



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM: **Public Hearing 4**
Petition HP-21-00098, Certificate of Appropriateness for the new construction of a 640 square foot Accessory Dwelling Unit (ADU).

ADDRESS/PARCEL: 506 NE 2nd Street
14116-000-000

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

DATE OF
CONSTRUCTION: c. 1930 (ACPA) and c. 1928 (FMSF) AL00575

OWNER: Lawrence and Pamela Lahiff

PROPERTY
DESCRIPTION: The property located at 506 NE 2nd Street is a contributing structure in the Northeast historic district. It is a one story front double gable (or gable-on-gable) structure with a cross gable to the rear. Typical of early 1920s bungalows, it is characterized by wide eaves with brackets, horizontal weatherboard, and its foundation is supported by brick piers. It features an arched entry hood supported by brackets. The building appears on the 1928 Sanborn map.

PROJECT
DESCRIPTION: The applicant is proposing to build a two-story, 640 square foot ADU to the north and rear of the main structure.

The property is zoned U4, and the required setbacks are 5' to the side and 10' to the rear when there is no alleyway. The proposed ADU falls within these setbacks, providing for 5'5" on the north side and 10'6" to the rear property line.

The proposed ADU was designed to stay in keeping with the character of the existing historic structure and the surrounding district with the use of horizontal wood siding, sash multi-lite windows, and sleeping porches with



screens. The ADU, like the existing structure, is raised up on brick piers with lattice work between the piers.

STAFF

EVALUATION:

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.*

Though this ADU is proposed to be 2-stories, it is set back from the front property line more than 38 feet. The property is surrounded by two-story structures, including a 2-story building to the rear of the property (west) which is owned by the First United Methodist Church. The church runs a daycare out of this building and there is a small playground at the rear property line abutting this property. The architectural character of the proposed ADU reintroduces a feature prevalent in historic residential structures, the sleeping porch. The foundation lifted on brick piers and wood siding also are consistent with the character of the district.

6. *New detached ADUs may not comprise more than 50% of the total visible façade area parallel to the front property line.*

This project complies.



**APPLICABLE
SECRETARY OF
THE INTERIOR
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 historic elements such as wood siding and the use of foundation piers, is more modern in design and would not be confused as a historic structure. The size and scale are compatible with the surrounding two-story structures 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 21-00098 for the construction of a new 640 square foot ADU be approved.

EXHIBIT 1: Map of the property

EXHIBIT 2: Photographs

EXHIBIT 3: COA Application

EXHIBIT 4: Florida Master Site File AL00575



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

tables

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HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 4, Petition HP-21-00098

EXHIBIT 1: Maps of Property located at 506 NE 2nd Street

Source: Department of Sustainable Development Interactive Map





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

tables

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HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 4, Petition HP-21-00098

EXHIBIT 2: Photographs of Property located at 506 NE 2nd Street



The primary façade of the property located at 506 NE 2nd Street.



The timber represents where the front of the ADU would be, looking towards the street (NE 2nd Street)



Department of Sustainable Development

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Facing west, the two-story building on NE 1st Street is owned by the First United Methodist Church and is utilized as a day-care facility (hence the playground equipment).



The primary residential structure is to the left, but across the street is a large two-story school building that belongs to the church. The property just to the right contains the playground where the children come to from across the street.



The timber in the middle of the photo shows the east setback of the proposed ADU (the ADU would be behind this timber). Please note the two-story home to the north.



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A view of the north side of the primary residence, the proposed ADU is set back more than 20' from the street.

HP 21-00098

City of Gai

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

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

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: Amendment to COA (HP ____ - ____)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

 Staff Approval Board Approval: Conceptual or FinalPROPERTY 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 **506 NE 2 Street Gainesville, FL 32601**Parcel ID #(s) **14116-000-000**

OWNER OF RECORD

As recorded with the
[Alachua County Property Appraiser](#)

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name

Lawrence & Pamela Lahiff

Applicant Name

Company (if applicable)

Company (if applicable)

Street Address

506 NE 2 Street

Street Address

City State Zip

Gainesville, FL 32601

City State Zip

Telephone Number

305-992-1002

Telephone Number

E-Mail Address

tpctabf@bellsouth.net

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 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

plahiff@bellsouth.net

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).

