



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PO Box 490, STATION 11
GAINESVILLE, FL 32627-0490

306 N.E. 6TH AVENUE
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: Historic Preservation Board **Item Number: 1**

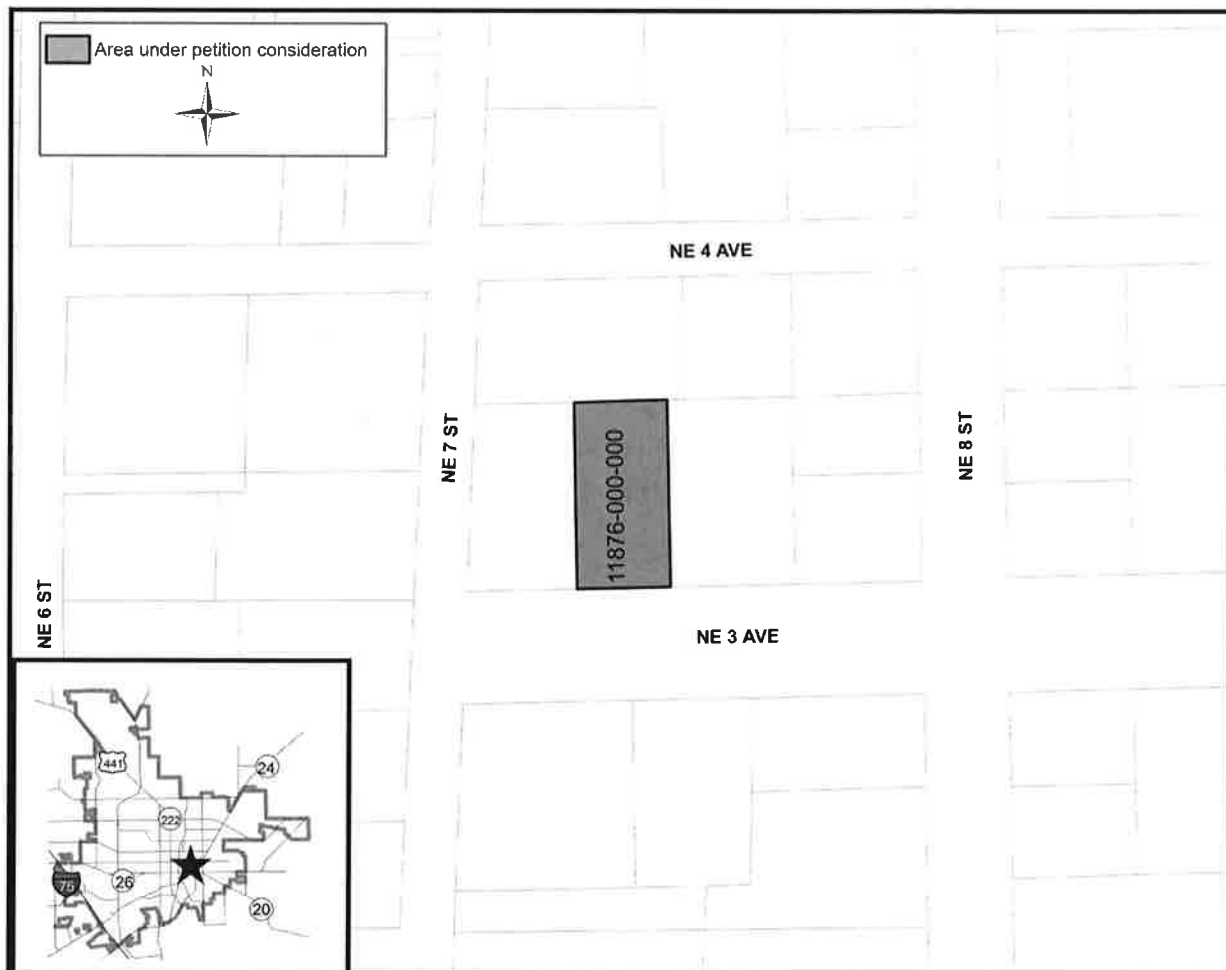
FROM: Planning & Development Services Department Staff **DATE:** January 6, 2015

SUBJECT: Petition HP-14-76 and HP-14-77. Carla J. Harvey, owner. Certificate of Appropriateness & Ad Valorem Tax Exemption for renovation to a single-family dwelling and accessory structure. Located at 712 NE 3rd Avenue. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-14-76 with the condition that the applicant complies with the City of Gainesville's Land Development Code and building requirements and, staff recommends approval of HP-14-77 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



Petition HP-14-76
January 6, 2015

Project Description

The property is located at 712 NE 3rd Avenue. The contributing structures were built in 1924 (main house) and 1938 (carriage house) according to the Alachua County Property Appraisers Office. The property is zoned RMF5 and is approximately 0.26 acres in size. The buildings are contributing structures to the Northeast Historic District.

The applicant is proposing to rehabilitate/renovate both the main house and carriage house. Rehabilitation will include:

- Both Structures
 - Update all electrical systems
 - Update plumbing piping and fixtures
 - New HVAC systems
 - Removal of window A/C units
 - Lead paint abatement
 - Exterior paint
 - Siding repair as needed
 - Plaster repair as needed
 - Interior paint
 - New kitchen appliances
 - Restoration of original wood floor

- Main House
 - New lower kitchen cabinets to complement existing original cabinetry
 - New flooring in kitchen
 - Removal of inappropriate elements from an earlier renovation in master bath and replacement with period appropriate elements
 - Removal of exterior stairs to attic

Basis for Approval – *Secretary of the Interior's Standards for Rehabilitation*

Section 25-61 *et seq* of the City Code of Ordinances (see Exhibit 3) authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “the proposed improvement is consistent with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.” Staff will assess the application relative to each standard.

