

TO: Historic Preservation Board

Item Number: 4

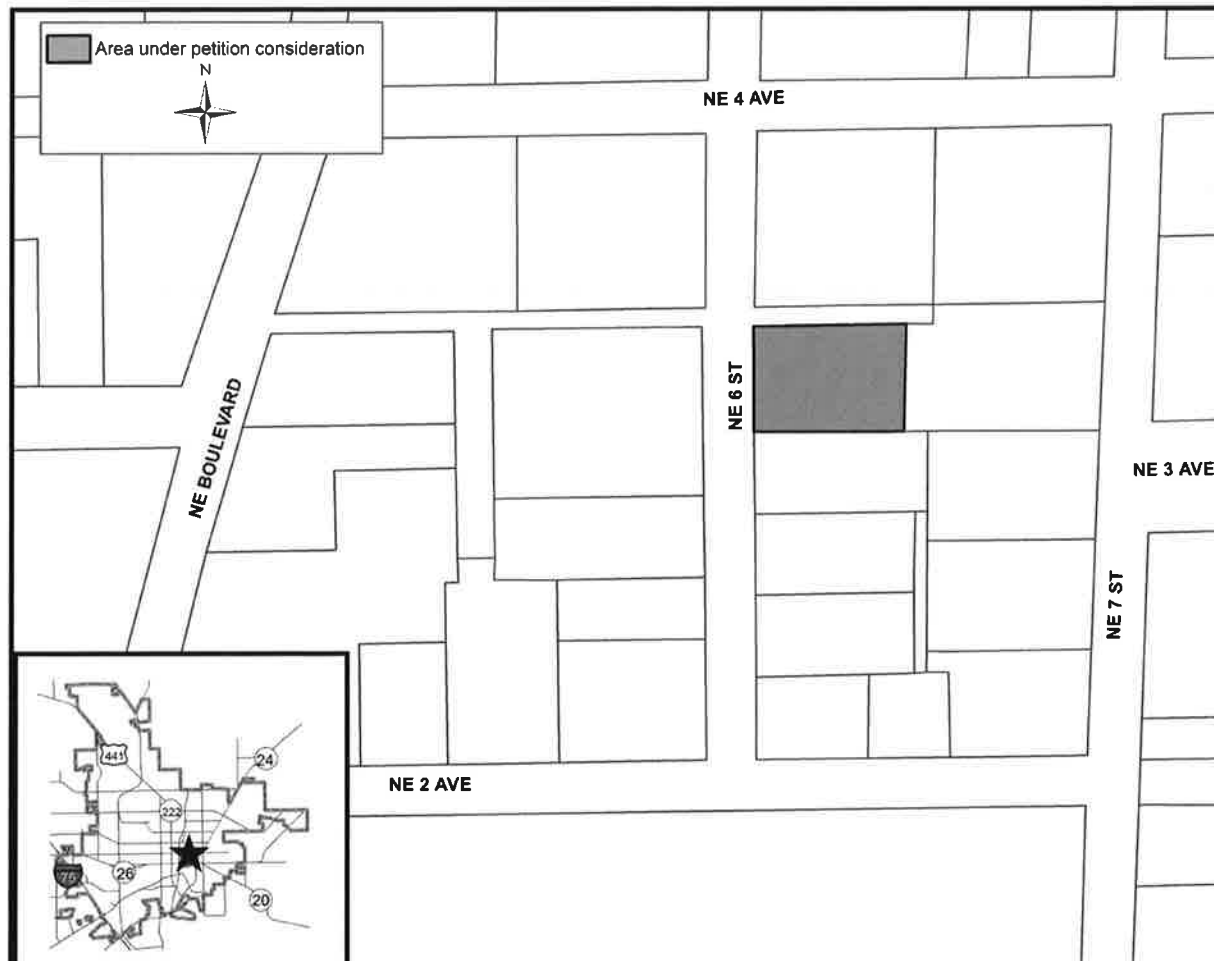
**FROM: Planning & Development Services Department
Staff**

DATE: March 1, 2016

SUBJECT: Petition HP-16-4. Joshua Wolf Shatkin, Agent for Jonathan Varol. Interior and Exterior rehabilitation and addition to a multi-family dwelling. Located at 305 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of HP-16-4



Project Description

The property is located at 305 NE 6th Street. The property is zoned RMF-5. The parcel (12378-000-000) is approximately .24 acres in size and is located in the Northeast Residential Historic District.

