



HISTORIC PRESERVATION BOARD (HPB)

September 1, 2020 (Virtual Meeting)

Staff Report | HPB 17-51 Part II Ad Valorem Exemption

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.334.5022

www.cityofgainesville.org
HPB@cityofgainesville.org

Owner/Applicant:	Edith James, owner
Property Address:	716 SE 4th Avenue
Parcel(s):	12202-000-000
Year Built:	1955 (ACPA)
Contributing Status:	Contributing
District:	Southeast Residential Historic District
FL Master Site File #:	N/A
Current zoning:	U3
Existing uses on the site:	Single-Family Residential
Requested action:	Ad Valorem Tax Exemption (Part II) for the addition of a master bedroom suite, a front porch, relocation of windows and doors, replacement of existing windows, a new carport and connector, a new chimney, a new courtyard wall and fencing. (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.



Figure 1- Location Map

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This project was approved through Certificate of Appropriateness (COA) HP-17-51 on December 6, 2017. A Part I Ad Valorem Tax Exemption was also reviewed and approved at this meeting. The applicant has completed the Part II Ad Valorem Tax Exemption and seeks review of the completed work.

APPLICABLE GUIDELINES:

City of Gainesville Comprehensive Plan: Historic Preservation Element

City of Gainesville Code of Ordinances

ARTICLE IV. – Tax Exemption for Historic Properties

ANALYSIS:

The improvements completed match those approved through the COA and the Part I Ad Valorem Tax Exemption Application.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the City of Gainesville's Code of Ordinances – Article IV Tax Exemption for Historic Properties.

Staff recommends:

Approval of HP-17-51 Part II Ad Valorem Tax Exemption

MOTION TO CONSIDER:

I move to approve or deny HPB case number HP-17-51 Part II Ad Valorem Tax Exemption;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-17-51 Part II Ad Valorem Tax Exemption, as presented, is or is not substantially compliant with the City of Gainesville's Code of Ordinances – Article IV Tax Exemption for Historic Properties to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HP-17-51 Part II Ad Valorem Tax Exemption; Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



**HISTORIC PRESERVATION PROPERTY
TAX EXEMPTION APPLICATION
PART 2 – FINAL APPLICATION FOR REVIEW
OF COMPLETED WORK**

Instructions: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the the City of Gainesville Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number 12202-000-000
Address of property: Street 716 S.E. 4th AVE
City GAINESVILLE County ALACHUA Zip Code 32601

2. Data on restoration, rehabilitation or renovation project:

Project starting date: 12/14/16 Project completion date 1/20/2019
Estimated cost of entire project: \$ _____
Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ 404,302.00

3. Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on _____, 20____. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings*, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government form which the exemption is being requested, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Edith James [Signature] 8-4-2020
Name Signature Date

Title Organization Name

Social Security or Taxpayer Identification Number _____

Mailing Address 716 SE 4th Ave

City GAINESVILLE State FLORIDA Zip Code 32601

Daytime Telephone Number (863) 412-4425

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Social Security or Taxpayer Identification Number _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Social Security or Taxpayer Identification Number _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

PART 2 – FINAL APPLICATION FOR REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 12202-000-000

Property Address 716 SE 4th Ave

The ☒ Local Historic Preservation Office () Division has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and Hereby:

☒ Determines that the completed improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.

() Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption.

Review Comments: _____

Additional comments attached? Yes () No ☒

Signature Jason Simmons

Typed or printed name Jason Simmons

Title Planner

Date 3/19/21



Front Elevation showing new front porch, rear master bedroom addition.



View of carport at rear yard, East side of house and new fireplace.



South Elevation showing new porch.



New Driveway, fence and carport.



View to East at rear yard showing new carport and new rear porch.



North Elevation at rear yard showing new rear porch and walled exterior courtyard, bedroom addition beyond.



Dining area at great room looking South. All new finishes.



Kitchen view towards great room.



Kitchen view looking East, all new.



