

TO: Historic Preservation Board

Item Number: 6

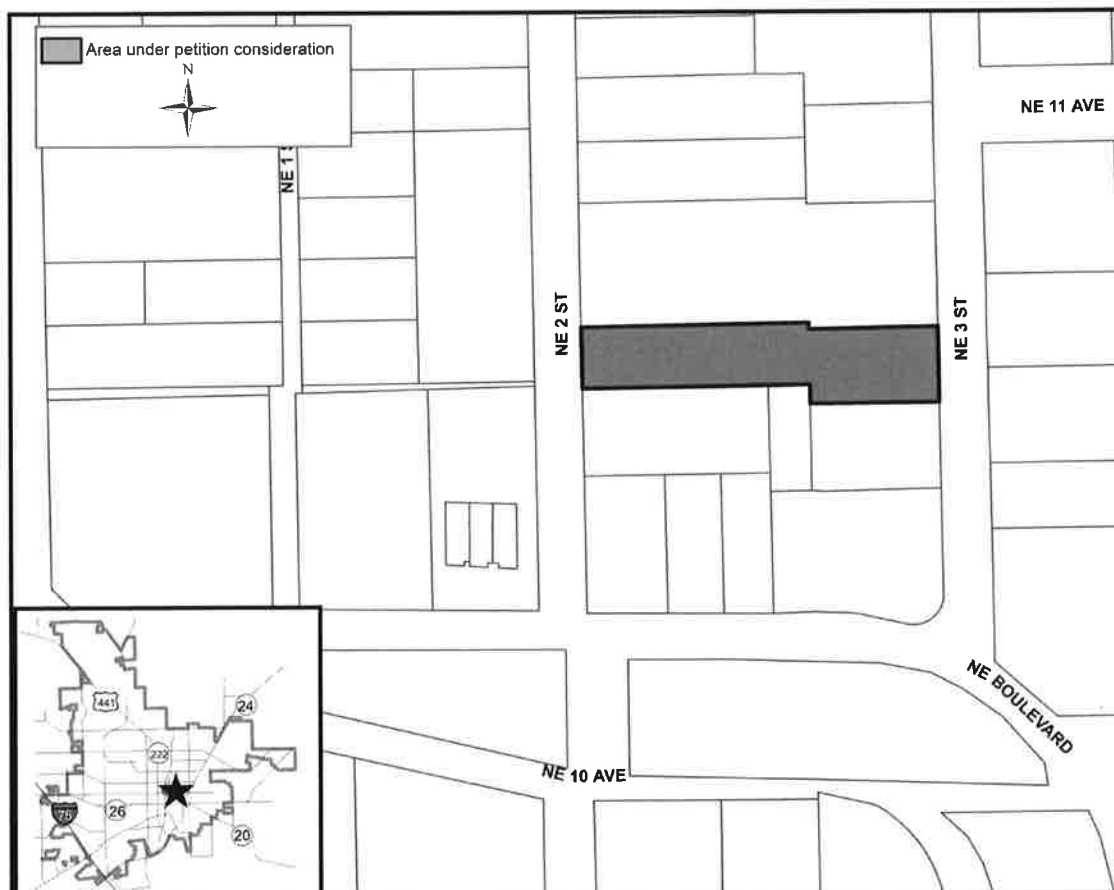
**FROM: Planning & Development Services Department
Staff**

DATE: Sept. 6, 2016

SUBJECT: Petition HP-16-78. Ryan and Michelle Nall, owner. Addition of 186 s.f. front porch, including relocation and reuse of historic scalloped trim from existing entry. Located at 1020 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-16-78 with the condition as stated on page 2.



Conditions of Approval

Staff's recommendation of approval for the petition is based on the following condition:

1. The materials on the porch will match the existing building materials of the structure and will include painting to match the existing paint color of the existing siding.

Project Description

The applicant is proposing to add a 186 square foot porch to an existing two-story single-family dwelling at 1020 NE 3rd Street. The building is a contributing structure in the Northeast Residential Historic District.

Property Information

The contributing building was built in 1941 according to the Florida Master Site File. The property is zoned RSF-3 and is approximately 0.35 acres in size. The house is approximately 2,469 square feet in size. The property has right-of-way frontage on NE 3rd Street, with the front entrance of the house facing directly onto the street.

