



**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:	November 10, 2020
ITEM NO:	#8 under New Business
PROJECT NAME AND NUMBER:	HP-20-00094, 423 NW 6 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Demolish residential dwelling
RECOMMENDATION:	Staff recommends approval of the application.
CITY PROJECT CONTACT:	Jason Simmons

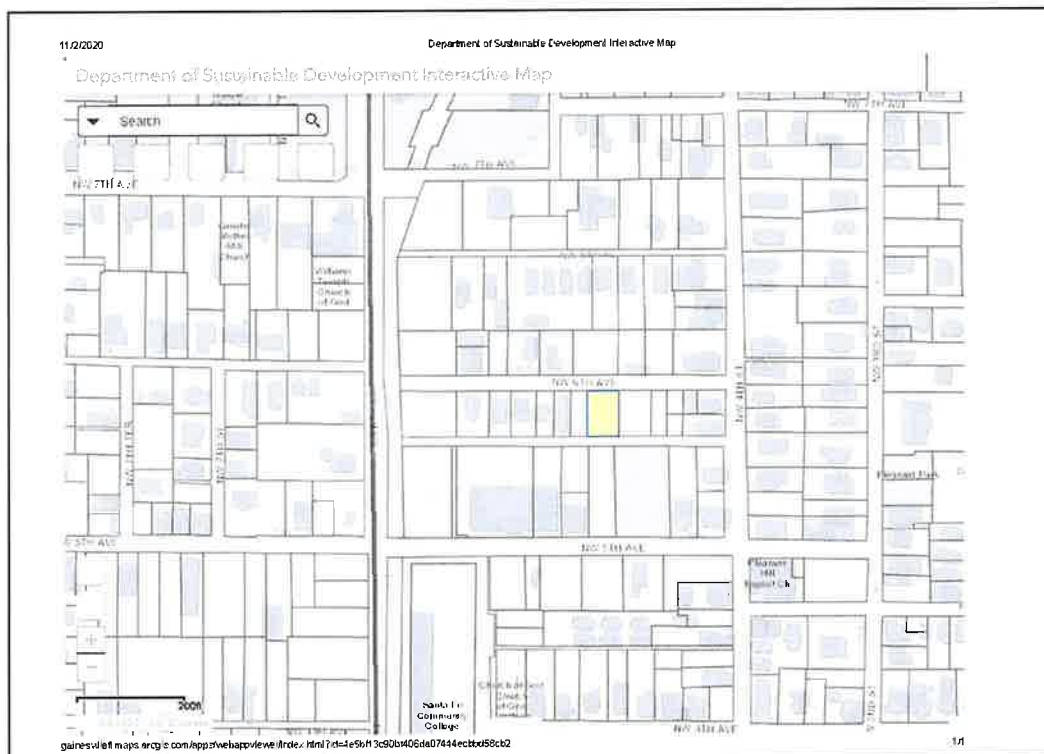


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Carolyn Webber Trustee
Property Owner(s): Carolyn Webber Trustee

SITE INFORMATION:

Address: 423 NW 6th Avenue
Parcel Number(s): 14466-002-000
Existing Use(s): Vacant Single-Family Residential
Zoning Designation(s): RC
Historic District Pleasant Street
Historic District Status: Contributing
Date of construction: c. 1935, ACPA, d. 1905 per AL001404

PURPOSE AND DESCRIPTION:

Petition HP-20-94. C. Webber, M. Atwater, & S. Stevenson, Pleasant Street 6th Avenue Land Trust, owners. Certificate of Appropriateness to demolish a single-family dwelling located at 423 NW 6th Avenue. This building is a contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, bungalow, wood frame balloon residence, with an enclosed porch, wood horizontal siding, a pier foundation, an intersecting gable roof with a secondary gable roofed porch structure, and awning metal windows. The structure is a contributing structure to the Pleasant Street Historic District, and the Florida Master Site file for the property indicates that the building contributes in scale and character to the Fifth Avenue neighborhood. The house was built in 1935 according to the Alachua County Property Appraisers office. However, the house has been on this site since 1909 according to the Sanborn Maps, and is estimated to have been built circa 1905.

PROPOSED

This project involves the demolition of the contributing structure that is currently located at 423 NW 6th Avenue. It is a contributing structure to the district and is currently vacant. The demolition would allow space for the construction of 2 new single-family buildings.

REVIEW

The project proposes demolition of the structure. Additionally, due to the demolition of an existing contributing structure, the site will require a status change. The proposed 2 new residential structures to be built on the site will be non-contributing to the historic district. The applicants have included many pictures of both the interior and exterior of the house (see Exhibit 4). There is also included a scope of work with a line item budget with the estimated costs of various line items needed to renovate the house and the cost of rehabilitating the house compared to the selling price. This seems to indicate that the cost of the rehabilitation will cost more than the selling price that may be obtained (see Exhibit 5).

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.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

Within the City of Gainesville Land Development Code, Section 30-4.28.F.3., indicates that the Historic Preservation Board will consider certain factors related to the issue of demolition. Those criteria are listed below (Staff responses in **bold**):

1. The historic or architectural significance of the building, structure, or object;

The residential building under consideration for demolition is a contributing structure to the historic district. Demolition of this resource would reduce the historic inventory in this neighborhood, which has a mix of historic structures and new construction that is compatible with the historic structures in the neighborhood.

