



**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:

May 7, 2019

ITEM NO:

#6 under New Business

PROJECT NAME AND NUMBER:

Addition to Chris Fillie Residence, HP-19-00044

APPLICATION TYPE:

Quasi-Judicial: Construct an addition

RECOMMENDATION:

Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.

CITY PROJECT CONTACT:

Jason Simmons



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Chris Fillie
Property Owner(s): Darlene Fillie & Chris Fillie

SITE INFORMATION:

Address: 710 NW 3rd Street
Parcel Number(s): 14363-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RC
Historic District: Pleasant Street
Historic District Status: Contributing
Date of construction: c. 1930 (ACPA), c. 1910 per AL1498

PURPOSE AND DESCRIPTION:

Chris and Darlene Fillie, Darling Homes. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 710 NW 3rd Street. This building is a contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, "Cracker Style" house with novelty siding, a brick pier foundation, a 5-V metal roof and 2/2 simple fixed upper and lower latch windows. According to the Florida Master Site File, the house is a building that contributes in scale and character to the Fifth Avenue neighborhood. The house appears on the 1913 Sanborn map and has survived through the years in nearly unaltered condition. It is valuable to the neighborhood because of its lack of additions.

PROPOSED

The applicant is proposing to add an addition of approximately 414 square feet to the side rear of the 903 square foot house. The addition will match the original structure and provide elements that will make the house suitable for family living, such as two new bedrooms. The addition will match the existing house with all of the architectural elements including novelty siding, brick piers, a 5-V Crimp metal roof and new 2/2 double-hung windows.

REVIEW

The proposed new bedroom addition is located at the southwest side of the house and will only be partially visible from the street. The addition is located at the rear and an inconspicuous side of the building and it is smaller in size in relationship to the historic building. It is one-story in height and slightly lower in height than the historic house. The new windows are to be JELD-WEN Sitaline insulated vinyl windows that match the existing 2/2 windows on the house. The proposed materials for the addition are consistent with the materials on the principal building. 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."* As the size of the addition is over 300 square feet, Historic Preservation Board approval is required for this application.

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 grille pattern.
- Provide information sheets for the proposed windows and roofing material.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

<u>Exhibit 1</u>	City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings</i>
<u>Exhibit 2</u>	COA Application
<u>Exhibit 3</u>	Florida Master Site File AL01498
<u>Exhibit 4</u>	Photographs
<u>Exhibit 5</u>	Survey, Elevations and Floor Plans

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.

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: 710 NW 3rd ST

Tax Parcel # 140363-000-000

OWNER

Owner(s) Name

Darlene Filie & Chris Filie

Corporation or Company

Darling Homes

Street Address

2791 Dianne Terr

City State Zip

Clearwater, FL 33759

Home Telephone Number

(352) 871-7707

Cell Phone Number

(427) 686-1404

Fax Number

E-Mail Address

dfilie@tampabay.rr.com

APPLICANT OR AGENT

Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$

EZ Fee: \$ 60.75

HP # 19-00044

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

Date Received

Jason Simmons
4/4/19

APR 04 2019

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 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

CERTIFICATION

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

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

SIGNATURES

Owner _____

Applicant or Agent _____

Date _____

Date _____

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

We restored a small cracker house built around 1920 of novelty siding & brick piers w/ 5-V roof & 2 over 2 simple fixed upper & lower latch windows.

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.

Adding 2 bedroom addition to match original & be suited for family living. Matching all architectural elements. Novelty. Brick piers, 5-V roof & New 2 over 2 double-hung windows.

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.

N/A

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.

N/A

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

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

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

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

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

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input checked="" 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"/> 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*.

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:

Chris Fillie

Address:

514 SW 4 ST

Phone:

(352) 871-7707

Email:

chris.fillie@gmail.com

Agent Name:

Address:

Phone:

Email:

Parcel No.:

14363-000-000

Acreeage:

< 1/4

S:

T:

R:

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature:

[Signature]

Printed name:

Chris Fillie

Date:

4/1/19

The foregoing affidavit is acknowledged before me this 4th day of April, 2019 by Christopher Fillie, who is/are personally known to me, or who has/have produced drivers license as identification.

