



City of Gainesville
Department of Doing
Planning Division
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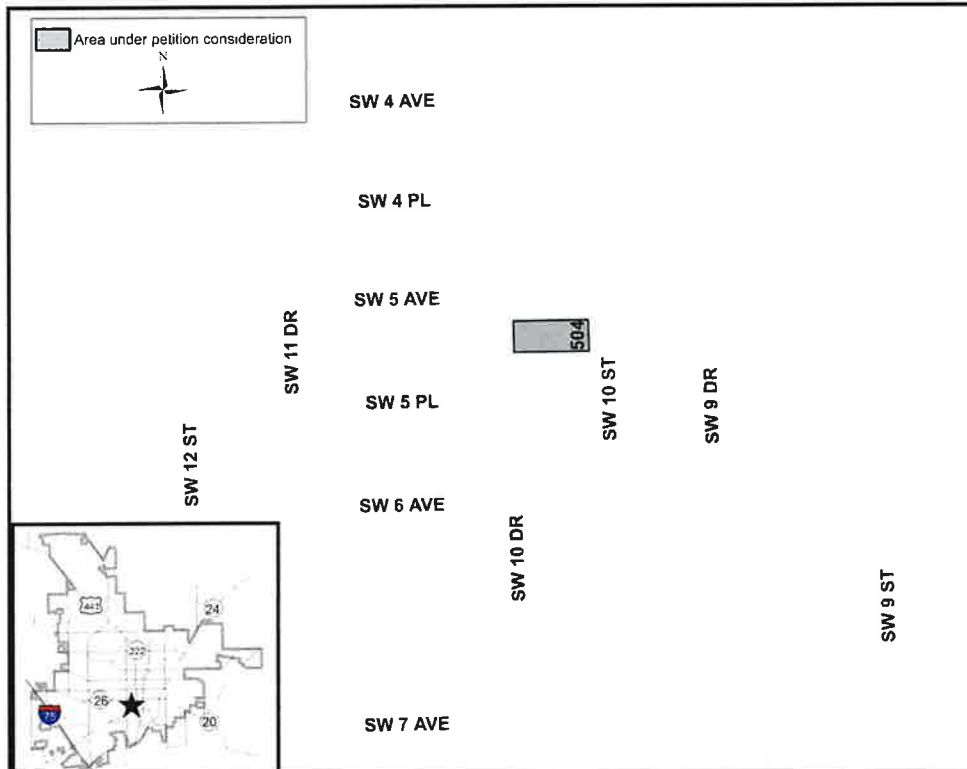
TO: Historic Preservation Board **Item Number: 1**

FROM: Department of Doing, Planning Staff **DATE: August 1, 2017**

SUBJECT: Petition HP-15-60. John Hudson, agent for Juan Carlos Hernandez. Renewal of a previously approved petition to relocate a single-family dwelling within the same lot and demolish non-contributing additions on the building. Located at 504 SW 10th Street. This building is contributing to the University Heights Historic District - South. Related to HP-15-61.

Recommendation

Staff recommends approval of the application. The Historic Preservation Board approved the petition at the October 6, 2015 meeting.



Project Description

This project involves the relocation of a single-family dwelling within its existing lot, as well as demolition of certain non-contributing additions that are on the building. The structure is located at 504 SW 10th Street. The structure was built in 1929, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.13 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to relocate the house to the northeast corner of the lot, which lies on the southwest corner of SW 10th Street and SW 5th Avenue. This project also involves removing the addition and the existing porches, which will be rebuilt in accordance with the historic guidelines applicable to the University Heights South neighborhood. A non-contributing storage shed will also be removed as part of this proposal. These actions will allow for more space for the proposed multiple family development that would be built on the combined development site of 504 and 508 SW 10th Street.

Background

The structure to be shifted is a one story single-family house that is approximately 1,923 square feet in size. There is a Florida Master Site File available for the house. It was determined to be a compatible structure in the University Heights Historic District - South. The structure has yellow lap siding and a gable roof. The roof is shingled with exposed rafter tails. There is an entrance on the SW 10th Street side (east) and an entrance on the SW 5th Avenue side. The eastern entrance is a single door with a concrete/brick porch covered with a shed roof and columns. The north entrance is a wooden deck and a shed roof supported with wooden braces. On the south side of the structure is a two-bedroom addition. The Florida Master Site File describes the significance of the house, indicating that it is a frame gable end dwelling on piers, which is typical of the simplest University-related housing of the 1920s. It is currently located on a property that is part of a proposed multiple-family development that includes the property at 508 SW 10th Street.

