



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE: July 3, 2018

ITEM NO: 4

PROJECT NAME AND NUMBER: HP-18-57_624 SE 1st Ave

APPLICATION TYPE: Quasi-Judicial COA: Certificate of Appropriateness for new construction of an accessory structure, to be non-contributing. This parcel is contributing to the Southeast Residential Historic District.

RECOMMENDATION: Staff recommends conditional approval; refer to report for conditions.

CITY PROJECT CONTACT: Cleary Larkin

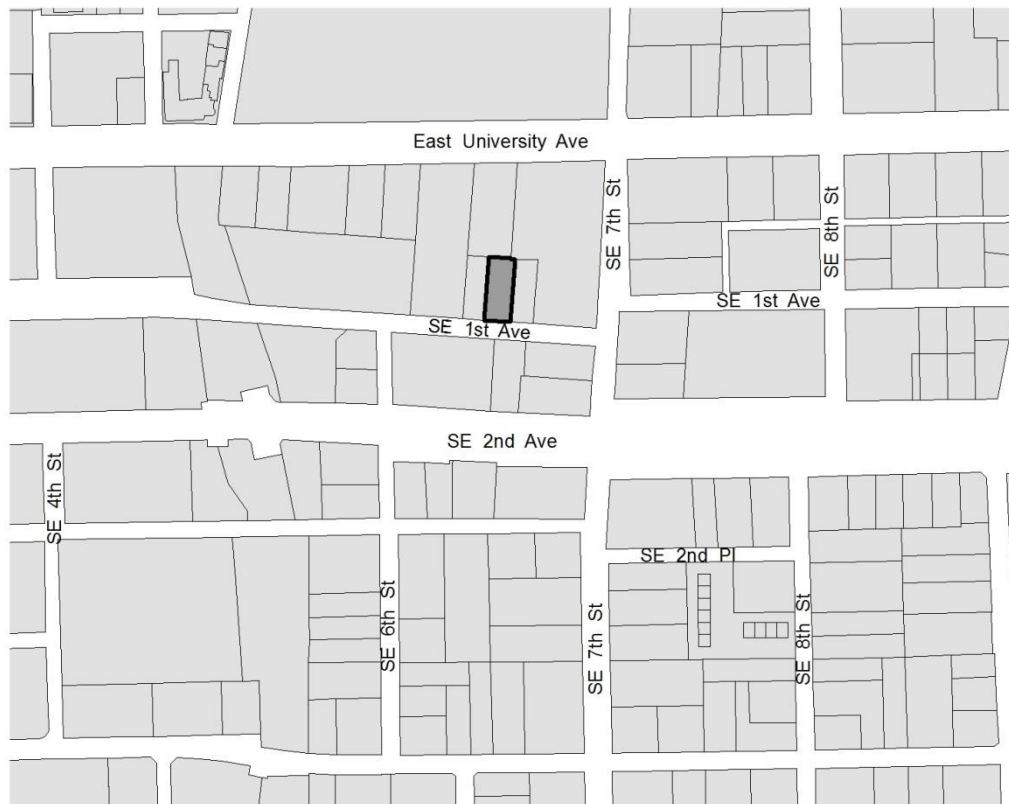


Figure 1: Location Map

APPLICATION INFORMATION:

Property Owner(s): Sweetwater Branch Properties

SITE INFORMATION:

Address: 624 SE 1st Avenue

Parcel Number(s): 12678-000-000

Existing Use(s): Residential

Zoning Designation(s): Urban 3

Historic District: Southeast

Historic District Status: Contributing

Date of construction: c. 1920 (FMSF AL02088)

PURPOSE AND DESCRIPTION:

Certificate of Appropriateness for new construction of an accessory structure, to be non-contributing to the Southeast Residential Historic District. Request for modification of side and rear setbacks.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing property sits on the north side of SE 1st Avenue between SE 6th Street and SE 7th Street. The existing site is approximately 135'x 49', with an existing one-story bungalow cottage towards the front (south end) of the lot. The c.1920 house is a wood frame vernacular structure with brick piers, wood novelty siding and cornerboards, a recessed front porch with simple "twin" wood pilasters under a shed roof, wood 1/1 double-hung windows, and a gable roof with exposed rafter ends, architectural shingles, and supported by simple wooden brackets. There is an existing shed on the rear of the lot, which is non-contributing to the historic district.

