

STAFF REPORT

MAY 1, 2012

PETITION NUMBER

HP-12-00022/
HP-12-00023

PROPERTY LOCATION

1039 N.E. 3rd Street.

APPLICANT

Timothy Dalrymple and
Rebecca Darnell,
Owners.

APPLICATION

REQUEST

Substantial rehabilita-
tion and addition and
receipt of ad valorem
tax exemption.

STAFF

RECOMMENDATION

**Approval with
Conditions.**



Location Map

 **Subject Site**

SUMMARY

Project Description

The applicant is proposing a substantial rehabilitation and additions. This is also a request for an ad valorem tax exemption for a contributing historic property located in the Northeast Residential Historic District.

Public Notice

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on May 1, 2012.

Property Information

The property is at 1039 N.E. 3rd Street, on the southwest corner of N.E. 3rd Street and N.E. 10th Avenue. The building was built in 1951 according to the Alachua County Property Appraiser's Office. It is zoned RSF-3 and the lot size is .25 acre.


Principal Planner

Prepared by D. Henrichs,
Historic Preservation Planner

PROPOSED PROJECT AND GUIDELINES

The property is at 1039 N.E. 3rd Street, on the southwest corner of N.E. 3rd Street and N.E. 10th Avenue. The building was built in 1951 according to the Alachua County Property Appraiser's Office. It is zoned RSF-3 and the lot size is .25 acre. The applicant is proposing a substantial rehabilitation and additions. This is also a request for an ad valorem tax exemption for a contributing historic property located in the Northeast Residential Historic District.

This renovation involves the demolition of 1980s and 1990s additions and additions to the north, south and east facade. A 7' 4" x 25' 4" addition is proposed on the south elevation and a 18' 4 1/2" x 29' 4" entertainment room addition is proposed on the north elevation. In the location of the demolition on the east elevation, the applicant proposes a covered porch, playroom, kitchen, screen room, carport and a workshop with storage.

In the interior of the contributing residence, closets, bathrooms and the kitchen will be removed. In its place, two closets are combined to create a larger closet in bedroom # 2; two bathrooms and a kitchen will become a master bathroom, utility room and a bathroom; and a bedroom will be converted to an office with the closets and entrance reconfigured.

The applicant is proposing to replace the historic windows. The original windows have screens with top latches. Jeldwen wood windows are proposed as the replacement of the original. Staff recommends that the Jeldwen windows also be used in the additions and that screens with top latches be used with the new windows to maintain the historic character of the residence.

Corner windows, appropriate to a mid-century modern building and original to the bedroom, are replicated in the entertainment room and master bathroom additions. Staff recommends that the proposed bathroom window on the south elevation be moved to over the toilet on the west (front) façade. This will relate to the entertainment addition and balance the blank wall of the addition.

Staff recommends that the plans include the exterior materials that have not been identified on the plans. Wood exterior trim and appropriate front door is recommend by staff. Staff does not recommend the metal roof on screen porch and an asphalt roof on the entire roof. Staff request the applicant to clarify the workshop overhang as to whether it is over the door or the entire length of the workshop.

Part 1, the Pre-Construction Application is attached which includes consistency with the *Historic Preservation Rehabilitation and Design Guidelines* of the exterior, as well as the interior.

Staff recommends **APPROVAL with Conditions** as stated in the report of the application.



Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION WHICH HAS BECOME THE AUTHORITY GUIDELINES FOR REHABILITATION STATES:

ADDITIONS TO EXISTING BUILDINGS

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

Recommended

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

Staff Approval Guidelines

Additions that meet all of the following conditions can be approved by staff:

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

4-10-12



HISTORIC PRESERVATION BOARD

COA APPLICATION

REQUIREMENTS

DID YOU REMEMBER?

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS AND 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS (no larger than 11" x 17", writing to be legible)

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER, 1ST FLOOR, THOMAS CENTER-B + APPROPRIATE FEES

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN THE REJECTION OF YOUR PETITION FOR REVIEW.

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32602

352.334.5022 Fax 352.334.3259 planning.cityofgainesville.org

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

PROJECT LOCATION:

Historic District: 4-NE Residential Historic District
Site Address: 1039 NE 3rd St. Gainesville, FL 32601

OWNER Tim Dalrymple
Rebecca Dornell

Owner(s) Name

Corporation or Company

Street Address
1039 NE 3rd St

City State Zip
Gainesville, FL 32601

Home Telephone Number
352-375-4129

Cell Phone Number
352-359-5002

Fax Number
old school!

E-Mail Address
tim.dalrymple@msn.com

APPLICANT OR AGENT

Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP # HP-12-22 AND HP-12-23 ☐ Staff Approval—No Fee (HP Planner initial _____)

Contributing Y ___ N ___

Zoning _____

Pre-Conference Y ___ N ___

Application Complete Y ___ N ___

Received By _____

Date Received _____

Request for Modification of Setbacks

Y ___ N ___

☒ 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. 001-670-6710-3405

☐ Account No. 001-670-6710-1124 (Enterprise Zone)

☐ Account No. 001-670-6710-1125 (Enterprise—Credit)



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.

Exterior cement block single family ranch house built in 1951. Interior is plaster on metal lath, floors are oak. The house has a sub-standard addition from 1980's (uninsulated, un-air conditioned, un-heated) with board & batten siding (inconsistent with original structure). This addition uses casement windows (inconsistent with original structure and neighborhood) and sliding glass doors. This section also includes an aluminum car port (added 1994). Again this structure is inconsistent and unsafe in Florida high-wind conditions. These structures are to be removed and replaced with a historically consistent structure as described below. The neighboring homes are all single family - currently no rentals that were built between 1930 and 1955.

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). Attached further description sheets, if needed.

Addition proposed is consistent - in all details - with neighborhood and original structure in terms of materials, roof pitch, corner windows, gables, door styles, ranch theme and wrap around rooflets. Unsafe and unstable structural additions from 80's & 90's will be replaced with historically consistent, high quality construction as shown in the attached plans.

Addition includes child's bath, kitchen, den, carport (replacement) and combination gym/shop.

This proposal is a resubmittal of COA from 2007-08 with significant changes. Most significantly we removed 2nd story, increased set back to satisfy rear neighbor, added North Elevation Porch to improve appearance, added corner windows to continue historic theme. Also, we eliminated garage to reduce impact. This was replaced with a single carport.

DEMOLITIONS AND RELOCATIONS

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

Remove 1980's & 1990's additions (Board-Batten Porch & Carport) and deficient garage (aux structure). These removals allow construction of historically consistent, high quality construction that is consistent with main structure.

This is a significant improvement to the hood. Many neighbors have asked for this improvement of this highly visible house. Corner lot is currently an eyesore.

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

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.

Administrative modification issued April 2012 by City Planning & Development Services is consistent with plan proposed here. This Administrative Modification is Attached.

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD ON THE FIRST TUESDAY OF EVERY MONTH AT THE THOMAS CENTER, BUILDING B, 306 N.E. 6TH AVENUE, ROOM 201 AT 5:30PM.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at planning.cityofgainesville.org and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 3 to 5 days prior to the HPB meeting and can be found at planning.cityofgainesville.org - Citizen Advisory Boards - Historic Preservation Board.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit.

After the application approval, the COA is valid for one year and null and void if construction does not begin within six months.


Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

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 THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied 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 Planning and Development Services Department 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 Certificates of Appropriateness are only active for one year from issuance.
4. It is understood 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's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. 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).

SIGNATURES

Owner 
Applicant or Agent

Date 10 April 12
Date



Planning & Development Services

PO Box 490
Gainesville, FL 32602-0490
352-334-5022
352-334-2648 (fax)
www.cityofgainesville.org

April 9, 2012

Mr. Tim Dalrymple
1039 NE 3rd Street
Gainesville, FL 32601

Mr. Dalrymple,

This letter serves to advise you that the Planning and Development Services Department has advertised, reviewed, and approved petition AD-12-1. This administrative modification will allow for a reduction in the required 15' rear setback as follows: to 5' along the shared property line with Lot 18; to 7.5' for the northern 16 feet along the shared property line with Lot 17.

Your request is approved subject to the following conditions:

- The reduction in setback is only applicable to the proposed addition to the principal structure, as described by this petition.
- The approval is valid for a period of one year from the date of this letter.
- Failure to apply for a building permit for this modification within the valid period will result in the approval becoming null and void. In such case, you will have to file a new application and pay the required fee at the time of application.

Please contact me at 352-334-5023 if you have any questions or need additional information. The Building Division may be contacted at (352) 334-5050 concerning details for obtaining a building permit.

Sincerely,

Scott A. Wright
Senior Planner

Copy: Doug Murdock, Building Official

The Ruth Becker House

1039 NE 3rd Street
built 1951 with later additions

Review of administrative approval for rear setback modification

Owners: Tim Dalrymple Rebecca Darnell

Date: 1 November 2011

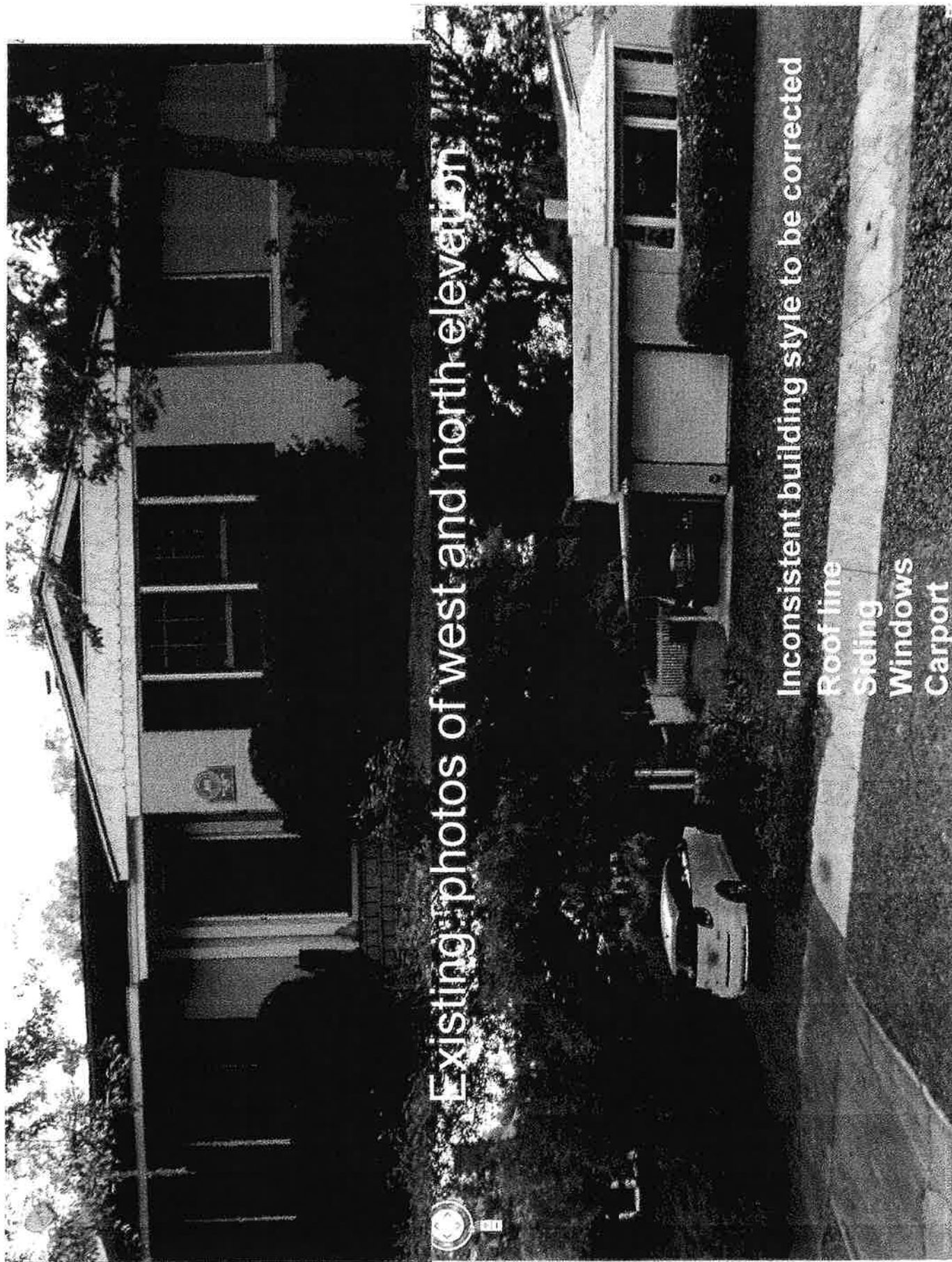
Revised 10 April 2012

HPB, City of Gainesville

Photos: Google Street View and Dalrymple

Northeast Residential Historic District

- The District was listed on the National Register of Historic Places on February 19, 1980.
- The City of Gainesville approved the Northeast Residential Historic District on July 8, 1985.
- The District expanded in 1997 to include an additional 22 structures on 13 blocks to the north of N.E. 10th Avenue and two blocks to the east of the District extending the boundary beyond N.E. 7th Street.
- 1990s HGI and preservation board worked with planning staff to develop process to allow for additions / modifications to properties in historic districts with historic development patterns that must comply with suburban development standards, i.e. setbacks. Resulted in Administrative Variance (Modification) process.



Existing photos of west and north elevation

Inconsistent building style to be corrected

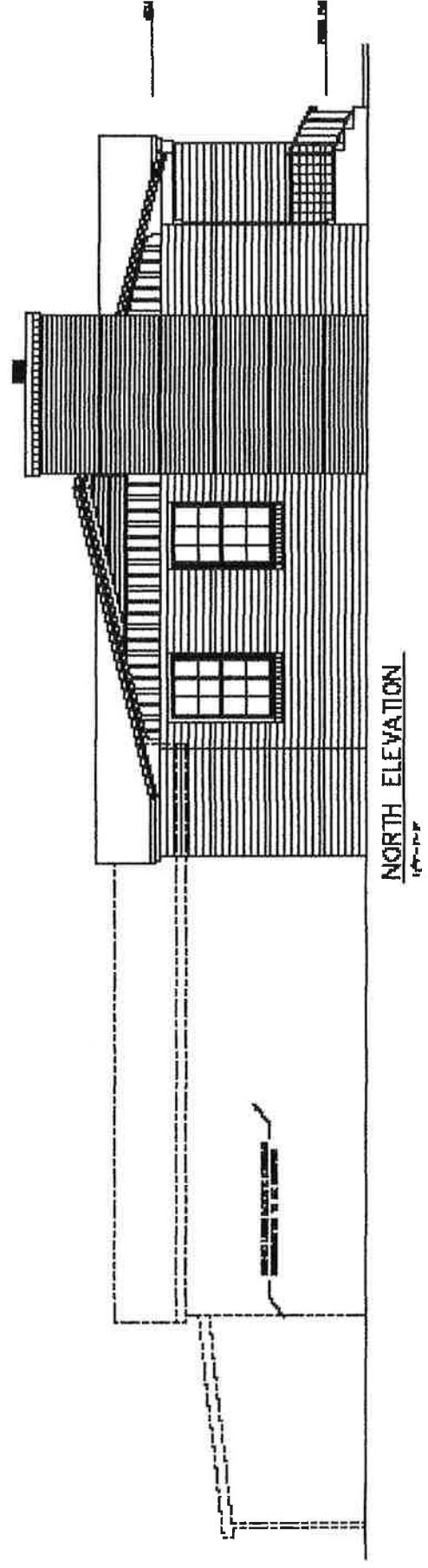
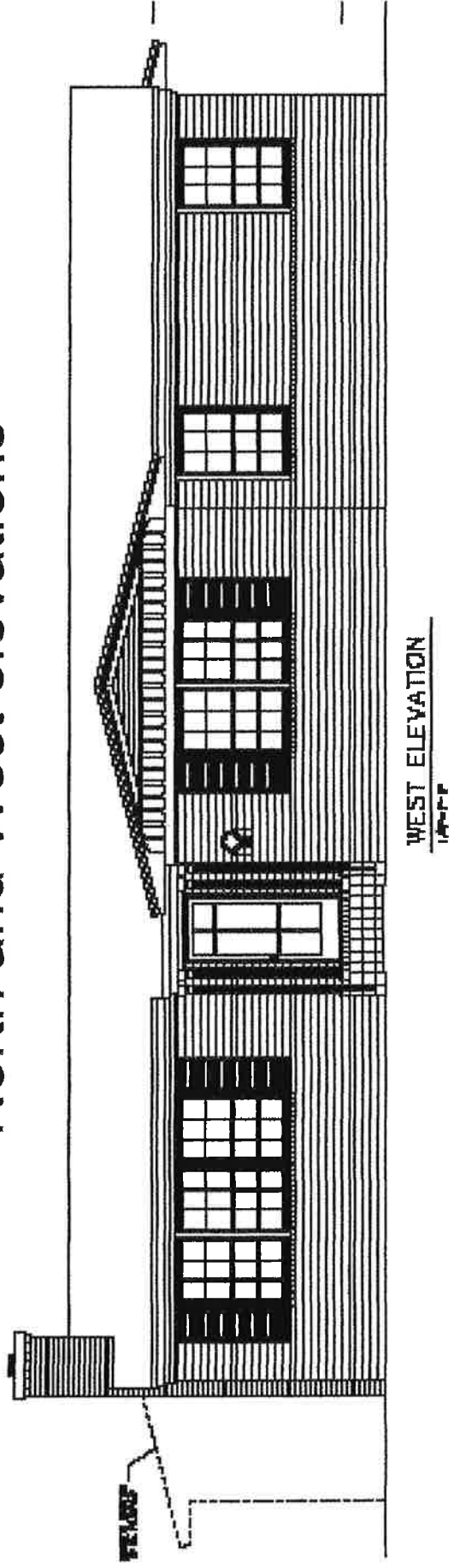
Roof line

