



Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

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

TO: Historic Preservation Board

Item Number: 1

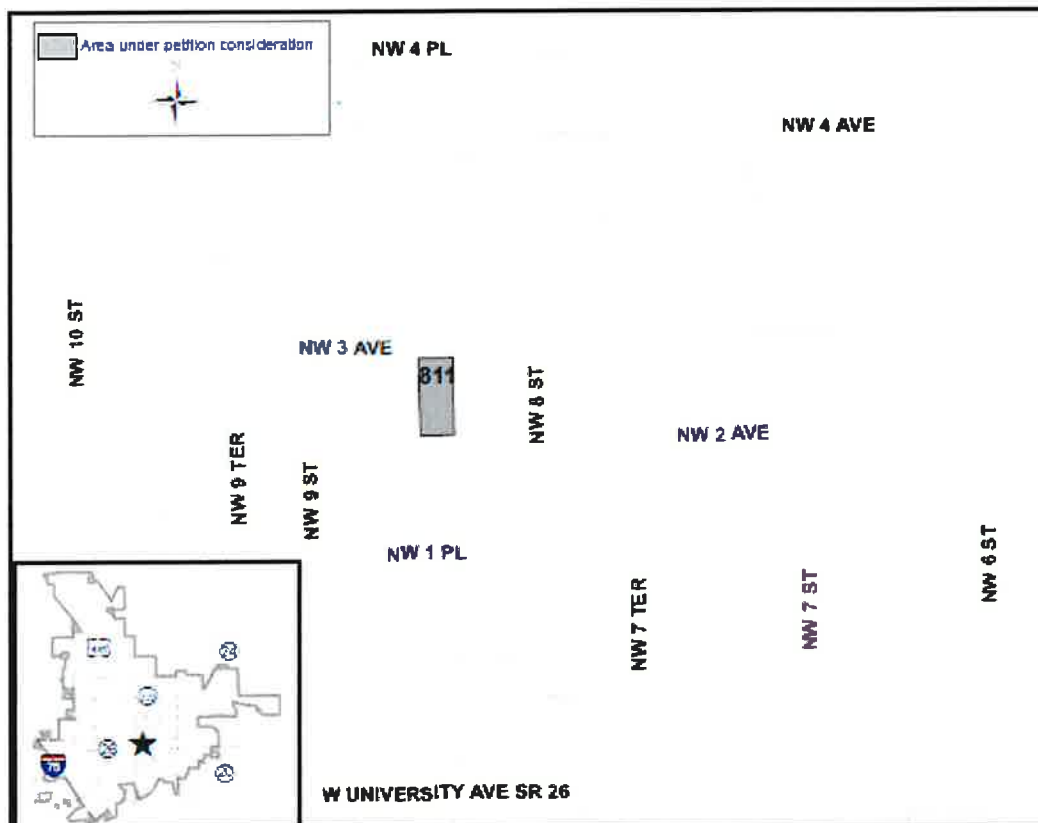
FROM: Department of Doing, Planning Staff

DATE: May 2, 2017

SUBJECT: Petition HB-17-13a. Mark and Jill Matson, owners. Ad valorem tax exemption Part 1 for the rehabilitation of a single-family dwelling and add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District - North.

Recommendation

Staff recommends approval of the Part 1 Ad Valorem Tax Exemption application based upon the previous COA approval for Petition HP-15-82.



Project Description

Please refer to Petition HP-15-82 (see Exhibit 2).

Basis for Staff Recommendation

- The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the University Heights Historic District - North.
- Section 25-65 *et seq* of the City Code of Ordinances (see Exhibit 4) authorizes ad valorem tax exemptions for historic properties. 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.”
- At the January 5, 2016 board meeting, the Board determined that the project met with *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and approved the Certificate of Appropriateness for the project. (see Exhibit 2)
- The proposed improvements are eligible.

