

TO: Historic Preservation Board

Item Number: 6

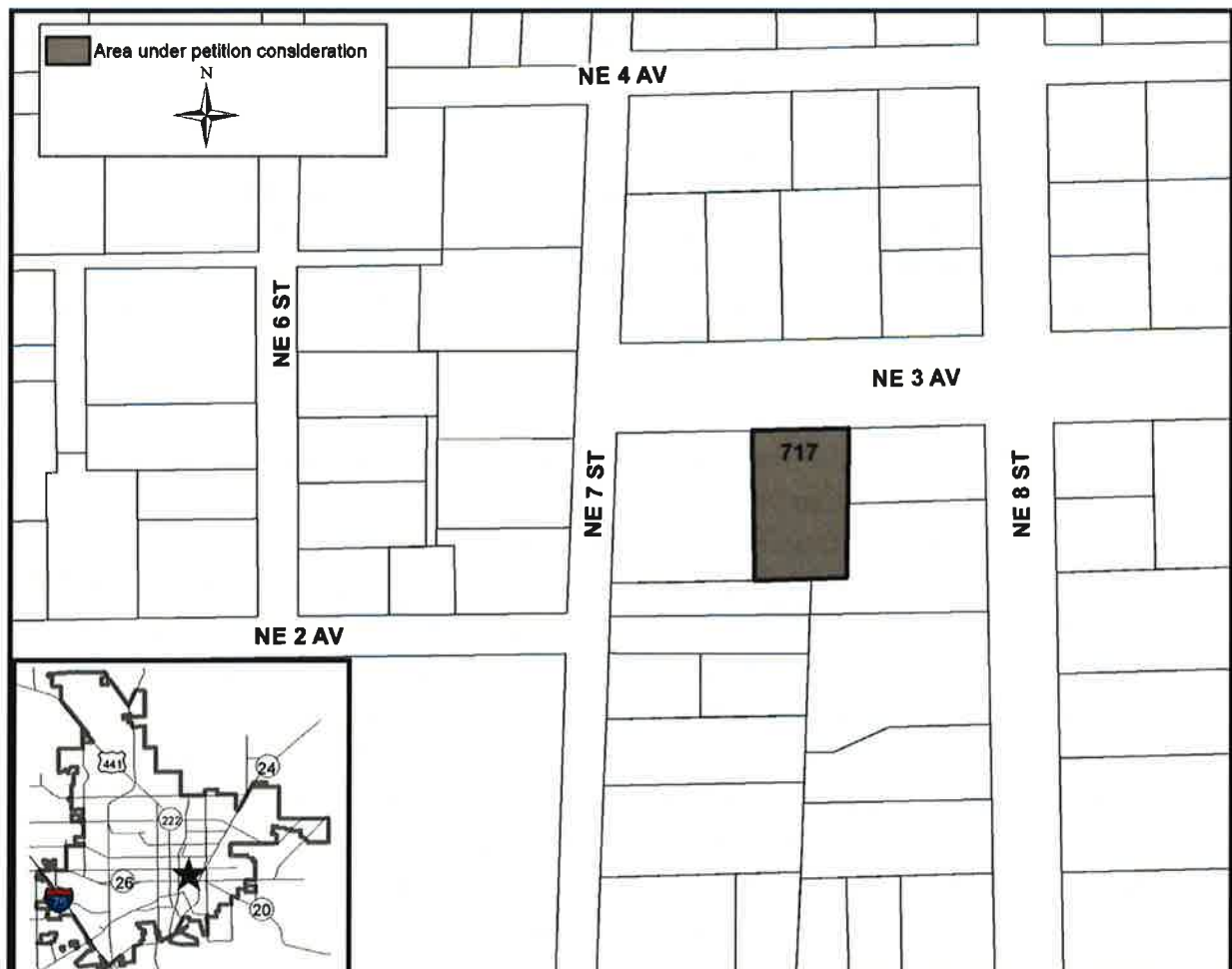
FROM: Planning & Development Services Department
Staff

DATE: August 2, 2016

SUBJECT: Petition HP-16-66. Anthony Ackrill, owner. Demolition of a non-contributing accessory structure and new construction of an accessory structure. Located at 717 NE 3rd Avenue. This building will be non-contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends a) a waiver of the 90 day demolition delay for the non-contributing accessory structure and b) conditional approval of the COA for the new construction Petition HP-16-66.



Conditions of Approval

Staff's recommendation of approval for the Certificate of Appropriateness (CoA) is based on the following condition:

1. That the applicant submits a copy of building permit application drawings for final review.

Project Description

The property is located at 717 NE 3rd Avenue. The property is zoned RMF-5. The parcel (11920-000-000) is approximately .32 acres in size and is located in the Northeast Residential Historic District.

The property currently contains two structures, a c. 1928 wood frame house that is contributing to the district and a non-contributing accessory structure. The contributing structure is approximately 2,300 square feet, is located at the front on the property on NE 3rd Avenue and is not part of the application, as no work is being done to the house. The accessory structure was constructed in the 1970s and is located towards the rear of the property, about 30' behind the house. It is a one-and-a-half-story, slab-on-grade, wood frame structure with T-111 siding, aluminum multi-pane windows and shed roofs with metal roofing. It is approximately 900 square feet and is currently used as an art studio.

