



**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:
ITEM NO:
PROJECT NAME AND NUMBER:
APPLICATION TYPE:

RECOMMENDATION:
CITY PROJECT CONTACT:

November 5, 2019
#1 under New Business
HP-16-6_305 NE 6th Street
Part 2 Historic Preservation
Property Tax Exemption
Staff recommends approval
Jason Simmons

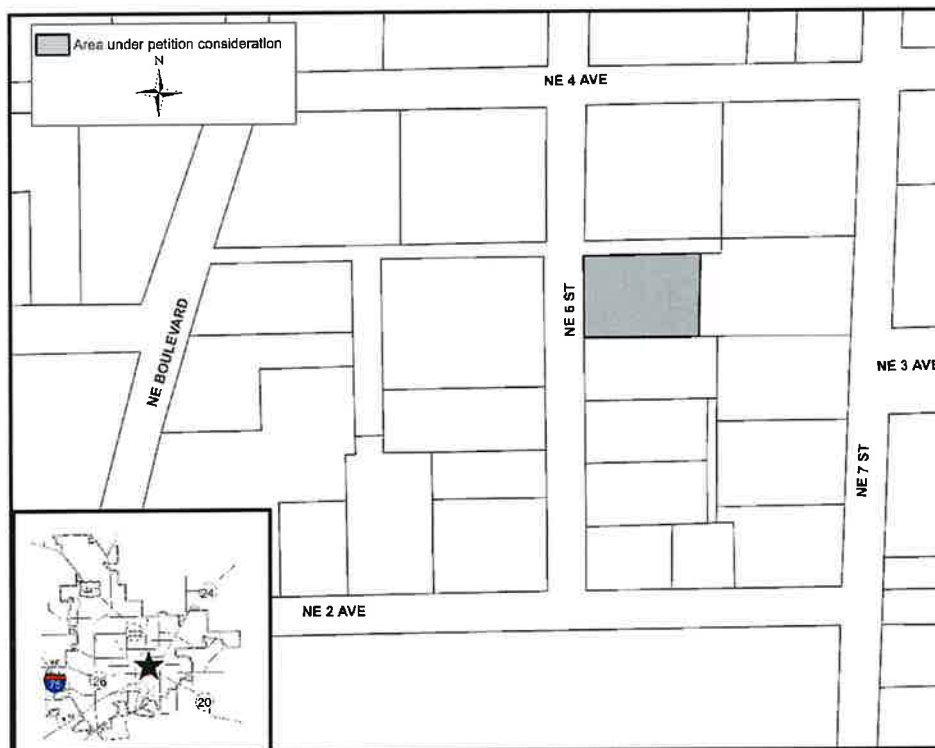


Figure 1: Location Map

APPLICATION INFORMATION:

Property Owner(s): Jonathan Varol

SITE INFORMATION:

Address: 305 NE 6th Street

Zoning Designation(s): RMF-5

Parcel Number(s): 12378

Historic District: Northeast

Existing Use(s): Single-Family
Residential

Historic District Status: Contributing

Date of construction: c. 1922 (AL630), 1933
(ACPA)

PURPOSE AND DESCRIPTION:

Review of Part 2 Historic Preservation Property Tax Exemption application for completed work

STAFF REVIEW AND RECOMMENDATION:

STAFF REVIEW

The property is located at 305 NE 6th Street between SE 4th Avenue and SE 5th Avenue. The 0.24 acre parcel (12378-000-000) is zoned RMF-5. The house was built c. 1922 and is a two-story Colonial Revival (low) house with a front porch, drop siding, a brick chimney and brick piers. Refer to Petition HP-16-4 for COA and HP-16-6, dated March 1, 2016, for Part 1 (Exhibit 3) and photos of completed work (Exhibit 4).

The project as reviewed under Certificate of Appropriateness (COA) Petition HP-16-4 included removing the studio apartment that was created on the front porch and restoring the porch. The remaining four units were rehabilitated including new bathrooms and kitchens. Aluminum windows that were added to the second floor were removed and replaced with Marvin Integrity windows that are wood on the interior and clad on the exterior with a profile that matches those of the original windows. An exterior staircase was restored on the north elevation. The shingle roof was re-roofed. Original elements in the building including doors, woodwork, wood flooring, and mantles were maintained and restored wherever possible. Part of the original COA proposal was the possibility of adding a one-story addition consisting of two bedrooms and two and one-half bathrooms that could be constructed with a connection to the southeast corner of the building. This addition was approved as part of the COA but was not built.

BASIS FOR STAFF RECOMMENDATION

- The property is eligible for the Ad Valorem Tax Exemption property because it is a contributing property to the Northeast Residential Historic District.

- Section 25-65 *et seq* of the City Code of Ordinances (see Exhibit 1) authorizes ad valorem tax exemptions for historic properties. At the March 1, 2016 board meeting, the Historic Preservation Board determined that “the proposed improvement is consistent with the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement” and approved the Certificate of Appropriateness and the Part 1 Ad Valorem tax exemption application for the project.
- The project complies with previous approval.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City of Gainesville Code of Ordinances Sec. 25-65 |
| <u>Exhibit 2</u> | Ad Valorem Tax Exemption Part 2 Application |
| <u>Exhibit 3</u> | Petitions HP-16-4 and HP-16-6 from March 1, 2016 |
| <u>Exhibit 4</u> | Photographs |

Exhibit 1 City of Gainesville Code of Ordinances**Sec. 25-65. - Procedure for obtaining tax exemption.**

- (a) Application. 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:
- (1) A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
 - (2) 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.
- (b) Review by property appraisers office. Upon receipt of the preconstruction application, the city manager or designee will transmit the application to the Alachua County Property Appraiser's office, which will review and provide an estimate of the probable increase in the appraisal of the property to the applicant and the City. The applicant can withdraw the application within forty-five (45) days of receiving the estimate and be reimbursed for the filing fee.
- (c) Review by historic preservation board.
- (1) 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.
 - (2) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the HPB shall apply the following additional standards:
 - a. Before applying protective measures that are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
 - b. Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - c. If any historic material or architectural features are removed, they shall be properly recorded and, is possible, stored for future study or reuse.
 - d. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - e. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible

so as to not intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

- (3) For applications submitted under the provisions of section 25-64, the HPB shall also determine that the property meets the standards set forth in that section.
 - (4) The HPB shall notify the applicant and the city commission in writing of the results of its review and shall make recommendations for correction of any planned work deemed to be inconsistent with the requirements for an eligible improvement.
 - (5) When an applicant is applying jointly for the ad valorem tax exemption and for federal historic preservation tax credits, the applicant will complete the National Park Service's (NPS) federal tax credit application and Part 1 of the historic preservation property tax exemption application and submit both to the city manager or designee. The HPB shall defer action on the applications until the NPS has rendered a determination. In the event the NPS approves the federal tax credit application, the Part 1 application shall be amended to reflect any conditions issued by the NPS. The HPB shall then approve the tax exemption application and forward it to the city commission to be handled as part of the normal approval process set forth below. A denial by the NPS shall cause the HPB to deny the ad valorem tax exemption.
- (d) Request for review of completed work application.
- (1) 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.
 - (2) 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 therefor, shall be provided in writing to the applicant and to the city commission. The applicant shall be given at least ten (10) days notice of the date of the public hearing of the city commission on the requested exemption. If a denial is recommended, and the applicant submits elevations and plans which indicate that the applicant intends to undertake the work necessary to comply with the recommendations of the HPB, the denial of the application may be continued by the city manager or designee for a period of time not to exceed sixty (60) days, while the applicant makes a good faith effort to comply with the recommendations. The applicant may resubmit documents indicating that the reasons for recommendation of denial of the application have been remedied and the city manager or designee will reinspect the work.
- (e) Approval by 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. The commission, in overturning or modifying the recommendation of the historic preservation board shall utilize the same standards as used by the historic preservation board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:
- (1) The name of the owner and the address of the historic property for which the exemptions granted.

- (2) The date on which the ten-year exemption will expire.
- (3) A finding that the historic property meets the requirements of this article.
- (4) A copy of the historic preservation exemption covenant, as provided in section 25-66, signed by the applicant and the mayor-commissioner or designated successor.
- (f) Notice to property appraiser. 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. Within fifteen (15) days of receipt of the certified copy, the city manager designee shall transmit a copy of the approved "Part 2: Final Application", as well as the historic preservation exemption covenant to the Alachua County Property Appraiser with instructions that the property appraiser provide the ad valorem tax exemption to the applicant. Responsibility for paying the recording costs lie with the applicant.
- (g) Effective date of exemption. 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.
- (h) An applicant previously granted a historic rehabilitation tax exemption by the historic preservation board may undertake additional improvement projects during the exemption period, or following its expiration, and reapply for an additional historic rehabilitation tax exemption for such work. An additional ten-year exemption shall apply only to the additional improvement.

(Ord. No. 950480, § 1, 8-28-95)



**HISTORIC PRESERVATION PROPERTY
TAX EXEMPTION APPLICATION**
PART 2 – FINAL APPLICATION FOR REVIEW
OF COMPLETED WORK



Instructions: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the the City of Gainesville Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number 12378-000-000
Address of property: Street 305 NE 6th Street
City Gainesville County FL Zip Code 32601

2. Data on restoration, rehabilitation or renovation project:

Project starting date: 1/2016 Project completion date 1/2017
Estimated cost of entire project: \$ 300,000
Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ _____

3. Owner attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on March 1, 2016. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings*, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government form which the exemption is being requested, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Jonathan Varol [Signature] Oct 16, 2019
Name Signature Date

Title _____ Organization Name _____
Mailing Address 807 NW 15th Ave
City Gainesville State FL Zip Code 32601
Daytime Telephone Number (352) 226 4472

jvarol@gmail.com

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

*If there are additional owners, provide the indicated information for each on a separate sheet of paper.***PART 2 – FINAL APPLICATION FOR REVIEW OF COMPLETED WORK**

For Local Historic Preservation Office or Division Use Only

Property Identification Number _____

Property Address _____

The (☒) Local Historic Preservation Office () Division has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and Hereby:(☒) Determines that the completed improvements to the above referenced property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.() Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption.

Review Comments: _____

Additional comments attached? Yes () No ()

Signature Jason SimmonsTyped or printed name Jason SimmonsTitle PlannerDate 10/23/19



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

PO Box 490, Station 12

Gainesville, FL 32627-0490

P: (352) 334-5023

F: (352) 334-3259

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

Jonathan Varol

Applicant (Owner or Agent)

JONATHAN VAROL

Tax parcel(s)

12378-600-000

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)

JONATHAN VAROL

Applicant (print name)

STATE OF FLORIDA,
COUNTY OF ALACHUA

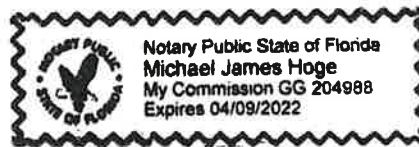
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 10TH day of APRIL, 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Michael G. 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-16-00004

Planner

JASON SIMMONSHP-16-00006



ALTERED

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE ~~Frame Vernacular~~ Colonial Revival (low) 964==
 PLAN TYPE rectangular, irregular 966==
 EXTERIOR FABRIC(S) drop siding 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: hip 942==
 SECONDARY ROOF STRUCTURE(S): cross gable, hip porch 942==
 CHIMNEY LOCATION: front slope 942==
 WINDOW TYPE: DHS 1/1 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: wood porch 882==
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 2 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____ 800==

