



**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:

May 4, 2021

ITEM NO:

#3 under New Business

PROJECT NAME AND NUMBER:

HP-21-00036, 425 NE 3rd Street

APPLICATION TYPE:

Quasi-Judicial: Construct an addition,
renovation & repair, repair front porch &
windows, demo old additions.

RECOMMENDATION:

Staff recommends approval with conditions as
noted under "Recommendation" at the end of
this report.

CITY PROJECT CONTACT:

Jason Simmons

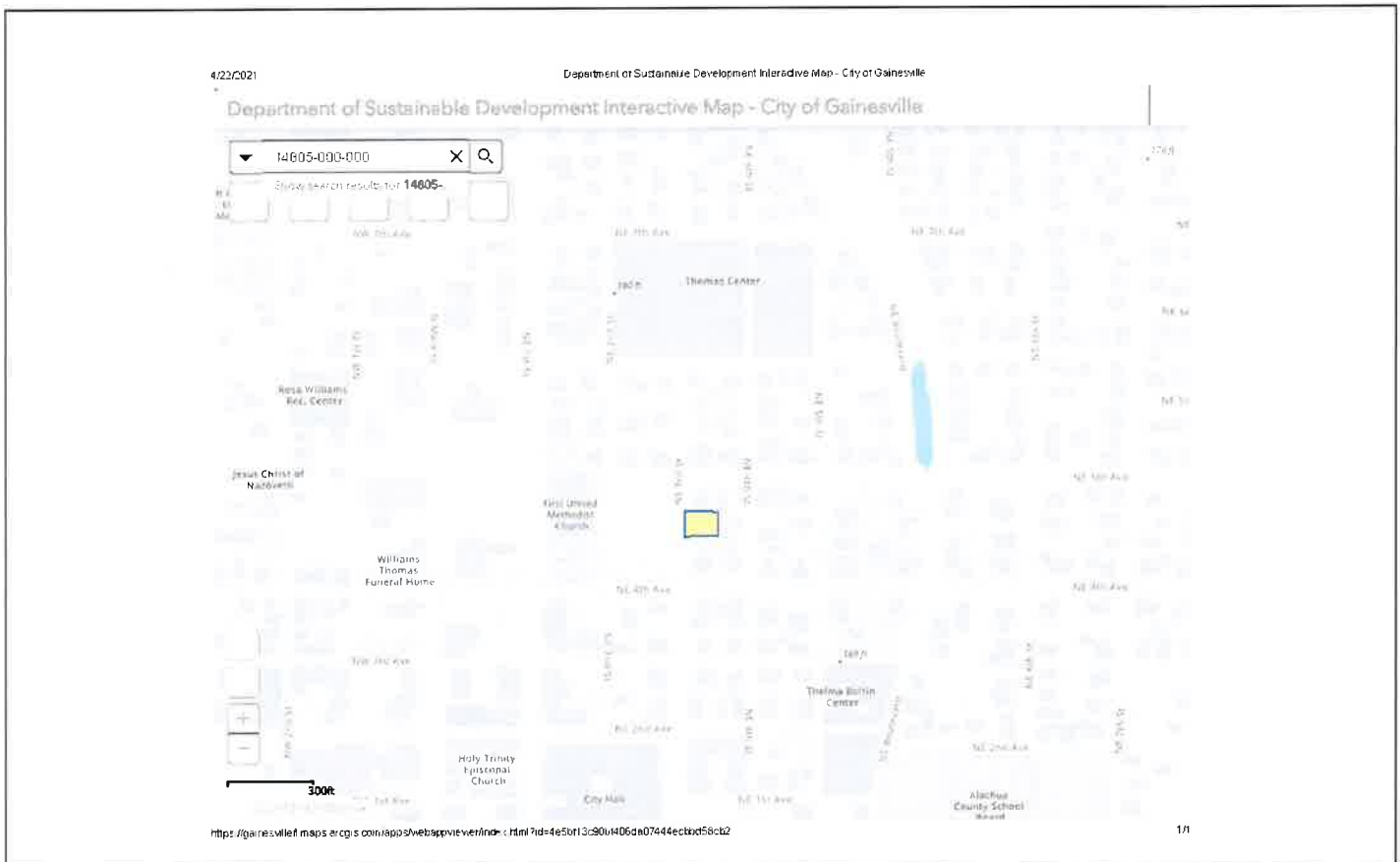


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Bradley Hunter
Property Owner(s): Bradley Hunter

SITE INFORMATION:

Address: 425 NE 3rd Street
Parcel Number(s): 14805-000-000
Existing Use(s): Vacant single-family
Zoning Designation(s): U2 (Urban 2)
Historic District: Northeast Residential Historic District
Historic District Status: Contributing
Date of construction: c. 1900 (ACPA), c. 1885 per AL00595

PURPOSE AND DESCRIPTION:

Petition HP-21-36. Tammie Jean & D. F. Englert, owners. Certificate of Appropriateness to repair and renovate an existing single-family dwelling including demolition of the rear additions to the original structure, construction of a new addition to the back of the structure, repair and refinish wooden windows, and repair of the front porch. Located at 425 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located at 425 NE 3rd Street on the west side of the street, across from Roper Park, with a zoning designation of U2 (Urban 2) (See Figure 1). The existing single-family dwelling under tax parcel 14805-000-000 is a 1 ½ story board and batten covered frame vernacular structure that represents a typical Gainesville dwelling of the 1890's. It is a wood frame structure on a brick pier foundation with board and batten and drop siding, a gable roof with a gable wing and hip dormer secondary roof structure, two brick chimneys, composition shingles, double-hung 2 over 2 windows, a bay window, and a French door. The subject property is located in the Northeast Residential Historic District and is approximately 0.220 acres in size. The house appears on the Sanborn Map of 1897 and is a contributing structure to the historic district. Also known as the W. W. Hampton Jr. house, it is one of the oldest homes in the Northeast Residential Historic District.

The house is currently in very bad condition with structural failure and extensive termite and rot damage. The back additions to the house are collapsing, not repairable, and are unsafe. The back exterior load bearing wall of the original house was removed during the time the additions were constructed, contributing to the structural failure of the back additions (See pictures in Exhibit 2).

PROPOSED

The project includes the demolition of the back additions of the house. There will be general repair of the original house including repair of the front porch. The plan is to repair and refinish the wooden windows in the original house and renovate the house back to its condition in 1902 when it was renovated and in good condition. A rear addition will be constructed after the demolition of the collapsed additions. Old windows, fixtures, and heart of pine wood will be salvaged and used to restore the main house to its condition in 1902. The existing composition shingles will be removed and replaced with architectural shingles as part of this proposed renovation.

REVIEW

The proposed new addition will be one story with an area of approximately 1, 852 square feet. It will be located in the rear of the existing building and will not be visible from NE 3rd Street. The height of the addition is proposed to be slightly lower than the height of the peak of the historic structure roof. The proposed exterior fabric for the addition is HardiePlank siding with 4 inch Hardie trim. The foundation will be a stem wall with brick cladding which will be compatible with the brick veneer between the brick piers of the existing building. The proposed exterior French doors are Rogue Valley wooden doors with raised mullions, to be placed at the rear of the new addition. The proposed windows are Kolbe Ultra Series Sterling double hung wood clad windows with raised mullions to be installed on the new addition at the rear of the house with a cottage style. The exterior of these windows is extruded aluminum. The historic structure has several window sizes and arrangements. The windows on the original house include 2 over 2 style for the bay window and two other windows adjacent; 9 over 9 windows on the west and north elevation first floor and 6 over 6 windows on the west and north elevation second floor; and 9 over 9 and casement windows on the existing additions to be demolished. The addition is shown to have mostly 4 over 4 windows with a few 4 lite stationary windows. The layout of the windows does not match those of the nearest windows on the historic building. The guidelines for windows indicate that, "New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills, and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred." However, the 4 over 4 windows are compatible in terms of style and they do differentiate the addition from the historic original structure.

The proposed materials are different from the original house but compatible, such as the HardiePlank siding compared to the board and batten covered historic structure, and 4 over 4 wood-clad windows compared to the 2 over 2, 6 over 6, and 9 over 9 windows on the original house. The addition will be in the back of the existing house and not visible from the right-of-way, thus maintaining the appearance of the front of the house.

The construction of the new addition in the location as shown 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."* In general, the proposed materials for the addition are consistent with the materials on the principal building.

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 new window proposed for the existing house on the south elevation be a 2 over 2 style to match the bay window and the adjacent windows.
- Provide information sheets for the proposed roofing material.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines</i>: Additions to Existing Buildings and Windows, Shutters & Awnings |
| <u>Exhibit 2</u> | COA Application, Pictures of Existing Conditions, |
| <u>Exhibit 3</u> | Florida Master Site File AL00595 |
| <u>Exhibit 4</u> | Product Information |
| <u>Exhibit 5</u> | Site Plan, Floor Plans, Elevations |

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.

Windows, Shutters & Awnings

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. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 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.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy

conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to "less visible secondary elevations."

