



**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>	January 7, 2020
<b>ITEM NO:</b>	#1 under New Business
<b>PROJECT NAME AND NUMBER:</b>	Bradley Hunter Residence, HP-19-00103
<b>APPLICATION TYPE:</b>	Quasi-Judicial COA
<b>RECOMMENDATION:</b>	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Property Owner(s):** Bradley Hunter

**SITE INFORMATION:**

**Address:** 725 NW 4<sup>th</sup> Street  
**Parcel Number(s):** 14388-001-000  
**Existing Use(s):** Vacant  
**Zoning Designation(s):** RC (Residential Conservation)  
**Historic District:** Pleasant Street  
**Historic District Status:** N/A  
**Date of construction:** N/A

**PURPOSE AND DESCRIPTION:**

Bradley Hunter, owner. Certificate of Appropriateness for new construction of a single-family house. Located at 725 NW 4<sup>th</sup> Street. This building will be non-contributing to the Pleasant Street Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The property is located at 725 NW 4<sup>th</sup> Street on the east side, with a zoning designation of RC (Residential Conservation) (See Figure 1). The parcel (14388-001-000) is located in the Pleasant Street Historic District and is approximately 0.09 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

**PROPOSED**

The project involves the construction of a new single-family residence, a Victorian era structure. It will be a 2-story structure that faces NW 4<sup>th</sup> Street. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 998 square feet of heated space on the first floor, 985 square feet of heated space on the second floor, a 232 square foot front porch, and a 86 square foot rear porch, for a total of approximately 2,301 square feet. The house will feature 3/1 and some smaller 2/1 vinyl windows, listed as the Silver Line by Andersen V3 series. There are also some smaller windows, as well as a stained glass window on the west (front) elevation. The exterior doors will be Rogue Valley solid fir traditional doors. The front porch will be supported by brick clad piers,

while the house will have a stem wall foundation; Hardie plank siding with Hardie trim details; cased columns on the front porch, and a roof featuring architectural shingles (See elevations in Exhibit 3).

## REVIEW

### **Pleasant Street Historic District- Development Pattern (Guidelines Ch. 6)**

*There are two distinct historic areas of development in the Pleasant Street Historic District, identified as zone A and B, which date between 1875 and 1935. The first area, Zone A, includes all but a small enclave in the southeast corner of the district. This portion is a historically African-American residential neighborhood. The second area, Zone B, is a traditionally white neighborhood that developed during the same period in conjunction with the downtown commercial area.*

This proposal is sited within Zone A. In general in the neighborhood, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, or at the north border of the district with very few two-story houses throughout Zone A. In recent years however, there have been more two-story homes that have been proposed and are currently built or under construction throughout Zone A and not just on the north border.

### **General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)**

*The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period.*

*The majority of the residences in both zones are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.*

*Gable front houses appear to be the most common types in the district. These include the shotgun houses and bungalows and variations on the type found in the district.*

## Setting

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, some fence lined properties, concrete curbing, and no walls.*
- *Subdivision layout: rectangular lots and blocks flanking the primary streets.*
- *Facade lines, front and side setbacks: detached residences with minimal front setbacks and minimal side setbacks.*
- *Lot size and density of development: small lot size and low to medium density.*
- *Block patterns: Commercial: 300 feet in length on east and west and 400-600 feet on their north and south ends. Residential: rectangular 300 feet in length on east and west and 300 feet on their north and south ends.*
- *Patterns of vacant lots and open spaces: vacant lots throughout*

### ***Building Characteristics***

- *Height: number of stories: Primarily single story. Range of 1-2.*
- *Width: number of bays or vertical divisions: one.*
- *Types: residential, commercial, institutional*
- *Predominant architectural styles and design influences: Frame.*
- *Massing or overall form: single rectangular structures.*
- *Orientation: both compass orientation and horizontal or vertical orientation.*
- *Foundations: Residential elevated wood frame on brick piers or masonry piers. Commercial: continuous brick or masonry perimeter wall and slab on grade.*
- *Roofs: primary and secondary roof structures: gable, hip with standard pitch.*
- *Materials: Primarily wood frame*
- *Windows: Primarily wood frame double hung sash in 6/6, 2/2, or 1/1 light pattern.*
- *Repetitive features: Porches and detached outbuildings*
- *Decoration: Minimal. Religious: brick corbeling. Stained glass. Residential: minimal wood millwork such as brackets, fretwork, spindles.*
- *Predominate Architectural Styles: Wood Frame Vernacular, Queen Anne and Eastlake influence, Romanesque Revival*

### ***Materials***

*Wood frame and siding is the primary and traditional construction material within the district. Weatherboard and drop siding types are prominent.*

### ***Building Styles***

*Wood frame vernacular houses represent the largest building category in the district with 123 examples. Bungalows are the second largest category style with 91 examples. The buildings are traditionally wood frame residences raised on brick or concrete piers ranging in size, form and style. On the small scale are Shotgun and hall and parlor vernacular structures to the larger structures of two-story I- houses and Queen Anne residences with large porches and verandahs.*

### ***Plans***

*The floor plans of the smaller houses are generally simple rectangular plans with a small rear ell, or are variations of the L-plan. Few residences have garages or other outbuildings on the same property.*

The review is based on the Secretary of the Interior's Standards and City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*.

### **Basis for Review – Design Guidelines for New Construction using the General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)**

Attached are the Design Guidelines for New Construction in the Pleasant Street Historic District.

The proposed new structure was reviewed in light of the 11 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines. New construction should complement historic architecture. With sound planning and good design, new construction can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished

buildings to be successful. Instead it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

1. *Rhythm of the Street.* In the Pleasant Street Historic District, the subdivision layout is mostly rectangular lots and blocks flanking the primary streets. Lot sizes are typically small with low to medium density. Repetitive features are porches.

