

**TO: Historic Preservation Board**

**Item Number: 4**

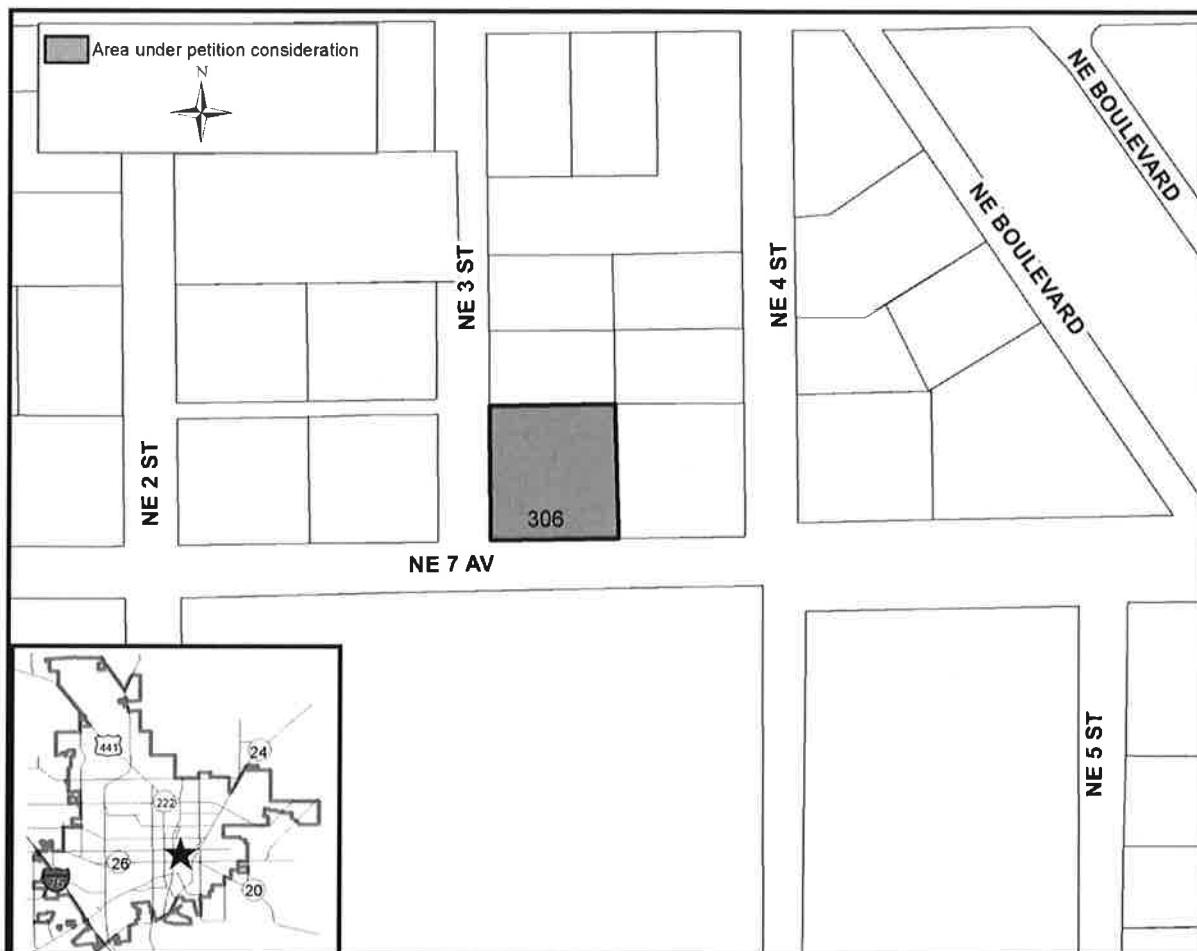
**FROM: Planning & Development Services Department  
Staff**

**DATE: August 2, 2016**

**SUBJECT: Petition HP-12-16 & HP-12-18. Jay Reeves and Associates, Inc., agent for Jason and Rachel Haeseler. Part 2. Ad Valorem Tax Exemption for the rehabilitation of a single-family dwelling. Located at 306 N.E. 7<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.**

## Recommendation

Staff recommends approval of Petition HP-12-18 for a “Part 2” ad valorem tax exemption.



## **Project Description**

The property is located at 306 NE 7<sup>th</sup> Avenue. The contributing structure is shown on the 1928 Sanborn Map but is an earlier building and it is estimated to have been built in the 1870s. The property is zoned RSF-3 and is approximately 0.23 acres in size. The building is a contributing structure to the Northeast Residential Historic District.

The applicant has completed the renovation/rehabilitation approved in Part 1 – Preconstruction Application for the Historic Preservation Property Tax Exemption. The project meets the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

Exhibit 1 contains the Part 1 Historic Preservation Property Tax Exemption application and the staff report with pre-construction backup and photographs approved by the Historic Preservation Board on April 3, 2012.

The photographs of the completed work are in Exhibit 2. The estimated cost of the renovations totaled \$271,281.81 (see Exhibit 3).

### **Interior First Floor**

- The front original rooms were to remain unchanged except for new finishes.
- The front West parlor will have its front original French doors restored to their original location. The walled up fireplace was reopened and rebuilt.
- The original fireplace and chimney that supported three fireplaces at the West end of the house was structurally damaged and in a dangerous state. They were replaced with two prefab units at the ground floor and the fireplace at the bedroom above was removed. This original mantle will be placed in the downstairs replacement fireplace.
- The rear wing of the house consists of many additions, enclosed porches and a second floor added at a later date. Very little of the original fabric existed in this wing. The ground floor dividing walls for a kitchen and multiple bedrooms and bathrooms was removed and the space reconfigured as a kitchen and family room. The second floor framing was replaced as a part of this project.
- An enclosed former porch behind the east parlor was rearranged as a bath and laundry where those uses already existed.
- The original historic fabric was to be retained where possible.

### **Interior Second Floor**

- The second floor stair hall received a new door where a replacement window eliminated the original door to the front balcony.
- The East bedroom was to have the closed-in closets removed and a rear bathroom rebuilt with an internal closet area. The non-functional fireplace remains.
- The West bedroom had the ½ bath removed and the closet restored. The fireplace in the room along with the damaged chimney was removed. A HVAC unit was installed where the fireplace existed. A closed-in closet was removed, and the sinking floor system was restored.

A new door provides a connection to the rear wing.

- The rear wing was made structurally sound and was divided into a series of bedrooms and bathrooms removing a second floor kitchen.

### **Exterior First Floor**

- There was the removal of a recent infill addition to the 1919 front porch. The low pitched hip roof of the porch was removed and a balcony floor constructed and brick piers extended to the second level with cast concrete caps. A 36" tall wood railing was installed between the piers. Areas of the brick between the piers near the ground had wood siding added to minimize the massing of the brick.
- Full window shutters were restored to the large windows at the original front section of the house.
- At the rear wing facing the back yard (not visible from the street) a one-story porch off the kitchen was added.
- At the rear wing facing West the two original kitchen windows will be replicated and two later short windows will be removed and siding will replace previously altered areas.

### **Exterior Second Floor**

- At the front addition, a new central balcony door was returned to the former location of a door.
- Shutters were added to the original large double hung windows.
- At the rear wing, several of the casement windows were removed while others were shifted to accommodate bedroom and bathroom walls. Several plywood filled openings had window sashes returned.
- The rear West chimney that was replaced approximates the original with a stucco terra cotta toned finish.
- A small second floor exterior porch was added to the rear elevation above the porch addition below, which is not visible from the street.
- All roofing was replaced with Architectural grade shingles.

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

Section 25-61 *et seq* of the City Code of Ordinances 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-12-18  
August 2, 2016

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

Prepared by:



Jason Simmons

**List of Exhibits**

**Exhibit 1      Part 1 Application and Backup Materials**

**Exhibit 2      Photos**

**Exhibit 3      Part 2 Application**

STAFF REPORT

APRIL 3, 2012

PETITION NUMBER

HP-12-00016/

HP-12-00018

PROPERTY LOCATION

306 N.E. 7th Avenue.

APPLICANT

Jason and Rachel Hae-  
seler, Owners.

APPLICATION

REQUEST

Substantial rehabilita-  
tion and receipt of ad  
valorem tax exemp-  
tion.

STAFF

RECOMMENDATION

Approval of  
application.



Location Map

Subject Site



**SUMMARY**

**Project Description**

The applicant is proposing a substantial rehabilitation and receipt of ad valorem tax exemption for a contributing historic property located in the Northeast Residential Historic District.

**Property Information**

The property is at 306 N.E. 7th Avenue, on the southeast corner of N.E. 3rd Avenue and N.E. 7th Avenue. The building was built in 1920 according to the Alachua County Property Appraiser's Office. The house is shown on the 1928 Sanborn Map and through investigation is thought to be built circa 1870s. It is zoned RSF-3 and the lot size is .23 acre.

**Public Notice**

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on April 3, 2012.

