



Department of Doing
Planning Division
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TO: Historic Preservation Board

Item Number: OB-1

FROM: Department of Doing, Planning Staff

DATE: June 06, 2017
(continued from March)

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.

Recommendation

Staff recommends approval of Petition HB-17-06c for a Part 1 Ad Valorem Tax Exemption.

Part 1 Tax Credit Application: Review of Work

The exterior scope of work was reviewed by the Historic Preservation Board and given a Certificate of Appropriateness in March of 2017 (HP-17-06a).

Interior Scope of Work (Exhibit 1)

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

Trim

Original 5" window and door trim with cove moulding and original 8" baseboards with base cap and quarter round moulding will be retained and replicated where new material is needed, existing is not original or original is damaged beyond repair.

Doors

Most original two-panel interior doors are extant and will be retained. Matching two-panel doors will be installed where missing. Replacement of non-original bi-fold doors with new wood fifteen-light doors in Bedroom 1. Replacement of non-original steel bi-fold doors with new wood closet doors in Master Bedroom.

Walls and Ceilings

Walls and ceilings were originally wood lath with horsehair plaster. Ceilings will be replaced and plastered with smooth coat plaster. Interior walls will remain and be repaired where necessary. The interiors of perimeter walls will be replaced with new wallboard and plaster due to mold and water damage.

Light Fixtures

Two light fixtures believed to be original will remain, but will be relocated.

Foyer

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Replace existing c. 1980 brass flush mount fixture with existing fixture from living room

Doors: The existing door to the Living Room is a three-light, two-panel exterior door with exterior hardware. Remove door and retain opening. Square-off the existing archway to the Family Room to match the Living Room opening.

Floor Material: Retain existing 4x4 red tile

Trim: Replace 6" flat wood casings to match original 5" flat wood casings with cove moulding. Replace 8" flat wood baseboards with 8" baseboards, base cap and quarter round.

Family Room

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Replace existing cedar planks/wood paneling with new wallboard and plaster

Light Fixture: Replace existing c. 1980 white ceiling fan with new

Doors: Replace existing glass sliding doors to exterior courtyard with fifteen-light wood French doors (previously approved under exterior scope). Square-off the existing archway to the Foyer to match the Living Room opening.

Floor Material: Replace existing vinyl/linoleum tile with 1x2 oak or tile

Trim: Replace 2" flat wood casings to match original 5" flat wood casings with cove moulding. No baseboards currently exist; install 8" baseboards, base cap and quarter round.

Living Room

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Relocate crystal "wedding cake" tiered flush mount chandelier (possibly original) to Foyer. Install new ceiling fan.

Doors: None in existing opening to Dining Room

Floor Material: Refinish existing 1x2 red oak

Fireplace: Rebuild brick fireplace using original materials if possible, matching brick pattern, but rebuilding to existing code. Replace damaged hearth tiles with new matching 4x4 red tiles.

Trim: Replace 6" flat wood window casings to match original 5" flat wood casings with cove moulding. Refinish existing 5" flat door casings with cove moulding, replace to match existing where necessary. Retain 8" baseboards, base cap and quarter round; refinish and match existing where necessary.

Dining Room

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Relocate glass/crystal chandelier (possibly original) to Master Bathroom. Retain existing ceiling medallion and install new chandelier.

Doors: Remove original wood two-panel closet door. Enclose opening with wallboard and plaster.

Floor Material: Refinish existing 1x2 red oak

Trim: Replace 6" flat wood window casings to match original 5" flat wood casings with cove moulding. Refinish existing 5" flat door casings with cove moulding, replace to match existing where necessary. Retain 8" baseboards, base cap and quarter round; refinish and match existing where necessary.

Kitchen

Ceiling: Replace existing sheetrock with smooth texture plaster

Walls: Replace existing plaster walls with new wallboard and plaster

Light Fixture: Replace c. 1980 ceiling fan with new island pendants, wall sconces, recessed ceiling lighting, and under-cabinet lighting

Doors: Replace exterior steel nine-light door with new fifteen-light wood door (previously approved under exterior scope).

