

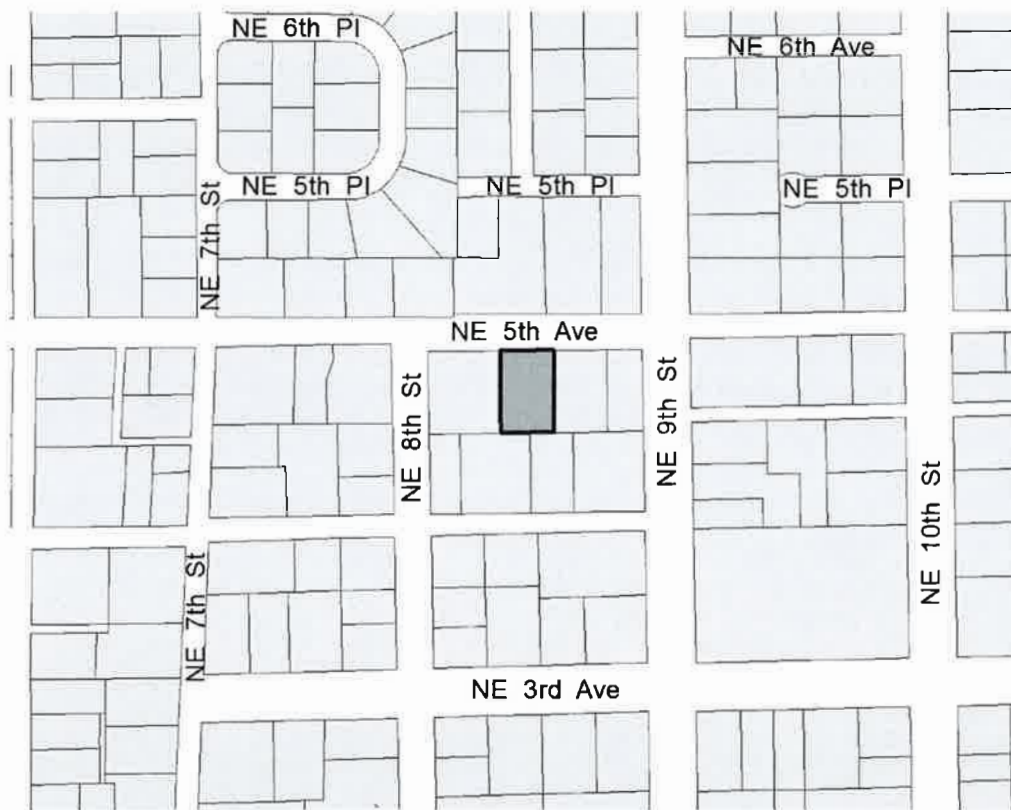


**City of Gainesville  
Department of Doing  
Planning Division**

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

## HISTORIC PRESERVATION BOARD STAFF REPORT

<b>PUBLIC HEARING DATE:</b>	March 3, 2020
<b>ITEM NO:</b>	#3 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-20-00009, 825 NE 5 <sup>th</sup> Avenue
<b>APPLICATION TYPE:</b>	Quasi-Judicial: Construct an auxiliary structure
<b>RECOMMENDATION:</b>	Staff recommends approval of the application.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

#### APPLICATION INFORMATION:

**Agent/Applicant:** Jay Reeves  
**Property Owner(s):** Tim Garren & Bart Birdsall

#### SITE INFORMATION:

**Address:** 825 NE 5<sup>th</sup> Avenue  
**Parcel Number(s):** 11887-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-2  
**Historic District:** Northeast Residential  
**Historic District Status:** Non-contributing  
**Date of construction:** 2007 (ACPA)

#### PURPOSE AND DESCRIPTION:

Jay Reeves, agent for Tim Garren & Bart Birdsall, owners. Certificate of Appropriateness to build an accessory structure for a single-family dwelling. Located at 825 NE 5<sup>th</sup> Avenue. The principal structure and the accessory building will be non-contributing structures to the Northeast Residential Historic District.

#### STAFF REVIEW AND RECOMMENDATION:

##### EXISTING

The existing house is a one and a half-story, frame building built in the "Arts and Craft Style," in 2007. The property has RSF-2 zoning on a lot with approximately 0.35 acres of land. The building is a non-contributing structure to the Northeast Residential Historic District.

##### PROPOSED

The applicant is proposing to build a 1 ½ story Arts and Craft building with a garage on the first floor and a guest quarters on the second floor. It will be a wood frame building with a 24 foot by 35 foot footprint (840 square feet), a two-car garage, stairs, an elevator, and a storage room, with a one bed, one bathroom guest unit above. There will not be a kitchen. The building will have hardie-plank/shingle walls with Marvin Integrity windows and wood doors. The roof will be architectural shingles to match the roof on the house and the garage doors will be carriage style. A driveway will be built to access the new structure from NE 5<sup>th</sup> Avenue. The ground floor of the building will include a 21 foot by 23 foot garage, a 9 foot by 12 foot storage room, a stairwell, hallway, and

space for a washer/dryer, and an elevator. The second floor will include the guest quarters including an 11 foot by 13 foot bedroom, a 6 foot by 9 foot bathroom, and a living room area. There is a wet bar and a refrigerator but no stove. A 6 foot by 10 foot balcony lies on the east elevation, above the 6 x 10 porch on the ground floor. This proposal must obtain Historic Preservation Board approval because the proposed building is over one-story in height and the square footage exceeds 400 square feet in area.

## **REVIEW**

The proposed new garage and guest suite accessory structure is located behind the house near the rear sideyard of the property and it will be visible from the street. However the distance from the property line to the front of the proposed structure is approximately 108 feet, which minimizes the visual impact on the street. The new structure utilizes materials and textures consistent with the principal building such as the hardie plank siding, and the roof type and pitch are similar to the existing house. The main windows proposed on the new structure are 6/1 style, which matches the main windows on the house. The new auxiliary building will be consistent with Standard 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."*

The floor plan indicates a sink and a refrigerator in the wet bar area, which is allowed. Zoning for this property (RSF-2), allows single-family dwellings by right, specifically the occupancy of a single-family dwelling by one family. A dwelling unit is a room(s) comprising the essential elements of a single housekeeping unit. Facilities for the preparation, storage and keeping of food for consumption within the premises shall cause a unit to be construed as a single dwelling unit. Each area with separate facilities for the preparation, storage and keeping of food for consumption within the premises shall be considered as a separate dwelling unit. The historic structure on the property is the one allowed dwelling unit on the site. The addition of a range, stove, or oven would categorize the addition as an area with separate facilities for the preparation, storage and keeping of food for consumption within the premises, and would then be determined to be a separate dwelling unit. As such, no range, stove, or oven shall be installed in the proposed addition.

## **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.

## **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

- The accessory building cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-2 zoning district.
- Provide information sheets for the proposed windows and roofing material.
- Notify staff of any changes during construction.

## **LIST OF EXHIBITS:**

- |                         |  |
|-------------------------|--|
| <b><u>Exhibit 1</u></b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Auxiliary Structures</i></b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application</b>   |
| <b><u>Exhibit 3</u></b> | <b>COA for HP-10-00029</b>   |
| <b><u>Exhibit 4</u></b> | <b>Photographs</b>   |
| <b><u>Exhibit 5</u></b> | <b>Site Plan, Floor Plans, Elevations,</b>   |

## **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:

### **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.

CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION

tabbies

EXHIBIT

2

**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

FEB 3 2020

STAMP

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

Site Address: 825 NE 5th Ave, Gainesville, Florida 32601

Tax Parcel # 11887-000-000

OWNER	APPLICANT OR AGENT
Owner(s) Name Tim Garren & Bart Birdsall	Applicant Name Jay Reeves
Corporation or Company	Corporation or Company Jay Reeves, Architect
Street Address 825 NE 5th Ave	Street Address 305 NE 5th Ave
City State Zip Gainesville, Florida, 32601	City State Zip Gainesville, Florida 32601
Home Telephone Number	Home Telephone Number
Cell Phone Number 813-362-7936	Cell Phone Number 352-284-4399
Fax Number	Fax Number
E-Mail Address tgarren@mac.com	E-Mail Address jay.reeves.arch@gmail.com

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL.)