  
Principal Planner

Prepared by D. Henrichs,  
Historic Preservation Planner

## PROPOSED PROJECT AND GUIDELINES

The property is at 306 N.E. 7th Avenue, on the southeast corner of N.E. 3rd Avenue and N.E. 7th Avenue. The building was built in 1920 according to the Alachua County Property Appraiser's Office. The house is shown on the 1928 Sanborn Map and through investigation is thought to be built circa 1870s. It is zoned RSF-3 and the lot size is .23 acre. The applicant is proposing a substantial rehabilitation and receipt of ad valorem tax exemption for a contributing historic properties located in the Northeast Residential Historic District.

This renovation involves both exterior and interior renovations. During the storied history, the building has been a residence since the 1870s. It was moved circa 1919 and the front façade was modified with brick columns. The residence transitioned into multiple apartments, and finally a duplex in the 1970s. As rental property and finally as a foreclosure, the house has not been maintained for the last 25 years and is in fair to poor condition.

The most significant changes to the front façade during the renovation project include the addition of a second floor balcony, adding a door for balcony access and the removal of the living room chimney because of structural issues.

### RENOVATION PLANS:

#### Interior First Floor

- The front original rooms will remain unchanged except for new finishes.
- The front West parlor will have its front original French doors restored to their original location. The walled up fireplace will be reopened and rebuilt.
- The original fireplace and chimney that supported three fireplaces at the West of the house is structurally damaged and in a dangerous state. This will be replaced with two prefab units at the ground floor and remove the fireplace at the bedroom above. This original mantle will be placed in the downstairs replacement fireplace.
- The rear wing of the house consists of many additions, enclosed porches and a second floor added at a later date. Little original fabric exists in this wing. The ground floor dividing walls for a kitchen and multiple bedrooms and bathrooms will be removed and the space reconfigured as a kitchen and family room. The second floor framing will be replaced as a part of this project.
- An enclosed former porch behind the east parlor will be rearranged as a bath and laundry where those uses already exist.
- Original historic fabric will be retained where possible.

#### Interior Second Floor

- The second floor stair hall will receive a new door where a replacement window eliminated the original door to the front balcony.
- The East bedroom will have closed in closets removed and a rear bathroom rebuilt with an internal closet area. The non-functional fireplace will remain.
- The West bedroom will have the ½ bath removed and the closet restored. The fireplace in the room along with the damaged chimney, will be removed. A HVAC unit will be installed where the fireplace existed. A closed in closet will be removed, and the sinking floor system will be restored. A new door will connect to the rear wing.
- The rear wing will be made structurally sound and be divided into a series of bedrooms and bathrooms removing a second floor kitchen.

## Exterior First Floor

- Remove a recent infill addition to the 1919 front porch. The low pitched hip roof of the porch will be removed and a balcony floor constructed and brick piers extended to the second level with cast concrete caps. A 36" tall wood railing will be installed between the piers. Areas of brick between the piers near the ground will have wood siding added to minimize the massing of the brick.
- Full window shutters will be restored to the large windows at the original front section of the house.
- At the rear wing facing the back yard (not visible from the street) a one-story porch off the kitchen will be added.
- At the rear wing facing West the two original kitchen windows will be replicated and two later short windows will be removed and siding will replace previously altered areas.

## Exterior Second Floor

- At the front addition, a new central balcony door will be returned to the former location of a door.
- Shutters will be added to the original large double hung windows.
- At the rear wing, several of the casement windows will be removed while others are shifted to accommodate bedroom and bathroom walls. Several plywood filled openings will have window sashes returned.
- The rear West chimney that is to be replaced will approximate the original with a stucco terra cotta toned finish.
- A small second floor exterior porch will be added to the rear elevation. This porch addition below is not visible from the street.
- All roofing will be replaced with Architectural grade shingles.

Part 1, the Pre-Construction Application is attached which includes consistency with the *Historic Preservation Rehabilitation and Design Guidelines* of the exterior, as well as the interior.

Staff recommends **APPROVAL** of the application.

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.



THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE *SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION* WHICH HAS BECOME THE AUTHORITY GUIDELINES FOR REHABILITATION STATES:

## **ENTRIES, PORCHES AND BALCONIES**

### **Applicable Secretary Standards**

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.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic 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.*
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.*
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.*

#### **Entries, Porches and Balconies**

Identify, retain and preserve entrances and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, balustrade and stairs.

#### **Alterations**

Encasing a decorative balustrade, removing or simplifying brackets and fretwork, or boxing in open eaves is generally inappropriate alterations to a historic porch and should not be considered.

Aluminum storm doors, sliding doors and screen doors are not appropriate for facades or highly visible secondary elevations. French doors are appropriate for side and rear entrances but are not acceptable as front entryways unless documented by physical, photographic or historic evidence.

Relocating, enlarging or reducing historic doorways on facades or highly visible secondary elevations is inappropriate.

The addition of non-historic architectural features such as sidelights and entryway surrounds is discouraged if not original to the entrance.

#### **Porches**

Porches have been a traditional and significant feature of architecture. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch, are permitted. Removal or encasement of significant porch features or enclosures with non-transparent materials is not acceptable treatments. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch would remain.



Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design, which is compatible with the scale, design, and materials of the remainder of the building, is appropriate under Standard 9.

Extant porches, which have previously been enclosed or otherwise altered, are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

### **Recommended**

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.
2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
4. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch.

### **Not Recommended**

1. Removing or altering porches and steps that are appropriate to the building's development and style.
2. Stripping porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets, and roof decorations.
3. Enclosing porches in a manner that destroys their historical appearance.

### **Staff Approval Guidelines**

Additions and alterations to entries, porches and balconies under the italicized conditions may be approved by staff:

*Stairways to existing openings, which are composed of materials compatible with the style of the building. Concrete is acceptable if historically documented;*

*New door openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest door and utilize the same material as the historic doors. "Less-visible secondary elevation" is defined as that portion of the building, which is more than halfway behind the front and not fronting on street.*

*Replacement doors, which are appropriate to the style of the building;*

*Screening porches on less-visible secondary elevations;*

*Alterations to non-historic portions of contributing buildings that are compatible in scale, design and materials and distinguishable from the historic portions.*

### **Board Approval Guidelines**

In constructing a new entrance or porch, the design shall be compatible in size, scale, and material with the historic character of the building.

New porches or entryways should be constructed to the rear of historic structures. Unless their historic existence is documented, new porches for the main facades are discouraged.

Porch designs for new construction should be simple and not replicate the period and style of the building in its details and balustrade.

Original door openings and features such as transoms, sidelights, and doors should be retained. New door openings should not be introduced on elevations visible from the street.

Where the intent is to preserve significant interiors and not enclose internal stairways, the required exterior should be redesigned as an exterior addition on a secondary elevation.

every path starts with position



# 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

### DID YOU REMEMBER?

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS AND 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS (no larger than 11" x 17", writing to be legible)

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT

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.

January 21, 2010

PROJECT TYPE: Addition  Alteration  Demolition  New Construction  Relocation   
Repair  Fence  Re-roof  Other

### PROJECT LOCATION:

Historic District: N.E. HISTORIC DISTRICT  
Site Address: 306 N.E. 7th AVE

<b>OWNER</b> <u>JASON &amp; RACHEL HAESLER</u> Owner(s) Name	<b>APPLICANT OR AGENT</b> <u>JAY REEVES</u> Applicant Name
Corporation or Company <u>306 N.E. 7th AVE</u> Street Address	<u>JAY REEVES &amp; ASSOC.</u> Corporation or Company
<u>GAINESVILLE FL. 32601</u> City State Zip	<u>725 N.E. 1ST. ST.</u> Street Address
Home Telephone Number	<u>GAINESVILLE FL. 32601</u> City State Zip
Cell Phone Number	Home Telephone Number <u>284.4399</u>
Fax Number	Cell Phone Number
E-Mail Address <u>Jhaeseler@chenmore.com</u>	Fax Number
E-Mail Address <u>JAY.REEVES@JAYREEVES.COM</u>	

### TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP # HP-12-16 + HP-12-18  Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)

Contributing Y  Single-Family requiring Board approval (See Fee Schedule)

Zoning RSF-3  Multi-Family requiring Board approval (See Fee Schedule)

Pre-Conference Y  Ad Valorem Tax Exemption (See Fee Schedule)

Application Complete Y  After-The-Fact Certificate of Appropriateness (See Fee Schedule)

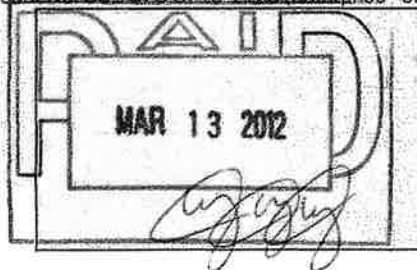
Account No. 001-670-6710-3405  Account No. 001-670-6710-3405

Received By 3/13 Emily Powell  Account No. 001-670-6710-1124 (Enterprise Zone) \$105.00

Date Received 3/13/12  Account No. 001-670-6710-1125 (Enterprise—Credit) \$52.50

Request for Modification of Setbacks

Y  N



## 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.

A CIRCA 1880'S RESIDENTIAL STRUCTURE THAT WAS PREVIOUS  
SUBDIVIDED INTO A DUPLEX. CONDITIONS ARE POOR.  
THE BUILDING WILL BE COMPLETELY RENOVATED AS A  
SINGLE FAMILY HOUSE.