The proposed project includes removing the studio apartment that was created on the front porch and restoring the porch. The remaining three units will be rehabilitated including new bathrooms and kitchens. Aluminum windows that were added to the second floor will be removed and replaced with Marvin Integrity windows that are wood on the interior and clad on the exterior with a profile that matches those of the original windows. An exterior staircase will be restored on the north elevation. A one-story addition consisting of two bedrooms and two and one-half bathrooms will be constructed with a connection to the southeast corner of the building. Materials used will be consistent with the historic fabric of the building. The shingle roof will be re-roofed and matching shingles will be used on the addition. Original elements in the building including doors, woodwork, wood flooring, and mantles will be maintained and restored wherever possible.

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

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 authoritative guidelines for rehabilitation, list the following:

REHABILITATION: A PRACTICAL APPROACH TO PRESERVATION

The Rehabilitation and Design Guidelines are a tool to ensure the preservation of architectural resources through measures that are consistent and cost-effective. The guidelines help coordinate applicable city, state, and federal guidelines to avoid or minimize administrative overlap and needless duplication. The guidelines cover both new construction and rehabilitation, which is the process of repairing or altering a historic property while retaining its significant features. A practical approach to preservation, rehabilitation is a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

SUMMARY OF THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior has adopted a set of standards for rehabilitation of historic structures under federal programs, including the tax incentive program for rehabilitation. The following standards are general principles that the Department of the Interior recommends for consideration in the planning stage of rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires re- placement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall 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.

MAINTENANCE AND REHABILITATION OF HISTORIC PROPERTIES

There are a variety of approaches to re- pairing or altering a historic building and other historic properties. These approaches should be understood before planning, undertaking, or reviewing repair or alteration of such properties. They are defined below.

Remodeling

Remodeling consists of an approach in which repairs or alterations are undertaken with little or

no regard for the overall design and individual features of the historic building. During the course of remodeling, the historic character of a building is usually lost or diminished. Remodeling is not a recommended approach and frequently will result in rejection of a certification of appropriateness, disapproval from state and federal regulatory authorities, and denial of financial benefits such as tax credits, grants, and ad valorem tax exemptions.

Stabilization

Stabilization, usually the first step in preserving a historic building, is undertaken to reestablish the weathertight and structural integrity of buildings, particularly those that are unsafe or deteriorated. It is a temporary measure designed to allow rehabilitation or restoration in the future. Stabilization measures include repairing or covering roofs and windows so that rain cannot penetrate the interior, extermination of termites and other wood boring pests, protecting a property from vandalism, addressing structural problems, and other work that will prevent further deterioration.

Restoration

Restoration is accurately recovering the form and detail of a building and its setting as it appeared at a specific time in the past. Restoration often requires the removal of later work or the replacement of missing earlier work. Restoration is the most accurate and expensive means of preserving a building. Because of the cost, restoration is generally employed only on landmark buildings of exceptional significance. Restoration entails detailed research into the history, development, and physical form of a building, skilled craftsmanship, and attention to detail. The original use is generally maintained or interpreted, as in the case of a house museum.

Reconstruction

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building or part of a building, to its appearance during a specific time in its history. Reconstruction is recommended only when there is adequate historical, pictorial or physical documentation so that a building or feature can be adequately reproduced. Conjectural reconstruction is not a recommended approach and conflicts with contemporary preservation standards.

Rehabilitation

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building for an efficient contemporary use while retaining its historic features. Rehabilitation represents a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Rehabilitation includes structural repairs, repairing roofs and exterior finishes, painting, and upgrading mechanical systems. It frequently involves changes in use. These changes may result in physical alterations, such as additions, expanded parking, and measures to comply with contemporary health and safety code requirements. Sensitive rehabilitation results in changes that do not negatively impact the historic character of a building and its setting.

GUIDELINES FOR REHABILITATING HISTORIC PROPERTIES

The guidelines which follow are oriented toward rehabilitation of historic buildings and other historic properties. They essentially draw upon the Secretary of the Interior's Standards for Rehabilitation. Over the past several decades the Secretary of the Interior's Standards have become the authoritative guidelines for rehabilitation in the United States. The Standards were initially used in reviewing projects funded by the now defunct Historic Preservation Fund grant-in-aid program. Subsequently, they were used by authorities in preserving historic properties under federal control and reviewing projects falling under federal compliance review. Presently, many state officials and local design review boards both in Florida and nationally employ the Standards as the basis for rehabilitation guidelines. They have been used in Florida for over twenty years in reviewing projects involving federal investment tax credits and state and federal grants.

The Standards suggest a series of steps to rehabilitation, beginning with the least intrusive treatments. The steps in sequence are as follows:

Identify, Retain, and Preserve

The first step—identifying, retaining, and preserving the form and detailing of architectural materials and feature—is basic to the sensitive treatment of all historic buildings. The guidelines which follow recommend measures to accomplish this goal while avoiding actions which will cause the removal of features that form the historic character of a building.

