



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

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

## **HISTORIC PRESERVATION BOARD STAFF REPORT**

**PUBLIC HEARING DATE:**

December 4, 2018

**ITEM NO:**

3 under New Business

**PROJECT NAME AND NUMBER:**

HP-18-00120, 320 SE 7th Street

**APPLICATION TYPE:**

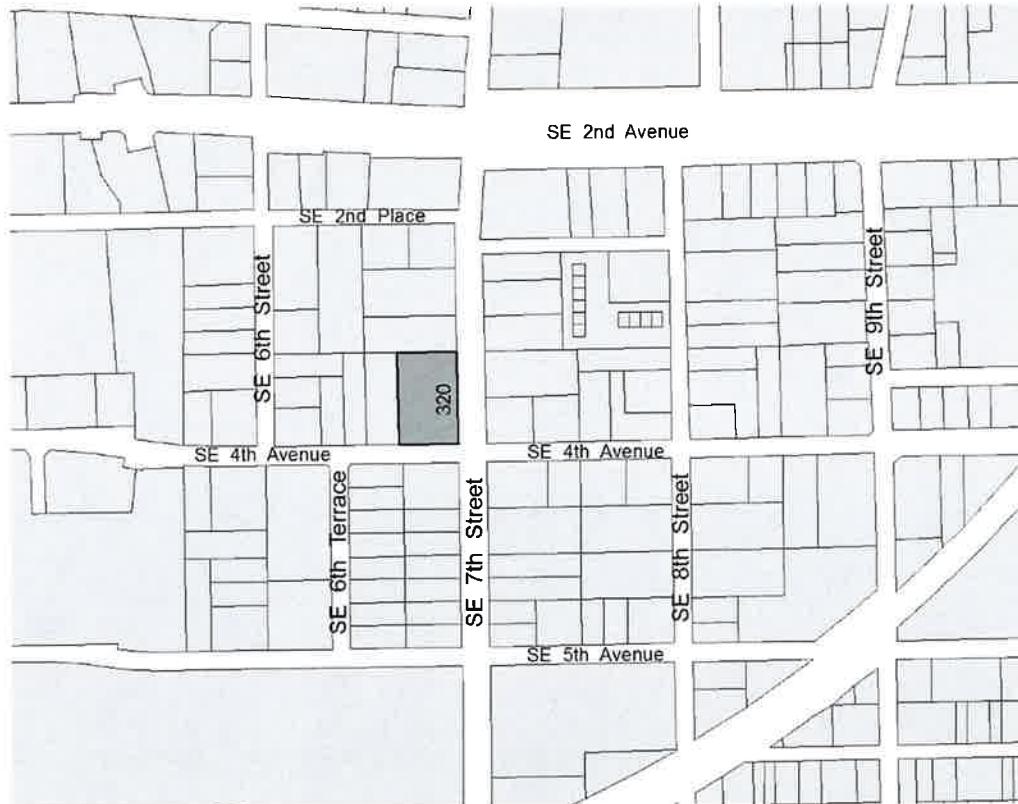
Quasi-Judicial: Carport addition

**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.

**CITY PROJECT CONTACT:**

Jason Simmons



**Figure 1: Location Map**

#### APPLICATION INFORMATION:

**Agent/Applicant:** Jay Reeves  
**Property Owner(s):** Rick & Jean Chance

#### SITE INFORMATION:

**Address:** 320 SE 7th Street  
**Parcel Number(s):** 12184-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** Urban 3  
**Historic District:** Southeast  
**Historic District Status:** Non-contributing garage  
**Date of construction:** c. 1929 (ACPA), c. 1908 per AL2098

#### PURPOSE AND DESCRIPTION:

Jay Reeves, agent for Rick and Jean Chance. Certificate of Appropriateness for the construction of a carport addition to an existing garage and the reroof of the garage/accessory dwelling unit structure. Located at 320 SE 7<sup>th</sup> Street. This building is non-contributing to the Southeast Residential Historic District.

#### STAFF REVIEW AND RECOMMENDATION:

##### EXISTING

The existing contributing house is a one-story, wood frame vernacular house, which has a cross gable roof with a mitered arched vent. The structure has been altered over the years with asbestos shingle siding, a perma-stone foundation, and the removal of the original columns and windows. There is a non-contributing accessory structure on the property, which is a 1-story frame building with a dwelling unit and a garage that is attached, which has suffered damage due to a fallen tree on the south end of the structure.

