

TO: Historic Preservation Board

Item Number: 3

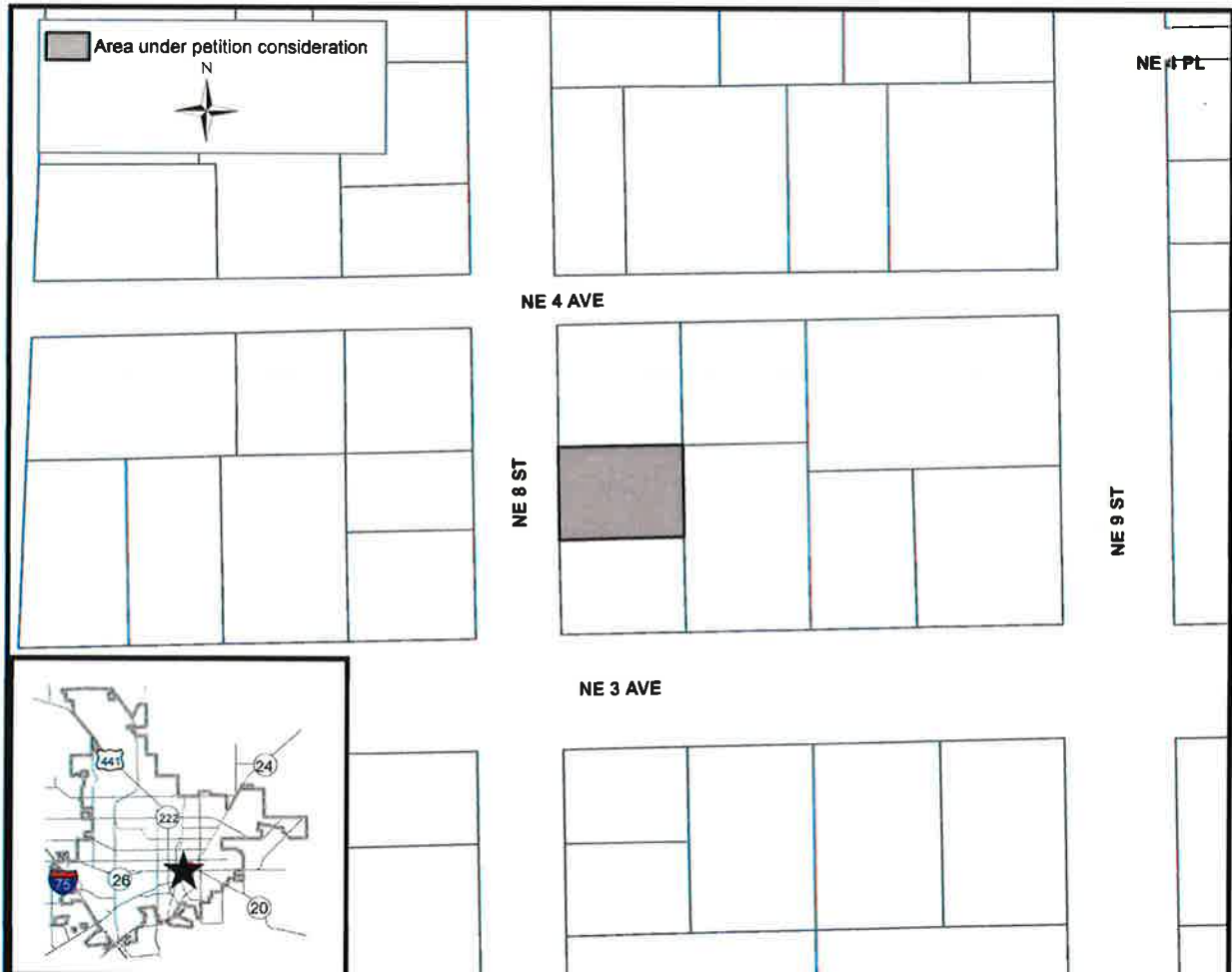
FROM: Planning & Development Services Department Staff

DATE: April 5, 2016

SUBJECT: Petition HP-16-26. Doug Nesbit, agent for Claire Mitchell. Rehabilitation and addition to a single-family dwelling. Located at 315 NE 8th Street. This home is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of the application with the condition listed on page 2.



Conditions of Approval

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

1. The HPB approve the side setback distance of seven feet as proposed with the modification of zoning setbacks.

Background

This project involves the rehabilitation of a single-family dwelling in conjunction with the removal of a single-story rear addition and the construction of a new addition. The structure was built in 1900, according to the Alachua County Property Appraisers Office. The property is zoned RMF-5 and is approximately 0.16 acres in size. The building is a contributing structure to the Northeast Residential Historic District. The Florida Master Site File describes the significance of the house, indicating that it is a drop siding covered frame vernacular house that represents a typical Gainesville dwelling of the 1910's.

Project Description

The existing structure is a two-story dwelling that is approximately 1,560 square feet in size, with a shingle hip roof, 6/6 single-hung wood windows and novelty wood siding. There are front porches on the first and second story. Changes to the original structure include a 241 square foot rear addition, a front dormer, and the replacement of original windows with 1/1 and 2H/2H aluminum windows which do not fit the original window openings and have panels to make up the space in the original opening.

The existing 241 square foot single-story rear addition is to be removed and replaced with a single-story addition of 354 square feet of conditioned space and a 202 square foot screened porch. The front dormer that was added is to be removed, returning the roof to its basic hip design. Interior renovations will take place which will require some window and door locations to be reconfigured as required by the redesigned interior spaces. Two 3040 2H/2H windows on the upstairs front elevation will be replaced with a double French door unit. A first floor side elevation 3060 SH will be replaced with a 6020 fixed-glass unit. A first floor side elevation 3060 window will be replaced with a 2040SH over a new commode. A second floor side elevation fixed-glass window that was filling the space left by the removal of a wall air conditioning unit will be removed. A first floor fixed-glass window unit will be added in the stairwell. A second floor 3060 9/9 window will be changed to a 3030 9-light window to allow for the new roof line of the rear addition. All new and replacement windows will be wood 9/9 single hung or double hung (or a similar looking muntin configuration based on size. New door will be fiberglass similar in appearance to the original doors. The non-functioning chimney will be removed. The screened enclosure will be wood. The new concrete masonry unit (CMU) pier foundations will be veneered to match the existing brick piers. Wood siding used for new construction or repairs will be as close a match as possible in size and profile with the existing siding.

The applicant is requesting a modification of existing zoning requirements to allow a 7.0-foot side setback. The required side setback for a principal structure in the RMF-5 zoning district is

7.5 feet; the current north side setback of the structure is only 7.3 feet. With the removal and reconstruction of the addition, the north side wall would extend to the east in line with the wall of the existing structure. Staff has evaluated the Application for Modification of Existing Zoning Requirements and recommends approval of the setback modification. The 7.0-foot side setback is appropriate with the historic development pattern in the district. The request for a 7.0 foot side setback instead of the 7.3 foot current setback is to allow for the possibility that the existing north side wall is not parallel to the property line.

According to the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines new additions should be designed to minimize the impact on the visual character and materials of the historic structure. The new addition is in the rear of the property and the elevations indicate that it will connect to the historic structure in a less obtrusive way than the existing addition does. The proposed changes to the windows will provide a more harmonious and character-defining look to the building.

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

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

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:

Jason Simmons
Planner



List of Exhibits

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines*: Additions to Existing Buildings, Roof and Roof Surface, and Windows, Shutters & Awnings**
- Exhibit 2** **Application and Florida Master Site File AL674**
- Exhibit 3** **Floor plans and elevations**
- Exhibit 4** **Survey**
- Exhibit 5** **Photos**

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 Surface

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

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

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

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

necessary, the new materials should closely match the original.

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

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

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

Recommended

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

Not Recommended

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

Staff Approval Guidelines

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

Vents and pipes for water heaters, dryers, stoves, etc., are appropriate.

Skylights, which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;

Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of-way and do not destroy or damage historic roofing features, shapes or materials;

Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and

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

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights, which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials that seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

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, and 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 mintage 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.

COA APPLICATION ■ REQUIREMENTS

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

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5022

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

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER (1ST FLOOR, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.

