



Legislation Details (With Text)

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Type:	Petition	Status:		To Be Introduced	
File created:	2/28/2020	In control:		Historic Preservation Board	
On agenda:	3/3/2020	Final action:			
Title:	Certificate of Appropriateness & Ad Valorem Tax Exemption for two additions. (B)				

Petition HP-20-8 & HP-20-22. Jay Reeves, agent for Oscar Sanchez & Lida Rodriguez-Taseff, owners. Certificate of Appropriateness and a Part 1 ad valorem tax exemption application for additions to a single-family dwelling and a roof alteration to a garage. Located at 1021 NE 4th Street. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The site contains a one-story gable-front and wing house, built in 1948 according to the Alachua County Property Appraisers Office and listed as a contributing structure to the Historic District. The site also contains a single-story, flat roofed, non-contributing garage with a studio that lies to the side of the principal structure. The property is zoned RSF-3 and is approximately 0.25 acres in size. The house has masonry bearing wall - brick shaped concrete block and is an example of the Early Ranch style. The roof has asphalt shingles over a low pitched wood structured gable roof. The interior walls are rough stucco plaster over concrete masonry unit (CMU) blocks. The doors and the primarily 3 over 1 windows are wood.

The applicant is proposing to build two additions onto the existing house. One will be on the north end of the house at the front, extending the length by approximately 15 feet. This addition will be for a den and a new kitchen. New 8 inch tall and 6 foot wide metal French doors will be installed to provide access to the court yard in the back yard. The other addition will be in the rear yard extending to the east for approximately 18 feet. This addition is for a master bathroom. Both additions will have 8 inch CMU with architectural shingle roofs that match the pitch of the existing house. The project will reuse wood windows that are displaced by the additions including windows in the back for the dining room and the second bedroom and the gable siding will be wood ship lap siding to match the existing siding on the house. The old window openings will be entryways between rooms in the historic house and the addition. A new front door will replace the existing door and the vinyl siding on the gable end of the roof will be removed in order to expose the wood underneath. In addition to the new French doors for the den/kitchen addition, two sets of metal French doors will be added to the rear of the existing structure, providing access to the court yard. The size of the den/kitchen addition is 15 feet by 29 feet or 435 square feet, while the size of the master bathroom addition is 18 feet by 13 ½ feet which is 243 square feet. The flat roofed garage with studio will have a new conventionally framed gable roof to match the house. An existing door on the north side of the garage is to be removed and infilled with CMU block.

The overall character of the house will be maintained. The new additions 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."

Sponsors:

Indexes:

Code sections:

Attachments: 1. 191072_StaffRpt_HP-20-8 & HP-20-22_20200303

Date	Ver.	Action By	Action	Result
3/3/2020	1	Historic Preservation Board		

..Title

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Staff recommends approval of Petition HP-20-8 for a COA with the conditions as follows:

1. Provide information sheets for the proposed French doors, the front door, the Carriage style roll up door, and

the roofing material.

2. Notify staff of any changes during construction.

Staff recommends approval of HP-20-22 for a “Part 1” ad valorem tax exemption based on the following:

1. The property is an eligible property because it is a contributing structure and
2. The proposed improvements are eligible.