



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:	October 1, 2019
ITEM NO:	9 under New Business
PROJECT NAME AND NUMBER:	HP-19-00082, 1026 NE 3 rd Street
APPLICATION TYPE:	Quasi-Judicial: Construct an addition
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Kurt Strauss
Property Owner(s): David Menet & Amanda Bliss

SITE INFORMATION:

Address: 1026 NE 3rd Street
Parcel Number(s): 10300-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District: Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1949 (ACPA), c. 1946 per 8AL03449

PURPOSE AND DESCRIPTION:

Kurt Strauss, Kurt Strauss Homes, agent for David Menet & Amanda Bliss. Certificate of Appropriateness for construction of a studio addition built on the footprint of the existing carport behind the existing garage and a new deck, with an application for modification of a side setback. Located at 1026 NE 3rd Street. The garage building is non-contributing to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, cross gabled masonry structure with a brick veneer exterior in the "Minimal Traditional," style. The house has a stem wall foundation; a brick chimney; a main entrance side entry with a four paneled door with lights; a tripartite picture window with shutters on the gable wing on the east elevation; paired 1 over 1 double hung windows with shutters; two sets of paired windows on the south elevation; and a bulls eye window on the south elevation. Exterior ornamentation includes a cornice return on the gable wing and a balustrade on the roof. The house features a porte cochere and a detached garage. According to the Florida site file for this house (8AL03449), the dwelling retains its essential form and integrity.

PROPOSED

The applicant is proposing to selectively demolish the existing car port and use some of the material for a pergola if possible. The pergola would be installed over a proposed new deck that is to be constructed between the carport / proposed studio and the existing pool deck adjacent to the pool which lies south of the carport. The deck is to be constructed with Trex composite decking. The carport is located behind the detached garage and consists of structural steel pipe columns, w-shape girders and joists, and a composite panel roof with built up roofing. A new studio is to be constructed on the footprint of the existing carport, with materials to match the existing house and garage. The approximate size of the addition is 412 square feet. A covered porch will be on the west side of the studio. The addition will have a brick facade with two paired windows. The roof will consist of asphalt shingles to match the existing shingles on the garage and the house with soffits to match the existing garage structure. Sliding glass doors will provide access from the studio to the new deck.

REVIEW

The proposed new studio is located at the rear of the detached garage and will not be visible from the street. The view of the house from NW 3rd Street will remain unchanged. The window to be removed in the back of the garage faces the carport and the back yard beyond and is not visible from NW 3rd Street. The opening will remain as the window is to be replaced by a door with a transom and a possible step-up to the bathroom. The proposed materials for the addition are to match the materials on the garage and the historic house. The overall character of the contributing structure will remain the same. The new addition will be consistent with Standard 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."*

The proposed deck meets the guidelines for staff approval. The deck is not to be attached to the existing contributing structure, the deck is to be sited to the rear of the contributing structure and will not be visible from the right-of-way, and the deck proposal utilizes simple design that is mostly open.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

This proposal is requesting an administrative modification for the north side setback. The RSF-3 zoning district requires a 7.5 foot side setback for principal and accessory structures while the proposal is requesting a 3 foot setback for a portion of the proposed studio addition adjacent to the property at 1030 NE 3rd Street and a 7 foot setback for a portion of the building adjacent to the

property at 1037 NE 2nd Street. As the proposed modification does encroach into the side yard setback that adjoins an existing lot, notice was provided to the adjacent property owners. However, the proposal is actually not a change over the current situation because the current setback on the north side of the carport and the existing garage is 3 feet adjacent to the property at 1030 NE 3rd Street and is 7 feet adjacent to the property at 1037 NE 2nd Street. The new construction is to take place on the footprint of the carport, so the actual established setback distance will not change.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- 1. The addition cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.
- 2. No range, stove, or oven shall be installed in the accessory building.
- 3. The HPB concurrently approve the Application for Administrative Modification reducing the north side yard setback from 7.5 feet to 3 feet adjacent to the property at 1030 NE 3rd Street and from 7.5 to 7 feet adjacent to the property at 1037 NE 2nd Street.
- 4. Provide information sheets for the proposed windows and roofing material.
- 5. Notify staff of any changes during construction.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings; Auxiliary Structures</i> |
| <u>Exhibit 2</u> | COA Application and Application for Administrative Modification |
| <u>Exhibit 3</u> | Florida Master Site File 8AL03449 |
| <u>Exhibit 4</u> | Photographs & Key |
| <u>Exhibit 5</u> | Floor Plan, Elevations, Cut Section, Demolition Plan, Site Plans |

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Additions to Existing Buildings

Applicable Secretary Standards

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.*
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.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they

should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

Recommended

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

Staff Approval Guidelines

Additions that meet all of the following conditions can be approved by staff:

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

Auxiliary Structures

Applicable Secretary Standards

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.

New Garages, Carport, Accessory and Other Structures

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

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

Decks that meet all of the following conditions can be approved by staff:

Historic building on which deck is to be built does not front on two or more streets;

Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and

Utilize simple designs that are mostly open;

New garages and carports that meet all of the following conditions can be approved by staff:

Structure does not front on two or more streets;

Is not attached to the historic building;

Does not exceed 1-story in height and 400 sq. ft. in area;

Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);

Utilize materials and textures consistent with the principal building;

Roof type and pitch is similar to principal building.

Sheds that meet the italicized conditions can be approved by staff:

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; and comprised of materials compatible with main structure.

Board Approval Guidelines

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

In the University Heights Historic Districts, the board can approve new auxiliary or secondary structures that exceed the size of existing principal structures if they are compatible in materials, design details and scale with the existing contributing structure.

CITY OF GAINESVILLE

every path starts with a choice

FLORIDA

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

AUG 27 2019

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

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

PROJECT LOCATION:

Historic District: North East Historic District

1026 Site Address: 1062 NE 3rd Street

Tax Parcel # 10300-000-000

OWNER

David Menet & Amanda Bliss

Owner(s) Name

Corporation or Company

1026 1062 NE 3rd Street

Street Address

Gainesville, FL 32601

City State Zip

352.222.2027

Home Telephone Number

Cell Phone Number

Fax Number

davidmenet@gmail.com

E-Mail Address

APPLICANT OR AGENT

Kurt Strauss

Applicant Name

K. Strauss Homes

Corporation or Company

PO Box 6154

Street Address

Gainesville, FL 32627

City State Zip

Home Telephone Number

352.494.4719

Cell Phone Number

Fax Number

kstrauss homes@gmail.com

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50

EZ Fee: \$ -

HP # 19-00082

Contributing Y ☒ N ☐

Zoning RSF-3

Pre-Conference Y ☐ N ☒

Application Complete Y ☐ N ☐

Enterprise Zone Y ☐ N ☒

Request for Modification of Setbacks

Y ☒ 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 Mike Hoge

Date Received 8/27/19

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 a 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 POSTED 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

Date 8/12/19

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 new construction studio will be built on the footprint of the existing carport located behind the existing garage and adjacent to the pool. The existing carport will be salvaged (if possible) for use as a pergola over the new deck. The carport consists of structural steel pipe columns, w-shape girders and joists, composite panel roof with built up roofing.