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal's impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of windowpanes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. "Less visible secondary elevation" is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

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

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

RECEIVED

APR 05 2021

STAMP

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

PROJECT LOCATION:

Historic District: Duckpond
Site Address: 425 NE 3rd St. Gainesville, FL 32601
Tax Parcel #: 14805-000-000

OWNER

Owner(s) Name: Bradley Hunter

Corporation or Company

Street Address: 1027 NW 11th Ave.
Gainesville, FL 32601
City State Zip

Home Telephone Number

Cell Phone Number: (352) 281-5362

Fax Number

E-Mail Address

bradleyd.hunter@gmail.com

APPLICANT OR AGENT

Applicant Name: Bradley Hunter

Corporation or Company

Street Address: 1027 NW 11th Ave.
Gainesville, FL 32601
City State Zip

Home Telephone Number

Cell Phone Number: (352) 281-5362

Fax Number

E-Mail Address

bradleyd.hunter@gmail.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 127.50

EZ Fee: \$ 63.75

HP # 21-00036

Contributing Y ☒ N ☐

Zoning Urban 2

Pre-Conference Y ☐ N ☒

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks

Y ☐ N ☒

Received By: Jason Simmons

Date Received: 4/5/21

☐ Staff Approval—No Fee (HP Planner initial ☐)

☒ Single-Family requiring Board approval (See Fee Schedule)

☐ Multi-Family requiring Board approval (See Fee Schedule)

☐ Ad Valorem Tax Exemption (See Fee Schedule)

☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

CHECK TO SEE IF YOU
WOULD BE ELIGIBLE FOR A
TAX EXEMPTION FOR
REHABILITATION OF A
HISTORIC PROPERTY

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST

UNIVERSITY AVE.,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

THE HISTORIC PRESERVATION
OFFICE STAFF CAN PROVIDE
ASSISTANCE AND GUIDANCE
ON THE HP BOARD'S REVIEW
PROCESS, AND ARE AVAILABLE
TO MEET WITH PROPERTY
OWNERS OR AGENTS. IF YOU
NEED ASSISTANCE, PLEASE
CONTACT THE HISTORIC
PRESERVATION PLANNER AT
(352) 334-5022 OR (352) 334-
5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES
WHO REQUIRE ASSISTANCE TO
PARTICIPATE IN THE MEETING
ARE REQUESTED TO NOTIFY
THE EQUAL OPPORTUNITY
DEPARTMENT AT 334-5051
(TDD 334-2069) AT LEAST 48
HOURS PRIOR TO THE
MEETING DATE.
FOR ADDITIONAL
INFORMATION, PLEASE CALL
334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL

REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT 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

4/5/21

4/5/21

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.

House in extremely bad condition, structural failure and extensive termite and rot damage. Particularly back additions to main house collapsing, unsafe and irreparable. Load bearing wall (back exterior wall) to main/original house structure was removed during back additions and contributor to structural failure of back additions.

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.

Demolish back additions of home. Repair main/original house. Repair front porch. Repair and refinish wooden windows in main/original house. Renovate main/original house to 1902 condition when home was renovated and in good condition. Please see photo as reference. W.W. Hampton Jr. House is one of the oldest homes in Duckpond. Back addition will be completed after demolition of collapsed structures at rear of the home. Please see attached drawings.

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.

Old windows, fixtures and heart of pine wood will be salvaged and used to restore main house to condition of 1902. Historical integrity and appearance will be maintained on main house structure - W.W. Hampton Jr. House saved.

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

N/A.

A pre-application conference with the Historic Preservation Planner is required before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the FAQ's *Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. The COA review time period will not commence until your application is deemed complete by staff.

The application is due by 11:00 a.m. on the application deadline date as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

Historic Preservation Fees
COA Planning & City of Gainesville
perm expeditors
upload
payment
signature

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale <ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes 	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b. <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS

(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*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF IHP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

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

CHAIRPERSON _____ DATE _____

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.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

Owners Name: <u>Tammie Englert</u>			
Address: <u>4105 NW 22nd Dr</u>		Phone: <u>352 339 1509</u>	
		Email: <u>afn63537@yahoo.com</u>	
Agent Name: <u>Bradley Hunter</u>			
Address: <u>425 NE 3rd St.</u>		Phone: <u>(352) 281-5362</u>	
<u>Gainesville, FL 32601</u>		Email: <u>bradleydhunter82@gmail.com</u>	
Parcel No.: <u>14805-000-000</u>			
Acreage: <u>.22</u>	S: <u>04</u>	T: <u>10</u>	R: <u>20</u>

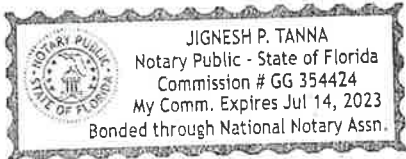
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Tammie Englert

Printed name: Tammie Englert

Date: 4-24-21

The foregoing affidavit is acknowledged before me this 24th day of April, 2021, by Tammie Englert, who is/are personally known to me, or who has/have produced FL-DL as identification.

