



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM: Public Hearing 2
Petition COA-22-000023, Certificate of Appropriateness for the new construction of rear covered patio/lanai

ADDRESS/PARCEL: 630 NE 10th Avenue
10390-000-000

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

**DATE OF
CONSTRUCTION:** c. 1940 (ACPA) and c. 1941 (FMSF AL03467)

OWNER: Debbie Joseph

**PROPERTY
DESCRIPTION:** The property located at 201 NE 8th Street is a contributing structure in the Northeast historic district, and is a corner property at NE 10th Avenue and NE 6th Terrace. It is a classic example of the Minimal Traditional style featuring brick siding as the primary material and vertical wood scalloped siding within the gable ends. Minimal Traditional homes were most prevalent pre- and post-WWII. It was a housing style that was affordable but still classic, referencing previous architectural styles through the use of a few minimal features or elements. In this case, the use of brick, a front-facing gable, and the prominent decorative chimney are reminiscent of the Tudor style in form and scale.

**PROJECT
DESCRIPTION:** The applicant is proposing to remodel the garage to the rear of the house and add a shed-roofed 18' by 27' lanai/covered patio. The new shed roof will tie in to the existing roof and will be clad with matching architectural shingles.

The existing garage door, which faces west towards NE 7th Terrace will be mostly enclosed but a series of four clerestory windows will be placed near



the roofline to provide light. Bays on the north side of the garage include a picture window, a central door, and two clerestory windows. The proposed rehabilitation will create a door where the large picture window is, and widening the locations of the two clerestory windows.

A window on the north (rear) of the main house is also being proposed to be replaced with an exit door, and another single window on the north side of the house is proposed to be enlarged into a set of three windows.

The property is zoned RSF-3, and the side setbacks (to a street) are 7.5' and the rear setback of 15'. This proposed new patio/lanai does not infringe on either of those setbacks and does not require a variance from zoning.

STAFF

EVALUATION:

According to the permit history, an addition/alteration and conversion was done in 2018. This added the entire garage structure to the west side of the original home.

The proposed new shed-roofed covered patio will be to the rear of the house, and the new addition does not come further west than the existing structure.

The application was lacking photographs or documentation of the existing windows on the north side of the original part of the home. One of these is proposed for a new door, and the other is proposed to be enlarged. These could be original windows that match the wood 8/8 double hung sash that are on the front of the home.

APPLICABLE

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 alteration to the garage and the addition of the lanai is not being made to the original, historic portion of the house. The new work is clearly differentiated from the old by using a material different from the original brick, and the window configuration is modern. The new patio is to the rear of the house and is compatible with the massing, size, and scale, and will not detract from the historic building.

The proposed alterations include the removal of two windows on the rear of the original structure, and this would destroy historic materials that characterize the property and should be avoided if possible. If not possible, vinyl windows would not be appropriate on the historic part of the structure.

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, and theoretically could be removed in the future without harming the original historic house.

**RECOMMENDATION
FROM STAFF:**

Staff recommends that application COA-22-000023 **be approved**, with the following condition:

Condition 1: Applicant shall provide additional photo-documentation to staff regarding the existing two windows on the historic portion of the house. Applicant shall work with staff to see if the historic window that is being replaced by the door can be reused as part of the other window enlargement. If it is proven this cannot be done, then a more appropriate window type which matches the existing windows (materials and configuration) shall be used for the triple-window enlargement.



Department of Sustainable Development

PO Box 490 Station 11
Gainesville, FL 32627

- | | |
|-------------------|----------------------------------|
| EXHIBIT 1: | Map of the property |
| EXHIBIT 2: | Photographs |
| EXHIBIT 3: | COA Application |
| EXHIBIT 4: | Florida Master Site File AL03467 |



