



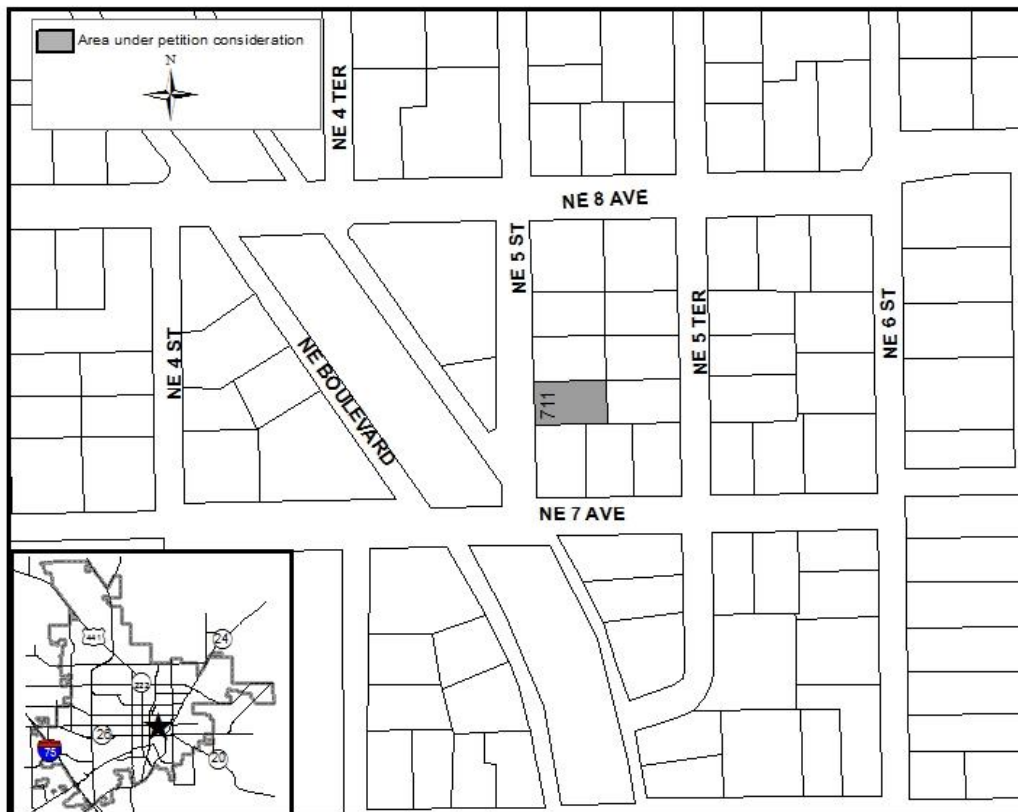
Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: Historic Preservation Board **Item Number: 1**
FROM: Department of Doing, Planning Staff **DATE:** July 5, 2017
SUBJECT: **Petition HP-17-24.** Zach Selden & Amie Kreppel, owners. Application for Certificate of Appropriateness and Zoning Modification for shed installation at 711 NE 5th Street. The property is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-17-24.



Project Description

The property is located at 711 NE 5th Street between NE 7th Avenue and NE 8th Avenue. The 0.13 acre parcel (12312-000-000) is zoned RSF-3. The site contains a one-story Craftsman style house, built c. 1930 with a rear addition and property fencing constructed 2009-2010.

The Owners propose the installation of an engineered wood storage shed at the north side of the house, in front of the existing fence that encloses the backyard, yet within a second existing fenced area, approximately 11'-6" x 13', adjacent to the driveway. The Owners have selected this location for easy access to the shed without going in the backyard, which has little room for a shed. The shed is approximately 9'-5" x 11'-2" with a gable roof peak height of 8'-6". The shed has double doors which will face south onto the driveway and will be painted blue to match the house.

