



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

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

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	December 3, 2019
ITEM NO:	#1 under New Business
PROJECT NAME AND NUMBER:	HP-19-00097 & HP-19-00104, addition to a single-family residence.
APPLICATION TYPE:	Quasi-Judicial: Construct an addition
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

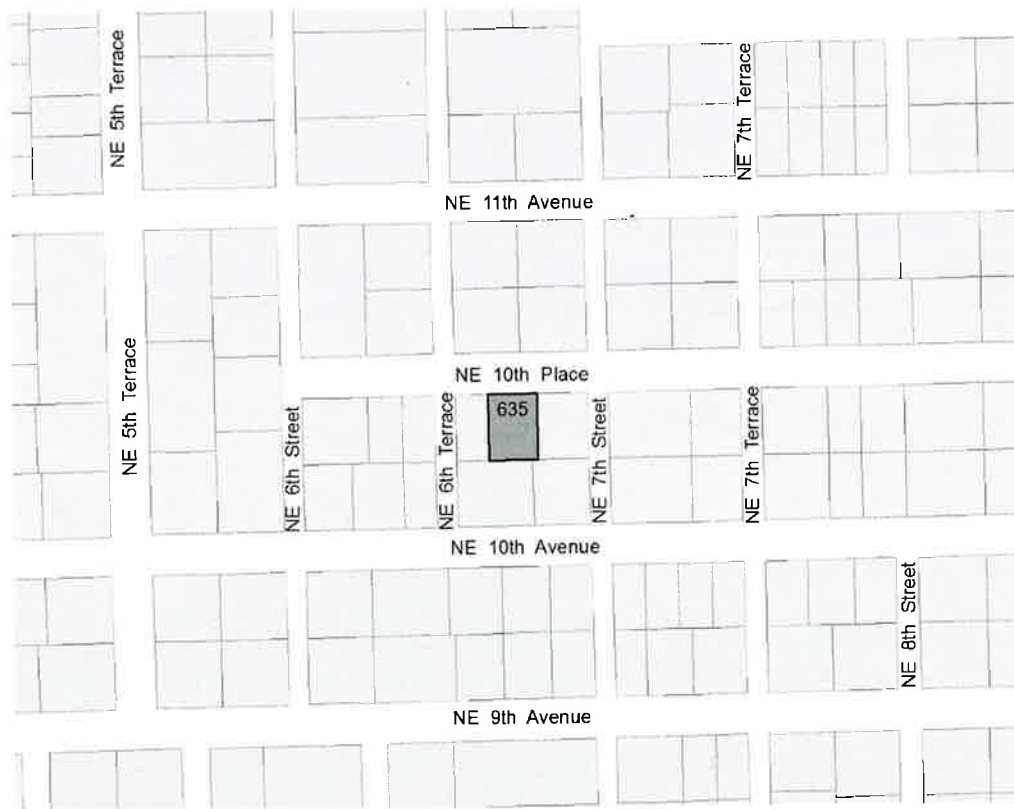


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Gordon Clemans
Property Owner(s): Gordon Clemans

SITE INFORMATION:

Address: 635 NE 10th Place
Parcel Number(s): 10389-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District: Northeast
Historic District Status: Contributing
Date of construction: c. 1948 (ACPA), c. 1948 per AL03435

PURPOSE AND DESCRIPTION:

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

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story Early Ranch style masonry structure with concrete block, a slab on grade foundation, vinyl windows largely installed around the year 2000, a side gable roof with asphalt shingles and a brick chimney. It is a 2 bedroom, 2 bath house with approximately 1,000 square feet of floor area, with a heated and cooled porch on the east side and a finished screened porch on the back or south elevation. According to the Florida Master Site File, the house is built in the Ranch-style made evident by its rectangular form. The subdivision is typical of American suburban development during the World War Two era. The Sanborn Maps indicate the dwelling was constructed between 1941 and 1963. The dwelling retains its essential form and integrity.

In 2018, several windows were added to complete renovation work that was suspended around the year 2000 which left several wall openings covered by plastic sheets. The front porch arbor was also rebuilt in 2018. It is not attached to the building.

PROPOSED

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

REVIEW

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

The addition as shown, would not meet the current rear yard setback requirements for the RSF-3 zoning district, which is 15 feet for the principal structure. The portion of the house that attaches to the addition is located approximately 42 feet from the rear property line; the addition is 30 feet long at that point, leaving approximately 12 feet in distance from the end of the addition to the property line. The proposed rear setback is no less than 12 feet from the rear property line.

Zoning Modification Request

This lot is located in the RSF-3 zoning district. The addition will require a rear yard setback reduction at the south property line to 12 feet where 15 feet is required.

Using the Land Development Code requirements as an additional basis for review: The modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic district," as many historic accessory structures are close to or on rear yard property lines; and "the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district." Lastly, per the Land Development Code, *"where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner."* As this pertains to the rear yard setback, the adjacent lot owner has been notified.

As the request meets the above requirements, and as the addition is adjacent to the back yard area of the adjacent single-family residential structure, staff recommends approval of the modification.

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.

Section 25-61 *et seq* of the City Code of Ordinances (see Exhibit 2) 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.

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

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

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

Compatible – The property will maintain its historic residential use. The applicant will maintain the architectural features and the spatial relationships that characterize the structure and its site and environment. The new addition will not be highly visible from the street. The addition will use materials to match the existing house including architectural asphalt shingles, American Craftsman vinyl windows, slab on grade foundation, and window and door trim. The project will reuse an existing window that will be moved and replaced by the door into the addition.

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

&

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

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

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

&

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

Compatible – The proposed work will not adversely affect distinctive features, materials, or finishes. The character defining features of the historic building will not be obscured, damaged, or destroyed due to the location of the addition.

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

Compatible – The proposed addition is shown to use Hardieplank siding, which will differentiate it from the principal building. The addition is compatible with the design and architectural features of the principal building. The addition is shown at the rear of the historic building and will not be highly visible from the street.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

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

RECOMMENDATION

Staff recommends approval of the application and finds that the property is an eligible property because it is a contributing structure to the Northeast Residential Historic District. Staff finds that the proposed improvements to be consistent with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:* Additions to Existing Buildings**
- Exhibit 2** **City of Gainesville Code of Ordinances Sec. 25-65**
- Exhibit 3** **COA Application, Application for Administrative Modification, & Part 1 Tax Exemption Application**
- Exhibit 4** **Florida Master Site File AL 3435**
- Exhibit 5** **Survey, Materials, Site Plan, Floor Plan, and Elevations**
- Exhibit 6** **Pictures**

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:

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.

Exhibit 2 City of Gainesville Code of Ordinances Sec. 25-65

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

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

the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

- (3) For applications submitted under the provisions of section 25-64, the HPB shall also determine that the property meets the standards set forth in that section.
 - (4) The HPB shall notify the applicant and the city commission in writing of the results of its review and shall make recommendations for correction of any planned work deemed to be inconsistent with the requirements for an eligible improvement.
 - (5) When an applicant is applying jointly for the ad valorem tax exemption and for federal historic preservation tax credits, the applicant will complete the National Park Service's (NPS) federal tax credit application and Part 1 of the historic preservation property tax exemption application and submit both to the city manager or designee. The HPB shall defer action on the applications until the NPS has rendered a determination. In the event the NPS approves the federal tax credit application, the Part 1 application shall be amended to reflect any conditions issued by the NPS. The HPB shall then approve the tax exemption application and forward it to the city commission to be handled as part of the normal approval process set forth below. A denial by the NPS shall cause the HPB to deny the ad valorem tax exemption.
- (d) Request for review of completed work application.
- (1) Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.
 - (2) On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefor, shall be provided in writing to the applicant and to the city commission. The applicant shall be given at least ten (10) days notice of the date of the public hearing of the city commission on the requested exemption. If a denial is recommended, and the applicant submits elevations and plans which indicate that the applicant intends to undertake the work necessary to comply with the recommendations of the HPB, the denial of the application may be continued by the city manager or designee for a period of time not to exceed sixty (60) days, while the applicant makes a good faith effort to comply with the recommendations. The applicant may resubmit documents indicating that the reasons for recommendation of denial of the application have been remedied and the city manager or designee will reinspect the work.
- (e) Approval by city commission. A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. The commission, in overturning or modifying the recommendation of the historic preservation board shall utilize the same standards as used by the historic preservation board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:
- (1) The name of the owner and the address of the historic property for which the exemptions granted.

- (2) The date on which the ten-year exemption will expire.
- (3) A finding that the historic property meets the requirements of this article.
- (4) A copy of the historic preservation exemption covenant, as provided in section 25-66, signed by the applicant and the mayor-commissioner or designated successor.
- (f) Notice to property appraiser. The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee. Within fifteen (15) days of receipt of the certified copy, the city manager designee shall transmit a copy of the approved "Part 2: Final Application", as well as the historic preservation exemption covenant to the Alachua County Property Appraiser with instructions that the property appraiser provide the ad valorem tax exemption to the applicant. Responsibility for paying the recording costs lie with the applicant.
- (g) Effective date of exemption. The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser.
- (h) An applicant previously granted a historic rehabilitation tax exemption by the historic preservation board may undertake additional improvement projects during the exemption period, or following its expiration, and reapply for an additional historic rehabilitation tax exemption for such work. An additional ten-year exemption shall apply only to the additional improvement.

(Ord. No. 950480, § 1, 8-28-95)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC
PRESERVATION OFFICE FOR A
PRE-APPLICATION CONFERENCE
334.5022

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

PLEASE PROVIDE ONE (1) DISK OR
USB FLASH DRIVE CONTAINING
ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO
SCALE SHOWING ALL DIMENSIONS
AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED
REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED
SURVEY

PHOTOGRAPHS OF EXISTING
CONDITIONS

ANY ADDITIONAL BACKUP
MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE,
TURN IN YOUR COMPLETED COA
APPLICATION TO THE PLANNING
OFFICE (RM 210, THOMAS CENTER-
B), PAY APPROPRIATE FEES, AND
PICK UP PUBLIC NOTICE SIGN TO BE
POSTED 10 DAYS IN ADVANCE OF
THE MEETING.

