

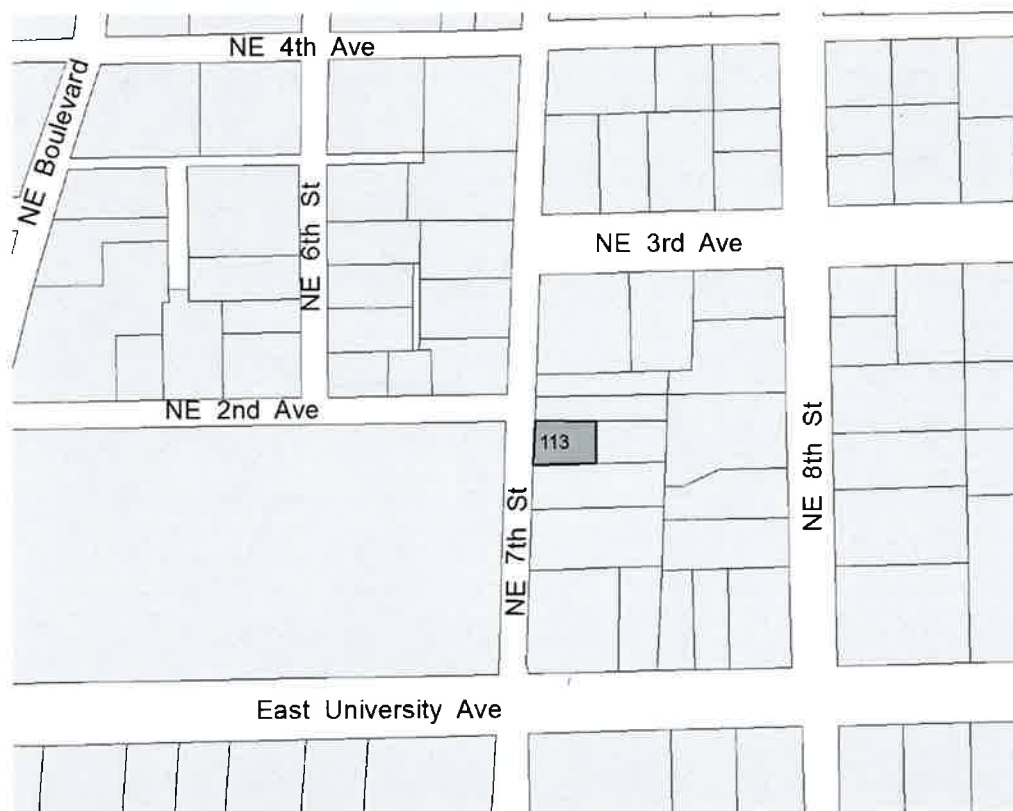


**City of Gainesville  
Department of Doing  
Planning Division**

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

## **HISTORIC PRESERVATION BOARD STAFF REPORT**

<b>PUBLIC HEARING DATE:</b>	March 5, 2019
<b>ITEM NO:</b>	4 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-19-00020, 113 NE 7 <sup>th</sup> Street
<b>APPLICATION TYPE:</b>	Quasi-Judicial: Construct an addition
<b>RECOMMENDATION:</b>	Staff recommends approval of the application.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Kurt Strauss  
**Property Owner(s):** Conor Mitchell & Juli Mitchell

**SITE INFORMATION:**

**Address:** 113 NE 7<sup>th</sup> Street  
**Parcel Number(s):** 11934-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** Urban 2  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** c. 1927 (ACPA), c. 1922 per AL0649

**PURPOSE AND DESCRIPTION:**

Kurt Strauss, K. Strauss Homes, agent for Conor & Juli Mitchell. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 113 NE 7<sup>th</sup> Street. This building is a contributing structure to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing house is a one-story, frame vernacular house in the "Cracker Style," with novelty siding, a brick pier foundation, a gable roof with composition shingles, and both 2/2 and 6/1 wood double hung windows. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's. The structure appears on the 1922 Sanborn map but has had several alterations and additions throughout the years, including repairs due to fire damage.

**PROPOSED**

The applicant is proposing to add an addition of approximately 357 square feet to the rear of the house, including an approximately 256 square foot covered porch. There will also be renovations done in large part to accommodate the addition (See Scope of Work in Exhibit 2). The addition will include an office and a laundry/mud room. An existing rear deck will be removed as needed. Ductwork will be extended from the house to the addition, along with new electrical circuits added to the existing electrical panel and new plumbing work to be added to existing water and drain-waste-vent (DWV) systems. The proposed exterior siding for the addition is to match the existing

novelty siding. All exterior trim details are to match existing window trim and door trim. There will be repair or replacement of rotted siding and trim on the existing house as needed. Windows at the front entry, kitchen, and bathrooms are to be removed along with a rear exterior door. New windows will replace those removed at the front entry room, kitchen rear wall, and bathrooms. New roofing for the addition will match the existing architectural style asphalt shingles.

## **REVIEW**

The proposed new office and laundry addition is located at the rear of the house and will not be visible from the street. The view of the house from NW 7<sup>th</sup> Street will be unchanged even with the new windows which are to match the style of the old windows to be replaced in the front entry room. The new windows are to be JELD-WEN Sitaline wood-aluminum clad windows placed in the same window locations. Some kitchen windows that currently face the back yard are to be removed and the openings re-framed to accommodate the new windows. However as noted, these windows face the back yard and are not visible from NW 7<sup>th</sup> Street. The proposed materials for the addition are to match the materials on the historic house. The overall character of the house will be maintained. The new addition will be consistent with Standard 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."*

## **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.

## **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 6x1 grille pattern.
- Provide information sheets for the proposed windows and roofing material.
- Notify staff of any changes during construction.

## **LIST OF EXHIBITS:**

- |                         |   |
|-------------------------|---|
| <b><u>Exhibit 1</u></b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings</i></b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application</b>  |
| <b><u>Exhibit 3</u></b> | <b>Florida Master Site File AL00649</b>   |

**Exhibit 4**      **Photographs & Key**

**Exhibit 5**      **Scope of Work, Floor Plans, Elevations, Building Details, Site Plan**

## **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:

### **Additions to Existing Buildings**

#### **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.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they

should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

### **Recommended**

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

### **Not Recommended**

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

### **Staff Approval Guidelines**

Additions that meet all of the following conditions can be approved by staff:

*Addition to historic building is sited in the rear yard and does not front on two or more streets;*

*Do not exceed 1-story in height and 300 sq. ft. area;*

*Utilizes materials and textures consistent with the principal building;*

*Window openings are of the same proportion as the nearest windows on the principal building;*

*Existing window and door openings that will be enveloped by the addition are retained and not modified.*

### **Board Approval Guidelines**

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

# CERTIFICATE OF APPROPRIATENESS APPLICATION

EXHIBIT

2

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: Northeast Residential Historic District

Site Address: 113 NE 7th Street, Gainesville, FL 32601

Tax Parcel # 11934-000-000

OWNER	APPLICANT OR AGENT
Owner(s) Name <u>Conor Mitchell &amp; Juli Mitchell</u>	Applicant Name <u>Kurt Strauss</u>
Corporation or Company	Corporation or Company <u>K. Strauss Homes</u>
Street Address <u>113 NE 7th Street</u>	Street Address <u>POBox 6154</u>
City State Zip <u>Gainesville, FL 32601</u>	City State Zip <u>Gainesville, FL 32601</u>
Home Telephone Number	Home Telephone Number
Cell Phone Number <u>727-510-9728</u>	Cell Phone Number <u>352-494-4719</u>
Fax Number	Fax Number
E-Mail Address <u>julimitchell@gmail.com</u>	E-Mail Address <u>info@kstrauss-homes.com</u>

## TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50

EZ Fee: \$ 60.75

HP # 19-00020

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 ☒

- ☐ 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 Jason Simmons

Date Received 2/4/19

RECEIVED

FEB 4 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 HPB 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](http://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](http://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 POSTED 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

1/25/19  
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.