LOCATION SKETCH OR MAP

N

Township	Range	Section

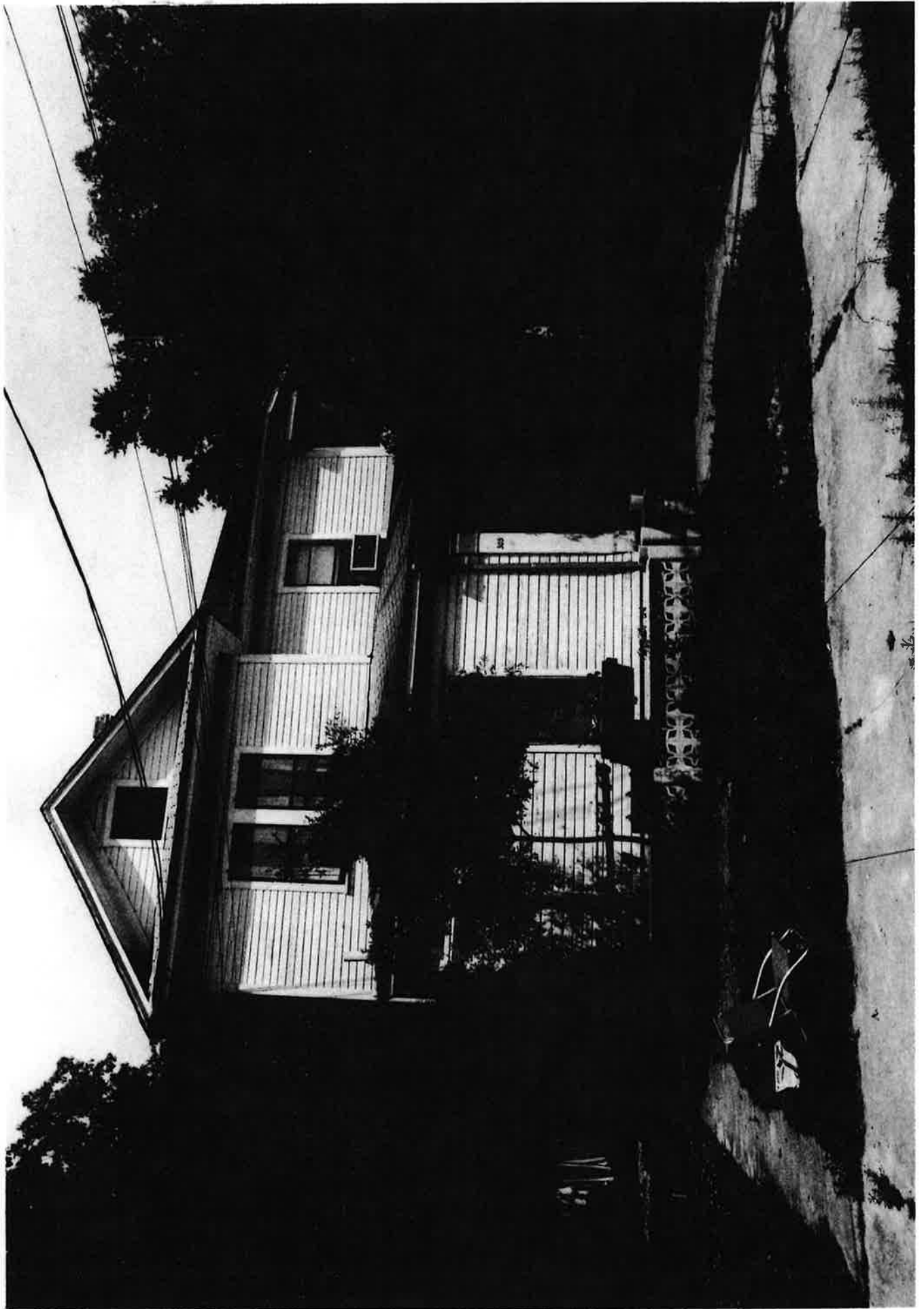
812==

UTM Coordinates;

Zone	Easting	Northing

890==

Contact Print



TO: Historic Preservation Board

Item Number: 4

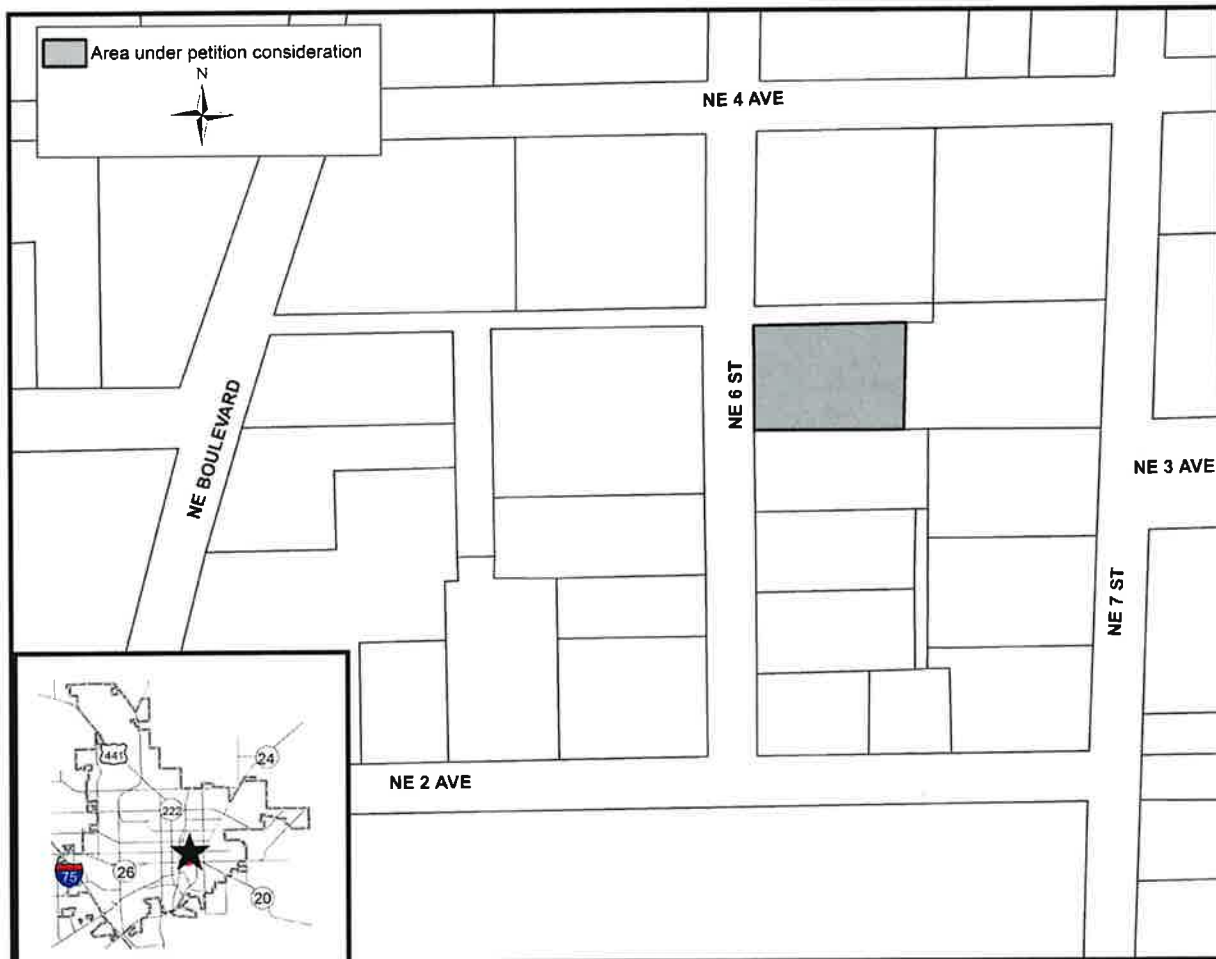
FROM: Planning & Development Services Department Staff

DATE: March 1, 2016

SUBJECT: Petition HP-16-4. Joshua Wolf Shatkin, Agent for Jonathan Varol. Interior and Exterior rehabilitation and addition to a multi-family dwelling. Located at 305 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of HP-16-4



Project Description

The property is located at 305 NE 6th Street. The property is zoned RMF-5. The parcel (12378-000-000) is approximately .24 acres in size and is located in the Northeast Residential Historic District.

The proposed project includes removing the studio apartment that was created on the front porch and restoring the porch. The remaining three units will be rehabilitated including new bathrooms and kitchens. Aluminum windows that were added to the second floor will be removed and replaced with Marvin Integrity windows that are wood on the interior and clad on the exterior with a profile that matches those of the original windows. An exterior staircase will be restored on the north elevation. A one-story addition consisting of two bedrooms and two and one-half bathrooms will be constructed with a connection to the southeast corner of the building. Materials used will be consistent with the historic fabric of the building. The shingle roof will be re-roofed and matching shingles will be used on the addition. Original elements in the building including doors, woodwork, wood flooring, and mantles will be maintained and restored wherever possible.

Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The *Historic Preservation Rehabilitation and Design Guidelines*, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

REHABILITATION: A PRACTICAL APPROACH TO PRESERVATION

The Rehabilitation and Design Guidelines are a tool to ensure the preservation of architectural resources through measures that are consistent and cost-effective. The guidelines help coordinate applicable city, state, and federal guidelines to avoid or minimize administrative overlap and needless duplication. The guidelines cover both new construction and rehabilitation, which is the process of repairing or altering a historic property while retaining its significant features. A practical approach to preservation, rehabilitation is a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

SUMMARY OF THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior has adopted a set of standards for rehabilitation of historic structures under federal programs, including the tax incentive program for rehabilitation. The following standards are general principles that the Department of the Interior recommends for consideration in the planning stage of rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires re- placement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall 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.

MAINTENANCE AND REHABILITATION OF HISTORIC PROPERTIES

There are a variety of approaches to re- pairing or altering a historic building and other historic properties. These approaches should be understood before planning, undertaking, or reviewing repair or alteration of such properties. They are defined below.

Remodeling

Remodeling consists of an approach in which repairs or alterations are undertaken with little or no regard for the overall design and individual features of the historic building. During the course of remodeling, the historic character of a building is usually lost or diminished. Remodeling is not a recommended approach and frequently will result in rejection of a certification of appropriateness, disapproval from state and federal regulatory authorities, and denial of financial benefits such as tax credits, grants, and ad valorem tax exemptions.

Stabilization

Stabilization, usually the first step in preserving a historic building, is undertaken to reestablish the weathertight and structural integrity of buildings, particularly those that are unsafe or deteriorated. It is a temporary measure designed to allow rehabilitation or restoration in the future. Stabilization measures include repairing or covering roofs and windows so that rain cannot penetrate the interior, extermination of termites and other wood boring pests, protecting a property from vandalism, addressing structural problems, and other work that will prevent further deterioration.

Restoration

Restoration is accurately recovering the form and detail of a building and its setting as it appeared at a specific time in the past. Restoration often requires the removal of later work or the replacement of missing earlier work. Restoration is the most accurate and expensive means of preserving a building. Because of the cost, restoration is generally employed only on landmark buildings of exceptional significance. Restoration entails detailed research into the history, development, and physical form of a building, skilled craftsmanship, and attention to detail. The original use is generally maintained or interpreted, as in the case of a house museum.

Reconstruction

Reconstruction entails reproducing, by new construction, the exact form and detail of a vanished building or part of a building, to its appearance during a specific time in its history. Reconstruction is recommended only when there is adequate historical, pictorial or physical documentation so that a building or feature can be adequately reproduced. Conjectural reconstruction is not a recommended approach and conflicts with contemporary preservation standards.

Rehabilitation

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building for an efficient contemporary use while retaining its historic features. Rehabilitation represents a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Rehabilitation includes structural repairs, repairing roofs and exterior finishes, painting, and upgrading mechanical systems. It frequently involves changes in use. These changes may result in physical alterations, such as additions, expanded parking, and measures to comply with contemporary health and safety code requirements. Sensitive rehabilitation results in changes that do not negatively impact the historic character of a building and its setting.

GUIDELINES FOR REHABILITATING HISTORIC PROPERTIES

The guidelines which follow are oriented toward rehabilitation of historic buildings and other historic properties. They essentially draw upon the Secretary of the Interior's Standards for Rehabilitation. Over the past several decades the Secretary of the Interior's Standards have become the authoritative guidelines for rehabilitation in the United States. The Standards were initially used in reviewing projects funded by the now defunct Historic Preservation Fund grant-in-aid program. Subsequently, they were used by authorities in preserving historic properties under federal control and reviewing projects falling under federal compliance review. Presently, many state officials and local design review boards both in Florida and nationally employ the Standards as the basis for rehabilitation guidelines. They have been used in Florida for over twenty years in reviewing projects involving federal investment tax credits and state and federal grants.

The Standards suggest a series of steps to rehabilitation, beginning with the least intrusive treatments. The steps in sequence are as follows:

Identify, Retain, and Preserve

The first step—identifying, retaining, and preserving the form and detailing of architectural materials and feature—is basic to the sensitive treatment of all historic buildings. The guidelines which follow recommend measures to accomplish this goal while avoiding actions which will cause the removal of features that form the historic character of a building.

