

STAFF REPORT

OCTOBER 1, 2014

PETITION NUMBER

4COA-09HPB/
1AVT-09HPB

PROPERTY LOCATION

207 N.E. 7th Street

APPLICANT

Giovanna Holbrook

APPLICATION

REQUEST

Move and rehabilitate
two buildings and re-
quest an Ad Valorem
Tax Exemption Part 2.

RECOMMENDATION

**Staff recommends
APPROVAL.**



Location Map

Subject Site

SUMMARY

Project Description and Information

The applicant proposed to move and rehabilitate two buildings in the Northeast Residential Historic District.

The applicant has completed the restoration/rehabilitation and submitted the Part 2—Request for Review of Completed Work of the Historic Preservation Property Tax Exemption. The application complies with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Public Notice

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on October 7, 2014.


Principal Planner

Prepared by D. Henrichs,
Historic Preservation Planner

EXPLANATION

The applicant has completed the restoration/rehabilitation approved in the Part 1— Preconstruction Application for the Historic Preservation Property Tax Exemption. The project meets the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The building is located in the Northeast Residential Historic District.

Attached, please find Part 1 of the Historic Preservation Property Tax Exemption Application, and the staff report with pre-construction backup and photographs approved January 6, 2009.

A Part 2 – Request for Review of Completed Work of the Historic Preservation Property Tax Exemption application has been filed with staff which is attached, and staff has inspected the completed work.

The renovations totaled \$707,228.74 for the building.

Section 25-61 *et seq* of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “the proposed improvement is consistent with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.”

Staff recommends **APPROVAL** of the application.



Consideration of an Ad Valorem Tax Exemption application is pursuant to Section 25-61 of the Code of Ordinances 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 in the Guidelines of maintaining historic fabric in the interior as well as the exterior outside and compatibility with surrounding properties.

Sec. 25-61. - Tax exemptions for historic properties.

The City of Gainesville hereby authorizes ad valorem tax exemptions for historic properties, pursuant to F.S. §§ 196.1977 and 196.1998.
(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-62. - Definitions.

The following words and phrases, when used in this article, shall have the following meanings:

Contributing property shall mean a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because

- (a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time;
- (b) It is capable of yielding important information about the period; or
- (c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR part 60.4 or in Section 30-112 of the Land Development Code for the City of Gainesville Local Register of Historic Places.

Eligible improvement shall mean changes to the interior and/or exterior condition of real property brought about by the expenditure of labor or money for the restoration, renovation or rehabilitation of such property. Improvements include additions and accessory structures (i.e., a garage) necessary for efficient contemporary use.

Eligible property shall mean a site, building, structure or object that, at the time an exemption is granted, is, and is certified to the city commission by the Historic Preservation Division to be

- (a) Individually designated on the National Register of Historic Places;
- (b) A contributing property in a national register listed historic district;
- (c) Designated as a historic property or landmark under the provisions of the City of Gainesville historic preservation ordinance; or
- (d) A contributing property in a historic district designated under the City of Gainesville historic preservation ordinance.

Government or nonprofit purpose shall mean at least sixty-five (65) percent of the useable space of a historic building is occupied or used by an agency of the federal, state or local government or nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with F.S. § 617.0125.

Preservation exemption covenant shall mean the historic preservation property tax exemption covenant paralleling Florida DOS Form No. HR3E111292 which indicates that the owner agrees to maintain and repair the historic property so as to preserve the architectural, historical, or archaeological integrity of the property during the exemption period.

Regularly and frequently open to the public shall mean public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. The owner may charge a reasonable nondiscriminatory admission fee.

Renovation or rehabilitation shall mean the act or process of returning a historic property or portion thereof that is of historical or architectural significance to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archeological values. For historic properties or portions thereof that are of archaeological significance or are severely deteriorated, *renovation or rehabilitation* shall mean the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

Restoration shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-63. - Scope and duration of tax exemptions.

- (a) The city commission may grant an ad valorem tax exemption for eligible improvements to eligible properties made on or after September 1, 1995. The exemption will be for 100 percent of the assessed value of the eligible improvements, and will apply only to those taxes levied by the City of Gainesville that are not levied for the payment of bonds or authorized by a vote of the electors pursuant to section 9(b) or section 12, Article VII of the Florida Constitution.
- (b) 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.
- (c) Any exemption granted under this article to a particular property shall remain in effect for ten (10) years. 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.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-64. - Exemption for government or nonprofit purpose.

