



City of Gainesville
Department of Doing
Planning Division

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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	September 4, 2018
ITEM NO:	#2 under New Business
PROJECT NAME AND NUMBER:	HP-18-00085, 310 NE 13 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Addition
RECOMMENDATION:	Staff recommends approval of Petition HP-18-00085 with the conditions that product information is provided for the proposed front door and the 5V-Crimp metal roof.
CITY PROJECT CONTACT:	Jason Simmons

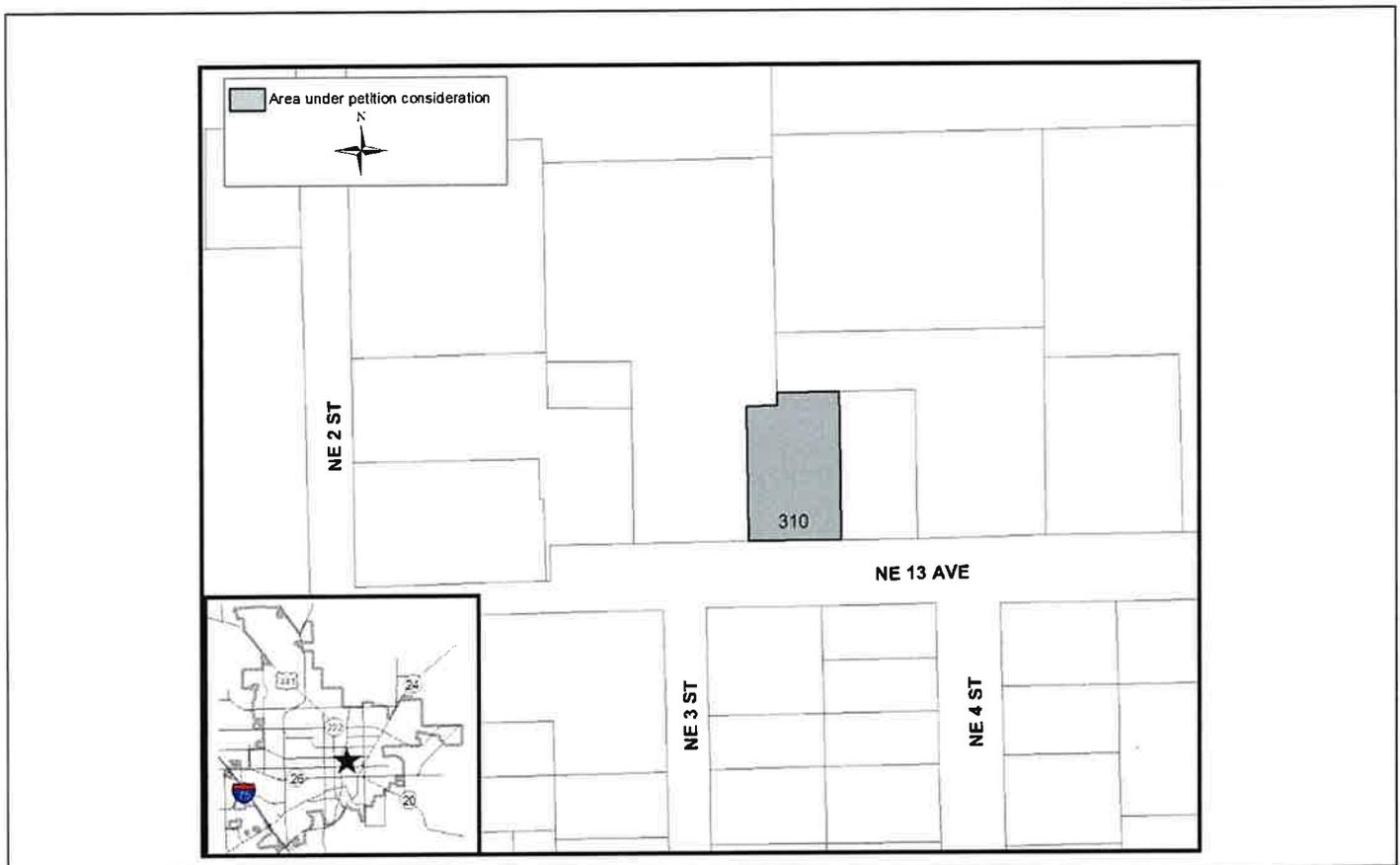


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Jay Reeves
Property Owner(s): Peter J. van Blokland

SITE INFORMATION:

Address: 310 NE 13th Avenue
Parcel Number(s): 10070-002-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-2
Historic District: Northeast
Historic District Status: Contributing
Date of construction: c. 1936 (ACPA), the Florida Master Site File says tax records indicate construction between 1946 and 1949

PURPOSE AND DESCRIPTION:

Jay Reeves & Associates, Inc., agent for Peter J. van Blokland. Certificate of Appropriateness and an Ad Valorem Tax Exemption Part 1 review for an addition to a single-family house. Located at 310 NE 13th Avenue. This building is contributing to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, wood frame vernacular house with ship lap siding, a brick foundation, a side gabled roof, and a brick chimney. It has two bedrooms, one bathroom and a one car garage. The existing roofing material is asbestos tile. There is a tripartite window just to the west of the primary front entry which is a screened side entry with a Craftsman-like screened door. The windows are wood double hung windows, primarily six over six, with aluminum awnings over the windows. There is a screened breezeway between the house and the garage. The garage is possibly an addition. All new construction is to match the existing structure with the exception of the roof, which will have the asbestos shingles replaced with a 5V-Crimp style metal roof.

PROPOSED

The proposal involves the addition of a new master bath at the rear wing of the house not visible from the street and enclosing a screened breezeway (a former carport) with double-hung windows and glass doors. The existing master bedroom rear window will be removed and will replace a door located on the east elevation just off of the master bedroom. The small porch off of the door will be removed. A new wooden deck will be constructed on the west side of the master bedroom and new master bath, with an outdoor shower area that includes a six foot tall outdoor shower screen. A glass door in the addition will provide access to the deck and shower area. It will be a fiberglass single lite door because of the proximity to the shower area and the elements.

The roof line will be raised about 18 inches over the breezeway with the addition of a new gable roof to match the existing roof height of the house. A new front and rear porch will be added to the breezeway. Both porches will be concrete with a new shed roof over each porch. The shed roof on the rear porch will cover an existing low roofed shed located behind the garage. The floor in the breezeway will be raised to match the floor level of the house. The new porch on the south elevation will include two 8 inch by 8 inch square columns. Wood and glass French Doors will be used for the enclosure of the breezeway. Marvin Integrity wood-clad windows are to be used for the windows. The overall siding and trim are to match the existing. The asbestos shingles are to be removed and replaced with a 5V-Crimp style metal roof in silver. The aluminum awnings over the windows will be removed.

REVIEW

The proposed new master bath addition is located at the rear of the house and will not be visible from the street. The alteration of the existing door on the east elevation and the removal of the porch will not impact the view of the front (south) elevation of the house because they are not visible from the street. The new covered porch to be located on the rear of the enclosed breezeway will not be visible from the street, in addition to the proposed new deck and outdoor shower area. The enclosure of the breezeway on the south elevation with the new windows, the new French door, and the new porch will create a new focal point for the elevation and create a more prominent entryway. The existing front door will remain, located on the eastern side of the house, hidden from clear view by the screened-in porch. The applicants indicate that functionally, the main entrance to the house is the existing door to the breezeway. The proposed work is not creating a new entrance, just enhancing an existing entrance.

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-4.28 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.

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

Section 25-61 *et seq* of the City Code of Ordinances (see Exhibit 2) authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “the proposed improvement is consistent with the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.” Staff will assess the application relative to each standard.

The relevant Secretary of the Interior’s Standards (Department of Interior regulations, 36 CFR 67) for this project are listed below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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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.

Compatible – The property will maintain its historic residential use. The applicant will maintain the architectural features and the spatial relationships that characterize the structure and its site and environment.

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

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4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Compatible – The applicant’s proposed addition does not create a false sense of development or remove any features that have acquired historic significance in their own right.

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

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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.

Compatible – The proposed work will not adversely affect distinctive features, materials, or finishes.

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.

Compatible – The proposed addition is compatible with the materials, design and architectural features of the principal building. The siding and trim are to match the existing structure.

RECOMMENDATION

Staff finds that the property is an eligible property because it is a contributing structure. Staff recommends approval of the application with the following conditions:

- Cut sheets or product information for the proposed front door.
- Provide information sheets for the proposed 5V-Crimp metal roof.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings; Roof and Roof Surface; Windows, Shutters & Awnings; Doors and Entrances***
- Exhibit 2** **City of Gainesville Code of Ordinances Sec. 25-65**
- Exhibit 3** **COA Application & Part 1 Tax Exemption Preconstruction Application**
- Exhibit 4** **Florida Master Site File AL03429**
- Exhibit 5** **Photographs**
- Exhibit 6** **Elevations and Floor Plan**

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:

Additions to Existing Buildings

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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

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

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

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

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

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

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

Recommended

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

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

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

Staff Approval Guidelines

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

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

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

Utilizes materials and textures consistent with the principal building;

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

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

Board Approval Guidelines

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

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.

Windows, Shutters & Awnings

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
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.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary

elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to "less visible secondary elevations."

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal's impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of windowpanes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. "Less visible secondary elevation" is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

Doors and Entrances

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 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.*

Principal doors and entrances are an integral part of historic buildings. They frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3, historic doors that do not match the composition and stylistic details of the building should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple and any ornamentation should be based on historic precedent and in keeping with the character of the entry. Aluminum, metal, and jalousie doors should be avoided except where documented historically.