Floor Material: Remove existing vinyl/linoleum tile over (damaged) 1x2 red oak. Repair and replace to match oak as needed.

Cabinets: Replace existing wood panel with new wood cabinets

Countertops: Replace existing formica/ laminate with marble/quartz

Sink: Replace existing stainless steel with porcelain sink

Trim: Replace 6" flat wood window casings to match original 5" flat wood casings with cove moulding. Refinish existing 5" flat door casings with cove moulding, replace to match existing where necessary. Refinish existing 8" flat wood baseboards with base cap and quarter round; match existing where necessary.

Laundry/ Mud Room

Ceiling: Replace existing painted plywood with smooth texture plaster

Walls: Remove existing walls of plywood, concrete block, and stucco, with screens, plastic windows, aluminum windows, as shown per previously approved plans. Install new framing and new wallboard with plaster.

Light Fixture: Replace c. 1980 ceiling fan with flush-mount ceiling lighting

Door(s): Replace exterior aluminum screen door with new fifteen-light exterior door or arch-top door matching exterior front door

Floor Material: Remove existing outdoor carpeting on concrete slab and wooden access ramp. Install 4x4" red tile to match existing foyer and fireplace hearth.

Window and Door Casing: Replace 1x6 wood door trim and 2x4 door trim with 5" casing with cove moulding at windows and doors.

Baseboards: None existing. Install 8" flat wood baseboards with base cap and quarter round

Master Bedroom

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Remove/ rebuild existing exterior stucco wall and existing concrete block exterior walls as required for structural stability. Reframe room and add new wallboard and plaster.

Light Fixture: Replace c. 1980 white ceiling fan

Doors: Replace existing three-panel, single-glass pane door with two-panel wood door, in style of the existing doors. Remove steel bifold closet doors.

Floor Material: Replace existing 1x3 pine with 1x2 oak to match the rest of existing wood flooring

Trim: Replace 6" flat wood window and door casings to match original 5" flat wood casings with cove moulding. Replace existing 6" flat wood baseboards, with 8" baseboard, base cap and quarter round.

Master Bathroom

Ceiling: Replace existing painted plywood with smooth texture plaster

Walls: Remove existing walls of plywood, concrete block, and stucco, with screens, plastic windows, aluminum windows, as shown per previously approved plans. Install new wallboard with plaster, tile shower wall and tub surround.

Light Fixture: Replace existing stained-glass style large green "tulip" pendant with existing dining room chandelier, wall sconces, recessed lighting and recessed shower lighting/fan.

Door(s): None exist. Install new two-panel pocket door into Master Bedroom.

Floor Material: Remove existing outdoor carpeting on concrete slab. Install 7" black hexagon tile flooring or similar.

Window and Door Casing: None exists. Install 5" window and door casing with cove moulding.

Baseboards: None exist. Install 8" flat baseboard with base cap and quarter round.

Bedroom 1

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Replace existing c. 1980 wood ceiling fan with new or chandelier

Doors: Retain original two-panel doors at closet and bathroom hallway. Replace existing c. 1990 glass and wood bi-fold doors leading to Foyer with wood fifteen-light doors.

Baseboards: 8" flat wood baseboards with base cap and quarter round

Floor Material: Refinish existing 1x2 red oak

Trim: Refinish existing, replace to match existing where necessary.

Bedroom 2

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Replace glass and metal "flower" style chandelier with ceiling fan

Windows: Remove two original windows with 5" flat wood trim and cove moulding on the adjacent bedroom closet wall

Doors: Retain original wood two-panel door to bathroom hallway. Existing door to bedroom/kitchen hallway is missing; install matching two-panel wood door.

Floor Material: Refinish existing 1x2 red oak, with patching

Trim: Refinish existing, replace to match existing where necessary.

Bathroom 1

Ceiling: Replace existing drywall ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Replace existing glass flush mount and two wall sconces with new ceiling fixture, new shower recessed lighting/fan, and new wall sconces.

Door: Retain original wood two-panel door

Floor Material: Retain existing 1" white hexagon tile with floor drain. Install new drain cover. Repair grout as needed.

