



**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:	#6 under New Business
PROJECT NAME AND NUMBER:	HP-19-00023, 506 NW 3 rd Street
APPLICATION TYPE:	Quasi-Judicial: Demolish residential dwelling
RECOMMENDATION:	Staff recommends approval of the application.
CITY PROJECT CONTACT:	Jason Simmons

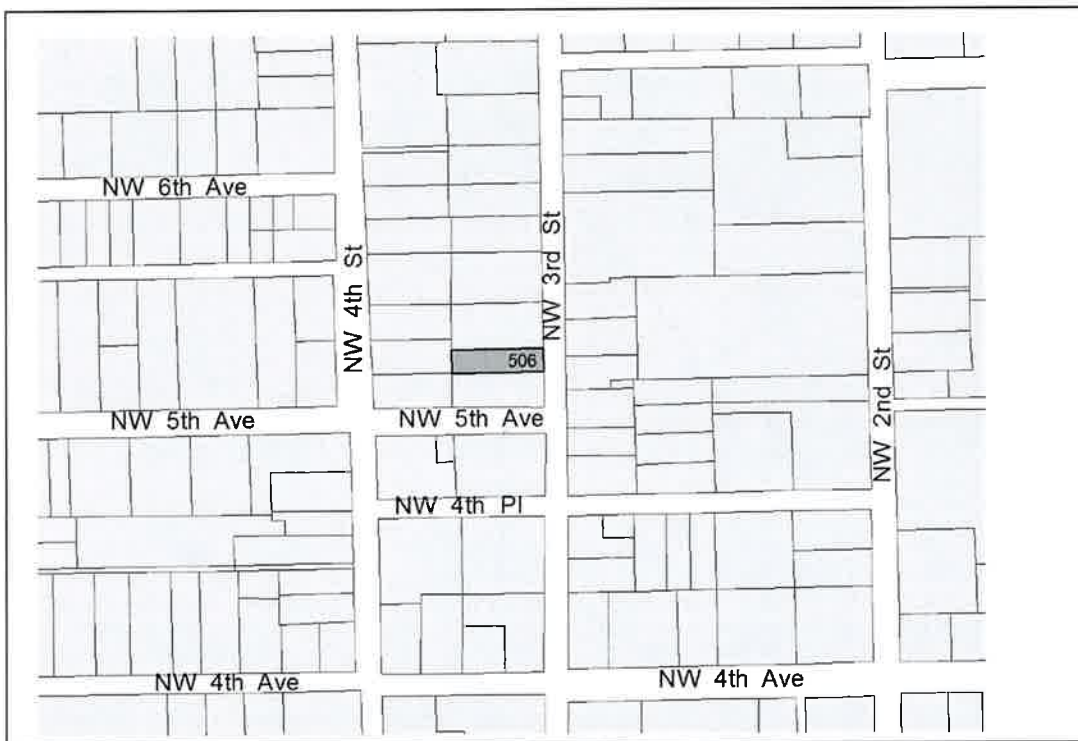


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Andrew Coffey
Property Owner(s): Eastwood Construction, LLC

SITE INFORMATION:

Address: 506 NW 3rd Street
Parcel Number(s): 14305-000-000
Existing Use(s): Vacant Single-Family Residential
Zoning Designation(s): RC
Historic District: Pleasant Street
Historic District Status: Contributing
Date of construction: c. 1930 (ACPA), c. 1911 per AL1476

PURPOSE AND DESCRIPTION:

Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for the demolition a single-family house Located at 506 NW 3rd Street. This building is a contributing structure to the Pleasant Street Historic District. Related to Petition HP-19-00022.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, frame vernacular, wood frame residence, with a steep pyramid roof and four paneled and molded square columns that rest on tall brick piers which are placed on the ground. There is a bay window on the north facade and a brick chimney. The roof has composition shingles and the windows are double-hung, two over two, wood windows. The structure is a contributing structure to the Pleasant Street Historic District, and the Florida Master Site file for the property indicates that the building contributes in scale and character to the Fifth Avenue neighborhood. The house was built in 1930 according to the Alachua County Property Appraisers office. However, the structure is shown on the 1913 Sanborn Map, and is estimated to have been built around 1911.