- (a) If an improvement qualifies an eligible property for an exemption and the property is used for a government or nonprofit purpose and is regularly and frequently open to the public, the owner is eligible for an exemption from ad valorem taxation of one hundred (100) percent of the assessed value of the property, provided
- (1) The assessed value of the improvement is equal to at least fifty (50) percent of the assessed value of the property as improved;
 - (2) The improvements are made by or for the use of the existing owner; and
 - (3) The improvements are made on or after the effective date of this ordinance.
- (b) For an exemption granted under this section, the following conditions, as well as those indicated in section 25-62, shall justify removal of a property from eligibility for the exemption, as described in section 25-65:
- (1) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or
 - (2) The property is no longer used for a government or nonprofit purpose, or is no longer regularly and frequently open to the public.

(Ord. No. 950480, § 1, 8-28-95)

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, if possible, stored for future study or reuse.

- d. Stabilization shall reestablish the structural stability of a property through the reinforcement of load-bearing 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)

Sec. 25-66. - Required covenant.

- (a) *Effect of covenant.* 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 form of the covenant shall be the "Historic Preservation Property Tax Exemption Covenant" (DOS Form No. HR3E111292). The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.
- (b) *Revocation of exemption.* 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. In the event of a violation of the covenant, or damage to the historic property as detailed below, the HPB shall conduct a hearing, as provided in Section 30-112(d)(7)e of the Land Development Code, to allow the property owner to show cause why the exemption should not be revoked. Identification of the following conditions shall result in termination of the historic property tax exemption covenant, revocation of the exemption, and removal of a property from eligibility for the property tax exemption:
- (1) The owner is in violation of the provisions of the historic preservation tax exemption covenant; or
 - (2) The property has been damaged by accidental or natural causes beyond the owner's control to the extent that the historic integrity of the features, materials, appearance, workmanship and environment or archaeological integrity which made the property eligible for listing in the Natural Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible. Feasibility determinations will be made utilizing the economic hardship standards in Section 30-112 of the Land Development Code. Under this condition, the applicant is not required to pay back interest plus taxes.
- (c) *Appeal of revocation.* The applicant can appeal a decision to revoke the exemption to the city commission. The procedure for appealing the decision, and the conduct of the hearing will be as specified in Section 30-112(d)(7)i of the Land Development Code.

(Ord. No. 950480, § 1, 8-28-95)



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

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

1. Property identification and location:

Property Identification Number 11922-000-000
 Address of property: Street 207 N.E. 7th STREET
 City GAINESVILLE County ALACHUA Zip Code 32601

2. Data on restoration, rehabilitation or renovation project:

Project starting date: FEB. 2008 Project completion date FEB. 2012
 Estimated cost of entire project: \$ 707,228.74
 Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ 707,228.74

3. Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on _____, 20 _____. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings*, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government form which the exemption is being requested, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

GIOVANNA HOLBROOK Name Giovanna Holbrook Signature SEPT. 16, 2014 Date

OWNER Title SWEETWATER BRANCH PROPERTIES INC. Organization Name

Social Security or Taxpayer Identification Number 59-3111029

Mailing Address 608 N.E. 5th AVE

City GAINESVILLE State FLORIDA Zip Code 32601

Daytime Telephone Number (352) 318-1973

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Social Security or Taxpayer Identification Number _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Social Security or Taxpayer Identification Number _____

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

PART 2 – FINAL APPLICATION FOR REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 11922-000-000

Property Address 207 N.E. 7TH STREET

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

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

Review Comments: _____

Additional comments attached? Yes () No ()