Fee: \$ 127.50

EZ Fee: \$ 63.75

HP # 20-00009

Contributing Y ☒ N ☒

Zoning RSF2

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 2/3/20



## 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](http://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](http://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.
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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 Feb. 4, 2020 2



## DID YOU REMEMBER?

CHECK YOUR ZONING AND  
SETBACKS FOR  
COMPLIANCE

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## SIGNATURES

Owner

Applicant or Agent

Date

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 HOUSE IS NOW CONTRIBUTING CONSTRUCTED IN 2007  
IN AN ARTS & CRAFT STYLE.

THE ACCESSORY STRUCTURE, PHASE 2, IS A 1½ STORY ARTS &  
CRAFT BUILDING W/ GARAGE AT 1ST FL. AND A GUEST QUARTERS  
AT 2ND FLOOR.

STRUCTURE WILL BE BEHIND MAIN HOUSE AT S.W. CORNER  
OF LOT.

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.

1½ STORY WOOD FRAME BUILDING W/ 24' X 35' FOOT PRINT,  
2 CAR GARAGE, STAIR, ELEVATOR AND STORAGE ROOM W/  
A 1 BED, 1 BATH GUEST UNIT ABOVE, (NO KITCHEN.)

THE BUILDING WILL BE HARD-PLANK / SHINGLE WALLS  
WITH MARVIN INT. WINDOWS & WOOD DOORS. THE ROOF  
WILL BE ARCHITECTURAL SHINGLE. THE GARAGE DOORS  
WILL BE CARRAGE STYLE.

## 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.

NONE

## 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.

Operator: Michael Hoge

FEB 03 2021

Receipt no: 92533

Item	Description	Account No	Payment	Payment Reference	Paid
HP-20-00009 00825 NE 5TH AVE <del>Rodriguez Addition &amp; Tax</del> <del>Exemption</del>	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$63.75
<b>Total:</b>					<b>\$63.75</b>

Transaction Date: 02/03/2020

Time: 16:29:54 EST



**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name HP-20-00009  
Applicant (Owner or Agent) JAY REEVES  
Tax parcel(s) 11887-000-000

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. [Signature]  
8. Applicant (signature)

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 21 day of February, 2020, 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.

Miranda B. Searing Notary  
Public  
My Commission expires: 04/04/2022

**RECORDING SPACE**



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

**FOR OFFICE USE ONLY**

Petition Number HP-20-00009 Planner Jason Simmons





**STAFF REPORT**

**JUNE 1, 2009**

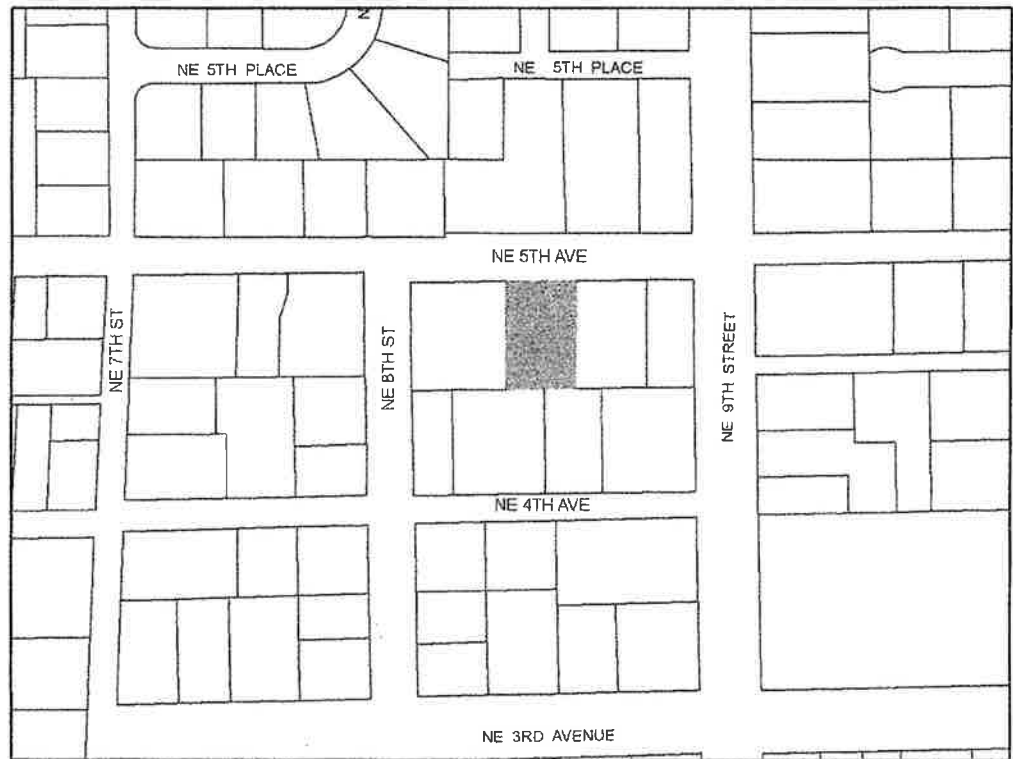
**PETITION NUMBER**  
**HP-10-00029.**

**PROPERTY LOCATION**  
**825 N.E. 5TH AVENUE**

**APPLICANT**  
**JASON O'BRIAN**

**APPLICATION**  
**REQUEST**  
**NEW CONSTRUCTION**

**RECOMMENDATION**  
Staff recommends  
**APPROVAL with Con-**  
**ditions** of the applica-  
tion for new construc-  
tion.



**Location Map**

**Subject Site**



**SUMMARY**

**Project Description**

The applicant is proposing to construct a garage with a loft and a fence.

**Property Information**

The property is at 825 N.E. 5th Avenue, mid-block on 5th Avenue between N.E. 8th Street & N.E. 9th Street. It is located in the Northeast Residential Historic District.

The property is zoned RSF-2 with a side setback of 7.5' and rear setback of 20 ft. and is .35 acre.

**Public Notice**

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on June 1, 2010. The Historic Preservation Board agendas and petitions are located under advisory boards at [planning.cityofgainesville.org](http://planning.cityofgainesville.org).

**Planning Manager**

Prepared by D. Henrichs,  
Historic Preservation Planner



## PROPOSED PROJECT AND GUIDELINES

The property is at 825 N.E. 5th Avenue, mid-block on 5th Avenue between N.E. 8th Street & N.E. 9th Street. It is located in the Northeast Residential Historic District. The property is zoned RSF-2 with a side setback of 7.5' and rear setback of 20 ft. and is .35 acre.

The applicant is proposing to construct a two-story 23' - 4" x 22' accessory structure. The proposal will be clad with concrete-fiber siding, architectural asphalt roof shingles, and veneer stone to match the principal residence. The double hung windows will have six divided lights on the top and a single pane on the bottom. The principal residence is a non-contributing structure located in the Northeast Residential Historic District.

Consideration of a Certificate of Appropriateness application pursuant to Section 30-11.2 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.