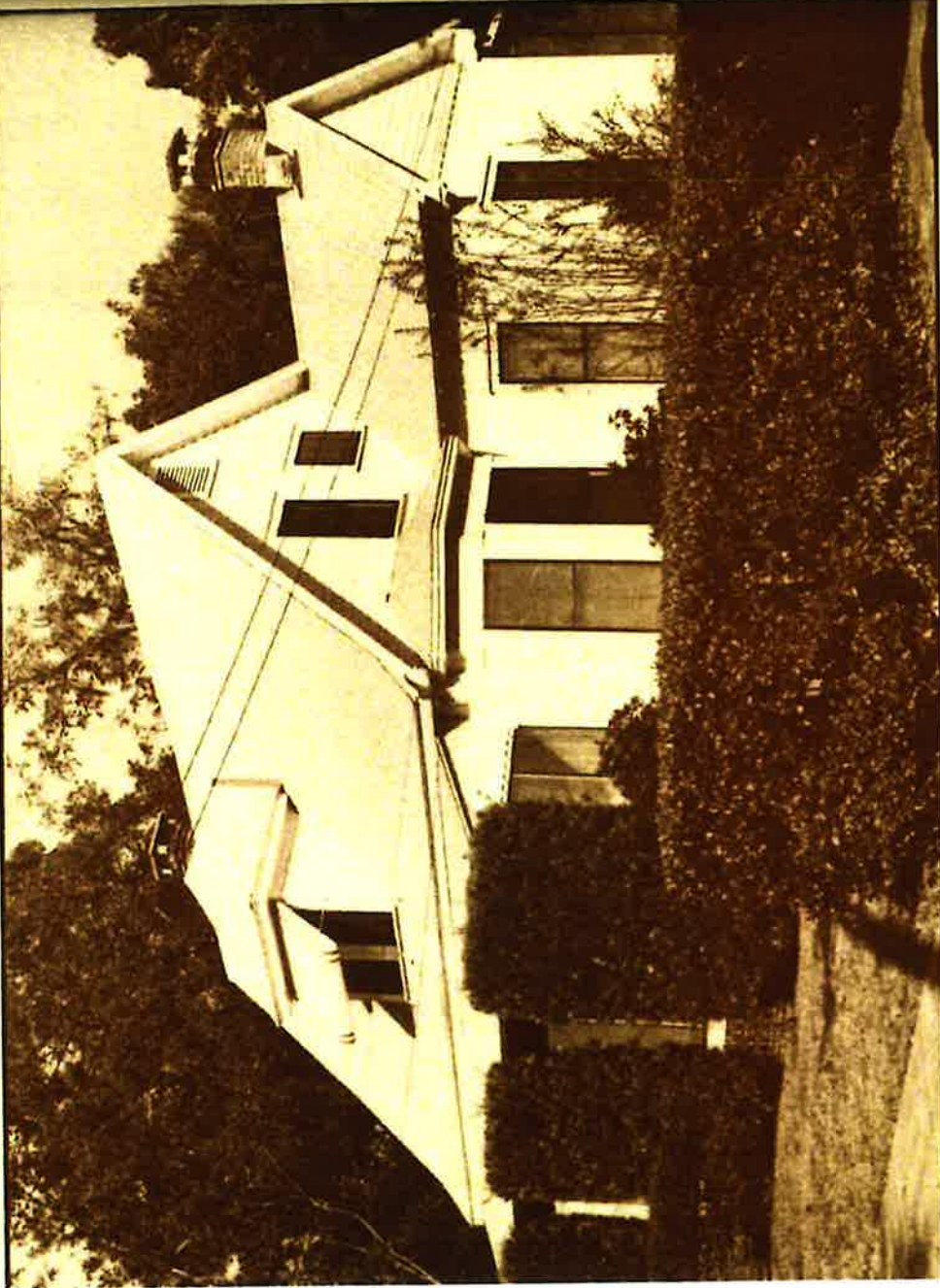


NOTARY SEAL Tanna

Signature of Notary Public, State of FL

RECEIVED

STAMP

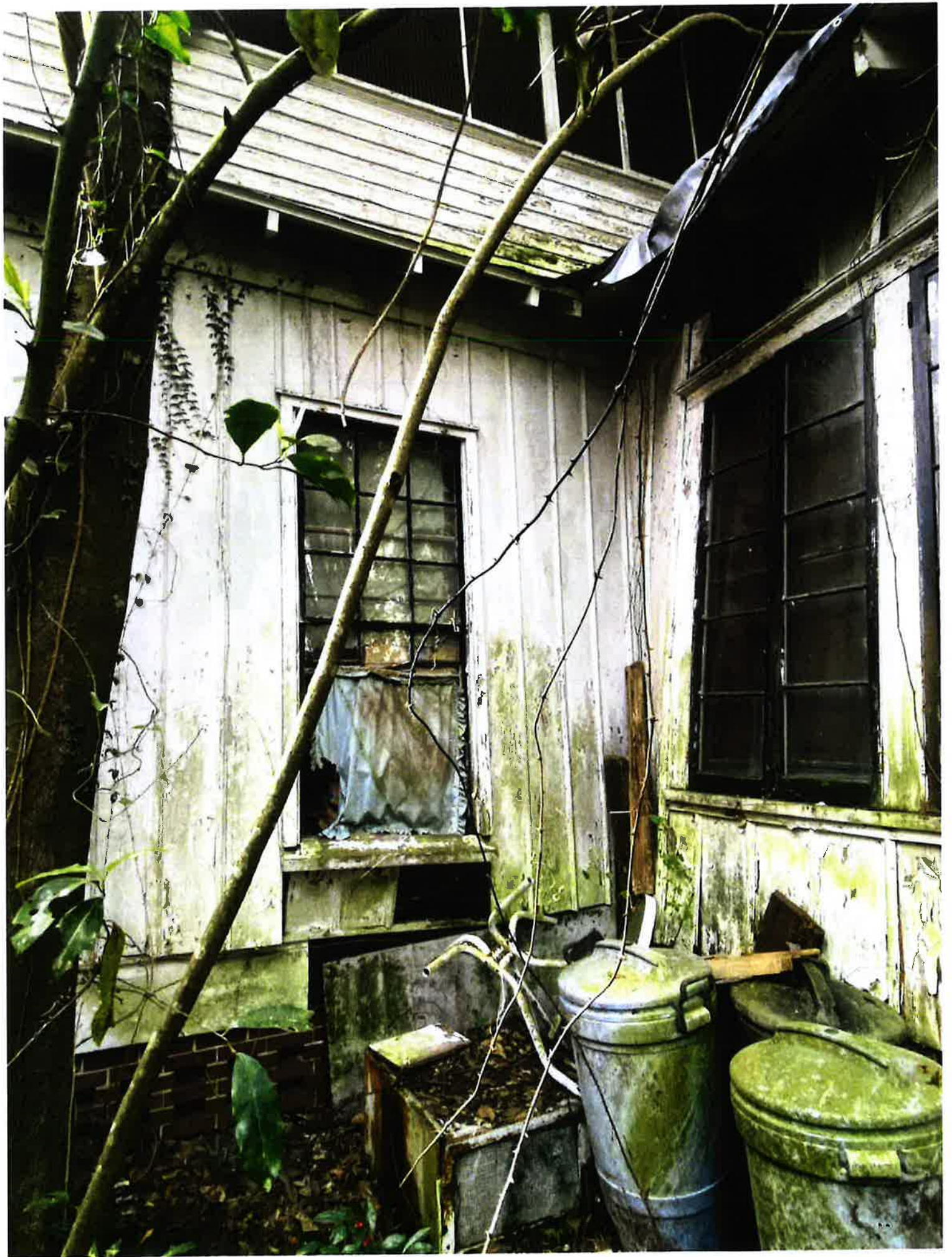


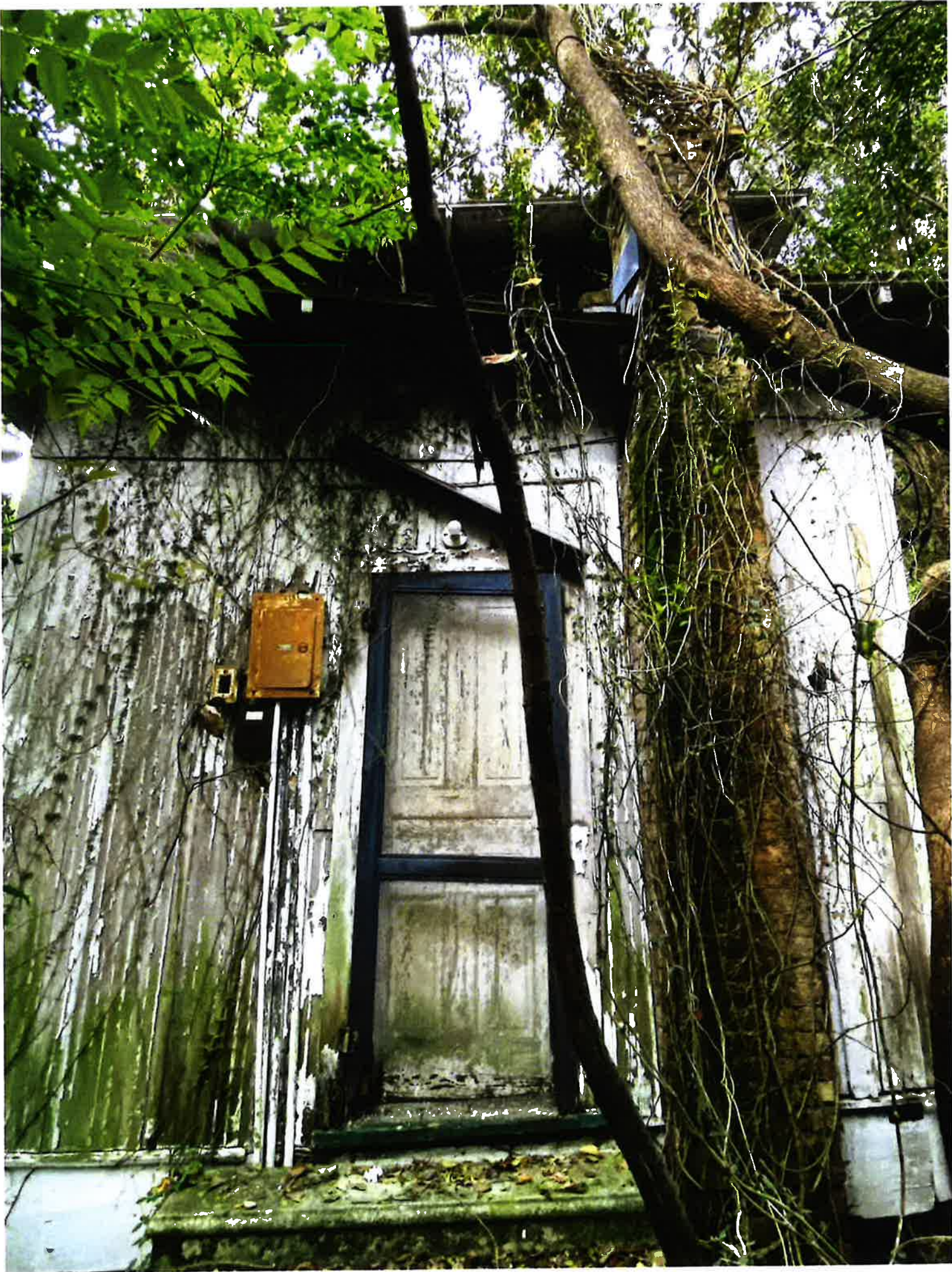
W. W. HAMPTON JR. HOUSE

Probably one of the oldest homes in the historic area, this is the only example of board and batten construction in the area.

(Courtesy HGI)