Petition HP-14-76
January 6, 2015

The relevant Secretary of the Interior's Standards (Department of Interior regulations, 36 CFR 67) for this project are listed below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

&

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Compatible – The property will maintain its historic residential use. The applicant has maintained the architectural features and the spatial relationships that characterize the structures.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

&

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Compatible – The applicant's proposed rehabilitation does not create a false sense of development or remove any features that have acquired historic significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

&

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Compatible – The proposed work will not adversely affect distinctive features, materials, or finishes. Repairs to wood siding and interior plasterwork will be made as needed, matching the original in design, color, texture, and where possible, materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Compatible – No chemical or physical treatments are proposed that will lead to damage to the historic materials. Lead paint abatement will be performed to minimize harm from lead based paints, but should not cause damage to the historic materials.

Petition HP-14-76
January 6, 2015

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.


Compatible – The only exterior work that is proposed is repair of the damaged wood siding as necessary using in-kind materials and the removal of an exterior wooden staircase on the west side of the structure that leads to the attic. The stairs are not historic and their removal enhances the historic integrity of the property.

Respectfully submitted,



Onelia Lazzari
Principal Planner

Prepared by:

Salvatore Cumella


List of Exhibits

- | | |
|------------------|---|
| Exhibit 1 | Application |
| Exhibit 2 | Photos of Property |
| Exhibit 3 | City of Gainesville Code of Ordinances Sec. 25-65 |
| Exhibit 4 | Historic Preservation Rehabilitation and Design Guidelines |
| Exhibit 5 | Master Site File for property |

EXHIBIT
140800B
1



HISTORIC PRESERVATION BOARD

COA APPLICATION REQUIREMENTS

Planning & Development Services 306 N.E. 6th Avenue
 Gainesville, Florida 32602

352.334.5022 Fax 352.334.3259 planning.cityofgainesville.org

Parcel 11876-000-000

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5023

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER, 1ST FLOOR, THOMAS CENTER-B + APPROPRIATE FEES

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation

PROJECT LOCATION:

Historic District: DUCK POND - NORTHEAST RESIDENTIAL HISTORIC DISTRICT
 Site Address: 712 NE 3rd AVE, GAINESVILLE, FL 32601

OWNER	APPLICANT OR AGENT
Owner(s) Name <u>CARLA J. HARVEY</u>	Applicant Name →
Corporation or Company	Corporation or Company
Street Address <u>712 NE 3rd AVE</u>	Street Address
City State Zip <u>GAINESVILLE, FL 32601</u>	City State Zip
Home Telephone Number <u>727-204-9360</u>	Home Telephone Number
Cell Phone Number ↑	Cell Phone Number
Fax Number	Fax Number
E-Mail Address <u>carlaharvey@gmail.com</u>	E-Mail Address

TO BE COMPLETED BY CITY STAFF Fee: \$ 110.25
 (PRIOR TO SUBMITTAL AT PLANNING COUNTER) EZ Fee: \$ 55.13 ED

HP # HP-14-76 & HP-14-77

Contributing Y N

Zoning RMF-5

Pre-Conference Y N

Application Complete Y N

Received By Jason Simmons

Date Received 12/10/14

Request for Modification of Setbacks Y N

- Staff Approval—No Fee (HP Planner initial _____)
- Single-Family requiring Board approval (See Fee Schedule)
- Multi-Family requiring Board approval (See Fee Schedule)
- Ad Valorem Tax Exemption (See Fee Schedule)
- After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- Account No. 001-660-6680-3405
- Account No. 001-660-6680-1124 (Enterprise Zone)
- Account No. 001-660-6680-1125 (Enterprise—Credit)



PAID
STAMP

***** DUPLICATE *****

Date:	12/16/2014 1:34 PM	Tina Janus
WS: TC TN/RN:	14 00765077	
License # / Permit		
License Permits-Debit		\$110.25
001 660 6680	1124	AR02
	Credit CarTendered	\$55.13

***** DUPLICATE *****

***** DUPLICATE *****

Date:	12/16/2014 1:34 PM	Tina Janus
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License # / Permit		
License Permits-Credit		(\$55.12)
001 660 6680	1125	AR02
	Credit CarTendered	\$55.13

***** DUPLICATE *****

TO BE COMPLETED BY CITY STAFF

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

_____ HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS _____ BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

The basis for this decision was:

Chairperson _____ Date _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year and null and void if construction does not begin within six months. Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

The building is located @ 712 NE 3rd Avenue ; includes a main house and separate carriage house structure behind. The main house is 1850sf ; drop siding covered colonial revival ; Carriage house has 750sf apartment, 200 sf storage + open garage ; drop siding similar to main house.

Both houses : High Colonial Revival ; wood frame w/ drop siding ; gable roof ; brick pier foundation ; brick chimney, shingle roof. Main house - 1 story ; carriage house 2 story.

Yard has a fenced in pool w/ landscaping.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attached further description sheets, if needed.

Project renovation includes :

- Rework of all electrical systems (both houses)
- Rework of all plumbing piping, fixtures (both houses) (toilets, some sinks, shower controls - to be restored to original type)
- New HVAC systems (both houses - new central AC in carriage house ; current is window units)
- Lead paint abatement + repaint exterior (both houses) - Includes wood siding repair where required.
- New kitchen appliances (both houses)
- New lower casework in main house kitchen to match original types
- New flooring in kitchen - type TBD. (main house)
- New interior repaint. (both houses)
- Wood flooring restoration (sand, restain is all that's needed) (both houses)
- Plaster repair, as required.
- 1970s tile removal in main house flr.

DEMOLITIONS AND RELOCATIONS

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A.

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

N/A.

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD ON THE FIRST TUESDAY OF EVERY MONTH AT THE CITY HALL, 200 EAST UNIVERSITY AVENUE, GAINESVILLE, FL 32601, ROBERTA LISLE KLINE CONFERENCE ROOM (ROOM 16) AT 5:30PM.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.

FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at planning.cityofgainesville.org and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 3 to 5 days prior to the HPB meeting and can be found at planning.cityofgainesville.org - Citizen Advisory Boards - Historic Preservation Board.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit.