MAKE SURE YOUR APPLICATION
HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE
APPLICATION AND SUBMIT THE
NECESSARY DOCUMENTATION WILL
RESULT IN DEFERRAL OF YOUR
PETITION TO THE NEXT MONTHLY

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

PROJECT LOCATION:

Historic District: North East
Site Address: 635 NE 10th Place
Tax Parcel # 10389-000-000

OWNER

Gordon Clemans
Owner(s) Name

Corporation or Company

10237 SW 52nd Ave
Street Address
Gainesville FL, 32608
City State Zip

Home Telephone Number

360 821 1702
Cell Phone Number

Fax Number

E-Mail Address

gw.clemans@gmail.com

APPLICANT OR AGENT

Owner
Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ _____
EZ Fee: \$ N/A

HP # 19-00097 & HP-19-00104

Contributing Y ☒ N ☐

Zoning RSE-3

Pre-Conference Y ☐ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☐ N ☒

Request for Modification of Setbacks

Y ☒ N ☐

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

Received By Mike Hoge
Date Received 10/28/19

RECEIVED

OCT 28 2019

STAMP

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 MONTHLY AT CITY
HALL, 200 EAST

UNIVERSITY AVE.,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

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 www.cityofgainesville.org/planningdepartment 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 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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.

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

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid 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

Applicant or Agent

Date
Date

10/28/2019

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.

Existing structure is 1000-1100 sq ft single-story Florida vernacular built in 1948. Walls are 4x16" concrete block. Roof is architectural asphalt. Foundation is slab on grade. Lot is 7000 sq ft. Windows are vinyl, primarily installed about 2000. In 2018 several windows were added to complete work suspended in about 2000 which left several wall openings covered by plastic sheets. The front porch arbor was also rebuilt in 2018.

The neighborhood is residential. Most structures are single family one-story homes built 1930's-1950's.

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). Attach further description sheets, if needed.

Proposed addition is 636 sq ft of heated/cooled area + a 36 sq ft porch slab. Impact on existing structure is minimal, one window (non-egress) will be converted to the doorway into the addition. The addition is all in the back yard. Only 6 feet of the addition is visible from the street. The style of the addition will be simple Florida vernacular to match existing.

Materials include a slab on grade foundation; wood frame construction; Hardi-plank siding; architectural asphalt roofing to match existing; Vinyl, American Craftsman brand windows to match existing.

A small porch slab will provide back yard access.

A master suite and additional bath will be sized and arranged to accommodate aging in place and wheel chair access.

Project is designed to minimize impact on the existing structure and street-side look.

DEMOLITIONS AND RELOCATIONS (If Applicable)

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.

Minimal demolition - converting one window to a doorway into the proposed addition. Converting a substandard 3/4 bath into a hallway into the addition.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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.

None

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

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

The application is due by 11:00 a.m. on the application deadline date as noted on the attached annual meeting and cut-off schedule.

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

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

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

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

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

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

HISTORIC PRESERVATION PLANNER _____ DATE _____

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

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

THE BASIS FOR THIS DECISION WAS:

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

CHAIRPERSON _____ DATE _____

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

After the application approval, the COA is valid for one year.

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

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

PROPERTY OWNER AFFIDAVIT

Owners Name: _____

Address: _____

Phone: _____

Email: _____

Agent Name: _____

N/A

Address: _____

Phone: _____

Email: _____

Parcel No.: _____

Acreage: _____

S: _____

T: _____

R: _____

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____

Printed name: _____

Date: _____

The foregoing affidavit is acknowledged before me this _____ day of _____, 20__, by _____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

HP-19-00097

Applicant (Owner or Agent)

Gordon Clemons

Tax parcel(s)

10389.000.000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

[Signature]

8. Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

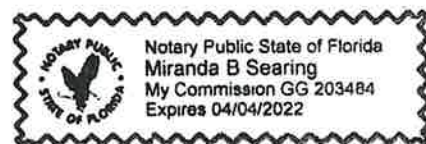
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 15 day of November, 2019, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Miranda B. Searing Notary

Public

My Commission expires: 4/4/2022

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number HP-19-00097 Planner Jason Simmons



What's going on?

NEW ADDITION

Project ID

HP-19-00097

Meeting Date/Time

12/3/2019 5:30PM

City Hall Auditorium
200 East University Avenue

HISTORIC

Alteration or Repair ☐ Demolition ☐

New Construction ☒

Want to learn more?
352-334-5050 | coplanning@cityofgainesville.org



Gainesville.
Citizen centered
People empowered

What's going on?

NEW ADDITION

Project ID

HP-19-00097 + HP-19-104

Meeting Date/Time

12/3/2019 5:30PM

City Hall Auditorium
200 East University Avenue

HISTORIC

Alteration or Repair ☐ Demolition ☐

New Construction ☒

Want to learn more?
352-334-5050 | cogplanning@cityofgainesville.org



Gainesville.
Citizen centered
People empowered

APPLICATION FOR ADMINISTRATIVE MODIFICATION
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. <u>HP-19-00097</u>	Hearing Date: <u>12/3/19</u>

CHECK ONE: ☒ Historic District: North East ☐ Individual Listing

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
Name: <u>Gordon Clemans</u>		Name: <u>N/A</u>	
Address: <u>10237 SW 52nd Ave</u>		Address: <u>N/A</u>	
<u>Gainesville, FL</u>			
<u>32608</u>			
E-mail Address: <u>gwclemans@gmail.com</u>		E-mail Address:	
Phone: <u>360-821-1702</u>		Phone:	
Fax:		Fax:	

PROPERTY INFORMATION:

Street address: 635 NE 10th Place, 32601

Tax parcel no(s): 10389-000-000

Legal description (may be attached): See attached

Existing Zoning: RSF-3 Lot size: 7000 sq ft

Present use: single residence Proposed use: single residence

Present structures (type) and improvements upon the land: single residence with screen room, porch, brick walk and driveway

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)

	Zoning	Land Use	Existing Use
North	RSF-3	00100	Residential
South	"	"	"
East	"	"	"
West	"	"	"

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

(select only those that apply)	Required	Existing	Proposed
<input checked="" type="checkbox"/> Front, Side, Or (Rear) Building Setback Line	15	43	12
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

Certified Cashier's Receipt

The following information must be collected to demonstrate the foundation for the requested modification as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the administrative modification criteria.

1. Document that the proposed modification(s) will not impact the public safety, health, or welfare of the abutting property owners or the historic district.

The proposed modification will not impact the public safety, health or welfare of abutting property owners or the historic district.

2. Describe the neighboring building patterns or historic development conditions that are consistent with the proposed modification(s).

The 2 story home behind this site has recently been significantly enlarged. Other surrounding homes are single story. The proposed addition will not impact their privacy.

3. What particular design elements or composition of the proposed modification(s) contribute to the existing building patterns or historic development of the historic district?

Proposed work is single story, behind the existing home with only 6 feet of the end visible from the street. Windows will match existing. Roof pitch and exterior style complement existing. (See "PLAN NOTES")

4. Affirm that applicable site design requirements such as utilities, stormwater, and access, as per the Land Development Code of the proposed development are in compliance.

All above are in compliance.

Please continue on additional pages as needed

SIGNATURES

1. (a) I 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.
(b) I 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.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: _____

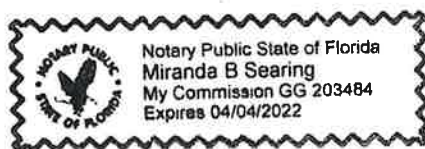
Date: 10/31/2019

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 31 day of October 2019,
by (Name) Gordon Clemons

Miranda B Searing
Signature - Notary Public

Personally Known _____ OR Produced Identification ✓ (Type) Drivers License



Search Criteria

Street Number: = 635
Street Direction: NE
Street Name/Type: 10TH PL

Search Date: 10/27/2019 at 3:00:38 PM

Parcel: 10389-GIS
000-000 Map

Taxpayer:	CLEMANS GORDON W & SORAYA	Legal: ELLIOT/LENGLER ADD DB J-230 W 70 FT OF E 150 FT OF N1/2 OF BK 3 RG 7 OR 4587/2147
Mailing:	1451 MADISON ST PORT TOWNSEND, WA 98368	
9-1-1 Address:	635 NE 10TH PL GAINESVILLE	
Sec-Twn-Rng:	33-09-20	
Property Use:	00100 - SINGLE FAMILY	
Tax Jurisdiction:	GAINESVILLE	

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**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) 10389-000-000 (Attach legal description)

Address of property: Street 635 NE 10th Place
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 North East Gainesville

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 Dept. of Doing, Planning and Development
Mailing Address PO Box 490, Station 11
City Gainesville State FL Zip Code 32627-0490
Telephone Number (352) 334 5022

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 Gordon Clemans

Mailing Address 10237 SW 52nd Ave
City Gainesville State FL Zip Code 32608

Daytime Telephone Number (360) 821 1702
If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Search Criteria

Street Number: = 635
Street Direction: NE
Street Name/Type: 10TH PL

Search Date: 10/27/2019 at 3:00:38 PM

Parcel: 10389-GIS
000-000 Map

Taxpayer:	CLEMANS GORDON W & SORAYA	Legal: ELLIOT/LENGLER ADD DB J-230 W 70 FT OF E 150 FT OF N1/2 OF BK 3 RG 7 OR 4587/2147
Mailing:	1451 MADISON ST PORT TOWNSEND, WA 98368	
9-1-1 Address:	635 NE 10TH PL GAINESVILLE	
Sec-Twn-Rng:	33-09-20	
Property Use:	00100 - SINGLE FAMILY	
Tax Jurisdiction:	GAINESVILLE	

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CodeCanyon.