Siding

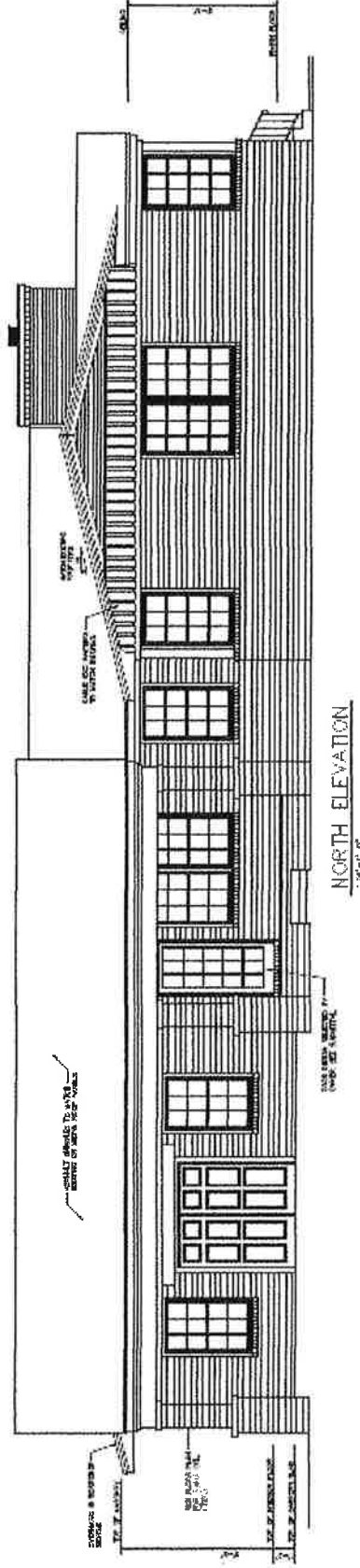
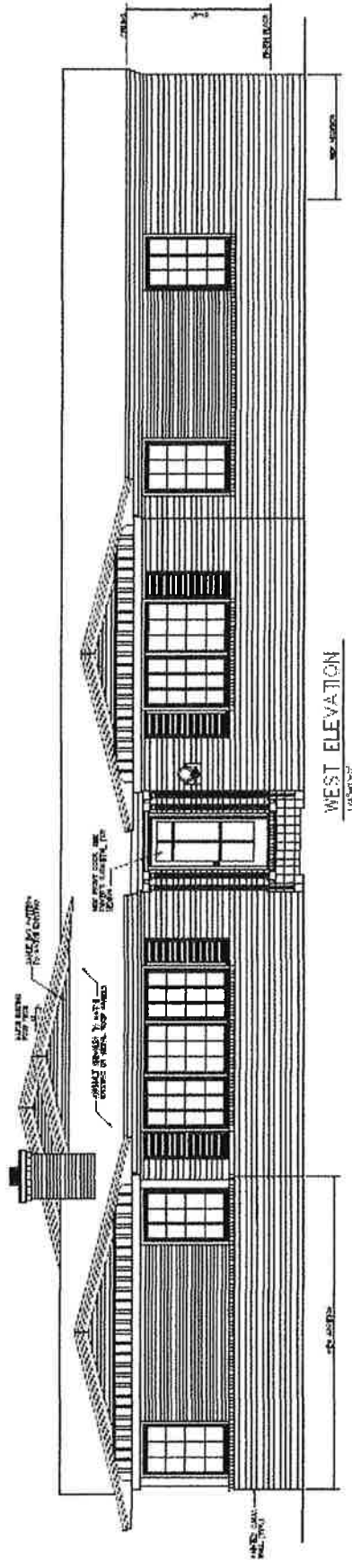
Windows

Carport

Existing street elevations shown below:
with demolitions in outline
North and West elevations

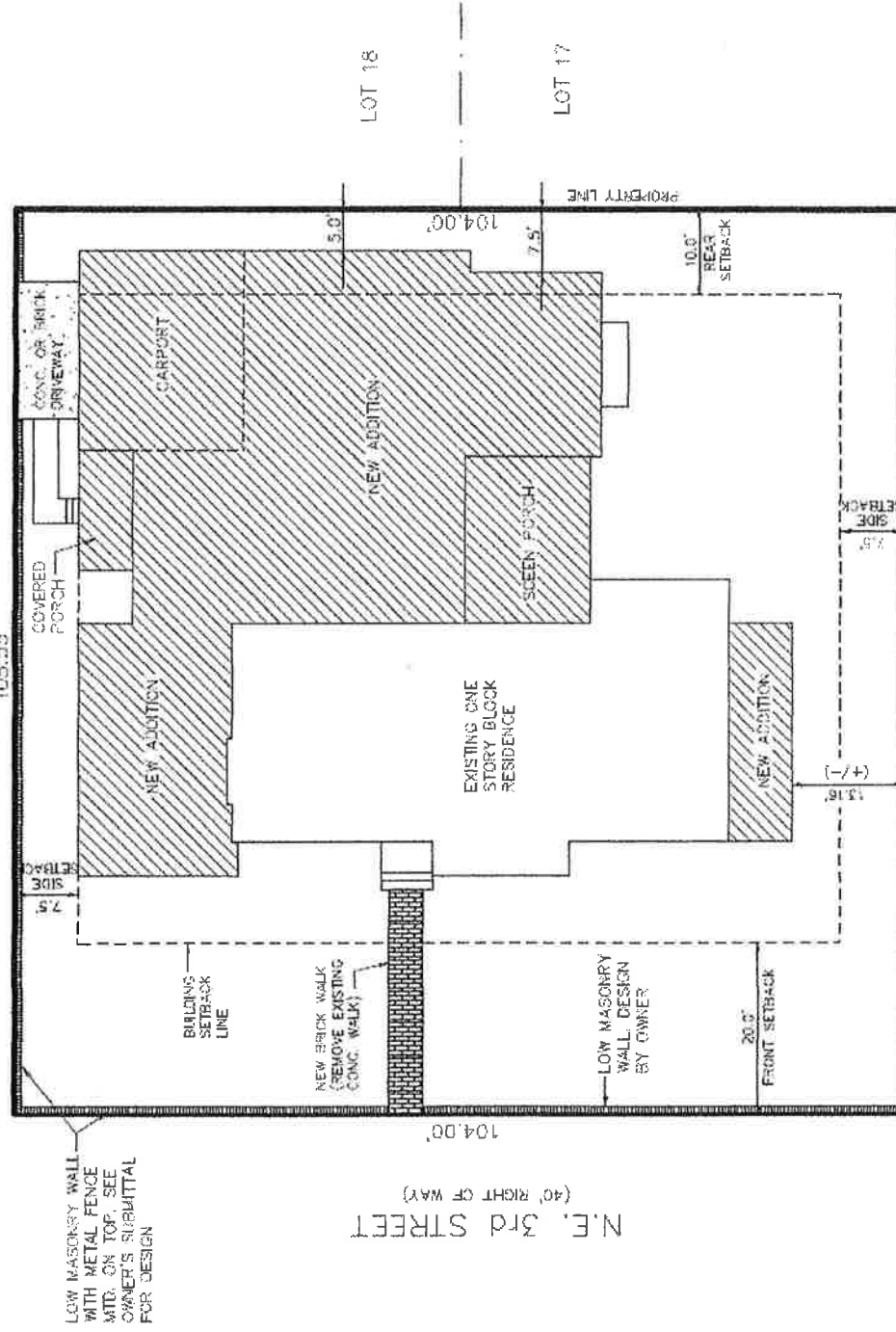


We have worked extensively with planning staff over last year to address concerns on original plan (2007).
Street elevations for corner lot shown below



N.E. 3rd STREET
(40' RIGHT OF WAY)

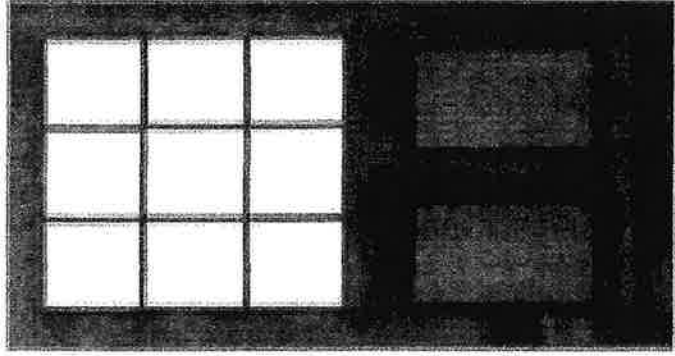
N.E. 11th AVENUE
(60' RIGHT OF WAY)



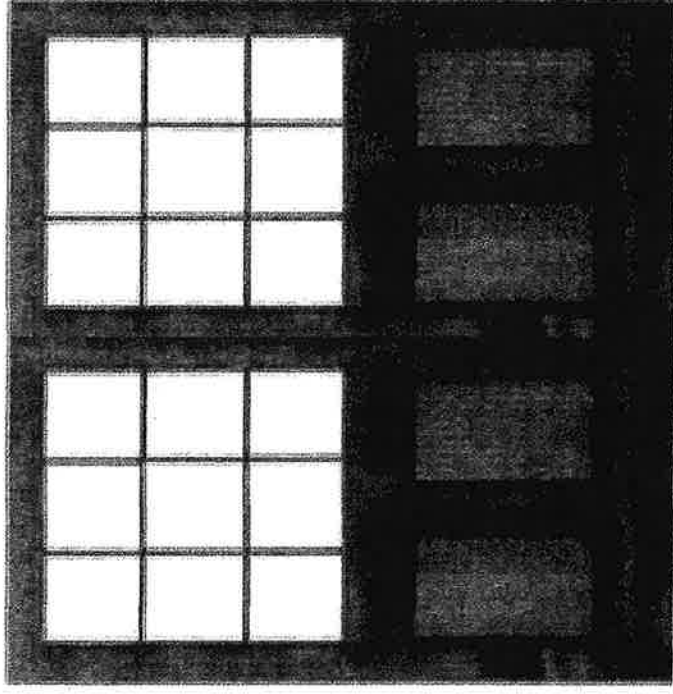
SITE PLAN

41 = 201-011

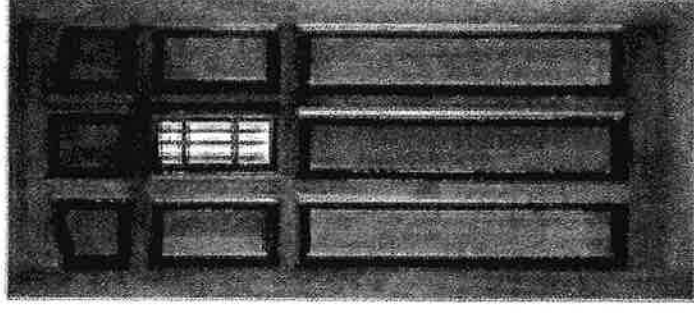
Doors for addition



North Porch
(Side)



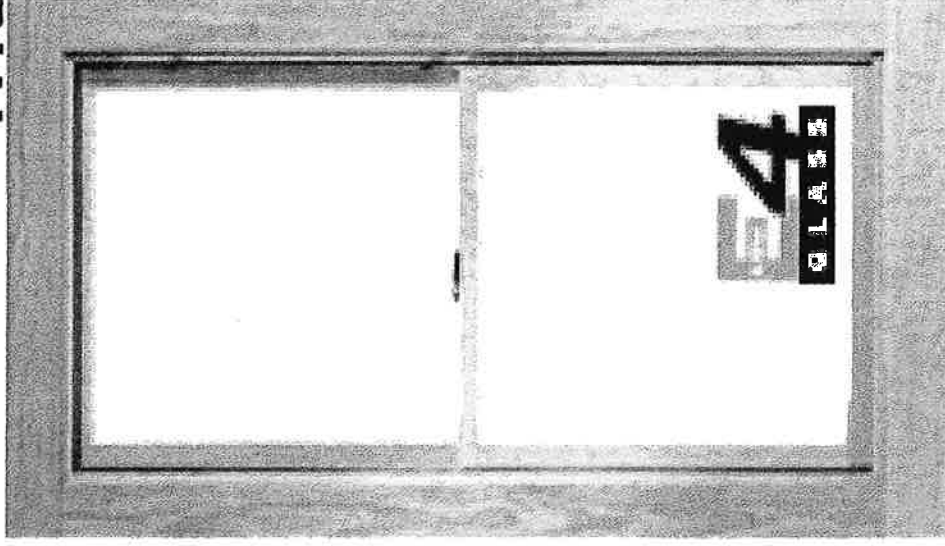
North Carport



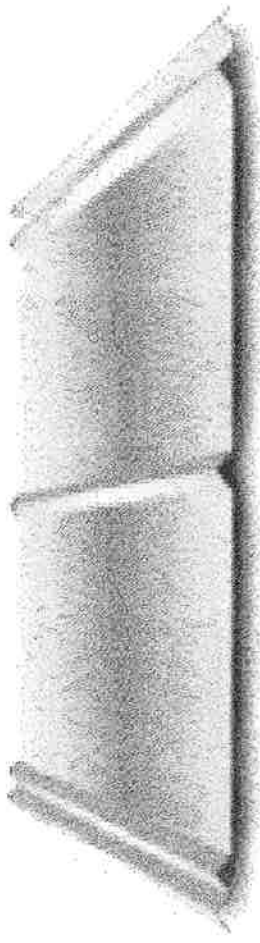
West
(Front)

Supplier: Williston Door and Millworks

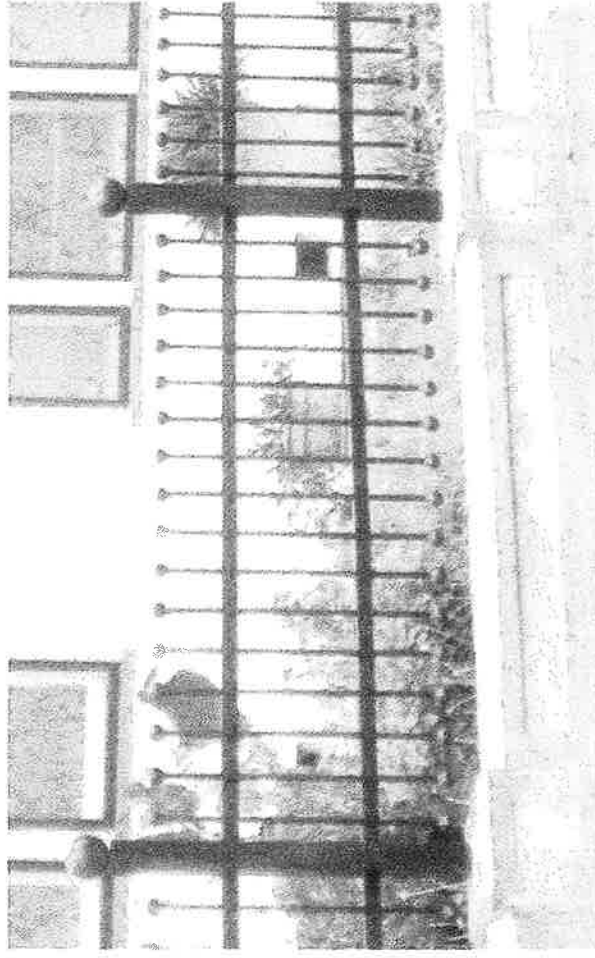
Materials..continued



Andersen Company 4000
Series Woodwright®
Double-Hung Windows
With wood grills to match
existing