PROPOSED

The proposal is for the existing shed to be removed and a new one-and-a-half-story accessory structure to be constructed at the rear of the lot for use as a caretaker cottage and accessory functions (exercise, yoga, restroom facilities) for the Sweetwater Inn collection. The Owner is currently working with City Planning on a lot merger with the lot to the North, which contains the Sweetwater Inn. This parcel may be added to the adjacent inn as support spaces, not guest quarters. The design of the accessory building has been created with this in mind and relates

architecturally to both the Inn, which is a more formal, Victorian-style building, and to the existing cottage on SE 1st Avenue.

The accessory structure is approximately 2,000 square foot with a square plan on the first floor, a smaller second floor plan, and gable roof lines, with a shed roof dormer and a covered porch on the second floor. Materials are pine novelty siding on the first floor, Hardi-board cedar shingles on the second floor/gable ends, Hardi-trim, architectural shingles on the main higher-sloped roofs, and 5-v crimp metal roofing on the low-slope first floor porch roofs. Windows will be vinyl 1/1 hung, recessed into the walls to provide depth. Doors will be fiberglass. Columns will be fiber cement covers over pressure-treated 4x4 posts.

The site is not visible from the street, only visible from the north rear yard of 1st Avenue houses and the adjacent Inn properties.

DESIGN REVIEW

The Design review for this project uses the City of Gainesville's Design Guidelines for Auxiliary Structures (p. 122-125). The guidelines recommend coordination of auxiliary building material with the principal building, for compatibility with the principle building on the site. Two important criteria are the use of traditional roof slope and traditional materials. It is not recommended to use designs that "through their scale, detail and materials detract from the principal buildings or settings" (p. 124).

In general, Staff finds the proposed accessory structure compatible with the existing house in its shape, size and massing. The existing house has novelty wood siding and fairly steep roof forms, including the shed roofs over the front porch and front bay window. However, the existing cottage has fairly simple detailing, including double pier/ columns, and the use of simple wood brackets underneath the roof. Staff recommends that the design of the accessory structure be revised to simplify the columns and roof trim details to be more compatible with the principal structure on the lot.

ZONING REVIEW

U3 zoning requires a 5' side (interior) setback and a 10' rear setback. The site plan proposes side setbacks of 5'-0" to the east and 2.5' to the west and a 7.75' setback to the rear (north). The two setbacks not in compliance with the zoning abut adjacent property owned by the Owner (to the west) and in the lot merger process (to the north).

In regards to the property to the west, with a pool on the lot, the Owner intends to remove the fence separating the parcels in the future, creating larger setback between the face of the building, which will be 10.5' off of the current lot line, and the pool. As such, staff recommends approval of the proposed side (west) setback.

The rear setback of 7.75' is historically appropriate for an accessory structure in the historic district and the lot merger would actually negate the setback requirement. However, there is an existing

building on the north lot that sits almost on the property line. For this reason, Staff recommends that the rear setback of the new accessory structure provide a 10' clearance between the two buildings.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Revise design to include simplified columns and potentially simplified roof eaves/ trim/ brackets, all to be more compatible with existing house.
- Vinyl windows to be a color other than standard white and to be recessed into jamb for depth and shadow line.
- Approval of the proposed side (west) setback modification of 2.5', per the removal of the side yard fence.
- That the rear setback of the new accessory structure provide a 10' clearance between it and the existing building to the north.

