

TO: Historic Preservation Board

Item Number: 1

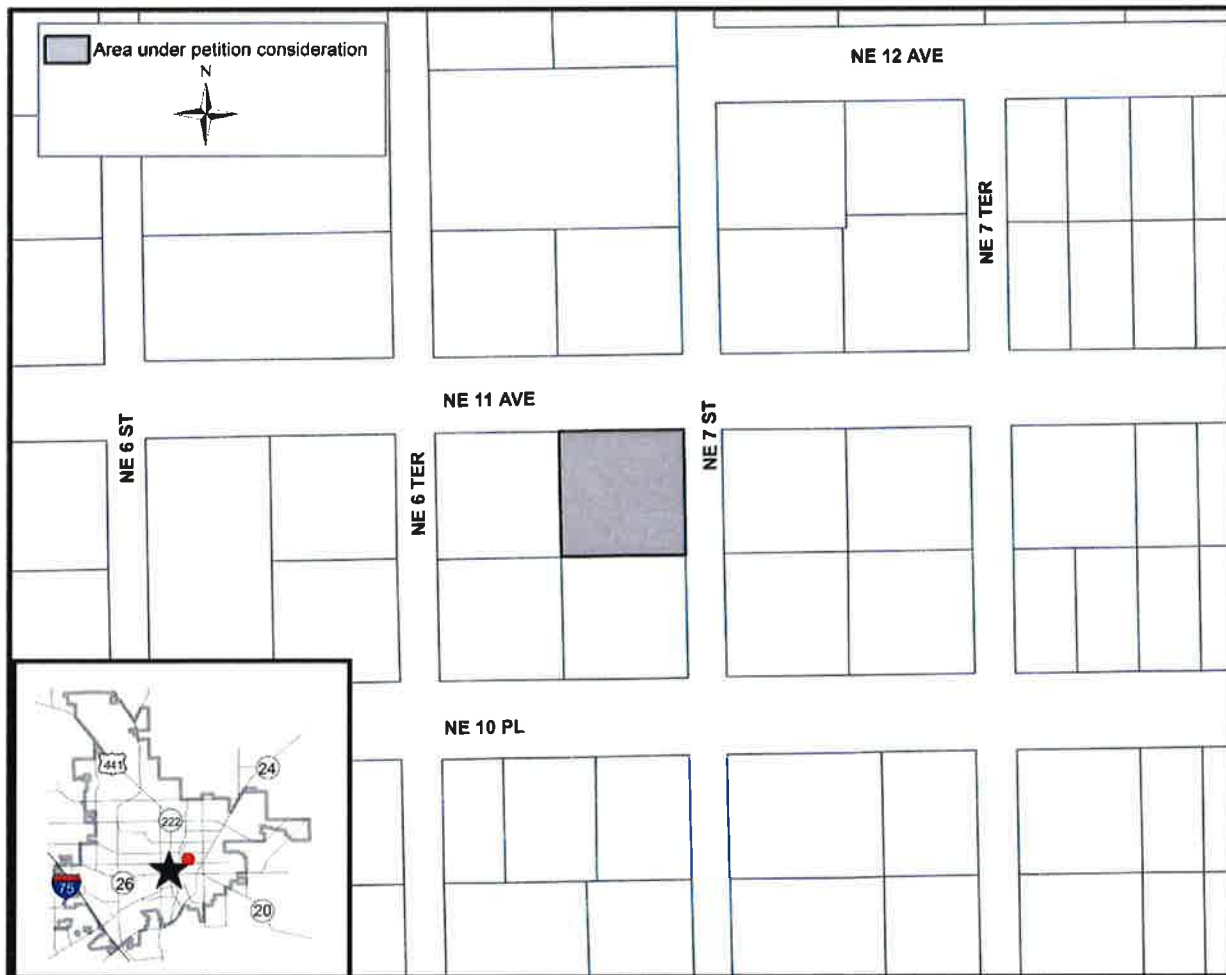
FROM: Planning & Development Services Department Staff

DATE: May 3, 2016

SUBJECT: Petition HP-16-33. Kim Marsh, owners. Replace existing perimeter chain link fence with a wooden fence up to 6 feet in height. Located at 633 NE 11th Avenue. This building is contributing to the Northeast Residential Historic District.

Recommendation

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



Conditions of Approval

1. The wooden fence to be located in front of the side yard on the north side of the house shall be board on board for the four foot section of the fence.
2. The fence shall have a height up to a maximum of six-feet tall on the side and front; the fence can be solid for four feet in height and then have a more open design for the remaining two feet in height; and
3. Finish, materials, and detailing must be compatible with the existing home architecture.