The plans for this project also involves the demolition of the addition on the south side of the structure, which has lap siding, a wooden deck, a shingled roof with exposed rafters, and windows that match the main structure. The addition was added later onto the main structure. There is also an existing shed on the property which is a non-contributing structure and it will be removed as part of this project.

Basis for Staff Recommendation

Relocation of historic structures is discussed in the City Of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines: Relocating Buildings* (see Exhibit 1). As stated in the Guidelines:

“Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique. Moreover,

many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2. Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.”

The criteria for relocation of an historic structure is stated in Land Development Code Section 3-112(d)(6)b. The criteria are listed below with Planning staff's responses/findings concerning each criteria shown in bold below it:

1. The historic character and aesthetic interest the building, structure or object contributes to its present setting.

The house is compatible in scale and character with the University Heights South neighborhood, which has provided University-related housing since the early twentieth century. The proposed relocation is of such a short distance that the general setting of the house will only change in terms of its relationship with the corner of SW 10th Street and SW 5th Avenue, since it is proposed to be placed closer to the corner.

2. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding areas will be.

The structure is located on a property that is part of a proposed multiple-family development to be located at 504 and 508 SW 10th Street. The proposed development was approved by the Historic Preservation Board in a related petition.

3. Whether the building, structure or object can be moved without significant damage to its physical integrity.

Care must be taken during the moving process to ensure that the house retains those features that convey its architectural values and retain integrity of design, workmanship, and feeling. With care the house should be able to be moved closer to the corner of the lot without significant damage to its physical integrity.

4. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure or object.

The house will remain on the same property and will only be shifted towards the northeast corner of the lot, thus remaining in the same neighborhood and the same historic district.

In addition, to the above criteria, issuance of a COA for relocation is also governed by the guidelines concerning demolition (LDC Sec. 30-112(d)(6)c.). Those criteria are listed below:

1. The historic or architectural significance of the building, structure, or object;

The house under consideration for relocation is a contributing structure to the historic district. Only the existing porches will be demolished, which can be replaced with more historically appropriate examples.

2. The importance of the building, structure, or object to the ambience of a district;

The house is compatible in scale and character with the University Heights South neighborhood, which has provided University-related housing since the early twentieth century. The proposed relocation is of such a short distance that the general setting of the house will only change in terms of its relationship with the corner of SW 10th Street and SW 5th Avenue, since it is proposed to be placed closer to the corner.

3. The difficulty or impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

Only the existing porches will be demolished, which can be replaced with more historically appropriate examples.

4. Whether the building, structure, or object is one of the last remaining examples;

Only the existing porches will be demolished, which can be replaced with more historically appropriate examples.

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

The structure is located on a property that is part of a proposed multiple-family development to be located at 504 and 508 SW 10th Street. The proposed development was under consideration by the Historic Preservation Board in a related petition.

6. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The house is in good condition and is not in danger of collapse.

7. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

Petition HP-15-60
August 1, 2017

The home has been occupied as a rental. It is in good condition and could continue to generate revenue as a rental property.

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: Relocating Buildings and Entries, Porches and Balconies***
- Exhibit 2** **Letter Requesting Renewal of COA for HP-15-60 & Sign Affidavit**
- Exhibit 3** **Approved COA for HP-15-60**
- Exhibit 4** **Application**
- Exhibit 5** **Florida Master Site File 8AL1190**
- Exhibit 6** **Photos**

Exhibit 1

City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines*

Relocating 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.

Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique.

Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2.

Furthermore, an improperly relocated building can have a negative impact on the setting of existing buildings in a new location. Side and front setback, orientation, scale, mass, and individual features of existing buildings should be considered when choosing an appropriate site. It is also important to establish a clear plan of use, especially if the historical function is to be changed. Buildings that are moved and left to deteriorate create a negative for the concept of adaptive use and preservation in general.

Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

In an effort to avoid demolition of historic structures, several buildings in Gainesville have been relocated. The McCreary House, originally built in the central business district, was moved to 815 University Avenue in 1977. The Hodges House originally located at 116 N.E. 1st Street was moved to 717 S.E. 2nd Avenue in 1978.

The demolition delay ordinance, adopted in 1988, provides that permits to demolish structures which have a Florida Site File and are 45 years of age or older, not be issued until 90 days from the date of the permit application.

Recommended

1. Retain the historic relationship between buildings and streetscape and landscape features.
2. Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.
3. To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.
4. In choosing a new site for a moved building, select a setting compatible with the original. Consider the age of surrounding buildings, their height, mass, materials, setback, and architectural details.
5. Properly locate the moved building on its new site. Place the building so that the orientation of its principal façade and front and side setbacks are compatible with surrounding buildings.
6. Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible for reuse as veneer on new foundation.

Not Recommended

1. Relocating a historic building thus destroying the historic relationship between buildings, features and open space.
2. Relocating a building not threatened by demolition.
3. Relocating a building outside a historic district.
4. Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing.
5. Destruction or alteration of significant features, structures, or archaeological sites at new location.
6. Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings.
7. Placing the building on a new foundation whose design and materials are incompatible with the original. Examples include slab foundations or unfinished concrete blocks.

Staff Approval Guidelines

Staff can approve relocation projects that meet the following conditions:

Relocations of structures within the same district;

The placement, scale, and style of the relocated structure are compatible with the new context.

Board Approval Guidelines

Relocating structures from one district to another can be approved by the board if the building is compatible with its new setting.

Relocation projects that involve moving a related group of structures or more than one structure on a street or block are required to demonstrate documentation that feasible alternatives for rehabilitation and adaptive use are not possible.

Entries, Porches and Balconies

Applicable Secretary Standards

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

Entries, Porches and Balconies

Identify, retain and preserve entrances and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, balustrade and stairs.

Alterations

Encasing a decorative balustrade, removing or simplifying brackets and fretwork, or boxing in open eaves is generally inappropriate alterations to a historic porch and should not be considered.

Aluminum storm doors, sliding doors and screen doors are not appropriate for facades or highly visible secondary elevations. French doors are appropriate for side and rear entrances but are not acceptable as front entryways unless documented by physical, photographic or historic evidence.

Relocating, enlarging or reducing historic doorways on facades or highly visible secondary elevations is inappropriate.

The addition of non-historic architectural features such as sidelights and entryway surrounds is discouraged if not original to the entrance.

Porches

Porches have been a traditional and significant feature of architecture. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch, are permitted. Removal or encasement of significant porch features or enclosures with non-transparent materials is not acceptable treatments. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch would remain.

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design, which is compatible with the scale, design, and materials of the remainder of the building, is appropriate under Standard 9.

Extant porches, which have previously been enclosed or otherwise altered, are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

Recommended

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.
2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

4. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch.

Not Recommended

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

Staff Approval Guidelines

Additions and alterations to entries, porches and balconies under the italicized conditions may be approved by staff:

Stairways to existing openings, which are composed of materials compatible with the style of the building. Concrete is acceptable if historically documented;

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

Replacement doors, which are appropriate to the style of the building;

Screening porches on less-visible secondary elevations;

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

Board Approval Guidelines

In constructing a new entrance or porch, the design shall be compatible in size, scale, and material with the historic character of the building.

New porches or entryways should be constructed to the rear of historic structures. Unless their historic existence is documented, new porches for the main facades are discouraged.

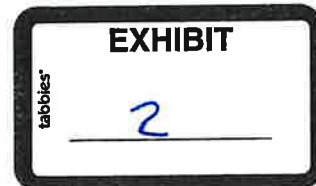
Porch designs for new construction should be simple and not replicate the period and style of the building in its details and balustrade.

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Original door openings and features such as transoms, sidelights, and doors should be retained. New door openings should not be introduced on elevations visible from the street. Where the intent is to preserve significant interiors and not enclose internal stairways, the required exterior should be redesigned as an exterior addition on a secondary elevation.