LIST OF EXHIBITS:

Exhibit 1 **COA Application**

Exhibit 2 **Photographs**

Exhibit 3 **Drawings**



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: SOUTH FIRST
Site Address: 624 SE 1ST AVE
Tax Parcel # 12678-000-000

OWNER

Cornelia Holbrook
Owner(s) Name
Sweetwater Branch Properties
Corporation or Company
608 NE 5th Ave
Street Address
GNV, FL 32601
City State Zip
352-373-6760
Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

gm@sweetwaterinn.com

APPLICANT OR AGENT

Jay Reeves
Applicant Name

Corporation or Company

Street Address

City State Zip

352-284-4399

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

jay.reeves@jayreeves.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

HP # 18-57

Contributing Y ☒ N ☐

Zoning U3

Pre-Conference Y ☐ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks

Y ☒ N ☐

Received By Charm Larkin

Date Received 6/4/18

Fee: \$

EZ Fee \$ 60.75

☐ 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)

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 days 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 6/4/18

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.

THE EXISTING PARCEL CONTAINS A BUNGALOW COTTAGE FACING SE 1ST AVE WITH A DEEP REAR YARD. THERE IS AN EXISTING METAL COVERED SHED BUILDING THAT WILL BE REMOVED. A NEW 1 1/2 STORY STRUCTURE IS PROPOSED WITH EXERCISE/YOGA SPACES AND FACILITIES WITH A CARETAKER'S APARTMENT AT THE UPPER LEVEL. A FUTURE LOT SPLIT IS PROPOSED SO THIS PARCEL MAY BE ADDED TO THE ADJACENT INN AS SUPPORT SPACES - NOT GUEST QUARTERS.

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.

THE 1 1/2 STORY STRUCTURE WILL BE ON A CONC. SLAB AT GRADE FOR FUTURE ACCESSIBILITY. THE PROPOSED STRUCTURE WILL BE WOOD FRAME WITH NOVELTY WOOD SIDING. THE WINDOWS WILL BE VINYL, EXTERIOR DOORS WILL BE FIBERGLASS. ROOFING WILL BE ARCHITECTURAL SHINGLES. TRIM WILL BE HARDI-TRIM, COLUMNS WILL BE FIBER CEMENT COL COVERS OVER PT. 4X4 POSTS.

THE BUILDING SITE IS IN A REAR YARD NOT VISIBLE FROM THE STREET, ONLY VISIBLE FROM THE NORTH REAR YARD OF 1ST AVE HOUSES AND THE ADJACENT INN PROPERTIES.

THOUGH NON CONTRIBUTING, IT WILL BE COMPATIBLE WITH ADJACENT STRUCTURES AND NOT VIEWABLE FROM NEIGHBORHOOD STREETS.

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.

AN EXISTING METAL SHED WILL NEED TO BE REMOVED. THE ONLY OLD EXTERIOR FABRIC REMAINING IS A SHIP LAP WOOD WALL TO THE WEST AGAINST A FENCE, AND 2 CRUDE CORRUGATE DOORS. INSIDE - NO FINISHES, AN EXPOSED 2X4 FRAMEWORK

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.

THE REAR SETBACK REQUIREMENT OF 10' IS PROPOSED TO BE REDUCED TO 7'-8" (7.75) AT MIN.

THE SIDE SETBACK TO THE WEST WILL NEED TO BE REDUCED TO 2'-6" (2.5') AT THE SIDE PORCH, BUILDING IS 10.5' OFF WEST LINE.



Top: View of front of the existing house, a contributing structure.

Bottom: Existing shed shown in the left of the photo is on the lot line between the two parcels.



Top: View of side and details of the existing house

Bottom: Sweetwater Inn Collection- for architectural context. 609 SE 1st Avenue.



Top: Sweetwater Inn Collection- for architectural context. 611 SE 1st Avenue

Bottom: Existing shed shown in the left of the photo is on the tlot line between the two parcels.



Top: & Bottom: Sweetwater Inn



Top: & Bottom: Sweetwater Inn Collection



Top & Bottom: Existing non-contributing shed towards rear lot line of property- to be removed.