Sink: Repair finish on steel and porcelain pedestal sink

Bathtub: Retain existing steel or cast iron and porcelain tub

Trim: Retain existing 5" flat door casings with cove moulding, bullnose tile window trim.

Refinish and match existing where necessary. Replace existing rubberized peel and stick grey baseboard with 8" baseboards, base cap and quarter round.

Hallway

Ceiling: Replace existing textured plaster ceiling with smooth texture plaster

Walls: Repair/ replace existing plaster where necessary

Light Fixture: Replace existing glass flush-mount

Doors: none

Floor Material: Refinish existing 1x2 red oak

Trim: Refinish existing, replace to match existing where necessary.

Project Review

Staff finds that the proposed interior rehabilitation does not adversely affect the interior character of the house, as no significant historic material is lost or altered. Staff finds the proposed improvements to be consistent with the SOIS and, as such, an eligible improvement. (Exhibit 3)

Basis for Staff Recommendation

- The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the Northeast Historic District (determined in HP-17-06b).
- Section 25-65 *et seq* of the City Code of Ordinances (Exhibit 2) authorizes ad valorem tax exemptions for historic properties. 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."

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Petition HP-17-06c
March 07, 2017

Prepared by:

A handwritten signature in black ink that reads "Tri Cleary Larkin". The signature is written in a cursive, flowing style.

Cleary Larkin, AIA
Planner

List of Exhibits

- | | |
|------------------|---|
| Exhibit 1 | Photos of Existing Conditions |
| Exhibit 2 | City of Gainesville Code of Ordinances Sec. 25-65 |
| Exhibit 3 | Secretary of the Interior Standards for Rehabilitation (Design Guidelines, p. 9) |
| Exhibit 4 | Existing and Proposed Plans- Sheet A4 |

EXHIBIT 1: Current Interior Photos



Left: Foyer

Bottom: Family Room (enclosed carport)

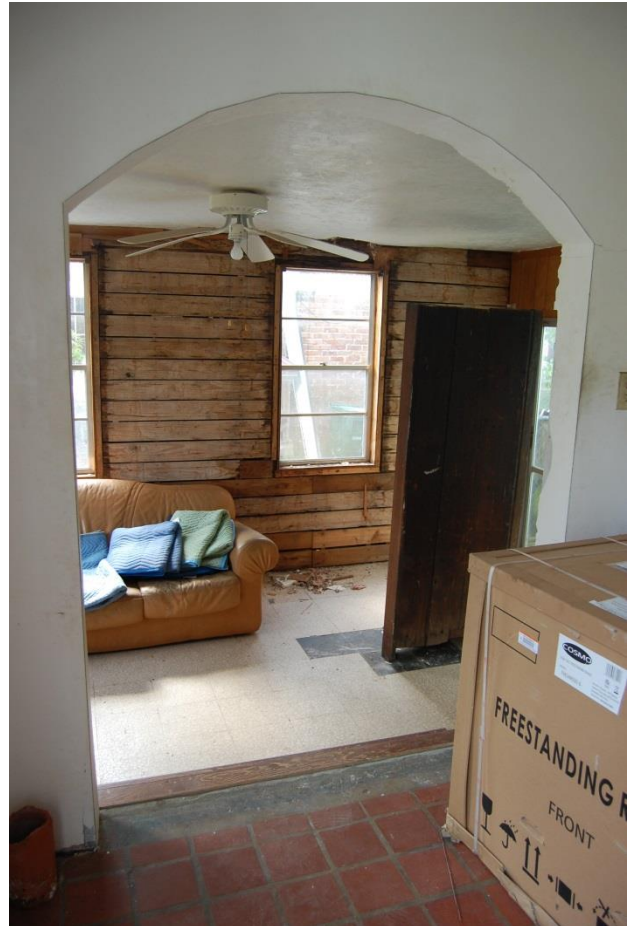


EXHIBIT 1: Current Interior Photos

Living Room: Existing Fireplace



EXHIBIT 1: Current Interior Photos



Right: Historic trim in Dining Room
Bottom: Closet Door in Dining Room,
Hallway to the left.