Signature D. HENRICH S

Typed or printed name D. HENRICH S

Title HP PLANNER

Date 9/30/14

G Holbrook
House 205-207 Historical Costs
 January 2008 through December 2012

Date	Name	Memo	Amount
Fixed Assets			
120 - Buildings			
7/5/08	Hygema House Movers Inc.	2 deposits @ \$2000.00	4,000.00
7/23/08	Jay Reeves	plans, see blueprints in file	5,000.00
8/11/08	Hygema House Movers Inc.	1238 SW 9TH	7,000.00
8/19/08	Hygema House Movers Inc.	1230 SW 9TH	7,000.00
8/25/08	Hygema House Movers Inc.	1238 SW 9TH	8,000.00
8/27/08	Art Middleton	remove roof and chimney to get read...	16,600.00
8/27/08	Art Middleton	to put all back, brick up	9,400.00
9/6/08	Hygema House Movers Inc.	1230 SW9TH	11,500.00
10/7/08	Hygema House Movers Inc.	moving, police escorts, tree spading,...	25,641.50
10/28/08	City of Gainesville	Permit	795.00
10/29/08	Central Builder Supplies of Gainesville	pine	2,582.62
10/30/08	Jay Reeves	retainer	1,750.00
11/3/08	Hygema House Movers Inc.	Deposit for placement 1230 sw 9th	10,000.00
11/10/08	Hygema House Movers Inc.	foundations	10,950.00
12/2/08	Jay Reeves	porches, interior plan changes, layou...	3,500.00
12/2/08	Hygema House Movers Inc.	1230 SW 9TH digging and footers	10,000.00
12/31/08	City of Gainesville	Permit	928.75
1/13/09	Hygema House Movers Inc.	partial pymnt foundation complete 12...	12,500.00
1/21/09	Art Middleton		26,000.00
1/26/09	Central Builder Supplies of Gainesville		2,119.72
1/27/09	Art Middleton	chimney	9,400.00
2/24/09	Jay Reeves	handicap ramp plans	563.92
2/24/09	Bradco Supply Co	cement and driftwood	4,859.40
2/24/09	Art Middleton		16,500.00
4/3/09	Melvin Holt	chimney	3,440.00
4/6/09	Bradco Supply Co		4,989.10
6/15/09	University Imaging		11.61
6/15/09	John Buckhalter	Air conditioner	0.00
6/19/09	Charles Bosch Electric		10,500.00
6/21/09	Art Middleton	front of 207 columns, breezeway wit...	26,000.00
6/29/09	Chuck Taylor Plumbing		137.51
6/29/09	Chuck Taylor Plumbing		1,900.00
6/29/09	Chuck Taylor Plumbing		141.49
7/9/09	Art Middleton	rails, spindles, porch	7,000.00
7/24/09	Chuck Taylor Plumbing		860.00
7/24/09	Chuck Taylor Plumbing		170.00
7/24/09	Art Middleton		200.00
7/24/09	Art Middleton		2,500.00
7/28/09	Chuck Taylor Plumbing		7,370.00
7/28/09	Chuck Taylor Plumbing		1,710.00
7/28/09	CES Nationwide	electric box	230.38
7/30/09	State Contractor Speci	louver bifold doors, 1/4 flat , 1 3/8 pr...	2,406.57
8/1/09	Art Middleton		2,500.00
8/5/09	Chuck Taylor Plumbing		500.00
8/10/09	Chuck Taylor Plumbing		1,080.00
8/10/09	Chuck Taylor Plumbing		2,140.00
8/10/09	Chuck Taylor Plumbing		1,661.33
8/12/09	State Contractor Speci		428.91
8/24/09	Chuck Taylor Plumbing		1,726.33
8/24/09	Chuck Taylor Plumbing		1,880.00
8/27/09	Art Middleton		5,000.00
9/9/09	CES Nationwide	electric box	1,239.37
9/9/09	Hogles Heating and Air	rough in	9,000.00
9/14/09	CES Nationwide	bath vent	196.51
9/18/09	Chuck Taylor Plumbing		119.11
9/18/09	Chuck Taylor Plumbing		1,100.00
9/30/09	Art Middleton		5,000.00
10/5/09	Tight Seal Inc.		4,867.00
10/5/09	Tight Seal Inc.	insulation	4,093.00
10/8/09	Art Middleton		5,000.00
10/12/09	Chuck Taylor Plumbing		215.00
10/12/09	Chuck Taylor Plumbing		820.00
10/28/09	Art Middleton		6,600.00
10/28/09	Art Middleton		759.00
10/30/09	Charles Bosch Electric		62.00
11/10/09	Chuck Taylor Plumbing		730.00

G Holbrook
House 205-207 Historical Costs
 January 2008 through December 2012

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
11/1/11	GRU	connect electric to street	925.34
11/8/11	Gator Fire Equipment	fire sprinkler system, corected from ...	3,000.00
11/8/11	Gator Fire Equipment	fire exit sign	36.87
12/2/11	State Contractor Speci	insulation, sheating, to correct prior e...	122.72
12/8/11	Vintage Electric Inc.	relocate main circuit breaker	2,400.00
12/8/11	Mr. Electric of N		3,396.19
12/9/11	CES Nationwide	electric box	32.52
12/9/11	CES Nationwide	electric box	112.80
12/9/11	Home Depot	strap hinges, correct house and mov...	201.47
12/12/11	Steven Baker	Electric Gate	663.00
12/31/11	Calvin Lee	brick	100.00
12/31/11	Calvin Lee	brick	100.00
12/31/11	Calvin Lee	brick	120.00
12/31/11	WW Gay	fire extinguishers and installed -	2,000.00
12/31/11	Chuck Taylor Plumbing	& 24 8th st	1,391.00
12/31/11	Sprinkler Monitor	added for prop taxes	4,511.00
12/31/11	Tom Smith	<i>Paint</i>	2,800.00
2/17/12	Gator Home Inspections		125.00
5/31/12	Chuck Taylor Plumbing		1,560.00
6/2/12	Stark Sod	sod	522.44
10/31/12	Chuck Taylor Plumbing		1,703.00
Total 120 - Buildings			<u>707,228.74</u>
Total Fixed Assets			<u>707,228.74</u>
TOTAL			<u>707,228.74</u>