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 proposed project will be built to match the existing house. See plans.

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.

The existing car port will be selectively demolished and salvaged for use as a pergola if possible.

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.

NA

APPLICATION FOR ADMINISTRATIVE MODIFICATION
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. <u>HP-19-00082</u>	Hearing Date: <u>10/1/19</u>

CHECK ONE: ☒ Historic District: Northeast ☐ Individual Listing

Owner(s) of Record (please print)	Agent Authorized to Act on Owner Behalf
Name: David Menet & Amanda Bliss	Name: Kurt Strauss / K.Strauss Homes
Address: 1026 NE 3rd Street	Address: POBox 6154
Gainesville, FL 32601	Gainesville, FL 32627
E-mail Address: davidemenet@gmail.com	E-mail Address: kstrausshomes@gmail.com
Phone: 352.222.3037	Phone: 352.494.4719
Fax:	Fax:

PROPERTY INFORMATION:

Street address: 1026 NE 3rd Street
Tax parcel no(s): 10300-000-000
Legal description (may be attached): Attached
Existing Zoning: RSF3 Lot size: .6554 Acres
Present use: SFR Proposed use: SFR
Present structures (type) and improvements upon the land: SFR and New Construction of Studio

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)

	Zoning	Land Use	Existing Use
North	RSF3	SFR	SFR
South	RSF3	SFR	SFR
East	RSF3	SFR	SFR
West	U4	MFR<10	VACANT

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)

		Required	Existing	Proposed
<input type="checkbox"/> Front, Side, Or Rear Building Setback Line	SIDE(N)	7.5'	3'	3'
<input type="checkbox"/> Building Height				
<input type="checkbox"/> Building Separation				
<input type="checkbox"/> Floor Area Ratio				
<input type="checkbox"/> Maximum Lot Coverage				

Certified Cashier's Receipt

The following information must be collected to demonstrate the foundation for the requested modification as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the administrative modification criteria.

1. Document that the proposed modification(s) will not impact the public safety, health, or welfare of the abutting property owners or the historic district.

The proposed new construction is to be built on the footprint of an existing structure

2. Describe the neighboring building patterns or historic development conditions that are consistent with the proposed modification(s).

The proposed new construction will match the existing house and garage and will be consistent with the neighboring building patterns and historic development conditions.

3. What particular design elements or composition of the proposed modification(s) contribute to the existing building patterns or historic development of the historic district?

The proposed new construction will match the existing house and garage and will be consistent with the neighboring building patterns and historic development conditions.


4. Affirm that applicable site design requirements such as utilities, stormwater, and access, as per the Land Development Code of the proposed development are in compliance.

Site design requirements, including utilities, stormwater, and access will not be affected by the proposed new construction.

Please continue on additional pages as needed

SIGNATURES

1. (a) I 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.
(b) I 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.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: 

Date: 09.12.19

DAVID E. MENET

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me this 12 day of SEPTEMBER 2019,
by (Name) DAVID E. MENET


Signature - Notary Public

Personally Known ☒ OR Produced Identification (Type)



KRISTEN LEE WARD
Commission # GG 131477
Expires August 6, 2021
Bonded Thru Budget Notary Services

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

HP-19-00082

Applicant (Owner or Agent)

KURT STRAUSS / K. STRAUSS HOMES

Tax parcel(s)

10300-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

8.

Applicant (signature)

KURT STRAUSS
Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

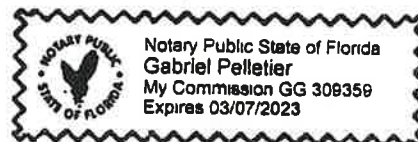
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 18 day of September, 2019, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Gabriel Pelletier Notary