Protect and Maintain

Protection generally involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as rust removal, caulking, limited paint removal, re-application of protective coatings, and cyclical cleaning of roof gutter systems; or stabilization through prevention of water infiltration, installation of fencing, protective plywood, alarm systems and other measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should begin at this level.

Repair

Repairs are warranted when required by the physical condition of character-defining materials and features. Repair of historic material begins with the least degree of intervention possible, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading the material according to recognized preservation methods. Repair also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of materials is always the preferred option, substitute materials are acceptable if the form and design as well as the substitute materials themselves convey the visual appearance of the remaining parts of the feature and finish.

Replace

Replacement is appropriate when an entire character-defining feature is not reparable. If the

essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

ALTERATION/ADDITIONS TO HISTORIC BUILDINGS

Design for Missing Historic Features

A new feature is appropriate when an entire interior or exterior feature is missing. Under these circumstances, the original feature no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the preferred course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

The final step involves alterations and additions. Some exterior and interior alterations to a historic building are generally needed to assure its continued use. It is, however, important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; and installing an entirely new mechanical system. Alterations may include the selective removal of non-historic features of a building or other features of the environment or building site that are intrusive and, therefore, detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for new use. The guidelines emphasize, however, that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed to be clearly differentiated from the historic building and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

USING THE GUIDELINES FOR PLANNING A PRESERVATION PROJECT

Planning is critical to a successful preservation project and should proceed in a logical series of steps. The first step consists of an evaluation of the condition and functional obsolescence of a building. This will be done independent of the guidelines. Each component of a building should be thoroughly evaluated, beginning with the foundation, exterior walls, roof, doors and windows,

mechanical systems, and interior. This frequently takes the form of a conditions report, usually prepared by an architect or building contractor.

Once the work to be done has been identified, the architectural character of the building should be evaluated. The National Park Service suggests a three-step approach to this process. First, observe the building from afar to ascertain its shape, pattern of window and door openings, primary and secondary roof features, and projections such as porches, trim and setting. Next, move close to the building to identify its color, texture, and finishes. Finally, proceed to the interior of the building and identify its individually important and related spaces, features, and surface finishes and materials. The guidelines can assist this process by providing information about significant periods, stylistic details, property types, materials, and interior features.

The final phase of planning a project should integrate the evaluation of the building's condition with the evaluation of the architectural character of the building. Structural repairs, upgrading of mechanical systems, energy retrofitting, and renewal of exterior and interior features and finishes should be evaluated within the context of the architectural guidelines to determine their appropriateness.

Once a plan has been developed and submitted as a request for a Certificate of Appropriateness and the application requirements have been met, reviewers may consult the guidelines to ensure that significant features of the property under review have been properly evaluated and will be properly treated during the course of rehabilitation.

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;

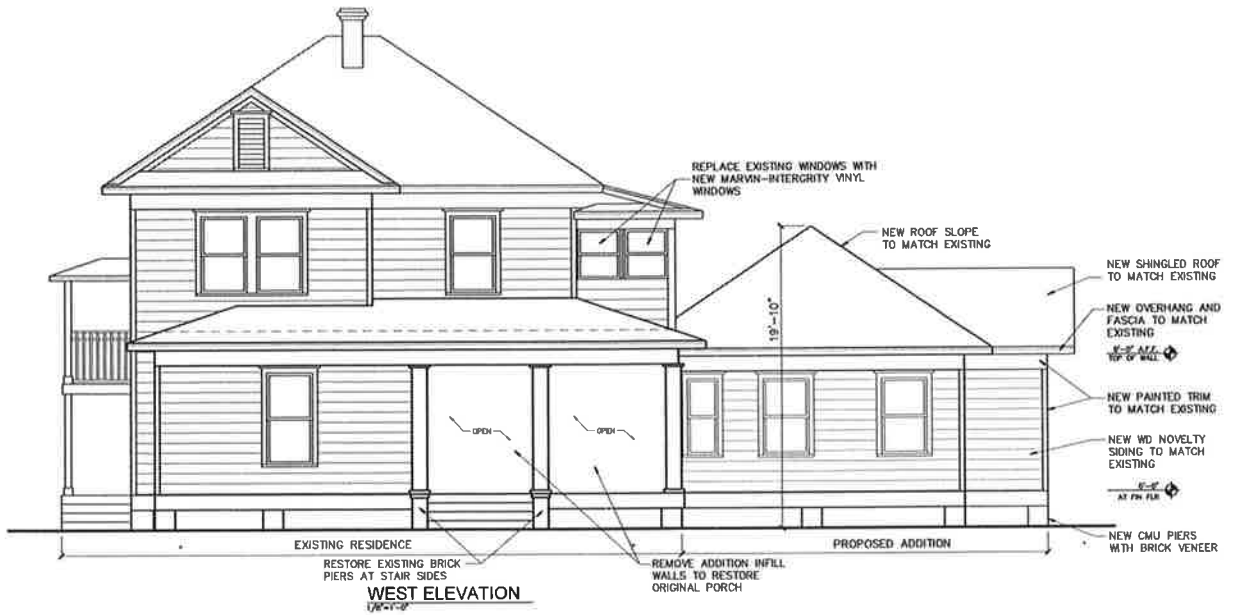
Window openings are of the same proportion as the nearest windows on the principal building;