EXHIBIT 1: Current Interior Photos

Right: Light fixture and medallion in Dining Room

Bottom: View of Dining Room, Living Room beyond



EXHIBIT 1: Current Interior Photos

Right: Tile, tub and trim in Bathroom 1
Bottom: Sink and Floor Tile in Bathroom 1

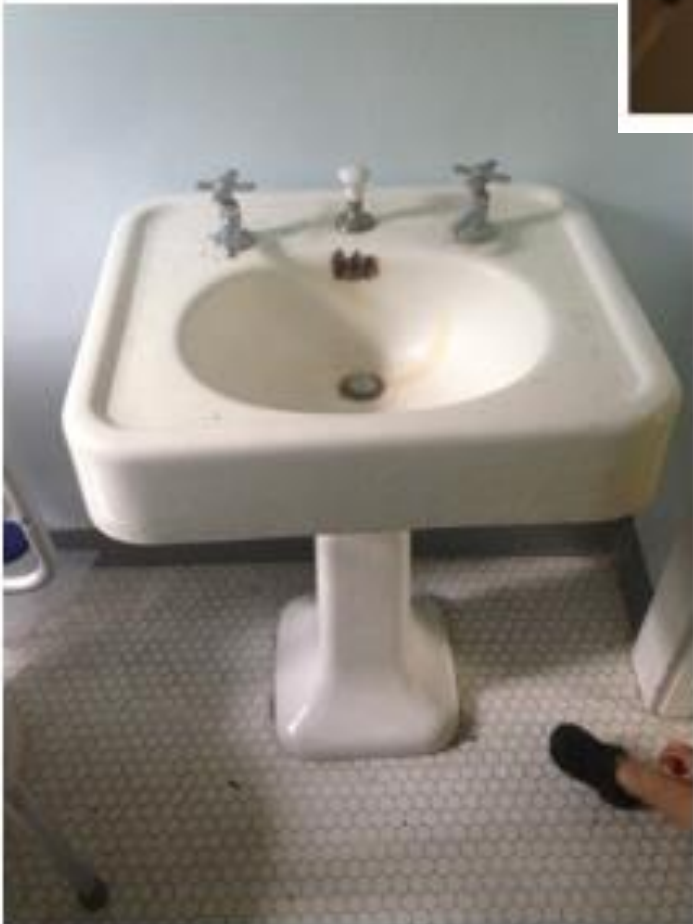


EXHIBIT 1: Current Interior Photos



Right: Mirror and trim in Bathroom 1
Bottom: Door & Trim in Bathroom 1



EXHIBIT 1: Current Interior Photos

Right: Light fixture in Bedroom 2
Bottom: Door & Trim in Bedroom 2



EXHIBIT 1: Current Interior Photos

Right: Door to Bathroom Hall in Bedroom 2
Bottom: Windows on interior wall in
Bedroom 2