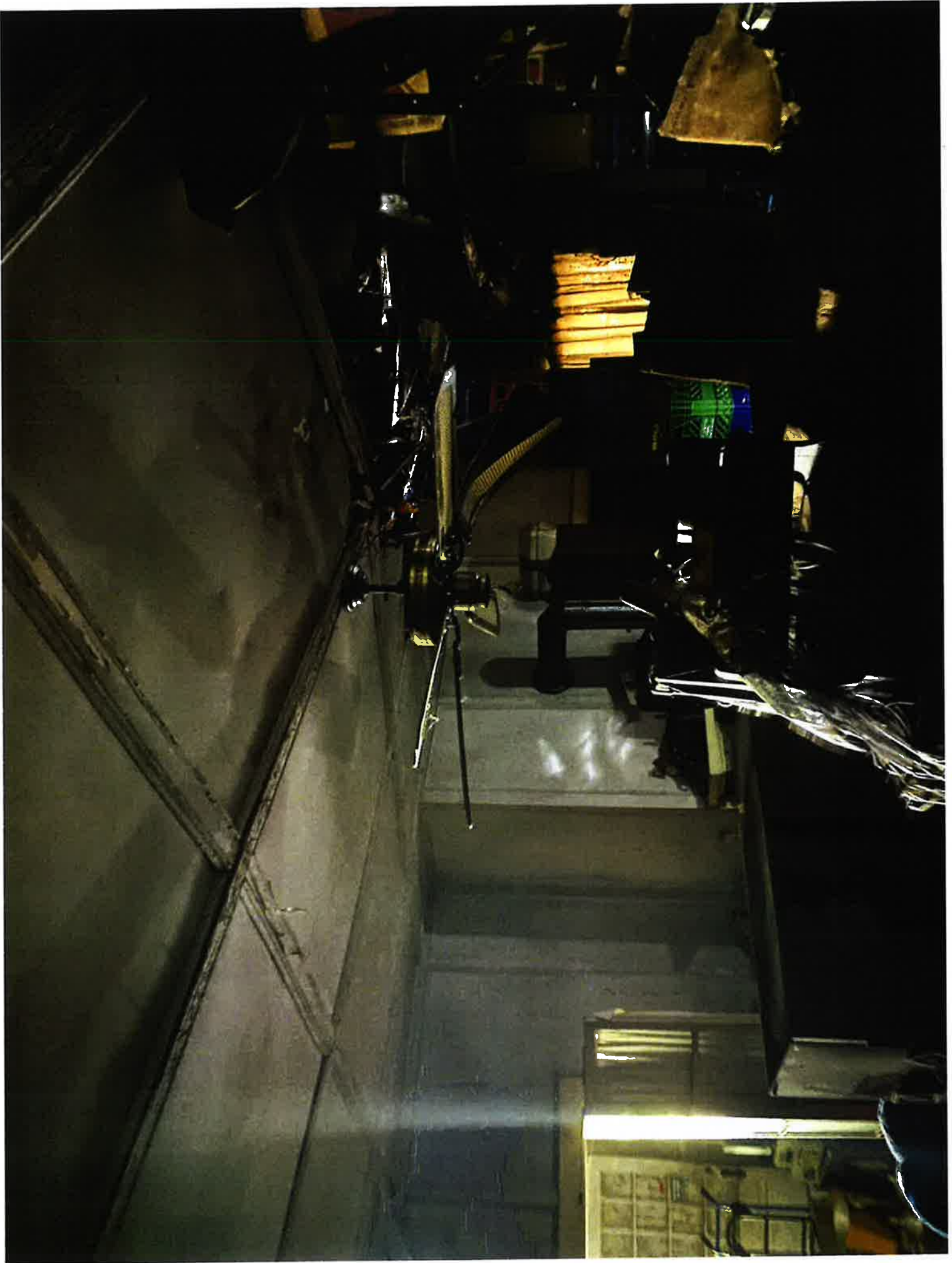








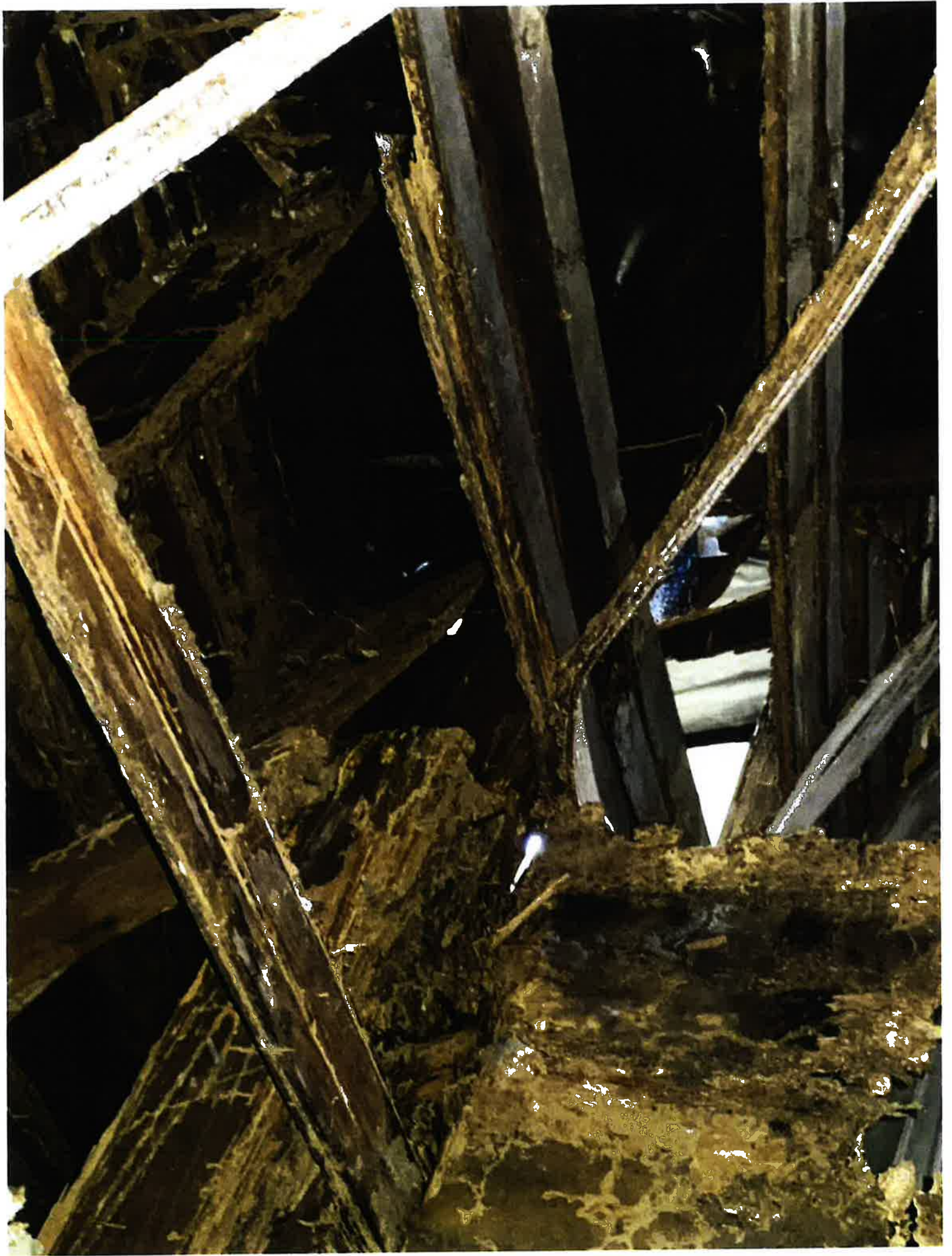












STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS HSP 3AAA 1-77

FLORIDA MASTER SITE FILE

8AL00 595

14805

Site Inventory Form

FDAHRM 802==

Site No. 1009==

Site Name 425 N.E. 3rd St. 830== Survey Date 7804 820==

Instruction for locating (or address) 425 N.E. 3rd St.

Gainesville, FL 32601 813==

Location: subdivision name / block no. / lot no. 868==

County: Alachua 808==

Owner of Site: Name: Hampton, Mac

Address: 425 N.E. 3rd St.

Gainesville, FL 32601 902==

Occupant, Tenant, or Manager:

Name: 904==

Type of Ownership private 848== Recording Date 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist)

Address: FDAHRM

818==

Condition of Site: Integrity of Site: Original Use private residence 838==

Check one

Check one or more

XX Excellent 863==

☐ Altered 858==☐ Good 863==

XX Unaltered 858==

☐ Fair 863==☐ Original Site 858==☐ Deteriorated 863==☐ Restored () Date: () 858==

XX Moved () Date: 1904 () 858==

Present Use private residence 850==

Dates: Beginning +1885c 844==

Culture/Phase American 840==

Developmental Stage 19th century 842==

NR Classification Category: building 916==

Threats to Site:

Check one or more

☐ Zoning () 878==☐ Transportation () 878==☐ Development () 878==☐ Fill () 878==☐ Deterioration () 878==☐ Dredge () 878==☐ Borrowing () 878==☐ Other (See Remarks below) 878==

Areas of Significance: architecture 910==

Significance:

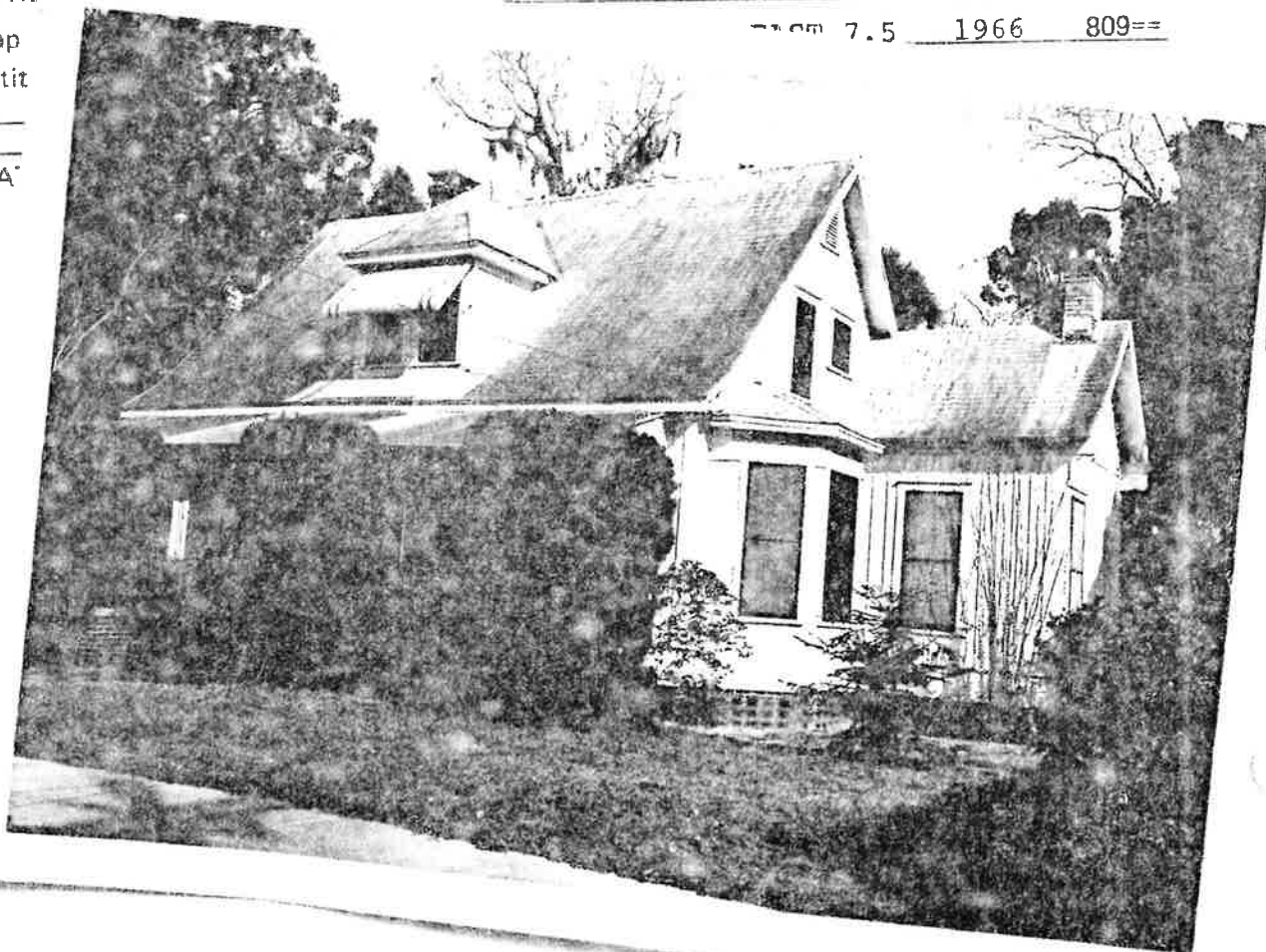
This board and batten covered frame vernacular house represents a typical Gainesville dwelling of the 1890's. It appears on the Sanborn Map of 1897.

911==

Photographic Record Numbers HGI 13-15 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE _____ Frame Vernacular 964==
 PLAN TYPE _____ rectangular, central hall 966==
 EXTERIOR FABRIC(S) _____ board & batten; drop siding 854==
 STRUCTURAL SYSTEM(S) _____ wood frame 856==
 FOUNDATION: _____ brick piers 942==
 ROOF TYPE: _____ gable 942==
 SECONDARY ROOF STRUCTURE(S): _____ gable wing, hip dormer 942==
 CHIMNEY LOCATION: _____ rear slope; end interior 942==
 WINDOW TYPE: _____ french door; DHS 2/2 942==
 CHIMNEY: _____ brick 882==
 ROOF SURFACING: _____ composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: _____ bay window 882==
 NO. OF CHIMNEYS _____ 2 952== NO. OF STORIES _____ 1 1/2 950==
 OTH _____ 954==
 Map _____ 7.5 1966 809==
 Latit _____

LOCA



WOODEN EXTERIOR DOORS w/ RAISED
MULLIONS at Rear of House



Exterior French Door Designs

Vollat Rogue Valley Door products are available in a number of styles to fit your home décor and are in stock, ready to ship. French Door Designs improve the elegance and sophistication of french doors and are offered in fir. Match the wood finish with your other home furnishings for a truly stylish look.



