

TO: Historic Preservation Board

Item Number: 6

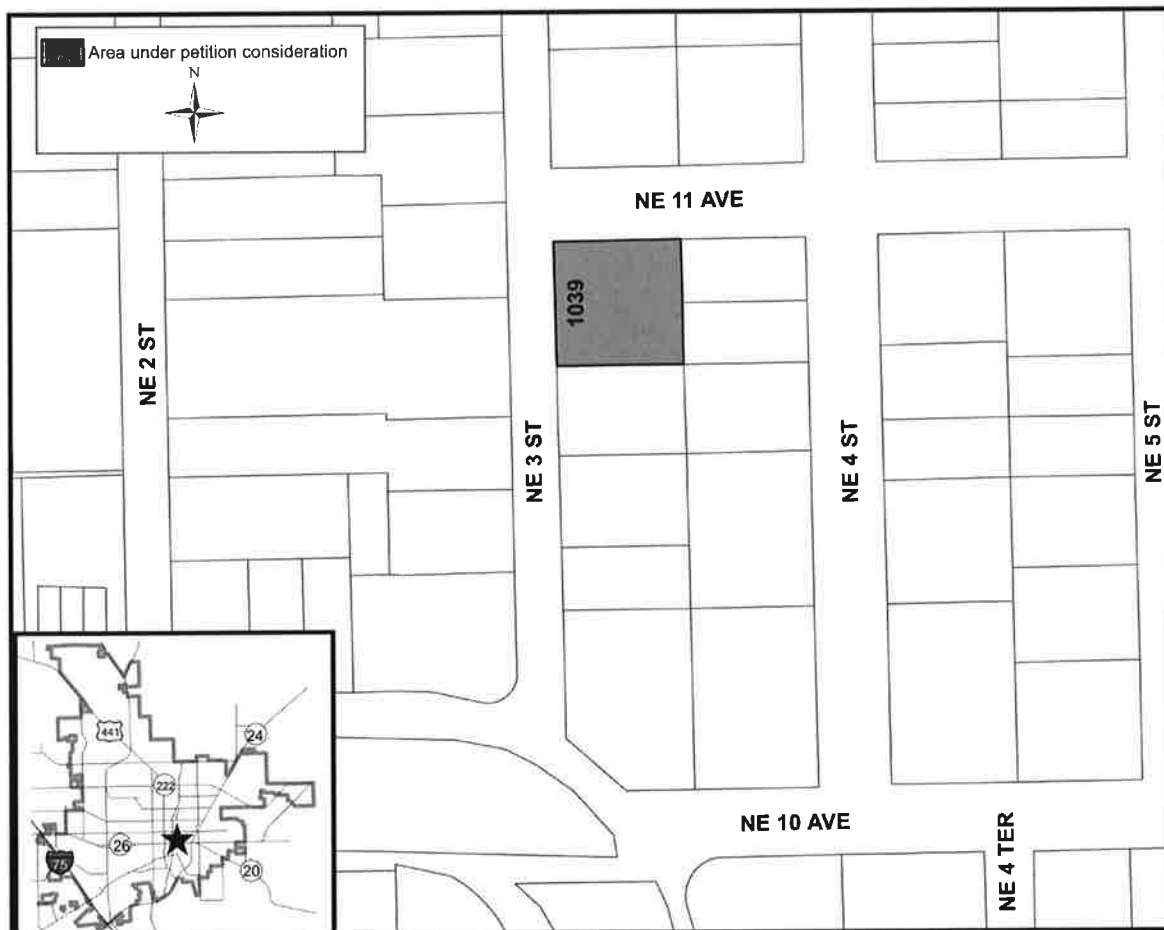
FROM: Planning & Development Services Department
Staff

DATE: Nov. 6, 2015

SUBJECT: Petition HP-12-23. Tim Dalrymple, owner. Part 2. Ad Valorem Tax Exemption for renovation for a single-family dwelling. This building is contributing to the Northeast Residential Historic District. Located at 1039 NE 3rd Street.

Recommendation

Staff recommends approval of Petition HP-12-23 for a “Part 2” ad valorem tax exemption.



Project Description

The property is located at 1039 NE 3rd Street. The contributing structure was built in 1951 according to the Alachua County Property Appraiser's Office. The property is zoned RSF-3 and is approximately 0.25 acres in size. The building is a contributing structure to the Northeast Residential Historic District.

The applicant has completed the restoration/rehabilitation 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*.

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 May 1, 2012.

The renovations totaled \$254,338.29 (see Exhibit 2). Photos are in Exhibit 3.

The renovation involved the demolition of additions from the 1980s and 1990s and the construction of additions to the north, south, and east facade of the house. A 7 foot 4 inch x 25 foot 4 inch addition was proposed on the south elevation and an 18 foot 4 ½ inch x 29 foot 4 inch entertainment room addition was proposed on the north elevation. On the east elevation, the applicant built a covered porch, playroom, kitchen, screen room, carport, and a workshop with storage. The additions match the existing block siding. An existing concrete sidewalk leading to the front door on the west elevation was removed and replaced by a brick walk. A low masonry wall of less than two feet in height was placed along the perimeter of the yard next to the sidewalks along NE 3rd Street and NE 11th Avenue. The wall matches the color and materials of the block siding of the house and it is topped with a red brick band that matches the two red brick entrance columns in the front, the column on the corner of NE 3rd Street and NE 11th Avenue, and the two columns on each end of the property. The applicants installed a 5-V crimp metal roof in a silver finish over the entire roof.

Interior work included the removal of closets, bathrooms and the kitchen. In their place, two closets were combined to create a larger closet in the second bedroom; two bathrooms and a kitchen became a master bathroom, utility room and a bathroom; and a bedroom was converted into an office with the closets and entrance reconfigured.

The applicants replaced the historic windows. JELD-WEN wood windows were proposed as the replacement of the original windows and staff had recommended that the JELD-WEN windows be used in the additions. However, the applicants installed Marvin double hung windows that are wooden on the inside and clad in fiberglass on the exterior. Corner windows, which are appropriate for a mid-century modern building and original to the bedroom, are replicated in the entertainment room and master bathroom additions.

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

Section 25-61 *et seq* of the City Code of Ordinances 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 will assess the application relative to each standard.

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 | Renovation Costs and Amounts |
| Exhibit 3 | Photos |
| Exhibit 4 | Application |