The Guidelines state that rhythm is the layering of many features that add up to what is generally described as “character.” The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The construction of the 2 story residence with a compatible setback to other buildings in the area will improve the rhythm of the street as the new structure will be compatible in scale and spacing with the adjacent historic contributing buildings. It will also occupy a vacant lot, thus filling in a “gap” in the street rhythm.

### **Compatible**

2. *Setbacks.* In the Pleasant Street Historic District, building setbacks vary considerably, with some buildings sited at the front property line while others are sited at a depth ranging from 10 to 15 feet or more. The district is comprised of all or portions of 15 rectangular blocks of varying size, which are laid out on an irregular grid pattern. The blocks contain lots ranging in size from 40' x 60' to 100' by 200'.

The required front yard setback in the RC zoning district is ten feet. The applicants are indicating a 21 foot setback from the property line to the front wall of the building.

### **Compatible**

3. *Height.* In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. Zone A is primarily one-story residences.

The proposed new 2-story structure is generally taller than the surrounding historic buildings, with a proposed height to the peak of the roof at approximately 30 feet. However there is an existing two-story structure across the street to the north of the subject property at 732 NW 4<sup>th</sup> Street, which is compatible with the size and scale of the proposed house. A new 2-story house next door to the south of the subject property received a Certificate of Appropriateness in January of 2019. The proposed height for that house to the peak of the roof was 31 feet, which is compatible to the height of a recently constructed two-story house in the 600 block of NW 3<sup>rd</sup> Street just to the east and south of the subject property, which is approximately 29 feet high at the peak of roof. The RC zoning district allows a maximum height of up to three stories.

### **Compatible**

4. *Roof Forms.* In the Pleasant Street Historic District, the roofs represented are either side or front gable roofs with v-crimp metal sheeting or asphalt shingles.

The material to be used for the roof is architectural shingles. The proposed roof is consistent with roofing styles found throughout the Pleasant Street Historic District.

### **Compatible**

5. *Rhythm of Entrances and Porches.* In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches.

The Guidelines state that porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure maintains the same relationship of the front door entry and porch to the street, with adequate space for outdoor furniture.

**Compatible**

6. *Walls of Continuity.* In the Pleasant Street Historic District, streetscape features are minimal sidewalks, fence lined properties, concrete curbing, and no walls.

**Compatible**

7. *Scale of Building.* Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

In the Pleasant Street Historic District, Zone A, the building scale is relatively small, with one-story residences, low pitch roofs, regular openings and details that keep the scale small. The proposed new structure is compatible with the adjacent structures in terms of massing and size, composition of openings, roof forms and details to the building mass and its configuration.

**Compatible**

8. *Directional Expression.* In the Pleasant Street Historic District, orientation is both compass orientation and horizontal or vertical orientation. Massing or overall form is typically single rectangular structures.

In the general area of the subject property, there are many single rectangular forms, such as bungalows and shotguns, which are more horizontal, or square in expression, and also some gable-end-and-wing-forms, which are more vertical in expression. As there are a variety of vertical and horizontal expressions in the district and vicinity of the subject property, the vertical orientation of the proposed house is appropriate and complies with the guidelines.

**Compatible**

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context. The height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

Similar to the directional expression, there are a variety of proportional relationships in the historic district. The proposed new structure has compatible height with structures in the general area and a proposed width not out of scale with structures throughout the Pleasant Street Historic District.

**Compatible**

10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade. The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

In the Pleasant Street Historic District, there are both vertical and horizontal proportions of windows. The windows shown on the elevations for the new building are compatible with the windows on other buildings in the vicinity.

#### **Compatible**

11. *Rhythm of Solids to Voids*. The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

The rhythm of solids to voids is appropriate for the historic district, as there is more wall surface than window surface.

#### **Compatible**

### **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulated Divided Lights grille for the chosen 3x1 and 2x1 grille patterns.
- Provide information sheets for the proposed architectural shingle roof system.
- Notify staff of any changes during construction.
- 

#### **BACKGROUND:**

- N/A

#### **POST-APPROVAL REQUIREMENTS:**

- 

Requirements to be met after the vote on the Certificate of Appropriateness include any staff recommended conditions and any conditions that may be imposed by the Historic Preservation Board. The proposed work will need to obtain the appropriate building permits which will be reviewed by the historic preservation staff.

**LIST OF EXHIBITS:**

- Exhibit 1**      **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts***
- Exhibit 2**      **COA Application, Photographs, and Product Information**
- Exhibit 3**      **Survey, Floor Plan, and Elevations**



## **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:

### **DESIGN GUIDELINES FOR NEW CONSTRUCTION**

#### ***Northeast, Southeast, & Pleasant Street Historic Districts***

### **MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS**

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

The architectural character of buildings often varies considerably from one street or block to another, even within the same district. This diversity makes the design of compatible new structures a challenge for designers, builders, staff and the review board. Since almost every street in the three districts has a different pattern of building, it is impossible to show every design scenario. The guidelines illustrate the Standards of Visual Compatibility established to preserve the historic districts as a strategy of thinking about compatibility rather than a set of stylistic recipes.

### **DEFINING THE CRITERIA**

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

Please note, however, that "Scale" is broken up into two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

1. *Rhythm of the Street*. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks*. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height*. The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms*. The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches*. The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity*. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building*. Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

### **Recommended**

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.

2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.

### **Not Recommended**

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

### **RHYTHM OF THE STREET**

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

### **SETBACKS**

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as “setbacks.” Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front, side and rear setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

No new structure can be placed closer to or further from the street, sidewalk, or alley than that distance which has been predetermined by existing historic structures with a one-block proximity of the proposed structure. The distance is measured from the principal mass of the building (excluding the porch and other projections). New buildings should reflect the existing spacing or rhythm of buildings of an entire block.

### **HEIGHT**

The height and width of new construction should be compatible with surrounding historic buildings: Design proposals should consider the width to height relationships as well as the depth of setback to height relationship.

### **ROOF FORMS**

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in

abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

### **RHYTHM: ENTRANCES & PORCHES**

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.