Respectfully submitted,



Andrew Persons, AICP, Principal Planner

Prepared by:



Jason Simmons
Planner

List of Exhibits

- Exhibit 1 Ad Valorem Tax Exemption Part 1 Application**
- Exhibit 2 Approved COA & Previously Approved Petition HP-15-82**
- Exhibit 3 Photos**
- Exhibit 4 City of Gainesville Code of Ordinances Sec. 25-65**



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

EXHIBIT
1

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) 13701-000-000 (Attach legal description)

Address of property: Street 811 NW 3rd Ave

City Gainesville County Alachua Zip Code 32601

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

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

Name of Historic District University Heights - North

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 Gainesville Historic Preservation Board

Mailing Address P.O. Box 490 Station 11

City Gainesville State FL Zip Code 32627-0490

Telephone Number (352) 334-5032

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 MARK MATSON

Mailing Address 5102 SW 80th Place

City Gainesville State FL Zip Code 32608

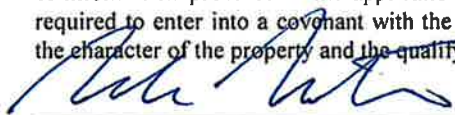
Daytime Telephone Number (352) 262-4737

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

Property Identification Number 13701-000-000

Property Address 811 NW 3rd Ave

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.



MARK MATSON

3-14-17

Name

Signature

Date

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

Title

Organization Name

B. EVALUATION OF PROPERTY

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

5. **Description of Physical Appearance:**

The existing structure is a single story 936 sqft 3 bedroom, one bath, single family dwelling. The foundation is pier beam. The framing is wood. It is clad in novelty wood siding with cedar boards. The roof is composition roll a shingles. The house also has a single story hip roof porch with posts. There is significant deterioration to the wood siding & roofing materials. A variety of window styles have been utilized over the years with no consistency.

Date of Construction

March 2016

Date(s) of Alteration(s)

Has building been moved? () Yes () No

If so, when?

6. **Statement of Significance:**

7. **Photographs and Maps:**

Attach Photographs and Maps to Application

Property Identification Number 13701-000-000

Property Address 811 NW 3rd Ave

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

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

N/A

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

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

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

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

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

Property Identification Number 13701-000-000

Property Address 811 NW 3rd Avenue

The () Local Historic Preservation Office () Division, has reviewed Part I (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 4/17/17

PUBLIC NOTICE SIGNAGE AFFIDAVIT

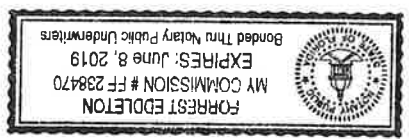
Petition Name HP-17-13 Valorem Tax Exemption
 Applicant (Owner or Agent) MARK & JILL MATSON
 Tax parcel(s) 13701-000-000

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. Mark & Jill Matson
Mark & Jill Matson
 8. Applicant (signature)

Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>17th</u> day of <u>April</u>, 20<u>17</u>, 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.</p> <p><u>[Signature]</u> Notary Public</p> <p>My Commission expires: <u>6/2019</u></p>	<p>RECORDING SPACE</p> 
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Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
 Petition Number _____ Planner _____



CITY OF CHARLESTON
NOTICE
LAND USE ACTION
This notice is posted on the property of the City of Charleston, South Carolina, and is intended to inform the public of the City's proposed action regarding the use of the property. The City is currently reviewing the proposed use of the property and is seeking input from the community. The proposed use is subject to the City's review and approval. The City's decision will be based on the City's policies and procedures. The City's decision will be final and binding. The City's decision will be posted on the City's website. The City's decision will be posted on the City's website. The City's decision will be posted on the City's website.

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 15-82 AT THE January 5, 2016 MEETING. THERE WERE 8 MEMBERS PRESENT.

THE APPLICATION WAS Approved BY A 7-0* VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:
* (Student member has no vote)

1. Wood merely aiding or contributing structure be repaired and replaced as necessary, as opposed to completely replaced;
2. Windows to be the Pella vinyl windows, with a Z over Z pattern that has the profile that is both on the inside and outside of the glass;
3. Roofing material be shingle or standing seam metal in a natural finish or painted a shade of light gray;
4. HPB concurrently approve the Application for Modification of Existing Zoning Requirements reducing the rear setback from 20 feet to 15.5 feet.

The basis for this decision was:

The rehabilitation of the single-family dwelling and the proposed addition meet the requirements set forth in the Historic Preservation Rehabilitation and Design Guidelines.

Chairperson Bill W... Date 5 Jan '16

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.