(NORTH # 1 HOUSE) NORTH ELEVATION



SOUTH # 2 HOUSE WEST ELEVATION



SOUTH HOUSE #2 WEST ELEVATION



SOUTH HOUSE #2 WEST ELEVATION



SOUTH HOUSE #2 LIVING F. PLACE



SOUTH HOUSE #2 DINING RM.



NORTH HOUSE # 1 LIVING RM W/ F.P.LACE



NORTH HOUSE # 1 KITCHEN .

City of Gainesville

Inter-Office Communication
Planning & Development Services Department
 Phone: 334-5022 Fax: 334-2648 Station #11

Date: January 6, 2009

To: Historic Preservation Board

From: D. Henrichs, Historic Preservation Planner

Subject: Petition 4COA-09HPB/1AVT-09HPB. 207 N.E. 7th Street. Construct porches on two residential buildings. These are non-contributing residence in the Northeast Residential Historic District. Giovanna Holbrook, Owners. Jay Reeves, Agent.

RECOMMENDATION

Staff recommends **APPROVAL** of the application provided the applicant complies with the City of Gainesville's Land Development Codes and building requirements.

The recommendation is based on the following findings:

- the application complies with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

EXPLANATION

The applicant is requesting approval to rehabilitate/renovate two residences that have been moved from S.W. 9th Road to 207 N.E. 7th Street in the Northeast Residential Historic District. Selective demolition has occurred removing inappropriate and non-historic additions that were constructed to accommodate student housing in their original location. Character defining porches are being proposed to increase compatibility with the historic neighborhood, as well as the replacement of the existing aluminum windows with more appropriate wood windows. The applicant is proposing 6/1 double hung windows on the exterior of the house that faces N.E. 3rd Avenue and 1/1 double hung windows on the house that faces N.E. 7th Street. Round columns on both buildings will unify the appearance of the two buildings. A breezeway is proposed to connect the two buildings.

At this time, the interiors will not be renovated other than cleaning and painting.

Because the buildings were moved into the historic district, they are considered to be non-contributing because of the loss of context until the buildings have reached significance in their current location. The Historic Preservation Board has to determine the buildings to be eligible for the tax exemption and may consider them as contributing to the Northeast Historic District.

Section 25-61 *et seq* of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether "the proposed improvement is consistent with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement." Staff will assess the application relative to each standard. The shaded standards are not applicable to the project.

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationship.*

&

2. *The historic character of a property shall be retained. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize the property shall be avoided.*

COMPATIBLE.

The property will maintain its historic residential use. The applicant has maintained the architectural features and the spatial relationships that characterize the structures. Selective demolition has occurred removing inappropriate and non-historic additions. Additional features have been added to the buildings to increase compatibility with the historic neighborhood

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 elements from other historic properties, shall not be undertaken.*

&

4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

COMPATIBLE.

The applicant has added features to support an architectural style. The buildings are non-contributing to the historic district

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

&

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

COMPATIBLE.

The proposed work will not affect distinctive materials, features or finishes of the buildings.

7. *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*
8. *Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*

COMPATIBLE/NOT APPLICABLE.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the 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.*

COMPATIBLE.

The new construction does not destroy the historic fabric of the two buildings and maintains the interior spatial relationship of the original structures. The building facing S.W. 7th Street lacks character defining features and the addition of a porch increases the compatibility with the historic neighborhood. The addition of the front columns and the porch on the building that faces N.E. 3rd Avenue compliments the architecture of a high pitched roof. The additions of porches are compatible with the historic neighborhood in scale, massing and proportions.

The proposed project is not consistent with the Historic Preservation Rehabilitation and Design Guidelines as a staff approval. Because the buildings were moved into the historic district, they are considered to be non-contributing because of the loss of context until the buildings have reached significance in there current location. Staff recommends a determination of the buildings to be eligible for the tax exemption and contributing structures to the Northeast Historic District.