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

PROJECT LOCATION:

Historic District: North East

Site Address: 315 NE 8th ST

Tax Parcel # 11882-000-000

OWNER

Owner(s) Name
Claire Mitchell

Corporation or Company

Street Address
315 NE 8th ST

City State Zip
Gainesville FL 32601

Home Telephone Number

Cell Phone Number
850-443-8590

Fax Number

E-Mail Address
rcamitchell@gmil.com

APPLICANT OR AGENT

Applicant Name
Doug Nesbit

Corporation or Company
Atlantic Design & Constr.

Street Address
1502 NW 6th ST

City State Zip
Gainesville FL 32601-4018

Home Telephone Number
NA

Cell Phone Number
352-339-6693

Fax Number
NA

E-Mail Address
doug@atlanticd.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP # 16-26

Contributing Y N

Zoning RMF-5

Pre-Conference Y N

Application Complete Y N

Received By Sal Cunniff

Date Received 3/7/16

Request for Modification of Setbacks

Y N

Fee: \$ 115.75
EZ Fee: \$ (57.88) SK

- 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)



TO BE COMPLETED BY CITY STAFF

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

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

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT. THE APPLICATION WAS _____ BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

The basis for this decision was:

Chairperson _____ Date _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

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

PROJECT DESCRIPTION

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

The existing structure is a basic box two-story with shingle hip roof, 6/6 single-hung wood windows and novelty wood siding. It has first and second story front porches. Previous changes to the original include a rear addition, a front dormer and replacement of windows with 1/1 and 2H/2H aluminum windows, most of which are smaller in size and have panels to make up space to the original opening.

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.

The 241 sq ft single-story rear addition will be removed and replaced with a single-story addition consisting of 354 conditioned sq ft and a 202 sq ft screened porch. The front dormer, not original, will be removed and the roof returned to its basic hip design. Some window and door locations will be configured as required by re-designed interior spaces. This includes: a pair of 3040 2H/2H on the upstairs front elevation will be replaced with a double french door unit; a first floor side elevation 3060SH will be replaced with a 6020 Fixed-glass unit; a first floor side elevation 3060 will be replaced with a 2040SH over a new commode; a second floor side elevation Fixed-glass that was filling a removed through-wall air conditioner will be removed; a first-floor Fixed-glass unit will be added in the stairwell; and a second floor 3060 9/9 will be changed to a 3030 9-light to allow for the new roof line of the rear addition. All new and replacement windows will be wood 9/9 SH or DH (or a similar looking muntin configuration based on size). New doors will be painted fiberglass similar in appearance to original. The (non-functioning) chimney will be removed. The screened enclosure will be wood. The new CMU pier foundations will be veneered to match existing brick piers. Wood siding used for new construction or repairs will be the closest match of today's product in size and profile.

DEMOLITIONS AND RELOCATIONS

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

NA

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

Survey dated 11/11/15 by William A Lucas shows the original left elevation at 7.3' off the left property line. Side setback is 7.5'. Our plan extends the left side of the dwelling directly back 17' (about 2' further than the present addition that is to be removed). We petition for an allowance to continue the minor encroachment into the side setback. The new addition will be over 25' from the rear property line, which has a 20' setback.

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVENUE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

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

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

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


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

CERTIFICATION

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

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

SIGNATURES

Owner
X Applicant or Agent 

Date
Date 3/7/16 5

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

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

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

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

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

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

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

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

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

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

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

An Overview of the Application Process:

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

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

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

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

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

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

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

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

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

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

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

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

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



PLANNING

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

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

APPLICATION FOR ADMINISTRATIVE MODIFICATION
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. _____	Hearing Date: _____

CHECK ONE: **Historic District:** North East **Individual Listing**

Owner(s) of Record (please print)	Agent Authorized to Act on Owner Behalf
Name: Claire Mitchell	Name: Doug Nesbit
Address: 315 NE 8th St	Address: Atlantic Design & Constr. 1502 NW 6th St Gainesville FL 32601-4018
E-mail Address: rcamitchell@gmail.com	E-mail Address: doug@atlanticd.com
Phone: 850-443-8590	Phone: 352-378-0521 352-339-6693
Fax:	Fax:

PROPERTY INFORMATION:

Street address: 315 NE 8th St 32601

Tax parcel no(s): 11883-000-000

Legal description (may be attached): DOIG/ROBERTSON ADDN DB N-486 N1/2 OF LOT 7 BK 2 RG 1 OR 4394/0455

Existing Zoning: RMF-5	Lot size: 75' x 100'
Present use: SFR	Proposed use: SFR

Present structures (type) and improvements upon the land: Single-family 2-story with 1-story addition. Propose to remove addition and add new addition.

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)

	Zoning	Land Use	Existing Use
North	RMF-5	RL	SFR
South	RMF-5	RL	SFR
East	RMF-5	RL	SFR
West	RMF-5	RL	SFR

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

(select only those that apply)

	Required	Existing	Proposed
<input checked="" type="checkbox"/> Front, Side, Or Rear Building Setback Line	7.5'	7.3'	7.0'*
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

Certified Cashier's Receipt

*Allows for possibility of existing not parallel to property line

The following information must be collected to demonstrate the foundation for the requested modification as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the administrative modification criteria.

1. Document that the proposed modification(s) will not impact the public safety, health, or welfare of the abutting property owners or the historic district.
Existing building presently encroaches by said 2". Neighbor on this side has out building to property line.

2. Describe the neighboring building patterns or historic development conditions that are consistent with the proposed modification(s).
The 7.5' side setback is recent not historic, it is common and accepted for Historic Structures to not align with the more recent setbacks.

3. What particular design elements or composition of the proposed modification(s) contribute to the existing building patterns or historic development of the historic district?
The side face of our proposed addition will in a continuous plane with the existing, producing more the look of a original structure and less that of an addition.

4. Affirm that applicable site design requirements such as utilities, stormwater, and access, as per the Land Development Code of the proposed development are in compliance.
Electric, natural gas city water and city sewer connections exist. Existing driveway connects to street.

Please continue on additional pages as needed

SIGNATURES

1. (a) I 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.
 (b) I 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.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: _____ Date: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 20____,
by (Name) _____.

Signature – Notary Public

Personally Known _____ OR Produced Identification _____ (Type) _____

Operator: Ellen Bailey

Receipt no: 53658

Item	Description	Account No	Payment	Payment Reference	Paid
HP-16-00026 00315 NE 8TH ST Mitchell Rehab and Addition	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$57.88
Total:					\$57.88

Transaction Date: 03/07/2016

Time: 10:34:40 EST



PROPERTY OWNER AFFIDAVIT

Owner Name: RACHEL CLAIRE MITCHELL			
Address: 315 NE 3 TH ST GAINESVILLE, FL 32601		Phone: 850-443-8590	
Agent Name: DOUG NESBIT, ATLANTIC DESIGN HOMES			
Address: 1502 NW 6 TH ST GAINESVILLE FL 32601		Phone: 352 339 6693 352 378 0521	
Parcel No.: 11882-000-000			
Acreage:	S:	T:	R:
Requested Action: Planned Development Amendment			

RETURN TO

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

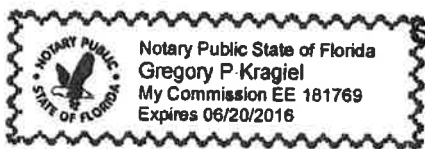
Property owner signature: *R. Mitchell*

Printed name: Rachel Claire Mitchell

Date: 2/25/16

The foregoing affidavit is acknowledged before me this 25TH day of FEBRUARY, 2016, by RACHEL CLAIRE MITCHELL, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL *Gregory P. Kragiel* GREGORY P KRAGIEL



Signature of Notary Public, State of FLORIDA

FLORIDA MASTER SITE FILE

11882

Site Inventory Form

FDAHRM 802==

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

Site No. 8 A1 67A 1009==Site Name 315 N.E. 8th St. 830== Survey Date 7804 820==Instruction for locating (or address) 315 N.E. 8th St.
Gainesville, FL 32601 813==Location: / / 868==
 subdivision name block no. lot no.County: Alachua 808==Owner of Site: Name: Stone, D. R. & Loretta ;Address: 315 N.E. 8th St.
Gainesville, FL 32601 902==Occupant, Tenant, or Manager:
Name: 904==Type of Ownership private 848== Recording Date 832==Recorder:
Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist) ;Address: FDAHRM
 818==

