

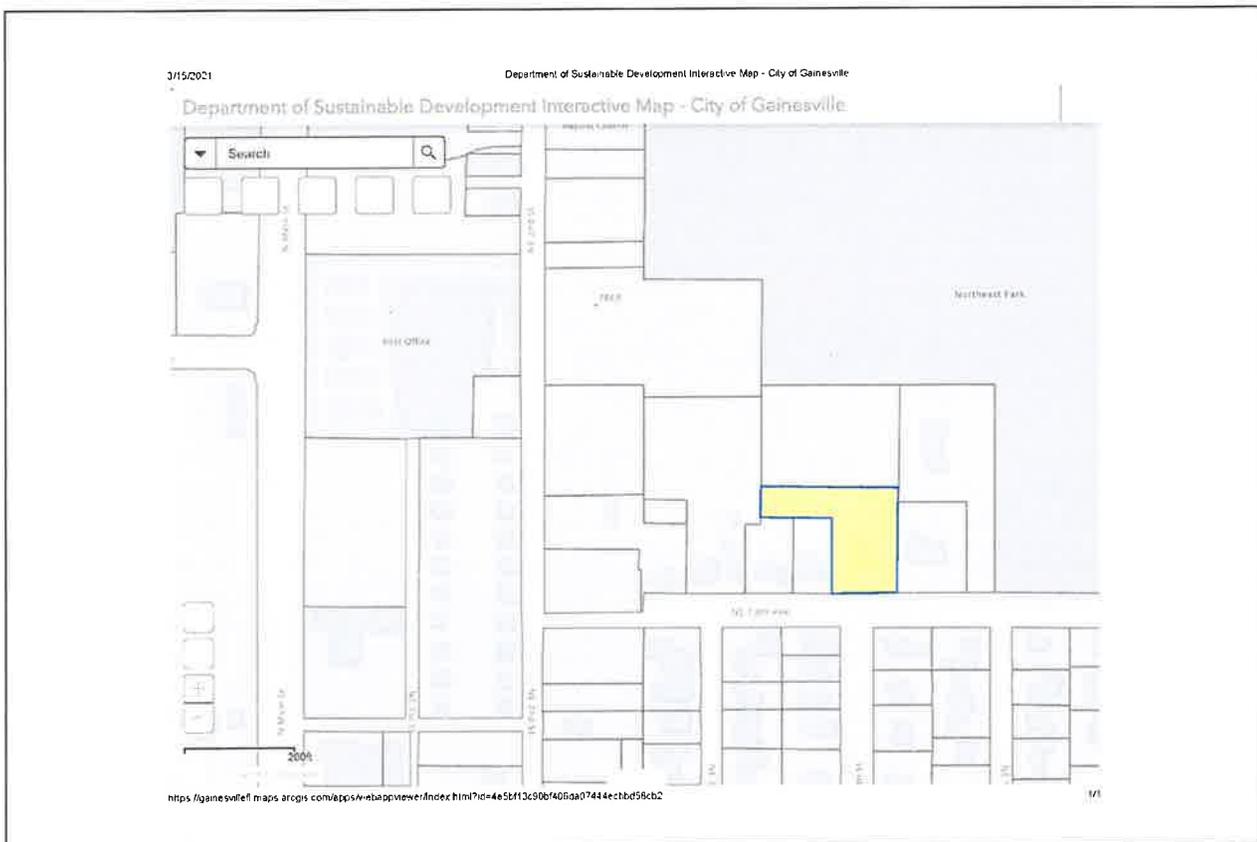


**City of Gainesville**  
**Department of Doing**  
**Planning Division**

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

## HISTORIC PRESERVATION BOARD STAFF REPORT

<b>PUBLIC HEARING DATE:</b>	April 6, 2021
<b>ITEM NO:</b>	#5 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-21-00022, 400 NE 13 <sup>th</sup> Avenue
<b>APPLICATION TYPE:</b>	Quasi-Judicial: Construct an exterior stair with landings & a 2 <sup>nd</sup> floor balcony with new dormer.
<b>RECOMMENDATION:</b>	Staff recommends approval with conditions as noted under "Recommendation" at the end of this report.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Joshua Shatkin  
**Property Owner(s):** Julie Thaler

**SITE INFORMATION:**

**Address:** 400 NE 13<sup>th</sup> Avenue  
**Parcel Number(s):** 10070-004-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-2  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** c. 1936 (ACPA), c. 1936 per AL02219

**PURPOSE AND DESCRIPTION:**

Joshua Shatkin, Shatkin Architecture, agent for Julie Thaler, owner. Certificate of Appropriateness to construct a covered walkway and exterior stairs, and add a new balcony and dormer with exterior doors onto a single-family dwelling. Located at 400 NE 13<sup>th</sup> Avenue. This building is a contributing structure to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing house is a two-story, wood framed New England Colonial Revival house on brick piers with wood weatherboard siding, featuring a saltbox roof with two gable dormers, turned posts on the porch, and a wide frieze with brackets. The house has a rectangular plan type, the roof surfacing is metal, and the windows are double hung 6 over 6 wood windows. The porch has 3 bays and 4 turned columns on pedestals. The Florida Master Site File indicates the house was constructed in 1936.