**HUDSON &
COMPANY, INC.**
BUILDING CONSTRUCTION CONSULTANTS



352-377-0623

May 12, 2017

**Planning and Development Services
City of Gainesville
P. O. Box 490, Station 11
Gainesville, FL 32627**

Attn: Jason Simmons, Planner

Re: Petition HP-15-60

Dear Jason,

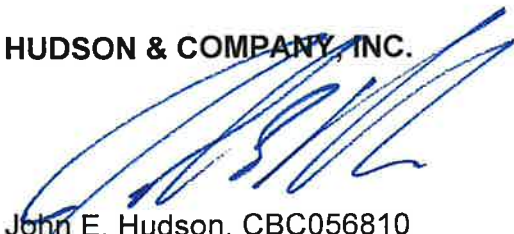
My client, Juan Carlos Hernandez, received a COA from the Historic Preservation Board in December 2015 to re-locate one house within the same lot at 504 SW 10th Street. His petition was part of a multi-phase project that included the sale of a two story house to John Fleming, relocation of that house and construction of a new building on the lot. We did manage to sell and re-locate the two story house and renovate it and it is now back in use and looks great.

Unfortunately, Mr. Hernandez was unable to obtain the necessary funds to re-locate the house at 504 NW 10th Avenue. He was anticipating getting paid for the house sold to John Fleming, but instead got a bill for removal of a tree stump to make the move possible. Without the house at 504 moved, he was unable to obtain financing for the apartments.

He is now requesting the Historic Preservation Board to renew the COA so that he can now re-locate the 504 house. All elements of the previous petition have remained the same, he was simply not in a financial position to accomplish the re-location of the house. If possible we would like to be on the agenda for the HPB's August 1st 2017 meeting.

Please advise what additional materials you need to accomplish this, and if there will be additional fees involved.

HUDSON & COMPANY, INC.



John E. Hudson, CBC056810
President

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-15-60 Renewal to re-locate house
 Applicant (Owner or Agent) John Hudson - Agent
 Tax parcel(s) 13152-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. [Signature]
 8. AGENT
 Applicant (signature)

Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>19th</u> day of <u>July</u>, 20<u>17</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p><u>Alice C. Farrell</u> Notary</p> <p>Public My Commission expires: <u>July 24, 2018</u></p> <p>Form revised on March 11, 2014. Form location: http://www.cityofgainesville.org/PlanningDepartment.aspx</p>	<p>RECORDING SPACE</p>
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FOR OFFICE USE ONLY
 Petition Number _____ Planner _____

SW 10TH ST



FOR RENT
www.gainesvillerooms.com

NOTICE
LAND USE ACTION



TO BE COMPLETED BY CITY STAFF

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS
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 15-60 AT
THE October 6, 2015 MEETING. THERE WERE 8 MEMBERS PRESENT.
THE APPLICATION WAS Approved BY A 8-0 VOTE, SUBJECT TO THE
FOLLOWING CONDITIONS:

That the entire house is moved minus the small front porch.

The basis for this decision was:

The HPB was not convinced that the addition on the south side of the house was non-contributing. They voted to allow the entire house to be moved minus the small front porch. The addition could only be removed if petitioners came back with evidence that it was noncontributing.

Chairperson Bill Warriner Date 6 Oct '15

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.

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.

RECEIVED

STAMP
AUG 31 2015

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

PROJECT LOCATION:
Historic District: Univeristy Heights

Site Address: 504 sw 10th St. Gainesville, Fl, 32601

Tax Parcel # 13152-000-000

OWNER Juan Carlos Hernandez	APPLICANT OR AGENT Howard Mclean
Owner(s) Name	Applicant Name
Grand Homes Properties	SVM
Corporation or Company	Corporation or Company
1541 Brickell Ave, Suite 1806	1628 SW 6th St.
Street Address	Street Address
Miami FL, 33129	Gainesville Fl, 32609
City State Zip	City State Zip
	352-378-4400
Home Telephone Number	Home Telephone Number
	352-377-5378
Cell Phone Number	Cell Phone Number
	Fax Number
Fax Number	Howard@svmarchitects.com
jchernandezcl@gmail.com	E-Mail Address
E-Mail Address	

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITAL AT PLANNING COUNTER)

HP # 15-60
Contributing Y N
Zoning RH-2
Pre-Conference Y N
Application Complete Y N