Codes or practicality may require new entrances. Placement on principal facades should be avoided under Standard 2. Under Standard 9, new doors should not be readily visible from the public right-of-way.

Recommended

1. Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.

2. Replace missing or deteriorated doors with doors that match the original, or that are of compatible contemporary design.
3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
4. Add simple or compatibly designed wooden screen doors where appropriate.

Not Recommended

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors that are inappropriate designs or constructed of inappropriate materials.
4. Replacing historic doors, transoms or sidelights with blocking.
5. Adding aluminum or other inappropriate screen doors.

Staff Approval Guidelines

Staff can approve any rehabilitation of entrances and doors that meet the following conditions:

New entrances that do not occur on facades facing principal streets and whose design and materials are compatible with that of the existing building.

Board Approval Guidelines

The board may consider new designs that utilize different materials for entry projects provided the new entry does not destroy contributing architectural features of the main entrance.

Exhibit 2

City of Gainesville Code of Ordinances Sec. 25-65

Sec. 25-65. - Procedure for obtaining tax exemption.

- (a) Application. An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:
- (1) A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
 - (2) An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.
- (b) Review by property appraisers office. Upon receipt of the preconstruction application, the city manager or designee will transmit the application to the Alachua County Property Appraiser's office, which will review and provide an estimate of the probable increase in the appraisal of the property to the applicant and the City. The applicant can withdraw the application within forty-five (45) days of receiving the estimate and be reimbursed for the filing fee.
- (c) Review by historic preservation board.
- (1) The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is therefore an eligible improvement.
 - (2) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the HPB shall apply the following additional standards:
 - a. Before applying protective measures that are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
 - b. Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - c. If any historic material or architectural features are removed, they shall be properly recorded and, is possible, stored for future study or reuse.
 - d. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - e. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as to not intrude upon or detract from the aesthetic and historical quality of

the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

- (3) For applications submitted under the provisions of section 25-64, the HPB shall also determine that the property meets the standards set forth in that section.
 - (4) The HPB shall notify the applicant and the city commission in writing of the results of its review and shall make recommendations for correction of any planned work deemed to be inconsistent with the requirements for an eligible improvement.
 - (5) When an applicant is applying jointly for the ad valorem tax exemption and for federal historic preservation tax credits, the applicant will complete the National Park Service's (NPS) federal tax credit application and Part 1 of the historic preservation property tax exemption application and submit both to the city manager or designee. The HPB shall defer action on the applications until the NPS has rendered a determination. In the event the NPS approves the federal tax credit application, the Part 1 application shall be amended to reflect any conditions issued by the NPS. The HPB shall then approve the tax exemption application and forward it to the city commission to be handled as part of the normal approval process set forth below. A denial by the NPS shall cause the HPB to deny the ad valorem tax exemption.
- (d) Request for review of completed work application.
- (1) Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.
 - (2) On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefor, shall be provided in writing to the applicant and to the city commission. The applicant shall be given at least ten (10) days notice of the date of the public hearing of the city commission on the requested exemption. If a denial is recommended, and the applicant submits elevations and plans which indicate that the applicant intends to undertake the work necessary to comply with the recommendations of the HPB, the denial of the application may be continued by the city manager or designee for a period of time not to exceed sixty (60) days, while the applicant makes a good faith effort to comply with the recommendations. The applicant may resubmit documents indicating that the reasons for recommendation of denial of the application have been remedied and the city manager or designee will reinspect the work.
- (e) Approval by city commission. A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. The commission, in overturning or modifying the recommendation of the historic preservation board shall utilize the same standards as used by the historic preservation board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:

board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:

- (1) The name of the owner and the address of the historic property for which the exemptions granted.
 - (2) The date on which the ten-year exemption will expire.
 - (3) A finding that the historic property meets the requirements of this article.
 - (4) A copy of the historic preservation exemption covenant, as provided in section 25-66, signed by the applicant and the mayor-commissioner or designated successor.
- (f) Notice to property appraiser. The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee. Within fifteen (15) days of receipt of the certified copy, the city manager designee shall transmit a copy of the approved "Part 2: Final Application", as well as the historic preservation exemption covenant to the Alachua County Property Appraiser with instructions that the property appraiser provide the ad valorem tax exemption to the applicant. Responsibility for paying the recording costs lie with the applicant.
- (g) Effective date of exemption. The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser.
- (h) An applicant previously granted a historic rehabilitation tax exemption by the historic preservation board may undertake additional improvement projects during the exemption period, or following its expiration, and reapply for an additional historic rehabilitation tax exemption for such work. An additional ten-year exemption shall apply only to the additional improvement.