2. The importance of the building, structure, or object to the ambience of a district;

The structure is compatible in scale and character with the neighborhood, which is in the Pleasant Street Historic District, which contains many late nineteenth and early twentieth century residential structures typical of a modest sized southern community. The proposed new construction should be compatible with the house and the district in general in order to maintain the ambience of the district.

3. The difficulty or impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The structure could be reproduced with a similar design, texture, materials, and details.

4. Whether the building, structure, or object is one of the last remaining examples;

The structure is not one of the last remaining examples of its type.

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

This petition involves the demolition of the existing residential structure while the associated petition involves new construction of a house to be placed on the property. The design needs to include historical details that would be compatible with the other structures in the area of the Pleasant Street Historic District.

6. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The structure is not in good condition but is not in danger of collapse.

7. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The structure would need extensive renovation in order to be capable of earning a reasonable economic return on its value. The structure was built such that a significant percentage of the building is placed on the adjacent property to the south. This nonconforming situation must be resolved before any reasonable economic return is feasible.

RECOMMENDATION

Staff recommends approval of the application with the following condition(s):

1. Salvage and re-use of historic materials that are in good condition.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Demolition</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL1404 |
| <u>Exhibit 4</u> | Survey & Pictures |
| <u>Exhibit 5</u> | Scope of Work & Line Item Budget and 423 NW 6th Avenue Rehab |

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:

Demolition

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.*

Demolition is an important issue in historic districts. The main reasons for demolition are institutional and commercial expansion, and condemnation by cities, principally due to fire damage and deterioration.

Demolition exerts a negative impact on historic districts. In many historic districts, zoning, land-use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape leaves a conspicuous void, or the replacement is usually insensitive to the existing historic context.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of significant later additions to historic buildings.

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or nonsignificant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had

additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

Recommended

1. Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
2. Retain the historic relationship between buildings and landscape and streetscape features.
3. Remove nonsignificant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Not Recommended

1. Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
2. Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
3. Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

Staff Approval Guidelines

Staff can approve demolition requests meeting the following conditions:

Selective removal on non-contributing additions, features, or materials that have obscured historic elements;

The structures are shown to be non-contributing axillary structures, garages or carports.

Board Approval Guidelines

Historic or contributing structures in an advanced state of deterioration can be demolished if evidence is presented showing that rehabilitation is unfeasible.

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).

We are applying for a demolition permit and subsequent permits for two new historically appropriate new construction single family homes in the Pleasant Street district. Currently, we own the property at 423 NW 6th Ave which is in disrepair and has been for quite some time. The structure is located on two lots. We recently renovated a home at 716 NW 3rd Street and through our direct experience, and in exploration with contractors on this specific property - have discovered that it is cost prohibitive to rehab this home. You will see the attached rehab cost sheet, and analysis of this specific property including these costs, purchase price of the property, and selling costs (important to note: not including any holding costs, taxes etc). While you may argue that this is a historically contributing structure, as it stands - and as the street is currently - it is one of the least kept streets in the area. It is our hope that with your approval, we can work together to build homes that better the frontage view of this street, and thus improve the quality of the neighborhood. Please see the attached drawings for the proposed new construction in adherence with the current neighborhood profile. All efforts to preserve the historic integrity of the neighborhood will be made.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
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



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.

Please see the attached drawings for the proposed new construction in adherence with the current neighborhood profile. All efforts to preserve the historic integrity of the neighborhood will be made.

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.

As you will see in the supplied materials, it is not economically feasible to rehab this property.

RELOCATIONS (If Applicable)

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

Should the city wish to relocate the building, we would be happy to donate it.

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (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:

(select only those that apply)

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>
<input checked="" type="checkbox"/> <u>Front, Side, Or Rear Building Setback Line</u>	5	5	4
<input type="checkbox"/> <u>Building Height</u>			
<input type="checkbox"/> <u>Building Separation</u>			
<input type="checkbox"/> <u>Floor Area Ration</u>			
<input type="checkbox"/> <u>Maximum Lot Coverage</u>			

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.

Megan Atwater

10/5/20

Applicant (Signature)

Date

Megan Atwater

Applicant (Print)

<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 10px;">i</div> <p>Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.</p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p>	TO BE COMPLETED BY CITY STAFF	Date Received <u>10/5/20</u>	Received By: <u>Jason Simmons</u>
	HP 20-00094		<input type="checkbox"/> Staff Approval – No Fee <input checked="" 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>RC</u>		
	Contributing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Enterprise Zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks? <input type="checkbox"/> Yes <input type="checkbox"/> No			

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

www.cityofgainesville.org
HPB@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: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART

Pre-Application Conference with Staff and Petitioner
(352) 393-8686 or HPB@cityofgainesville.org

Petitioner submits application materials and corresponding fee
(Refer to submission deadlines)

Staff reviews application

Incomplete or insufficient application

Board Approval Required

Staff Approval Required

Property is posted no less than ten days before the board meeting

Written decision issued within 10 days

Historic Preservation Board Meeting
1st Tuesday of month
5:30 PM City Hall Auditorium
306 NE 6th Avenue

Grant COA
(With or without conditions)

Deny COA

Continue COA
Additional information required

Written decision issued

Can be appealed to City Commission
(must be submitted 30 days following written decision)

Affirm

Amend

Reverse

Court Appeal

Commission issues written decision

TAX SAVINGS FOR OWNERS 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 Department of Sustainable Development at (352) 334-5022 or (352) 334-5023.