TO: Historic Preservation Board

Item Number: 6

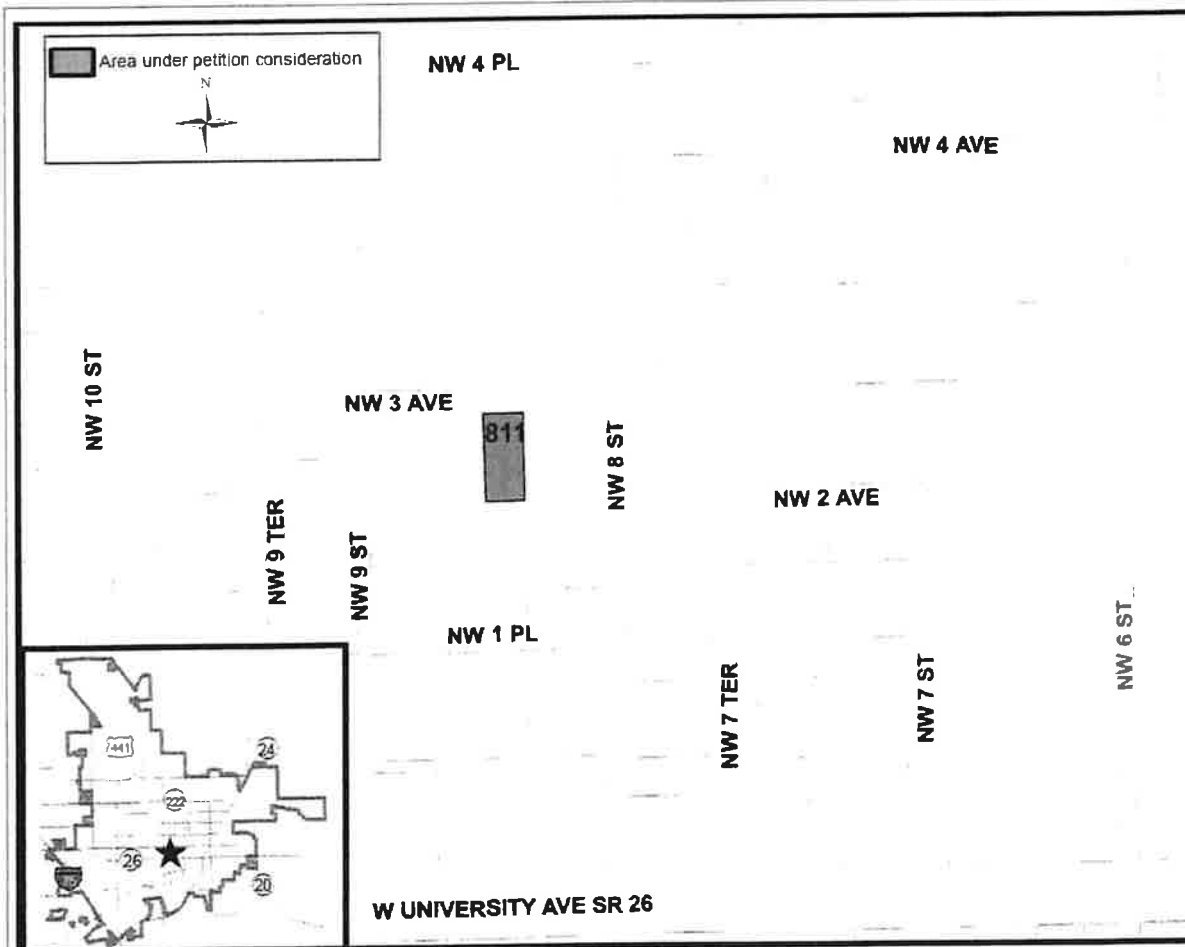
FROM: Planning & Development Services Department Staff

DATE: January 5, 2016

SUBJECT: Petition HP-15-82. Mark and Jill Matson, owners. Rehabilitate a single-family dwelling and add an addition. Located at 811 NW 3rd Avenue. This home is contributing to the University Heights Historic District – North.

Recommendation

Staff recommends approval of Petition HP-15-82 with the conditions listed on page 2.



Conditions

1. Wood novelty siding on contributing structure be repaired and replaced as necessary, as opposed to completely replaced;
2. Windows used shall be wood;
3. Roofing material be shingle or standing seam metal in a natural finish or painted a shade of light gray;
4. Historic Preservation Board concurrently approve the Application for Modification of Existing Zoning Requirements reducing the rear setback from 20ft to 15.5ft.