Protect and Maintain

Protection generally involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as rust removal, caulking, limited paint removal, re-application of protective coatings, and cyclical cleaning of roof gutter systems; or stabilization through prevention of water infiltration, installation of fencing, protective plywood, alarm systems and other measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should begin at this level.

Repair

Repairs are warranted when required by the physical condition of character-defining materials and features. Repair of historic material begins with the least degree of intervention possible, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading the material according to recognized preservation methods. Repair also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of materials is always the preferred option, substitute materials are acceptable if the form and design as well as the substitute materials themselves convey the visual appearance of the remaining parts of the feature and finish.

Replace

Replacement is appropriate when an entire character-defining feature is not reparable. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

ALTERATION/ADDITIONS TO HISTORIC BUILDINGS

Design for Missing Historic Features

A new feature is appropriate when an entire interior or exterior feature is missing. Under these circumstances, the original feature no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the preferred course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

The final step involves alterations and additions. Some exterior and interior alterations to a historic building are generally needed to assure its continued use. It is, however, important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; and installing an entirely new mechanical system. Alterations may include the selective removal of non-historic features of a building or other features of the environment or building site that are intrusive and, therefore, detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for new use. The guidelines emphasize, however, that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed to be clearly differentiated from the historic building and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

USING THE GUIDELINES FOR PLANNING A PRESERVATION PROJECT

Planning is critical to a successful preservation project and should proceed in a logical series of steps. The first step consists of an evaluation of the condition and functional obsolescence of a building. This will be done independent of the guidelines. Each component of a building should

be thoroughly evaluated, beginning with the foundation, exterior walls, roof, doors and windows, mechanical systems, and interior. This frequently takes the form of a conditions report, usually prepared by an architect or building contractor.

Once the work to be done has been identified, the architectural character of the building should be evaluated. The National Park Service suggests a three-step approach to this process. First, observe the building from afar to ascertain its shape, pattern of window and door openings, primary and secondary roof features, and projections such as porches, trim and setting. Next, move close to the building to identify its color, texture, and finishes. Finally, proceed to the interior of the building and identify its individually important and related spaces, features, and surface finishes and materials. The guidelines can assist this process by providing information about significant periods, stylistic details, property types, materials, and interior features.

The final phase of planning a project should integrate the evaluation of the building's condition with the evaluation of the architectural character of the building. Structural repairs, upgrading of mechanical systems, energy retrofitting, and renewal of exterior and interior features and finishes should be evaluated within the context of the architectural guidelines to determine their appropriateness.

Once a plan has been developed and submitted as a request for a Certificate of Appropriateness and the application requirements have been met, reviewers may consult the guidelines to ensure that significant features of the property under review have been properly evaluated and will be properly treated during the course of rehabilitation.

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, that 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;

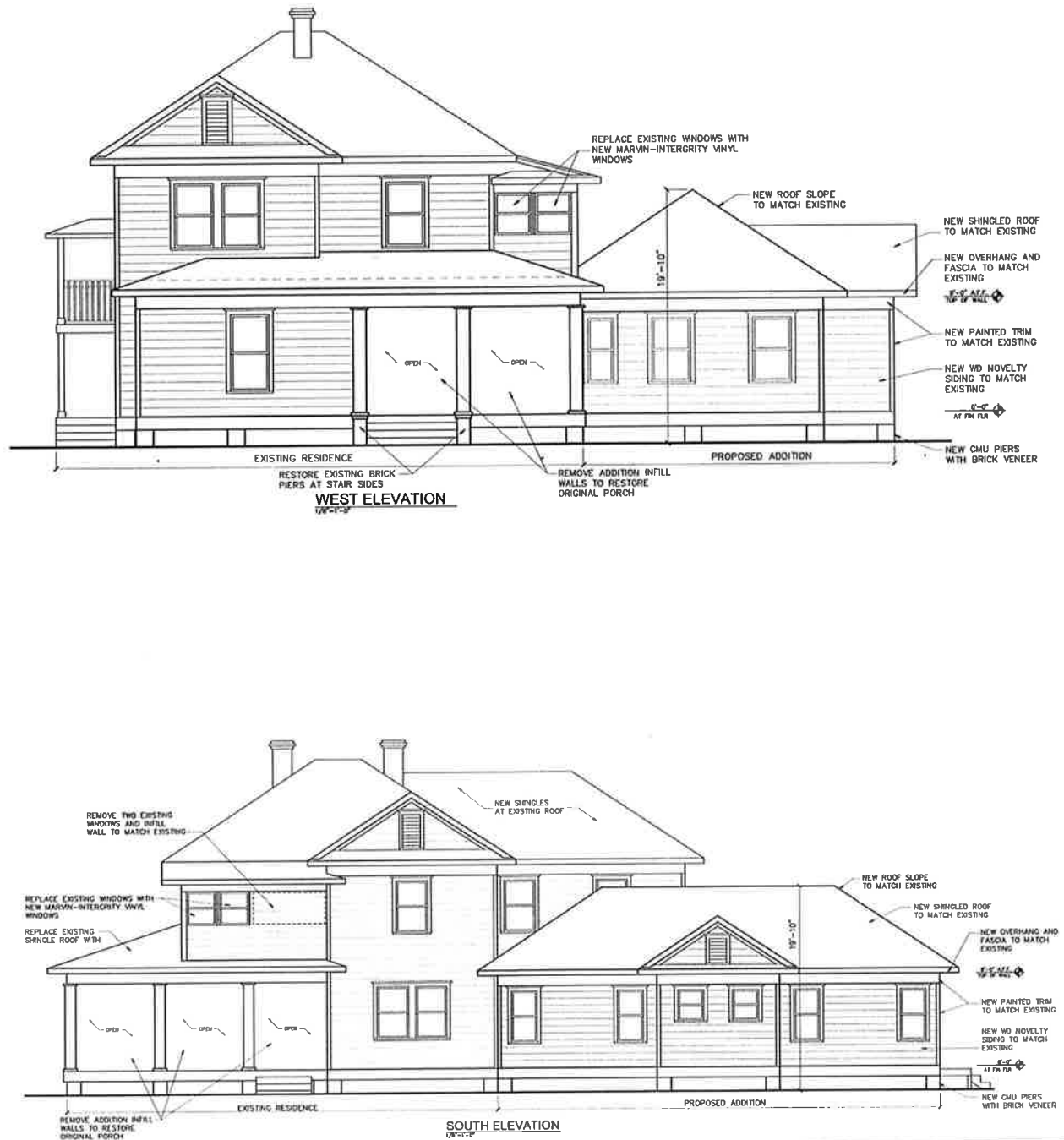
Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

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

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Elevations



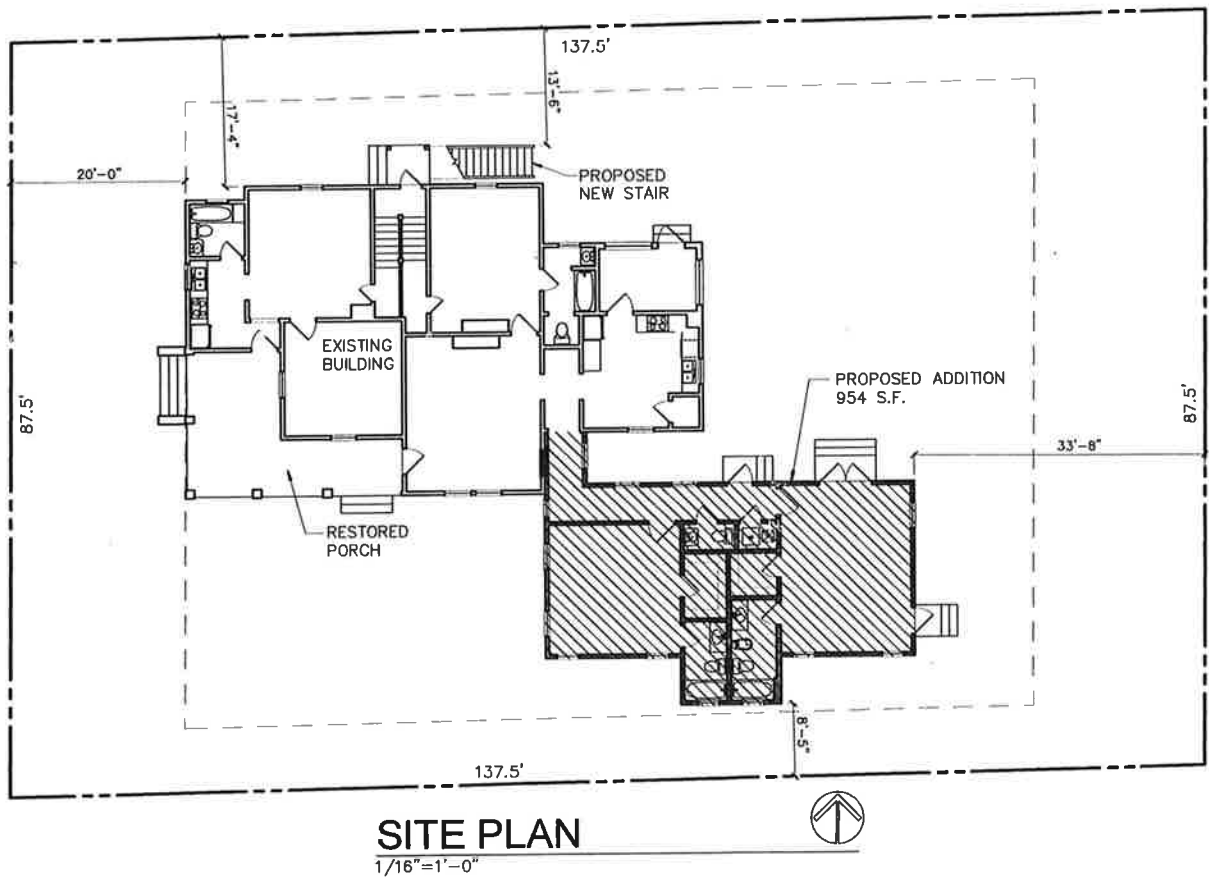
Petition HP-16-4
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[illegible]

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Site Plan



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Photos



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March 1, 2016



Petition HP-16-4
March 1, 2016



Petition HP-16-4
March 1, 2016

Respectfully submitted,

Andrew Persons
Interim Principal Planner

Prepared by:

Salvatore J. Cumella



HISTORIC PRESERVATION BOARD

COA APPLICATION

REQUIREMENTS

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5022

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

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS

LIST IN DETAIL YOUR PROPOSED REPAIR AND/ OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER (1ST FLOOR, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.



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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

PROJECT TYPE: Addition ☒ Alteration ☒ Demolition ☐ New Construction ☐ Relocation ☐

Repair ☒ Fence ☐ Re-roof ☒ Other ☐

PROJECT LOCATION:

Historic District: NORTHEAST HISTORIC DISTRICT

Site Address: 305 NE 6TH STREET

Tax Parcel # 12378-000-000

OWNER

JONATHAN VAROL
Owner(s) Name

Corporation or Company

807 NW 15TH AVE

Street Address

GAINESVILLE, FL 32601

City State Zip

352-505-6963

Home Telephone Number

352-226-4472

Cell Phone Number

Fax Number

JVAROL@GMAIL.COM
E-Mail Address

APPLICANT OR AGENT

JOSHUA WOLF SHATKIN
Applicant Name

SHATKIN ARCHITECTURE LLC
Corporation or Company

2266 SW 43RD PLACE

Street Address

GAINESVILLE, FL 32608

City State Zip

Home Telephone Number

352-222-3443

Cell Phone Number

Fax Number

JOSHUA@SHATKIN.NET
E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP# 16-48 HP-16-6

Contributing Y ☒ N ☐

Zoning _____

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Received By Sel Cunella

Date Received 2/1/16

Request for Modification of Setbacks

Y ☐ N ☒

Fee: \$ 289.38

EZ Fee: \$ 289.38 SC

☐ 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)

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 16-4 + 16-6 AT THE March 1, 2016 MEETING. THERE WERE 7 MEMBERS PRESENT. THE APPLICATION WAS Approved BY A 7-0 VOTE, SUBJECT TO THE FOLLOWING CONDITIONS

- windows to be replaced on 2nd floor be casement in style rather than proposed single-hung.
- Ad Valorem HP-16-6 Approved (7-0)

The basis for this decision was:

Proposed project meets Secretary of the Interior's Standards for Rehabilitation and City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines.