Public

My Commission expires: 03/07/2023

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

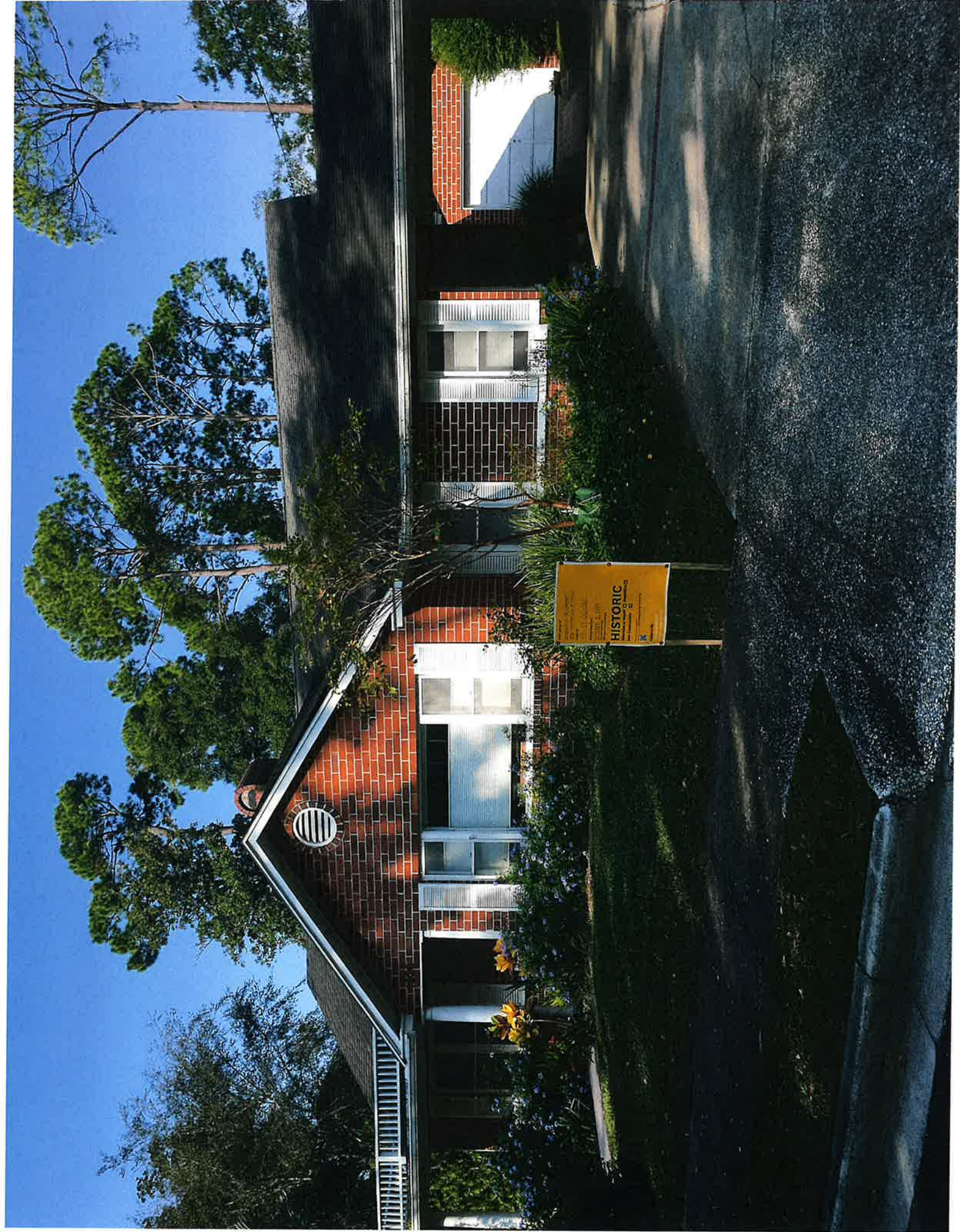
FOR OFFICE USE ONLY

Petition Number

HP-19-82

Planner

Jason Simmons



What's going on?

DEMOLITION OF CARPORT?
NEW CONSTRUCTION OF STUDIO

Project ID

HP- 19-00082

Meeting Date/Time

OCTOBER 1, 2019

City Hall Auditorium
200 East University Avenue

HISTORIC

Alteration or Repair ☐ Demolition ☒

New Construction ☒

Want to learn more?
352-334-5050 | cogplanning@cityofgainesville.org



Gainesville.
Citizen centered
People empowered

Page 1



Version 2.0 7/92

Site #8 3499

Recorder #

Field Date Summer 1996Form Date January 1997

 * Original
 Update

SITE NAMES (addr. if none) 1026 NE 3rd St [MULT. LIST. #
SURVEY Northeast Historic District Expansion [SURVEY #
NATIONAL REGISTER CATEGORY ☒ building structure district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) _____ see above _____
CROSS STREETS nearest/between _____
NEAREST CITY/TOWN Gainesville _____ IN CURRENT CITY LIMITS yes no
COUNTY Alachua _____ TAX PARCEL # 10300 _____
SUBDIVISION NAME Highland Heights _____ BLOCK F _____ LOT NO. 1,2,3 _____
OWNERSHIP private-profit priv-nonprofit priv-indiv ☒ priv-unspecified city county state federal unknown _____
NAME OF PUBLIC TRACT (e.g., park) _____
ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME Gainesville, FL East
TOWNSHIP 9S RANGE 20E SECT. 33 1/4 38521/4-1/4 IRREG. SECT.? y x n
M: ZONE 16 17 EASTING 1 1 1 1 1 0 NORTHING 1 1 1 1 1 0 1
AT OR OTHER MAP (Map's name, location) PB B-9 City of Gainesville

DESCRIPTION

STYLE Minimal Traditional EXTERIOR PLAN T-plan NO. STORIES 1
STRUCTURAL SYSTEMS masonry
FOUNDATION: Types stem wall Materials brick
EXTERIOR FABRIC brick
ROOF: Types T-plan (front) Materials asphalt
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials brick LOCATIONS center
WINDOWS (types, materials, and placements) on gable wing: tripartite picture window w/shutters; south of entry: paired 1/1 dhs w/shutters; two sets of paired windows on south elevation; bulls eye window on south elevation
MAIN ENTRANCE (stylistic details) four panelled door w/lights; side entry
PORCHES: #open x #closed #incised Locations front
Porch roof types flat/integral gable
EXTERIOR ORNAMENT cornice return on gable wing; balustrade on roof

INTERIOR PLAN _____ CONDITION: excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial ☐ A residential ☐
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____
detached garage; porte cochere

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? yes (No-explain; yes-attach!)
 artifacts or other remains no surveys or sites have been conducted in neighborhood

ARTIFACTS OR OTHER REMAINS no surveys or sites have been located
 NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1946 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____ADDITIONS ☐ yes ☒ no Dates _____ Nature _____

ORIGINAL USES (give dates) _____ Residential _____

INTERMEDIATE USES (give dates) _____ Residential _____

PRESENT USES (give dates) _____ Residential _____

OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info

Individually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. info

Potential contributor to NR district? ☒ yes ☐ no ☐ insuff. info

Local Designation Category _____
District _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____ see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

Location of negatives/neg. nos. 2 NE-NC 24

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville,
Box 490 Station 11, Gainesville, FL 32602 (352)334-5022FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY*	y	n	pe	ii	Date
		SHPO-NR ELIGIBILITY*	y	n	pe	ii	Date
DELIST DATE		LOCAL DESIGNATION*					Date
		Local office					Date

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W AT LEAST 3 x 5

**1026 NE 3rd Street
Highland Heights**

NARRATIVE

The one-story cross gabled minimal traditional design is clad with brick veneer and is well-maintained. The Highland Heights subdivision is characterized by curb-and-gutter facilities, mature tree canopy and standardized suburban setback and platting practices. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

The house reflects minimal traditional designs which are based on the previously dominant period revival styles of the 1920s and 1930s. Like other revival styles, minimal traditional designs generally have a dominant front gable and massive chimneys but the steep roof pitch is lowered and the facade is simplified by omitting most of the traditional detailing. These houses first became popular in the Great Depression (which probably explains the design's "minimalism") and were the dominant style of the post-war 1940s and early 1950s. As such they are well-represented throughout the survey area.

Like the other early 20th Century subdivisions within the Northeast Residential Historic District such as Highlands and Highland Terrace, the Highland Heights subdivision reflects standardized subdividing practice with most lots platted with dimensions of 50'x100'. Larger lots are simply 1.5 or 2 times as wide as the standard. Unlike the tract development that followed the Second World War, the Highlands Realty and Investment Company sold the lots without building speculative housing. Consequently, lot owners provided their own architectural designs which accounts for the variation of styles within the survey area. The Highland Heights subdivision became a popular neighborhood for the "well-off" of Gainesville and remained an exclusive residential neighborhood in the City throughout the 1930s and 1940s.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. The Highland Heights subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 75% were built before 1951. The dwelling retains its essential form and integrity.