Project Description

This wood frame, single-family home was constructed around 1913, according to the Florida Master Site File (8AL1546). It is zoned RH-1. The home has significant deterioration to the pier and beam foundation, as well as the wood novelty siding and roofing. Some of the novelty siding has been replaced with T-111 siding. The original windows were replaced with a variety of sizes and styles of aluminum windows. There is evidence that the original window openings were altered to accommodate the replacement windows. The front porch is in need of extensive repairs and the petitioner has indicated that it may need to be demolished and reconstructed. This project will include a full rehabilitation of the contributing structure and the addition of a 726 square foot addition to the rear of the home. A 150 square foot addition currently on the rear of the home would be removed due to its poor condition. The rehabilitation would also include a 510 square foot storage area that will potentially be converted to an additional two bedrooms and one bath at a future time. Scope of proposed work includes: fortification and leveling of pier and beam foundation; replacement of all siding with novelty wood siding; replacement of all roofing materials with either asphalt shingles or standing seam metal roofing; replacement of all electrical, plumbing and HVAC systems; and replacement of wood lattice around foundation. The front door will be replaced with a six-panel wooden exterior door. As no original windows exist on the house, exact sizes and mullion styles is uncertain. Petitioner has included estimates for both wood windows and vinyl windows and is asking the board to allow the use of vinyl windows due to the significant cost difference.

The petitioner has submitted an Application for Modification of Existing Zoning Requirements to reduce the required setback from 20 feet to 15.5 feet. This will require a separate vote by the Historic Preservation Board.

Discussion

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. The proposed standing seam GulfLok roof meets the design criteria for metal roofing on contributing structures as set forth in the adopted policy.

Basis for Staff Recommendation

HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

Gainesville, Florida - *Additions to Existing Buildings*

Applicable Secretary Standards

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

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

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

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

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

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard

10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

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

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

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

Recommended

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

Not Recommended

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

Staff Approval Guidelines

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

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

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

Utilizes materials and textures consistent with the principal building;

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

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

Board Approval Guidelines

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

HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES Gainesville, Florida – *Exterior Fabric*

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.

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

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.

Horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state

such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards

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

Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly

non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement. In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9. Abrasive cleaning or paint removal are other threats to historic wooden siding and violate Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

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

Wood

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

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

Masonry

Repair damaged masonry features by patching, piecing in, or consolidating to match original instead of replacing an entire masonry feature. Repair work should be done by hand in compliance with National Park Service Standards.

If cleaning is necessary, test the cleaner on a small, inconspicuous part of the building. Observe the test patch over a sufficient period of time in order to determine the gentlest cleaning method.

Compatibility of Materials and Textures

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

Recommended

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

Not Recommended

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case- by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.

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

Staff Approval Guidelines

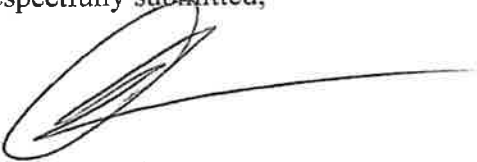
Staff can approve alterations to siding that utilizes compatible materials, matches existing depth and width and type of lap and approximates textures consistent with the historic building. Alterations to non-historic portions of contributing buildings can be approved by staff provided they are compatible in scale, design and materials.

Board Approval Guidelines

Wood siding for new additions should match existing materials, if present, in terms of lap width, type and depth.

When matching brick and tile work with new brick and tile work, care must be taken to match the color, texture, composition and size of the bricks or tile, the width or the joints between the bricks and tile, the color and tone of the mortar and the type of joint with the original.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Salvatore J. Cumella

List of Exhibits

- Exhibit 1 Elevations & Site Plan**
- Exhibit 2 Photos**
- Exhibit 3 Window Options and Estimates**
- Exhibit 4 Florida Master Site File (8AL1546)**
- Exhibit 5 Application**