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.

COMPLETELY RENOVATE STRUCTURE BOTH INSIDE & OUT.  
MODIFY FRONT PORCH ADDITION TO INCLUDE BALCONY.  
ADD REAR PORCH TO LATER ADDITION.  
SEE DRAWINGS FOR DETAILS.

## 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.

## 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.

**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 THOMAS CENTER, BUILDING B, 306 N.E. 6TH AVENUE, ROOM 201 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](http://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](http://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 PRODEDURES 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 POSTED 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 ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

**SIGNATURES**

Owner  3/13/12 Date  
Applicant or Agent \_\_\_\_\_ 3-13-12 Date

# JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601

WWW.JAYREEVES.COM

PHONE 352.371.3205

## Renovation of 306 N.E. 7<sup>th</sup> Ave

This renovation involves both exterior and interior renovations to a circa 1870's residence that has been moved circa 1919 and later divided into multiple apartments, and finally a duplex in the 1970's. The house has not been maintained for the last 25 years and is in fair to poor condition.

### RENOVATION PLANS:

#### Interior First Floor:

1. The front original rooms will remain unchanged except for new finishes.
2. The front West parlor will have its front original French doors restored to their original location. The walled up fireplace will be reopened and rebuilt.
3. The original fireplace and chimney that supported three fireplaces at the West of the house is structurally damaged and in a dangerous state. This will be replaced with two prefab units at the ground floor and delete the fireplace at the bedroom above. This original mantle will be placed in the downstairs replacement fireplace.
4. The rear wing of the house consists of many additions, enclosed porches and a later second floor. Little original fabric exists in this wing. The ground floor dividing walls for a kitchen and multiple bedrooms and bathrooms will be removed and the space reconfigured as a kitchen and family room. The second floor framing will be replaced as a part of this operation.
5. An enclosed former porch behind the east parlor will be rearranged as a bath and laundry where those uses already exist.
6. Original historic fabric will be retained where possible.

#### Interior Second Floor:

1. The second floor stair hall will receive a new door where a replacement window eliminated the original door to the front balcony.
2. The East bedroom will have infill closets removed and a rear bathroom rebuilt with an internal closet area. The non-functional fireplace will remain.
3. The West bedroom will have the ½ bath removed and the closet restored. The fireplace, part of the damaged chimney will be removed and the second floor HVAC unit will take its place. An infill closet will be removed, and the sinking floor system will be restored. A new door will connect to the rear wing.
4. The rear wing will be made structurally sound and be divided into a series of bedrooms and bathrooms removing a second floor kitchen.

Exterior First Floor:

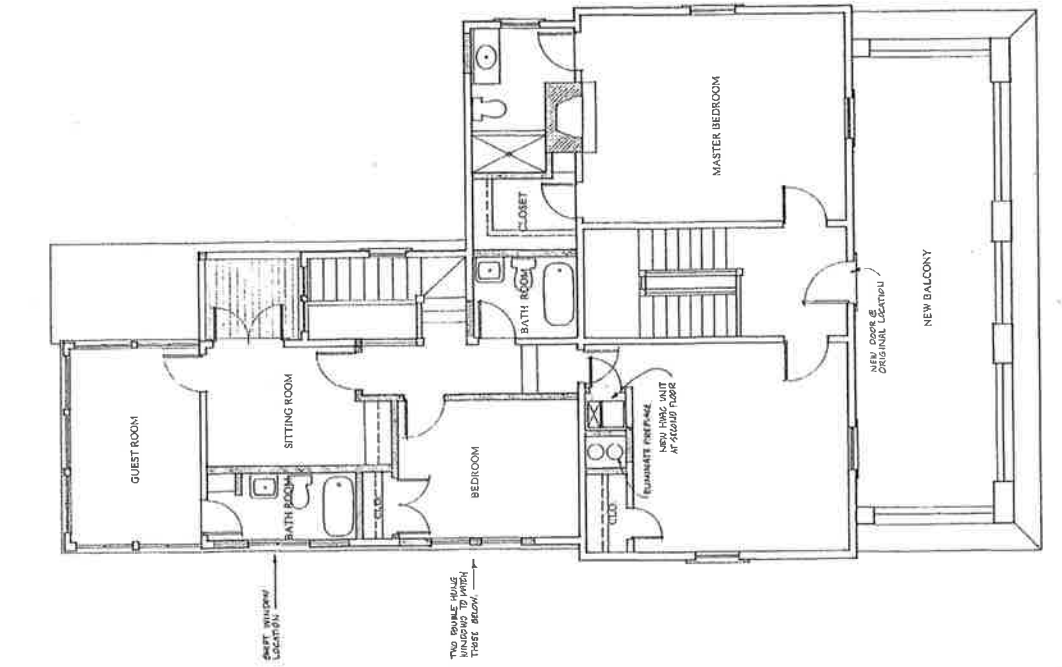
1. Remove a recent infill addition to the 1919 front porch. The low pitched hip roof of the porch will be removed and a balcony floor constructed and brick piers extended to the second level with cast concrete caps. A 36 " tall wood railing will be installed between the piers. Areas of brick between the piers near the ground will have wood siding added to minimize the massing of the brick.
2. Full window shutters will be restored to the large windows at the original front section of the house.
3. At the rear wing facing the back yard not visible from the street we will add a one-story porch off the kitchen.
4. At the rear wing facing West we will replicate the two original kitchen windows, remove two later short windows and reside to repair previously altered areas.

Exterior Second Floor:

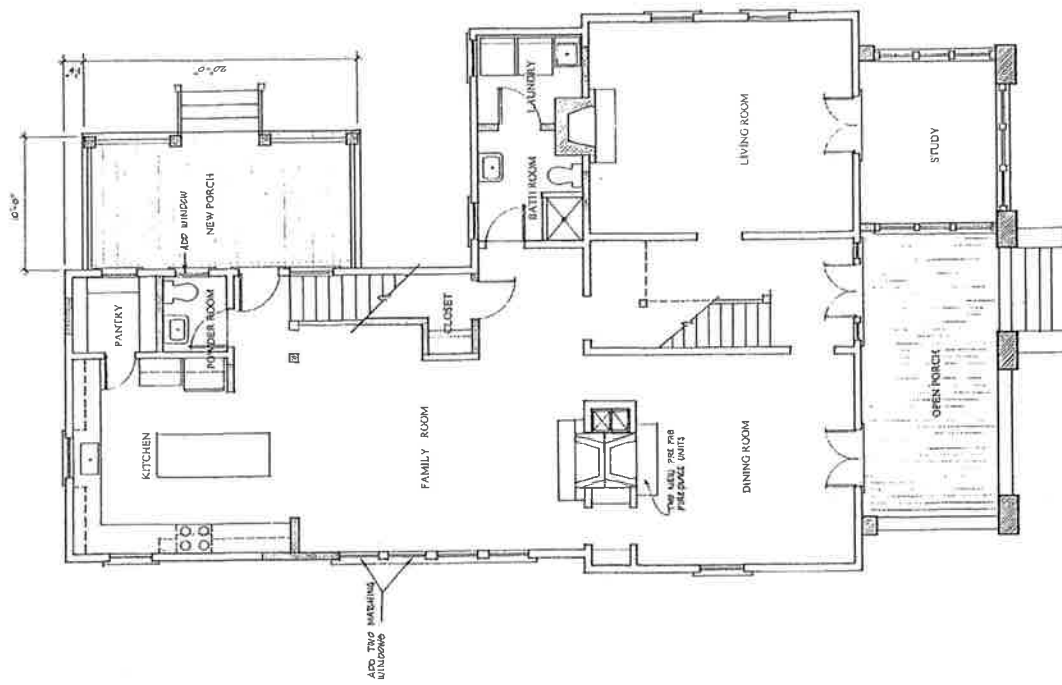
1. At the front addition a new central balcony door will be returned to the former location of a door.
  2. Shutters will be added to the original large double hung windows.
  3. At the rear wing, several of the casement windows will be deleted while others are shifted to accommodate bedroom and bathroom walls. Several plywood in filled opening will have sashes returned.
  4. The rear West chimney that is to be replaced will approximate the original with a stucco terra cotta toned finish.
  5. A small second floor exterior porch will be added to the rear elevation above the Porch addition below, not visible from the street.
- All roofing will be replaced with Architectural grade shingles.