After the application approval, the COA is valid for one year and null and void if construction does not begin within six months.

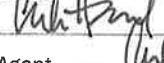

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only active for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such exparte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner  12/10/2014 Date
 Applicant or Agent  12/10/2014 Date

A pre-application conference with the Historic Preservation Planner is required before the submission of a Certificate of Appropriateness (COA) application. A pre-application conference with the City of Gainesville's Historic Preservation Board is optional.

For single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at planning.cityofgainesville.org to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the brochure "Living in a Historic District" and the Historic Preservation Rehabilitation and Design Guidelines for restoration & rehabilitation that is staff approvable. The COA review time period will not commence until your application is deemed complete by staff.

The application is due by 3:00 p.m. on the application deadline date as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

A completed application may include the following: As requested by the Building Official, the Preservation Planner, or the Historic Preservation Board, you are submitting, as determined by the Historic Preservation Planner, a Board Approval Certificate of Appropriateness, please provide all documents in sets of 10 on paper no larger than 11" x 17". One large format set may also be requested if details are not legible.

SUBMITTAL REQUIREMENT CHECKLIST

Applicant HP Planner

<p>Survey and Site Plan</p>	<p>A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information. (1 full size set, as requested and 10 reduced sets on 11" x 17" or smaller is required for a board approval project.)</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Drawings to Scale</p> <ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 	<p>One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction. (1 full size set, as requested and 10 reduced sets on 11" x 17" or smaller is required for a board approval project.)</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Photographs</p>	<p>Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. The format for photos shall be 3" x 5", or 4" x 6" colored or black and white prints, with the name of owner and address of structure on back of picture. (10 sets) (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Specific Items</p>	<p>Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Modification of Existing Zoning</p>	<p>Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Demolition Report</p>	<p>In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Consent Letter</p>	<p>Letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.</p>	<input type="checkbox"/>	<input type="checkbox"/>



HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 1 -- PRECONSTRUCTION APPLICATION

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided.

A. GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records) 11876-000-000 (Attach legal description)

Address of property: Street 712 NE 3rd AVENUE

City GAINESVILLE County ALACHUA Zip Code 32601

- () Individually listed on the National Register of Historic Places () In a National Register Historic District () Individually listed on the Local Register of Historic Places * (x) In a Local Register Historic District

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of Historic District NORTHEAST HISTORIC DISTRICT (DUCK POND)

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office CITY OF GAINESVILLE HISTORIC PRESERVATION BOARD

Mailing Address P.O. Box 490, Mail Stop 11, Gainesville, FL 32627

City 306 NE 6th AVE State Zip Code

Telephone Number (352) 334-5022

2. Type of request:

- (x) Exemption under 196.1997, F.S. (Standard exemption) () Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) If applying under 196.1998, F.S., complete Section D. SPECIAL EXEMPTION

3. Owner Information:

CARLA J. HARVEY

Name of individual or organization owning the property ~~CITY OF GAINESVILLE HISTORIC PRESERVATION BOARD~~

Mailing Address ~~306 NE 6th AVE~~ 712 NE 3rd AVE

City GAINESVILLE State FL Zip Code ~~32627~~ 32601

Daytime Telephone Number ~~(352) 334-5022~~ 727-204-9360

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.



Property Identification Number 11876-000-000

Property Address 712 NE 3rd AVE GAINESVILLE, FL 32601

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by representatives of the appropriate representatives of the local government form which the exemption is being requested, to the purpose of verification of information provided in the application. I also understand that, if the requested expiation is granted, I will be required to enter into a covenant with the local government grant the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name [Signature]

Signature CARLA HARVEY

Date 12/16/2014

Complete the following if signing for an organization of multiple owners:

Title _____ Organization Name _____

B. EVALUATION OF PROPERTY
(To be completed only for properties in historic or archaeological districts)

5. **Description of Physical Appearance:**

DROP SIDING COVERED COLONIAL REVIVAL.
MAIN HOUSE - 1850sf, single story
CARRIAGE HOUSE - 1000sf occupiable; 400sf carport.

Date of Construction 1924 Date(s) of Alteration(s) 2014 DEC - FEB 2015

Has building been moved? () Yes (X) No If so, when? _____

6. **Statement of Significance:**

CONTRIBUTING STRUCTURE WITHIN HISTORIC DISTRICT.
INTERIOR RENOVATIONS.

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

Property Identification Number 11876-000-000

Property Address 712 NE 3rd Ave GAINESVILLE, FL 32601

C. PROPERTY USE (To be completed by all applicants)

- 1. Use(s) before improvement: PERSONAL HOME
- 2. Proposed use(s): "

D. SPECIAL EXEMPTION (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public)

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

- 1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.

- 2. How often does this organization or agency use the building or archaeological site? _____
- 3. For buildings, indicate the total usable area of the building in square feet. (For archaeological sites, indicated the total area of the upland component in acres) _____ square feet () acres ().
- 4. How much areas does the organization or agency use? _____ %.
- 5. What percentage of the usable area does the organization or agency use? _____ %.
- 6. Is the property open to the public? () Yes () No. If so, when? _____
- 7. Are there regular hours? () Yes () No. If so, what are they? _____
- 8. Is the property open by appointment? () Yes () No
- 9. Is the property open only by appointment? () Yes () No

PART 1 PRECONSTRUCTION APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 11876-000-000

Property Address 712 NE 3rd Avenue

The Local Historic Preservation Office () Division, has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1997, (11) F.S.

() Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

() Certified that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

Review Comments: _____

Additional Review Comments attached? Yes () No

Signature Onelia Lazzari

Typed or printed name Onelia LAZZARI

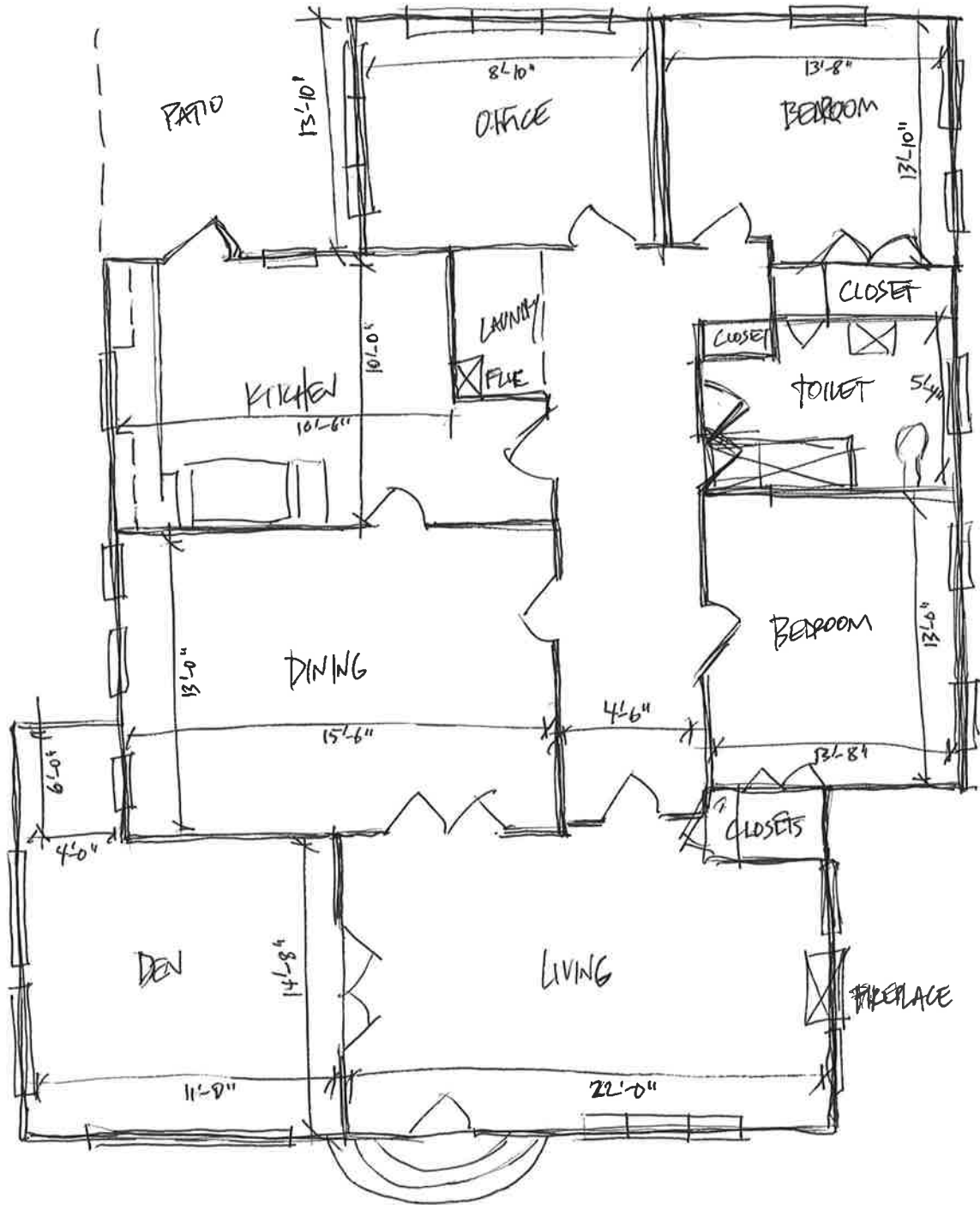
Title Principal Planner

Date 12/30/14

712 NE 3rd Ave
GAINESVILLE, FL 32601

140800B

C. HARVEY



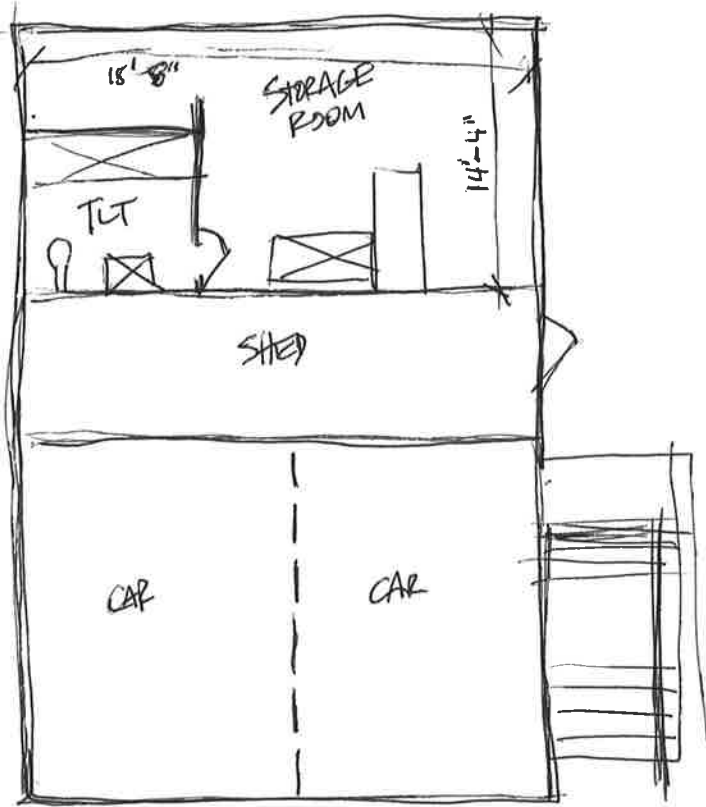
↑ NORTH
NOT TO SCALE

MAIN HOUSE

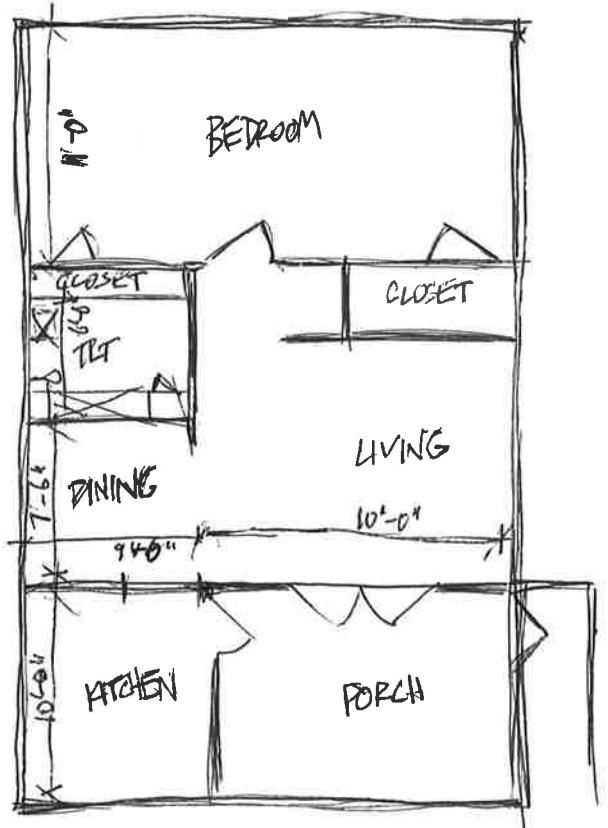
712/710 NE 3rd AVE
GAINESVILLE, FL 32601

140800B

C. HARVEY



1st FLOOR



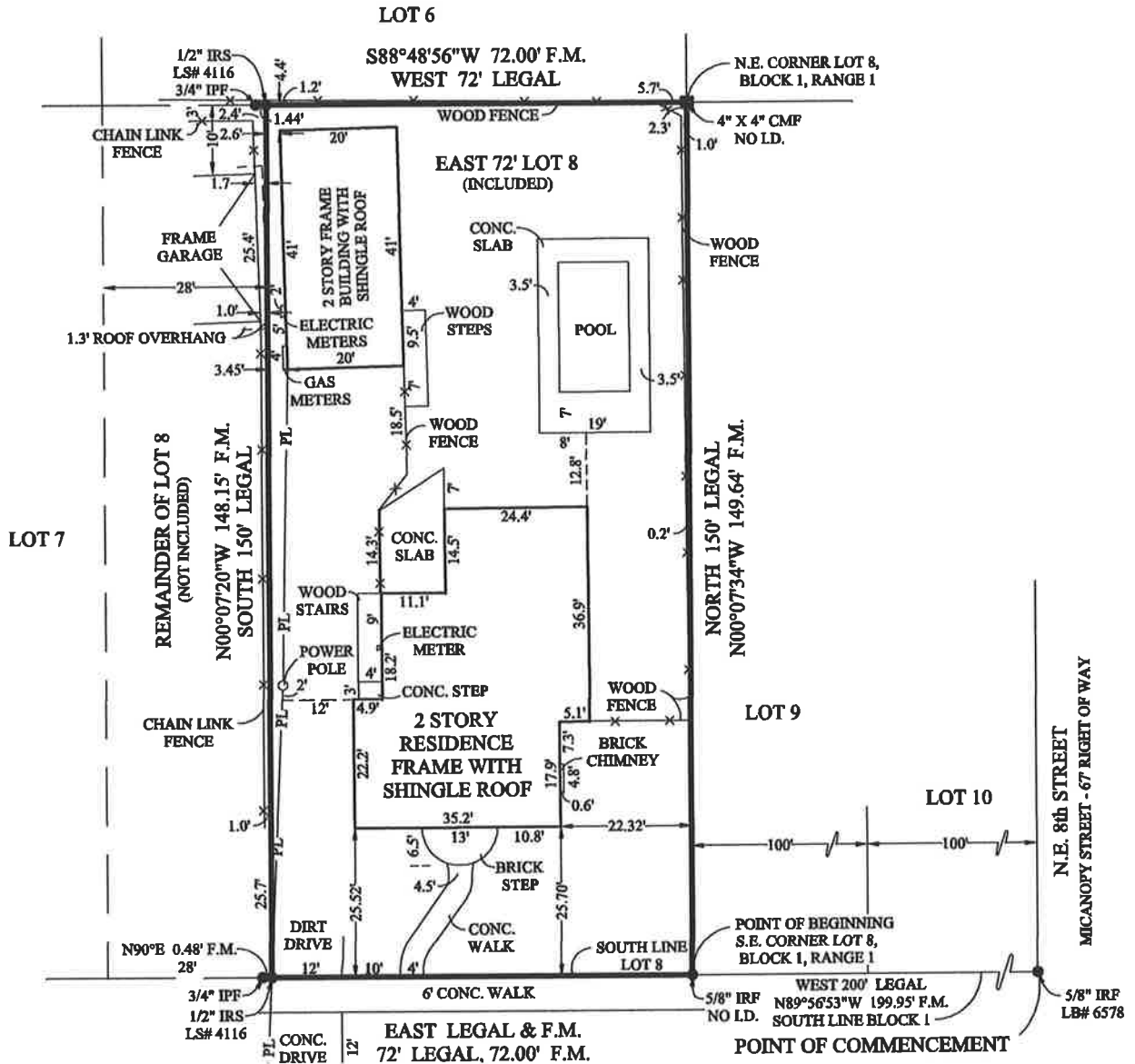
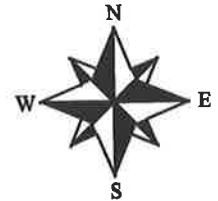
2nd FLOOR

↑
NORTH

• NOT TO SCALE

CARRIAGE HOUSE

BOUNDARY SURVEY





5 - Kitchen Cabinets (lower) - to be replaced matching existing original



2 - Original Upper Cabinet in Kitchen



4 - Original Upper Kitchen Cabinet



1 - Original Built-In in Kitchen



3 - Vinyl Flooring in Kitchen - to be removed and wood floor restored if possible



10 - Fireplace with Original Mantle and Bookshelves - Wood Floors to be restored



7 - Original Doors and Hardware Throughout Home - to be retained



9 - Damage to Plaster Ceilings - to be repaired



8 - Damage to Plaster Walls - to be repaired



6 - Original Trim - to be retained



12 - Laundry Room - Water Heater to be replaced - back wall to be moved to make flush



11 - Circa 1970s Bathroom Remodel - tiles, cabinets, fixtures to be replaced with period appropriate





14 - Carriage House Exterior



13 - Carriage House Interior





16 - Exterior Street Elevation



15 - Exterior Stairs to Attic - to be removed

City of Gainesville Code of Ordinances Section 25-65

Sec. 25-65. - Procedure for obtaining tax exemption.

