



**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:

March 05, 2019

ITEM NO:

1 under New Business

PROJECT NAME AND NUMBER:

HP-19-00014, 717 NE 3rd Avenue

APPLICATION TYPE:

Quasi-Judicial: Construct a wall on western
and part of southern property line

RECOMMENDATION:

Staff recommends approval of the application
with the condition that the wall has a stepped
transition from 6 feet to 10 feet.

CITY PROJECT CONTACT:

Jason Simmons

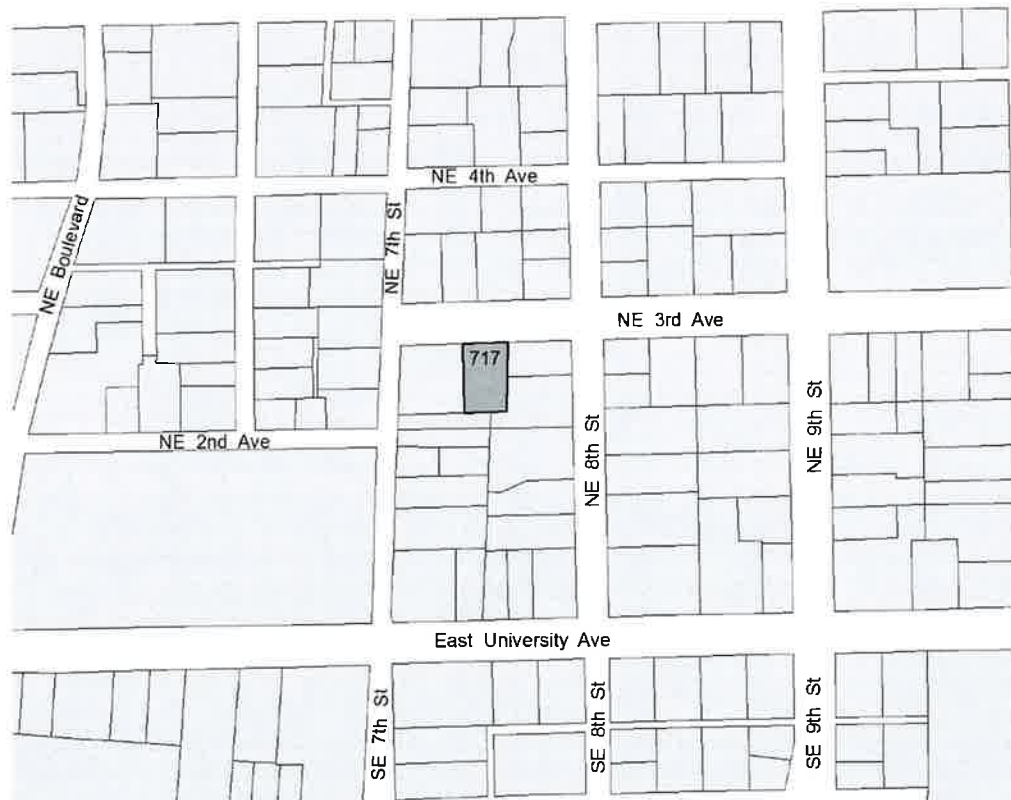


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Anthony Ackrill
Property Owner(s): Anthony Ackrill

SITE INFORMATION:

Address: 717 NE 3rd Avenue
Parcel Number(s): 11920-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 2
Historic District: Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1928 (ACPA)

PURPOSE AND DESCRIPTION:

Anthony Ackrill, owner. Certificate of Appropriateness for the construction of a ten foot high concrete block wall on the west property line adjacent to commercial property. Located at 717 NE 3rd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located at 717 NE 3rd Avenue. The contributing structure was built in 1928 according to the Alachua County Property Appraisers Office. The property is zoned Urban 2 and is approximately 0.32 acres in size. The building is a contributing structure to the Northeast Residential Historic District. The existing house is an approximately 2,300 square foot, two-story house, located towards the front of the property on 3rd Avenue. The house, plus the recently constructed accessory structure in the back yard, are not part of this application since no work is proposed for these structures. There is currently a 6 foot tall wooden picket fence in the backyard.

The adjacent property to the west has been used in recent years as an assisted living facility, a non-conforming use in the Urban 2 zoning district. An assisted living facility is defined in Article II of the City of Gainesville Land Development Code as a facility that provides housing, meals, and one

or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. It is considered a nonresidential use within the Land Development Code. The property also wraps around the rear (south) of the subject property for a distance of approximately 35 feet, and includes a parking lot.