(Ord. No. 950480, § 1, 8-28-95)

COA APPLICATION ■ REQUIREMENTS

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32602
352.334.5022 Fax 352.334.3259 planning.cityofgainesville.org

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5023

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 + APPROPRIATE FEES

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

PROJECT LOCATION:

Historic District: N.E. HISTORIC DISTRICT
Site Address: 310 N.E. 13th AVE
10070-002-000

OWNER

PETER J. van Blokland
Owner(s) Name

Corporation or Company

Street Address

625 SE 119th AVE
City State Zip
MICANOPY
Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

APPLICANT OR AGENT

JAY REEVES
Applicant Name

Corporation or Company

JAY REEVES & ASSOC.
Street Address
GAINESVILLE FL 32601
City State Zip

Home Telephone Number

Cell Phone Number

352-284-4399
Fax Number

E-Mail Address

JAY.REEVES@JAYREEVES.COM

TO BE COMPLETED BY CITY STAFF

Fee: \$

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

EZ Fee: \$ 60.75

HP # 18-85

Contributing Y N

Zoning RSF-2

Pre-Conference Y N

Application Complete Y N

Received By Jason Simmons

Date Received 8/6/18

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)

AUG 08 2018
RECEIVED
STAMP

PAID
STAMP

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 ON THE FIRST TUESDAY OF EVERY MONTH AT THE THOMAS CENTER, BUILDING B, 306 N.E. 6TH AVENUE, ROOM 201 AT 5:30PM.

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 planning.cityofgainesville.org 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 3 to 5 days prior to the HPB meeting and can be found at planning.cityofgainesville.org - Citizen Advisory Boards - Historic Preservation Board.

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 and null and void if construction does not begin within six months.

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 PRODEDURES 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 active 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  Date 6th Aug 18

Applicant or Agent _____ Date _____

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.

A 1940'S COTTAGE STYLE RESIDENCE, TWO BEDROOM
 1 BATH w/ 1 CAR GARAGE. THE HOUSE IS WOOD FRAME -
 SHIP LAP SIDING w/ WOOD DOUBLE HUNG WINDOWS, AND
 ASBESTOS TILE ROOF, THERE IS A FRONT SCREEN
 PORCH ADDITION, AND THE GARAGE IS POSSIBLY AN
 ADDITION. ALL NEW CONSTRUCTION TO MATCH EXCEPT
 A NEW ARCHITECTURAL ROOF SHINGLES TO REPLACE ASBESTOS.

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.

ANew MASTER BATH ADDITION AT THE REAR WING
 NOT VISIBLE FROM THE STREET, INCLUDING A SCREEN
 BREEZEWAY / FORMER CARPORT WITH D.H. WINDOWS AND
 GLASS DOORS. CHANGE ROOF LINE + 18" TO MATCH
 EXISTING - PREVIOUSLY PITCHED FROM FLAT. ADD A
 NEW FRONT AND REAR PORCH AT THE BREEZEWAY.
 NEW ARCHITECTURAL ^{SHINGLE} ROOF, MARVIN INTEGRITY WOOD WINDOWS
 WOOD FRENCH-GLASS DOORS, SIDING & TRIM TO MATCH.

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.

NONE

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.

NONE

CERTIFICATE OF APPROPRIATENESS

(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 APPROVED DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

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

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.

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 Code of Ordinances 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. Please submit Part 2 applications by the October Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

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

001-660-1124 (EZ zone) \$ 120.50
001-660-1125 (EZ credit) (\$ 60.75)

Operator: Michael Hoge

Receipt no: 77641

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00085 00310 NE 13TH AVE Blokland Addition	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	7068	\$60.75
Total:					\$60.75

Transaction Date: 08/06/2018

Time: 16:30:09 EDT



JAY REEVES & ASSOCIATES, INC.



ARCHITECTURE AND DESIGN
725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601
jay.reeves@jayreeves.com
PHONE 352.371.3205
CELL 352.284.4399

COA Application
Historic Preservation Board
City of Gainesville

August 3, 2018

RE: van Blokland Additions
310 NE 13th Ave
Gainesville, Florida 32601
HP-18-00085

Scope of Project

The house is a 1940's cottage style wood frame structure that has had a shed roof front porch addition and the breezeway /carport was roofed over with a gable roof likely when the garage was added circa 1950's.

The project additions consist of two distinct parts the first an addition of a Master Bath & Laundry room to the rear Master Bedroom wing at the rear of the house not visible from the street. The second addition consists of reroofing a breezeway/former carport to match the main house roof line and the addition of windows and a French door at either end and raising the floor to match the house. There will also be a small roof overhang at the front yard at the new French door for a covered entry- primary everyday entry to the house.

At the rear glassed opening of the breezeway, there will be a new 8 foot wide covered porch that roofs over a former low roofed shed at the rear of the garage. This will not be visible from the street. The project also includes a reroof of the entire house, both the asbestos and asphalt shingle portions. The new proposed roof will be 5v crimp metal roofing in silver.