- (a) *Application.* An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:
- (1) A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
 - (2) An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.
- (b) *Review by property appraiser's office.* Upon receipt of the preconstruction application, the city manager or designee will transmit the application to the Alachua County Property Appraiser's office, which will review and provide an estimate of the probable increase in the appraisal of the property to the applicant and the City. The applicant can withdraw the application within forty-five (45) days of receiving the estimate and be reimbursed for the filing fee.
- (c) *Review by historic preservation board.*
- (1) The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement.
 - (2) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the HPB shall apply the following additional standards:
 - a. Before applying protective measures that are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
 - b. Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - c. If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
 - d. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - e. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as to not intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.
 - (3) For applications submitted under the provisions of section 25-64, the HPB shall also determine that the property meets the standards set forth in that section.
 - (4) The HPB shall notify the applicant and the city commission in writing of the results of its review and shall make recommendations for correction of any planned work deemed to be inconsistent with the requirements for an eligible improvement.

- (5) *When an applicant is applying jointly for the ad valorem tax exemption and for federal historic preservation tax credits, the applicant will complete the National Park Service's (NPS) federal tax credit application and Part 1 of the historic preservation property tax exemption application and submit both to the city manager or designee. The HPB shall defer action on the applications until the NPS has rendered a determination. In the event the NPS approves the federal tax credit application, the Part 1 application shall be amended to reflect any conditions issued by the NPS. The HPB shall then approve the tax exemption application and forward it to the city commission to be handled as part of the normal approval process set forth below. A denial by the NPS shall cause the HPB to deny the ad valorem tax exemption.*
- (d) *Request for review of completed work application.*
- (1) *Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.*
 - (2) *On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefor, shall be provided in writing to the applicant and to the city commission. The applicant shall be given at least ten (10) days notice of the date of the public hearing of the city commission on the requested exemption. If a denial is recommended, and the applicant submits elevations and plans which indicate that the applicant intends to undertake the work necessary to comply with the recommendations of the HPB, the denial of the application may be continued by the city manager or designee for a period of time not to exceed sixty (60) days, while the applicant makes a good faith effort to comply with the recommendations. The applicant may resubmit documents indicating that the reasons for recommendation of denial of the application have been remedied and the city manager or designee will re-inspect the work.*
- (e) *Approval by city commission. A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. The commission, in overturning or modifying the recommendation of the historic preservation board shall utilize the same standards as used by the historic preservation board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:*
- (1) *The name of the owner and the address of the historic property for which the exemptions granted.*
 - (2) *The date on which the ten-year exemption will expire.*
 - (3) *A finding that the historic property meets the requirements of this article.*
 - (4) *A copy of the historic preservation exemption covenant, as provided in section 25-66, signed by the applicant and the mayor-commissioner or designated successor.*
- (f) *Notice to property appraiser. The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee. Within fifteen (15) days of receipt of the certified copy, the city manager designee shall transmit a copy of the approved "Part 2: Final Application", as well as the historic preservation exemption covenant to the Alachua County Property Appraiser with instructions that the property appraiser provide the ad valorem tax exemption to the applicant. Responsibility for paying the recording costs lie with the applicant.*

- (g) *Effective date of exemption. The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser.*
- (h) *An applicant previously granted a historic rehabilitation tax exemption by the historic preservation board may undertake additional improvement projects during the exemption period, or following its expiration, and reapply for an additional historic rehabilitation tax exemption for such work. An additional ten-year exemption shall apply only to the additional improvement.*
- (Ord. No. 950480, § 1, 8-28-95)



Historic Preservation Rehabilitation and Design Guidelines

The City of Gainesville, FL *Historic Preservation Rehabilitation and Design Guidelines* are based on the Secretary of Interior Standards for Rehabilitation, which have become the authoritative guideline for rehabilitation state:

Exterior Fabric

Horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are: board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus, altering the scale and appearance of the building.

Standard 3 states that historic buildings shall be recognized as products of their time and those alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9.

Abrasive cleaning or paint removal are other threats to historic wooden siding and violate Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood; or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

Wood

Wood: Weatherboard, novelty, drop, shingles and other wooden siding.

Identify, retain and preserve historic siding and its material, functional and decorative aspects such as masonry, rubble, clapboard, shiplap and novelty.

Compatibility of Materials and Textures

The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. For instance, if wood siding is proposed for new construction, the dimensions of the siding should relate to the surrounding buildings. Stucco on concrete masonry unit construction may be appropriate if other architectural details such as window and door trim, door surrounds, and molded cornices are added to enhance the complexity of the design proposal, as is found on Mediterranean influence and Mission style buildings.

Recommended

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material. New construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings.
4. The complexity of architectural articulation on surrounding historic buildings (i.e., bay windows, bracketing, belt courses, and window designs) should be reflected on the new buildings.
5. Wood is preferred siding material when replacing asbestos siding.
6. When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors or roof lines.
7. Use of pervious sealants is acceptable.
8. Clean unpainted masonry with the gentlest effective means possible. The best method is low-pressure water wash (600-1000 pounds per square inch) with detergents and natural bristle brushes.

Not Recommended

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case-by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the

substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.

5. The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
6. Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods such as sandblasting.
7. Do not paint unpainted masonry.
8. Avoid using high-pressure water wash which can damage the brick.