EXTERIOR FRENCH

WWW.ROGUEVALLEYDOOR.COM

MADE IN OREGON 23

ROGUE VALLEY



Architectural Specification

Manufacturing of stile and rail wood doors

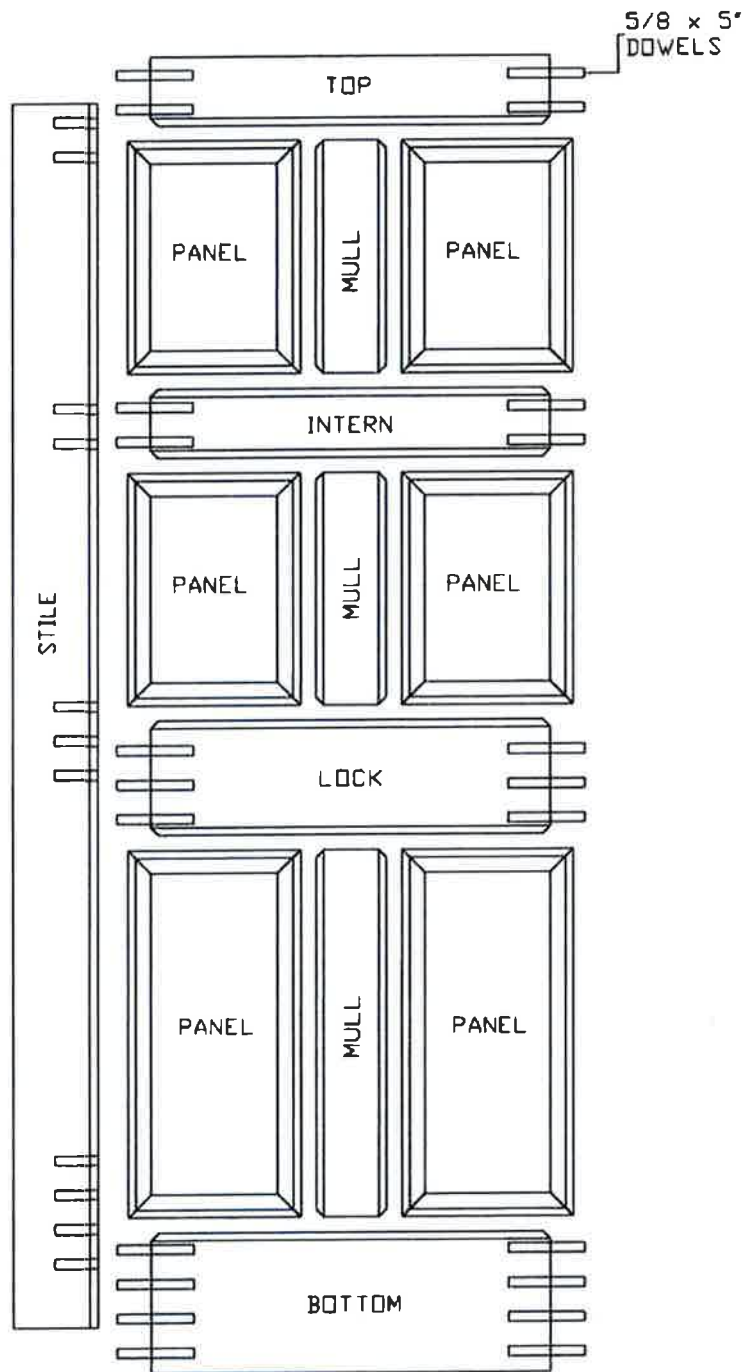
All doors sold by Rogue Valley Door are manufactured in Grants Pass, Oregon. With exception to a small inventory of 2 panel arch top knotty alder doors that are imported (KA 42, KA 13).


Door construction, unless specified differently shall include a finger jointed engineered core that is sandwiched between veneers. Rogue Valley doors uses 1/4" solid veneers on all stiles and rails with matching edges to help prevent warp or distortion. A splined hardwood dowel is used in the connection of all stiles and rails. In regards to moisture content, wood components range between 6 – 10%. Raised panels are assembled using solid wood material, and flat panels are manufactured by applying veneers to a medium density fiberboard core. Multi-lite doors are manufactured using either TDL (true divided lite) or SDL (simulated divided lite). TDL bars are available as 1-1/4" or 7/8" for single pane glass and 1-3/8" for insulated glass. SDL bars are available as 7/8" or 1-3/8" with a shadow bar to give the appearance of a TDL. This type of construction is time tested and is backed by our one year warranty. All glass used in Rogue Valley doors is tempered.

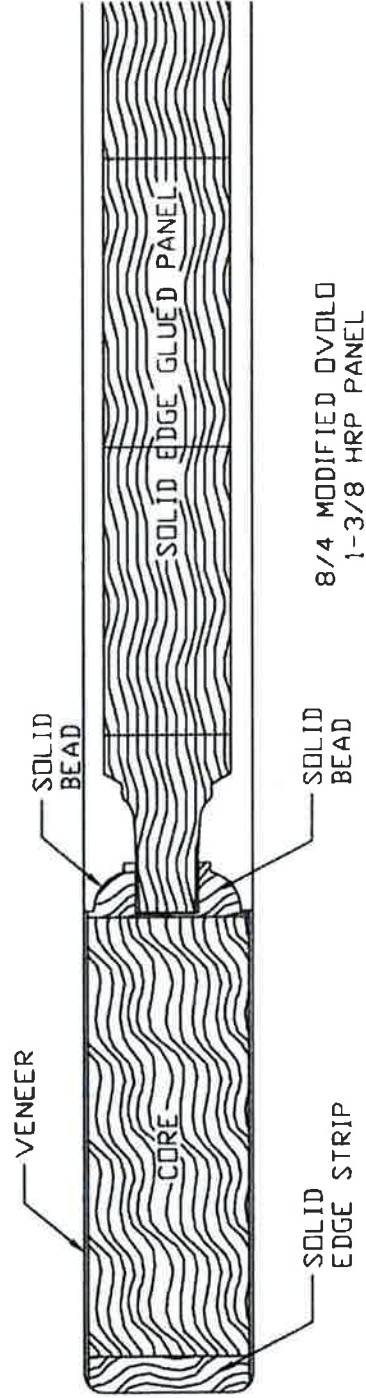
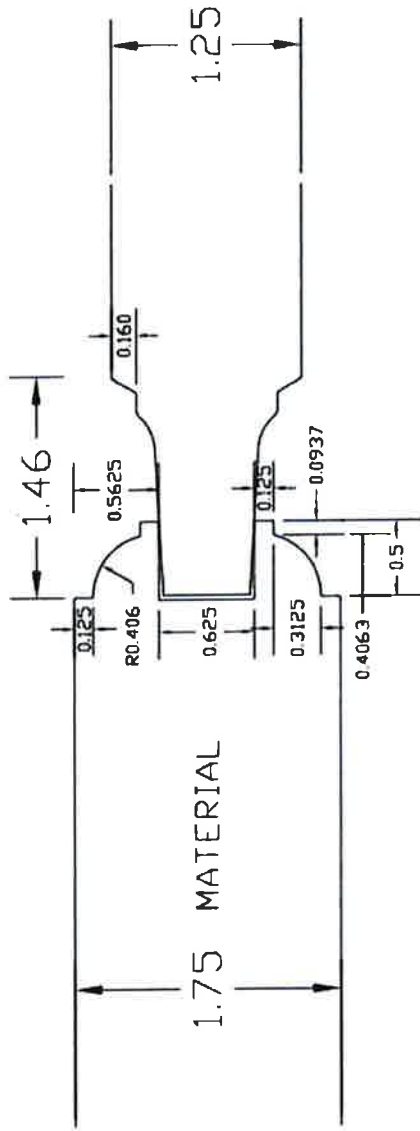
Premium features are available; these features include increased veneer thickness (1/4"), solid construction, and a lag bolt option. These features, in some cases, can extend the life of the standard one year warranty.

Manufacturing of 45/60/90 minute rated wood doors


Door construction, unless specified differently shall include the lamination of 9/16" thick pre-assembled door faces which include the stile, rail, and panel pieces to the face of the appropriate rated core material. The door face configuration is assembled to match the specified door design and species required. Prior to the lamination of the door faces to the fire rated core the edges of the door faces are routed to accept an intumescent strip. This intumescent strip will expand if exposed to heat and cause a smoke seal around the perimeter of the door. The 9/16" pieces are glued to the fire core using a polyvinyl acetate glue that creates a bond that surpasses in the inherent strength of solid wood.

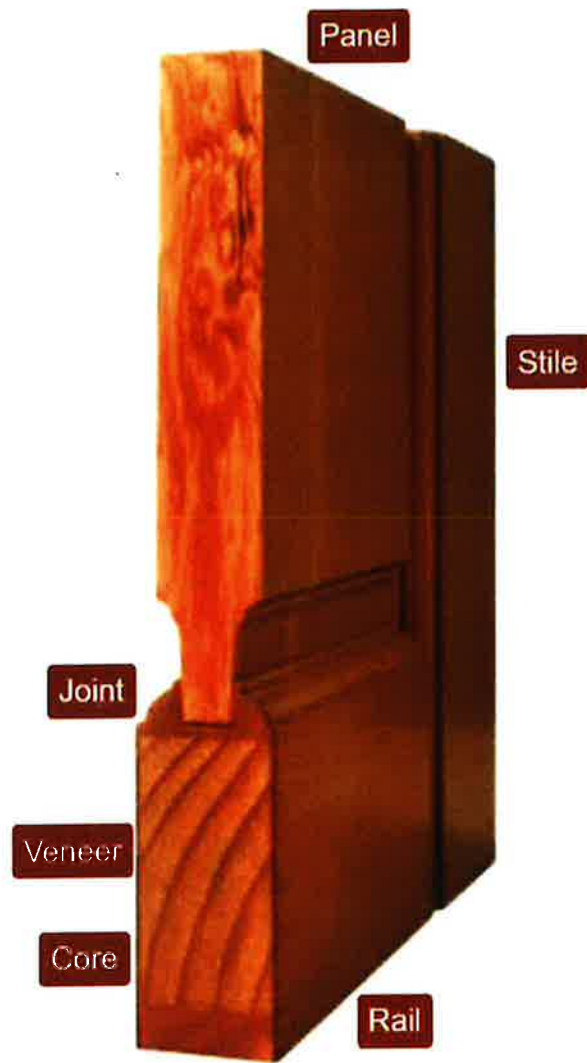


		ROGUE VALLEY DOOR	
		PANEL DOOR PARTS AND CONSTRUCTION	
Property of Rogue Valley Door		REV. 7/2011	REV. 1/11
DATE: 8.10.10 12:00pm	SCALE: 1:1	DRAWN BY: Katelyn Hickman	SHEET



