

STAFF REPORT

OCTOBER 7, 2014

PETITION NUMBER

HP-14-00053/HP-14-00054

PROPERTY LOCATION

825 N.E. 3rd Avenue.

OWNER

Christine Overdevest,
Owner.

APPLICANT

Historic Shed, Agent.

APPLICATION

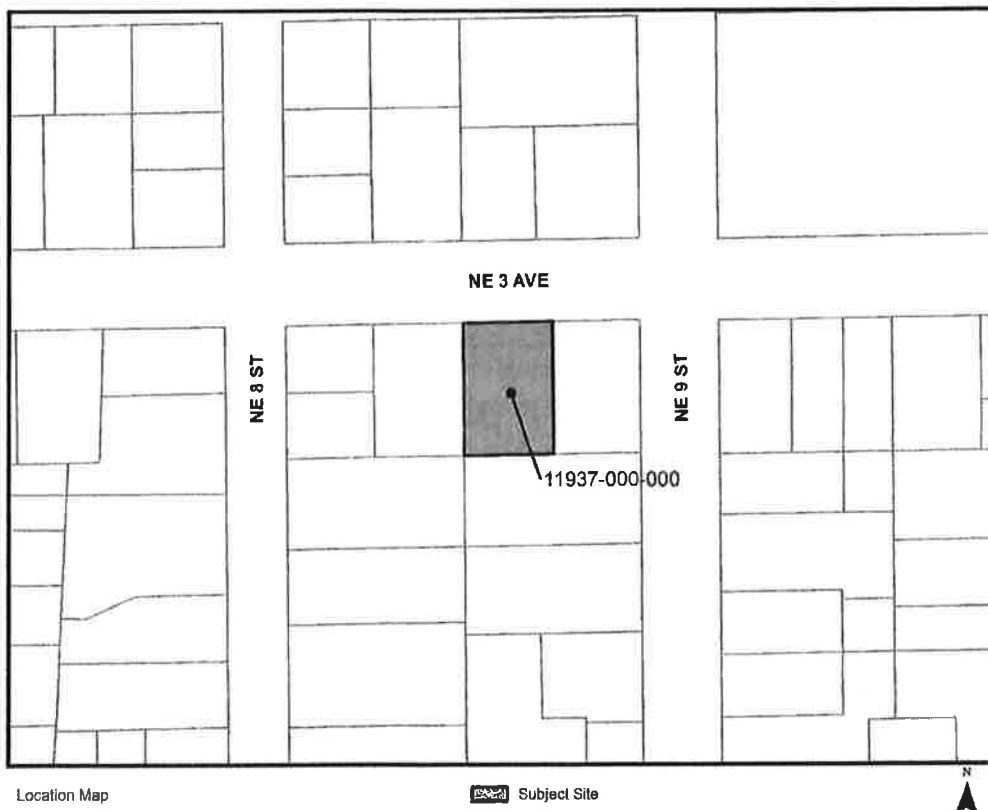
REQUEST

Construct an accessory dwelling unit building and apply for an ad valorem tax exemption.

STAFF

RECOMMENDATION

Approval of the Application.



SUMMARY

Project Description

The applicant is proposing to construct an accessory dwelling unit building and apply for an ad valorem tax exemption. The principal building is a contributing building to the Northeast Residential Historic District.

Property Information

The property is located at 825 N.E. 3rd Avenue, mid-block between N.E. 8th Street and N.E. 9th Street. The principal building was built in 1925 according to the Alachua County Property Appraisers Office. It is zoned RMF-5 and the lot size is .34 acre.

Public Notice

A public notice sign has been placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting on October 7, 2014.

Chelia Lazzari
Principal Planner

Prepared by D. Henrichs,
Historic Preservation Planner

PROPOSED PROJECT AND GUIDELINES

The applicant is proposing to construct an accessory dwelling unit building and apply for an ad valorem tax exemption. The principal building is a contributing building to the Northeast Residential Historic District. The property is located at 825 N.E. 3rd Avenue, mid-block between N.E. 8th Street and N.E. 9th Street. The principal building was built in 1925 according to the Alachua County Property Appraisers Office. It is zoned RMF-5 and the lot size is .34 acre. The accessory dwelling unit meets the allowable density requirements of 12 dwelling units per acre in the RMF-5 zoning district. Two-family dwelling units are allowed if the lot meets the minimum lot area of 7,000 sq. ft. The lot has 12,800 sq. ft. and meets the lot area requirement. The new construction may provide affordable housing in the neighborhood.