Chairperson



Date

1 Mar '16

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.

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.

TWO STORY BUILDING DIVIDED INTO FOUR APARTMENTS WITH HISTORIC CONTRIBUTING HOUSES ON ALL SIDES. KLOOD NOVELTY SIDING WITH ASPHALT SHINGLE ROOFS. EXISTING PORCH @ FRONT (WEST) AND SOUTH HAS BEEN ENCLOSED.

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.

RESTORE EXISTING FRONT PORCH AND REPAIR ALL WOOD ROT.

ADD EXTERIOR STAIR AT NORTH SIDE FROM EXISTING EXTERIOR LANDING.

REMOVE WINDOWS THAT ARE NOT ORIGINAL AT 2ND FLOOR ENCLOSED PORCH AND REPLACE 4 OF THE 6 WINDOWS WITH APPROPRIATE HUNG WINDOWS. INFILL OPENING AT S.E. AREA WITH NOVELTY WOOD SIDING TO MATCH EXISTING WHERE 2 WINDOWS ARE NOT REPLACED.

PROPOSED ONE STORY ADDITION AT REAR OF EXISTING HOUSE WITH MATERIALS, PROPORTION AND TRIM TO MATCH EXISTING ON SOUTH SIDE OF HOUSE TO INCLUDE 2 BEDROOMS 2 1/2 BATHS AND CLOSETS.

REPLACE EXISTING SHINGLE ROOFS WITH NEW SHINGLES. SHINGLES ON ADDITION TO MATCH HOUSE.

DEMOLITIONS AND RELOCATIONS

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.

MODIFICATION OF EXISTING ZONING REQUIREMENTS

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.

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 AVENUE,
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 POSTED DEADLINE DATE.

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

SIGNATURES

Owner
Applicant or Agent

J. Vane
Josh [unclear]

Date 1st Feb 2016
Date 1/2/16 5



HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 1 -- PRECONSTRUCTION APPLICATION

Instructions: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application for and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. This form needs to accompany a completed Certificate of Appropriateness (COA) form. If additional space is needed, attach additional sheets.

A. GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records) 12378-000-000 (Attach legal description)

Address of property: Street 305 NE 6TH STREET

City GAINESVILLE County _____ Zip Code 32601

- () Individually listed on the National Register of Historic Places () In a National Register Historic District
() Individually listed on the Local Register of Historic Places * () In a Local Register Historic District

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of Historic District DUCK POND

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office City of Gainesville Planning + Development Services Dept.

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone Number (352) 334-5022

2. Type of request:

- (☒) Exemption under 196.1997, F.S. (Standard exemption)
() Exemption under 196.1998, F.S. (Exemption for properties occupied by non-profit organizations or governmental agencies and regularly open to the public.) If applying under 196.1998, F.S., complete Section D. SPECIAL EXEMPTION

3. Owner Information:

Name of individual or organization owning the property JONATHAN A VAROL

Mailing Address 807 NW 15TH AVE

City GAINESVILLE State FL Zip Code 32601

Daytime Telephone Number (352) 226 4472

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

HP-16-6

Property Identification Number 12378-000-000Property Address 305 NE 6th St.

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct, and that I own the property described above or that I am the authority in charge of the property. Further, by submission of this application, I agree to allow access to the property by representatives of the appropriate representatives of the local government from which the exemption is being requested, to the purpose of verification of information provided in the application. I also understand that, if the requested expiation is granted, I will be required to enter into a covenant with the local government grant the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name JONATHAN VAROL Signature J Varol Date 1st FEB 2016

Complete the following if signing for an organization of multiple owners:

Title

Organization Name

B. EVALUATION OF PROPERTY

(To be completed only for properties in historic or archaeological districts)

5. Description of Physical Appearance:

Home has had alterations including filling in of entry porch and second floor porch. Exterior stairs have been added to north elevation.

Date of Construction 1922 (Per Sanborn map) Date(s) of Alteration(s) Before 1980

Has building been moved? () Yes (☒) No If so, when? _____

6. Statement of Significance:

FL Master Site File SAL 630 - April 1978
"This drop siding covered frame Vernacular house represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn Map of 1922."

7. Photographs and Maps:

Attach Photographs and Maps to Application

Property Identification Number 12378-000-000Property Address 305 NE 6th St.**C. PROPERTY USE (To be completed by all applicants)**

1. Use(s) before improvement: Multi-family residential
2. Proposed use(s): Multi-family residential

D. SPECIAL EXEMPTION (complete only if applying for exemption under s. 196.1998, F.S., property occupied by non-profit organization or government agency and regularly open to the public)

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

N/A

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.

2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total usable area of the building in square feet. (For archaeological sites, indicated the total area of the upland component in acres) _____ square feet () acres ().
4. How much areas does the organization or agency use? _____ %.
5. What percentage of the usable area does the organization or agency use? _____ %.
6. Is the property open to the public? () Yes () No. If so, when? _____
7. Are there regular hours? () Yes () No. If so, what are they? _____
8. Is the property open by appointment? () Yes () No
9. Is the property open only by appointment? () Yes () No

PART 1 PRECONSTRUCTION APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 12378-000-000

Property Address 305 NE 6th St.

The (☒) Local Historic Preservation Office (☐) Division, has reviewed Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (☒) Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- (☐) Certifies the above referenced property does not qualify for the special exemption provided under s. 196.1997, (11) F.S.
- (☐) Certified that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- (☐) Certified that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.
- (☒) Determined that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

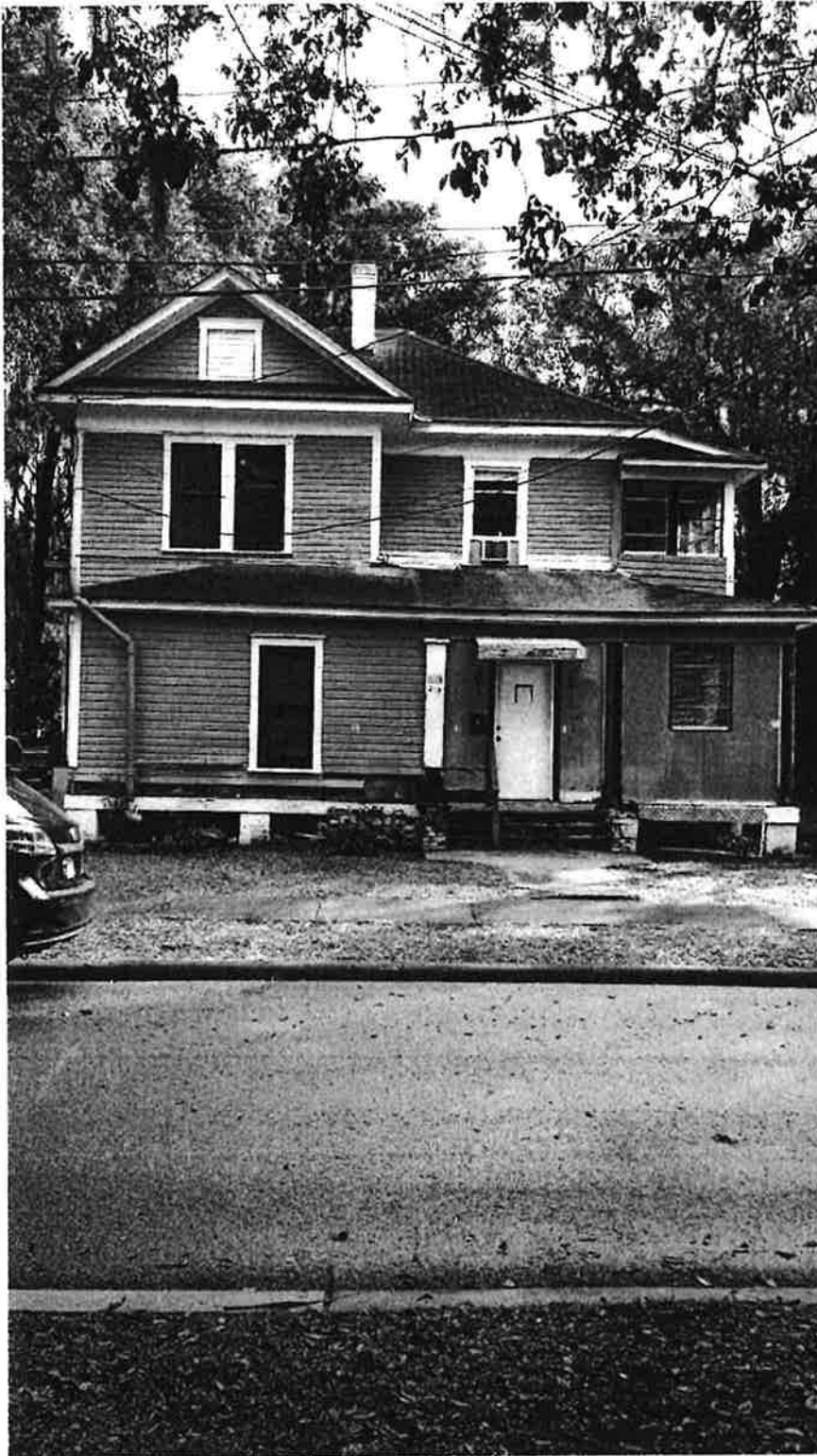
Review Comments: Approved by Historic Preservation Board by a 7-0 vote on March 1, 2016

Additional Review Comments attached? Yes (☐) No (☒)

Salvatore J. Cumella
Salvatore J. Cumella
Historic Preservation Planner
2/1/16

Signature J. Varol
Typed or printed name Jonathan Varol
Title _____
Date 1ST FEBRUARY 2016

305 Northeast 6th Street, Existing condition photos



Front (West) elevation, infill walls to be removed and front porch restored.



North side elevation where proposed stair is to be located.



Rear (East) Elevation •



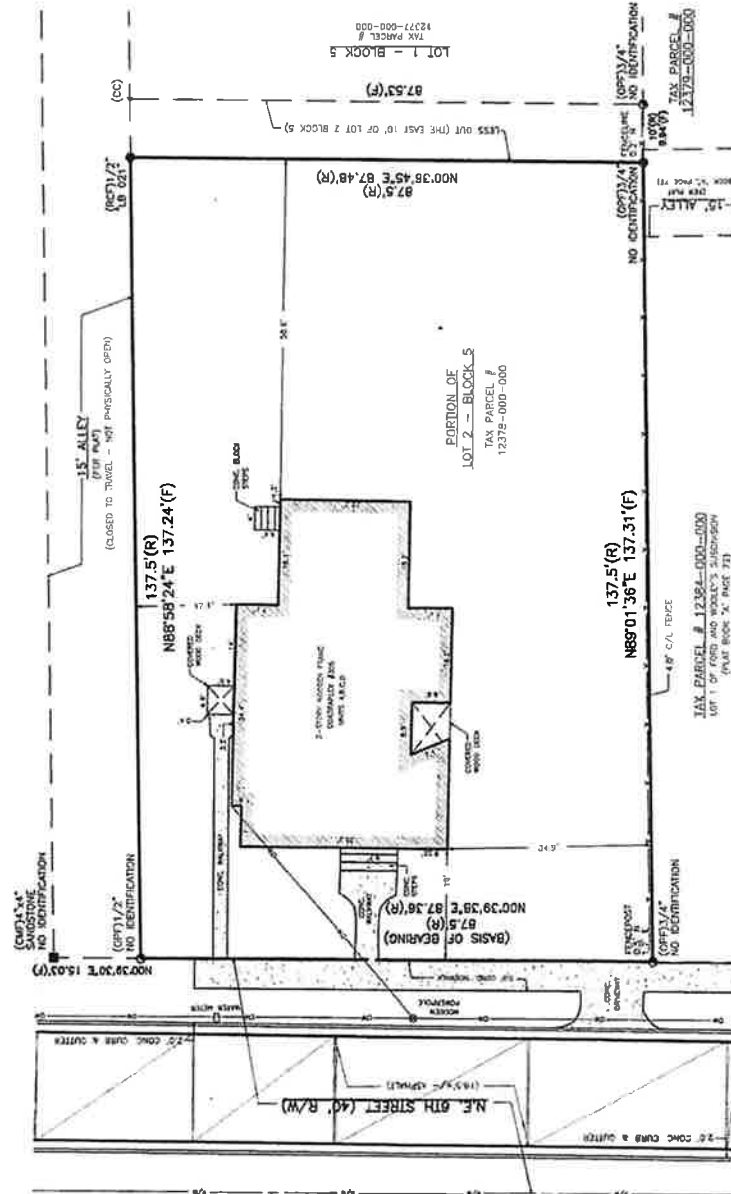
South Elevation, infill walls to be removed and porch restored.