### **WALLS OF CONTINUITY**

Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole are defined as "walls of continuity." These conditions are by no means uniform along streets and illustrate the importance of relating individual properties to their context. The drawing on this page shows how walls, fences, and landscape elements create the impression of a surface along the street edge.

### **SCALE OF THE BUILDING**

Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

### **DIRECTIONAL EXPRESSION**

New buildings should visually relate to adjacent buildings in the directional character of its facade. The directional expression may be vertical, horizontal, or non-directional, and it encompasses structural shape, placement of openings, and architectural details.

### **PROPORTION OF FRONT FACADE**

In examples from the Northeast district, the height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

## **PROPORTION & RHYTHM OF OPENINGS**

The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

Window designs and muntin configurations should reflect that found on historic windows on surrounding contributing structures. Contemporary windows including those in which the meeting rail is not equidistant from window head and sill are discouraged.

New doors should relate to historic door styles found on historic buildings throughout the district.

## **RHYTHM OF SOLIDS TO VOIDS**

The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

## **DETAILS AND MATERIALS**

Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used in new construction. Buildings in the Pleasant Street, Northeast and Southeast Districts exhibit a superb library of material juxtapositions, detailing, and craft.

CITY OF  
**GAINESVILLE**  
every path starts with passion  
FLORIDA

**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

**REQUIREMENTS**

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

RECEIVED

NOV 18 2019

STAMP

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

**PROJECT LOCATION:**

Historic District: Pleasant Street  
Site Address: 725 NW 4th St., Gainesville, FL 32601  
Tax Parcel #: 14388-001-000

**OWNER**

Bradley Hunter  
Owner(s) Name  
NA

**Corporation or Company**

1027 NW 11th Ave.  
Street Address  
Gainesville, FL 32601  
City State Zip

(352) 281-5362  
Home Telephone Number

(352) 281-5362  
Cell Phone Number

NA

**Fax Number**

bradleyd.hunter82@gmail.com  
E-Mail Address

**APPLICANT OR AGENT**

Bradley Hunter  
Applicant Name  
Hunter Nelson Inc.  
Corporation or Company

1913 E Colonial Dr.  
Street Address  
Orlando, FL 32803  
City State Zip

NA  
Home Telephone Number

(352) 281-5362  
Cell Phone Number

NA

**Fax Number**

bradleyd.hunter82@gmail.com  
E-Mail Address

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL)

Fee: \$ 127.50

EZ Fee: \$ 63.75

HP # 19-00103

Contributing Y ☒ N ☐

Zoning RC

Pre-Conference Y ☐ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☐ N ☒

Request for Modification of Setbacks

Y ☐ N ☒

Received By Mike Hoge

Date Received 11/18/19

☐ Staff Approval—No Fee (HP Planner Initial ☐)

☒ Single-Family requiring Board approval (See Fee Schedule)

☐ Multi-Family requiring Board approval (See Fee Schedule)

☐ Ad Valorem Tax Exemption (See Fee Schedule)

☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)

☐ Account No. 001-660-6680-3406

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

## DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

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

## PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

## OVERVIEW

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

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [www.cityofgainesville.org/planningdepartment](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 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

## CERTIFICATION

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

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

## SIGNATURES

Owner

Applicant or Agent

Date

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.

The subject property is a vacant lot with no existing structures. The property abuts a paved city ROW. The surrounding area appears to consist of mostly single family homes, some contributing and some non-contributing structures.

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.

Approx. 2000 sf 3/2.5 Victorian era design. Please see plans.

## 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.

NA

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

NA



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

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is **an application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at [www.cityofgainesville.org/planningdepartment](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
<b>Survey and Site Plan</b>	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 type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b> <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. <b>A scaled line elevation drawing &amp; footprint drawing is required for all new construction.</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Photographs</b>	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 type="checkbox"/>	<input type="checkbox"/>
<b>Specific Items</b>	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"/>
<b>Modification of Existing Zoning</b>	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Demolition Report</b>	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Notarized Consent Letter</b>	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](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