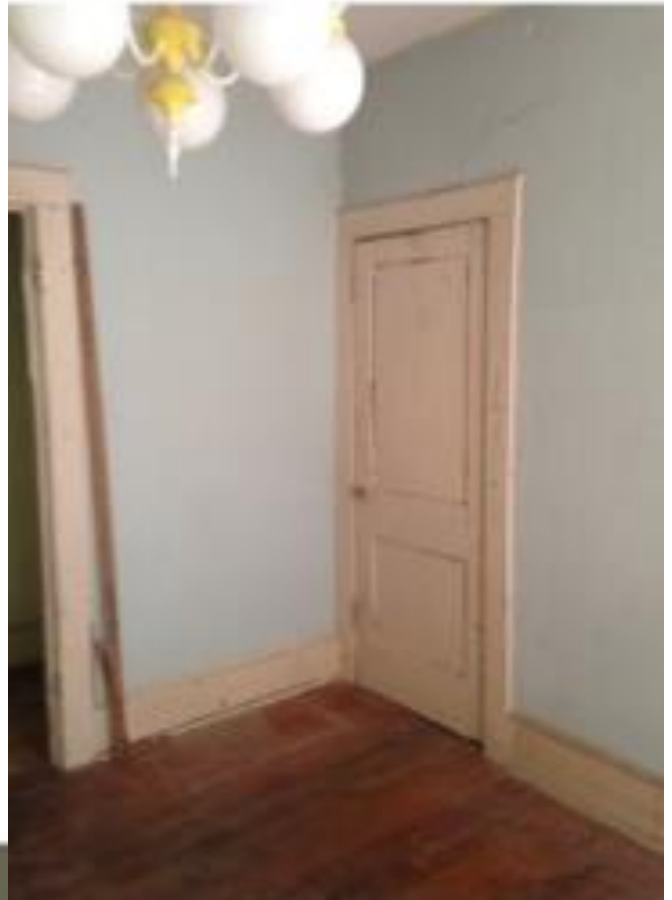


EXHIBIT 1: Current Interior Photos



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.

Exhibit 2 City of Gainesville Code of Ordinances Sec. 25-65

Sec. 25-65. - Procedure for obtaining tax exemption.

- (a) Application. An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:
 - (1) A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
 - (2) An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.
- (b) Review by property appraisers office. Upon receipt of the preconstruction application, the city manager or designee will transmit the application to the Alachua County Property Appraiser's office, which will review and provide an estimate of the probable increase in the appraisal of the property to the applicant and the City. The applicant can withdraw the application within forty-five (45) days of receiving the estimate and be reimbursed for the filing fee.
- (c) Review by historic preservation board.
 - (1) The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement.
 - (2) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the HPB shall apply the following additional standards:
 - a. Before applying protective measures that are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
 - b. Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - c. If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
 - d. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - e. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as to not intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

- (3) For applications submitted under the provisions of section 25-64, the HPB shall also determine that the property meets the standards set forth in that section.
 - (4) The HPB shall notify the applicant and the city commission in writing of the results of its review and shall make recommendations for correction of any planned work deemed to be inconsistent with the requirements for an eligible improvement.
 - (5) When an applicant is applying jointly for the ad valorem tax exemption and for federal historic preservation tax credits, the applicant will complete the National Park Service's (NPS) federal tax credit application and Part 1 of the historic preservation property tax exemption application and submit both to the city manager or designee. The HPB shall defer action on the applications until the NPS has rendered a determination. In the event the NPS approves the federal tax credit application, the Part 1 application shall be amended to reflect any conditions issued by the NPS. The HPB shall then approve the tax exemption application and forward it to the city commission to be handled as part of the normal approval process set forth below. A denial by the NPS shall cause the HPB to deny the ad valorem tax exemption.
- (d) Request for review of completed work application.
- (1) Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.
 - (2) On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefor, shall be provided in writing to the applicant and to the city commission. The applicant shall be given at least ten (10) days notice of the date of the public hearing of the city commission on the requested exemption. If a denial is recommended, and the applicant submits elevations and plans which indicate that the applicant intends to undertake the work necessary to comply with the recommendations of the HPB, the denial of the application may be continued by the city manager or designee for a period of time not to exceed sixty (60) days, while the applicant makes a good faith effort to comply with the recommendations. The applicant may resubmit documents indicating that the reasons for recommendation of denial of the application have been remedied and the city manager or designee will reinspect the work.
- (e) Approval by city commission. A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. The commission, in overturning or modifying the recommendation of the historic preservation board shall utilize the same standards as used by the historic preservation board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:
- (1) The name of the owner and the address of the historic property for which the exemptions granted.
 - (2) The date on which the ten-year exemption will expire.
 - (3) A finding that the historic property meets the requirements of this article.
 - (4) A copy of the historic preservation exemption covenant, as provided in section 25-66, signed by the applicant and the mayor-commissioner or designated successor.