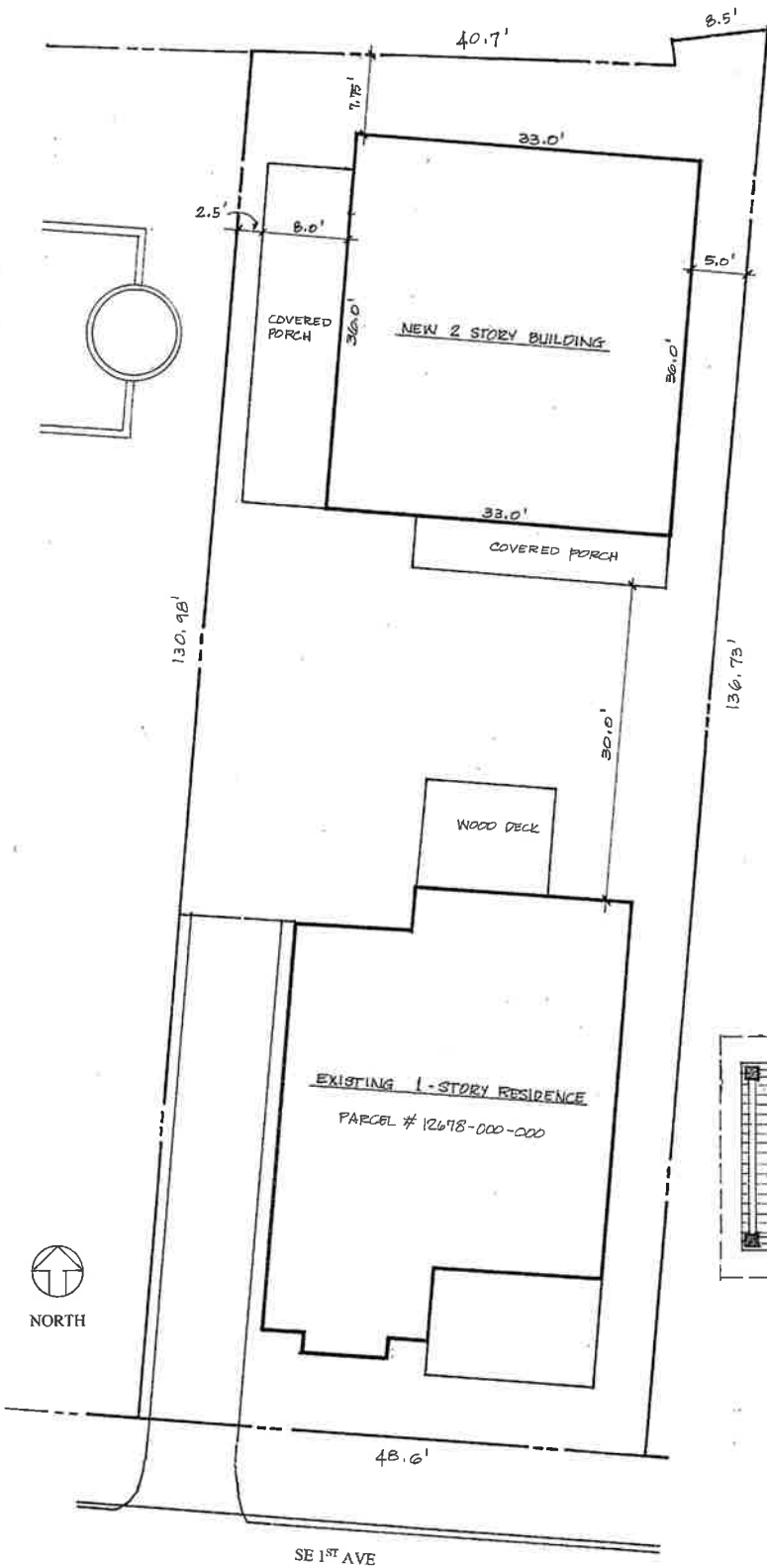


Top: View to the north property, with the existing accessory structure (light pink) and temporary shed.