##### PROPOSED

The applicant is proposing to build a 600 square foot carport as an addition to an existing non-contributing two-car garage/guest house accessory structure that is located to the rear of the historic contributing house structure. The garage roof will be rebuilt and the gable roof extended 30 feet to the south to create the proposed carport. The new gable roof end will replicate the existing

gable, and the columns will be wood. The siding will be wood novelty siding. The repair of the garage roof will be done in conjunction with the reroof of the entire accessory structure. The existing shingle roofing will be replaced with a 5V-Crimp metal roof.

## **REVIEW**

The existing garage/guest room accessory structure is a non-contributing structure. However, the proposed size of the addition at 600 square feet requires the approval of the Historic Preservation Board, as does the change in roofing material. Staff finds that the proposed carport does not front of two or more streets. Although the property is a corner lot, the garage clearly fronts onto SE 4<sup>th</sup> Avenue. The garage and the proposed carport are not attached to the historic contributing structure on the site, does not exceed 1-story in height, and is located to the rear of the historic house. The proposed materials and textures are consistent with the existing garage with wood columns and wood novelty siding and the roof type and pitch will match the garage as the existing gable roof will be extended to the south.

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. Recommended metal roofing for most buildings in the historic district is a 5V Crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

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

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

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

#### **Porte Cochères and Garages**

#### **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.*
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.*

Porte cochères and detached garages are visible expressions of the impact of the automobile on historic buildings in Florida. Much of Florida developed after mass production of the automobile. As a result, porte cochères and garages are often an integral part of the original design of historic buildings. In some instances, garages were added as an afterthought and lack significant design quality and materials. Where they are less than fifty years old or insignificant, they can be selectively removed, if necessary.

#### **Recommended**

1. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
2. Retain garages and porte cochères. If enclosures of garages and porte cochères are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.
3. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochère.

#### **Not Recommended**

1. Removing or altering porches and steps that are appropriate to the building's development and style.
2. Stripping porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets, and roof decorations.
3. Enclosing porte cochères, garages, and steps in a manner that destroys their historical appearance.

### **Staff Approval Guidelines**

Staff can approve porte-cochères, garages and carports that meet the italicized conditions:

*In the case of contributing garages, porte-cochères and carports, staff can approve rehabilitations that are compatible with the original structure;*

*Structures do 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 yard of 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 similar to principal building.*

### **Board Approval Guidelines**

Enclosing of carports or porte-cochères to gain additional space may be approved on a case-by-case basis provided new additions are not feasible. A proposal for enclosure must not detract from the overall design of the structure and use compatible materials and design. The enclosure must be distinguished from the original structure.

Garages are well suited for adaptive use because they already have most building features. The typological integrity of the garage should be maintained in adaptive use projects.

## 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.*

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.

### **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.

### **LIST OF EXHIBITS:**

**Exhibit 1** COA Application

**Exhibit 2** Florida Master Site File AL2098

**Exhibit 3** Photographs

**Exhibit 4** Floor Plan & Elevations



# CERTIFICATE OF APPROPRIATENESS APPLICATION

## REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

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

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

RECEIVED

NOV 05 2018

STAMP

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

[www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

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

## PROJECT LOCATION:

Historic District: SOUTH EAST HISTORIC DISTRICT

Site Address: 320 SE 7th STREET

Tax Parcel #: 12184-000-000

## OWNER

RICK & JEAN CHANCE

Owner(s) Name

## Corporation or Company

320 SE 7th STREET

Street Address

GAINESVILLE FL. 32601

City State Zip

## Home Telephone Number

352 - 318 - 1323

Cell Phone Number

## Fax Number

## E-Mail Address

## APPLICANT OR AGENT

JAY REEVES

Applicant Name

## Corporation or Company

725 NE 1st STREET

Street Address

GAINESVILLE FL. 32601

City State Zip

## Home Telephone Number

352 - 284 - 4399

Cell Phone Number

## Fax Number

## E-Mail Address

## TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50

EZ Fee: \$ 60.75

HP # 18-00170

Contributing Y  N

Zoning Urban 3

Pre-Conference Y  N

Application Complete Y  N

Enterprise Zone Y  N

Request for Modification of Setbacks  
Y  N

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)

Received By Kara Paulson

Date Received 11/5/18

## 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.

THE EXISTING GARAGE IS GOOD EXCEPT FOR SOUTH END WHERE ROOF WAS DAMAGED BY A FALLEN TREE.