- (f) Notice to property appraiser. The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee. Within fifteen (15) days of receipt of the certified copy, the city manager designee shall transmit a copy of the approved "Part 2: Final Application", as well as the historic preservation exemption covenant to the Alachua County Property Appraiser with instructions that the property appraiser provide the ad valorem tax exemption to the applicant. Responsibility for paying the recording costs lie with the applicant.
- (g) Effective date of exemption. The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser.
- (h) An applicant previously granted a historic rehabilitation tax exemption by the historic preservation board may undertake additional improvement projects during the exemption period, or following its expiration, and reapply for an additional historic rehabilitation tax exemption for such work. An additional ten-year exemption shall apply only to the additional improvement.

(Ord. No. 950480, § 1, 8-28-95)

Exhibit 3 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 pro- grams, 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.

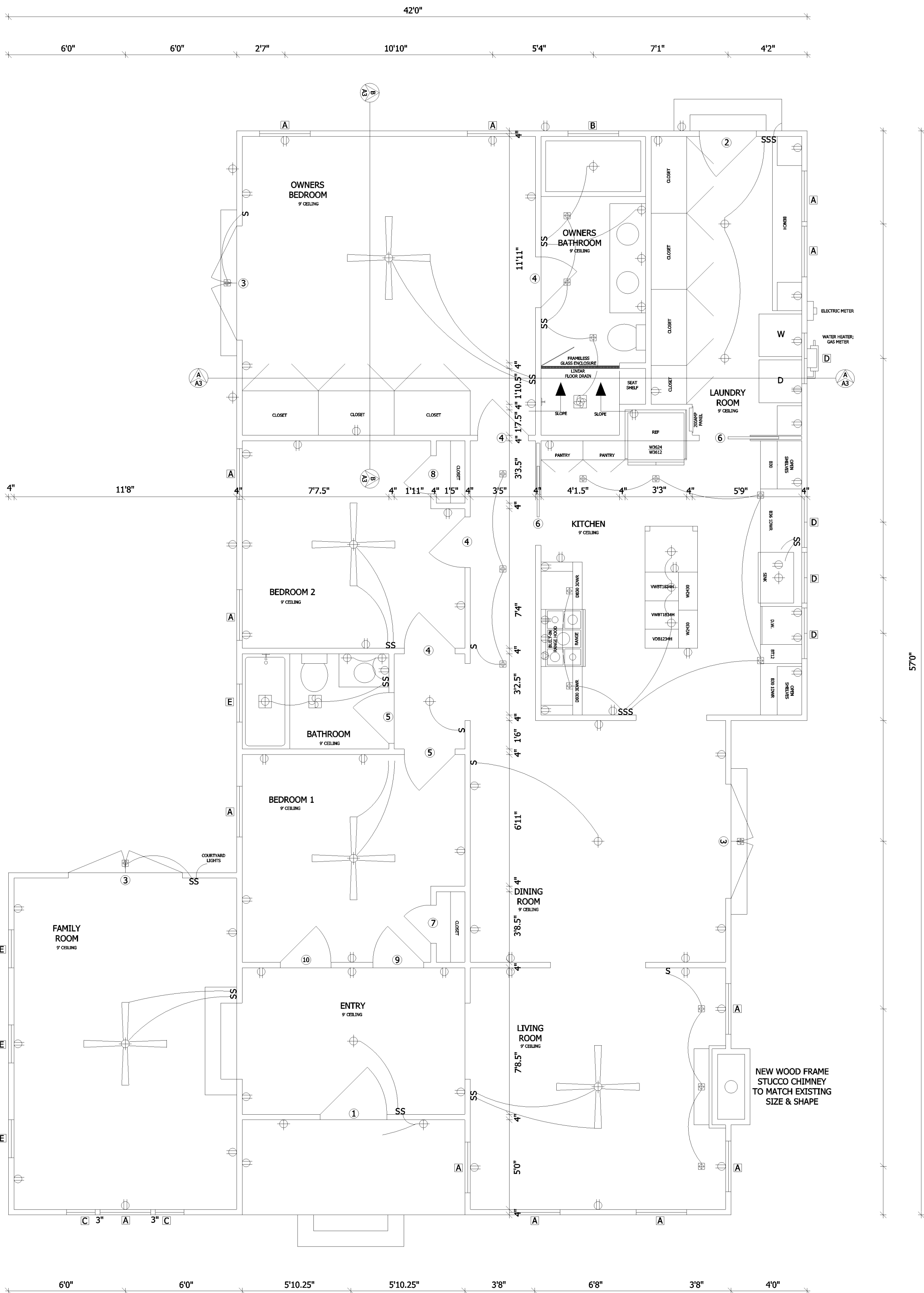
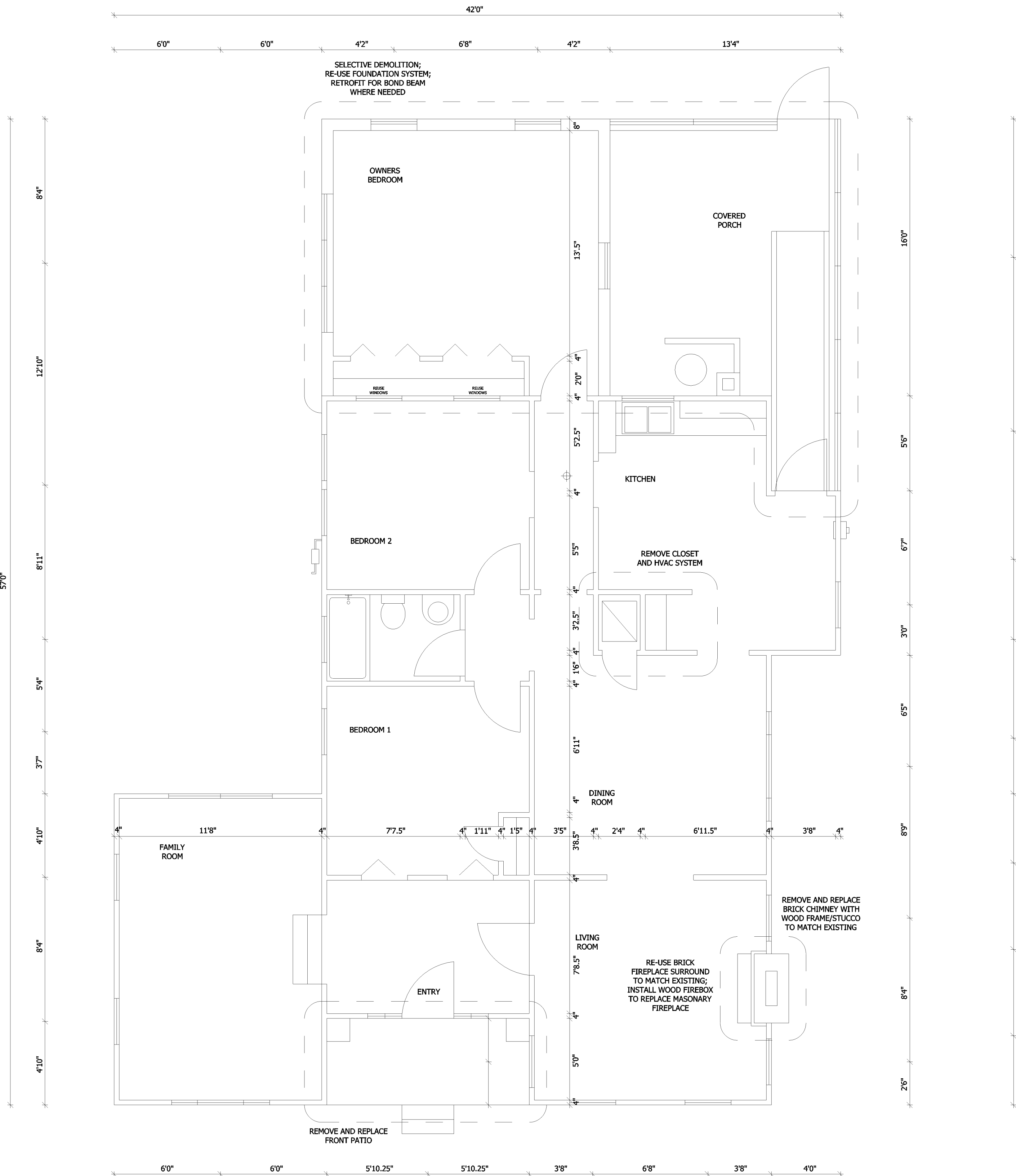
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration 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. Re- placement 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.