Condition of Site: Integrity of Site: Original Use private residence 838==
Check one Check one or more Present Use private residence 850==

<input checked="" type="checkbox"/> Excellent 863==	<input checked="" type="checkbox"/> Altered 858==	Dates: Beginning <u>+1913c</u> 844==
<input type="checkbox"/> Good 863--	<input type="checkbox"/> Unaltered 858==	Culture/Phase <u>American</u> 840==
<input type="checkbox"/> Fair 863--	<input type="checkbox"/> Original Site 858==	Developmental Stage <u>20th century</u> 842==
<input type="checkbox"/> Deteriorated 863==	<input type="checkbox"/> Restored () Date: () 858==	
	<input type="checkbox"/> Moved () Date: () 858==	

NR Classification Category: building 916==

Threats to Site:

Check one or more

<input type="checkbox"/> Zoning () () 878==	<input type="checkbox"/> Transportation () () 878==
<input type="checkbox"/> Development () () 878==	<input type="checkbox"/> Fill () () 878==
<input type="checkbox"/> Deterioration () () 878==	<input type="checkbox"/> Dredge () () 878==
<input type="checkbox"/> Borrowing () () 878==	
<input type="checkbox"/> Other (See Remarks below): 878==	

Areas of Significance: architecture 910==

Significance:

This drop siding covered frame vernacular house
represents a typical Gainesville dwelling of the 1910's.
It appears on the Sanborn Map of 1913.

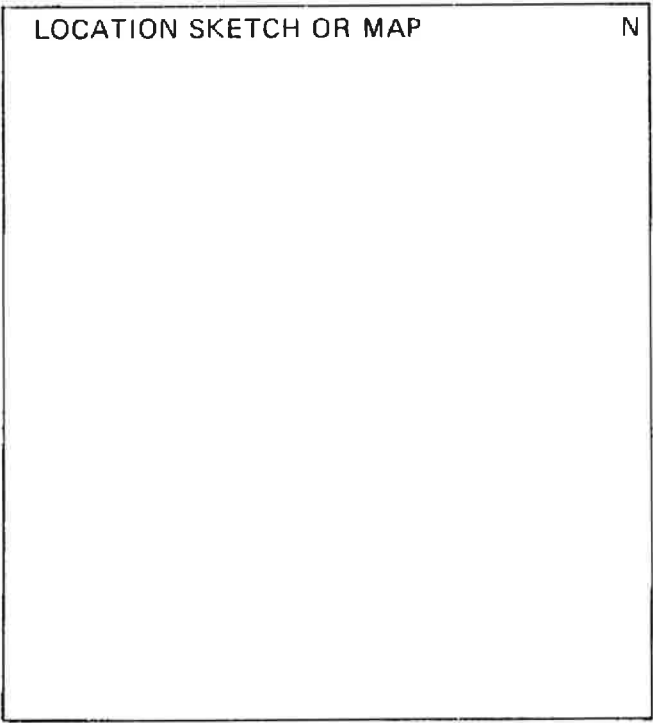
911==

Photographic Record Numbers HGI 3-9 860==

ALTERED

ARCHITECT _____ 872==
BUILDER _____ 874==
STYLE AND/OR MODE Frame Vernacular 964==
PLAN TYPE rectangular, irregular 966==
EXTERIOR FABRIC(S) drop siding 854==
STRUCTURAL SYSTEM(S) wood frame 856==
FOUNDATION: brick piers 942==
ROOF TYPE: hip 942==
SECONDARY ROOF STRUCTURE(S): flat porch 942==
CHIMNEY LOCATION: lateral slope 942==
WINDOW TYPE: DHS 2/2; awning 942==
CHIMNEY: brick 882==
ROOF SURFACING: composition 882==
INTERIOR WALLS: _____ 882==
ORNAMENT INTERIOR: _____ 882==
ORNAMENT EXTERIOR: picket fence 882==
NO. OF CHIMNEYS 1 952== NO. OF STORIES 2 950==
OTHER (SPECIFY) _____ 954==
Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
Latitude and Longitude: _____ 800==

LOCATION SKETCH OR MAP N



Township	Range	Section

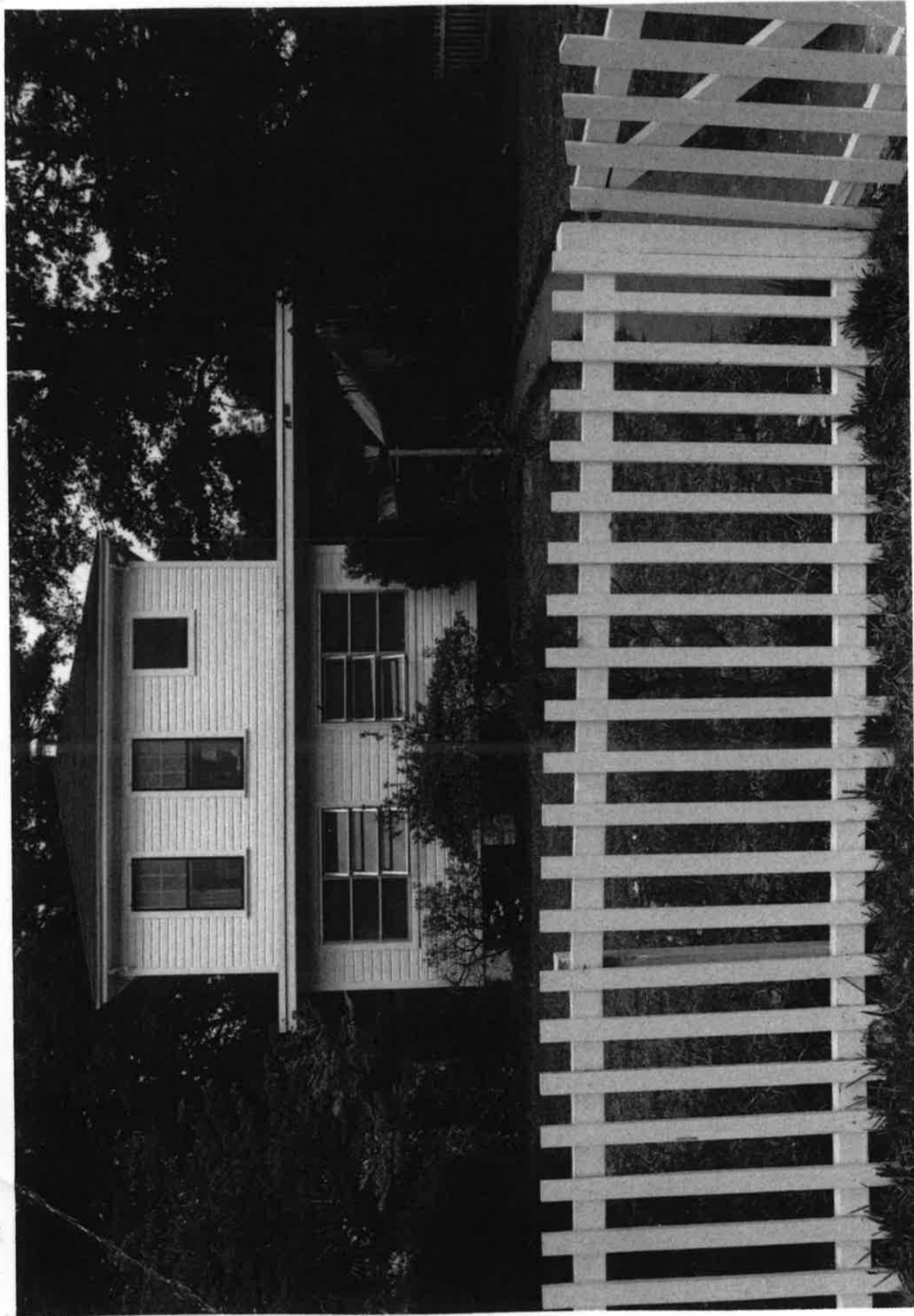
812==

UTM Coordinates;

890==

Zone Easting Northing

Contact Print





<< Previous Next >>

Record 1 of 1



AL674 - 315 NE 8TH STREET

Historic Structure

SHPO Evaluation

Not Evaluated by SHPO

Quick Search
(Enter SiteID or MS#)

Go!