**PROPOSED**

The project involves two separate additions. One will be visible from the front of the house and the street and consists of an exterior stair with a landing to the second floor on the west side of the building. The other addition is a second floor balcony with a new dormer on the north side of the building with access from the second floor bedroom. The exterior stair would be a wood stair with

railing, including a new wood frame landing aligned with the existing interior stair landing, and a new concrete landing at the bottom of the stairs. The new stair and landing total 114 square feet. Currently a window is located where the wood frame landing would align with the interior stair landing; this would be replaced with a new 36 inch by 80 inch door with a center lite. A new 36 inch high wood railing with pickets that have a maximum gap of 4 inches would be built on the wood frame landing and three new 2 x 6 posts with composite trip wrap would also be built in conjunction with the landing. A new metal roof to match the existing roof would be constructed over the wood frame landing as well.

The applicant is also proposing a new 108 square foot balcony with a new dormer on the north or rear elevation. The new dormer roof would be placed over the two proposed new doors for the second floor bedroom. The doors would be 30 inch by 80 inch doors with lites, exiting out onto a balcony of 2 x 6 pressure treated wood decking over 2 x 10 pressure treated joists at 16 inch off center. A new 36 inch high wood railing with pickets that have a maximum gap of 4 inches would be built on the balcony. A new metal roof to match the existing roof would be constructed over the balcony doors, and new wood novelty siding to match the existing siding on the house would be placed on the dormer. Three new 2 x 6 posts with composite trip wrap would also be built in conjunction with the balcony. This proposed work is not visible from the right-of-way.

## **REVIEW**

The proposed new balcony and dormer addition is located at the rear of the house and will not be visible from the street. The guidelines indicated that dormers should be added to portions of the building not visible from the right-of-way. The new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding, or window style. Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building. The dormer roof will be metal to match the metal roof of the house and wood novelty siding will be used for the siding on the dormer, matching the siding of the house.

The proposed exterior stair and landings will be visible from the right-of-way. They are proposed for the west side of the house. The project involves replacing an existing window with a door. The historic opening will still be present in the form of the door. This new door opening is less than halfway behind the front of the house but it does not front on the street. The window that is to be replaced is smaller in size and scale to the other windows on the west elevation since it is located adjacent to the interior stair intermediate landing and not to a full size room. The new stairway and landing will be compatible in size, scale, and material with the historic character of the house. It will be constructed in a manner that clearly distinguishes it from the historic building.

The construction of the new staircase in the location as shown will be consistent with Standard 9 and 10 respectively: *"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."*

*“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.”*

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 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.

**RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

- Provide information sheets for the proposed doors and roofing material.
- Notify staff of any changes during construction.

**LIST OF EXHIBITS:**

- |                         |  |
|-------------------------|--|
| <b><u>Exhibit 1</u></b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Structures and Additions to Existing Buildings</i></b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application &amp; Florida Master Site File AL02219</b>  |
| <b><u>Exhibit 3</u></b> | <b>Photographs</b>   |
| <b><u>Exhibit 4</u></b> | <b>Floor Plans, Site Plan, &amp; Elevations</b>  |

## **Exhibit 1      Historic Preservation Rehabilitation and Design Guidelines**

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

### **Roof and Roof Structures**

#### **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.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visible components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped

gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weathertight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

### **Recommended**

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

### **Not Recommended**

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high portland cement content shall not be used.
3. Masonry surfaces shall not be sand-blasted.
4. Avoid applying paint or other coatings to roofing materials which historically have not been painted.

### **Staff Approval Guidelines**

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

*Vents and pipes for water heaters, dryers, stoves, etc., are appropriate;*

*Skylights which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;*

*Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of way and do not destroy or damage historic roofing features, shapes or materials;*

*Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and*

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

### **Board Approval Guidelines**

*Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.*

*Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.*

*Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.*

*Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.*

*Roof decks and balconies should be composed of materials that are sympathetic with the historic building.*

*Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights which project minimally from the roof, are the recommended treatment.*

*The design of roofing features, shapes or materials which seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.*

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

### **Additions to Existing Buildings**

#### **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.*
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.*
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.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with

Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

### **Recommended**

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

### **Not Recommended**

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

### **Staff Approval Guidelines**

Additions that meet all of the following conditions can be approved by staff:

*Addition to historic building is sited in the rear yard and does not front on two or more streets;*

*Do not exceed 1-story in height and 300 sq. ft. area;*

*Utilizes materials and textures consistent with the principal building;*

*Window openings are of the same proportion as the nearest windows on the principal building;*

*Existing window and door openings that will be enveloped by the addition are retained and not modified.*

### **Board Approval Guidelines**

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.



**HISTORIC PRESERVATION BOARD (HPB)**  
**Certificate of Appropriateness (COA) Application**

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)

**USE THIS FORM TO**  
Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

**FEES**  
Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

**BASIS FOR REVIEW**  
All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

**PROJECT TYPE:**

New Construction    Addition    Alteration    Demolition    Fence

Relocation    Repair    Re-roof    Sign    Request to lift demolition delay

Other: \_\_\_\_\_    Amendment to COA (HP \_\_\_ - \_\_\_)

**APPROVAL TYPE:**

See [Certificate of Appropriateness Matrix](#)

Staff Approval

Board Approval:    Conceptual   or    Final

**PROPERTY INFORMATION:** *Property information can be found at the [Alachua County Property Appraiser's Website](#)*

Historic District:    Northeast (Duckpond)    Southeast    Pleasant Street  
 University Heights (North)    University Heights (South)    Not in an HD

