



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:

December 04, 2018

ITEM NO:

2 under New Business

PROJECT NAME AND NUMBER:

HP-18-00119, 630 NE 11th Avenue

APPLICATION TYPE:

Quasi-Judicial: Demo garage & build 2-story addition

RECOMMENDATION:

Staff recommends approval of the application with the condition that the HPB concurrently approve the Administrative Modification to reduce the side and rear setback from 7.5 feet to 5 feet.

CITY PROJECT CONTACT:

Jason Simmons

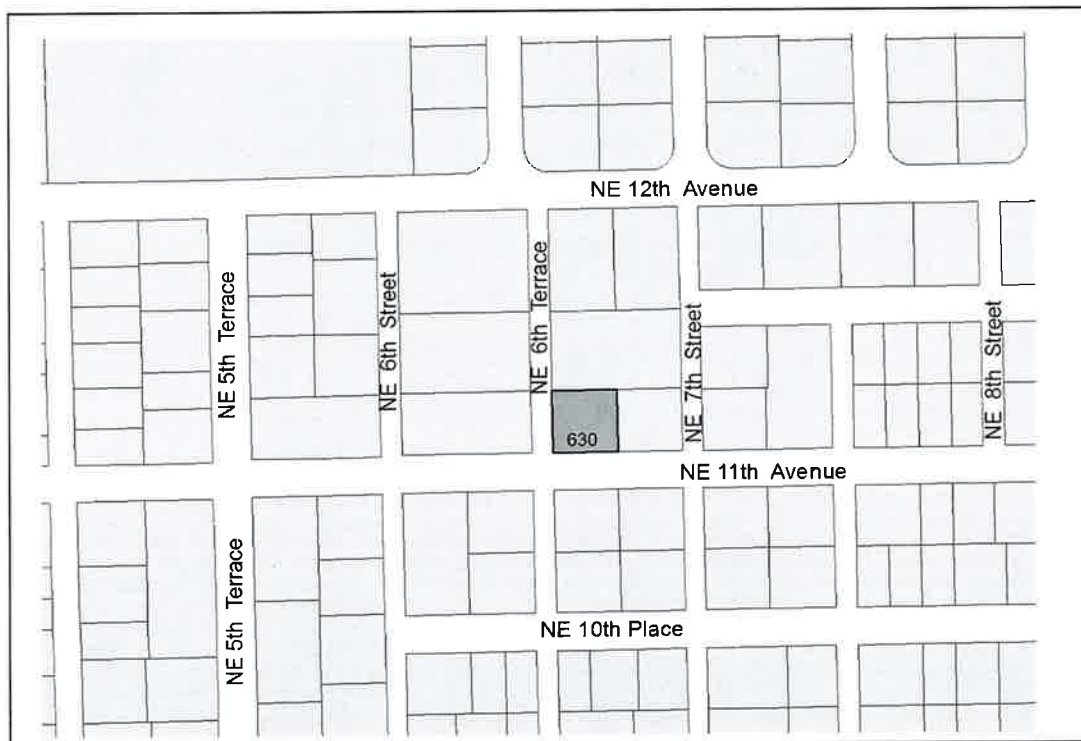


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Creed Greer
Property Owner(s): Creed Greer

SITE INFORMATION:

Address: 630 NE 11th Avenue
Parcel Number(s): 10396-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-1
Historic District: Northeast Residential Historic District
Historic District Status: Contributing
Date of construction: c. 1950 (ACPA), c. 1948 per AL 3432

PURPOSE AND DESCRIPTION:

Creed Greer, owner. Certificate of Appropriateness for demolition of a contributing auxiliary structure and construction of a two story auxiliary structure. Application for modification of the side and rear setback. Located at 630 NE 11th Avenue. This building will be non-contributing to the Northeast Residential Historic District. Related to Petition HP-15-80.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, gable front and wing structure comprised of Ocala block siding and has paired casement and picture windows which embody the Ranch style. The contributing garage was built along with the contributing home in 1950 according to the Alachua County Property Appraisers office. Ocala block is featured on both the home and garage. The roof type of the house is intersecting gables with asphalt shingles and a brick chimney.

PROPOSED

As indicated in Petition HP-15-80, the original idea was to create a guest suite by adding a second floor to the existing garage. The suite would be approximately 450 square feet in size and would not change the footprint of the existing garage. The suite will be accessed by an exterior stair along the north elevation. This addition will not contain a kitchen and is not intended to be used as an additional unit for rental purposes. The materials used would match the existing structures.

Vertical wood siding, similar to what is already on the gable ends, would be used on the second story. The windows will match the contributing structure in material and design. The roof will have the same pitch and will be shingled to match those of the contributing home. The chimney on the existing exterior fireplace located on the west elevation would also be extended to meet code requirements.

The condition placed on this petition at the January 5, 2016 Historic Preservation Board meeting was that, *if it was not possible to retain the contributing portion of the garage, the applicant shall return to the Historic Preservation Board to amend this petition to include demolition. Additionally, the Board would then need to vote on changing the auxiliary structure's contributing status.*

REVIEW

It was noted in the staff report for Petition HP-15-80 that the project proposed adding a second story to the existing contributing garage, but there was concern about the slab which is below grade and the CMU blocks that make up the walls of the garage were in poor shape. If it was not possible to retain this portion of the building, the applicant needed to return to the Historic Preservation Board to amend the petition to include demolition. Additionally, the Board would then need to vote on changing the auxiliary structure's contributing status.

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 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:

Within the City of Gainesville Land Development Code, Section 30-4.28.F.3., indicates that the Historic Preservation Board will consider certain factors related to the issue of demolition. Those criteria are listed below (Staff responses in **bold**):

1. The historic or architectural significance of the building, structure, or object;

The accessory structure under consideration for demolition is a contributing structure to the historic district. Demolition of this resource would reduce the historic inventory in this neighborhood, which has a mix of historic structures and new construction that is compatible with the historic structures in the neighborhood.

2. The importance of the building, structure, or object to the ambience of a district;

The accessory structure is compatible in scale and character with the house, which is the contributing principal structure on the property, and the Northeast Residential Historic District neighborhood, which reflect the architectural styles prevalent in Florida from the 1870's through the 1930's. The proposed new construction should be compatible with the house and the district in general in order to maintain the ambience of the district.

3. The difficulty or impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The structure could be reproduced with a similar design, texture, materials, and details.

4. Whether the building, structure, or object is one of the last remaining examples;

The structure is not one of the last remaining examples of its type.

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

This petition involves the demolition of the accessory structure and replacement with a structure in the same footprint, with the same use on the ground floor and an addition for a guest room on the second story addition. The design includes historical details that would be compatible with the principal structure on the property.

6. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The structure is not in good condition but is not in danger of collapse.

7. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The structure would need extensive renovation in order to be capable of earning a reasonable economic return on its value.

The staff's recommendation for approval is based on the following:

The proposed new construction was reviewed in accordance with the 12 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines (see Exhibit 1). Staff's responses to each of the criteria are shown in bold beneath the criteria.

1. Rhythm of the street.

Compatible. Staff finds that the proposed new structure is being built on the original footprint of the existing contributing structure and that the placement on the lot retains the same position relative to the street, thus maintaining the rhythm.

2. Setbacks.

Compatible. Staff finds that the proposed new structure maintains the original side and rear setbacks and maintains the same placement on the lot relative to the street.

The applicant has completed an *Application for Administrative Modification* (see Exhibit 2) as required by City of Gainesville Land Development Code Sec. 30-4.28.D.2., *Modification of dimensional requirements*. The parcel is zoned RSF-1, which requires a side interior setback of 7.5 feet and a rear setback of 7.5 feet for an accessory structure. A modification of both setbacks to 5-feet is appropriate with the historic development pattern in the district and would match the setback for the existing contributing structure.

3. Height.

Compatible. The proposed structure adds a second story to the single-story profile of the original building. The RSF-1 zoning district does allow a maximum building height of 3 stories. Staff finds that the new structure is in accordance with the zoning requirements and is in a less visible location on the lot where the additional height is less visible from the right-of-way.

4. Roof forms.

Compatible. Staff finds that the proposed roof style and material including the same roof pitch with roof shingles matches the roof on the original contributing structure and is consistent with the neighboring property roofing styles.

5. Rhythm of Entrances and Porches.

Compatible. Staff finds that the proposed structure maintains the same relationship of the garage door entry to the street.

6. Walls of Continuity.

Compatible. As the proposed structure is to be constructed within the original footprint, there is no change along the street frontage.

7. Scale of Building.

Compatible. The proposed new building is in the same footprint as the existing structure with an additional floor. Staff finds that the size of the proposed new building and its massing are compatible with the contributing principal structure.

8. Directional Expression.

Compatible. Staff finds that the orientation of the proposed structure to the street (front facing) is consistent with the current contributing structure at the site.

9. Proportion of the front facade.

Compatible. Staff finds that the width of the building relative to the height of its front elevation is in keeping with the context of neighboring properties.

10. Proportion of Openings.

Compatible. Staff finds that the garage door opening at the front façade is in keeping with the original contributing structure and surrounding properties.

