

TO: Historic Preservation Board

Item Number: 4

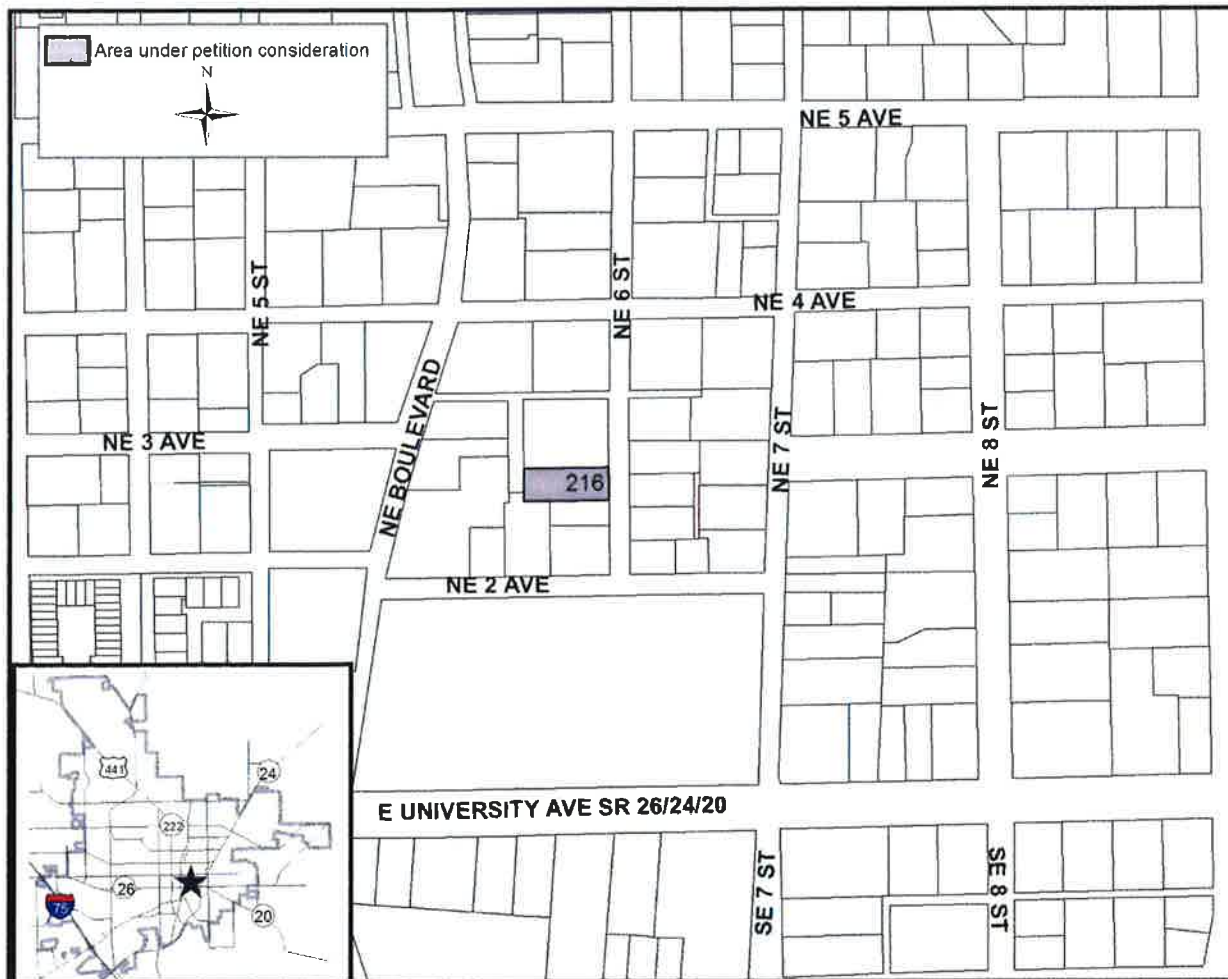
FROM: Planning & Development Services Department
Staff

DATE: October 4, 2016

SUBJECT: Petition HP-16-93, Howard Eckenrode, owner. Re-roof a single-family dwelling with a metal roof. Located at 216 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of the application with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.



Conditions of Approval

Staff's recommendation of approval for the petition is based on the following condition:

1. The roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.

Project Description

The property is located at 216 NE 6th Street. The contributing structure was built in 1940, according to the Alachua County Property Appraisers Office. The property is zoned RMF-5. The building is a contributing structure to the Northeast Residential Historic District.

The applicant is proposing to replace the existing shingle roof with a 5V Crimp metal roof composed of 26 gauge galvalume metal roofing panels with exposed fasteners on both the home and the attached garage.

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.

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

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

Roof and Roof Structures

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
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 roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes, which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals, which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons
Planner

List of Exhibits

- Exhibit 1 Application, Photos**
- Exhibit 2 Product Information**
- Exhibit 3 Florida Master Site File 8AL628**

COA APPLICATION ■ REQUIRE

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

EXHIBIT
tabbles
1

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.

