



**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:	2 under New Business
PROJECT NAME AND NUMBER:	HP-19-00018, 315 SW 12 th Street
APPLICATION TYPE:	Quasi-Judicial: Demolish storage building
RECOMMENDATION:	Staff recommends approval of the application.
CITY PROJECT CONTACT:	Jason Simmons

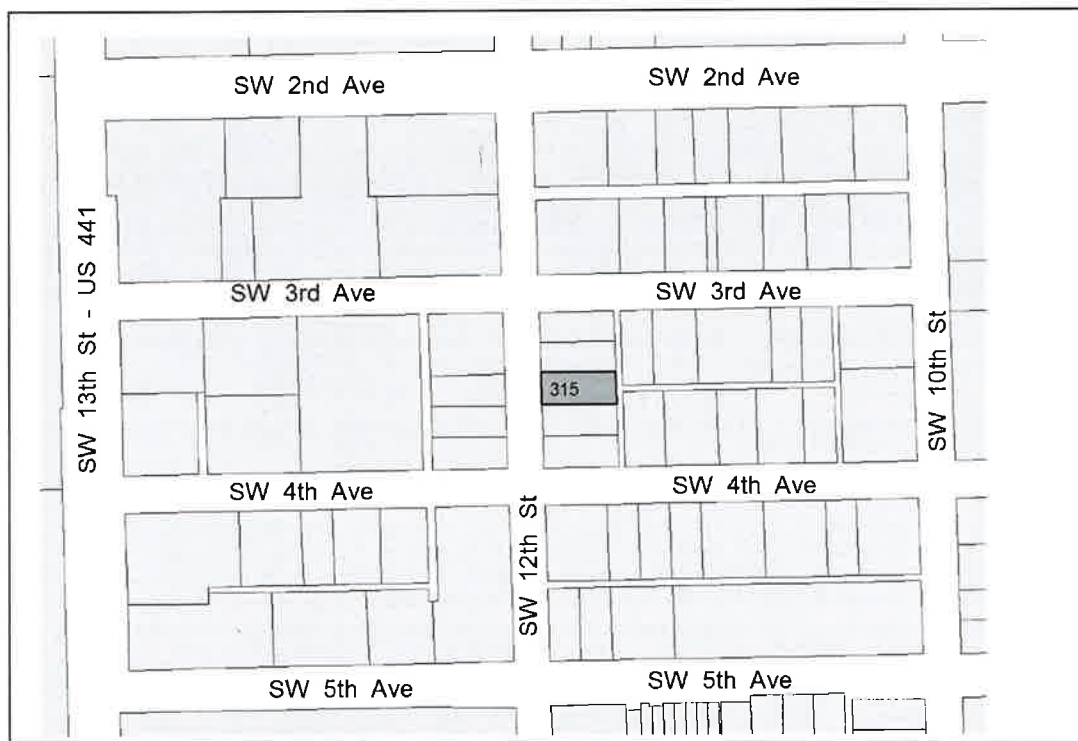


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Ricardo Cavallino
Property Owner(s): Rocky Point LLC

SITE INFORMATION:

Address: 315 SW 12th Street
Parcel Number(s): 13091-000-000
Existing Use(s): Single-Family Residential & Accessory Storage
Structure
Zoning Designation(s): Urban 5
Historic District: University Heights Historic District - South
Historic District Status: Contributing
Date of construction: c. 1940 (ACPA), c. 1912 per AL1205

PURPOSE AND DESCRIPTION:

Ricardo Cavallino, agent for Rocky Point LLC. Certificate of Appropriateness for the demolition of an auxiliary structure. Located at 315 SW 12th Street. This building is a contributing structure to the University Heights Historic District - South. Related to Petition HP-19-00019.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, Provincial Style Period cottage, typical of early 20th century university-related housing in Gainesville. The Provincial details of the house include picturesque massing and the round-arched entry porch. There is a Florida Master Site File for the house where it was determined to be a compatible structure in the University Heights Historic District - South. The contributing accessory structure is not described in the Florida Master Site file for the property. The house was built in 1940 according to the Alachua County Property Appraisers office. However, both structures are shown on the 1928 Sanborn Map, and the accessory structure is indicated as a garage. It currently serves as a storage building. Brick is the primary building material on both structures. The roof type of the house is intersecting gables with pressed metal and a brick chimney while the accessory structure has a metal roof.