PROPOSED

This project involves the demolition of the contributing structure that is currently located at 506 NW 3rd Street. It is a contributing structure to the district and is currently vacant. The demolition would allow space for the construction of a new residential building.

REVIEW

The project proposes demolition of the structure with the exception of the fireplace, which is to be saved and a new house built around it. Additionally, due to the demolition of an existing contributing structure, the site will require a status change. The proposed new residential structure to be built on the site 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 residential building 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 structure is compatible in scale and character with the neighborhood, which is in the Pleasant Street Historic District, which contains many late nineteenth and early twentieth century residential structures typical of a modest sized southern community. The proposed new construction should be compatible with the house and the district in general in order to maintain the ambience of the district.

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

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

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

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

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

This petition involves the demolition of the existing residential structure while the associated petition involves new construction of a house to be placed on the property. The design needs to include historical details that would be compatible with the other structures in the area of the Pleasant Street Historic District.

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 such that a significant percentage of the building is placed on the adjacent property to the south. This nonconforming situation must be resolved before any reasonable economic return is feasible.

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.

BACKGROUND:

CE Case No: CE-15-01045 (separate owner)

September 2, 2015

The property owner was found to have not taken any corrective action that had been ordered by the Code Enforcement Special Magistrate.

August 21, 2015

The property owner was found to be in violation of Sec. 16-19 of the Gainesville Code of Ordinances, which states that it is unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of dangerous buildings or hazardous lands in or on such real property.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines:</i>
Demolition |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL1476 |
| <u>Exhibit 4</u> | Survey & Pictures |

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.

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

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

PROJECT LOCATION:

Historic District: Pleasant Street
Site Address: 506 NW 3rd St
Tax Parcel #: 14305-000-000

OWNER

Eastwood Construction, LLC
Owner(s) Name

Corporation or Company

300 E University Ave, Ste 110
Street Address

Gainesville, FL 32601
City State Zip

(352) 335-8442
Home Telephone Number

Cell Phone Number

Fax Number

andy@dcoffeykw.net
E-Mail Address

APPLICANT OR AGENT

ANDREW COFFEY
Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50

EZ Fee: \$ 60.75

HP # 19-00023

Contributing Y ☒ N ☐

Zoning RC

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

STAMP

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

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

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST
UNIVERSITY AVE,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of 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 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

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 wood frame house. Declared "Dangerous Building."

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.

Demolish existing structure. Construct new single-family dwelling.
See attached plans and specifications.

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 report on existing building.

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.

Reduce side setbacks from 5'-0" to 3'-0".

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"/> <i>to follow/attached</i>	<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 checked="" 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 checked="" type="checkbox"/> <i>to follow/attached</i>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

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

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

PROPERTY OWNER AFFIDAVIT

Owners Name: <u>Eastwood Construction, LLC</u>			
Address: <u>300 E Church St</u> <u>Suite 100</u> <u>Gainesville, FL 32601</u>		Phone: <u>(352) 335-8442</u>	
		Email: <u>andy@alcoffeylaw.net</u>	
Agent Name: <u>Andrew Coffey</u>			
Address:		Phone:	
		Email:	
Parcel No.: <u>14305-000-000</u>			
Acreage: <u>0.077 +/-</u>	S: <u>5</u>	T: <u>10</u>	R: <u>20</u>

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: ANDREW COFFEY for Eastwood Construction, LLC

Date: 2/4/19

The foregoing affidavit is acknowledged before me this 4 day of Feb., 2019, by ANDREW COFFEY, who is/are personally known to me, or who has/have produced FL ID as identification.