Address

315 NE 8TH STREET

Year Constructed

c1913

[New Search](#)

Structure Uses

Private Residence (House/Cottage/Cabin)

[Back to Results](#)

Style

Frame Vernacular

[Print/Save Report](#)

[View Scanned Forms & Documents](#)

Exterior Fabrics

Drop siding

Roof Type

Flat

Hip

Quad Map Names

GAINESVILLE EAST

City

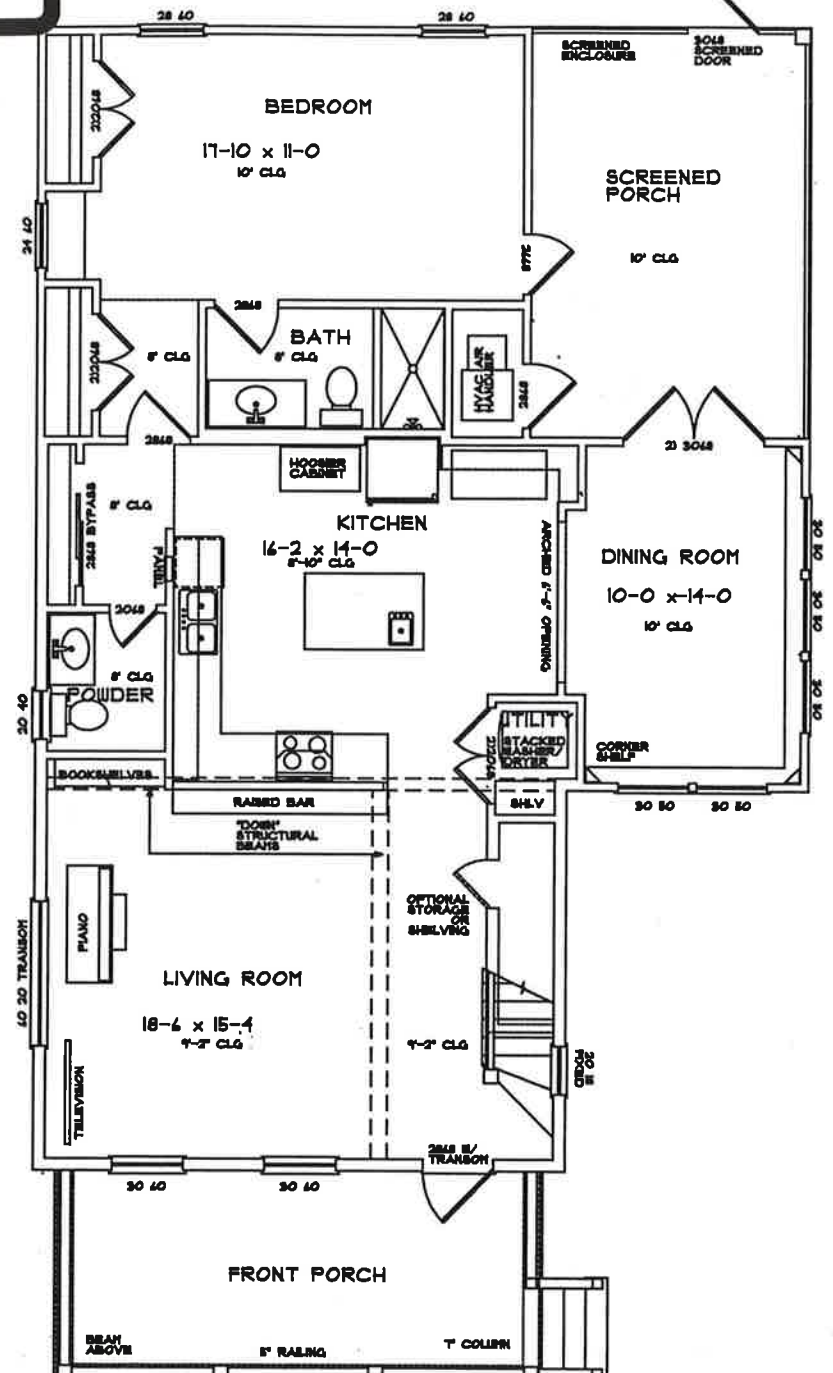
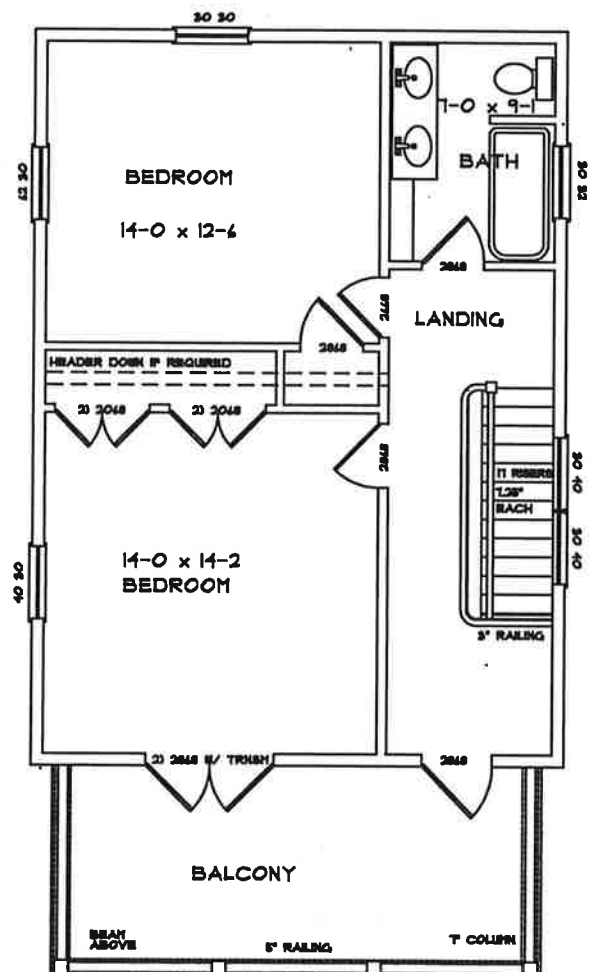
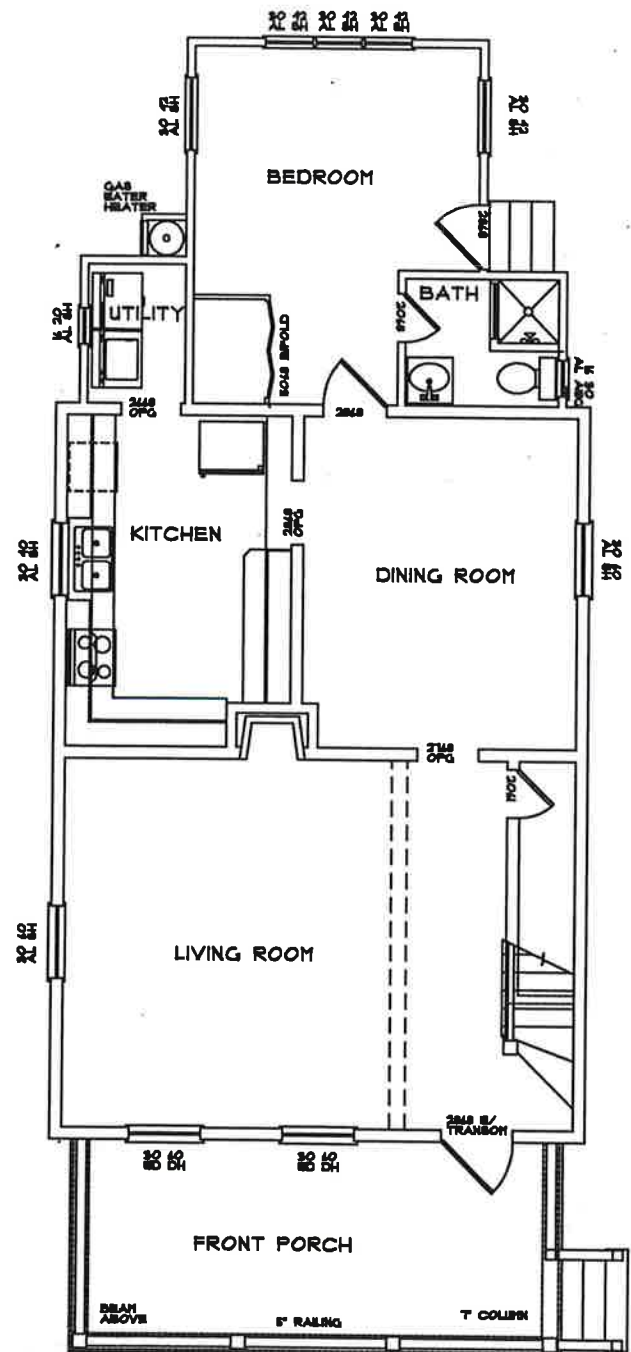
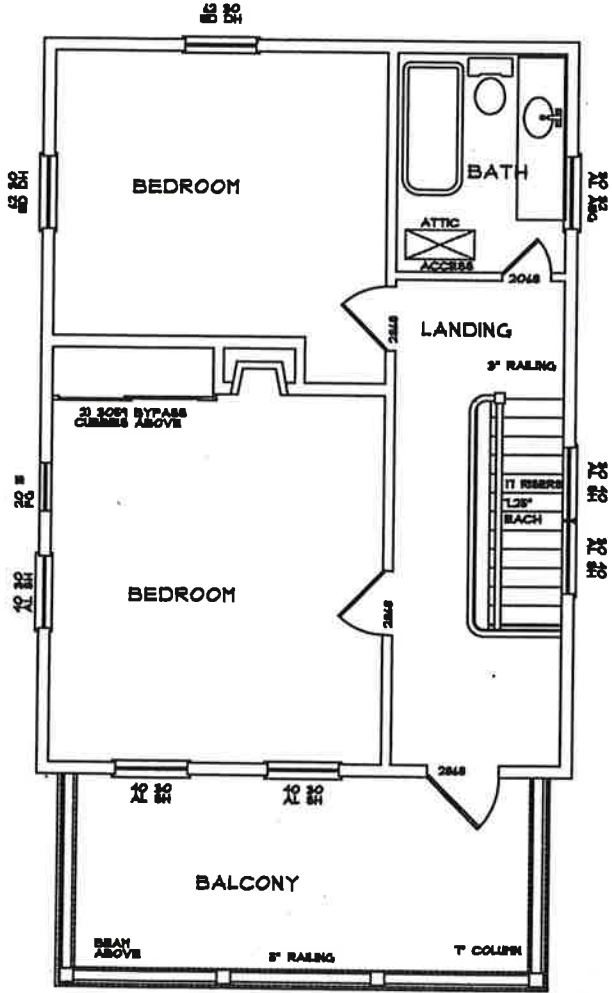
GAINESVILLE