Project Description

The property is located at 633 NE 11th Avenue. The contributing structure was built in 1951, according to the Alachua County Property Appraisers Office. The property is zoned RSF-1 and is approximately 0.22 acres in size. The building is a contributing structure to the Northeast Residential Historic District and is constructed with concrete block. The property is a corner lot which has a highly visible side and rear yard. The back door of the house is located on the east elevation near the front of the house, thus making the east side yard the actual “back” yard for the property.

The applicant is proposing to replace the existing perimeter chain link fence with a custom built wooden fence. The front half of the property is encircled by a 44-inch tall chain link fence while the rear half of the property is surrounded by a wooden six foot tall board on board privacy fence, which received a staff approved certificate of appropriateness (COA) in 2014 under Petition HP-14-49. On both the east and west side of the property, the board on board fence tapers down to a height of four feet where it meets the chain link fence. On the west side of the property, the owner would like to replace the remaining chain link fence with a four foot tall wooden board on board fence with 1 inch x 6 inch dog eared pickets, to run up to the front of the house. On the east side of the property, the existing chain link fence would be replaced with a four foot tall wooden board on board fence with 1 inch x 6 inch dog eared tops, to run up to the north fence line. On top of the new board on board fence would be a two foot tall section of framed square or diagonal lattice, for a total height of six feet. The fence would be built in approximately eight foot sections with a 4x4 between each section to add visual breaks into the fence.

Along the north side of the property, the existing chain link fence would be replaced with a stockade or board on board style fence with a four foot solid bottom and a two foot tall lattice top to provide some visibility, for a total height of six feet. The fence will use a picket with a 1 inch x 3 inch x 4 inch slat with a flat top. This configuration would start at the northeast corner of the yard and extend west before tapering down to four feet at a point by the front of the house. The fence to be located in the section directly in front of the house will be four feet tall with no lattice but with pickets spaced to allow 50% light to pass through. There will be a walkthrough gate at the sidewalk to the front door of the house and a double drive-through gate at the driveway to replace the chain link gates. The new gates will have the same 1 inch x 3 inch x 4 inch flat top pickets. There will be a 4x4 placed about every eight feet of fence to add visual breaks in the fence.

Discussion

The relatively new fence in the rear yard of the property meets the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it is in the rear yard, it is made of wood, and it is no greater than six feet in height. However, for the proposed fence in the side yard of the property and along NE 11th Avenue, the petitioner is requesting a height that exceeds what is allowable through staff approval, and therefore requires approval of the Historic Preservation Board.

The board on board fences will allow for more privacy in the highly visible side/rear yard. The proposed two foot lattice area is intended to provide some visibility above the four foot height. The fence will be custom built on the site so there is no ready-made example to show the board. The existing fence line is several feet off of the property line on the north and east sides of the property, with the fence at 13.5 feet distance from NE 7th Street and the fence at a distance of approximately 28 feet from NE 11th Avenue. There is no sidewalk adjacent to the house on either street.

One of the recommended conditions is that the fence to be located in front of the side yard on the north side of the house shall be the board on board style for the four foot section of the fence. The Guidelines indicate that the use of stockade style fencing is not recommended. The applicant indicates in the application that this section of fence will be stockade or board on board style.

The Historic Preservation Board should deliberate on the height issue and the appropriate lattice.

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

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

The *Historic Preservation Rehabilitation and Design Guidelines*, based on the *Secretary of Interior Standards for Rehabilitation*, which has become the authoritative guidelines for rehabilitation, list the following:

Fences and Garden Walls

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.*

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.

Fences, walls and hedges can define the private landscape of personal property and make the spatial order of the district visible. Fences and walls designed in this manner combine personal expression with civic order.

The term “fence” generally applies to a lightweight construction of wood or metal whereas “wall” applies to a more substantial barrier constructed of stone or masonry. Hedges are lines of enclosure constructed of natural material such as shrubs or flowers. Trees may also be used to define space in the landscape.

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

1. Use of stockade style fencing.
2. Use of chain link fencing.
3. Use of vinyl fencing.

Staff Approval Guidelines

Fences and walls extending into the front yard beyond the front wall of the house or with a highly-visible side or rear yard must meet the following conditions:

Constructed of wrought iron, masonry, wood or stucco;

No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);

No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);

Where the lot is higher than the side-walk or street, the fence height should be reduced, where practical, by the difference between the height of the lot and the side-walk;

Align with adjacent fences, if appropriate, in terms of height (where permissible) and materials;

Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.

Comply with the AASHTO Standards.

New construction should include fence-lines/walls when adjacent to historic properties with fence-lines and walls.