FINISH SCHEDULE		
LOCATION	ITEM	DESCRIPTION
WHOLE HOUSE	WALL / CEILING	EXISTING WOOD LATHE/HORSE HAIR PLASTER - REPAIR AS NECESSARY (SKIM COAT)
FAMILY ROOM	FLOOR	EXISTING 1x2 RED OAK - REFINISH
LIVING ROOM	FLOOR	EXISTING 1x2 RED OAK - REFINISH
DINING ROOM	FLOOR	EXISTING 1x2 RED OAK - REFINISH
KITCHEN	FLOOR	EXISTING 1x2 RED OAK - REFINISH
BATHS	FLOOR	TILE (TBD)
TUB SUR.	WALL	TILE (TBD)
SHOWER SUR.	WALL	TILE (TBD)
SHOWER FLOOR	FLOOR	TILE (TBD)
WHOLE HOUSE	CABINETRY	TBD
	COUNTERTOPS	TBD

DOOR SCHEDULE				
DOOR	DESCRIPTION	SIZE/SWING	TYPE	QUANTITY
1	EXTERIOR	3680 LHIS	EVERMARK RUSTIC 4E2010 ROUND-TOP	1
2	EXTERIOR	3068 LHIS	NEW 9 LITE SINGLE FRENCH	1
3	EXTERIOR	6068 DBL	NEW 15 LITE DOUBLE FRENCH	4
4	INTERIOR	2868 RH	EXISTING 2 PANEL COLONIAL	4
5	INTERIOR	2868 LH	EXISTING 2 PANEL COLONIAL	3
6	INTERIOR	2868 POCKET	RECLAIMED 2 PANEL COLONIAL (TO MATCH)	2
7	INTERIOR	2056 RH	EXISTING 2 PANEL COLONIAL	1
8	INTERIOR	2056 LH	EXISTING 2 PANEL COLONIAL	1
9	INTERIOR	2868 RH	NEW 15 LITE FRENCH	1
10	INTERIOR	2868 LH	NEW 15 LITE FRENCH	1
11	INTERIOR	2068 LH	RECLAIMED 2 PANEL COLONIAL (TO MATCH)	1
12	INTERIOR	2868 RH	RECLAIMED 2 PANEL COLONIAL (TO MATCH)	1

WINDOW SCHEDULE				
WINDOW	SIZE	SPECIFICATIONS		
F	EXISTING RE-USE WINDOWS (RELOCATE FRONT HOUSE TO GARAGE)	KOLBE; HERITAGE TRADITIONAL; DOUBLE HUNG; POCKET REPLACEMENT	2856	15
		KOLBE; HERITAGE TRADITIONAL; DOUBLE HUNG; POCKET REPLACEMENT	2856	1
		KOLBE; HERITAGE TRADITIONAL; DOUBLE HUNG; POCKET REPLACEMENT	1656	2
		KOLBE; HERITAGE TRADITIONAL; DOUBLE CASEMENT; POCKET REPLACEMENT	2840	4
		KOLBE; HERITAGE TRADITIONAL; STUDIO PICTURE; POCKET REPLACEMENT	2020	4
F	EXISTING RE-USE WINDOWS (RELOCATE FRONT HOUSE TO GARAGE)	EXISTING; PLATE GLASS; 8/1; CLEAR GLASS; NO SCREEN	2856	2

K. STRAUSS HOMES
True Livable Homes

PREPARED BY:

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OWNERS
KURT STRAUSS & RENEE STRAUSS
1216 NE 4TH STREET
GAINESVILLE, FL 32601

EXISTING HOUSE SFT ~1740
RENOVATED HOUSE SFT ~1920
EXISTING GARAGE SFT ~240
RENOVATED GARAGE SFT ~340

SUBSTANTIALLY COMPLETE
PLANS FOR HPB COA
2/6/17

A1