PAINTING, TEXTURE AND COLOR

Paint colors are not reviewed by staff or the Historic Preservation Board. However, removal of lead-based paints and coatings used extensively before the 1970's requires special permits.

Paint colors, finishes, and decorative painting constitute important factors in defining the character of a historic building. Under Standard 2, painting a building that has never been painted, or removing paint from a building that has traditionally been painted, is never a recommended rehabilitation treatment. Either of these treatments can change a building's appearance to one that is at odds with its historic character. Likewise, when repainting a historic building that is already painted, a new color should generally be close to the original, as well as historically appropriate to the building and the historic district. Under Standard 5, decorative painting such as stenciling, graining, marbling, and trompe l'oeil are significant treatments and should be preserved during the course of rehabilitation.

Advisory guidelines are offered in Appendix 3: Historic Materials to property owners who are interested in painting their building historically appropriate colors. Because of frequent painting, few buildings in Gainesville exhibit original colors.

The best way to verify original colors is through paint analysis. A selection of books and articles are included in the bibliography for further assistance in choosing historically appropriate paint colors.

Recommended

1. Preserve painted and unpainted surfaces as they traditionally existed on a building.
2. Preserve and restore decorative painting such as stenciling, graining, marbling, and trompe l'oeil.
3. Choose color appropriate to the period and style of the building.
4. Inspect painted masonry to determine whether repainting is necessary.
5. Remove damaged or deteriorated paint only to the next sound layer using hand scraping prior to repainting.
6. Apply compatible paint coating following proper surface preparation.
7. Follow manufacturer's product and application instructions when repainting masonry.
8. Repaint with colors that are historically appropriate to the building and district.

9. Paint historically unpainted masonry only if it has been previously painted or as a protective measure to prevent further deterioration caused by poor quality materials or prior abrasive cleaning.

Not Recommended

1. Painting a traditionally unpainted surface and removing paint from a traditionally painted surface.
2. Damaging, covering or removing decorative painting.
3. Bright, gaudy colors or colors without historic basis.
4. Removing paint that is firmly adhered to and thus protecting masonry surfaces.
5. Removing paint by destructive means such as sandblasting, application of caustic solutions or high pressure water blasting.
6. Creating a new appearance by applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated.
7. Removing paint from historically painted masonry.
8. Radically changing the type of paint or coatings or its color.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Protection and Maintenance of Existing Systems

In some instances, features of historic heating, lighting, ventilating, and plumbing systems are themselves significant. They may be significant in the history of building technology or have some aesthetic importance. Identification of radiators, vents, lighting features, fans, grilles, certain plumbing fixtures, elevator housing, switchplates, and lights should be undertaken early in project planning. Those details and features which express the historic character of a building should be retained and repaired whenever possible under Standard 5.

In most instances, systems such as boilers, compressors, generators, and associated ductwork, wiring, and pipes are functionally obsolete. They will need to be upgraded, augmented, or replaced to accommodate contemporary building standards and satisfy code requirements.

Raised foundations, generous attic spaces, and existing chases and duct work found in many historic buildings provide ample space for new duct work, plumbing, and electrical lines. Landscaping or fencing can screen exterior mechanical systems such as heat pumps and transformers from view.

Mechanical Systems

Air conditioning units should be installed in a manner that preserves historic materials and features of the building. Introducing air conditioning units on the facade is discouraged.

Other contemporary devices such as satellite dishes, pool filtration systems and solar collectors should be located in such a manner that they do not detract from the historic character of the property. It is preferred that central air conditioning units should be concealed by landscaping and placed in the rear of a lot so as not to be seen from the street.

Upgrades or additions to mechanical systems are frequently a necessary part of rehabilitating a historic building. Careful planning should precede installation of modern heating, ventilating,

and air-conditioning (HVAC) and other mechanical systems. Insensitive installation of mechanical systems can cause significant damage to historic fabric and alter the visual qualities of a building in violation of Standard 9. Installation should be accomplished in the least obtrusive manner possible and in the most inconspicuous location. In particular, protruding, through-the-wall or window air-conditioning units should be avoided under Standard 2.

Raised foundations, generous attic spaces, and existing chases and duct work found in many historic buildings provide ample space for new duct work, plumbing, and electrical lines. Landscaping or fencing can screen exterior mechanical systems such as heat pumps and transformers from view.

Recommended

1. Identify, retain, and preserve visible features of early mechanical systems that are important in defining the overall character of a building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.
2. Protect and maintain mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.
3. Prevent accelerated deterioration of mechanical systems by providing ventilation of attics, crawl spaces, and ceilings so moisture problems are avoided.
4. Repair mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.
5. Replacing in kind or with compatible substitute materials those visible features that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.
6. Install a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.
7. Install the vertical runs of ducts, pipes, and cables in closets, service rooms, chases, and wall cavities.
8. Install air-conditioning units if required by the new use in such a manner that the historic materials and features are not damaged or obscured.
9. Install heating/air-conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Not Recommended

1. Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
3. Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the system results.
4. Replacing a mechanical system or its functional parts when it could be upgraded and retained.
5. Installing a replacement feature that does not convey the same visual appearance.

6. Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.
7. Installing vertical runs of ducts, pipes, and cables in places where they will obscure character defining features. Installing dropped acoustical ceilings to hide mechanical equipment when this destroys the proportions of character defining interior spaces.
8. Cutting through features such as masonry walls in order to install air-conditioning units.
9. Radically changing the appearance of a historic building or damaging or destroying windows by installing heating or air-conditioning units in historic window frames.

BUILDING INTERIOR SPACES, FEATURES, AND FINISHES

Interior spaces are not reviewed by staff or the board unless a tax exemption has been applied for in conjunction with a rehabilitation. The historic preservation planner should be consulted before any work is undertaken to insure the appropriateness of the rehabilitation project.

An interior floor plan, the arrangement of spaces, built-in features, and applied finishes may be individually or collectively important in defining the historic character of a building. The identification, retention, protection, and repair of these characteristics should be given prime consideration in every rehabilitation project. Caution should be exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.