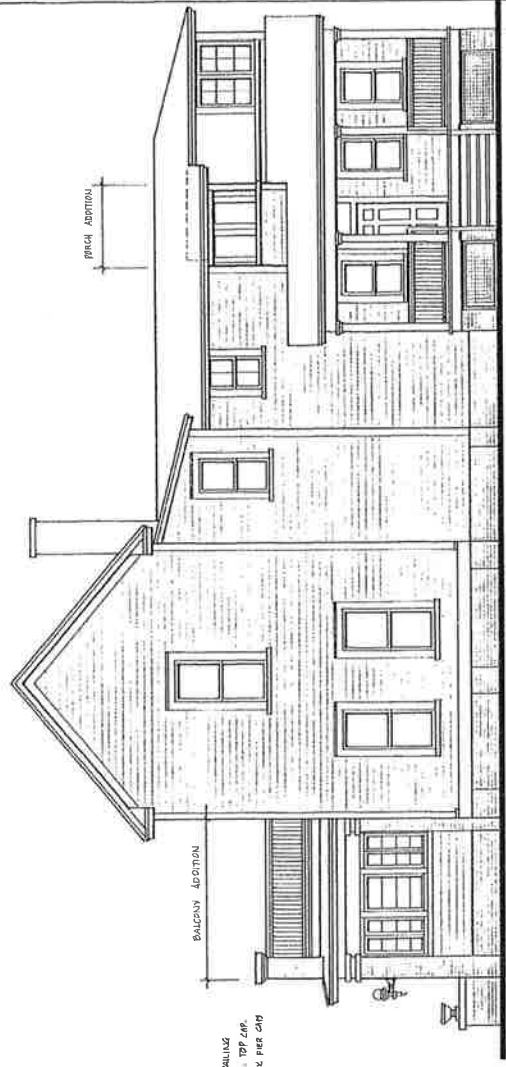




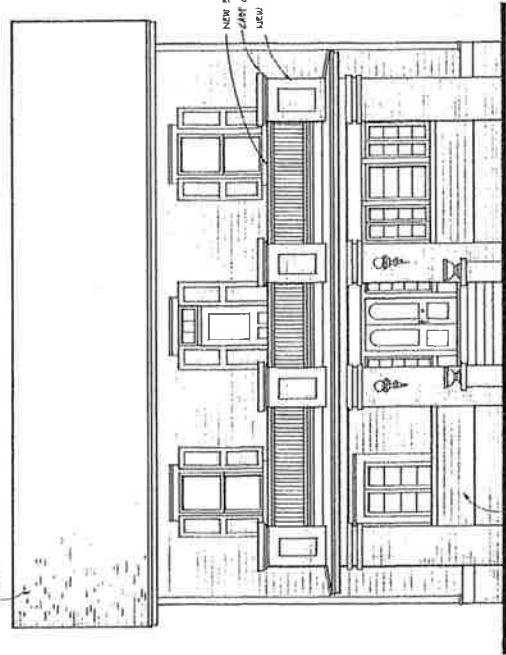
SECOND FLOOR  
 SCALE: 1/4" = 1'-0"



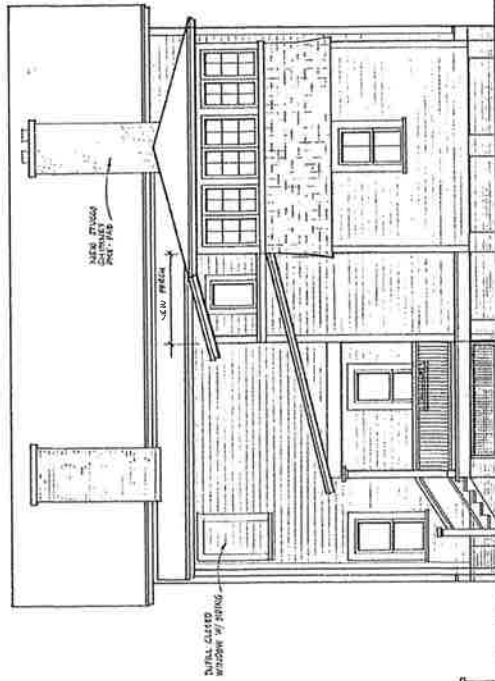
FIRST FLOOR  
 SCALE: 1/4" = 1'-0"



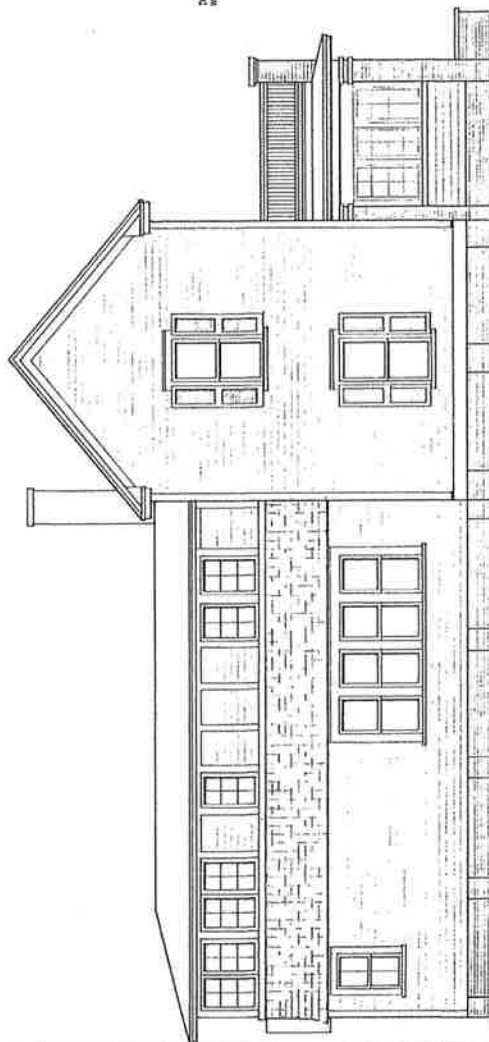
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



**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. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. This form needs to accompany a completed Certificate of Appropriateness (COA) form. If additional space is needed, attach additional sheets.

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

**1. Property identification and location:**

Property Identification Number (from tax records) 12248-000-000 (Attach legal description)

Address of property: Street 306 N.E. 7th AVE

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 \* ( ) 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 N.E. RESIDENTIAL HISTORIC DISTRICT

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

Mailing Address 306 N.E. 7th AVE

City GAINESVILLE State FLORIDA Zip Code 32601

Telephone Number (352) 359-9078

**2. Type of request:**

- (  ) 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:**

Name of individual or organization owning the property JASON & RACHEL HAESELER

Mailing Address 306 N.E. 7th AVE

City GAINESVILLE State FL ZipCode 32601

Daytime Telephone Number (352) 374-1997 EXT. 1082

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

Property Identification Number 12248-000-000

Property Address 306 N.E. 7th Ave, Gainesville FL

OWN  
SIGN

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 from 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 Date

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:**  
HOUSE WAS MOVED CIRCA 1910 LOOSING ITS ORIGINAL PORCH, AND TWO FIRE PLACE MANTLES.  
HOUSE HAS BEEN DIVIDED INTO A DUPLEX, AND HAD 2ND FLOOR ADDITIONS AT THE REAR WINGS.

Date of Construction CA. 1873 Date(s) of Alteration(s) 1910

Has building been moved? ( Yes ( ) No If so, when? CA 1910

6. **Statement of Significance:**  
FIRST LARGE FARM HOUSE IN AREA, COULD DATE EARLIER TO POSSIBLY 1860'S  
POST AND BEAM STRUCTURE, PEGGED TOGETHER.

7. **Photographs and Maps:**  
Attach Photographs and Maps to Application

Property Identification Number \_\_\_\_\_

Property Address \_\_\_\_\_

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.

