



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

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

**TO:** Historic Preservation Board  
**FROM:** Department of Doing, Planning Staff

**Item Number: 2**

**DATE:** November 07, 2017

**SUBJECT:** Petition HP-17-51. Edie and Gerlach James, owners, Jay Reeves agent. Application for Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1) and Zoning Modification. Located at 716 SE 4th Ave. The work includes a master bedroom suite addition, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. The zoning modification request is for 4'-0" at the side yard setback and for 9' at the rear setback. The property is contributing to the Southeast Residential Historic District.

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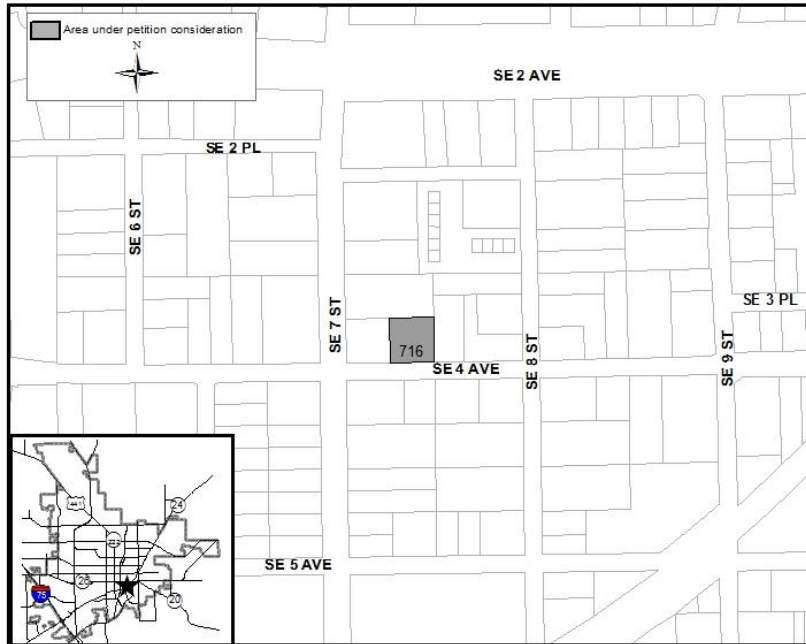
#### **Recommendation:**

For Petition HB-17-51, Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review, with the following conditions:

- Simplification of porch and windows, removing Craftsman-esque detailing, which is not appropriate for this simple, mid-century building, and including designs more compatible with the transitional mid-century era. Recommendations include retaining a 1/1 window design, revising the porch, the front door, the brick piers on the carport, the brick chimney, the brick courtyard wall.
- Re-examine the location of the front porch and the new locations of the front doors and windows.
- Submit cutsheets with details for the windows and doors.
- Note on drawings which windows and doors are to be relocated and which are new.
- Postponement of the Part 1 review until a COA is granted. Submit for approval full photographic documentation of the interior and a material schedule.

#### **Petition Description (Refer to next page for location map)**

The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story transitional style building, constructed in the 1940s or 1950s of concrete block with an asphalt shingle hip roof. There are some architectural details from make this building transitional from an earlier architectural period, such as wood detailed rafter ends, brick window sills, and wood three-panel door at the rear of the building. Though the building was



constructed in what is now known as the mid-century period, it is by no means a “high-style” building. It is a simple, vernacular (local) building constructed in mid-century material (block) and rectilinear form with simplification of earlier details.

The building is rectilinear in plan, facing south on a large lot (100’x100’), with a driveway and ramp to the right of the house (east side). There is a small, detached

utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.

The proposed work includes removal of the existing utility room and deck on the rear of the house and the removal of the wood ramp and associated landings/ decks. New work includes additions for a master suite, a kitchen, a carport and front porch, as well as a rear courtyard wall, a new chimney for the house and a picket fence in the front yard. The applicant is also applying for a zoning modification of setback for the carport and a Part 1 tax credit exemption review.

### **Review of Scope of Work**

The review is based on the Secretary of the Interior’s Standards for Rehabilitation (SOIS) and the City of Gainesville’s *Historic Preservation Rehabilitation & Design Guidelines*.

#### **Addition #1**

For a new master bedroom and bath, approximately 25’ x 30’ to the northwest (rear/ side) corner of the house. The addition will be constructed out of concrete block with contiguous hip roof addition.

