



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

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Gainesville, FL 32627-0490
306 NE 6th Avenue
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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	November 10, 2020
ITEM NO:	#10 under New Business
PROJECT NAME AND NUMBER:	HP-20-00096, 423 NW 6 th Avenue
APPLICATION TYPE:	Quasi-Judicial: New construction of a residential dwelling
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

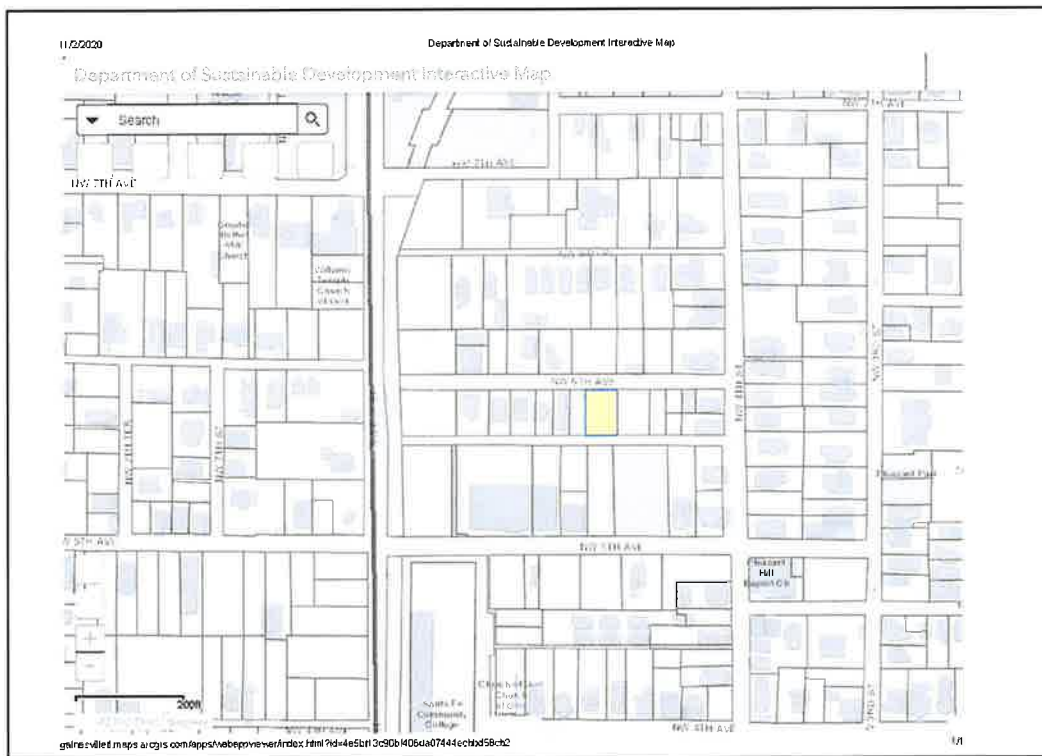


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Carolyn Webber Trustee
Property Owner(s): Carolyn Webber Trustee

SITE INFORMATION:

Address: 423 NW 6th Avenue
Parcel Number(s): 14466-002-000
Existing Use(s): Vacant Single-Family Residential
Zoning Designation(s): RC
Historic District Pleasant Street
Historic District Status: Non-contributing
Date of construction: NA

PURPOSE AND DESCRIPTION:

Petition HP-20-96. C. Webber, M. Atwater, & S. Stevenson, Pleasant Street 6th Avenue Land Trust, owners. Certificate of Appropriateness to construct a single-family dwelling on lot 22 with a zoning modification request to reduce the side setback from 5 feet to 4 feet. Located at 423 NW 6th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, bungalow, wood frame balloon residence, with an enclosed porch, wood horizontal siding, a pier foundation, an intersecting gable roof with a secondary gable roofed porch structure, and awning metal windows. The structure is a contributing structure to the Pleasant Street Historic District, and the Florida Master Site file for the property indicates that the building contributes in scale and character to the Fifth Avenue neighborhood. The house was built in 1935 according to the Alachua County Property Appraisers office. However, the house has been on this site since 1909 according to the Sanborn Maps, and is estimated to have been built circa 1905.

PROPOSED

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 1,669 square feet of conditioned space and a

160 square foot front porch. It will be a 2 story structure that will be facing NW 6th Avenue. The house will feature primarily 2/2 double-hung vinyl windows, as well as ten fixed windows, one casement window on the second floor, and a transom window above the front door. All of the windows will be the Silver Line by Andersen V3 vinyl series, with simulated divided lights (SDL) and full screens. The proposed exterior doors on the front and the east side will be a Therma-Tru Smooth-Star or better doors. The foundation for the house will be a stem wall with a smooth stucco finish. The proposed siding for the house is Hardie lap siding. (See elevations in Exhibit 3)

REVIEW

Pleasant Street Historic District- Development Pattern (Guidelines Ch. 6)

There are two distinct historic areas of development in the Pleasant Street Historic District, identified as zone A and B, which date between 1875 and 1935. The first area, Zone A, includes all but a small enclave in the southeast corner of the district. This portion is a historically African-American residential neighborhood. The second area, Zone B, is a traditionally white neighborhood that developed during the same period in conjunction with the downtown commercial area.

This proposal is sited within Zone A. In general in the neighborhood, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, or at the north border of the district (such as 730 NW 2nd Street) with very few two-story houses throughout Zone A.

General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period.

The majority of the residences in both zones are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.

Gable front houses appear to be the most common types in the district. These include the shotgun houses and bungalows and variations on the type found in the district.

Setting

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, some fence lined properties, concrete curbing, and no walls.*
- *Subdivision layout: rectangular lots and blocks flanking the primary streets.*
- *Facade lines, front and side setbacks: detached residences with minimal front setbacks and minimal side setbacks.*
- *Lot size and density of development: small lot size and low to medium density.*

- *Block patterns: Commercial: 300 feet in length on east and west and 400-600 feet on their north and south ends. Residential: rectangular 300 feet in length on east and west and 300 feet on their north and south ends.*
- *Patterns of vacant lots and open spaces: vacant lots throughout*

Building Characteristics

- *Height: number of stories: Primarily single story. Range of 1-2.*
- *Width: number of bays or vertical divisions: one.*
- *Types: residential, commercial, institutional*
- *Predominant architectural styles and design influences: Frame.*
- *Massing or overall form: single rectangular structures.*
- *Orientation: both compass orientation and horizontal or vertical orientation.*
- *Foundations: Residential elevated wood frame on brick piers or masonry piers. Commercial: continuous brick or masonry perimeter wall and slab on grade.*
- *Roofs: primary and secondary roof structures: gable, hip with standard pitch.*
- *Materials: Primarily wood frame*
- *Windows: Primarily wood frame double hung sash in 6/6, 2/2, or 1/1 light pattern.*
- *Repetitive features: Porches and detached outbuildings*
- *Decoration: Minimal. Religious: brick corbeling. Stained glass. Residential: minimal wood millwork such as brackets, fretwork, spindles.*
- *Predominate Architectural Styles: Wood Frame Vernacular, Queen Anne and Eastlake influence, Romanesque Revival*

Materials

Wood frame and siding is the primary and traditional construction material within the district. Weatherboard and drop siding types are prominent.