The Owners are requesting a zoning modification for the side setback of the shed, which, as an accessory structure, is required to be 3'-0". In order to fit the shed into the existing fenced area and retain an existing tree, the owners request a side setback of 1'-0". If the shed was installed with the 3'-0" required setback, it would project beyond the fenced area into the driveway, visible from the street as well as blocking the existing gate into the backyard. With a 1'-0" setback, the shed is mostly placed behind the 6' tall fence and will be mostly hidden from the street.

Project Review

The *Design Guidelines*: Chapter 11: Auxiliary Structures state:

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

Recommended

- 1. Use materials similar in size, proportion, and detail to the original.*
- 2. If additional interior space is needed or desired, place the addition at the rear of the building site.*

Not Recommended

- 1. Obscuring important features of the property with new auxiliary structures.*
- 2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.*

Staff Approval Guidelines (sheds):

- Is not to be attached to structure;*
- Does not exceed 8 feet in wall height and 200 sq. ft. in area.*
- Sited behind the rear wall line of the principal building*
- Comprised of materials compatible with main structure.*

The shed meets three of the four criteria for staff approval guidelines. The Board must review the proposal for: 1) the proposed shed is not sited behind the rear wall line of the principal building and 2) the request for side setback modification from 3'-0" to 1'-0".

Basis for Approval – Zoning Modification Request

The Land Development Code requirements under Section 30-112(d) (4) b state that the modification “will not affect the public safety, health, or welfare of abutting property owners or the district;” the proposed change is “consistent with historic development, design patterns or themes in the historic district,” “the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district,” and “the proposed complies with utility, stormwater, access requirements and other requirements related to site design in the land development code.” Lastly, “where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner.” As this pertains to the side setback, the adjacent lot owner has been notified by letter.

Basis for Staff Recommendation

While placement of a shed at the side of the primary house is not typical for the historic district, Staff finds that placement of the shed behind the existing fencing, in combination with the compatible design of the shed, will not detract from the principal building. The shed is also a removable structure and can be considered reversible, as pertains to *The Secretary of the Interior Standards*. Staff also finds that the zoning modification request appropriate, as it will assist in screening the shed from view and the shed’s location is adjacent to a neighboring driveway, not a building.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Cleary Larkin, AIA
Planner

List of Exhibits

- | | |
|------------------|------------------------------------------|
| Exhibit 1 | COA Application |
| Exhibit 2 | Specifications and photos of shed |
| Exhibit 3 | Site Plan Diagram |
| Exhibit 4 | Site Photos |



CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC
PRESERVATION OFFICE FOR A
PRE-APPLICATION CONFERENCE
334.5022

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

PLEASE PROVIDE ONE (1) DISK OR
USB FLASH DRIVE CONTAINING
ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO
SCALE SHOWING ALL DIMENSIONS
AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED
REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED
SURVEY

PHOTOGRAPHS OF EXISTING
CONDITIONS

ANY ADDITIONAL BACKUP
MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE,
TURN IN YOUR COMPLETED COA
APPLICATION TO THE PLANNING
OFFICE (RM 210, THOMAS CENTER-
B), PAY APPROPRIATE FEES, AND
PICK UP PUBLIC NOTICE SIGN TO BE
POSTED 10 DAYS IN ADVANCE OF
THE MEETING.

MAKE SURE YOUR APPLICATION
HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE
APPLICATION AND SUBMIT THE
NECESSARY DOCUMENTATION WILL
RESULT IN DEFERRAL OF YOUR
PETITION TO THE NEXT MONTHLY

RECEIVED

STAMP

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

PROJECT LOCATION:

Historic District: DUCK DOCK

Site Address: 711 NE FIFTH ST.