Exhibit 2



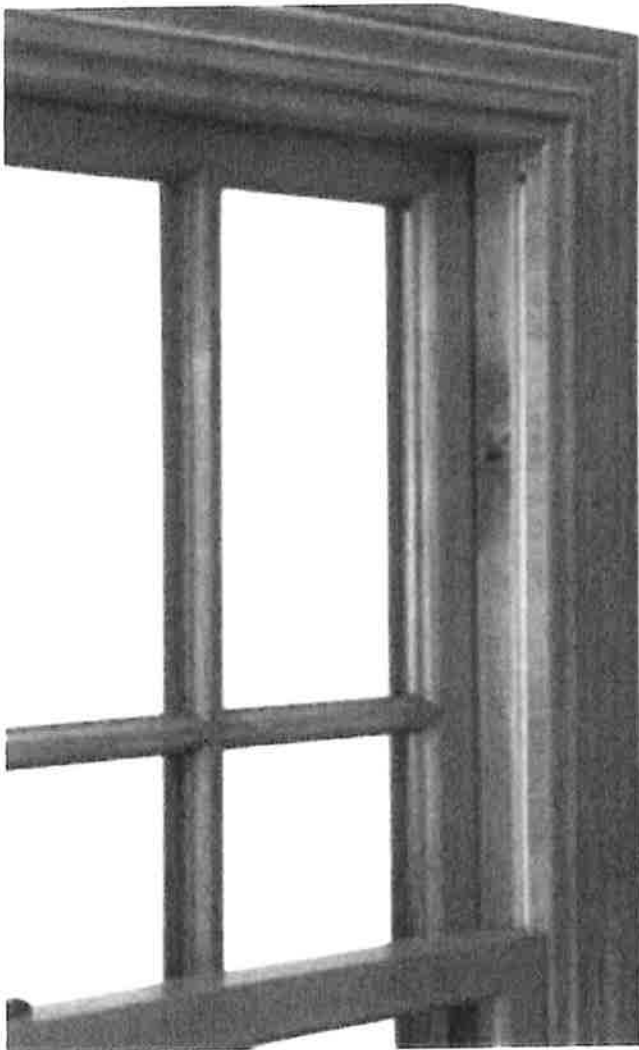








Window Options



All Wood



Vinyl with Mullions Between Glass

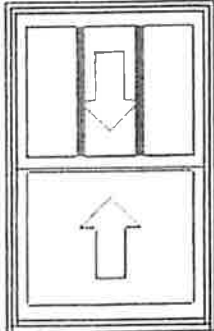


Vinyl with Vinyl Mullions on Exterior and Interior

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	-------------------	-----	-------------------

Line-6

Rough Opening: 30 3/4 X 48 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 30 X 48
W-4500 Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
No Exterior Trim, No Sill Nosing,
4 9/16 Jamb,
Standard Double Hung, With-Plow White Jambliner,
White Hardware,
Florida - FBC, PG 35, FL# 10298.5
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Argon
Filled,
5/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1
High Top
No Screen,
Custom-Width, GlassThick=0.7095, **Screens on Wood Double
Hung/Slide-By Units Without Trim Have No Method for Attachment.
Clear Opening:26.4w, 20.3h, 3.7 sf
PEV 2015 3 2 1365/POV 6 329 (09/22/15) CW

491.24 3 1473.42

Total: -
Total Units: 16

11284.98



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

+ Tax 667.09

11961.87

Note: Note: NOTE: All Prices Listed are LOWE'S COST
Quotes are valid for 30 Days. Any modification to this quote could result in a price change and will require a re-quote.
Please check your quote for accuracy. When ordering sign and date below, fax this signed copy along with your Lowes generated PO worksheet.
Signature for Order _____
Date _____
Fax or email all orders to Evan Santos 541-851-4492
Email: evans@jeld-wen.com

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Project Total: \$5,814.28

Salesperson: SANTIAGO FLORES (S2365SF1)

Accepted by: _____

Date: 12/03/2015

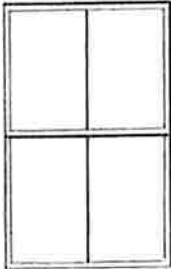
Print Detailed Quote

This Millwork Quote is valid until 12/9/2015. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.