Staff further recommends **APPROVAL** of the application provided the applicant complies with the City of Gainesville's Land Development Codes and building requirements.

Respectfully Submitted,



Ralph Hilliard
Planning Manager



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

140463B



PERMIT NO. 400A-09HPB Parcel # 11922-000-000

OFFICE USE ONLY
[] Staff Approval - No Fee [] After-the-fact COA \$370.75
[X] Single-Family Board Approval - \$100. [] Multi-Family Board Approval - \$500.00
Fee: \$ 100/(50) NW Receipt No.
[] Account No. 001-670-6710-3405 [X] Account No. 001-670-6710-1124 (Enterprise Zone)
[X] Account No. 001-670-6710-1125 (Enterprise Zone)

Name of Applicant/Agent (Please print or type)
Name: GIOVANNA HOLBROOK Phone No.: (Home) 318-1973
Address: 608 N.E. 5th Ave (Work)
City: GAINESVILLE E-mail Address:
State: FLORIDA Zip: 32601

A. IDENTIFICATION

Owner GIOVANNA HOLBROOK Contractor ART MIDDLETON
Address/Zip 207 N.E. 7th St. Address/Zip
E-mail Address E-mail Address
Phone (Hm) (Wk) Phone 215-1074 (Hm) (Wk)
Occupant Agent JAY REEVES
Address/Zip Address/Zip 305 N.E. 5th Ave
Phone (Hm) (Wk) Phone 371-3205 (Hm) (Wk)

B. TYPE OF PROJECT

[X] Addition [X] Alteration Demolition Relocation New Building
Repair Other

C. DESCRIPTION OF PROPOSED PROJECT

TUDOR HOUSE - NEW FRONT PORCH, NEW WIDE PORCH.
ASPHALT JUNGLE ROOF FOR BOTH.
RANCH HOUSE - NEW FRONT PORCH

The information on this application represents an accurate description of the proposed project. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of an "Application for Permit to Build" by the City of Gainesville Building Division.

Signatures: Owner Date
Agent Jay Reeves Date 12-16-08

FOR BOARD USE

Date Application Received 12/16/09


Received by **D. Henrichs, Historic Preservation Planner**

This Certificate of Appropriateness is valid for one year only. If work has not begun within a year a reapplication is necessary.

If staff approval allows issuance of Certificate of Appropriateness, the basis for the decision was: <input type="checkbox"/> This meets the Secretary of Interior Standards for Rehabilitation.	
Date:	Preservation Planner:

The HISTORIC PRESERVATION BOARD considered the application of <u>4 COA-09HPB</u> <u>1 AVT-09HPB</u> at the <u>JANUARY 6, 2009</u> meeting. There were <u>7</u> members present.	
The application was <u>APPROVED</u> by a <u>7-0</u> vote, subject to the following conditions:	

The basis for this decision was:	

Chairperson  Date 1/6/09

Please post this certificate and any attachments at or near the front of the building.

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

Instructions: Read the attached instructions carefully before completing this applications. 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. 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) 11922-000-000 (Attach legal description)

Address of property: Street 207 N.E. 7th STREET

City _____ County _____ Zip Code _____

() Individually National Register listed.

() Locally designated historic property or landmark*

() In a National Register district

() In a locally designated district

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

Name of Historic District NORTH EAST RESIDENTIAL HISTORIC DISTRICT

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (____) _____

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 Question 9 on page 5.

3. Owner Information:

Name of individual or organization owning the property SWEETWATER BRANCH PROPERTIES INC.

Mailing Address 608 N.E. 5th AVE, GAINESVILLE

City GAINESVILLE State FL. Zip Code 32601

Daytime Telephone Number (352) - 318 - 1973

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

Property Address 207 N.E. 7th St. GAINESVILLE FL. 32601

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

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:**

PROPERTY HAS PRE EXISTING POOL & ENCLOSURE FROM PREVIOUS BLDG (BURNED). TWO SINGLE FAMILY HOUSES FROM THE 1930'S WERE MOVED TO THE PROPERTY. THE HOUSE WERE STUDENT RENTALS IN "FAIR" CONDITION. THE STRUCTURES HAVE NEW ROOFS AND FOUNDATIONS.

Date of Construction CA 1938 Date(s) of Alteration(s) MOVED 2008

Has building been moved? (Yes) (No) If so, when? AUGUST 2008

Page 3

6. **Statement of significance:**

BUILDING ARE COMPATIBLE WITH HISTORIC DISTRICT AND COULD BE CONSIDERED CONTRIBUTING WHEN RENOVATED.