The Owner proposes to demolish the existing accessory structure and construct a new two-story accessory structure to function as an art studio, workshop and storage area. The building will be approximately 1,060 square feet and will use materials, forms and style that are compatible with the existing, contributing house. The drawings submitted for this application are schematic and present a general idea of the proposed design. At this time, the proposed new construction is described as follows:

- A 2-story building as an accessory structure.
 - First floor uses: painting studio/ open work space, workshop, tool room, supply room, storage, bathroom and utility room
 - Second floor (loft) uses: workshop and bathroom
- The proposed building will be located in the rear southeast corner of the lot, with a 7.5' side setback on the east and a 7' rear setback on the south. The building will not be visible from NE 3rd Avenue. The south and the east property edges currently contain vegetation, which will be retained and used as landscape screening. On the north side of the existing accessory structure there is also vegetation, which the Owner intends to retain. The footpath approach and entry to the new structure will be on its west side.
- The building is mostly rectangular in form, approximately 44'x 22', with a rear ell, approximately 15'x 6' at the south end. A 6'x 8.5' covered porch will be located on the west side of the building and will function as the entry.

- The porch will be similar in design to the entry portico of the house, with square columns, a simplified portico and brick steps. (Refer to West Elevation drawing.)
- The building will be wood frame construction with an exposed concrete block foundation and HardiePlank lap siding and trim.
 - The horizontal siding will have an 8” exposure and the trim will be 4” wide, similar to the siding exposure and trim dimension on the contributing house.
- The building will have standing seam metal gable roofs.
 - A ventilation cupola will be located at the intersection of the cross-gable roofs, towards the rear of the building. (Refer to Aerial View drawing.)
 - Two (2) fixed, curb skylights will be located on the east roof and one (1) on the north roof of the cross-gable. (Refer to East Elevation drawing.)
- The windows will include a combination of salvaged windows, including double-hung sashes, stained glass windows, and a custom, large window for diffused light, to be installed on the north face of the studio. (Refer to North Elevation drawing.) The Owner intends for all windows to be wood or wood-clad.

Basis for Staff Recommendation A: Waiver of 90-day demolition delay for the non-contributing structure

As the structure is non-contributing to the Northeast Residential Historic District, it does not add to the historic significance of the property and as it is a non-contributing auxiliary structure, its demolition can be approved by staff (Guidelines, p. 161).

Due to its status as a non-contributing structure and as the demolition of the non-contributing accessory structure would not damage the historic integrity or character of the property, staff recommends the waiver of the demolition waiting period per Sec. 6-19 (b)1.b. of the Code of Ordinances:

- (b) A demolition permit for a structure that has a Florida master site file and/or is 45 years of age or older may not be issued prior to the expiration of 90 days from the date of the demolition permit application unless the city historic preservation planner finds no cause to refer the permit application to the historic preservation board based on the following standards:
 - (1) The structure:
 - a. Is not located in a historic neighborhood as identified by the ERLA Survey, entitled *City of Gainesville Comprehensive Preservation and Conservation Plan*, available in the department of planning and development services; and
 - b. Is not, in the opinion of the historic preservation planner, a "landmark" structure in that it is not designed in an architectural "high style" or a**

recognized vernacular building pattern, and it does not have historic events or persons associated with it...

Basis for Staff Recommendation B: COA Approval for new accessory structure

The proposed accessory structure is located at the rear of the property and will not be visible from NE 3rd Avenue. The height and setbacks meet the existing zoning requirements. The proposed structure does not detract from the contributing structure and is compatible with the design of the main house in its use of materials, form, size, proportion, and traditional roof slope.

The following are the Guidelines for Auxiliary Structures in the Northeast Historic District (Guidelines, p. 122-125).

Applicable Secretary of Interior's Standards

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.

New Garages, Carport, Accessory and Other Structures

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. Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

Recommended

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

Not Recommended

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

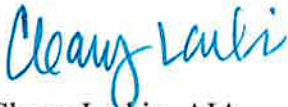
Petition HP-16-66
August 2, 2016

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:

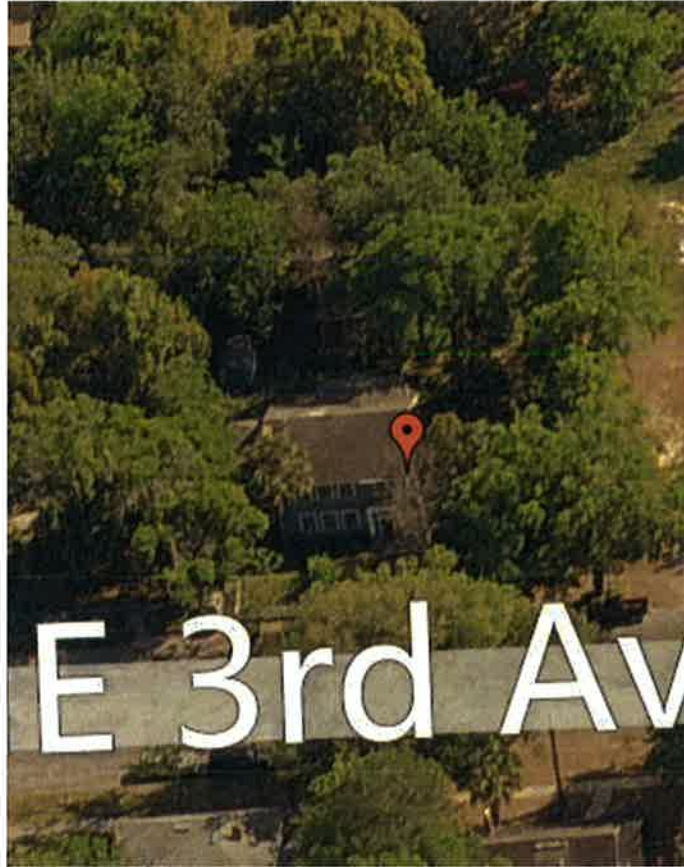


Cleary Larkin, AIA
Planner

List of Exhibits

- Exhibit 1 Photos**
- Exhibit 2 Drawings**
- Exhibit 3 COA Application**

Exhibit 1: Photos



Top: Aerial Photo (from the north) shows main house (contributing structure) fronting NE 3rd Avenue and the existing accessory structure at the rear of the lot.