THE GARAGE ROOF WILL BE REBUILT AND GABLE ROOF EXTENDED 30' TO THE SOUTH TO CREATE PROPOSED CAR PORT. THE NEW GABLE ROOF END WILL REPLICATE THE EXISTING, THE COLUMNS WILL BE WOOD. THE SIDING WILL BE WOOD NOVELTY SIDING.

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.

A 600 SQ. FT. OPEN CARPORT ADDITION TO AN EXISTING NON-CONTRIBUTING 2 CAR GARAGE / GUEST ROOM ACCESSORY STRUCTURE LOCATED TO THE REAR OF A HISTORIC HOUSE.

## DEMOLITIONS AND RELOCATIONS (If Applicable)

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 (If Applicable)

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 AVE., 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 a 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](http://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](http://www.cityofgainesville.org/planningdepartment) — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

## CERTIFICATION

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

Applicant or Agent

Date

Date

Nov. 5, 2078

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](http://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 on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

## SUBMITTAL REQUIREMENT CHECKLIST

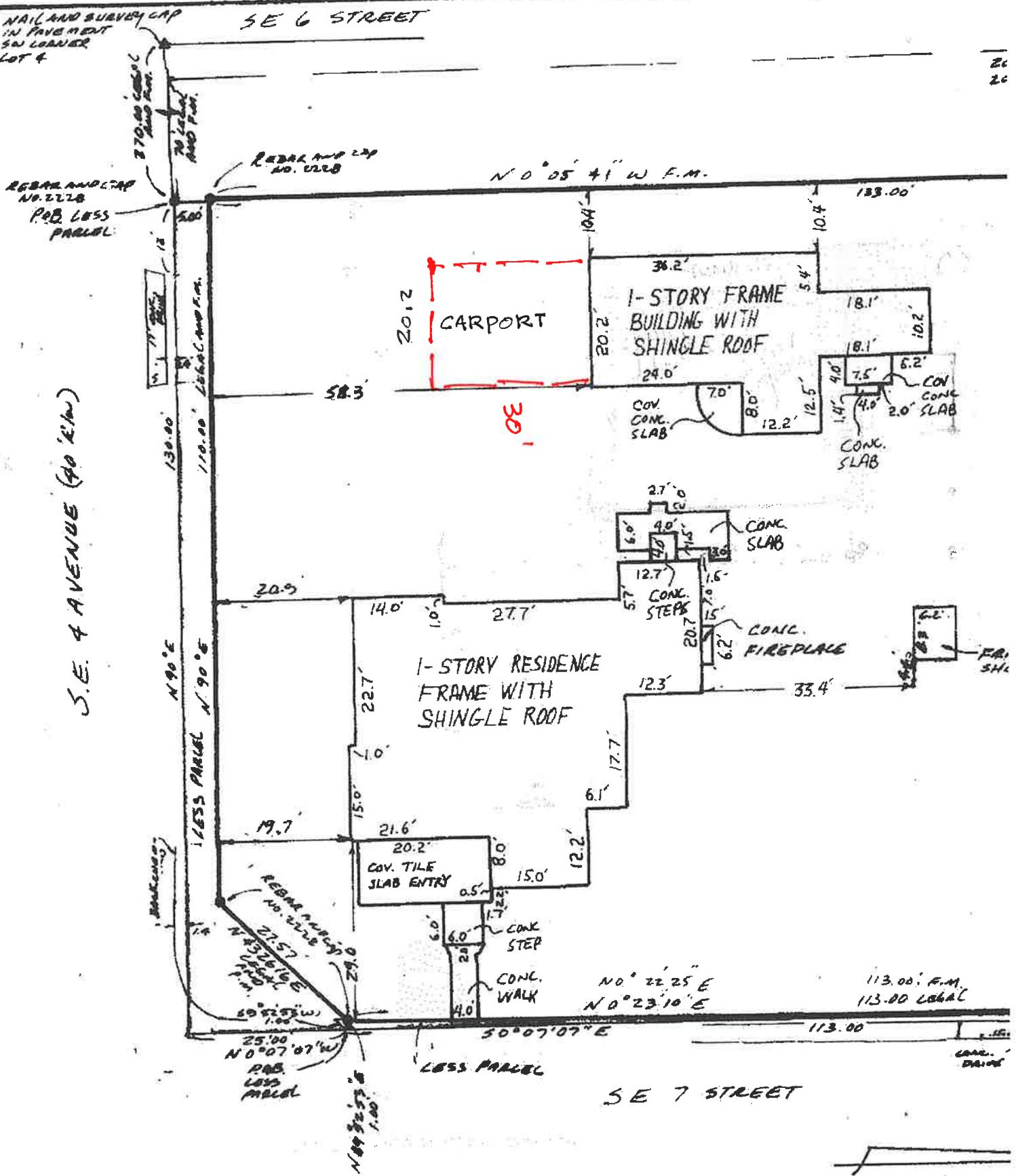
		Applicant	HP Planner
<b>Survey and Site Plan</b>	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b> <ul style="list-style-type: none"><li>▪ Elevations</li><li>▪ Floor Plan</li><li>▪ Square Footage</li><li>▪ Dimensions &amp; Height</li><li>▪ Materials &amp; Finishes</li></ul>	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.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Photographs</b>	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. Photos shall be submitted in jpeg or PDF format. (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 type="checkbox"/>	<input type="checkbox"/>
<b>Specific Items</b>	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"/>
<b>Modification of Existing Zoning</b>	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"/>
<b>Demolition Report</b>	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"/>
<b>Notarized Consent Letter</b>	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"/>