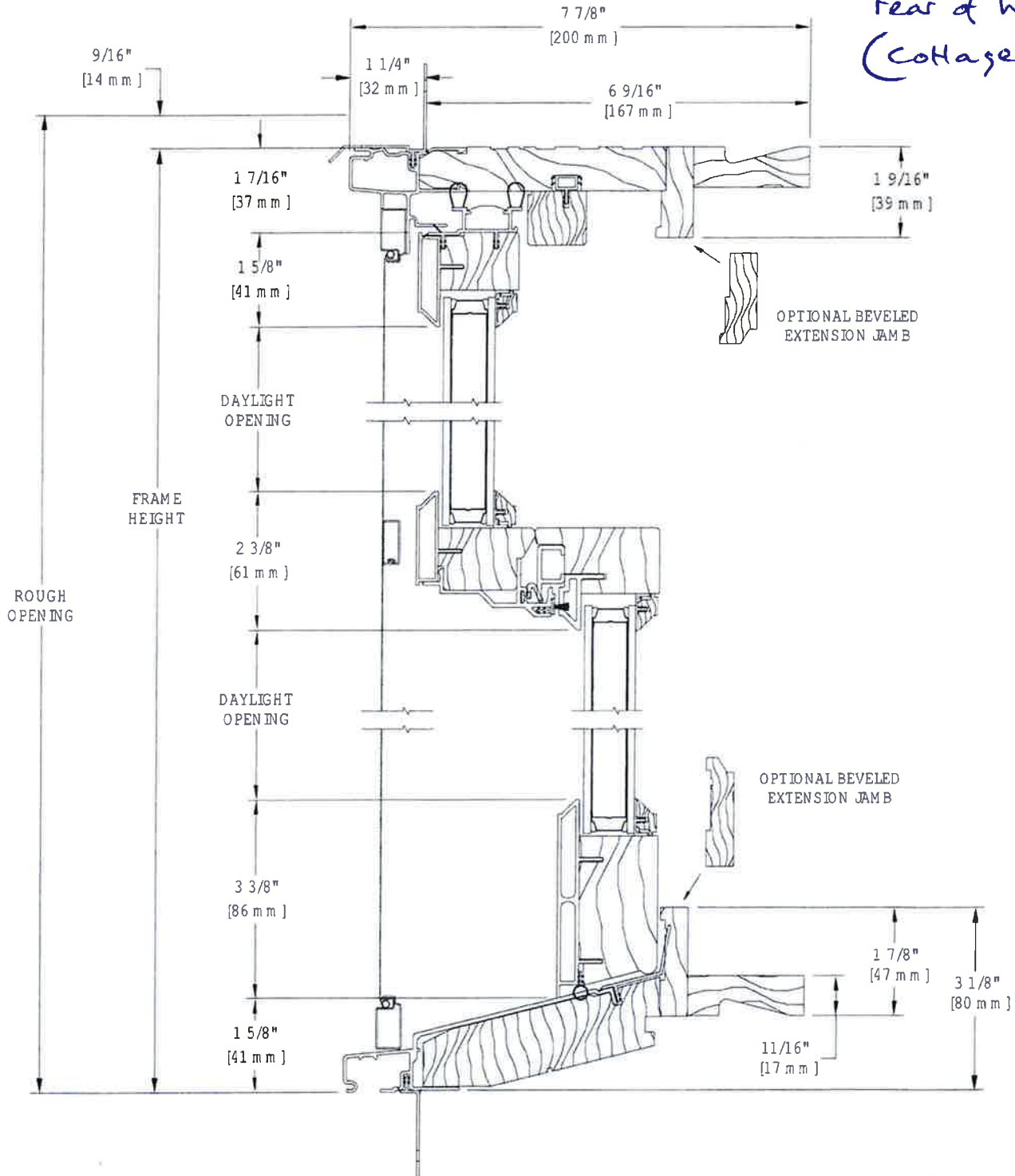
STILES

		ROGUE VALLEY DOOR	
1-3/4 MODIFIED DOOR		1-3/4 MODIFIED DOOR	
<small>PROPERTY OF Rogue Valley Door</small>	<small>SCALE 1:1</small>	<small>SCALE 1:1</small>	<small>SCALE 1:1</small>
<small>4.16.09 2.51pm</small>	<small>4.16.09 2.51pm</small>	<small>4.16.09 2.51pm</small>	<small>4.16.09 2.51pm</small>





⑧ DOUBLE HUNG WOODEN WINDOWS
with raised mullions installed at
new addition in
rear of house.
(Cottage Style)



Glass

Divided
Lites

Glazing
Beads

Exterior
Material

PERFORMANCE DIVIDED LITES

TRUE DIVIDED LITES

With Kolbe's performance divided lite (PDL) system, bars are adhered on the interior and exterior of an insulating glass unit and bars aligned within the unit.

PDL bars are available in various widths and patterns. They may be finished to match the exterior and/or interior, as requested.