7. **Photographs and Maps:**

Attach Photographs and maps to Application

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

1. Use(s) before improvement: RENTAL PROPERTY
2. Proposed use(s): SINGLE FAMILY - RENTAL

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

For Local Historic PReservation Office or Division Use Only

Property Identification Number 11922-000-000Property Address 207 N.E. 7th Street

The () Local Historic PReservation Office () Division, has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- () Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies the the above referenced property does not qualify for the special exemption provided under s. 196.1998, (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. 196.198, F.S.
- () Determined that improvemens to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation

Property Identification Number 11922-000-000

Property Address 202 N.E. 7th STREET

The () Local Historic Preservation Office () Division has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

() Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of 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. 196.1993, F.S.

() Determines that improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. .

() Determines that improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced standards, Guidelines and criteria is identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria re provided in the Review Comments.*

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature _____

Typed or printed name _____

Title _____

Date _____



TYPICAL INTERIORS - HOUSE #2 (RANCH) - UNIQUE FIREPLACE TO BE SAVED.



KITCHEN - TO BE RENOVATED.

140463B



Search Criteria

Street Number: = 207
Street Direction: NE
Street Name/Type: 7TH ST
City: GAINESVILLE

Search Date: 12/22/2008 at 12:55:20 PM
Data updated: 12/14/08

Parcel: 11922- GIS Map (best
000-000 viewed with IE)

Taxpayer: SWEETWATER BRANCH PROPERTIES INC	Legal: DOIG/ROBERTSON ADD DB N-486 LOTS 3 & 4 BK 1 RG 2 LESS E 30 FT OF LOT 3 OR 2173/2010
Mailing: 608 NE 5TH AVE GAINESVILLE, FL 32601- 5502	
Location: 207 NE 7TH ST Gainesville	
Sec-Twn-Rng: 4-10-20	
Use: MISC. RESIDENCE	
Tax	
Jurisdiction: Gainesville 3600	
Area: DUCK POND AREA	
Subdivision: DOIG & ROBERTSONS ADDN-BLK 1.R.2	

There was 1 parcel found in this search.

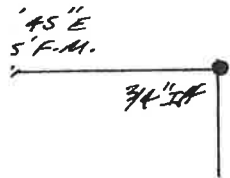
Create download file of selected parcels

Map selected Parcels on GIS

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 12 SE 1st Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

BOUNDARY SURVEY

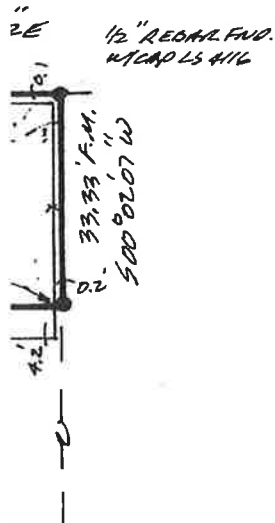


LEGAL DESCRIPTION D.R. BOOK 2173, PAGE 2010

Lot Three (3) LESS the East Thirty (30) feet, thereof, and Lot Four (4), of Block 1 of Range 2, of DOIG & ROBERTSON'S ADDITION to the City of Gainesville, Florida, as per Plat thereof recorded in Deed Book "N", Page 486, of the Public Records of Alachua County, Florida,

AND

North 33 1/3 feet of the South 450.1 feet of the West 200 feet of Block 1, Range 2 of DOIG & ROBERTSON'S ADDITION to the City of Gainesville, Florida, as per Plat thereof recorded in Deed Bdok "N", Page 486, of the Public Records of Alachua County, Florida;



THIS SURVEY IS CERTIFIED TO:
SWEETWATER BRANCH PROPERTIES

Philip A. Pistorino, P.A.