11. Rhythm of Solids to Voids.

Compatible. The rhythm and ratio of solids and voids of the new building is compatible with facades (expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

12. Details and materials.

Compatible. Staff finds that the proposed materials (vertical wood siding) is compatible in the neighborhood context and that the shingle roofing material is acceptable in the historic setting.

RECOMMENDATION

Staff recommends approval of the application with the conditions that:

1. The HPB concurrently approve the Administrative Modification to reduce the side and rear setback from 7.5 feet to 5 feet.
2. Provide slightly updated elevations to show the new wall materials for the first floor garage area.

LIST OF EXHIBITS:

<u>Exhibit 1</u>	City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines</i>: Demolition; Auxiliary Structures; and Design Guidelines for New Construction
<u>Exhibit 2</u>	COA Application
<u>Exhibit 3</u>	Application for Administrative Modification
<u>Exhibit 4</u>	Letter and Pictures of Condition of CMU Blocks
<u>Exhibit 5</u>	Approved Certificate of Appropriateness HP-15-80
<u>Exhibit 6</u>	Floor Plans & Elevations
<u>Exhibit 7</u>	Staff Report HP-15-80 with Original Exhibits

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

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

Demolition

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.*

Demolition is an important issue in historic districts. The main reasons for demolition are institutional and commercial expansion, and condemnation by cities, principally due to fire damage and deterioration.

Demolition exerts a negative impact on historic districts. In many historic districts, zoning, land-use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape leaves a conspicuous void, or the replacement is usually insensitive to the existing historic context.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of significant later additions to historic buildings.

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or nonsignificant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

Recommended

1. Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
2. Retain the historic relationship between buildings and landscape and streetscape features.
3. Remove nonsignificant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Not Recommended

1. Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
2. Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
3. Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

Staff Approval Guidelines

Staff can approve demolition requests meeting the following conditions:

Selective removal on non-contributing additions, features, or materials that have obscured historic elements;

The structures are shown to be non-contributing axillary structures, garages or carports.

Board Approval Guidelines

Historic or contributing structures in an advanced state of deterioration can be demolished if evidence is presented showing that rehabilitation is unfeasible.

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.

Design Guidelines for New Construction (*Northeast, Southeast, & Pleasant Street Historic Districts*)

Maintaining the Historic Character of the Districts

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

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

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

Defining the Criteria

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

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

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

Each criteria is explained in a text and illustrated with an analytical drawing of selected buildings, streets and lots found throughout the three districts.

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

Recommended

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.

Not Recommended

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

CITY OF GAINESVILLE

every path starts with passion

FLORIDA

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

RECEIVED

STAMP

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

PROJECT LOCATION:

Historic District: NE Residential

Site Address: 630 NE 11th Avenue

Tax Parcel # 10396-000-000

OWNER

Owner(s) Name

Creed Greer

Corporation or Company

Street Address

630 NE 11th Avenue

City State Zip

Gainesville, FL 32601

Home Telephone Number

none

Cell Phone Number

352-215-7199

Fax Number

E-Mail Address

cgreer@ufl.edu

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: \$ 121.50

EZ Fee: \$ 60.75

HP # 18-0019

Contributing Y ☒ N ☐

Zoning RSE-1

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks

Y ☒ N ☐

☐ 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

Michael G. J. J.

NOV 02 2018

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

Carol Ann

Digitally signed by Carol Ann
DN: cn=Carol Ann, o=University Writing Program,
ou, email=carolann@ufl.edu, c=US
Date: 2018.10.25 10:00:00 -0400

Applicant or Agent

Date 10/25/18

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.

Existing structures include a house and an unattached garage. The garage has Ocala block corners with cinder block on the back and sides. A gable end faces the street. Cinder block is in poor condition with cracks caused by the shifting or subsidence of the slab, which is below grade and does not have a footer.

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 application is an amendment to HP-15-80, which was approved on 1/5/16 with the stipulation that "if it is not possible to retain the contributing portion of the garage, the applicant shall return to the Historic Preservation Board to amend this petition to include demolition." The original plan was to build a second story on the existing garage, but the absence of a footer and the poor condition of the existing cinderblock walls make that plan unfeasible.

The new plan is to demolish the current structure and rebuild the garage, on the existing footprint, with the second story guest room above, as in the original plan. The lower story will be built out of cinderblock and concrete brick mimicking the existing structure. The siding of the second story will match the siding of the existing gable ends.

Windows will match those of the house as closely as possible, including casement style and number of lights. Roof will have the same pitch and shingles as the main house.

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.

The plan is to demolish the existing structure and rebuild on the existing footprint. The only significant feature, as described in the original COA, are the corner columns facing the street, which are rounded and made of Ocala block. If the columns cannot be salvaged, replicas will be manufactured to match the house.

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

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 ▪ 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.

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

PROPERTY OWNER AFFIDAVIT

Owners Name:

Creed Greer

Address:

630 NE 11th Ave

Phone:

352 215 7199

Email:

cgreer@ufl.edu

Agent Name:

Doug Nesbit

Address:

1502 NW 6th St

Phone:

352-378-0521

Email:

doug@attentia.com

Parcel No.: 10396-000-000

Acreage: ~ .25

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:

Creed Greer

Printed name:

Creed Greer

Date:

10/26/18

The foregoing affidavit is acknowledged before me this 26 day of October, 2018, by Creed Greer, who is/are personally known to me, or who has/have produced _____ as identification.



NOTARY SEAL

Signature of Notary Public, State of Florida

Mary L. Bassett

RECEIVED

STAMP

001-660-1124 (EZ zone) \$ 121.50

Operator: Michael Hoge

001-660-1125 (EZ Credit) \$ 60.75

Receipt no: 80117

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00119 00630 NE 11TH AVE Greer Addition	Cert of Appropriateness-Single Family/Accessory-EZ	001-660-6680-1124	CHECK	105	\$60.75
Total:					\$60.75

Transaction Date: 11/02/2018

Time: 11:28:37 EDT



PUBLIC NOTICE SIGNAGE AFFIDAVIT

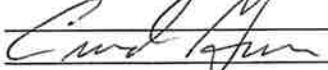
Petition Name HP-18-119

Applicant (Owner or Agent) Creed Greer

Tax parcel(s) 10396-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. 
8. Applicant (signature)

Creed Greer
Applicant (print name)

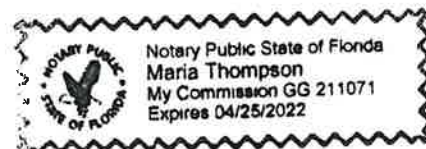
**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 20 day of November, 20 18, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

 Notary Public

My Commission expires: 04/25/2022

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number HP-18-119 Planner Jason Simmons



Greer, Creed <cgreer@ufl.edu>
Re: Notification sign for Petition HP-18-119

o Simmons, Jason A.

You replied to this message on 11/19/2018 5:05 PM.



Greer, Creed



Simmons, Jason A.
Planner I

APPLICATION FOR ADMINISTRATIVE MODIFICATION
Planning & Development Services Department

OFFICE USE ONLY
Petition No. HP-18-00119 Hearing Date: 12/4/18

CHECK ONE: ☒ **Historic District:** NE Residential Historic D ☐ **Individual Listing**

Owner(s) of Record (please print)	Agent Authorized to Act on Owner Behalf
Name: <u>Creed Greer</u>	Name: <u>Doug Nesbit</u>
Address: <u>630 NE 11 Ave</u>	Address: <u>1502 NW 6 St</u>
<u>Gainesville, FL 32601</u>	<u>Gainesville, FL</u>
E-mail Address: <u>cgreer@ufl.edu</u>	E-mail Address: <u>doug@atlantixd.com</u>
Phone: <u>352-215-7199</u>	Phone: <u>352-378-0521</u>
Fax:	Fax:

PROPERTY INFORMATION:

Street address: 630 NE 11 Ave, Gainesville, FL 32601
 Tax parcel no(s): 10396-000-000
 Legal description (may be attached): Elliot/Kengle Add DB J-230 SW 1/4 of BK 5 RG-7 of 3342/0603
 Existing Zoning: RSF-1 Lot size: 100 x 100
 Present use: Single family res. Proposed use: Single family res.
 Present structures (type) and improvements upon the land: House & unattached garage

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)

	Zoning	Land Use	Existing Use
North	<u>RSF-1</u>		<u>Single Family Residence</u>
South	<u>"</u>		<u>Duplex Rental</u>
East	<u>"</u>		<u>Single Family Residence</u>
West	<u>"</u>		<u>Single Family Residence</u>

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

(select only those that apply)

	Required	Existing	Proposed
<input type="checkbox"/> Front, <u>Side</u> , Or <u>Rear</u> Building Setback Line	<u>7.5'</u>	<u>5'</u>	<u>5'</u>
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

Certified Cashier's Receipt

The following information must be collected to demonstrate the foundation for the requested modification as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the administrative modification criteria.

1. Document that the proposed modification(s) will not impact the public safety, health, or welfare of the abutting property owners or the historic district.

