



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

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

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	February 2, 2021
ITEM NO:	#8 under New Business
PROJECT NAME AND NUMBER:	HP-21-00003, 206 NE 7 th Street
APPLICATION TYPE:	Quasi-Judicial: Construct a detached guest house.
RECOMMENDATION:	Staff recommends approval of the application with the requested modification to the rear setback.
CITY PROJECT CONTACT:	Jason Simmons

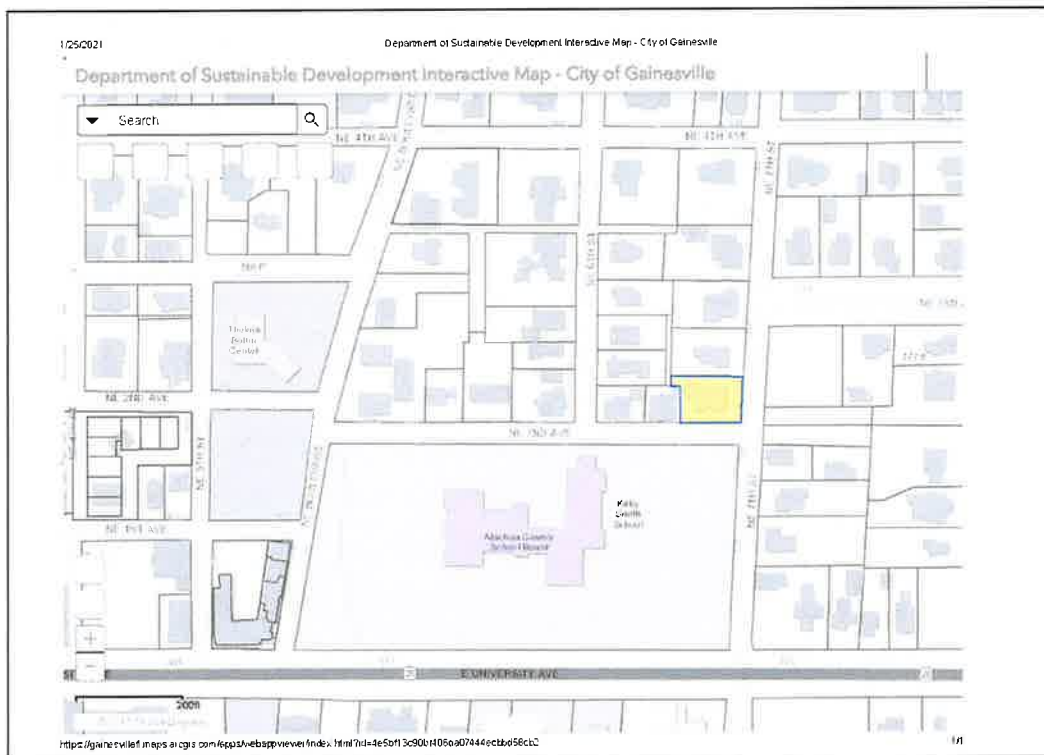


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Paul S. & Laura J. Richards
Property Owner(s): Paul S. & Laura J. Richards

SITE INFORMATION:

Address: 206 NE 7th Street
Parcel Number(s): 12382-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 2
Historic District Northeast Residential Historic District
Historic District Status: Contributing
Date of construction: c. 1913 per AL00650; 1911per ACPA

PURPOSE AND DESCRIPTION:

Doug Nesbit, Atlantic Design & Construction, agent for Paul S. & Laura J. Richards, owners. Certificate of Appropriateness to construct a detached guest house (accessory dwelling unit) with associated modification to the north side setback. Located at 206 NE 7th Street. This building will be a non-contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing single-family dwelling is a two-story, contributing structure that was built circa 1913 according to the Florida Master Site File. It is a wood frame Colonial Revival according to the site file (Queen Anne Style Victorian per real estate websites) house noted for its size and details. The exterior is narrow weatherboard, with wood shingles, a brick pier foundation, a gable/hip roof with cross gables for the secondary roof structure, modular metal shingles, and two brick chimneys. The ornamentation on the house includes ionic columns on the porch, and the entry portico. The building is approximately 2,595 square feet of heated space and 3,248 square feet of total area.