City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

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www.cityofgainesville.org
HPB@cityofgainesville.org

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

FDAH RM 802 = =

Site Name _____ 830 = = Site No. 8 AC 1404 1009 = =
Address of Site: 423 NW 6 Ave, Gainesville, Fla. 32601 Survey Date 8007 820 = =
Instruction for locating _____ 905 = =

Location: Brush's Addition 26 (Tax No. 14466-1) 813 = =
subdivision name block no. lot no. 868 = =

County: Alachua 808 = =

Owner of Site: Name: Albritton, C. B & Clara ;

Address: 334 SE 21st Street 902 = =
Gainesville, Fla. 32601

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 <u>private residence</u> 850 = = |
| <input type="checkbox"/> Excellent 863 = = | <input type="checkbox"/> Altered 858 = = | Dates: <u>Beginning C+1905</u> 844 = = |
| <input type="checkbox"/> Good 863 = = | <input type="checkbox"/> Unaltered 858 = = | Culture/Phase <u>American</u> 840 = = |
| <input checked="" type="checkbox"/> Fair 863 = = | <input type="checkbox"/> Original Site 858 = = | Period <u>20th Century</u> 845 = = |
| <input type="checkbox"/> Deteriorated 863 = = | <input type="checkbox"/> Restored () (Date: <input checked="" type="checkbox"/>) 858 = = | |
| | <input type="checkbox"/> Moved () (Date: <input checked="" type="checkbox"/>) 858 = = | |

NR Classification Category: building 916 = =

- Threats to Site:
- | | | |
|--|---|--|
| Check One or More | | |
| <input type="checkbox"/> Zoning (<input checked="" type="checkbox"/>) 878 = = | <input type="checkbox"/> Transportation (<input checked="" type="checkbox"/>) 878 = = | |
| <input type="checkbox"/> Development (<input checked="" type="checkbox"/>) 878 = = | <input type="checkbox"/> Fill (<input checked="" type="checkbox"/>) 878 = = | |
| <input type="checkbox"/> Deterioration (<input checked="" type="checkbox"/>) 878 = = | <input type="checkbox"/> Dredge (<input checked="" type="checkbox"/>) 878 = = | |
| <input type="checkbox"/> Borrowing (<input checked="" type="checkbox"/>) 878 = = | | |
| <input type="checkbox"/> Other (See Remarks Below): _____ 878 = = | | |

Areas of Significance: architecture, local history 910 = =

Significance:

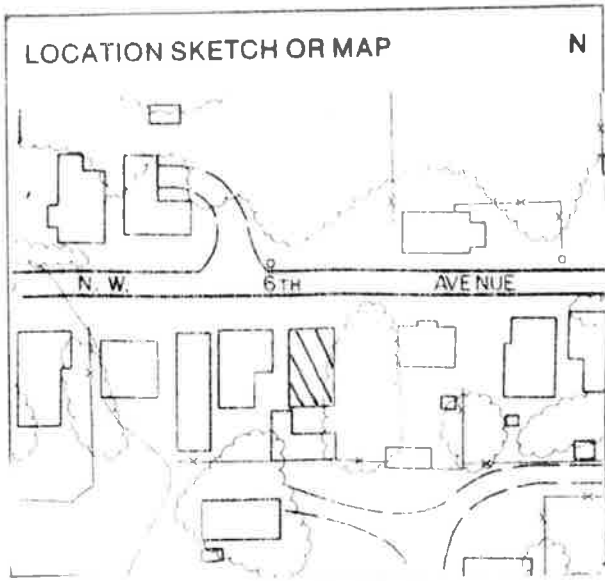
This house contributes in scale and character to the Fifth Avenue Neighborhood which has been evolving since the mid-nineteenth century.

A house has been on this site since 1909 according to the Sanborn maps.

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

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD bungalow 984 ==
 PLAN TYPE irregular: unknown 986 ==
 EXTERIOR FABRIC(S) wood: horizontal siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES N/ enclosed on east side _____
 _____ 942 ==
 FOUNDATION: piers 942 ==
 ROOF TYPE: intersecting gable 942 ==
 SECONDARY ROOF STRUCTURE(S): porch: gable 942 ==
 CHIMNEY LOCATION: _____ 942 ==
 WINDOW TYPE: awning, metal, paired 942 ==
 CHIMNEY: _____ 882 ==
 ROOF SURFACING: _____ 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS _____ 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (incl. scale & date) _____ 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
10S	20E	05	812 ==