Southeast corner where proposed addition will be connected.

BOUNDARY SURVEY
TAX PARCEL #12378-000-000
305 N.E. 6TH STREET
GAINESVILLE, FL
ALACHUA COUNTY, FLORIDA
SECTION 04, TOWNSHIP 10 SOUTH, RANGE 20 EAST

LOCATION MAP (NOT TO SCALE)



LAND DESCRIPTION: OFFICIAL RECORDS BOOK 3655, PAGE 1447)
 LOT 2, BLOCK 5, THE HOME INVESTMENT COMPANY'S ADDITION TO GAINESVILLE, A
 SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE(S) 59, OF
 THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS THE EAST 10 FEET
 THEREOF.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "THE HOME
 INVESTMENT COMPANY'S ADDITIONAL TO GAINESVILLE" AS RECORDED IN PLAT BOOK
 "A", PAGE 59 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF $N00^{\circ}39'38''E$ FOR THE
 WESTERLY LINE OF THE SUBJECT PARCEL.
3. DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 3655, PAGE 1447.
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. 314 OF 840, COMMUNITY PANEL No. "125107 0314 D" 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.

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- (C) COMPUTED MEASUREMENT
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- (CC) CALCULATED CORNER
- (R/C) REBAR & CAP FOUND
- (CMF) CONCRETE MONUMENT FOUND
- (OFF) OPEN PIPE FOUND
- X FENCE LINES
- O— OVERHEAD ELECTRIC WIRE

CERTIFY SURVEY TO:

JONATHAN VAROL
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 SALTER FEEBER, P.A.

DATE OF FIELD WORK: 01-04-2015
 DATE OF DRAWING: 01-05-2015
 DATE OF SIGNATURE: 01-06-2015

SCALE: 1" = 20'
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY

CERTIFY SURVEY TO:
 MICHELLE HAZEN
 DAWN REALTY
 1841 N.W. 14TH AVENUE
 GAINESVILLE, FL 32605
 (352) 702-3457



PAGE 1 OF 1
 DATE: 01-05-2015
 DRAWN BY: HAD
 FIELD BOOK: 115, 113
 SURVEY BY:
 PROFESSIONAL SURVEYOR & MAPPER PLACENT, 2239
 NO. 15841
 NO. 15841

KERS ANN GATH P.S.M.
 4605 N.E. 6TH STREET, SUITE H
 GAINESVILLE, FLORIDA 32609
 PHONE: (352) 331-0010
 FAX: (352) 338-3863
 PLS: (352) 338-3863
 DERENLANDSURVEYING.COM



SCALE # 1" = 20'

305 NW 6th Street, Gainesville, Florida

A1.0 SITE PLAN
A2.0 FIRST FLOOR PLAN
A3.0 SECOND FLOOR PLAN
A4.0 BUILDING ELEVATIONS
A5.0 BUILDING ELEVATIONS
SURVEY

1. THIS PROJECT CONSIST OF RENOVATING AN EXISTING TWO STORY BUILDING THAT HAS BEEN CONVERTED INTO FOUR SEPARATE APARTMENT AND A NEW ONE STORY ADDITION. SCOPE OF WORK INCLUDES:

- RESTORING EXISTING FRONT PORCH.
- REPAIRING WOOD ROT AND EXISTING WOOD WINDOWS.
- REMOVING TWO LATER INSTALLED WINDOWS AT THE 2ND FLOOR SOUTH ELEVATION.
- ADD NEW EXTERIOR WOOD STAIR AT NORTH FACADE TO EXISTING EXTERIOR COVERED LANDING.
- NEW ONE STORY ADDITION AT REAR OF BUILDING INCLUDING TWO BEDROOMS TWO AND A HALF BATHS AND CLOSETS.