St Patricks
Sch

ST

185

NE 16TH

NE 6TH

NE 7TH

33

City
Park

NE

13TH

AVE NE

12TH

GAINESVILLE

NE

10TH

AVE

Shopping
Center

U S Naval
176 Trainin

NE

7TH

U S Army Reser
AVE Training Cente

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

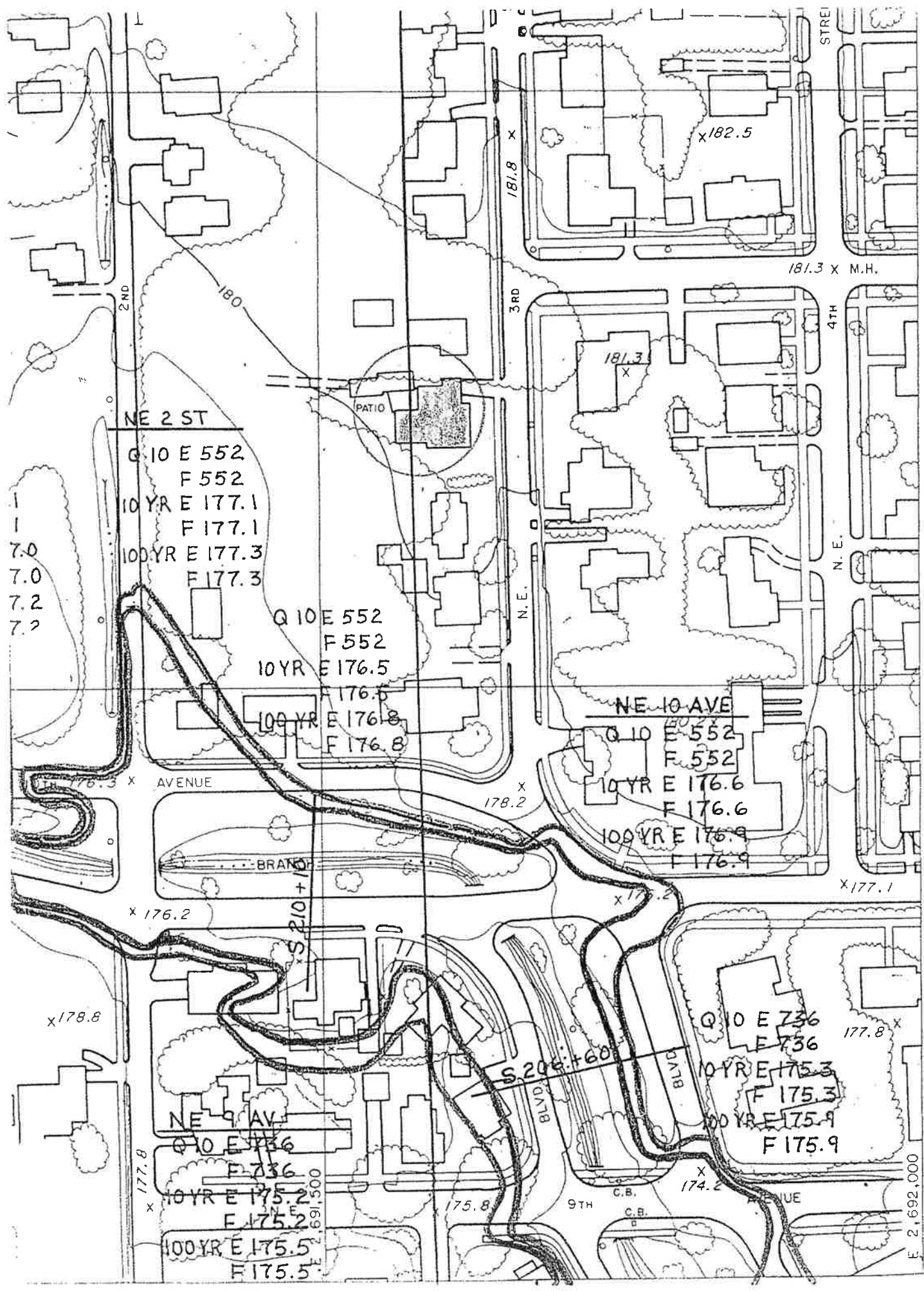
NE

3D

BLVD

Kirby-Smith

City



NE 2 ST

Q 10 E 552
F 552
10YR E 177.1
F 177.1
100YR E 177.3
F 177.3

Q 10 E 552
F 552
10YR E 176.5
F 176.5
100YR E 176.8
F 176.8

NE 10 AVE

Q 10 E 552
F 552
10YR E 176.6
F 176.6
100YR E 176.9
F 176.9

NE 9 AV

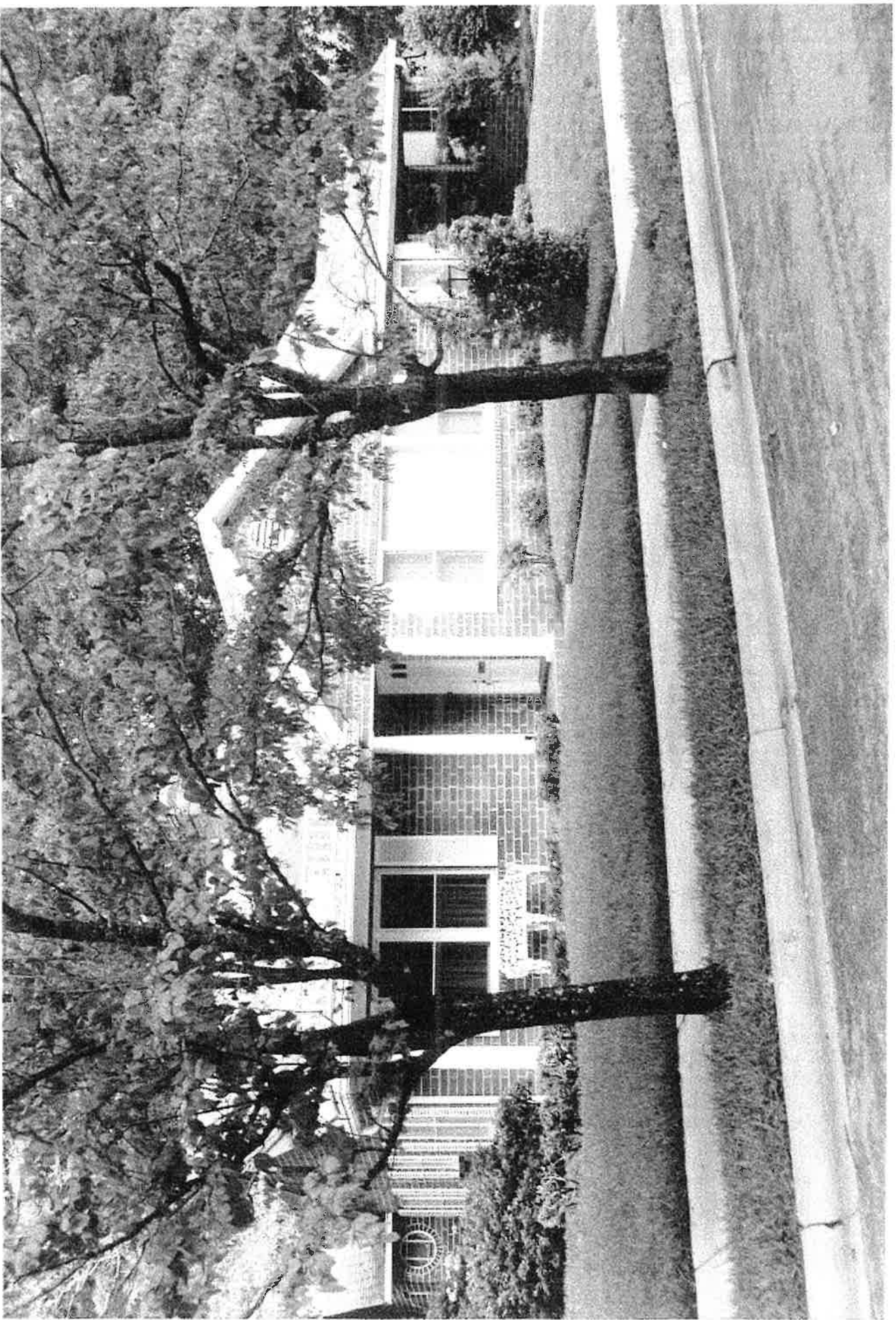
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F 736
10YR E 175.2
F 175.2
100YR E 175.5
F 175.5