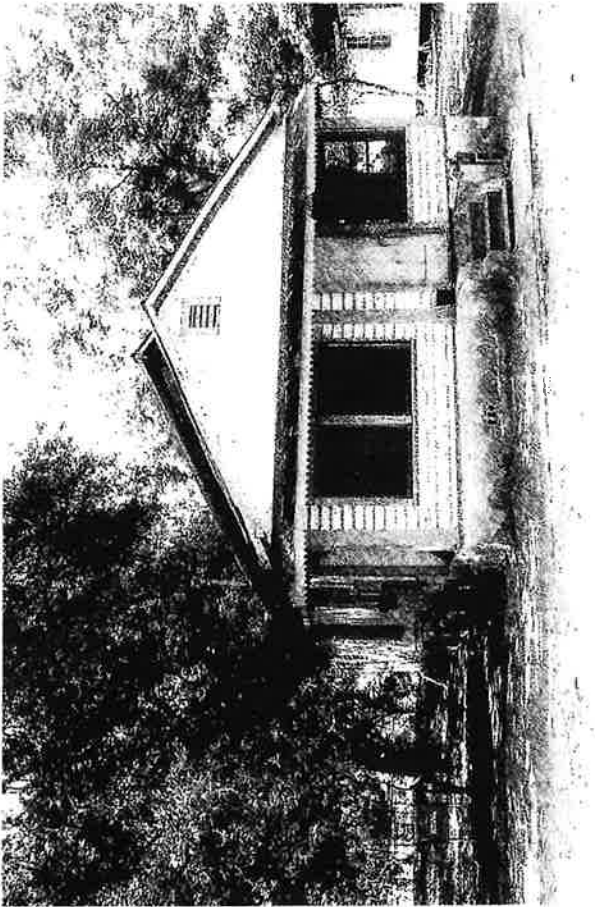
UTM Coordinates: _____ 890 ==
 Zone _____ Easting _____ Northing _____

Photographic Records Numbers _____ 2 B 27, frame 26A 860 ==
 _____ DB0-218, PBA-36

Contact Print



2





PREPARED BY:

EXACTA

LAND SURVEYORS, LLC

www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 423 NW 6TH AVENUE, GAINESVILLE, FLORIDA 32601

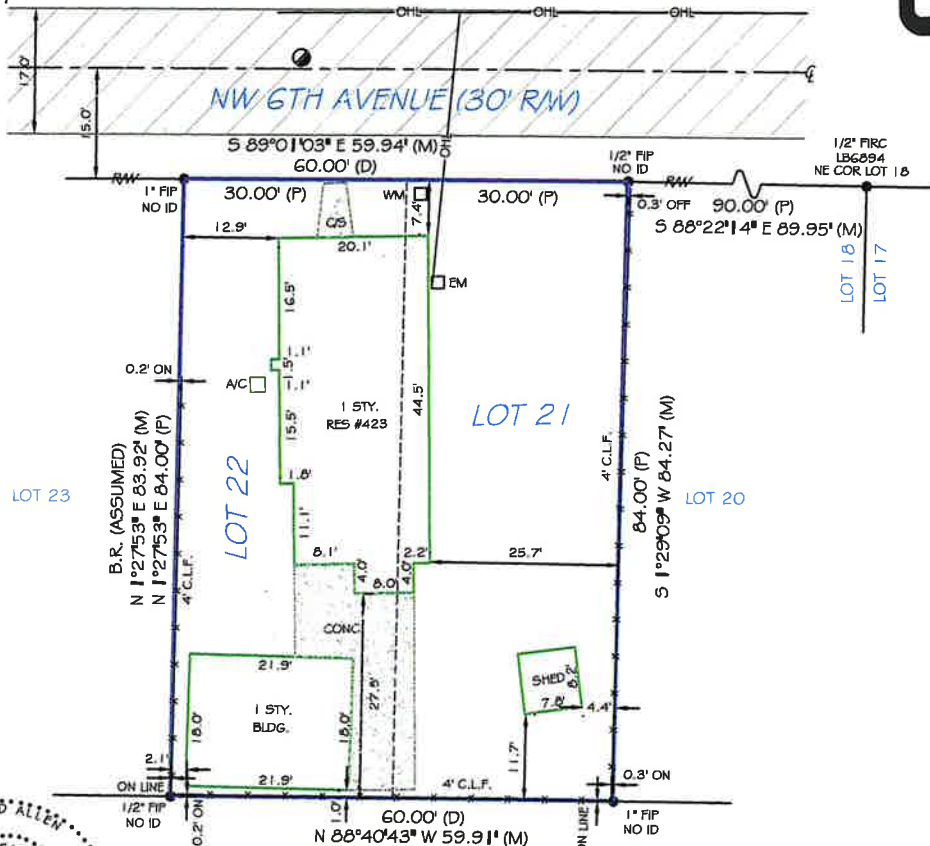
SURVEY NUMBER: 2005.6327

FIELD WORK DATE: 6/4/2020

REVISION DATE(S): (REV.1 6/5/2020)

EXHIBIT
4

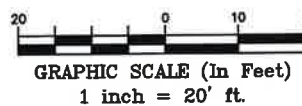
2005.6327
BOUNDARY SURVEY
ALACHUA COUNTY



C. BOYD ALLEN
CERTIFICATE
No 3932
C. Boyd Allen

I hereby certify that this Boundary Survey of the hereon described property has been made and is, in my opinion, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code. DATE SIGNED: 6/05/2020
LAST DATE OF FIELD WORK: 6/04/2020

SURVEYOR'S NOTES:
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF GAINESVILLE, COMMUNITY NUMBER 125107, DATED 06/16/2006.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: _____ DATE: 06/05/20
BUYER: MEGAN ATWATER
SELLER:
CERTIFIED TO: MEGAN ATWATER

Florida Land Title Association AFFILIATE MEMBERS
FLTA

EXACTA LAND SURVEYORS, LLC
LBr: 3291
11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882
Please remit payment to: 1500 West 3rd Street, MZ1301 Cleveland, OH 44113

LEGAL DESCRIPTION:

LOT 21 AND 22, SUBDIVISION OF A PART OF THE SOUTH HALF OF BLOCK 26 OF BRUSH'S ADDITION TO GAINESVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 36, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF N01°27'53"E IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 22, SUBDIVISION OF A PART OF THE SOUTH HALF OF BLOCK 26 OF BRUSH'S ADDITION TO GAINESVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 36, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LBR 8291.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC.. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