Fences in backyards shall be no more than six feet in height and constructed of wood or masonry; and

Picket designs should draw inspiration from architectural elements of the historic structure.

Board Approval Guidelines

None required if all conditions are met.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons

List of Exhibits

Exhibit 1 Application, photos of property and sample fence ideas

Exhibit 2 Photos of Property

Planning & Development Services 306 N.E. 6th
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 210, 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:

Site Address:

Tax Parcel #

633 NE 11th Ave
10392-000-000

OWNER

Owner(s) Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

Kim Marsh

633 NE 11th Ave

Gainesville, FL 32601

keom99@yahoo.com

APPLICANT OR AGENT

Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 115.75

EZ Fee: \$ -

HP # 16-33

Contributing Y ☒ N ☐

Zoning RSF 1

Pre-Conference Y ☒ N ☐

Application Complete Y ☐ N ☒

Enterprise Zone Y ☐ N ☒

Request for Modification of Setbacks

Y ☐ N ☒

Received By

Date Received

Jason Simmons
4/1/16

- ☐ 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)

RECEIVED
APR -1 2016
PLANNING DIVISION
STAMP

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 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

CERTIFICATION

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

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

SIGNATURES

Owner _____
Applicant or Agent _____

Date 4/1/16
Date _____

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.

See attached

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.

See attached

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.

N/A

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.

N/A

1) The house is made of concrete block and is surrounded by a 44" tall chain link fence on the front half of the property and 6' tall Board on Board (BoB) privacy fence made of 1"x6" slats on the rear half of the property. The current BoB fence was custom built and installed by All Florida Enterprises in 08/2014. At the northern end of the 6' tall BoB sections on the east and west sides, the fence tapers down to a height of 4' over an approximately 8' section of fence. The front section of fence is 28' from NE 11th Avenue. The east side section of fence is 13.5' from NE 7th Street. The west side section of fence is 1' within the property boundary. The back door of the house is located about 4' from the front of the house on the east side, essentially making the east side yard the usable "back" yard for this house. There is no privacy when letting out my dog, grilling out, sitting on the patio, etc. making it difficult to enjoy outdoor living.

2) I would like to replace the remainder of the perimeter chain link fence with wooden fence. On the west side of the house, it will be an approximately 21' continuation of 4' tall BoB (1"x6" dog eared pickets) to ensure a consistent look along the entire west side. On the east side, it will be an approximately 46' continuation of 4' tall BoB (1"x6" with dog eared tops, although they will not be visible in final product) to ensure a consistent look along the entire east side. However, atop the entire section that is shorter than 6', there will be a 2' section of framed square lattice (unless we can only find diagonal) to make the entire fence on that side a consistent 6' in height. The lattice will allow for some privacy while also allowing for some light to pass through above 4'. The fence will be constructed in approximately 8' sections with a 4x4 between each section to add visual breaks in the fence. The fence along the entire front of the property will use the same type of picket—a 1"x3"x4' slat with a flat top, which draws inspiration from the horizontal lines of the decorative section of block used to build the house. The entire 53' section in front of the side yard will be stockade or BoB style. Of that, the same lattice from the east side will carry over on the top of the pickets to make a 6' total height but with light passing through above 4'. This will start at the northeast corner of the yard and extend about 40' before tapering down and then ending before it gets to the front of the house. The 36.5' section in front of the house itself will have no lattice on top and will be spaced to allow 50% light to pass through. There will be a small walkthrough gate at the sidewalk to the house and a wider double drive-through gate at the driveway to allow passage. These gates will be made of the same 1"x3"x4' flat top pickets. Along the front of the house, there will be a 4x4 placed approximately every 8' of fence to add visual breaks in the fence.

This proposal was carefully thought out to blend function and design. It allows for more privacy in the "back" yard while still allowing some visibility above 4 feet. The 4 ft/2 ft split in BoB and lattice is more visually appealing than a 3ft/3ft split. In addition, it keeps the most consistent look possible with only one kind of picket being used across the entire north side and one other kind being used across the entire east, south and west sides.

The fence will be custom built on site so there is not an exact version to show in this proposal. I have found several designs with similar features to try to illustrate what the fence will look like when completed. I cannot go shorter than 4' in height because my dog would be able to jump over it. In addition, I need the fence to be solid up to 4' in height for privacy for myself and to keep the dog from seeing everyone that passes. She barks when she sees people, dogs and cyclists so we are unable to enjoy much time outside without disturbing the neighbors.