NOTARY SEAL

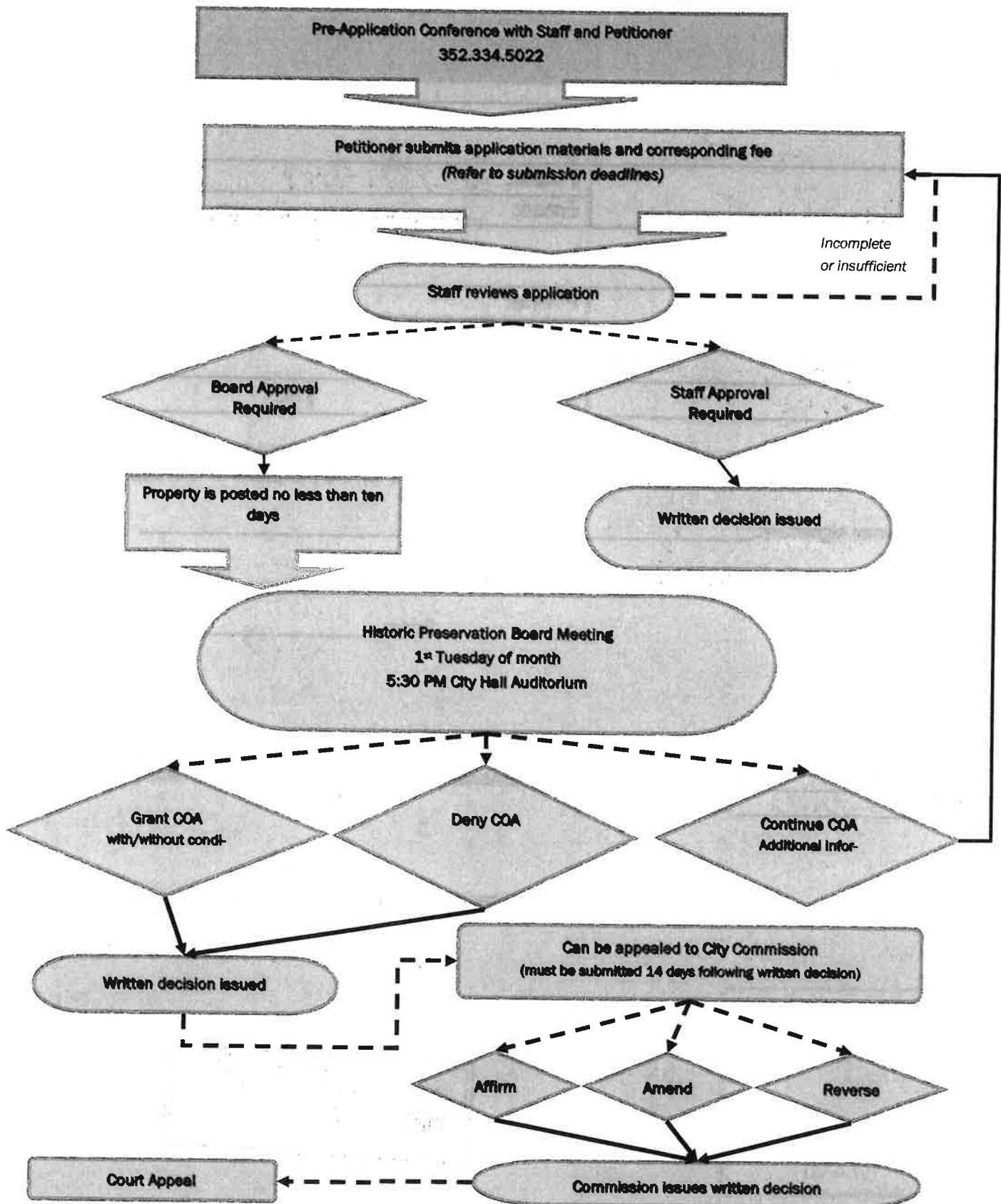
Kara Paulson

Signature of Notary Public, State of Florida





CERTIFICATE OF APPROPRIATENESS



8AC001498

EXHIBIT

3

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

Site No. 830 = = Survey Date 8007 820 = =
Address of Site: 710 NW 3 St, Gainesville, Fla. 32601 905 = =
Instruction for locating _____
(Tax No. 14363) 813 = =
Location: Brush's Addition 24 see Db 238/453 868 = =
subdivision name block no lot no.
County: Alachua 808 = =
Owner of Site: Name: Haille, Cornell
Address: 710 NW 3 St
Gainesville, Fla. 32601 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant)
Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 = =
Condition of Site: Integrity of Site: Original Use private residence 838 = =
Check One Check One or More Present Use private residence 850 = =
☐ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning C+1910 844 = =
☐ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =
☒ Fair 863 = = ☐ Original Site 858 = = Period 20th Century 845 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
NR Classification Category: building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =
☐ Development (X) 878 = = ☐ Fill (X) 878 = =
☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): 878 = =

Areas of Significance: architecture, local history 910 = =

Significance:

This building contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. This house appears on the 1913 Sanborn map when this location is first depicted. It survives in nearly unaltered condition and is similar to the house at 702 NW 3 St. It is valuable to the neighborhood because of its lack of additions.

911 = =

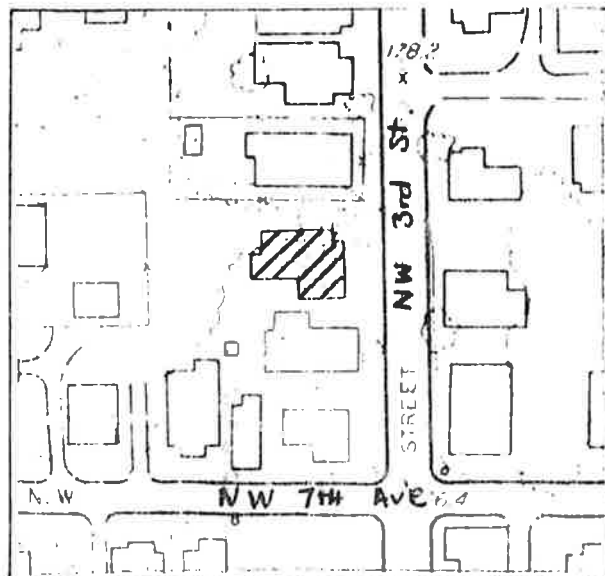
ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD frame vernacular 964 = =
 PLAN TYPE irregular: central aisle 968 = =
 EXTERIOR FABRIC(S) wood: novelty siding with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES E/ 1 story with 3 bays