<p>LINE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>BOUNDARY LINE STRUCTURE CENTERLINE CHAIN-LINK OR WIRE FENCE EASEMENT EDGE OF WATER</p>		<p>IRON PENCES (UNLESS OTHERWISE NOTED)</p> <p>IRON FENCE OVERSEAD LINE SURVEY TIE LINE WALL OR PARTY WALL WOOD FENCE WIRE FENCE</p>		<p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>ASPHALT CONCRETE WATER</p> <p>BRICK WOOD COVERED AREA</p>		<p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>BENCH MARK CENTERLINE CENTRAL ANGLE OR DELTA COMMON OWNERSHIP CONTROL POINT CONCRETE MONUMENT CATCH BASIN ELEVATION</p> <p>FIRE HYDRANT FID OR SET MONUMENT GUYWIRE OR ANCHOR MANHOLE TREE UTILITY OR LIGHT POLE WELL</p>	
<p>(C) CALCULATED (D) DEED (F) FIELD (M) MEASURED (P) PLAT (R) RECORD (S) SURVEY A.S.B.L. ACCESSORY SETBACK LINE A/C AIR CONDITIONING B.C. BLOCK CORNER B.F.P. BACKFLOW PREVENTOR B.R. BEARING REFERENCE B.R.L. BUILDING RESTRICTION LINE B/W BAY/BOX WINDOW BLDG. BUILDING BLK. BLOCK BM BENCHMARK BSMT. BASEMENT C CURVE C.B. CONCRETE BLOCK C.L.F. CHAIN LINK FENCE C.O. CLEAN OUT C.V.G. CONCRETE VALLEY GUTTER C/L CENTER LINE C/P COVERED PORCH C/S CONCRETE SLAB CATV CABLE TV RISER CH CHORD BEARING CHIM. CHIMNEY CDNC. CONCRETE COR. CORNER CS/W CONCRETE SIDEWALK D.F. DRAIN FIELD D.H. DRILL HOLE D/W DRIVEWAY</p>	<p>E.D.W. EDGE OF WATER ELEV. ELEVATION EM ELECTRIC METER ENCL. ENCLOSURE ENT. ENTRANCE EUB ELECTRIC UTILITY BOX E.F. FINISHED FLOOR E.P. EDGE OF PAVEMENT F/DH FOUND DRILL HOLE F/M FOUND CONCRETE MONUMENT F/P FOUND IRON PIPE F/P.C. FOUND IRON PIPE & CAP F/R FOUND IRON ROD F/R.C. FOUND IRON ROD & CAP F/N FOUND NAIL F/N.D. FOUND NAIL AND DISC F.ND. FOUND F.P.N. FOUND PAPER-NAILON NAIL F.P.N.D. FOUND PAPER NAIL DISC F.P.S.P.K. FOUND NAILRADAR SPIKE GAR. GARAGE GM GAS METER ID. IDENTIFICATION IL. ILLEGIBLE INST. INSTRUMENT INT. INTERSECTION L. LENGTH L.B. LICENSE - BUSINESS L.SJ. LICENSE - SURVEYOR M.B. MAP BOOK M.E.S. MITERED END SECTION M.F. METAL FENCE M.E.S. MITERED END SECTION MH. MANHOLE N.R. NON RADIAL</p>	<p>N.T.S. NOT TO SCALE NAV/D08 NORTH AMERICAN VERTICAL DATUM OF 1988 NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929 O.C.S. ON CONCRETE SLAB O.G. ON GROUND O.R.B. OFFICIAL RECORD BOOK O.R.V. OFFICIAL RECORD VOLUME O.V. OVERALL O/S OFFSET OFF. OUTSIDE OF SUBJECT PARCEL O.H. OVERHANG O.H.L. OVERHEAD LINE O.H. ON P.B. PLAT BOOK P.C. POINT OF CURVATURE P.C.C. POINT OF COMPOUND CURVATURE P.C.P. PERMANENT CONTROL POINT P.I. POINT OF INTERSECTION P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.P. PINCHED PIPE P.R.C. POINT OF REVERSE CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT P.T. POINT OF TANGENCY P/E. POOL EQUIPMENT P.G. PAGE P.L.S. PROFESSIONAL LAND SURVEYOR P.L.T. PLASTER P.S.M. PROFESSIONAL SURVEYOR AND MAPPER R. RADIUS OR RADIAL</p>	<p>R.P. RADIUS POINT R/W RIGHT OF WAY RES. RESIDENCE RGE. RANGE S.B.L. SET BACK LINE S.C.L. SURVEY CLOSURE LINE S.T.L. SURVEY TIE LINE S.W. SEAWALL S.G.D. SET GLUE DISC S/W SIDEWALK S.C.R. SCREEN SEC. SECTION SEP. SEPTIC TANK SER. SEWER S.I.R.C. SET IRON ROD & CAP SHED. SHED SQ.FT. SQUARE FEET STR. STORY SV. SEWER VALVE T.O.B. TOP OF BANK TBM. TEMPORARY BENCHMARK TEL. TELEPHONE FACILITIES TWP. TOWNSHIP TX. TRANSFORMER TYR. TYPICAL UL. UTILITY RISER UND.G. UNDERGROUND UR. UTILITY RISER V.F. VINYL FENCE W.F. WOODEN FENCE W.F.C. WITNESS CORNER W.F. WATER FILTER W.M. WATER METER/VALVE BOX W.V. WATER VALVE</p>	<p>A.E. ACCESS EASEMENT A.N.E. ANCHOR EASEMENT C.M.E. CANAL MAINTENANCE ESMT. C.U.E. COUNTY UTILITY ESMT. D.E. DRAINAGE EASEMENT D.U.E. DRAINAGE AND UTILITY ESMT. ESMT. EASEMENT I.E./E.E. INGRESS/EGRESS ESMT. IR.R.E. IRRIGATION EASEMENT L.A.E. LIMITED ACCESS ESMT. L.B.E. LANDSCAPE BUFFER ESMT. L.E. LANDSCAPE ESMT. L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT M.E. MAINTENANCE EASEMENT P.U.E. PUBLIC UTILITY EASEMENT R.O.E. ROOF OVERHANG ESMT. S.W.E. SIDEWALK EASEMENT S.W.M.E. STORM WATER MANAGEMENT EASEMENT T.U.E. TECHNOLOGICAL UTILITY ESMT. U.E. UTILITY EASEMENT</p>			

