



Legislation Details (With Text)

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Title:	Northeast Residential Historic District - Rehabilitate and add an addition at 315 NE 8th Street (B)				
	Petition HP-16-26. Doug Nesbit, agent for Claire Mitchell. Rehabilitation and addition to a single-family dwelling. Located at 315 NE 8th Street. This home is contributing to the Northeast Residential Historic District.				

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Attachments: 1. 150873_Staff report and Exh 1 - Exh 5_20160405.pdf

Date	Ver.	Action By	Action	Result
4/5/2016	1	Historic Preservation Board		

Northeast Residential Historic District - Rehabilitate and add an addition at 315 NE 8th Street (B)

Petition HP-16-26. Doug Nesbit, agent for Claire Mitchell. Rehabilitation and addition to a single-family dwelling. Located at 315 NE 8th Street. This home is contributing to the Northeast Residential Historic District.

This project involves the rehabilitation of a single-family dwelling in conjunction with the removal of a single-story rear addition and the construction of a new addition. The structure was built in 1900, according to the Alachua County Property Appraisers Office. The property is zoned RMF-5 and is approximately 0.16 acres in size. The building is a contributing structure to the Northeast Residential Historic District.

The existing 241 square foot single-story rear addition is to be removed and replaced with a single-story addition of 354 square feet of conditioned space and a 202 square foot screened porch. The front dormer that was added is to be removed, returning the roof to its basic hip design. Interior renovations will take place which will require some window and door locations to be reconfigured as required by the redesigned interior spaces. All new and replacement windows will be wood 9/9 single hung or double hung (or a similar looking muntin configuration based on size). The new door will be fiberglass similar in appearance to the original doors. The non-functioning chimney will be removed. The screened enclosure will be wood. The new concrete masonry unit (CMU) pier foundations will be veneered to match the existing brick piers. Wood siding used for new construction or repairs will be as close a match as possible in size and profile with the existing siding.

The applicant is requesting a modification of existing zoning requirements to allow a 7.0-foot side setback. The required side setback for a principal structure in the RMF-5 zoning district is 7.5 feet; the current north side setback of the structure is 7.3 feet. With the removal and reconstruction of the addition, the north side wall would extend to the east in line with the wall of the existing structure. The 7.0-foot side setback is appropriate with the historic development pattern in the district.

The staff recommendation is based on the City of Gainesville, *Historic Preservation Rehabilitation and Design Guidelines - Additions to Existing Buildings, Roof and Roof Surface, and Windows, Shutters & Awnings*.

None

Staff to Historic Preservation Board - Approve Petition HP-16-26 with condition:

1. The HPB approve the side setback distance of seven feet as proposed with the modification of zoning setbacks.