PROPOSED

This project involves the demolition of the accessory structure. It is a contributing structure to the University Heights Historic District - South and currently serves as a storage building. The proposal is to demolish the structure to allow space for a new residential building. As part of this request, if this petition is approved, the requirement for the 90-day demolition delay for the structure will be waived.

REVIEW

The project proposes demolition of the accessory structure with the salvage and reuse of the brick material in good condition. Additionally, due to the demolition of an existing contributing structure, the site will require a status change. The proposed new duplex to be built on the site of the accessory structure will be non-contributing to the historic district.

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 University Heights Historic District – South neighborhood, which reflect the architectural styles prevalent in Gainesville when the University of Florida located into the city and generated a corresponding housing need

starting in 1905. 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 requests the demolition of the accessory structure while the associated petition involves new construction of a duplex to be placed generally in the same footprint. The new structure would be shifted on the property because the existing structure is on the property line in spots and does not meet the setback requirements. Apparently garbage trucks have hit the structure on occasion. The design of the new duplex 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 structure was built as a garage and now serves as a storage building.

RECOMMENDATION

Staff recommends approval of the application with the following condition(s):

1. Salvage and re-use of historic materials that are in good condition.

LIST OF EXHIBITS:

Exhibit 1 City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Demolition*

Exhibit 2 COA Application, Letter

Exhibit 3 Florida Master Site File AL1205

Exhibit 4 Pictures, Survey

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.

HP-19-00018

DEMO

EXHIBIT

tabbies

2

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

FEB 4 2019

STAMP

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

PROJECT LOCATION:

Historic District: UNIVERSITY HEIGHTS SOUTH
Site Address: 315 S.W. 12th STREET
Tax Parcel #: 13091-000-000

OWNER

ROCKY POINT LLC.

Owner(s) Name

(BILLY BELTZ)

Corporation or Company

14260 WEST NEWBERRY RD

Street Address

PHB 346, NEWBERRY, FL 32609

City State Zip

Home Telephone Number

(352) 538 0885

Cell Phone Number

Fax Number

B BELTZ @ BELLA PROPERTIES.NET

E-Mail Address

APPLICANT OR AGENT

RICARDO CAVALINO

Applicant Name

RCA INC.

Corporation or Company

22 SE 5th AVE

Street Address

GAINESVILLE, FL 32601

City State Zip

(352) 377-1751

Home Telephone Number

(352) 222-4773

Cell Phone Number

Fax Number

RCA @ RCA 22.COM

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50

EZ Fee: \$ 60.75

HP # 19-00018

Contributing Y ☒ N ☐

Zoning Urban 5

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 2/4/19

- ☐ 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)

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

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

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

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

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

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

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

CERTIFICATION

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

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

SIGNATURES

Owner
Applicant or Agent



Date 2/2/19

Date 2/4/19

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 BRICK STORAGE ACCESSORY STRUCTURE WITH METAL ROOF.

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.

NA.

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.

PROPOSE TO DEMO EXISTING STORAGE BLDG.
AND POSSIBLE RECYCLE OF BRICK MATERIAL

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.

NA.

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

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

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

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

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

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale <ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes 	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input checked="" 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 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 checked="" 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: ROCKY POINT LLC (BILLY BELTZ)

Address: 14260 West Newbury Rd
PMB 346, Newbury, FL 33669

Phone: (352) 538-0885

Email: B.BELTZ@BELLAProperties.NET

Agent Name:

Address:

Phone:

Email:

Parcel No.: 13091-000-000

Acreage: 0.13 ACRES

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.

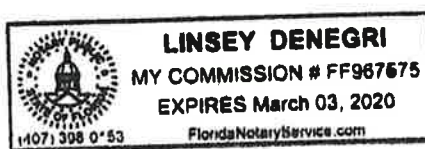
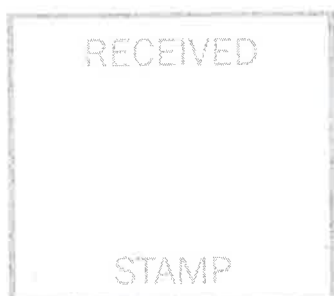
Property owner signature:  2/2/19

Printed name: Billy Beltz

Date: 2/2/19

The foregoing affidavit is acknowledged before me this 2 day of January, 2019, by Billy Beltz, who is/are personally known to me, or who has/have produced personally known as identification.

NOTARY SEAL 
Signature of Notary Public, State of Florida



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-19-00018 & HP-19-00019
Applicant (Owner or Agent) RICARDO CAVALLINO
Tax parcel(s) 13091-000-000

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. RICARDO CAVALLINO

8. Applicant (signature)

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 10th day of February, 2019, personally appeared who having been first duly sworn deposes and says that he/she understands the contents of the affidavit hereinbefore signed.