The existing original house is a Vernacular home in the "Cracker Style." The home has had many alterations and additions throughout the years, including repairs due to fire damage. The exterior of the house consists of novelty siding, both 2/2 and 6/1 wood double hung windows, shingle roof, with brick pier foundation. The surrounding structures are similar in scale, but are of craftsman style or traditional style (see attached).

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

See attached plans and scope of work.

## 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.

See attached plans and scope of work.

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

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

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at [www.cityofgainesville.org/planningdepartment](http://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"> <li>Elevations</li> <li>Floor Plan</li> <li>Square Footage</li> <li>Dimensions &amp; Height</li> <li>Materials &amp; Finishes</li> </ul>	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 checked="" type="checkbox"/> NA	<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 checked="" type="checkbox"/> NA	<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 checked="" type="checkbox"/> NA	<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*.

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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:

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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*.

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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](http://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](http://www.cityofgainesville.org/planningdepartment)



# PROPERTY OWNER AFFIDAVIT

**Owners Name:**

Conor Mitchell & Juli Mitchell

**Address:**

113 NE 7th Street  
Gainesville, FL 32601

**Phone:**

727-510-9728

**Email:**

julimitchell@gmail.com

**Agent Name:**

Kurt Strauss  
K.Strauss Homes

**Address:**

POBox 6154  
Gainesville, FL 32627

**Phone:**

352-494-4719

**Email:**

info@kstrauss homes.com

**Parcel No.:**

11934-000-000

**Acreage:**

0.14

**S:** 04

**T:** 10

**R:** 20

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:

Printed name:

Conor Mitchell

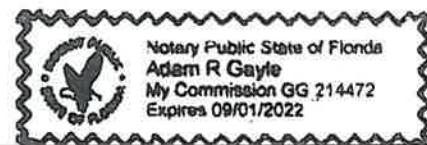
Julianna Mitchell

Date:

1-25-19

The foregoing affidavit is acknowledged before me this 25<sup>th</sup> day of JANUARY, 2019, by CONOR AND JULIANNA MITCHELL, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL



Signature of Notary Public, State of FLORIDA

*[Handwritten Signature]*

RECEIVED

STAMP

# CERTIFICATE OF APPROPRIATENESS

Pre-Application Conference with Staff and Petitioner  
352.334.5022

Petitioner submits application materials and corresponding fee  
(Refer to submission deadlines)

Staff reviews application

Incomplete  
or insufficient

Board Approval  
Required

Staff Approval  
Required

Property is posted no less than ten  
days

Written decision issued

Historic Preservation Board Meeting  
1<sup>st</sup> Tuesday of month  
5:30 PM City Hall Auditorium

Grant COA  
with/without condi-

Deny COA

Continue COA  
Additional Infor-

Written decision issued

Can be appealed to City Commission  
(must be submitted 14 days following written decision)

Affirm

Amend

Reverse

Court Appeal

Commission Issues written decision

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name HP # 19-00020  
Applicant (Owner or Agent) KURT STRAUSS  
Tax parcel(s) 11934-000-000

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. KURT STRAUSS  
8. [Signature]  
Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,  
COUNTY OF ALACHUA**

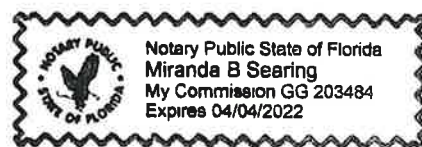
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 18<sup>th</sup> day of February, 20 19, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Public