NAIL AND SURVEY CAP  
IN PAVEMENT  
SOL LOANER  
LOT 4

SE 6 STREET

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## 5TH AVENUE (40 ft.)



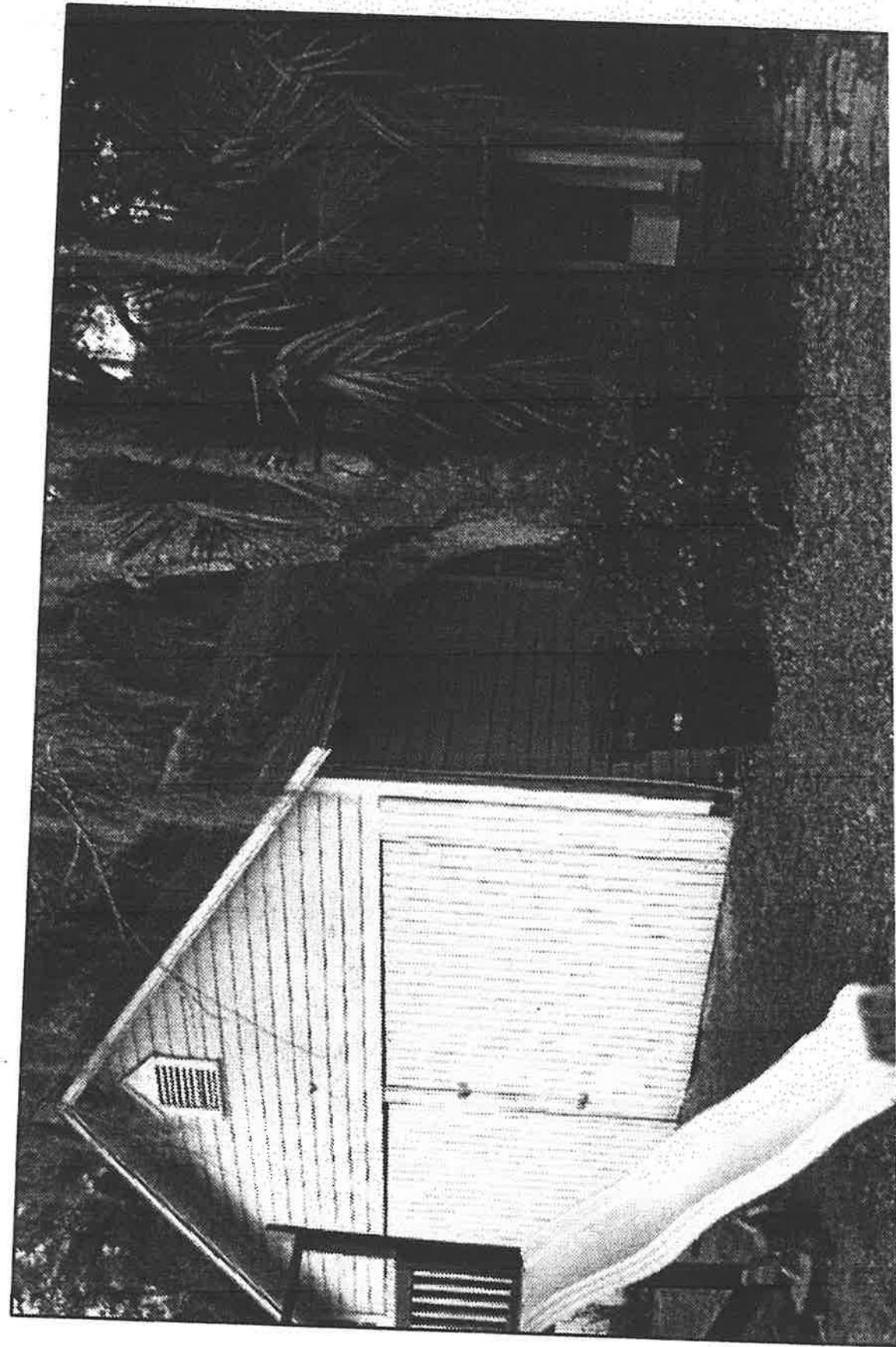
F.M. =  $\mu$   
 FWD =  $\lambda$   
 CONC. =  $\delta$   
 COV. =  $\gamma$   
 NO. =  $n$   
 $\beta$