PROPOSED

The applicant is proposing to build a one story detached guest house in the northwest corner of the lot. This will be considered an accessory dwelling unit (ADU) under the provisions of Sec. 30-5.35

of the City's Land Development Code. An ADU is an allowed use by right in the Urban 2 zoning district. The size of the proposed structure is 498 square feet of conditioned area. The roof slope is 10:12 to match the existing roof pitch. The gable details mimic the existing elevations with a horizontal eyebrow separating cementitious board shingles on the upper section and hardie plank siding wrapping the walls below. Silver asphalt architectural shingles (Tamko) will be used to approximate the style of the existing roof. The proposed doors are PGT swinging doors while the windows are PGT single hung style. The foundation is monolithic.

REVIEW

The proposed new guest house accessory structure is located behind the house near the rear sideyard of the property and it will be visible from the street. However the distance from the curb to the front of the proposed structure is over 70 feet on the NE 2nd Avenue side, while the distance from the curb to the side of the proposed structure is over 90 feet on the NE 7th Street side, which will help minimize the visual impact on the street. The new structure utilizes materials and textures consistent with the principal building such as the hardie plank siding, the roof pitch with silver architectural shingles to simulate the roofing on the principal house, and comparable gable details. The main windows proposed on the new structure are 1/1 style, which matches the main windows on the house. The new auxiliary building will be consistent with Standard 9: *"New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."* The design of the structure is consistent with the guidelines for auxiliary structures.

The proposal meets most of the provisions of Section 30-5.35. – Accessory dwelling units (ADUs). The proposed 498 square feet is less than the maximum 850 square foot provision. The auxiliary building has been designed as a subordinate structure to the primary structure on the lot in terms of its mass, size, height, and architectural character. The proposal does not meet the provision about compliance with all standards applicable within the zoning districts, including required setbacks, as the applicants are requesting a modification to the rear setback for the proposed ADU, from the required 10 feet to 2 feet, to place the ADU in the proposed location.

Zoning Modification Request

The ADU as shown, would not meet the current rear yard setback requirements for the Urban 2 zoning district, which requires a rear setback of 10 feet minimum when there is no adjacent alley for all buildings. The front entrance of the ADU faces south towards NE 2nd Avenue, so the rear setback is applicable on the north side of the proposed structure, which is the side property line for the primary structure and the next door neighbor to the north. The ADU will require a rear yard setback reduction at the north property line to no less than 2 feet where 10 feet minimum is required. The applicants are in discussion with the Building Department about proximity of the proposed ADU to the principal structure, with the idea that it may be possible to move the ADU closer to it and increase the setback to at least 3 feet.

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

The adjacent lot owner has expressed opposition to the zoning modification request, indicating that 2 feet is not enough distance. The request may affect the public safety, health, or welfare of abutting property owners or the district in accordance with the concerns of the adjacent lot owner. The proposal does reflect a typical development pattern or design theme in the district concerning the location of accessory structures near property lines. The design of the ADU will not detract from the aesthetic character of the house. The requested modification is generally appropriate for the historic district but the board should deliberate on the request and the appropriate distance between a dwelling unit and the adjacent property line.

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- The HPB approve the Modification of Existing Zoning Requirements, reducing the rear yard setback from 10 feet to no less than 2 feet with conditions, including no windows to be placed on the north elevation of the ADU, shift the building as much as possible towards the principal structure to gain a foot or some extra inches for the setback distance, and explore the placement of a fence to provide a barrier between the properties in the location of the ADU.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:*
Auxiliary Structures**
- Exhibit 2** **COA Application**
- Exhibit 3** **Site Plan & Elevations**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

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

Auxiliary Structures

Applicable Secretary Standards

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.*

New Garages, Carport, Accessory and Other Structures

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

Recommended

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

Not Recommended

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

Staff Approval Guidelines

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

Historic building on which deck is to be built does not front on two or more streets;

Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and

Utilize simple designs that are mostly open;

New garages and carports that meet all of the following conditions can be approved by staff:

Structure does not front on two or more streets;

Is not attached to the historic building;

Does not exceed 1-story in height and 400 sq. ft. in area;

Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);

Utilize materials and textures consistent with the principal building;

Roof type and pitch is similar to principal building.