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

EXHIBIT 1

HISTORIC PRESERVATION BOARD

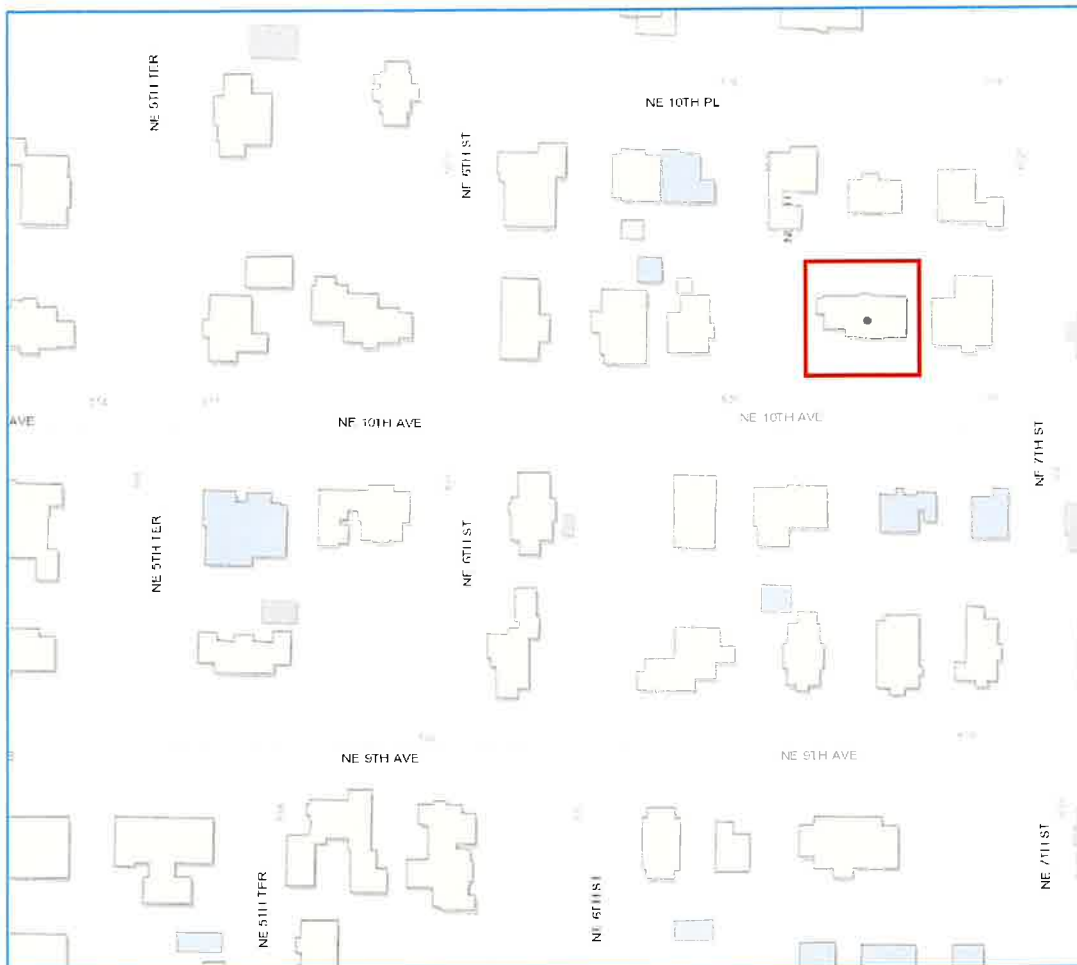
May 3, 2022

PUBLIC HEARING 2, Petition COA-22-000023

Map of 630 NE 10th Avenue

Source: Department of Sustainable Development Interactive Map

Contributing structures are green, non-contributing are blue





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

HISTORIC PRESERVATION BOARD

May 3, 2022

PUBLIC HEARING 2, Petition COA-22-000023

EXHIBIT 2

Photographs of Property located at 630 NE 10th Avenue

Source: Google Street View 2015, and Staff photo, April 2022





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627



COA-22-000023

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

 The
306 NE 6th Ave
W

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: ☐ 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 630 NE 10TH AVE, GAINESVILLE, FL 32601

 Parcel ID #(s) 10390-000-000

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
Debbie Joseph

 Applicant Name
Billy W Tisko

Company (if applicable)

 Company (if applicable)
Shore Builders, Inc.

 Street Address
630 NE 10TH AVE

 Street Address
274 NW 137th Dr, STE 100

 City State Zip
GAINESVILLE, FL 32601

 City State Zip
Newberry, FL 32669

 Telephone Number
(352) 562-9724

 Telephone Number
(352) 339-3322

 E-Mail Address
deborahjoseph@gmail.com

 E-Mail Address
permits@shorebuildersinc.net

 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).

- Location: Backyard
- 18' x 27' Pavilion
- Gable Roof with architectural shingles (match existing) - Roof to tie-in to existing roof.
- Enlarging window

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows	Pella	Vinyl Window	White
Roofing	Owens Corning	Asphalt Shingles	Match Existing
Fascia/Trim	James Hardie	Hardie Trim	Match Existing
Foundation			
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)

03/18/22

Date

Billy W Tisko

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 4/13/22	Received By: 
COA-22-000023			
Zoning:	RSF-3		
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee	
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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)	

HISTORIC PRESERVATION BOARD (HPB)**Owner's Authorization for Agent Representation****City of Gainesville**
DEPARTMENT OF SUSTAINABLE DEVELOPMENTThomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org

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 Debbie Joseph
(print name of property owner(s))

hereby authorize: Shore Builders, Inc.
(print name of agent)

to represent me/us in processing an application for: Historic Review Process and Building Permits
(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.