**APPENDIX**

Borrower/Client	Richard & Jean Chance
Address	320 SE 7th Street
City	Gainesville
Lender/Client	SunState Fereral Credit Union

County Alachua

Stat





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

**FLORIDA MASTER SITE FILE**  
**Site Inventory Form**

Rev. 3-79

FDAHMRM 802 = =

1009 = =

Site No. 8 AL 2098

830 = = Survey Date 8007 820 = =

905 = =

Site Name \_\_\_\_\_

Address of Site: 320 SE 7th St., Gainesville, FL 32601

Instruction for locating \_\_\_\_\_ (tax no. 12184) 813 = =

Location: Roper's Addition 1009 = = subdivision name lot 3, bk 2, Rq 4 less W 868 = =

block no. 70' of S 200' lot no.

708 = =

County: Alachua

Owner of Site: Name: Anderson, S.C.

Address: 320 SE 7th St., Gainesville, FL 32601

902 = =

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

Recorder:

Name &amp; Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St.

Suite 16 DF Atlanta, Ga 30308

818 = =

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

Check One Present Use private residence 850 = =

 Excellent 863 = =  Altered 858 = = Dates: Beginning c. +1908 844 = = Good 863 = =  Unaltered 858 = = Culture/Phase American 840 = = Fair 863 = =  Original Site 858 = = Period 20th Century 845 = = Deteriorated 863 = =  Restored ( ) (Date: X ) 858 = = Moved ( ) (Date: X ) 858 = =

916 = =

NR Classification Category: building

Threats to Site:

Check One or More

 Zoning ( ) X 878 = =  Transportation ( X ) 878 = = Development ( X ) X 878 = =  Fill ( X ) X 878 = = Deterioration ( X ) X 878 = =  Dredge ( X ) X 878 = = Borrowing ( X ) X 878 = = Other (See Remarks Below): 878 = =

910 = =

Areas of Significance: architecture, local history

Significance: This L-shape house has been altered due to the covering of its facade with asbestos shingles, the foundation with perma-stone and removal of the original columns and windows. The cross gable with a mitered arched vent has returns and a porch project to the south from it. The house is shown on the 1913 Sanborn map which is the first to depict the house.