#### **Addition #2**

A small addition to the north, expanding about 6’ to enlarge the kitchen and creating a 10’ x 25’ +/- covered porch. The addition will be constructed out of concrete block with contiguous hip roof addition.

Referencing Guidelines “Additions to Existing Buildings,” Staff comment: The additions are located to the rear of the original house, “designed to minimize impact of the visual character and materials of the historic structure” (p. 90). The additions are compatible with the massing,

materials and openings, and clearly identifiable as an addition. Staff finds the two additions appropriate.

### Windows & Doors

The building was remodeled in the 1990s and the windows were replaced at that time with 1/1 aluminum single-hung sash. The existing aluminum windows (non-original) will be replaced with vinyl single-hung windows, shown on the drawings as a 6/1 configuration. Several of the front windows and doors will be relocated at the exterior, including relocation of the front door and windows to create a symmetrical entry on the front façade, removal of two windows in the rear (east) bedroom for Addition #1 and removal of the door and two windows in the kitchen for Addition #2. A new craftsman style door will be installed on the front façade, and new French doors on the rear façade.

Referencing Guidelines “Windows” & “Doors,” Staff comment:

Per applicable Secretary Standard #3: “Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.” Staff finds the application of 6/1 windows and the Craftsman-style (early-twentieth-century) front door out of character with the buildings transitional architectural character. Staff recommends simplifying these details and installing a 1/1 window or a simpler window type than a 6/1.

As many of the mid-century houses would have originally had metal windows, Staff does not object to vinyl as a replacement material, but needs a cutsheet submitted to review product details.

Window Alterations: It is not recommended to “introduce or change the location or size of windows....that alter the architectural and historic character of the building” and “window openings on facades or highly-visible elevations shall not be relocated, enlarged or reduced” (p. 102-103). Door relocation: It is not recommended to “introduce or change the location of doors and entrances that alter the architectural character of the building.” “Original door openings and features should be retained..” (p. 109). Staff finds the window and door alterations on the rear and side of the house compatible, as they are on secondary facades. Staff is concerned about the relocations of the front windows and doors to create a formal, symmetrical entry on the new porch. In conjunction with the formal designed porch addition, Staff feels this does alter the original architectural character of the building. The existing door has a stoop, which really “weighs” the entry more to the east side of the house; there is nothing formal or centrally symmetrical about the existing entry. Staff would consider allowing the change of door and window location, if the porch re-design reflects more of the original asymmetrical design. See next section.

### Front Porch

At the front, the applicant proposes a new Craftsman-esque porch, approximately 6’ x 25’ with a gable roof, gable end shingle detailing, four brick piers and battered columns, wood railings.

Referencing Guidelines “Entries and Porches,” Staff comment:

Per applicable Secretary Standard #3: “Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.” “New porches or entryways should be constructed to the rear of historic structures. Unless their historic existence is documented, new porches for the main facades are discouraged” (p. 109). Staff finds the addition of the Craftsman-style (early-twentieth-century) front porch out of character with the buildings mid-century architectural character. The porch creates a formal, designed central entry and front focus. Staff would consider allowing a covered front entry over the re-located door, if the design kept more of the asymmetry of the original house and simplified the details. Staff requests a re-design of the porch.

#### Carport

At the rear, northeast corner of the lot, the applicant proposes a two-car carport, approximately 24’ x 24’, attached to the house with a roofed connection. The carport will have new brick columns on its front façade.

Referencing Guidelines “Porte Cocheres and Garages,” Staff comment: Staff finds the proposal for the carport generally acceptable as it is located to the rear of the house and does not destroy and historic features of the house. Staff recommends the design of the carport be more reflective of the mid-century era of the house, such as simplifying the brick piers and possibly creating a lower sloped roof. Staff is concerned that a hip roof over the two-car carport, at a width of 24’, presents a lot of roofscape that is visible from the street. Further, if the carport is a separate structure but to be connected to the house, using a lower-slope connection would minimize the roofs visibility.

#### Carport- Zoning Modification Request

This lot is located in the Urban 3 transect zoning. The carport will require a side yard reduction at the east property line to 4’-0” where 5’-0” is required. The adjacent house is approximately 3’-0” off that property line. The carport is also requiring a 9’-0” rear setback where 10’-0” is required.