DocuSigned by:

A8A6C6D41D26471

(Signature of owner)

(Signature of owner)

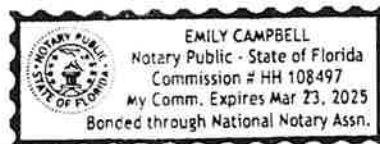
Debbie Joseph

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ALACHUA

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Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization,

this 18 day of March, 2022,

by Deborah Joseph.

Emily Campbell
Notary Public

Emily Campbell
Printed Name

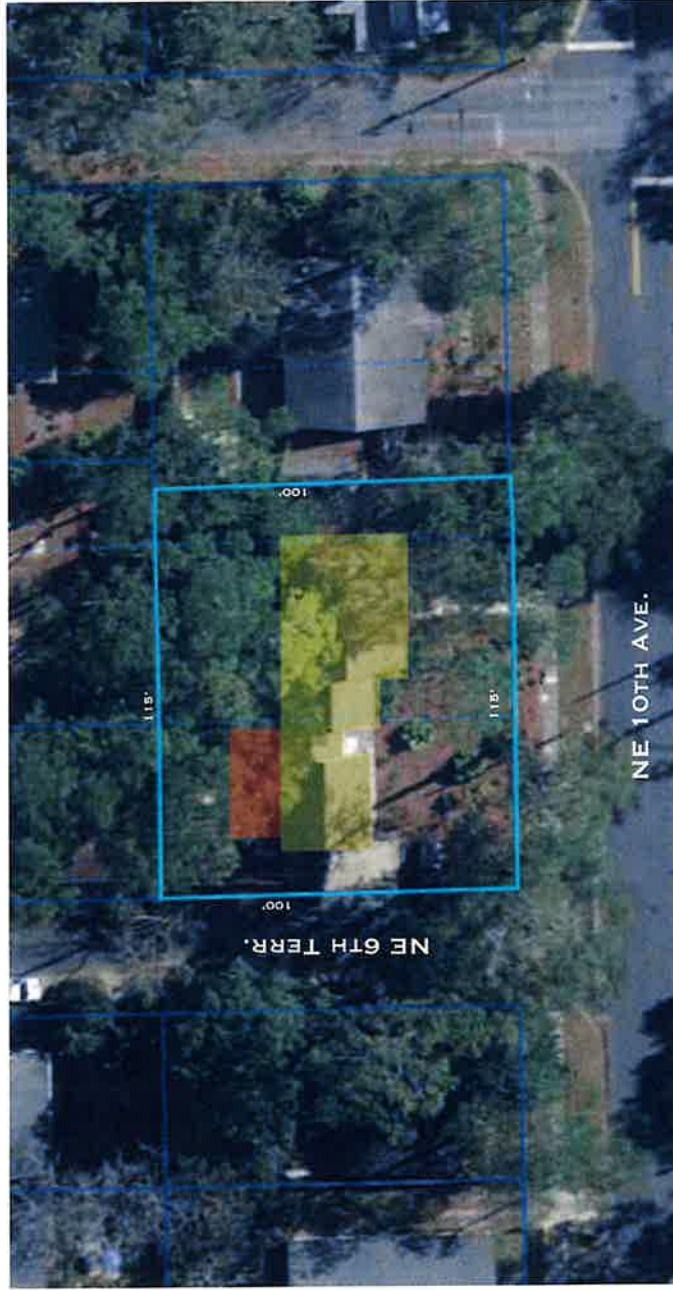
3/23/22
My Commission Expires

☒ Personally Known
OR

☐ Produced Identification ID Produced: _____

Joseph Residential Remodel

630 NE Tenth Ave
Gainesville, FL 32601