Public

My Commission expires:

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

RECORDING SPACE

FOR OFFICE USE ONLY

Petition Number HP-19-00018

Planner

Jason Simmons



What's going on?
19-00018 DEMOLITION OF EXIST. ACCESSORY
19-00019 NEW TWO-STORY DOWNTOWN BLDG.
Project ID AT REAR OF PROPERTY.
315 S.W. 12th STREET
Meeting date/time
3/5/19 at 5:30 P.M.
City Hall Auditorium
200 East University Avenue
Gainesville, FL 32601
239-334-8221 (gainesville.org)

HISTORIC
Alteration or Repair ☐ Demolition ☒
New Construction ☒

Gainesville.
Historic Landmark
People empowered



352

352 CONSTRUCTION, LLC

BILLY BELTZ

14260 West Newberry Rd.
PMB 346
Newberry, FL 32669
bbeltz@bellsouth.net
352-538-0885

BOARD MEMBERS:

February 2, 2019

Dear Board Members:,

This letter is in reference to the structural integrity of the the small storage building located in the back of 315 SW 12th Street, Gainesville, FL 32601. In my profession opinion, this outbuilding is in below average condition with significant wood rot from water and termite damage. The brick walls are in poor condition due to water intursion inside the brick walls from the roof leaks. The northeast corner of the building has been hit by the waste management truck several times because the building is located on the property line.

Sincerely,



Billy Beltz
CRC057536
352 CONSTRUCTION, LLC

c



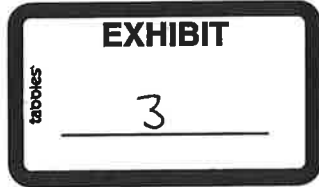
BBELTZ@BELLSOUTH.NET

14260 W NEWBERRY
ROAD, NEWBERRY, FL



TELEPHONE

352 CONSTRUCTION, LLC



8AL001205

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ Site No. _____
Address of Site: 315 SW 12th St 830 = = Survey Date 8007 820 = =
Instruction for locating _____ (see tax no. 13091) 905 = =

Location: University Heights 5 3 813 = =
subdivision name block no. lot no. 868 = =

County: Alachua 808 = =
Owner of Site: Name: Robertson, G.F. and Gladys ;
Address: 315 SW 12th St 902 = =
Gainesville, FL 832 = =

Type of Ownership private 848 = = Recording Date _____
Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant) ;
Address: The History Group 300 W. Peachtree St. 818 = =
Suite 16 DE Atlanta, Ga. 30308 838 = =

Condition of Site: Integrity of Site: Original Use private residence 850 = =
Check One Check One or More Present Use private residence 850 = =
☐ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning +c. 1912 844 = =
☒ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =
☐ Fair 863 = = ☐ Original Site 858 = = Period 20th century 845 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =

NR Classification Category: building 916 = =

Threats to Site:
Check One or More
☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =
☐ Development (X) 878 = = ☐ Fill (X) 878 = =
☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): 878 = =

Areas of Significance: architecture, local history 910 = =

Significance:

Located in the 1912 University Heights subdivision, this small Provincial Style Period cottage is typical of early 20th century university-related housing in Gainesville. Picturesque massing and the round-arched entry porch are the Provincial details of this house.

911 = =

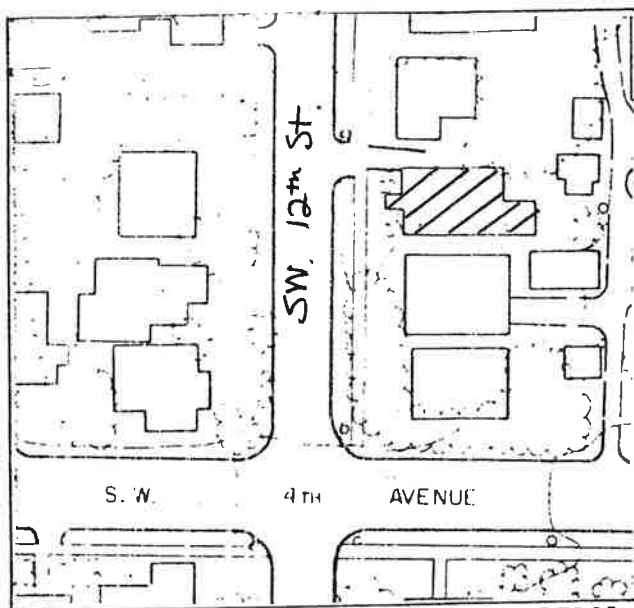
ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Provincial Style#World WarI 964 = =
 PLAN TYPE irregular; irregular 966 = =
 EXTERIOR FABRIC(S) masonry: brick 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES _____