Under Standard 1, consideration should be given to how to best integrate a new function into an existing historic structure without destroying its character. A new use will have its own set of requirements, and some may not be compatible with the existing character of a building. For example, a historic building with many small rooms would be ill-suited for adaptive use as an art gallery which requires a few large rooms. Similarly, single purpose facilities such as jails, industrial buildings, or social clubs often prove difficult to adapt to other uses without destroying their historic character.

Under Standard 2, interior spaces which define the historic use of a building should be respected. Church sanctuaries, theatre auditoriums, and hotel lobbies and ballrooms should remain intact both for their detailing and their relationship to the building's original use. Obscuring or destroying such significant interior spaces should be avoided. During the course of a rehabilitation, the significant spatial qualities of a historic interior should be preserved under Standard 9. Spatial qualities are defined by ceiling, wall dimensions, size, number of openings between rooms, and arrangement of rooms that link spaces on a particular floor. Interior alterations should be compatible with these historic spatial qualities. New partitions, floor, or ceiling cuts, and other treatments which adversely alter or destroy significant interior spaces should be avoided.

Recommended

1. Identify, retain, and preserve interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stenciling, marbling, and graining; and other

- decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.
2. Protect and maintain masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings.
 3. Protect interior features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarms systems that are keyed to local protection agencies.
 4. Protect interior features such as staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.
 5. Install protective covering in areas of heavy pedestrian traffic to protect historic features such as wall covering, parquet flooring and panelling.
 6. Remove damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.
 7. Repaint with colors that are appropriate to the historic building.
 8. Limit abrasive cleaning methods to certain industrial or warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning methods should only be considered after other, gentler methods have been proven ineffective.
 9. Evaluate the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.
 10. Repair interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.
 11. Replace in kind an entire interior feature or finish that is too deteriorated to repair, if the overall form and detailing is still evident, using the physical evidence to guide the new work. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered.
 12. Design and install a new interior feature or finish if the historic feature or finish is completely missing. This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate “renovations.” The design may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building, district, or neighborhood.
 13. Accommodate service functions such as bathrooms, mechanical equipment and office machines required by the building’s new use in secondary spaces such as first floor service areas or on upper floors.

14. Reuse decorative material or features that have had to be removed during the rehabilitation work, including wall and baseboard trim, door molding, panalled doors, and simple wainscoting. Relocate such material or features in areas appropriate to their historic placement.
15. Install permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character defining interior spaces.
16. Enclose an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.
17. Place new code-required stairways or elevators in secondary and service areas of the historic building.
18. Create an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features, and finishes as well as the structural system.
19. Add a new floor, if required, for the new use in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.

Not Recommended

1. Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that the character is diminished.
2. Installing new decorative material that obscures or damages character-defining interior finishes or features.
3. Removing paint, plaster, or other finishes from historic surfaces to create a new appearance such as removing plaster to expose surfaces such as brick walls or a chimney piece.
4. Applying paint, plaster or other finishes to surfaces that have been historically unfinished to create a new appearance.
5. Stripping historically painted wood surfaces to bare wood, then applying clear finishes or stains to create a “natural look.”
6. Stripping paint to bare wood rather than repairing or reapplying grained or marble finishes to features such as doors and panelling.
7. Radically changing the type of finish or its color, such as painting a previously varnished wood feature.
8. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.
9. Permitting entry into historic buildings through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or through vandalism.
10. Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators, or decorative materials.
11. Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented or otherwise damaged.
12. Failing to take new use patterns into consideration so that interior features and finishes are damaged.

13. Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.
14. Using new paint colors that are inappropriate to the historic building.
15. Changing the texture and patina of character-defining features through sandblasting or use of other abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood, including structural members, and masonry.
16. Failing to undertake adequate measures to assure the preservation of interior features and finishes.
17. Replacing an entire feature such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate.
18. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.
19. Removing a character-defining feature or finish that is not repairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.
20. Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically appropriate areas.
21. Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.
22. Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.
23. Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building.
24. Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of surviving interior features and finishes.



STATE OF FLORIDA DEPARTMENT OF STATE Division of Archives, History and Records Management 11876 DS HSP 3AAA 1-77

FLORIDA MASTER SITE FILE

Site Inventory Form

FDAHRM 802==

Site No. 8A) 706 1009==

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

Site Name 712 N.E. 3rd Av. 830== Survey Date 7804 820==

Instruction for locating (or address) 712 N.E. 3rd Av. Gainesville, FL 32601 813==

Location: subdivision name / block no. / lot no. 868==

County: Alachua 808==

Owner of Site: Name: Finch, J. E.

Address: 712 N.E. 3rd Av. Gainesville, FL 32601 902==

Occupant, Tenant, or Manager: Name: 904==

Type of Ownership private 848== Recording Date 832==

Recorder: Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist) Address: FDAHRM 818==

Condition of Site: Integrity of Site: Original Use private residence 838== Present Use private residence 850== Dates: Beginning +1928c 844== Culture/Phase American 840== Developmental Stage 20th century 842==

NR Classification Category: building 916==

Threats to Site: Zoning () 878== Transportation () 878== Development () 878== Fill () 878== Deterioration () 878== Dredge () 878== Borrowing () 878== Other (See Remarks below) 878==

Areas of Significance: architecture 910==

Significance: This drop siding covered Colonial Revival house represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn Map of 1928 911==

Photographic Record Numbers HGI 5-24 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Colonial Revival (high) 964==
 PLAN TYPE rectanqular, irregular 966==
 EXTERIOR FABRIC(S) drop siding 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): gabled 942==
 CHIMNEY LOCATION: end, front slope 942==
 WINDOW TYPE: DHS 8/1; multi-pane fixed 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: semi-circular brick stoop, frontis piece 882==
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____ 800==

LOCATION SKETCH OR MAP N

Township	Range	Section

812==

UTM Coordinates: _____ 890==

 Zone Easting Northing

Contact Print