Rebuilt garage to occupy existing footprint so
no impact expected

2. Describe the neighboring building patterns or historic development conditions that are consistent with the proposed modification(s).

Proposing an addition to single family residence. Single family
residences to N, E, & W of property. Using materials &
design consistent w/ main dwelling.

3. What particular design elements or composition of the proposed modification(s) contribute to the existing building patterns or historic development of the historic district?

Brick facade on lower story to match house; wood siding
on upper story to match siding on gable ends of house.
Windows to match casement style of house. Roof pitch & material to match
existing house.

4. Affirm that applicable site design requirements such as utilities, stormwater, and access, as per the Land Development Code of the proposed development are in compliance.

Building plan to conform to applicable site design
requirements.

Please continue on additional pages as needed

SIGNATURES

1. (a) I 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.
(b) I 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.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: Cred Greer

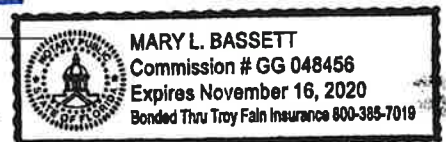
Date: 11/15/18

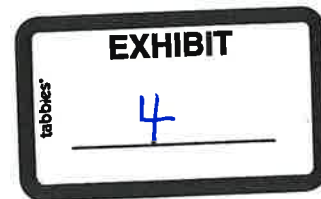
STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me this 15th day of November, 2018,
by (Name) Cred Greer

Mary L. Bassett
Signature - Notary Public

Personally Known ☒ OR Produced Identification (Type) _____





Atlantic Design Homes

1502 NW 6th Street Gainesville, Florida 32601 352.378.0521

November 5, 2018

RE: 630 NE 11 Avenue Garage Renovation/Rebuild (HP 15-00080)

To whom it may concern,

Regarding the garage renovation and addition at 630 NE 11 Avenue, which was reviewed and approved by the Historic Preservation Board as documented in file HP 15-00080, it was determined that the plan will require the demolition of the existing structure. It is unfeasible to build a second story on the existing structure for the following reasons:

- The existing garage is constructed without a footer, which will be required for the planned structure.
- Settling of the existing slab has caused damage to the walls (photographs are included in the amended application) making them structurally unsound for the planned renovation.

The new plan is to demolish most of the existing structure but retain or fabricate new rounded corner columns of brick as described in the previous application (HP 15-00080), which will contribute to the historic character of the building and its coherence with the rounded corners of the main house.

Sincerely,

Doug Nesbit
President / Owner
Atlantic Design Homes

NOV 05 2018









CITY OF GAINESVILLE

every path starts with a plan
FLORIDA

HIS 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

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT: 334.5022

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), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

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
DEC 3 2015
STAMP

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

Repair ☐ Fence ☐ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: NE Residential
Site Address: 630 NE 11th Ave
Tax Parcel # 10396-000-000

OWNER

Creed Greer
Owner(s) Name

Corporation or Company

630 NE 11th Avenue
Street Address
Gainesville, FL 32601
City State Zip

none
Home Telephone Number

352 215 7199
Cell Phone Number

none
Fax Number

cgreer@vfl.edu
E-Mail Address

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 AT PLANNING COUNTER)

Fee: \$ 115.25

EZ Fee: \$ —

HP # 15-80

Contributing Y ☒ N ☐

Zoning RSE-1

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Received By Sal Camella

Date Received 12-3-15

Request for Modification of Setbacks

Y ☐ N ☒

- ☐ 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

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 -15-80 AT THE January 5, 2016 MEETING. THERE WERE 8 MEMBERS PRESENT.

THE APPLICATION WAS Approved BY A 7-0 * VOTE, SUBJECT TO THE FOLLOWING CONDITIONS: *(Student member has no vote)

If it is not possible to retain the contributing portion of the garage, the applicant shall return to the Historic Preservation Board to amend this petition to include demolition. Additionally, the HPB would then need to vote on changing the auxiliary structure's contributing status.

The basis for this decision was:

The materials to be used would match the existing structure, including vertical wood siding for the second story addition, windows that will match the contributing structure in material and design, and the same roof pitch with roof shingles to match those on the contributing home.

Chairperson _____

Date 5 Jan '16

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.

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.

Existing structures include a house and unattached garage. The garage has ocala blocks corners with cinder blocks on back and sides. A gable end faces the street. Cinder block is in poor condition and slab is below grade.

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.

The plan is to build a second story guest room above the existing garage. Footprint will not change.

Siding of second story will match the siding of the gable ends. Windows will match those of the house as closely as possible, including casement style and number of lights.

Roof will be same pitch as house and shingled like the house.

DEMOLITIONS AND RELOCATIONS

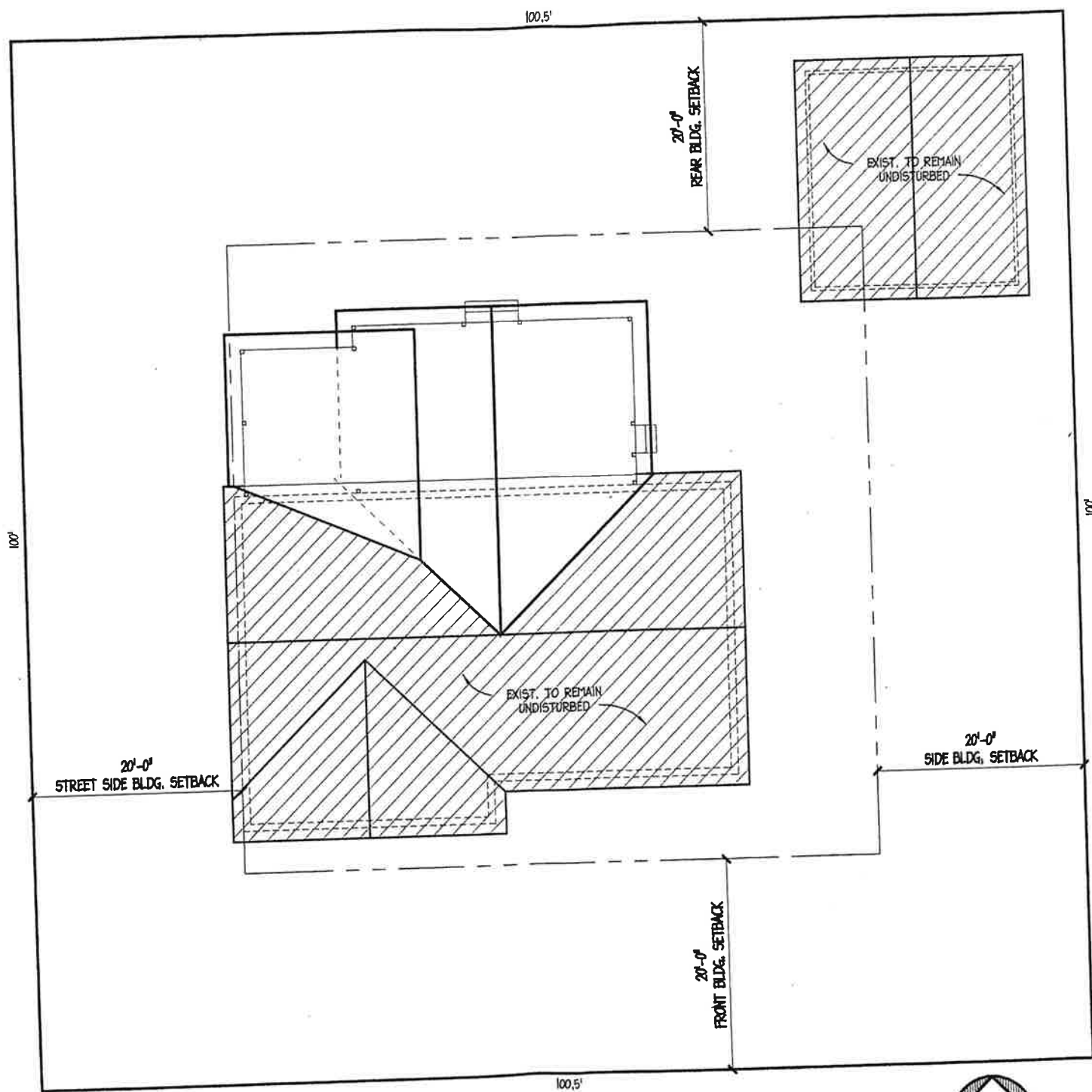
Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures 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.

The plan is to use the existing structure if possible. The only significant feature of the existing structure are the corner columns, which are made of ocala blocks matching the house.

MODIFICATION OF EXISTING ZONING REQUIREMENTS.

