



Legislation Text

File #: 190027., Version: 1

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

Petition HP-19-00052. Jill Sonke, owner. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 421 NE Boulevard. This building is a contributing structure to the Northeast Residential Historic District.

The existing house is a one-story wood frame bungalow with stucco. It is a 3 bedroom, 1 bath house with a freestanding garage and a studio outbuilding. According to the Florida Master Site File, the house is a building that represents a typical Gainesville house of the 1920's and is noteworthy because of its details. The house appears on the 1928 Sanborn map. Some of its details include the bungalow style, a masonry porch, a port cochere, and brackets. There is a masonry foundation, a Jerkin head roof with composition shingles and double hung 1/1 wood windows.

The applicant is proposing to add an 80 square foot bathroom addition to the rear of the 1,514 square foot house. The addition will match the existing house with architectural elements including fiber cement stucco panel siding, a composition shingle roof, two new 1/1 double-hung windows with trim to match the windows on the house, and an awning type window in the proposed shower, made of composite material.

This lot is located in the RSF-2 zoning district. The bathroom addition will require a rear yard setback reduction at the east property line to 9 feet where 20 feet is required. As the addition is adjacent to the parking area of an existing nonconforming multiple-family residential structure, staff recommends approval of the modification.

Staff to the Historic Preservation Board - Approve Petition HP-19-00052 with the following conditions:

1. The HPB approve the Application for Administrative Modification reducing the rear yard setback from 20 feet to 9 feet.
2. Provide information sheets for the proposed windows and roofing material.
3. Notify staff of any changes during construction.