Q 10 E 736
F 736
10YR E 175.3
F 175.3
100YR E 175.9
F 175.9

S 204 + 60

9TH

E 2,692,000



Simmons, Jason A.

From: K.Strauss Homes <kstrausshomes@gmail.com>
Sent: Wednesday, September 11, 2019 9:57 PM
To: Simmons, Jason A.
Subject: Menet-Bliss COA Pictures

Hi Jason,

Attached are pictures for the Menet-Bliss COA Application.

1. Front of house
2. Side of carport to be removed looking northwest
3. Side of carport to be removed looking north
4. Back of carport to be removed looking east
5. Picture of existing homes brick and vinyl window style (casement pictures, project to use vinyl awning windows and sliding glass doors)

Thanks!

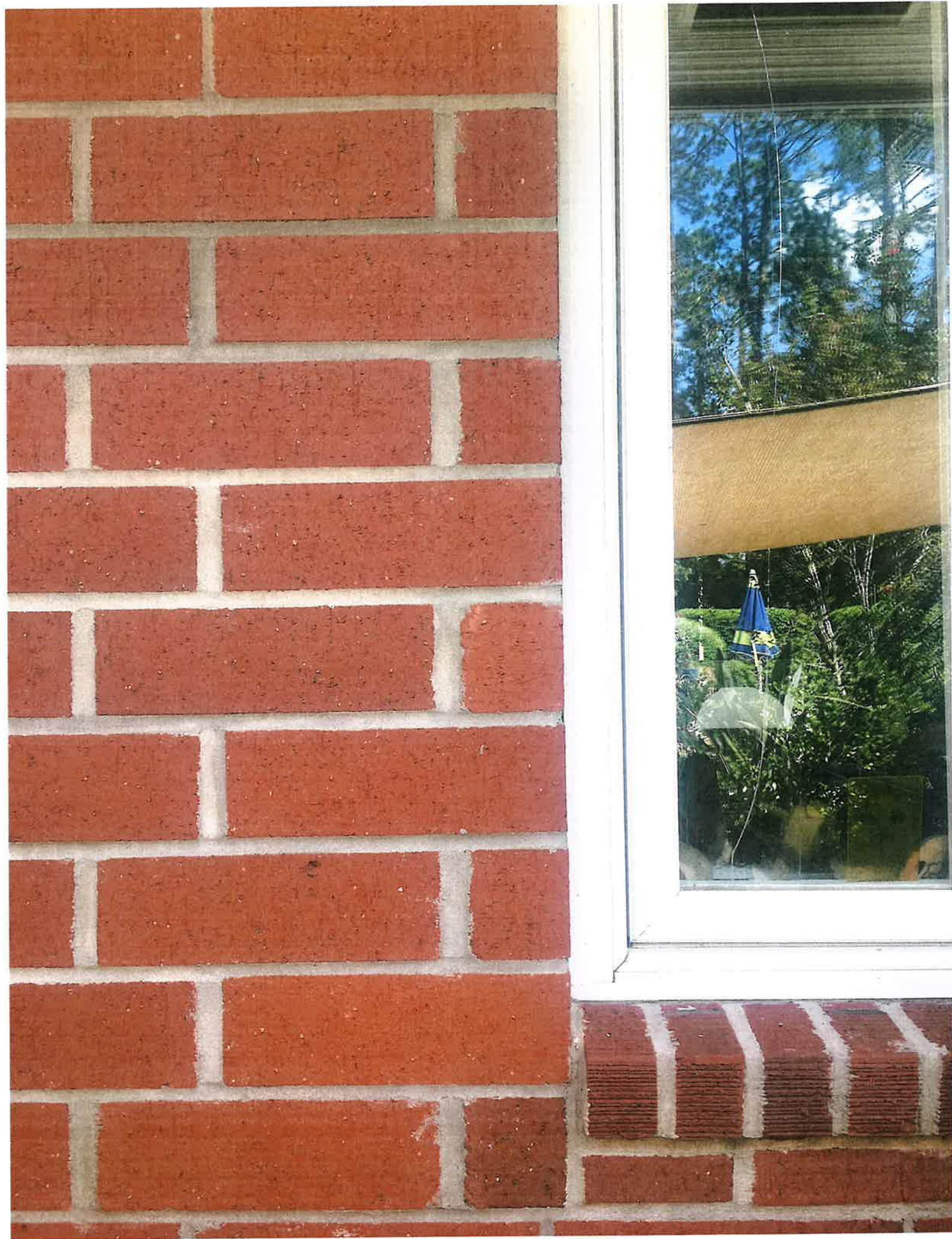
Kurt

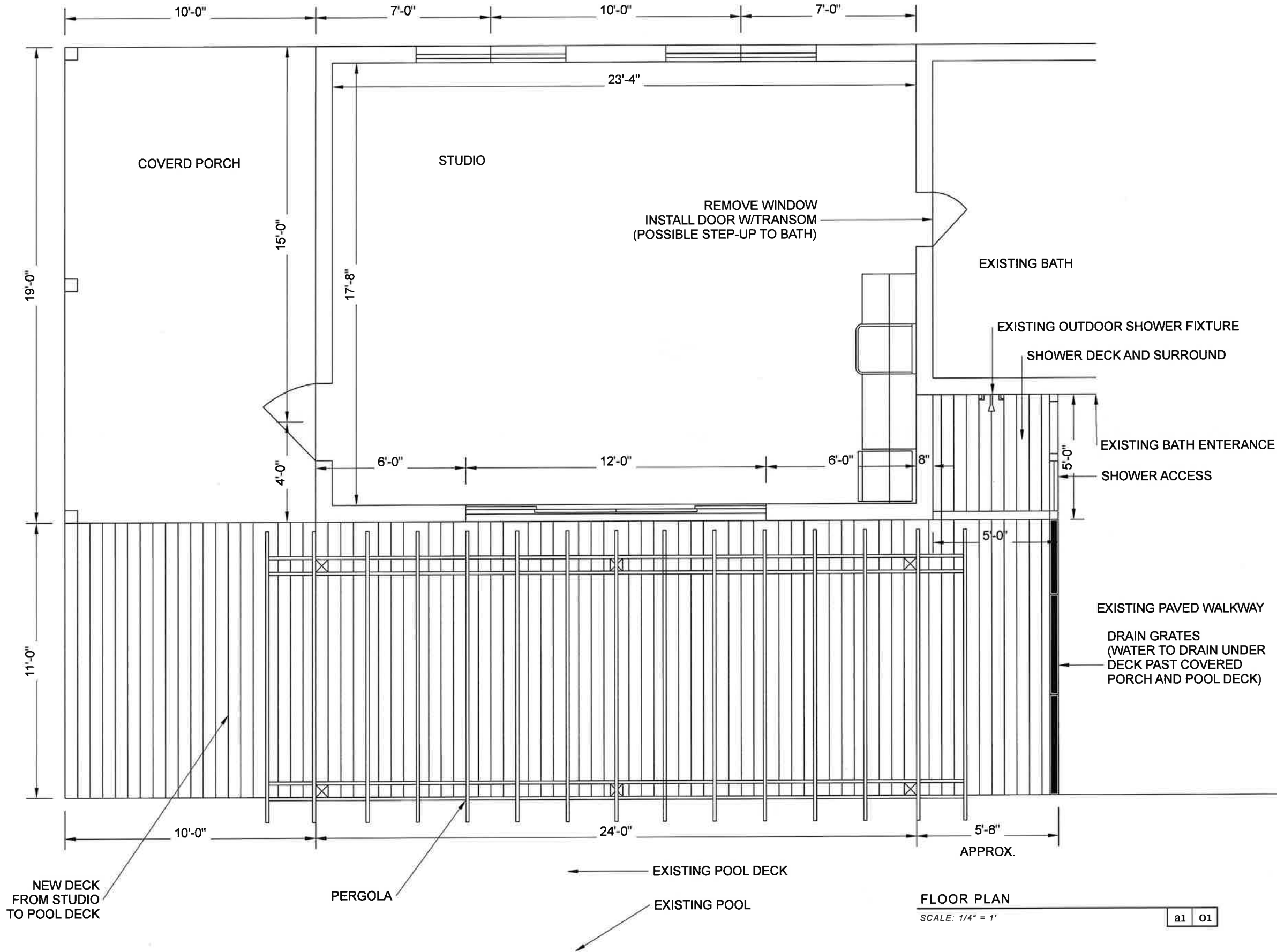


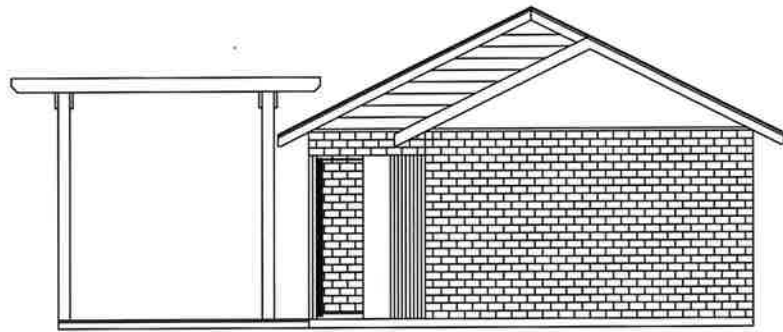












EAST ELEVATION

SCALE: 1/4" = 1'

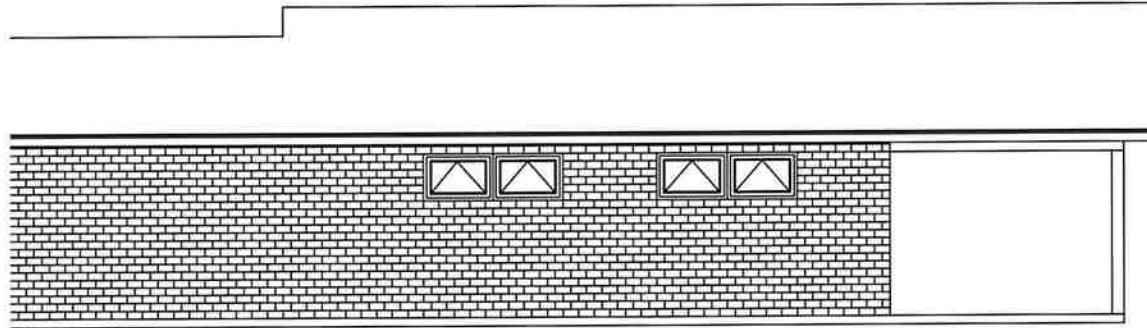
a3 02



WEST ELEVATION

SCALE: 1/4" = 1'

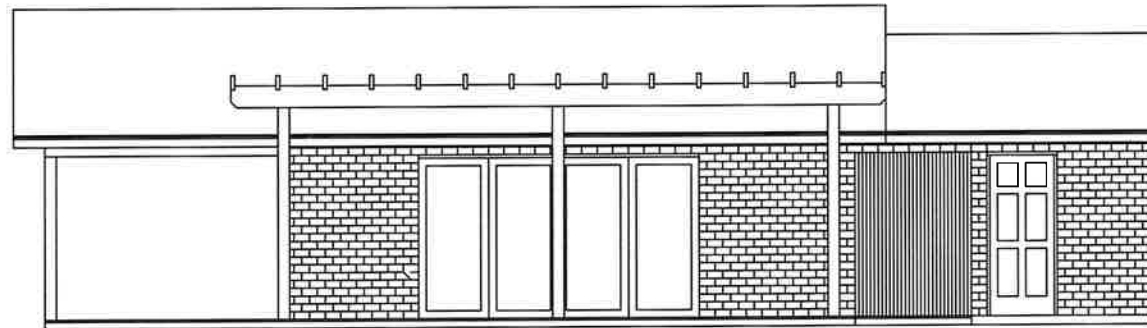
a3 02



NORTH ELEVATION

SCALE: 1/4" = 1'

a3 02



SOUTH ELEVATION

SCALE: 1/4" = 1'