Build a two story ADU, 20ft X 24ft, positioned on the N/W corner of the property, and allows for the existing setback requirements.

The ADU will relate to the existing single family dwelling with the same type and color shingle roofing material and similar siding material, trim and colors used on the existing building. The east side of the ADU, which is about 40' from the street and is viewed from the street, will be elevated on piers with lattice between them similar to the existing structure. The remainder of the foundation will be a raised slab with foundation wall.

The main entrance to the ADU is on the southwest side, which is the area farthest from the existing structure and aligned with an existing path which terminates at a parking area. The east side of the ADU are upstairs and downstair screened sleeping porches.

List proposed materials:

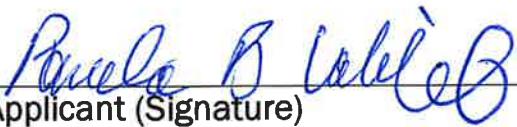
Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	TBD	novelty siding	TBD
Doors	match		TBD
Windows	Anderson		TBD
Roofing	GAF	shingles	TBD
Fascia/Trim	TBD	wood	TBD
Foundation	TBD	brick, cmu	TBD
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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)

9/13/2021

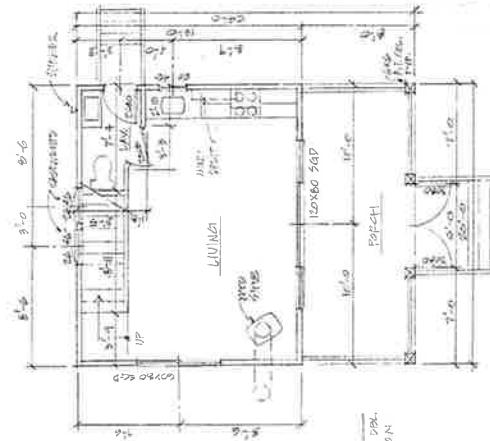
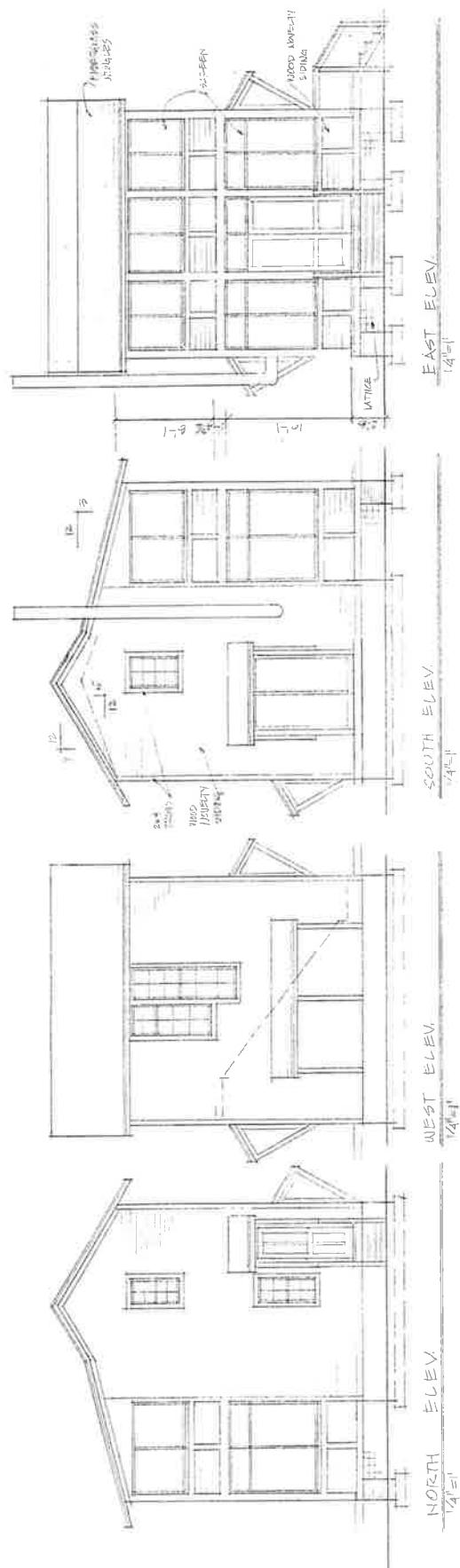
Date