_____ 942 = =
 FOUNDATION: piers: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): porch: hip 942 = =
 CHIMNEY LOCATION: _____ 942 = =
 WINDOW TYPE: DHS, 2/2, wood 942 = =
 CHIMNEY: _____ 882 = =
 ROOF SURFACING: metal, sheet: 3-V crimp 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 7 813

Contact Print



Construct an Addition

710 NW 3rd Street

Legend

EXHIBIT

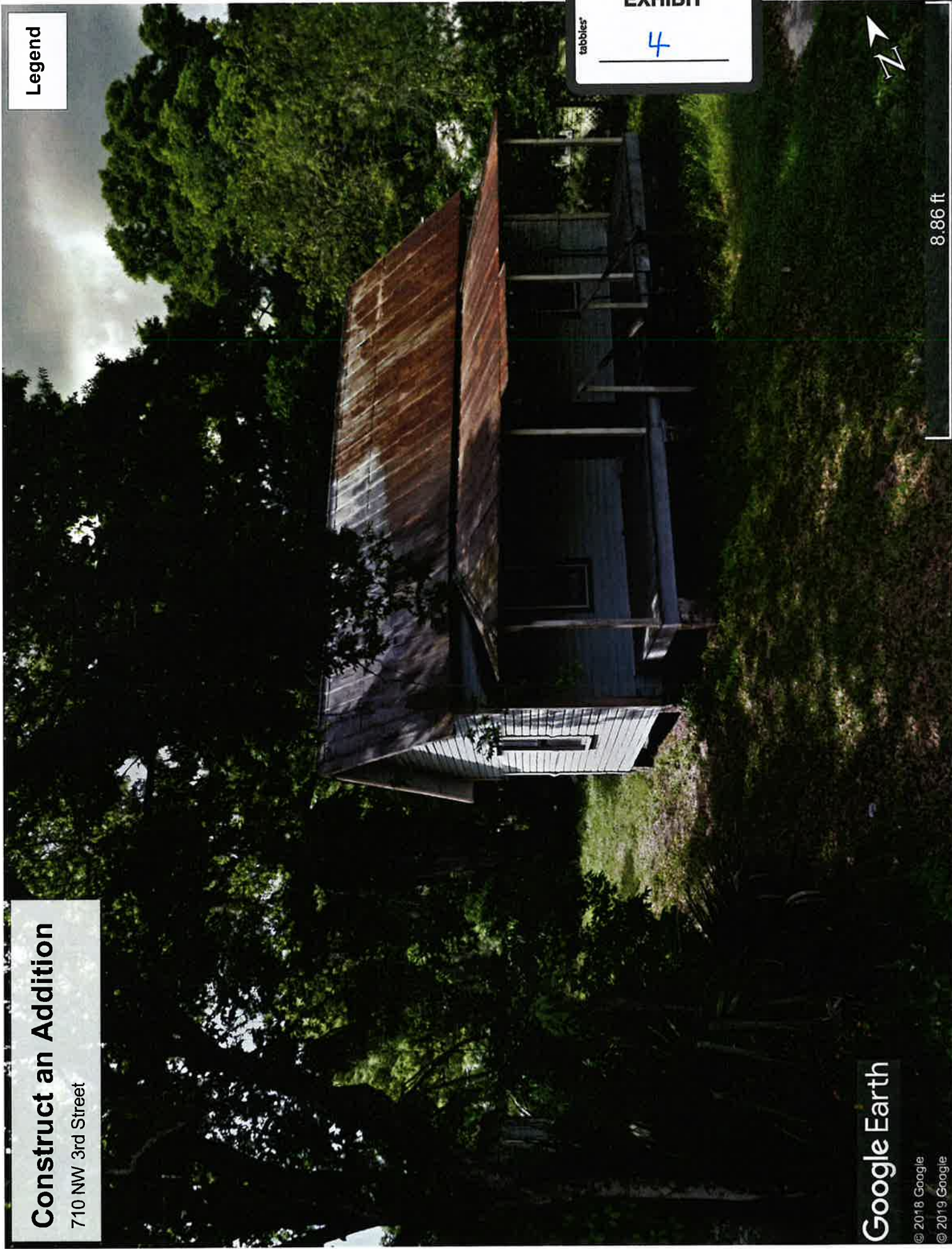
4

tabbles

Google Earth

© 2018 Google
© 2019 Google

8.86 ft



Construct an Addition

710 NW 3rd Street

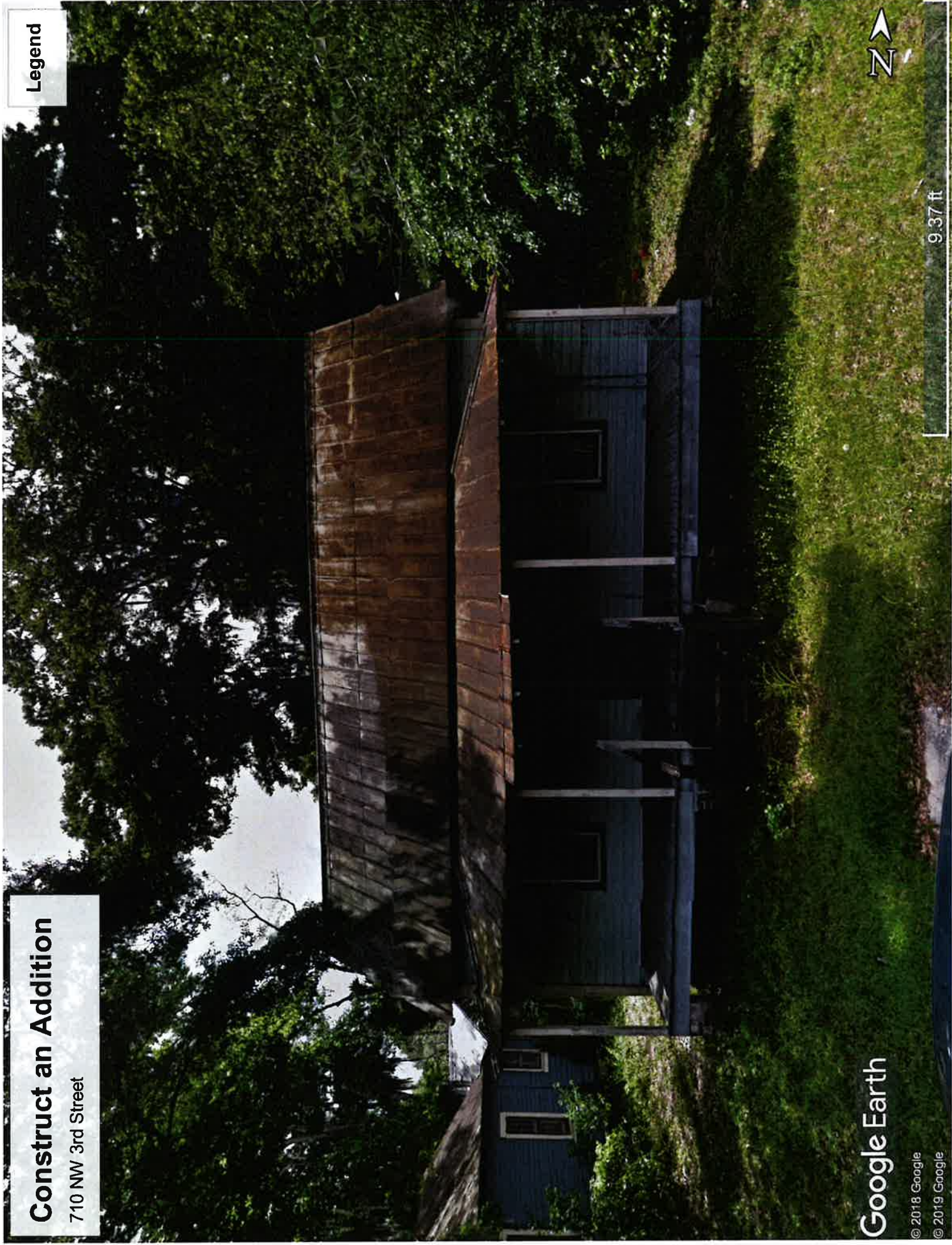
Legend

Google Earth

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N

9.37 ft





BOUNDARY SURVEY

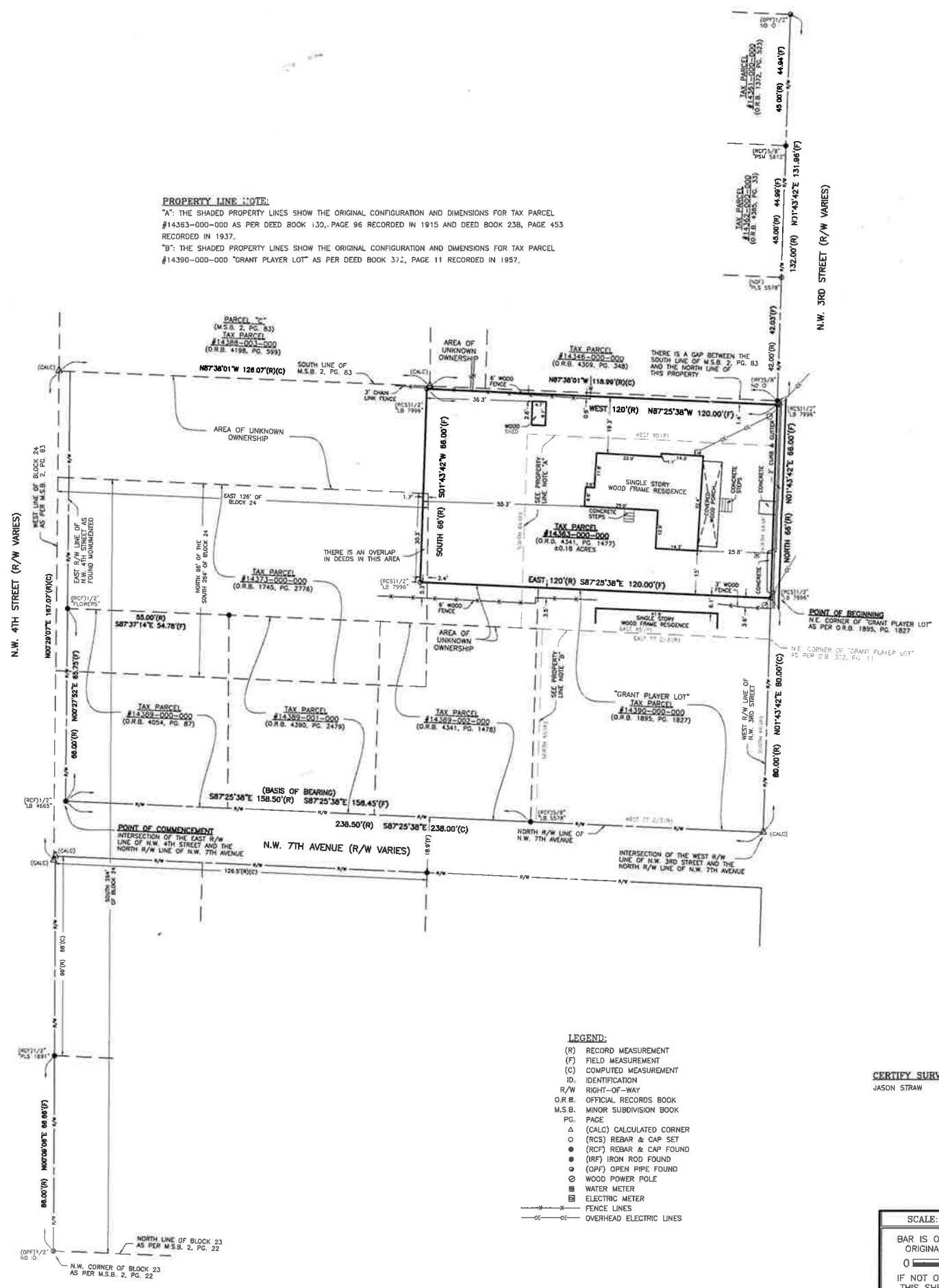
TAX PARCEL #14363-000-000

710 N.W. 3RD STREET

GAINESVILLE, FL 32601

SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA

PROPERTY LINE NOTE:
"A": THE SHADED PROPERTY LINES SHOW THE ORIGINAL CONFIGURATION AND DIMENSIONS FOR TAX PARCEL #14363-000-000 AS PER DEED BOOK 130, PAGE 96 RECORDED IN 1915 AND DEED BOOK 238, PAGE 453 RECORDED IN 1937.
"B": THE SHADED PROPERTY LINES SHOW THE ORIGINAL CONFIGURATION AND DIMENSIONS FOR TAX PARCEL #14390-000-000 "GRANT PLAYER LOT" AS PER DEED BOOK 372, PAGE 11 RECORDED IN 1957.



LAND DESCRIPTION: (A PORTION OF OFFICIAL RECORDS BOOK 4341, PAGE 1477)
