



HISTORIC PRESERVATION BOARD (HPB)

August 3, 2020

Staff Report | HPB 20-51

Owner/Applicant:	Timothy Garren & William Birdsall, owners.
Property Address:	825 NE 5th Avenue
Parcel(s):	11887-000-000
Year Built:	2007
Contributing Status:	Non-Contributing
District:	NE Residential Historic District
FL Master Site File #:	N/A
Current zoning:	RSF2
Existing uses on the site:	Single-Family Residential
Requested action:	Certificate of Appropriateness (COA) to construct a one-story accessory structure. (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.

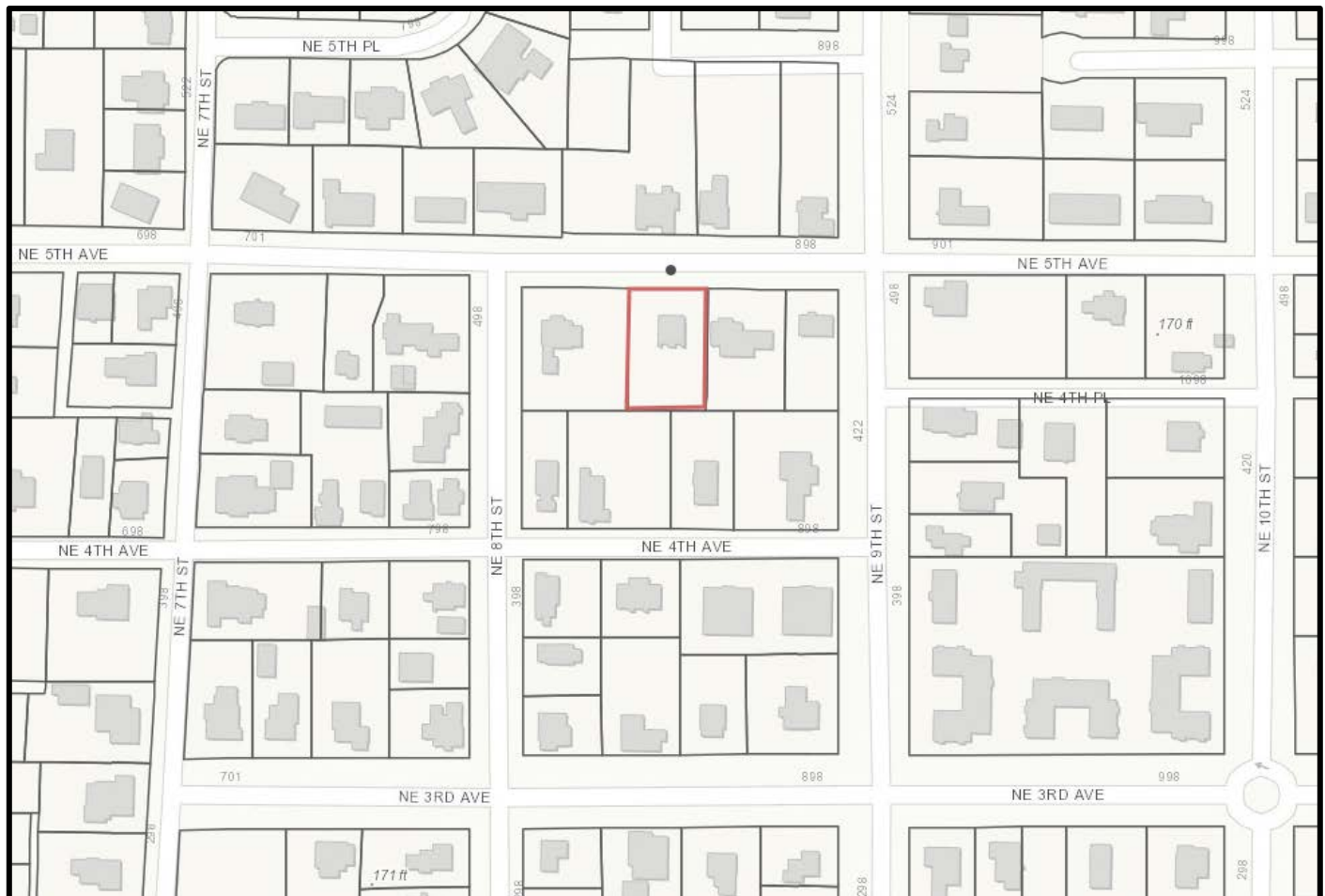


Figure 1- Location Map

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a one-story, 1,010 sq. ft. garage/ accessory structure. The proposed garage/accessory structure will be sited behind the non-contributing primary structure at the southwest corner of the parcel.