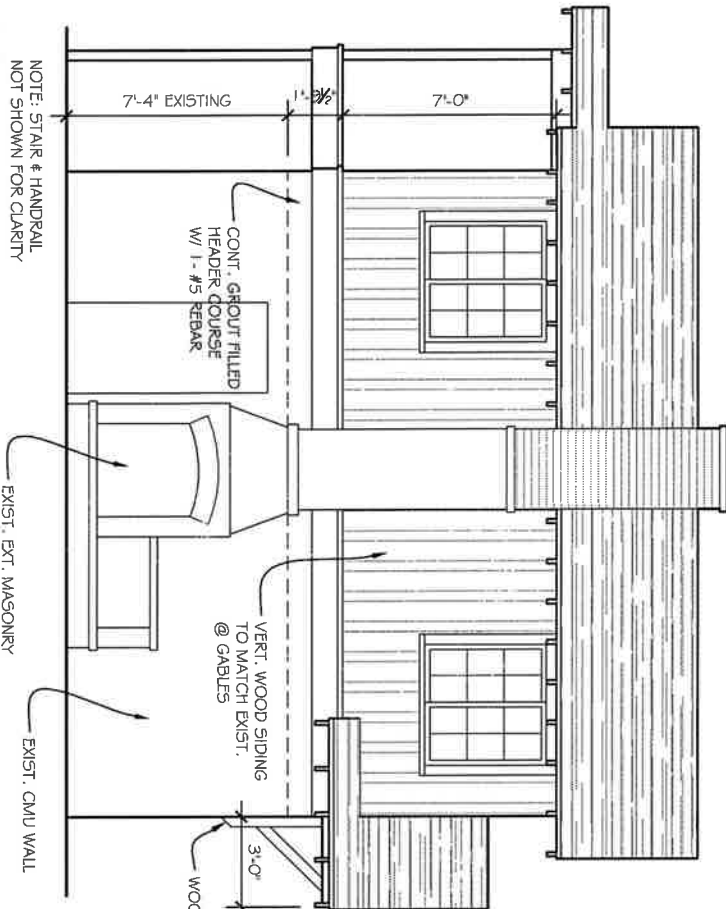
Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