Site Address 400 NE 13th Avenue

Parcel ID #(s) 10070-004-000

OWNER OF RECORD	As recorded with the <a href="#">Alachua County Property Appraiser</a>	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an <a href="#">Owner's Authorization For Agent Representation</a> form must be included
Owner(s) Name <b>Julie Thaler</b>		Applicant Name <b>Joshua Shatkin</b>	
Company (if applicable)		Company (if applicable) <b>Shatkin Architecture</b>	
Street Address <b>400 NE 13th Avenue</b>		Street Address <b>2266 SW 43rd Place</b>	
City State Zip <b>Gainesville FL 32601</b>		City State Zip <b>Gainesville FL 32608</b>	
Telephone Number <b>352-222-5442</b>		Telephone Number <b>352-222-3443</b>	
E-Mail Address <b>juliethalerdmd@gmail.com</b>		E-Mail Address <b>joshua@shatkin.net</b>	

Historic Preservation Board Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave. )

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

## IMPORTANT NOTES



### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



### APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- For window replacement, a [Window Survey](#) must be completed.

## PROJECT DESCRIPTION

### 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).

This project consists of two separate additions. One visible from the front is the exterior stair and landing to the 2nd floor on the west side of the building. The other is a 2nd floor balcony on the north (rear) of the building with access from the 2nd floor bedroom.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric		Wood, novelty siding	
Doors			
Windows			
Roofing		Metal to match	
Fascia/Trim		Composite to match	
Foundation		Concrete pads	
Shutters			
Porch/Deck		2x6 PT wood decking	
Fencing			
Driveways/Sidewalks			
Signage			
Other			

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**



**DID YOU REMEMBER...**

- Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- Review the applicable Guidelines;
- Review the Secretary of the Interior's Standards;
- A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- Historic preservation/conservation overlay* – see Sec. 30-4.28.
- Historic Preservation Board* – see Sec. 30-3.5.
- Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

[www.municode.com](http://www.municode.com)



**APPEALS**

**Board Decisions** - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

**Administrative Decisions** - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

**DEMOLITIONS** (If Applicable)

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.

**A window on the west side will be removed for a new door at the stair landing. At the rear addition a skylight will be removed for a new dormer and doors to the rear balcony.**

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.

N/A

**RELOCATIONS** (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

N/A

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 (If Applicable)**

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

<p><i>(select only those that apply)</i></p> <p><input type="checkbox"/> <u>Front, Side, Or Rear Building Setback Line</u></p> <p><input type="checkbox"/> <u>Building Height</u></p> <p><input type="checkbox"/> <u>Building Separation</u></p> <p><input type="checkbox"/> <u>Floor Area Ration</u></p> <p><input type="checkbox"/> <u>Maximum Lot Coverage</u></p>	<p><i>Required</i></p> <table border="1" style="width: 100%; height: 100%;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>							<p><i>Existing</i></p> <table border="1" style="width: 100%; height: 100%;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>							<p><i>Proposed</i></p> <table border="1" style="width: 100%; height: 100%;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>						

# 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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

**Joshua Shatkin**

Digitally signed by Joshua Shatkin  
Date: 2021.02.15 11:19:43 -05'00'

**02/12/2021**

**Applicant (Signature)**

**Date**

Joshua Shatkin

**Applicant (Print)**



Please submit this application and all required supporting materials via email to [cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org).

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022

TO BE COMPLETED BY CITY STAFF	Date Received <u>3/1/21</u>	Received By: <u>Jason Simmons</u>
HP <u>21-00022</u>		<input type="checkbox"/> Staff Approval – No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)
Zoning: <u>RSF-2</u>		
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# City of Gainesville

## PLANNING DEPARTMENT

PLANNING DEPARTMENT  
1000 UNIVERSITY AVENUE, SUITE 100  
GAINESVILLE, FLORIDA 32601

THE CITY ENGINEER HAS REVIEWED THIS APPLICATION FOR A ZONING VARIATION AND HAS DETERMINED THAT THE PROPOSED VARIATION IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.

I, Julia R. Thaler (Print name of property owner)

hereby authorize Julia R. Thaler (Print name of agent)

to represent me/us in processing an application for Class C-1 offering the use of the property as (Print type of subdivision)

on our behalf. In submitting this agent to represent me/us, I/we, the owner/s, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Julia R. Thaler (Signature of owner)

(Print name of owner)

Julia R. Thaler (Signature of owner)

(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF ALCOUA }

Subscribed (or affirmed) and subscribed before me by means of  physical presence or  online authorization,  
on 17<sup>th</sup> day of February, 2021.

Julia R. Thaler  
Notary Public

Printed name: \_\_\_\_\_ My Commission # is: \_\_\_\_\_

Personally known  
OR

Sworn and identified

NO FEE REQUIRED



# City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)

## HISTORIC PRESERVATION BOARD (HPB)

### Owner's Authorization for Agent Representation

**USE THIS FORM TO:** Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE \_\_\_\_\_  
(print name of property owner(s))

hereby authorize: \_\_\_\_\_  
(print name of agent)

to represent me/us in processing an application for: \_\_\_\_\_  
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

\_\_\_\_\_  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
                                  ss }  
COUNTY OF ALACHUA }

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,

by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
My Commission Expires

Personally Known  
OR

Produced Identification      ID Produced: \_\_\_\_\_

8ALD 2219

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS-HSP-3AAA Rev. 3-79

### FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 = =  
1009 = =

Site Name \_\_\_\_\_ Site No. \_\_\_\_\_  
Address of Site: 400 NE 13th Ave, Gainesville, FL 32601 Survey Date 8007 820 = =  
Instruction for locating \_\_\_\_\_ 905 = =

Location: \_\_\_\_\_ (tax no. 10070-4) 813 = =  
subdivision name block no. see tax roll 868 = =  
lot no.