The proposal for the accessory structure falls generally within the criteria for auxiliary buildings with the exception of the size. Staff can not approve an auxiliary structure that is over 400 sq. ft and is more than 1-story. The new structure is sited in the rear and utilizes materials and a roof pitch that are consistent with the principal residence. Staff recommends that instead of one single garage door that the applicant consider two doors. Historically, garages had smaller openings with doors. A double door or larger garage door is a contemporary concept and is not in keeping with historic tradition.

The property is zoned RSF-2 which is a single-family zoning and the second story of the garage can not be used as a dwelling unit.

Staff recommends **APPROVAL with Conditions** of the application provided the applicant complies with staff recommendation, applicable permits, applicable codes and setbacks.

## Auxiliary Structures

### *Applicable Secretary of Interior 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**

***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.*

**Board Approval Guidelines**

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



# HISTORIC PRESERVATION BOARD

## COA APPLICATION

## ■ REQUIREMENTS

**DID YOU REMEMBER?**

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS AND 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS (no larger than 11" x 17", writing to be legible)

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER, 1ST FLOOR, THOMAS CENTER-B + APPROPRIATE FEES

**CHECKLIST REMINDER**

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.

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

Gainesville, Florida 32602

352.334.5022 Fax 352.334.3259 planning.cityofgainesville.org

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

**PROJECT LOCATION:**

**Historic District:** DUCK POND / DOWNTOWN HISTORIC DISTRICT  
**Site Address:** 825 NE. 5TH AVE, GAINESVILLE, FL. 32601

**OWNER**

Owner(s) Name TIM GARREN

Corporation or Company

Street Address

825 NE. 5TH AVE  
City State Zip

GAINESVILLE, FL. 32601  
Home Telephone Number

Cell Phone Number

352-273-6886  
Fax Number

E-Mail Address

TEGARREN@MAC.COM

**APPLICANT OR AGENT**

Applicant Name

JASON O'BRIAN  
Corporation or Company

Street Address

5215 SW. 83RD TER.  
City State Zip

GAINESVILLE, FL. 32608  
Home Telephone Number

Cell Phone Number

352 380 9024  
Fax Number

E-Mail Address

JMOGATOR@EMAIL.COM

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP # HP-10-29

Contributing Y ☐ N ☒

Zoning RSF-2

Pre-Conference Y ☐ N ☐

Application Complete Y ☐ N ☐

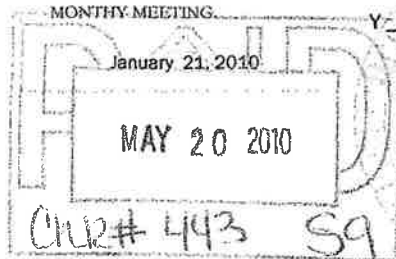
Received By \_\_\_\_\_

Date Received \_\_\_\_\_

Request for Modification of Setbacks

Y ☐ N ☒

- ☐ Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)
- ☒ Single-Family requiring Board approval (See Fee Schedule) **\$105.00**
- ☐ 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. 001-670-6710-3405
- ☒ Account No. 001-670-6710-1124 (Enterprise Zone) **\$52.50**
- ☒ Account No. 001-670-6710-1125 (Enterprise—Credit) **JW**



TO BE COMPLETED BY CITY STAFF

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the Secretary of Interior's Standards for Rehabilitation and the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines.

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP-10-00029 AT THE JUNE 1, 2010 MEETING. THERE WERE 5 MEMBERS PRESENT. THE APPLICATION WAS APPROVED BY A 5-0 VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

The basis for this decision was:

Chairperson [Signature] for JAY REEVES Date JUNE 1, 2010

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.

After the application approval, the COA is valid for one year and null and void if construction does not begin within six months. Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

## 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.

DETACHED GARAGE SHARING LOT WITH EXISTING HOUSE. HOUSE AND GARAGE USE HARDI-BEARD SIDING, WOOD TRIM, ARCHITECTURAL ASPHALT ROOF SHINGLES, AND STONE BASE. COLORS OF GARAGE SHALL MATCH EXISTING HOUSE. BOTH BUILDINGS ARE GOOD EXAMPLES OF <sup>CRAFTSMAN</sup> COTTAGE STYLE ARCHITECTURE AND BLEND WELL WITH OTHER HOMES ON THE STREET.

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). Attached further description sheets, if needed.

2-CAR DETACHED GARAGE WITH LOFT ABOVE. EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING HOUSE - SEE ATTACHED PHOTOGRAPH. TOTAL S.F. FOR GARAGE AND LOFT = APPROX. 1,056 S.F.  
INSTALL PICKET FENCE TOWARD BACK HALF OF HOUSE AND GARAGE TO ENCLOSE BACK YARD. BACK YARD ALREADY ENCLOSED ON SOUTH & EAST SIDES BY EXISTING CHAINLINK.

## DEMOLITIONS AND RELOCATIONS

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.

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.

N/A

## 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 ON THE FIRST TUESDAY OF EVERY MONTH AT THE THOMAS CENTER, BUILDING B, 306 N.E. 6TH AVENUE, ROOM 201 AT 5:30PM.

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 [planning.cityofgainesville.org](http://planning.cityofgainesville.org) 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 3 to 5 days prior to the HPB meeting and can be found at [planning.cityofgainesville.org](http://planning.cityofgainesville.org) - Citizen Advisory Boards - Historic Preservation Board.

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 and null and void if construction does not begin within six months.

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 active 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

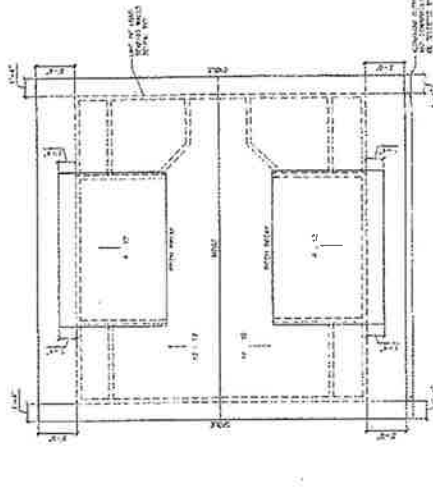
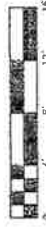
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5/10/2010