The proposed 308 sq. ft. one-story accessory dwelling unit structure will be constructed on the northeast rear of the property. The exposed rafter tail roof will have a 12/12 pitch with shingles which emulate the principal residential building. Novelty siding, double-hung wood windows and a fixed gable window detail are consistent with compatibility standards for an accessory building on the property. These elements are taken directly from the principal building. An overhang shed roof with exposed rafter tails and brackets is over the front door.

The proposed dwelling unit is built on a concrete slab. Slab on grade construction is inconsistent with Gainesville's historic districts. The *Historic Preservation Rehabilitation and Design Guidelines* state, "Floors should be elevated to at least 1.5 ft. above grade. Buildings of exceptional merit with this type of foundation system may be approved on a case-by-case basis provided all other design criteria are satisfied". Staff recommends that the new construction, being a dwelling structure and visible from the street as apposed to an accessory garage, be built on brick piers rather than on an on grade concrete slab.

The proposed building is compatible with the materials, design, and architectural features of the principal building and is on the rear of the property behind the principal residence.

The applicant is applying for an Ad Valorem Tax Exemption for the new construction improvements. Part 1, the Pre-Construction Application is attached which is consistent with the *Historic Preservation Rehabilitation and Design Guidelines* of the exterior, as well as the interior.

The proposal falls generally within the criteria used for a staff approval but exceeds the square footage that staff can approve. Staff can approve a one-story garage that is limited to 400 square foot, sited to the rear, reflects the roof type and pitch and utilizes materials and textures consistent with the principal building. However, this is not a garage and the applicant has requested an Ad Valorem Tax Exemption for the improvements.

Staff recommends **APPROVAL** of the application with the condition that the new construction be built on piers.

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



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

AUXILIARY STRUCTURES

Applicable Standards

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.*

New Garages, Carport, Accessory and Other Structures

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

Recommended

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

Not Recommended

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

Staff Approval Guidelines

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

Historic building on which deck is to be built does not front on two or more streets;

Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and

Utilize simple designs that are mostly open;

New garages and carports that meet all of the following conditions can be approved by staff:

Structure does not front on two or more streets;

Is not attached to the historic building;

Does not exceed 1-story in height and 400 sq. ft. in area;

Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);

Utilize materials and textures consistent with the principal building;

Roof type and pitch is similar to principal building.

Sheds that meet the italicized conditions can be approved by staff:

Is not to be attached to structure;

Does not exceed 8 feet in wall height and 200 sq. ft. in area.

Sited behind the rear wall line of the principal building; and comprised of materials compatible with main structure.

Board Approval Guidelines

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

In the University Heights Historic Districts, the board can approve new auxiliary or secondary structures that exceed the size of existing principal structures if they are compatible in materials, design details and scale with the existing contributing structure.

FOUNDATIONS

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.*

It is necessary to provide the appropriate foundation system as required by code. However, the design of this element is extremely important in defining the character of the building or structure. The foundation enclosure should work with the overall style and design of the proposed structure or building.

Most historic buildings in Gainesville rest on raised masonry foundations, either continuous or piers. Although brick is the most common material, there are also numerous examples of other foundation types, including beveled and rock-faced concrete block, and coquina. Some buildings, particularly Bungalows, feature foundation elements as an important part of the overall design of the facade. Historically, lattice, pierced brick, and continuous brick or other masonry generally constituted infill between foundation piers. These infill materials protected the underside of a building, allowed ventilation, and, in some instances, provided additional decoration.

In undertaking foundation repairs, the historic materials should be retained, repaired as needed, or replaced with similar materials under Standards 2 and 6. Non-historic materials such as unpainted concrete block, plywood, and stucco should not be used to fill raised foundations. Enclosures should be limited to historically appropriate materials under Standard 3 or a compatible new design under Standard 9.