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

PROJECT LOCATION:

Historic District: Duckpond
Site Address: 216 NE 6th St - Gainesville, FL 32601
Tax Parcel # 12390-000-600

OWNER	APPLICANT OR AGENT
Howard Eckenrode	
Owner(s) Name	Applicant Name
Corporation or Company	Corporation or Company
9017 NW 64th Terrace	
Street Address	Street Address
Gainesville, FL 32653	
City State Zip	City State Zip
Home Telephone Number	Home Telephone Number
352-275-2566	
Cell Phone Number	Cell Phone Number
Fax Number	Fax Number
caindrugs1@gmail.com	
E-Mail Address	E-Mail Address

TO BE COMPLETED BY CITY STAFF

Fee: \$ 115.75

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

EZ Fee: \$ 57.88

HP # 16-93

Contributing Y N

Zoning RMF-5

Pre-Conference Y N

Application Complete Y N

Received By Jason Simmons

Date Received 9/14/16

- 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)

Request for Modification of Setbacks

Y N

RECEIVED
STAMP

PAID
STAMP

Operator: Ellen Bailey

Receipt no: 59237

Item	Description	Account No	Payment	Payment Reference	Paid
HP-16-00093 00216 NE 6TH ST Eckenrode Reroof	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	8029	\$57.88
Total:					\$57.88

Transaction Date: 09/14/2016

Time: 12:09:23 EDT



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. **DESCRIBE THE EXISTING CONDITIONS AND MATERIALS** Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

25 + year old shingle roof in desperate need of replacement.

2. **DESCRIBE THE PROPOSED PROJECT AND MATERIALS** Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

reroof with 5 V metal roof to be done by Duffield Home Improvements. See attached estimate.

DEMOLITIONS AND RELOCATIONS

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.

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 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

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

CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.+
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner Howard Eckenrode
Applicant or Agent _____

Date 09/14/16
Date _____

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

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

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

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

Please provide all documents in sets of 10 on paper no larger than 11” x 17”. One large format set may also be requested if details are not legible.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information. (1 full size set, as requested and 10 reduced sets on 11” x 17” or smaller is required for a board approval project.)	<input type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction. (1 full size set, as requested and 10 reduced sets on 11” x 17” or smaller is required for a board approval project.)	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. The format for photos shall be 3” x 5”, or 4” x 6” colored or black and white prints, with the name of owner and address of structure on back of picture. (10 sets) (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

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

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

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

An Overview of the Application Process:

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

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

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

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

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

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

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

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser.

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

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

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

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

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



PLANNING

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

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

Owners Name:

HOWARD ECKENRODE

Address: 216 NE 6 ST
GAINESVILLE FL 32601

Phone: 352-275 2566

Email: CAIN DRUGS 1@GMAIL.COM

Agent Name:

Address:

Phone:

Email:

Parcel No.:

Acreage:

S:

T:

R:

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

Property owner signature: [Signature]

Printed name: HOWARD ECKENRODE

Date: 9/21/16

The foregoing affidavit is acknowledged before me this 21st day of September, 2016, by Howard Eckenrode, who is/are personally known to me, or who has/have produced FDL as identification.

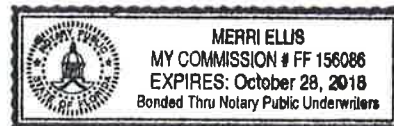
NOTARY SEAL

[Signature]

Signature of Notary Public, State of Florida

RECEIVED

STAMP



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-16-93
Applicant (Owner or Agent) HOWARD ECKENRODE
Tax parcel(s) 12390-000-000

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. Howard Eckenrode
8. Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 21st day of September, 2016, 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.

Merri Ellis Notary

Public

My Commission expires: _____

RECORDING SPACE



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

FOR OFFICE USE ONLY

Petition Number HP-16-93 Planner Jason Simmons

CITY OF GAINESVILLE

NOTICE

OF PROPOSED

LAND USE ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

4 Petition 14K-10-93
 Howard Eckhardt, owner, Request for
 change from a mixed use
 This building is contributing to the
 Residential Historic District

WHEN: October 4, 2016 @ 5:30 pm WHERE: City Hall Boardroom
 200 E. University Ave.

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023
 Additional details will be posted on our website prior to the meeting.
 • Please visit us at www.cityofgainesville.org/planningdepartment

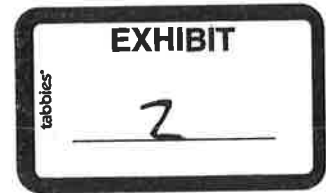


CITY OF BOURBONVILLE
NOTICE
LAND USE ACTION
PLANNING DEPARTMENT
110 SOUTH MAIN STREET
BOURBONVILLE, MISSOURI 64501
PHONE: 660-438-2200
WWW.CITYOFBOURBONVILLE.MO





Duffield Home Improvements
4566 NW 5th Blvd., Suite I
Gainesville, FL 32609
Phone 352-375-7008
Fax-352-375-7014
Lic. #CCC1325785