Lawrence and Pamela Lahiff

Applicant (Print)

 Please submit this application and all required supporting materials via email to cogoplanning@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>add. info on 10/18</u>	Received By: <u>Kathleen Kauffman</u>
HP 21-00098			
Zoning:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<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)			



1ST FLOOR PLAN

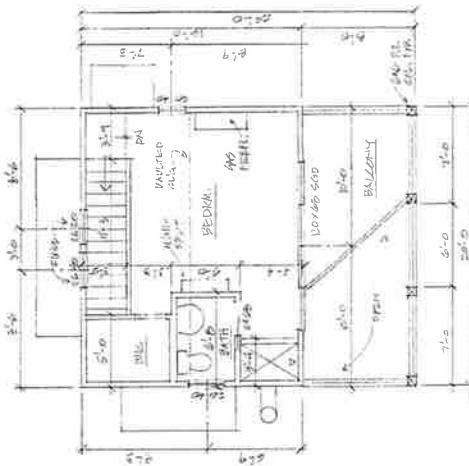
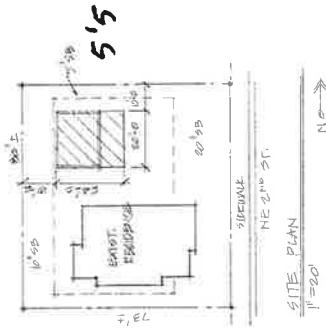


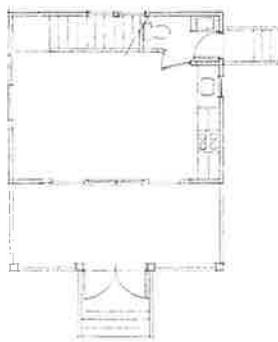
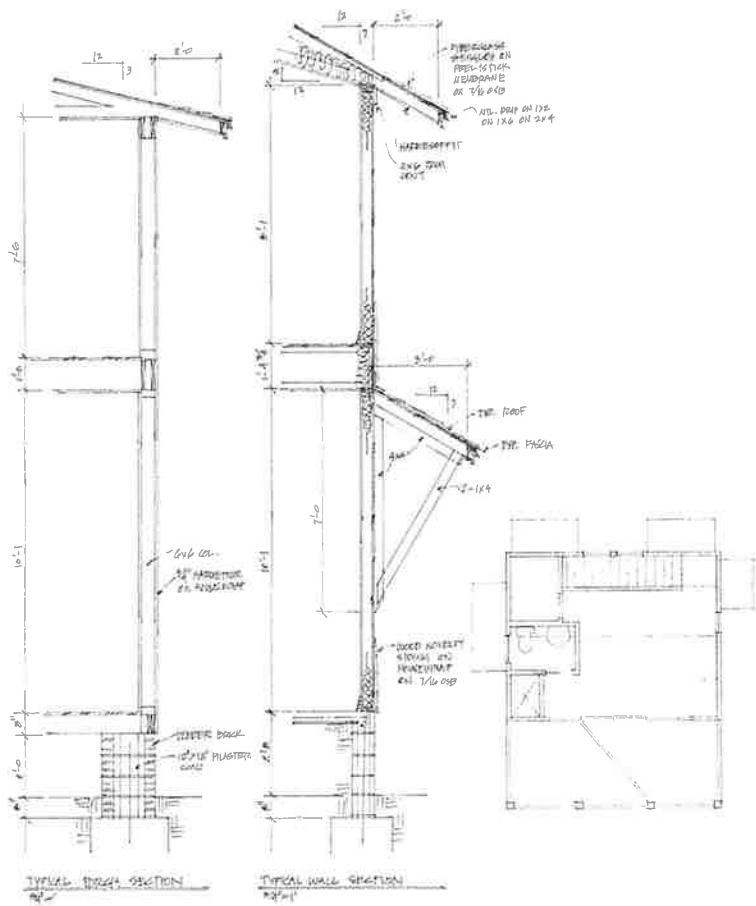
PLATE 11