Sheds that meet the italicized conditions can be approved by staff:

Is not to be attached to structure;

Does not exceed 8 feet in wall height and 200 sq. ft. in area.

Sited behind the rear wall line of the principal building; and comprised of materials compatible with main structure.

Board Approval Guidelines

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

In the University Heights Historic Districts, the board can approve new auxiliary or secondary structures that exceed the size of existing principal structures if they are compatible in materials, design details and scale with the existing contributing structure.

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

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

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

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

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

PROJECT TYPE:

- New Construction Addition Alteration Demolition Fence
 Relocation Repair Re-roof Sign Request to lift demolition delay
 Other: Amendment to COA (HP ___ - ___)

APPROVAL TYPE:

See Certificate of Appropriateness Matrix

- Staff Approval
 Board Approval: Conceptual or Final

PROPERTY INFORMATION: *Property information can be found at the Alachua County Property Appraiser's Website*

Historic District: Northeast (Duckpond) Southeast Pleasant Street
 University Heights (North) University Heights (South) Not in an HD
 Site Address 206 NE 7th Street, Gainesville, FL, 32601
 Parcel ID #(s) 12382-000-000

OWNER OF RECORD

As recorded with the Alachua County Property Appraiser

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

Owner(s) Name Richards, Paul S & Laura J	Applicant Name Doug Nesbit
Company (if applicable)	Company (if applicable) Atlantic Design & Construction
Street Address 206 NE 7th Street	Street Address 1502 NW 6th Street
City State Zip Gainesville, FL, 32601	City State Zip Gainesville, FL, 32601
Telephone Number (352) 328-5150	Telephone Number (352) 378-0521
E-Mail Address laurarichardsart@gmail.com	E-Mail Address doug@atlantid.com

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

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

IMPORTANT NOTES



PRE-APPLICATION MEETING

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

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



CONCEPTUAL APPROVALS

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



APPLICATION REQUIREMENTS

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

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

One story detached guest house located in the NW side of the lot.

The proposed new conditioned area has 498 SQFT.

The roof slope is 10:12 to match the existing roof pitch. The gable details mimic the existing elevations with a horizontal eyebrow separating cementitious board shingles on the upper section & horizontal hardie plank siding wrapping the walls below. Silver asphalt architectural shingles will be used to approximate the style of the existing roof.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	J. Hardie	Cementitious board	-
Doors	PGT	Swinging door	-
Windows	PGT	Single Hung	-
Roofing	Tamko	Architectural Shingles	Silver
Fascia/Trim			
Foundation	-	Monolithic	N/A
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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



DID YOU REMEMBER...

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



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

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

The Code of Ordinances is available for review at www.municode.com



APPEALS

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

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

DEMOLITIONS (If Applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object.

N/A

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

N/A

RELOCATIONS (If Applicable)

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

N/A

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

N/A

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

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

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

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

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

Rear Building Setback Line
Side Building Setback Line

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

<i>(select only those that apply)</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>
<input checked="" type="checkbox"/> <u>Front, Side, Or Rear Building Setback Line</u>	10' & 5'	10' & 5'	9' & 2'
<input type="checkbox"/> <u>Building Height</u>			
<input type="checkbox"/> <u>Building Separation</u>			
<input type="checkbox"/> <u>Floor Area Ration</u>			
<input type="checkbox"/> <u>Maximum Lot Coverage</u>			

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.