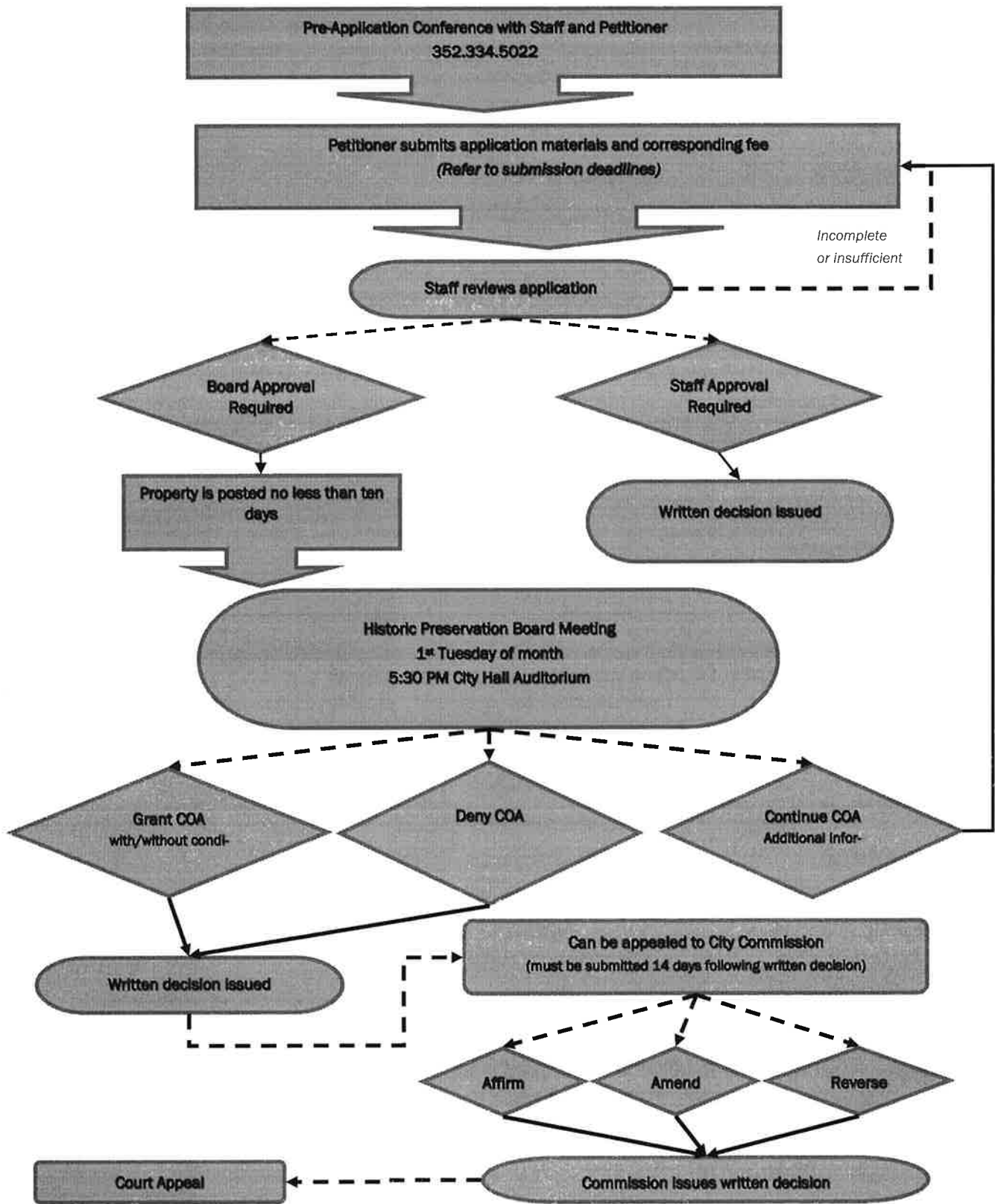
352.334.5022

352.334.5023

Fax: 352.334.3259

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

# CERTIFICATE OF APPROPRIATENESS



# PROPERTY OWNER AFFIDAVIT

Owners Name: <u>Bradley Hunter</u>			
Address: <u>1027 NW 11th Ave.</u>		Phone: <u>(352) 281-5362</u>	
<u>Gainesville, FL 32601</u>		Email: <u>bradleydhunter82@gmail.com</u>	
Agent Name: <u>Bradley Hunter</u>			
Address: <u>11</u>		Phone: <u>11</u>	
		Email: <u>11</u>	
Parcel No.: <u>14388-001-000</u>			
Acreage: <u>0.15</u>	S: <u>05</u>	T: <u>10</u>	R: <u>20</u>

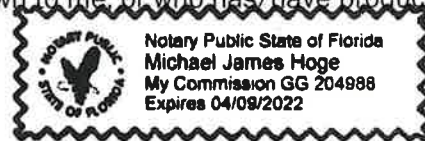
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: [Signature]

Printed name: Bradley Hunter

Date: 11-18-2019

The foregoing affidavit is acknowledged before me this 18th day of NOVEMBER 2019 by BRADLEY HUNTER, who is/are personally known to me, or who has/have produced FLA. DRIVERS LICENSE as identification.



NOTARY SEAL

Signature of Notary Public, State of FLORIDA



## Summary

The project involves the construction of a new SFR, a Victorian era structure. The house will be 3 bedrooms and 2½ bathrooms, with approximately 2000 sq. ft. of space.

It will be a 2-story structure that faces NW 4<sup>th</sup> St. The house will feature 3½ and some 2½ vinyl windows, listed as Silverline by Anderson U3 Series. The exterior doors will be Rogue Valley solid fir traditional doors.

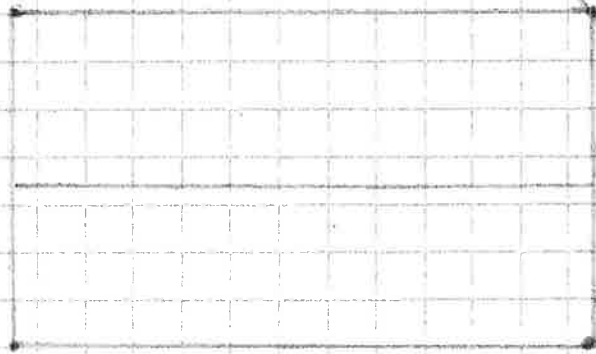
↓ cont'd

The front porch will be supported by brick clad piers, while the house will have a stem wall foundation; Hardi plank siding with Hardi trim details; cased columns on the front porch, and a roof featuring architectural shingles.

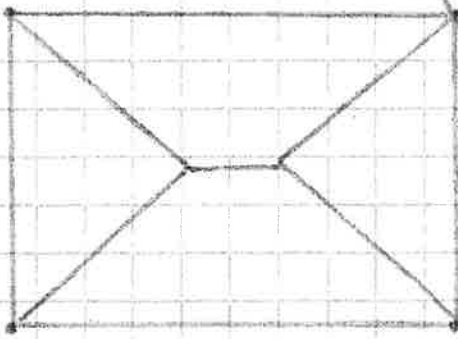


4'

SINGLE STORY  
EXISTING  
SHOTGUN  
STYLE



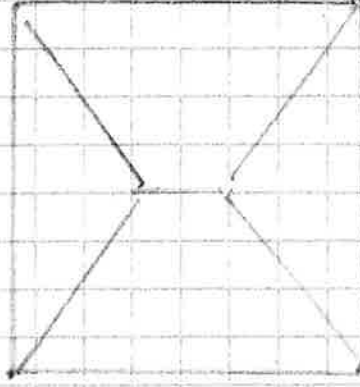
PROPOSED  
TWO STORY  
NEW CONSTRUCTION



21'

TWO STORY  
AMERICAN  
FOUR  
SQR

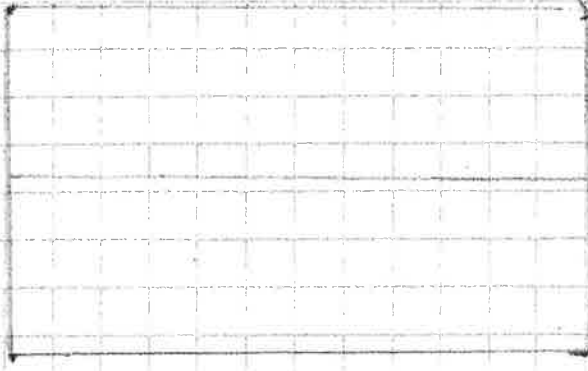
NEW CONST.  
COMPLETE



30'

SINGLE STORY  
CRAFTSMAN

NEW CONST.  
IN PROGRESS



16'

SIDEWALK

NW 4th St.