Building Styles

Wood frame vernacular houses represent the largest building category in the district with 123 examples. Bungalows are the second largest category style with 91 examples. The buildings are traditionally wood frame residences raised on brick or concrete piers ranging in size, form and style. On the small scale are Shotgun and hall and parlor vernacular structures to the larger structures of two-story I- houses and Queen Anne residences with large porches and verandahs.

Plans

The floor plans of the smaller houses are generally simple rectangular plans with a small rear ell, or are variations of the L-plan. Few residences have garages or other outbuildings on the same property.

The review is based on the Secretary of the Interior's Standards and City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*.

Basis for Review – Design Guidelines for New Construction using the General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

Attached are the Design Guidelines for New Construction in the Pleasant Street Historic District.

The proposed new structure was reviewed in light of the 11 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines. New construction should complement historic architecture. With sound planning and good design, new construction can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished buildings to be successful. Instead it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

1. *Rhythm of the Street.* In the Pleasant Street Historic District, the subdivision layout is mostly rectangular lots and blocks flanking the primary streets. Lot sizes are typically small with low to medium density. Repetitive features are porches.

The Guidelines state that rhythm is the layering of many features that add up to what is generally described as "character." The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The construction of the 2 story residence with a compatible setback to other buildings in the area to replace the existing structure that is to be demolished will improve the rhythm of the street as the new structure will be consistent in scale and spacing with the adjacent historic contributing buildings.

Compatible

2. *Setbacks.* In the Pleasant Street Historic District, building setbacks vary considerably, with some buildings sited at the front property line while others are sited at a depth ranging from 10 to 15 feet or more. The district is comprised of all or portions of 15 rectangular blocks of varying size, which are laid out on an irregular grid pattern. The blocks contain lots ranging in size from 40' x 60' to 100' by 200'.

The required front yard setback in the RC zoning district is ten feet. The applicants are indicating an approximately 5 foot setback from the property line to the front of the porch on NW 6th Avenue. However, porches are allowed to encroach into the minimum front yard setback. The required side yard setback in the RC district is five feet; the applicants are indicating a 5 foot, 10 inch setback from the east property line to the side walls of the building and a 4 foot, 2 inch setback from the west property line to the side walls of the building. The required rear yard setback is 20 feet in the RC zoning district and the proposed structure is shown at 23 feet away from the rear property line.

This proposal is requesting a zoning modification for the side setback. The RC zone requires a 5 foot side setback while the proposal is requesting a 4 foot side setback on the east side of the house. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a single-family house consistent with the traditional development pattern in the district. The requested modification is appropriate for the zoning district and the particular situation at this location.

Compatible

3. *Height.* In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. Zone A is primarily one-story residences.

The proposed new 2 story structure is taller in height to the surrounding historic buildings but compatible with new construction in the area. The proposed height is just under 20 feet from grade to the dormer plate. The RC zoning district allows a maximum height of up to three stories.

Compatible

4. *Roof Forms.* In the Pleasant Street Historic District, the roofs represented are either side or front gable roofs with v-crimp metal sheeting or asphalt shingles.

The material to be used for the roof unclear at this time. However, both shingle roofs and metal roofs are common within the Pleasant Street Historic District.

Compatible

5. *Rhythm of Entrances and Porches.* In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches.

The Guidelines state that porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure maintains the same relationship of the front door entry and porch to the street, with adequate space for outdoor furniture.

Compatible

6. *Walls of Continuity.* In the Pleasant Street Historic District, streetscape features are minimal sidewalks, fence lined properties, concrete curbing, and no walls.

Compatible

7. *Scale of Building.* Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

In the Pleasant Street Historic District, Zone A, the building scale is relatively small, with one-story residences, low pitch roofs, regular openings and details that keep the scale small. The proposed new structure is compatible with the adjacent structures in terms of massing and size.

Compatible

8. *Directional Expression.* In the Pleasant Street Historic District, orientation is both compass orientation and horizontal or vertical orientation. Massing or overall form is typically single rectangular structures.

In the vicinity of the subject property, there are many single rectangular forms, such as bungalows and shotguns, which are more horizontal, or square in expression, and also some gable-end-and-wing-forms, which are more vertical in expression. As there are a variety of vertical and horizontal expressions in the district and vicinity of the subject property, the horizontal orientation of the proposed house is appropriate and complies with the guidelines.

Compatible

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context. The height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

Similar to the directional expression, there are a variety of proportional relationships in the historic district. The proposed new structure has compatible height with its adjacent neighbors and a proposed width not out of scale with structures throughout the Pleasant Street Historic District.

Compatible

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade. The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

Compatible

11. *Rhythm of Solids to Voids.* The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

The rhythm of solids to voids is appropriate for the historic district, as there is more wall surface than window surface.

Compatible

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulated Divided Light grilles for the chosen 2x2 grille pattern.
- Provide information sheets for the proposed windows and roofing material.
- The HPB concurrently approve the request for the modification of existing zoning requirements reducing the side yard setback(s) from 5 feet to no less than 4 feet.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts***
- Exhibit 2** **COA Application including Modification of Existing Zoning Requirements**
- Exhibit 3** **Site Plan, Elevations, and Floor Plan**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

DESIGN GUIDELINES FOR NEW CONSTRUCTION *Northeast, Southeast, & Pleasant Street Historic Districts*

MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

The architectural character of buildings often varies considerably from one street or block to another, even within the same district. This diversity makes the design of compatible new structures a challenge for designers, builders, staff and the review board. Since almost every street in the three districts has a different pattern of building, it is impossible to show every design scenario. The guidelines illustrate the Standards of Visual Compatibility established to preserve the historic districts as a strategy of thinking about compatibility rather than a set of stylistic recipes.

DEFINING THE CRITERIA

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to

ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

Please note, however, that "Scale" is broken up into two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

1. *Rhythm of the Street*. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks*. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height*. The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms*. The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches*. The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity*. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building*. Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

Recommended

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.

3. Employ contemporary design that is compatible with the character and feel of the historic district.

Not Recommended

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

RHYTHM OF THE STREET

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

SETBACKS

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks.” Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front, side and rear setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

No new structure can be placed closer to or further from the street, sidewalk, or alley than that distance which has been predetermined by existing historic structures with a one-block proximity of the proposed structure. The distance is measured from the principal mass of the building (excluding the porch and other projections). New buildings should reflect the existing spacing or rhythm of buildings of an entire block.