Applicant (Signature)

01/04/2021

Date

Doug Nesbit

Applicant (Print)

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Please submit this application and all required supporting materials via email to cdplanning@cityofgainesville.org

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

352 393-5022

TO BE COMPLETED BY CITY STAFF	Date Received <u>1/7/21</u>	Received By: <u>Jason Simmons</u>
HP 000 21-0003		<input type="checkbox"/> Staff Approval – No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise–Credit)
Zoning: <u>Urban 2</u>		
Contributing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Application Complete <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

City of Gainesville DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B 306 NE 6th Ave Gainesville, FL 32601 352.393.5022 www.cityofgainesville.org HPB@cityofgainesville.org

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

I /WE Paul S. & Laura J. Richards (print name of property owner(s))

hereby authorize: Doug Nesbit (print name of agent)

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

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

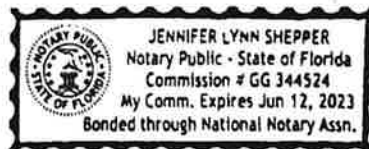
[Signature] (Signature of owner)

Paul S. Richards (Print name of owner)

[Signature] (Signature of owner)

Laura J. Richards (Print name of owner)

STATE OF FLORIDA } COUNTY OF ALACHUA } ss



Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [X] online notarization, this 29th day of December, 2020, by Paul & Laura Richards

[Signature] Notary Public

Jennifer Shepper Printed Name

6/12/23 My Commission Expires

[] Personally Known OR

[X] Produced Identification ID Produced: Drivers license

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS MSP 3AAA 1-77

FLORIDA MASTER SITE FILE
Site Inventory Form

8AC00 650

FDAHRM 802==

Site No. 1009==

Site Name 206 N.E. 7th St. 830== Survey Date 7804 820==

Instruction for locating (or address) 206 N.E. 7th St.

Gainesville, FL 32601 813==

Location: subdivision name / block no. / lot no. 868==

County: Alachua 808==

Owner of Site: Name: Blair, E. L. & Janie

Address: 206 N.E. 7th St.

Gainesville, FL 32601 902==

Occupant, Tenant, or Manager: Name: 904==

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

Recorder: Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist)

Address: FDAHRM

818==

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

Check one: Excellent 863- Good 863- Fair 863- Deteriorated 863- Altered 858- Unaltered 858- Original Site 858- Restored () Date () 858- Moved () Date () 858- Present Use private residence 850==

Dates: Beginning +1913c 844==

Culture/Phase American 840==

Developmental Stage 20th century 842==

NR Classification Category: building 916==

Threats to Site: Check one or more

Zoning () 878- Transportation () 878- Development () 878- Fill () 878- Deterioration () 878- Borrowing () 878- Other (See Remarks below): 878- Dredge () 878- Other (See Remarks below): 878- Other (See Remarks below): 878- Other (See Remarks below): 878-

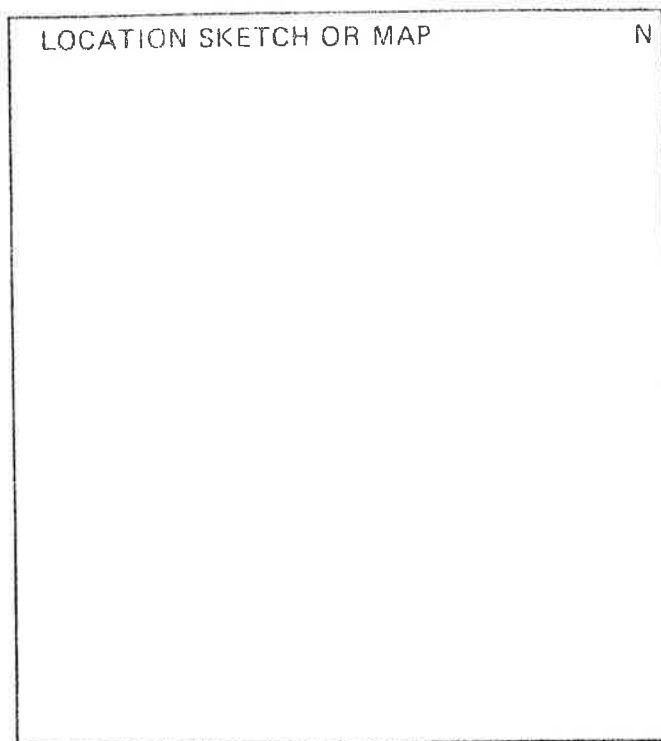
Areas of Significance: architecture 910==

Significance: This Colonial Revival house adjacent to the Kirby-Smith school grounds is noteworthy for its size and details. There are several similar houses in the district, including 704 N.E. 3rd Avenue and 321 N.E. 7th Street.