7400 N.W. 47th Court, Gainesville, Florida 32606 • (352) 372-0946



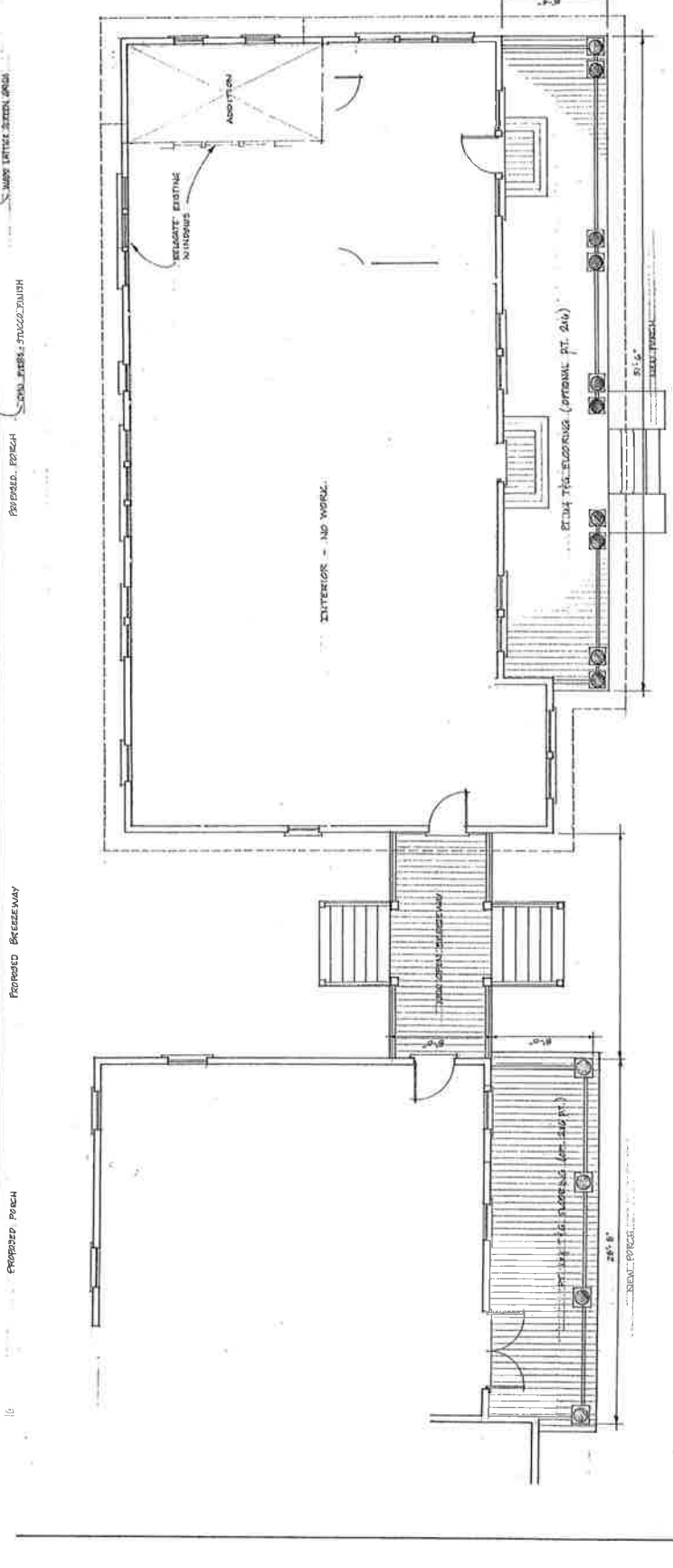
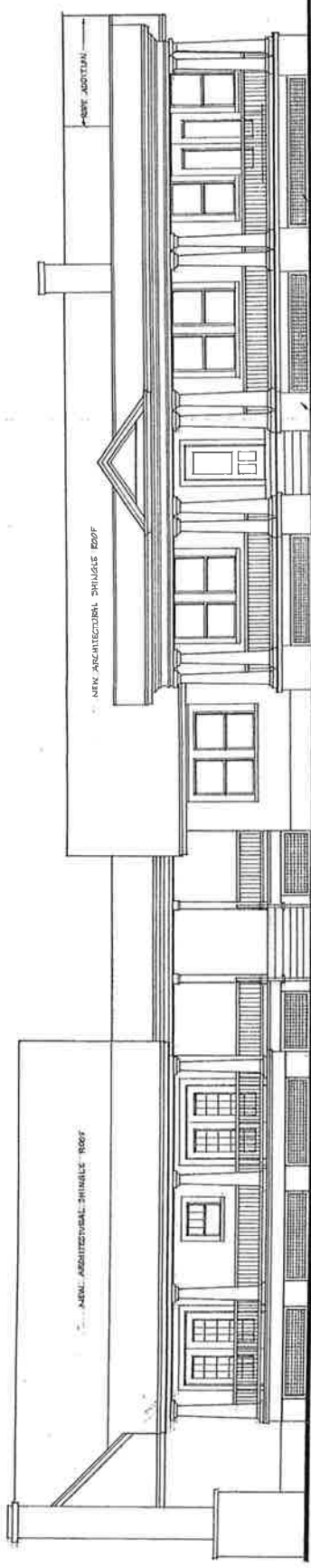
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL #
BEARINGS BASED ON ASSUMED DATUM NORTH LINE LOT 3 AND 4
UNDERGROUND IMPROVEMENTS IF ANY NOT LOCATED
DESCRIPTION FURNISHED BY CLIENT