COMMENCE AT THE N.E. CORNER OF GRANT PLAYER LOT ON THE WEST SIDE OF N.W. 3RD STREET IN BLOCK 24 OF BRUSH'S ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN DEED BOOK 0, PAGE 218 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN NORTH 66 FEET; THENCE RUN WEST 120 FEET; THENCE RUN SOUTH 66 FEET; THENCE RUN EAST 120 FEET TO THE POINT OF BEGINNING, KNOWN AS THE MATILDA HAILE LOT.

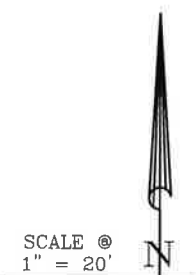
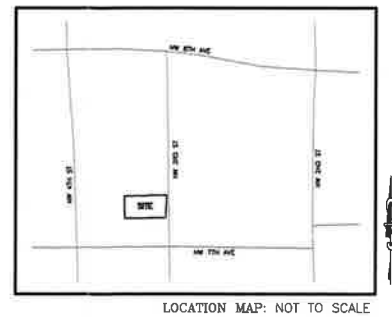
LAND DESCRIPTION: (PREPARED BY THIS FIRM)
A PARCEL OF LAND LOCATED IN SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR & CAP (LB 4665) MARKING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF N.W. 4TH STREET (RIGHT-OF-WAY WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF N.W. 7TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE SOUTH 87°25'38" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF N.W. 7TH AVENUE, A DISTANCE OF 238.00 FEET TO A POINT MARKING THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N.W. 3RD AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 01°43'42" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2" REBAR & CAP (LB 7996) MARKING THE NORTHEAST CORNER OF THE "GRANT PLAYER LOT" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 1827 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING THE POINT OF BEGINNING. THENCE CONTINUE NORTH 01°43'42" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF N.W. 3RD STREET, A DISTANCE OF 66.00 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 87°25'38" WEST, A DISTANCE OF 120.00 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 01°43'42" WEST, A DISTANCE OF 66.00 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE SOUTH 87°25'38" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTIONS OF RECORD AS SHOWN ON THIS SURVEY.
 2. BEARINGS ARE BASED ON A RECORDED CALL OF SOUTH 87°25'38" EAST FOR THE NORTH RIGHT-OF-WAY LINE OF N.W. 7TH AVENUE AS SHOWN ON MINOR SUBDIVISION BOOK 2, PAGE 83 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 3. LAND DESCRIPTION OF RECORD AS PER A PORTION OF OFFICIAL RECORDS BOOK 4341, PAGE 1477.
 4. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED BY THE LAND SURVEYOR IN RESPONSIBLE CHARGE.
 5. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
 6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 7. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
 8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
 9. CERTIFICATION IS NOT TRANSFERABLE.
 10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
 11. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 312 OF 640, COMMUNITY PANEL No. "125107 0312 0" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