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

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

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

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

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

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

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

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

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

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

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

CHAIRPERSON _____ DATE _____

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

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

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

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

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

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

This is an excerpt from the 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 Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

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

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

Operator: Ellen Bailey

Receipt no: 54444

Item	Description	Account No	Payment	Payment Reference	Paid
HP-16-00033 00633 NE 11TH AVE Marsh Fence	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	1236	\$115.75
Total:					\$115.75

Transaction Date: 04/01/2016

Time: 14:49:42 EDT





From northeast corner of yard



Transition from 4' wood to chain link



From northeast corner, 28' between fence and NE 11th Ave



Transition from rear neighbor's fence to my fence. Mine is 13.5' from NE 7th St.



Front gates and west side chain link



Back door of house, located just a few feet from the front of the house in the east yard. Also, horizontal brick design that goes around entire house.



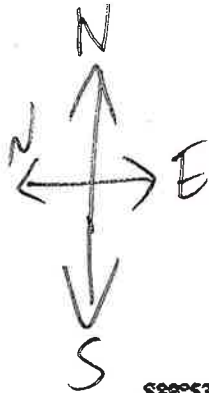
View from house looking northeast



View from house looking east



View from house looking southeast



part to be replaced

NORTHEAST 11th AVENUE

60' RIGHT OF WAY

6" X 6" CMF
WITH NAIL

60.00' PLAT
N00°02' 60.40' F.M.

S89°53'58"E 100' CALCULATED
100' LEGAL

S89°53'58"E 99.90' F.M.

100' LEGAL

1/2" IRF
LS# 4116

WOOD
FENCE

1/2" IRF
LS# 4116
W.M.

50.00' F.M.

CHAIN LINK FENCE

BLOCK
WALL

COVERED
CARPORT

CONC. SLAB
ENTRY

ELECTRIC
METER

FRAME
SHED

1 STORY RESIDENCE
CONC. BLOCK WITH
SHINGLE ROOF

CHAIN LINK FENCE

100' LEGAL
N00°02' 100.00' F.M.

NORTHEAST 7th STREET

NORTHEAST 6th TERRACE

N00°04'50"E 199.70' CALCULATED

LOT 1
BLOCK 4
RANGE 7

LOT 2
BLOCK 4
RANGE 7

LOT 3 BLOCK 4
RANGE 7

LOT 4 BLOCK 4
RANGE 7

WOOD
FENCE

CHAIN LINK FENCE

WOOD FENCE

100' LEGAL
N89°50'12"W 99.88' F.M.

LOT 7 BLOCK 4
RANGE 7

LOT 8 BLOCK 4
RANGE 7

200' LEGAL

N89°48'51"W 200.18' F.M.

100.00' LEGAL
N00°02' 100.00' F.M.

