



Legislation Details (With Text)

File #: 160906. **Version:** 1 **Name:**
Type: Petition **Status:** To Be Introduced
File created: 3/28/2017 **In control:** Historic Preservation Board
On agenda: 4/4/2017 **Final action:**
Title: University Heights Historic District-South-Add Additions to the Principal Structure At 1012 SW 3rd Avenue (B)

Petition HB-17-09. Feaster Properties, LLC, owner. Juris Luzins, agent. Addition of approximately 400 s. f. of floor area for a bedroom and three bathrooms. Located at 1012 SW 3rd Avenue. This building is contributing to the University Heights Historic District - South.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160906_Staff report and Exhibit 1-5_20170404, 2. Master

Date	Ver.	Action By	Action	Result
4/4/2017	1	Historic Preservation Board		

University Heights Historic District-South-Add Additions to the Principal Structure At 1012 SW 3rd Avenue (B)

Petition HB-17-09. Feaster Properties, LLC, owner. Juris Luzins, agent. Addition of approximately 400 s. f. of floor area for a bedroom and three bathrooms. Located at 1012 SW 3rd Avenue. This building is contributing to the University Heights Historic District - South.

The property is located at 1012 SW 3rd Avenue. The 0.19 acre parcel is zoned RH-1. The principal structure was built in 1935 according to the Alachua County Property Appraisers Office, and is a contributing structure to the University Heights Historic District - South. The exterior fabric of the one-story building is brick veneer, with a brick chimney. The roof is an intersecting gable roof type with asphalt shingles. The building is elevated on a wood floor system with a crawl space. The existing windows, the fascia and the exposed rafter tails are wood. The three-bedroom, one bathroom house has a total of 1,376 square feet under roof.

The applicant is proposing to add one bedroom and three bathrooms to the house. The bedroom addition is proposed for the west side of the house with the associated bathroom on the north side of the bedroom addition. A second bathroom addition is proposed on the east side of the house to be located behind the existing screen porch. The third bathroom addition is to be located at the rear of the house on the east side, north of the second bathroom addition. The total new square footage is approximately 400 square feet, which is above the amount that can be approved by staff.

The additions will have a combination of brick veneer and lapped cement fiber siding and will be built on a wood floor system. The construction of the additions will involve some minor demolition involving the removal of six windows. Five of the six windows are double hung sash, 6 over 6, wood windows. The kitchen window to be removed is a 3 over 3 wood window. The new windows will be wood with aluminum exterior cladding. There will be 5 new windows to be installed. In two instances, the floor plans show existing

windows to be removed and replaced with a niche.

Exterior features will be replicated on the additions. The elevations indicate that the roof type to be used over the additions will match the existing house with asphalt shingles. However, the owner would like the option of installing a metal roof as part of this petition.

None

Staff to Historic Preservation Board - Approve Petition HP-17-09 with the following conditions:

- Staff recommends approval of the request with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.
- Staff recommends that the Historic Preservation Board discuss the alteration of the three existing windows to be replaced with a niche within the opening.