N



**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name

HP-19-00103

Applicant (Owner or Agent)

Bradley Hunter

Tax parcel(s)

14388-001-000

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.

8.

Applicant (signature)

Applicant (print name)

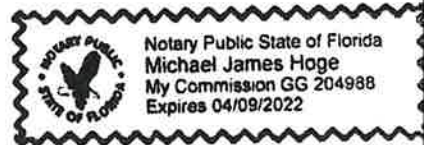
**STATE OF FLORIDA,  
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 18<sup>th</sup> day of December, 2019, 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.

Michael J. Hoge Notary  
Public

My Commission expires: 4/9/2022

**RECORDING SPACE**



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

**FOR OFFICE USE ONLY**

Petition Number

HP-19-00103

Planner

Jason Simmons



What's going on?

NEW  
CONSTRUCTION

Project ID

HP-19-00103

Meeting Date/Time

JAN. 7<sup>th</sup> 5<sup>30</sup> pm

City Hall Auditorium  
200 East University Avenue

# HISTORIC

Alteration or Repair ☐ Demolition ☐

New Construction ☒

Want to learn more?  
352-334-5050 | [cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)



**Gainesville.**  
Citizen centered  
People empowered





Duckpond - VICTORIAN ERA MODEL





NORTH



SOUTH WEST





1330 NORTH WEST







NXT Door - Four SQ.



VACANT LOT







## V3 SERIES

The Silver Line® V3 Series is our premium vinyl window & patio door portfolio with traditional styling, enhanced features and performance.

- Wide profiles for a more traditional look
- Variety of features, options and sizes
- Available with glass options that are certified for greater energy efficiency
- Low-maintenance vinyl construction inside and out
- Custom sizes available



# OPTIONS

Your home should reflect your style. Silver Line® V3 Series and V1 Series windows and patio doors give you the options you need to do exactly that. Choose from interior and exterior colors, hardware, glass and grille options. They're a beautiful way to personalize your windows, patio doors and your entire home.

## Colors

All colors are available in the V3 Series and V1 Series, although some exceptions may apply to individual products. White, Beige and Sandstone windows and doors have the same color on both the interior and exterior and are consistent throughout the frame and sash, making scratches virtually invisible. The Dark Bronze painted color option is available for exteriors only, and has a White interior.

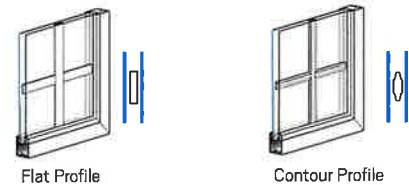


\*Dark Bronze exterior with White vinyl interior has a 10-year limited warranty. Visit [silverlinewindows.com](http://silverlinewindows.com) for warranty details.

## Grilles

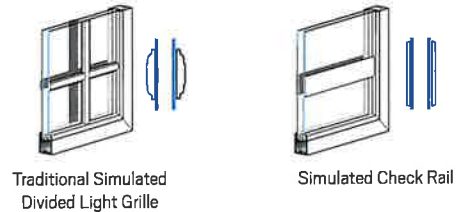
### Grilles-Between-the-Glass

Grilles-between-the-glass are available on both V3 Series and V1 Series products, giving you the appearance of divided light while making window cleaning easier.



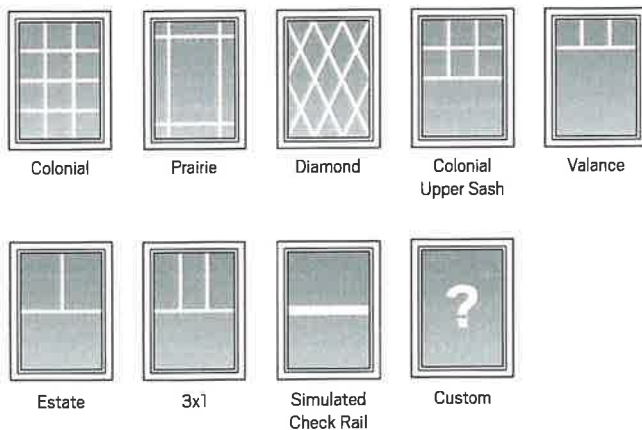
### Simulated Divided Light

Many of our V3 Series windows and patio doors offer Simulated Divided Light (SDL) grilles, which are permanently attached to both sides of the glass to provide the traditional look of individual glass panes. We also offer a simulated check rail on various windows to provide the look of a double-hung window.



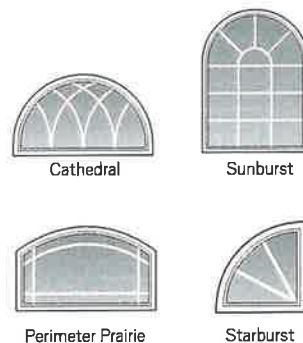
### Grille Patterns

V3 Series and V1 Series windows and patio doors are available with a variety of grille patterns, such as those shown here. Additional patterns are available.



### Specialty Grille Patterns

Grille patterns are available for specialty windows. Choose from those shown here, or see your dealer for additional options.