AJL/AL/BAE
5/14/2022

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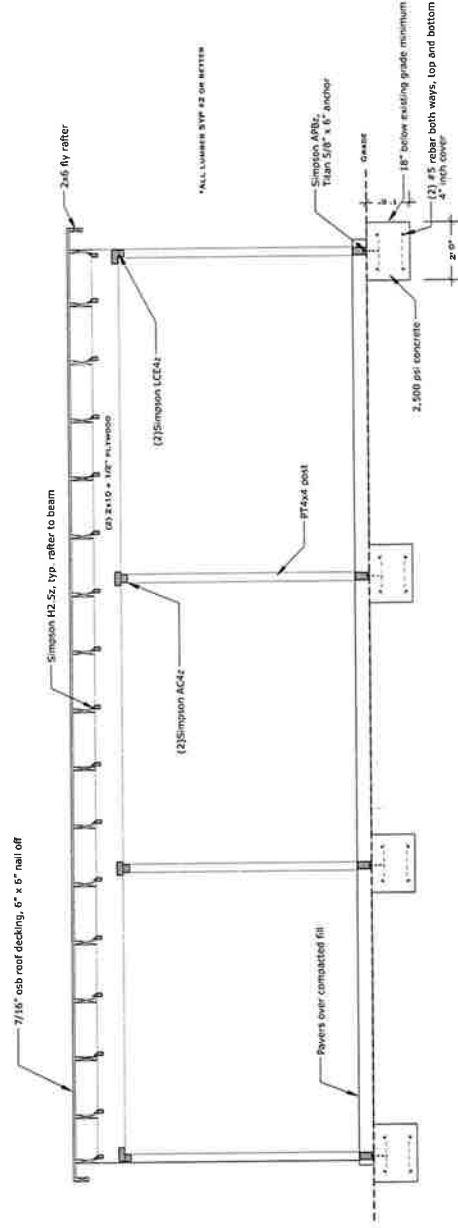
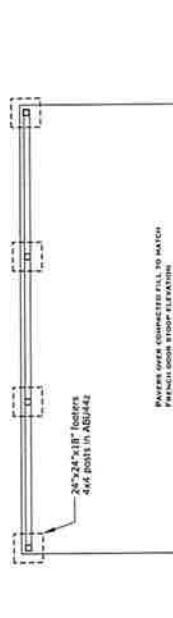
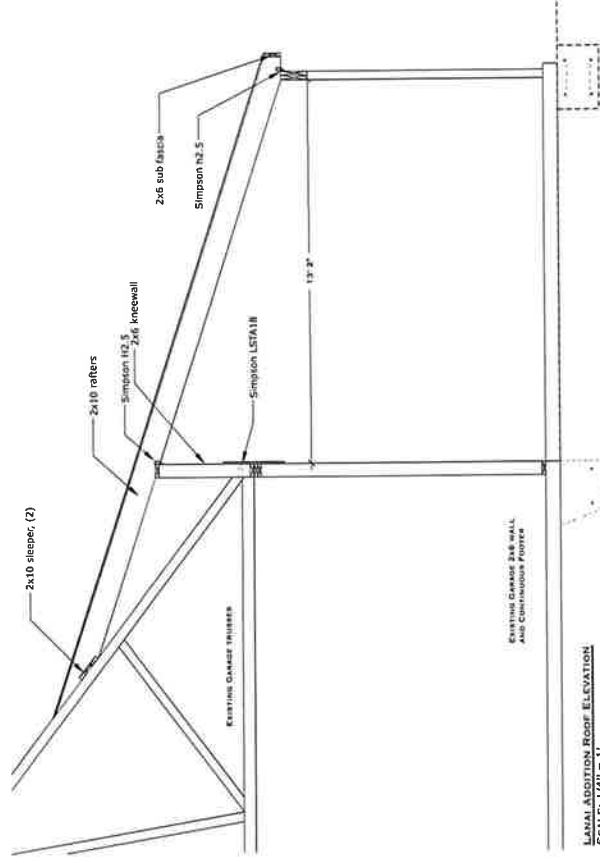
PAGE A-1:	SITE PLAN
PAGE A-2:	EXISTING FLOOR PLAN
PAGE A-3:	PROPOSED FLOOR PLAN
PAGE A-4:	ELEVATIONS
PAGE S-1:	STRUCTURAL FRAMING CHANGES
PAGE S-2:	STRUCTURAL EXTERIOR WALL OPENING
PAGE S-3:	STRUCTURAL LAINAI ADDITION
PAGE P-1:	PLUMBING
PAGE M-1:	MECHANICAL
ADDITIONAL INFO SHEETS:	
	LAINAI TRUSS LAYOUT
	LAINAI TRUSS ENGINEERING
	WINDOW INSTALLATION DRAWINGS
	DOOR INSTALLATION DRAWINGS
	GARAGE DOOR INSTALLATION DRAWING