Project Description

The house is a two-story Colonial Revival structure with aluminum siding. The foundation is continuous and made of brick. There is a flush gabled door hood with two centered arch and paired double hung sash 3/1 wood windows with blinds. The project is to construct a front porch onto the main facade of the house. The materials will match the existing materials including the brick, the siding, the overhang details and the colors. The existing front entry gable has a type of scalloped detail that will be removed and relocated to the front of the porch. The gable proportions and details will match the existing structure. The new porch will have a shingled roof to match the existing shingle roof of the house. New brick for the foundation of the porch will match the existing brick. The porch will have four 10 inch wide square columns with an 8 inch base and cap. There will be a new painted wood railing with 1x pickets with 4 inch gaps top at 36 inches, secured to columns. New lap siding on the side of the porch roof will match the existing siding of the house. According to the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*, the proposed work concerning entries, porches and balconies should identify, retain and preserve entrances and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, balustrade and stairs.

The proposed size of the front porch is 186 square feet, including six feet, 8 inches of depth and 28 feet of width. The proposed width will enclose the existing front door and the adjacent paired 3/1 windows on either side of the door.

As stated in the guidelines, new additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The proposed work is differentiated from the original historic structure and is compatible with the massing, size, scale and architectural features of the property. Adding the porch will not destroy historic materials that

characterize the property. The porch will serve as the main entrance to the building and is a transitional space between the interior and exterior. The porch will be a high profile, highly distinct feature of the house. The proposed work is reversible in that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

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:

Entries, Porches and Balconies

Applicable Secretary Standards

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

Entries, Porches and Balconies

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

Alterations

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

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

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

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

Porches

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

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

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it

are missing and no documentation or physical evidence is available, a new porch design, which is compatible with the scale, design, and materials of the remainder of the building, is appropriate under Standard 9.

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

Recommended

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

Not Recommended

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

Staff Approval Guidelines

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

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

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

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

Screening porches on less-visible secondary elevations;

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

Board Approval Guidelines

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

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

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

Original door openings and features such as transoms, sidelights, and doors should be retained. New door openings should not be introduced on elevations visible from the street.

Where the intent is to preserve significant interiors and not enclose internal stairways, the required exterior should be redesigned as an exterior addition on a secondary elevation.

Respectfully submitted,

Andrew Persons
Interim Principal Planner



Prepared by:

Jason Simmons
Planner



List of Exhibits

- | | |
|------------------|--|
| Exhibit 1 | Application and Photos |
| Exhibit 2 | Florida Master Site File AL2237 |
| Exhibit 3 | Architectural drawings (Site plan, roof plan, floor plan, elevations) |



HISTORIC PRESERVATION BOARD

COA APPLICATION ■ REQUIREMENTS

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

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: NORTH EAST
Site Address: 1020 N.E. 3RD STREET
Tax Parcel # 10301-000-000

OWNER

RYAN/MICHELLE NALL
Owner(s) Name

Corporation or Company

1020 N.E. 3RD STREET
Street Address

GAINESVILLE, FL 32601
City State Zip

Home Telephone Number

863-289-3406

Cell Phone Number

Fax Number

RWNALL@GMAIL.COM
E-Mail Address

APPLICANT OR AGENT

JOSHUA SHATKIN
Applicant Name

SHATKIN ARCHITECTURE LLC
Corporation or Company

2266 S.W. 43RD PLACE
Street Address

GAINESVILLE, FL 32608
City State Zip

Home Telephone Number

352-222-3443

Cell Phone Number

Fax Number

JOSHUA@SHATKIN.NET
E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee:

\$ 115.75 PAID

EZ Fee: \$

HP # HP-16-78

Contributing Y X N

Zoning RSP-3

Pre-Conference Y N X

Application Complete Y X N

Enterprise Zone Y N X

Request for Modification of Setbacks

Y N X

☐ 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 By

Date Received

Cleary Lark
8/11/2016

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 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

Date

7/31/14
7/31/2016 2

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.

THIS IS AN EXISTING TWO STORY HISTORIC COLONIAL STYLE
HOUSE WITH VARIOUS STYLED HOUSES AROUND IT.

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.

THIS PROJECT IS TO CONSTRUCT A FRONT PORCH ON THE
RESIDENCE. THE MATERIALS WILL MATCH THE EXISTING INCLUDING
THE BRICK, SIDING, OVERHANG DETAILS AND COLORS. THE
EXISTING FRONT ENTRY GABLE DETAILING WILL BE REMOVED
AND REINSTALLED AT THE FRONT OF THE PORCH. THE GABLE
PROPORTIONS AND DETAILS WILL MATCH THE EXISTING.