County: Alachua 808 = =

Owner of Site: Name: Valla, R.W. ;  
Address: 400 NE 13th Ave, Gainesville, FL 32601 902 = =

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

Recorder:  
Name & Title: Ann DeRosa Byrne, (Consultant) ;  
Address: The History Group 300 W. Peachtree St.  
Suite 16 DE Atlanta, Ga. 30308 818 = =

Condition of Site: Integrity of Site: \_\_\_\_\_ Original Use private residence 838 = =

Check One Check One or More Present Use private residence 850 = =  
 Excellent 863 = =  Altered 858 = = Dates: Beginning +1936 844 = =  
 Good 863 = =  Unaltered 858 = = Culture/Phase American 840 = =  
 Fair 863 = =  Original Site 858 = = Period 20th Century 845 = =  
 Deteriorated 863 = =  Restored ( ) (Date: X) 858 = =  
 Moved ( ) (Date: X) 858 = =

NR Classification Category: building 916 = =

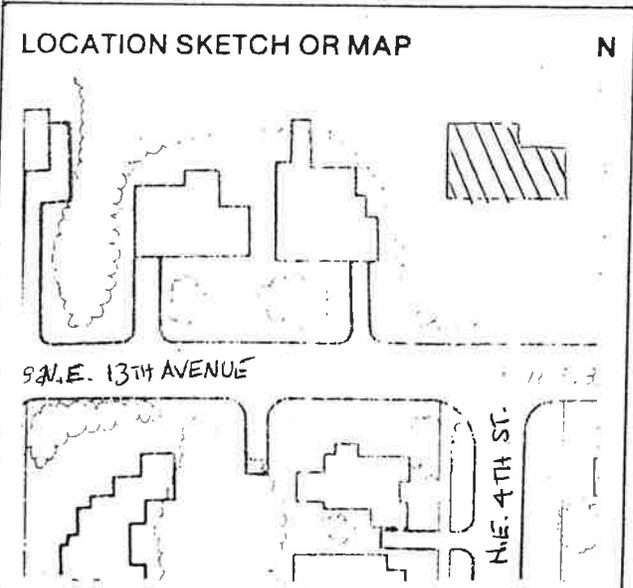
Threats to Site:  
Check One or More  
 Zoning ( X ) 878 = =  Transportation ( X ) 878 = =  
 Development ( X ) 878 = =  Fill ( X ) 878 = =  
 Deterioration ( X ) 878 = =  Dredge ( X ) 878 = =  
 Borrowing ( X ) 878 = =  
 Other (See Remarks Below): \_\_\_\_\_ 878 = =

Areas of Significance: architecture, local history 910 = =

Significance: This two story house features a saltbox roof with two gable dormers, turned posts on the porch, and a wide frieze with brackets.

911 = =

ARCHITECT \_\_\_\_\_ 872 ==  
 BUILDER \_\_\_\_\_ 874 ==  
 STYLE AND/OR PERIOD New England Colonial Revival 984 ==  
 PLAN TYPE rectangular; irregular 988 ==  
 EXTERIOR FABRIC(S) wood: weatherboard 854 ==  
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==  
 PORCHES S/ 1 story porch of 3 bays and 4 turned columns on pedestals  
 \_\_\_\_\_ 942 ==  
 FOUNDATION: piers: brick 942 ==  
 ROOF TYPE: saltbox gable 942 ==  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942 ==  
 CHIMNEY LOCATION: \_\_\_\_\_ 942 ==  
 WINDOW TYPE: DHS, 6/6, wood 942 ==  
 CHIMNEY: \_\_\_\_\_ 882 ==  
 ROOF SURFACING: composition shingles 882 ==  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882 ==  
 NO. OF CHIMNEYS \_\_\_\_\_ 952 == NO. OF STORIES 2 950 ==  
 NO. OF DORMERS 2 954 ==  
 Map Reference (incl. scale & date) \_\_\_\_\_  
 \_\_\_\_\_ 809 ==  
 Latitude and Longitude: \_\_\_\_\_  
 \_\_\_\_\_ 800 ==  
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section
9S	20E	33

UTM Coordinates: \_\_\_\_\_ 812 ==  
 \_\_\_\_\_ 890 ==  
 Zone Easting Northing

Photographic Records Numbers \_\_\_\_\_ 61B5 \_\_\_\_\_ 860 ==

Contact Print

February 28, 2021

City of Gainesville  
Historic District Plans Reviewer  
Attn: Jason Simmons



PROJECT: COA for Thale Residence, 400 NE 13<sup>th</sup> Avenue, Gainesville, Florida

Mr. Simmons,

This letter is regarding the Certificate of Appropriateness at the existing two story residence above. The project consists of a new exterior stair with covered landing on the west side of the building connecting from the interior stair intermediate landing and a new rear balcony on the north side off of the second floor bedroom.

Attached are some photos of the existing structure and sample of exterior stairs on other Gainesville historic buildings.

Also in the submittal at two 24"x36" sheets with floor plans and elevations of the proposed stair and balcony.

If you have any comments or questions regarding this submittal please contact me at your earliest convenience.

Thank you,

A handwritten signature in black ink, appearing to read "Joshua Wolf Shatkin".

