



STAFF REPORT

City of Gainesville Historic Preservation Board

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| AGENDA ITEM: | Public Hearing 1 Petition COA-22-000037, Certificate of Appropriateness to remove a brick chimney not visible from street |
| ADDRESS/PARCEL: | 630 NE 6 th Avenue 12404-000-000 |
| DESIGNATION/ CLASSIFICATION: | Northeast District (Duckpond), Contributing Structure |
| DATE OF CONSTRUCTION: | c. 1929 (ACPA) and c. 1913 AL00752 (FMSF report indicates this structure shows up in the 1913 Sanborn map.) |
| OWNER: | Allen Willis |
| PROPERTY DESCRIPTION: | The property located at 630 NE 6 th Avenue is a contributing structure in the Northeast historic district. The frame vernacular home features a side gable roof with composition shingle and a full length integrated porch that is partially enclosed with screen on the eastern half. The building is a stunning example of early Gainesville architecture, reflective of the homes being built in the city's early pioneer days. Simple porch columns sit on top of square brick piers, and siding on the original portion of the house is Dutch lap (or drop) siding. The lower portion of the porch, and the lower half of what appears to be a rear addition (but still a very old addition) is clad in shingle siding. |
| PROJECT DESCRIPTION: | This applicant appeared before the board in November of 2021 with a request to install a metal roof. That project was denied and the applicant is preparing to install a composite shingle roof. The roofer has inspected the chimney and has indicated that it is in a dangerous deteriorated |



condition. Applicant would like to remove the chimney, as the fireplace is no longer in use.

STAFF

EVALUATION:

Chimneys are an important character defining feature and the removal of such is discouraged, as noted in the *Historic Preservation Rehabilitation and Design Guidelines* (see Roof and Roof Surface, page 93).

This particular structure retains much of its historic fabric, but the chimney is an interior chimney; it is not of distinctive design and is not visible from the street.

APPLICABLE

STANDARDS:

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards that apply for this case are Standards 2, 5, and 6.

STANDARD 2: The historic character of a property shall be retained and preserved. The alteration of features and spaces that characterize a property shall be avoided.

When at all possible, the character defining features need to be retained and preserved because they contribute to the overall integrity of the historic structure. This would especially be true for exterior end chimneys, or those chimneys that are highly visible, or those chimneys that are of a distinctive design.

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

This chimney is not particularly distinctive and is not an example of exceptional craftsmanship.

STANDARD 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.

The best solution would be to replace or repair the chimney as designed, if there were still a workable fireplace within the structure that would necessitate the chimney. This chimney is not very distinctive.

RECOMMENDATION

FROM STAFF: Staff recommends that application COA-22-000037 be approved with the following conditions:

Condition 1: Further evidence must be provided that the interior fireplace is no longer existing or in working condition.

EXHIBIT 1: Map of the property
EXHIBIT 2: Photographs
EXHIBIT 3: COA Application
EXHIBIT 4: Florida Master Site File AL00752



EXHIBIT 1

HISTORIC PRESERVATION BOARD

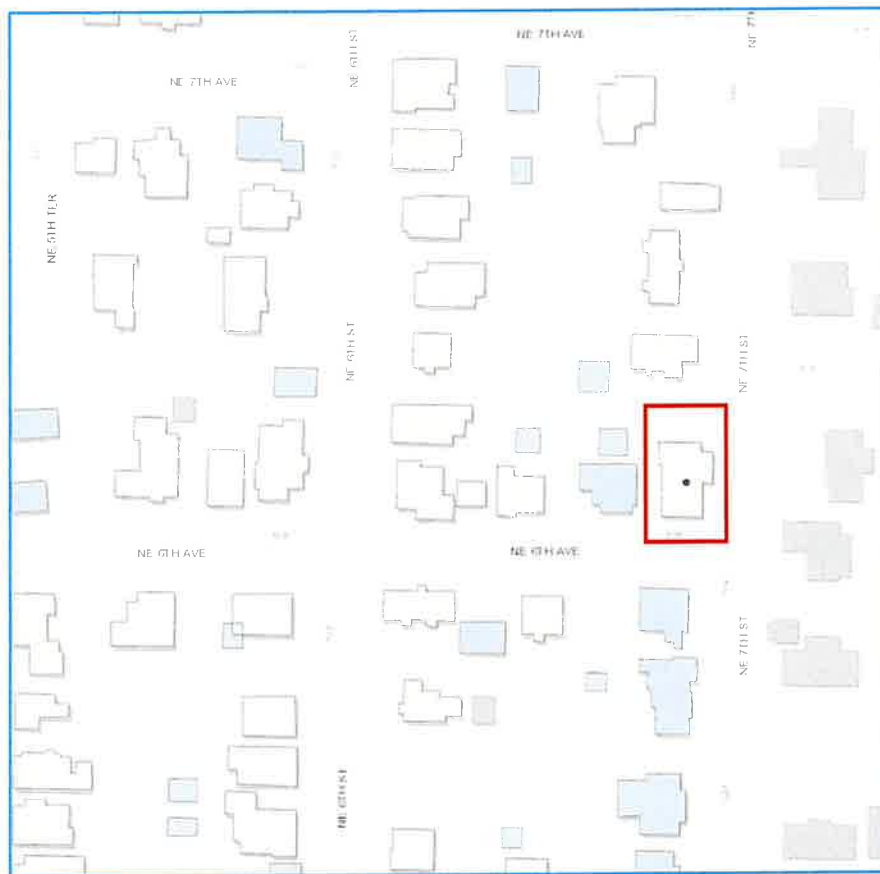
June 7, 2022

PUBLIC HEARING 1, Petition HP-22-000037

Map of 630 NE 6th Avenue

Source: Department of Sustainable Development Interactive Map;