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 688, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and inviolable. In order to validate the Electronic Signature of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.surveystars.com/getSystemFileManagement/HashCalculator.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

- Download the Hash Calculator available at: www.surveystars.com/getSystemFileManagement/HashCalculator.html
- Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com
- Click the "save" button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the "COMPUTE" button in the lower right hand corner of the Hash Calculator.
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
- If the 40 digit string of SHA-1 characters are exactly the same on the invoice for the survey file at www.surveystars.com as they are in the Hash Calculator, then the PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 - Select a printer with legal sized paper.
 - Under "Print Range", click select the "All" toggle.
 - Under the "Page Handling" section, select the number of copies that you would like to print.
 - Under the "Page Scaling" selection drop down menu, select "None."
 - Uncheck the "Auto Rotate and Center" checkbox.
 - Check the "Choose Paper size by PDF" checkbox.
 - Click OK to print.
- TO PRINT IN BLACK + WHITE:**
- In the main print screen, choose "Properties".
 - Choose "Quality" from the options.
 - Change from "Auto Color" or "Full Color" to "Gray Scale".

**OFFER VALID ONLY FOR:
MEGAN ATWATER**

EXACTA

10% OFF

**OF FUTURE SURVEYING SERVICES
ON THIS PROPERTY, UP TO \$500.**

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.