911==

Geographic Record Numbers HGI 5-17/5-16 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Colonial Revival (high) 964==
 PLAN TYPE rectangular, central hall 966==
 EXTERIOR FABRIC(S) weatherboard, narrow; wood shingles 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: hip 942==
 SECONDARY ROOF STRUCTURE(S): cross gable 942==
 CHIMNEY LOCATION: lateral slope 942==
 WINDOW TYPE: DHS 1/1 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: novelty shingles 882==
 INTERIOR WALLS: 882==
~~ORNAMENT INTERIOR:~~ boxed cornice 882==
 ORNAMENT EXTERIOR: ionic columns on porch, entry portico, 882==
 NO. OF CHIMNEYS 2 952== NO. OF STORIES 2 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____ 800==

LOCATION SKETCH OR MAP N


Township	Range	Section

812==

UTM Coordinates;

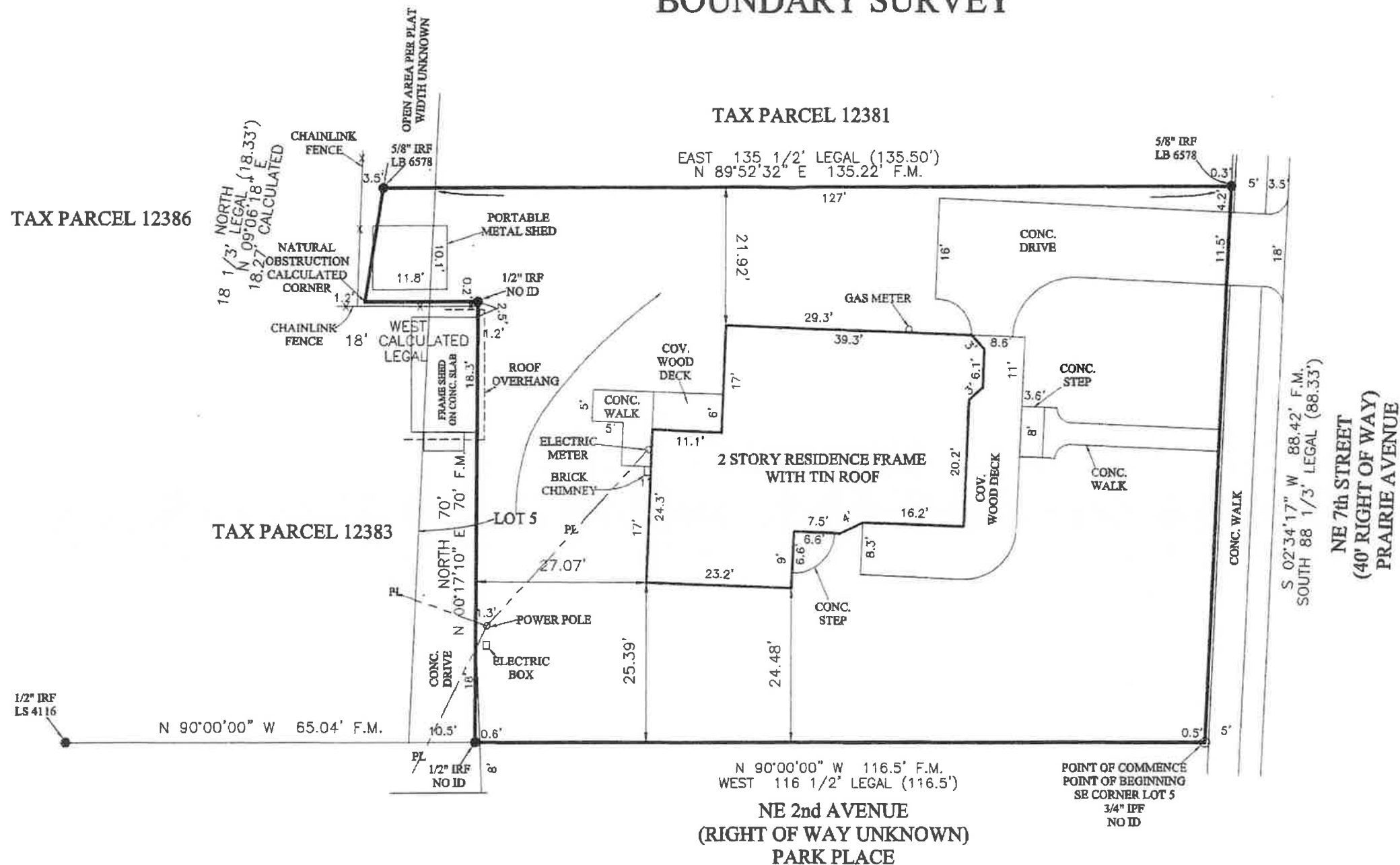
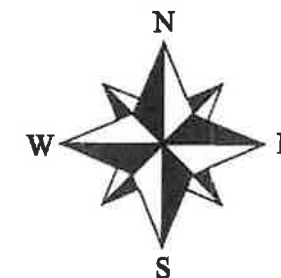
890==