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

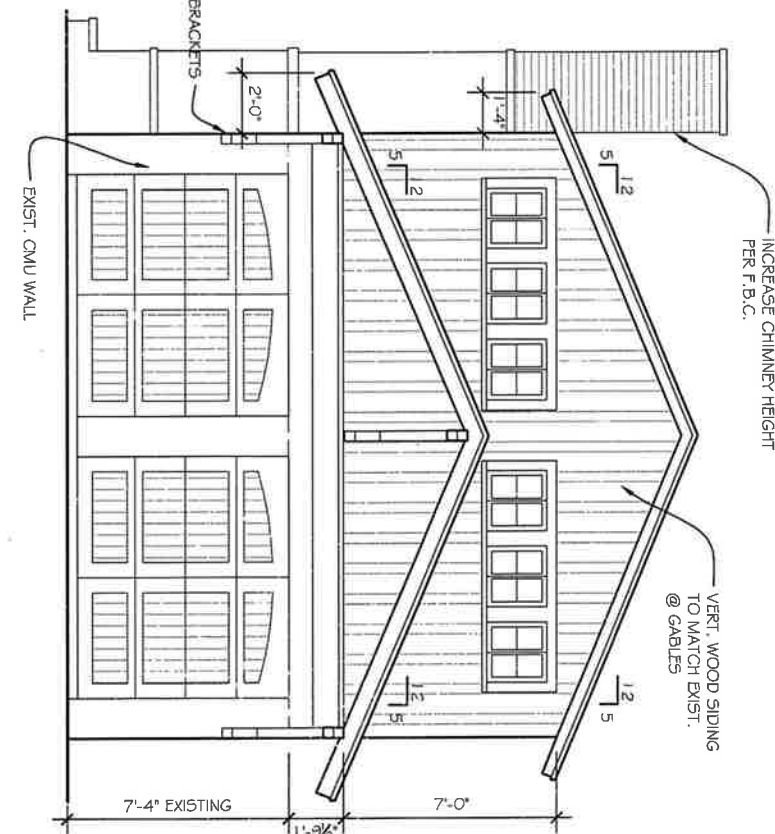


SITE PLAN

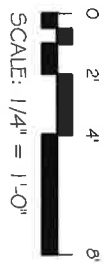


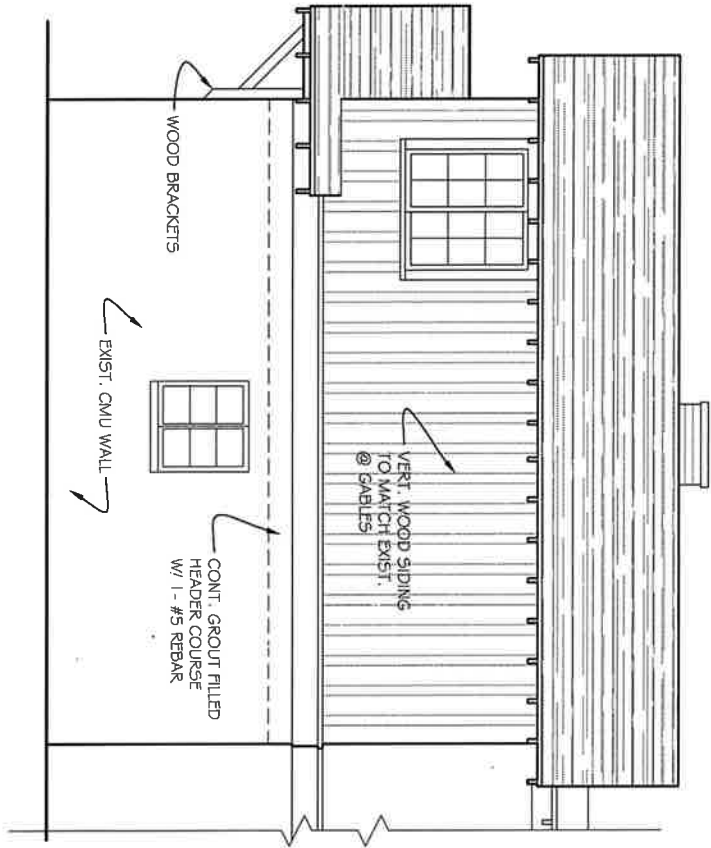


2 WEST ELEVATION
1/4" = 1'-0"

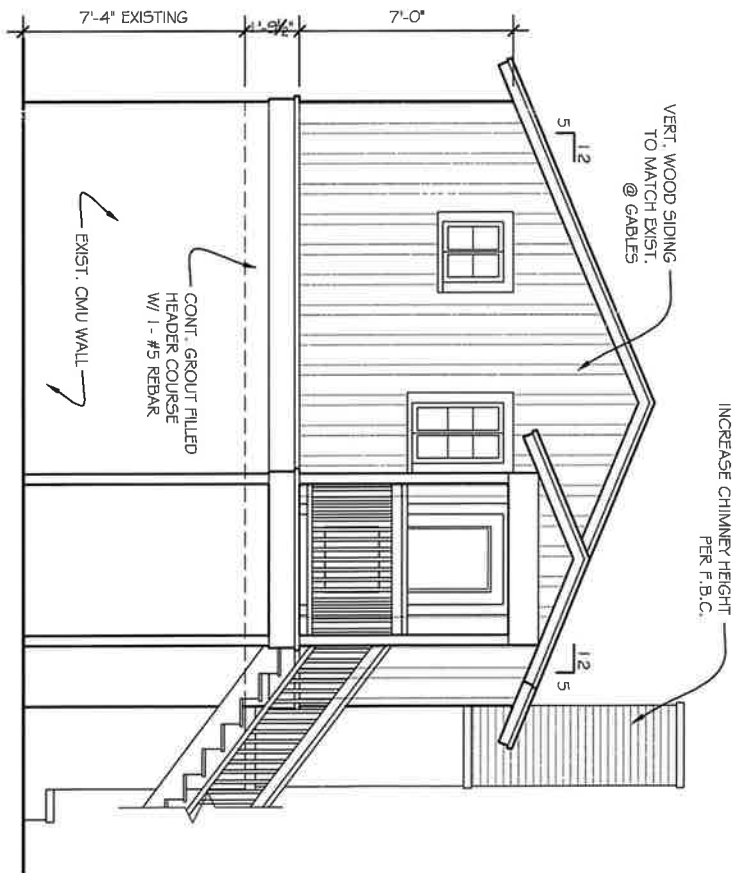


1 SOUTH ELEVATION
1/4" = 1'-0"





4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



OF X

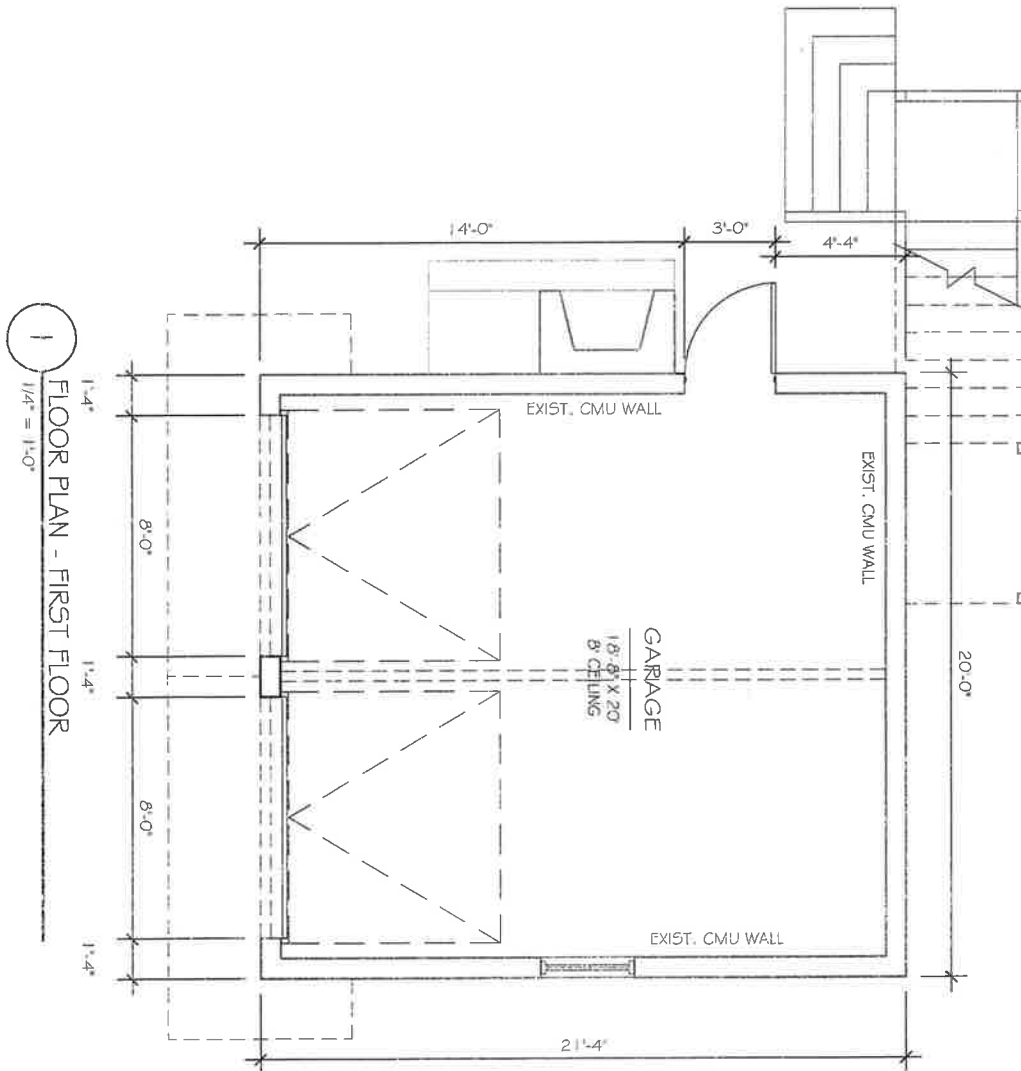
SHEET

GREER RESIDENCE - GARAGE
FOR CREED GREER
630 NE 3RD AVENUE
GAINESVILLE, FL 32601

DATE:
10/30/15
REVISION:
N/A

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601 - (352) 317-8282

NOTICE: This drawing is a
preliminary design and
should not be used for
construction without the
written approval of the
designer. The designer
accepts no liability for
any errors or omissions
in this drawing.



OF X

SHEET

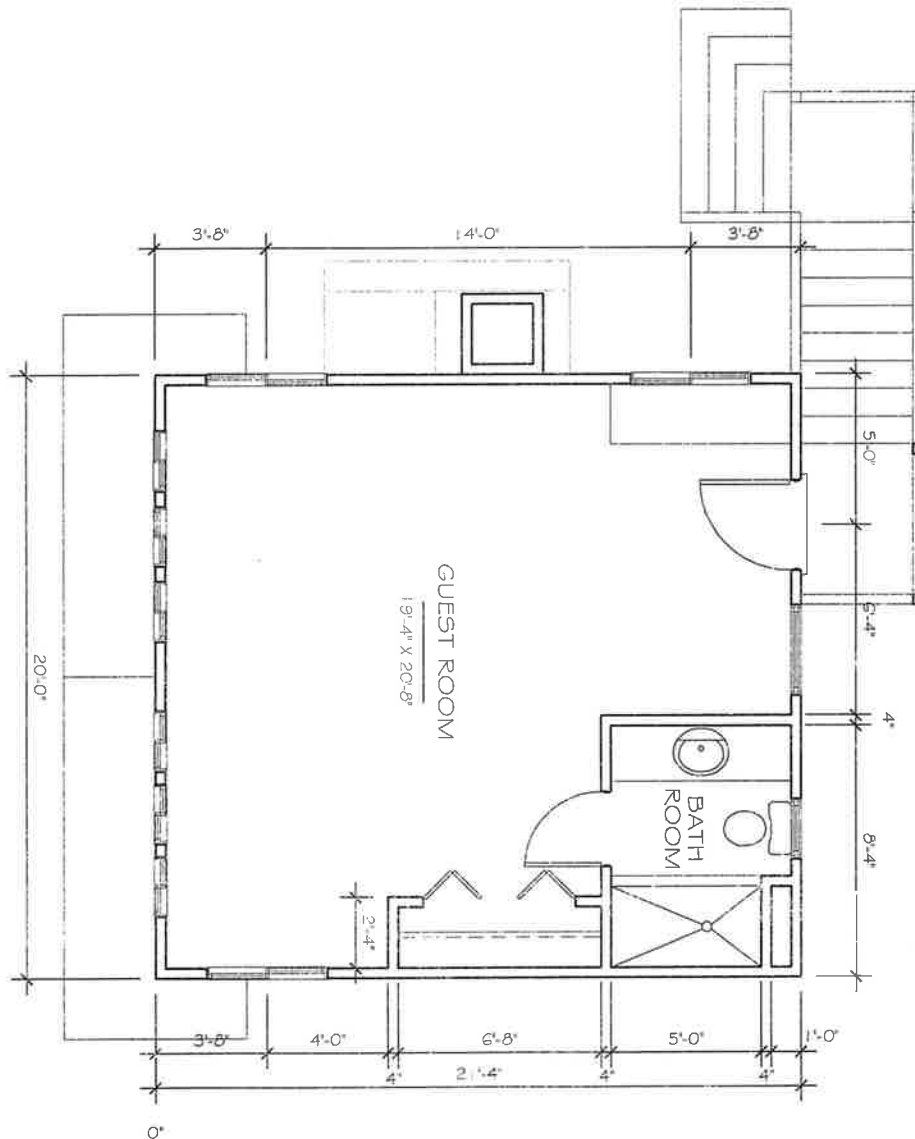
GREER RESIDENCE - GARAGE
FOR CREED GREER
630 NE 3RD AVENUE
GAINESVILLE, FL 32601

DATE:
10/30/15
REVISION:
N/A

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601 - (352) 317-8282

NOTES: This drawing is a
preliminary design and
should not be used for
construction without the
approval of the designer.
The designer is not
responsible for the
accuracy of the
information provided
by the client.

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



OF X

SHEET

GREER RESIDENCE - GARAGE
FOR CREED GREER
630 NE 3RD AVENUE
GAINESVILLE, FL 32601

DATE:
10/30/15
REVISION:
N/A

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601 - (352) 317-8282

100% The drawings are
not to be used for
any other purpose
without the written
consent of John Barrow
Associates, Inc.