CERTIFY SURVEY TO:
JASON STRAW



SCALE: 1" = 20'

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 10-19-2016

DRAWN BY: GUY

FIELD BOOK: 334/37-38

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SURVEY BY:

PROFESSIONAL SURVEYOR & MAPPER FLA CERT. 5339

JOB NO. 16633

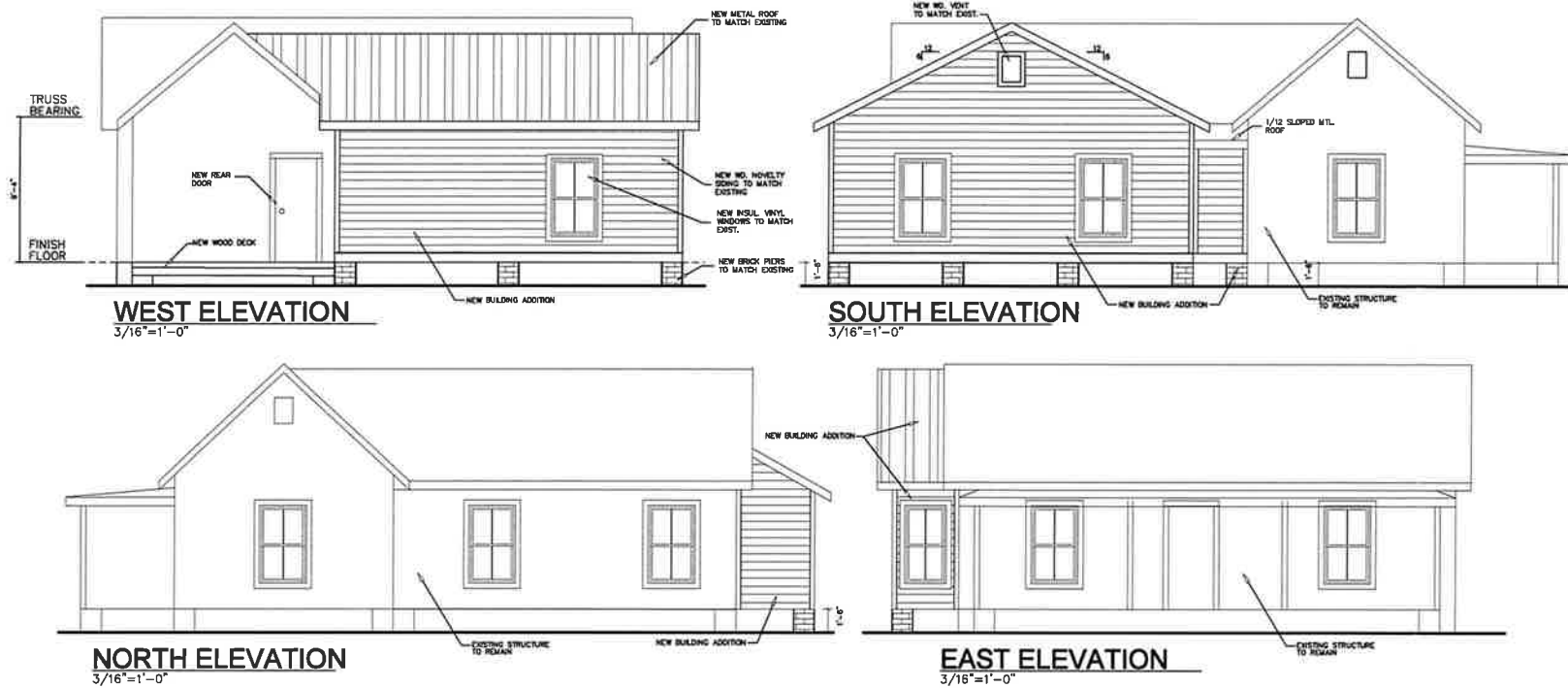
ACAD FILE: 16633

KRIS ANN GATH P.S.M.
4805 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

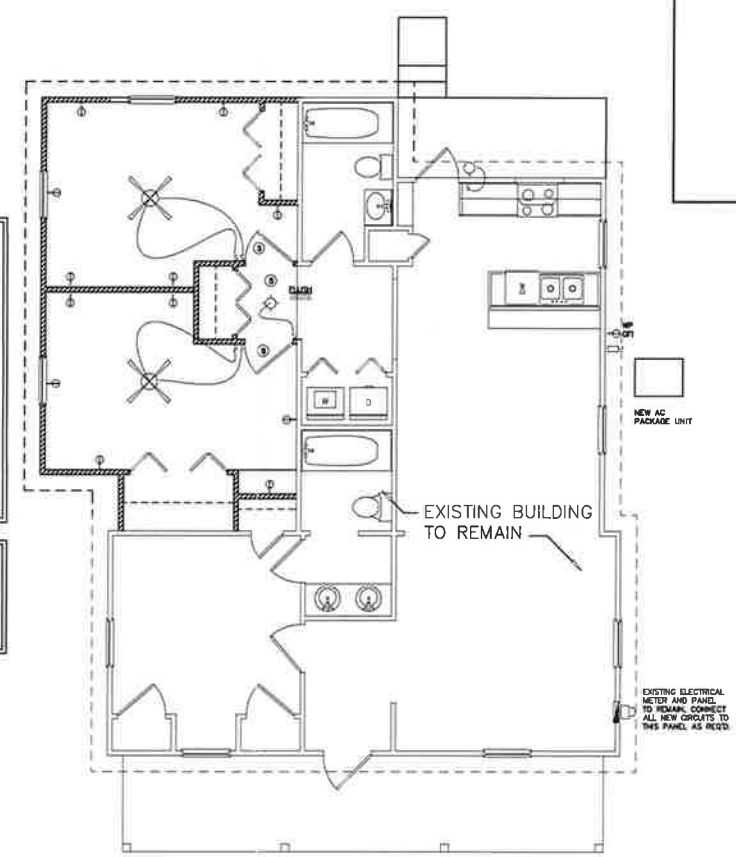
PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN

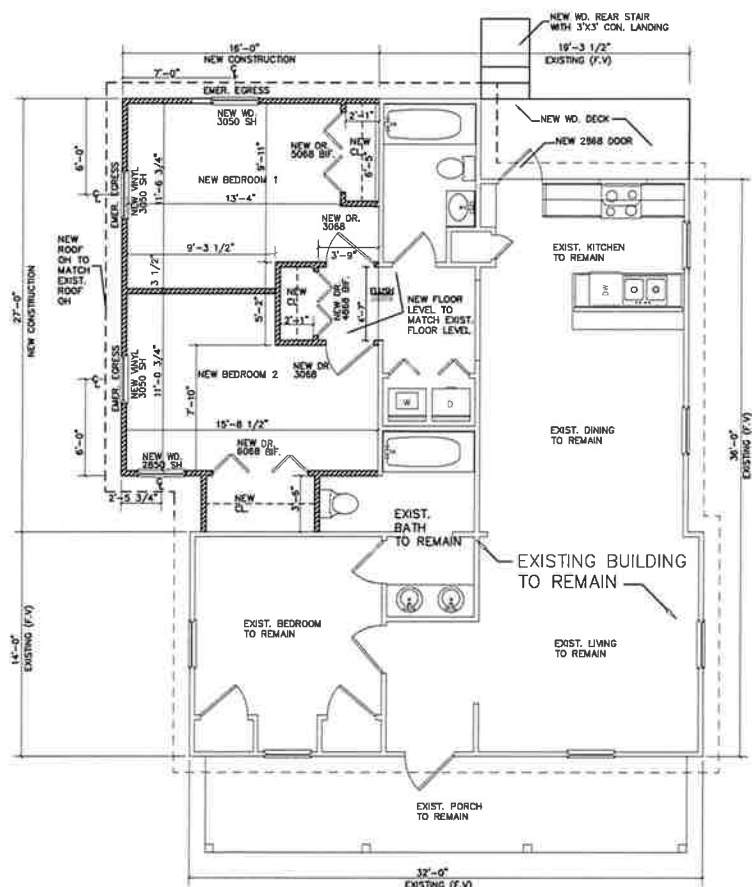
LAND SURVEYING



- ELECTRICAL LEGEND**
- ⊕ DUPLEX RECEPTACLE OUTLET OUTLETS AT 18" UNLESS OTHERWISE
 - ⊙ SMOKE DETECTOR
 - ⊙ WALL MOUNTED LIGHT FIXTURE
 - ⊙ CEILING MOUNTED LIGHT FIXTURE
 - ⊗ CEILING FAN/LIGHT COMBINATION
 - ⎓ ELECTRICAL PANEL
 - ⎓ ELECTRICAL METER
 - ⎓ ELECTRICAL DISCONNECT
 - ⎓ AFCI AFCI CIRCUIT INTERRUPTER
 - ⎓ GFI GROUND FAULT INTERRUPTER
 - ⎓ WP WATER PROOF
- NOTES:**
1. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
 2. ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO ACTIVATE ALL ALARMS IF ANY ONE UNIT IS ACTIVATED.
 3. ALL BEDROOM AND NEW OUTLETS TO BE AFCI OUTLETS - AFCI.



