



Legislation Text

File #: 160167., Version: 1

Northeast Residential Historic District - Rehabilitate a Former Restaurant at 418 East University Avenue (B)

Petition HP-16-54 & HP-16-57. Jay Reeves and Associates, Inc., agent for the Matheson Museum. Certificate of Appropriateness & Ad Valorem Tax Exemption for the renovation, restoration, reroof, and addition of a new terrace with front porch at vacant restaurant building. Located at 418 East University Avenue. This building is contributing to the Northeast Residential Historic District.

The applicant is proposing to renovate, restore, reroof, and add a new terrace with front porch at the vacant restaurant building at 418 E. University Avenue. The project will also relocate the side exit doors. The building is a contributing structure in the Northeast Residential Historic District. The contributing building was built in 1935 according to the Property Appraisers Office. The Mission Revival style masonry building was built as a church, and later became an antique store and then a restaurant. The property is zoned CCD (Central City District) and is approximately 0.14 acres in size.

The proposed changes include a complete interior renovation involving the removal of the less historic restaurant interiors and the kitchen. The interior has multi-level floors that will be restored to the original flat floor configuration. All of the wood flooring will be replaced. There will be a restoration of the interior plaster walls and the replacement of ceilings and lighting. The project will restore the original windows and doors and remove the stained glass, which was introduced in the 1980's. The rear and side exit doors will be replaced with metal panel doors. The original front doors will be replicated; one pair of doors is damaged while the other set of doors is missing. The side exit door on the west elevation is to be relocated to the next window bay to the south. The old door opening will become a window while the new door location is an existing window opening. The existing asphalt roof will be replaced with a Gerard stone coated metal roof. Although this involves a reroof proposal from shingle to metal, the proposed roof type will have the design of a traditional roof instead of the look of the typical metal roof. The exterior brick walls of the building will be cleaned.

A new terrace/front porch will be added to the front elevation of the building, facing East University Avenue. This will provide Americans with Disabilities Act (ADA) access with a slopped sidewalk to be installed on the west side of the new terrace. It will also meet step landing requirements. A 42 inch high black powder coated aluminum guardrail will be placed around the terrace.

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.*

Staff recommends approval of Petition HP-16-54, and approval of HP-16-57 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.