TO: Historic Preservation Board **Item Number: 5**

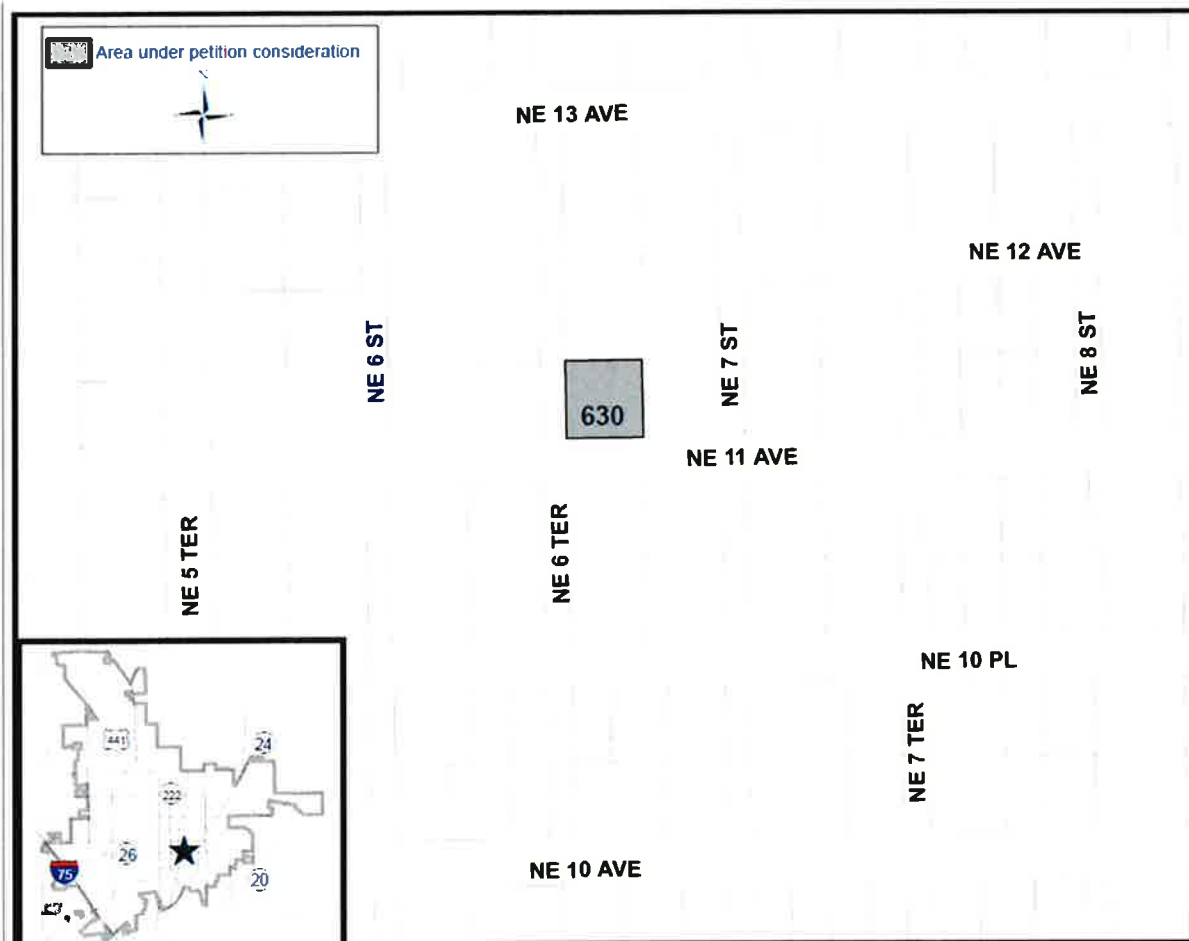
FROM: Planning & Development Services Department **DATE:** January 5, 2016
Staff

SUBJECT: Petition HP-15-80. Creed Greer, owner. Addition of a second story to an auxiliary structure. Located at 630 NE 11th Avenue. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-15-80 with the following conditions:

1. *If it is not possible to retain the contributing portion of the garage, the applicant shall return to the Historic Preservation Board to amend this petition to include demolition. Additionally, the Board would then need to vote on changing the auxiliary structure's contributing status.*



Project Description

This contributing garage was built along with the contributing home in 1950. Ocala block is featured on both the home and garage. This proposed project would create a guest suite by adding a second floor to the existing garage. The suite will be approximately 450 square feet in size and will not change the footprint of the existing garage. The suite will be accessed by an exterior stair along the north elevation. This addition will not contain a kitchen and is not intended to be used as an additional unit for rental purposes. The materials used would match the existing structures. Vertical wood siding, similar to what is already on the gable ends, would be used on the second story. The windows will match the contributing structure in material and design. The roof will have the same pitch and will be shingled to match those of the contributing home. The chimney on the existing exterior fireplace located on the west elevation would also be extended to meet code requirements.

Discussion

Although this project proposes adding a second story to the existing contributing garage, it has been noted that the slab is below grade and the CMU blocks that make up the walls of the garage are in poor shape. If it is not possible to retain this portion of the building, the applicant will need to return to the Historic Preservation Board to amend this petition to include demolition. Additionally, the Board would then need to vote on changing the auxiliary structure's contributing status.

Basis for Staff Recommendation

HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES
Gainesville, Florida – *Porte Cocheres and Garages*

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.

Porte cocheres and detached garages are visible expressions of the impact of the automobile on historic buildings in Florida. Much of Florida developed after mass production of the automobile. As a result, porte cocheres and garages are often an integral part of the original design of historic buildings. In some instances, garages were added as an afterthought and lack significant design quality and materials. Where they are less than fifty years old or insignificant, they can be selectively removed, if necessary.

Recommended

1. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
2. Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.
3. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

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 hand rails, balusters, columns, brackets, and roof decorations.
3. Enclosing porte cocheres, garages, and steps in a manner that destroys their historical appearance.

Staff Approval Guidelines

Staff can approve porte-cocheres, garages and carports that meet the italicized conditions:

In the case of contributing garages, porte-cocheres and carports, staff can approve rehabilitations that are compatible with the original structure;

Structures do 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 yard of 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 similar to principal building.

Board Approval Guidelines

Enclosing of carports or porte-cocheres to gain additional space may be approved on a case-by-case basis provided new additions are not feasible. A proposal for enclosure must not detract from the overall design of the structure and use compatible materials and design. The enclosure must be distinguished from the original structure.

Garages are well-suited for adaptive use because they already have most building features. The typological integrity of the garage should be maintained in adaptive use projects.

Respectfully submitted,

Ralph Hilliard
Planning Manager

Prepared by:

Salvatore J. Cumella

List of Exhibits

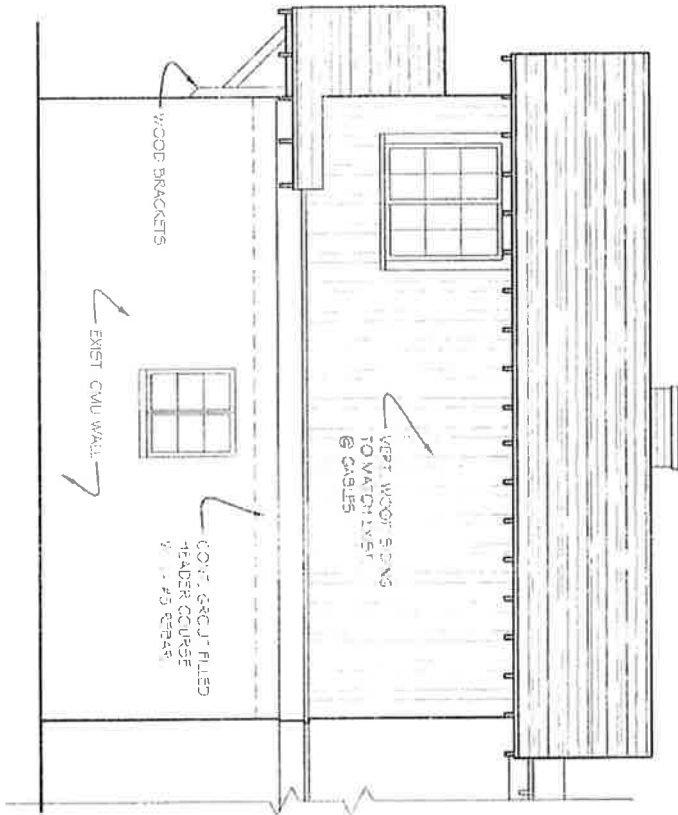
- | | |
|------------------|---|
| Exhibit 1 | Elevations & Site Plan |
| Exhibit 2 | Photos |
| Exhibit 3 | Florida Master Site File (8AL3432) |
| Exhibit 4 | Application |

2. The following steps should be followed in the case of a fire in the laboratory:

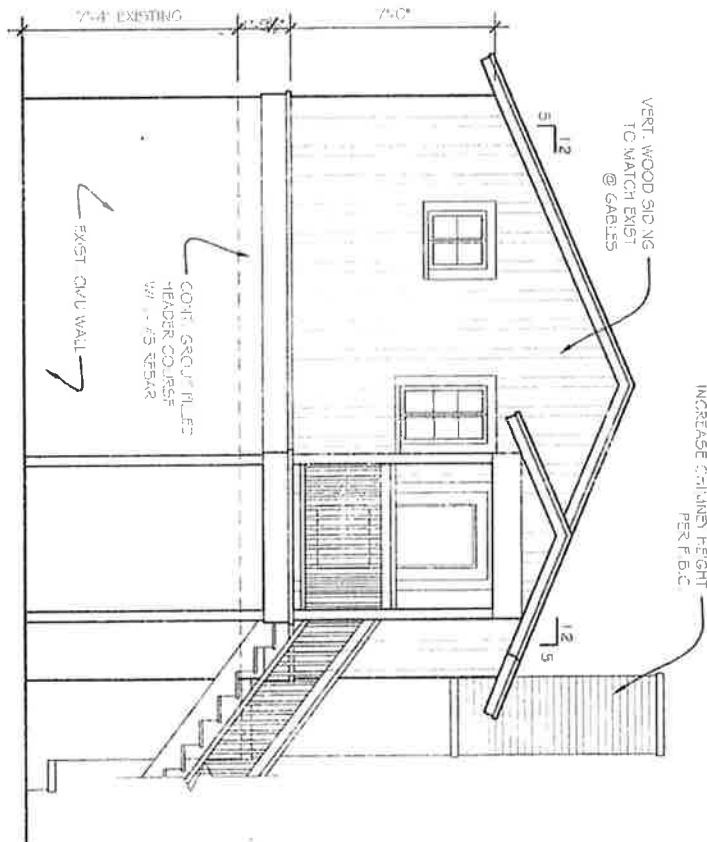


605012
04/05/20
242

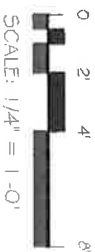
C. 2.