The applicant is also proposing the construction of black aluminum fencing with brick columns to replace the existing 36" gothic-top picket fence.

APPLICABLE GUIDELINES:

[Secretary of the Interior's Standards for Rehabilitation](#)

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[Historic Preservation Rehabilitation and Design Guidelines](#)

New Garages, Carport, Accessory and Other Structures (pg. 123)

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Fences and Garden Walls (pg. 136)

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

[City of Gainesville Comprehensive Plan: Historic Preservation Element](#)

ANALYSIS:

The proposed accessory structure is appropriately sited behind the primary structure and is compatible with the materials, design, and architectural features of the non-contributing principal building.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior’s Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

**Staff recommends:
Approval of HP-20-51**

MOTION TO CONSIDER:

I move to **approve or deny** HPB case number HP-20-51 **with or without** conditions;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-20-51, as presented, **is or is not** substantially compliant with the Secretary of the Interior’s Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HP-20-51 Application and Backup Materials

Respectfully Submitted,



**Salvatore J. Cumella
Historic Preservation Planner**

HISTORIC PRESERVATION BOARD (HPB)
Certificate of Appropriateness (COA) Application

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- New Construction Addition Alteration Demolition Fence
 Relocation Repair Re-roof Sign
 Other: _____ Amendment to COA (HP __ - __)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- Staff Approval
 Board Approval: Conceptual or Final

PROPERTY INFORMATION: *Property information can be found at the [Alachua County Property Appraiser's Website](#)*

- Historic District: Northeast (Duckpond) Southeast Pleasant Street
 University Heights - North University Heights - South

Site Address 825 NE 5th Ave
Parcel ID #(s) 11887-000-000

OWNER OF RECORD	As recorded with the Alachua County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>
Owner(s) Name Timothy Garren & William Birdsall		Applicant Name	
Company (if applicable)		Company (if applicable)	
Street Address 825 NE 5th Ave		Street Address	
City State Zip Gainesville, Florida 32601		City State Zip	
Telephone Number 813-362-7936		Telephone Number	
E-Mail Address tgarren@mac.com		E-Mail Address	

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- A complete/ signed application. (if all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- For window replacement, a [Window Survey](#) must be

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

A single story 1010 sq. ft. accessory structure consisting of a two bay garage and an attached guest suite to be located in the rear yard.

The structure will take cues from the Arts & Crafts styled main structure.

The structure is located toward the rear of the lot so the garage doors are visible up the driveway and will be the main part of the structure visible.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	Hardi Plank	Cementitious board matching the house	Same as house
Doors		Metal, and fiberglass	Carriage style
Windows	Vinyl	Double Hung	Same as house
Roofing		fiberglass shingle	Same as house
Fascia/Trim		Aluminum	
Foundation		Slab	
Shutters		no	
Porch/Deck		Yes covered porch	
Fencing		Yes, black metal w/ gates	
Driveways/Sidewalks		Yes	
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



DID YOU REMEMBER...

- Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- Review the applicable [Guidelines](#);
- Review the [Secretary of the Interior's Standards](#);
- A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- Historic preservation/conservation overlay* – see Sec. 30-4.28.
- Historic Preservation Board* – see Sec. 30-3.5.
- Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

VARIANCE FROM EXISTING ZONING REQUIREMENTS (If Applicable)

Does this project require any variance from the Land Development Code (ex. setbacks, height, driveway widths, etc.)?

If so, a separate variance application will be required to be heard by the board either in advance or concurrently with this application. Separate variance application fees will apply. None

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

William Birdsall

Applicant (Signature)

June 4, 2020

Date

William Birdsall

Applicant (Print)



Please submit this application and all required supporting materials via email to

cogplanning@cityofgainesville.org

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF		Date Received _____	Received By: _____
HP 20-		<input type="checkbox"/> Staff Approval – No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise–Credit)	
Zoning:			
Contributing?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks (or other variances)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 } ss
COUNTY OF ALACHUA }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,
this _____ day of _____, 20_____,
by _____.