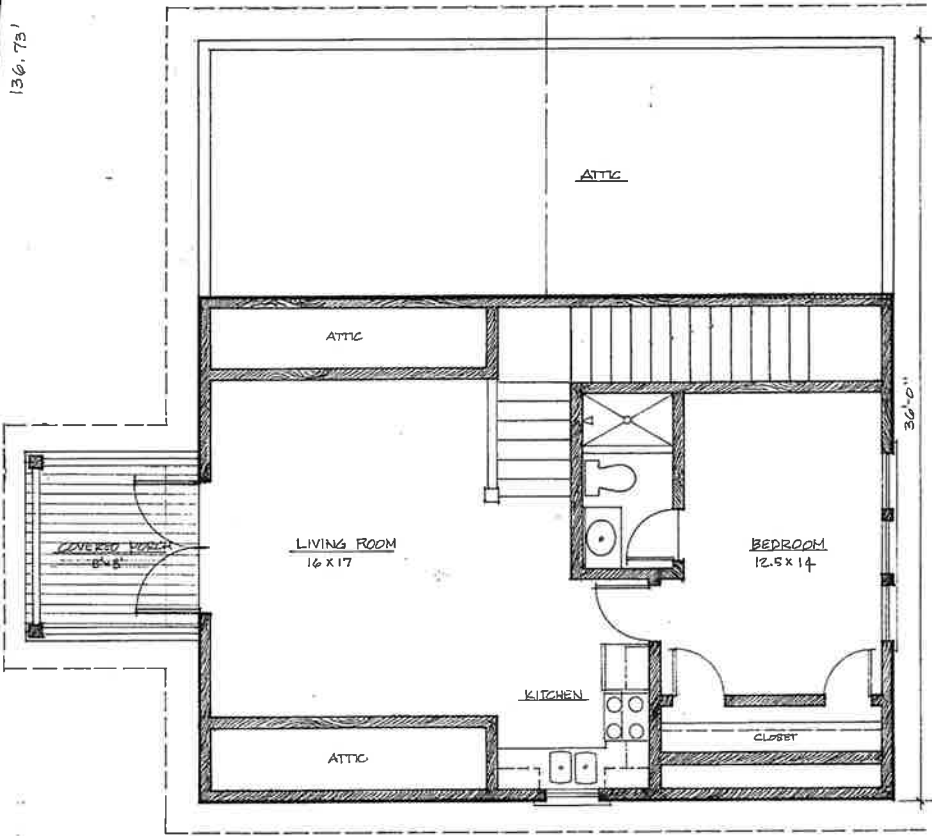
Bottom: View to the east lot line.



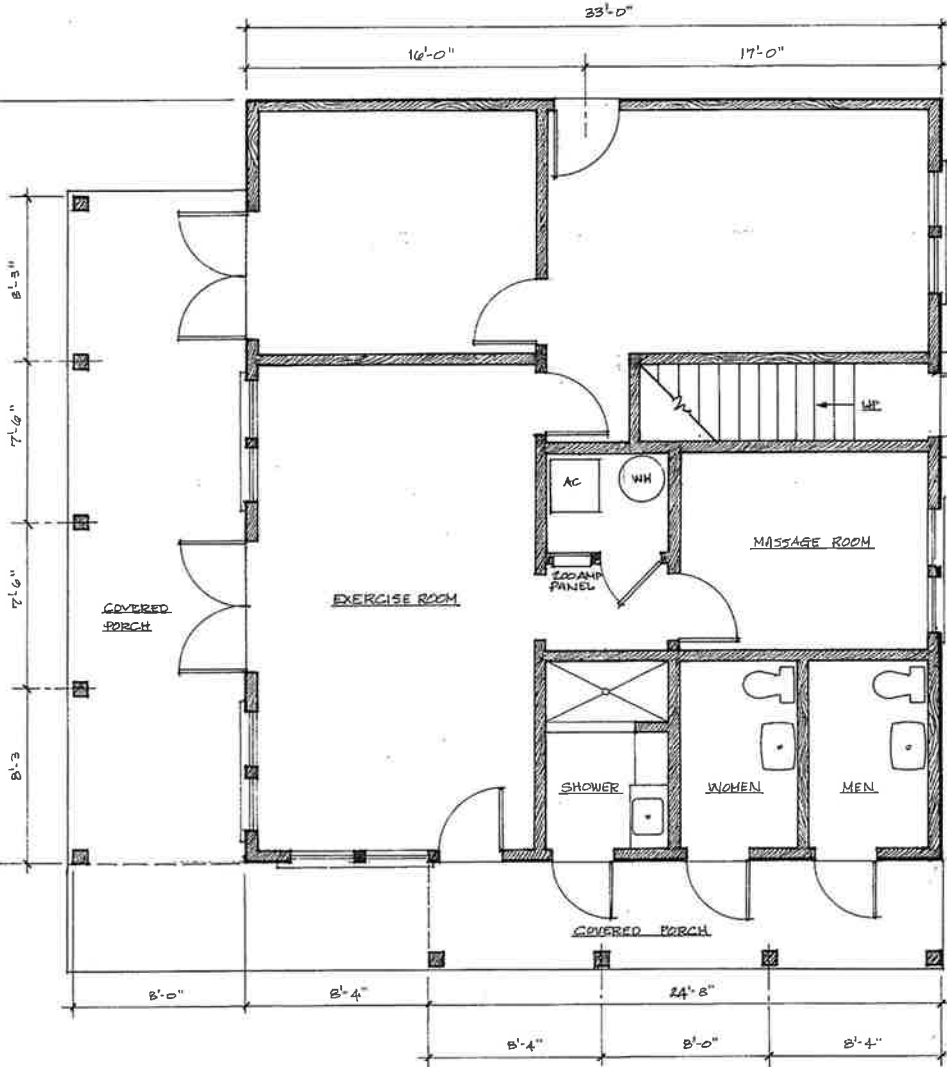
Top: View from adjacent (west) lot looking towards fence and shed, both to be removed.
Bottom: View from adjacent (west) looking towards existing (red) contributing house on the site.



