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**TO:** Historic Preservation Board

**Item Number:** 4

**FROM:** Department of Doing, Planning Staff

**DATE:** March 07, 2017

**SUBJECT:** **Petition HP-17-06c.** Kurt & Renee Strauss, owners. Ad Valorem Tax Exemption Part 1 review for exterior and interior rehabilitation of single-family dwelling. Located at 1216 NE 4th Street in the Northeast Residential Historic District.

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**Recommendation:**

Staff's recommendation of approval of Petition HB-17-06c is dependent upon:

- the HPB approval of scope of work in Petition HP-17-06a for the exterior rehabilitation, denoting that the proposed improvements on the exterior are eligible for the tax exemption.
- the HPB finding of the house's contributing status per HPB 17-06b, denoting that the property is eligible for the tax exemption.

Staff recommends a continuance of Petition HB-17-06c for a Part 1 ad valorem tax exemption as follows:

- The proposed plan for the new Kitchen/ Laundry Room will likely need to be revised, per HP-17-06a
- That the Owner submit a full package interior materials for review by the HPB.

**Part 1 Tax Credit Application: Review of Work**

**Exterior Scope (Refer to HP-17-06a)**

**Interior Scope of Work (Refer to Sheets A1-A4)**

There is enough interior finish material left in the house to be restored and replicated as needed for the original house spaces. Refer to Exhibit 1.

The brick fireplace surround and red tile hearth will be rebuilt as part of a structural remediation. The configuration will match the original and reuse the original materials. If replacement of materials is required they will match the existing.

Walls & Ceilings in the original house were wood lath with horsehair plaster. Where the plaster exists, it will be repaired as necessary. Staff requests the Owner confirm if new interior plaster will be installed where missing over existing wood lathe.

The existing floors in the Living Room, Dining Room, Bedrooms and Kitchen are 1x2 red oak and will be refinished. The red tile floor in the entryway is original and will be retained. Walls and floors in the bathrooms will be tile (TBD). Staff requests materials submissions for the bathrooms.

The door schedule shows a combination of new and existing doors. Staff requests the Owner confirm on a plan and with photos existing doors to remain and new door locations.

Existing wood trim in the form of baseboards and window surrounds does exist. Staff requests Owner to confirm the location of existing trim, the scope of work for retaining and replicating new trim to match the original. Photos and plan location diagram are needed for review.

The Family Room and Laundry Room have no interior materials proposed on the drawings. Staff requests this information for review.

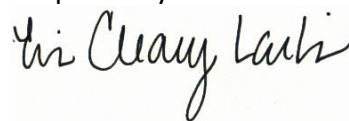
In general, Staff finds the proposed rehabilitation in keeping with the goals of the Secretary of Interior's Standards, but recommends a continuance as more interior material information is required for review.

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

Prepared by:



Cleary Larkin, AIA  
Planner

### **List of Exhibits**

Exhibit 1      Photos of the Existing Interior

**EXHIBIT 1: Current Interior Photos**



Living Room: The brick fireplace surround and red tile hearth will be rebuilt as part of a structural remediation. The configuration will match the original and reuse the original materials. If replacement of materials is required they will match the existing.

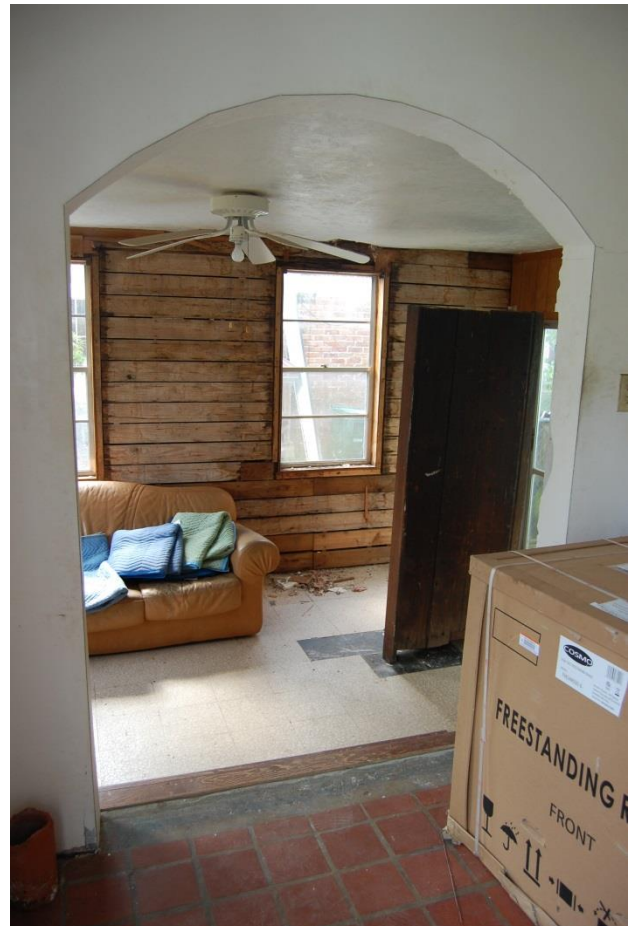


**EXHIBIT 1: Current Interior Photos**



Left: The red tile flooring in the original entryway will be retained.

Bottom: The Family Room (enclosed carport)







Top: Original windows exist in the closet of the Master Bedroom.  
Bottom: The existing kitchen, facing north.

**EXHIBIT 1: Current Interior Photos**



Top: The existing kitchen facing west.

Left: The door from the kitchen leading into the existing rear screened porch (to be removed).





Views of the exterior walls of the house from the rear screened porch.