Property Identification Number 10389-000-000

Property Address 635 NE 10th PL, Gainesville, FL 32601

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

Gordon Clemans
Name

[Signature]
Signature

10/28/2019
Date

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

N/A
Title

Organization Name

B. EVALUATION OF PROPERTY

(To be completed only for properties in historic or archaeological districts)

5. **Description of Physical Appearance:**

Single story single family residence (See photos)
2x6" concrete block construction
Gable roof with architectural asphalt shingles
Foundation slab on grade
* Vinyl windows installed ~2000
* Porch arbor rebuilt and window work completed 2018

Date of Construction 1948

Date(s) of Alteration(s) * ~2000; 2018

Has building been moved? () Yes (☒) No

If so, when? _____

6. **Statement of Significance:**

Contributing structure
Mid-century Florida vernacular

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

See attached

Property Identification Number 10389-000-000

Property Address 635 NE 10th Pl, Gainesville, FL 32601

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

1. Use(s) before improvement: Residence
2. Proposed use(s): ||

D. N/A 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 16389-000-000

Property Address 635 NE 10th Place

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 Jason Simmons

Typed or printed name Jason Simmons

Title Planner

Date 11/20/19

Page 1



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

 Site #8 3435
 Recorder #
 Field Date Summer 1996
 Form Date January 1997
☒ Original
☐ Update

 SITE NAMES (addr. if none) 635 NE 10th Place [MULT. LIST. #8 1]
 SURVEY Northeast Historic District Expansion [SURVEY # 1]
 NATIONAL REGISTER CATEGORY building structure ☒ district site object

LOCATION & IDENTIFICATION

 ADDRESS (Include N,S,E,W; st., ave., etc.) 635 NE 10th Place
 CROSS STREETS nearest/between _____
 NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no
 COUNTY Alachua County TAX PARCEL # 10388
 SUBDIVISION NAME Elliot & L Engles BLOCK 3 R7 LOT NO. 3 and 4
 OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☐ priv-indiv ☒ priv-unspecified city county state federal unknown
 NAME OF PUBLIC TRACT (e.g., park) _____
 ROUTE TO _____

MAPPING

 USGS 7.5' MAP NAME Gainesville, FL East
 TOWNSHIP 9S RANGE 20E SECT. 33 1/4 3852 1/4-1/4 IRREG. SECT.? y x n
 [M: ZONE 16 17 EASTING 1 1 1 0 NORTHING 1 1 1 0]
 AT OR OTHER MAP (Map's name, location) PB A-181 City of Gainesville

DESCRIPTION

 STYLE Early Ranch EXTERIOR PLAN Rectangular NO. STORIES 1
 STRUCTURAL SYSTEMS Masonry
 FOUNDATION: Types stem wall Materials concrete block
 EXTERIOR FABRIC concrete block
 ROOF: Types side gable Materials asphalt
 Secondary strucs. (dormers etc.) _____
 CHIMNEY: No. 1 Materials brick LOCATIONS left
 WINDOWS (types, materials, and placements) three 1/1 DHS--one on each side of entry
and one on west side of building

 MAIN ENTRANCE (stylistic details) flush--stoop; four panelled door with 2 lights
 PORCHES: #open ☒ #closed _____ #incised _____ Locations _____
 Porch roof types integral
 EXTERIOR ORNAMENT decorative iron grilles on windows

 INTERIOR PLAN _____ CONDITION: excellent ☒ good fair deteriorated ruinous
 SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial residential institutional rural
 ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

 ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y xn (No-explain; yes-attach!)
 artifacts or other remains no surveys or sites have been conducted in neighborhood

 NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1948 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ Residential _____
 PRESENT USES (give dates) _____ Residential _____
 OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info
 Individually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. info
 Potential contributor to NR district? ☒ yes ☐ no ☐ insuff. info

Local Designation Category
District _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____ see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. 3NE-NC 19

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville
Box 490 Station 11 Gainesville, FL 32602 (352) 334-5022

FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS		DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY?:	y	n	pe	ii
DELIST DATE	SHPO-NR ELIGIBILITY?:	y	n	pe	ii
	LOCAL DESIGNATION?:				
	Local office				

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE. PREFER B&W AT LEAST 2x5

**635 NE 10th Place
Elliot & L Engles Subdivision**

NARRATIVE

The one-story dwelling is built in the Ranch-style made evident by its rectangular form. The Elliot and L Engles subdivision is characterized by swales and a mature tree canopy. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

Elliot and L Engles subdivision is characterized by two distinct geographic areas -- the westernmost being included in the proposed expansion to the Northeast Residential Historic District. This section is distinguished by its rough metalled roads, swales and heavily wooded lots which give it a rustic quality. The subdividing pattern is typified by wide lots perhaps representing its later development in comparison with Highland Heights.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. The Elliot and L Engles subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 60% were built before 1951. The dwelling retains its essential form and integrity.

St Patricks
Sch

ST

185

NE 16TH

6TH

7TH

33

City
Park

NE

NE

NE

13TH

AVE

NE

12TH

GAINESVILLE

NE

10TH

AVE

Shopping
Center

U.S. Naval
Trainin

176

U.S. Army Reser
AVE Training Cente

NE

7TH

183

7TH

9TH

ST

NE

5TH

167

NE

NE

NE

11TH

BLVD

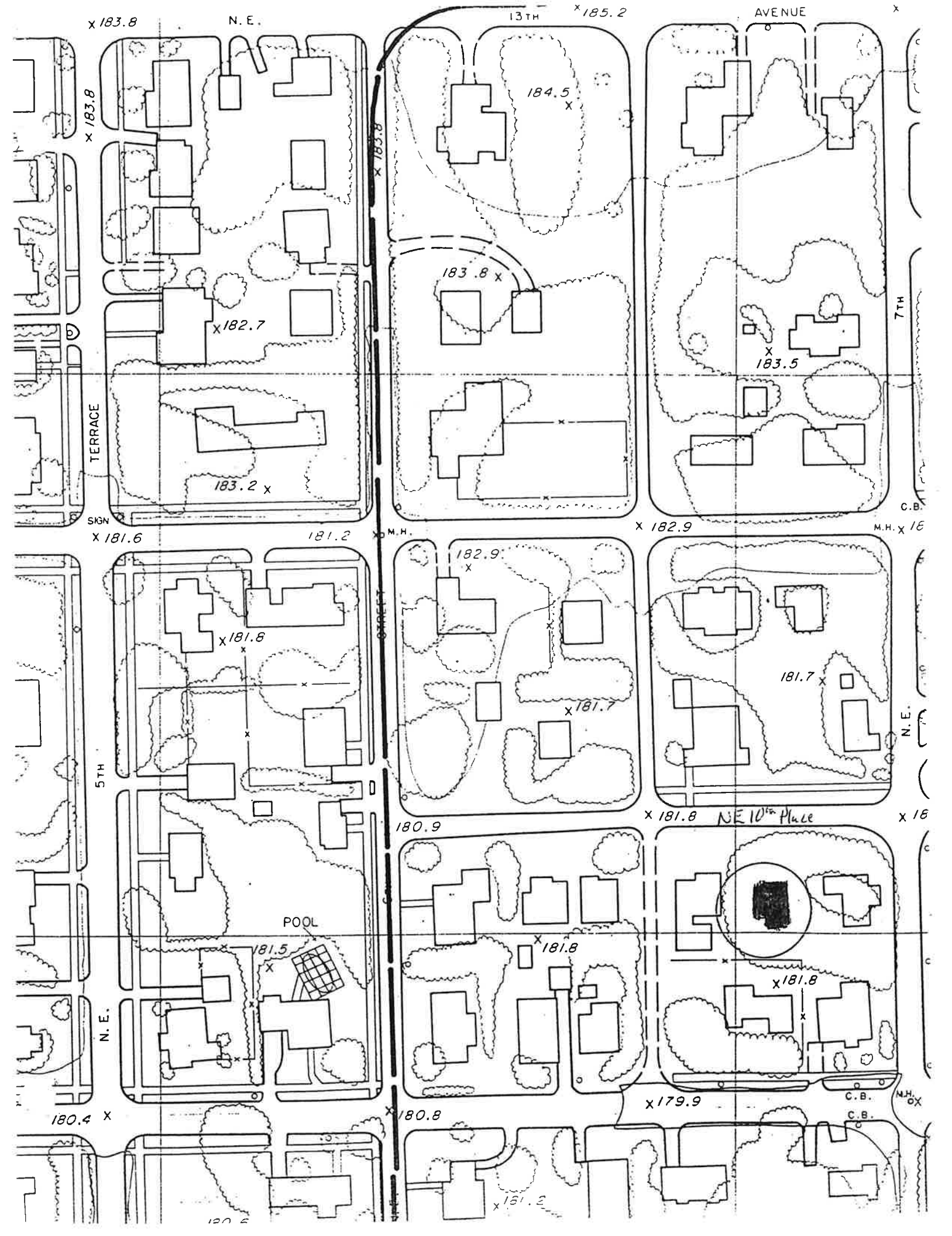
NE

3D

NE

City

Kirby-Smith





MATERIALS

ADDITION

FRAMING WILL BE WOOD CONSTRUCTION WITH TRUSSES FOR ROOF.
ROOFING WILL BE ARCHITECTURAL ASPHALT SHINGLES TO MATCH EXISTING.
WINDOWS WILL BE VINYL (AMERICAN CRAFTSMAN) TO MATCH EXISTING.
FOUNDATION WILL BE SLAB ON GRADE, MATCHING EXISTING.
EXTERIOR DOOR WILL BE FIBERGLASS.
WINDOW AND DOOR TRIM WILL MATCH EXISTING.
SIDING WILL BE HARDIPLANK.
A MINISPLIT SYSTEM WILL PROVIDE HEAT AND A/C.

EXISTING STRUCTURE (BUILT IN 1948)

WALLS ARE PRIMARILY 4IN X 16 IN CONCRETE BLOCK.
FRONT FACADE IS 4IN X 16IN CONCRETE BLOCK EXCEPT FOR THE PORCH ARBOR
STEM WALL FACED WITH WOOD SIDING.
OTHER FACADES ARE PRIMARILY 4IN X 16IN BLOCK WITH SOME STUCCO, AND VINYL
SIDING ON GABLE ENDS.
ROOFING IS ARCHITECTURAL SHINGLES.
WINDOWS ARE VINYL, PRIMARILY AMERICAN CRAFTSMAN BRAND.
HEAT AND A/C ARE VIA A DUCTED GAS FURNACE AND CENTRAL A/C UNIT.
FOUNDATION IS SLAB ON GRADE.

ADDITION CONFORMATION

THE ADDITION IS SINGLE STORY TO MATCH THE EXISTING HOUSE AND MOST
NEIGHBORHOOD HOMES.
PEAK HEIGHT IS INTENDED TO MATCH AND NOT EXCEED THE EXISTING ROOF PEAK
HEIGHT.
ALL CONSTRUCTION WILL BE IN THE REAR OF THE PROPERTY.
CONSTRUCTION VISIBLE FROM THE STREET WILL BE 6FT BEHIND THE EXISTING REAR
WALL.
THE ADDITION WILL REQUIRE MINIMAL ALTERATION TO THE EXISTING STRUCTURE,
NONE VISIBLE FROM THE STREET.
ACCESS TO THE ADDITION WILL BE VIA CONVERTING AN EXISTING (NON-EGRESS)
WINDOW INTO A PASSAGEWAY. (THE WINDOW WILL BE SALVAGED AND BECOME THE
ADDITION WINDOW VISIBLE FROM THE STREET.)
STYLE WILL BE SIMPLE VERNACULAR TO MATCH THE EXISTING AND THE
NEIGHBORHOOD.