Received By Jason Simmons
Date Received 8/31/15

Request for Modification of Setbacks
Y N

Fee: \$110.25
EX Fee: \$55.13

- 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)

PAID
STAMP

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 504 house can be described as a **single story, single family residence**, with **yellow lap siding** and a **gable roof**. The building is oriented on the corner of the lot with entries onto both 5th ave. and 10th st. The roof is shingled with **exposed rafter tails**. The East entry is a **single door with a concrete/brick porch** covered with a **shed roof and columns**. The North entry consists of a **wooden deck and a shed roof supported with wood braces**. Grafted onto the south is a **two bedroom addition (non contributing)** that was **added much later**. **Surrounded by several oak trees and bushes**, the house also utilizes several single hung windows on the exterior typically in clusters of two or three.

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 proposed project is to **relocate the existing single story (contributing) house at 504 to the far NorthEast corner of the lot**. This will provide space for a new apartment building between lots 504 and 508. During this relocation, the non-contributing addition will be removed along with the existing porches, but once in position the porches will be **reconstructed according to historic neighborhood guidelines**. In addition to this, the existing property's **storage shed (non-contributing) will be removed**. These alterations will allow for the integration of the 504 house (a contributing structure) with the 508 lot, which will facilitate the creation of a cohesive urban infill design.

In summary, the plan is to **remove all non-contributing structures on the property and to allow for the contributing structure to be more apparent, and then reinforce it with new construction** that reflects its historic nature and the historic nature of the neighborhood.

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.

The addition on the 504 contributing structure consists of **lap siding, a wooden deck, shingled roof with exposed rafters, and windows** which match the main structure. On their own each element is not **greatly significant and can easily be replaced**. This addition was **added later and is non-contributing to the main structure**. The removal of it can **actually be seen as a measures taken to save and preserve the original residence**.

The existing shed on the property is seen as a non-contributing structure and is of no historic and/or architectural significance.

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

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

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

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

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

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

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

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

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

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL

REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

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

SIGNATURES

Owner
Applicant or Agent

Date 8-21-15
Date 8-20-15 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

		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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. The format for photos shall be 3" x 5", or 4" x 6" colored or black and white prints, with the name of owner and address of structure on back of picture. (10 sets) (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

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

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

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

An Overview of the Application Process:

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

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

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

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

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

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

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

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

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

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

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

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

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



PLANNING

P.O. Box 490, Station 11

Gainesville, Florida 32602-0490

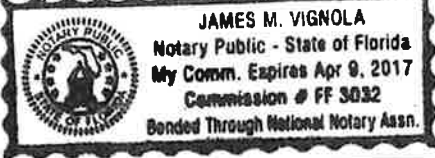
352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