Notary Public

Printed Name

My Commission Expires

Personally Known
OR

Produced Identification ID Produced: _____

Operator: Miranda Searing

Receipt no: 95485

Item	Description	Account No	Payment	Payment Reference	Paid
HP-20-00051 00825 NE 5TH AVE Garren & Birdsall	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	OTHER		\$63.75
Total:					\$63.75

Transaction Date: 06/08/2020

Time: 12:03:21 EDT



Date: 6/8/2020 1:15 PM thomasbk
 WS: PD TN/RN: 2 01033097
 License # / Permit HP-20-00051
 Document Reproduction Fe \$63.75
 001 660 6680 3405 AR02
 Credit Card Tendered \$63.75



Department of Sustainable Development

Memo

To: Phyllis D. Plummer, Billing & Collections Supervisor
From: Miranda Searing, Permit Expeditor
Cc: Lila Stewart, Strategic Customer Experience Manager
Date: 6/8/2020
Re: Payment for COA application HP-20-00051

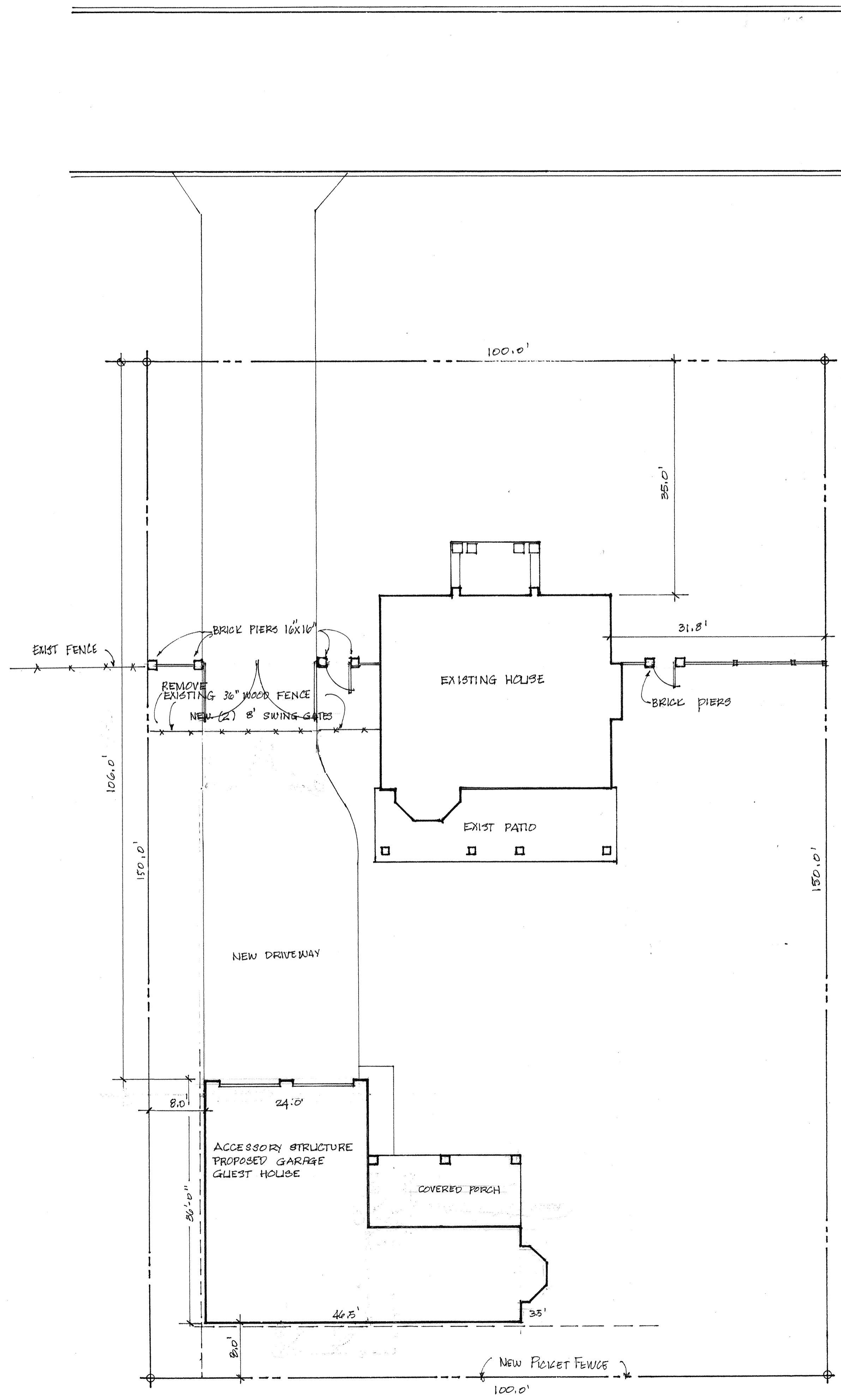
William Birdsall, would like to make a payment over the phone in the amount of \$63.75 to account number 3405 for a Certificate of Appropriateness. Please authorize this payment to the aforementioned accounts.