My Commission expires: 4/14/22

Miranda B. Searing Notary

**RECORDING SPACE**



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

**FOR OFFICE USE ONLY**

Petition Number HP-19-00020 Planner Jason Simmons



1950-1951 1952-1953 1954-1955 1956-1957 1958-1959 1960-1961 1962-1963 1964-1965 1966-1967 1968-1969 1970-1971 1972-1973 1974-1975 1976-1977 1978-1979 1980-1981 1982-1983 1984-1985 1986-1987 1988-1989 1990-1991 1992-1993 1994-1995 1996-1997 1998-1999 2000-2001 2002-2003 2004-2005 2006-2007 2008-2009 2010-2011 2012-2013 2014-2015 2016-2017 2018-2019 2020-2021 2022-2023 2024-2025 2026-2027 2028-2029 2030-2031 2032-2033 2034-2035 2036-2037 2038-2039 2040-2041 2042-2043 2044-2045 2046-2047 2048-2049 2050-2051 2052-2053 2054-2055 2056-2057 2058-2059 2060-2061 2062-2063 2064-2065 2066-2067 2068-2069 2070-2071 2072-2073 2074-2075 2076-2077 2078-2079 2080-2081 2082-2083 2084-2085 2086-2087 2088-2089 2090-2091 2092-2093 2094-2095 2096-2097 2098-2099 2100-2101 2102-2103 2104-2105 2106-2107 2108-2109 2110-2111 2112-2113 2114-2115 2116-2117 2118-2119 2120-2121 2122-2123 2124-2125 2126-2127 2128-2129 2130-2131 2132-2133 2134-2135 2136-2137 2138-2139 2140-2141 2142-2143 2144-2145 2146-2147 2148-2149 2150-2151 2152-2153 2154-2155 2156-2157 2158-2159 2160-2161 2162-2163 2164-2165 2166-2167 2168-2169 2170-2171 2172-2173 2174-2175 2176-2177 2178-2179 2180-2181 2182-2183 2184-2185 2186-2187 2188-2189 2190-2191 2192-2193 2194-2195 2196-2197 2198-2199 2200-2201 2202-2203 2204-2205 2206-2207 2208-2209 2210-2211 2212-2213 2214-2215 2216-2217 2218-2219 2220-2221 2222-2223 2224-2225 2226-2227 2228-2229 2230-2231 2232-2233 2234-2235 2236-2237 2238-2239 2240-2241 2242-2243 2244-2245 2246-2247 2248-2249 2250-2251 2252-2253 2254-2255 2256-2257 2258-2259 2260-2261 2262-2263 2264-2265 2266-2267 2268-2269 2270-2271 2272-2273 2274-2275 2276-2277 2278-2279 2280-2281 2282-2283 2284-2285 2286-2287 2288-2289 2290-2291 2292-2293 2294-2295 2296-2297 2298-2299 2300-2301 2302-2303 2304-2305 2306-2307 2308-2309 2310-2311 2312-2313 2314-2315 2316-2317 2318-2319 2320-2321 2322-2323 2324-2325 2326-2327 2328-2329 2330-2331 2332-2333 2334-2335 2336-2337 2338-2339 2340-2341 2342-2343 2344-2345 2346-2347 2348-2349 2350-2351 2352-2353 2354-2355 2356-2357 2358-2359 2360-2361 2362-2363 2364-2365 2366-2367 2368-2369 2370-2371 2372-2373 2374-2375 2376-2377 2378-2379 2380-2381 2382-2383 2384-2385 2386-2387 2388-2389 2390-2391 2392-2393 2394-2395 2396-2397 2398-2399 2400-2401 2402-2403 2404-2405 2406-2407 2408-2409 2410-2411 2412-2413 2414-2415 2416-2417 2418-2419 2420-2421 2422-2423 2424-2425 2426-2427 2428-2429 2430-2431 2432-2433 2434-2435 2436-2437 2438-2439 2440-2441 2442-2443 2444-2445 2446-2447 2448-2449 2450-2451 2452-2453 2454-2455 2456-2457 2458-2459 2460-2461 2462-2463 2464-2465 2466-2467 2468-2469 2470-2471 2472-2473 2474-2475 2476-2477 2478-2479 2480-2481 2482-2483 2484-2485 2486-2487 2488-2489 2490-2491 2492-2493 2494-2495 2496-2497 2498-2499 2500-2501 2502-2503 2504-2505 2506-2507 2508-2509 2510-2511 2512-2513 2514-2515 2516-2517 2518-2519 2520-2521 2522-2523 2524-2525 2526-2527 2528-2529 2530-2531 2532-2533 2534-2535 2536-2537 2538-2539 2540-2541 2542-2543 2544-2545 2546-2547 2548-2549 2550-2551 2552-2553 2554-2555 2556-2557 2558-2559 2560-2561 2562-2563 2564-2565 2566-2567 2568-2569 2570-2571 2572-2573 2574-2575 2576-2577 2578-2579 2580-2581 2582-2583 2584-2585 2586-2587 2588-2589 2590-2591 2592-2593 2594-2595 2596-2597 2598-2599 2600-2601 2602-2603 2604-2605 2606-2607 2608-2609 2610-2611 2612-2613 2614-2615 2616-2617 2618-2619 2620-2621 2622-2623 2624-2625 2626-2627 2628-2629 2630-2631 2632-2633 2634-2635 2636-2637 2638-2639 2640-2641 2642-2643 2644-2645 2646-2647 2648-2649 2650-2651 2652-2653 2654-2655 2656-2657 2658-2659 2660-2661 2662-2663 2664-2665 2666-2667 2668-2669 2670-2671 2672-2673 2674-2675 2676-2677 2678-2679 2680-2681 2682-2683 2684-2685 2686-2687 2688-2689 2690-2691 2692-2693 2694-2695 2696-2697 2698-2699 2700-2701 2702-2703 2704-2705 2706-2707 2708-2709 2710-2711 2712-2713 2714-2715 2716-2717 2718-2719 2720-2721 2722-2723 2724-2725 2726-2727 2728-2729 2730-2731 2732-2733 2734-2735 2736-2737 2738-2739 2740-2741 2742-2743 2744-2745 2746-2747 2748-2749 2750-2751 2752-2753 2754-2755 2756-2757 2758-2759 2760-2761 2762-2763 2764-2765 2766-2767 2768

*Journal of Management Studies*, 19(1), 67-80.

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STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS HSP 3AAA 1-77

FLORIDA MASTER

11934

## Site Inventory Form

EXHIBIT

cables

3

8406 649

*Check style*

FDAHRM 802==

Site No. 1009==

Site Name 113 N.E. 7th St. 830== Survey Date 7804 820==Instruction for locating (or address) 113 N.E. 7th St.Gainesville, FL 32601 813==Location: subdivision name block no. lot no. 868==County: Alachua 808==Owner of Site Name: Taylor, J. A. & ErnestineAddress: 108 N.E. 8th St.Gainesville, FL 32601 902==

Occupant, Tenant, or Manager:

Name: Boyd, Kim D. 904==Type of Ownership private 848== Recording Date 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist)Address: FDAHRM

818==

Condition of Site:

Check one

- ☐ Excellent 803==
- ☒ Good 804==
- ☐ Fair 863==
- ☐ Deteriorated 863==

Integrity of Site:

Check one or more

- ☒ Altered 858==
- ☐ Unaltered 858==
- ☐ Original Site 858==
- ☐ Restored ( ) Date ( ) 858==
- ☐ Moved ( ) Date ( ) 858==

Original Use private residence 838==Present Use private residence 850==Dates: Beginning +1922c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

- ☐ Zoning ( ) 878==
- ☐ Development ( ) 878==
- ☐ Deterioration ( ) 878==
- ☐ Borrowing ( ) 878==
- ☐ Other (See Remarks below) 878==

☐ Transportation ( ) 878==☐ Fill ( ) 878==☐ Dredge ( ) 878==Areas of Significance: architecture 910==

Significance:

This drop siding covered frame vernacular house represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn Map of 1922.