JASON L. HAESELER  
Name

  
Signature

3/12/12  
Date

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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Construction \_\_\_\_\_ Date(s) of Alteration(s) \_\_\_\_\_

Has building been moved? ( ) Yes ( ) No If so, when? \_\_\_\_\_

6. **Statement of Significance:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

Property Identification Number 12248-000-000

Property Address 306 N.E. 7th Ave, Gainesville FL 32601

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

1. Use(s) before improvement: DUPLEX RENTAL
2. Proposed use(s): SINGLE FAMILY HOME

---

**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 12248-000-000

Property Address 306 N.E. 7th Ave, GAINESVILLE FL 32601

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 D. HENRICHS

Typed or printed name D. HENRICHS

Title HISTORIC PRESERVATION PLANNER

Date 3/26/12



# JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

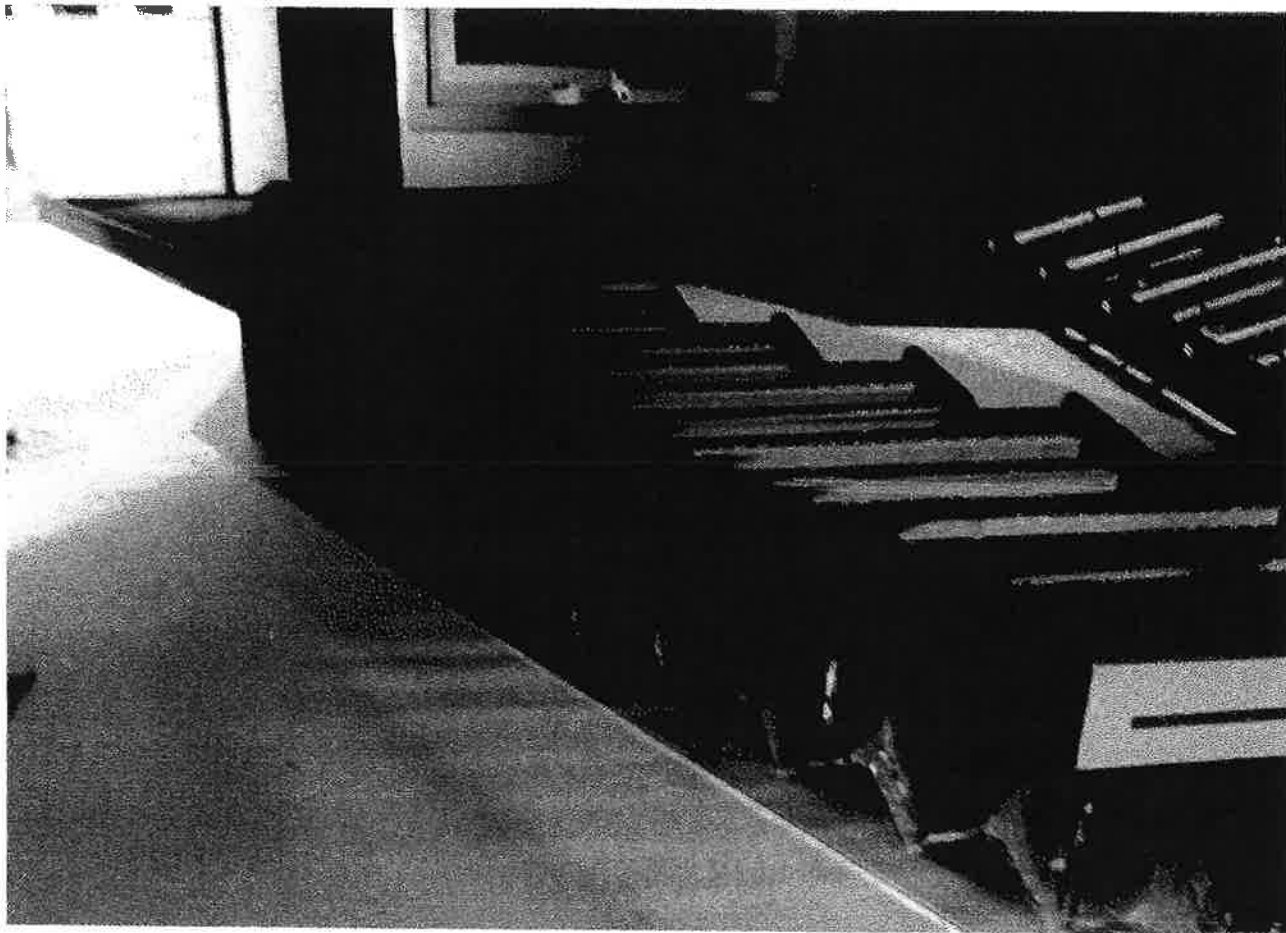
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601

WWW.JAYREEVES.COM

PHONE 352.371.3205

## PHOTOGRAPH LEGEND

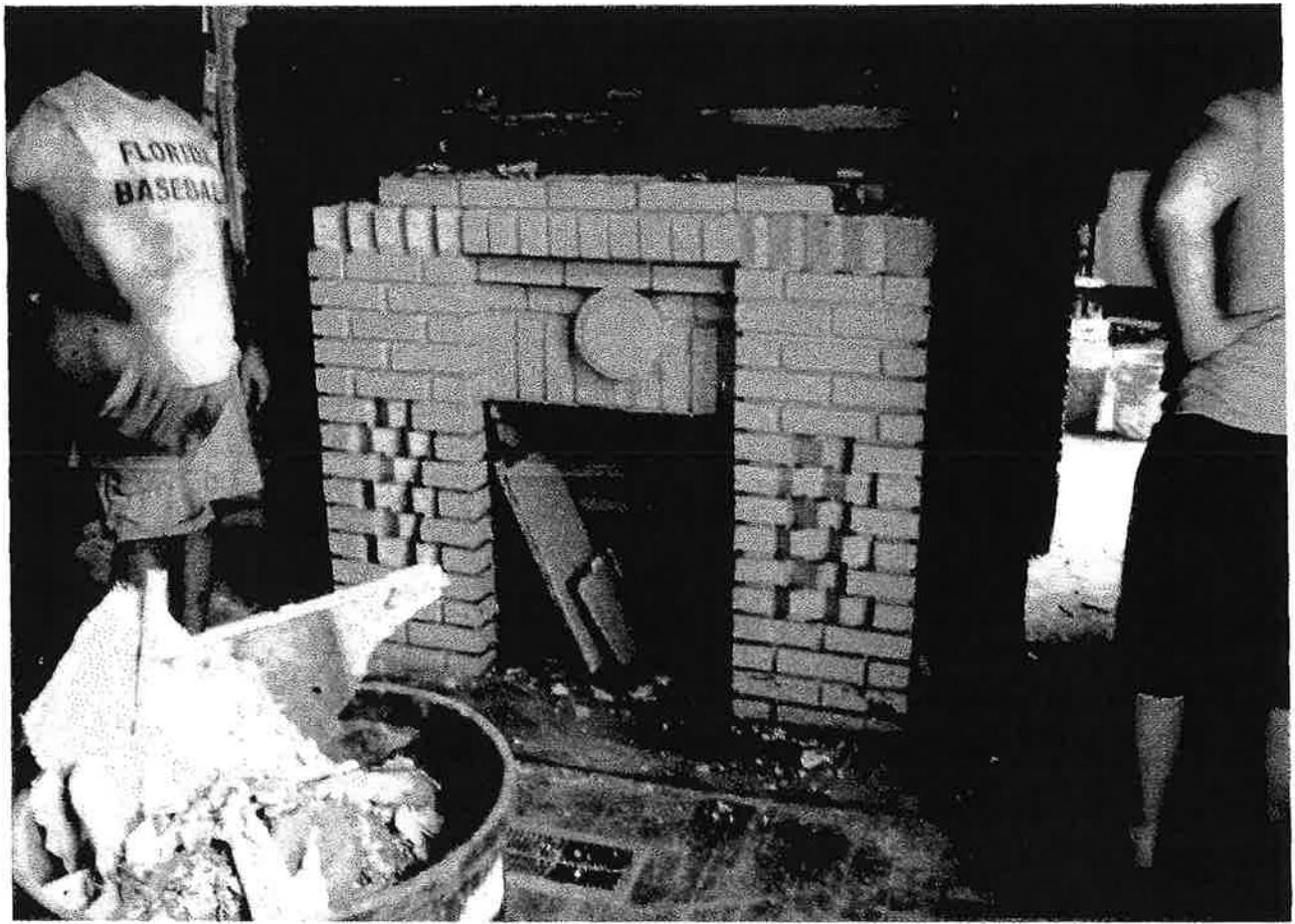
- A.** Original staircase to remain intact.
- B.** Upper landing of original staircase.
- C.** Kitchen fireplace ( Circa 1910 move/ remodel)  
To be rebuilt with salvaged 1880's mantle.  
Chimney has significant structural damage.
- D.** Living room fireplace to remain ( Circa 1910)
- E.** Upstairs west Bedroom Fireplace- damaged chimney to be removed, fireplace eliminated.
- F.** Original mantle from west bedroom, to be used at first floor at reopened Dining Room Fireplace- currently walled up.
- G.** East Bedroom fireplace to be restored.
- H.** Mantle "G" location in East Bedroom.
- I.** Original paneled doors and hardware to remain.
- J.** Original rim locks- patent date 1863.
- K.** Side of first floor rock chimney with multiple vertical cracks.
- L.** Upstairs firebox directly above shearing chimney below. Firebox has sunk leaving a gap below wood lintel. Fireplaces and chimney are in need of replacement.