Please send the confirmation receipt for this payment, so I can add it to my cash report.

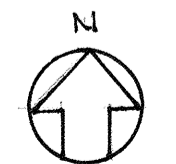
Thank you.

3260/3275
001-660-6680-3405

\$63.75



SITE PLAN



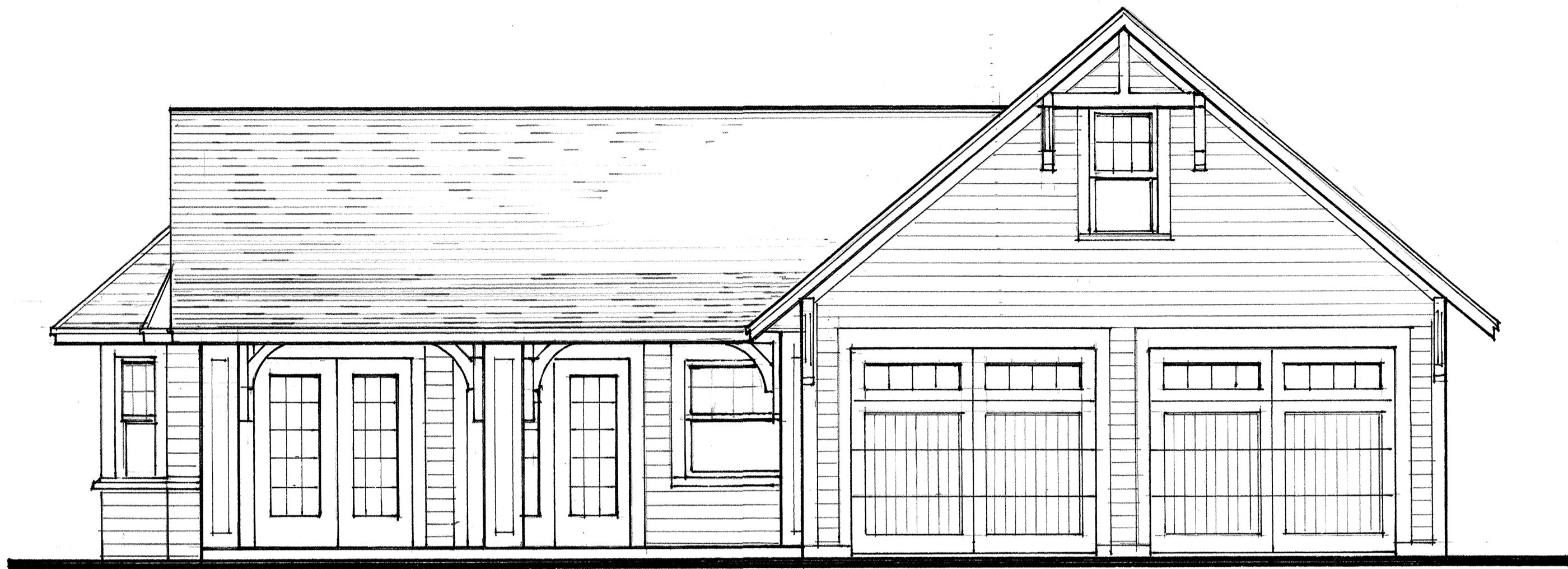
SCALE: 1"=10'-0"

JAY REEVES ARCHITECT LLC.
 ARCHITECT AND DESIGNER
 725 NORTHEAST 1ST STREET
 GAINESVILLE, FLORIDA 32601
 JAY.REEVES.ARCH@GMAIL.COM
 OFFICE 352.371.3205
 CELL 352.384.4399