Township | Range | Section

10S | 20E | 4

Field Visit Dates

tabbies
EXHIBIT
 3



SCALE: 1/4"=1'-0" FIELD MEASUREMENTS ROUNDED

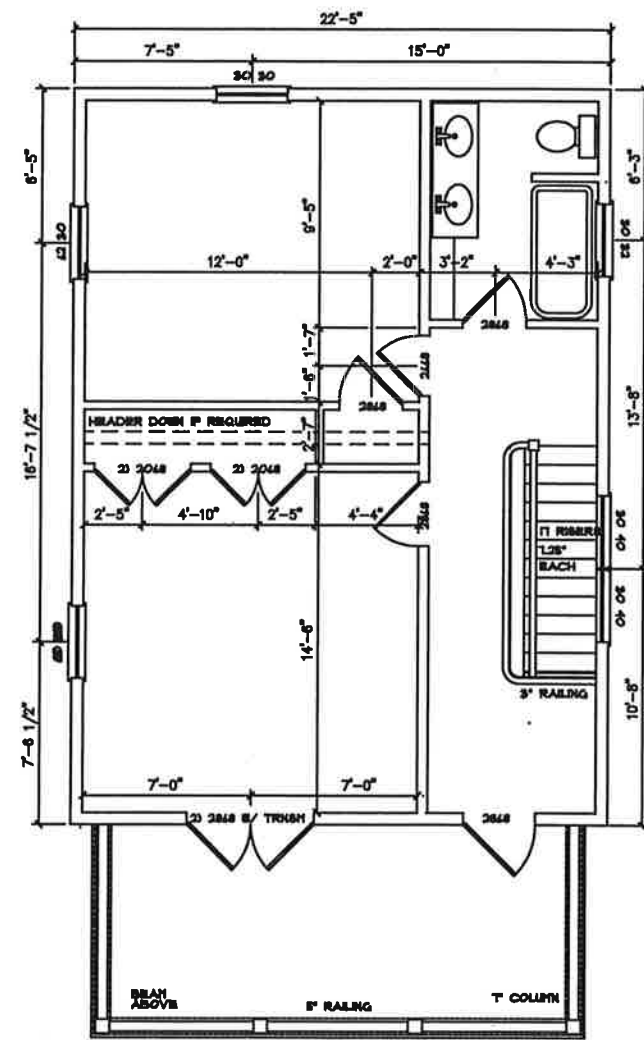
Atlantic Design Homes
 1502 NW 6th Street, Gainesville, Florida 32601
 Ph: (352) 379-0501 www.atlanticd.com

DATE	INITIALS	REVISION	PLAN SOURCE
02/17/16	GPK	FOR COA APPLICATION	Site Measure
02/17/16	GPK	ENLARGE MASTER BEDROOM	DESIGNER: Suzanne Kragiel & Gregory Kragiel
01/22/16	GPK	PER SUZANNE KRAGIEL DESIGN	FINAL APPROVAL
12/28/15	GPK	EXISTING PER SITE MEASUREMENTS	DATE:

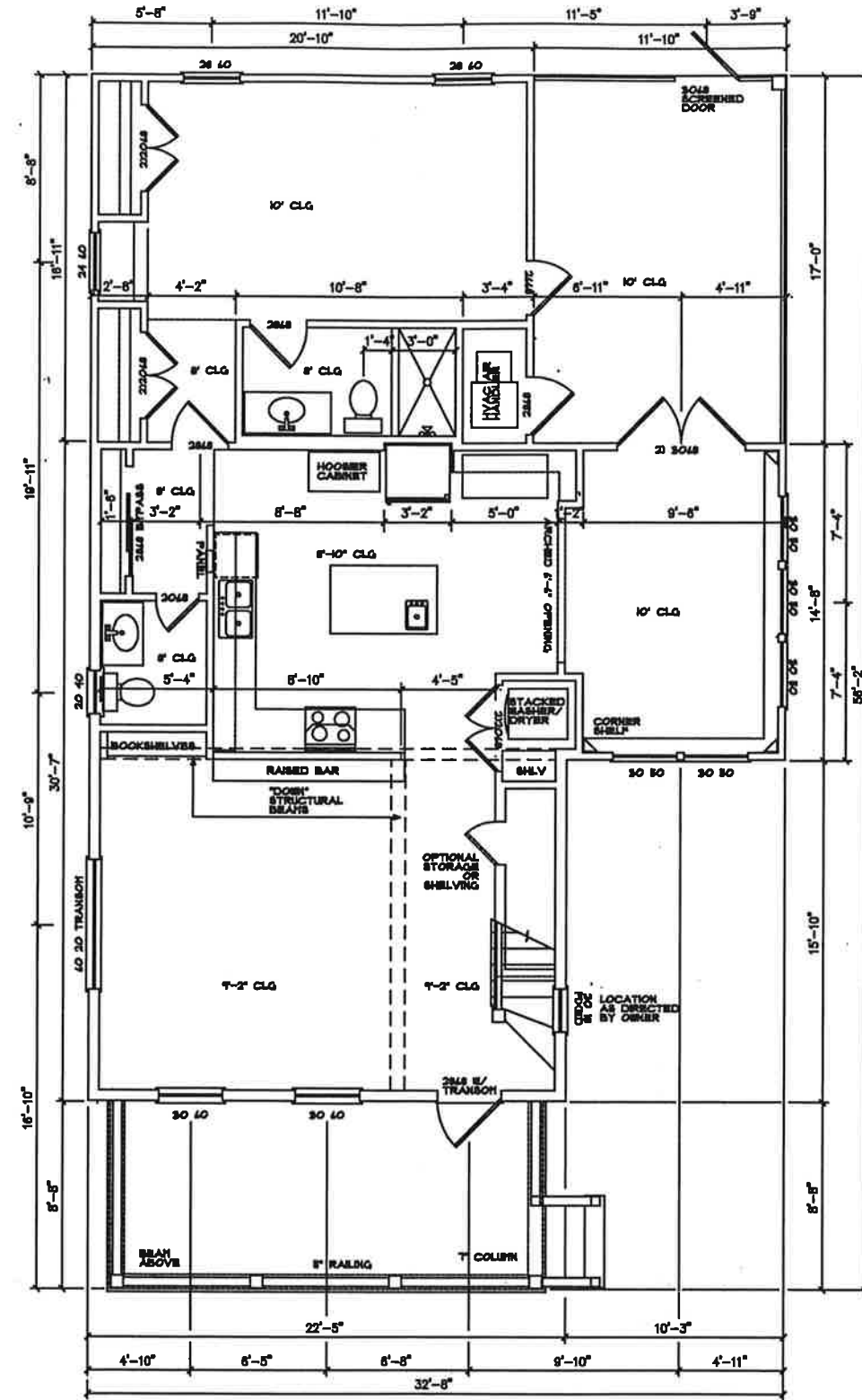
HSITORICAL DISTRICT RENOVATION
 For Mitchell at 315 NE 8th St Gainesville FL