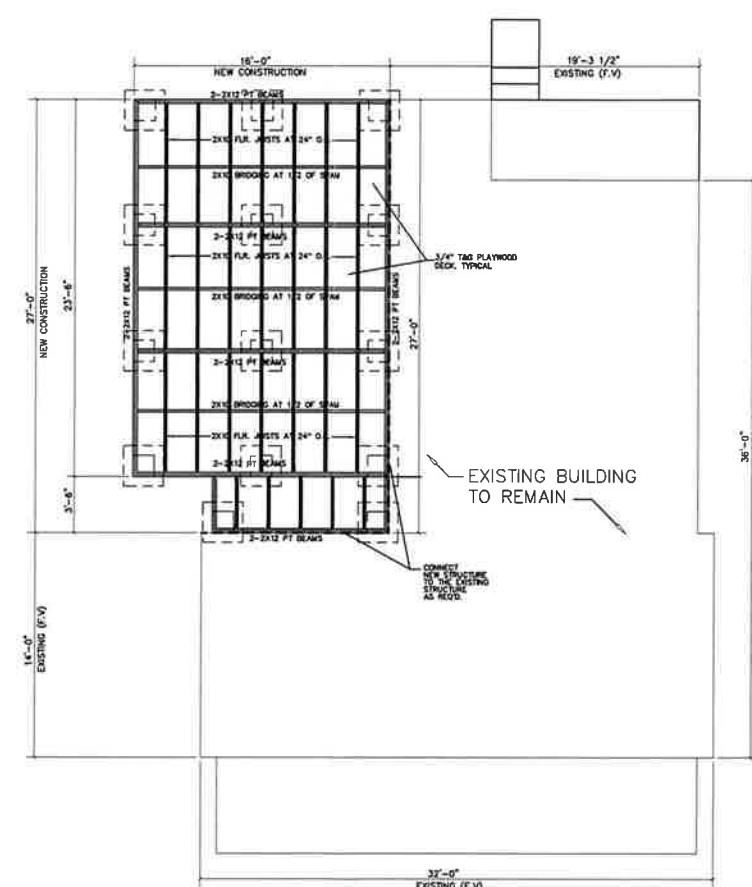
ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



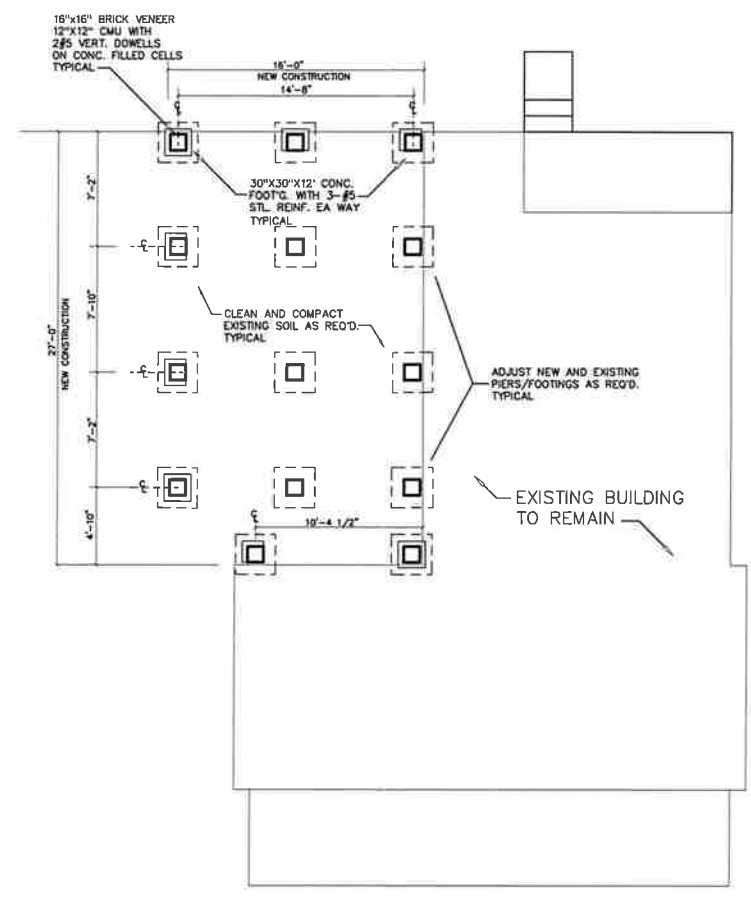
FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- EXISTING 903 SF
- ADDITION 414 SF
- EXISTING WD. WALLS TO REMAIN
- NEW 2X4 WD. WALLS



FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

RCA
RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTURE-PLANNING
352-377-1751
RCA@RCA22.COM
22 SE 5TH AVENUE
GAINESVILLE, FL 32601

NEW BEDROOM ADDITION TO
CHRIS FILLIE RESIDENCE
710 NW 3RD STREET, GAINESVILLE, FL



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REVISED: 4-12-2019
PROJECT: RCA-19009
DRAWN BY: M.M.
CHECKED: R.C.
DATE: 3-20-2019