PROPOSAL SUBMITTED TO: Harold Eckenrode	PHONE: 352-275-2566	DATE 6/13/16
STREET: 216 NE 6th Street	EMAIL: caindrugs1@gmail.com	
CITY, STATE and ZIP CODE: Gainesville, Fl.	JOB LOCATION:	

We hereby submit specifications and estimates for

5V Crimp 26 gauge Metal Roofing Panel with Exposed Fasteners on home and garage.
 Remove existing drip edge, flashings and dispose of in our dumpster on home.
 Install rhino synthetic underlayment over existing shingles on home.
 Install new drip edge on lower eave area.
 Install 26 gauge galvalume 25 year non painted panel over underlayment with lifetime screws.
 Install deck tite plumbing boots, valley metal, on ridge ventilation and ridge cap.
 Clean ground of all debris.
 Includes permit, dump fee, engineering and 10Yr workmanship warranty.
 Plywood replacement will be billed @ \$ 58.00 per sheet includes material and labor.
 Additional wood work will be billed @ \$ 42.00 per sheet plus material. \$ 8,986.00

Insulation and 1x4 purlin system \$ 1,382.00

No permit or Historic paper work included.

1/3 down, 1/3 when metal is delivered and balance upon completion

All materials are subject to manufacturer's price increases. We cannot hold pricing beyond 30 days.

Dollars (\$)

<p>All materials to be as described above and installed to specifications in a workman like manner in accordance to standard practices. Any alteration or deviation from above specifications involving costs will be executed only upon written orders, and will become an extra charge over and above the estimate price. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.</p>	<p>Authorized William Duffield Signature _____ William P. Duffield, President/Owner Note: This proposal may be withdrawn by us if not accepted within 30 days.</p>
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Florida Statute Section 404.056 "Radon Gas": Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Florida Statute Section 489.1425 "Construction Industries Recovery Fund": Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Construction Industries Recovery Fund law by a State-Licensed Contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: (800) 487-1395, 1940 North Monroe Street, Suite 33, Tallahassee, FL 32399-1039.

Florida Statute Chapter 558 "Chapter 558": Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedure under this Florida Law which must be met and followed to protect your interest.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlines above.

Date of Acceptance: _____ Signature: _____
 Print Name: _____



<< Previous Next >> Record 1 of 1



AL628 - 216 NE 6TH STREET

SHPO Evaluation

Not Evaluated by SHPO

Historic Structure

Quick Search
(Enter SiteID or MS#)

Go!

Address

216 NE 6TH STREET

Year Constructed

c1925

New Search

Back to Results

Structure Uses

Private Residence (House/Cottage/Cabin)

Print/Save Report

Style

Colonial Revival

View Scanned Forms & Documents

Exterior Fabrics

Drop siding

Roof Type

Flat

Gable

Quad Map Names

GAINESVILLE EAST

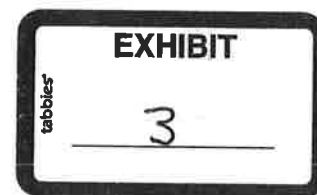
City

GAINESVILLE

Township | Range | Section

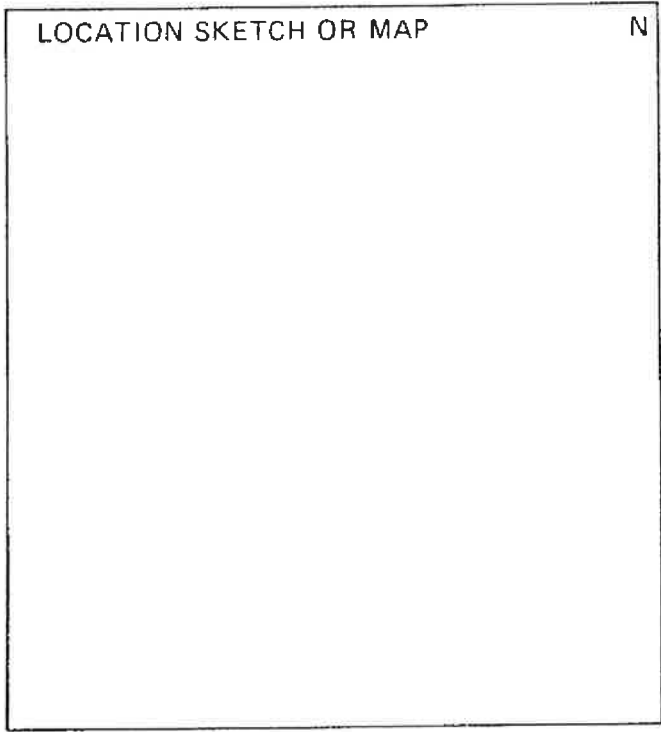
10S | 20E | 4

Field Visit Dates



ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Colonial Revival (low) 964==
 PLAN TYPE rectangular, irregular 966==
 EXTERIOR FABRIC(S) drop siding 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): _____ 942==
 CHIMNEY LOCATION: end, interior 942==
 WINDOW TYPE: DHS 6/1 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: doric columns - inset porch 882==
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
 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

UTM Coordinates; _____ 890==

Zone Easting Northing

 Contact Print