_____ 942 = =
 FOUNDATION: continuous 942 = =
 ROOF TYPE: intersecting gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: north wall 942 = =
 WINDOW TYPE: DHS, wood; grouped 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: pressed metal 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS _____ 954 = =

Map Reference (incl. scale & date) _____ 809 = =

Latitude and Longitude: _____ 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
05	20E	05

812 = =

UTM Coordinates:

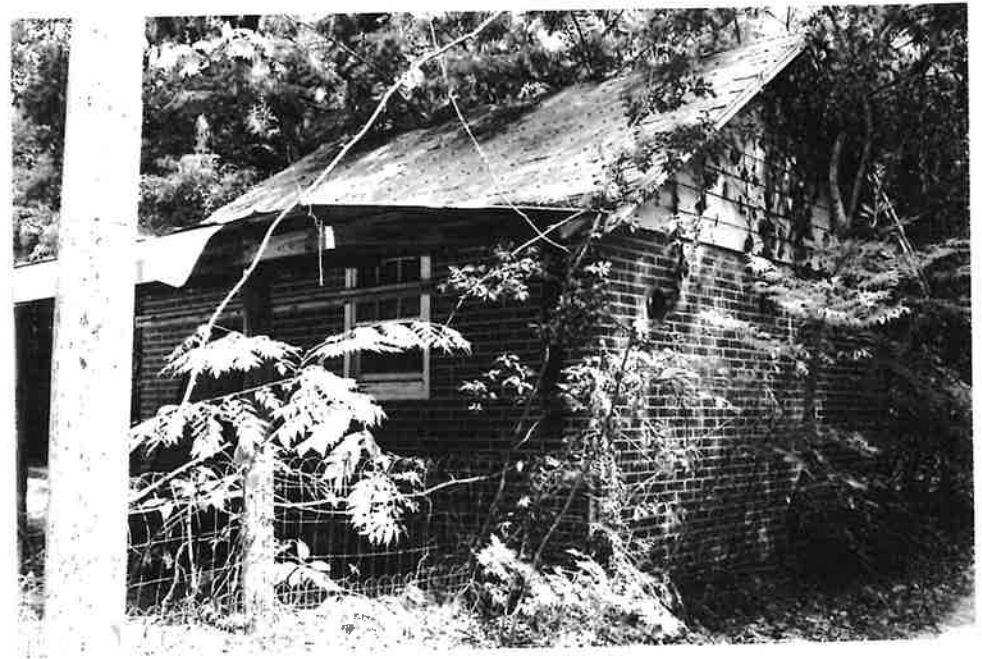
890 = =

Zone Easting Northing

Photographic Records Numbers 17D21 860 = =

Contact Print







tabbles

EXHIBIT

4





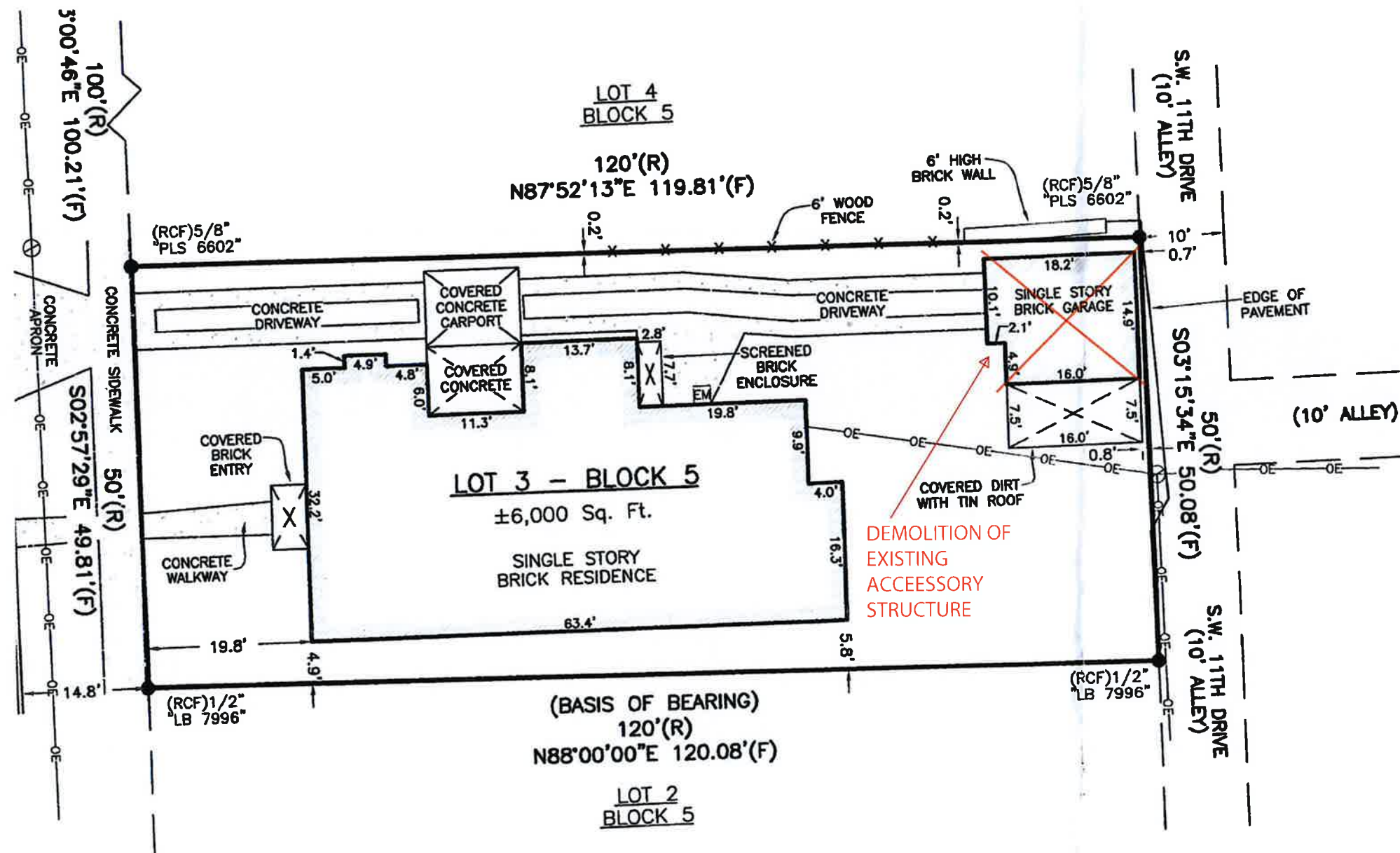












2. BEARINGS ARE BASED ON AN ASSUM BLOCK 5.
3. DESCRIPTION OF RECORD AS PER O
4. REPRODUCTIONS OF THIS SURVEY AF IN RESPONSIBLE CHARGE.
5. UNLESS NOTED, NO UNDERGROUND
6. NO INSTRUMENTS OF RECORD REFLE FURNISHED TO THIS SURVEYOR EXCEPT
7. ONLY ABOVE GROUND UTILITIES WERE
8. NORTH ARROW IS BASED ON BEARING
9. CERTIFICATION IS NOT TRANSFERABLE