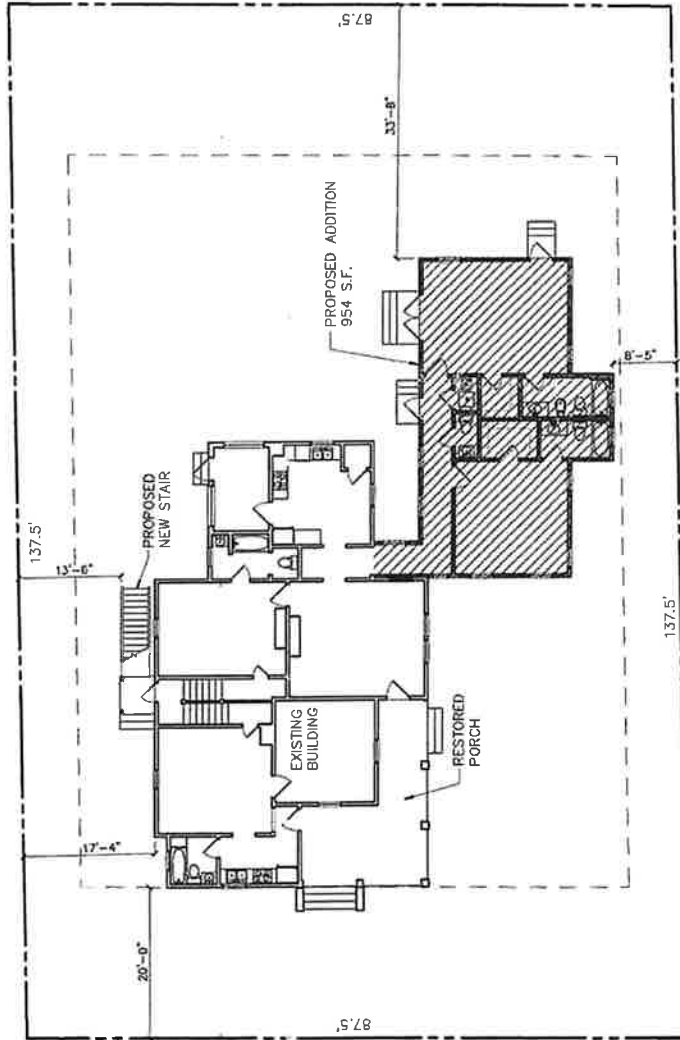
TAX PARCEL # 12378-000-000

2. FIRST FLOOR, CONDITIONED 1,588 SF
SECOND FLOOR, CONDITIONED 1,542 SF
FRONT PORCH 273 SF
PROPOSED ADDITION 954 SF

3. ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 5TH EDITION

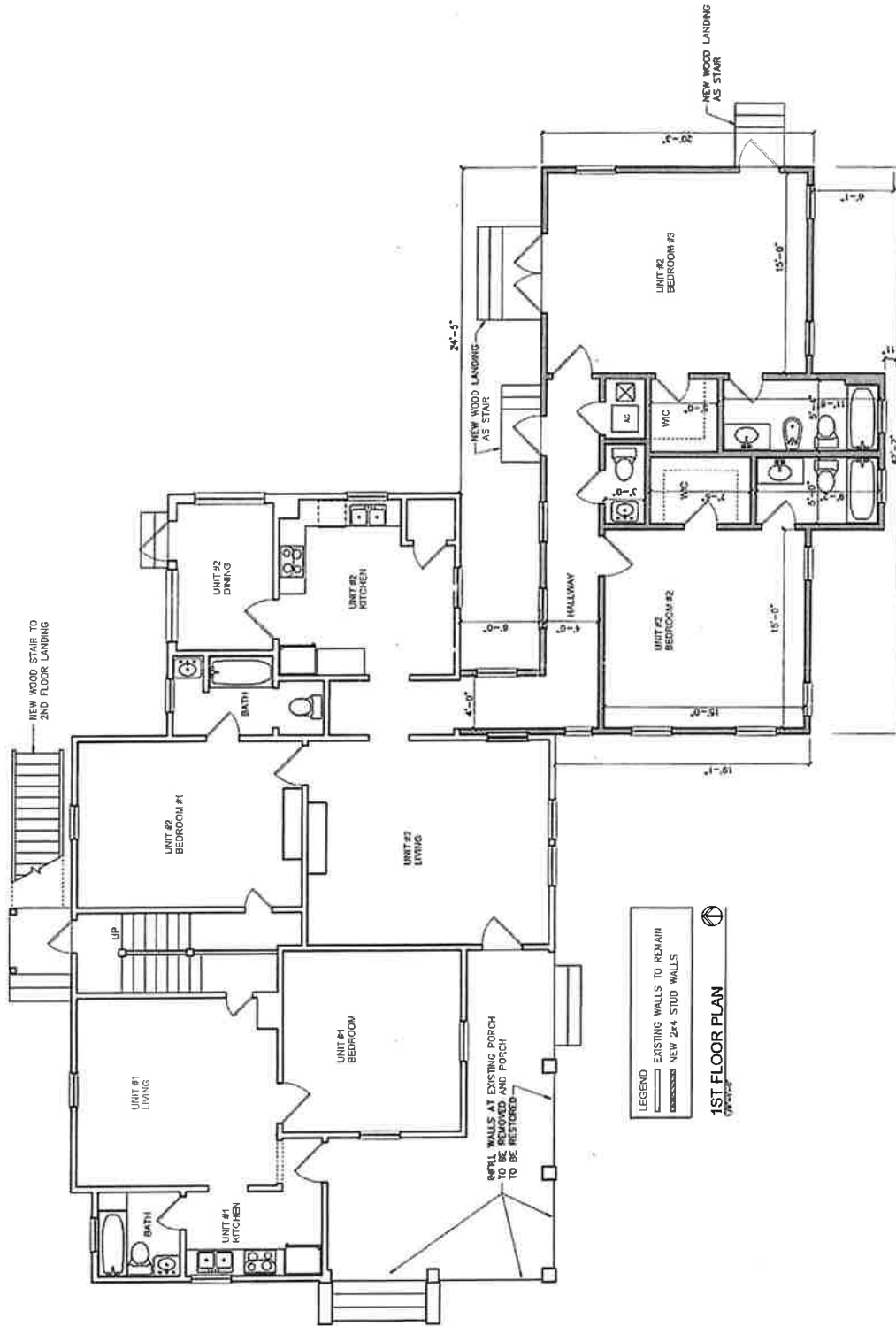
4. OCCUPANCY CLASS: RESIDENTIAL, R2

5. TYPE OF CONSTRUCTION:
TYPE V-B, UNREINFORCED, UNSPRINKLERED
MAXIMUM HEIGHT: 27'-2"

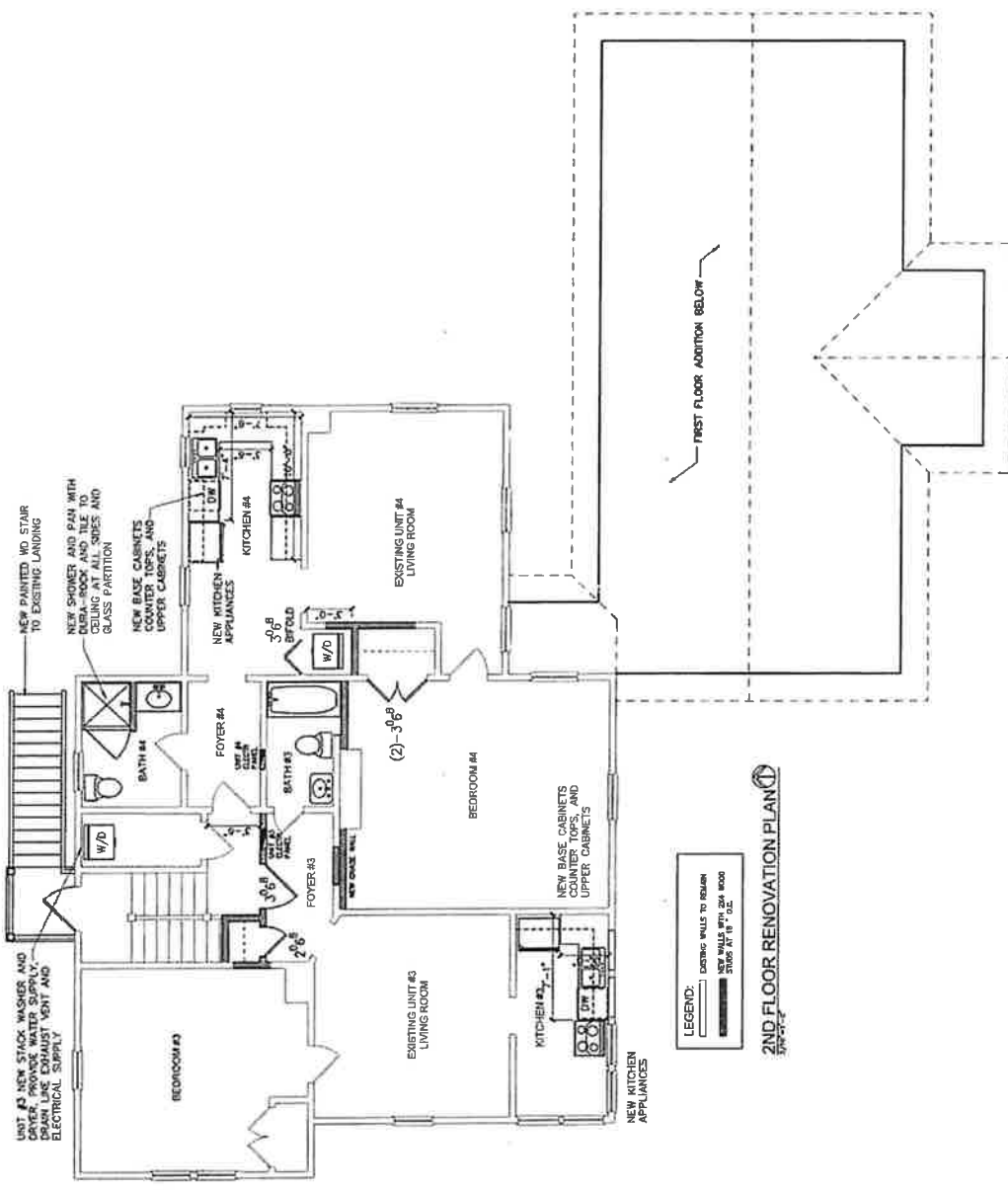
$$\frac{1}{16''} = 1' - 0''$$


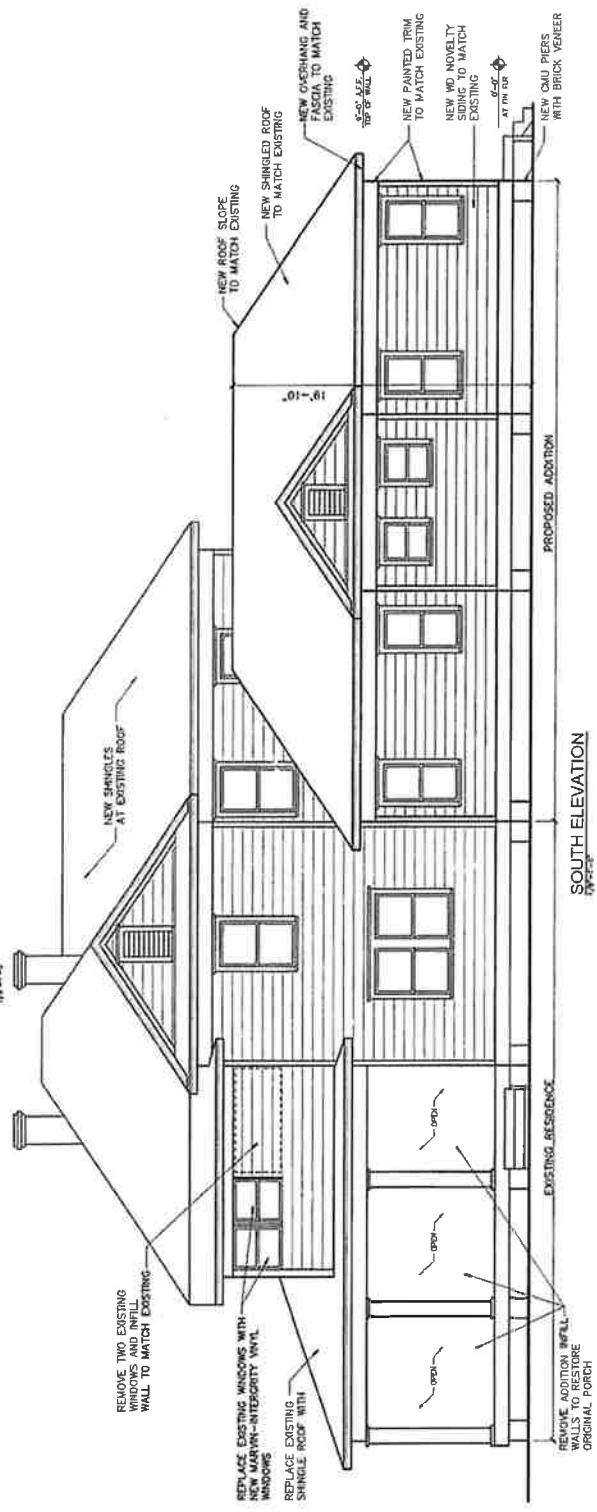
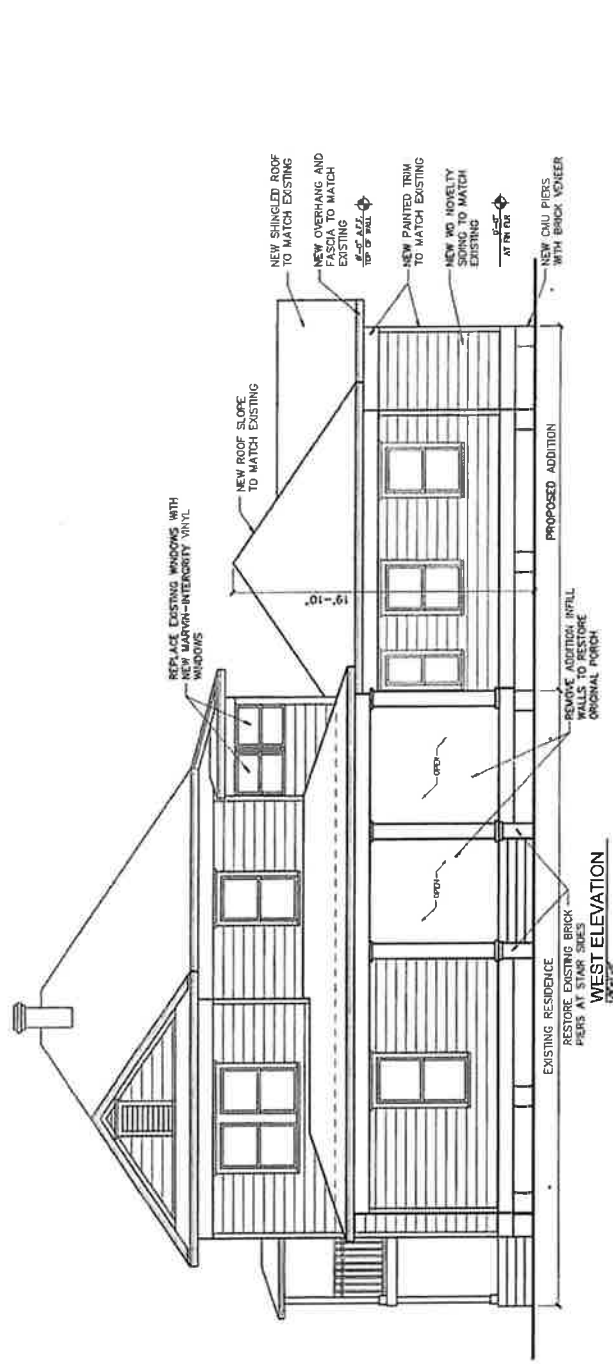
A1.0

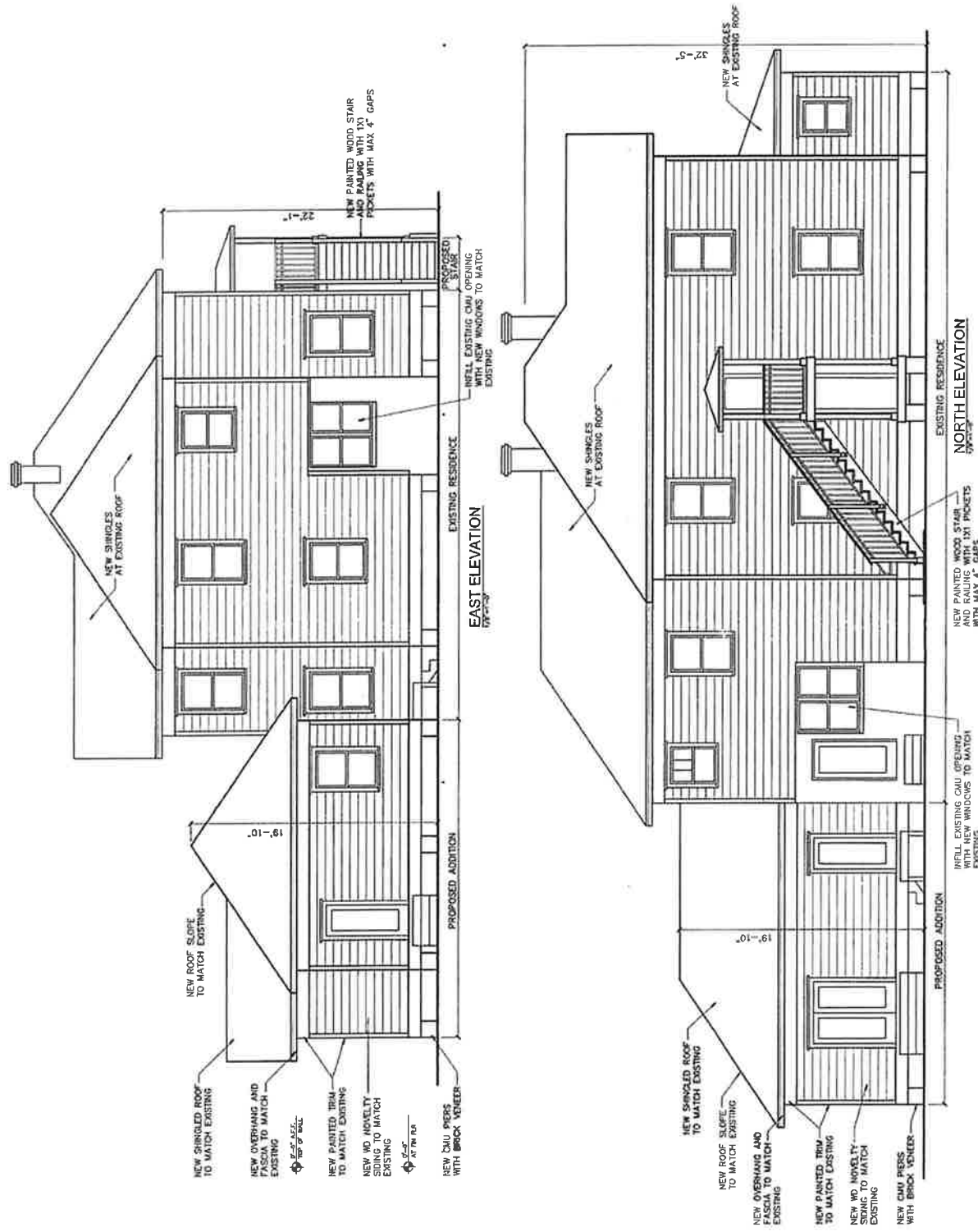
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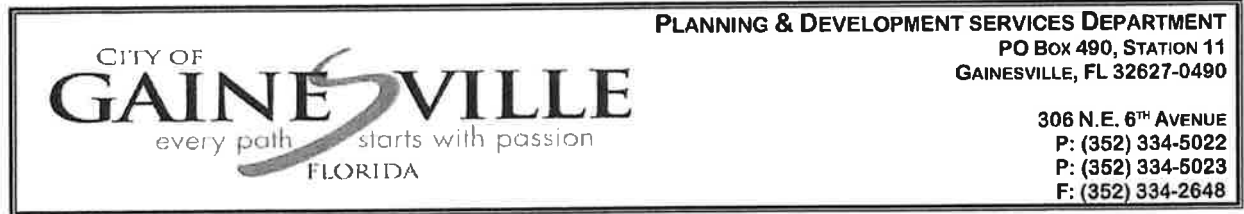