911==

Photographic Record Numbers HGI 1-3

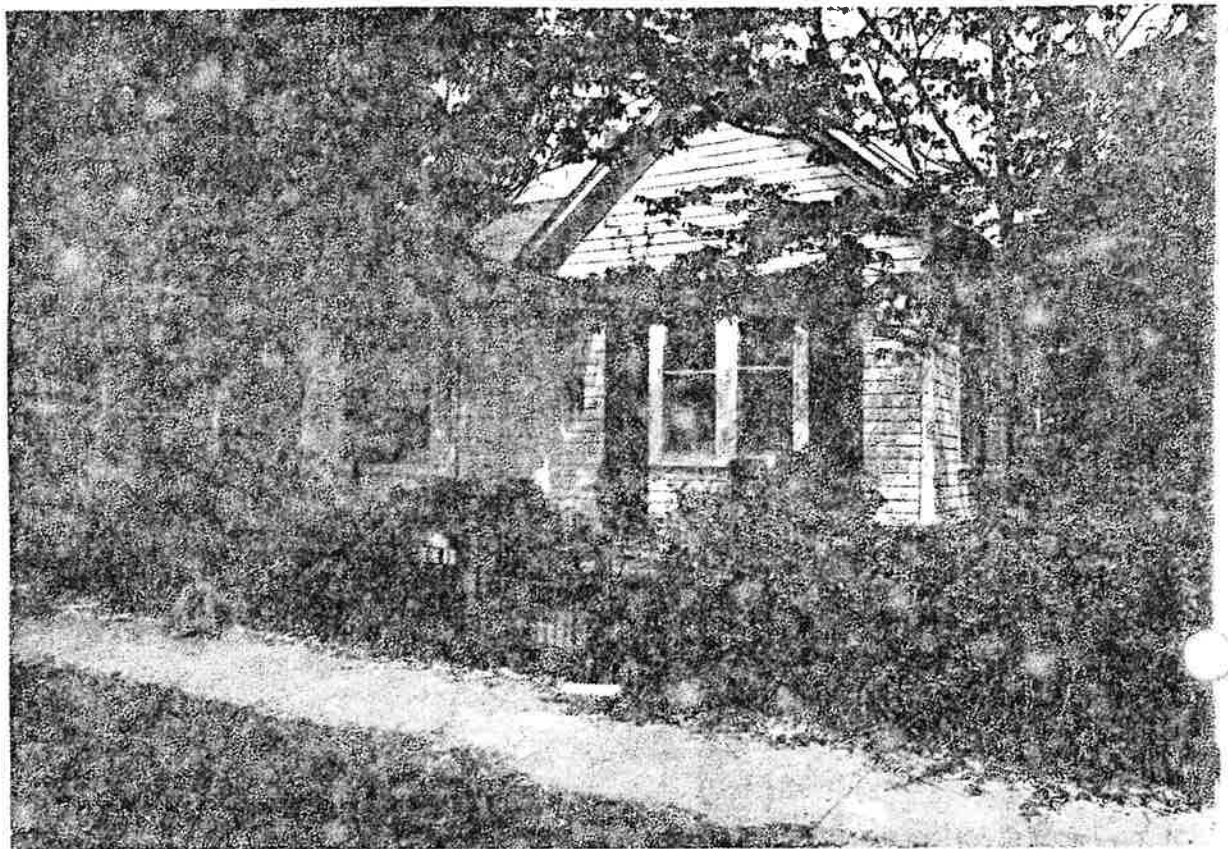
860==



ALTERED

ARCHITECT \_\_\_\_\_ 872==  
BUILDER \_\_\_\_\_ 874==  
STYLE AND/OR MODE \_\_\_\_\_ Frame Vernacular 964==  
PLAN TYPE \_\_\_\_\_ rectangular, irregular 966==  
EXTERIOR FABRIC(S) \_\_\_\_\_ drop siding 854==  
STRUCTURAL SYSTEM(S) \_\_\_\_\_ wood frame 856==  
FOUNDATION: \_\_\_\_\_ brick piers 942==  
ROOF TYPE: \_\_\_\_\_ gable 942==  
SECONDARY ROOF STRUCTURE(S): cross gable, hip 942==  
CHIMNEY LOCATION: \_\_\_\_\_ rear slope 942==  
WINDOW TYPE: \_\_\_\_\_ DHS 6/1; awning 942==  
CHIMNEY: \_\_\_\_\_ brick 882==  
ROOF SURFACING: \_\_\_\_\_ composition 882==  
INTERIOR WALLS: \_\_\_\_\_ 882==  
ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
ORNAMENT EXTERIOR: \_\_\_\_\_ 882==  
NO. OF CHIMNEYS \_\_\_\_\_ 1 952== NO. OF STORIES \_\_\_\_\_ 1 950==  
OTHER (SPECIFY) \_\_\_\_\_ original iron fence 954==  
Map Reference (incl. scale & date) \_\_\_\_\_ USGS GAINESVILLE EAST 7.5 1966 809==  
Latitude and Longitude:

LOCA







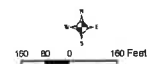
113 NE 7th ST

## Northeast Residential Historic District

Gainesville, Florida

- Contributing Structures
- Non-Contributing Structures

- Northeast Historic District Boundary
- Regulated Creek



Prepared by the  
Dept. of Community Development  
Adopted 2005  
Ord. 050394  
Revised on 6/12/2015





A



B



C



D



E (SUBJECT PROPERTY - 113 NE 7<sup>TH</sup> ST)



F





G



H



I

**113 NE 7<sup>th</sup> Street**  
**SCOPE OF WORK**

**Demolition**

Remove rear deck as needed  
Remove Windows at front entry, kitchen, and bathrooms  
Remove rear exterior door  
Remove siding/overhands to accommodate addition

**New Construction**

New addition at rear of existing house per plans

**Renovation**

Install new windows at front entry room, kitchen rear wall, and bathrooms  
Install new fireplace mantels  
Install new built-in unit at living room  
Renovate owners bedroom closet  
Renovate owners bathroom per plans

**Mechanical**

Extend ductwork from existing unit to addition

**Electrical**

New circuits to be added to existing panel for addition

**Plumbing**

All new plumbing work to be added to existing water and DWV systems

**Roofing**

New roofing to match existing architectural style asphalt shingles

**Insulation**

Install R-13 blown cellulose insulation at walls at addition  
Install R-21 open cell Icynene insulation at roof deck at addition and existing house

**Exterior Walls**

All exterior siding to match existing 1x6 SYP #2 Novelty Siding at addition  
All exterior trim details to match existing window trim, door trim, skirt board, freeze board, etc..  
Porch decking to be painted SYP #2 T&G  
Repair or replace rotted siding and trim at existing house as needed

**Interior Walls and Ceilings**

Addition to have blue board with textured veneer plaster walls and ceilings to match existing house  
Replace any demolished walls and ceilings with blue board with textured veneer plaster to match existing

**Interior Doors and Trim**

Addition interior doors to be re-use 2 panel doors to match existing or new prehung 2 panel doors per availability of re-use doors