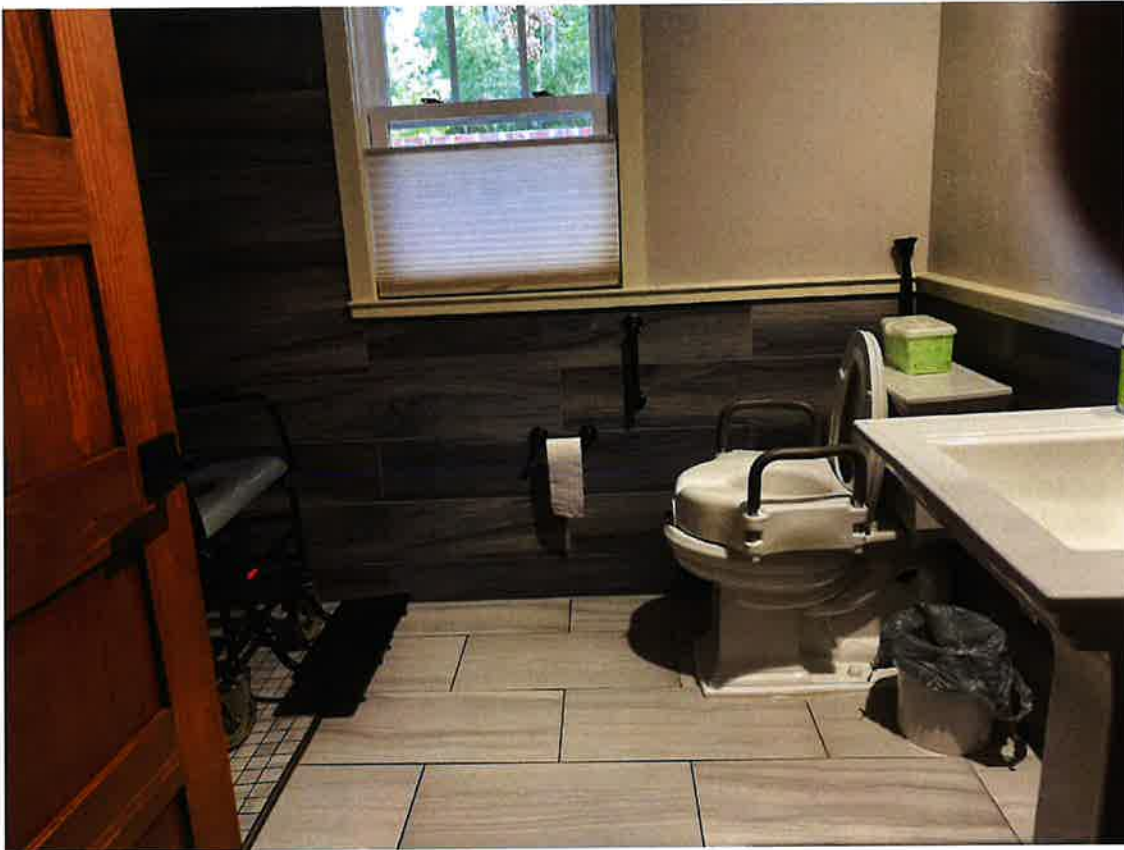
Guest Bedroom



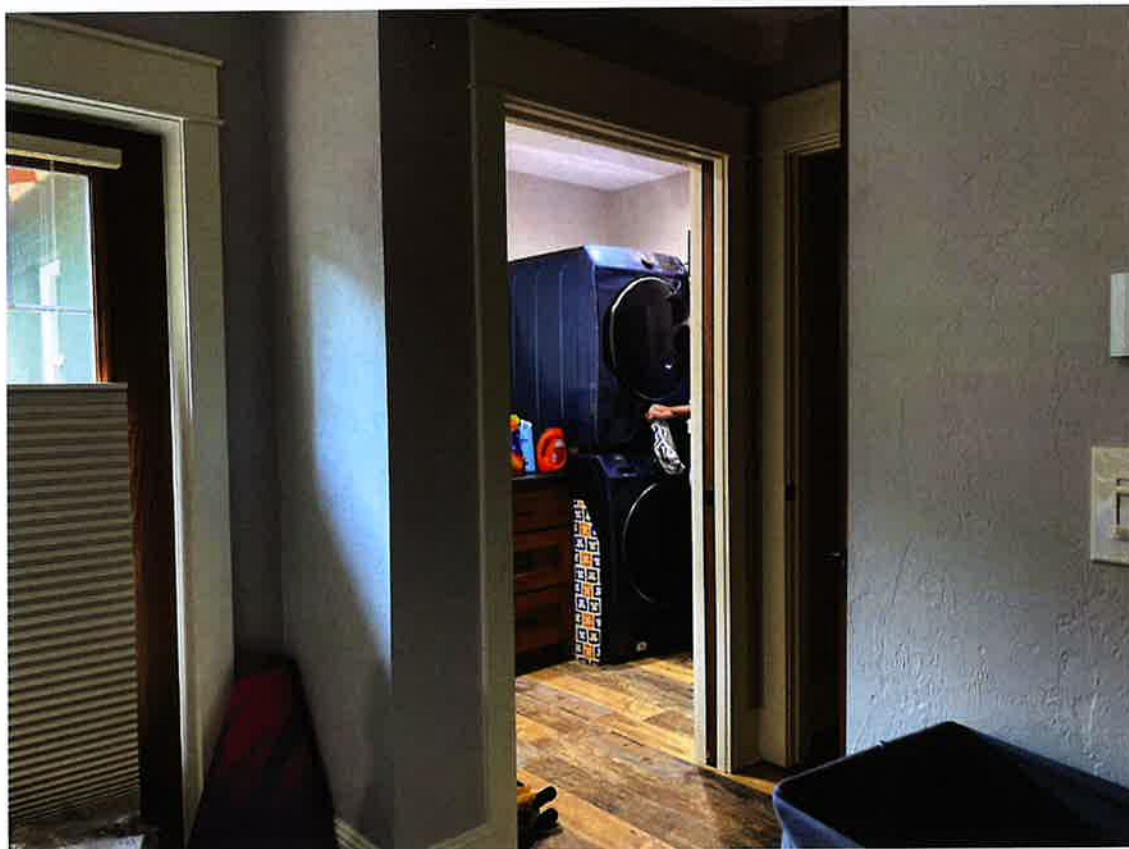
ADA master bath at rear addition.



Master Bath addition.



Guest bathroom, all new finishes.



New laundry room.

DATE: 5/23/2019

INVOICE#	Final Total
----------	-------------

JOB: James Residence

[illegible]

AMOUNT DUE: \$

Invoice# 21802
Payment: \$ -
Terms: 5 DAYS

MAKE CHECK PAYABLE TO:
Charles Brock Construction, Inc.
15005 NE SR 26
Gainesville, FL 32641



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

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

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

Item Number: 2
DATE: November 07, 2017

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

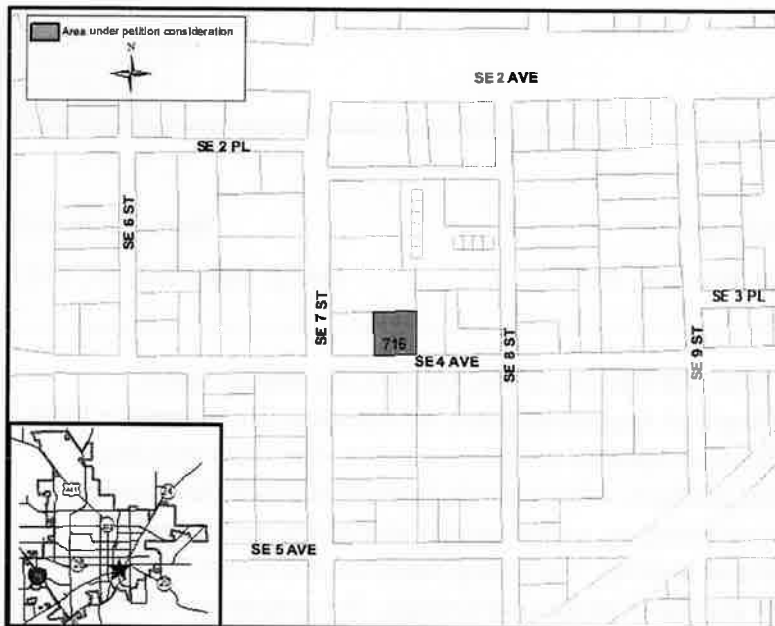
Recommendation:

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

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

Petition Description (Refer to next page for location map)

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



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

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

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

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

Review of Scope of Work

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

Addition #1

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

Addition #2

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

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

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

Windows & Doors

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

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

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

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

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

Front Porch

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

Referencing Guidelines "Entries and Porches," Staff comment:

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

Carport

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

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

Carport- Zoning Modification Request

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

Using the Land Development Code requirements as an additional basis for review: the modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic district," as many historic accessory structures are close to or on rear yard property lines; "the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district." Lastly, per the Land Development Code, "where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner." As this pertains to the rear yard setback, the adjacent lot owner has been notified.

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

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

Chimney

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

Picket Fencing & Courtyard Wall

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

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

Ad Valorem Tax Exemption (Part 1)

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

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Cleary Larkin, AIA
Planner

List of Exhibits

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

..Title

Southeast Residential Historic District. Certificate of Appropriateness, Ad Valorem Tax Exemption (Part 1), and Zoning Modification Application for 716 SE 4th Ave (B)

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

..Explanation

The property is located at 716 SE 4th Ave and is contributing to the Southeast Historic District. The parcel (12202-000-000) is .23 acres in size and is zoned RMF7/Urban 3. The existing house is a one-story ranch, constructed c. 1952 of concrete block with an asphalt shingle hip roof. The building is rectilinear in plan, facing south on a large lot (100'x100'), with a driveway and ramp to the right of the house (east side). There is a small, detached utility room and a covered deck off the rear of the building, an existing chain link fence separating the front yard from the back yard, as well as a privacy fence at the rear perimeters of the lot.

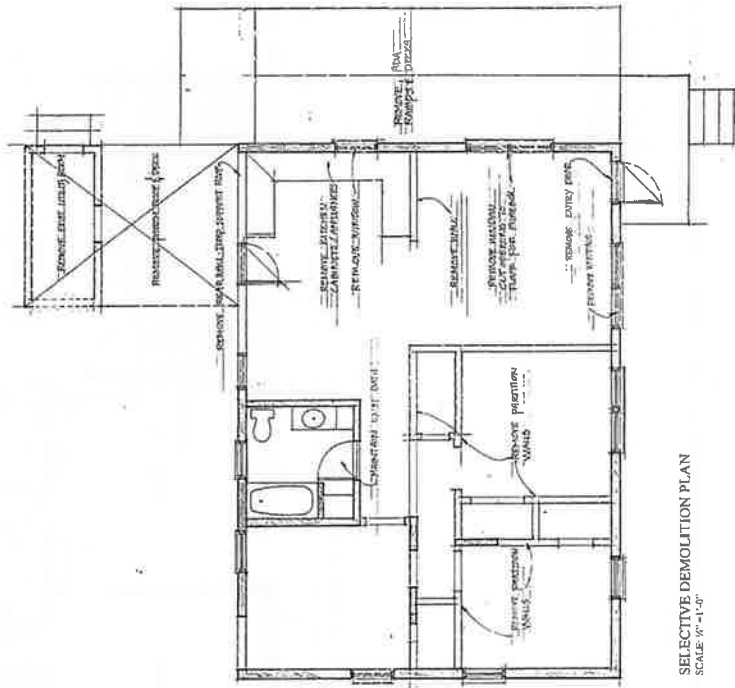
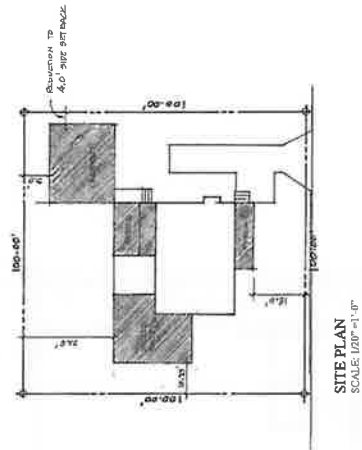
The proposed work includes removal of the existing utility room and deck on the rear of the house and the removal of the wood ramp and associated landings/ decks. New work includes additions for a master suite, a kitchen, a carport and front porch, as well as a rear courtyard wall, a new chimney for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