Joshua Wolf Shatkin  
Architect, AR 95609



Thale Residence front elevation



Thale residence west elevation



Sample Exterior Stair #1



Sample Exterior Stair #2









# NEW EXTERIOR STAIR AND BALCONY THALE RESIDENCE 400 NE 13th Avenue, Gainesville, Florida

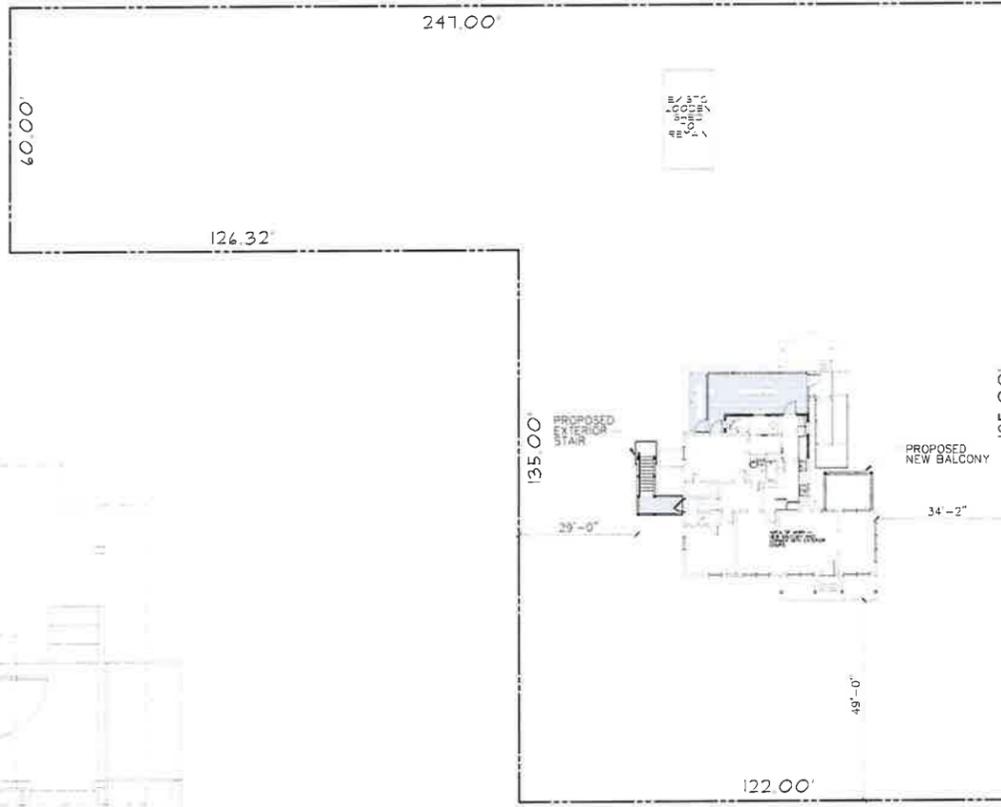
### INDEX OF DRAWINGS

- A1.0 FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- A2.0 BUILDING ELEVATIONS