Tempered Glass: Tempered
 Grilles Between Glass Type: 1-in Contour
 Grille Pattern: Colonial (Customer Specified Pattern)
 Top Sash Lite Pattern: 2w1h
 Bottom Sash Lite Pattern: 2w1h
 Hardware: 1 Cam/Keeper Lock Set
 Hardware Color: White
 Screen: Full Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)?: Not
 Installed By Lowe's (R)
 Lead Time: 21
 Is This A Remake?: No
 Item Number: 312149

0005

Size = 29 1/2-in W x 47 1/2-in H



Manufacturer: ThermaStar by Pella (R)

Product: Windows
Type: Double Hungs
Manufacturer: ThermaStar by Pella (R)
 Energy Star(R) Qualified Products Only: No - I would like to view all available product offering.
Room Location: Family Room
Material: Vinyl
Actual Frame Type(Overall Width): Nail Fin Only (4 3/16-in OAW - 2 9/16-in WD)
Configuration: One Wide
Actual Frame Size Width: 29 1/2-in
Actual Frame Size Height: 47 1/2-in
Fits Opening Width: 30-in
Fits Opening Height: 48-in
Actual Vent Size: 1/2 Vent
Exterior Finish: White
Interior Finish: White
Glazing: SunDefense(TM)
Argon Gas Filled IG: Yes - Argon Gas
 Tempered Glass: Annealed
 Grilles Between Glass Type: 1-in Contour
 Grille Pattern: Colonial (Customer Specified Pattern)
 Top Sash Lite Pattern: 2w1h
 Bottom Sash Lite Pattern: 2w1h
 Hardware: 2 Cam/Keeper Lock Sets
 Hardware Color: White
 Screen: Full Unit Fiberglass Screen
 Design Performance: Standard
 Will This Product Be Installed By Lowe's (R)?: Not
 Installed By Lowe's (R)
 Lead Time: 21
 Is This A Remake?: No
 Item Number: 312149

\$269.24

3

\$807.72

Exhibit 4

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

**FLORIDA MASTER SITE FILE
Site Inventory Form**

FDAHRM 802 = =

Site No. 8 AL 1546 1009 = =
Site Name _____ 830 = = Survey Date 8007 820 = =
Address of Site: 811 NW 3 Ave, Gainesville, Fla. 32601 905 = =
Instruction for locating _____

(Tax No. 13701) 813 = =
Location: Brown's Addition 868 = =
subdivision name block no. S/D of E 1/2 of lot no. 5

County: Alachua 808 = =

Owner of Site: Name: Jones, Mary M.

Address: 811 NW 3 Ave 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. 818 = =
Suite 16 DE Atlanta, Ga. 30308

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: Beginning <u>C+1911</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase: <u>American</u> 840 = =
<input 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: <u>X</u>) 858 = =	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =	

NR Classification Category: building 916 = =

Threats to Site:

Check One or More	
<input type="checkbox"/> Zoning () _____ X) 878 = =	<input type="checkbox"/> Transportation (X) _____ X) 878 = =
<input type="checkbox"/> Development () _____ X) 878 = =	<input type="checkbox"/> Fill (X) _____ X) 878 = =
<input type="checkbox"/> Deterioration (X) _____ X) 878 = =	<input type="checkbox"/> Dredge (X) _____ X) 878 = =
<input type="checkbox"/> Borrowing () _____ X) 878 = =	
<input type="checkbox"/> Other (See Remarks Below) _____ 878 = =	

Areas of Significance: architecture, local history 910 = =

Significance:
This building contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. A house is shown on this site on the 1913 Sanborn map when the area is first shown. This house has a pyramid roof with a hip roof porch.

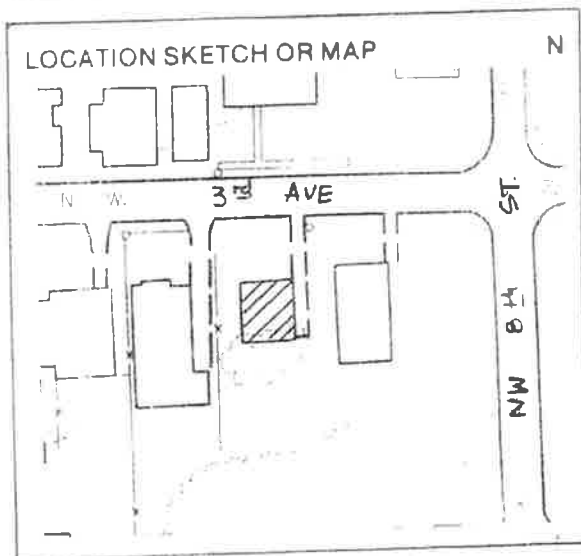
SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