SITE PLAN $i = 20^\circ$ 

$$110 \times 20 = 220 \text{ floors}$$

320 sq ft → 640 sq ft



Architect:	LAHUFF ADU	
Address:	SIXTH & 25th AVENUE	
City:	AVENUE	
State:	FLORIDA	
Phone: 305.467.2215 Email: info@laurahuff.com Web: www.laurahuff.com		
D.O. No. 1001, Gwinnett, GA, 2004		

Andrew Kaplan, architect

Architect: Name: Date:

Address: Street: Number:

City: State: Zip:

Phone: Email:

Web:

Sheet No. A-2

BOUNDARY SURVEY

TAX PARCEL #14116-000-000

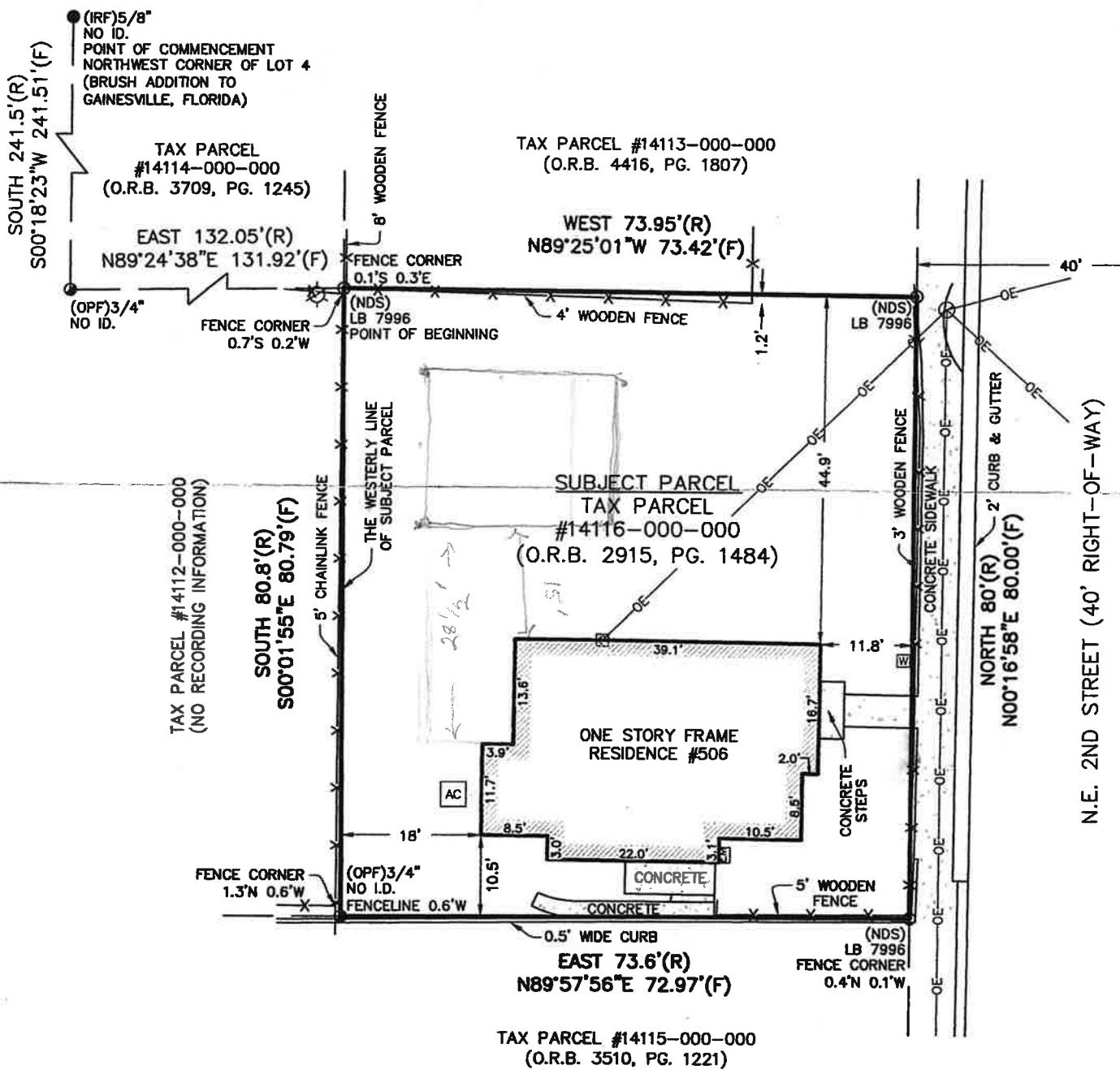
506 N.E. 2ND STREET

GAINESVILLE, FLORIDA 32601

**SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA**

LOCATION MAP (NOT TO SCALE)

	NE 6TH AVE	
 SITE	ST	NE 5TH AVE
NE 2ND		NE 4TH AVE



CERTIFY SURVEY TO:

Lawrence Nelson Lahiff

Pamela Beth Lahiff

Salter Feiber, P.A.

Old Republic National Title Insurance Company

SCALE: 1" = 20'

BAR IS ONE INCH ON
ORIGINAL DRAWING

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 03-04-2019

DRAWN BY: JAT

FIELD BOOK: 382/17-18

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STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS HSP 3AAA 1-77

FLORIDA MASTER SITE FILE

14116

Site Inventory Form

8A600575

EXHIBIT

FDahr

Site No.

Tables

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Site Name 506 N.E. 2nd St. 830== Survey Date 7804 820==Instruction for locating (or address) 506 N.E. 2nd St.Gainesville, FL 32601 813==Location: subdivision name 1 block no. 1 lot no. 368==County: Alachua 808==Owner of Site: Name: McDa niell, J. W.Address: 3557 N.W. 10th Av.Gainesville, FL 32605 902==

Occupant, Tenant, or Manager:

Name: Hundertmark, Elaine M. 904==Type of Ownership private 848== Recording Date 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist)Address: FDAHRM

818==

Condition of Site: Integrity of Site: Original Use private residence 838==

