

TO: Historic Preservation Board

Item Number: 7

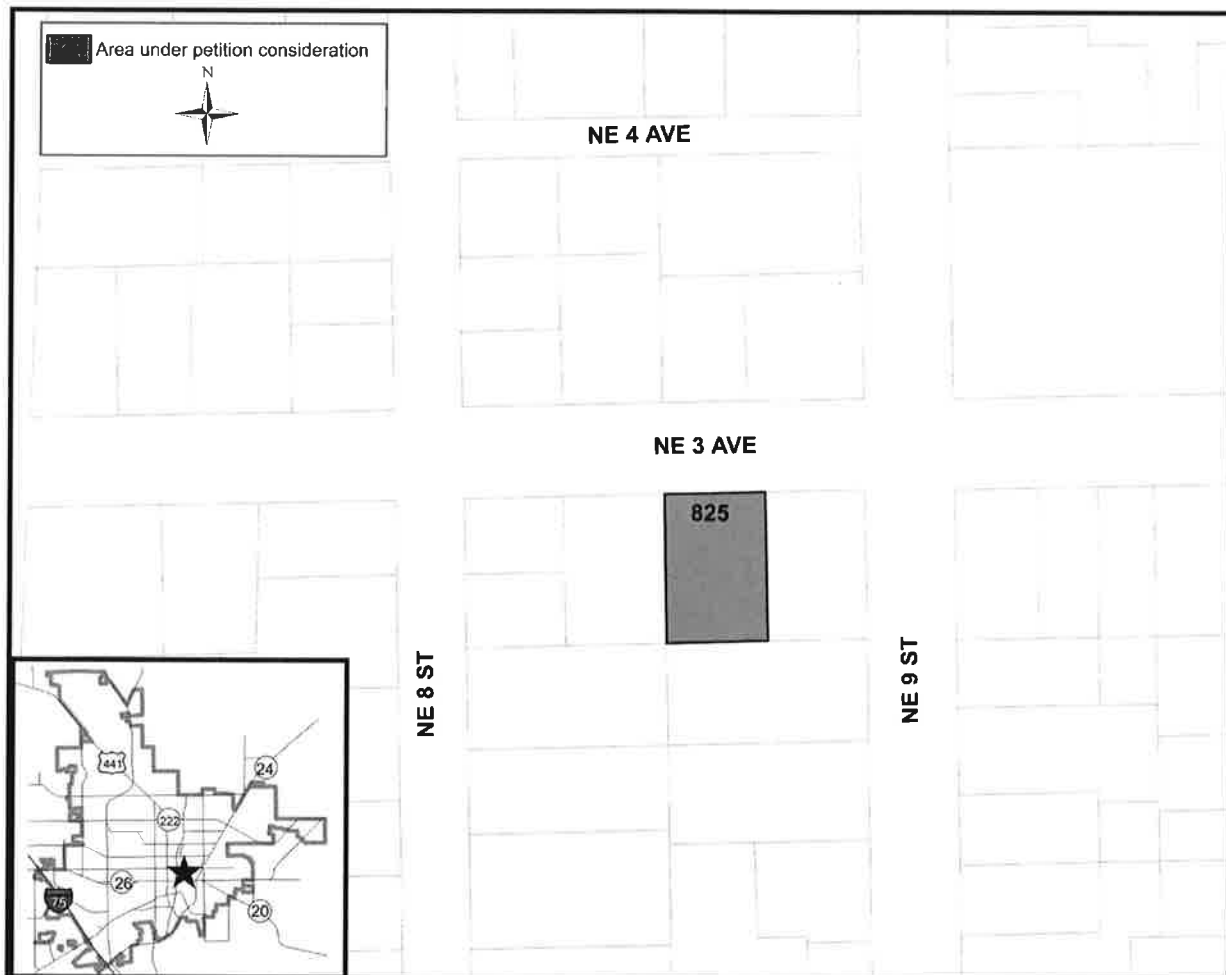
**FROM: Planning & Development Services Department
Staff**

**DATE: November 3,
2015**

SUBJECT: Petition HP-14-54. Christine Overdevest, owner. Part 2. Ad Valorem Tax Exemption for construction of an accessory dwelling unit. Located at 825 NE 3rd Avenue. The principal building is a contributing structure to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-14-54.



Explanation

The applicant has completed construction of an accessory structure approved in Part 1 – Preconstruction Application for the Historic Preservation Property Tax Exemption. The project meets the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The building is located in the Northeast Residential Historic District.

Exhibit 1 contains the Part 1 Historic Preservation Property Tax Exemption application and the staff report with pre-construction backup and photographs approved by the Historic Preservation Board on October 7, 2014.

The cost of the construction totaled \$45,844 (see Exhibit 2). Photos are in Exhibit 3.

Project Description

The property is located at 825 NE 3rd Avenue. The principal building was built in 1925 according to the Alachua County Property Appraisers Office. The property is zoned RMF5 and is approximately 0.34 acres in size. The principal building is a contributing structure to the Northeast Historic District, while the new accessory structure will be considered a non-contributing structure to the district.

The applicant has constructed a 16 foot x 20 foot accessory structure in the southeast corner of the property. It has an exposed rafter tail roof with a 12/12 pitch with shingles which emulate the principal residential building. Novelty siding, double-hung wood windows and a fixed gable window detail are consistent with compatibility standards for an accessory building on the property. These elements are taken directly from the principal building. An overhang shed roof with exposed rafter tails and brackets is over the front door.

The accessory structure is built on a concrete block pier foundation, in compliance with the condition approved by the Historic Preservation Board to approve the application with the condition that the new construction be built on piers.

The new accessory structure is compatible with the materials, design, and architectural features of the principal building and is on the rear of the property behind the principal residence.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Section 25-61 *et seq* of the City Code of Ordinances (see Exhibit 3) authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “the proposed improvement is consistent with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.” Staff has assessed the construction and finds that all work done was consistent with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and are therefore eligible improvements.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Jason Simmons

List of Exhibits

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| Exhibit 1 | Part 1 Application and Backup Materials |
| Exhibit 2 | Construction Costs and Receipts |
| Exhibit 3 | Photos |
| Exhibit 4 | Application |