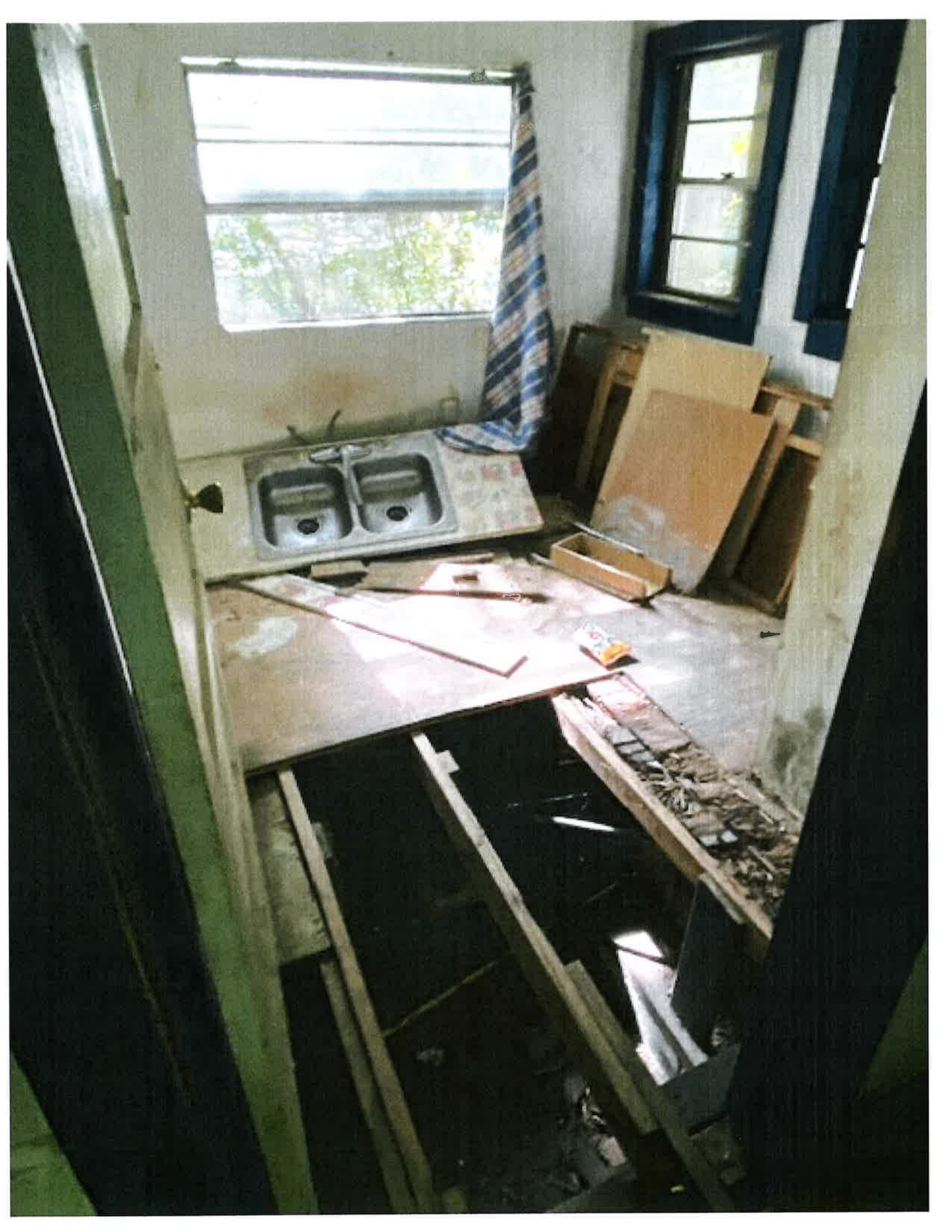








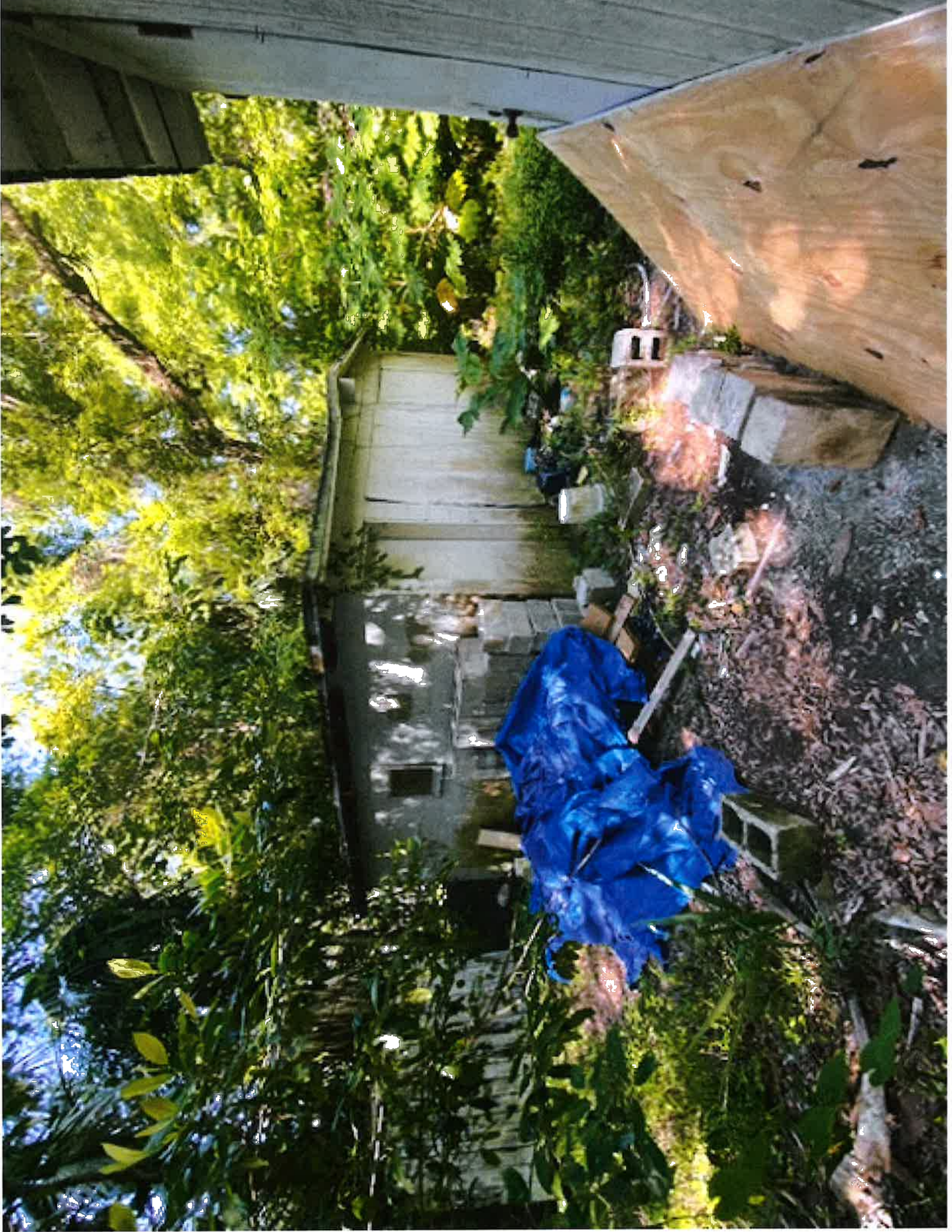


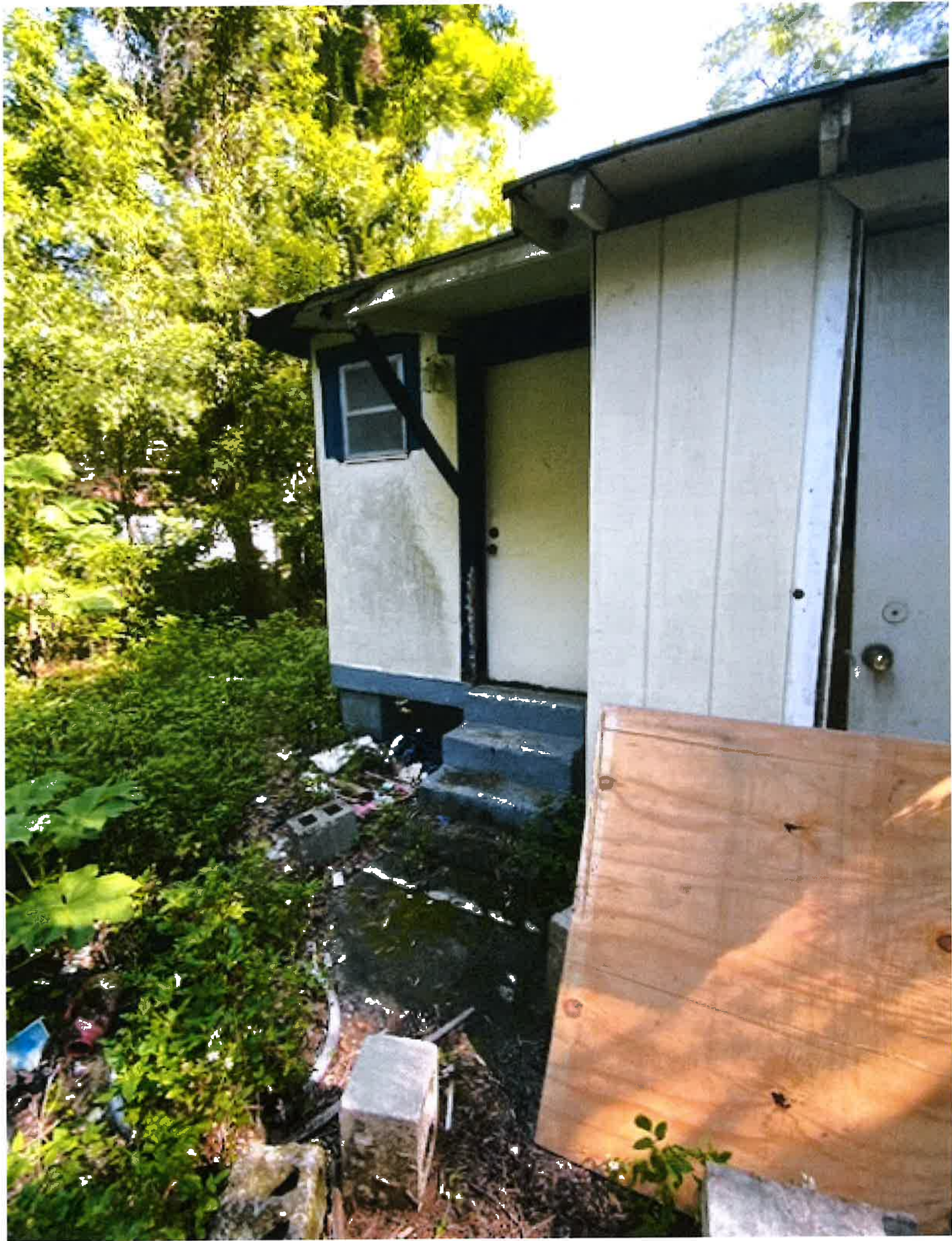














































Mosley Builder's Inc.

SCOPE OF WORK & LINE ITEM BUDGET

BUDGET ITEM	DESCRIPTION	\$ AMOUNT
Development Costs		
Permit fees	Building permit fees payable to County	\$1,200.00
Architectual fees	Design fees payable to architect/designer	\$3,780.00
Insurance	Contractors risk and general liability insurance	\$1,200.00
Demolition Costs	Labor cost and trash removal	\$3,500.00
EXTERIOR		
Foundation	All new piers and subfloor with engineering	\$12,000.00
Façade	Replace outside stucco, pressure wash and paint	\$5,000.00
Front Porch	Replace railing and decking	\$1,500.00
Windows	All windows replaced (10)	\$4,600.00
Roof	Whole roof replacement (shingle)	\$8,000.00
Landscape	Front garden landscaping, level and seed yard	\$3,200.00
Deck		\$1,800.00
Driveway	Remove existing and replace with new concrete	\$5,000.00
INTERIOR		
Plumbing	Replumb house	\$5,000.00