Pierced brick and lattice are examples of compatible contemporary infill. Pierced continuous brick infill, a pattern of

bricks laid with air space between the end surfaces, can easily be added to a foundation, providing ventilation, continuous support to the sill plates, and a historic appearance. Lattice infill can be purchased in prefabricated panels and installed between masonry piers. Square crisscross lattice infill is also an appropriate infill material.

Pier Foundations

Pier foundations are common in all districts and should be retained as significant elements of the building. Enclosing the foundation with a continuous opaque wall is not recommended since it changes the character of the pier profile.

Accessing crawl space for repairs or maintenance is required in most cases. The access panels also become inherent features in the character of the building especially if they are not hidden by landscape materials or shrubbery.

Original piers and foundations should be left in place and exposed. Continuous brick foundations should be left intact.

Spaces between piers can be infilled with appropriate materials.

Slab Foundations

Although contemporary construction often uses slab on grade foundations this type of system is very rare in the five historic districts and is confined to non-contributing structures. Raising a building above ground has traditionally served both a practical and symbolic role. In neighborhoods where this pattern is pervasive, slab on grade buildings look out of place. For this reason, this foundation system is not recommended for residential construction.

Recommended

1. Retain, repair as needed or replace historic foundations with matching materials.
2. Maintain open spaces between piers.
3. Retain, repair as needed or replace historic foundation enclosures with matching materials.
4. If foundation enclosures are missing, enclose with an appropriate material such as lattice or pierced brick.

Not Recommended

1. Removing historic foundation enclosures unless they are deteriorated and irreparable.
2. Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
3. Using a replacement infill material, which is inappropriate to the style of the building.
4. Using historically inappropriate material such as concrete block, stucco, or plywood as infill.

Staff Approval Guidelines

Buildings proposed with slab on grade construction cannot be approved by staff.

Board Approval Guidelines

Slab on grade construction is inconsistent with Historic Districts. Floors should be elevated to at least 1.5 ft. above grade. Buildings of exceptional merit with this type of foundation system may be approved on a case-by-case basis provided all other design criteria are satisfied.

COA APPLICATION

REQUIREMENTS

DID YOU REMEMBER?

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

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

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

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

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER, 1ST FLOOR, THOMAS CENTER-B + APPROPRIATE FEES

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

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

RECEIVED
SEP 16 2014
STAMP

Planning & Development Services

306 N.E. 6th Avenue

Gainesville, Florida 32627

352.334.5022 Fax 352.334.3259 <http://www.cityofgainesville.org/PlanningDepartment.aspx>

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☐

PROJECT LOCATION:

Historic District: Northeast Residential Historic District

Site Address: 825 NE 3rd Avenue

OWNER

Christine Overdevest
Owner(s) Name

Corporation or Company

825 NE 3rd Avenue
Street Address

Gainesville, FL 32601
City State Zip

352-672-5193
Home Telephone Number

Cell Phone Number

Fax Number

coverdev@ufl.edu
E-Mail Address

APPLICANT OR AGENT

Jo-Anne Peck
Applicant Name

Historic Shed
Corporation or Company

1212 Ponce de Leon Blvd.
Street Address

Brooksville, FL 34601
City State Zip

352-777-4905
Home Telephone Number

813-785-4353
Cell Phone Number

Fax Number

design@historicsshed.com
E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP # HP-14-53/HR14-51 Fee: \$ 110.25

Contributing Y ☒ N ☐

Zoning RMF-5

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Received By DI

Date Received 9/16/14

Request for Modification of Setbacks

Y ☐ N ☐

Fee: \$ 110.25

~~EZ Fee~~: \$ (55.13) EB

☒ 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

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

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE APPLICATION WAS APPROVED BY A 7-0 VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

The basis for this decision was:

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 and null and void if construction does not begin within six months.
Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

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.

Construct a 14'x18' cottage to the rear of the main house designed to complement the main house.

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). Attached further description sheets, if needed.

The cottage will have architectural features and materials that are similar to the main house including the roof slope, rafter tail details, wood lap siding, trim details, gable end decoration and roof material.

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.

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 ON THE FIRST TUESDAY OF EVERY MONTH AT THE CITY HALL, 200 EAST UNIVERSITY AVENUE, GAINESVILLE, FL 32601, ROBERTA LISLE KLINE CONFERENCE ROOM (ROOM 16) AT 5:30PM.