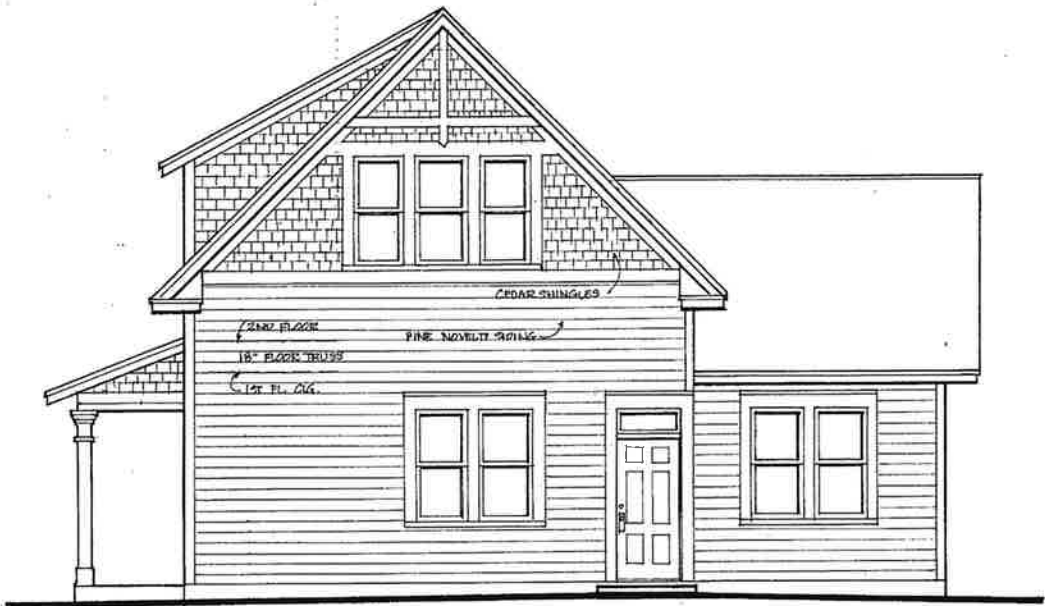
SITE PLAN
SCALE: 1/8"=1'-0"



