



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM: Public Hearing 3
Petition COA-22-000073

ADDRESS/PARCEL: 538 NE 11th Avenue
10360-000-000

**DESIGNATION/
CLASSIFICATION:** Northeast District (Duckpond), Contributing Structure

**DATE OF
CONSTRUCTION:** c. 1950 (ACPA); no FMSF form for this property

OWNER: Jordan Burchell

**PROPERTY
DESCRIPTION:** 538 NE 11th Avenue is a classic mid-century Ranch home as evident by the emphasis on the horizontal, the cross-gable roof form, and repetitive window bays. It appears to be largely intact as constructed, and features vertical wood siding in the front gable eave and original casement windows. It appears to be constructed of Ocala Block, a unique and valuable building material not readily available today.

Ocala block became popular in home building construction in the mid-20th century in Gainesville and other locations near central Florida. It is an oversized brick-shaped concrete block that was made using limestone as an aggregate. This limestone was from a quarry in Ocala, which lends the block its range of colors from golden yellow to light cream, even sometimes salmon-pink. The vernacular material never has to be painted, is durable, and because of its scarcity today, a valuable historic feature.

**PROJECT
DESCRIPTION:** This application proposes a one-story rectangular building to the rear corner of the property to be used as a music studio. The total square footage is 612 square feet, and will be similar in shape and architectural elements as the primary residence.



The footprint of the building is 34'6" by 18', and features a gable roof with composite shingles, and single and double casement windows. The cement siding (Hardie Board) will be in an 'Ocala Yellow Brick" color to match the primary residence.

Extra insulation is being added to the walls to provide an added buffer that will reduce sound transmission to the exterior.

**ADU
REQUIREMENTS:**

Section 30-5.35 of the Land Development Code are the Standards for Accessory Dwelling Units (ADUs). These standards were created to provide property owners with flexibility in establishing separate living quarters for purposes such as caring for seniors, providing housing for additional family members, or obtaining rental income.

The intent was to increase the range of housing choices and the supply of accessible and affordable housing units within the community while still ensuring that the development of ADUs met neighborhood design standards. The ADU standards that are applicable in this project include:

2. Each ADU must comply with all standards applicable within the zoning district, including required setbacks and building height limits.

This project complies.

4. Each allowed ADU may not exceed 850 square feet.

This project complies.

5. ADUs must be designed as a subordinate structure to the primary structure on the lot in terms of its mass, size, height, and architectural character. The architectural design, character, style, and appearance of the ADU must be consistent and compatible with the primary structure.

This project complies.

**APPLICABLE
FEDERAL
STANDARDS:**

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.



The Standards that apply, in this situation, are Standards 9 and 10.

STANDARD 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.

The proposed ADU, while referencing some of the elements of the contributing structure, such as the gable roof and siding color, has modern materials such as the single-pane casement windows and the Hardie board siding. This would not be confused as a historic structure. The size and scale are compatible with the primary residence and it does not overwhelm the existing historic property.

STANDARD 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.

The related new construction will not physically affect the existing historic structure.

RECOMMENDATION

FROM STAFF: Staff recommends that application COA-22-000073 **be approved**, with the following condition:

Condition 1: The windows shall be either aluminum, wood, or a wood clad (clad with aluminum).

EXHIBIT 1: Map of the property

EXHIBIT 2: Photographs

EXHIBIT 3: COA Application



Department of Sustainable Development
PO Box 490 Station 11
Gainesville, FL 32627

EXHIBIT 1

HISTORIC PRESERVATION BOARD
August 8, 2022
PUBLIC HEARING 3, Petition COA22-000073

Map of 538 NE 11th Avenue
Source: Department of Sustainable Development Interactive Map





Department of Sustainable Development
PO Box 490 Station 11
Gainesville, FL 32627

HISTORIC PRESERVATION BOARD
August 8, 2022
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EXHIBIT 2

Photograph of Property located at 538 NE 11th Avenue
Source: Google Street View, 2007, 2014



538 NE 11th Avenue in 2007



538 NE 11th Avenue in 2014

COA22-000073 Attachments: Photographs of Existing Building.



Front Elevation Existing Building facing
NE 11th Ave, Gainesville, FL 32601



Right Elevation of Existing Building



North-East Corner of Existing Building



Rear Elevation of Existing Building

COA-22-000073

City of Gainesville
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

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

306 NE 6th

EXHIBIT
3

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
 Request to lift demolition delay
 Other: **MUSIC STUDIO**
 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)
 Not in an HD
 Site Address 538 NE 11th Ave, Gainesville, FL 32601
 Parcel ID #(s) 10361-000-000

OWNER OF RECORD	As recorded with the <u>Alachua County Property Appraiser</u>	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an <u>Owner's Authorization For Agent Representation</u> form must be included
Owner(s) Name Jordan Burchell		Applicant Name Doug Nesbit	
Company (if applicable) N/A		Company (if applicable) Atlantic Design & Construction	
Street Address 538 NE 11th Ave		Street Address 1502 NW 6th Street	
City State Zip Gainesville, Florida, 32601		City State Zip Gainesville, Florida, 32601	
Telephone Number (352) 442-2777		Telephone Number (352) 378-0521	
E-Mail Address Jordan.burchel@gmail.com		E-Mail Address doug@atlanticd.com	

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 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

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 completed.

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).

Construction of a 612 square feet Music Studio on the North-East corner of the property. This structure will serve as a creative space for recording and producing music.

The proposed structure is very similar in shape and architectural elements to the main building.

The Studio will be a rectangular building of 34'-6" x 18'-0" with a 3:12 pitch roof to match the main existing building.

The envelope will be built to optimize acoustic qualities and reduce sound transmission to the exterior.

Thicker walls with increased insulation in addition to sound reducing fenestration will provide the desired buffer for the project's intent.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	James Hardie	Fiber Cement Siding Bd.	Ocala yellow brick to match existing
Doors	Therma-tru	Fiber Glass Full Lite With Sound Reduction	(White)
Windows	Andersen	Vinyl 100 Series With Sound Reduction	(White)
Roofing	Tamko	Architectural Shingles	Desert Sand
Fascia/Trim			
Foundation	Monolithic	Slab on Grade	Concrete
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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

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.



Applicant (Signature)

06/23/2022

Date

Doug Nesbit

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 <u>7-14-22</u>	Received By: 
COA 22-000073 Zoning: <u>RSF-3</u>		<input type="checkbox"/> Staff Approval — No Fee <input checked="" 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)
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Pre-Conference?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