3/4" IPF

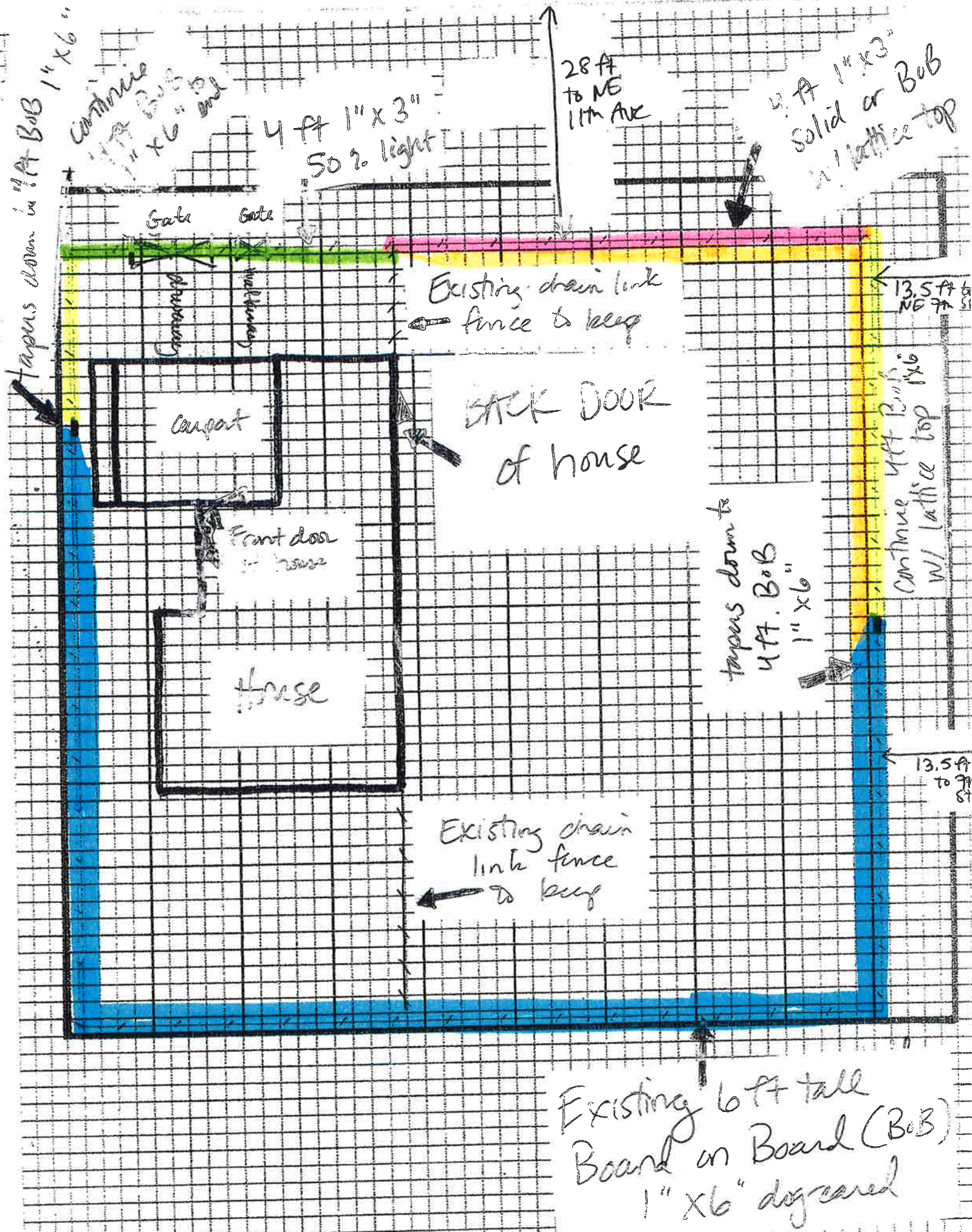
1" IPF

DESCRIPTION:

NORTHEAST QUARTER (N.E. 1/4) OF BLOCK FOUR (4), RANGE SEVEN (7)
NOT LINGLE ADDITION TO GAINESVILLE, SAME BEING LOTS NUMBERED
(3) AND FOUR (4) OF SAID BLOCK FOUR (4), RANGE SEVEN (7) AS PER

*old survey - some chain link
already replaced
+ angle correct*

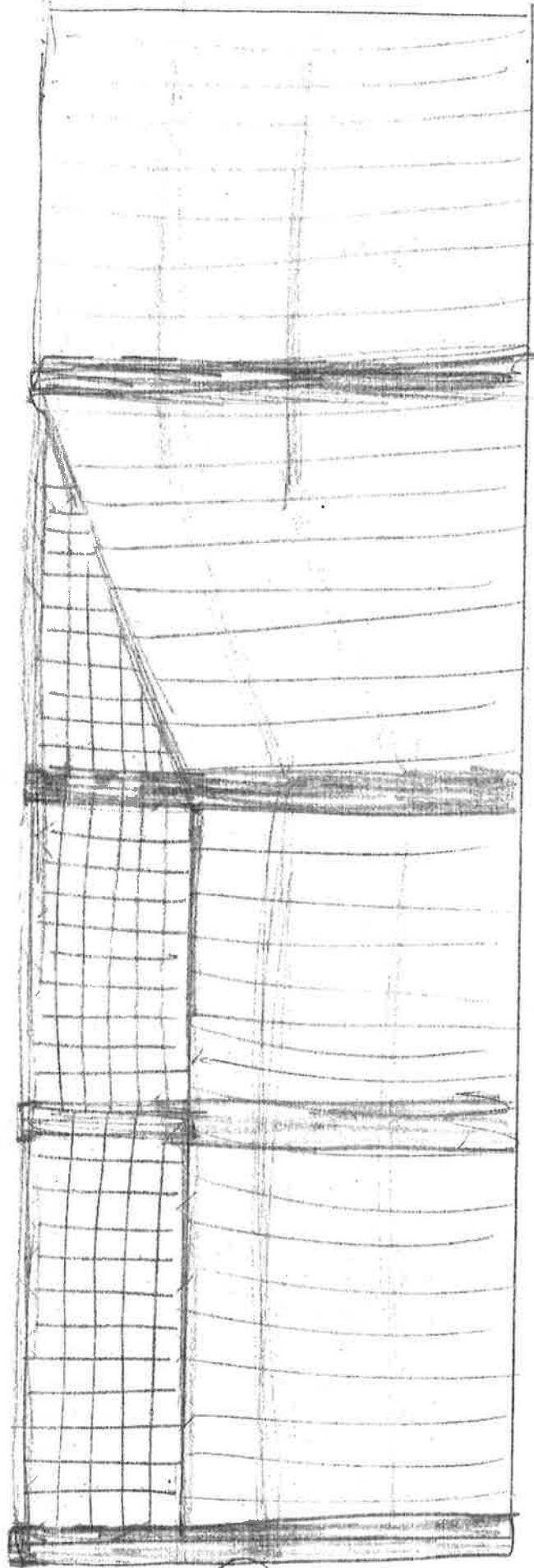
100 117h Ave



Side (Post)
and front of
side

78

877



Products

existing property for

from inside yard

2A-
XXXX

YH

(11th Ave)