Left: Front view of the main house.

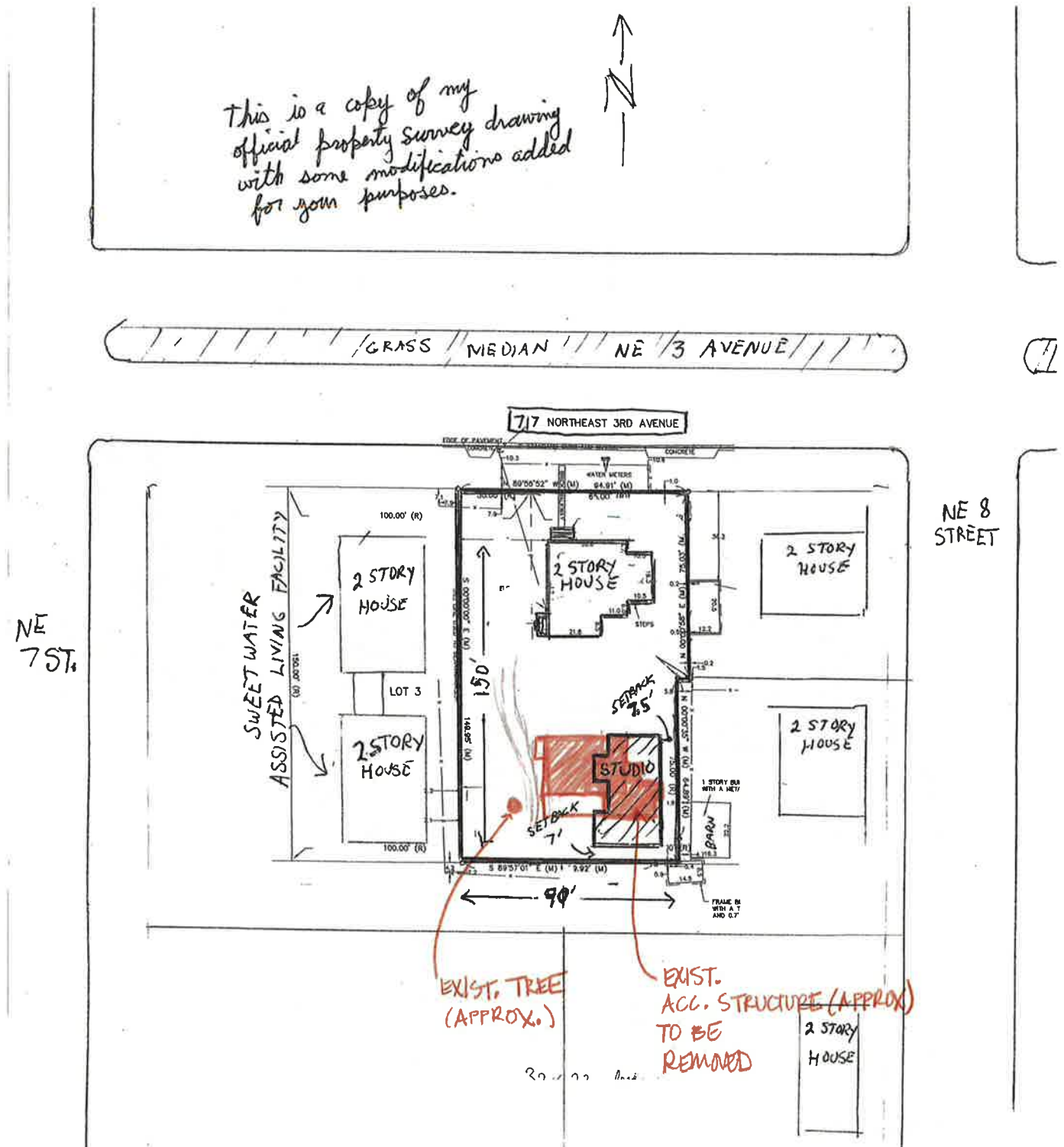
Exhibit 1: Photos



Top: View of the existing non-contributing structure from the footpath at the west of the house. Bottom: View of the existing non-contributing structure from the rear of the house. Note in both views the existing vegetation, which the Owner intends to retain.