Electrical	Rewire house	\$6,000.00
HVAC	New unit	\$6,500.00
Kitchen	countertops, cabinets	\$5,000.00
Appliances	Oven, fridge, range and dishwasher	\$2,000.00
Lighting	light fixtures	\$1,500.00
Doors	Replace exterior doors, new doors where needed in interior	\$2,000.00
Framing	Reframe all interior walls, install supportive beam in kitchen	\$5,500.00
Drywall	New drywall throughout house, texture	\$3,500.00
Insualtion	Blow attic	\$1,200.00
Bathroom fixtures	toilet, vanity, etc	\$3,000.00
Tiling	Bathroom and kitchen	\$2,600.00
Flooring	All bedrooms	\$1,750.00
Hardwood Floor	Living room	\$1,350.00
Interior Paint	Whole house	\$3,500.00
Trim	baseboards, door and window trim	\$2,000.00
TOTAL	Total	\$103,180.00

Sister Sledgehammer, LLC

423 NW 6th Ave Rehab

Gainesville, FL 32601

PLEASANT STREET DISTRICT

Rehabbing AS IS

Costs

Selling price (780 x \$220)	\$171,600.00
Lot purchase price	-\$70,000.00
Rehab cost	-\$103,180.00
Selling cost (roughly 8% of selling price)	-\$13,728.00

Total	-\$15,303.00
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