Using the Land Development Code requirements as an additional basis for review: 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,” as many historic accessory structures are close to or on rear yard property lines; “the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district.” Lastly, per the Land Development Code, “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 rear yard setback, the adjacent lot owner has been notified.

As the request meets the above requirements, and as the requests are only for 1’-0” on rear and

side setbacks, and as the carport is a mostly open structure, Staff recommends approval of the modification.

#### Chimney

A new brick chimney will be installed on the side of the house. Staff recommends the applicant simplify the chimney in the same manner as brick piers on the carport.

#### Picket Fencing & Courtyard Wall

A 3'-0" tall white wood picket fence will be installed across the front of the house. The new courtyard between the kitchen and the bedroom will be enclosed by a 7'-0" tall brick wall.

Staff approves the location and height of the brick wall at the courtyard, as the wall doesn't affect any of the adjacent property. Staff recommends its design elements reflect the mid-century design of the house. Staff requests the applicant submit a plan showing location of fencing, as well as a drawing showing picket style, spacing, and post dimensions and spacing. As the house is mid-century era, Staff would recommend a simple fence design. If the requirements of the fencing guidelines are met, Staff can review the submission without Board approval.

#### Ad Valorem Tax Exemption (Part 1)


Staff recommends postponement of this review until the COA is granted. Applicant shall submit full photographic documentation of the interior and a material schedule is complete.

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

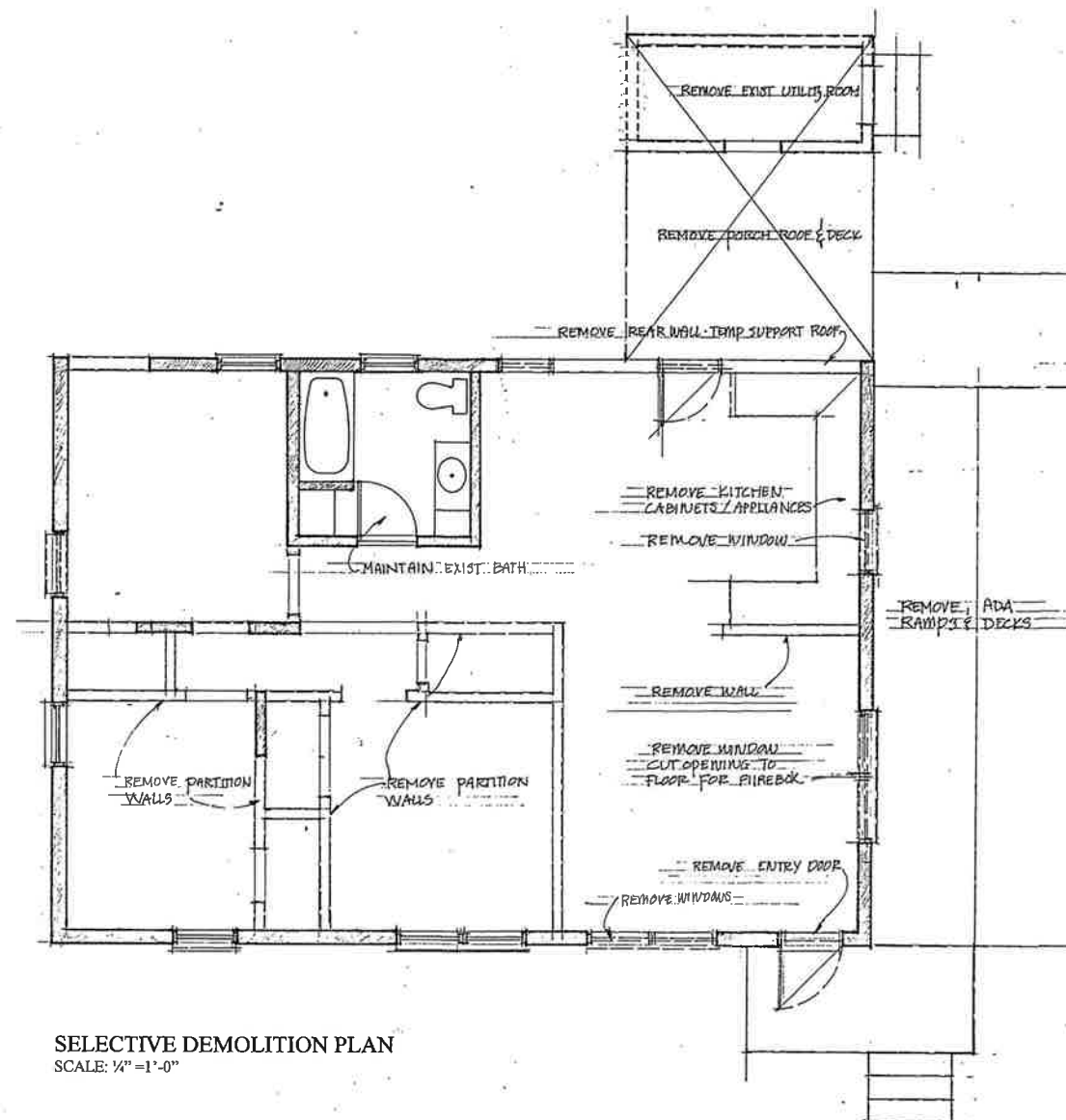
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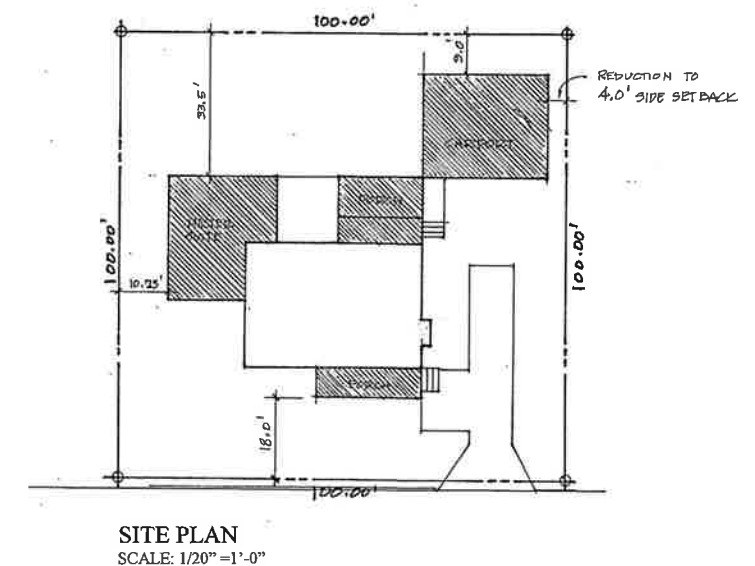
Cleary Larkin, AIA  
Planner

