



Legislation Text

File #: 200572., **Version:** 1

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Construct a new single-family dwelling (B)

Petition HP-20-113. Michael Beard, Elevated Design and Construction, agent for Joyce Cosby, Edna Cosby, and Leslie Edwards, owners. Certificate of Appropriateness to construct a single-family dwelling. Located at 303 NW 4th Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

Project Description

The previous house located on this property was a contributing structure to the Pleasant Street Historic District that contributed to the scale and character of the Fifth Avenue neighborhood. . It was a 2-story frame house that was first shown on the Sanborn Maps in 1913. The Florida Master Site file for the property indicates that the building was built circa 1911. Over the years the house was resided with aluminum siding and perma-stone and the porch was enclosed with screens and casement windows. The structure was the home of Dr. Julius Augustus Parker, the first African-American doctor in Gainesville. After his death in 1953, the house became the home of his youngest daughter, Dr. E. A. Cosby, a dentist. The house had a wood frame balloon structural system, a continuous perma-stone foundation, a gable roof, a porch roof secondary structure with a gable and a low shed dormer, and 2 over 2 wood windows with casement windows as well. The house burned down in December of 2017.

The project involves the construction of a new single-family residence. The house will have 3 bedrooms and 2 full bathrooms with 2 half bathrooms, with approximately 2,818 square feet under roof including 1,483 square feet on the first floor, 877 square feet on the second floor, a 404 square foot front porch and a 54 square foot back porch. It will be a 2 story structure that will be facing NW 4th Street. The house will feature primarily 2/2 single-hung white vinyl windows. All of the windows will be the Silver Line V1 vinyl series. The proposed exterior doors will be Therma-Tru Smooth-Star and Jeld Wen steel doors. The foundation for the house will be slab on grade concrete and the porch will be a screened-in porch. The proposed siding for the house is Cemplank lap siding with Hager aluminum fascia/trim and Kaycan soffits. The proposed roof will be an Ultra-Rib raised seam metal roof.

Staff to the Historic Preservation Board - Approve Petition HP-20-113 with the following conditions:

- The board discuss the proposed use of slab on grade which is generally not recommended in the historic districts, but is confined to non-contributing structures.
- Windows shall utilize the Simulated Divided Lights grille if available for the chosen 2x2 grille patterns. If not available the windows shall utilize the Grilles-between-the-glass, Contour Profile for the chosen 2x2 grille patterns.

- Provide information sheets for the proposed Ultra Rib roof system.
- Notify staff of any changes during construction.