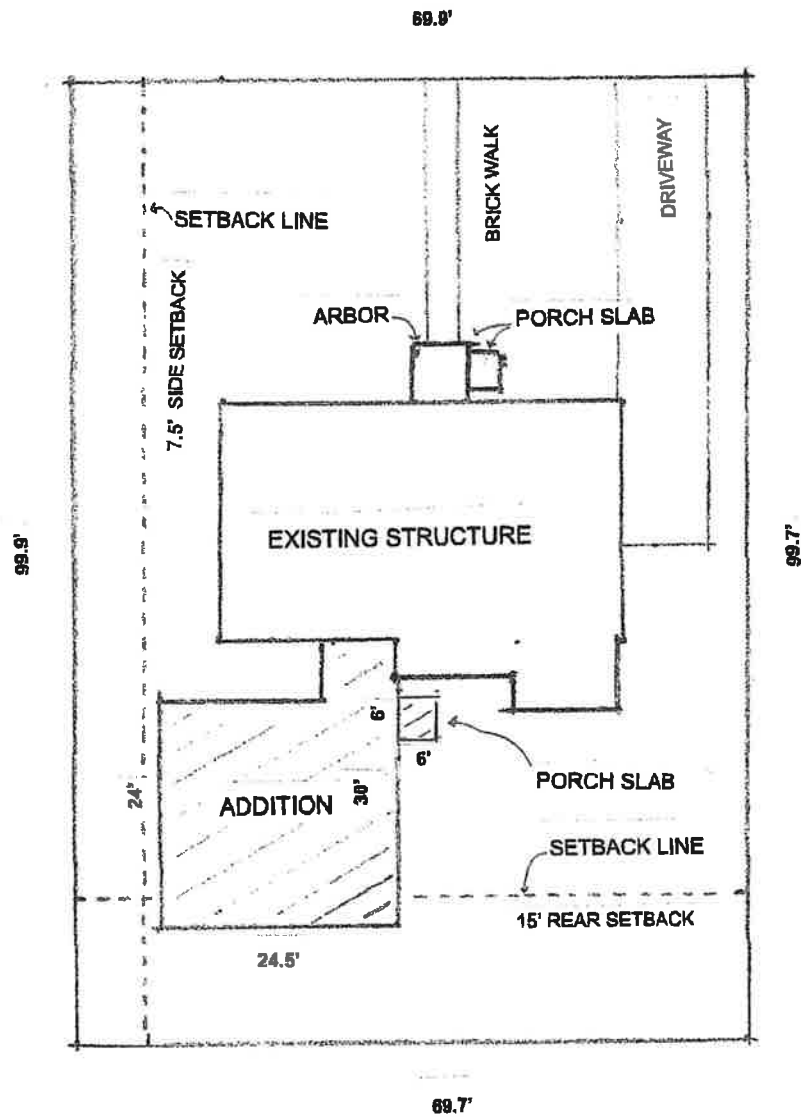
ONLY 6FT OF THE ADDITION WILL BE VISIBLE FROM THE STREET (NE10TH PL).
CEILING HEIGHTS WILL BE BETWEEN 8FT 3IN AND 9FT.

REAR SETBACK VARIANCE REQUEST FROM 15FT TO 12 FT

THIS WILL FACILITATE A BEDROOM AND 2 BATHROOMS SIZED TO ACCOMMODATE
AGING IN PLACE AND A RESIDENT CONFINED TO A WHEELCHAIR.

SITE PLAN

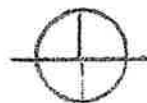
635 NE 10TH PLACE



1" = 20'

NOVEMBER 4, 2019

NORTH



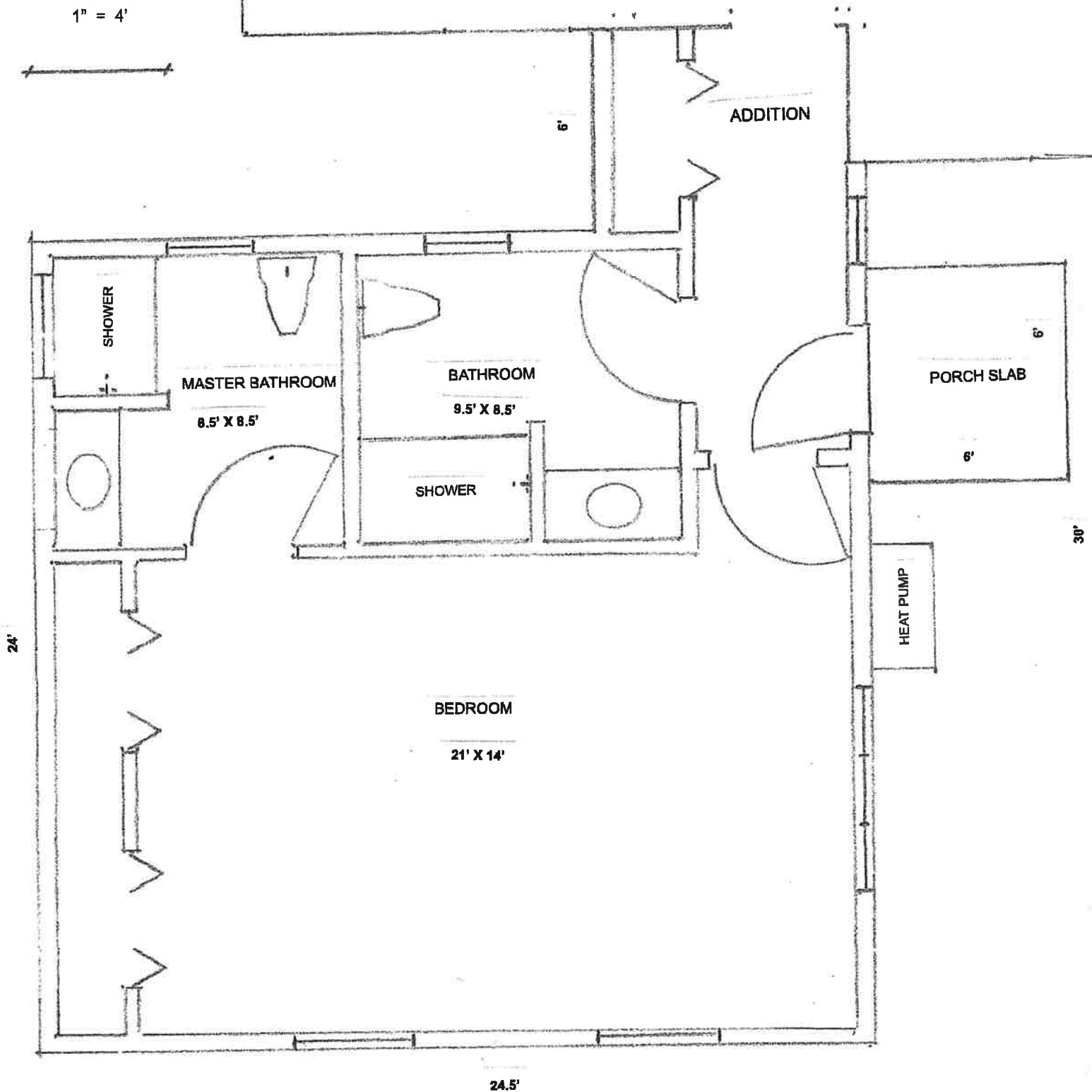
PROPOSED ADDITION FLOOR PLAN

NORTH

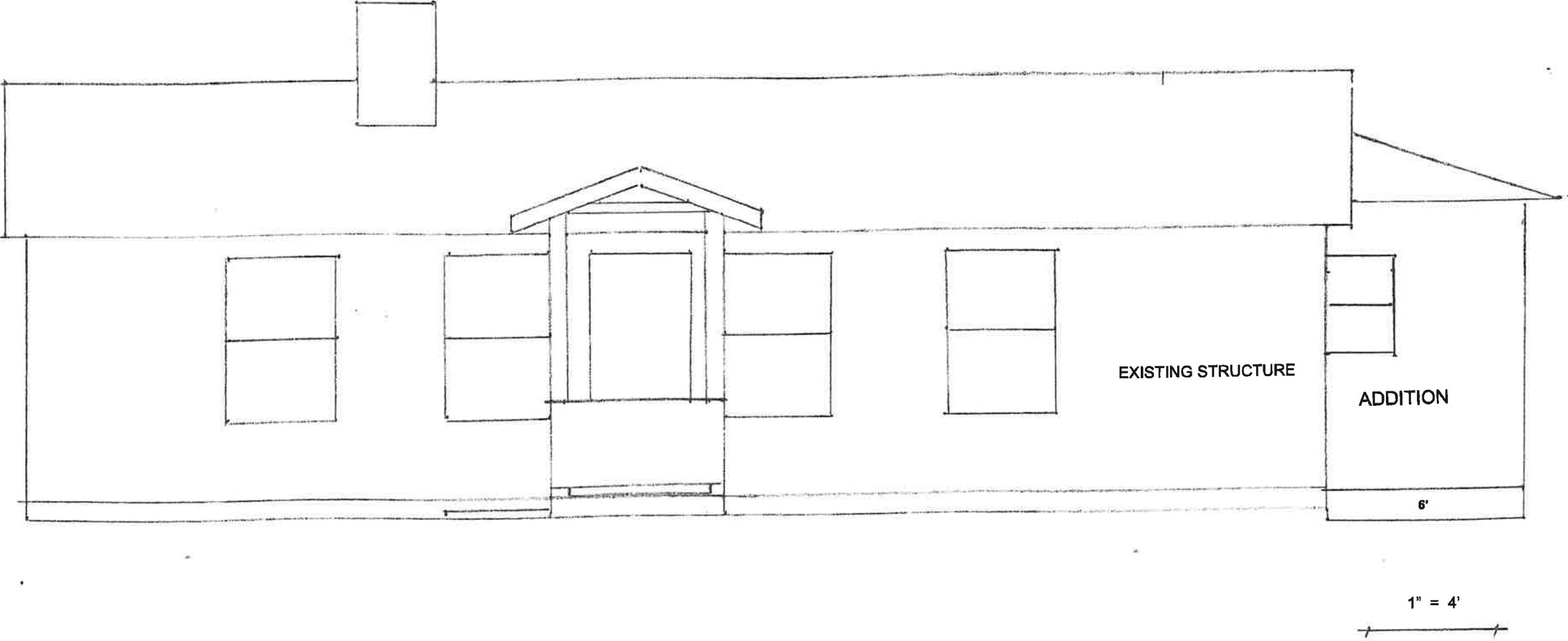
EXISTING STRUCTURE

1" = 4'