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

911 = =

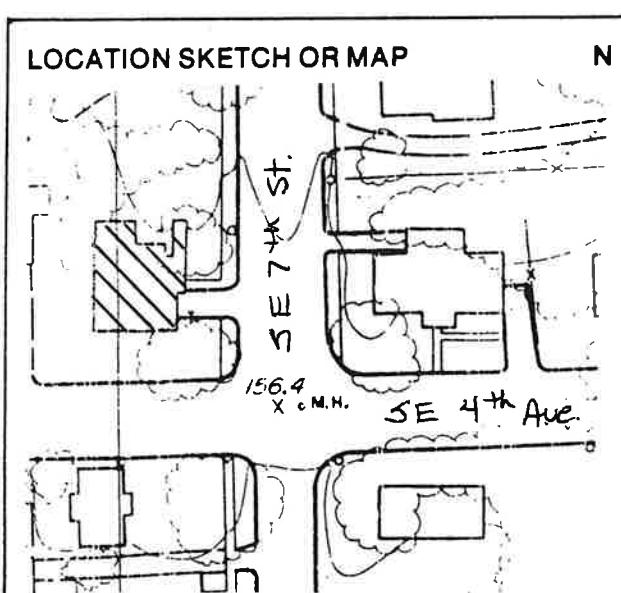
ARCHITECT		872 =
BUILDER		874 =
STYLE AND/OR PERIOD	frame vernacular	964 =
PLAN TYPE	irregular: irregular	966 =
EXTERIOR FABRIC(S)	asbestos: shingles # perma-stone	854 =
STRUCTURAL SYSTEM(S)	wood frame: balloon	856 =
PORCHES	E/ 1 story porch with mild steel columns, extends south from projecting room on the west	942 =
FOUNDATION:	piers	942 =
ROOF TYPE:	cross gables	942 =
SECONDARY ROOF STRUCTURE(S):	porch: hip	942 =
CHIMNEY LOCATION:	ridge # N: wall, exterior	942 =
WINDOW TYPE:	DHS, 2/1, wood; paired # casement	942 =
CHIMNEY:	brick	882 =
ROOF SURFACING:	asbestos: lifetime hexagon shingles	882 =
ORNAMENT EXTERIOR:		882 =
NO. OF CHIMNEYS	3	952 = =
NO. OF DORMERS		954 =
NO. OF STORIES	1	950 =