HEIGHT

The height and width of new construction should be compatible with surrounding historic buildings: Design proposals should consider the width to height relationships as well as the depth of setback to height relationship.

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat

planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

RHYTHM: ENTRANCES & PORCHES

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.

WALLS OF CONTINUITY

Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole are defined as "walls of continuity." These conditions are by no means uniform along streets and illustrate the importance of relating individual properties to their context. The drawing on this page shows how walls, fences, and landscape elements create the impression of a surface along the street edge.

SCALE OF THE BUILDING

Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

DIRECTIONAL EXPRESSION

New buildings should visually relate to adjacent buildings in the directional character of its facade. The directional expression may be vertical, horizontal, or non-directional, and it encompasses structural shape, placement of openings, and architectural details.

PROPORTION OF FRONT FACADE

In examples from the Northeast district, the height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

PROPORTION & RHYTHM OF OPENINGS

The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

Window designs and muntin configurations should reflect that found on historic windows on surrounding contributing structures. Contemporary windows including those in which the meeting rail is not equidistant from window head and sill are discouraged.

New doors should relate to historic door styles found on historic buildings throughout the district.

RHYTHM OF SOLIDS TO VOIDS

The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

DETAILS AND MATERIALS

Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used in new construction. Buildings in the Pleasant Street, Northeast and Southeast Districts exhibit a superb library of material juxtapositions, detailing, and craft.



HISTORIC PRESERVATION BOARD (HPB)
Certificate of Appropriateness (COA) Application

Thomas Center - Building B
 306 NE 6th Ave Gainesville, FL 32601
 352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or Its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- New Construction
 Addition
 Alteration
 Demolition
 Fence
 Relocation
 Repair
 Re-roof
 Sign
 Request to lift demolition delay
 Other:
 Amendment to COA (HP ___ - ___)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- Staff Approval
 Board Approval:
 Conceptual
 or
 Final

PROPERTY INFORMATION: *Property information can be found at the [Alachua County Property Appraiser's Website](#)*

- Historic District:
 Northeast (Duckpond)
 Southeast
 Pleasant Street
 University Heights (North)
 University Heights (South)
 Not in an HD

Site Address 423 NW 6th Ave Gainesville, FL 32601

Parcel ID #(s) 14466-002-000 LOT 22

OWNER OF RECORD	As recorded with the Alachua County Property Appraiser	APPLICANT OR AGENT	<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>
Owner(s) Name C. Webber, M. Atwater, S. Stevenson		Applicant Name	
Company (if applicable) Pleasant St 6th Ave Land Trust		Company (if applicable)	
Street Address 423 NW 6th Ave		Street Address	
City State Zip Gainesville, FL 32601		City State Zip	
Telephone Number 352-283-1498		Telephone Number	
E-Mail Address megan.m.atwater@gmail.com		E-Mail Address	

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- For window replacement, a [Window Survey](#) must be completed.

PROJECT DESCRIPTION

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).

We are applying for a demolition permit and subsequent permits for two new historically appropriate new construction single family homes in the Pleasant Street district. Currently, we own the property at 423 NW 6th Ave which is in disrepair and has been for quite some time. The structure is located on two lots. We recently renovated a home at 716 NW 3rd Street and through our direct experience, and in exploration with contractors on this specific property - have discovered that it is cost prohibitive to rehab this home. You will see the attached rehab cost sheet, and analysis of this specific property including these costs, purchase price of the property, and selling costs (important to note: not including any holding costs, taxes etc). While you may argue that this is a historically contributing structure, as it stands - and as the street is currently - it is one of the least kept streets in the area. It is our hope that with your approval, we can work together to build homes that better the frontage view of this street, and thus improve the quality of the neighborhood. Please see the attached drawings for the proposed new construction in adherence with the current neighborhood profile. All efforts to preserve the historic integrity of the neighborhood will be made.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric		Hardiboard Siding	
Doors		Thermatru	
Windows		Anderson 200srs vinyl	
Roofing		Architectural Shingle	
Fascia/Trim			
Foundation		Stem Wall	
Shutters		NA	
Porch/Deck		See attached drawings	
Fencing		NA	
Driveways/Sidewalks		Rear driveway	
Signage		NA	
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



DID YOU REMEMBER...

- Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- Review the applicable [Guidelines](#);
- Review the [Secretary of the Interior's Standards](#);
- A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- Historic preservation/conservation overlay* – see Sec. 30-4.28.
- Historic Preservation Board*– see Sec. 30-3.5.
- Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

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.

Please see the attached drawings for the proposed new construction in adherence with the current neighborhood profile. All efforts to preserve the historic integrity of the neighborhood will be made.

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.

As you will see in the supplied materials, it is not economically feasible to rehab this property.

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

Should the city wish to relocate the building, we would be happy to donate it.

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.

We also need to request that this parcel be divided into two parcel numbers.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

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

(select only those that apply)

- Front, Side, Or Rear Building Setback Line
- Building Height
- Building Separation
- Floor Area Ration
- Maximum Lot Coverage

	Required	Existing	Proposed
	5	5	4

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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

Megan Atwater


10/5/20

Applicant (Signature)

Date

Megan Atwater

Applicant (Print)

 <p>Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.</p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p>	TO BE COMPLETED BY CITY STAFF	Date Received <u>10/5/20</u>	Received By: <u>Jason Simmons</u>
	HP 20- 00096		<input type="checkbox"/> Staff Approval – No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise–Credit)
	Zoning: <u>RC</u>		
	Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Pre-Conference?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Request for Modification of Setbacks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

www.cityofgainesville.org
HPB@cityofgainesville.org

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF ALACHUA }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,
this _____ day of _____, 20_____,
by _____.