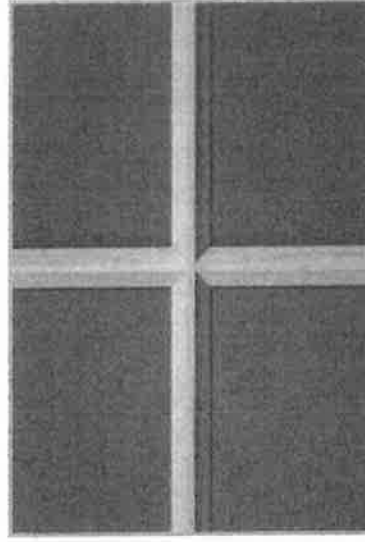
**Beveled Profile
PDL Bars**



**Ovolo Profile PDL
Bars**



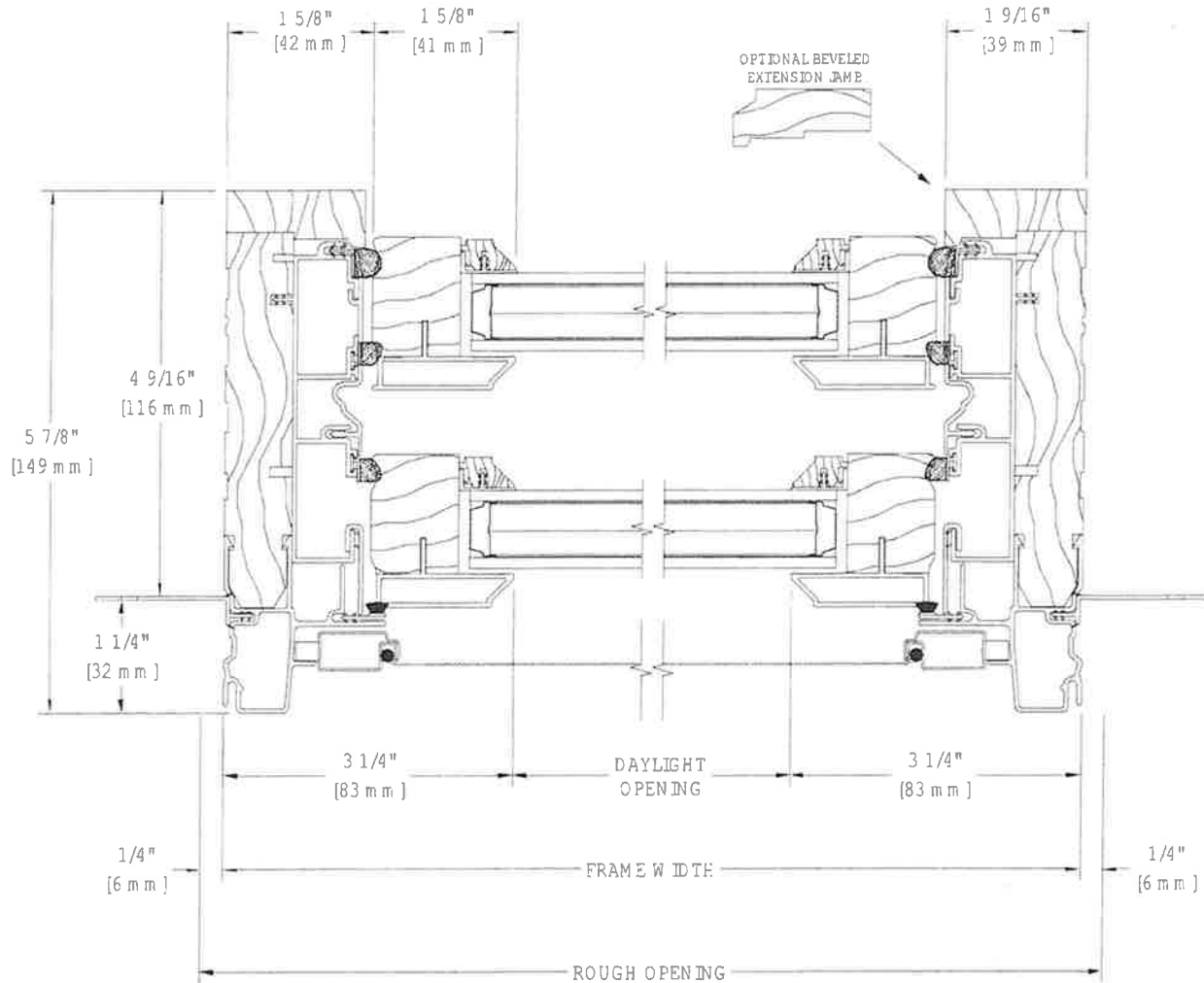
**Square Profile PDL
Bars**

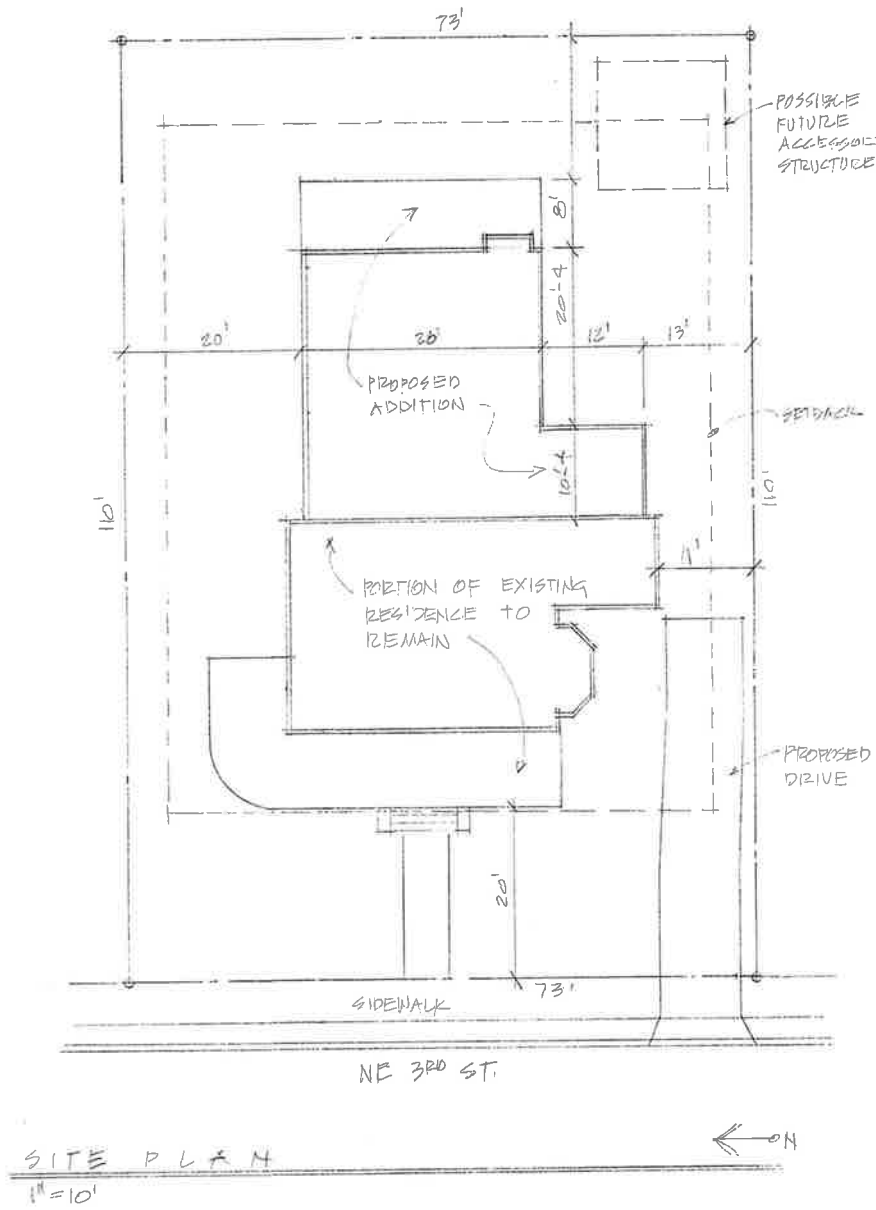


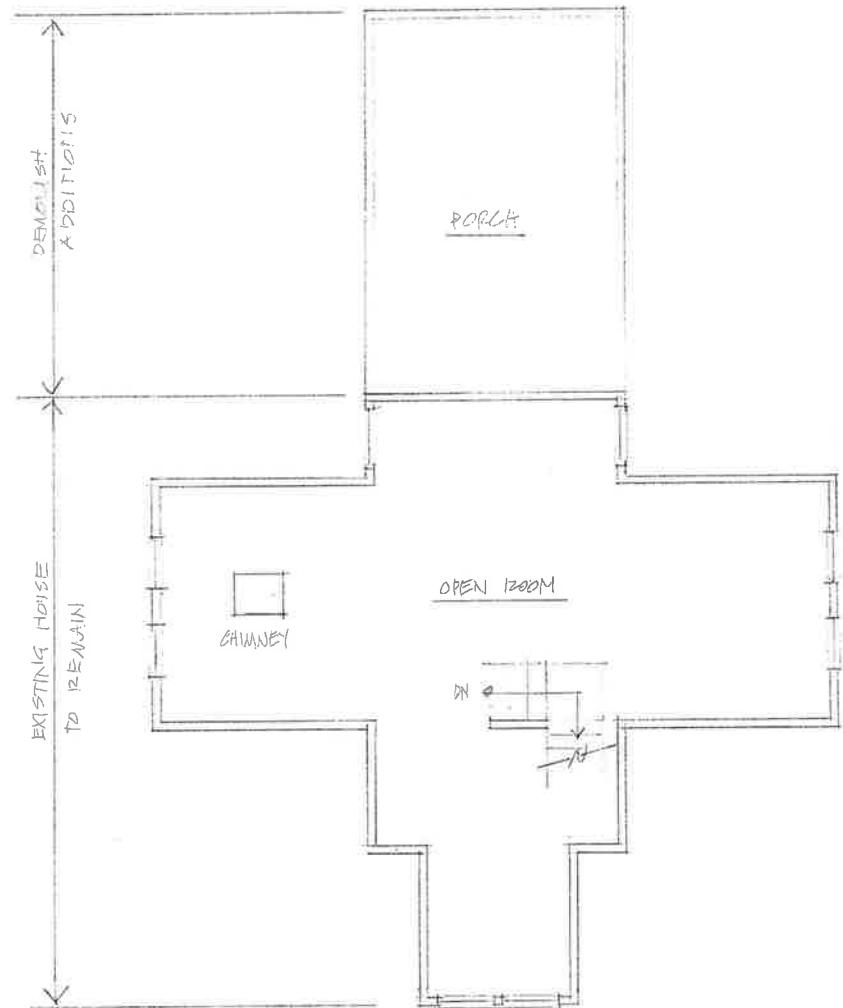
5/8" Beveled Profile PDL Bars



NOTE: Limitations may apply. Please consult your local [Kolbe dealer](#) for more information.

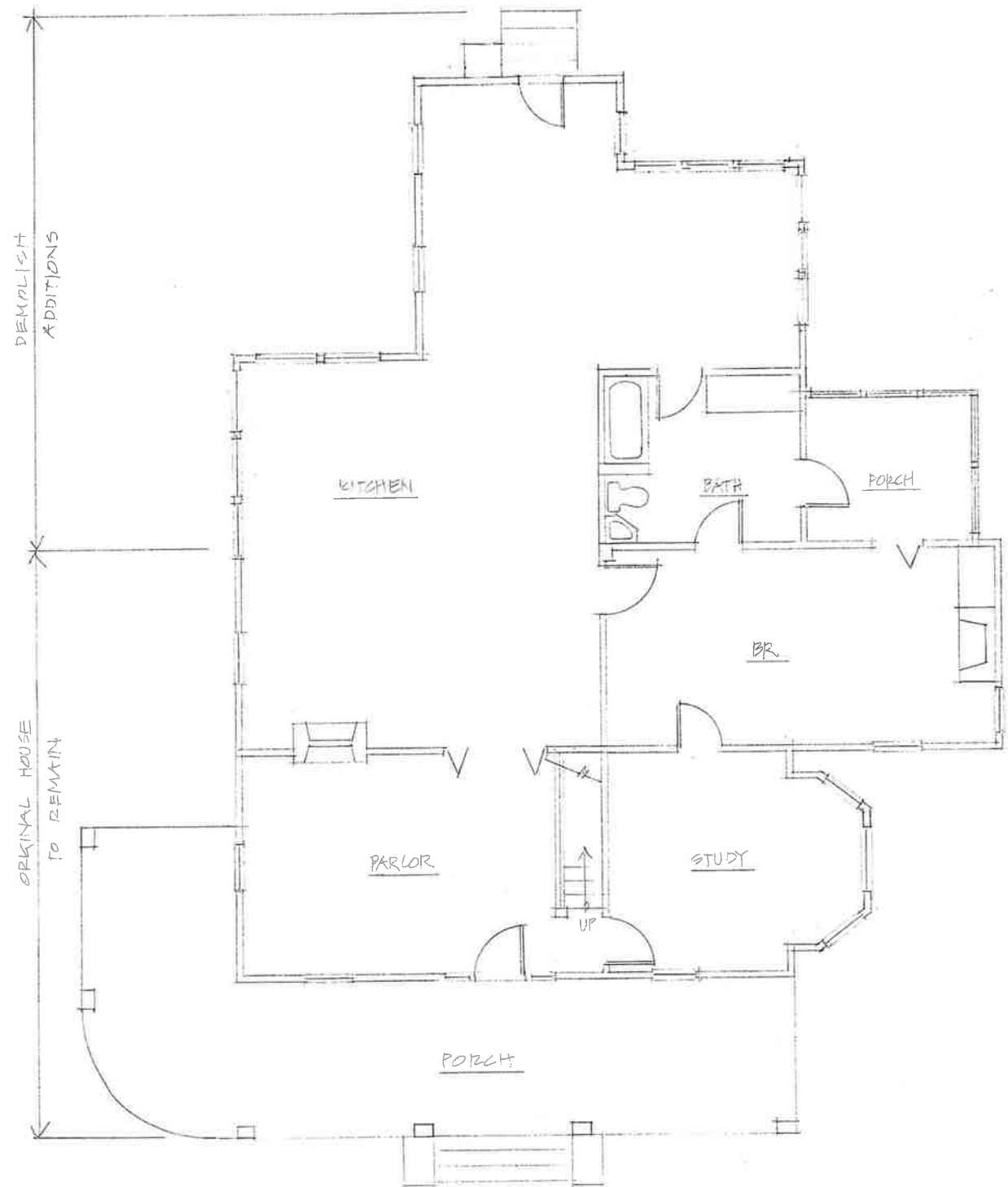






SECOND FLOOR PLAN

1/4"=1'