S

1

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD frame vernacular 984 ==
 PLAN TYPE square: central aisle 988 ==
 EXTERIOR FABRIC(S) wood: novelty siding with cornerboards 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES N/ 1 story porch with posts 942 ==
 FOUNDATION: piers 942 ==
 ROOF TYPE: truncated pyramid 942 ==
 SECONDARY ROOF STRUCTURE(S): porch: hip 942 ==
 CHIMNEY LOCATION: _____ 942 ==
 WINDOW TYPE: DHS 942 ==
 CHIMNEY: _____ 882 ==
 ROOF SURFACING: composition roll and shingles 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

UTM Coordinates: _____ 812 ==

Zone _____ Easting _____ Northing _____ 890 ==

Photographic Records Numbers _____

22
11 B6, PBA-64, PBA-22, Lot 860 ==

Contact Print



2

CITY OF
GAINESVILLE
FLORIDA

HISTORIC
PRESERVATION BOARD

COA APPLICATION ■ REQUIREMENTS

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5022

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

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

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

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER (1ST FLOOR, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

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

RECEIVED
DEC 17 2015

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

PROJECT LOCATION:
Historic District: Fifth Avenue Neighborhood
Site Address: 811 NW 3RD AVE
Tax Parcel #: 13701-000-000

OWNER

Owner(s) Name
Mark & Jill Matson
Corporation or Company

Street Address
5102 SW 30TH PLACE
City State Zip
Gainesville FL 32608
Home Telephone Number
352-378-8581
Cell Phone Number
352-262-4737
Fax Number

E-Mail Address
matsonm@bellsouth.net

APPLICANT OR AGENT

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 AT PLANNING COUNTER)

HP # HP-15-82
Contributing Y N
Zoning RH-1
Pre-Conference Y N
Application Complete Y N

Received By Sal Currella
Date Received 12/7/15

Request for Modification of Setbacks
Y N

Fee: \$ 115.75
EZ Fee: \$ 57.98 50

- 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)

TO BE COMPLETED BY CITY STAFF

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

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

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT. THE APPLICATION WAS _____ BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

The basis for this decision was:

Chairperson _____ Date _____

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

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

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

Project Description

1. The existing structure is a single story 936 square foot, three bedroom, one bath, single family dwelling built in 1913. The foundation is pier and beam. The framing is wood. It is clad in novelty wood siding with corner boards. The roof surface is composition roll and shingles. The house also has a single story hip roof porch with posts. The house is extensively deteriorated. There is widespread damage to piers and beams. There is significant deterioration to the wood siding as well as the roofing materials. Some siding has been replaced with T1-11. A variety of window styles have been utilized over the years with no consistency. Some window sizes have been changed over time as is apparent by patching of the siding. The porch will need comprehensive repair or if necessary it may need to be demolished and built anew. There is also a dilapidated chain link fence on 3 sides of the property. The lot has recently been cleared of underbrush, insignificant trees, trash, and debris. The alleyway as shown on the city site plan is non-existent.
2. The scope of the renovation includes the demolition of an old addition on the back of the home that is not salvageable (approximately 150 square feet). The proposed remodel includes an addition to the original house of roughly 539 square feet, converting it to a 1325 square foot, 2 bedroom, 2 bath dwelling. The renovation will also include an attached single carport (219 square feet) with a 590 square foot, one bedroom, one bath, apartment above the carport and rear of the house. Extensive repair work includes: fortification and leveling of the pier and beam foundation, replacement of all siding with novelty wood siding, replacement of all roofing materials with either asphalt shingles or approved standing seam metal roofing and replacement of wood lattice around crawl space of foundation. The front door will be replaced with a six panel all wooden exterior door. Due to the condition of the interior of the house, it will also be necessary to demo down to the studs, removing any hazardous/health-risk materials, replace all wiring, plumbing, insulation, hvac, and finish materials. In addition to landscaping the yard, we will be constructing a privacy fence in the back of the lot.

As the house will be a rental unit, liability issues are a concern, therefore in compliance with Egress codes the two windows on the front elevation have been slightly enlarged from their current 28 inch width to 36 inches wide. As no original windows exist on the house, we are unsure of actual sizes and mullion styles. The preliminary estimate on all-wood JELD-WEN windows is \$11,961. There will be additional costs for painting the windows both inside and out. The estimate for Pella ThermaStar vinyl windows that mimic the look of wood windows with mullions between the glass is \$5814. We are also getting an estimate on vinyl windows with actual vinyl mullions on both the interior and exterior. (Please see attached photos)

Due to the extensive rehabilitation expenses we will incur and the value of the finished project, wood windows are cost prohibitive as they are more than double the cost of vinyl windows. In this particular market, wood windows do not necessarily add to the resale value. We ask for your lenience regarding the use of all-wood windows.