NOTARY SEAL

Claudia Giffuni
Signature of Notary Public, State of Florida



CLAUDIA GIFFUNI
Commission # GG 171584
Expires January 1, 2022
Bonded Thru Budget Notary Services

Operator: Kara A Paulson

Receipt no: 82442

Item	Description	Account No	Payment	Payment Reference	Paid
HP-19-00023 00506 NW 3RD ST COA- Demo	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	1146	\$60.75
Total:					\$60.75

Transaction Date: 02/04/2019

Time: 13:35:27 EST



8A100 1476

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

EXHIBIT

tabbies

3

Site No. _____ Site Name _____ 830 = = Survey Date 8007 820 = =
Address of Site: 504 NW 3 St, Gainesville, Fla. 32601 905 = =
Instruction for locating _____ (Tax No. 14306) 813 = =
Location: Brush's Addition 23 Lot 5 less S171' for St 868 = =
County: Alachua 808 = =
Owner of Site: Name: Medlin, Mary
Address: 15 SE 7 St 902 = =
Gainesville, Fla. 32601 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
Check One Check One or More Present Use private residence 850 = =
☒ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning C+1911 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) X 878 = =
☐ Development (X) X 878 = = ☐ Fill (X) X 878 = =
☐ Deterioration (X) X 878 = = ☐ Dredge (X) X 878 = =
☐ Borrowing (X) X 878 = =
☐ Other (See Remarks Below): 878 = =
Areas of Significance: architecture, local history 910 = =

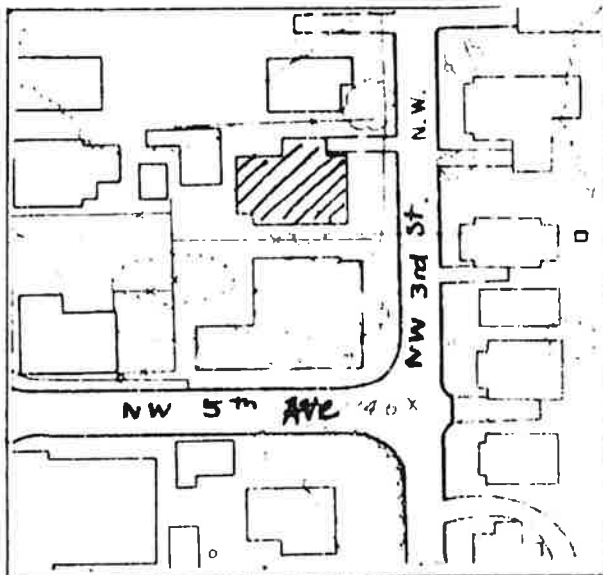
Significance:

This building contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century.
This house is notable for its excellent condition, steep pyramid roof and four paneled and molded square columns that rest on tall brick piers which are placed on the ground.

It also has a bay window on its north facade. The house was built sometime between 1909 and 1913 and is first shown on the 1913 Sanborn map.

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD frame vernacular 954 = =
 PLAN TYPE irregular: unknown 956 = =
 EXTERIOR FABRIC(S) wood: novelty siding with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES E/ 1 story porch with 4 paneled and molded square columns resting
on tall brick piers based on the ground 942 = =
 FOUNDATION piers: brick, concrete 942 = =
 ROOF TYPE: pyramid 942 = =
 SECONDARY ROOF STRUCTURE(S): 942 = =
 CHIMNEY LOCATION: N: offset slope 942 = =
 WINDOW TYPE: DHS, 2/2, wood # fixed, wood 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: composition shingles 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS 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	
10S	20E	05	812 = =

UTM Coordinates:

Zone	Easting	Northing	
			890 = =

Photographic Records Numbers 6 B8 DB0-218.