New windows will be Marvin Integrity double hung with simulated divisions applied inside and out. The new French doors at the breezeway shall be wood doors. The new glass door at the rear master bath addition shall be fiberglass single lite due to exposure issues.

Jay Reeves



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

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. This form needs to accompany a completed Certificate of Appropriateness (COA) form. If additional space is needed, attach additional sheets.

A. GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records) 10070-002-000 (Attach legal description)

Address of property: Street 310 N.E. 13th AVE

City GAINESVILLE County ALACHUA Zip Code 32601

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

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

Name of Historic District NORTH EAST RESIDENTIAL HISTORIC DISTRICT

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

Name of local historic preservation agency/office _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number () _____

2. Type of request:

- () Exemption under 196.1997, F.S. (Standard exemption)
() Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) *If applying under 196.1998, F.S., complete Section D. SPECIAL EXEMPTION*

3. Owner Information:

Name of individual or organization owning the property PETER J. van BLOKLAND

Mailing Address 625 SE 119th AVE

City MICANOPY State FL. Zip Code 32667-3448

Daytime Telephone Number () _____

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

Property Identification Number 10070-002-000

Property Address 310 NE 13th AVE, GAINESVILLE FL. 32601

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

- 1. Use(s) before improvement: RESIDENCE
- 2. Proposed use(s): RESIDENCE

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

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

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

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

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

Property Identification Number 10070-002-000

Property Address 310 NE 13th AVE, GAINESVILLE FL 32601

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

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1997, (11) F.S.
- () Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certified that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.
- () Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature Jason Simmons
Typed or printed name Jason Simmons
Title Planner
Date 8/17/18

Part 1 Photos for 310 NE 13th Street, Gainesville Florida.
Tax parcel number: 10070-002-000



Front Breezeway to be inclosed with windows and doors.



Front Elevation facing South NE 13th Ave.



Rear Elevation facing North, master wing to be extended at center.



Rear Breezeway elevation to be glassed in, and an 8 foot porch added.



Rear elevation at East – doors to be replaced with a window, master bedroom extension.



Rear elevation at the master bedroom wing.



Exiting Bath, no work proposed.



Existing Master Bedroom at addition location.



Existing kitchen to be renovated.



Existing Breezeway Interior facing South to NE 13th Ave.



Existing Breezeway interior facing North to the rear yard.

EXHIBIT
4

3429



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

Site #8 ~~3338~~
Recorder #
Field Date Summer 1996
Form Date January 1997

Original
 Update

SITE NAMES (addr. if none) 310 NE 13th Avenue [MULT. LIST. #8 _____]
SURVEY Northeast Historic District Expansion [SURVEY # _____]
NATIONAL REGISTER CATEGORY _____ building structure district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) see above
CROSS STREETS nearest/between _____ IN CURRENT CITY LIMITS yes no
NEAREST CITY/TOWN Gainesville TAX PARCEL # 10070-2
COUNTY Alachua County LOT NO. _____
SUBDIVISION NAME Jarvis BLOCK _____
OWNERSHIP private-profit priv-nonprofit priv-indiv priv-unknown city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) _____
ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME _____
TOWNSHIP _____ RANGE _____ SECT. 1/4 1/4-1/4 _____ IRREG. SECT.? y n
M: ZONE 16 17 EASTING 01 NORTHING 01
PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

STYLE frame vernacular EXTERIOR PLAN rectangular NO. STORIES 1
STRUCTURAL SYSTEMS frame
FOUNDATION: Types stem wall Materials brick
EXTERIOR FABRICS wood lapped Materials asbestos
ROOF: Types side gabled Materials _____
Secondary strucs. (dormers etc.) _____
CHIMNEY: No. 1 Materials brick LOCATIONS center
WINDOWS (types, materials, and placements) one tripartite window left (west) of entry
one porch -- 1 dhs with horiz. rails

MAIN ENTRANCE (stylistic details) side entry; screened; Craftsman-like screened door
PORCHES: #open _____ #closed #incised _____ Locations front
Porch roof types shed
EXTERIOR ORNAMENT aluminum awnings on windows

INTERIOR PLAN _____ CONDITION: excellent good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) screened breezeway between dwelling and garage

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)
Artifacts or other remains no surveys or sites have been conducted in neighborhood
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1948 CIRCA yes no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES yes no Dates _____ Orig. addr. _____
 ALTERATIONS yes no Dates _____ Nature _____
 ADDITIONS yes no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ Residential _____
 PRESENT USES (give dates) _____ Residential _____
 OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> insuff. info	Local Designation Category District _____
Individually elig. for Nat. Register?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> insuff. info	
Potential contributor to NR district?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> insuff. info	