#### **List of Exhibits**

- |           |                           |
|-----------|---------------------------|
| Exhibit 1 | Drawings (A1- A3, survey) |
| Exhibit 2 | Existing Photos           |

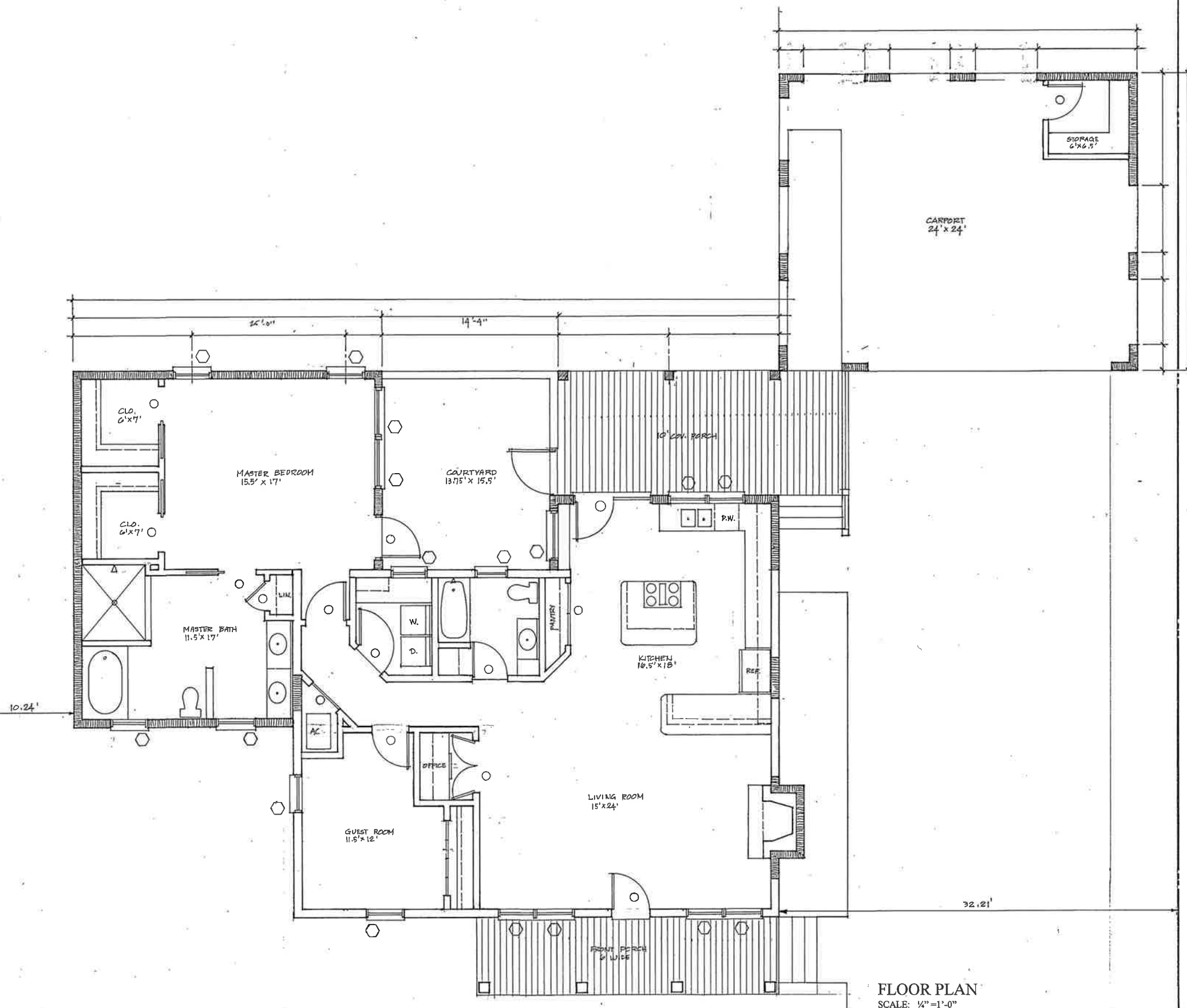


SELECTIVE DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



SITE PLAN  
SCALE: 1/20" = 1'-0"





FLOOR PLAN  
SCALE: 1/4"=1'-0"

HP-17-51 EXHIBIT 1

JAY REEVES & ASSOCIATES, INC.  
ARCHITECTS AND DESIGNERS  
725 NORTH WILSON STREET  
GAINESVILLE, FLORIDA 32601  
JAY REEVES@JAYREEVES.COM  
OFFICE 352.371.3205  
CELL 352.284.4399

ADDITIONS TO THE JAMES RESIDENCE  
716 SE 4<sup>TH</sup> AVE GAINESVILLE, FLORIDA

PROPOSED PLAN

A-2



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

JAY REEVES & ASSOCIATES, INC.  
ARCHITECTS AND DESIGNERS  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
JAY REEVES@JAYREEVES.COM  
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ADDITIONS TO THE JAMES RESIDENCE  
716 SE 4<sup>TH</sup> AVE GAINESVILLE, FLORIDA

ELEVATIONS

HP-17-51 EXHIBIT 1

A-3



**LEGAL DESCRIPTION**

EAST 100 FEET OF SOUTH 1/2 OF LOT 4, BLOCK 3, RANGE 4, ROPER'S ADDITION TO GAINESVILLE AS PER A PLAT THEREOF RECORDED IN DEED BOOK "J", PAGE 550, OF THE PUBLIC RECORD OF ALACHUA COUNTY, FLORIDA.