PROPOSED

The applicant is proposing to build a concrete block wall on the west property line beginning at a point approximately 50 feet from NW 3rd Avenue. According to the applicant only the first 25 feet will be slightly visible from the street. This 25 foot section will be 6 feet in height. From the 25 feet point of the west property line and on back to the rear property line for a distance of approximately 100 feet, the wall is proposed to be 10 feet tall. At the rear property line the wall will turn east and run for a distance of approximately 35 feet, with a height of 8 feet. The existing 6 foot tall wooden picket fence in these areas will be removed.

The applicant feels the wall heights that are proposed are necessary for privacy and as a sound barrier due to the nonresidential use of the adjacent property. There is activity on the back side of the assisted living facility that faces the subject property throughout the day, every day, resulting in noise from employees and guests. The guests are not neighbors from the area. A wall less than 10 feet as described would be inadequate because the two adjacent buildings are built up off the ground, resulting in sound and eyes not being stopped by a shorter barrier. The applicant says the property owner of the adjacent property is in full agreement with a proposed 10 foot wall to be built on the shared property boundary. The wall will be placed in between a row of vegetation which is already in place on both properties. The area of the adjacent property that is a parking area that wraps around the rear (south) of the subject property also has a lot of activity, which is why the proposed wall height is 8 feet for approximately 35 feet from the west property line running east along the south property line. Finally, the applicant suggests that the wall can be stepped at the point on the west property line that the height would increase from 6 feet to 10 feet.

The wall would be constructed of concrete block, with an unfinished gray color. Jasmine vine will be planted to grow over and in front of the wall and the existing shrubs, trees and vegetation currently on both sides of the wall will remain in place.

REVIEW

According to the Guidelines, fences and walls in backyards shall be no more than 6 feet in height and constructed of wood or masonry. Anything proposed above that height has to be reviewed by the Historic Preservation Board on a case-by-case basis. The situation is unique in that the residence is adjacent to an existing non-conforming use that has activity throughout the day. The proposed wall would be custom designed for the circumstance, with a decorative cap for the north end of the wall and the option to have a stepped wall height as the wall goes from 6 feet to 10 feet in height. The wall is shown to be a masonry wall using concrete blocks as the building material. The location of the wall within an area of existing vegetation will help to screen the structure from the NW 3rd Avenue right-of-way. The west side of the subject property is not highly visible and the bulk of the wall will primarily be on the rear side yard, adjacent to the assisted living facility. The

proposed 8 foot wall is shown on the rear (south) property line adjacent to a vehicular use area for the facility. The increased wall heights are not shown to be adjacent to any existing residential building. The Guidelines indicate that fences should be coordinated with landscaping elements, meaning that taller fences should be placed adjacent to taller landscape elements. The 10 foot section of wall is shown adjacent to a row of tall Cypress trees that are on the assisted living facility property.

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:

Fences and Garden Walls

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

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

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

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled

prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

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

Recommended

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

Not Recommended

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

Staff Approval Guidelines

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

Constructed of wrought iron, masonry, wood or stucco;

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

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

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

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

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

Comply with the AASHTO Standards.

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

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

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

Board Approval Guidelines

None required if all conditions are met.

RECOMMENDATION

Staff recommends approval of the application with the condition that the wall has a stepped transition from 6 feet to 10 feet.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | COA Application |
| <u>Exhibit 2</u> | Site Plan & Wall Construction Detail |
| <u>Exhibit 3</u> | Aerial & Photographs |



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

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

PROJECT LOCATION:

Historic District: DUCK POND
Site Address: 717 NE 3 AVE
Tax Parcel # 11920-000-000

OWNER

Owner(s) Name
ANTHONY ACKRILL
Corporation or Company

Street Address
717 NE 3 AVE
City State Zip
GAINESVILLE FL 32601
Home Telephone Number
352-395-7569
Cell Phone Number
284-7873

Fax Number

E-Mail Address
AACKRILL@yahoo.com

APPLICANT OR AGENT

Applicant Name
SAME AS OWNER
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 # 19-00014
Contributing Y ☒ N ☐
Zoning Urban 2
Pre-Conference Y ☒ N ☐
Application Complete Y ☒ N ☐
Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks
Y ☐ N ☒

Received By Jason Simmons
Date Received 1/30/19

- ☐ 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

JAN 30 2019

STAMP

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

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

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

CERTIFICATION

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

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

SIGNATURES

Owner

Applicant or Agent

Date

Date

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.

STRUCTURE #1 SINGLE FAMILY HOME 2 STORY WOOD
FRAME BUILT 1928

STRUCTURE #2 STUDIO WORKSHOP IN BACK YARD
WOOD FRAME BUILT 2018

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.