# traditional



4632 (LOW-E)  
FIR



4662 (LOW-E)  
FIR



4662-A (LOW-E)  
FIR



4662 (LOW-E)  
KNOTTY ALDER



4662-A (LOW-E)  
KNOTTY ALDER



4132 (IG)  
FIR



4134 (IG)  
FIR



4144 (IG)  
FIR



4944 (IG)  
FIR



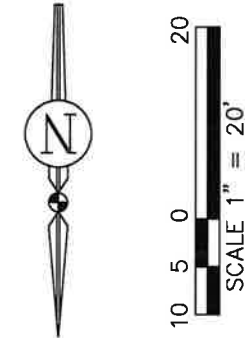
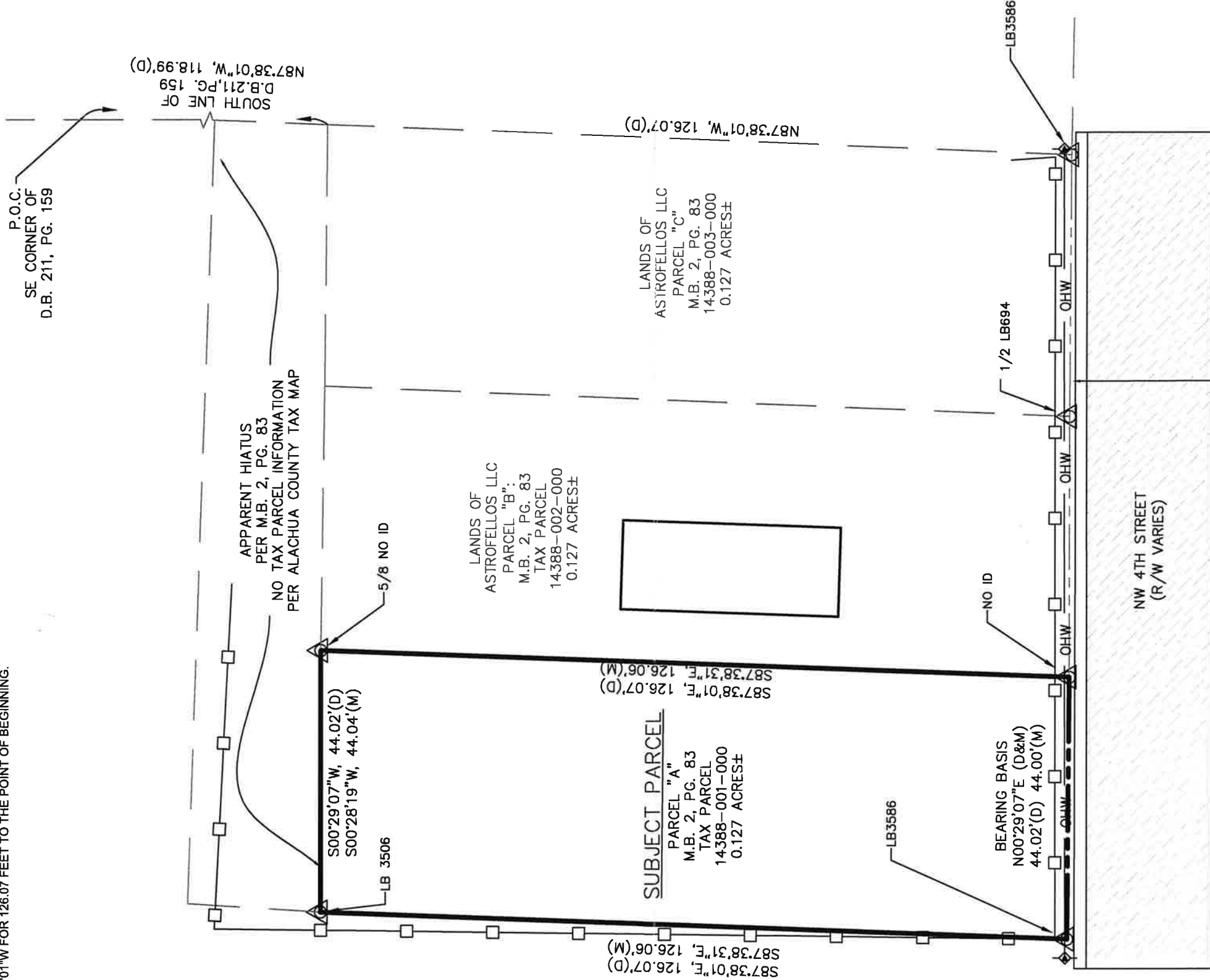
4108 (IG)  
FIR

BOUNDARY SURVEY  
IN SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA  
SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON IS BASED ON MEASUREMENTS CONDUCTED ON JUNE 24TH, 2019.
2. BEARINGS BASED ON THE WEST LINE OF SUBJECT PARCEL BEING N00°29'07"E.
3. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
4. ADDITIONAL ENCUMBRANCES MAY AFFECT THIS PROPERTY THAT DO NOT APPEAR ON THIS MAP.
5. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.

LEGAL DESCRIPTION - PER O.R.B. 4656, PG. 0873

A PORTION OF BLOCK 24 OF BRUSH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK "O", PAGE 218, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 5/8" IRON REBAR AND CAP LB3586 MARKING THE SOUTHEAST CORNER OF DEED BOOK 211, PAGE 159 OF SAID PUBLIC RECORDS; THENCE N87°38'01"W ALONG THE SOUTH LINE OF SAID DEED BOOK 211, PAGE 159 FOR 118.99 FEET TO A 5/8" IRON REBAR AND CAP LB3586; THENCE CONTINUE N87°38'01"W FOR 126.07 FEET TO A 5/8" IRON REBAR AND CAP LB3586 ON THE WEST LINE OF SAID BLOCK 24, POINT ALSO ON THE EAST RIGHT OF WAY LINE OF NW 4TH STREET; THENCE RUN N00°29'07"E ALONG SAID WEST AND EAST LINE FOR 88.05 FEET TO A 5/8" IRON REBAR AND CAP LB 3586 MARKING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N00°29'07"E ALONG SAID WEST AND EAST LINE FOR 44.02 FEET TO A 5/8" IRON REBAR AND CAP LB3586 ON THE SOUTH LINE OF THE NORTH 264 FEET OF SAID BLOCK 24; THENCE S87°38'01"E ALONG SAID SOUTH LINE FOR 126.07 FEET TO AN IRON REBAR AND CAP LB3586; THENCE S00°29'07"W FOR 44.02 FEET TO AN IRON REBAR AND CAP LB 3586; THENCE N87°38'01"W FOR 126.07 FEET TO THE POINT OF BEGINNING.