**Tile**

Install new floor tile at addition hallway

Install new floor tile at owners bath

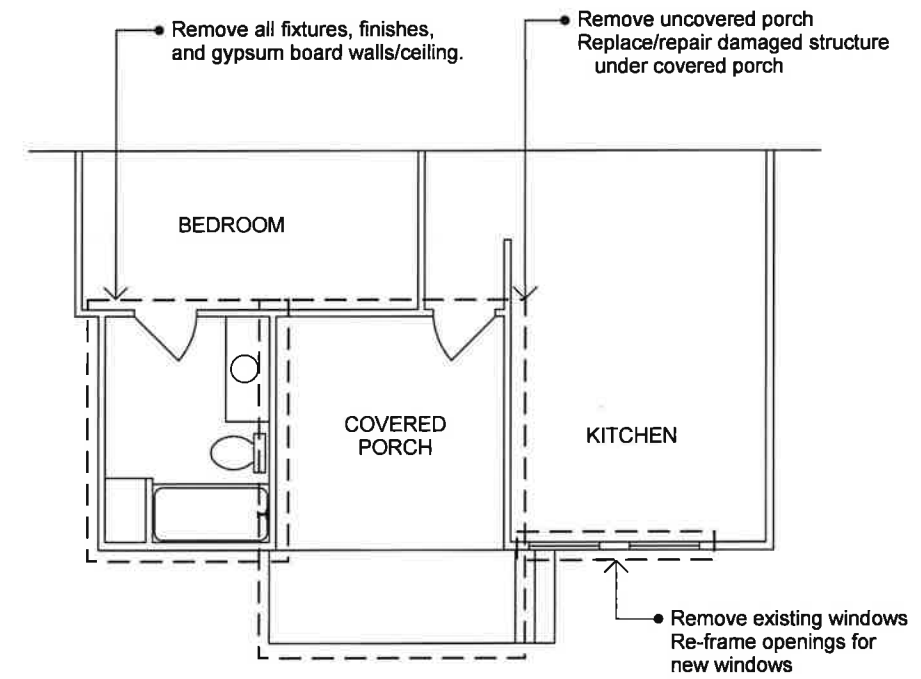
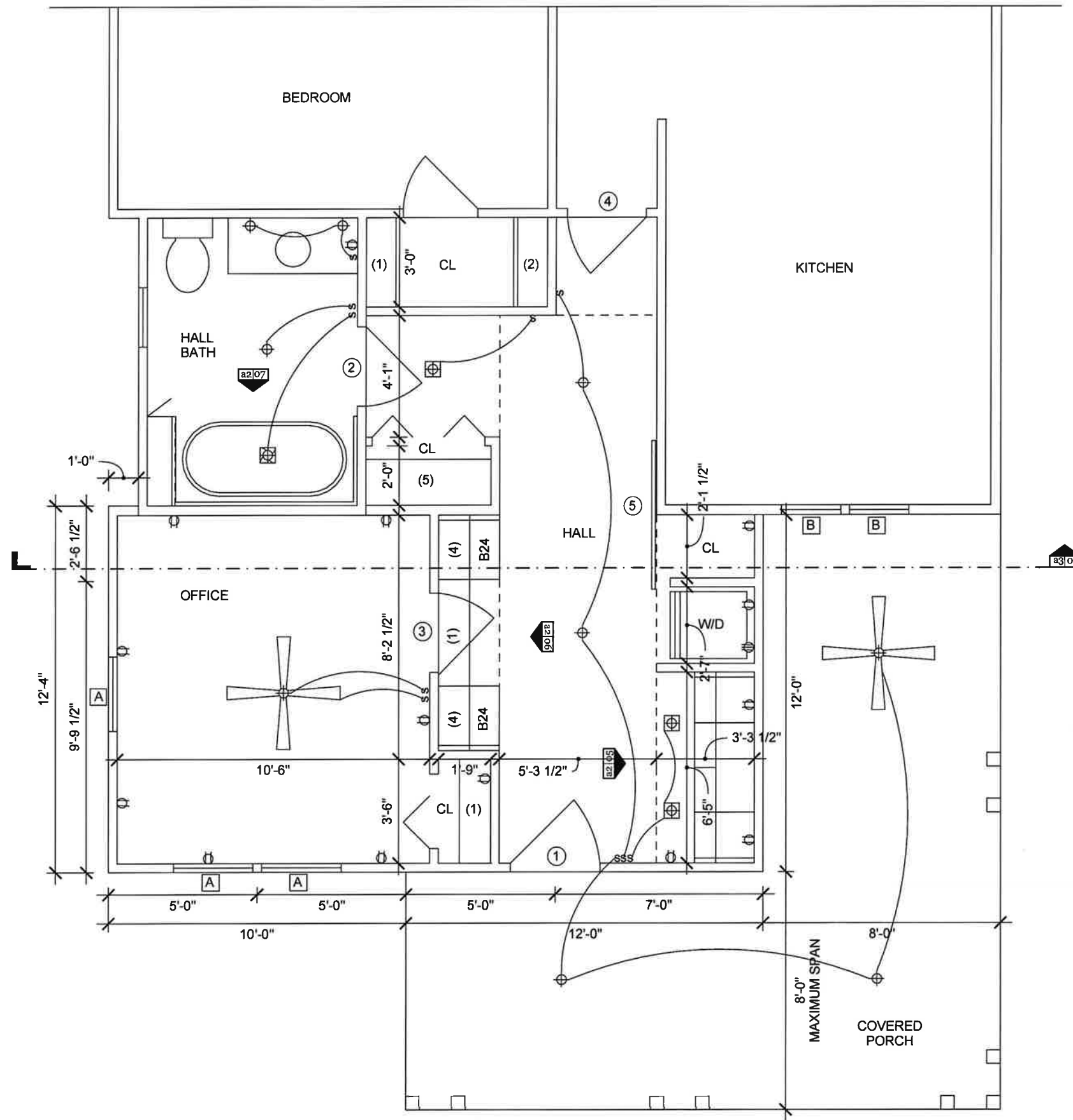
Install new backsplash tile at kitchen as needed

**Wood Floors**

Install engineered bamboo strand floor at office at addition

**Cabinets, Countertops and Built-ins**

Install new cabinetry and built-ins per plans in addition hallway, living room, owners bath, laundry area per plans.



WINDOW	DESCRIPTION	SIZE	SPEC.	QUANTITY
A	WOOD/CLAD DBLH	2856	LOW-E; 6/1	5
B	WOOD/CLAD CSMT	2040	LOW-E; 4 LITE	2
C	WOOD/CLAD DBLH	2840	LOW-E; 6/1	4
D	WOOD/CLAD CSMT	2030	LOW-E; 4 LITE	2

DOOR	DESCRIPTION	SIZE	SPEC.	QUANTITY
1	NEW; WOOD; LHIS	3068	9 LITE; TRANSOM	1
2	REUSE; WOOD; LH	2668	2 PANEL	1
3	REUSE; WOOD; LH	2668	2 PANEL	1
4	REUSE; WOOD; LH	2668	15 LITE	1
5	NEW; WOOD; BARN	5680	DF #2; CUSTOM	1

**K. STRAUSS HOMES**

**BUILDER**  
K. Strauss Homes LLC  
PO Box 5154  
Gainesville, FL 32627  
info@kstrauss-homes.com  
352.494.4719  
CBC1255801

**PROJECT**  
Addition &  
Minor Renovation  
Julie & Conner Mitchell  
113 NE 7th St.  
Gainesville, FL 32601

**PROJECT NO.**  
113  
**PROJECT NAME**  
Mitchell

**DRAWN BY**  
Kurt Strauss  
**DESCRIPTION**  
Floor Plan  
Demo Plan





EAST ELEVATION

scale: 1/8"=1'

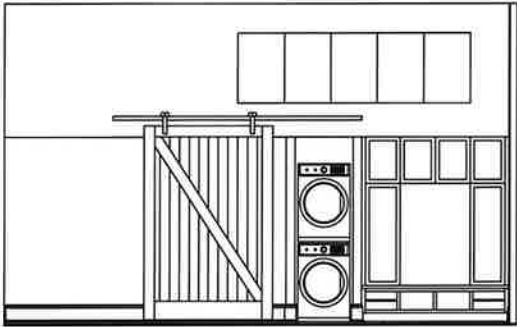
a2 01



WEST ELEVATION

scale: 1/8"=1'

a2 02



LAUNDRY/MUD ELEVATION

scale: 1/8"=1'

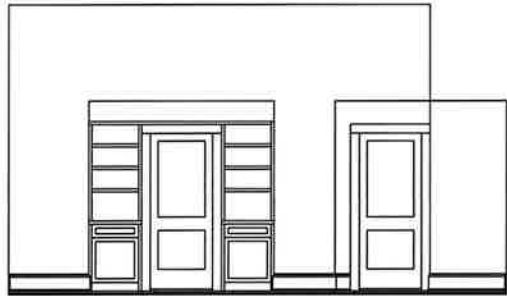
a2 05



SOUTH ELEVATION

scale: 1/8"=1'

a2 03



OFFICE ENTRY/BUILT-INS  
ELEVATION

scale: 1/8"=1'