A CONCRETE BLOCK WALL TO BE BUILT ON THE WEST PROPERTY LINE. THE WALL WILL BEGIN APPR. 50' IN FROM THE STREET AND ONLY THE FIRST 25' WILL BE SLIGHTLY VISIBLE. THIS FIRST 25' SECTION WILL BE 6' TALL. THE REST OF THE WALL, RUNNING ALL THE WAY TO THE REAR OF THE PROPERTY WILL NOT BE VISIBLE FROM THE STREET. THIS PORTION (APPR. 100') WILL BE 10' TALL. AT THE REAR OF THE PROPERTY THE WALL WILL TURN EAST AND CONTINUE ON THE SOUTH PROPERTY LINE FOR 35'. THIS SECTION WILL BE 8' TALL. THE WALL IS NEEDED FOR PRIVACY AND AS A SOUND BARRIER DUE TO THE ADJACENT PROPERTY BEING COMMERCIAL PROPERTY. THERE IS ACTIVITY ON THE BACK SIDE OF THE BUSINESS PROPERTY, FACING MY PROPERTY, ALL DAY EVERY DAY RESULTING IN A LOT OF NOISE FROM EMPLOYEES AND GUESTS, ALL OF WHOM ARE STRANGERS AND NOT NEIGHBORS. A WALL LESS THAN 10' TALL WOULD BE INADEQUATE BECAUSE THE 2 ADJACENT BUILDINGS NEXT DOOR ARE BUILT QUITE HIGH OFF THE GROUND, RESULTING IN SOUND (AND EYES) NOT BEING STOPPED BY A SHORTER BARRIER. THE OWNER OF THE ADJACENT PROPERTY IS IN FULL AGREEMENT WITH A 10' WALL BEING BUILT ON OUR SHARED BOUNDARY.

CONTINUED ON BACK

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.

THERE IS CURRENTLY A 6' WOODEN PICKET FENCE
WHICH WILL BE REMOVED.

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.

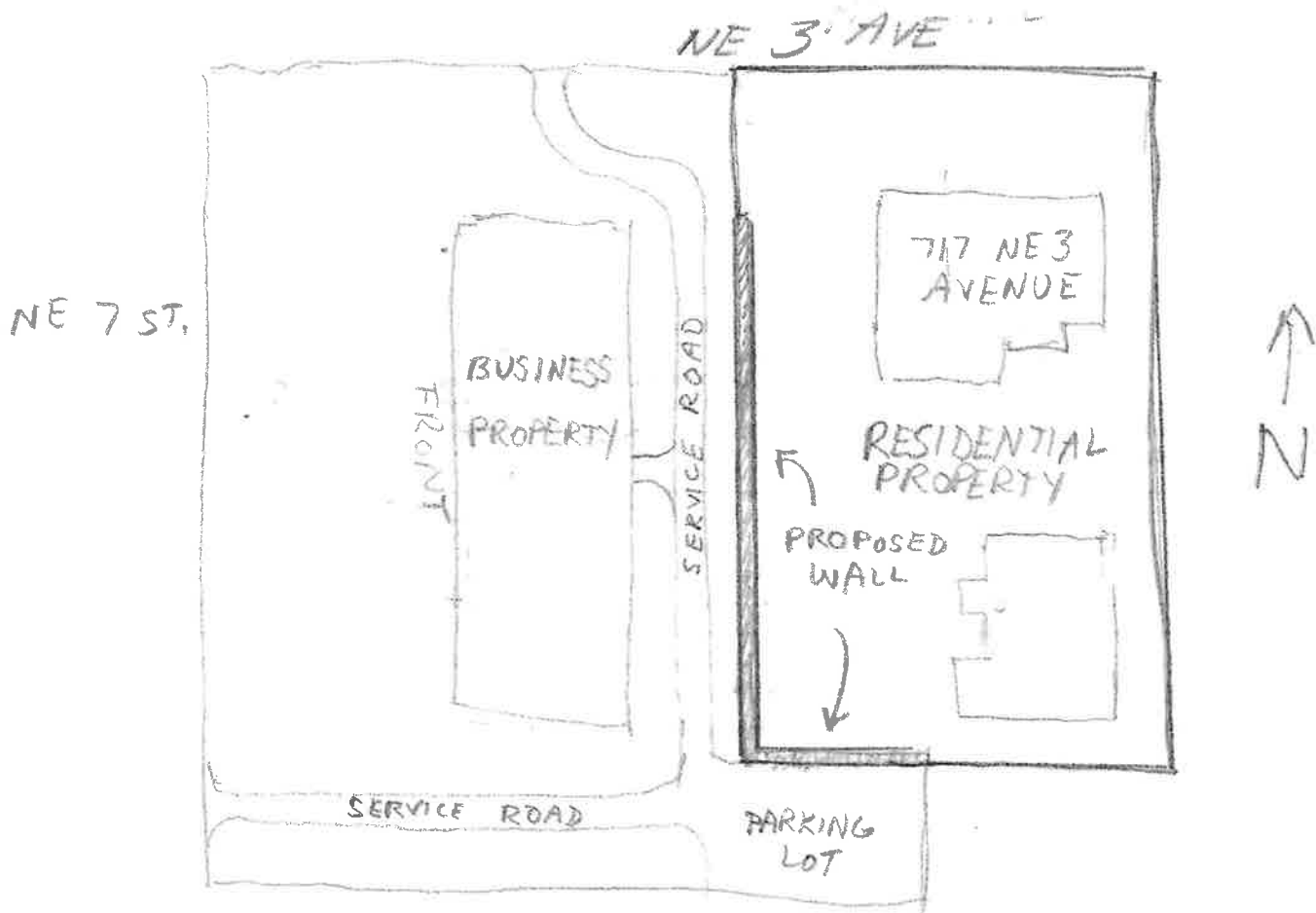
ADDENDUM:

1. THIS WALL WILL BE SANDWICHED ON BOTH SIDES BY VEGETATION WHICH IS ALREADY IN PLACE ON EACH OF THE TWO PROPERTIES.

2. WHERE THE WALL TRANSITIONS FROM 6' TO 10' IT CAN BE "STEPPED" →



3. THE ADJACENT PROPERTY WRAPS AROUND THE REAR OF MY PROPERTY FOR A DISTANCE OF APPR. 35' ON MY SOUTH BORDER. THAT AREA ON THE ADJACENT PROPERTY IS A PARKING LOT WITH A LOT OF ACTIVITY. THAT IS WHERE THE WALL WILL BE 8'



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

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

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

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

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

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	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 checked="" 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. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input 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:

ANTHONY ACKRILL

Address:

717 NE 3 AVENUE

Phone:

352-284-7873

Email:

AACKRILL@YAHOO.COM

Agent Name:

Address:

Phone:

Email:

Parcel No.: 11920-000-000

Acreage: 1/4 ACRE

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:

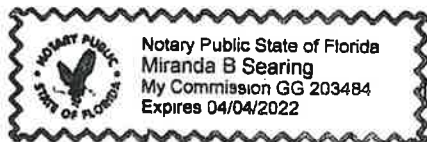
Anthony Ackrill

Printed name:

ANTHONY ACKRILL

Date: 1-30-19

The foregoing affidavit is acknowledged before me this 30 day of January, 2019 by Anthony Ackrill, who is/are personally known to me, or who has/have produced License as identification.



NOTARY SEAL

Miranda B Searing

Signature of Notary Public, State of

Florida

RECEIVED

STAMP

Operator: Michael Hoge

JAN 30 2019

Receipt no: 82323

Item	Description	Account No	Payment	Payment Reference	Paid
HP-19-00014 00717 NE 3RD AVE Akrill Concrete Wall	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$60.75
Total:					\$60.75

Transaction Date: 01/30/2019

Time: 11:50:02 EST





717 NE 3 AVE
N 89 deg 56 min 52 sec W

EXHIBIT

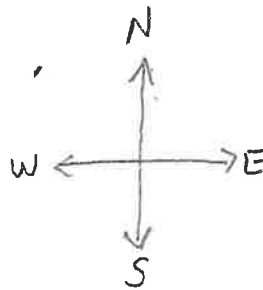
tabbles

2

6' TALL
PROPOSED WALL

10' TALL

717 NE 3 AVE
Existing 2 Story Residential Structure



150'

125'

STUDIO BUILDING
(ACCESSORY STRUCTURE)

8' TALL

35'