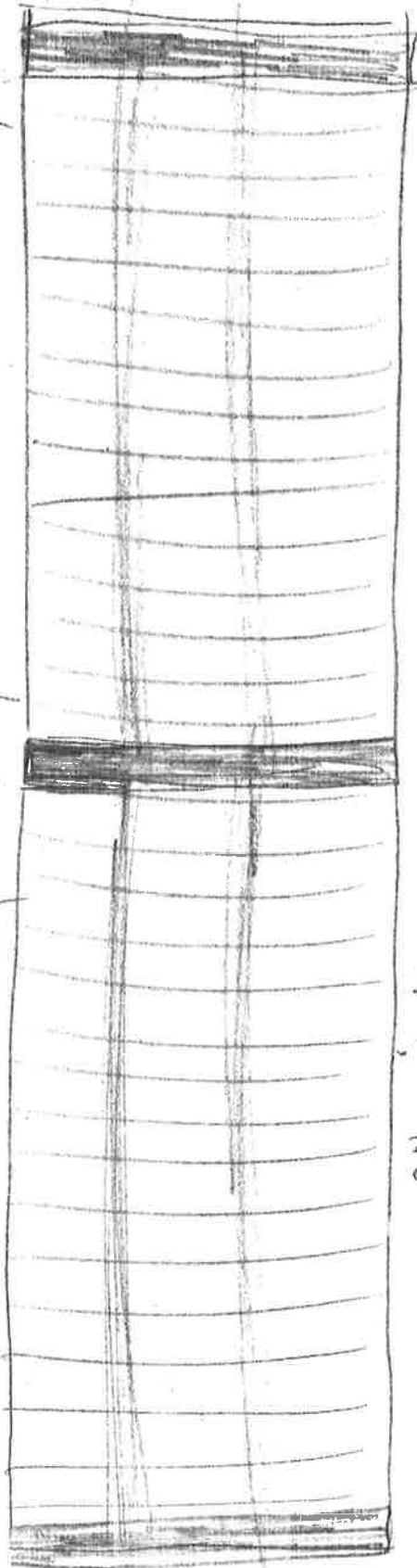
Front of
100' x 100'
Side yard
after
down