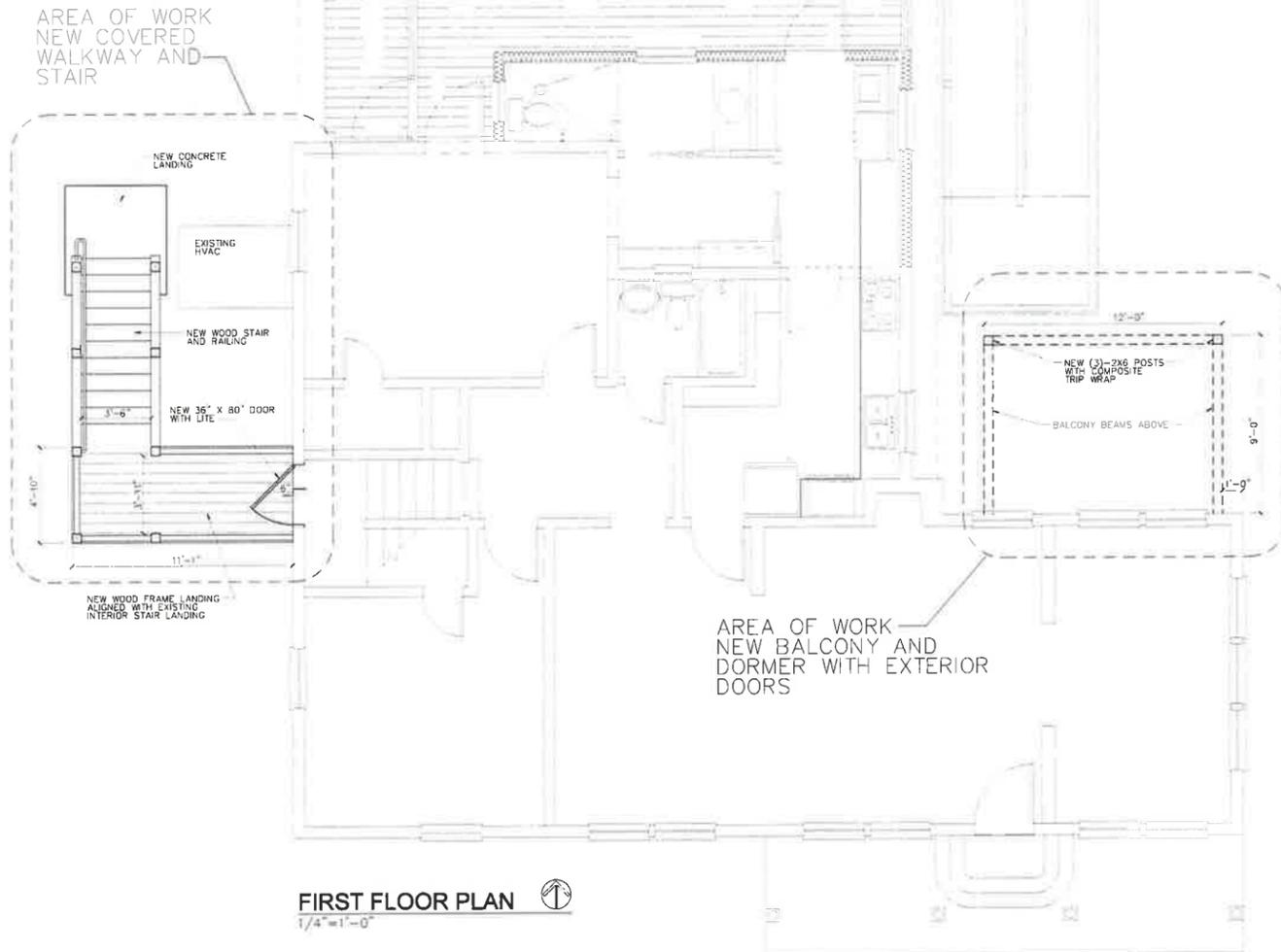
### GENERAL NOTES

1. THIS PROJECT CONSISTS OF A NEW EXTERIOR STAIR AND COVERED LANDING ON THE WEST SIDE OF RESIDENCE AND A NEW BALCONY FROM THE 2ND FLOOR BEDROOM ON THE NORTH SIDE OF THE BUILDING. THE FRONT OF THE RESIDENCE FACES SOUTH.
2. BUILDING AREAS  
NEW STAIR AND LANDING 114 SF  
NEW BALCONY 108 SF
3. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 7TH EDITION
4. OCCUPANCY CLASS: RESIDENTIAL, R3
5. TYPE OF CONSTRUCTION:  
TYPE V-B, UNPROTECTED, UNSPRINKLERED  
MAXIMUM HEIGHT: 18'-4"

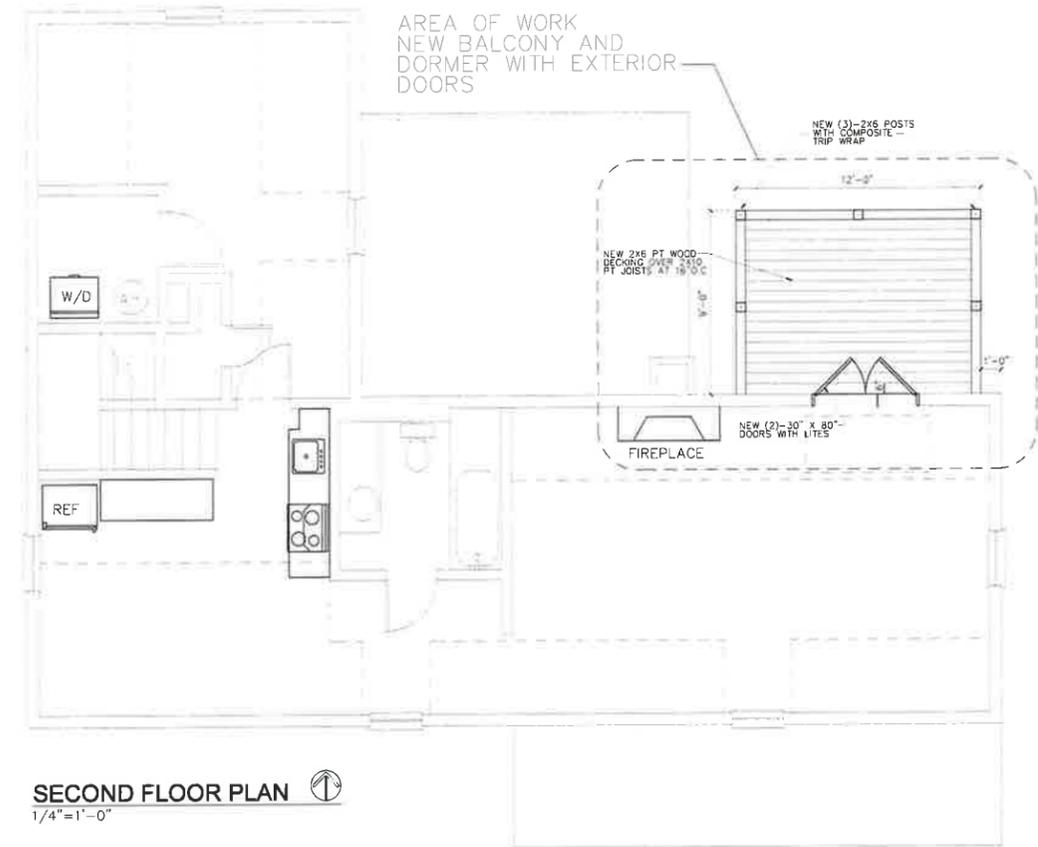
**SHATKIN ARCHITECTURE**  
AR 95609  
352-272-3443  
JOSHUA@SHATKIN.NET  
2286 SW 43RD PLACE  
GAINESVILLE, FL 32608