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SHEET
1
 OF 4



SECOND FLOOR WITH DIMENSIONS

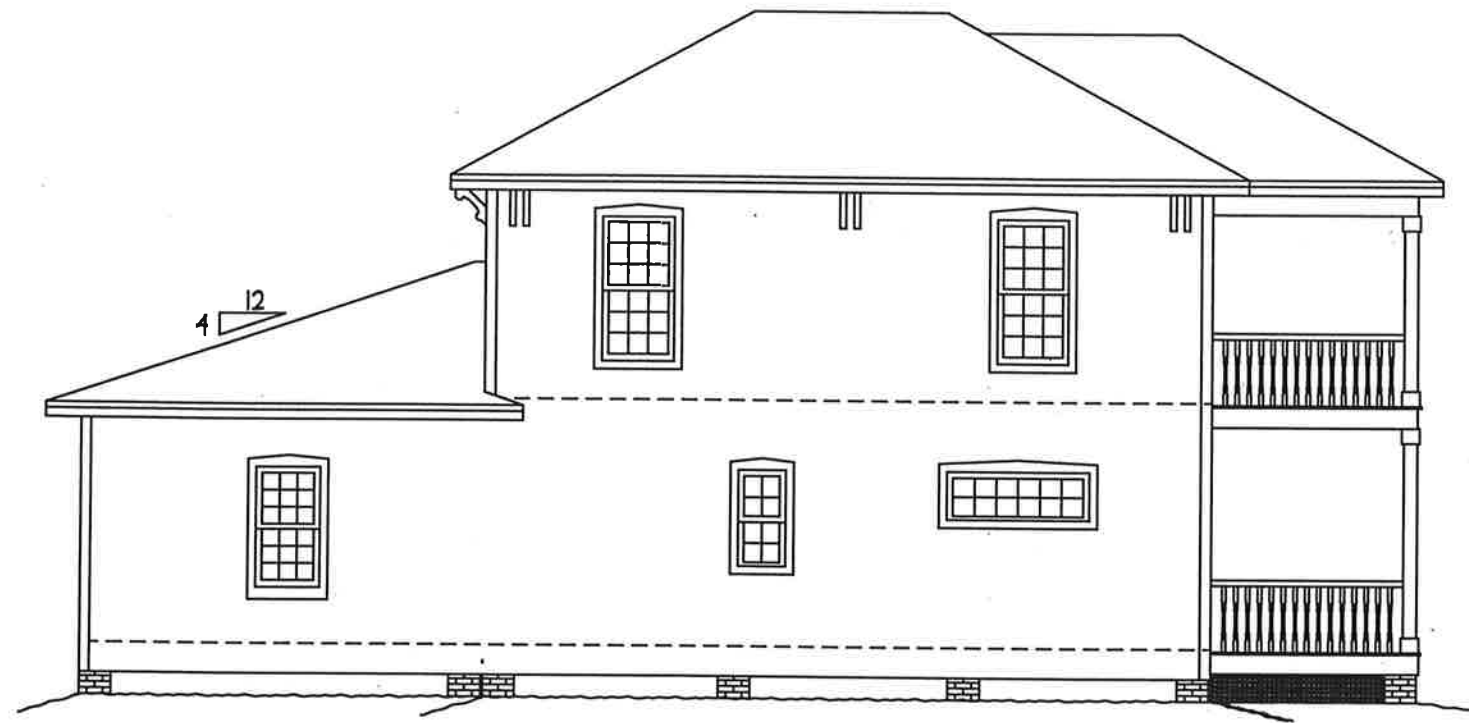


FIRST FLOOR WITH DIMENSIONS

SCALE: 1/4"=1'-0" FIELD MEASUREMENTS ROUNDED

DATE	INITIALS	REVISION
02/17/16	GP	FOR COA APPLICATION
02/17/16	GP	ENLARGE MASTER BEDROOM
01/22/16	GP	PER SUZANNE KRAGIEL DESIGN
12/28/15	GP	EXISTING PER SITE MEASUREMENTS

HSITORICAL DISTRICT RENOVATION
 For Mitchell at 315 NE 8th St Gainesville FL
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PROPOSED LEFT ELEVATION



RAILING
NOT
SHOWN
FOR
CLARITY

PROPOSED FRONT ELEVATION



EXISTING LEFT ELEVATION



RAILING
NOT
SHOWN
FOR
CLARITY

EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0" FIELD MEASUREMENTS ROUNDED

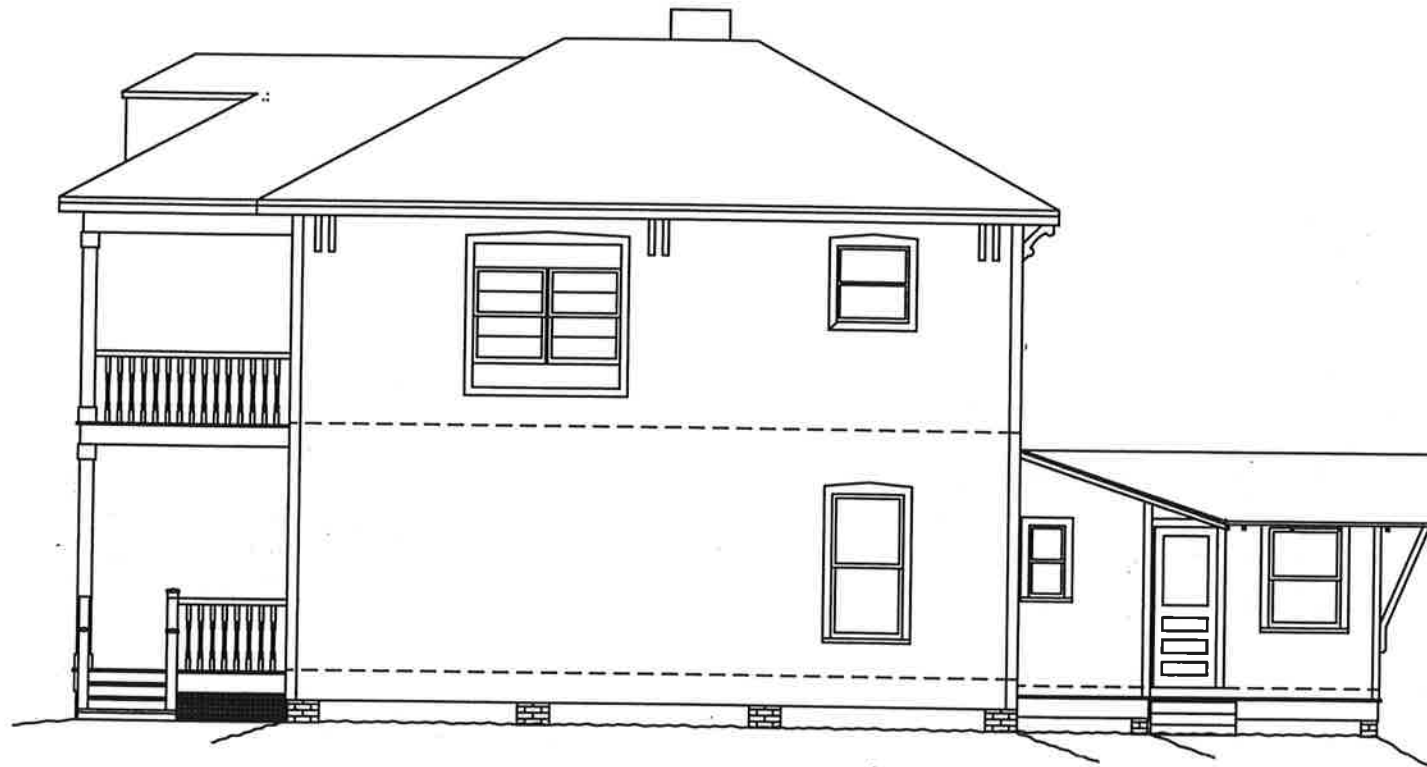
DATE	INITIALS	REVISION
02/17/16	GPX	FOR COA APPLICATION
02/17/16	GPX	ENLARGE MASTER BEDROOM
01/27/16	GPX	PER SUZANNE KRAGIEL DESIGN
12/28/15	GPX	EXISTING PER SITE MEASUREMENTS