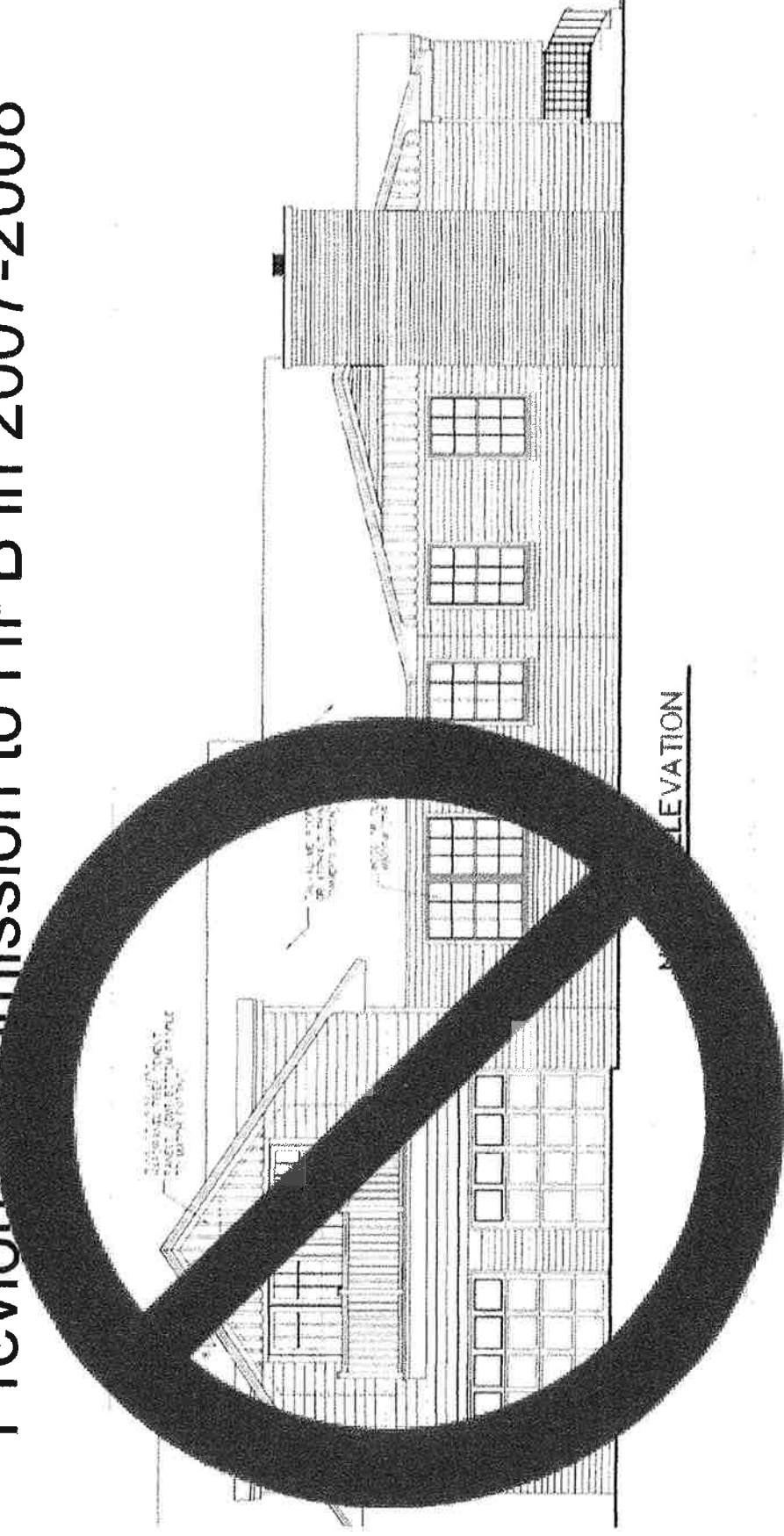


Roofing is 5V plain galvanized metal type



Fence for main yard- Aluminum Fence to match
selection on NE 7th street south of 8th Avenue (BW)

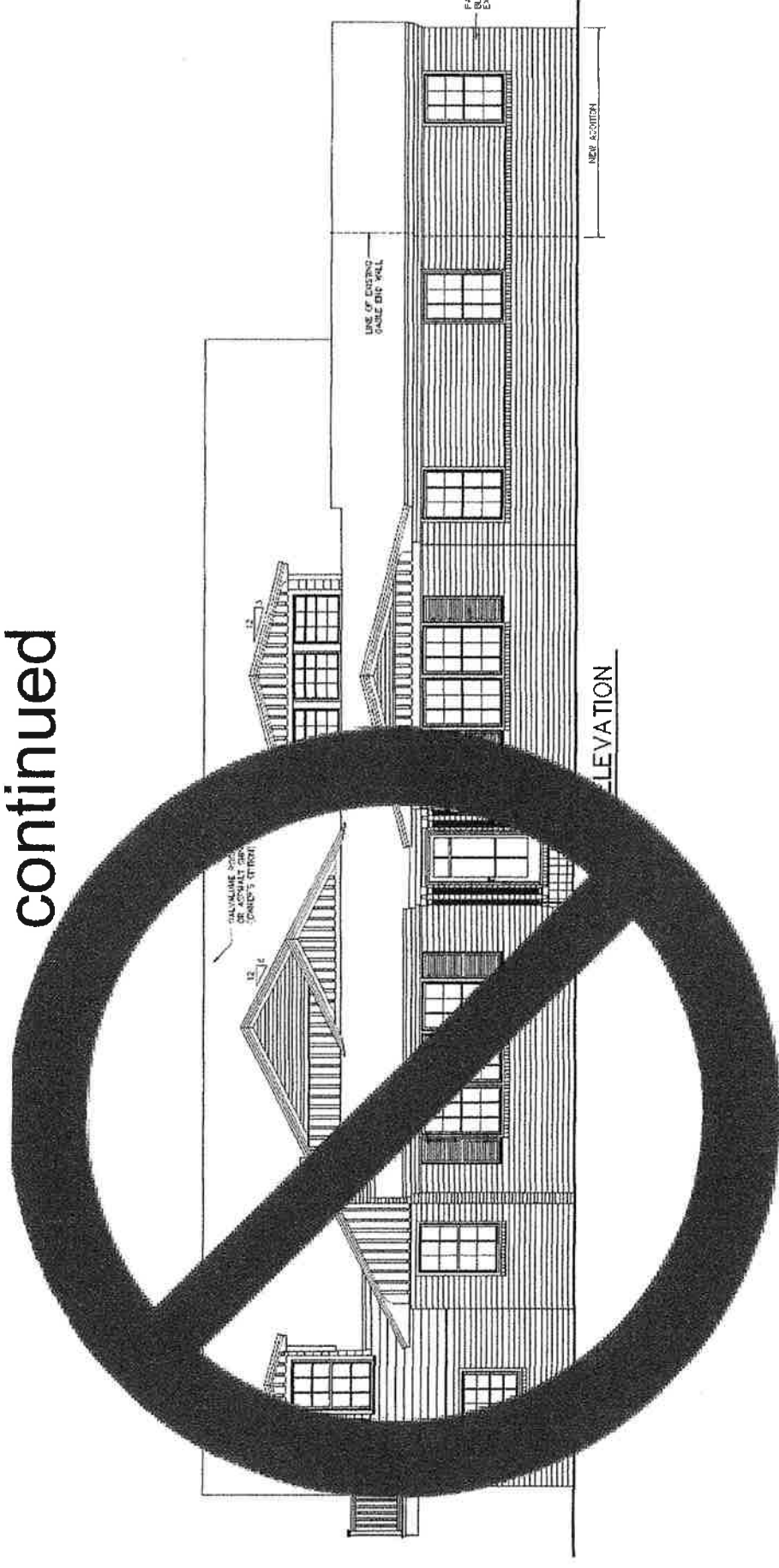
Previous submission to HPB in 2007-2008



In current plan, the second story was eliminated, the garage was eliminated, the roof pitch of additional matches original, the rear setback was changed from three feet to 10 and 5 feet. A North porch was added to match neighborhood features. This new plan is more expensive but received favorable response from staff and seven direct neighbors (see testimonials)

Previous submission to HPB in 2007-2008...

continued

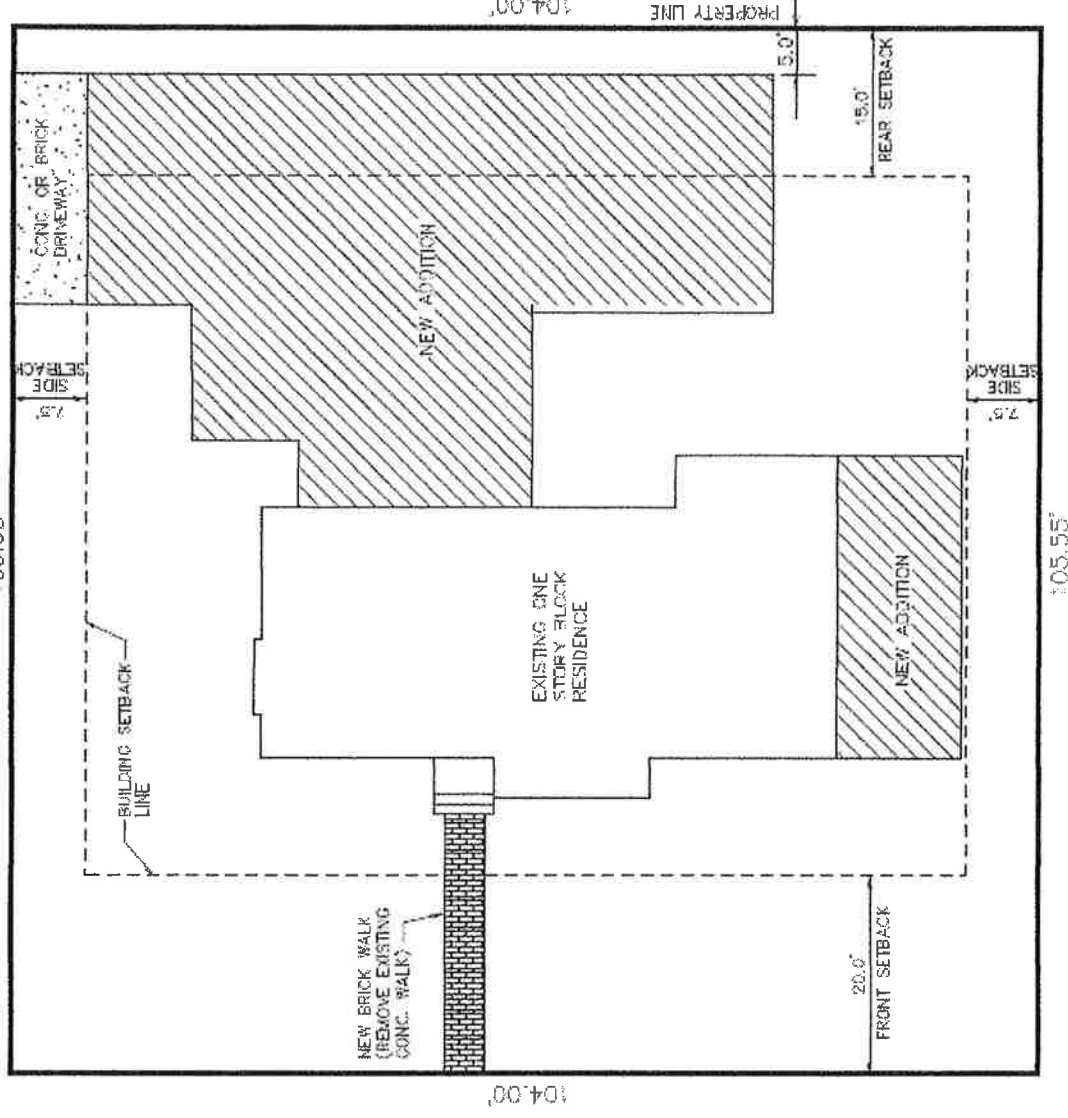


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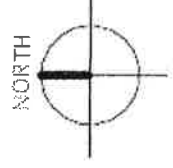
Previous submission to HPB in 2007-2008.. continued

N.E. 11th AVENUE
(60' RIGHT OF WAY)

105.55'



N.E. 3rd STREET
(40' RIGHT OF WAY)



SITE PLAN

1" = 20'-0"

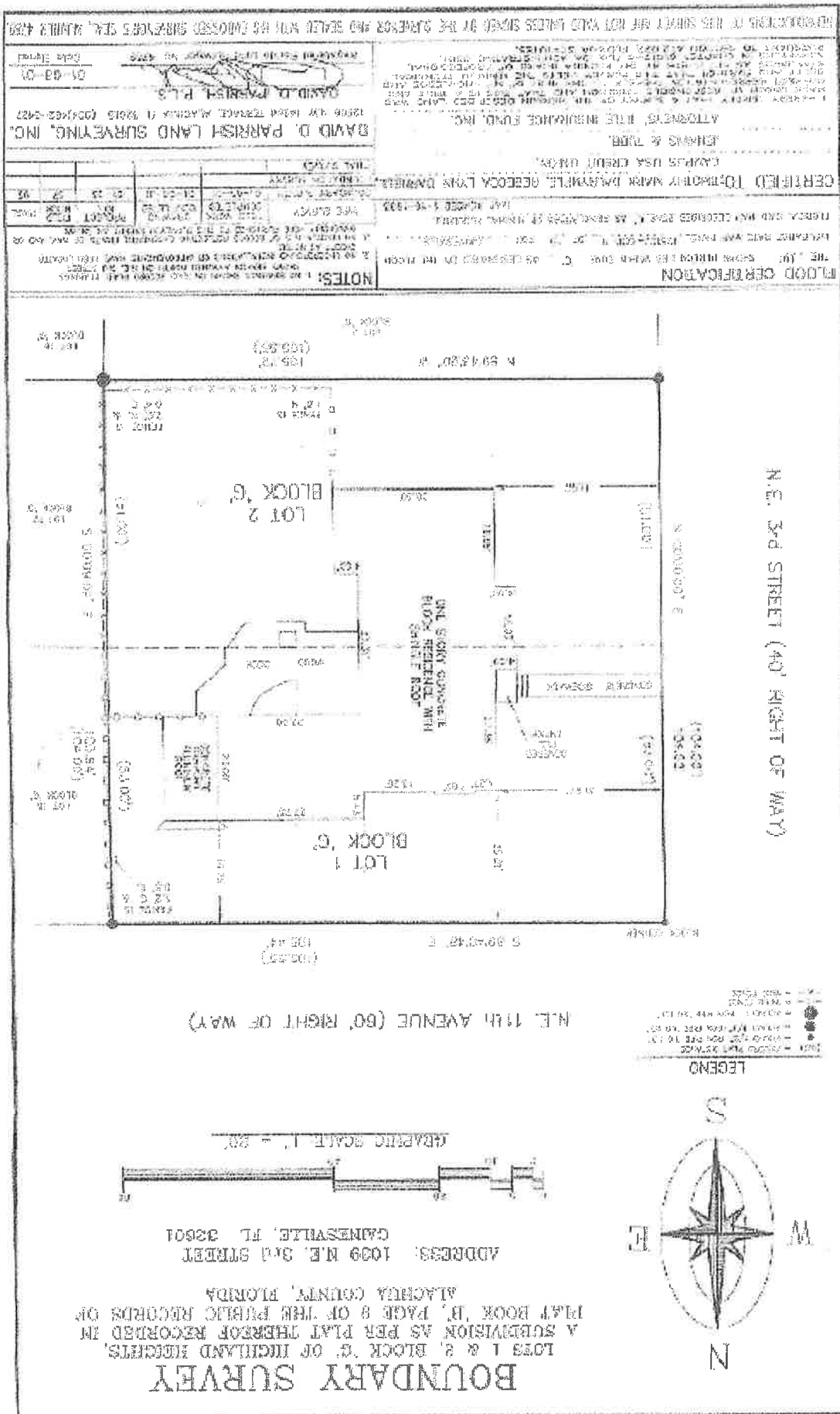
Some environmental advantages to the plan

- Move toward Xeriscape planting with traditional Florida shrubs and groundcover
- Reduced energy consumption (apply for energy star compliance)
 - New windows
 - Insulated block wall
 - Icynene insulated roof decking
 - Metal roof
 - High SEER AC with Gas Heat
 - Will seek approval for Solar Hot water separately
 - Installed DC power circuit to reduce AD- adaptor power drain
- Maximize recycling of old building materials
- Low runoff through minimization of hard surface
 - Porous drive, walks, and patio

Some brief testimonials from immediate
neighbors and one Florida historian—one
block away