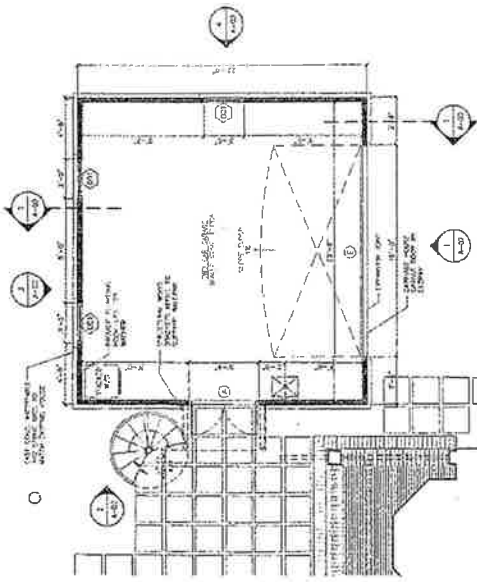




SECOND FLOOR PLAN



ROOF PLAN



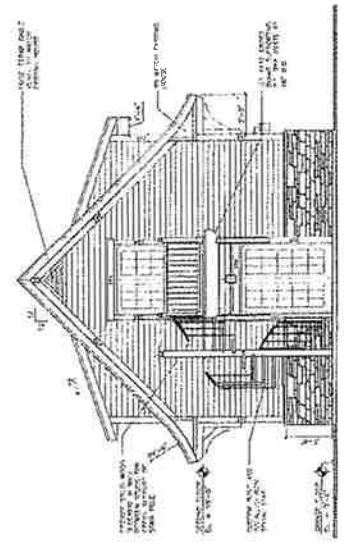
**FIRST FLOOR PLAN**



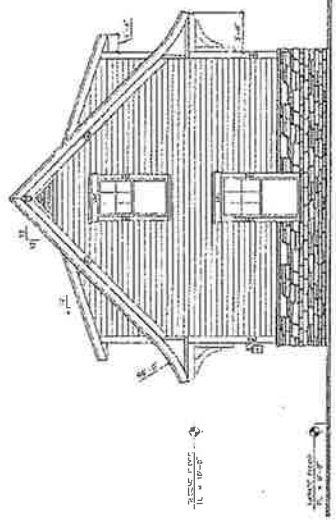
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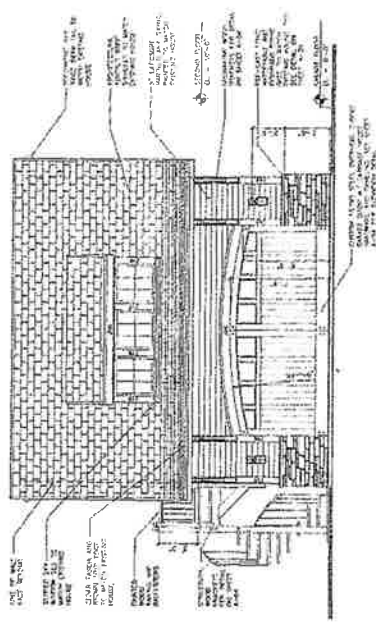
PERMIT SET



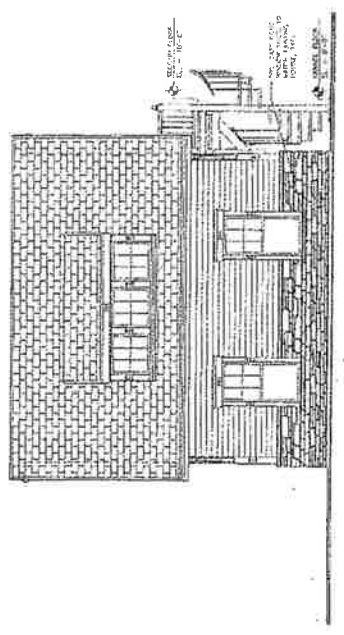
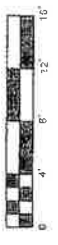
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3 WEST ELEVATION  
Scale 1/8" = 1'-0"

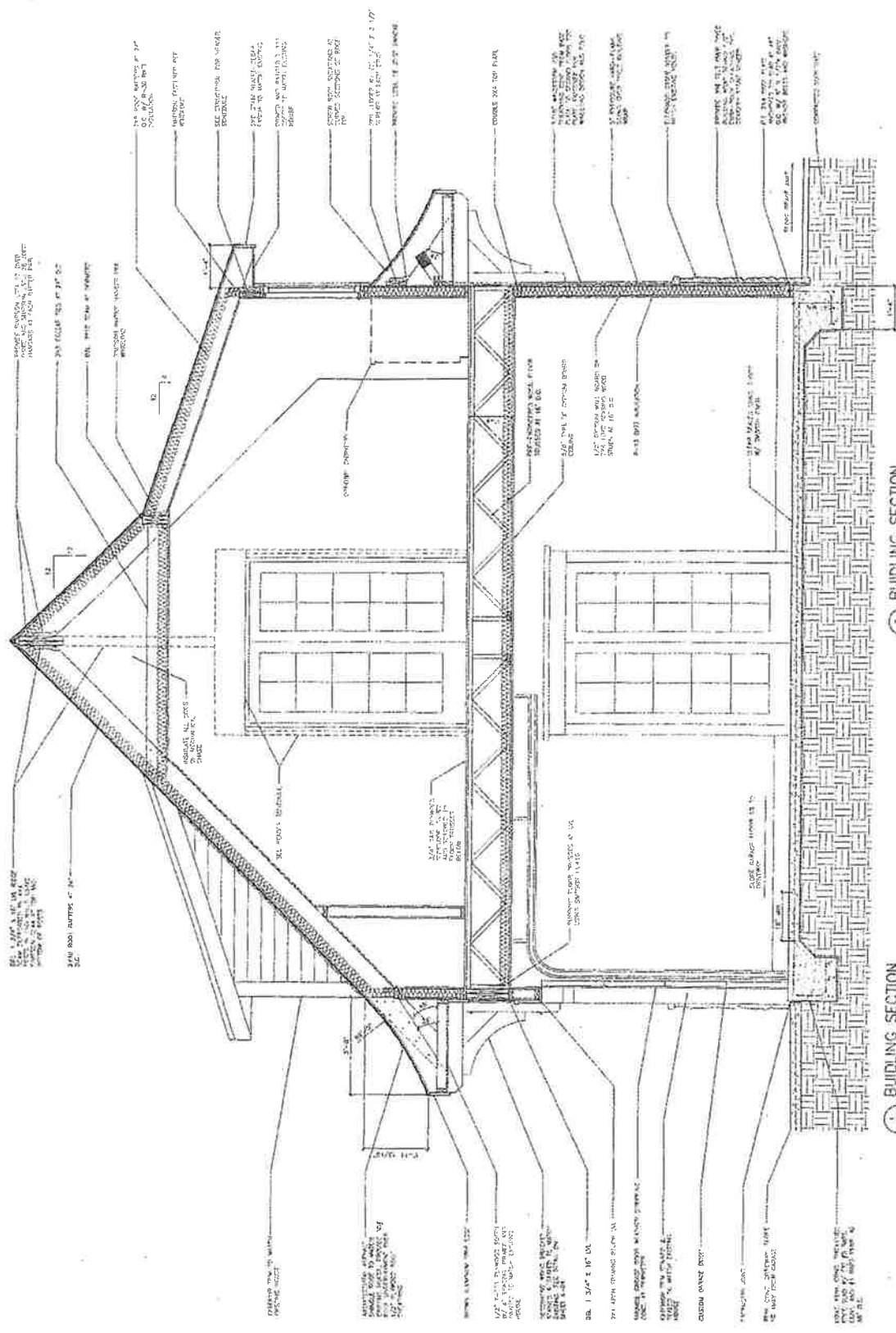


1 NORTH ELEVATION  
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4 SOUTH ELEVATION  
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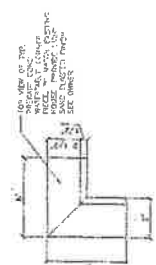
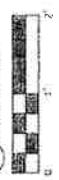
Copyright © 2010 O'Brian Architecture