a3 02

DRAWN BY
Kurt Strauss

DESCRIPTION
Elevations

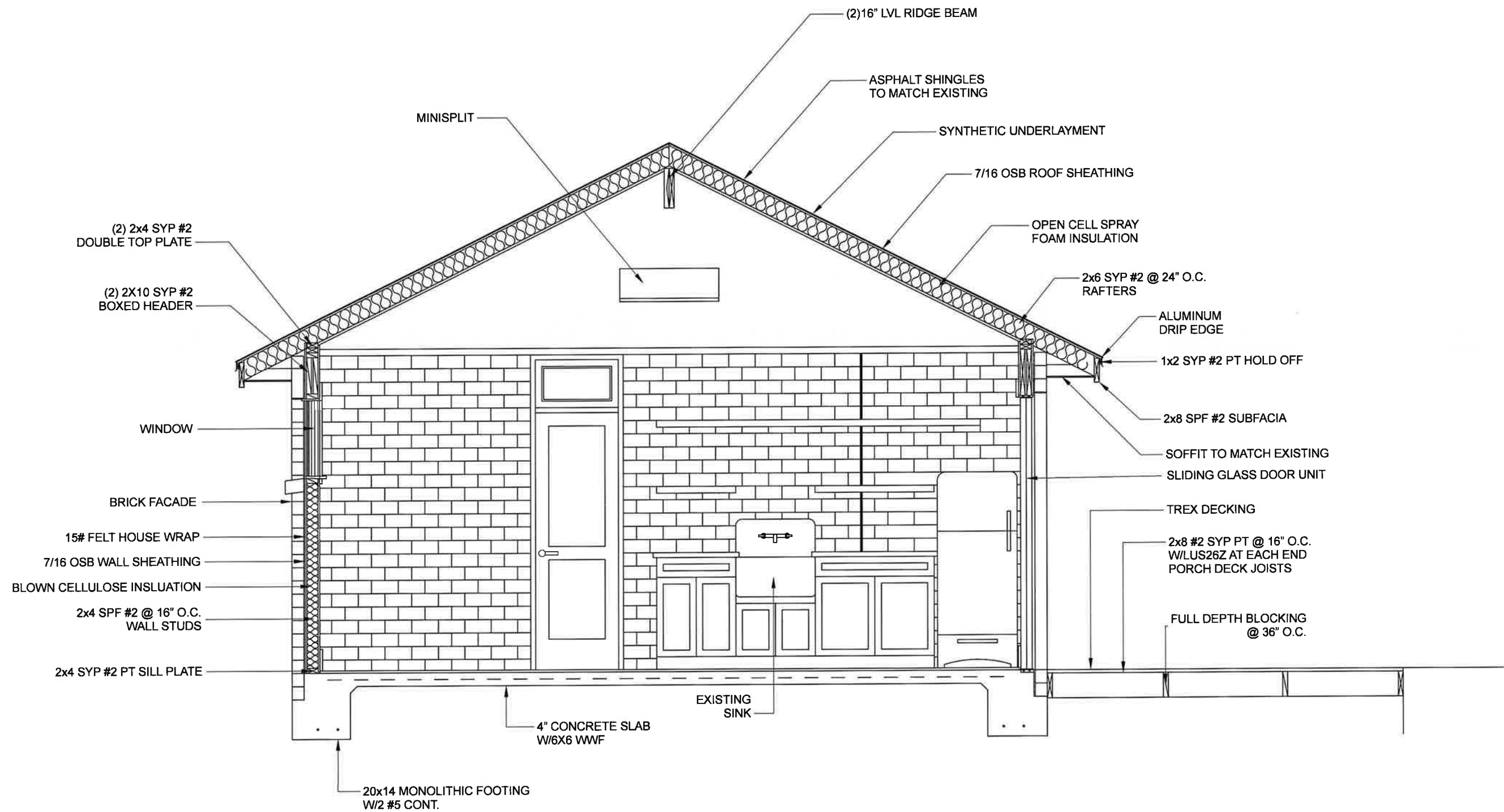
PROJECT
New Studio
David Menet
Amelia Bliss
1026 NE 3rd Street
Gainesville, FL 32601

BUILDER
K. Strauss Homes LLC
PO Box 6154
Gainesville, FL 32627
info@kstrauss-homes.com
352.494.4719
CBC1255801