ADDITION



NORTH ELEVATION



NE 10TH PLACE

635 NE 10TH PLACE

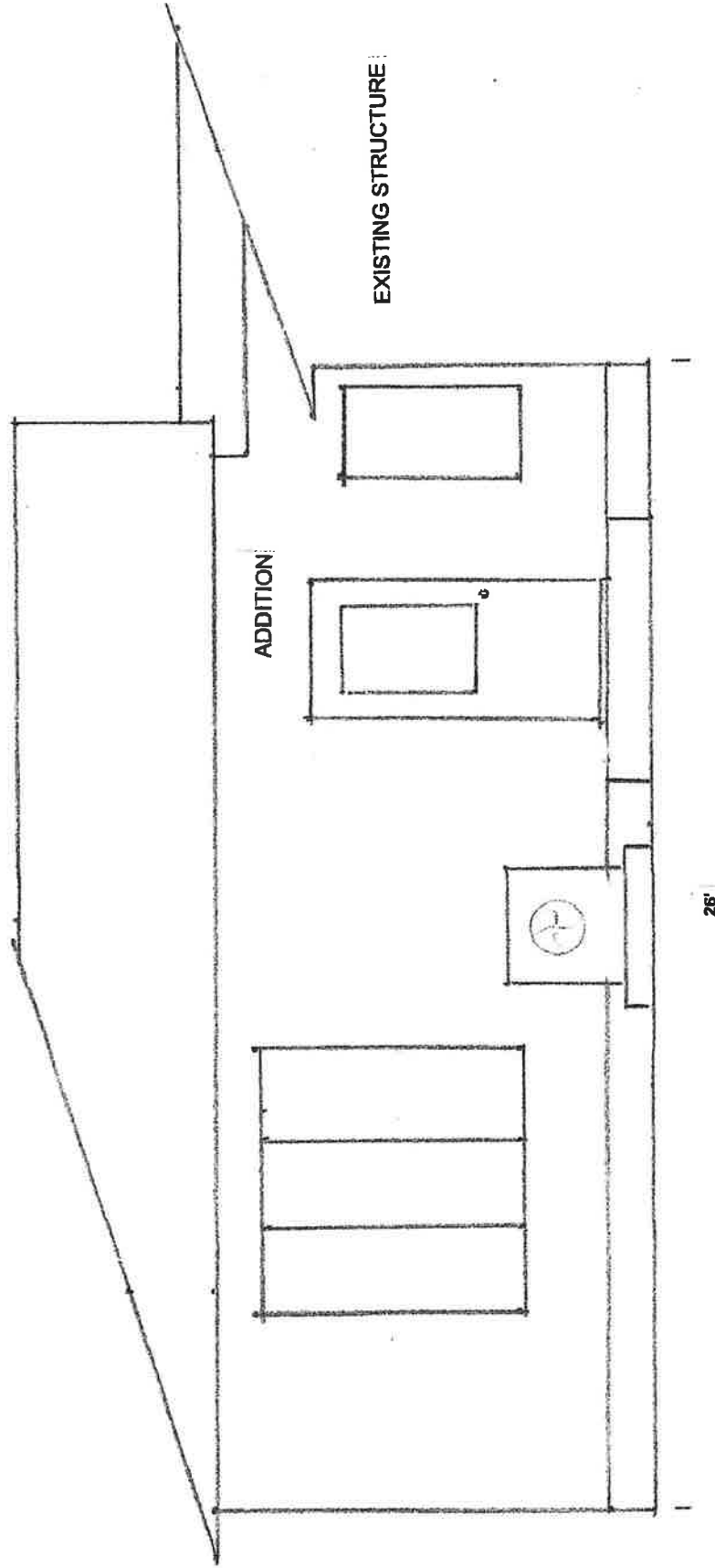
GORDON CLEMANS gwclemans@gmail.com

NOVEMBER 4, 2019

635 NE 10TH PLACE

EAST ELEVATION

1" = 4'



NOVEMBER 4, 2019

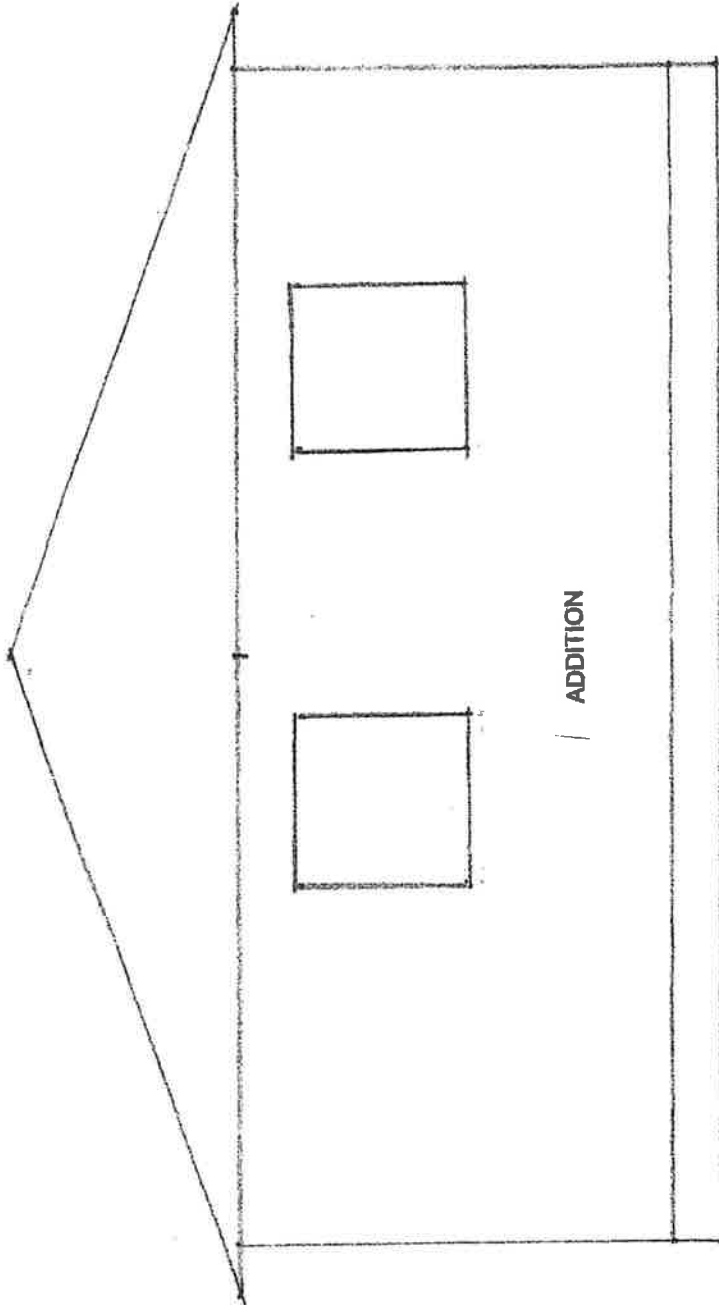
GORDON CLEMANS gwclemans@gmail.com

SOUTH ELEVATION

635 NE 10TH PLACE NOVEMBER 4, 2019

GORDON CLEMANS gwclemans@gmail.com

1" = 4'