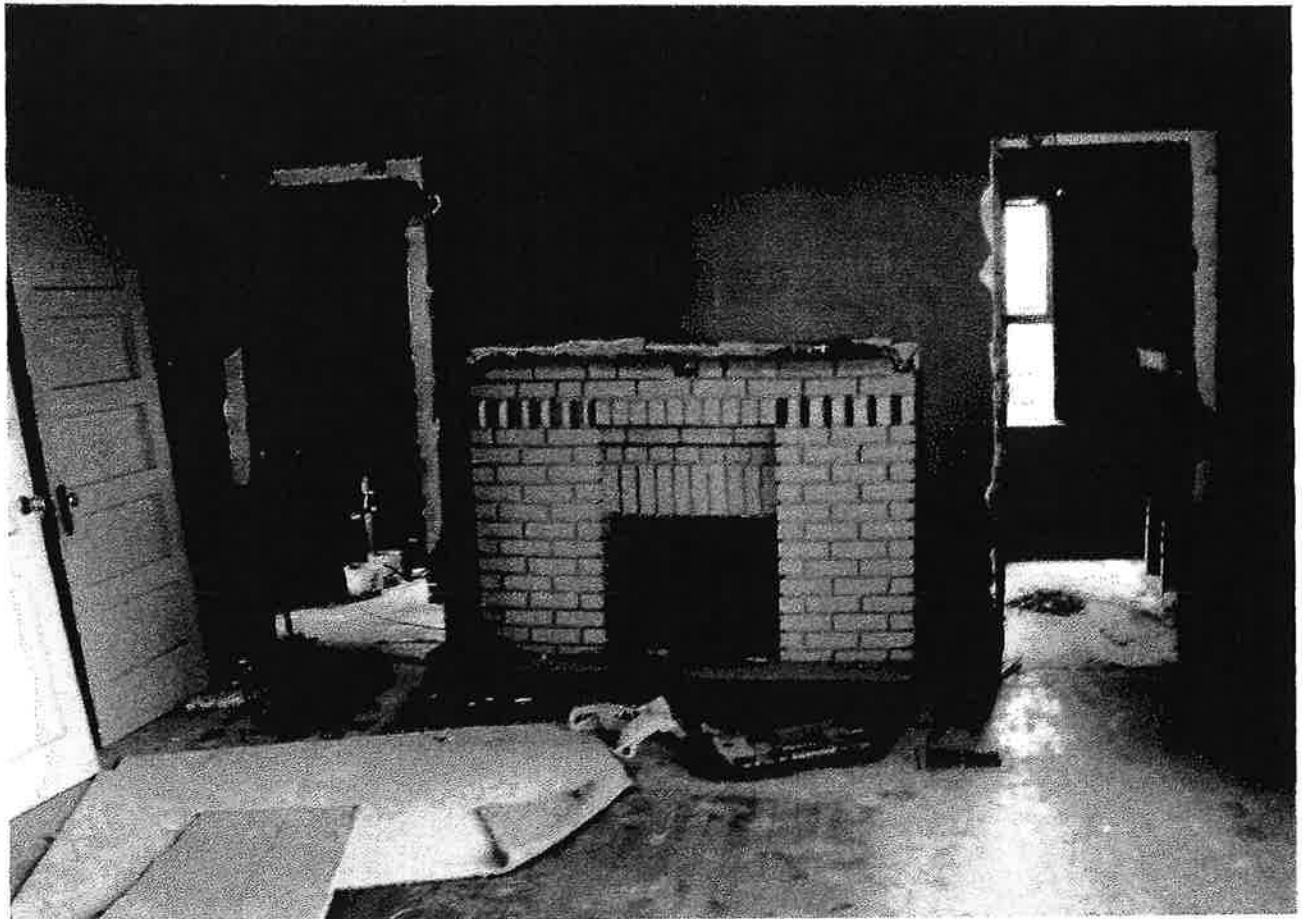
A



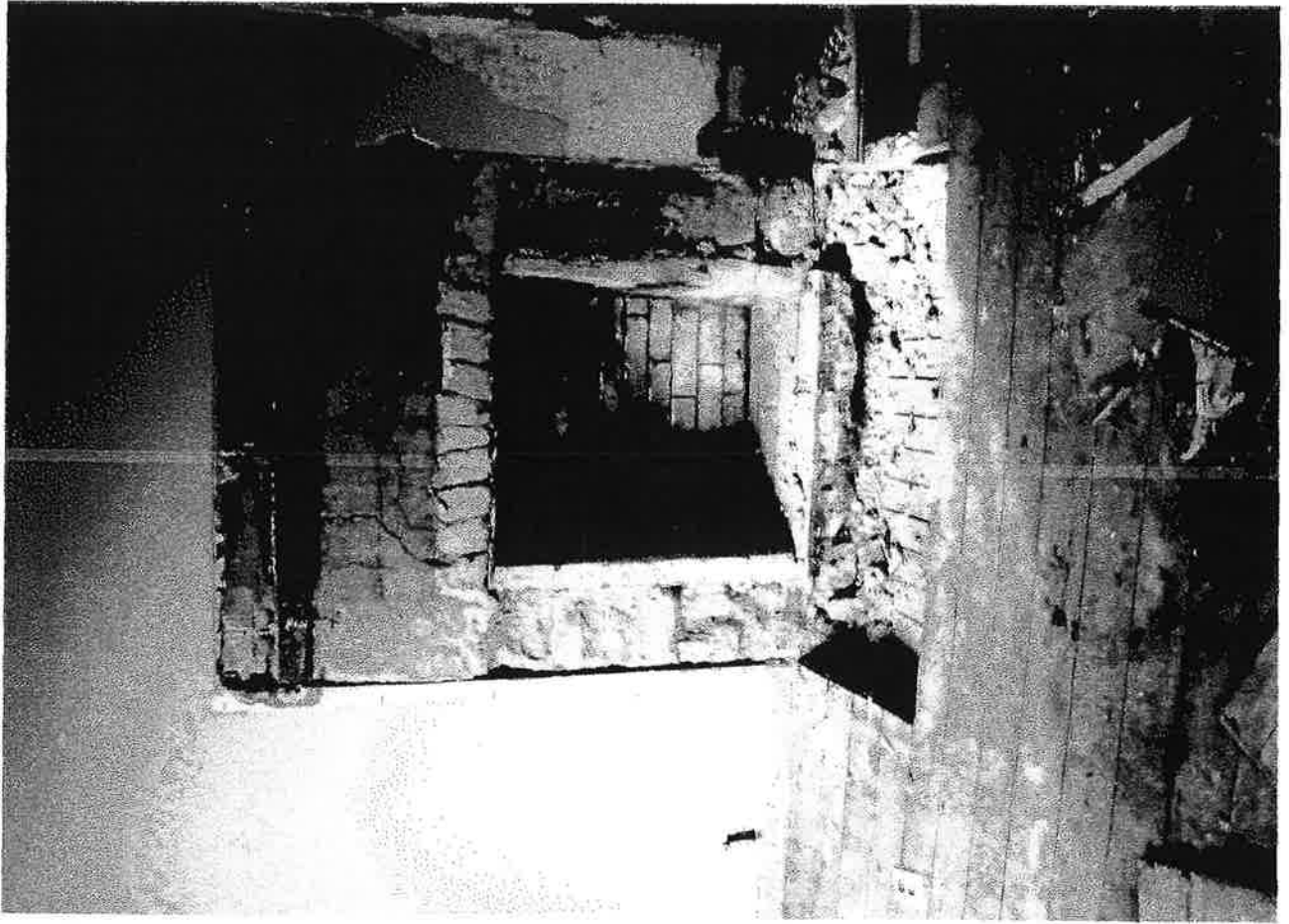
B



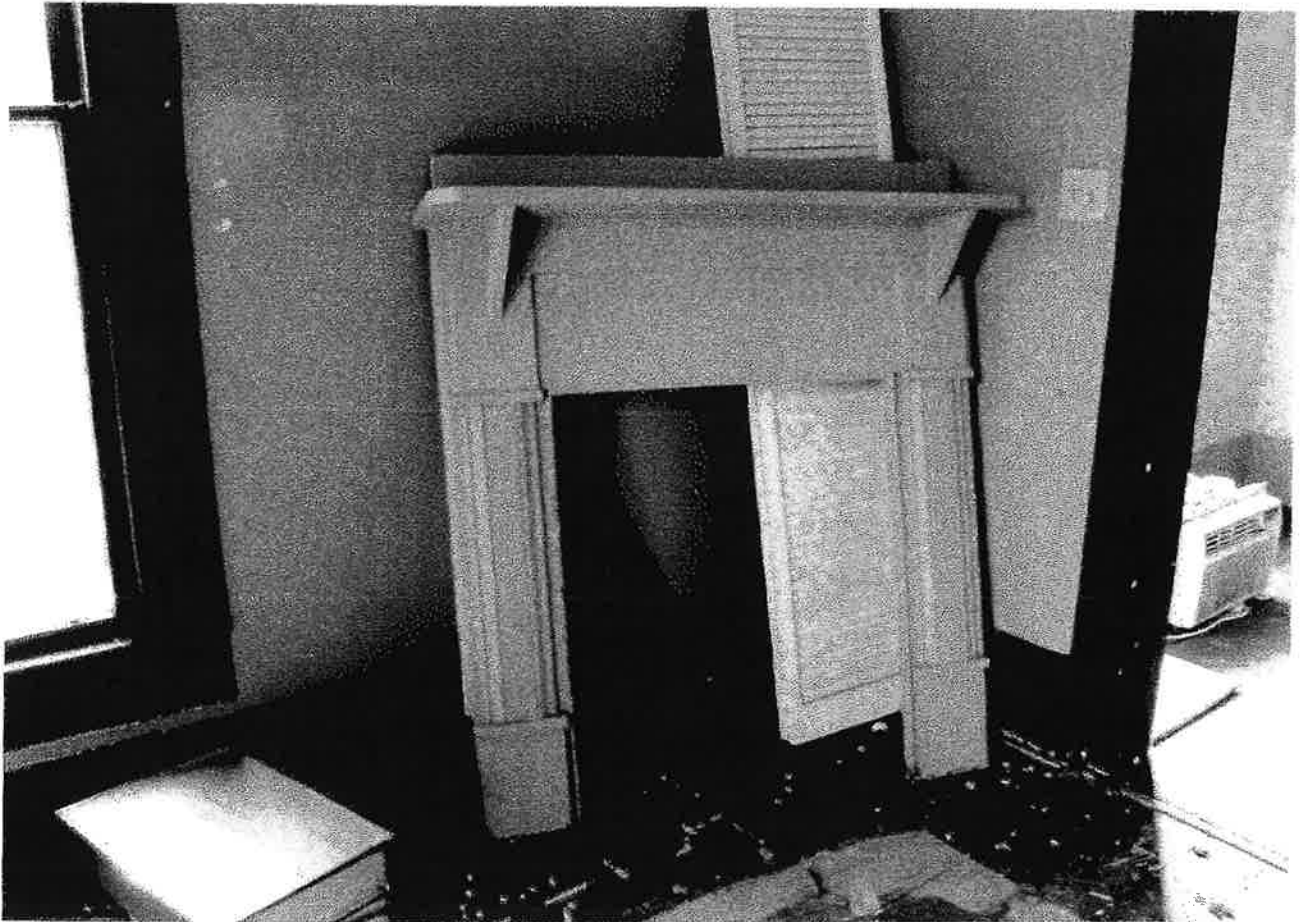