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.

FRONT GABLE TRIM WORK SHALL BE REMOVED AND
REINSTALLED.

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.

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 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"/>	<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 type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

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.

Operator: Ellen Bailey

Receipt no: 57985

Item	Description	Account No	Payment	Payment Reference	Paid
HP-16-00078 01020 NE 3RD ST	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	2129	\$115.75
Total:					\$115.75

Transaction Date: 08/02/2016

Time: 07:51:02 EDT



Owners Name:

Michelle Nail & Ryan Nail

Address:

1020 NE 310 St. Gainesville FL 32601

Phone:

352-281-3092 / 803-289-3406

Email:

~~Michelle Nail~~

Agent Name:

JOSHUA WOLF SHATKIN

Michelle.e.nail@gmail.com

Address:

2266 S.W. 43RD PL
GAINESVILLE FL 32608

Phone:

352-222-3443

Email:

JOSHUA@SHATKIN.NET

Parcel No.:

Acreage:

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.

Property owner signature:

Michelle Nail

Printed name:

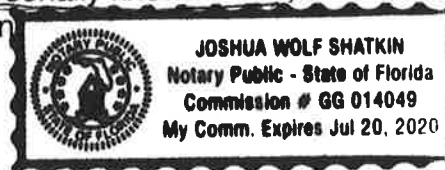
Michelle Nail, Ryan Nail

Date:

8/24/16

The foregoing affidavit is acknowledged before me this 24TH day of AUGUST, 2016, by MICHELLE NAIL, who is/are personally known to me, or who has/have produced _____ as identification

NOTARY SEAL



Signature of Notary Public, State of FL

[Signature]







<< Previous

Next >>

Record 1 of 1

Historic Structure

**AL2237 - 1020 NE 3RD ST****SHPO Evaluation**

Not Evaluated by SHPO

Quick Search

(Enter SiteID or MS#)

Go!

Address

1020 NE 3RD ST

Year Constructed

1941

[New Search](#)[Back to Results](#)**Structure Uses**

Private Residence (House/Cottage/Cabin)

[Print/Save Report](#)**Style**

Colonial Revival

[View Scanned Forms & Documents](#)**Exterior Fabrics**

Aluminum

Roof Type

Gable

Gable on hip

City

GAINESVILLE

Township | Range | Section

09S | 20E | 33

Field Visit Dates

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

Site No. 8 AC 2237 1009 = =

830 = = Survey Date 8007 820 = =

Site Name _____ Address of Site: 1020 NE 3rd St., Gainesville, FL 32601 905 = =

Instruction for locating _____ (tax 10301) 813 = =

Location: Highland Heights see tax roll 868 = =
subdivision name block no. lot no.

County: Alachua 808 = =

Owner of Site: Name: McGriff, W.A. & Jacqueline ;

Address: 1020 NE 3rd St., Gainesville, FL 32601 902 = =

Type of Ownership private 848 = = Recording Date _____ 832 = =

Recorder: _____

Name & Title: Ann DeRosa Byrne, (Consultant) ;