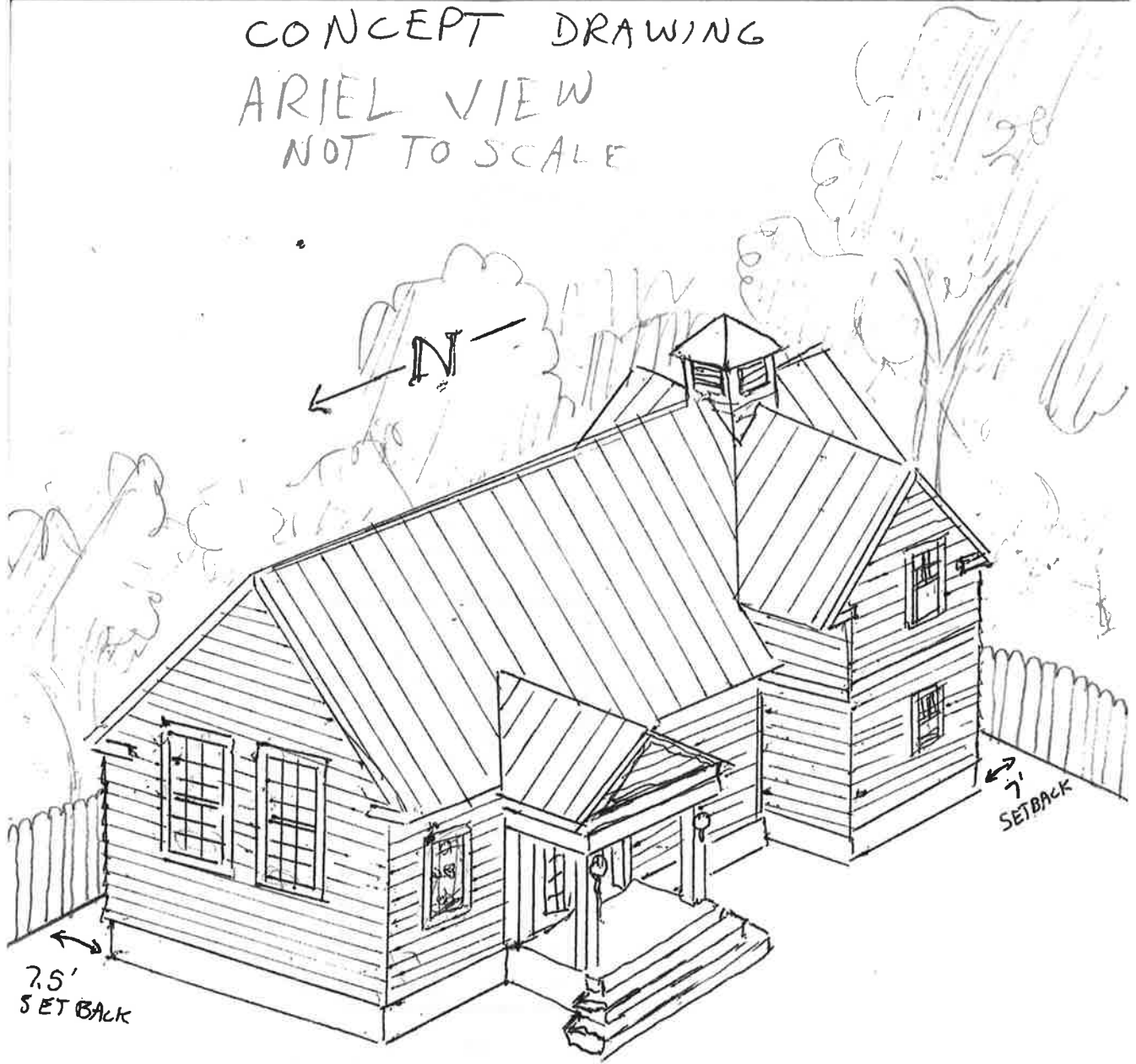


Top: View of the existing non-contributing structure from the southwest corner of the yard. Bottom: View of the existing non-contributing structure from the southwest corner of the yard. The main house is visible beyond. All trees to remain.



SITE PLAN
Location of proposed accessory structure in black hatch. Approximate location of existing structure to be removed in red.