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____ see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
Location of negatives/neg. nos. 2NE-NC 33

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville
Box 490 Station 11 Gainesville, FL 32602 (352)334-5022

OR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY*:	y	n	pe	ii	Date	/ /
DELIST DATE	SHPO-NR ELIGIBILITY*:	y	n	pe	ii	Date	/ /
	LOCAL DESIGNATION*:					Date	/ /
	Local office						

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE. PREFER B&W AT LEAST 3X5

**310 NE 13th Avenue
Jarvis Subdivision**

NARRATIVE

The simple frame house with attached garage reflects the emergence of Ranch style designs in the mid-1940s. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. Of the eight dwellings in the Jarvis subdivision, seven were constructed prior to 1951. The dwelling retains its essential form and integrity.

St. Patrick's Sch

ST

185

NE 16TH

NE 6TH

NE 7TH

33

City Park

NE

13TH

AVE NE

12TH

GAINESVILLE

NE

10TH

S

AVE

Shopping Center

U.S. Naval Training

176

NE

8TH

ST

U.S. Army Reserve Training Center

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

BLVD

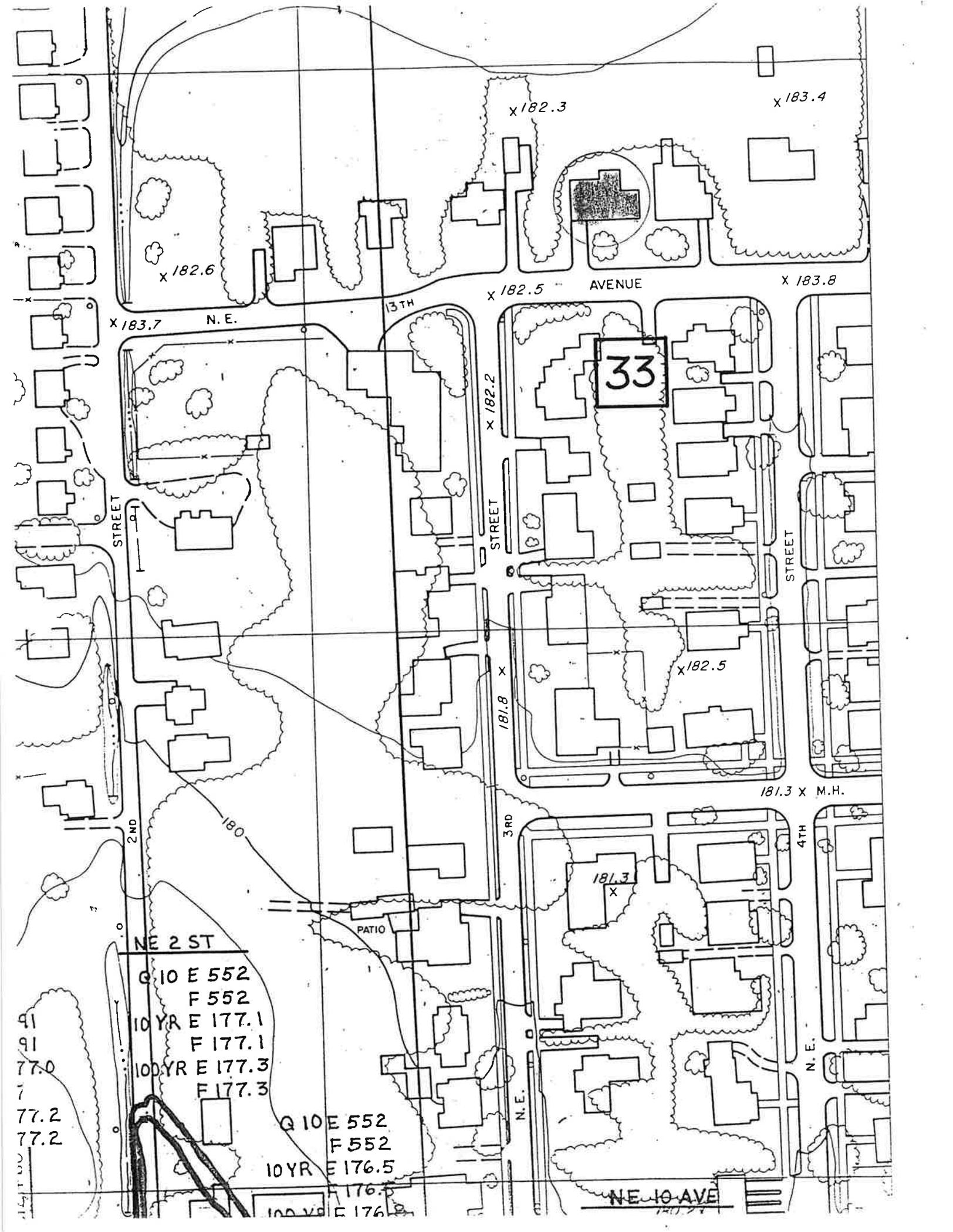
NE

3D

VE

City

Kirby-Smith



X 183.7 N.E.