C.



D.

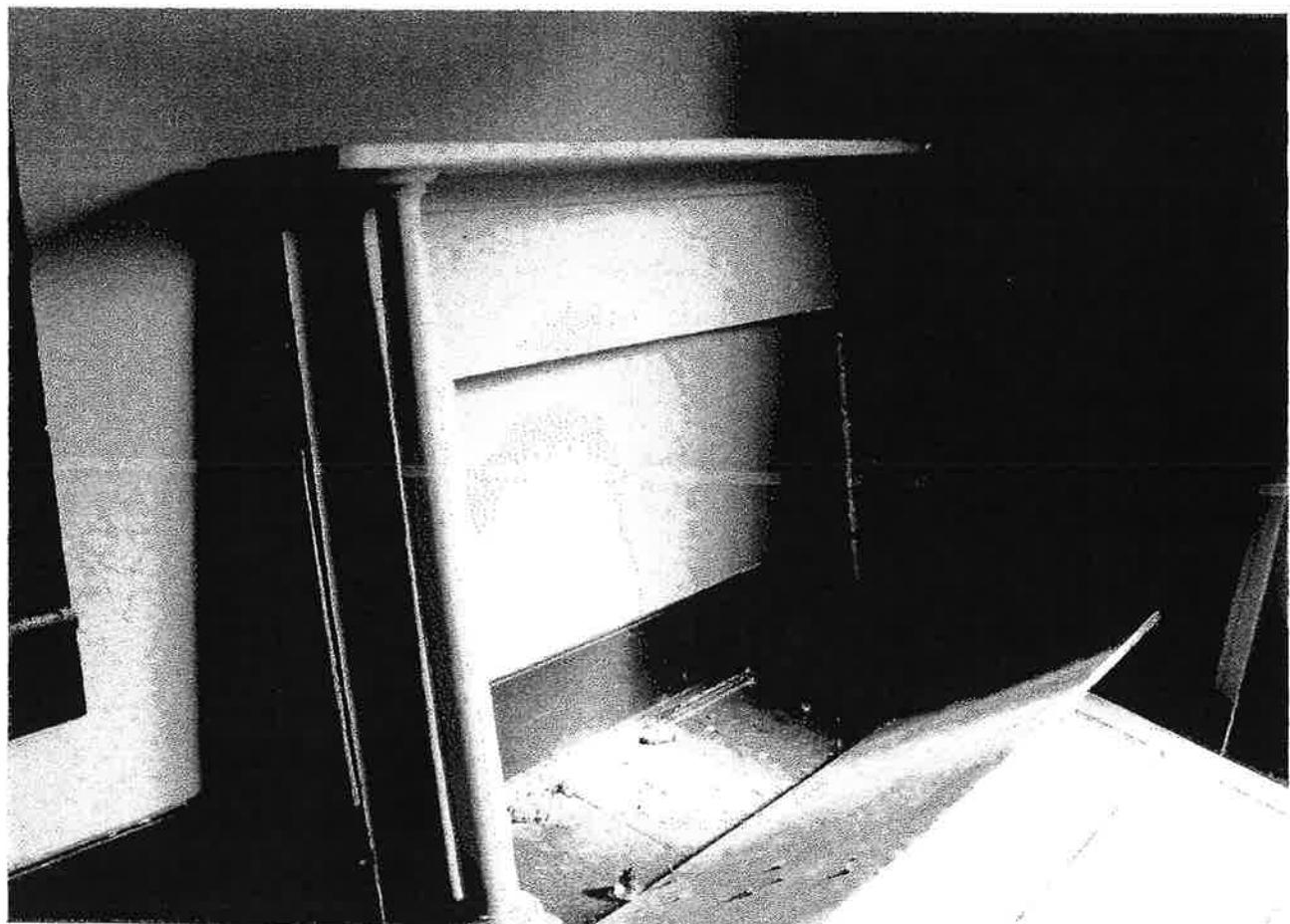


11



12





G.

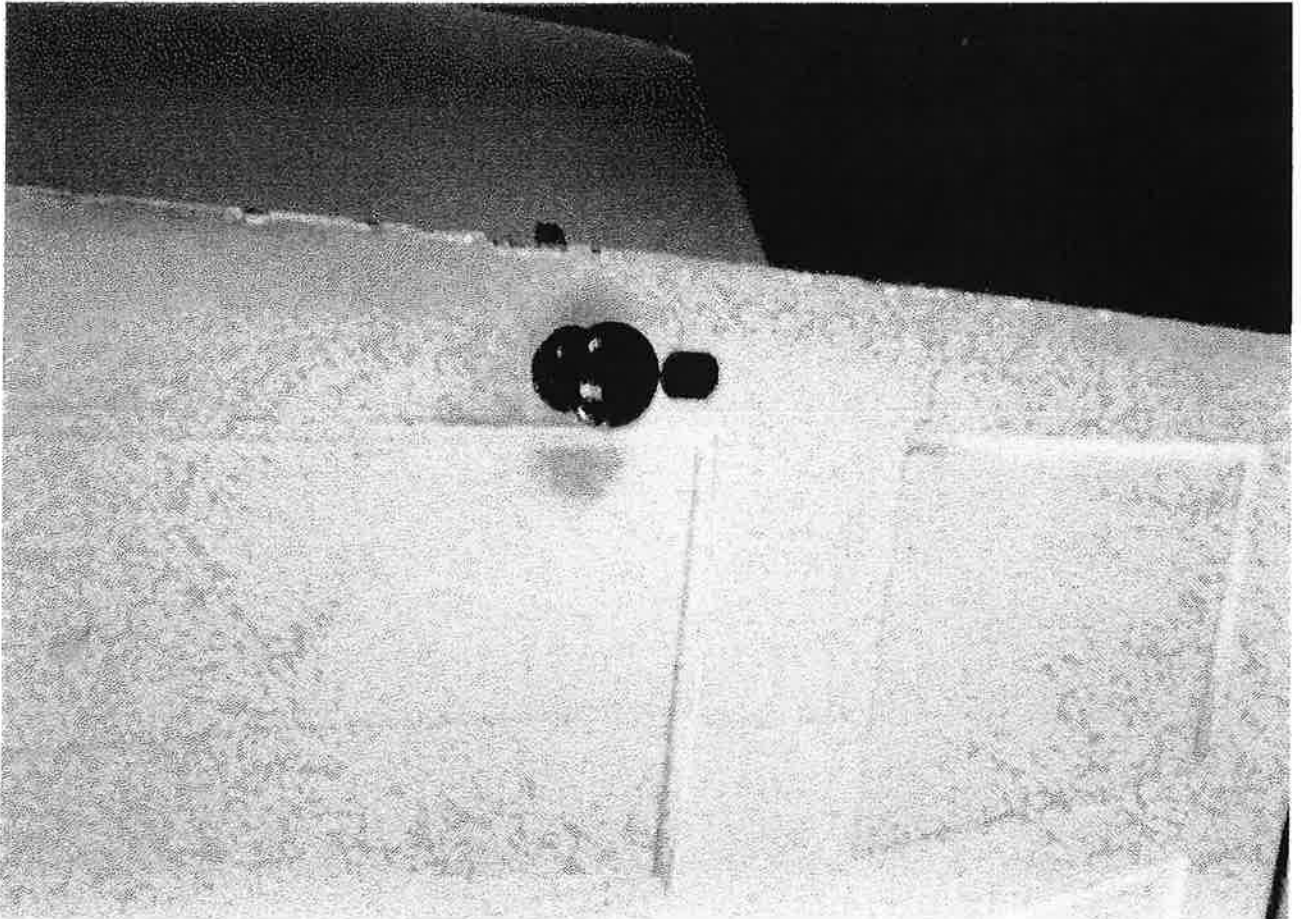


H.