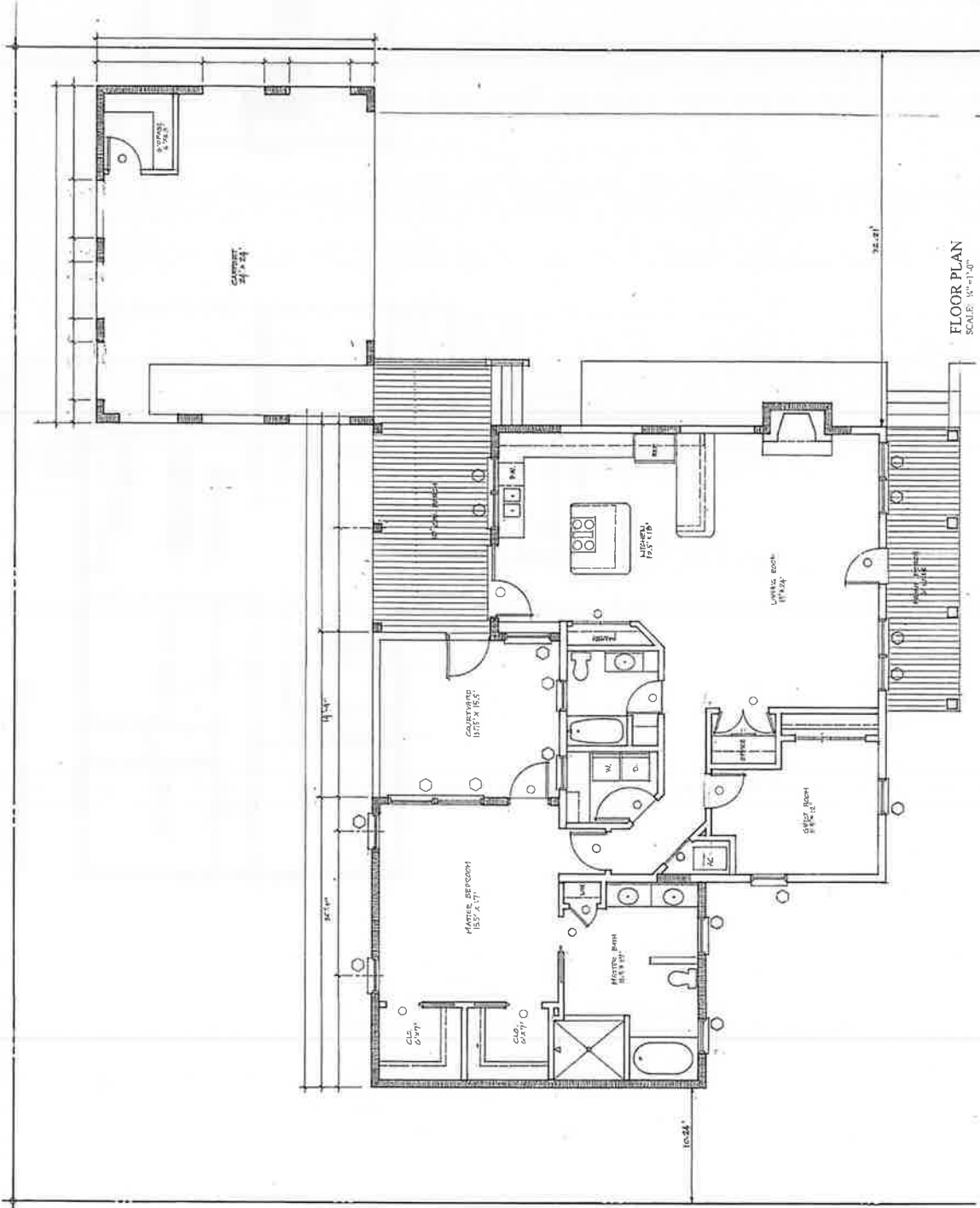
..Recommendation

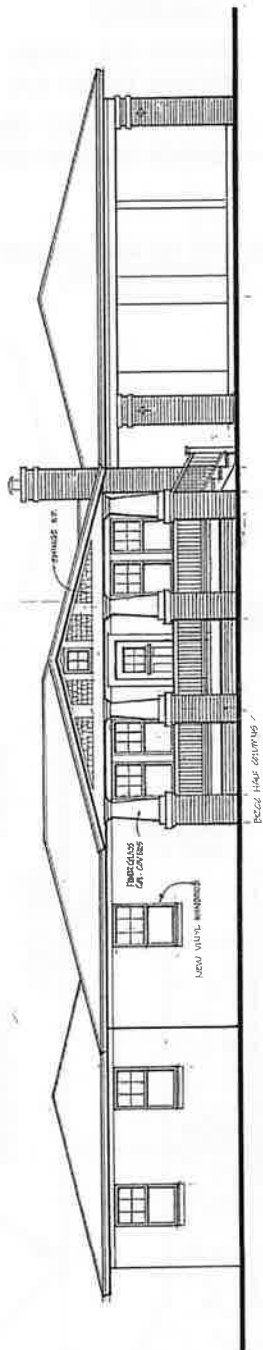
Staff recommends approval of the zoning modification request and re-design/ re-submission of the COA application and postponement of the Part 1 tax exemption review. Staff has provided recommendations for the re-design and re-submission, as well as conditions for the Part 1 tax exemption review.