Check one	Check one or more	
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Altered	858
<input type="checkbox"/> Missing	<input checked="" type="checkbox"/> Unaltered	858
<input type="checkbox"/> Lost	<input type="checkbox"/> Original Site	858
<input type="checkbox"/> Determined	<input type="checkbox"/> Restored () Date	1858
	<input type="checkbox"/> Moved () Date	1858

Present Use private residence 850==Dates: Beginning +1928c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

<input type="checkbox"/> Fusing ()	1878	<input type="checkbox"/> Transportation ()	1878
<input type="checkbox"/> Development ()	1878	<input type="checkbox"/> Fire ()	1878
<input type="checkbox"/> Deterioration ()	1878	<input type="checkbox"/> Dredge ()	1878
<input type="checkbox"/> Borrowing ()	1878		

Other (See Remarks below) 878==

Areas of Significance: architecture 910==

Significance:

This weatherboard covered bungalow represents a typical Gainesville house of the 1920's. It appears on the Sanborn Map of 1928.

911==

Photographic Record Numbers HGE 746 860==

ARCHITECT		872==	
BUILDER		874==	
STYLE AND/OR MODE	Bungalow	964==	
PLAN TYPE	rectangular, irregular	966==	
EXTERIOR FABRIC(S)	weatherboard	854==	
STRUCTURAL SYSTEM(S)	wood frame	856==	
FOUNDATION:	brick piers	942==	
ROOF TYPE:	gable	942==	
SECONDARY ROOF STRUCTURE(S):	cross gables	942==	
CHIMNEY LOCATION:	lateral slope	942==	
WINDOW TYPE:	awning; casement, wood, 8 pane; DHS 6/1	942==	
CHIMNEY:	1	882==	
ROOF SURFACING:	novelty shingles	882==	
INTERIOR WALLS:		882==	
ORNAMENT INTERIOR:		882==	
ORNAMENT EXTERIOR:	arched entry hood, brackets	882==	
NO. OF CHIMNEYS	1	952==	
NO. OF STORIES	1	950==	
OTHER (SPECIFY)		954==	
Map Reference (incl. scale & date)	USGS GAINESVILLE EAST 7.5	1966	809==
Latitude and Longitude:	...		