Zone Easting Northing

Contact Print



BOUNDARY SURVEY



THIS SURVEY IS CERTIFIED TO:
 PAUL S. RICHARDS AND LAURA J. RICHARDS
 MERS, SOLE AS NOMINEE FOR TD BANK, NA, ISAOA/ATIMA
 TRUST TITLE GROUP, LLC
 WESTCOR LAND TITLE INSURANCE COMPANY

PROPERTY ADDRESS: 206 NE 7th STREET
 Gainesville, Florida

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT FIVE (5) OF CANNON & WOOLEY'S SUBDIVISION OF LOTS LYING SOUTH OF BLOCK FIVE (5) HOME INVESTMENT COMPANY'S PLAT IN EAST GAINESVILLE IN SECTION FOUR (4), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY (20) EAST, ALACHUA COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN WEST 116 1/2 FEET; NORTH 70 FEET; THENCE WEST 18 FEET; THENCE RUN NORTH 18 1/3 FEET; THENCE EAST 135 1/2 FEET; THENCE RUN SOUTH 88 1/3 FEET TO THE POINT OF BEGINNING.

LEGEND

- O.R. OFFICIAL RECORDS
- CONC. CONCRETE
- COV. COVERED
- F.M. FIELD MEASURED
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- IRS IRON REBAR SET
- CMF CONCRETE MONUMENT FOUND
- W.M. WATER METER
- C.B. CABLE BOX
- ID IDENTIFICATION
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITIES EASEMENT
- CL CENTERLINE
- PL POWERLINE

Philip A. Pistorino, P.A.

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BEARINGS BASED ON SOUTH LINE OF SUBJECT PROPERTY
 UNDERGROUND IMPROVEMENTS IF ANY NOT LOCATED
 DESCRIPTION FURNISHED BY CLIENT
 SUBJECT PROPERTY WITHIN FLOOD PRONE AREA "X"

PHILIP A. PISTORINO
 LS NO. 4116 FLORIDA

THIS SURVEY IS NOT TRANSFERABLE FOR USAGE TO ANY OTHER PERSON, LENDING INSTITUTION OR ENTITY

SCALE: 1"=20'

FIELD DATE: 9/25/2014

DRAWN BY: CHARLES PISTORINO



Monday, January 11, 2021 5:14:13 PM - Richards Guest House Rendered image - Windows Photo Viewer