Not printed
as there are
Videos !
☹

showing street names, front and sides and orientation



Review of proposal

- Remove existing addition: inconsistent with original architecture
- Replace with historically consistent structure
 - Consistent with RSF 3 and legally established building lines from 1994
 - Kitchen extension
 - Laundry
 - Half bath
 - Porch consistent with Blair house (directly opposite- added in 2008)
- Extend with historically consistent structure
 - Inconsistent with RSF 3 zoning: variance required
 - Requires 3' rear setback variance compared with 15' in RSF 3
 - See included neighborhood survey documenting incidences of <3' rear setbacks
 - Carport
 - Utility room
 - Hobby area
 - Children's play area
- Add master bath and closet on south end
 - Consistent with RSF3
 - Minimizes size while improving usability of room
- Add living room on north end
 - Consistent with RSF3
 - Very expensive compared w/ other options but avoids upper level and improves north view
 - Reduces impact on eastern neighbors
- Maintains larger green space than typical with large front setback

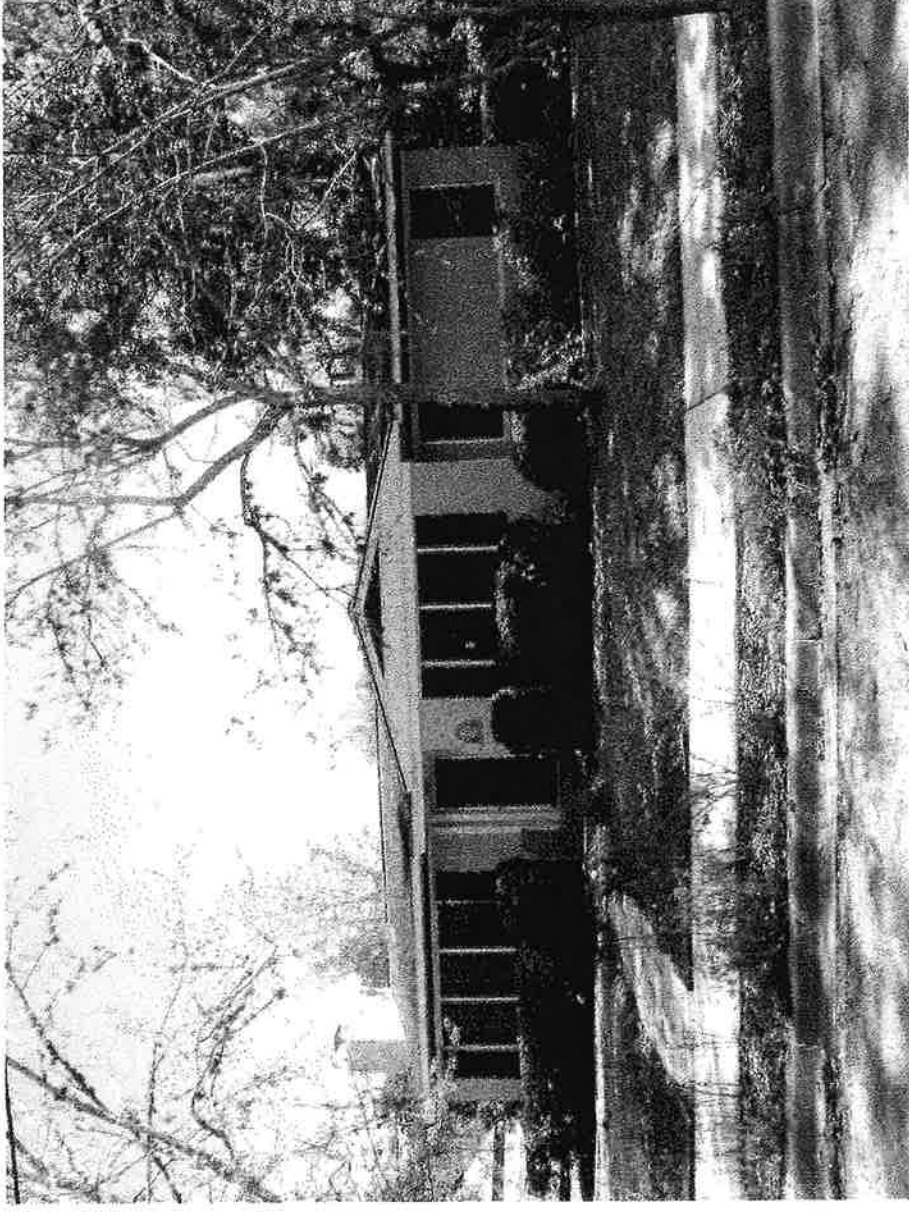
Improvements by current owners to date

- Converted from overhead to underground utility connections
 - Electric
 - Phone
 - Cable
- New plumbing
 - All water lines from street
 - All internal water distribution
 - New main tap and meter
 - And it really needs new sewer!
- New electrical
 - New main to street are underground
 - New kitchen and appliance circuits
 - Removed noncompliant modifications
- Restored original wood flooring (removed tile)
- Repaired kitchen consistent with original
- New HVAC
 - Moved all duct work to attic: consistent with best practices where air conditioning use predominates
 - Repaired all flooring damage for vents
 - Utilized historical plenum design for full house return
- Will seek EnergyStar certification for house with addition

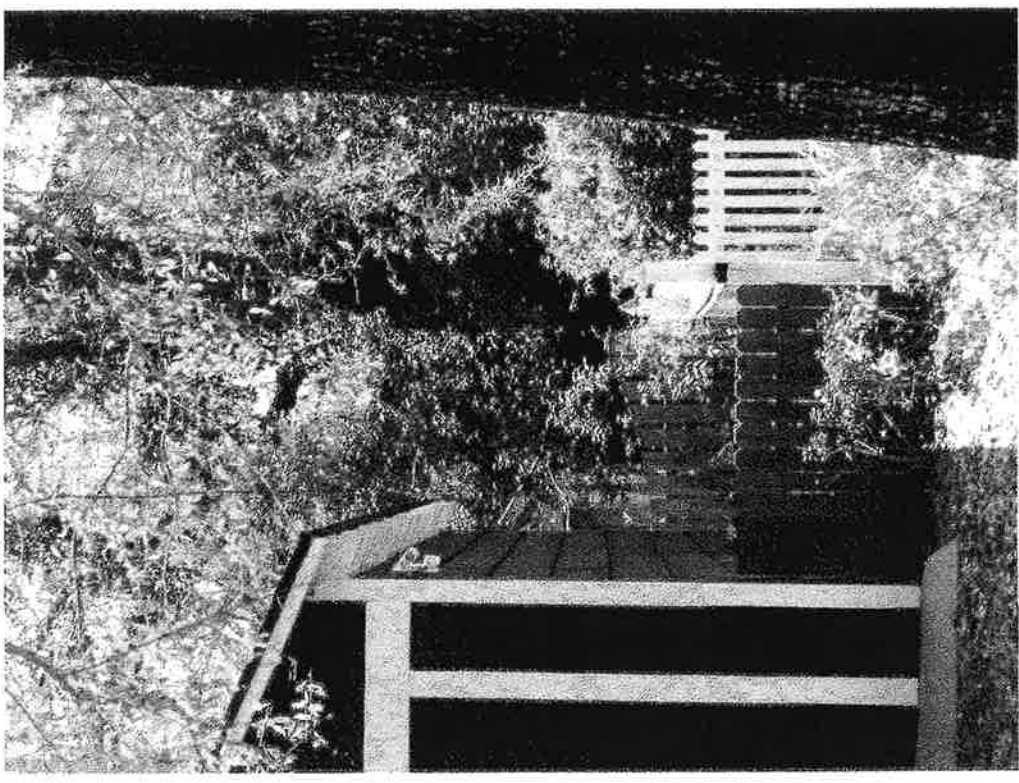
Summary of materials and construction techniques for addition—consistent with original

- Addition to match existing block
- Windows are double hung replicas
 - Vinyl clad or aluminum to match existing
- Roof will be metal V5: typical of neighborhood
 - Originally asbestos shingles
 - Replaced by asphalt after 1997
 - With 4/12 roof pitch, asphalt shingles are unattractive
 - From sidewalk, pedestrian see only black shingle edge
 - Metal will greatly improve street appearance and help reduce frequent roof leaks that currently occur due to existing roof pitch.
- Demolish inconsistent board and baton addition from 1990's
 - Casement windows
 - Poor design of roof line
 - Large sliding glass door not consistent with period and source of frequent bird kills
 - Not energy efficient (un-insulated)

Larger than average green space is provided by the large front setback. This is unchanged.



Current view from petitioner's backyard: note buildings
on adjacent properties are along rear setback



Some points affected by the most recent changes

- Reduces gym/shop space by 150 sf
 - Reduces rear “frontage” from 25’ to 15’ for lot 17
- Reduces southern addition by 200 sf
 - Eliminates over-roofing and noise for neighbors Jean and Ron
 - Maintains existing corner windows and adds additional
- New front design for improved west (street) elevation
 - Adds corner windows: air conditioner of the 50’s
 - Embraces and extends quirky 50’s “Duckpond” rooflets in typical corner window installations with low pitch roofs (used in numerous MM Parrish houses)
- Reduces lot coverage overall ...see next slide
- Resolves rear neighbor’s request for 15’ of bulling along rear property line at 7’ 6” setback..

Lot coverage analysis based on what you just saw

For information only: no guidelines in current codes.....

- Estimated lot coverage
 - Lot size 11000 square feet
 - Includes Lot 1 & 2
 - Current coverage: 3300 sf (30%)
 - Proposed coverage 4050 sf (39%)
- Estimated lot coverage of rear neighbors
 - Lot 18 –55%
 - Lot 17 –45%

;)View from Joint Aviation Unit Chopper ☺



In order to investigate rehabilitation of the existing windows, Fernando Fernandez (352-222-6500) of Windowman Amor Inc. inspected the house on 18 April 2012. Fernando is the principal at Windowman - an Alachua County based company that specializes in the rehabilitation, repair, and installation of windows and related products.

By way of background for the historic board, after our last meeting, I asked him to provide a quote on rehabilitating the existing windows in the structure. After inspecting the site, Fernando concluded that rehabilitation is not feasible for an insulated, air conditioned home. He stated that the condensation problem could not be solved and he further stated for the existing condition and design of the windows that the infiltration could not be improved significantly. Finally, he stated that the ability of the windows to eliminate outside noise (Sheriff department helicopters have kept us awake for more hours that we can count) cannot be improved. Fernando recommended replacing all windows with solid wood, double hung, insulated glass with muntins grills on the inside and outside. We ask that you approve this recommendation. Note: Fernando would have earned significantly more money by rehabilitating the windows than from installing the new windows. Thus, there does not appear to be a financial motive for his recommendation and I have known him for many years and found him to be unfailingly honest and well-informed in all things window.

We offer to record all energy efficiency measurements taken in the rehabilitation (we are working for Energy Star Rating) and provide to the board 12 months of utility bills prior to the rehabilitation and 12 months of energy bills after the rehabilitation to serve as an example of the effects that these measures have on block construction (8" block walls have an R value of 1.2) energy efficiency. This analysis could help the board advise the community in future projects.

The requested photos of the windows follow, but as these provide no quantitative data the value of this information is unclear. The measurement of R values, infiltration coefficients, and emissivity is simply beyond the scope of what is realistic for a home rehabilitation project (see reference #2 below for explanations of what is required to accurately measure these parameters).

References for typical window performance and testing procedures

1. I Ridley, J Fox, T Oreszczyn and S H Hong, The Impact of Replacement Windows on Air Infiltration and Indoor Air Quality in Dwellings, International Journal of Ventilation Volume 1 No 3, http://eprints.ucl.ac.uk/2259/1/Microsoft_Word_-_The_Impact_of_Replacement_Windows.pdf
2. American Society for Testing and Materials (1994): ASTM E783-93: "Test method for field measurement of air Leakage through installed exterior windows, curtain wall, and doors under specified pressure differences across the specimen." ASTM Standards, Vol 04.07 USA.
3. BRECSU (1997) Good Practice guide 224, "Improving airtightness in existing homes". BRECSU UK
4. Shapiro AM and James B (1997) "Creating Windows of Energy Saving Opportunity". Home Energy Magazine, Berkley USA, October
5. Testing the Energy Performance of Wood Windows in Cold Climates, A Report to The State of Vermont Division for Historic Preservation Agency of Commerce and Community Development, Brad James, Andrew Shapiro, Steve Flanders, Dr. David Hemenway, August 30, 1996

The question of economic payback of energy saving products has been raised and is a valid question in considering how much should be invested in a home. However, for us, this issue goes beyond economics, as we view energy conservation by our generation a matter of responsibility to future generations.