Tax Parcel # 12312-000-000

C. 1930

0.13 acres

OWNER

ZACH SELDEN / AMIE KREPEL
Owner(s) Name

Corporation or Company

711 NE FIFTH ST.
Street Address

GAINESVILLE, FL 32601

City State Zip

(352) 871-2132

Home Telephone Number

(352) 871-3931

Cell Phone Number

Fax Number

E-Mail Address

ZSELDEN@UFL.EDU

APPLICANT OR AGENT

SAME
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)

Fee: \$

EZ Fee: \$ 57.88

HP # 17-24

Contributing Y X N

Zoning RSF-3

Pre-Conference Y X N

Application Complete Y X N

Enterprise Zone Y X N

Request for Modification of Setbacks

Y X N

☐ Staff Approval—No Fee (HP Planner initial _____)

☒ 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. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By Claudia Larkin

Date Received June 1, 2017

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 MONTHLY AT CITY
HALL, 200 EAST

UNIVERSITY AVE,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

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 www.cityofgainesville.org/planningdepartment 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 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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.

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 POSED 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 valid 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 5/30/17

Date

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.

CRAFTSMAN STYLE WOOD BUNGALOW, ~~WOOD~~.

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). Attach further description sheets, if needed.

CONSTRUCT 8 X 10' WOOD STORAGE SHED AT REAR OF DRIVEWAY. FREE-STANDING, PAINT TO MATCH HOUSE.

DEMOLITIONS AND RELOCATIONS (If Applicable)

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.

N/A

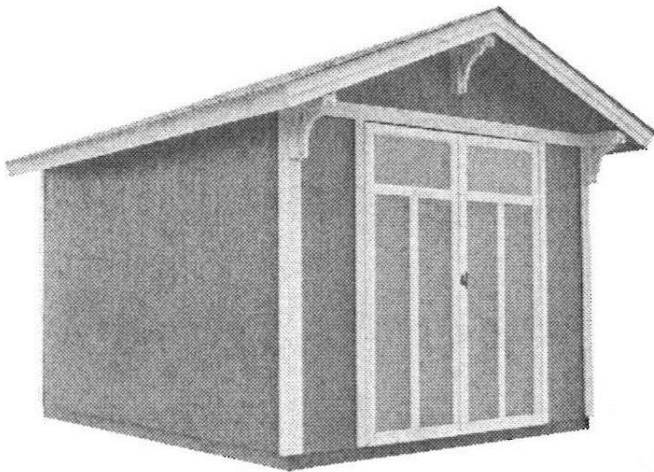
MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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.

Heartland (Common: 8-ft x 10-ft; Interior Dimensions: 8-ft x 10 Feet) Prestwick Gable Engineered Wood Wood Storage Shed

Item # 703662 Model # 192326

★★★★★ (2 Reviews)



Shingles and paint sold separately, In-use/lifestyle
images, Large overhangs included