X 182.5 AVENUE

X 183.8

33

STREET

STREET

STREET

2ND

180

3RD

4TH

NE 2 ST

Q 10 E 552
 F 552
 10 YR E 177.1
 F 177.1
 100 YR E 177.3
 F 177.3

91
 91
 77.0
 77.2
 77.2

PATIO

Q 10 E 552
 F 552
 10 YR E 176.5
 F 176.5

N.E.

181.3 X

181.3 X M.H.

NE 10 AVE

X 182.6

X 182.3

X 183.4

X 182.5

X 182.2

181.8 X

X 182.5

14



Addition/Part 1 ad valorem

Write a description for your map.

Legend

 310 NE 13th Ave



tabbies

5

EXHIBIT

Google Earth

© 2018 Google

8.01 ft





















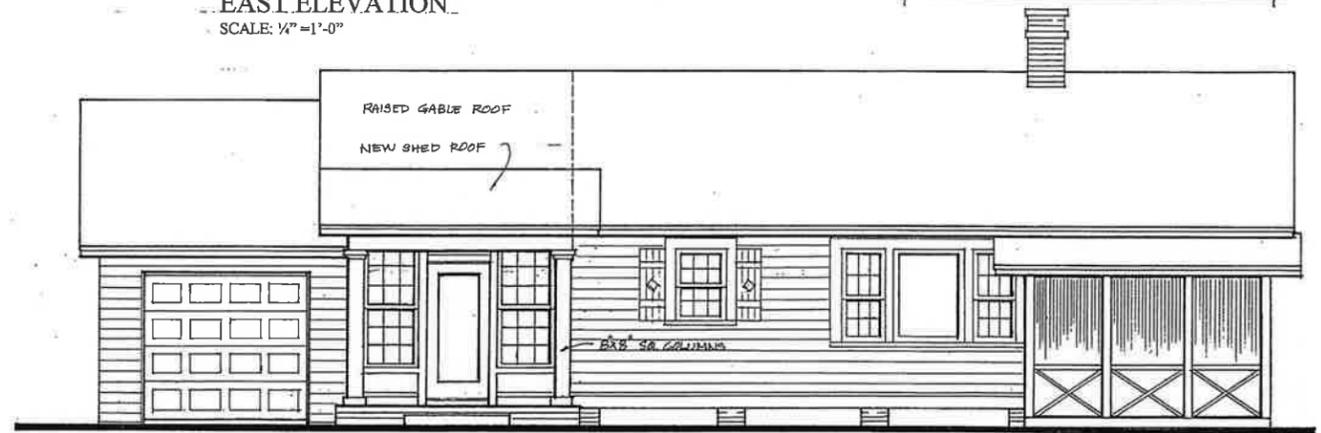




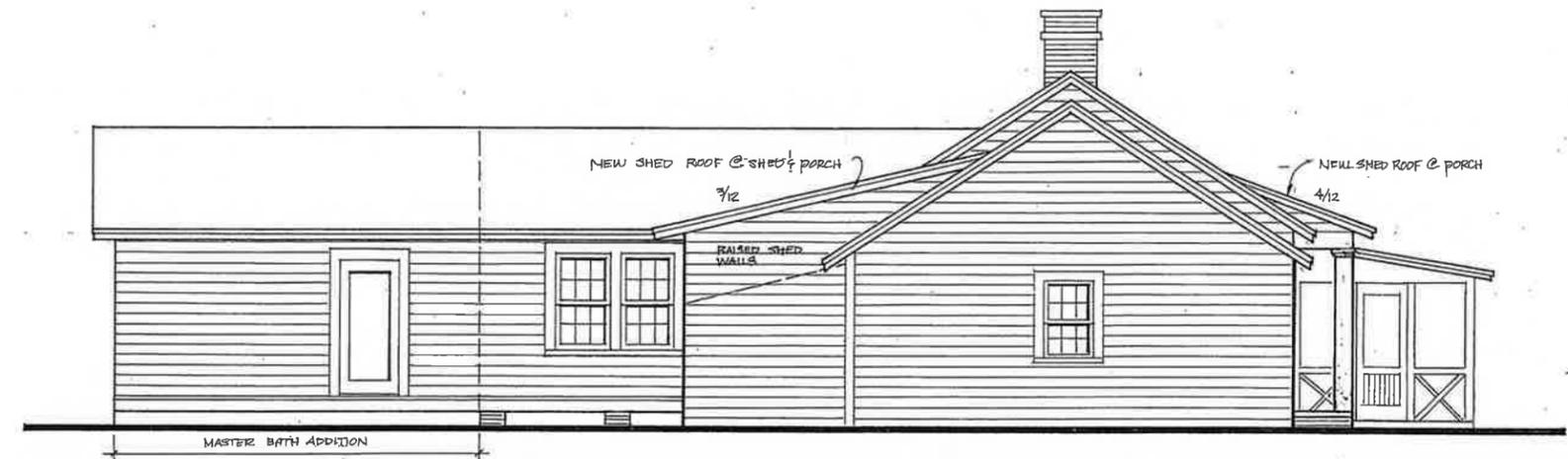
PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