Notary Public

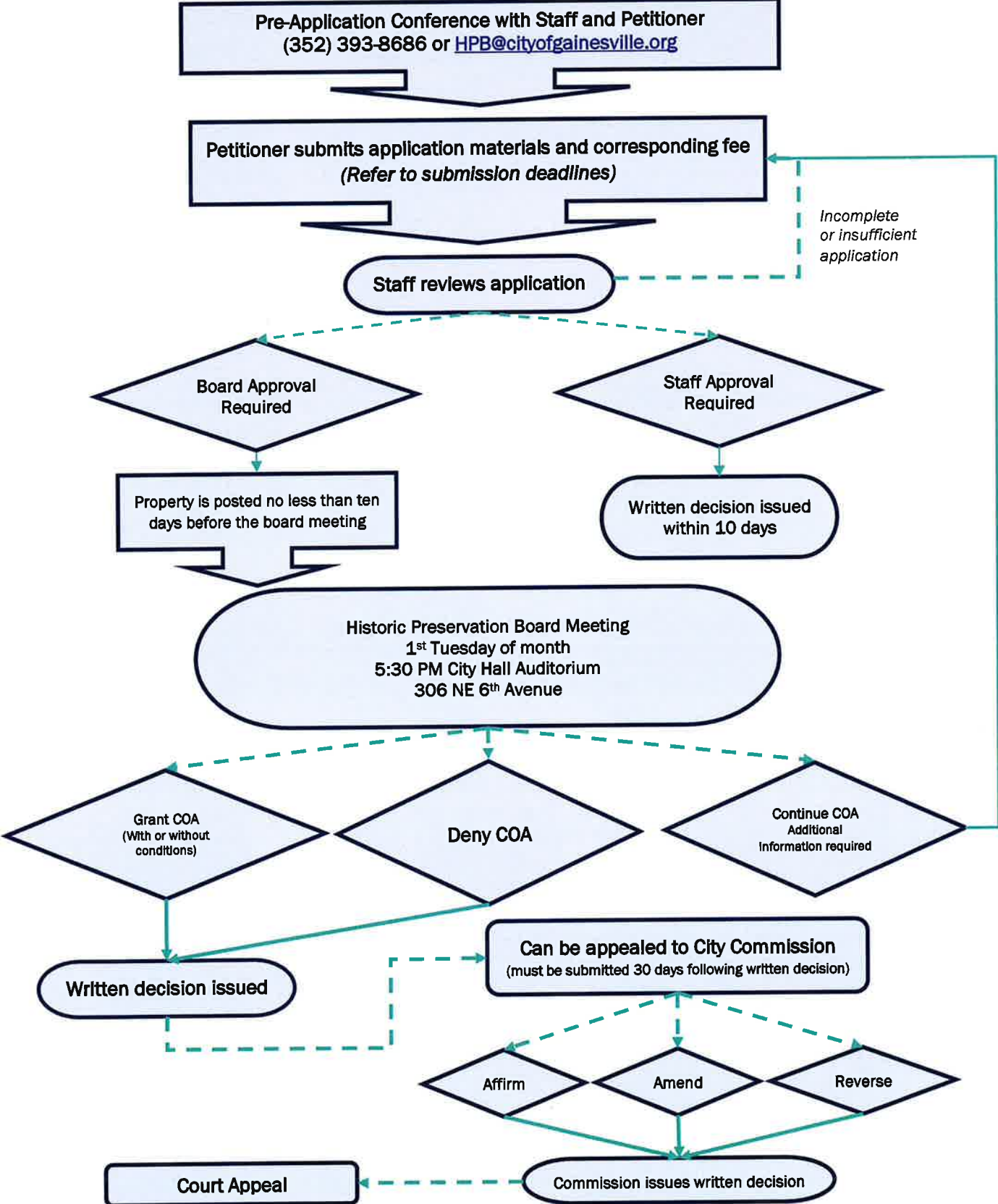
Printed Name

My Commission Expires

Personally Known
OR

Produced Identification ID Produced: _____

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



TAX SAVINGS FOR OWNERS OF HISTORIC PROPERTIES

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

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

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

An Overview of the Application Process:

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

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

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

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

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

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

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

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the October Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

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

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

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information. This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61–25-65.

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



City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
(352) 393-5022

www.cityofgainesville.org
HPB@cityofgainesville.org



PREPARED BY:

EXACTA

LAND SURVEYORS, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



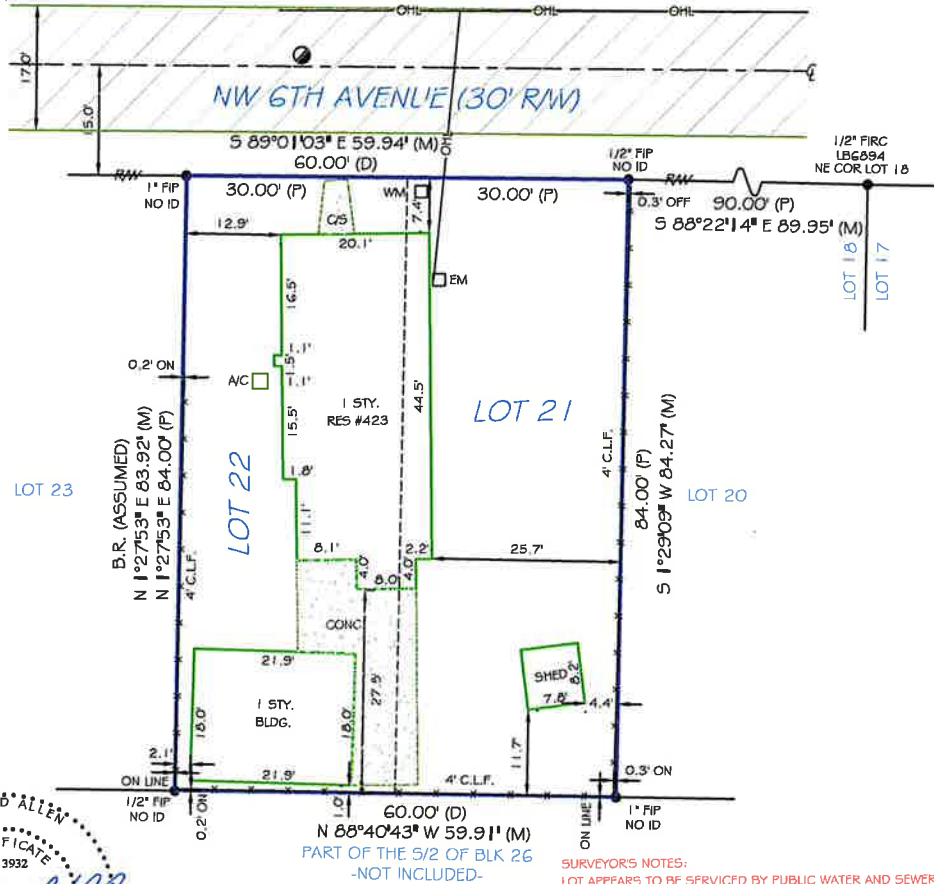
PROPERTY ADDRESS: 423 NW 6TH AVENUE, GAINESVILLE, FLORIDA 32601

SURVEY NUMBER: 2005.6327

FIELD WORK DATE: 6/4/2020

REVISION DATE(S): (REV.1 6/5/2020)

2005.6327
BOUNDARY SURVEY
ALACHUA COUNTY

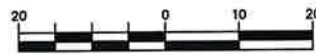


C. BOYD ALLEN
 CERTIFICATE
 No 3932

C. Boyd Allen

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a 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. DATE SIGNED: 6/05/2020
 LAST DATE OF FIELD WORK: 6/04/2020

SURVEYOR'S NOTES:
 LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER FENCE OWNERSHIP NOT DETERMINED.