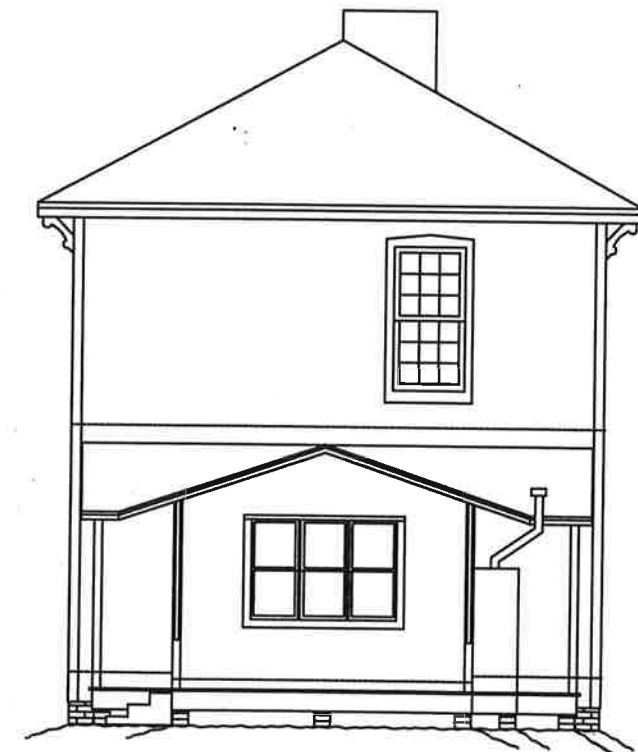
PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION



EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0" FIELD MEASUREMENTS ROUNDED

Atlantic Design Homes
1502 NW 6th Street, Gainesville, Florida 32601
Ph: (352) 378-0921 www.atlanticd.com

DATE	INITIALS	REVISION	PLAN SOURCE
02/17/16	GPK	FOR COA APPLICATION	Site Measure
02/17/16	GPK	ENLARGE MASTER BEDROOM	DESIGNER: Suzanne Kragiel & Gregory Kragiel
01/22/16	GPK	PER SUZANNE KRAGIEL DESIGN	FINAL APPROVAL
12/28/15	GPK	EXISTING PER SITE MEASUREMENTS	DATE:
			INITIALS REQUIRED FOR COORDINATION

HSITORICAL DISTRICT RENOVATION
For Mitchell at 315 NE 8th St Gainesville FL

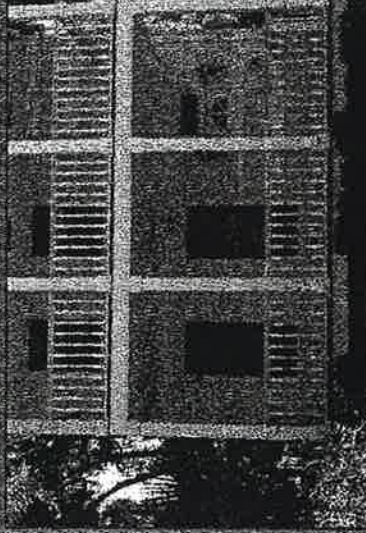
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SHEET
4
OF 4

ORDERED BY:



BERKSHIRE HATHAWAY
HomeServices
Trend Realty



PROPERTY ADDRESS: 315 NE 8TH STREET GAINESVILLE, FLORIDA 32601

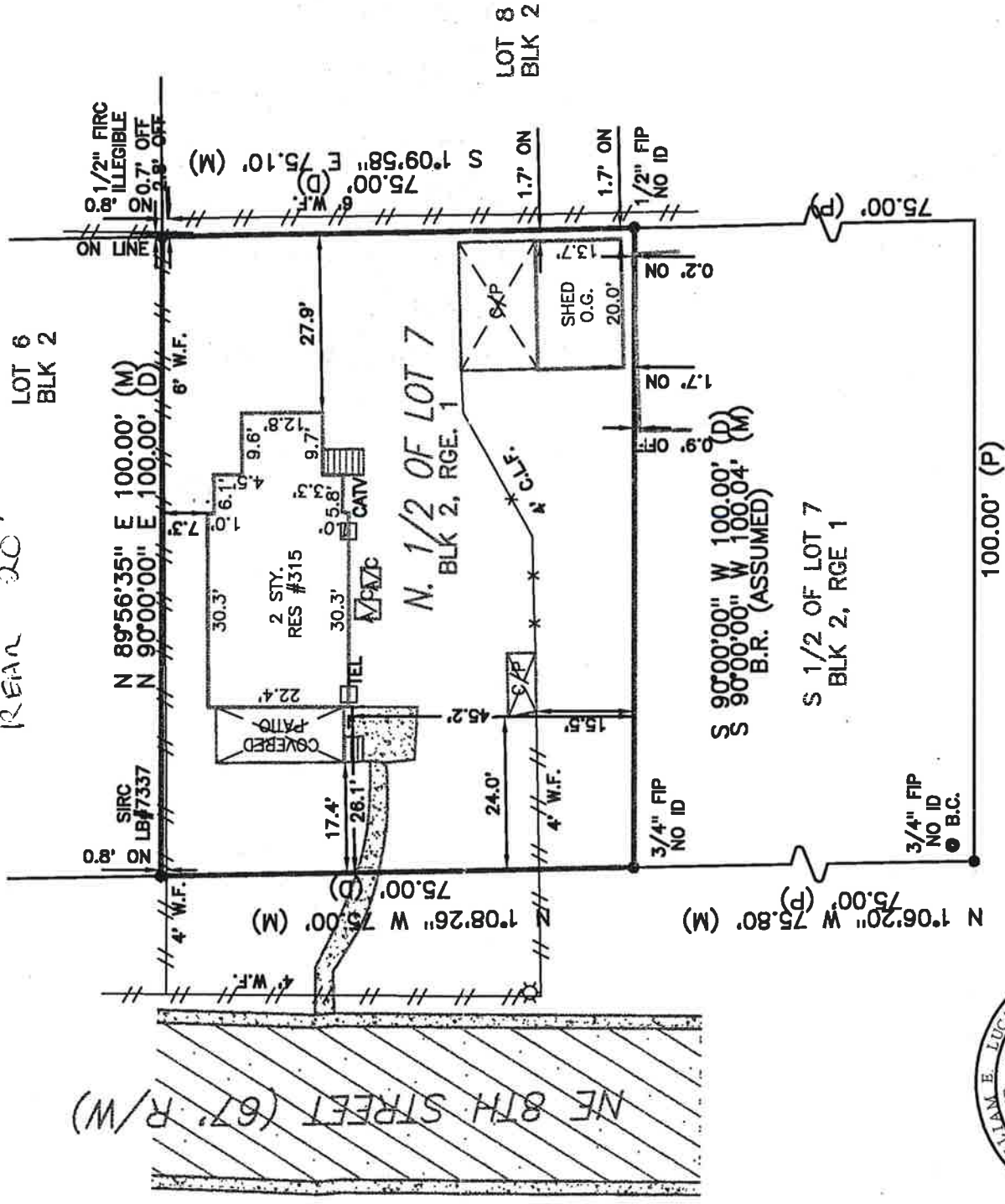
SURVEY NUMBER: 1511.0665

FIELD WORK DATE: 11/6/2015

REVISION DATE(S): (REV.0 11/11/2015)

1511.0665
BOUNDARY SURVEY
ALACHUA COUNTY

SETBACKS
FRONT 30'
SIDE 7.5'
REAR 30'



I hereby certify that this Boundary Survey of the NOTES:
hereon described property has been made under LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
my direction and to the best of my knowledge FENCE OWNERSHIP NOT DETERMINED
and belief in the true and accurate representation
of a survey that meets the Standards of Practice
set forth by the Florida Board of Professional
Surveyors & Mappers in Chapter 5J-17 of the
Florida Administrative Code.