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 AVENUE, 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 days 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 POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.+
3. I/We understand that Certificates of Appropriateness are only 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 *Jul Matthews* Date 12-6-15
Applicant/Agent *Jul Matthews* Date 12-6-15 5

Operator: Ellen Bailey

Receipt no: 51263

Item	Description	Account No	Payment	Payment Reference	Paid
HP-15-00082 00811 NW 3RD AVE Maston Rehab	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	3251	\$57.88
Total:					\$57.88

Transaction Date: 12/07/2015

Time: 09:47:25 EST



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-15-82
 Applicant (Owner or Agent) Mark & Jill Matson
 Tax parcel(s) 13701-000-000


Being duly sworn, I depose and say the following:

- 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;
- That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
- 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.
- 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.
- 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.
- That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Mark Matson
Jill Matson
8. Applicant (signature)

Mark Matson
Jill Matson
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 17th day of December, 2015, 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.
James A. Land Notary
 Public
 My Commission expires: 2/20/2018

RECORDING SPACE

JAMES A. LAND
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION # FF094797
 EXPIRES 2/20/2018
 BONDED THRU 1-888-NOTARY1

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

FOR OFFICE USE ONLY
 Petition Number _____ Planner _____



APPLICATION FOR MODIFICATION OF EXISTING ZONING REQUIREMENTS
 Planning & Development Services Department

OFFICE USE ONLY	
Petition No. <u>HP-15-82</u>	Hearing Date: <u>Jan. 5, 2016</u>

CHECK ONE: Historic District: University Heights - U Individual Listing

Owner(s) of Record (please print)	Agent Authorized to Act on Owner Behalf
Name: <u>Mark & Jill Matson</u>	Name:
Address: <u>5102 SW 80th Place</u> <u>Gainesville, FL 32608</u>	Address:
E-mail Address: <u>Matsonm@bellsouth.net</u>	E-mail Address:
Phone: <u>352 378-8581</u>	Phone:
Fax: <u>352 262-4737</u>	Fax:

PROPERTY INFORMATION:

Street address: 811 NW 3rd Ave
 Tax parcel no(s): 13701-000-000
 Legal description (may be attached): Bevan ADD BK 5 PB A-64 S/D of E 1/2 of BK PBA-22 Lot 22 OR 3447/109-12
 Existing Zoning: RH-1 Lot size: .13 acres
 Present use: Single Family Res Proposed use: Single Family Residential
 Present structures (type) and improvements upon the land:

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	<u>RSF-4</u>	<u>RL</u>	
South	<u>RH-1</u>	<u>RH</u>	
East	<u>RH-1</u>	<u>RH</u>	
West	<u>RH-1</u>	<u>RH</u>	

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

<i>(select only those that apply)</i>		Required	Existing	Proposed
<input checked="" type="checkbox"/>	Front, Side, or Rear Building Setback Line	<u>20 ft</u>	<u>~50 ft.</u>	<u>15.5 ft.</u>
<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

Planning Division
 Planning Counter—158

Fax: 352-334-3259
 Phone: 352-334-5023
 planning.cityofgainesville.org

Thomas Center B
 306 NE 6th Avenue

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.

AS the addition is to the rear of the house, it will not impact the public safety, health or welfare of property owners. There is a 16 foot alleyway in rear, and we are only requesting 4.5ft variance.

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

There are numerous properties adjacent to and within neighborhood that have less than a 15 foot setback. For example, the house directly behind has less than 10 foot setback.

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?

The addition will remain consistent with the original building materials and aesthetic as the original historic structure.

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.

WE confirm that all aspects will be up to 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:

Jill + Mark Huber

Date:

12-22-15

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 22nd day of December 2015,
by (Name) Jill + Mark Huber

Shelly L Varnedoe
Signature - Notary Public

Personally Known OR Produced Identification (Type) FD



Exhibit 3 - Photos















Exhibit 4 City of Gainesville Code of Ordinances

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)