Address: The History Group 300 W. Peachtree St. 818 = =

Suite 16 DE Atlanta, Ga. 30308 838 = =

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

Check One Check One or More Present Use private residence 850 = =

☐ Excellent 863 = = ☒ Altered 858 = = Dates: Beginning +1941 844 = =

☒ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =

☐ Fair 863 = = ☐ Original Site 858 = = Period 20th Century 845 = =

☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

NR Classification Category: building 916 = =

Threats to Site: _____

Check One or More

☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =

☐ Development (X) 878 = = ☐ Fill (X) 878 = =

☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =

☐ Borrowing (X) 878 = =

☐ Other (See Remarks Below): _____ 878 = =

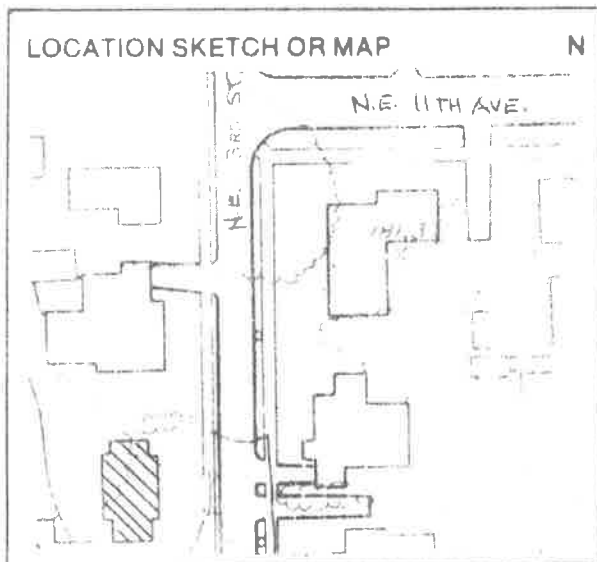
Areas of Significance: architecture, local history 910 = =

Significance: This two story dwelling features a flush gabled door hood with two centered arch and paired double hung sash 3/1 windows with blinds. The house has been resided with aluminum siding. Highland Heights was platted in 1925.

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

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Colonial Revival 984 = =
 PLAN TYPE irregular: irregular 986 = =
 EXTERIOR FABRIC(S) metal: aluminum siding 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES _____ 942 = =
 FOUNDATION: continuous: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): door hood: wood frame: balloon 942 = =
 CHIMNEY LOCATION: E: offset 942 = =
 WINDOW TYPE: DHS, 3/1, wood 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: composition shingles 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
9S	20E	33

812 = =

UTM Coordinates:

Zone Easting Northing

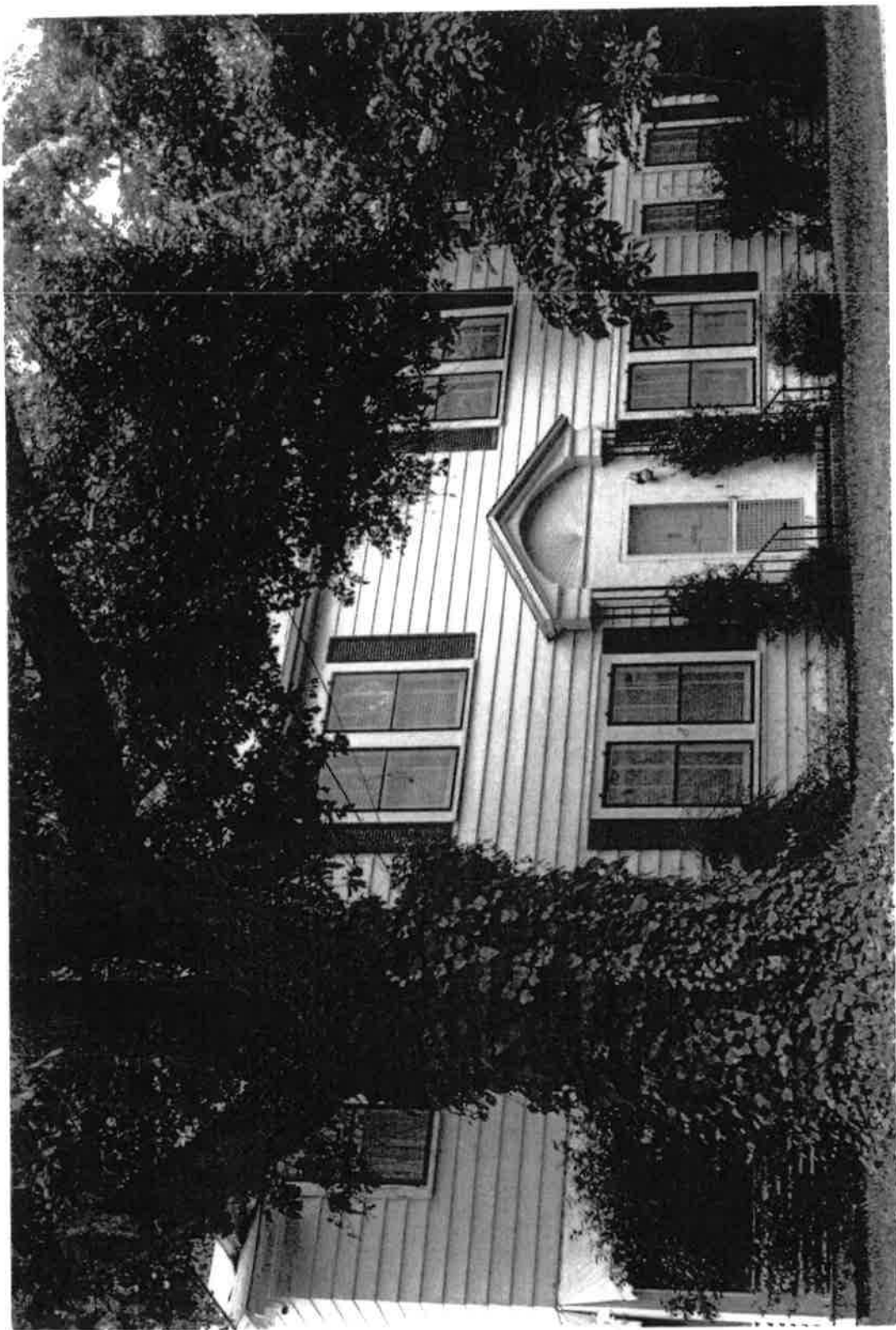
890 = =

Photographic Records Numbers

61B29, PB B-9

860 = =

Contact Print



4

- 1.
2. 1020 NE 3rd St., Gainesville
3. Barr, Melanie
4. July, 1980
5. FDAHRM
6. Entrance facade
7. 61B29