K. STRAUSS HOMES

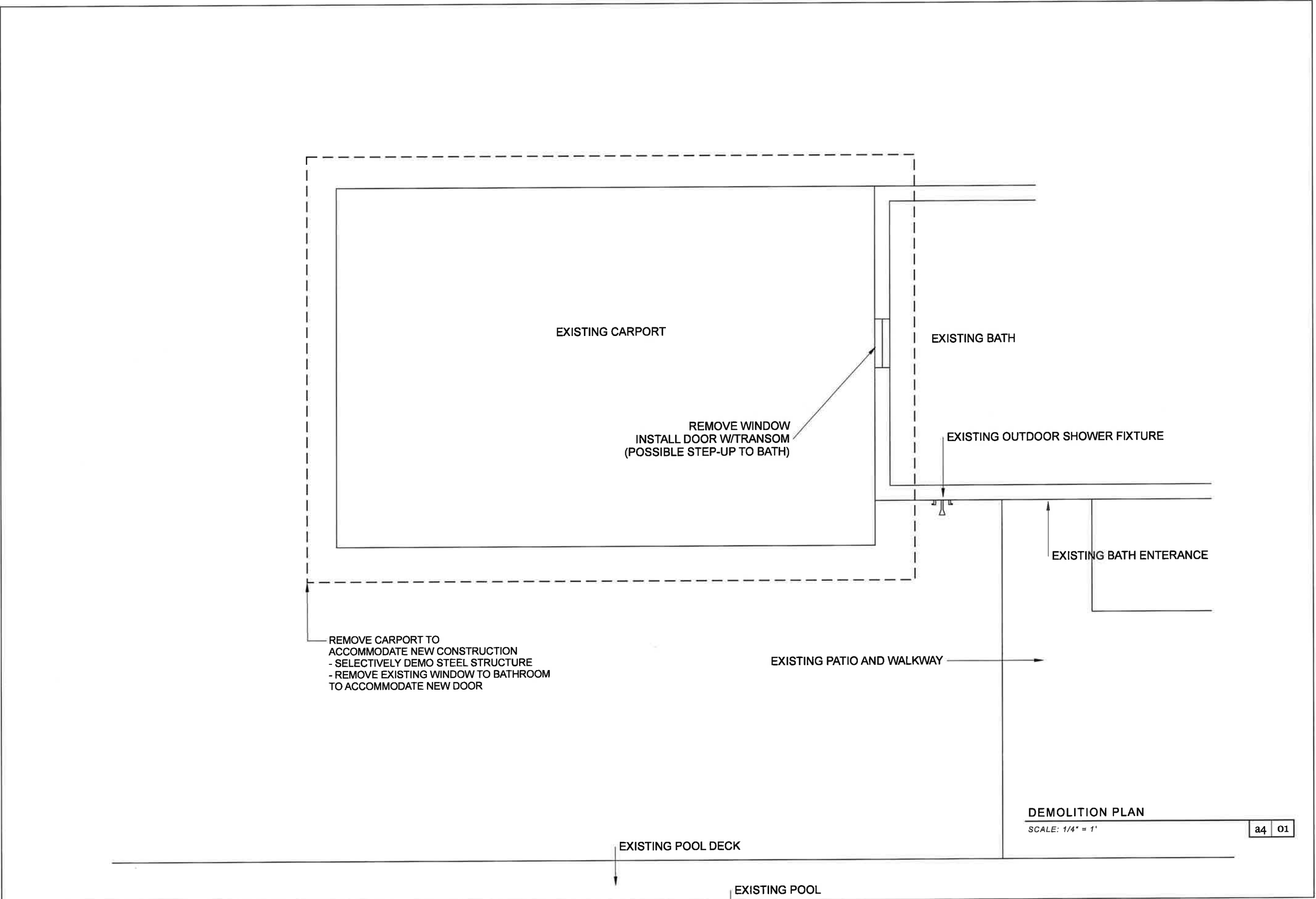
02

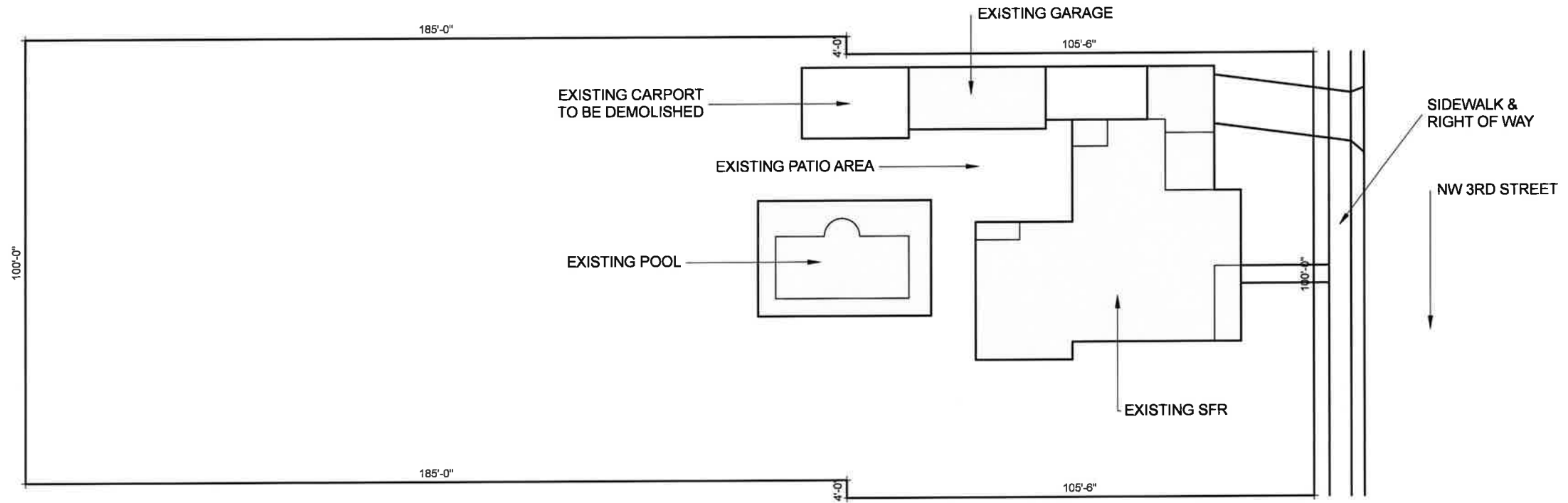
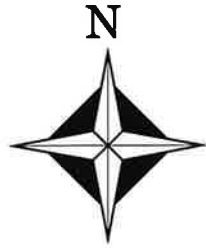
02



CUT SECTION
SCALE: 3/8" = 1'

a3 01

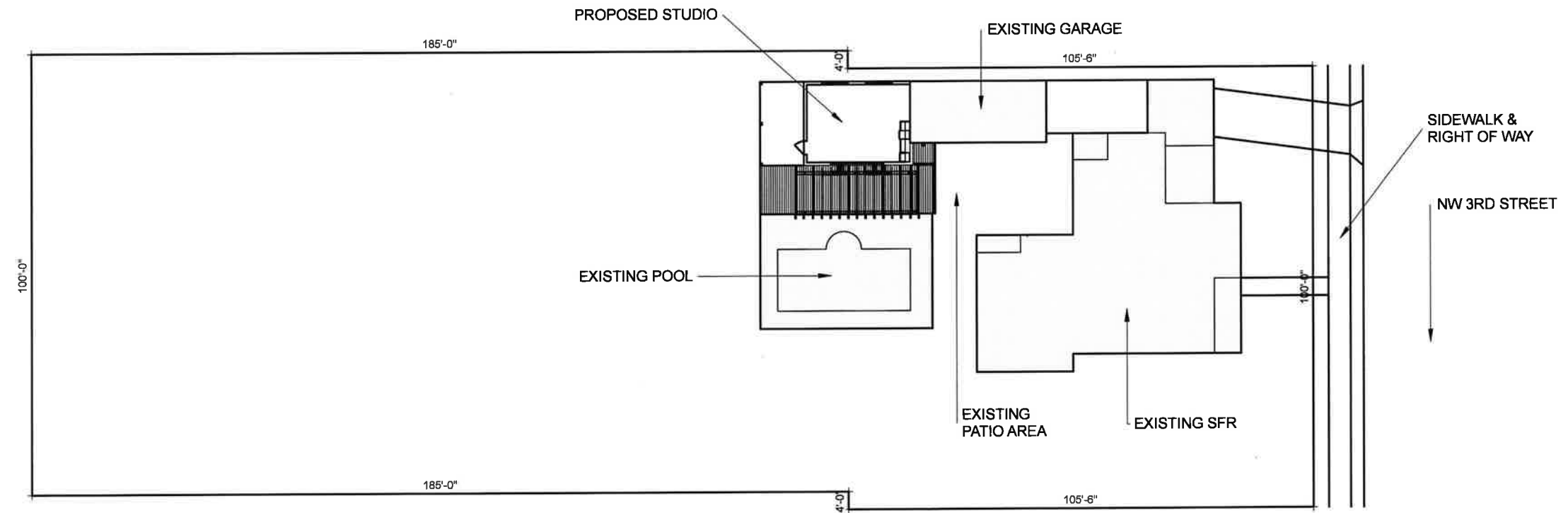




SITE PLAN (PRE CONSTRUCTION)

SCALE: 1" = 30'

a5 01



SITE PLAN (POST CONSTRUCTION)

SCALE: 1" = 30'

a5 02