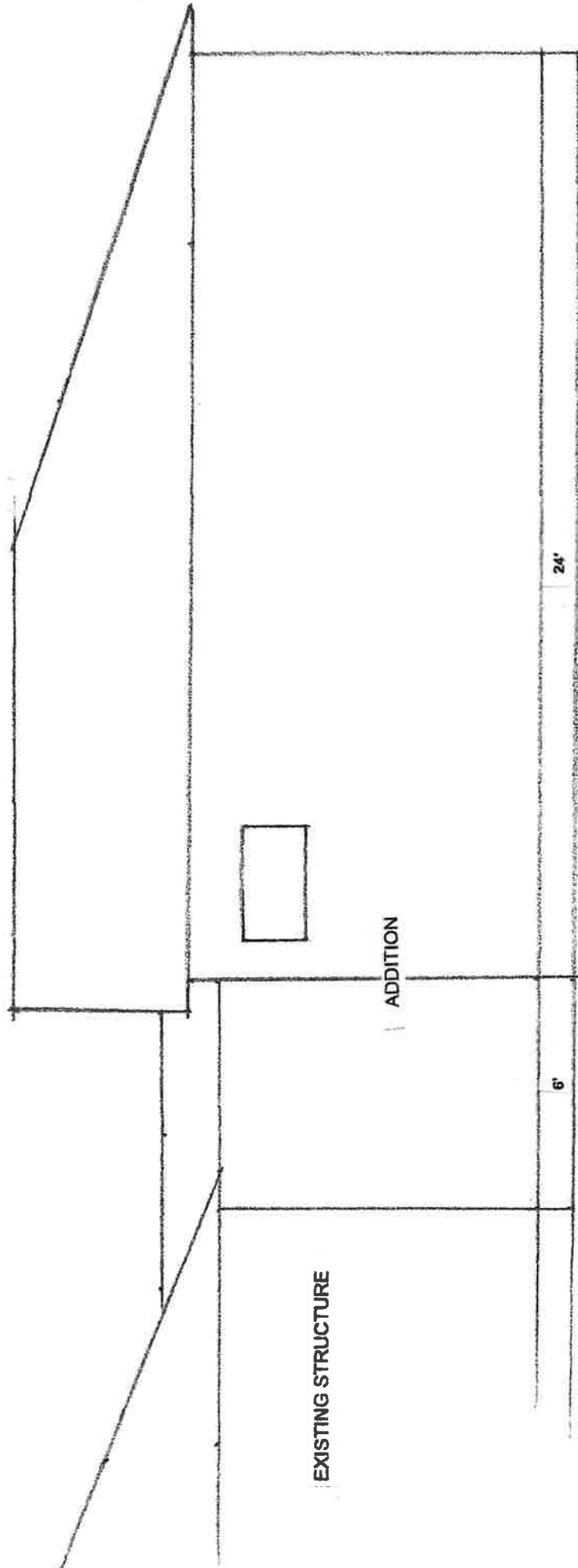
ADDITION

24.5

635 NE 10TH PLACE

WEST ELEVATION

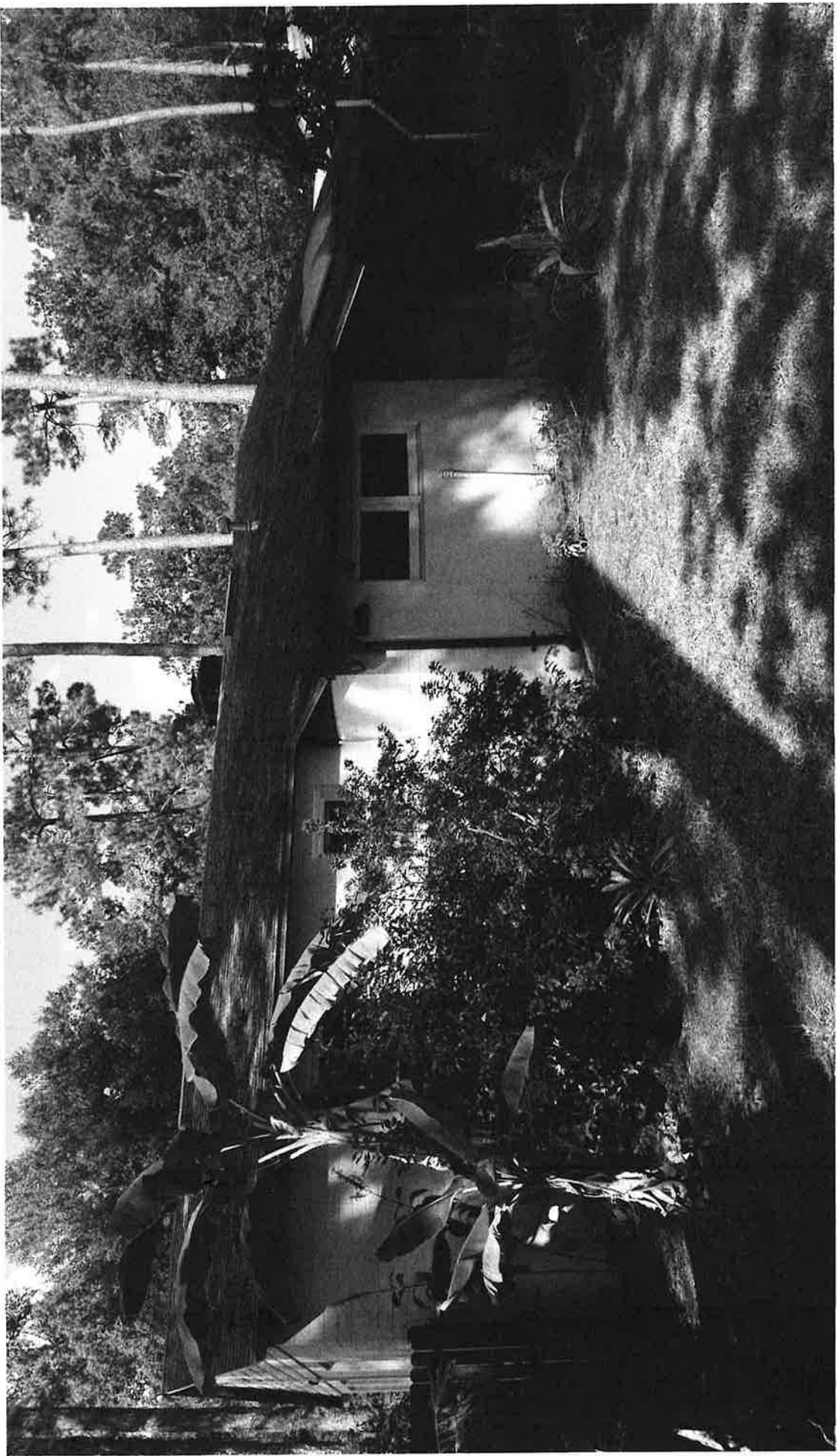
1" = 4'