- ABBREVIATIONS**
- (D) = DEED
  - (M) = MEASURED
  - D.B. = DEED BOOK
  - ID = IDENTIFICATION
  - LB = LICENSED BUSINESS
  - OHW = OVERHEAD WIRE
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
- SYMBOL LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - BUILDING SETBACK LINE
  - IRON ROD - CAPPED
  - ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - POWER POLE
- P.O.C. = POINT OF COMMENCEMENT**
- P.U.E. = PUBLIC UTILITIES EASEMENT**
- R/W = RIGHT-OF-WAY**

Prepared By:  
**JBrown**  
Professional Group Inc  
CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
3530 NW 43rd Street • Gainesville, Florida 32606  
PHONE: (352) 376-9999 • FAX: (352) 376-0833  
E-MAIL: contact@jbgp.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210  
Certificate of Authorization No. LB8031  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

*[Signature]*  
TROY V WRIGHT, PSM  
Professional Surveyor and Mapper

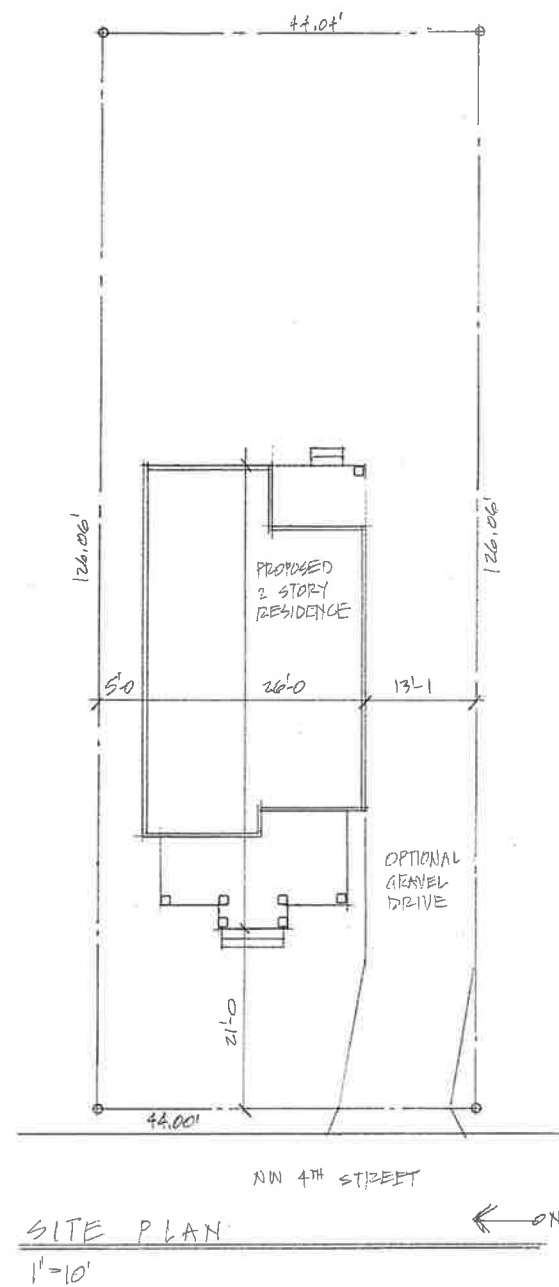
CERTIFIED TO:  
1. BRADLEY HUNTER

725 NW 4TH STREET  
GAINESVILLE, FL

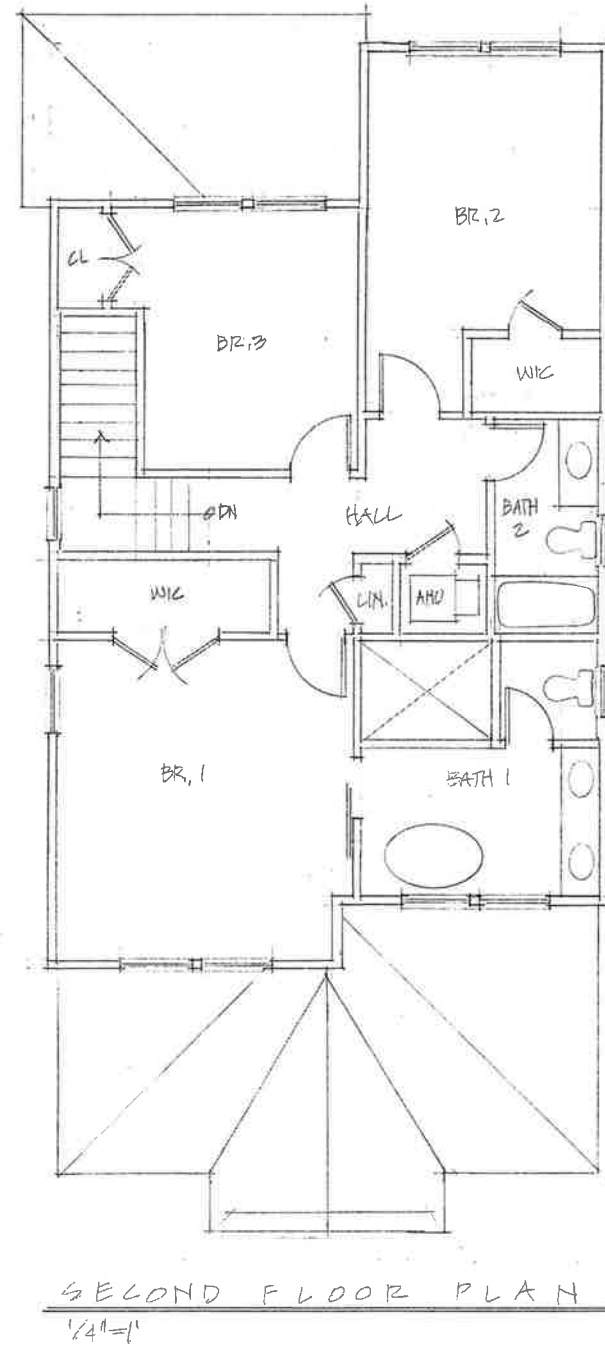
Scale: 1"=20'  
Drawn By: R. BOOKER  
Document Name: 800-19-63  
Document Date: 06/25/2019  
Sheet: 1 of 1