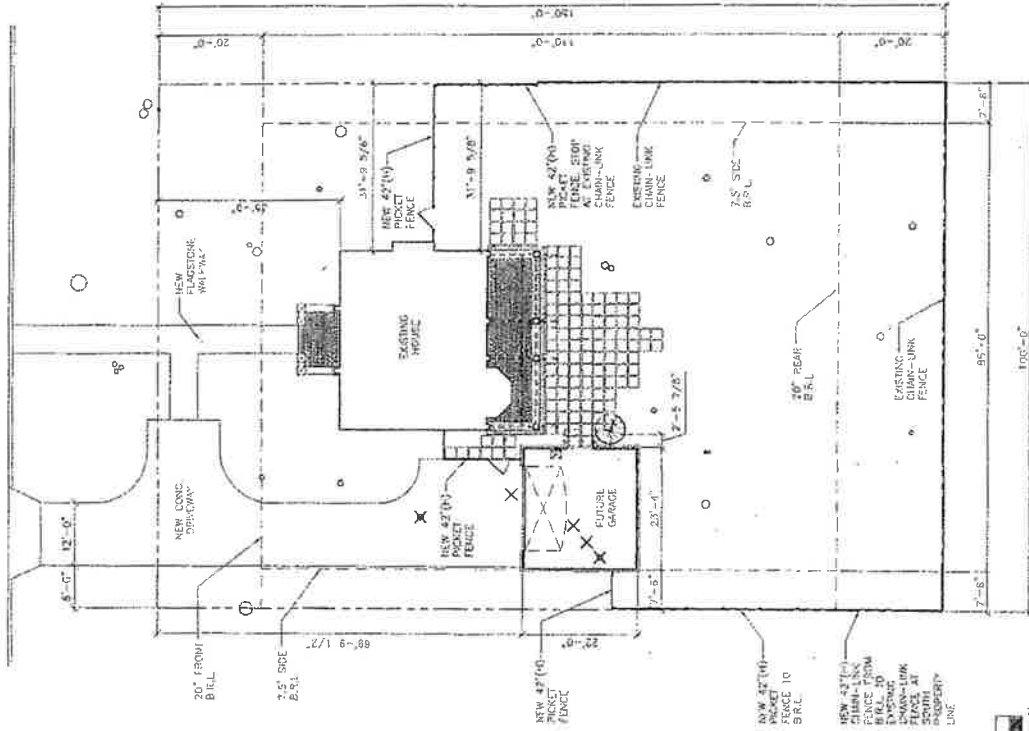
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SCALE: 1/8" = 1'-0"

BUILDING SECTION  
SCALE: 1/8" = 1'-0"

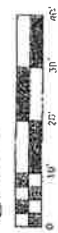




NE. 5th AVENUE



SITE PLAN  
SCALE: 1" = 10'



Copyright 2011 J. Steven Architecture

PERMIT SET

THE GARREN CARRIAGE HOUSE  
825 NE. 5th AVENUE  
GAINESVILLE, FLORIDA 32601

FILE  
2008-02  
DATE  
08-20-10

REVISIONS

O'BRIAN ARCHITECTURE  
RESIDENTIAL - COMMERCIAL - CONSULTATION  
3111 25th STREET  
GAINESVILLE, FLORIDA 32601  
TEL: 352.333.3333  
WWW.OBRIANARCHITECTURE.COM

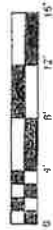
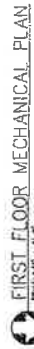
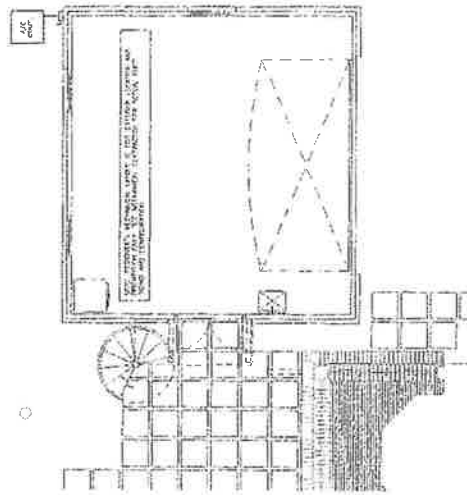
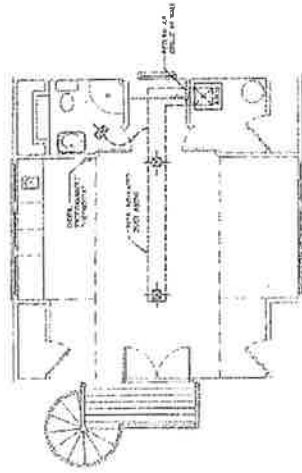
SHEET  
C-01

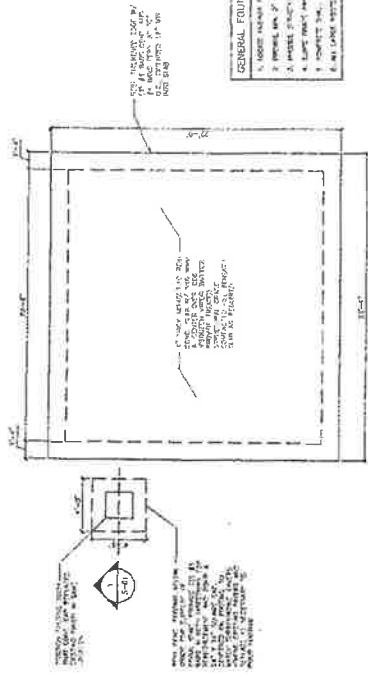
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  - GARAGE FLOOR AREA: 592.00 S.F.
  - SECOND FLOOR AREA: 538.00 S.F.
  - GROSS BUILDING AREA: 1,086.00 S.F.
  - OPENING 2-DOOR GARAGE
- SITE LEGAL DESCRIPTION
- PORTLAND, FLORIDA AND NO. 446. 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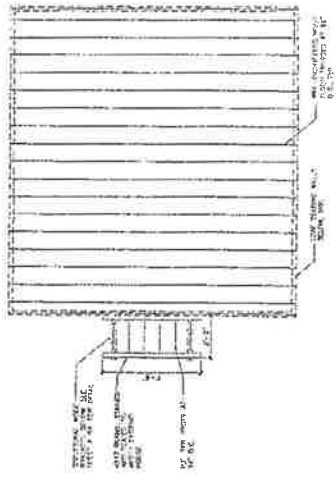
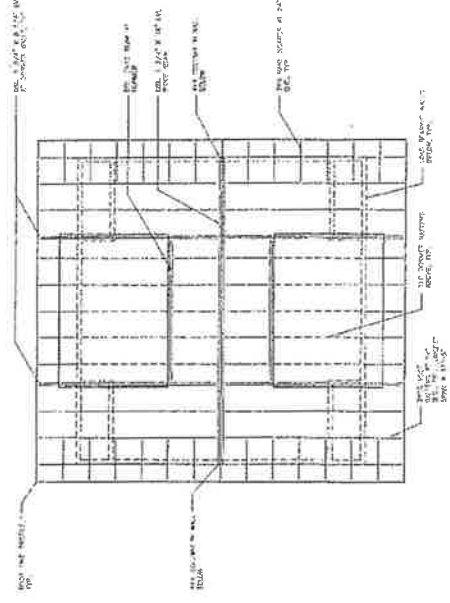
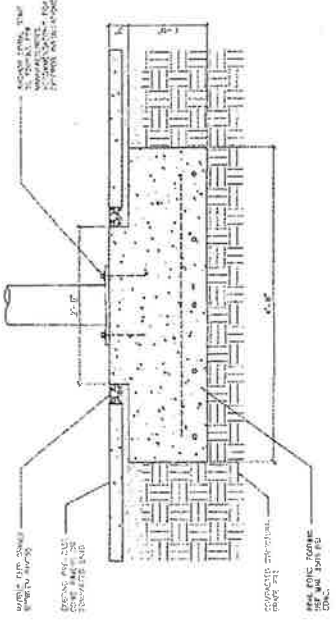






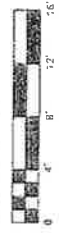
- GENERAL FOUNDATION NOTES**
1. FOUNDATION SHALL BE CONCRETE AND SHALL BE 12" THICK AND 12" WIDE.
  2. FOUNDATION SHALL BE 12" THICK AND 12" WIDE AND SHALL BE 12" WIDE.
  3. FOUNDATION SHALL BE 12" THICK AND 12" WIDE AND SHALL BE 12" WIDE.
  4. FOUNDATION SHALL BE 12" THICK AND 12" WIDE AND SHALL BE 12" WIDE.
  5. FOUNDATION SHALL BE 12" THICK AND 12" WIDE AND SHALL BE 12" WIDE.
  6. FOUNDATION SHALL BE 12" THICK AND 12" WIDE AND SHALL BE 12" WIDE.