10. THE PURPOSE OF THIS SURVEY IS TO BE USED FOR ARCHITECTURAL, ENGINE
11. THIS SURVEY COMPLIES WITH THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEY SECTION 472.027 FLORIDA STATUTES.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR OF 640, COMMUNITY PANEL No. "1251C (AREAS DETERMINED TO BE OUTSIDE THE FLOOD ZONE) JUNE 16, 2006.

L
 (R) RI
 (F) FI
 R/W RI
 SQ. FT. SI
 ● (F)
 ○ (N)
 ○ W
 □ EL
 —X— FE
 — OA

DATE OF FIELD WORK: 08-15-2016
 DATE OF DRAWING: 08-17-2016
 DATE OF SIGNATURE: 08-18-2016

CERTIFY SURVEY TO: LLC, A FLORIDA LIMITED LIABILITY COMPANY UNSTATE FEDERAL CREDIT UNION 31C NATIONAL TITLE INSURANCE COMPANY LDEN, CARPENTER & ROSCOW, PL	SCALE: 1" = 20' BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	PAGE 1 OF 1 DATE: 08-17-2016 DRAWN BY: NAD FIELD BOOK: 320/64-65	SURVEY BY: PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 5339	KRIS ANN G. 4605 N.W. 6TH STREET GAINESVILLE, FLOR PHONE: (352) PHONE: (352) FAX: (352) DERENLANDSURV
	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996		