EXHIBIT

tabbies  
3

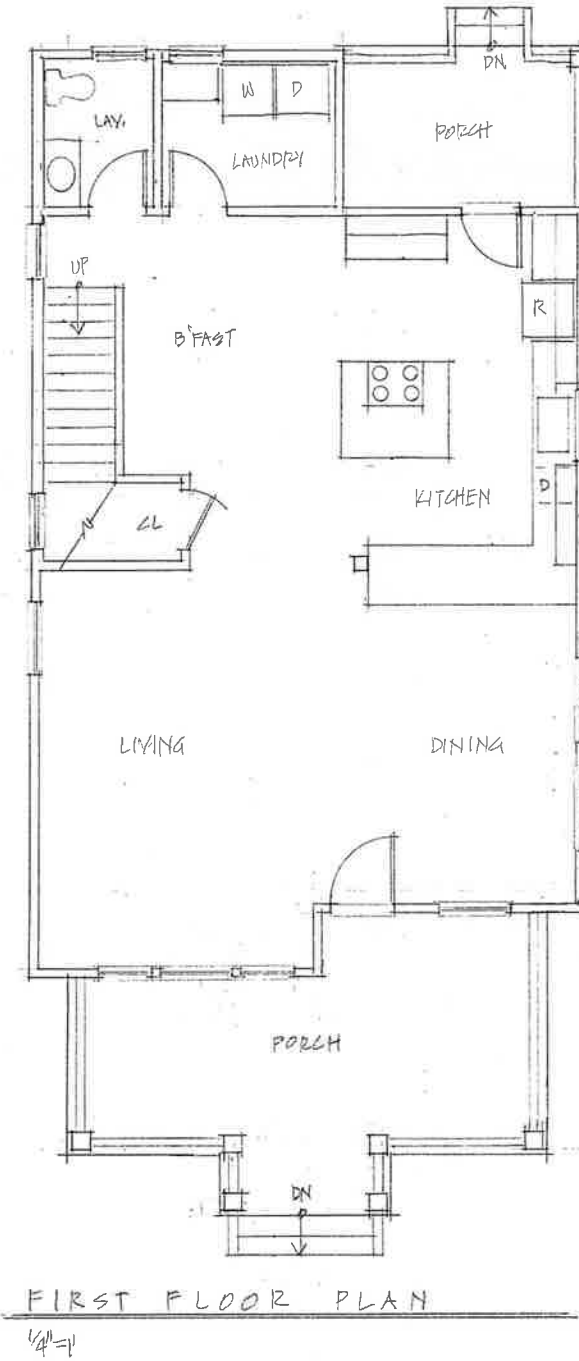


SITE PLAN  
1"=10'



SECOND FLOOR PLAN  
1/4"=1'

HEATED 1 <sup>ST</sup>	998 S.F.
HEATED 2 <sup>ND</sup>	965 S.F.
SUBTOTAL	1963 S.F.
FR. PORCH	232 S.F.
B. PORCH	86 S.F.
TOTAL	2281 S.F.

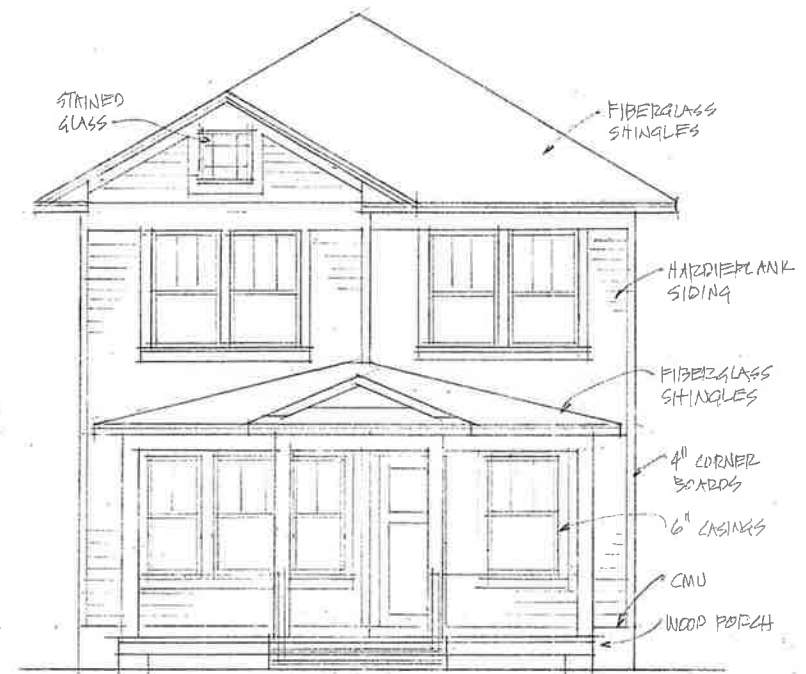


FIRST FLOOR PLAN  
1/4"=1'





NORTH ELEVATION  
1/4"=1'



WEST ELEVATION  
1/4"=1'



SOUTH ELEVATION  
1/4"=1'



EAST ELEVATION  
1/4"=1'