LEGEND
EXISTING WALLS TO REMAIN
NEW 2x4 STUD WALLS
1ST FLOOR PLAN









TO: Historic Preservation Board

Item Number: 5

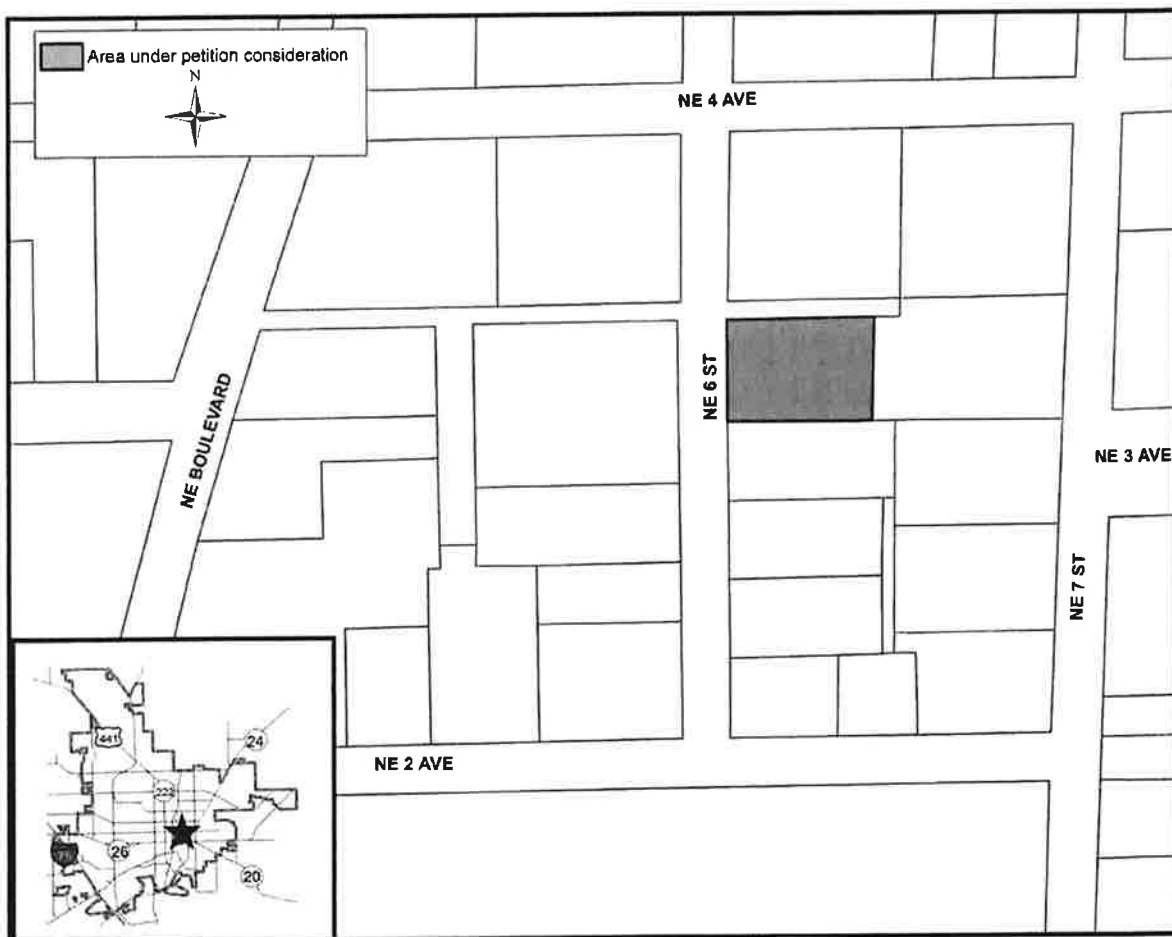
FROM: Planning & Development Services Department Staff

DATE: March 1, 2016

SUBJECT: Petition HP-16-6. Joshua Wolf Shatkin, Agent for Jonathan Varol. Ad Valorem Tax Exemption Part 1. Located at 305 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of HP-16-6



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Project Description

The property is located at 305 NE 6th Street. The property is zoned RMF-5. The parcel (12378-000-000) is approximately .24 acres in size and is located in the Northeast Residential Historic District.

The proposed project includes removing the studio apartment that was created on the front porch and restoring the porch. The remaining three units will be rehabilitated including new bathrooms and kitchens. Aluminum windows that were added to the second floor will be removed and replaced with Marvin Integrity windows that are wood on the interior and clad on the exterior with a profile that matches those of the original windows. An exterior staircase will be restored on the north elevation. A one-story addition consisting of two bedrooms and two and one-half bathrooms will be constructed with a connection to the southeast corner of the building. Materials used will be consistent with the historic fabric of the building. The shingle roof will be re-roofed and matching shingles will be used on the addition. Original elements in the building including doors, woodwork, wood flooring, and mantles will be maintained and restored wherever possible.

Basis for Approval – City of Gainesville Code of Ordinances

ARTICLE IV. - TAX EXEMPTION FOR HISTORIC PROPERTIES

Sec. 25-61. - Tax exemptions for historic properties.

The City of Gainesville hereby authorizes ad valorem tax exemptions for historic properties, pursuant to F.S. §§ 196.1977 and 196.1998.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-62. - Definitions.

The following words and phrases, when used in this article, shall have the following meanings:

Contributing property shall mean a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because

- (a) It was present during the period of significance of the district and possesses historic integrity reflecting its character at that time;
- (b) It is capable of yielding important information about the period; or
- (c) It independently meets the National Register of Historic Places criteria for evaluation set forth in 36 CFR part 60.4 or in Section 30-112 of the Land Development Code for the City of Gainesville Local Register of Historic Places.

Eligible improvement shall mean changes to the interior and/or exterior condition of real property brought about by the expenditure of labor or money for the restoration, renovation or

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rehabilitation of such property. Improvements include additions and accessory structures (i.e., a garage) necessary for efficient contemporary use.

Eligible property shall mean a site, building, structure or object that, at the time an exemption is granted, is, and is certified to the city commission by the Historic Preservation Division to be

- (a) Individually designated on the National Register of Historic Places;
- (b) A contributing property in a national register listed historic district;
- (c) Designated as a historic property or landmark under the provisions of the City of Gainesville historic preservation ordinance; or
- (d) A contributing property in a historic district designated under the City of Gainesville historic preservation ordinance.

Government or nonprofit purpose shall mean at least sixty-five (65) percent of the useable space of a historic building is occupied or used by an agency of the federal, state or local government or nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with F.S. § 617.0125.

Preservation exemption covenant shall mean the historic preservation property tax exemption covenant paralleling Florida DOS Form No. HR3E111292 which indicates that the owner agrees to maintain and repair the historic property so as to preserve the architectural, historical, or archaeological integrity of the property during the exemption period.

Regularly and frequently open to the public shall mean public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. The owner may charge a reasonable nondiscriminatory admission fee.

Renovation or rehabilitation shall mean the act or process of returning a historic property or portion thereof that is of historical or architectural significance to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, cultural and archeological values. For historic properties or portions thereof that are of archaeological significance or are severely deteriorated, renovation or rehabilitation shall mean the act or process of applying measures designed to sustain and protect the existing form and integrity of a property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

Restoration shall mean the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-63. - Scope and duration of tax exemptions.

- (a) The city commission may grant an ad valorem tax exemption for eligible improvements to eligible properties made on or after September 1, 1995. The exemption will be for 100 percent of the assessed value of the eligible improvements, and will apply only to those

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taxes levied by the City of Gainesville that are not levied for the payment of bonds or authorized by a vote of the electors pursuant to section 9(b) or section 12, Article VII of the Florida Constitution.

- (b) 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.
- (c) Any exemption granted under this article to a particular property shall remain in effect for ten (10) years. 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.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-64. - Exemption for government or nonprofit purpose.

- (a) If an improvement qualifies an eligible property for an exemption and the property is used for a government or nonprofit purpose and is regularly and frequently open to the public, the owner is eligible for an exemption from ad valorem taxation of one hundred (100) percent of the assessed value of the property, provided
 - (1) The assessed value of the improvement is equal to at least fifty (50) percent of the assessed value of the property as improved;
 - (2) The improvements are made by or for the use of the existing owner; and
 - (3) The improvements are made on or after the effective date of this ordinance.
- (b) For an exemption granted under this section, the following conditions, as well as those indicated in section 25-62, shall justify removal of a property from eligibility for the exemption, as described in section 25-65:
 - (1) The property is sold or otherwise transferred from the owner who made application and was granted the exemption; or
 - (2) The property is no longer used for a government or nonprofit purpose, or is no longer regularly and frequently open to the public.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-65. - Procedure for obtaining tax exemption.

- (a) Application. 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:
 - (1) A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.

- (2) 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.
- (b) Review by property appraiser's office. Upon receipt of the preconstruction application, the city manager or designee will transmit the application to the Alachua County Property Appraiser's office, which will review and provide an estimate of the probable increase in the appraisal of the property to the applicant and the City. The applicant can withdraw the application within forty-five (45) days of receiving the estimate and be reimbursed for the filing fee.
- (c) Review by historic preservation board.
- (1) 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.
 - (2) For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the HPB shall apply the following additional standards:
 - a. Before applying protective measures that are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
 - b. Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - c. If any historic material or architectural features are removed, they shall be properly recorded and, is possible, stored for future study or reuse.
 - d. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - e. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as to not intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.
 - (3) For applications submitted under the provisions of section 25-64, the HPB shall also determine that the property meets the standards set forth in that section.

- (4) The HPB shall notify the applicant and the city commission in writing of the results of its review and shall make recommendations for correction of any planned work deemed to be inconsistent with the requirements for an eligible improvement.
 - (5) When an applicant is applying jointly for the ad valorem tax exemption and for federal historic preservation tax credits, the applicant will complete the National Park Service's (NPS) federal tax credit application and Part 1 of the historic preservation property tax exemption application and submit both to the city manager or designee. The HPB shall defer action on the applications until the NPS has rendered a determination. In the event the NPS approves the federal tax credit application, the Part 1 application shall be amended to reflect any conditions issued by the NPS. The HPB shall then approve the tax exemption application and forward it to the city commission to be handled as part of the normal approval process set forth below. A denial by the NPS shall cause the HPB to deny the ad valorem tax exemption.
- (d) Request for review of completed work application.
- (1) 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.
 - (2) 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 therefor, shall be provided in writing to the applicant and to the city commission. The applicant shall be given at least ten (10) days notice of the date of the public hearing of the city commission on the requested exemption. If a denial is recommended, and the applicant submits elevations and plans which indicate that the applicant intends to undertake the work necessary to comply with the recommendations of the HPB, the denial of the application may be continued by the city manager or designee for a period of time not to exceed sixty (60) days, while the applicant makes a good faith effort to comply with the recommendations. The applicant may resubmit documents indicating that the reasons for recommendation of denial of the application have been remedied and the city manager or designee will reinspect the work.
- (e) Approval by 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. The commission, in overturning or modifying the recommendation of the historic preservation board shall utilize the same standards as used by the historic preservation board in reaching its decision. If the exemption is granted, the city commission shall adopt an ordinance that includes the following:
- (1) The name of the owner and the address of the historic property for which the exemptions granted.
 - (2) The date on which the ten-year exemption will expire.

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- (3) A finding that the historic property meets the requirements of this article.
- (4) A copy of the historic preservation exemption covenant, as provided in section 25-66, signed by the applicant and the mayor-commissioner or designated successor.
- (f) Notice to property appraiser. 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. Within fifteen (15) days of receipt of the certified copy, the city manager designee shall transmit a copy of the approved "Part 2: Final Application", as well as the historic preservation exemption covenant to the Alachua County Property Appraiser with instructions that the property appraiser provide the ad valorem tax exemption to the applicant. Responsibility for paying the recording costs lie with the applicant.
- (g) Effective date of exemption. 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.
- (h) An applicant previously granted a historic rehabilitation tax exemption by the historic preservation board may undertake additional improvement projects during the exemption period, or following its expiration, and reapply for an additional historic rehabilitation tax exemption for such work. An additional ten-year exemption shall apply only to the additional improvement.

(Ord. No. 950480, § 1, 8-28-95)

Sec. 25-66. - Required covenant.