Contact Print



BRUSH'S ADDITION TO GAINESVILLE
BLOCK 27

PLAT BOOK "A", PAGE 84

TAX PARCEL: 14-033-000-000
OWNER: HISTORIC PROPERTIES OF
GAINESVILLE
C.R. 2013, PAGE 420

100% COTTON
 100% COTTON
 100% COTTON

TAX PARCEL: 14702-000-000
 RHEA SHARPE, CLEVERN & BARBARA
 O.R. 1619, PAGE 2810

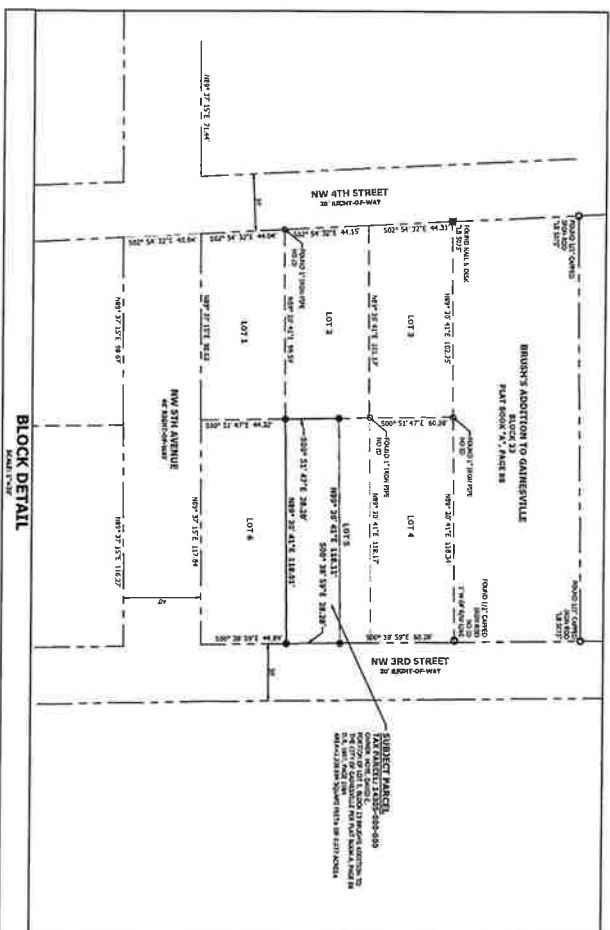
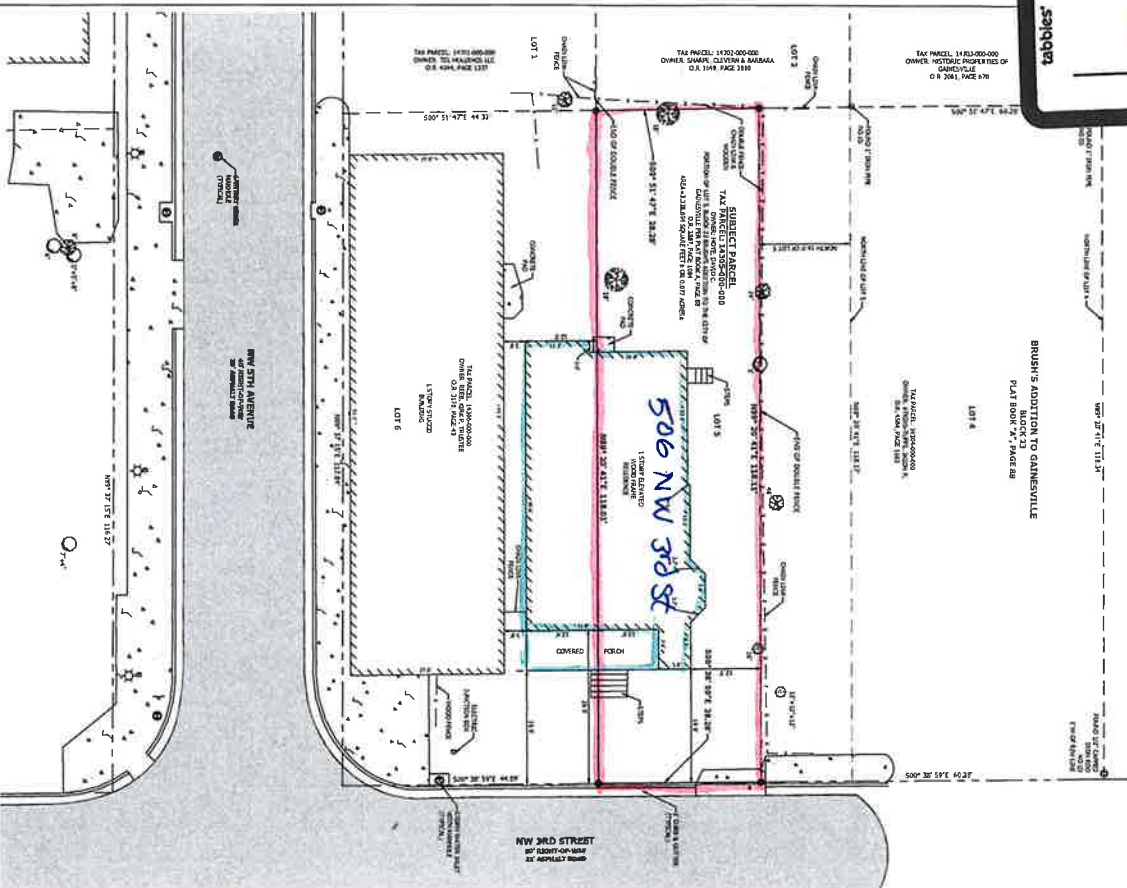
10