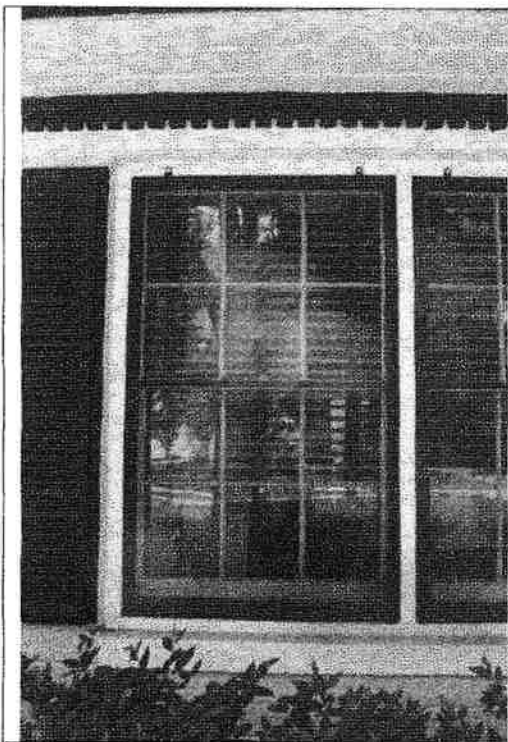


Figure Window 1

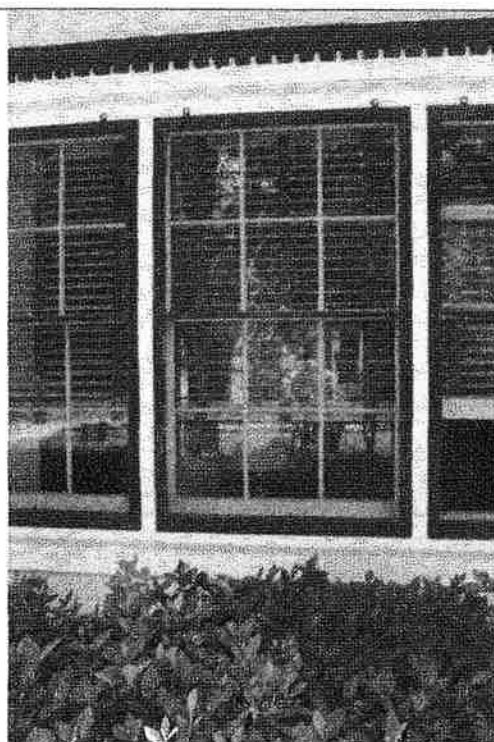


Figure Window 2



Figure Window 3



Figure Window 4

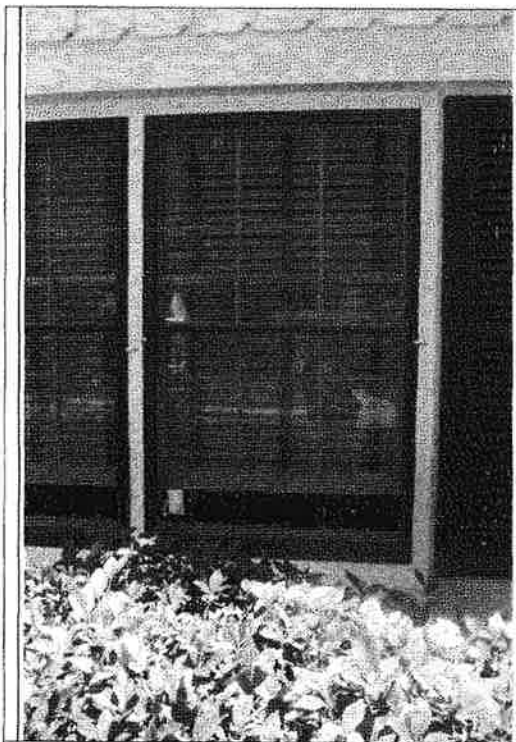


Figure Window 5

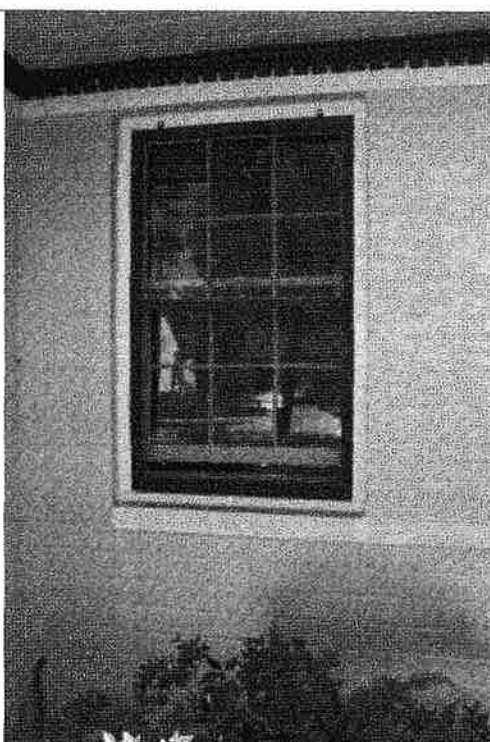


Figure Window 6

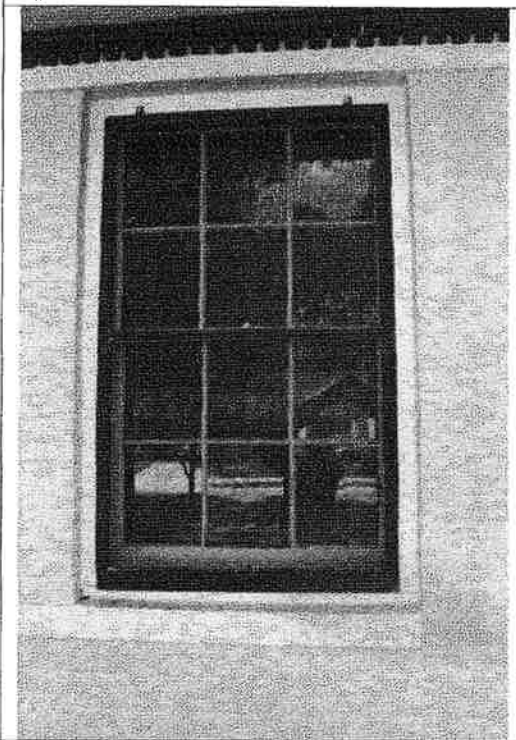


Figure Window 7

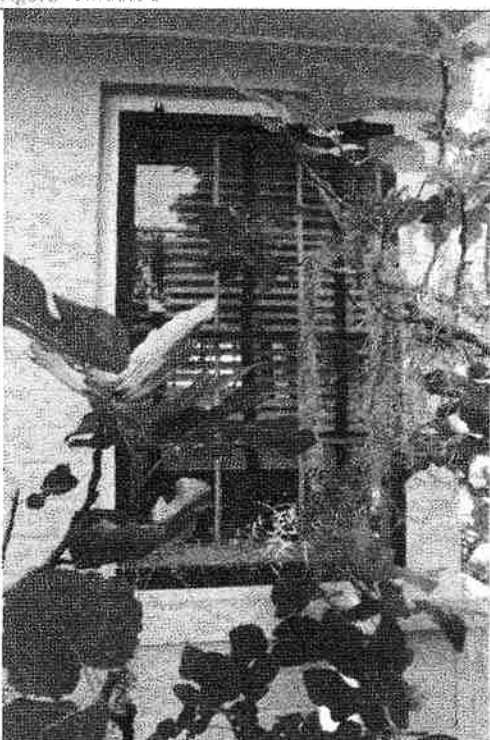


Figure Window 8

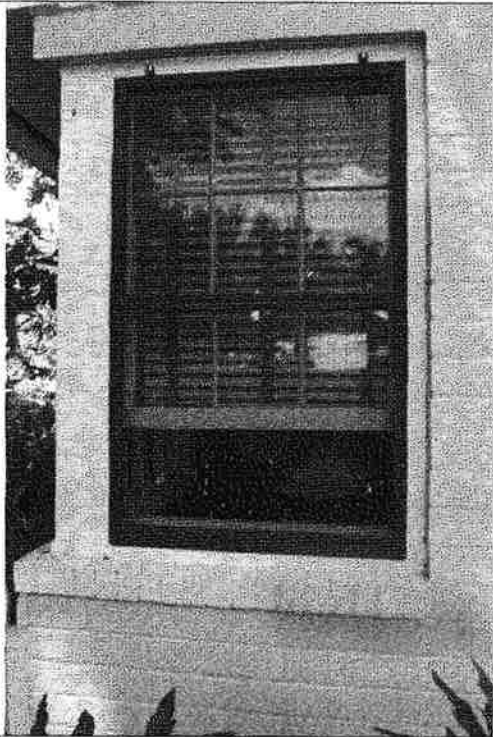


Figure Window 9



Figure 55-200-20

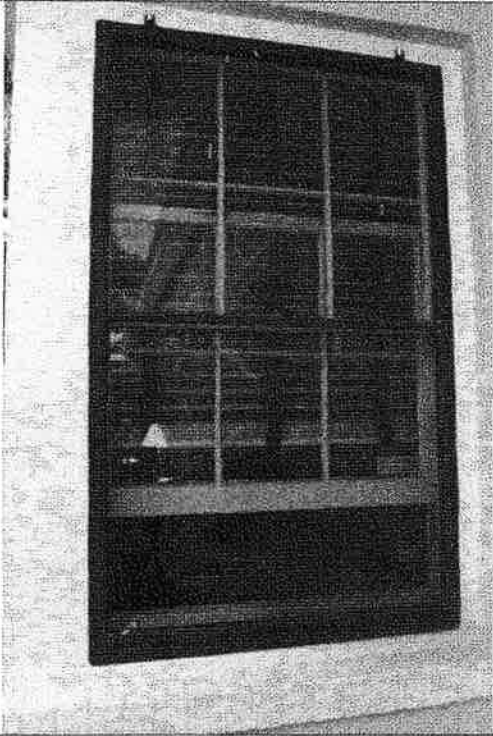


Figure Windows 2.3

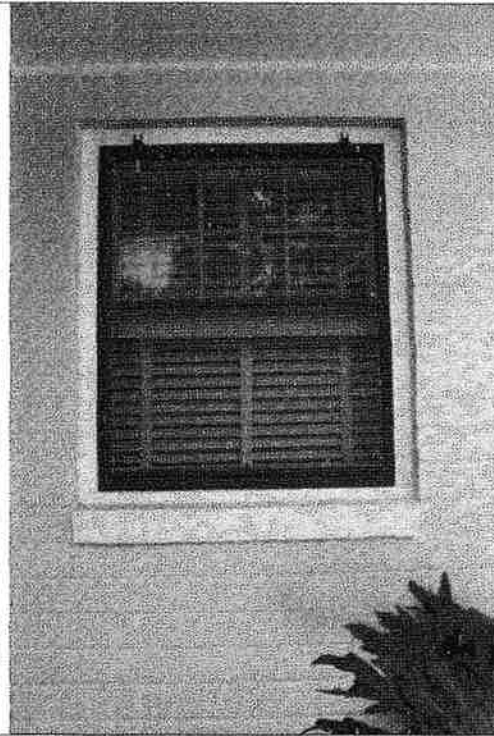


Figure Window 22

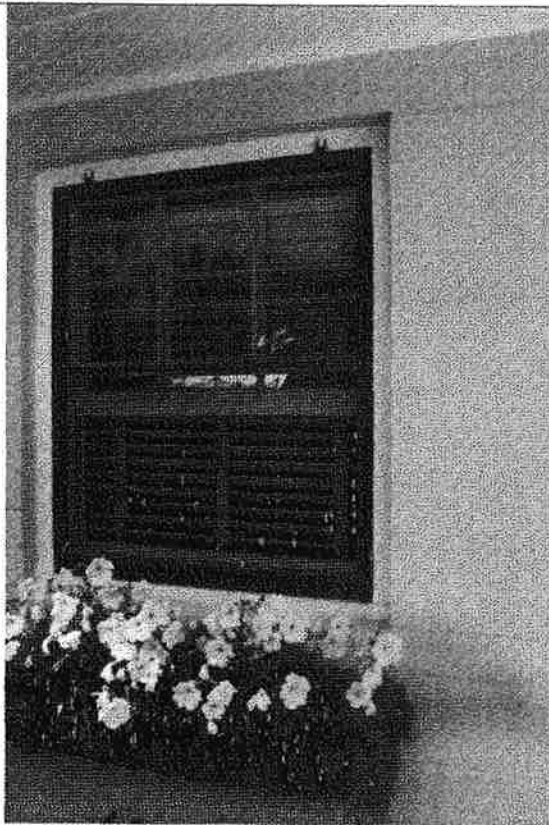


Figure Window 13



Figure 14 Typical summer time view from windows. Poor visibility due to condensation. Windows not compatible with air conditioned home due to summer time dew point temperatures and poor quality glass design and implementation

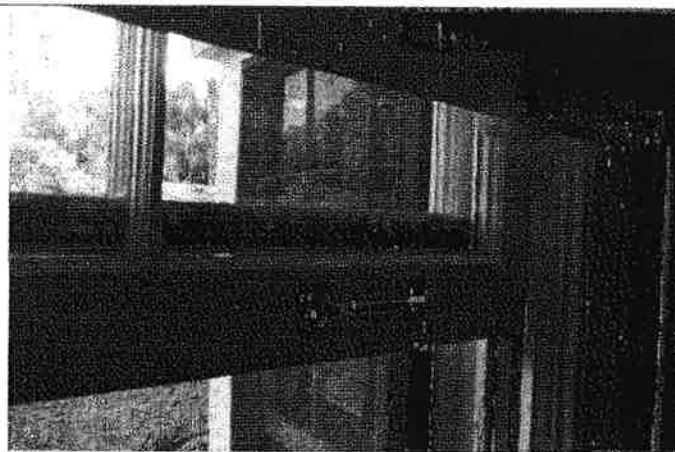


Figure 15 Poor maintenance over the years has deteriorated appearance

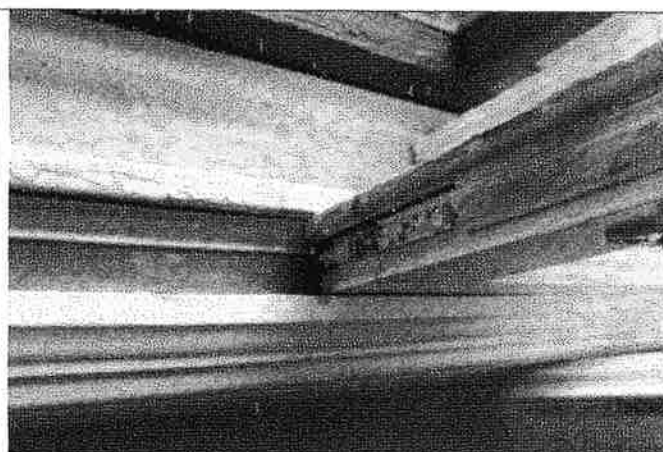


Figure 16 Add-on aluminum seals were applied to stop leaks without success

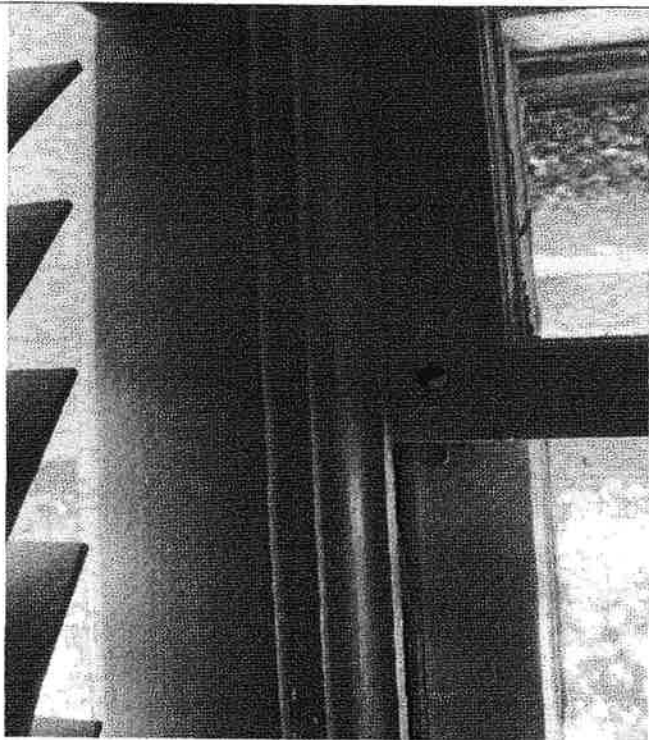


Figure 17 Windows were drilled for security latches; now thru holes



Figure 18 General deterioration of appearance and seals



Figure 19 Poor fit and sill of window with modifications



Figure 20 Typical sill

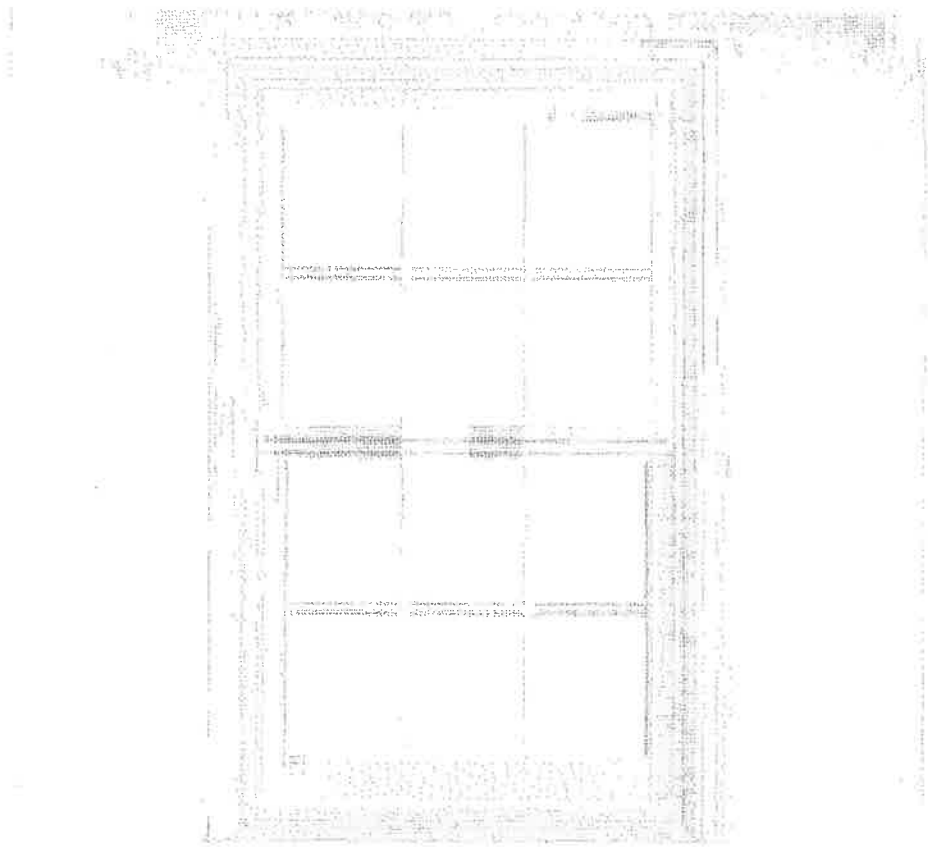


Figure 2.1 Replacement window Jeld Wen, All wood (pine) double hung window with exterior colonial style mullions to match existing

This window will be used through the addition and thus all windows in the house will be consistent, non-condensing, insulated glass, with low emissivity. This window or equivalent will be installed in all opening. All wood construction is consistent with historical style. Many of the homes in our neighborhood have aluminum replacement windows from the 70's, 80's, 90's, and 2000's. The wood windows are more expensive and require more labor but with colonial trim they are indistinguishable for the original at the street view and are consistent throughout the rehabilitated house. This upgrade is offered as a compromise –as contrasted with the vinyl clad Anderson windows previously proposed- for replacing all the windows.