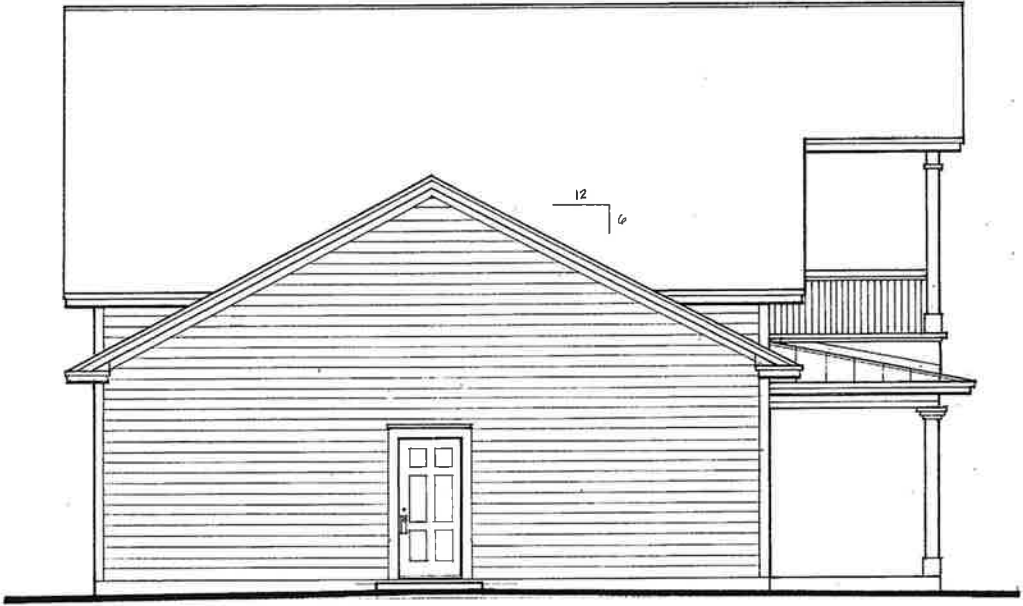
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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



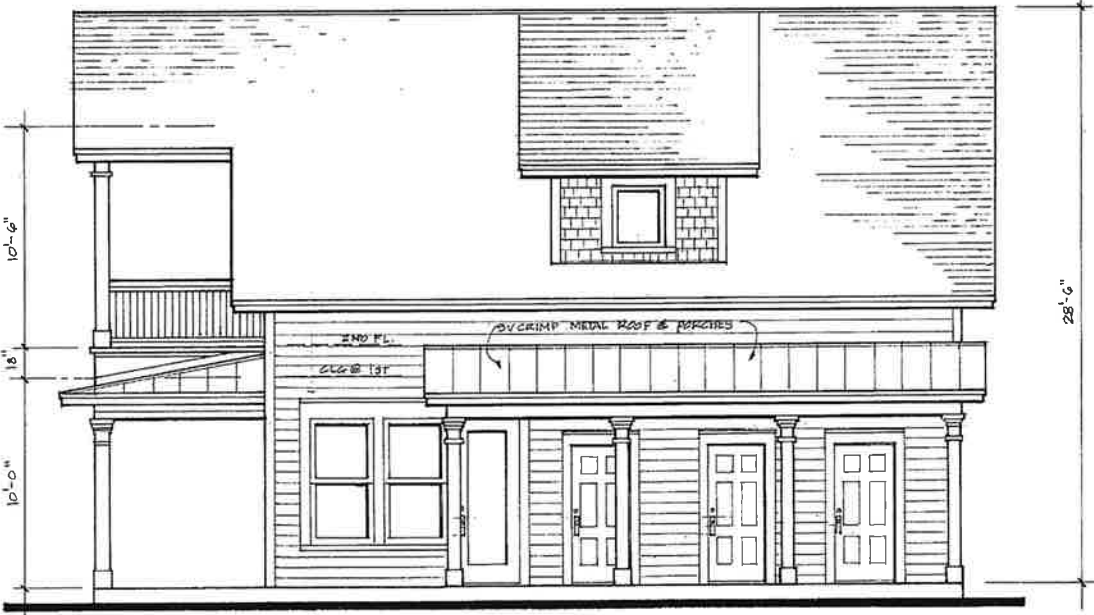
EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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