4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



OF X

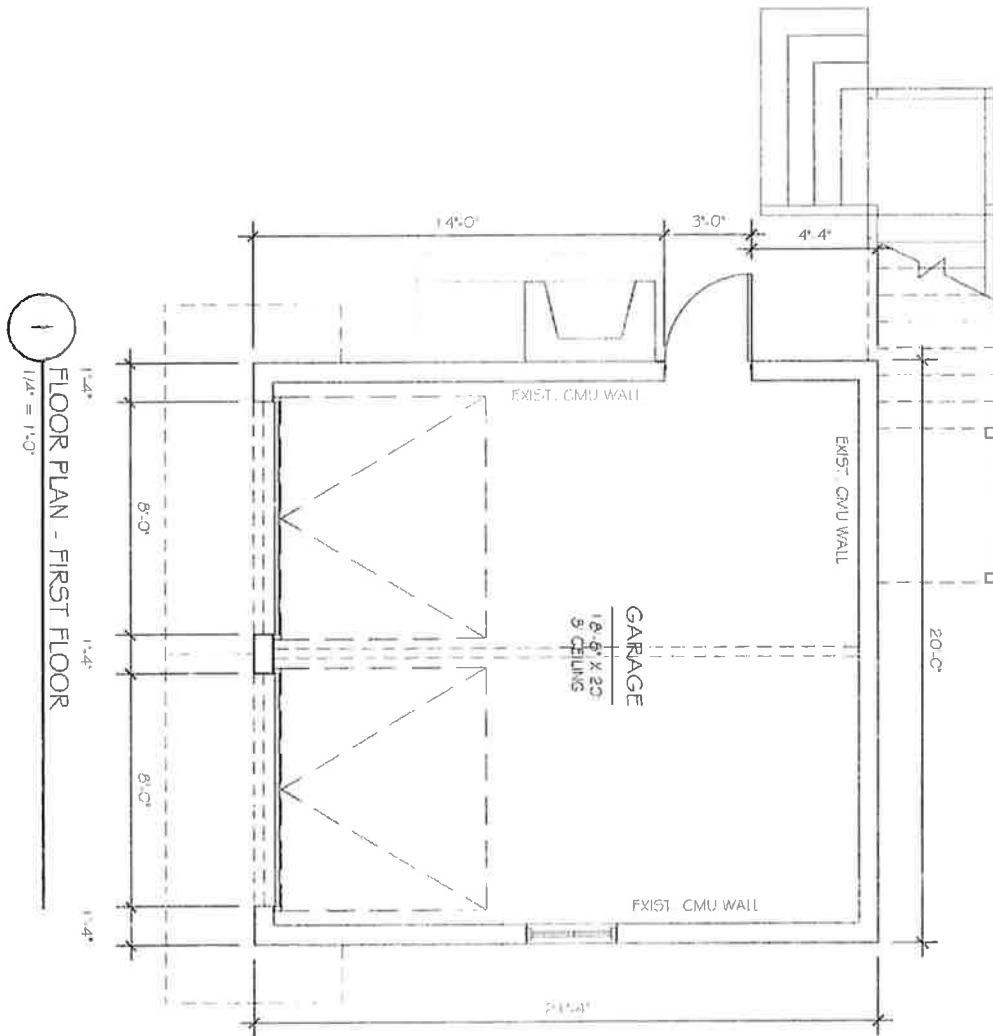
SHEET

GREER RESIDENCE + GARAGE
FOR CREED GREER
630 NE 3RD AVENUE
GAINESVILLE, FL 32601

DATE: 10/30/15
REVISED: N/A

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601 - (352) 317-0282

NOTED: SEE SHEET 101 FOR
GENERAL NOTES AND
SPECIFICATIONS
FOR THE GREER RESIDENCE + GARAGE



OF X

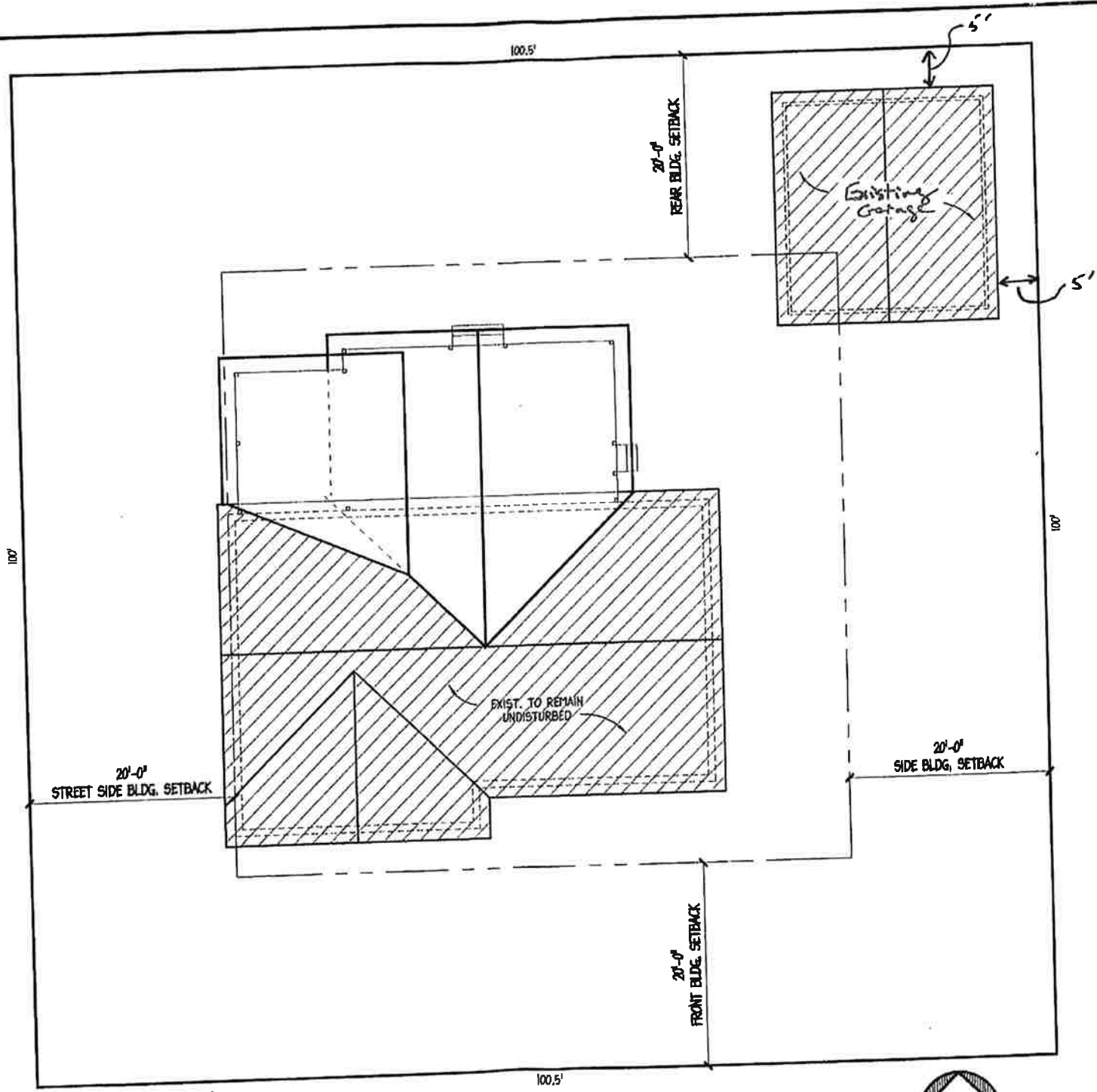
SHEET

GREER RESIDENCE - GARAGE
FOR GREED GREER
630 NE 3RD AVENUE
GAINESVILLE, FL 32601

DATE
10-30-15
REVISED
1-2

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601 - (352) 317-8282

THIS DOCUMENT IS A
PROPERTY OF JOHN R. BARROW
AND SHOULD BE KEPT IN THE
OFFICE OF THE DESIGNER.
IT IS NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
THE DESIGNER.