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

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

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 3 to 5 days prior to the HPB meeting and can be found at planning.cityofgainesville.org - Citizen Advisory Boards - Historic Preservation Board.

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

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

After the application approval, the COA is valid for one year and null and void if construction does not begin within six months.

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

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND 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 active for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

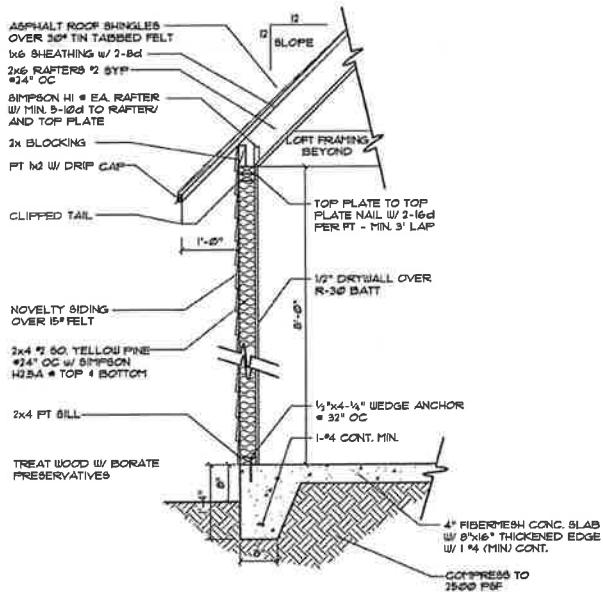
SIGNATURES

Owner

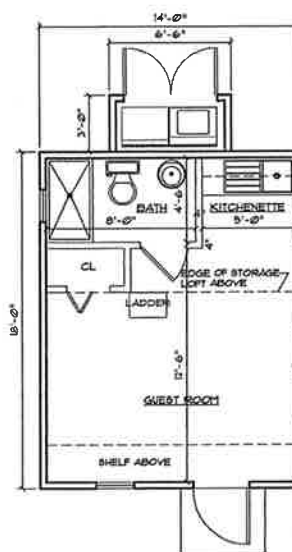
Applicant or Agent

Date

Date



WALL SECTION
SCALE 3/4"=1'-0"



FLOOR PLAN
SCALE 1/4"=1'-0"

