



Legislation Text

File #: 180579., Version: 1

Demolish a Contributing Auxiliary Structure and Build a Two Story Auxiliary Structure for a Single-Family Dwelling (B)

Petition HP-18-119. Creed Greer, owner. Certificate of Appropriateness for demolition of a contributing auxiliary structure and construction of a two story auxiliary structure. Application for modification of the side and rear setback. Located at 630 NE 11th Avenue. This building will be non-contributing to the Northeast Residential Historic District. Related to Petition HP-15-80.

The existing house is a one-story, gable front and wing structure comprised of Ocala block siding and has paired casement and picture windows which embody the Ranch style. The contributing garage was built along with the contributing home in 1950 according to the Alachua County Property Appraisers office. Ocala block is featured on both the home and garage. The roof type of the house is intersecting gables with asphalt shingles and a brick chimney.

As indicated in Petition HP-15-80, the original idea was to create a guest suite by adding a second floor to the existing garage. The suite would be approximately 450 square feet in size and would not change the footprint of the existing garage. The suite will be accessed by an exterior stair along the north elevation. This addition will not contain a kitchen and is not intended to be used as an additional unit for rental purposes. The materials used would match the existing structures. Vertical wood siding, similar to what is already on the gable ends, would be used on the second story. The windows will match the contributing structure in material and design. The roof will have the same pitch and will be shingled to match those of the contributing home. The chimney on the existing exterior fireplace located on the west elevation would also be extended to meet code requirements.

It was noted in the staff report for Petition HP-15-80 that the project proposed adding a second story to the existing contributing garage, but there was concern about the slab which is below grade and the CMU blocks that make up the walls of the garage were in poor shape. If it was not possible to retain this portion of the building, the applicant needed to return to the Historic Preservation Board to amend the petition to include demolition of the contributing garage and construction of a new garage with the guest suite on a second floor above it. Additionally, the Board would then need to vote on changing the auxiliary structure's contributing status.

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

1. The HPB concurrently approve the Administrative Modification to reduce the side and rear setback from 7.5 feet to 5 feet.
2. Provide slightly updated elevations to show the new wall materials for the first floor garage area.