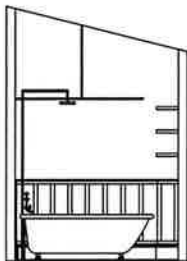
a2 06



NORTH ELEVATION

scale: 1/8"=1'

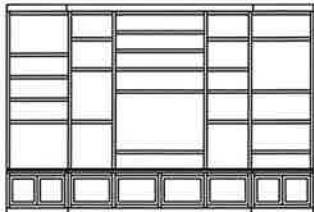
a2 04



BATHROOM ELEVATION

scale: 1/8"=1'

a2 07



BUILT-IN ELEVATION

scale: 1/8"=1'

a2 07

BUILDER  
K. Strauss Homes LLC  
PO Box 6154  
Gainesville, FL 32627  
info@kstrauss-homes.com  
352.494.4719  
CBC1255801

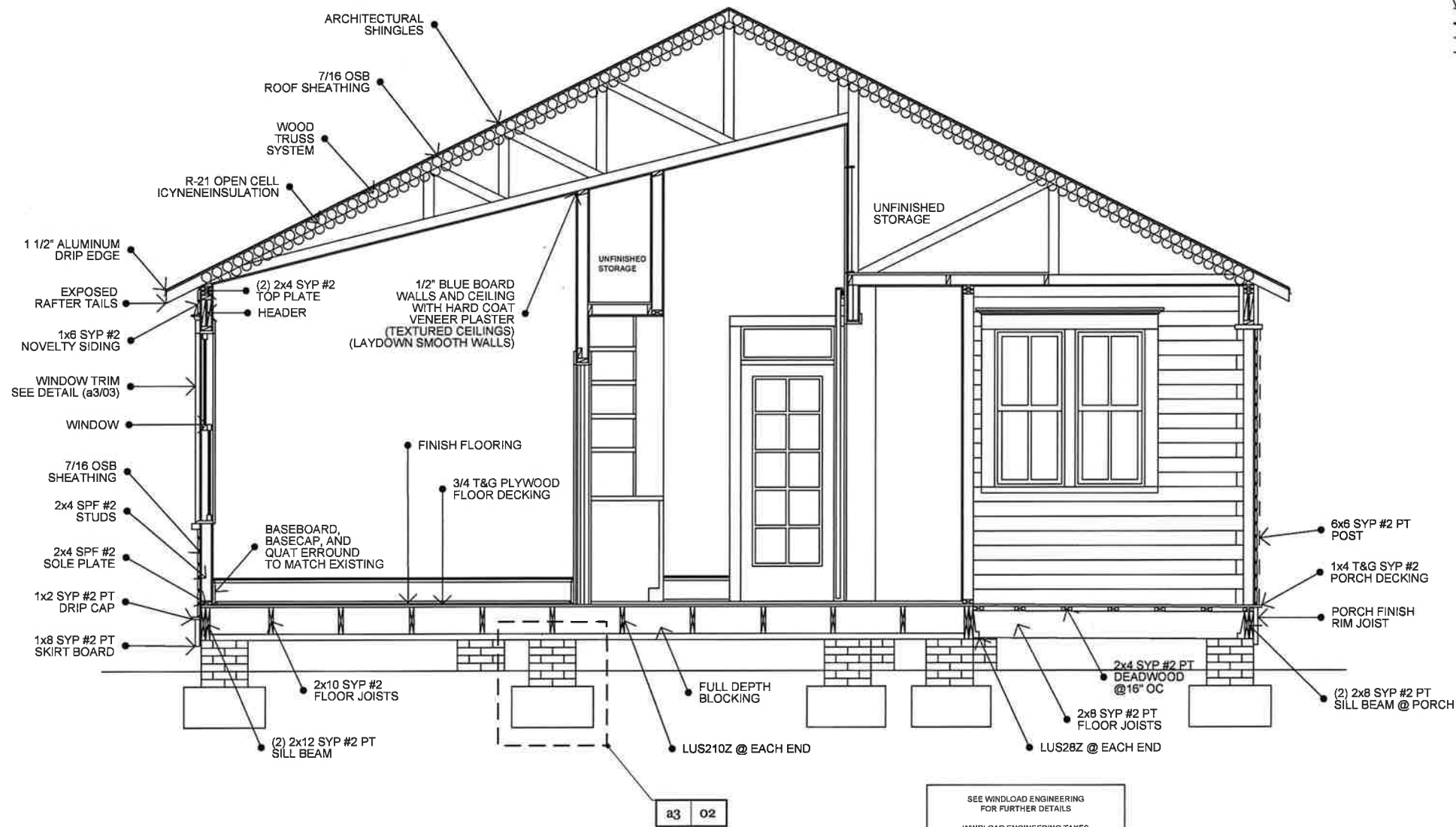
PROJECT  
Addition &  
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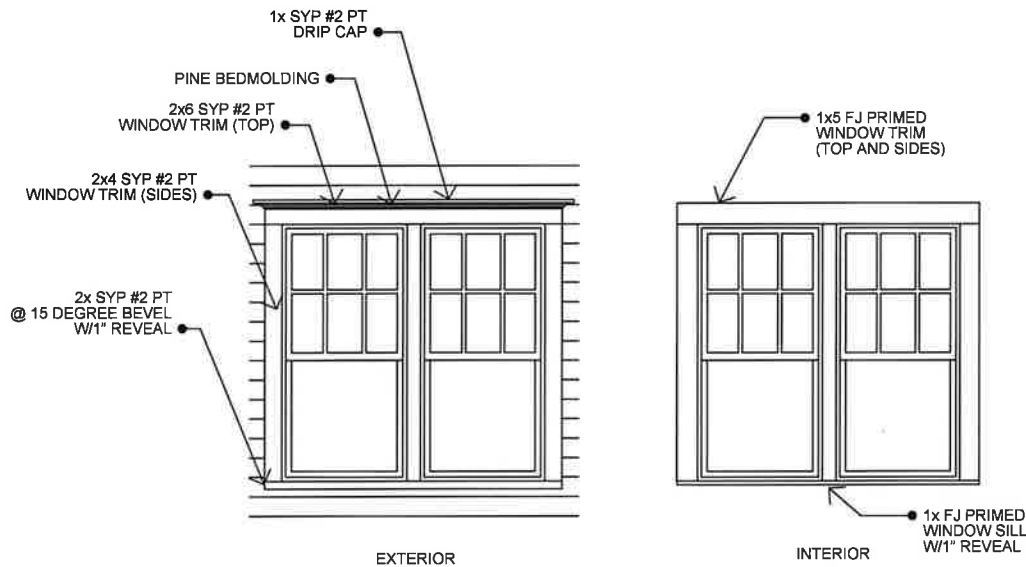
DESCRIPTION  
Section  
Details



CUT SECTION

scale: 1/4"=1'