Product Information

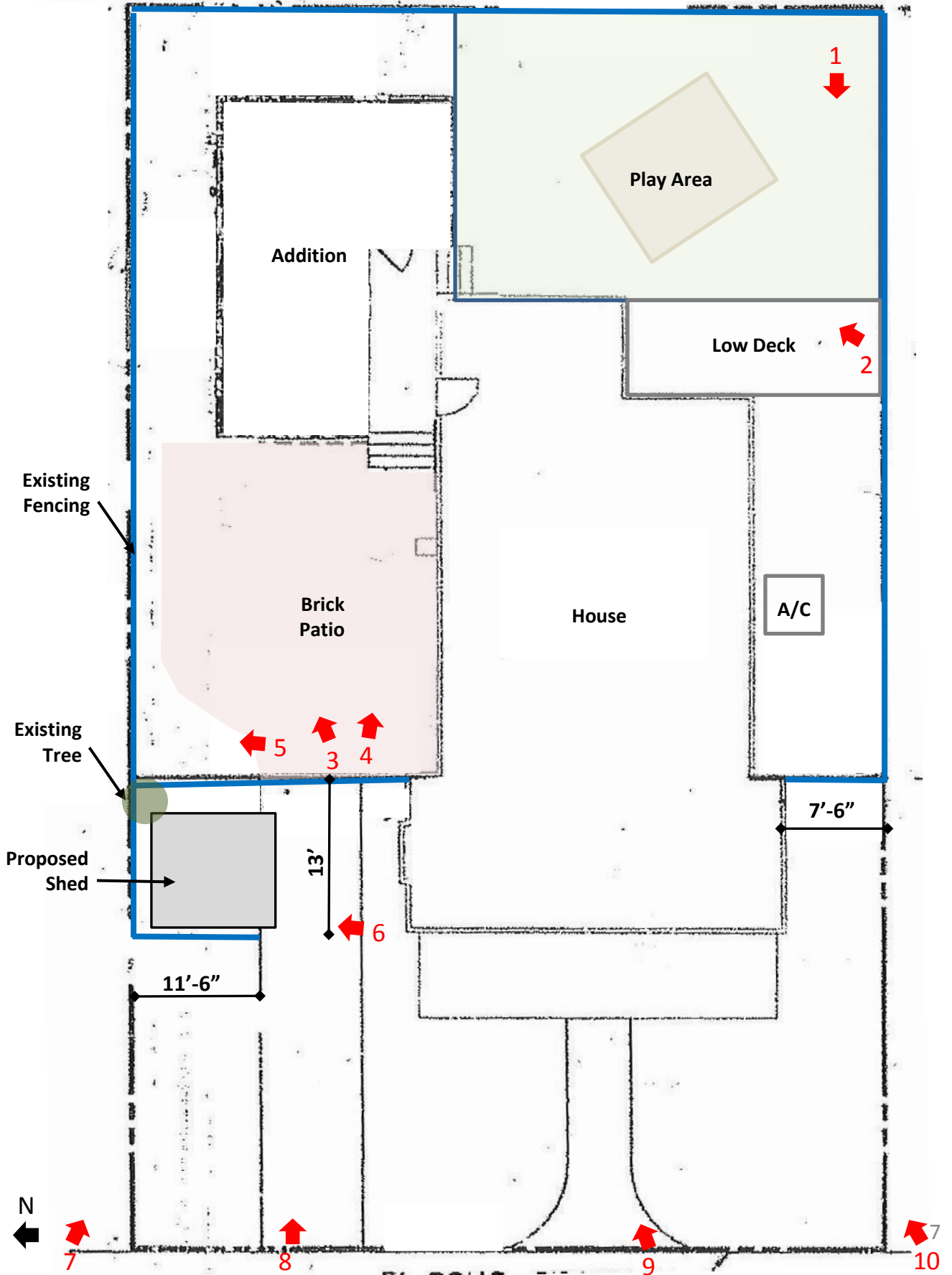
Description

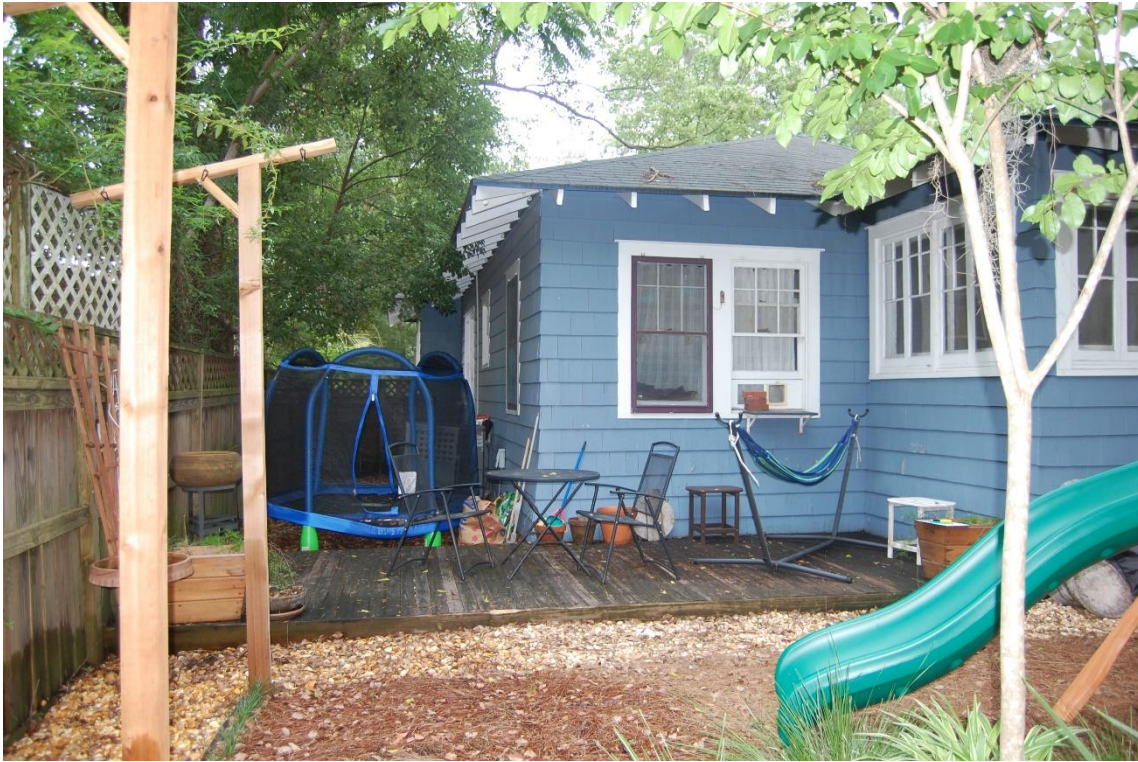
- Engineered wood siding is factory-primed and ready to paint
- Features extra-wide 56-in double doors with keyed locking handle and 6-ft heavy duty piano hinges
- Full on-site installation including flooring and shingles available; call 1-888-645-6937 or see your local Lowe's associate for details
- Includes treated wood floor frame with 5/8-in OSB floor decking
- Features 2-in x 4-in framing
- 76-in high side walls
- 12-year limited material warranty gives you peace of mind
- Everything is pre-cut and ready to assemble with prehung doors for easy installation
- Includes Bonus Craftsman style corbels and deep roof overhangs

Specifications

Siding Type	Engineered wood
Series	Prestwick
Style	Gable
Actual Exterior Width (Feet)	9.39
Actual Exterior Length (Feet)	11.14
Actual Exterior Peak Height (Feet)	8.5
Door Opening Width (Inches)	56
Actual Interior Width (Feet)	8
Actual Interior Length (Feet)	10
Actual Interior Peak Height (Feet)	9.17
Foundation Width (Feet)	8
Foundation Length (Feet)	9.72

Storage Capacity Range (Sq. Ft.)	37 to 100
Common Exterior Length (Feet)	10
Common Exterior Width (Feet)	8
Number of Windows	0
Nominal Size Range	6 ft x 7 ft to 10 ft x 10 ft (medium)
Number of Shelves	0
Door Opening Height (Inches)	70
Floor Included	✓
Floor Storage Capacity (Sq. Feet)	80
Storage Capacity (Cu. Feet)	582
Installation Included	✗
Paintable	✓
Primed	✓
Construction	24-in on center
Warranty	10-year limited





Top (1): View of South side of house, with air conditioner unit and low deck
Bottom (2) : View of play area and addition



Top (3): View of north side of house, showing addition and brick patio

Bottom (4) : View of north side of house, showing addition and brick patio



Top (5): View of north side of house, showing backyard

Bottom (6) : View of north side of house, fenced area for proposed shed. Tree to remain.



Top (7): View of house from street
Bottom (8) : View of house from street



Top (9): View of house from street
Bottom (10) : View of house from street