GRAPHIC SCALE (In Feet)
 1 inch = 20' ft.



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 CITY OF GAINESVILLE, COMMUNITY NUMBER 125107, DATED 06/16/2006.

POINTS OF INTEREST
 NONE VISIBLE

CLIENT NUMBER: DATE: 06/05/20

BUYER: MEGAN ATWATER

SELLER:

CERTIFIED TO: MEGAN ATWATER



AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, LLC

LB# 8291
 11940 Fairway Lakes Drive | Suite 1 Fort Myers, FL 33913
 P: 866.735.1916 | F: 866.744.2882

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

Please remit payment to: 1500 West 3rd Street, MZ130 | Cleveland, OH 44113

LEGAL DESCRIPTION:

LOT 21 AND 22, SUBDIVISION OF A PART OF THE SOUTH HALF OF BLOCK 26 OF BRUSH'S ADDITION TO GAINESVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 36, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF N01°27'53"E IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 22, SUBDIVISION OF A PART OF THE SOUTH HALF OF BLOCK 26 OF BRUSH'S ADDITION TO GAINESVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 36, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- 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 Land Surveyors, LLC, 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.
- This survey is exclusively for the use of the parties to whom it is certified.
- 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.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- 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.
- All corners marked as set are at a minimum a 3/4" diameter, 18" iron rebar with a cap stamped LBH 8291.
- 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 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. 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.
- 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.
- 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 location, and may not represent the actual shape or size of the feature.
- 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.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

<p>LINE TYPES: (UNLESS OTHERWISE NOTED)</p>		<p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p>		<p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p>	
<p>(C) CALCULATED (D) DEED (F) FIELD (M) MEASURED (P) PLAT (R) RECORD (S) SURVEY (A.S.B.L.) ACCESSORY SETBACK LINE (A.C.) AIR CONDITIONING (B.C.) BLOCK CORNER (B.C.F.) BACKFLOW PREVENTOR (B.R.) BEARING REFERENCE (B.R.L.) BUILDING RESTRICTION LINE (B.W.) BAY/BROOK WINDOW (B.L.D.) BUILDING (B.L.C.) BLOCK (B.M.) BENCHMARK (B.S.M.T.) CURVE (C.) CONCRETE BLOCK (C.L.F.) CHAIN LINK FENCE (C.O.) CLEAN OUT (C.V.G.) CONCRETE VALLEY GUTTER (C.L.) CENTER LINE (C.P.) COVERED PORCH (C.S.) CONCRETE SLAB (C.T.V.) CABLE TV RISER (C.H.) CHORD BEARING (C.H.) CHIMNEY (C.M.C.) CONCRETE (C.O.R.) CORNER (C.S.W.) CONCRETE SIDEWALK (D.F.) DRAIN FIELD (D.H.) DRILL HOLE (D.W.) DRIVEWAY</p>	<p>E.O.W. EDGE OF WATER ELEV. ELEVATION E.M. ELECTRIC METER ENCL. ENCLOSURE ENT. ENTRANCE E.U.B. ELECTRIC UTILITY BOX F.F. FINISHED FLOOR F.O.P. EDGE OF PAVEMENT F.D.H. FOUND DRILL HOLE F.C.M. FND. CONCRETE MONUMENT F.I.P. FOUND IRON PIPE F.P.C. FOUND IRON PIPE & CAP F.I.R. FOUND IRON ROD F.I.R.C. FOUND IRON ROD & CAP F.N. FOUND NAIL F.N.D. FOUND NAIL AND DISC F.N.D. FOUND F.P.V.N. FOUND PARKER-KALON NAIL F.P.K.N.D. FOUND PK NAIL & DISC F.R.S.P.K. FOUND RAILROAD SPIKE GAR. GARAGE G.M. GAS METER ID. IDENTIFICATION ILL. ILLEGIBLE INST. INSTRUMENT INT. INTERSECTION L. LENGTH L.B.B. LICENSE # - BUSINESS L.S.B. LICENSE # - SURVEYOR H.B. HARP BOOK M.E.S. MITERED END SECTION M.F. METAL FENCE M.E.S. MITERED END SECTION M.H. MANHOLE N.R. NON RADIAL</p>	<p>N.T.S. NOT TO SCALE N.A.V.D.88 NORTH AMERICAN VERTICAL DATUM OF 1988 N.G.V.D.29 NATIONAL GEODETIC VERTICAL DATUM OF 1929 O.C.S. ON CONCRETE SLAB O.G. ON GROUND O.R.V. OFFICIAL RECORD BOOK O.R.V. OFFICIAL RECORD VOLUME O/A OVERALL O.F.S. OFFSET OFF. OUTSIDE OF SUBJECT PARCEL OH. OVERHANG O.H.L. OVERHEAD LINES ON. INSIDE OF SUBJECT PARCEL P.B. PLAT BOOK P.C. POINT OF CURVATURE P.C.C. POINT OF COMPOUND P.C.P. CURVATURE P.M. PERMANENT CONTROL POINT P.O.I. POINT OF INTERSECTION P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.P. PINCHED PIPE P.A.C. POINT OF REVERSE CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT P.T. POINT OF TANGENCY P.L.E. LICENSE # - SURVEYOR P.G. POOL EQUIPMENT P.G.E. RANGE P.L.S. PROFESSIONAL LAND SURVEYOR P.L.T. PLANTER P.S.M. PROFESSIONAL SURVEYOR AND MAPPER R. RADIUS OR RADIAL</p>	<p>R.P. RADIUS POINT R.W. RIGHT OF WAY RES. RESIDENCE R.G.E. RANGE S.B.L. SET BACK LINE S.C.L. SURVEY CLOSURE LINE S.T.L. SURVEY TIE LINE S.W. SEAWALL S.V.G.D. SET GUE DISC S/W SIDEWALK S.C.L. SCREEN S.E.C. SECTION S.E.P. SEPTIC TANK S.E.W. SEWER S.I.R.C. SET IRON ROD & CAP S.N.A.D. SET NAIL & DISC S.Q.F.T. SQUARE FEET S.T.Y. STORY S.V. SEWER VALVE T.O.B. TOP OF BANK S.N.B.D. SET NAIL & DISC S.Q.F.T. SQUARE FEET S.T.Y. STORY S.V. SEWER VALVE T.O.B. TOP OF BANK T.B.M. TEMPORARY BENCHMARK T.E.L. TELEPHONE FACILITIES T.W.R. TOWNSHIP T.X. TRANSFORMER T.Y.P. TYPICAL U.R.L. UTILITY RISER U.G. UNDERGROUND U.R. UTILITY RISER W.F. WOODEN FENCE W.C. WITNESS CORNER W.F. WATER FILTER W.M. WATER METER/VALVE BOX W.V. WATER VALVE</p>	<p>A.E. ACCESS EASEMENT A.N.E. ANCHOR EASEMENT C.M.E. CANAL MAINTENANCE ESMT. C.U.E. COUNTY UTILITY ESMT. D.E. DRAINAGE EASEMENT D.U.E. DRAINAGE AND UTILITY ESMT. EASEMENT E.S.M.T. EASEMENT I.E.E. INGRESS/EGRESS ESMT. I.R.R.E. IRRIGATION EASEMENT L.A.E. LIMITED ACCESS ESMT. L.B.E. LANDSCAPE BUFFER ESMT. L.E. LANDSCAPE ESMT. L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT M.E. MAINTENANCE EASEMENT P.U.E. PUBLIC UTILITY EASEMENT R.O.E. ROOF OVERHANG ESMT. S.W.E. SIDEWALK EASEMENT S.W.M.E. STORM WATER MANAGEMENT EASEMENT T.U.E. TECHNOLOGICAL UTILITY ESMT. U.E. UTILITY EASEMENT</p>	