**FIRST FLOOR PLAN**  
1"=20'-0"



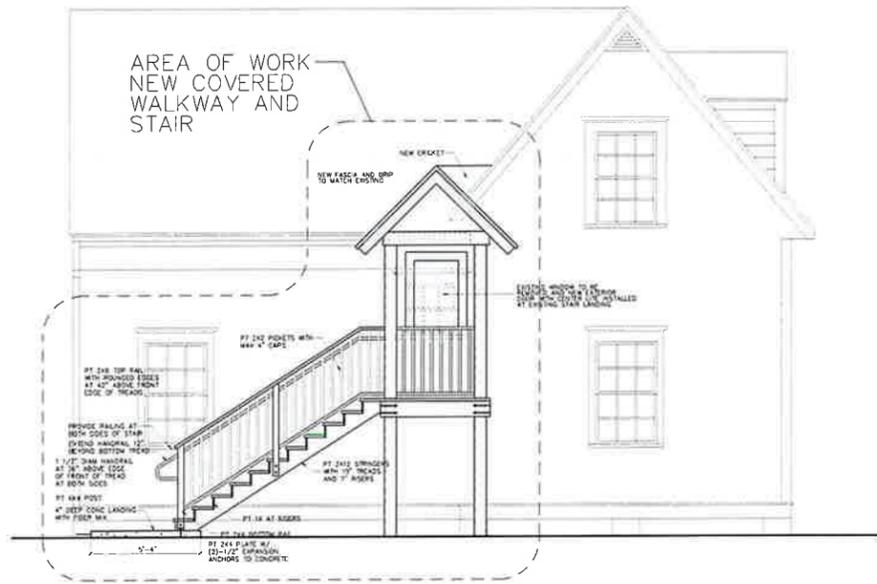
**FIRST FLOOR PLAN**  
1/4"=1'-0"



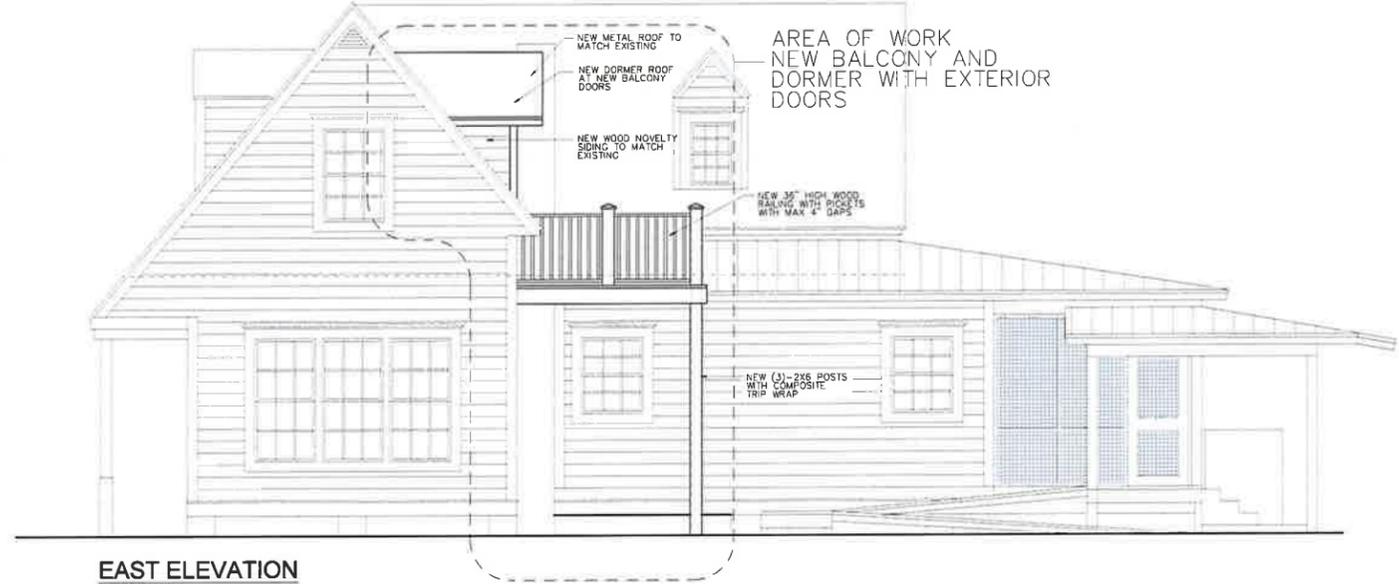
**SECOND FLOOR PLAN**  
1/4"=1'-0"

NEW EXTERIOR STAIR AND BALCONY  
**THALE RESIDENCE**  
400 NE 13th Avenue, Gainesville, Florida