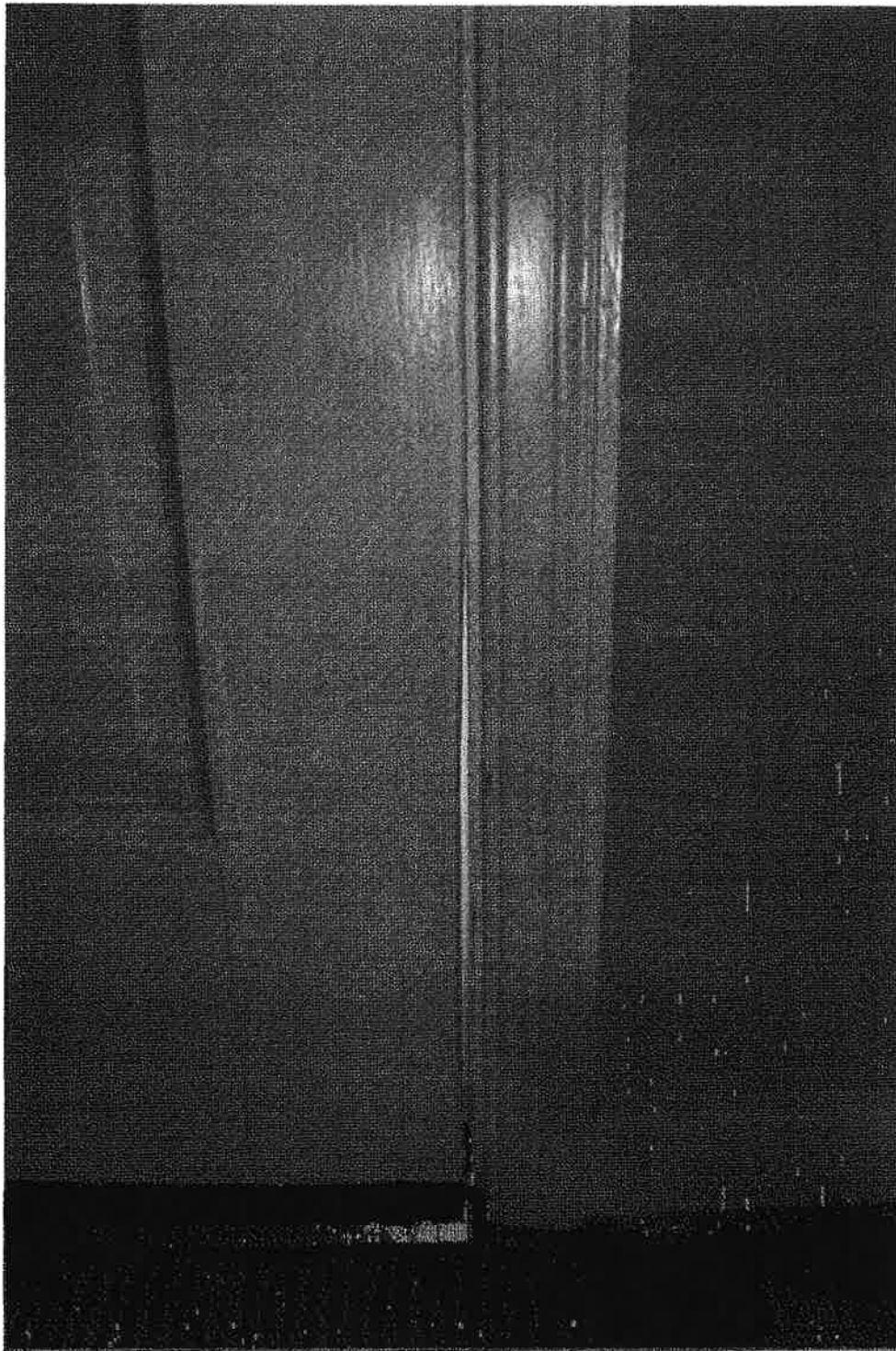


Figure 22 Damaged front door – Door will not seal due the gap shown at the bottom of the door. Apparently, the door was sawed or planed at this location to address an issue with the door sticking. The amount of wood removed was excessive and this cannot be repaired to the original condition.

Applicant Name: J. F. & L. DeLeonate y De Leon

Date Received: _____

Received by:

Window Survey Form

Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening numbered corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.), materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input checked="" type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input checked="" type="checkbox"/>	6. Other <u>Write up on basis for window replacement - attached</u>

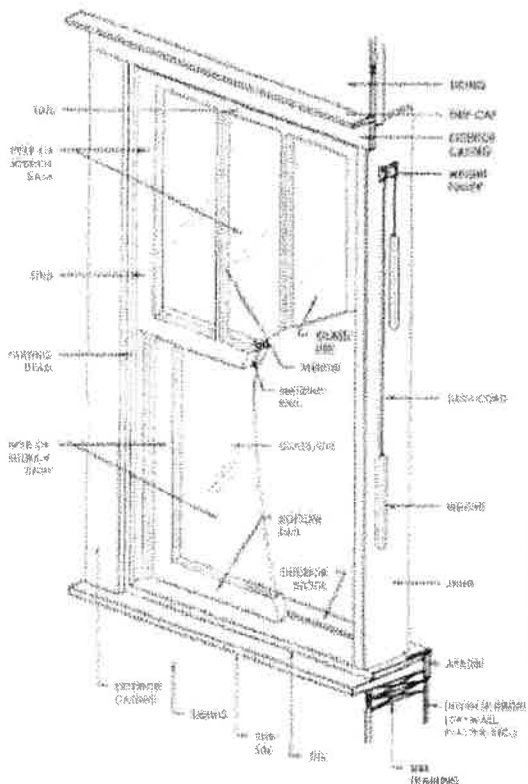
All window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs or groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows should also be included, but **not** door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. Additional close-up photographs, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Approved for release by [redacted] changed to [redacted]



Total Number of Window Openings on the Structure	13
Number of Historic Windows on the Structure	with none
Number of Existing Replacement/Non-Historic Windows	
Number of Windows Completely Missing	
Total Number of Windows to be Replaced	13


COA—

Applicant Name: Tom Dalgarno & Rebecca Dwyer

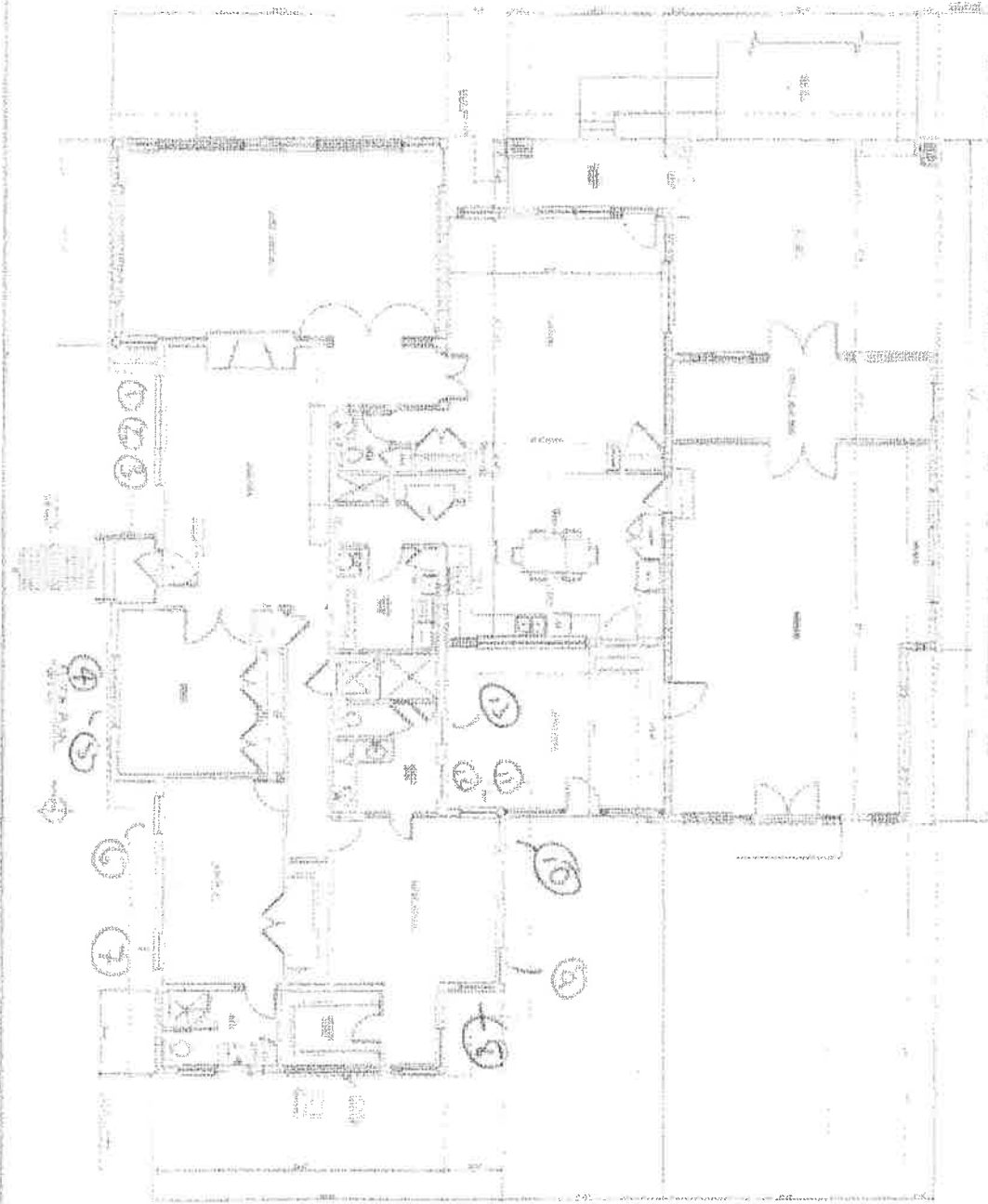
Date Received: _____

Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Top Sash Painted white. Drains checked and found to be functioning. Condensation leaks repaired from original.
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	



ADDITIONS & RENOVATIONS to the RESIDENCE of
 TIMOTHY BARRYMORE & REBECCA DARNELL
 1029 NORTHEAST 2ND STREET
 GAINESVILLE, FLORIDA

ARCHITECT
 J. L. BARRYMORE
 1029 NORTHEAST 2ND STREET
 GAINESVILLE, FLORIDA
 352-2222

BRUCE GAREN
DESIGN & DRAFTING
4401 NORTHWEST 21st STREET
GAINESVILLE, FLORIDA 32605
PHONE: (352) 359-1121
FAX: (352) 359-1121

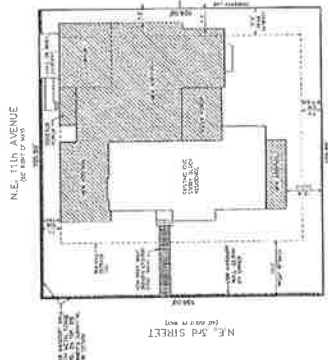
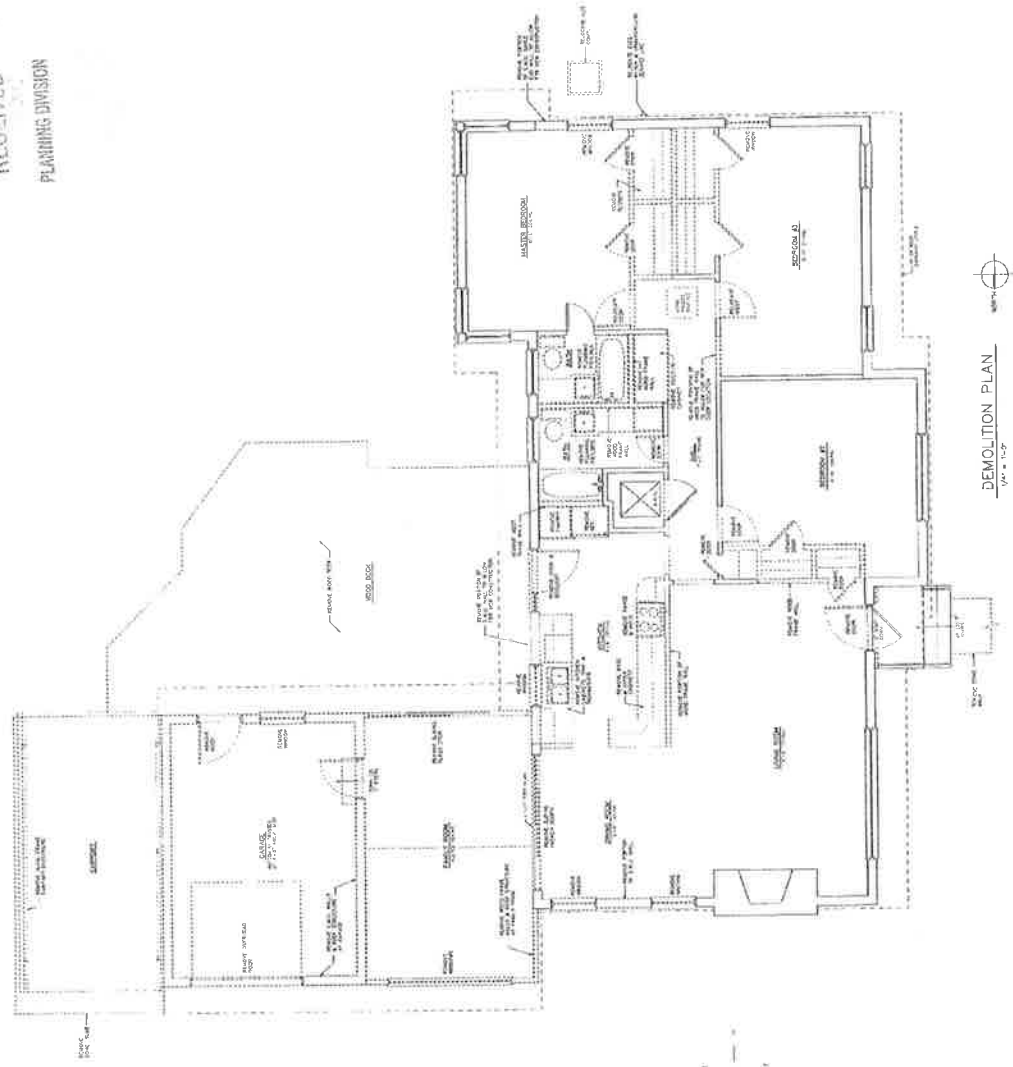
ADDITIONS & RENOVATIONS to the RESIDENCE of
TIMOTHY DALRYMPLE & REBECCA DARNELL
1039 NORTHEAST 3rd STREET
GAINESVILLE, FLORIDA

DATE: 08/15/2013
DRAWN: J.D.
REVISIONS:

SHEET CONTENTS
DEMOLITION PLAN

SHEET 1 of 3

RECEIVED
PLANNING DIVISION



SITE PLAN
1" = 20'-0"

SITE NOTES

- 1. THE SHOWN LOT LINES ARE BASED ON A SURVEY.
- 2. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 3. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 4. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 5. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 6. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 7. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 8. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 9. THE EXISTING LOT LINES ARE BASED ON A SURVEY.
- 10. THE EXISTING LOT LINES ARE BASED ON A SURVEY.