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 created 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/Tools/Management/Tools/Utilities/HashCalc.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

- Download the Hash Calculator available at: www.surveystars.com/Tools/Management/Tools/Utilities/HashCalc.html
- Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com
- 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.
- 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.
- 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:

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

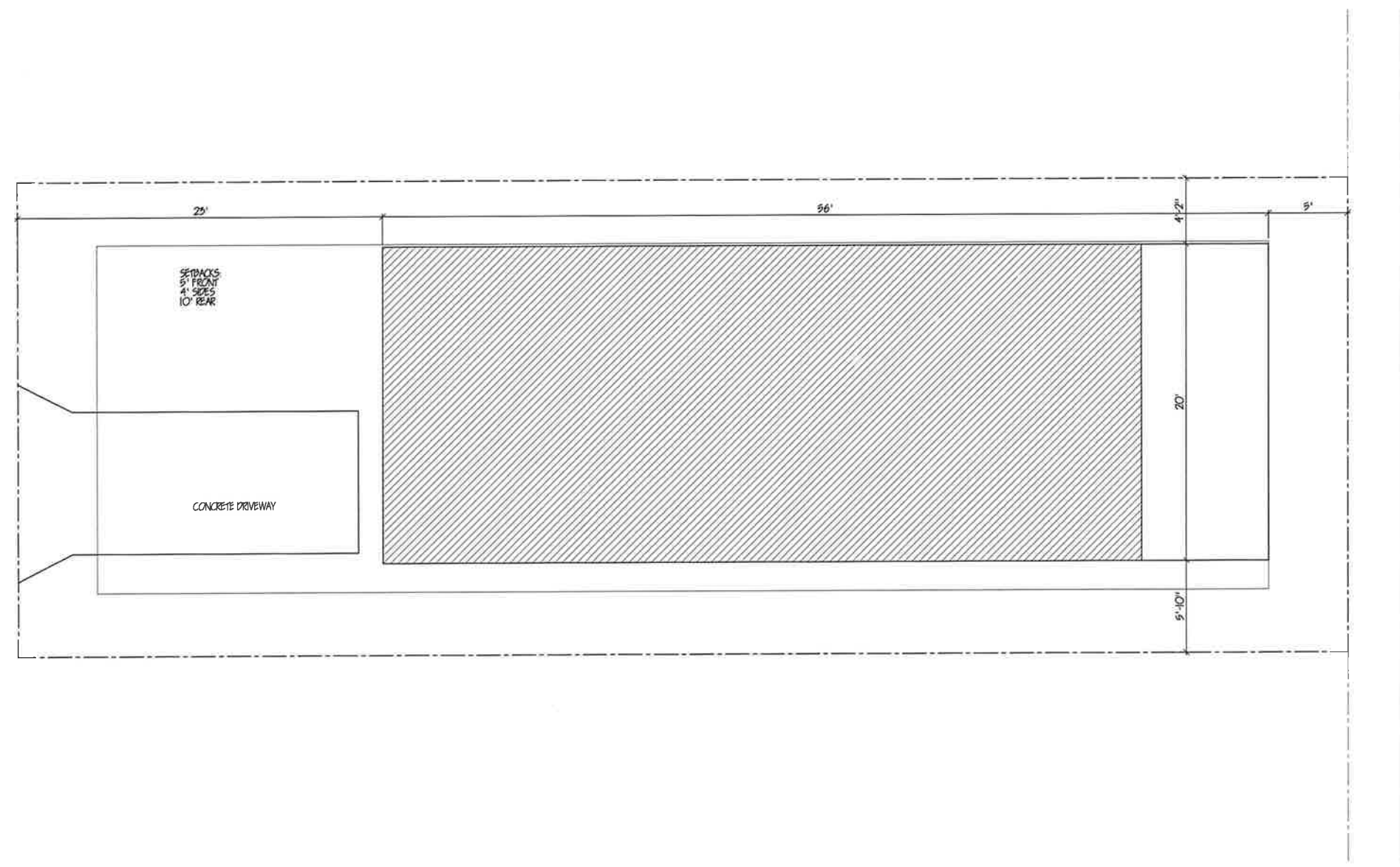
OFFER VALID ONLY FOR:

MEGAN ATWATER

EXACTA
10% OFF
OF FUTURE SURVEYING SERVICES
ON THIS PROPERTY, UP TO \$500.

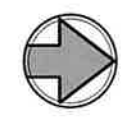
*Offer valid for MEGAN ATWATER and additional to the existing 10% discount. Offer valid only for residential surveys. See the last page of this report for use of this offer after survey completion date. Total discount limited to \$500.00.

AR 1654/BA 12597
3208 SW 51st Way, Suite 110
Gainesville, FL 32608
352.371.7187



NW 6th Ave ROW

Scope: new single family residence
Construction to be completed in accordance with Florida Residential Building Code 2017 6th edition
Project Contractor: TBD
Project Location: NW 6th Ave, Gainesville, FL Lot 21



DRAWING INDEX

C.100	Cover
A.100	Floor Plans
A.200	Elevations
E.100	Electrical Plans
S.100	Foundation & Roof Plans, Typ. Wall Section
S.200	Structural Notes & Windloads
S.300	Typ. Wall Sections & Structural Details
F.100	Kitchen & Bath Details