PROPERTY OWNER AFFIDAVIT

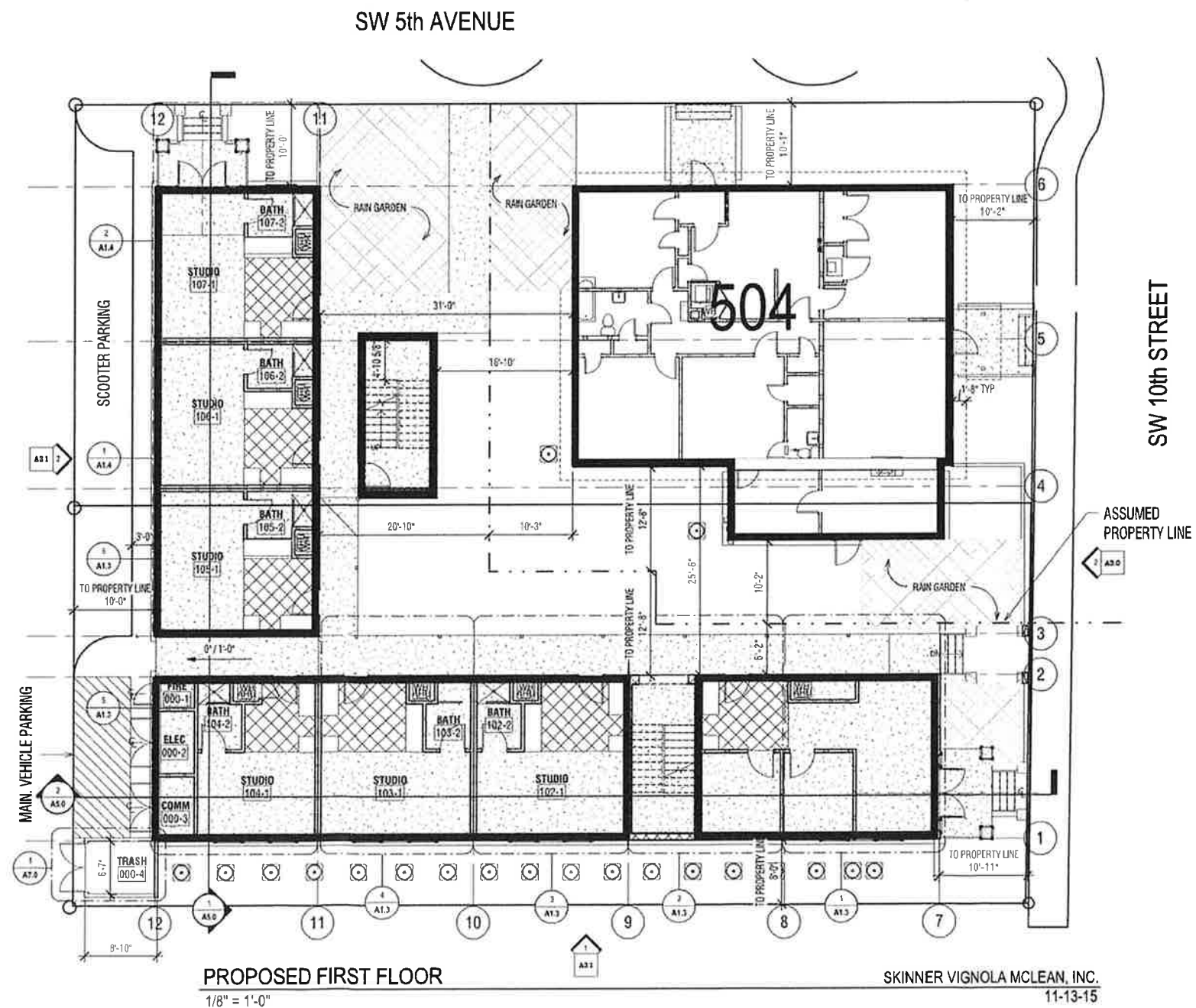
Owner Name: <u>JUAN CARLOS HERNANDEZ</u>			
Address: <u>1541 BRICKELL AVE, Suite</u> <u>1806, MIAMI, FL 33129</u>		Phone:	
Agent Name: <u>HOWARD MILZAN</u>			
Address: <u>1628 SW 6TH ST</u> <u>GAINESVILLE FL, 32609</u>		Phone: <u>352-378-4400</u>	
Parcel No.: <u>13152-000-000 / 13152-001-000</u>			
Acreage: <u>.134 / .136</u>		S: <u>5</u>	T: <u>10</u> R: <u>20</u>
Requested Action: <u>DEMOLITION, RELOCATION, NEW CONSTRUCTION</u>			
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: <u>[Signature]</u>			
Printed name: <u>Juan Carlos Hernandez</u>			
Date: <u>August 31st, 2015</u>			
The foregoing affidavit is acknowledged before me this <u>31st</u> day of <u>AUGUST</u> , 2015, by <u>JUAN C. HERNANDEZ</u> , who is/are personally known to me, or who has/have produced <u>FL DRIVER LICENSE</u> as identification.			
<u>[Signature]</u> NOTARY SEAL			
Signature of Notary Public, State of <u>FL</u>			

MS 31

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SKINNER VIGNOLA MCLEAN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF SKINNER VIGNOLA MCLEAN, INC. IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.