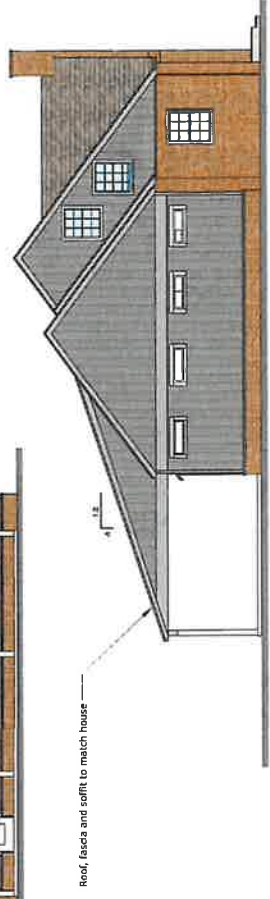
Joseph Remodel
12619 NE 204th Ter
Waldo, FL 32694

Project Contact:

Date:
April 1, 2022

Date Modified:





Roof, fascia and soffit to match house

2r 1



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 3467

Recorder #

Field Date Summer 1996Form Date January 1997
☒ Original
☐ Update

SITE NAMES (addr. if none) 630 NE 10th Avenue [MULT. LIST. #8]
 SURVEY Northeast Historic District Expansion [SURVEY #]
 NATIONAL REGISTER CATEGORY ☐ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 630 NE 10th Avenue
 CROSS STREETS nearest/between
 NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no
 COUNTY Alachua County TAX PARCEL # 10390
 SUBDIVISION NAME Elliot & L Engles BLOCK 3 LOT NO. 7-8
 OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☐ priv-indiv ☒ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
 NAME OF PUBLIC TRACT (e.g., park)
 ROUTE TO

MAPPING

USGS 7.5' MAP NAME Gainesville, FL East
 TOWNSHIP 9S RANGE 20E SECT. 33 1/4 38521/4-1/4 IRREG. SECT.? ☐ y ☒ x ☐ n
 1/4: ZONE 16 17 EASTING NORTHING
 PLAT OR OTHER MAP (Map's name, location) PB A-181 City of Gainesville

DESCRIPTION

STYLE Minimal Traditional EXTERIOR PLAN rectangular NO. STORIES 1
 STRUCTURAL SYSTEMS frame
 FOUNDATION: Types stem wall Materials brick
 EXTERIOR FABRIC brick veneer
 ROOF: Types side gable Materials asphalt
 Secondary strucs. (dormers etc.)
 CHIMNEY: No. Materials LOCATIONS
 WINDOWS (types, materials, and placements) three wooden awning windows on facade

MAIN ENTRANCE (stylistic details) stoop; flush
 PORCHES: #open #closed #incised Locations
 Porch roof types
 EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
 ANCILLARY FEATURES (No., type of outbuildings; major landscape features) detached garage with matching siding

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☒ n (No-explain; yes-attach!)
 Artifacts or other remains no surveys or sites have been conducted in neighborhood
 NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1941 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ Residential _____
 PRESENT USES (give dates) _____ Residential _____
 OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info
 Individually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. info
 Potential contributor to NR district? ☒ yes ☐ no ☐ insuff. info

Local Designation Category
 District _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____ see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
 see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. 2NE-NC 8

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville
 Box 490 Station 11 Gainesville, FL 32602 (352) 334-5022

FOR DETAILED INSTRUCTIONS: Guide to the 1992 Historic Structure Form of the Florida Site File.

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE	/ /	KEEPER-NR ELIGIBILITY*	y	n	pe	ii	Date / /
DELIST DATE	/ /	SHPO-NR ELIGIBILITY*	y	n	pe	ii	Date / /
		LOCAL DESIGNATION*					Date / /
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE. PREFER B&W AT LEAST

**630 NE 10th Avenue
Elliot & L Engles Subdivision**

NARRATIVE

This simple ranch style is indicative of post-World War II architectural designs. The Elliot and L Engles subdivision is characterized by swales and a mature tree canopy. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

Elliot and L Engles subdivision is characterized by two distinct geographic areas -- the westernmost being included in the proposed expansion to the Northeast Residential Historic District. This section is distinguished by its rough metalled roads, swales and heavily wooded lots which give it a rustic quality. The subdividing pattern is typified by wide lots perhaps representing its later development in comparison with Highland Heights.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1928 and 1941. The Elliot and L Engles subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 60% were built before 1951. The dwelling retains its essential form and integrity.

St Patricks
Sch

ST

185

NE 16TH

6TH

7TH

33

City
Park

NE

NE

NE

13TH

AVE

NE

12TH

GAINESVILLE

NE

10TH

AVE

(S)

U S Naval
176 Trainin

Shopping
Center

U S Army Reser
AVE Training Cente

NE

8TH

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

BLVD

NE

3D

Kirby-Smith

City