Map Reference (incl. scale & date) \_\_\_\_\_ 809 - -

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**Latitude and Longitude:**

Site Size (Approx. Acreage of Property): 11.1 833 = =



Township	Range	Section
10S	20E	04

### UTM Coordinates:

**890 = =**

Photographic Records Numbers 48B17 DB J-550 860 = =

48B17 DB J-550

860 = =

## Contact Print



2



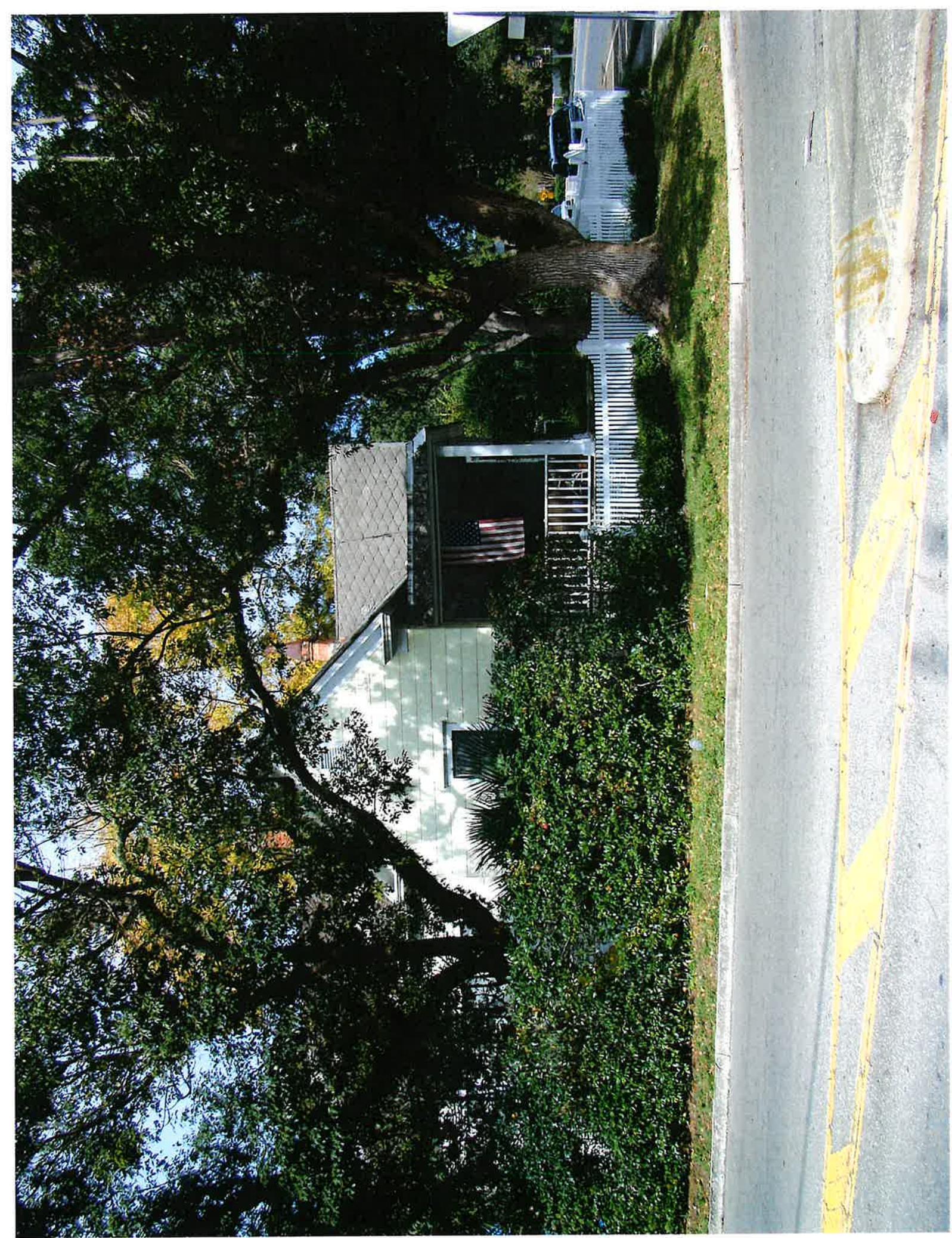
















EXHIBIT

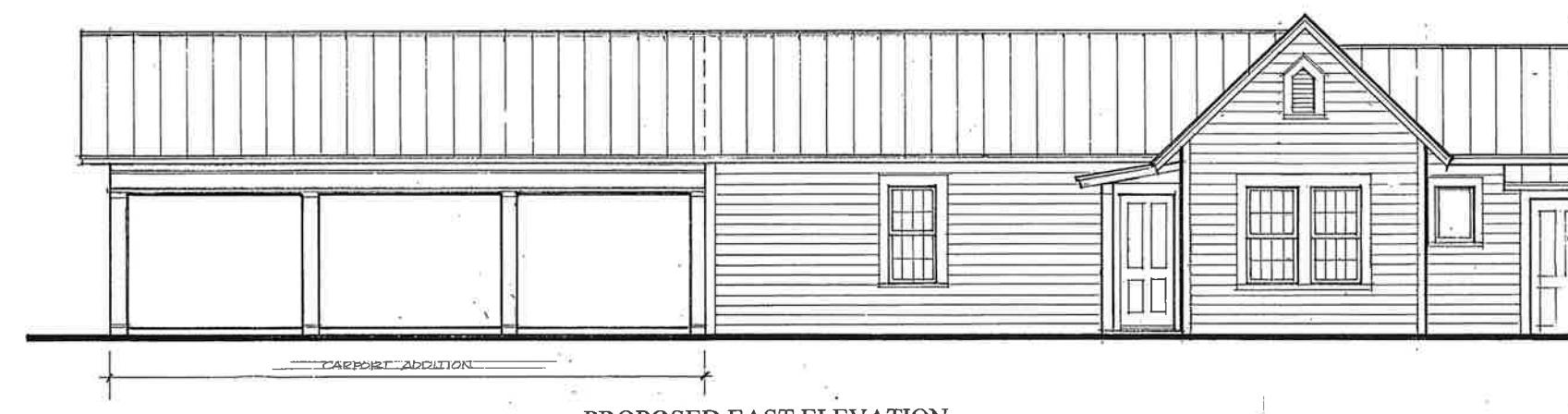
4

JAY REEVES & ASSOCIATES, INC.  
ARCHITECTS AND DESIGNERS  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
JAYREEVES@JAYREEVES.COM  
OFFICE: 352.331.3205  
CELL: 352.284.4399