ADDITIONS TO THE JAMES RESIDENCE
716 SE 4TH AVE GAINESVILLE, FLORIDA

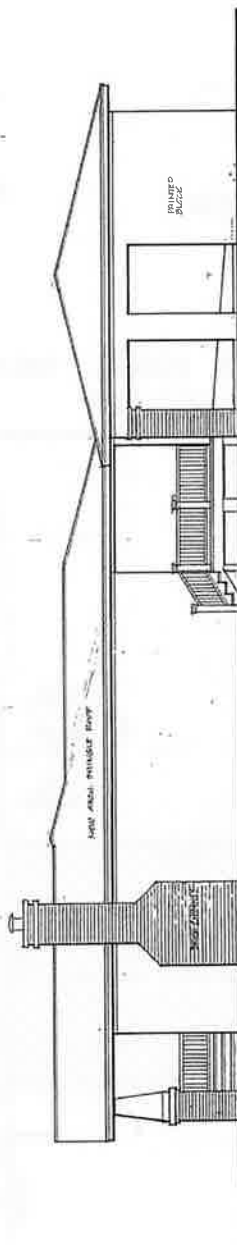
JAY REEVES & ASSOCIATES, P.C.
ARCHITECTS AND DESIGNERS
1111 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601
JAYREEVES@JAYREEVES.COM
OFFICE 352.371.4000
CELL 352.384.4999



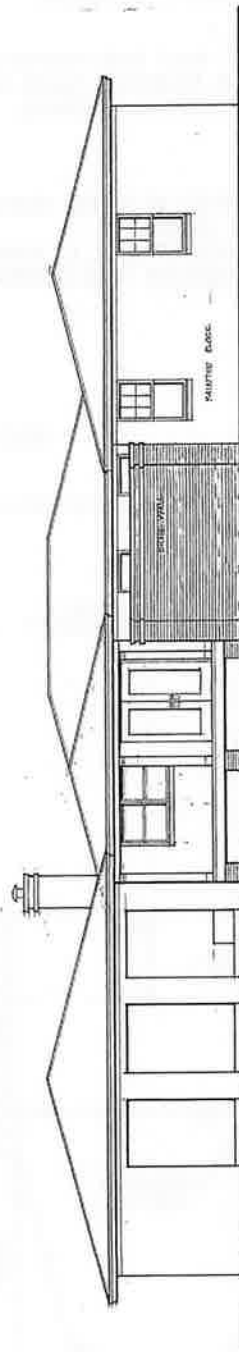




— SOUTH ELEVATION
SCALE 1/4" = 1'-0"



— EAST ELEVATION
SCALE 1/4" = 1'-0"