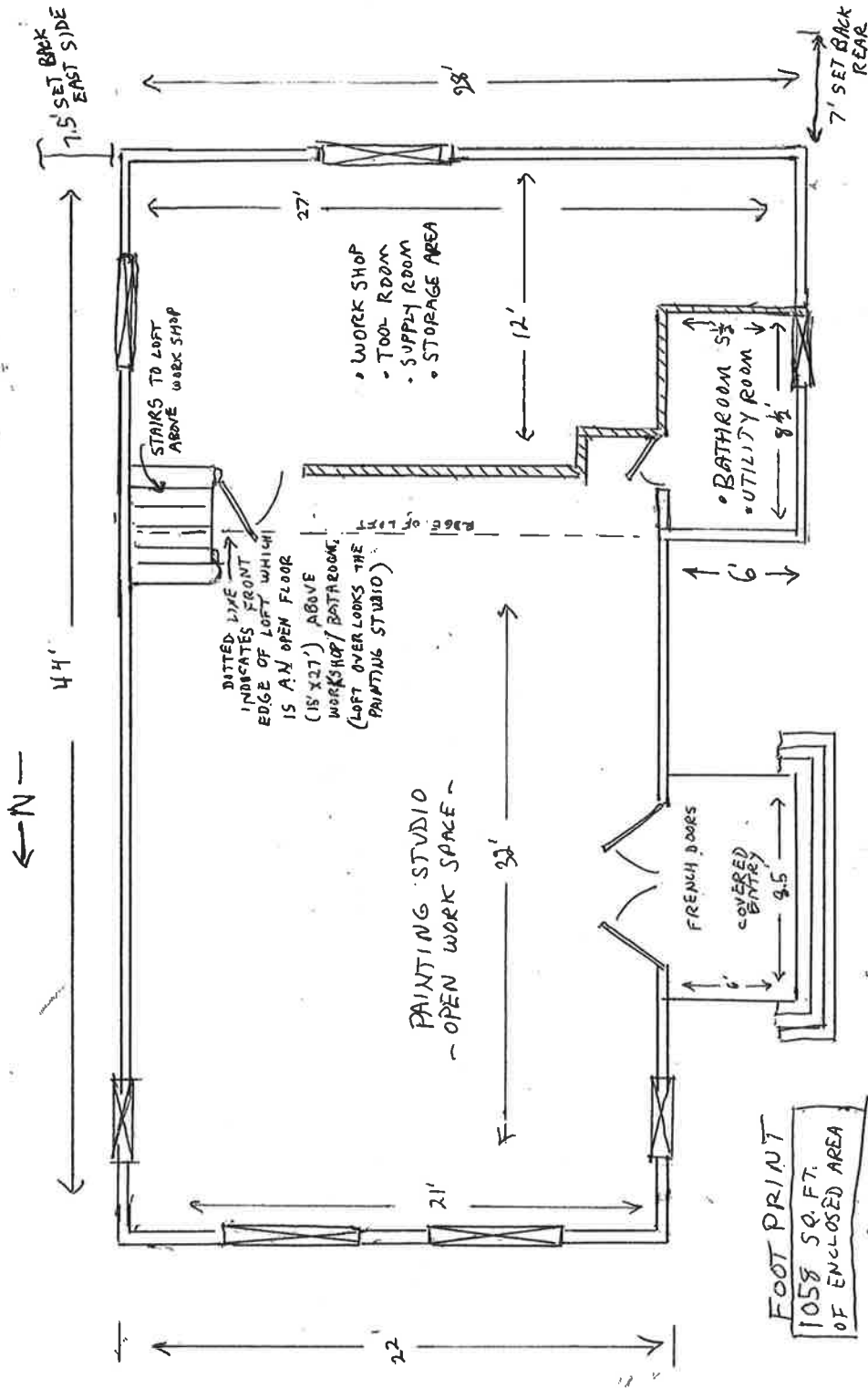
CONCEPT DRAWING
ARIEL VIEW
NOT TO SCALE



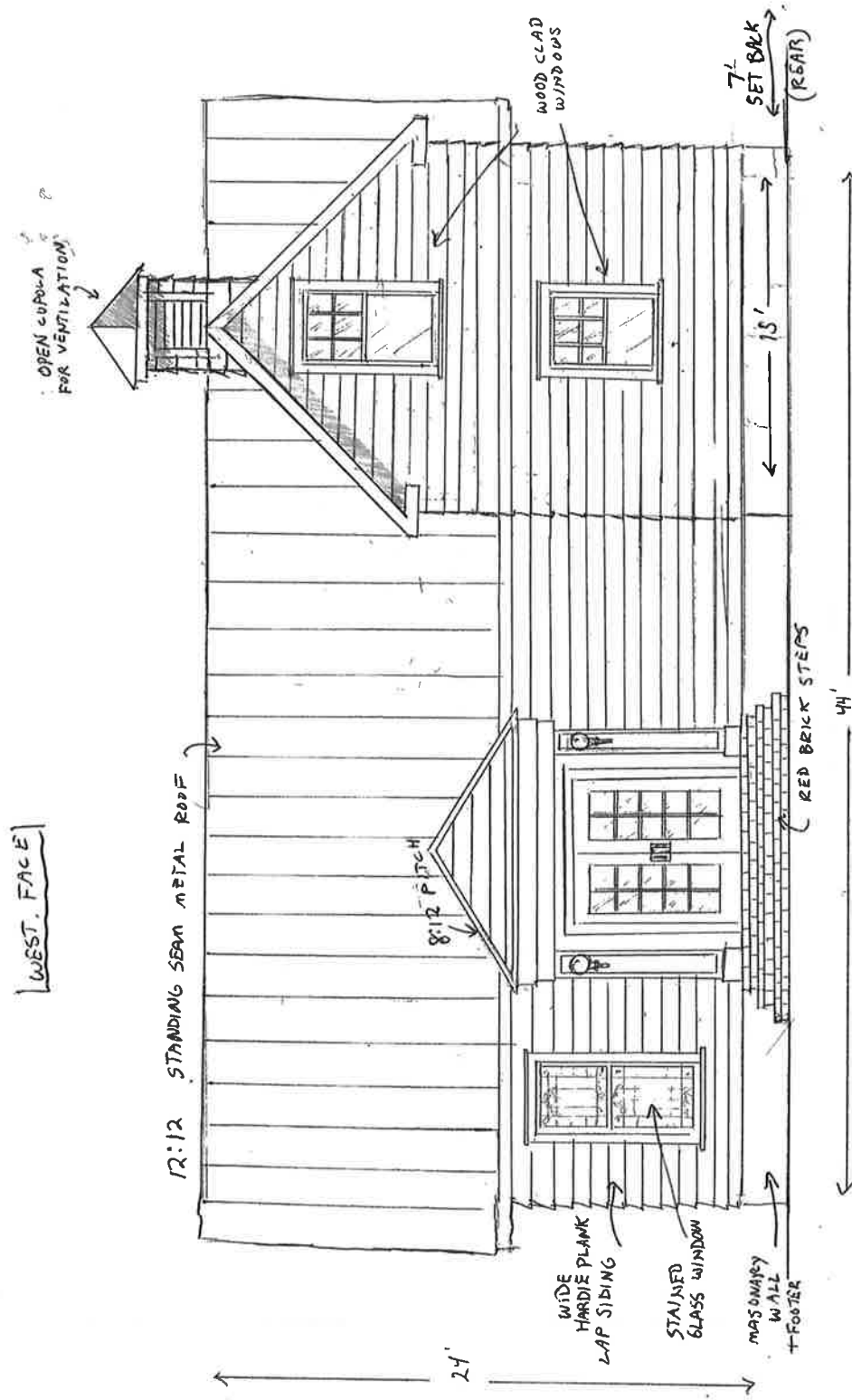
— SE CORNER OF MY LOT —

DRAWING IS NOT TO SCALE

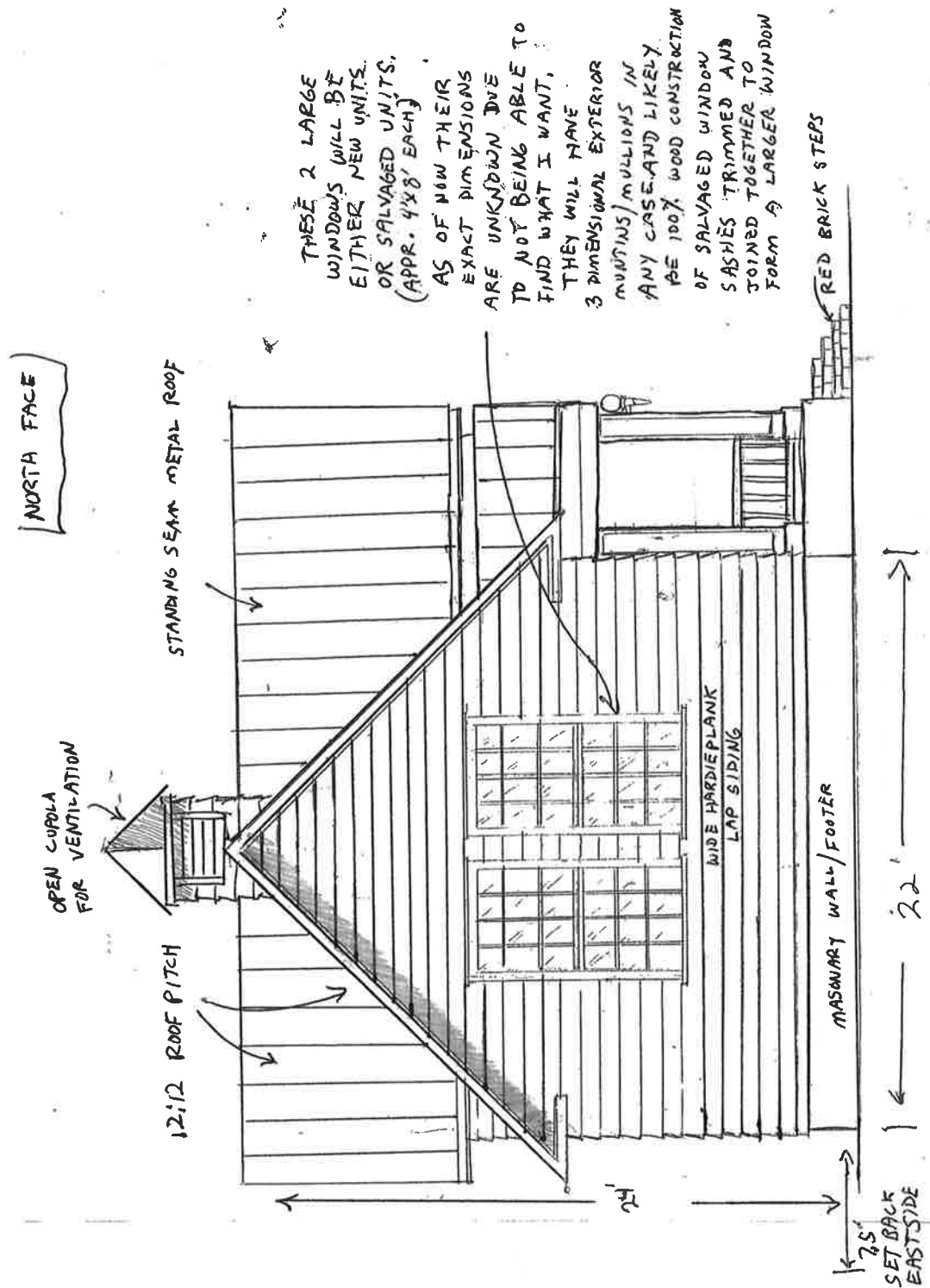
AERIAL VIEW



FLOOR PLAN

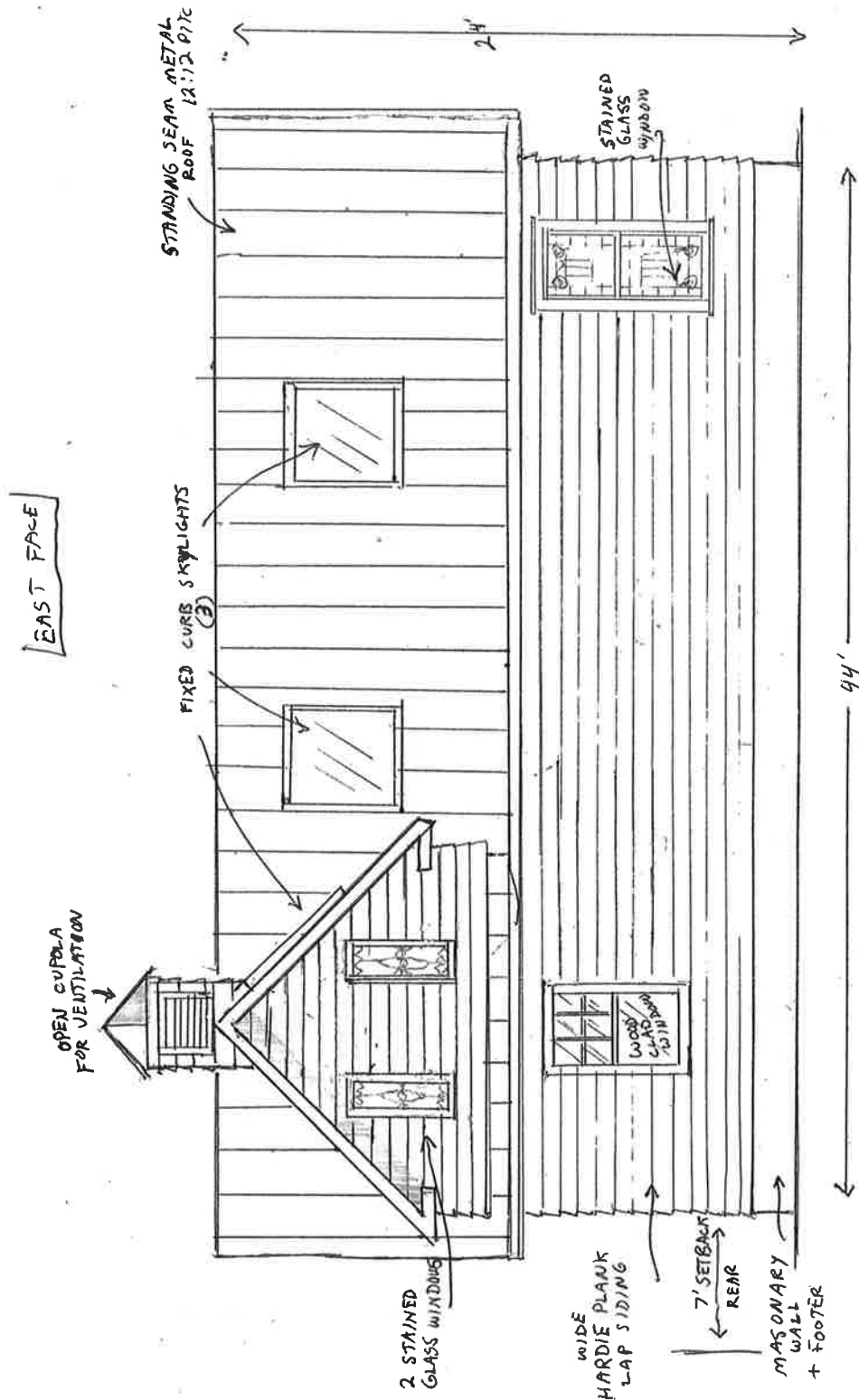


WEST ELEVATION

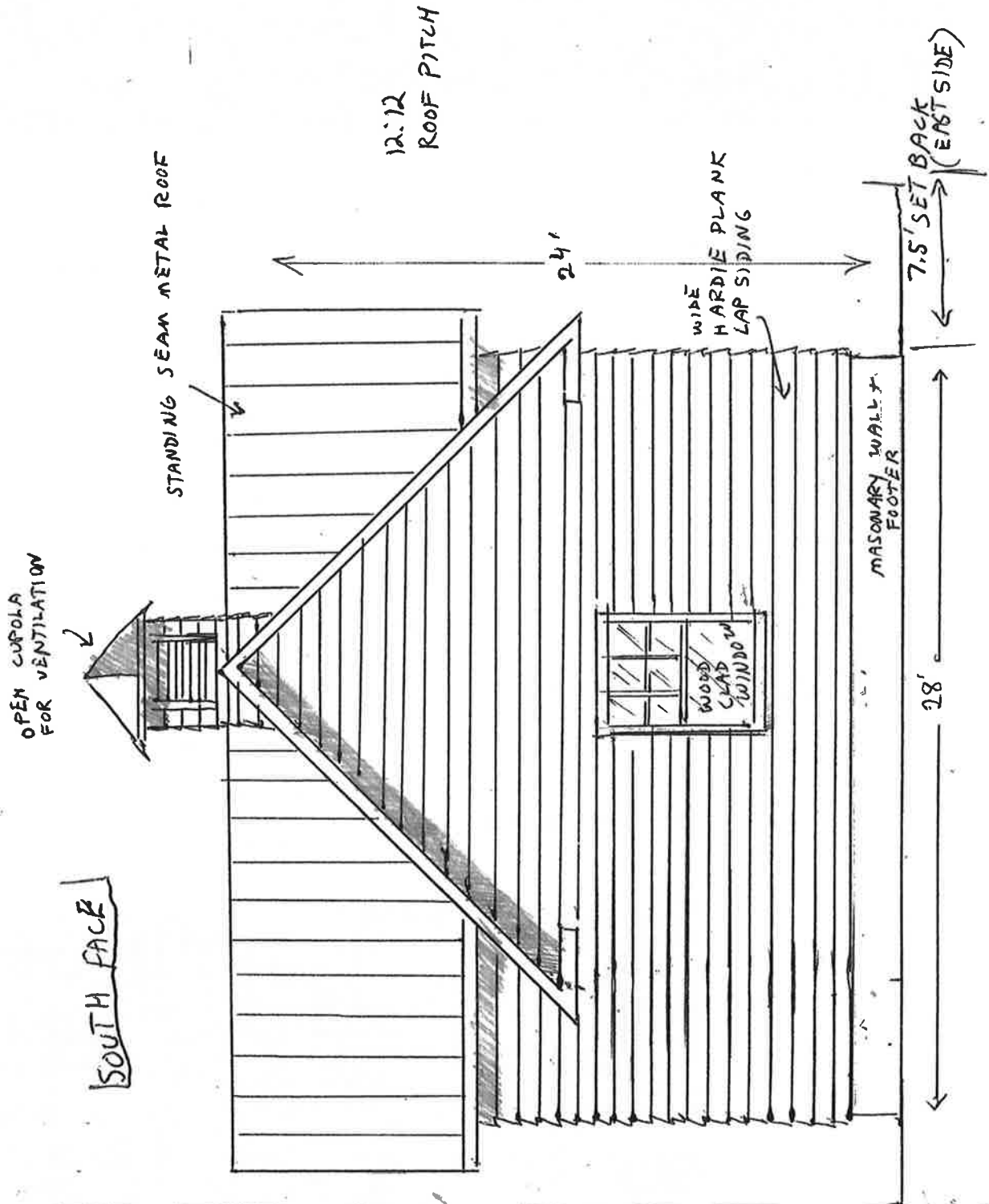


NORTH ELEVATION

Exhibit 2: Drawings



EAST ELEVATION



SOUTH ELEVATION

CITY OF GAINESVILLE
FLORIDA

CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

- 1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.
- LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION
- A SITE PLAN OR CERTIFIED SURVEY
- PHOTOGRAPHS OF EXISTING CONDITIONS
- ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation
Repair Fence Re-roof Other

PROJECT LOCATION:
Historic District: DUCK POND
Site Address: 717 NE 3RD AVENUE
Tax Parcel # 11920-000-600

OWNER	APPLICANT OR AGENT
<u>ANTHONY ACKRILL</u> Owner(s) Name	<u>ANTHONY ACKRILL</u> Applicant Name
Corporation or Company	Corporation or Company
<u>717 NE 3 AVE</u> Street Address	Street Address