Historic Shed

Overdevest Cottage
Shed, Garage
and Living
with traditional
Gainesville
Cottages

1413 Paper de Lune
Buckwheat, FL 34404
P.O. Box 1413
www.OverdevestCottages.com
FL CRG 14130007

Overdevest Cottage

825 NE 3rd Avenue

Gainesville, FL

1413 Paper de Lune
Buckwheat, FL 34404
P.O. Box 1413
www.OverdevestCottages.com
FL CRG 14130007

Sheet No.
A-2

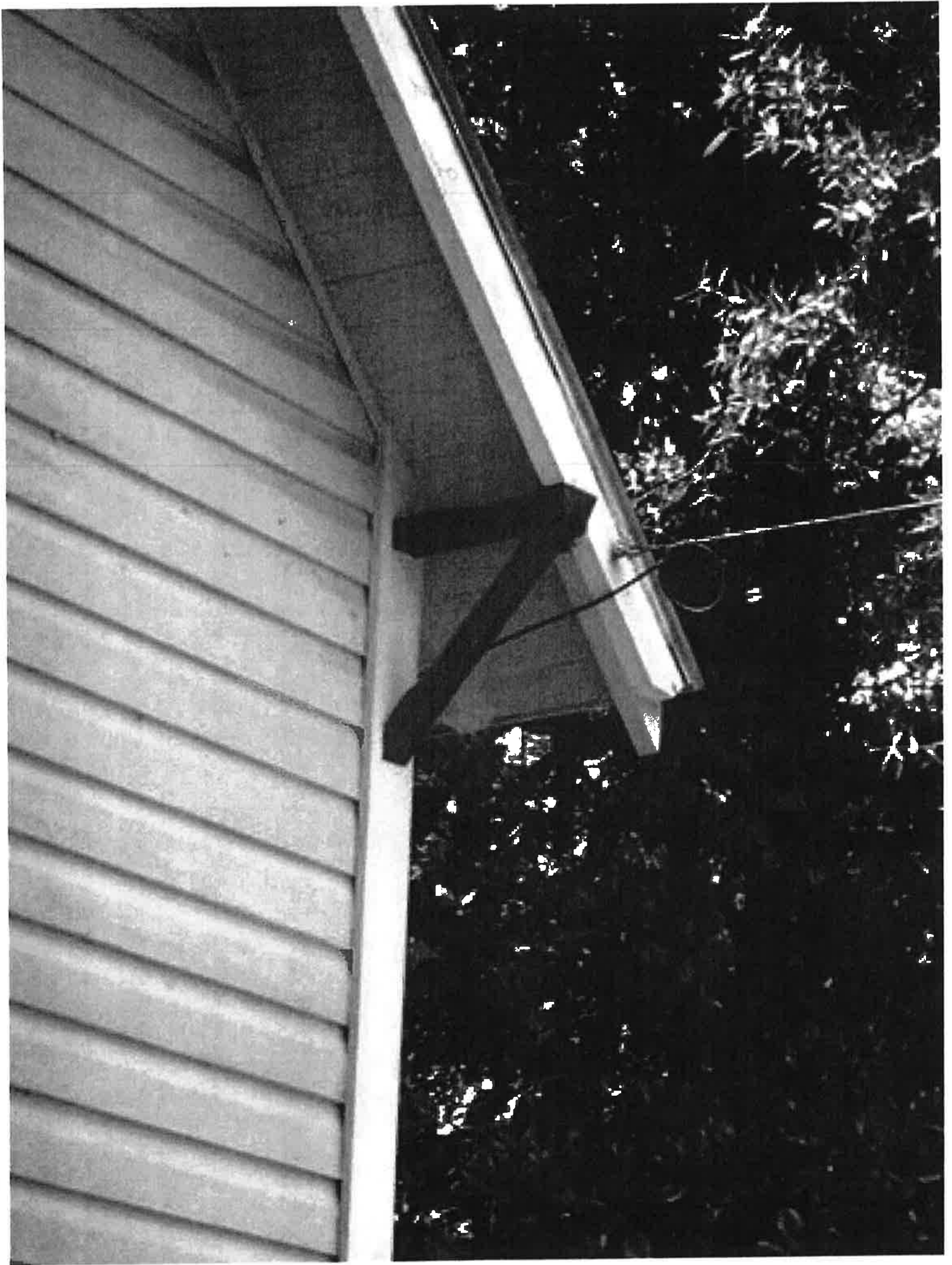


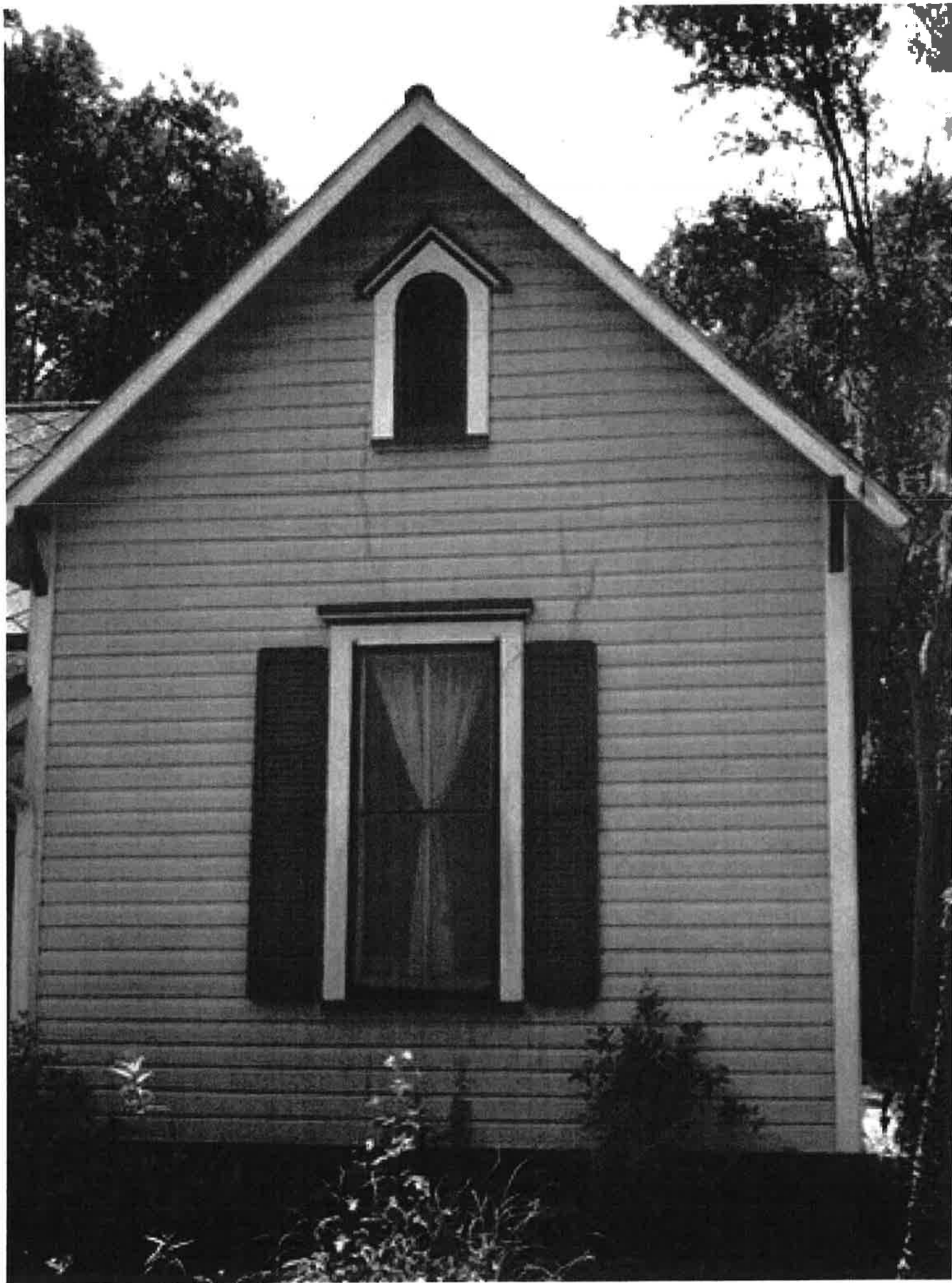




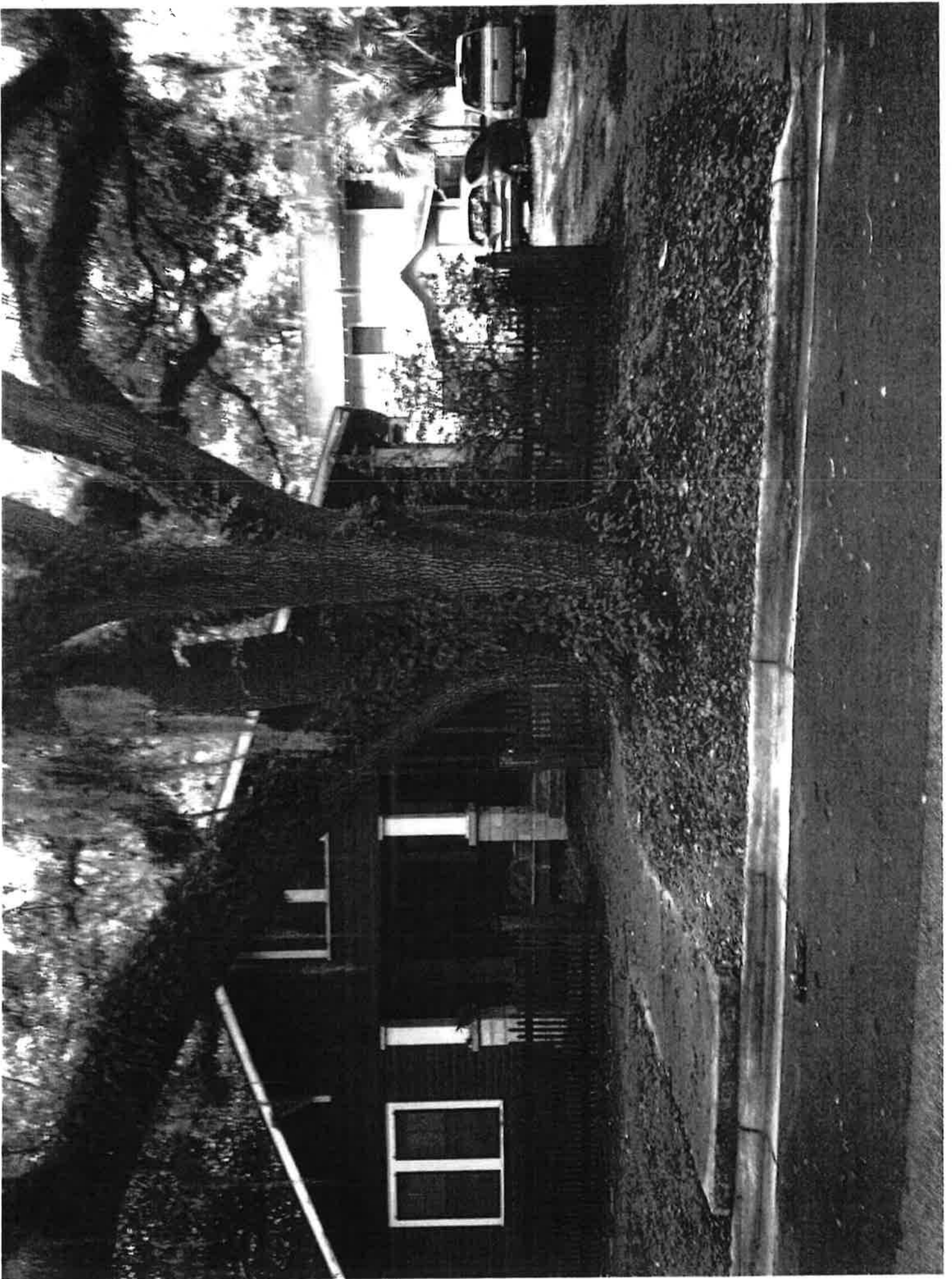












HP-14-54



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

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

RECEIVED
SEP 16 2014

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

1. Property identification and location:

Property Identification Number (from tax records) 11937-000-000 (Attach legal description)

Address of property: Street 825 NE 3rd Ave

City Gainesville County Alachua Zip Code 32601

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

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

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

Name of Historic District Duck Pond

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

Name of local historic preservation agency/office City of Gainesville Historic Preservation Board

Mailing Address 306 NE 6th Ave

City Gainesville State FL Zip Code 32627

Telephone Number (352) 334-5022