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

Board Approval Guidelines

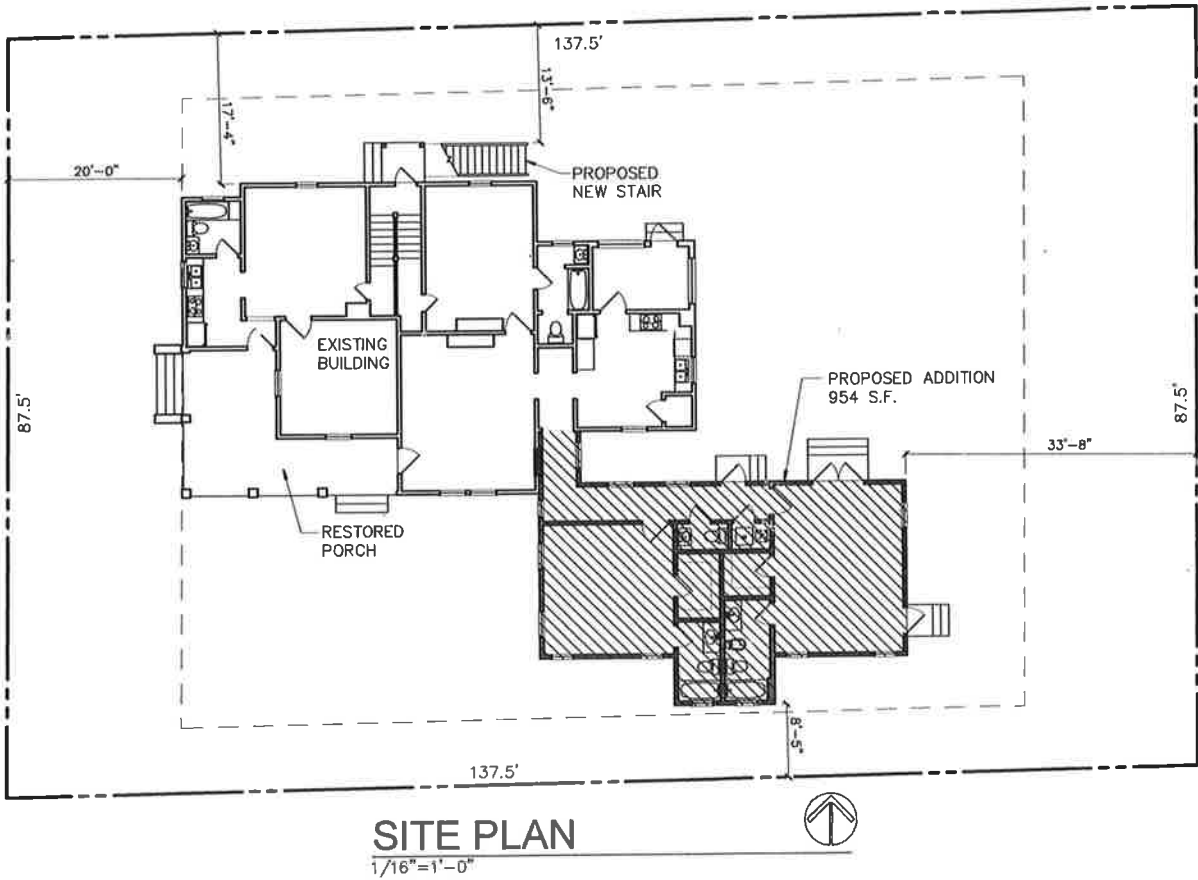
Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

Elevations





Site Plan



Photos





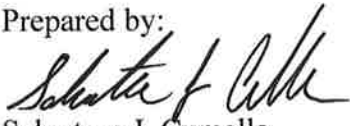


Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Salvatore J. Cumella