8 ft

4 ft

4 ft

4 ft



3" pickets

Strong pickets b/c black hose

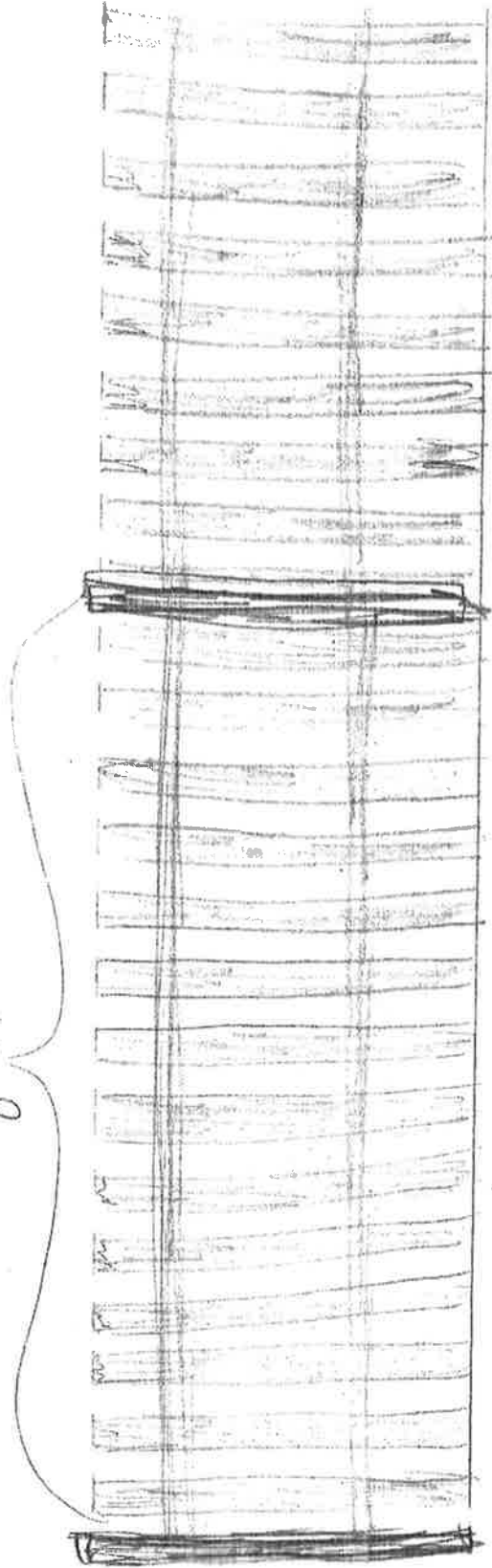
5 ft

Unit to Sub

Not to scale

In Front (14th Ave)
of house

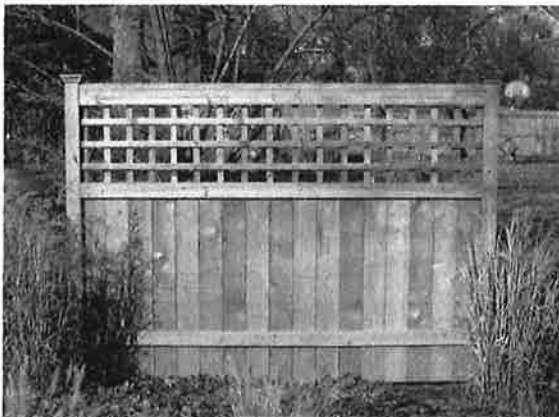
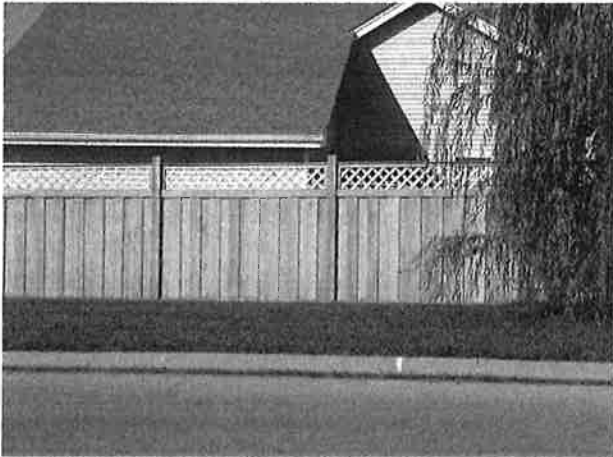
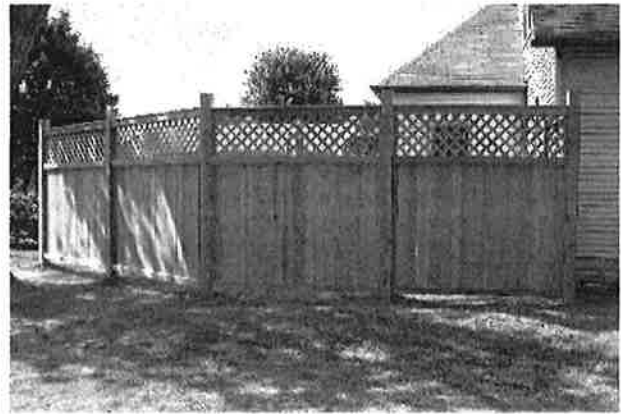
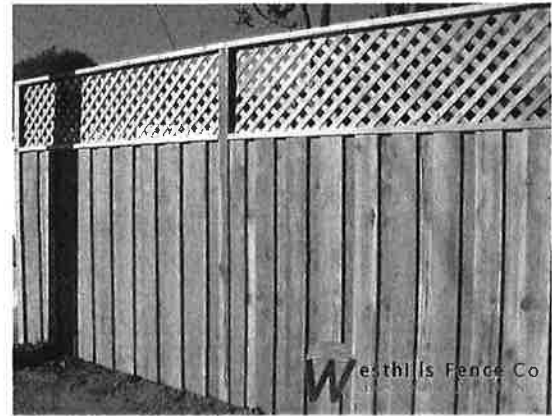
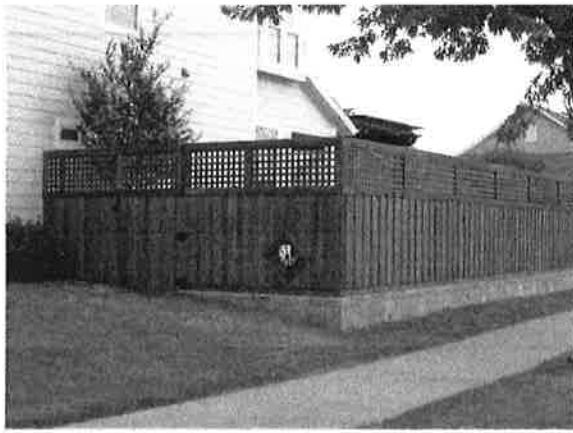
8 ft