WILLIAM E. LUCAS
State of Florida Professional Surveyor and Mapper
License No. 5782



Use of This Survey for Purposes other than intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GAINESVILLE, COMMUNITY NUMBER 125107, DATED 06/16/06.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 11/11/2015

BUYER: Rachel Claire Mitchell, Amelia Mitchell

SELLER:

CERTIFIED TO: RACHEL CLAIRE MITCHELL, AMELIA MITCHELL; NEW HOUSE TITLE, L.L.C.; FIRST AMERICAN TITLE INSURANCE COMPANY

Mae Alden



C: 352.317.3354
O: 352.225.4704
www.gainesvillehomeinfo.com

BERKSHIRE
HATHAWAY
HomeServices
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EXACTA
Land Surveyors, Inc.

LB# 7337

This is page 1 of 2 and is not valid without all pages.

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EXHIBIT

tabbles

4

LEGAL DESCRIPTION:

LOT THE NORTH HALF OF LOT 7, BLOCK 2, RANGE 1, DOIG & ROBERTSON'S ADDITION TO THE CITY OF GAINESVILLE, LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE 486, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT THE NORTH HALF OF LOT 7, BLOCK 2, LOCATED WITHIN RANGE 1, DOIG AND ROBERTSON'S ADDITION TO THE CITY OF GAINESVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE 486, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. location, and may not represent the actual shape or size of the feature.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

Table with 2 columns: LINETYPES (UNLESS OTHERWISE NOTED) and SYMBOLS (UNLESS OTHERWISE NOTED). Includes entries for Boundary Line, Structure, Centerline, Chain-link or wire fence, Easement, Edge of water, Iron fence, Overhead lines, Survey tie line, Wall or party wall, Wood fence, Vinyl fence, Surface types (Asphalt, Brick or tile, Concrete, Water, Wood), and various symbols for Bench mark, Central angle or delta, Common ownership, Control point, Concrete monument, Catch basin, Elevation, Fire hydrant, Find or set monument, Gypsum or anchor, Manhole, Tree, Utility or light pole, Well.

SURVEYOR'S LEGEND

Table with 2 columns: IDENTIFICATION and SECTION. Lists various survey features like Irregular, Intersection, License #, Mapped, Mitered end, Metal fence, Non radial, Not to scale, On ground, Outside of subject parcel, Overhead lines, Inside of subject parcel, Official record book, Optical record volume, Overall, Flat, Point of curvature, Point of compound curvature, Permanent control point, Pool equipment, Page, Point of intersection, Professional land surveyor, Planter, Point of beginning, Point of commencement, Finched pipe, Point of reversion curvature, Permanent reference monument, Professional surveyor, And marker, Point of tangency, Radius of radial, Record, Wall, Residence, Right of way, Subaqueous, Subaqueous line, Survey closure line, Screen.

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 688, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.surveystars.com/Hash-Calculator-54111.shtml. In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com: 1. Download the Hash Calculator available at: www.surveystars.com/Hash-Calculator-54111.shtml or from the email sent from www.surveystars.com. 2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com. 3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document and click the COMPUTE button in the lower right hand corner of the Hash Calculator. 4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey. 5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
TO PRINT IN BLACK + WHITE
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

Rachel Claire Mitchell, Amelia Mitchell

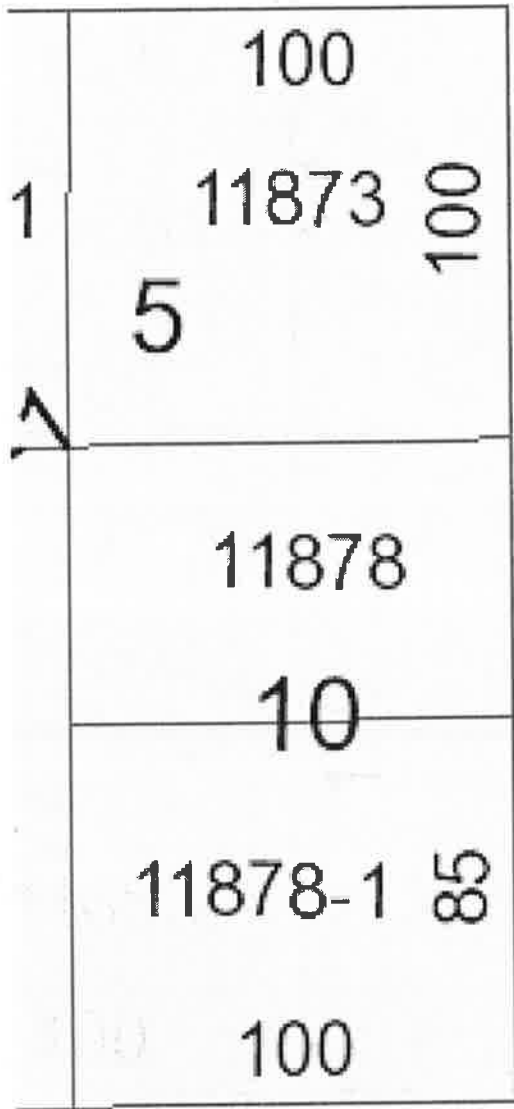
Exacta logo with '25% off (UP TO \$500)' and 'ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY' text. Includes a disclaimer: 'Offer valid only to the buyers listed on the first page of the survey. Total discount not to exceed \$500.'



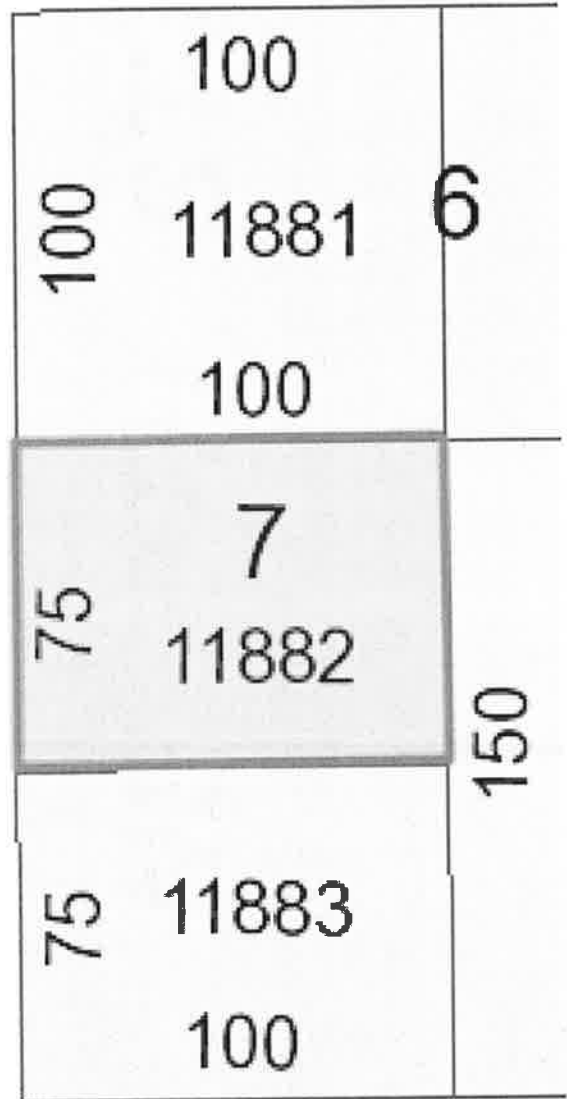
Exacta Land Surveyors, Inc.

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NE 8TH ST



Locator for photographs of neighboring buildings







