2. Type of request:

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

3. Owner Information:

Name of individual or organization owning the property Christine Overdeest

Mailing Address 825 NE 3rd Ave

City Gainesville State FL Zip Code 32601

Daytime Telephone Number (352) 672-5193

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

Property Identification Number 11937-000-000

Property Address 825 NE 3rd Ave, Gainesville, 32601

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by representatives of the appropriate representatives of the local government form which the exemption is being requested, to the purpose of verification of information provided in the application. I also understand that, if the requested exemption is granted, I will be required to enter into a covenant with the local government grant the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Christine OVERDEVEST

Name

Signature

Date

9/8/2014

Complete the following if signing for an organization of multiple owners:

Title

Organization Name

B. EVALUATION OF PROPERTY

(To be completed only for properties in historic or archaeological districts)

5. Description of Physical Appearance:

Frame vernacular house with cross gable framing, set on
brick piers with novelty siding; a steep roof pitch
w/ 1' eaves

Planning to build a guest cottage with similar ~~historical~~ architectural
features.

Date of Construction

Date(s) of Alteration(s)

Has building been moved? () Yes (✓) No

If so, when?

6. Statement of Significance:

Contributing structure within historic district

7. Photographs and Maps:

Attach Photographs and Maps to Application

Property Identification Number 11937-000-000

Property Address 825 NE 3rd Ave, Gainesville, 32601

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

1. Use(s) before improvement: Personal home
2. Proposed use(s): Personal home plus "mother-in-law" cottage

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

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

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

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

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

Property Identification Number 11937-000-000

Property Address 825 NE 3rd Ave, Gainesville, FL 32601

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

☒ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1997, (11) F.S.

() Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

() Certified that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

() Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

Review Comments: _____

Additional Review Comments attached? Yes () No ()

Signature D. HENRICHS

Typed or printed name D. HENRICHS

Title HP FINDER

Date 9/25/14