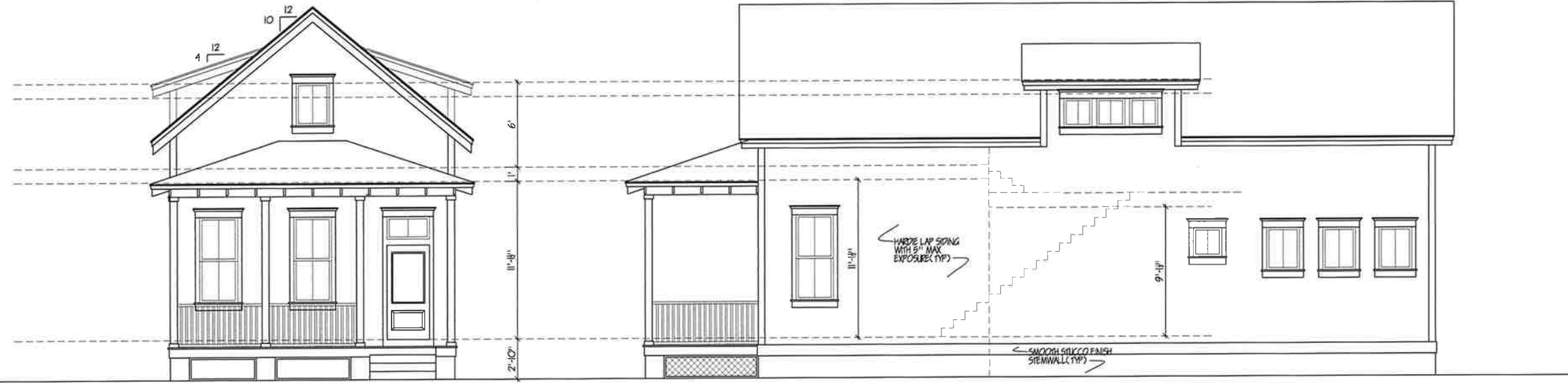
Site Plan

1/4"=1'-0"

NW 6th Ave Lot 22
Gainesville, Florida

PRELIMINARY - NOT FOR CONSTRUCTION

October 1, 2020
C.100



Front Elevation 1/4"=1'-0"

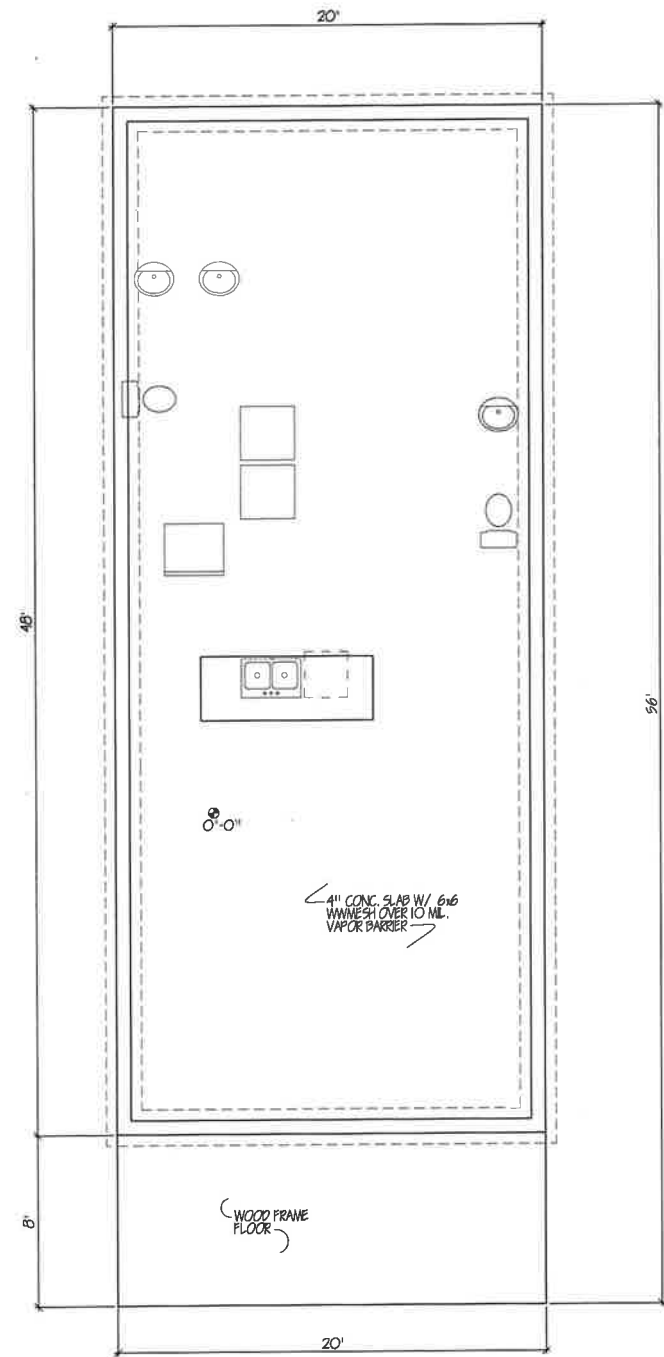
Right Side Elevation 1/4"=1'-0"



Left Side Elevation 1/4"=1'-0"

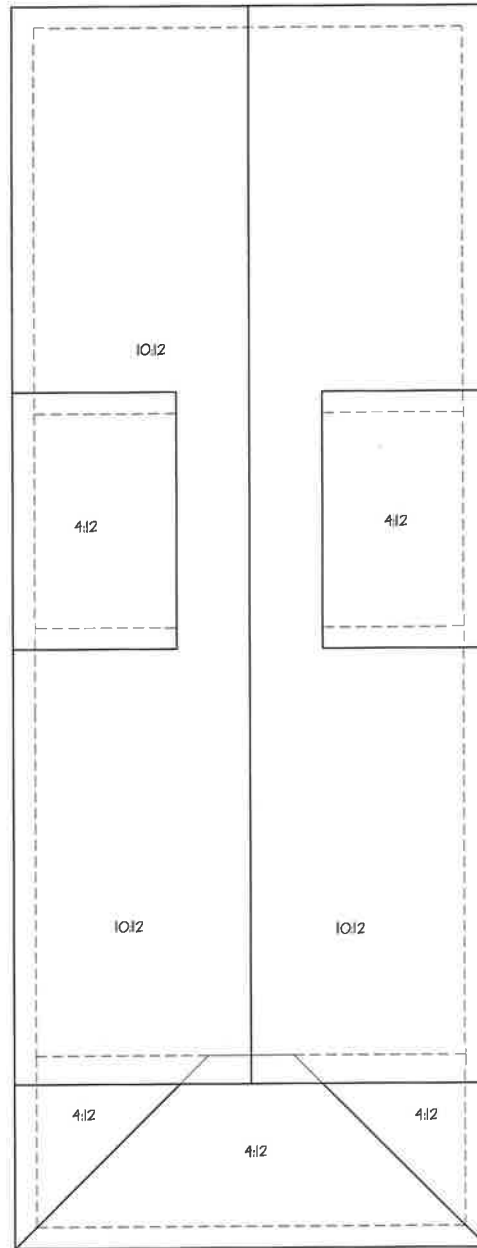
Rear Elevation 1/4"=1'-0"