3

8 AL 2237

NEW FRONT PORCH

NALL RESIDENCE

1020 NE 3rd Street, Gainesville, Florida

INDEX OF DRAWINGS

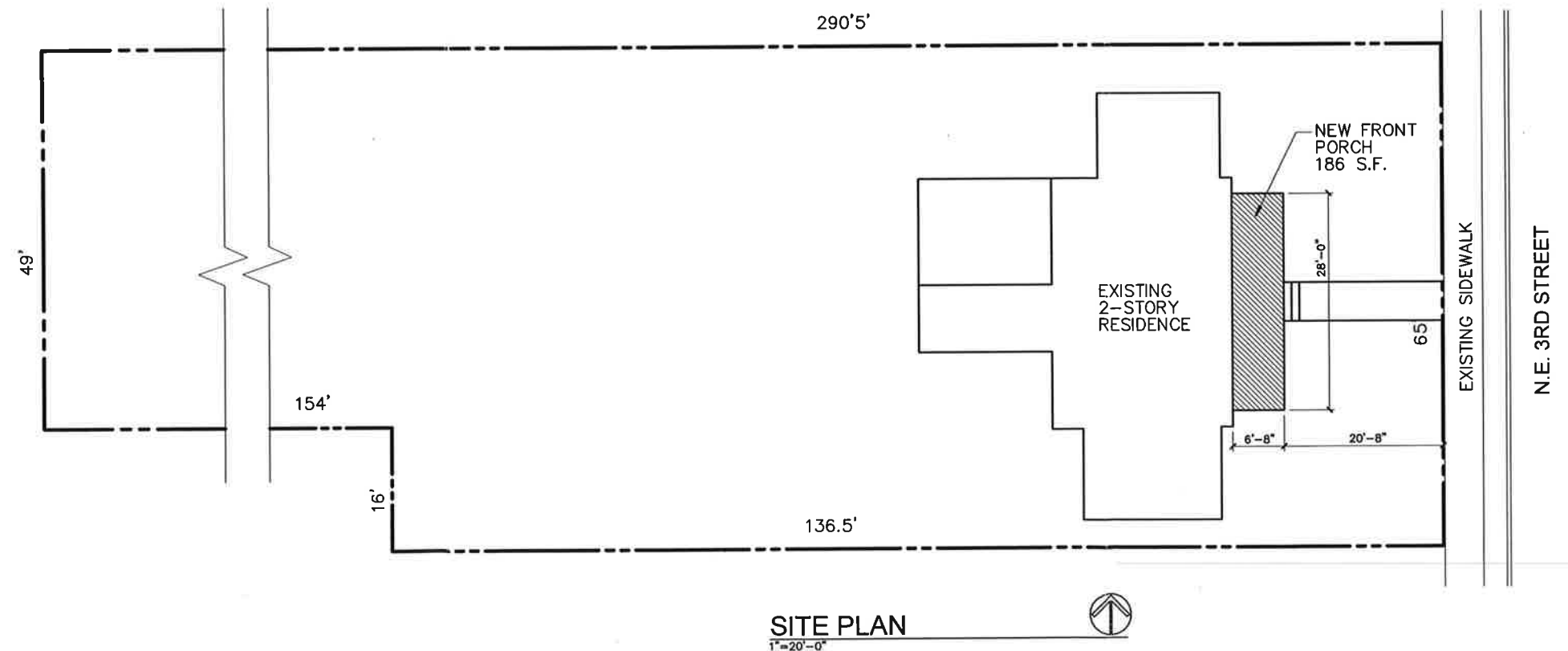
- A1.0 SITE PLAN
A2.0 PORCH FLOOR PLAN
PORCH ROOF PLAN
A3.0 BUILDING ELEVATIONS

GENERAL NOTES

1. THIS PROJECT CONSIST OF A ONE-STORY PORCH ADDITION OF 168 S.F. TO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE. THIS HOUSE IS A CONTRIBUTING STRUCTURE IN THE NORTHEAST HISTORIC DISTRICT.
2. APPLICABLE CODES:
FLORIDA BUILDING CODE, 5TH EDITION
3. OCCUPANCY CLASS: RESIDENTIAL, R3
4. TYPE OF CONSTRUCTION:
TYPE V-B, UNPROTECTED, UNSPRINKLERED
MAXIMUM HEIGHT: 27'-0" EXISTING HOUSE
13'-0" PROPOSED PORCH
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT WITH ANY DISCREPANCIES BEFORE WORK IS PERFORMED.