DRAWING SYMBOL LEGEND	
	BUILDING SECTION SECTION IDENTIFIER SHEET IDENTIFIER
	WALL OR SECTION IDENTIFIER SECTION IDENTIFIER SHEET IDENTIFIER
	PLAN SECTION SECTION IDENTIFIER SHEET IDENTIFIER
	ROOM NAME ROOM NAME ROOM IDENTIFIER
	DOOR TYPE IDENTIFIER INDICATES DOOR NUMBER SEE DOOR SCHEDULE FOR SIZE AND TYPE
	WINDOW TYPE IDENTIFIER INDICATES WINDOW NUMBER SEE WINDOW SCHEDULE FOR SIZE AND TYPE
	ELEVATION HEIGHT
	SPOT ELEVATION MARK
	PLAN OR SECTION CALLOUT SECTION IDENTIFIER SHEET IDENTIFIER
	ELEVATION IDENTIFIER SECTION IDENTIFIER SHEET IDENTIFIER
	COLLARY GRID LINES
	CONSTRUCTION NOTE
	WALL PARTITION TYPE
	REVISION CLOUD
	REVISION IDENTIFIER
	REVISION INDICATOR
	CONVENTIONAL GRID SYSTEM

WALL STYLE LEGEND	
	EXTERIOR WALLS EXTERIOR FINISH ON EXTERIOR GRADE SHEATHING ON 8" (NOM) CMU WALL w/ (1) LAYER 5/8" GWB ON FURRING STRIPS INTERIOR
	EXTERIOR FINISH ON EXTERIOR GRADE SHEATHING ON 2x4 STUD WALL @ 16" O.C. w/ (1) LAYER 5/8" GWB INTERIOR
	INTERIOR WALLS 2x4 WOOD STUD WALL @ 16" O.C. w/ (1) LAYER 5/8" GWB ON EA SIDE
	2x6 WOOD STUD WALL @ 16" O.C. w/ (1) LAYER 5/8" GWB ON EA SIDE
	EXISTING RATED INTERIOR WALLS UL DESIGN NO U305 - WOOD STUD WALL @ 16" O.C. w/ (1) LAYER 5/8" TYPE 'X' GWB ON EA SIDE w/ BATT-INSULATION



PROPOSED FIRST FLOOR
1/8" = 1'-0"

SKINNER VIGNOLA MCLEAN, INC.
11-13-15

DESIGN PHASE: SCHEMATIC DESIGN

REVISIONS

DATE: 08/26/15
 DRAWN BY: HC
 CHECKED BY: HJM

SHEET

A1.0

PROPOSED FLOOR PLAN

SVM# 01506

PROJECT LOCATION:
 504 SW 10TH STREET
 GAINESVILLE, FL 32601

508 SW 10TH STREET

FOR

JUAN CARLOS HERNANDEZ

504 SW 10TH STREET
GAINESVILLE, FL 32601

ARCHITECTS & PLANNERS | FL CERTIFICATE | AA5478

SVM | P: 352.378.4400 | 1628 NW 6TH STREET
 GAINESVILLE FL 32609

HOWARD MCLEAN, JR.

ARB0014129

SKINNER VIGNOLA MCLEAN, INC.
 ARCHITECTS & PLANNERS | FL CERTIFICATE | AA5478

NOTE: AT THE TIME OF BUILDING PERMIT APPLICATION, THE ARCHITECT HAS NOT BEEN SO EMPLOYED TO FURNISH CONSTRUCTION INFORMATION OR CONSTRUCTION ADMINISTRATION SERVICES. THE ARCHITECT HAS NO KNOWLEDGE OF THE START OF CONSTRUCTION NOR DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION INFORMATION OR CONSTRUCTION ADMINISTRATION SERVICES.



STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name _____ Site No. 8 AL 1910
Address of Site: 504 SW 10th St 830 == Survey Date 8007 820 ==
Instruction for locating _____ (see tax no. 13083) 813 ==

Location: University Heights 11 20, 21 868 ==
subdivision name block no. lot no. 808 ==

County: Alachua
Owner of Site: Name: Consbruck, D.M.
Address: 504 SW 10th St 902 ==
Gainesville, Fl 832 ==

Type of Ownership private 848 == Recording Date _____

Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant)
Address: The History Group 300 W. Peachtree St. 818 ==
Suite 16 DE Atlanta, Ga. 30308 838 ==