TAX PAYER: 14711 000-000
OWNER: TEL HEALTHCO LLC
O/S: 4044, PAGE 1337

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Keywords: *work, stress, coping, organizational commitment, organizational citizenship*

FLOOD ZONE NOTE
THE AREAS DESCRIBED PARCELS APPEAR TO LIE IN FLOOD ZONE X
BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM,
COMMUNITY PANEL MAP NUMBER 12001C0314D DATED JUNE 16, 2006



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA

BLOCK DETAIL

- LEBANO**









 - INDICATES A BOLD, SHORT TRIMMING (20% - 25%)
 - INDICATES A 1.50" COMB AS A GUIDE
 - INDICATES DOWN FROM TOP OF HEAD DOWN TO TOP OF NECK
 - INDICATES THE TOP OF THE HEAD AND DOWN AS A GUIDE
 - INDICATES SHORT BACK, RECESSED DOCK
 - INDICATES WAT DOCK
 - INDICATES RECESSED DOCK
 - INDICATES WAT DOCK, DOWN DIFFERENT FROM RECESSED DOCK, TOP OF THE HEAD WITH CONTRAST FROM RECESSED DOCK, SHORT BACK, RECESSED DOCK
 - INDICATES DOCK AS A GUIDE

THE LEGEND

 - ORIGIN TREE
 - WATER DOCK TREE
 - MOONSHIRT TREE
 - POALY TREE
 - CANYON TREE
 - UPPER OAK TREE
 - CLARK OAK
 - PEACH TREE

INDICATES SIZE OF TREE TRUNK
AS MEASURED AT 4" DIAMETER

INDICATES SIZE OF WAT DOCK, TREE TRIMMING

- TREE LEGEND**
-  CHERRY TREE
 -  WALNUT OAK TREE
 -  PINEBERRY TREE
 -  HOLY TREE
 -  CARMON TREE
 -  LIVE OAK TREE
 -  LUTHER, OAK
 -  PEACH TREE
- H** INDICATES SIZE OF TREE TRUNK
AS MEASURED IN # OF ABOUT CIRCUMD
- H+1/2"** INDICATES SIZE OF HOLY PINE TREE TRUNKS

[illegible]

**STONECY PHER
SURVEYING INC**

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WWW.STONEISLANDVINT.COM

Endnotes

1997

1

HP-19-00023

Demolition of residential dwelling

Legend

 506 NW 3 St

 Pleasant Street Historic Inc



Google Earth

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10 ft

HP-19-00023

Demolition of residential dwelling

Legend

📍 506 NW 3 St

🏠 Pleasant Street Historic Inc

Google Earth

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8.24 ft