EXHIBIT

3



NEW FRONT PORCH
NALL RESIDENCE
1020 NE 3rd Street, Gainesville, Florida

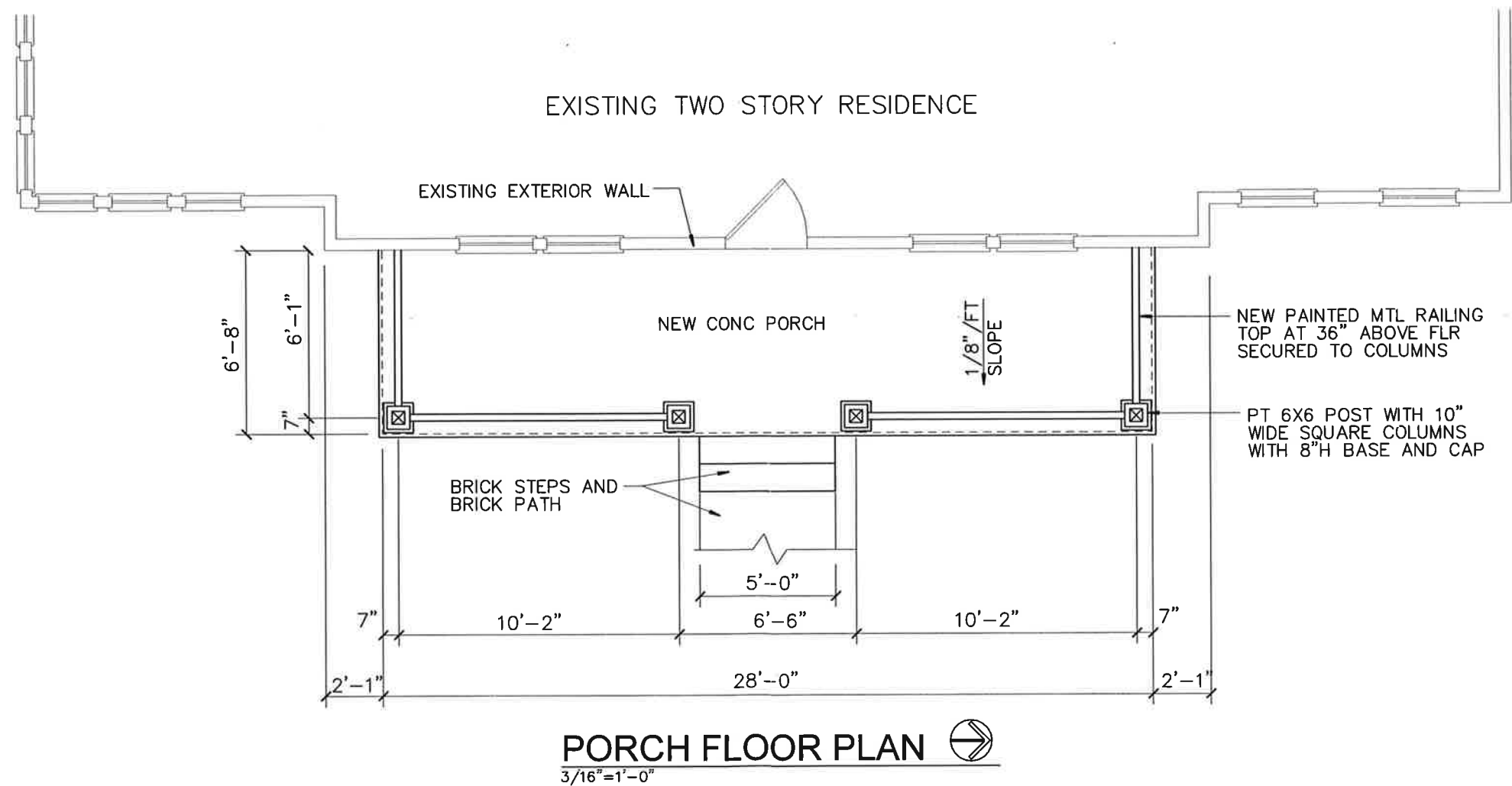
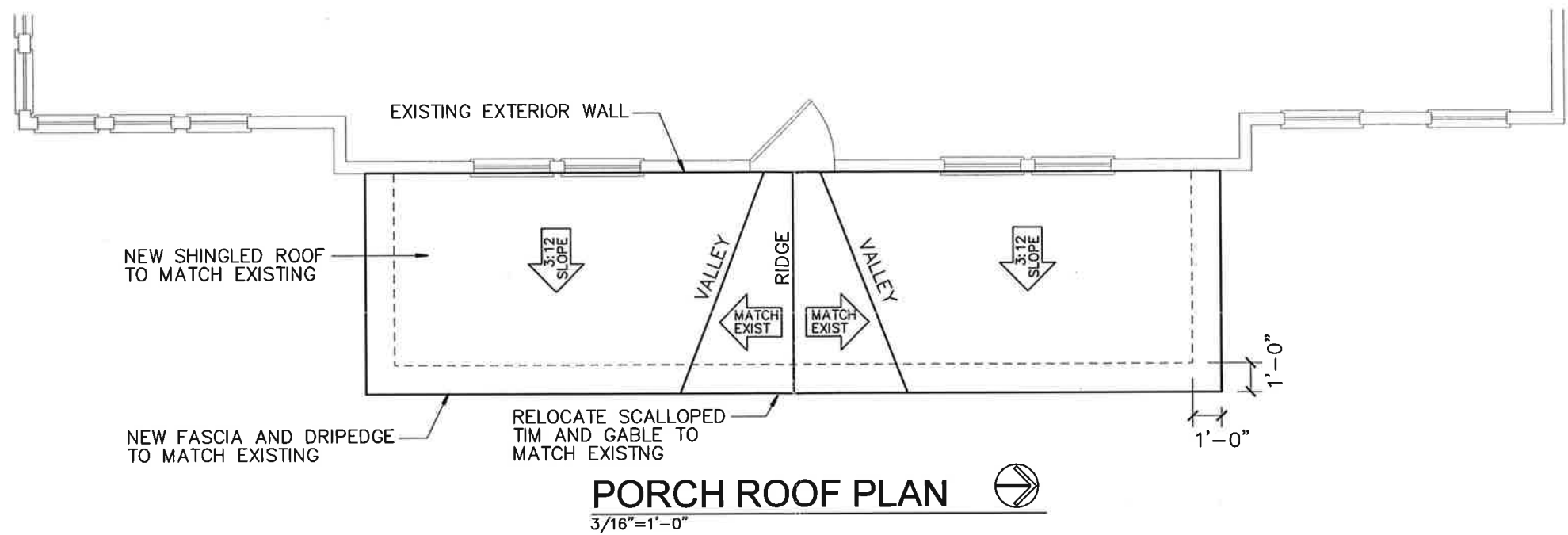
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REVISIONS:

PROJECT:	SA-1629
DRAWN BY:	J.W.S.
CHECKED:	
DATE:	7-31-2016

A1.0

SHATKIN
ARCHITECTURE
2266 SW 43RD PLACE
GAINESVILLE, FL 32608
AR 05609
352-222-3443
JOSHUA@SHATKIN.NET





SOUTH ELEVATION
3/16"=1'-0"

EAST ELEVATION
3/16"=1'-0"