Figure 1 Front bedroom



Figure 2 Hallway



Figure 3 Hall bathroom

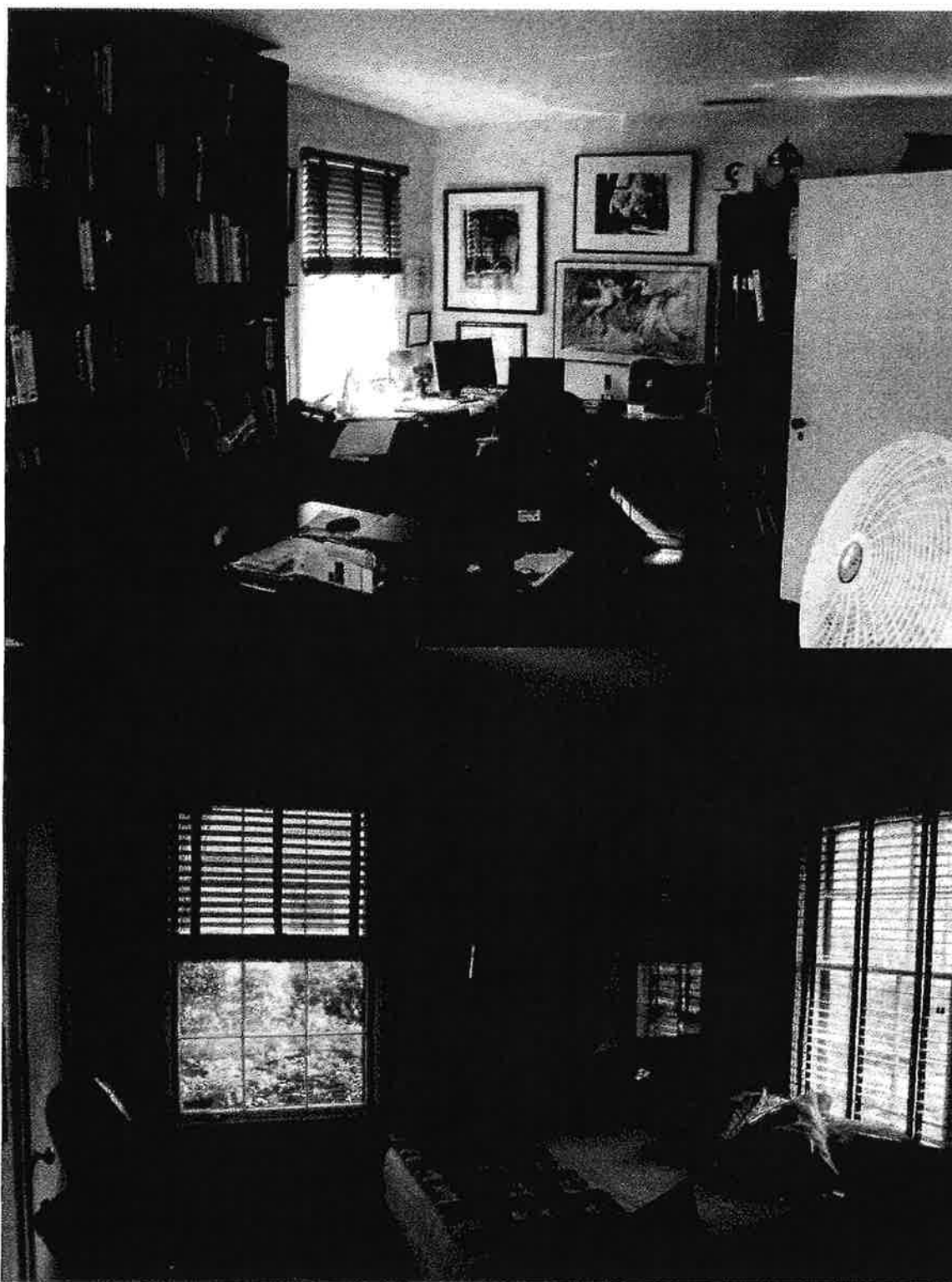


Figure 4 Shared front (SW) office and bedroom

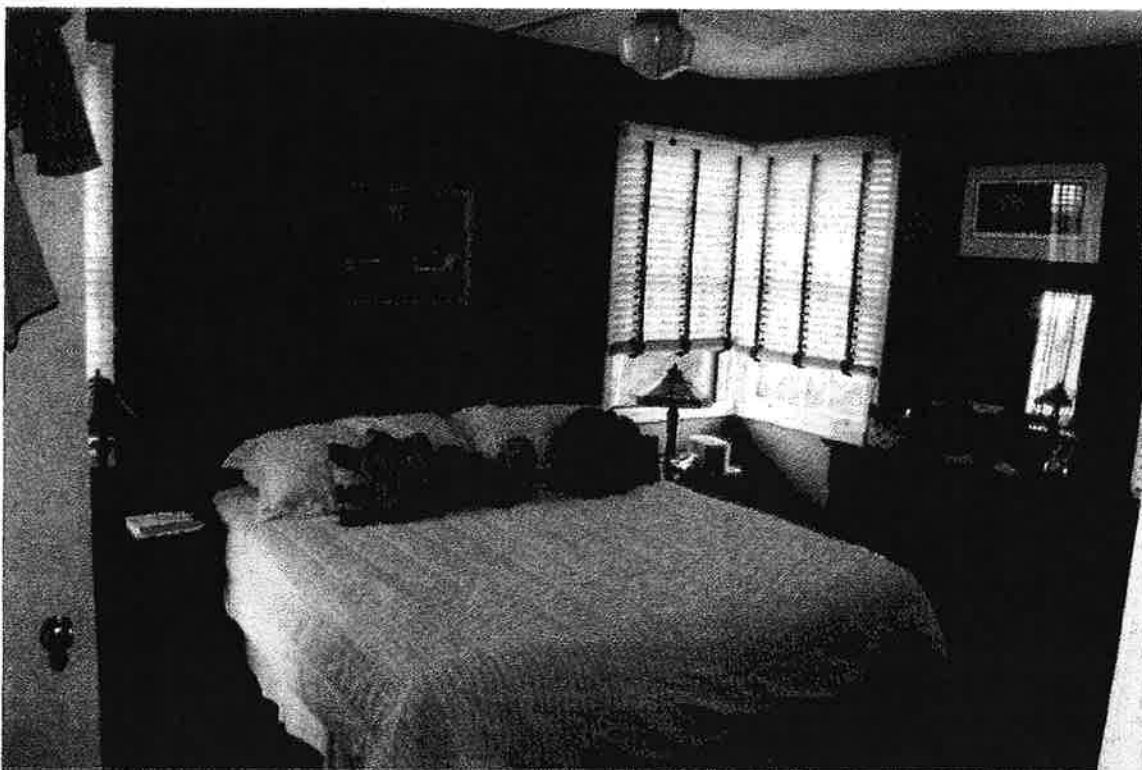


Figure 5 Master bedroom



Figure 6 Master (sic--bathroom)