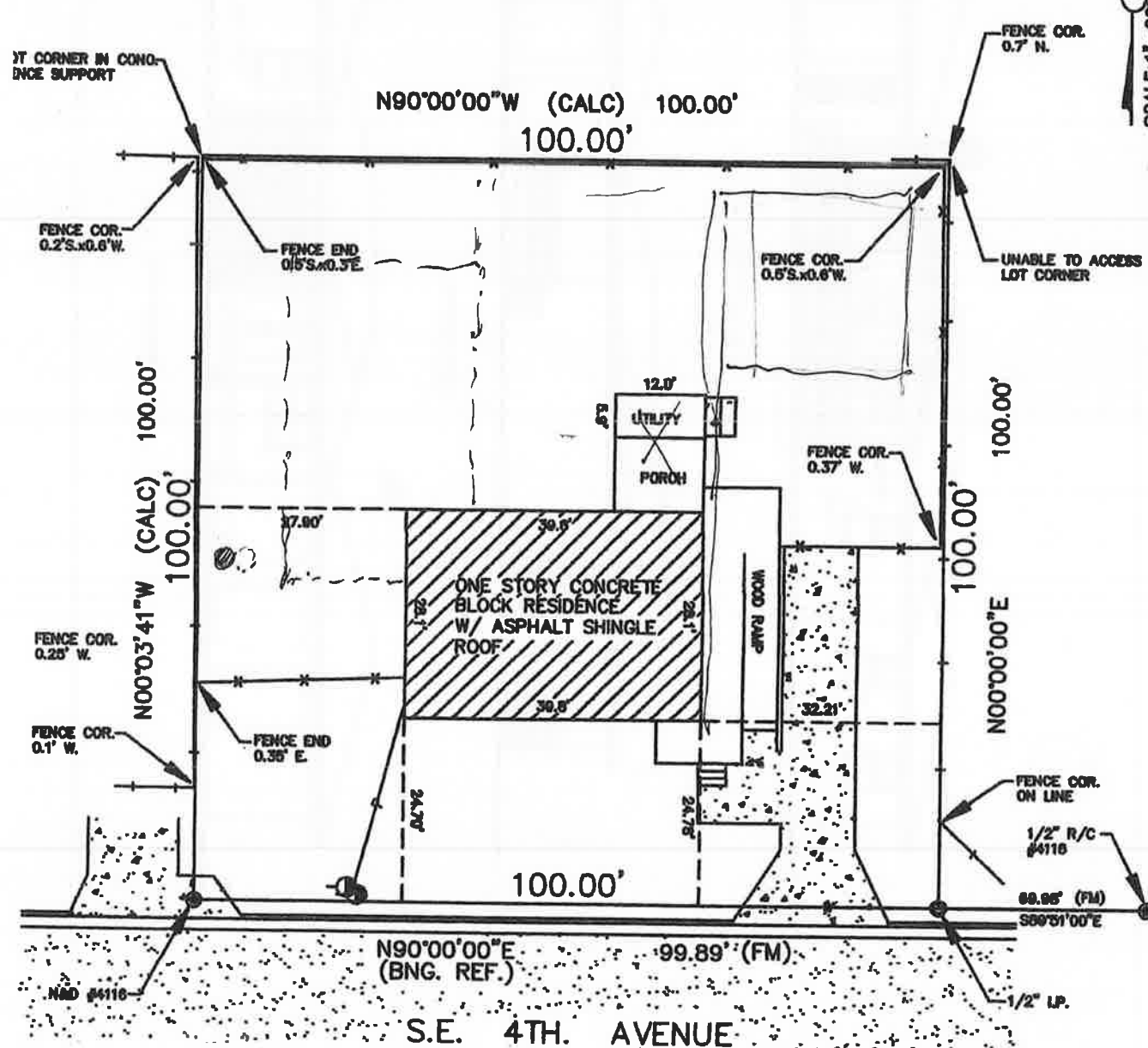
— NORTH ELEVATION
SCALE 1/4" = 1'-0"

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

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

□ DENOTES C.M. FOUND
 ○ DENOTES I.P. OR R/C FOUND
 ● DENOTES R/C SET (4948)
 — — DENOTES BUILDING SETBACK LINE

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





Front façade from SE 4th Avenue.



Existing windows on front facade.



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



Existing (east) side elevation and chain link fence.



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