SITE PLAN



Exhibit 2



Google earth

feet
meters

10

4

Google earth















HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 3432
Recorder #
Field Date Summer 1996
Form Date January 1997

☒ Original
☐ Update

SITE NAMES (addr. if none) 630 NE 11th Ave [MULT. LIST. #8]
SURVEY Northeast Historic District Expansion [SURVEY #]
NATIONAL REGISTER CATEGORY building structure ☒ district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 630 NE 11th Avenue
CROSS STREETS nearest/between
NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY Alachua County TAX PARCEL # 10396
SUBDIVISION NAME Elliot & L. Engles BLOCK 5 R7 LOT NO. 11
OWNERSHIP private-profit priv-nonprofit priv-indiv ☒ priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park)
ROUTE TO

Exhibit 3

MAPPING

USGS 7.5' MAP NAME Gainesville, FL East
TOWNSHIP 9S RANGE 20E SECT. 33 1/4 3852 1/4
M: ZONE 16 17 EASTING 111101
MAP OR OTHER MAP (Map's name, location) PB A-181 Cit

DESCRIPTION

STYLE Early Ranch EXTERIOR PLAN Gable, Front, wing STORIES 1
STRUCTURAL SYSTEMS masonry
FOUNDATION: Types stem wall Materials Ocala block
EXTERIOR FABRIC Ocala block
ROOF: Types intersecting gables Materials asphalt
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials brick LOCATIONS center
WINDOWS (types, materials, and placements) picture window with casements east of entry;
on gable wing, paired 4 pane casement windows; paired 4 pane casement windows
east of picture window
MAIN ENTRANCE (stylistic details) decorative iron porch supports
PORCHES: #open x #closed #incised Locations front, center
Porch roof types integral with gable wing
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: excellent ☒ good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y ☒ n (No-explain; yes-attach!)
Artifacts or other remains no surveys or sites have been conducted in neighborhood

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1948 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ Residential _____
 PRESENT USES (give dates) _____ Residential _____
 OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info
 Individually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. info
 Potential contributor to NR district? ☒ yes ☐ no ☐ insuff. info

Local Designation Category
District

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. 3NE-NC 21

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville
Box 490 Station 11 Gainesville, FL 32602 (352) 334-5022

FOR DETAILED INSTRUCTIONS: Guide to the 1992 Historic Structure Form of the Florida Site File.

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY*	y	n	pe	ii	Date
		SHPO-NR ELIGIBILITY*	y	n	pe	ii	Date
DELIST DATE		LOCAL DESIGNATION*					Date
		Local office					Date

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE

**630 NE 11th Avenue
Elliot & L Engles Subdivision**

NARRATIVE

The gable front and wing structure is comprised of Ocala block siding and has paired casement and picture windows which embody the Ranch style. The Elliot and L Engles subdivision is characterized by swales and a mature tree canopy. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

Elliot and L Engles subdivision is characterized by two distinct geographic areas -- the westernmost being included in the proposed expansion to the Northeast Residential Historic District. This section is distinguished by its rough metalled roads, swales and heavily wooded lots which give it a rustic quality. The subdividing pattern is typified by wide lots perhaps representing its later development in comparison with Highland Heights.

EXPLANATION OF EVALUATION

Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. The Elliot and L Engles subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 60% were built before 1951. The dwelling retains its essential form and integrity.

St Patricks
Sch

185

ST

NE

16TH

6TH

7TH

33

City
Park

NE

NE

NE

13TH

AVE NE

12TH

GAINESVILLE

NE

10TH

AVE

Shopping
Center

U S Naval
Trainin

176

U S Army Reser
AVE Training Cente

NE

7TH

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

77

City

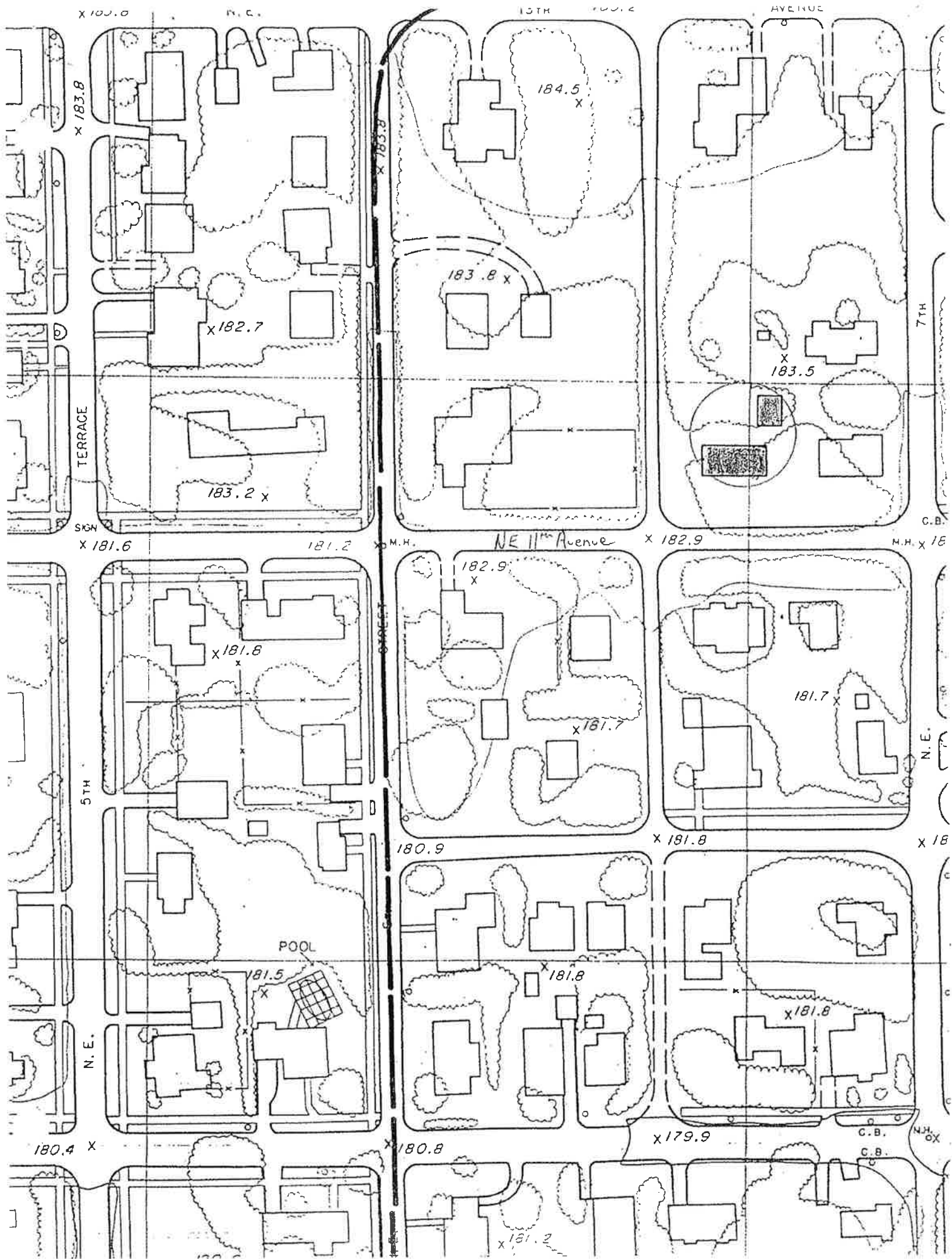
BLVD

NE

3D

Kirby-Smith

NE



CITY OF GAINESVILLE

every path starts with a walk

FLORIDA

PRESERVATION BOARD

COA APPLICATION

REQUIREMENTS

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5022

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), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

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.

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

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

Repair ☐ Fence ☐ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: NE Residential
Site Address: 630 NE 11th Ave
Tax Parcel #: 10396-000-000

OWNER

Creed Greer
Owner(s) Name

Corporation or Company

630 NE 11th Avenue
Street Address

Gainesville, FL 32601
City State Zip

none

Home Telephone Number

352 215 7199
Cell Phone Number

none

Fax Number

cgreer@ufl.edu
E-Mail Address

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

Fee: \$ 115.25

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

EZ Fee: \$

HP # 15-80

Contributing Y ☒ N ☐

Zoning RSF-1

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Received By Sal Camella

Date Received 12-3-15

Request for Modification of Setbacks

Y ☐ N ☒

☐ 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
DEC 3 2015

PAID
STAMP

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 _____ BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

The basis for this decision was:

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.

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.

Existing structures include a house and unattached garage. The garage has ocala block corners with cinder blocks on back and sides. A gable end faces the street. Cinder block is in poor condition and slab is below grade.

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.

The plan is to build a second story guest room above the existing garage. Footprint will not change.

Siding of second story will match the siding of the gable ends. Windows will match those of the house as closely as possible, including casement style and number of lights.

Roof will be same pitch as house and shingled like the house.

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.

The plan is to use the existing structure if possible. The only significant feature of the existing structure are the corner columns, which are made of ocala block matching the house.

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 MONTHLY AT CITY
HALL, 200 EAST
UNIVERSITY AVENUE,
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 12/3/15
Date _____

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 in sets of 10 on paper no larger than 11" x 17". One large format set may also be requested if details are not legible.

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. (1 full size set, as requested and 10 reduced sets on 11" x 17" or smaller is required for a board approval project.)	<input type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	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. (1 full size set, as requested and 10 reduced sets on 11" x 17" or smaller is required for a board approval project.)	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes 			
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. The format for photos shall be 3" x 5", or 4" x 6" colored or black and white prints, with the name of owner and address of structure on back of picture. (10 sets) (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"/>

Operator: Forrest Eddleton

Receipt no: 51200

Item	Description	Account No	Payment	Payment Reference	Paid
HP-15-00080 00630 NE 11TH AVE Creed Addition	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	263	\$115.75
Total:					\$115.75

Transaction Date: 12/03/2015

Time: 09:40:17 EST