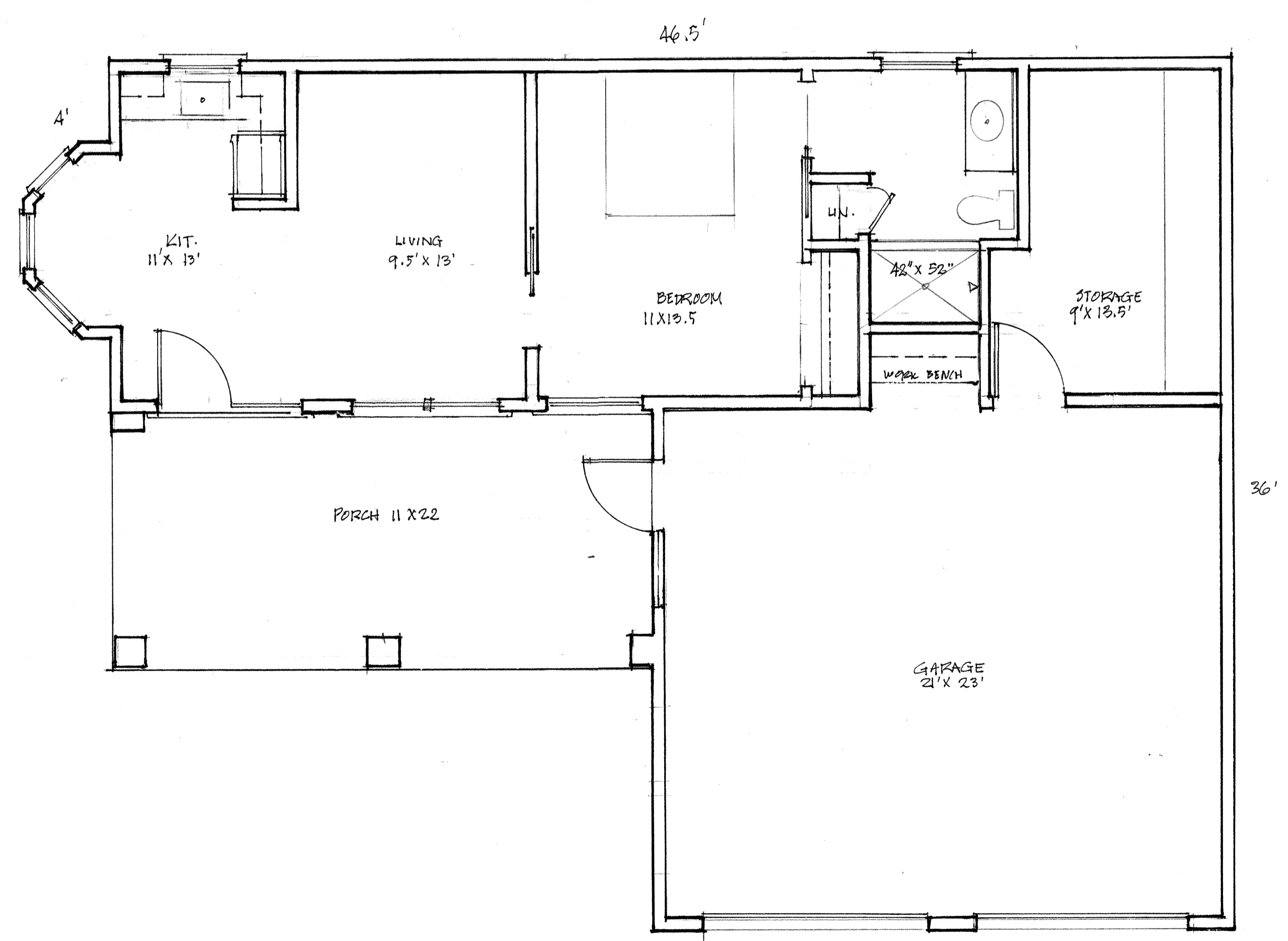
GARREN & BIRDSALL RESIDENCE
 GARAGE AND GUEST HOUSE ADDITION
 825 NE 5TH AVE, GAINESVILLE FL. 32601

SITE PLAN

A-1

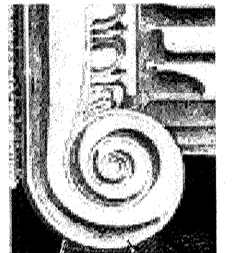


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



APT. : 528 SQ. FT.
GARAGE : 480 SQ. FT.
STORAGE : 112 SQ. FT.

JAY REEVES ARCHITECT LLC.
ARCHITECT AND DESIGNER
725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601
JAY.REEVES.ARCH@GMAIL.COM
OFFICE 352.371.3205
CELL 352.284.4399





ANY FUNCTIONING
ADULT

2020

ADT





ADT

ADT

RLG-486