NW 6th Ave Lot 22
Gainesville, Florida



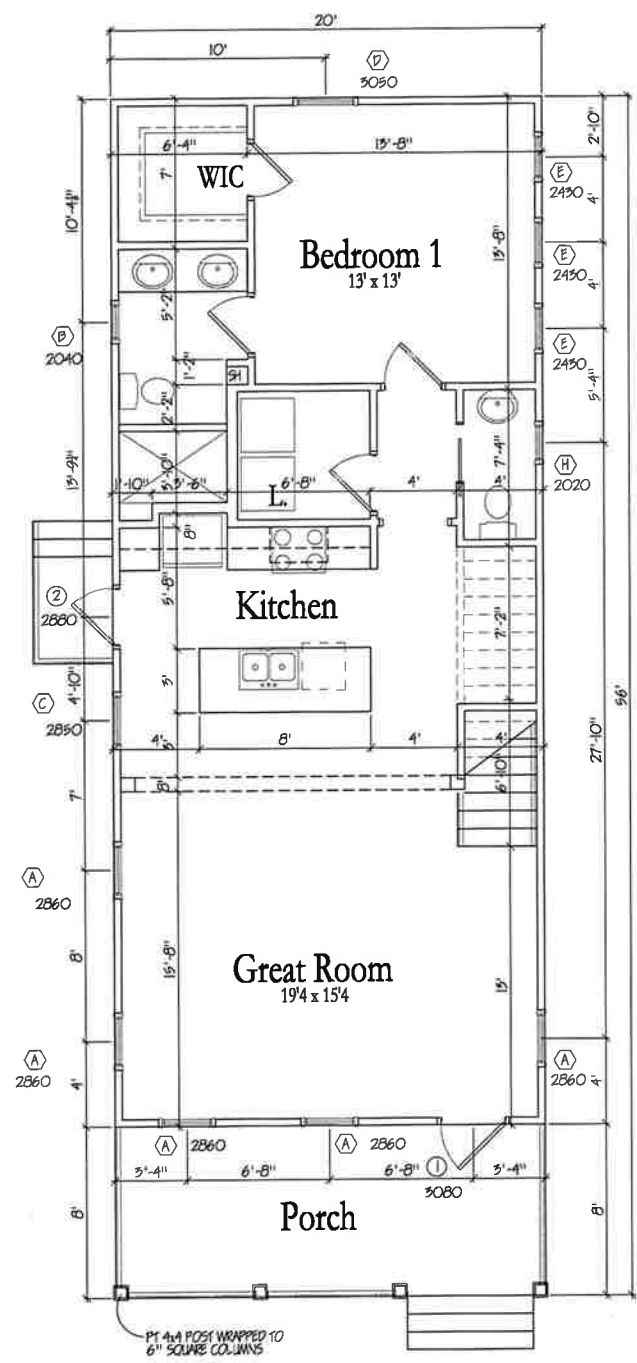
Foundation Plan

1/4"=1'-0"



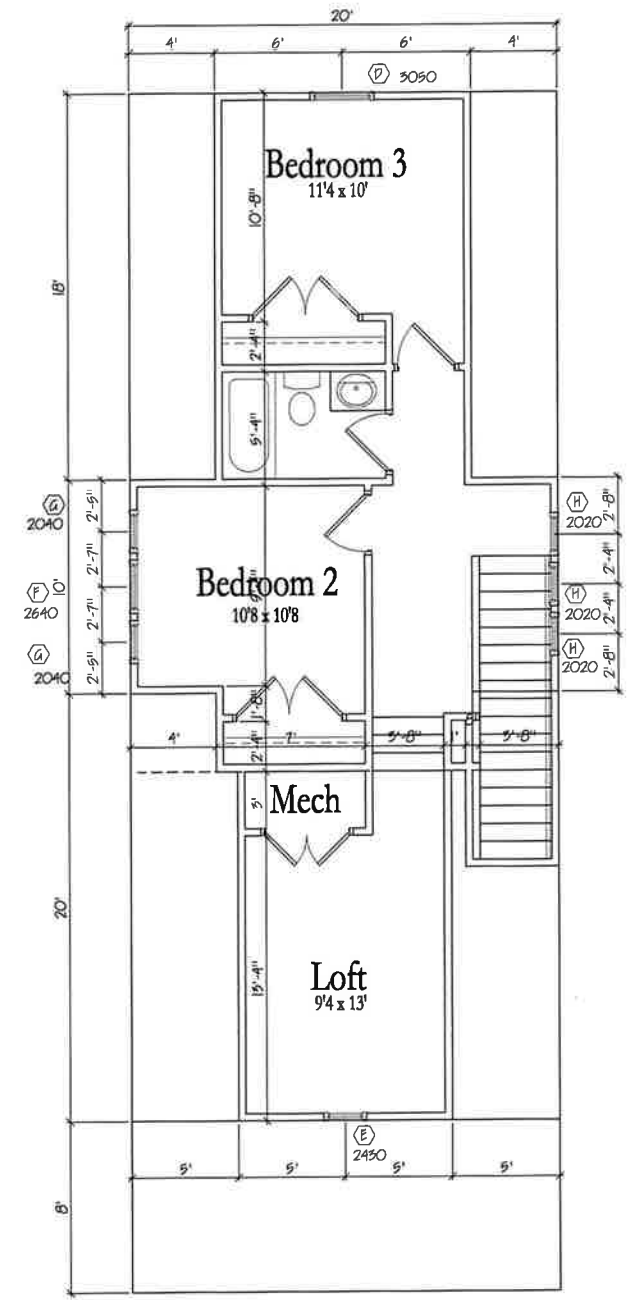
Roof Plan

1/4"=1'-0"



First Floor Plan 1/4"=1'-0"

1669 sqft



Second Floor Plan 1/4"=1'-0"

Window Schedule	Quantity
(A) 2860 DH	6
(B) 2040 DH	4
(C) 2850 DH	4
(D) 3050 DH	1
(E) 2450 FIXED	1
(F) 2640 CASEMENT	1
(G) 2040 FIXED	2
(H) 2020 FIXED	2

NOTES:
1) ALL WINDOWS TO BE SILVERLINE VS VINYL WITH SPL AND FULL SCREENS
2) TEMPERED WINDOWS ARE LABELED WITH A "T"
3) ALL WINDOWS ON 2ND FLOOR WITH SILL HEIGHTS OF LESS THAN 24" TO BE EQUIPPED WITH A WINDOW OPENING CONTROL DEVICE

Door Schedule	Quantity
(1) 3080 - 3/4 GLASS w/ TRANS	1
(2) 2860 - 3/4 GLASS	1

NOTES:
1) DOORS TO BE THERMATRIJ SMOOTHSTAR OR BETTER WITH NO-ROT JAMBS



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