Green buildings are contributing, blue are non-contributing









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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

REQUIREMENTS

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

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

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

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

**LIST IN DETAIL YOUR PROPOSED
REPAIR AND/OR RENOVATION**

**A SITE PLAN OR CERTIFIED
SURVEY**

**PHOTOGRAPHS OF EXISTING
CONDITIONS**

**ANY ADDITIONAL BACKUP
MATERIALS AS NECESSARY**

**AFTER THE PRE-CONFERENCE,
TURN IN YOUR COMPLETED COA
APPLICATION TO THE PLANNING
OFFICE (Rm 219, THOMAS CENTER
B), PAY APPROPRIATE FEES, AND
PICK UP PUBLIC NOTICE SIGN TO BE
POSTED 10 DAYS IN ADVANCE OF
THE MEETING.**

**MAKE SURE YOUR APPLICATION
HAS ALL THE REQUIREMENTS**

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

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

PROJECT LOCATION:

Historic District: Duck Pond
Site Address: 630 NE 6th Ave. Gainesville, FL 32601
Tax Parcel # 12404-000-000

OWNER

Owner(s) Name
Allen Willis
Corporation or Company

Street Address
630 NE 6th Ave.
City State Zip
Gainesville, FL 32601
Home Telephone Number
601-692-8458
Cell Phone Number

Fax Number

E-Mail Address
willisawl@aol.com

APPLICANT OR AGENT

Applicant Name
James Whitton
Corporation or Company
Whitton Roofing Company
Street Address
275 Fox Run Rd.
City State Zip
KeyStone Heights, FL 32638
Home Telephone Number

Cell Phone Number
352-473-8962
Fax Number

E-Mail Address
whittonroofingco@bellsouth.net

**TO BE COMPLETED BY CITY STAFF
(PRIOR TO SUBMITTAL)**

COA 22-0000 37

Contributing Y ☒ N ☐
Zoning RSF-3
Pre-Conference Y ☐ N ☒
Application Complete Y ☒ N ☐
Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks
Y ☐ N ☒

Received By Kathleen Kaufman
Date Received 4/21/22

Fee: \$ _____
EZ Fee: \$ _____

- ☐ 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)

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

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

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST

UNIVERSITY AVE,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE

PLANNING DEPARTMENT
WEBSITE.

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of 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 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

CERTIFICATION

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

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

Allen Willis
for the

Date 2/27/2022
Date 3/2/22 2

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

The existing chimney is Brick.

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.

Proposal to remove brick chimney as it is in poor condition & is unsafe. Additionally the chimney is not visible from the street.

DEMOLITIONS AND RELOCATIONS (If Applicable)

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

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

Owners Name:

Allen Willis

Address:

1630 NE 16th Ave
Gainesville, FL 32601

Phone: 601-692-8458

Email: willisaw1@aol.com

Agent Name:

James Whitton

Address: 275 Fox run rd

Keystone Heights, FL 32684

Phone: 352-473-8962

Email: whittonroofingco@bellsouth.net

Parcel No.: 000000 12404-000-000

Acreage:

0.200

S:

T:

R:

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.

X Property owner signature:

Allen Willis

X Printed name:

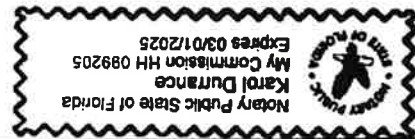
Allen Willis

Date:

2/27/2022

The foregoing affidavit is acknowledged before me this 27th day of Feb, 2022 by Allen Willis, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida

Karol A Durance

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
OS HSP 3AAA 1-77

12404

FLORIDA MASTER SITE FILE

Site Inventory Form

EXHIBIT

4

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tables

Site No.

Site Name 630 N.E. 6th Av. 830== Survey Date 7804 820==Instruction for locating (or address) 630 N.E. 6th Av.Gainesville, FL 32601 813==Location: subdivision name / block no. / lot no. 868==County: Alachua 808==Owner of Site: Name: Willis, H. F. & Elizabeth ;Address: 630 N.E. 6th Av.Gainesville, FL 32601 902==Occupant, Tenant, or Manager:
Name: 904==Type of Ownership private 848== Recording Date 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist) ;Address: FDAHRM

818==

Condition of Site:

Check one

- ☒ Excellent 863==
☐ Good 863
☐ Fair 863==
☐ Deteriorated 863==

Integrity of Site:

Check one or more

- ☐ Altered 858==
☒ Unaltered 858==
☐ Original Site 858==
☐ Restored () Date: () 858==
☐ Moved () Date: () 858==

Original Use private residence 838==Present Use private residence 850==Dates: Beginning +1913c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

- ☐ Zoning () 878=
☐ Development () 878=
☐ Deterioration () 878=
☐ Borrowing () 878=
☐ Other (See Remarks below) 878=
☐ Transportation () 878=
☐ Flood () 878=
☐ Dredge () 878==

Areas of Significance: architecture 910==

Significance:

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

911==

Photographic Record Numbers HGI 3-16 860==

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

LOC#