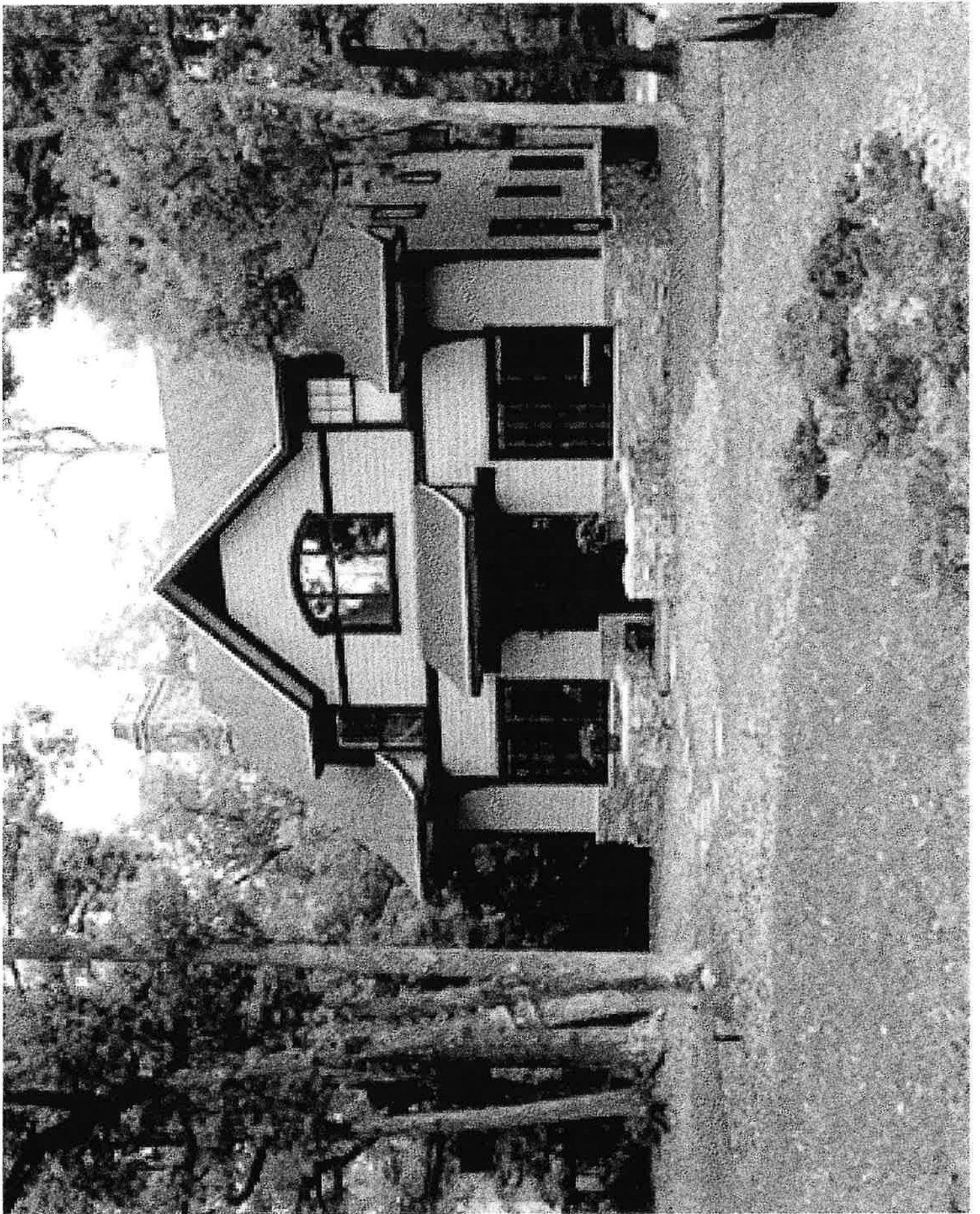
1-1  
 SPIRAL STAIR FOUNDATION DETAIL  
 SCALE: 1/4" = 1'-0"



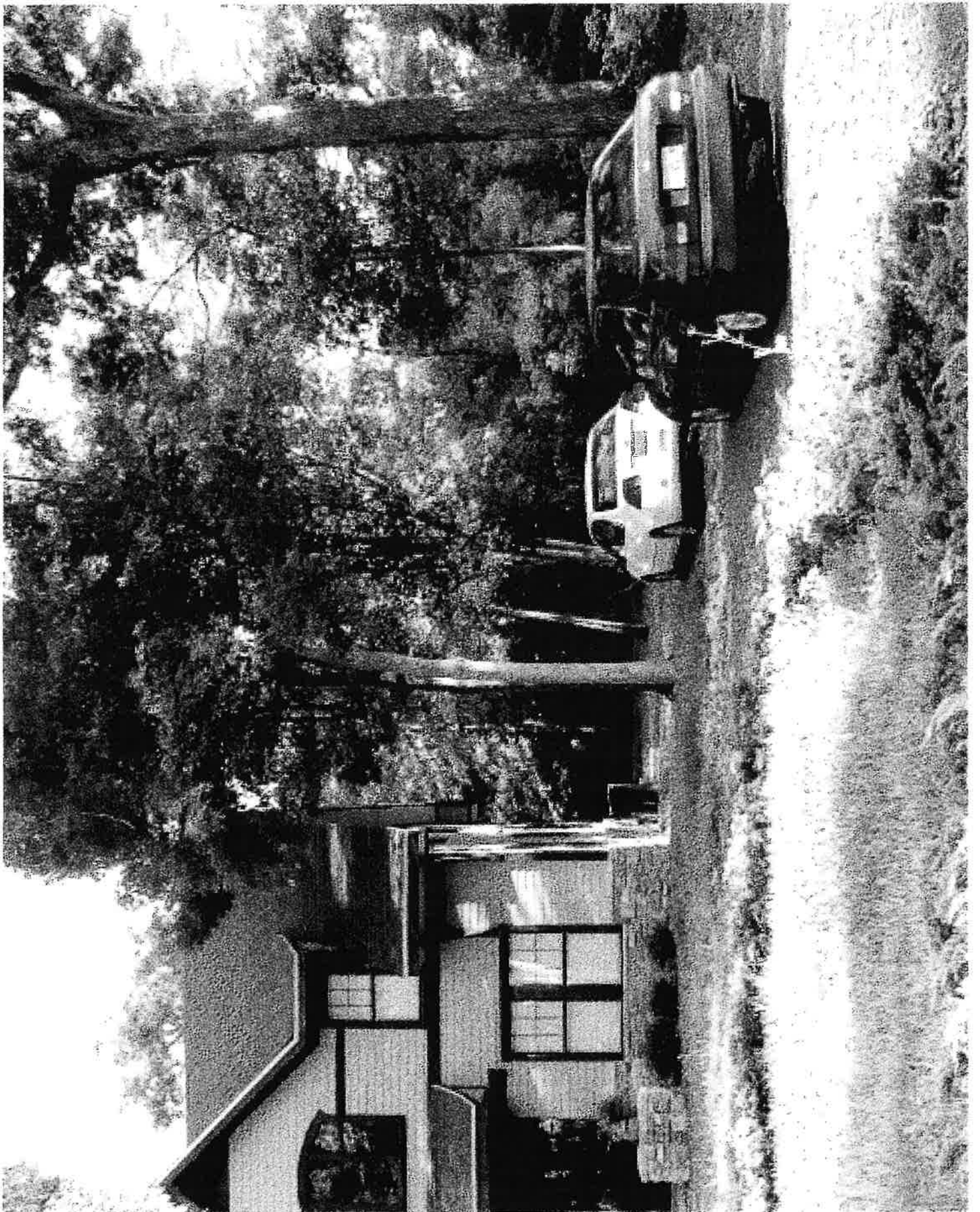
1-1  
 ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'-0"