I

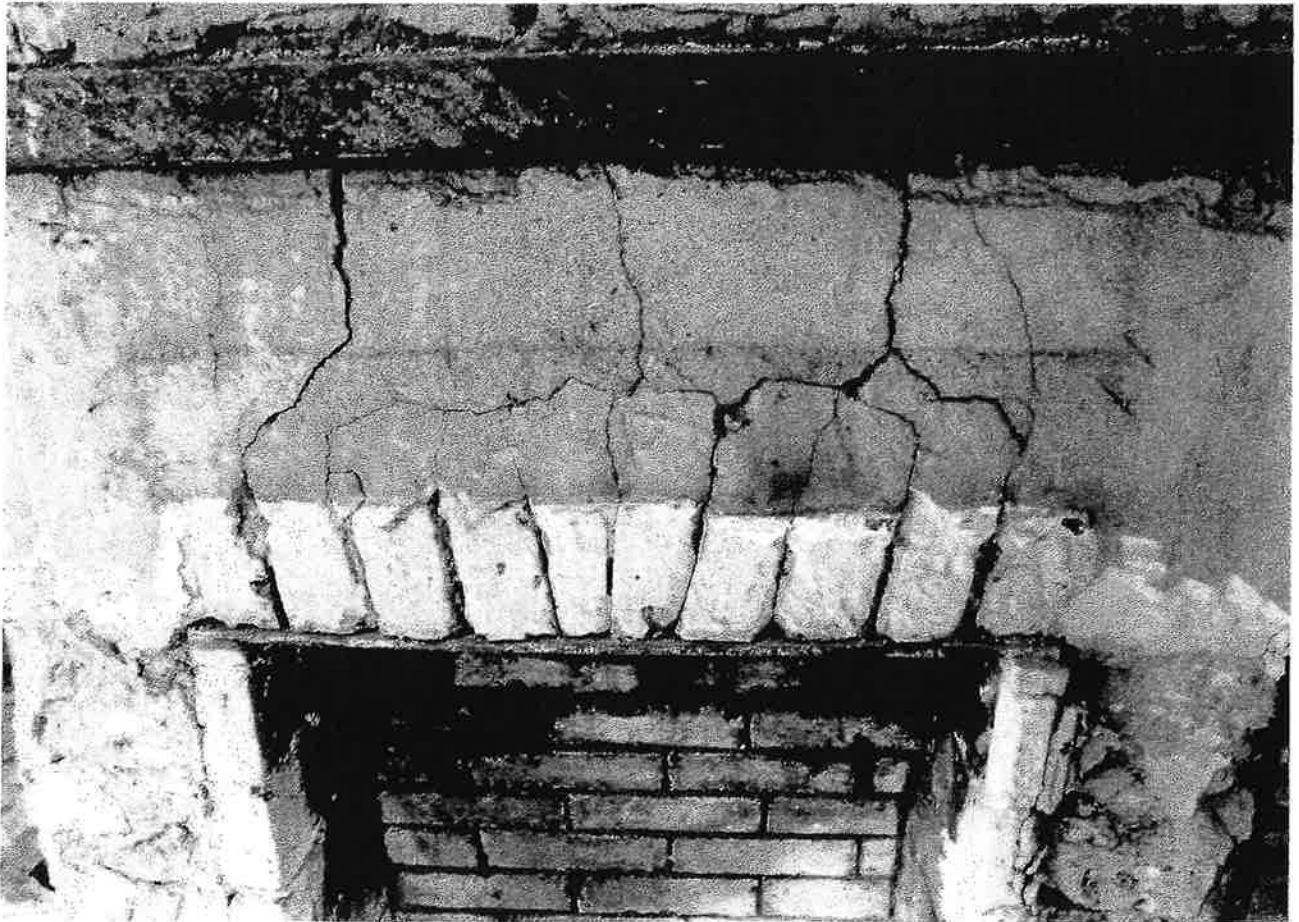


I





K.



L.





EXHIBIT  
tabbles  
2

















Reused old  
baseboard  
material



New Gas  
Fireplace  
with old  
mantle





Uncovered and repaired old wood ceiling in master bedroom

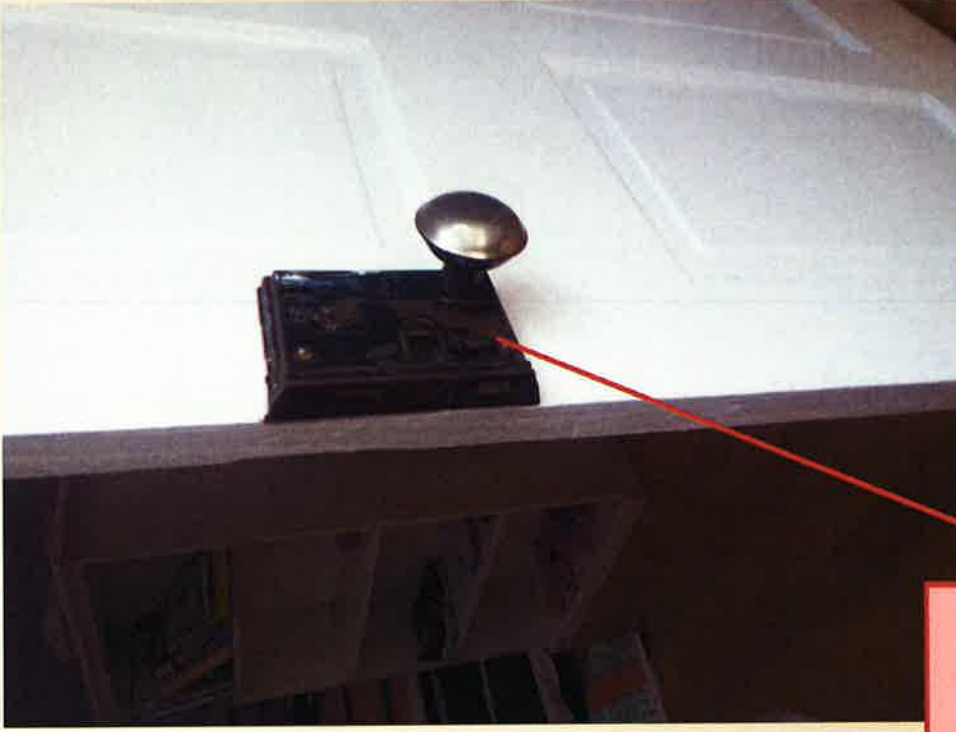


Preserved existing door and trim.



Preserved  
existing  
doors and  
trim.





Utilized  
existing rim  
locks.







Restored front doors and associated hardware



Used existing  
baseboard  
with hand  
scraped  
beaded  
detail.



Reused doors in other parts of the home





Reused existing claw-foot tub







HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2 - FINAL APPLICATION FOR REVIEW OF COMPLETED WORK

EXHIBIT 3

Instructions: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the the City of Gainesville Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number 12248-000-000
Address of property: Street 306 NE 7th Ave
City Gainesville County Alachua Zip Code 32601

2. Data on restoration, rehabilitation or renovation project:

Project starting date: March 2012 Project completion date May 2016
Estimated cost of entire project: \$ 271,281.81
Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ 271,281.81

3. Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on April, 2012. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Rachel Haeseler Signature Date 6/27/16
Owner Title Organization Name
Mailing Address 306 NE 7th Ave
City Gainesville State FL Zip Code 32601
Daytime Telephone Number (352) 359-2703





**List Additional Owners:**

Name Jason Haeseler

Street 306 NE 7<sup>th</sup> Ave

City Gainesville State FL Zip Code 32601

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

*If there are additional owners, provide the indicated information for each on a separate sheet of paper.*

**PART 2 – FINAL APPLICATION FOR REVIEW OF COMPLETED WORK**

For Local Historic Preservation Office or Division Use Only

Property Identification Number 12248-000-000

Property Address 306 NE 7<sup>th</sup> Ave, Gainesville, FL 32601

The () Local Historic Preservation Office ( ) Division has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and Hereby:

() Determines that the completed improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.

( ) Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption.

Review Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional comments attached? Yes ( ) No ( )

Signature Jason Simmons

Typed or printed name Jason Simmons

Title Planner

Date 7/19/16