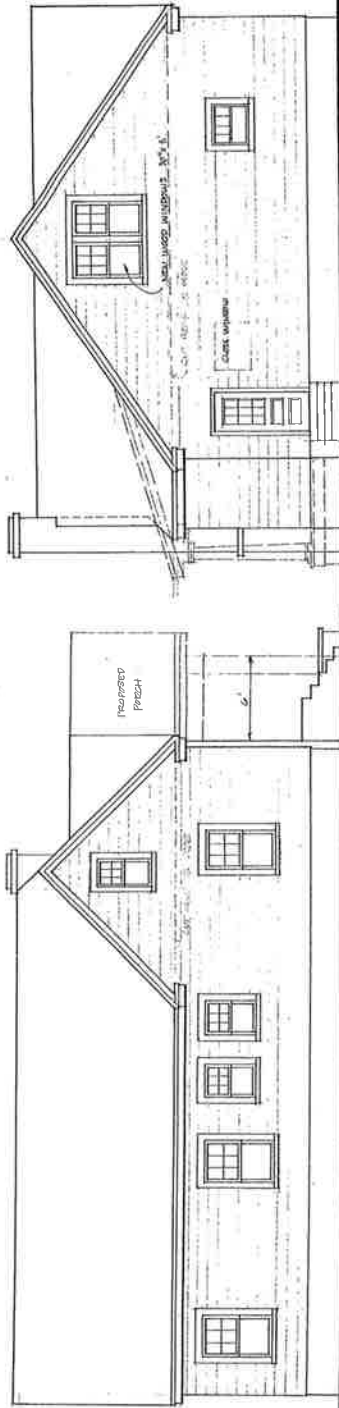
PHILIP A. PISTORINO
Philip A. Pistorino
LS #4118 FLORIDA

SCALE: 1" = 30'

FIELD DATE: 7/15/2008

DRAWN BY:





SOUTH ELEVATION

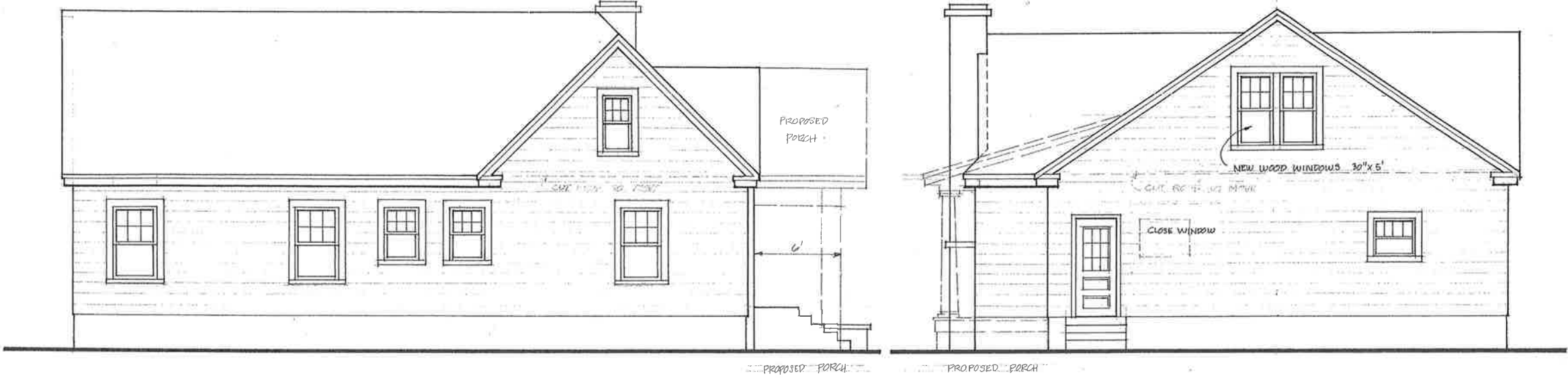
EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION

JAY REEVES & ASSOCIATES, INC.
ARCHITECTS AND DESIGNERS
725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601
WWW.JAYREEVES.COM
PHONE 352.371.2388
FAX 352.585.5689



EAST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

WEST ELEVATION

HOLBROOK HOUSE MOVE/RENOVATIONS
207 N.E. 7TH STREET
GAINESVILLE, FLORIDA 32601

DEC. 2, 2008
REV. DEC. 10, 2008