Figure 7 Living room and dining room



Figure 8 Kitchen



Figure 9 Sun porch



Figure 10 Garage



Figure 11 West Elevation

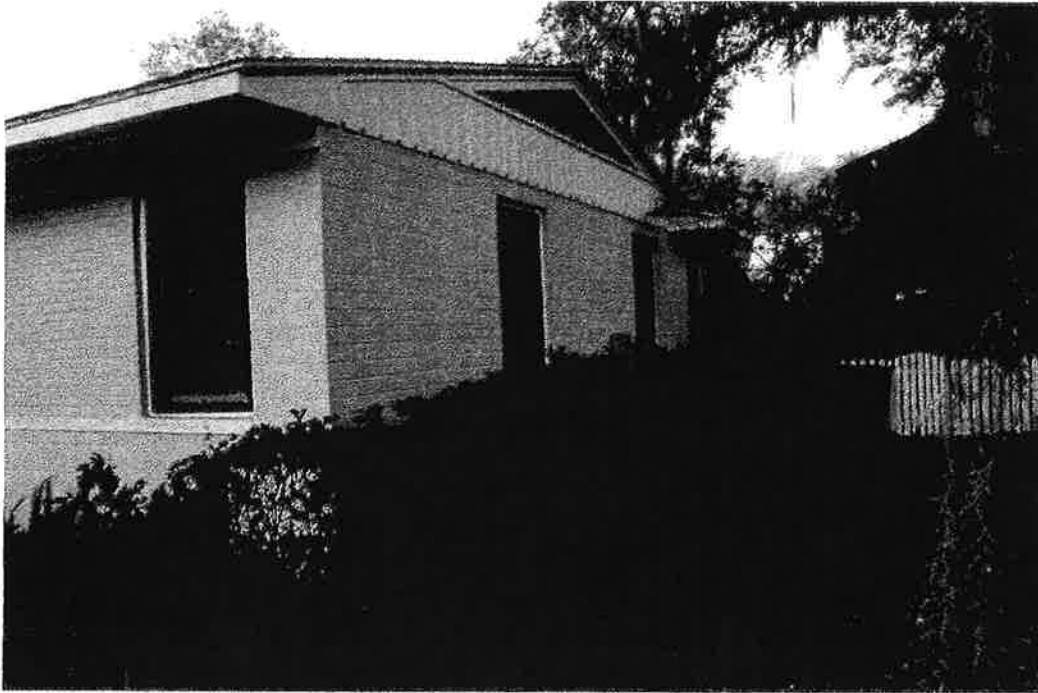


Figure 12 West Elevation South End

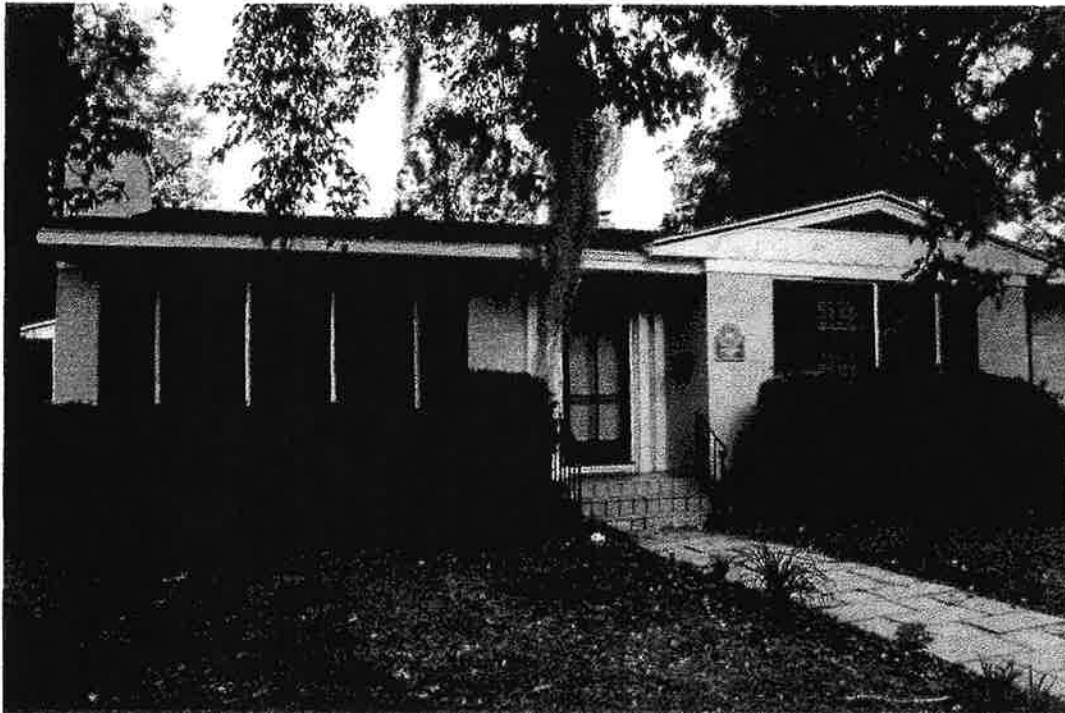


Figure 13 West Elevation North End

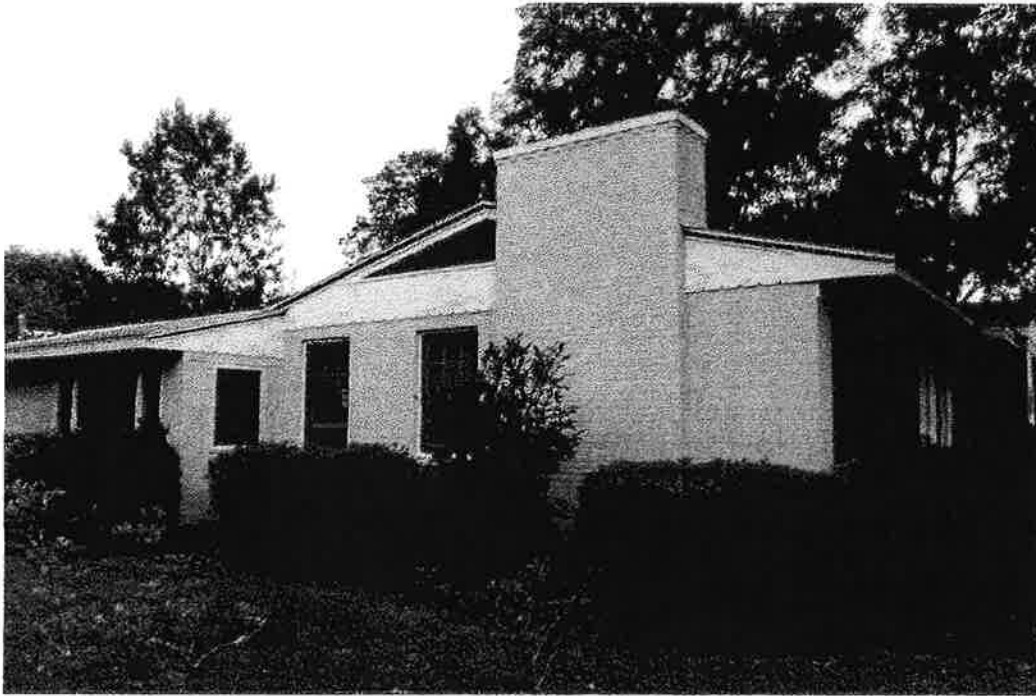


Figure 14 North Elevation

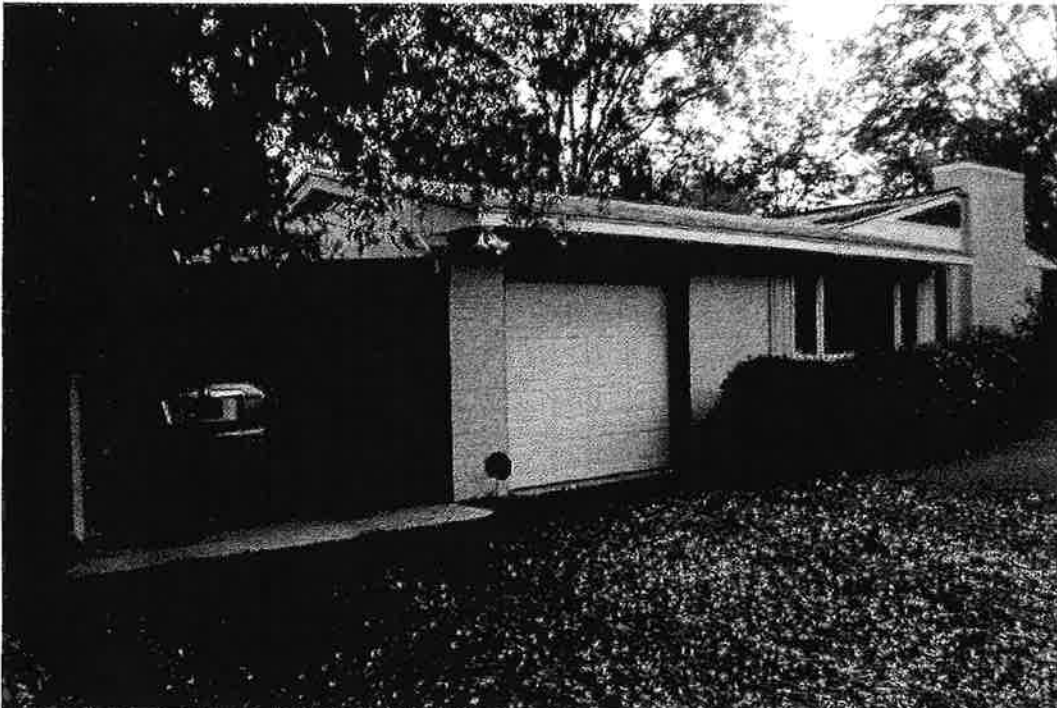


Figure 15 North Elevation



Figure 16 Rear Court

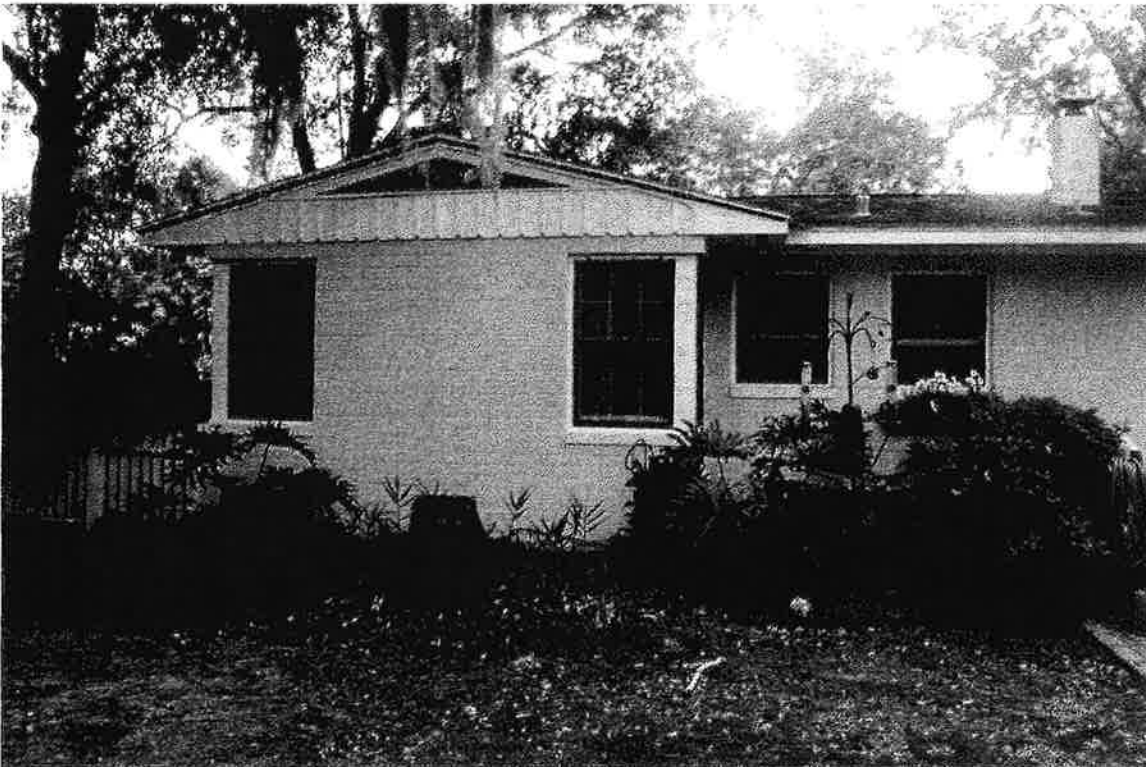
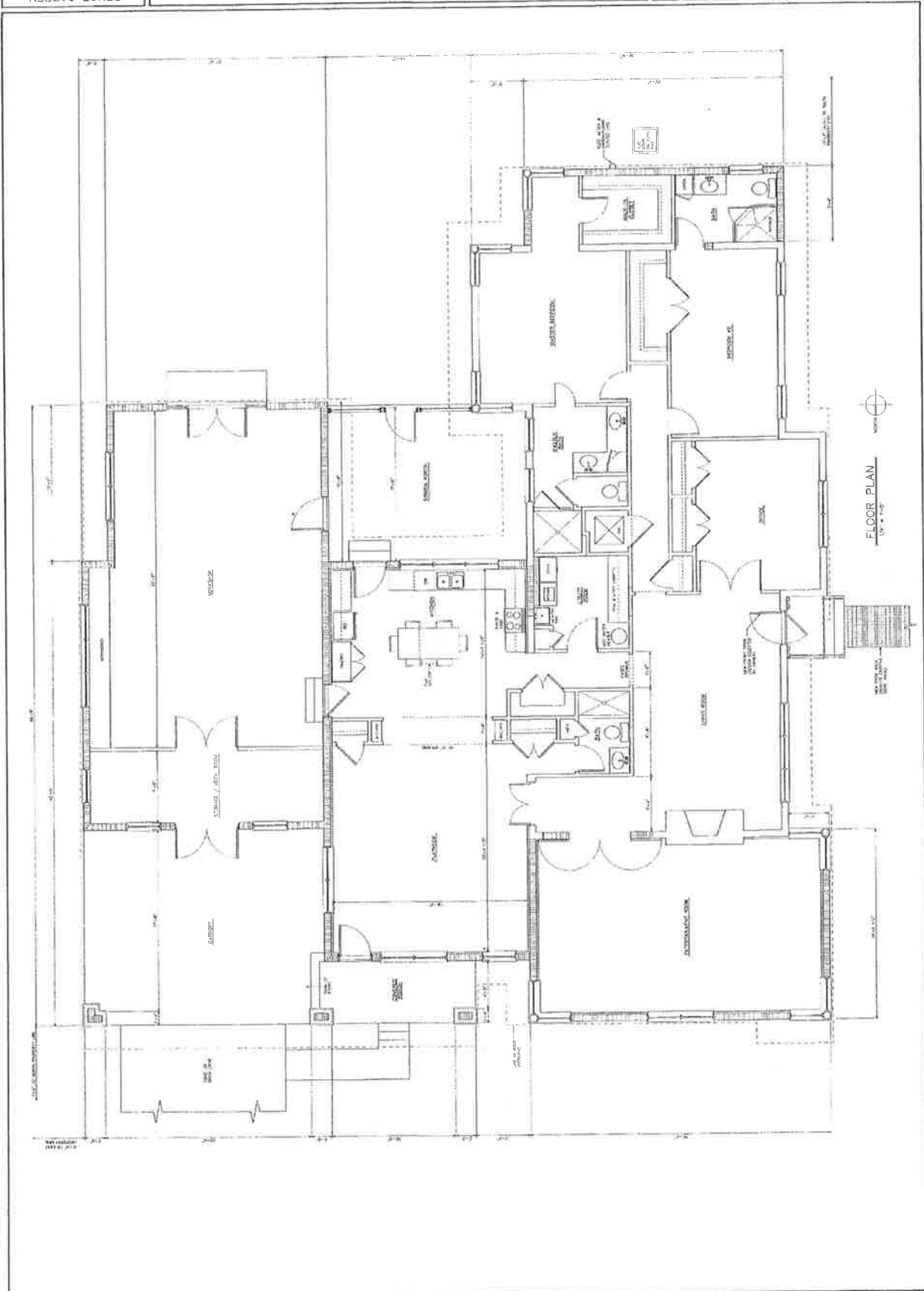


Figure 17 East Elevation

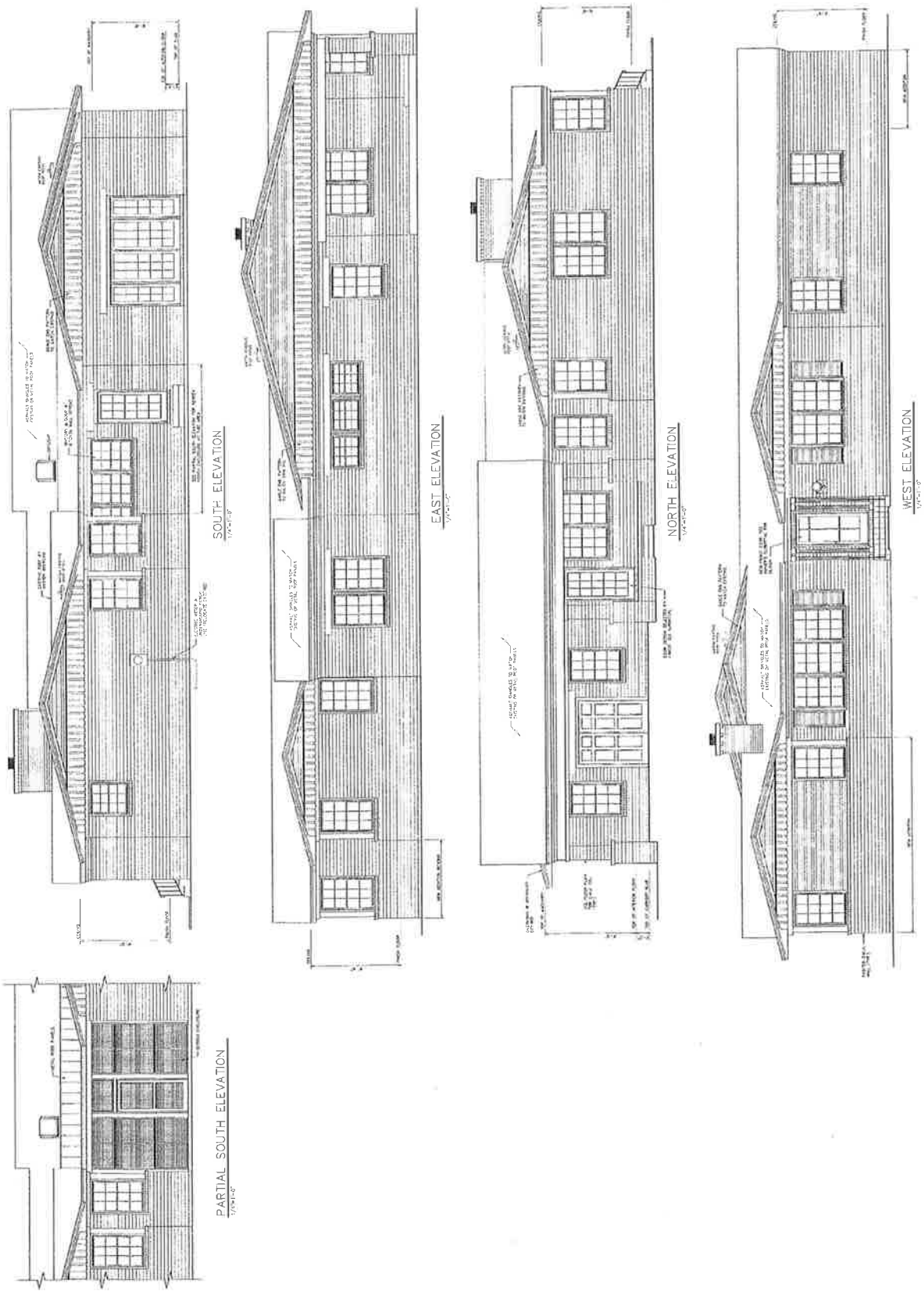


Figure 18 West Elevation Treehouse



FLOOR PLAN
 1/8" = 1'-0"

SHEET 3 3	SHEET CONTENTS EXTERIOR ELEVATIONS	REVISIONS	DATE APRIL 10, 2007
	DRAWN B.C.	DATE APRIL 10, 2007	PROJECT ADDITIONS & RENOVATIONS TO THE RESIDENCE OF TIMOTHY DALRYMPLE & REBECCA DARNELL 1039 NORTHEAST 3rd STREET GAINESVILLE, FLORIDA
	DESIGN & DRAWING 4401 NORTHERS 21st TERRACE GAINESVILLE, FLORIDA 32605 PHONE (352) 355-1871 BRUCE GARDEN		
	BRUCE GARDEN		





HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 1 -- PRECONSTRUCTION APPLICATION

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. This form needs to accompany a completed Certificate of Appropriateness (COA) form. If additional space is needed, attach additional sheets.

A. GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location: 10304-000-000
 Property Identification Number (from tax records) LOTS 142 Block G of Highland Heights 2333/
 (Attach legal description) 2396
 Address of property: Street 1039 NE 3rd St
 City Gainesville County Alachua Zip Code 32601

() Individually listed on the National Register of Historic Places () In a National Register Historic District
 () Individually listed on the Local Register of Historic Places * (☒) In a Local Register Historic District

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of Historic District 4-NE Residential Historic District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of Gainesville Historic Preservation Board
 Mailing Address Thomas Center 302 NE 6th Ave
 City Gainesville State FL Zip Code 32601
 Telephone Number (352) 334-5067

2. Type of request:

- (☒) Exemption under 196.1997, F.S. (Standard exemption)
 () Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) If applying under 196.1998, F.S., complete Section D. SPECIAL EXEMPTION



3. Owner Information:

Name of individual or organization owning the property Timothy Mark Dalrymple
Rebecca Lynn Dornell
 Mailing Address 1039 NE 3rd St
 City Gainesville State FL Zip Code 32601

Daytime Telephone Number (352) 359-5002

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Property Identification Number 10304-00-00

Property Address 1039 NE 3rd St, Gainesville, FL 32601

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by representatives of the appropriate representatives of the local government from which the exemption is being requested, to the purpose of verification of information provided in the application. I also understand that, if the requested expiation is granted, I will be required to enter into a covenant with the local government grant the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Tim Dalrymple

Name

T.M. [Signature]

Signature

4-10-12

Date

Complete the following if signing for an organization of multiple owners:

Title

Organization Name

B. EVALUATION OF PROPERTY

(To be completed only for properties in historic or archaeological districts)

5. **Description of Physical Appearance:**

Single story block ranch style house built in 1951
House is designated "Ruth Becker House" 1951
by Historic Gainesville, Inc

The house currently has two inconsistent additions on
the north end of the lot. These additions are to
be removed and replaced with a historically consistent
structure of high quality, original materials, and building
technique.

New construction maintains and continues historical details of corner windows
and quirky roofline.

Date of Construction 1951

Date(s) of Alteration(s) 2012

Has building been moved? () Yes (☒) No If so, when? _____

6. **Statement of Significance:**

This home is designated as a contributing structure
in the 4th NE Historic District. Built in 1951 this
house represents the post WW-2, corner block, ranch, with
corner windows that are a typical feature of MM
Dorrish Homes is some parts of the duckpond neighborhood

Additionally, this home is a visual focus in the neighborhood
due to corner lot and slight elevation. The house was blighted
for some years and can demonstrate significant, historically
consistent, improvement to the historic district.

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

Property Identification Number 103 04 -00-00

Property Address 1039 NE 3rd St, Gainesville, FL 32601

C. PROPERTY USE (To be completed by all applicants)

1. Use(s) before improvement: single family home
2. Proposed use(s): single family home

D. SPECIAL EXEMPTION (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public) **NA**

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total usable area of the building in square feet. (For archaeological sites, indicated the total area of the upland component in acres) _____ square feet () acres ().
4. How much areas does the organization or agency use? _____ %.
5. What percentage of the usable area does the organization or agency use? _____ %.
6. Is the property open to the public? () Yes () No. If so, when? _____
7. Are there regular hours? () Yes () No. If so, what are they? _____
8. Is the property open by appointment? () Yes () No
9. Is the property open only by appointment? () Yes () No

PART 1 PRECONSTRUCTION APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 10304-00-00

Property Address 1039 NE 3rd St, Gainesville, FL 32601

The () Local Historic Preservation Office () Division, has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1997, (11) F.S.
- () Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certified that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.
- () Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

Review Comments: _____

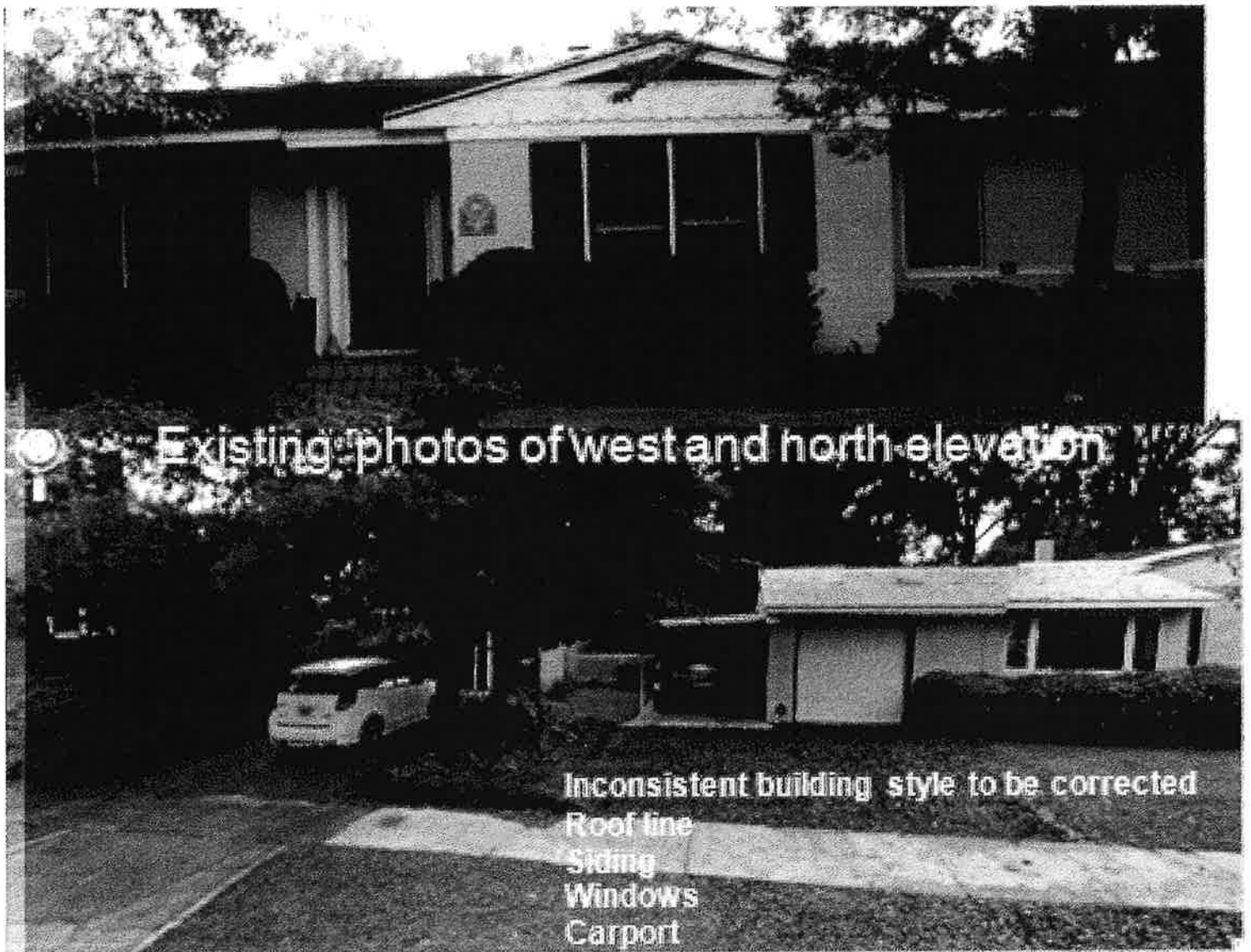
Additional Review Comments attached? Yes () No ()

Signature _____

Typed or printed name _____

Title _____

Date _____



We have worked extensively with planning staff over last year to address concerns on original plan (2007).
Street elevations for corner lot shown below