FIRST FLOOR PLAN

1/4"=1'

EXISTING

Project Number: 2021-17

Date: 4-5-21

A-2

Sheet of 6

Andrew Kaplan, architect

Architecture
Planning
Interiors

RESIDENCE RENOVATION
425 NE 3RD STREET
GAINESVILLE, FLORIDA

P.O. Box 13693, Gainesville, FL 32604

Li. No. AS0007873

Ph: 352.373.2726 / E-mail: kaplanarchitect@twj.com

Copyright Andrew Kaplan architect 2021



S O U T H E L E V A T I O N

1/4"=1'



W E S T E L E V A T I O N

1/4"=1'



N O R T H E L E V A T I O N

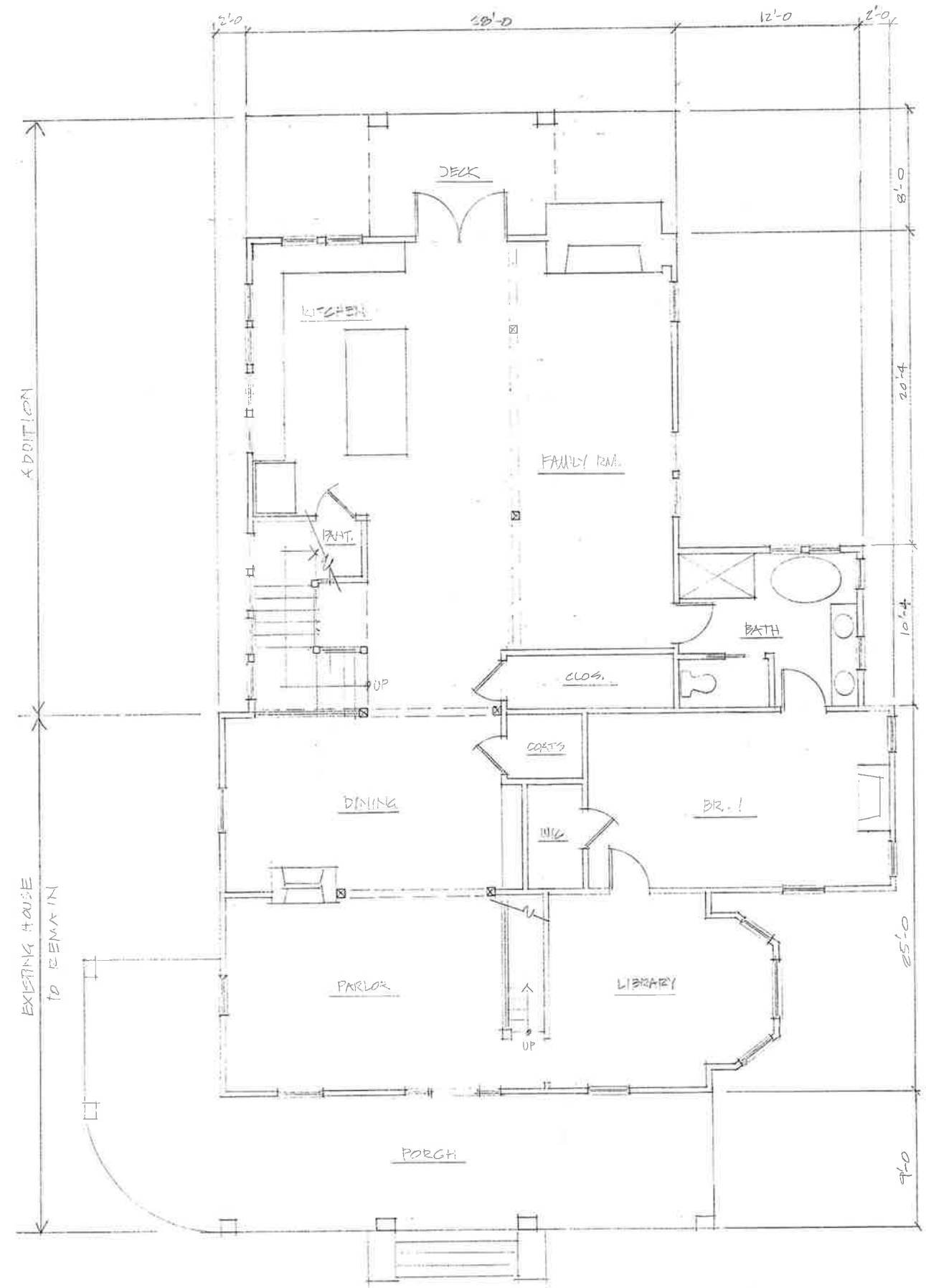
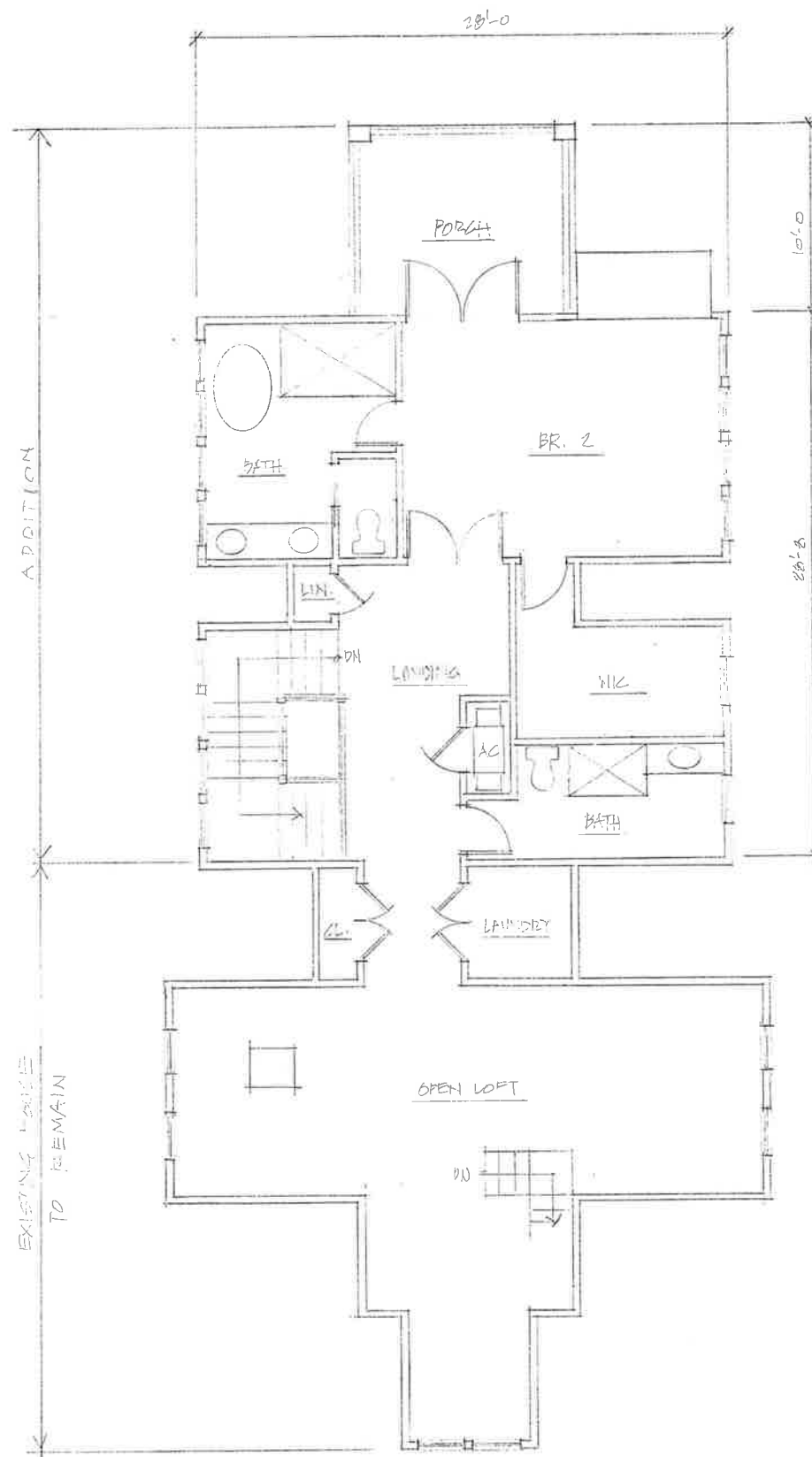
1/4"=1'



E A S T E L E V A T I O N

1/4"=1'

EXISTING



PROPOSED



EXISTING
WEST ELEVATION
1/4" = 1'



NEW
EAST ELEVATION
1/4" = 1'

PROPOSED

Project Number: 2021-17	RESIDENCE RENOVATION	
	Architecture	425 NE 3 RD STREET
Date: 4-5-21	Planning	GAINESVILLE, FLORIDA
A-5	Interiors	
	Copyright Andrew Kaplan architect LLC	
Sheet of 4	P.O. Box 13993, Gainesville, FL 32604 Ph: 352.373.2726 / E-mail: kaplanarchitect@psd.net	



EXISTING NEW
S O U T H E L E V A T I O N
1/4"=1'



NEW EXISTING
N O R T H E L E V A T I O N
1/4"=1'

PROPOSED

Project Number:	2021-17
Date:	4-5-21
Sheet of	6
A-6	
P.O. Box 13693, Gainesville, FL 32604	
Ph: 352.373.2726 / E-mail : kaplanarchitect@gmail.com	
Lic. No. AR0007873	
Andrew Kaplan, architect	
Architecture	RESIDENCE RENOVATION
Planning	425 NE 3 RD STREET
Interiors	GAINESVILLE, FLORIDA
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