3" 50% light
pickets

Staight pickets like black horse -

from inside yard



Sample fence ideas



Google earth

feet 10
meters 3

Looking WEST from NE 7th Street



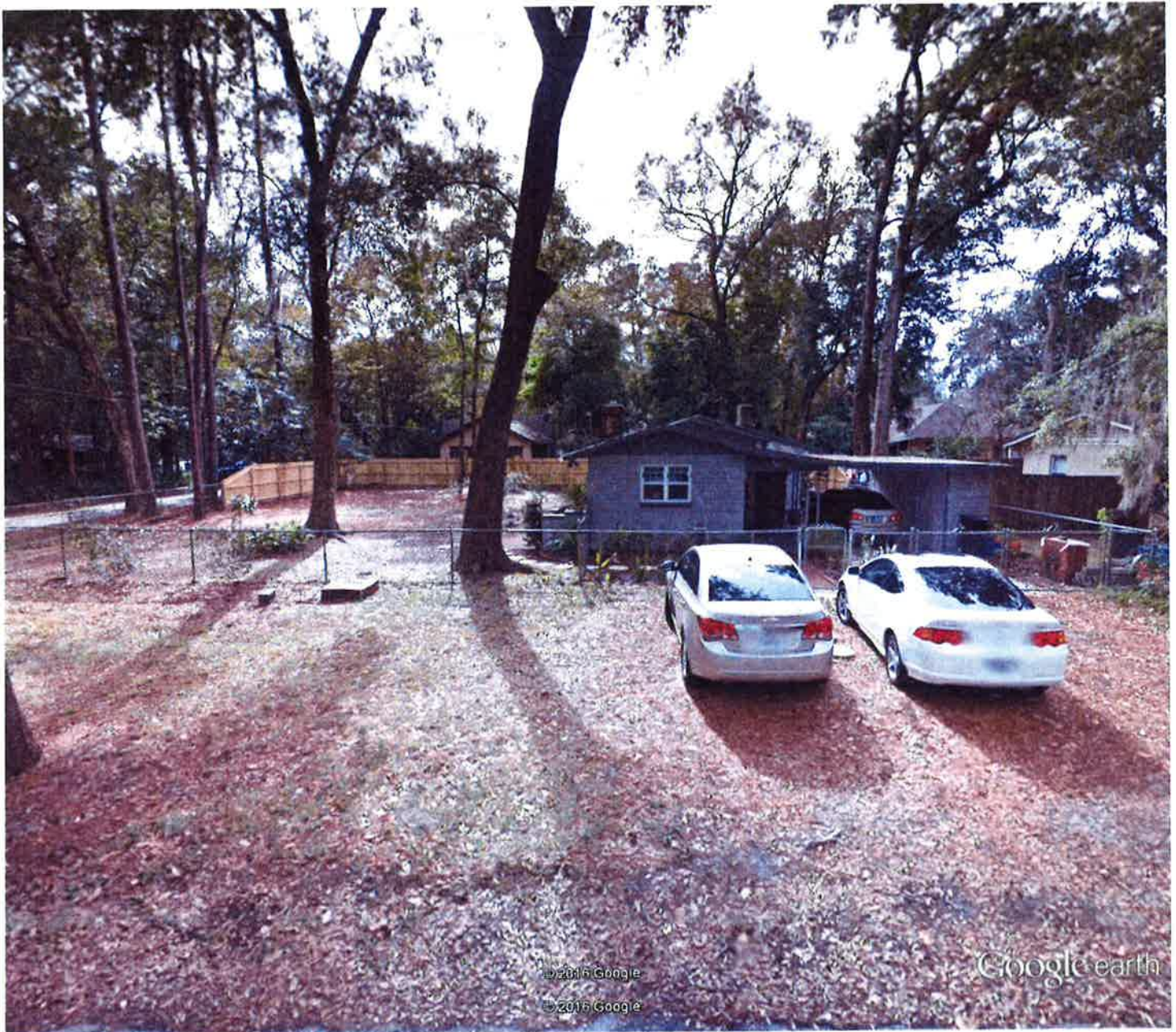


Google earth

feet 9
meters 2

Looking SOUTH from NE 11th Avenue & NE 7th Street





Google earth

feet 9
meters 2



Looking SOUTH from NE 11th Avenue



Google earth

feet 10
meters 3