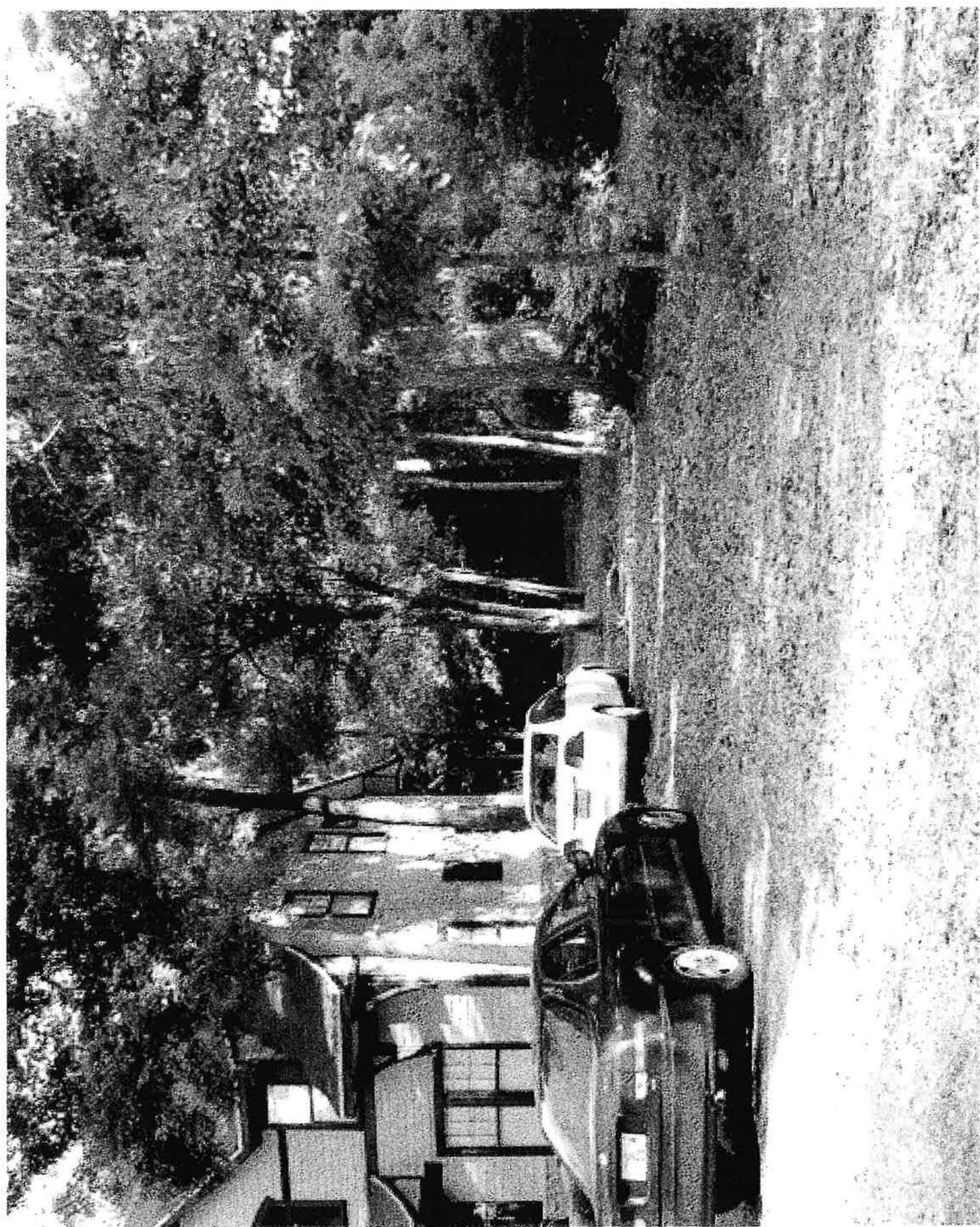
1-1  
 SECOND FLOOR FRAMING PLAN  
 SCALE: 1/4" = 1'-0"







































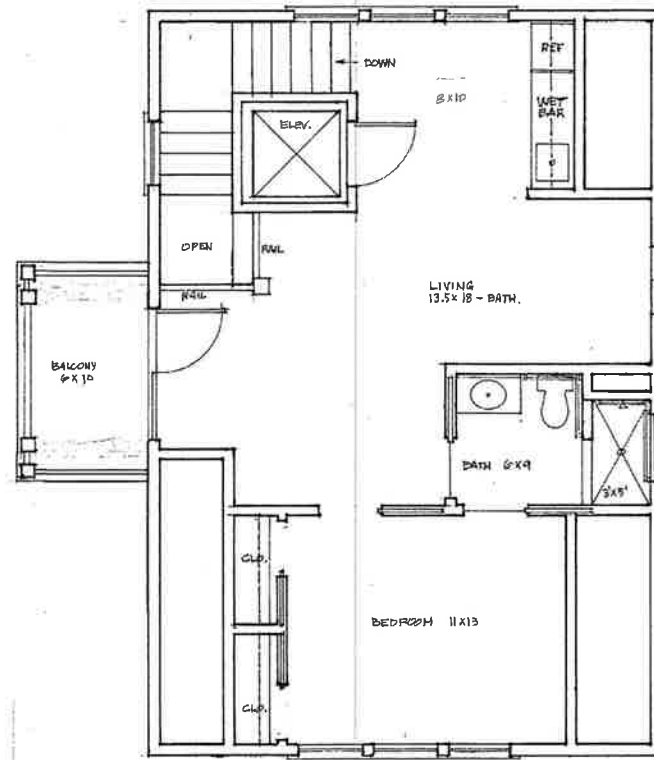




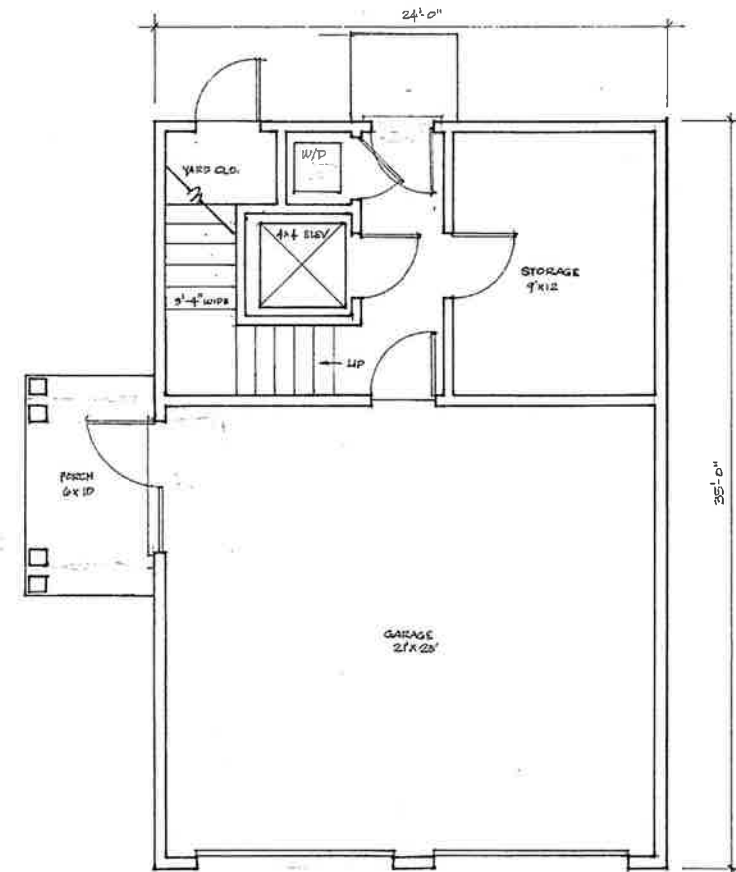








SECOND FLOOR  
SCALE: 1/4" = 1'-0"