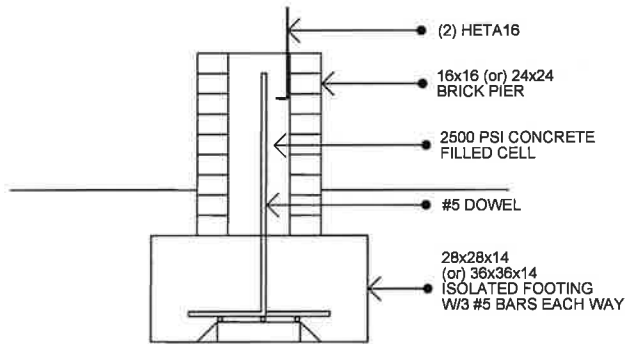
a3 01



WINDOW DETAILS

scale: 1/4"=1'

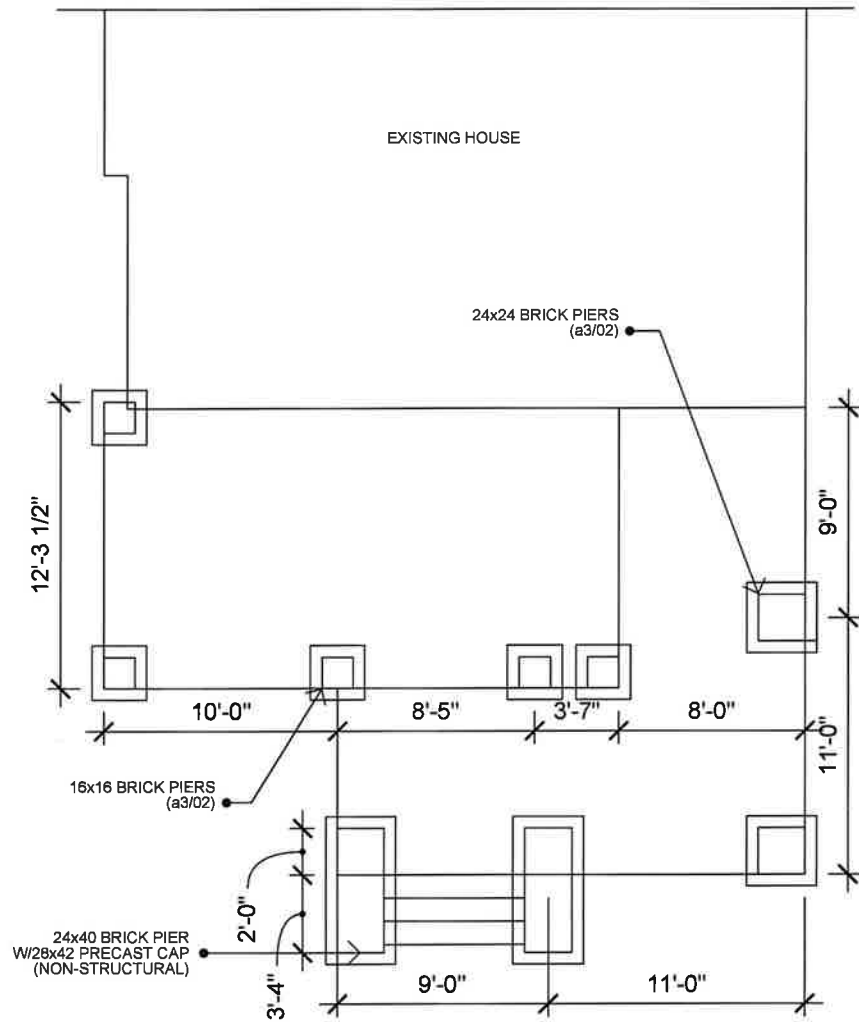
a3 03



FOUNDATION DETAIL

scale: 1/4"=1'

a3 02



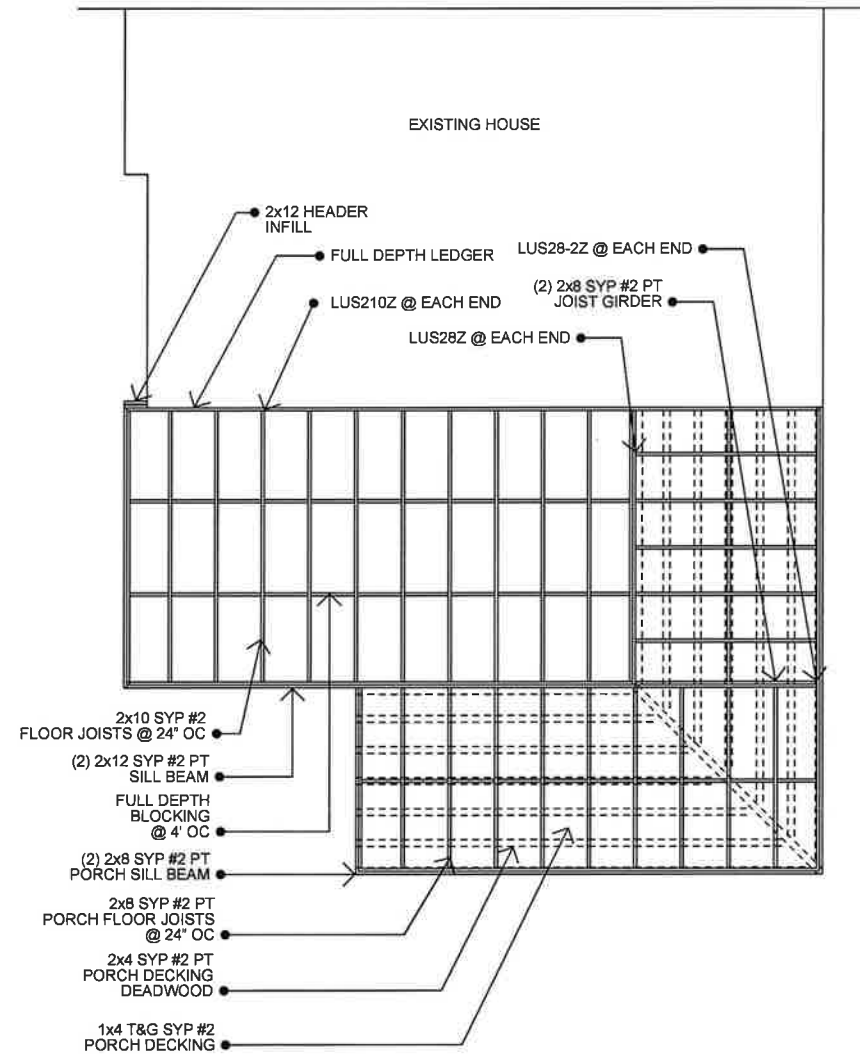
SEE WINDLOAD ENGINEERING FOR FURTHER DETAILS