Condition of Site: Integrity of Site: Original Use private residence 850 ==

- | | | |
|---|--|---|
| Check One | Check One or More | Present Use <u>private residence</u> 850 == |
| <input type="checkbox"/> Excellent 863 == | <input type="checkbox"/> Altered 858 == | Dates: Beginning <u>c. 1912</u> 844 == |
| <input checked="" 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 == | Period <u>20th century</u> 845 == |
| <input type="checkbox"/> Deteriorated 863 == | <input type="checkbox"/> Restored () (Date: <u>X</u>) 858 == | |
| | <input type="checkbox"/> Moved () (Date: <u>X</u>) 858 == | |

NR Classification Category: building 916 ==

- Threats to Site:
- | | |
|--|---|
| Check One or More | |
| <input type="checkbox"/> Zoning (<u>X</u>) 878 == | <input type="checkbox"/> Transportation (<u>X</u>) 878 == |
| <input type="checkbox"/> Development (<u>X</u>) 878 == | <input type="checkbox"/> Fill (<u>X</u>) 878 == |
| <input type="checkbox"/> Deterioration (<u>X</u>) 878 == | <input type="checkbox"/> Dredge (<u>X</u>) 878 == |
| <input type="checkbox"/> Borrowing (<u>X</u>) 878 == | |
| <input type="checkbox"/> Other (See Remarks Below): _____ 878 == | |

Areas of Significance: architecture, local history 910 ==

Significance:

This frame gable end dwelling on piers is typical of the simplest University-related housing of the 1920s. The house is located in the 1912 University Heights subdivision.

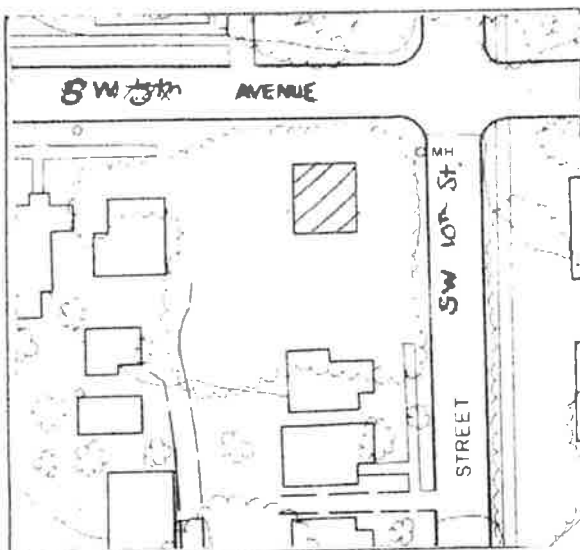
SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 ==

5

1

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD frame vernacular#World War I 984 = =
 PLAN TYPE irregular;irregular 988 = =
 EXTERIOR FABRIC(S) wood: drop siding with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES _____
 _____ 942 = =
 FOUNDATION: pier 942 = =
 ROOF TYPE: intersecting gable 942 = =
 SECONDARY ROOF STRUCTURE(S): entry portico: gable 942 = =
 CHIMNEY LOCATION: _____ 942 = =
 WINDOW TYPE: DHS, 1/1, wood; paired 942 = =
 CHIMNEY: _____ 882 = =
 ROOF SURFACING: composition shingles 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (Incl. scale & date) _____
 _____ 809 = =
 Latitude and Longitude: _____
 _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
10S	20E	05

UTM Coordinates: _____ 812 = =
 _____ 890 = =
 Zone Easting Northing

Photographic Records Numbers 1701 860 = =

Contact Print



2



Previous Next Record 1 of 1



Quick Search
(Enter SiteID or MS#)

New Search

Back to Results

Print/Save Report

View Scanned
Forms &
Documents

AL1190 - 504 SW 10TH ST	Historic Structure
SHPO Evaluation Not Evaluated by SHPO	
Address 504 SW 10TH ST	
Year Constructed c1912	
Structure Uses Private Residence (House/Cottage/Cabin)	
Style Frame Vernacular	
Exterior Fabrics Drop siding	
Roof Type Cross-gabled Gable on hip	
City GAINESVILLE	
Township Range Section 10S 20E 5	
Field Visit Dates	



Google Earth

feet
meters



	EXHIBIT
tabbles	<u>6</u>



Google Earth

feet
meters





Google Earth

feet 10
meters 3





Google Earth