N 00 deg 00 min 58 sec E

N 00 deg 00 min 35 sec W

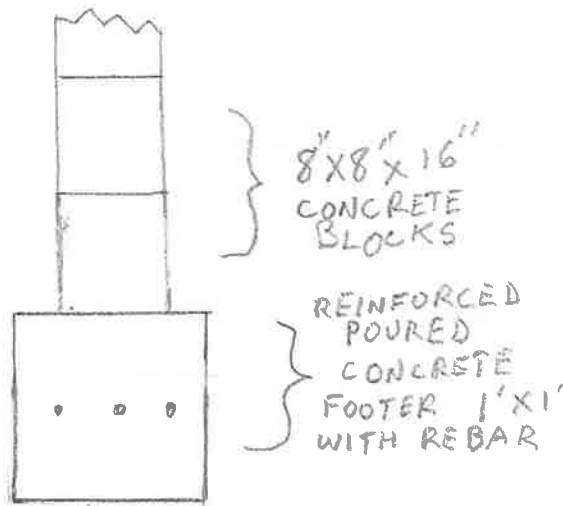


NORTH

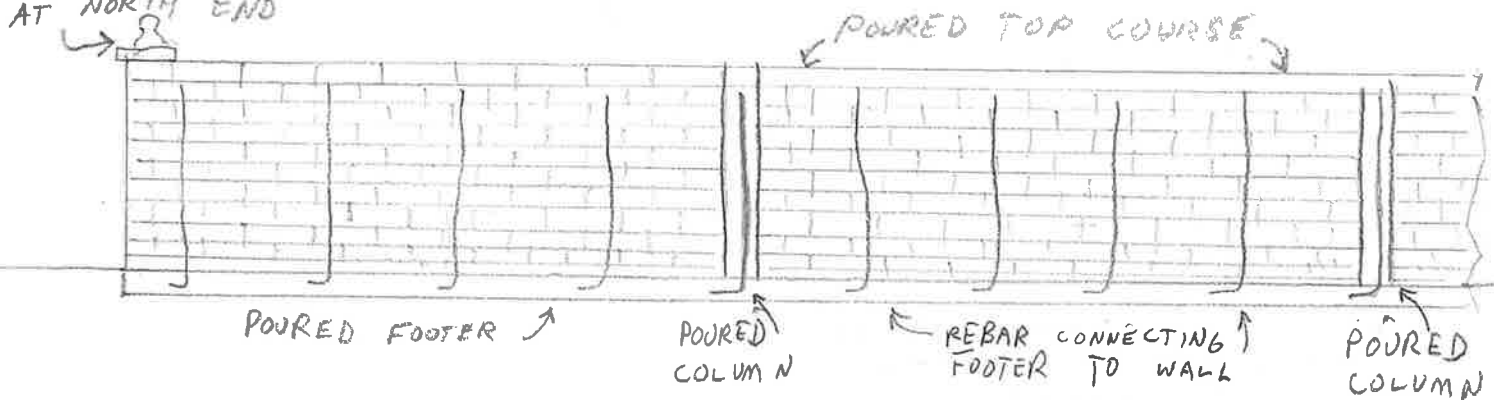


Site Plan
Scale 3/16"

WALL CONSTRUCTION



DECORATIVE CAP
AT NORTH END



CONCRETE BLOCKS WILL BE UNFINISHED GREY.


JASMINE VINE WILL BE PLANTED TO GROW
OVER AND IN FRONT OF THE WALL AND

ALL THE EXISTING SHRUBS, TREES AND VEGETATION
CURRENTLY ON BOTH SIDES OF THE WALL WILL REMAIN
IN PLACE.

Wall @ 717 NE 3rd Avenue

Write a description for your map.

Legend

 717 NE 3rd Ave

tables

EXHIBIT

3

Google Earth

© 2018 Google

80 ft

717 NE 3rd Ave



PHOTO GUIDE

- #1 APPLICANTS PROPERTY LOOKING SOUTH ALONG THE WESTERN PROPERTY LINE, THE WALL WOULD REPLACE THE PICKET FENCE BEHIND THE HEDGE.
- #2 NORTH VIEW OF WESTERN PROPERTY LINE, WALL WOULD REPLACE PICKET FENCE
- #3 REAR VIEW OF ADJACENT COMMERCIAL PROPERTY AND SERVICE ROAD. THE WALL WOULD REPLACE THE PICKET FENCE ON LEFT.
- #4 THE SW CORNER OF APPLICANTS PROPERTY, LOOKING NORTH, AS SEEN FROM ADJACENT PROPERTY, THIS POINT IS 175' SOUTH FROM NE 3 AVE. THE 10' TALL SECTION OF THE WALL WOULD BE ON THE PROPERTY LINE, REPLACING THE PICKET FENCE BEHIND THE PINE TREES, AND THE 8' WALL WOULD BE REPLACING THE WOODEN PRIVACY FENCE ON THE SOUTHERN BORDER OF APPLICANTS PROPERTY
- #5 PARKING AREA ON ADJACENT PROPERTY. YELLOW BUILDING IS INSIDE APPLICANTS PROPERTY, IN REAR, 8' WALL WOULD REPLACE 6' WOODEN FENCE ON SOUTHERN BORDER HERE.
- #6 & #7 LOOKING SOUTH, FROM NE 3 AVE, PROPERTY LINE AS SEEN FROM BOTH SIDES. (ALL FOLIAGE WILL REMAIN.)