<u>GAINESVILLE FL 32601</u> City State Zip	City State Zip
<u>352-395-7569</u> Home Telephone Number	Home Telephone Number
Cell Phone Number	Cell Phone Number
Fax Number	Fax Number
<u>A.ACKRILL@YAHOO.COM</u> E-Mail Address	E-Mail Address

RECEIVED

STAMP

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 115.75
EZ Fee: \$ 57.88 (50)

HP # 16-66
Contributing Y N
Zoning RMF-5
Pre-Conference Y N
Application Complete Y N
Enterprise Zone Y N

Staff Approval—No Fee (HP Planner Initial _____)
 Single-Family requiring Board approval (See Fee Schedule)
 Multi-Family requiring Board approval (See Fee Schedule)
 Ad Valorem Tax Exemption (See Fee Schedule)
 After-The-Fact Certificate of Appropriateness (See Fee Schedule)
 Account No. 001-660-6680-3405
 Account No. 001-660-6680-1124 (Enterprise Zone)
 Account No. 001-660-6650-1125 (Enterprise—Credit)

Request for Modification of Setbacks
 Y N

Received By Jason Simmons
Date Received 7/13/16

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

THERE IS CURRENTLY A NON-CONTRIBUTING STRUCTURE IN POOR CONDITION WHICH WILL BE DECONSTRUCTED. IN ITS PLACE I WANT TO BUILD A NEW ACCESSORY STRUCTURE. THE CURRENT STRUCTURE IS T-11 SIDING ON CEMENT SLAB (APPR. 900 SQ. FT). THERE IS A 2300 SQ FT 2 STORY RESIDENCE ON THE LOT IN THE FRONT OF THE PROPERTY. IT IS IN VERY GOOD CONDITION AND WILL REMAIN. IT IS TRADITIONAL WOOD FRAME CONSTRUCTION BUILT IN 1928 AND BLOCKS THE VIEW OF THE SECONDARY STRUCTURE IN THE REAR, FROM THE STREET VIEW.

2. 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). Attach further description sheets, if needed.

1058 SQ. FT. (22X44' WITH A 6'X15' "BUMP-OUT")
TRADITIONAL WOOD FRAME CONSTRUCTION ELEVATED ON MASONRY FOOTER & CEMENT BLOCK PIERS. EXTERIOR SIDING IS CEMENT FIBER BOARD WITH AN 8" REVEAL TO SIMULATE THE 8" REVEAL OF THE SHINGLE SIDING ON THE PRINCIPLE STRUCTURE. WINDOWS WILL BE WOOD DOUBLE HUNG SASH AND THE TRIM WILL BE 4" WIDE, MATCHING THE PRINCIPLE STRUCTURE. THE FRONT ENTRANCE WILL BE A REPLICA OF THE ENTRANCE OF THE PRINCIPLE STRUCTURE. THE ROOF WILL BE METAL STANDING SEAM.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolltions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these featus within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolltions, 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. 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 demolltions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

Exhibit 3: COA Application

CITY OF GAINESVILLE FLORIDA PROPERTY OWNER AFFIDAVIT

Owners Name: <u>ANTHONY ACKRILL</u>			
Address: <u>717 NE 3 AVENUE 32601 GAINESVILLE</u>		Phone: <u>352-385-7869</u>	
Agent Name:		Email:	
Address:		Phone:	
		Email:	
Parcel No.: <u>11920-000-000</u>			
Acreage:		S:	T:
			R:

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: *Anthony Ackrill*

Printed name: ANTHONY ACKRILL

Date: 7/13/2016

The foregoing affidavit is acknowledged before me this 13th day of July, 2016, by Anthony Ackrill, who is/are personally known to me, or who has/have produced FL DL # A264-006-58-100-0 as identification.

NOTARY SEAL



Signature of Notary Public, State of FL

Forrest Eddleton

RECEIVED

STAMP