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

JAY REEVES ARCHITECT LLC  
ARCHITECT AND DESIGNER  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
EMAIL: JAY.REEVES.ARCHT@GMAIL.COM  
PHONE: 352.294.4399

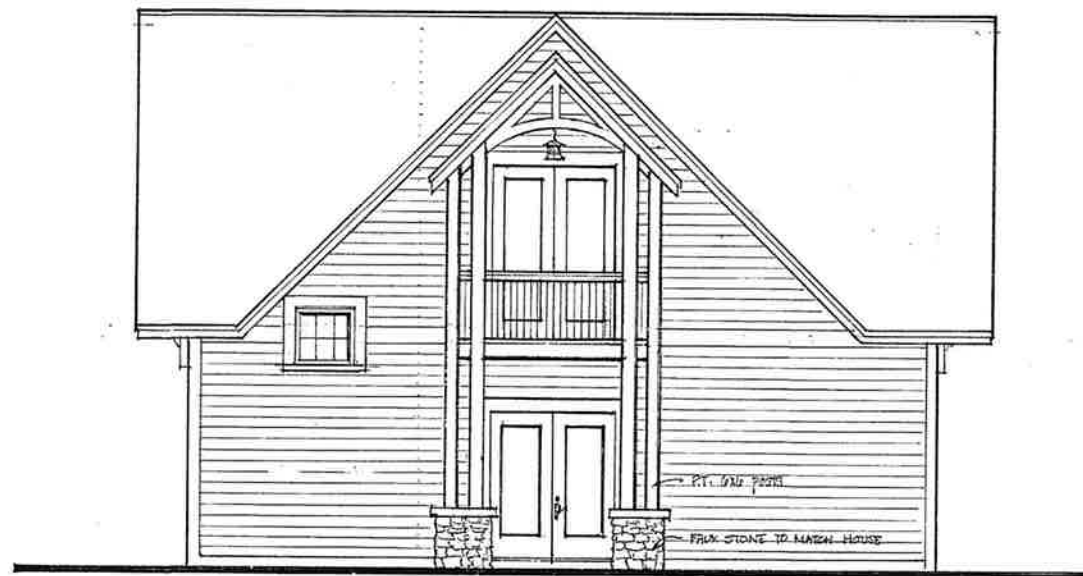
GARREN & BIRDSALL RESIDENCE  
GARAGE AND GUEST HOUSE ADDITION  
825 NE 5<sup>TH</sup> AVE, GAINESVILLE FL. 32601

FLOOR PLANS

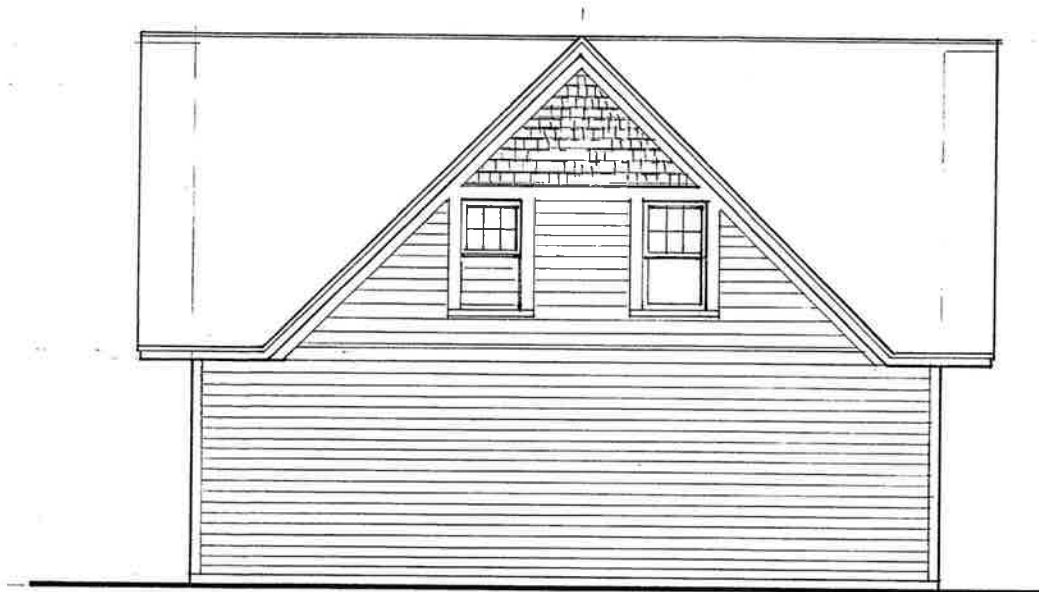
A-2



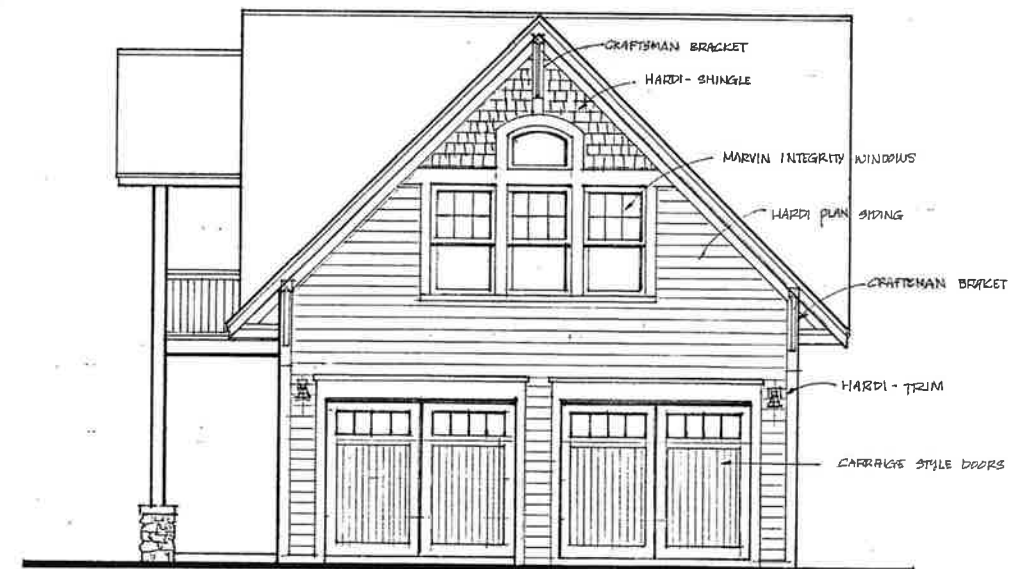
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION



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



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

JAY REEVES ARCHITECT LLC  
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GARAGE AND GUEST HOUSE ADDITION  
825 NE 5<sup>TH</sup> AVE, GAINESVILLE FL. 32601

ELEVATIONS

A-3