



Legislation Text

File #: 180793., Version: 1

Construct an Addition to a Single-Family Dwelling (B)

Petition HP-19-00020. Kurt Strauss, K. Strauss Homes, agent for Conor & Juli Mitchell. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 113 NE 7th Street. This building is a contributing structure to the Northeast Residential Historic District.

The existing house is a one-story, frame vernacular house in the “Cracker Style,” with novelty siding, a brick pier foundation, a gable roof with composition shingles, and both 2/2 and 6/1 wood double hung windows. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920’s. The structure appears on the 1922 Sanborn map but has had several alterations and additions throughout the years, including repairs due to fire damage.

The applicant is proposing to add an addition to the rear of the house, including a covered porch. There will also be renovations done in large part to accommodate the addition. The addition will include an office and a laundry/mud room. An existing rear deck will be removed as needed. Ductwork will be extended from the house to the addition, along with new electrical circuits added to the existing electrical panel and new plumbing work to be added to existing water and drain-waste-vent (DWV) systems. The proposed exterior siding for the addition is to match the existing novelty siding. All exterior trim details are to match existing window trim and door trim. There will be repair or replacement of rotted siding and trim on the existing house as needed. Windows at the front entry, kitchen, and bathrooms are to be removed along with a rear exterior door. New windows will replace those removed at the front entry room, kitchen rear wall, and bathrooms. New roofing for the addition will match the existing architectural style asphalt shingles.

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 6x1 grille pattern.
2. Provide information sheets for the proposed windows and roofing material.
3. Notify staff of any changes during construction.