**FLOOD CERTIFICATION:**

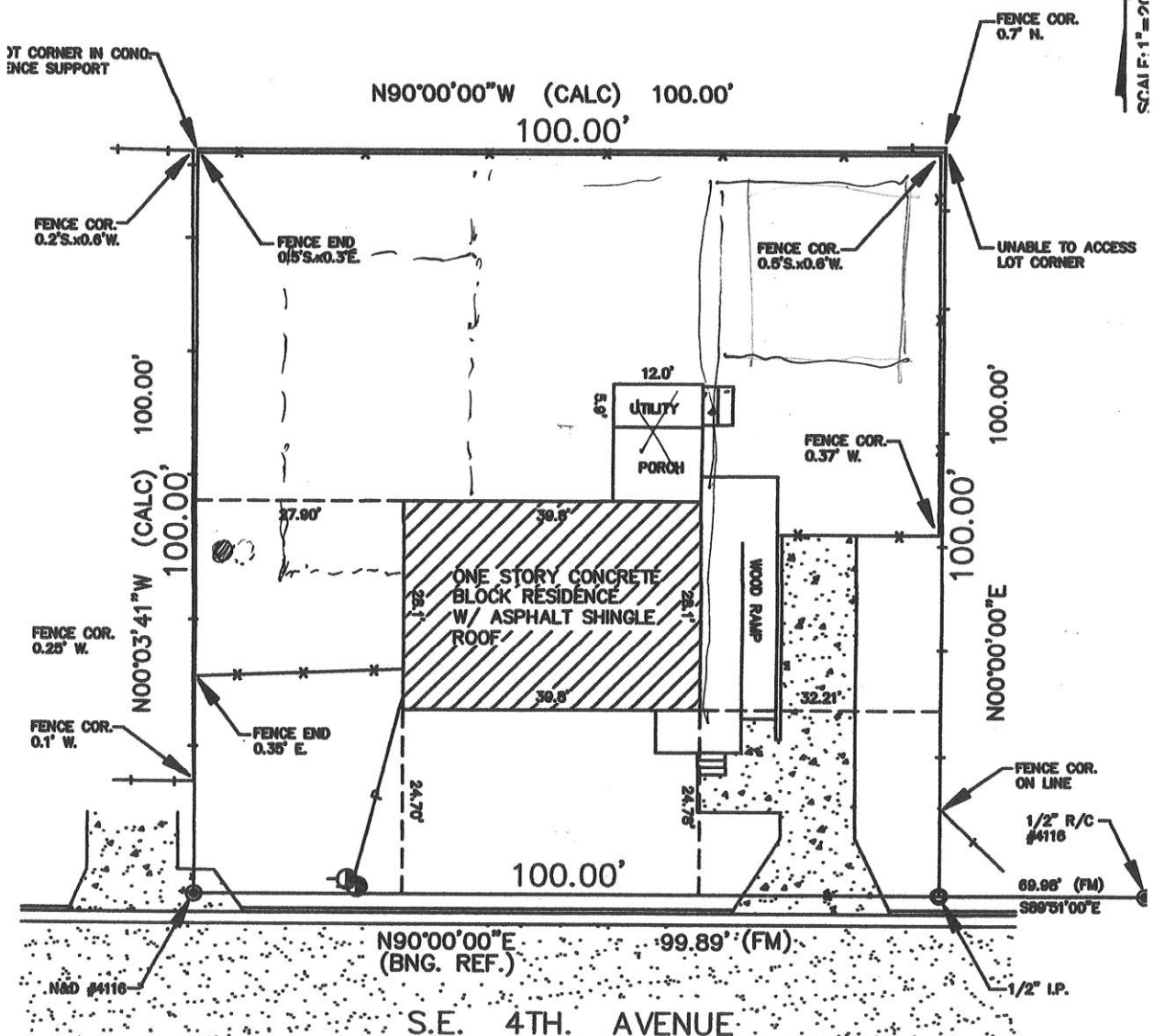
I DO HEREBY CERTIFY THAT THIS PROPERTY LIES IN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, AREAS OF MINIMAL FLOODING.

**LEGEND**

- DENOTES C.M. FOUND
- DENOTES I.P. OR R/C FOUND
- DENOTES R/C SET (4948)
- DENOTES BUILDING SETBACK LINE

THIS SURVEY IS HEREIN CERTIFIED TO:  
EDITH A. JAMES  
LAW OFFICE OF CARL L. JOHNSON  
FIRST AMERICAN TITLE INSURANCE COMPANY

ADDRESS: 716 SE 4TH. AVENUE  
GAINESVILLE, FL.





Front façade from SE 4<sup>th</sup> Avenue.





Existing windows on front facade.





Rear utility room and deck (top) and rear façade (bottom).





Existing (east) side elevation and chain link fence.





View towards carport location at end of drive; note adjacent neighbor house location (top) existing kitchen interior(bottom).