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..Title
Certificate of Appropriateness & Administrative Modification &Ad Valorem Tax Exemption for an Addition. (B)

Petition HP-19-97 & HP-19-104. Gordon Clemans, owner. Certificate of Appropriateness & ad valorem tax exemption for the construction of an addition to a single-family house with an application for modification of the south side building setback line. Located at 635 NE 10th Place. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The existing house is a one-story Early Ranch style masonry structure with concrete block, a slab on grade foundation, vinyl windows largely installed around the year 2000, a side gable roof with asphalt shingles and a brick chimney. It is a 3 bedroom, 1 bath house with approximately 1,000 square feet of floor area, with a heated and cooled porch on the east side and a finished screened porch on the back or south elevation. According to the Florida Master Site File, the house is built in the Ranch-style made evident by its rectangular form. The subdivision is typical of American suburban development during the World War Two era. The Sanborn Maps indicate the dwelling was constructed between 1941 and 1963. The dwelling retains its essential form and integrity.

The applicant is proposing to add a 636 square foot addition with a 36 square foot porch slab onto the rear of the house. The impact on the historic structure will be minimal since one non-egress window will be converted to the doorway into the addition. The addition will match the existing house with the simple Florida vernacular style and architectural elements including wood frame construction, slab on grade foundation, Hardieplank siding, architectural asphalt shingles for the roofing material, and vinyl American Craftsman brand windows to match existing.

The proposed new bathroom addition is located on the south side of the house and will not be highly visible from the street, with six feet of the end of the addition to be visible from the street. The addition is located at the rear of the building and it is smaller in size in relationship to the historic building. It is one-story in height and the peak height is intended to match the existing roof peak height of the historic house. The new windows are to be 1/1 single-hung, vinyl windows that match the existing 1/1 windows on the house, as well as fixed and slider windows. The proposed materials for the addition are consistent with the materials on the principal building. The overall character of the house will be maintained. The new addition will be consistent with Standard 10: *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The proposed size of the addition is over 300 square feet, meaning that in conjunction with the other review criteria, Historic Preservation Board approval is required for this application.

Staff recommends approval of Petition HP-19-97 for a COA with the conditions as follows:

1. The HPB approve the Application for Administrative Modification reducing the rear yard setback from 15 feet to 12 feet.
2. Provide information sheets for the proposed windows and roofing material.
3. Notify staff of any changes during construction.

Staff recommends approval of HP-19-104 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.