NOVEMBER 4, 2019

GORDON CLEMANS gwclemans@gmail.com

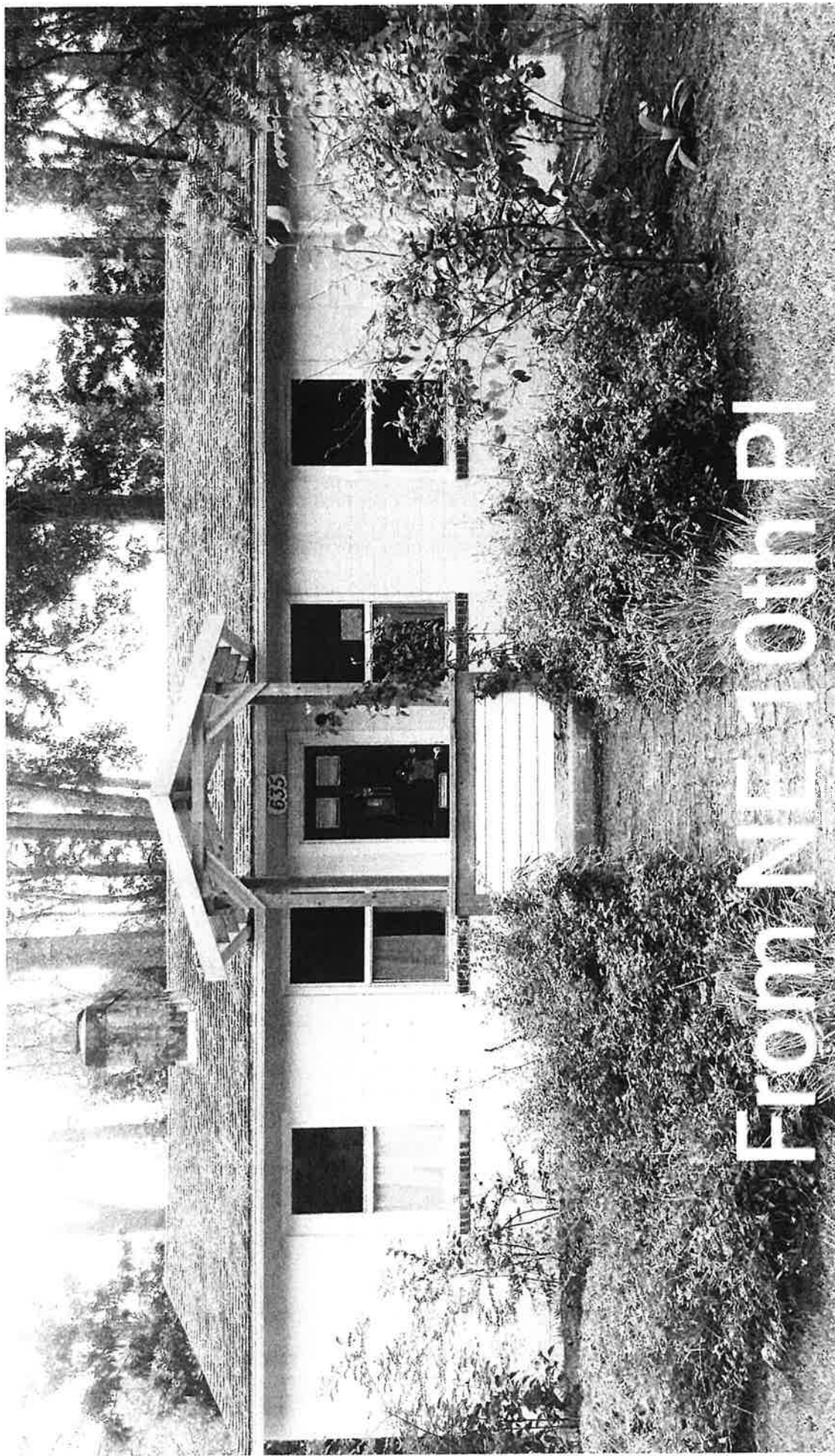




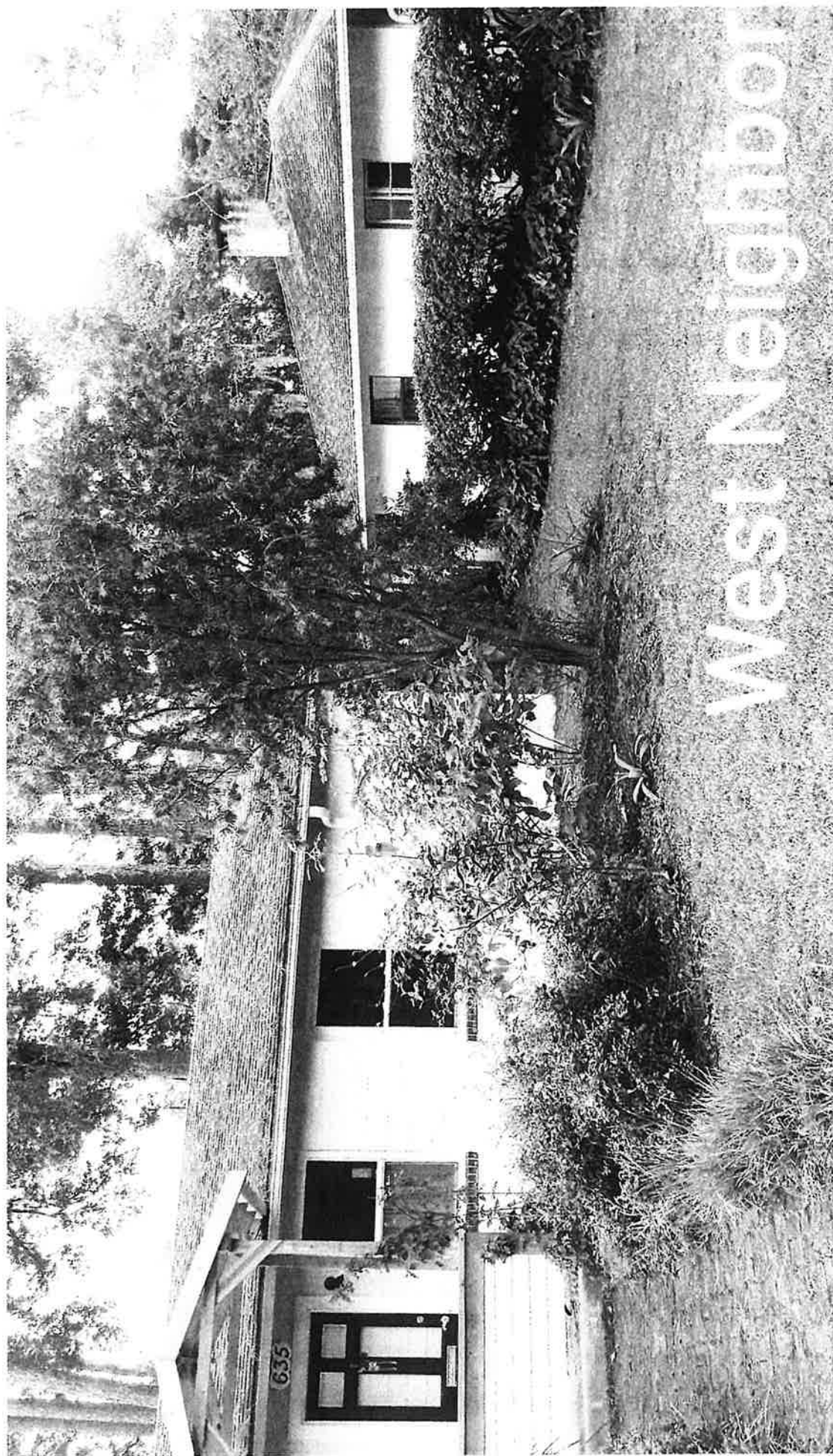




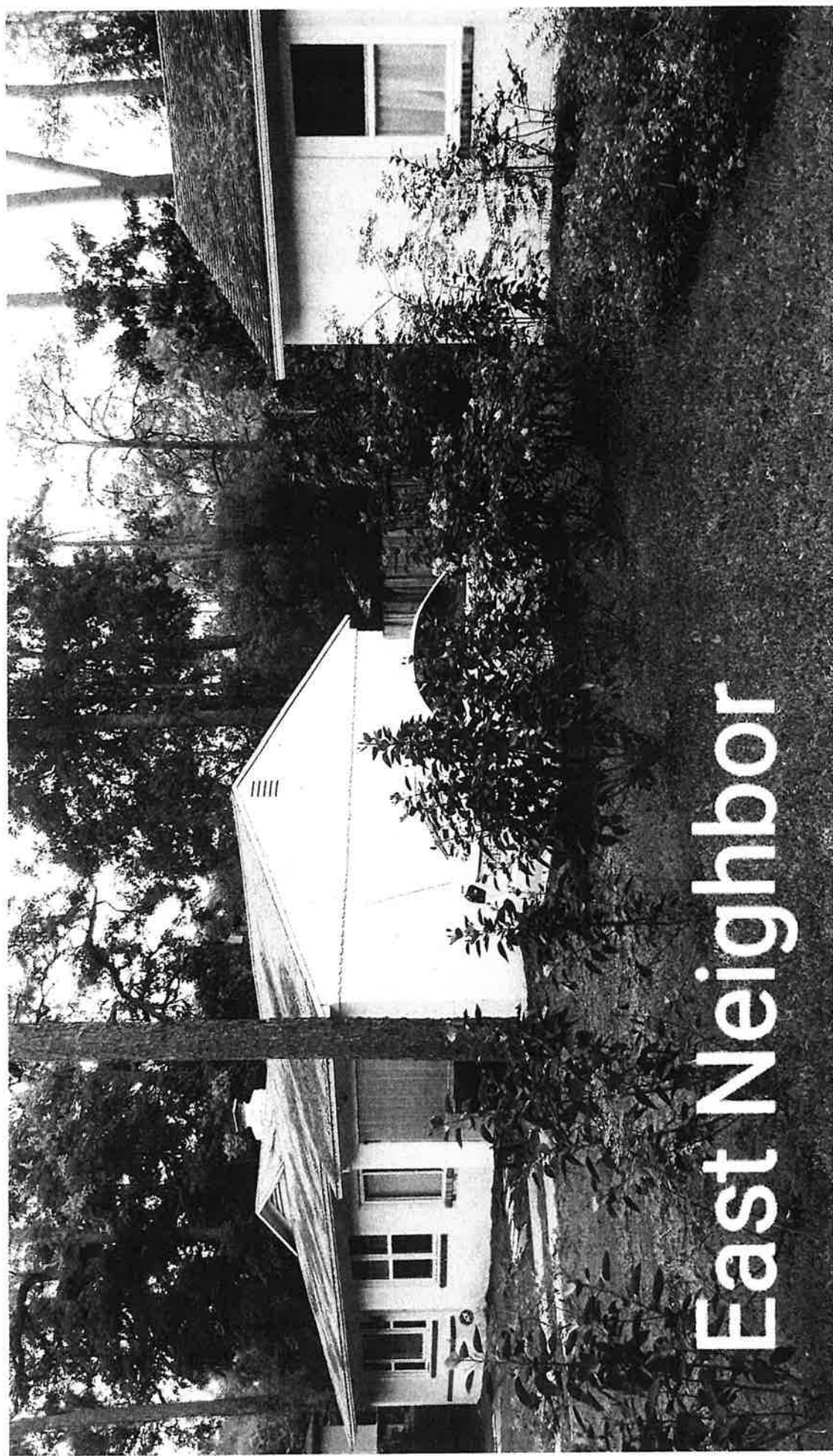
North Side



From NE 10th Pl

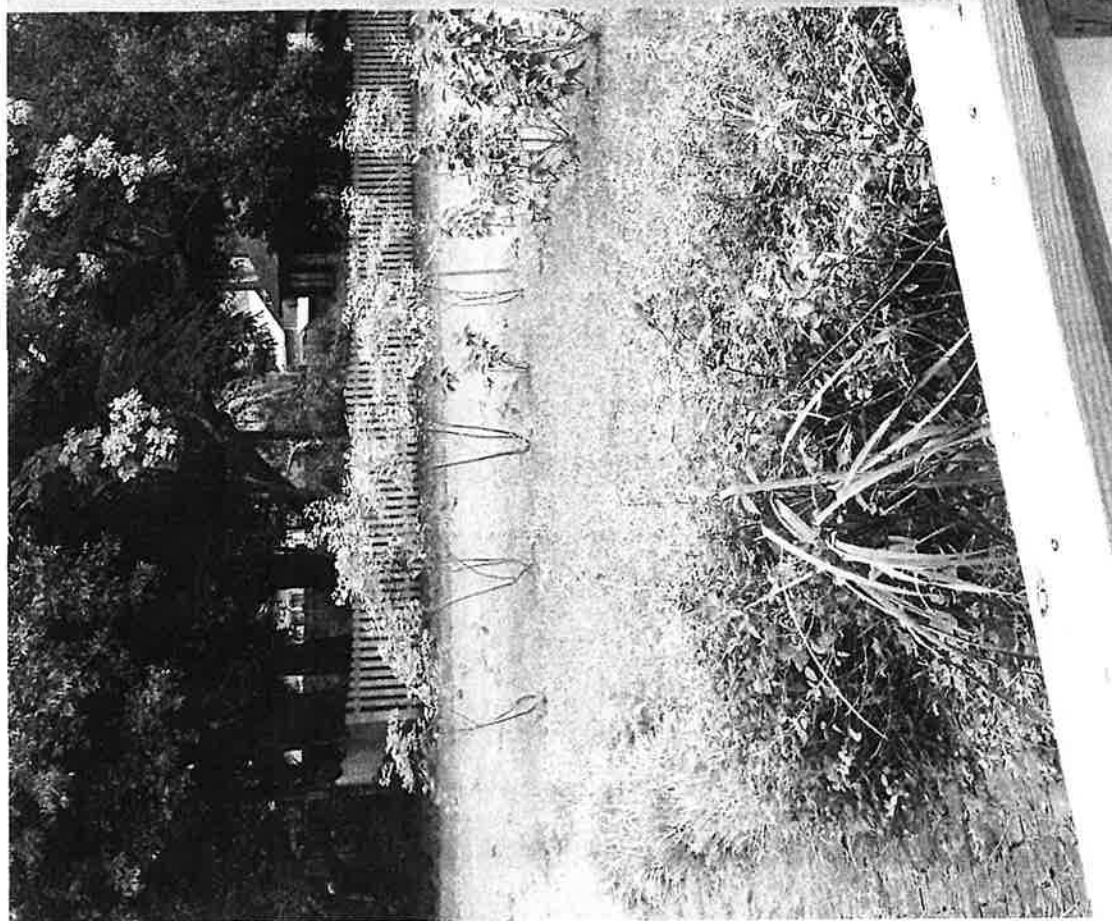


West Neighbor

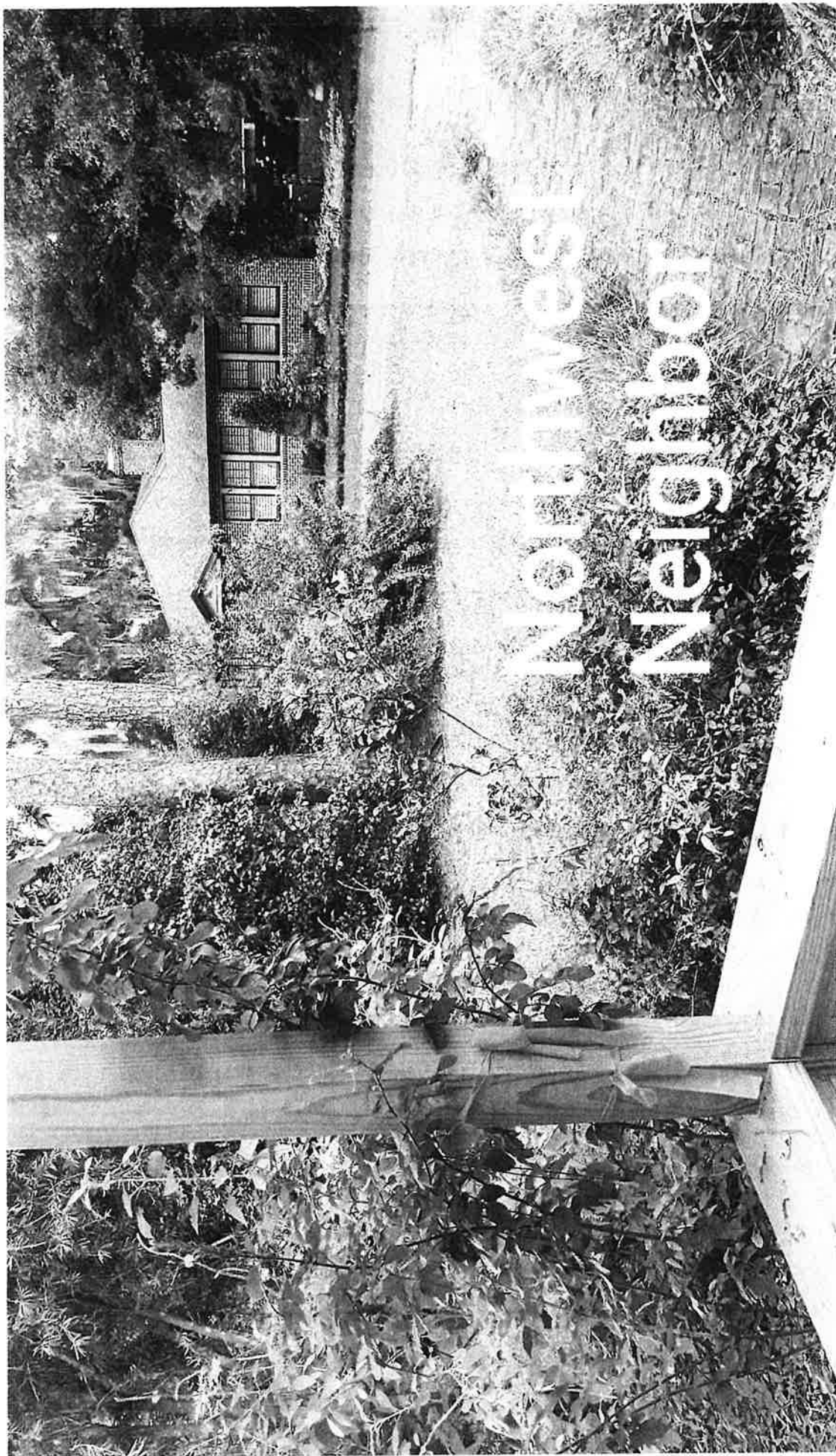


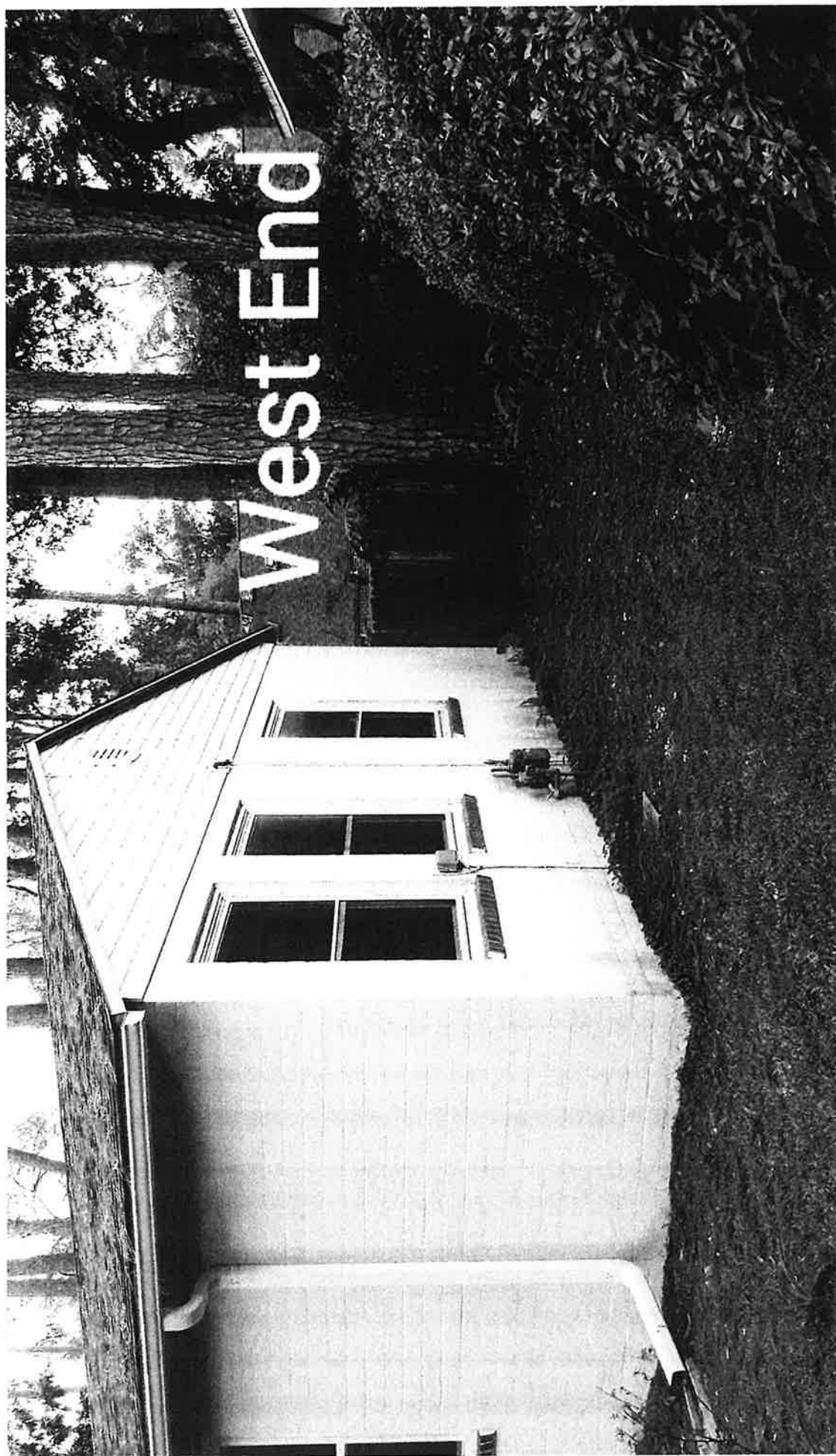
East Neighbor

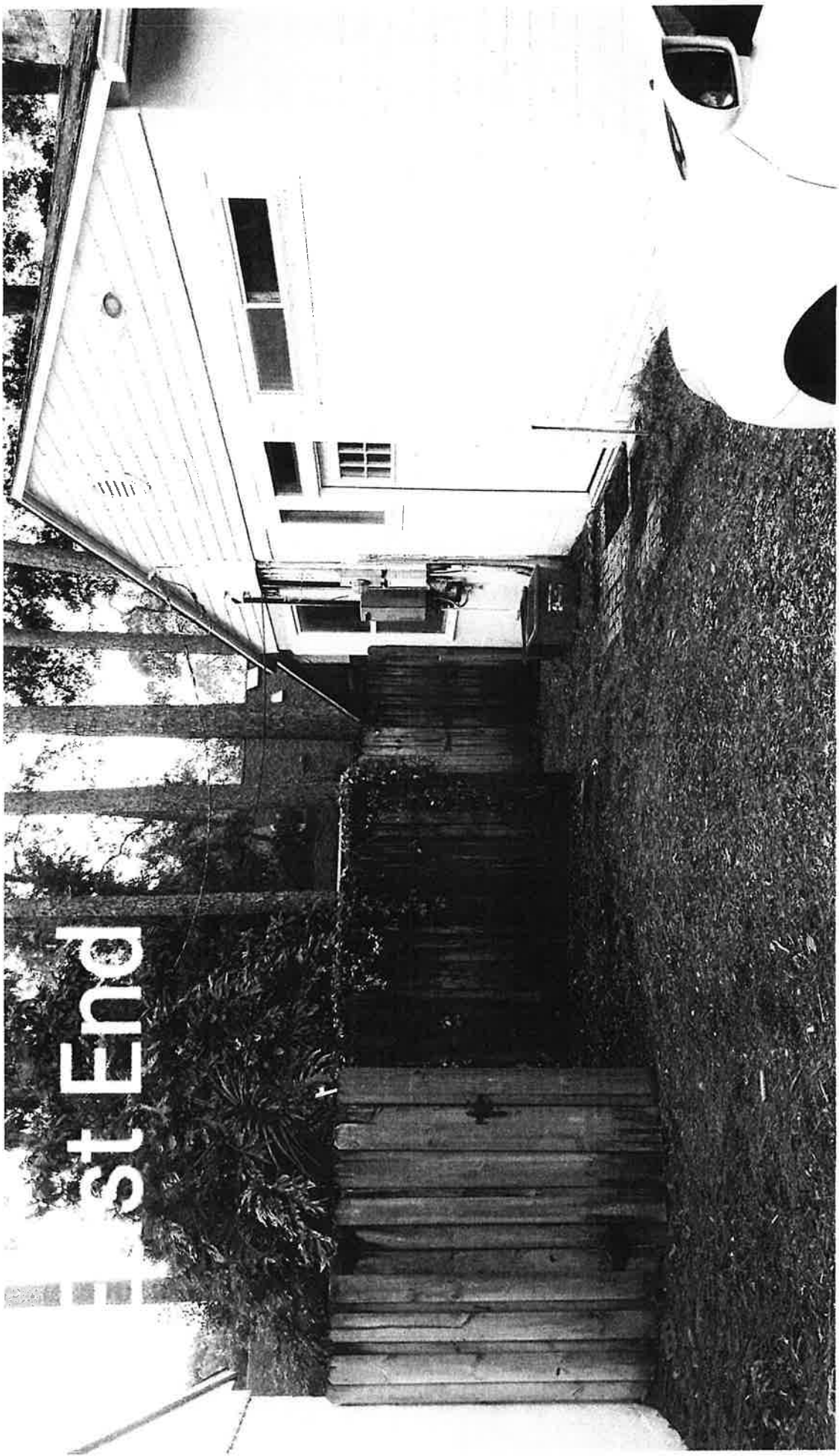
Northeast Neighbor



Northwest Neighbor







First End

A black and white photograph of a house. In the foreground, a large, dense bush with many leaves and some small white flowers partially obscures the view of the house. To the right of the bush, a dark downspout runs vertically down the side of the house. The house has a light-colored exterior wall and a dark roofline. A window is visible behind the bush, and another window is further up the wall. The overall scene is captured in a high-contrast, grainy black and white style.

Cert's Window Becomes Doorway