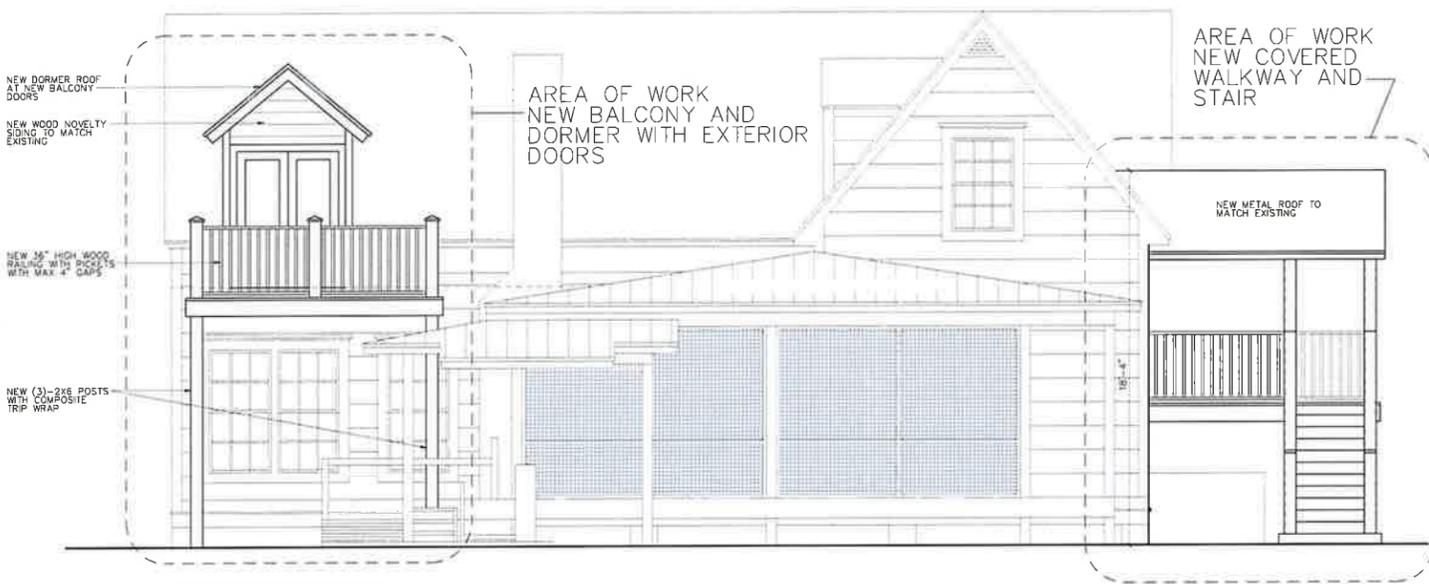
PROJECT NO.	24-1154
DATE	08/21/24
SCALE	AS SHOWN
PROJECT	NEW EXTERIOR STAIR AND BALCONY
CLIENT	THALE RESIDENCE
ADDRESS	400 NE 13th Avenue, Gainesville, FL 32608
DATE	08/21/24



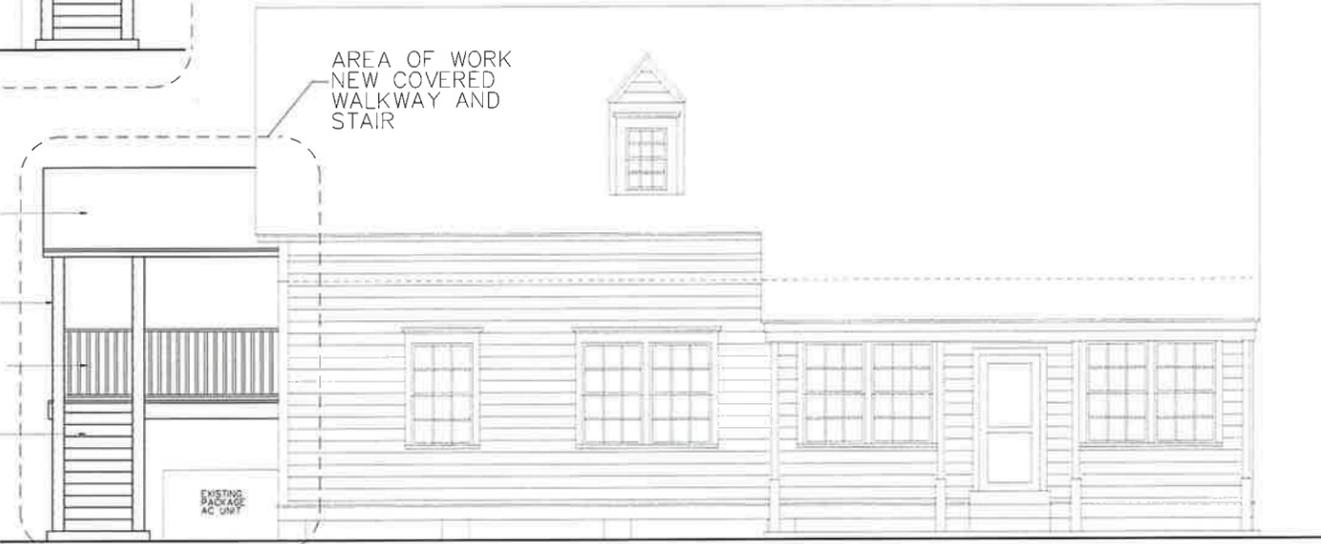
**WEST ELEVATION**  
1/4"=1'-0"



**EAST ELEVATION**  
1/4"=1'-0"



**NORTH ELEVATION**  
1/4"=1'-0"



**SOUTH / FRONT ELEVATION**  
1/4"=1'-0"

THIS DESIGN IS THE PROPERTY OF SHATKIN ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF SHATKIN ARCHITECTURE. THIS DESIGN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SHATKIN ARCHITECTURE. ANY REUSE OF THIS DESIGN WITHOUT THE WRITTEN PERMISSION OF SHATKIN ARCHITECTURE IS PROHIBITED.

PROJECT: SA-2104  
DRAWN BY: JWS  
CHECKED:  
DATE: 2-28-2021