WINDLOAD ENGINEERING TAKES PRECEDENT OVER ALL PLAN DETAILS AND SPECIFICATIONS

FOUNDATION PLAN

scale: 1/8"=1'

a4 01



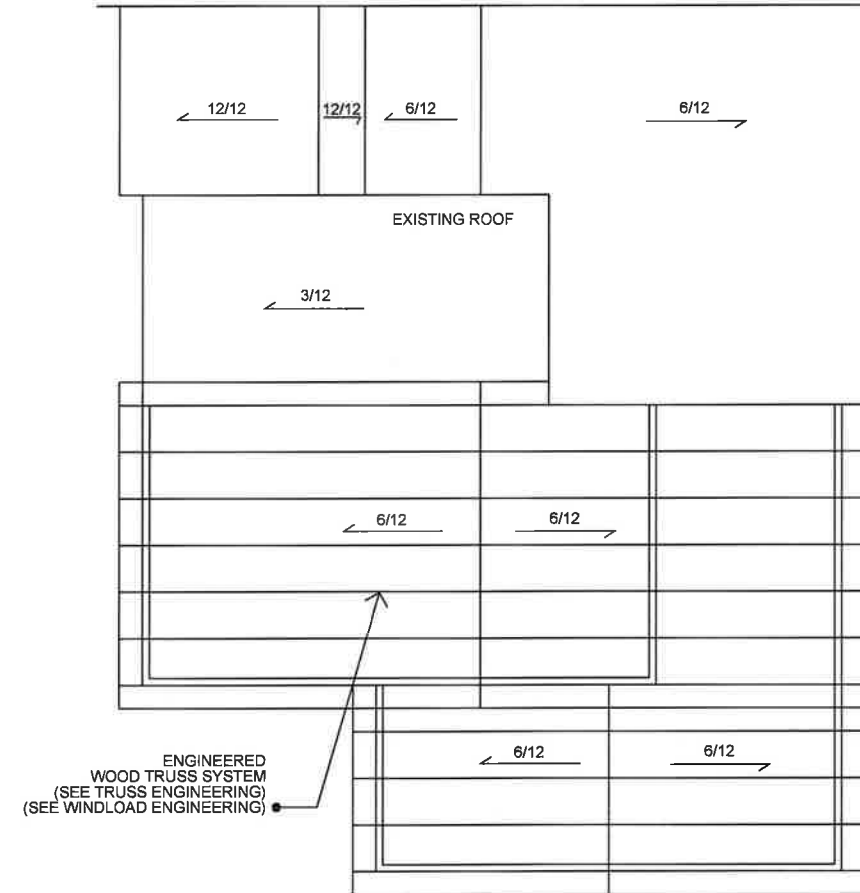
SEE WINDLOAD ENGINEERING FOR FURTHER DETAILS

WINDLOAD ENGINEERING TAKES PRECEDENT OVER ALL PLAN DETAILS AND SPECIFICATIONS

FLOOR FRAMING PLAN

scale: 1/8"=1'

a4 01



SEE TRUSS ENGINEERING AND LAYOUT FOR FURTHER DETAILS

TRUSS ENGINEERING AND LAYOUT TAKES PRECEDENT OVER ALL PLAN DETAILS AND SPECIFICATIONS

SEE WINDLOAD ENGINEERING FOR FURTHER DETAILS

WINDLOAD ENGINEERING TAKES PRECEDENT OVER ALL PLAN DETAILS AND SPECIFICATIONS

ROOF PLAN

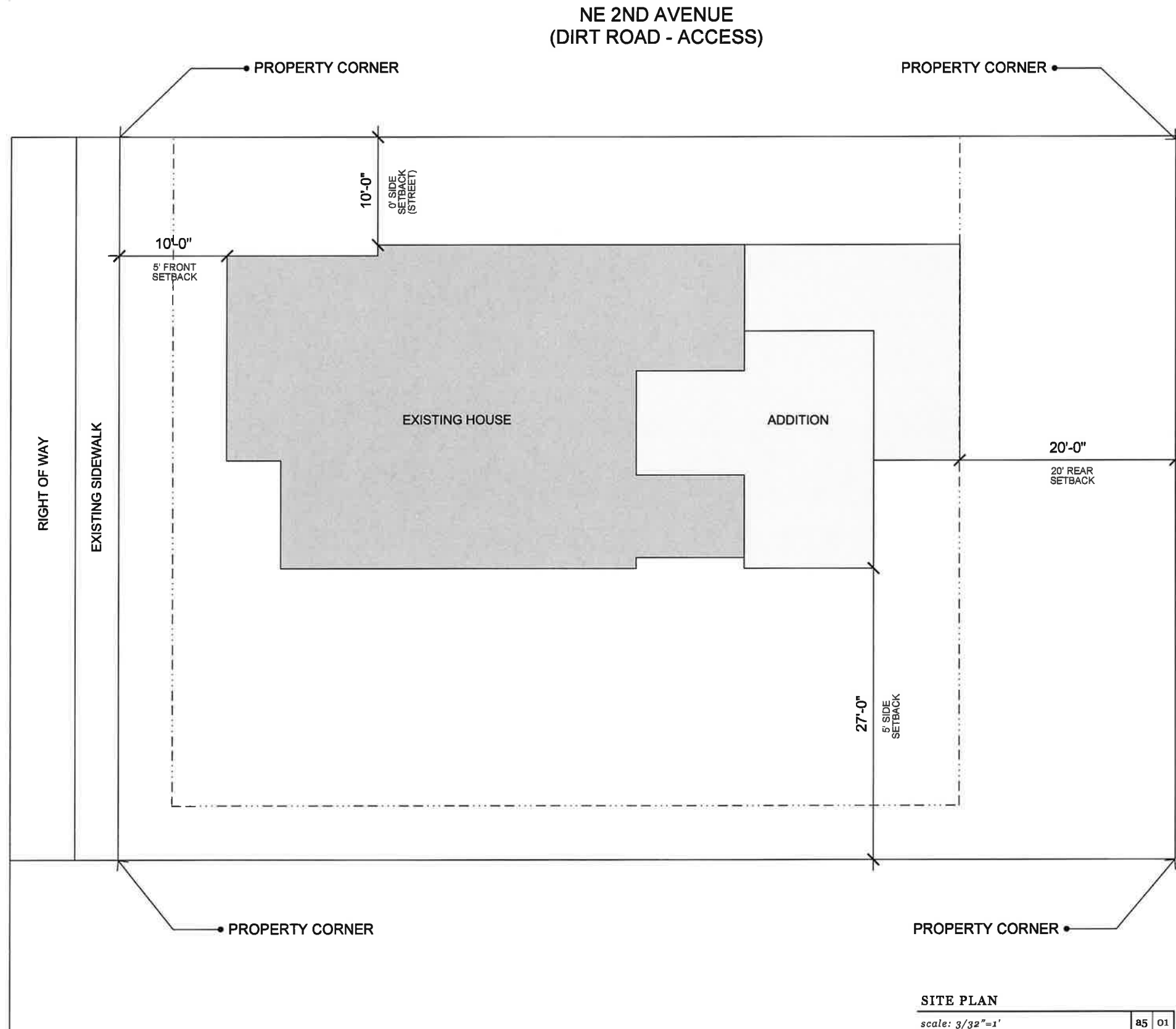
scale: 1/8"=1'

a4 01





NE 7TH STREET



SITE PLAN

scale: 3/32"=1'

85 01

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PO Box 8154  
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info@kstraushomes.com  
352.494.4719  
CBC1255801

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**DESCRIPTION**  
Site Plan



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