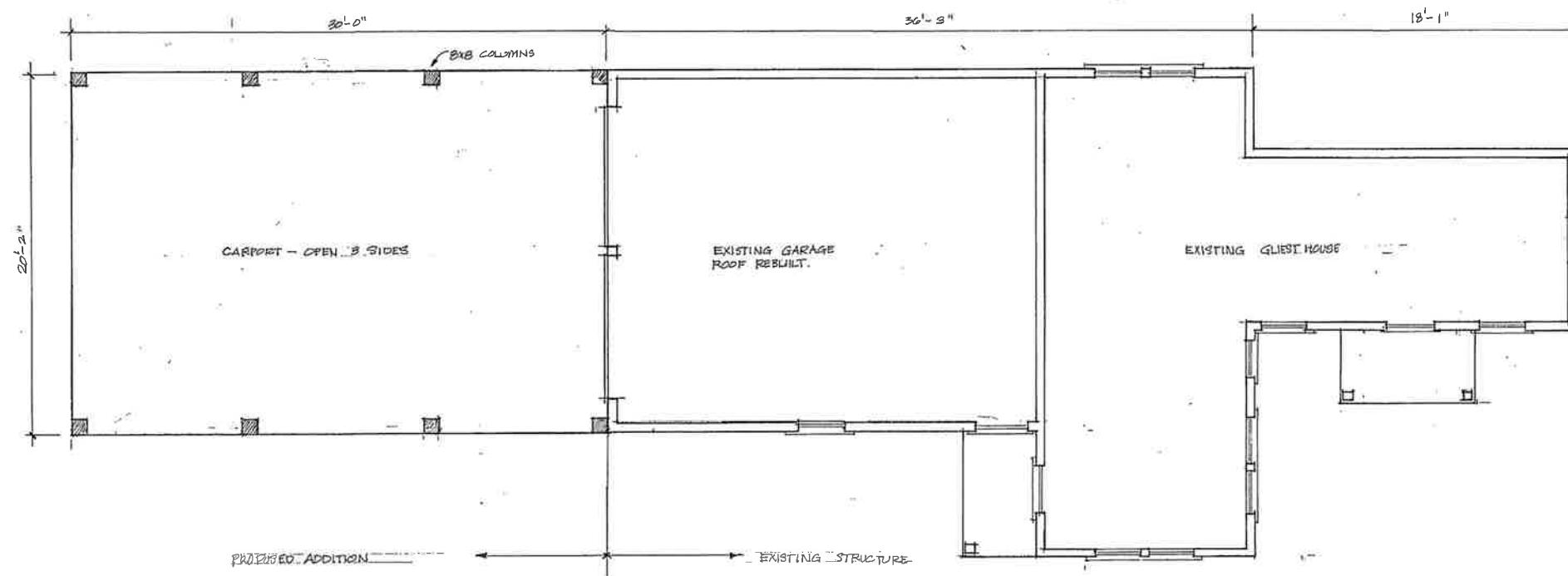
PROPOSED ADDITION FOR RICK & JEAN CHANCE  
ACCESSORY BUILDING CAR PORT ADDITION  
320 SE 7<sup>TH</sup> STREET  
GAINESVILLE, FLORIDA, 32601



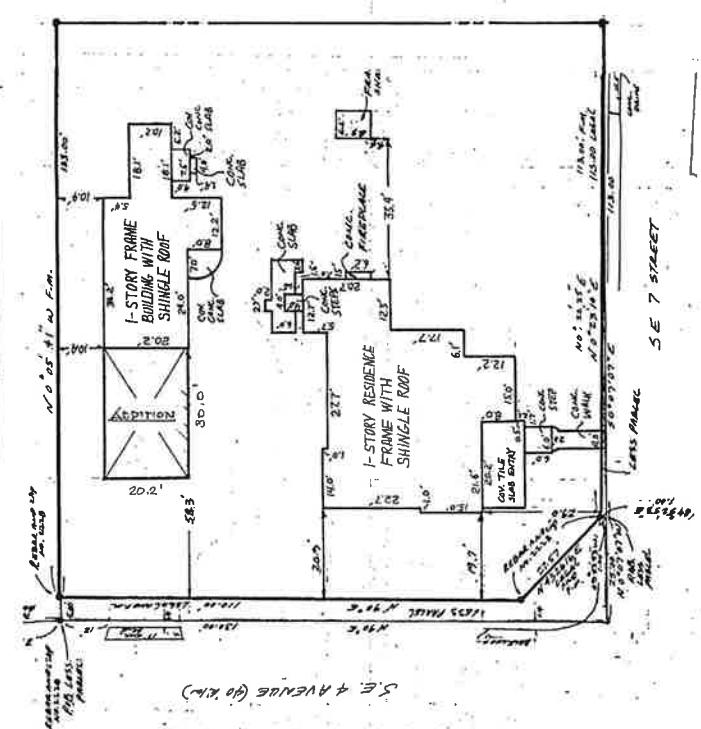
PROPOSED SOUTH ELEVATION  
SCALE:  $1/4''=1'-0''$



PROPOSED EAST ELEVATION  
SCALE:  $1/4''=1'-0''$



PROPOSED FLOOR PLAN  
SCALE:  $1/4''=1'-0''$



PROPOSED SITE PLAN  
SCALE:  $1''=20'-0''$