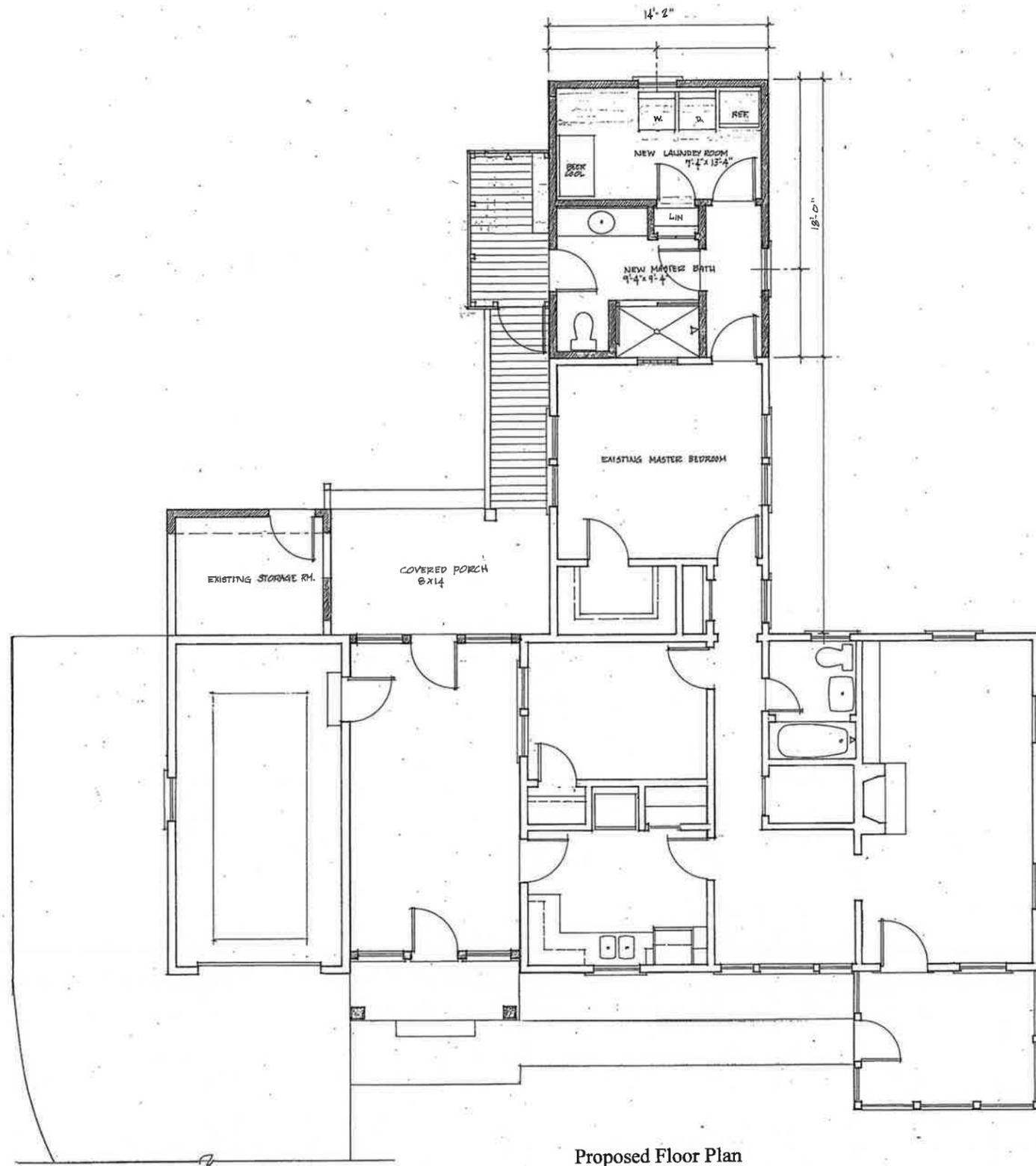
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

JAY REEVES & ASSOCIATES, INC.
ARCHITECTS AND DESIGNERS
725 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601
OFFICE 352.371.1285
CELL 352.284.4399

House Additions for PJ & Gina van Blokland
310 NE 13th Ave, Gainesville, Florida 32601
Tax Parcel Number: 10070-002-000



Proposed Floor Plan
Scale: 1/4"=1'-0"

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