- (a) Effect of covenant. 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 form of the covenant shall be the "Historic Preservation Property Tax Exemption Covenant" (DOS Form No. HR3E111292). The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.
- (b) Revocation of exemption. 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. In the event of a violation of the covenant, or damage to the historic property as detailed below, the HPB shall conduct a hearing, as provided in Section 30-112(d)(7)e of the Land Development Code, to allow the property owner to show cause why the exemption should not be revoked. Identification of the following conditions shall result in termination of the historic property tax exemption covenant, revocation of the exemption, and removal of a property from eligibility for the property tax exemption:
 - (1) The owner is in violation of the provisions of the historic preservation tax exemption covenant; or

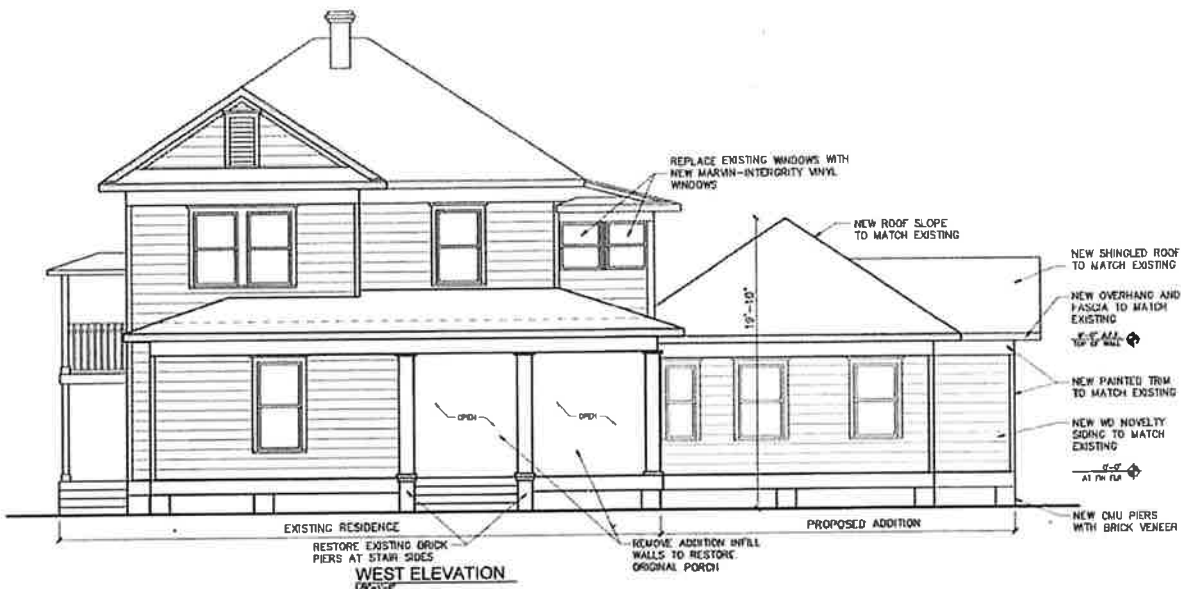
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- (2) The property has been damaged by accidental or natural causes beyond the owner's control to the extent that the historic integrity of the features, materials, appearance, workmanship and environment or archaeological integrity which made the property eligible for listing in the Natural Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible. Feasibility determinations will be made utilizing the economic hardship standards in Section 30-112 of the Land Development Code. Under this condition, the applicant is not required to pay back interest plus taxes.
- (c) Appeal of revocation. The applicant can appeal a decision to revoke the exemption to the city commission. The procedure for appealing the decision, and the conduct of the hearing will be as specified in Section 30-112(d)(7)i of the Land Development Code.

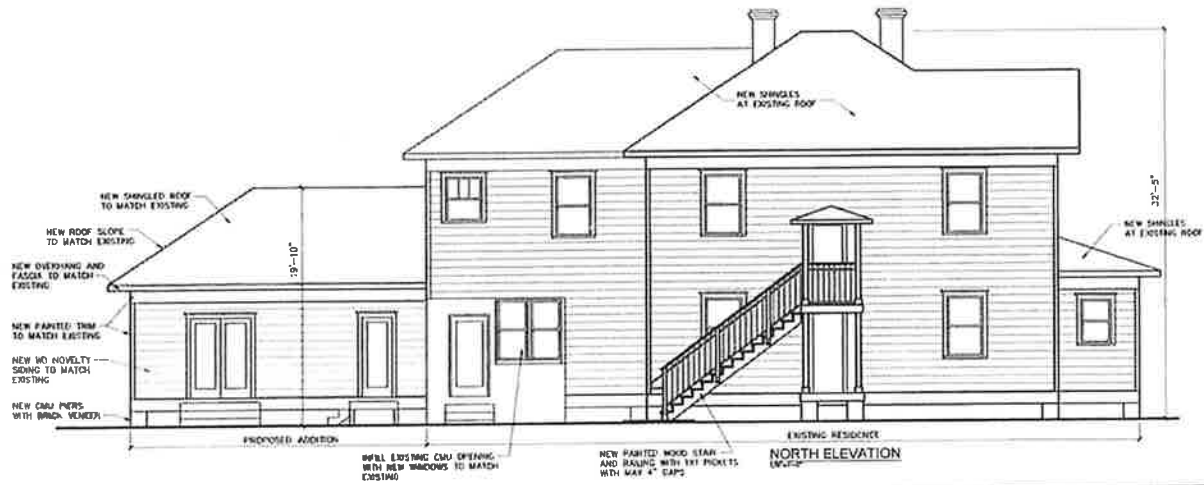
(Ord. No. 950480, § 1, 8-28-95)

Secs. 25-67—25-80. - Reserved.

Elevations



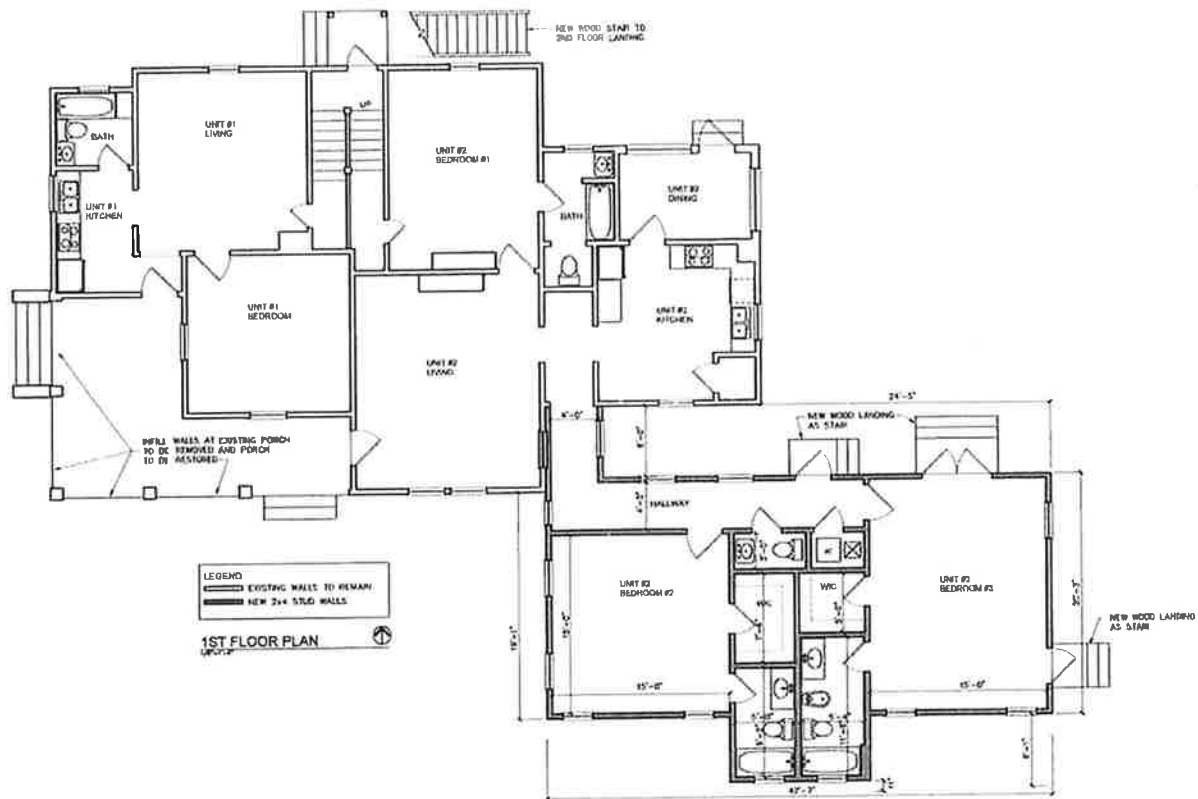
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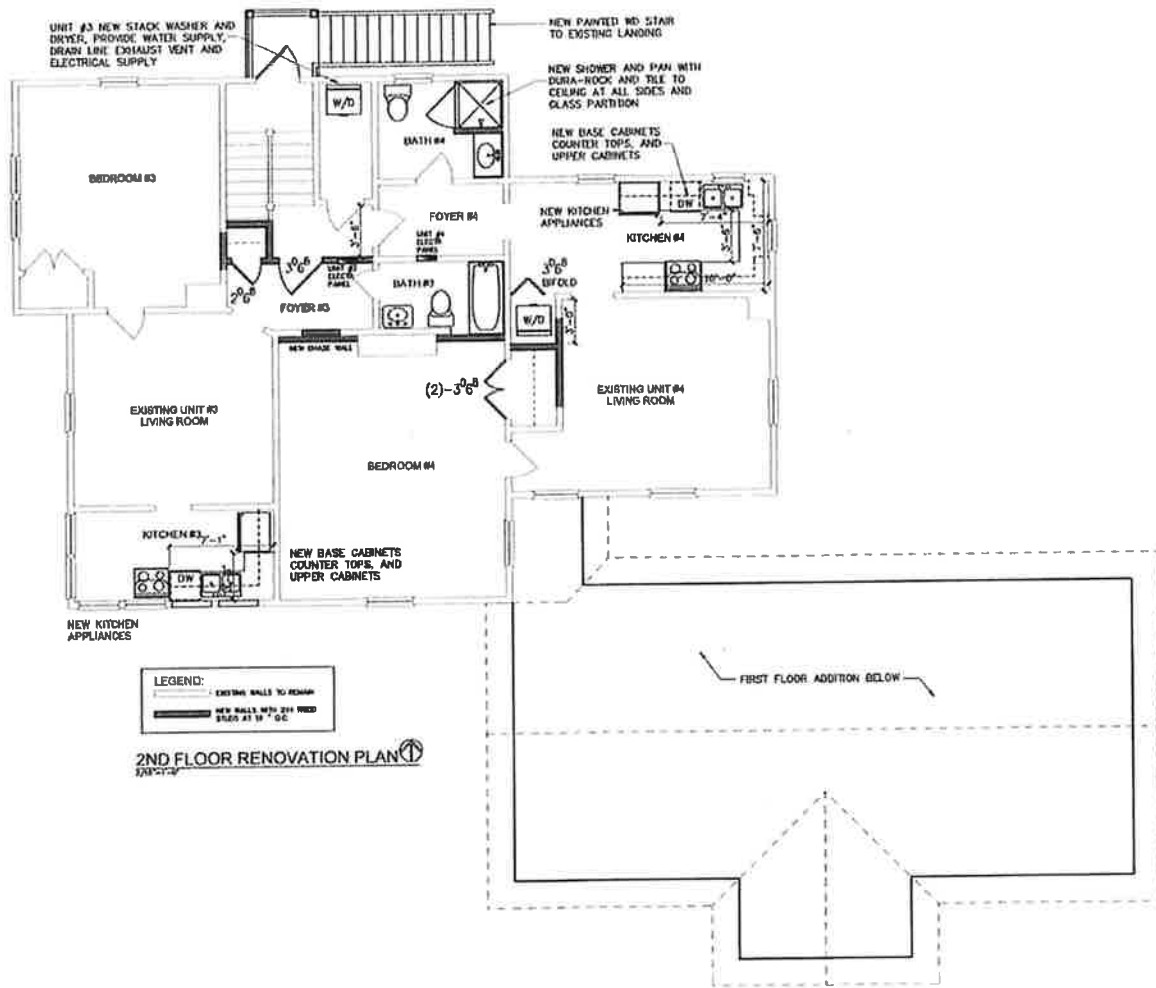
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Floor Plan

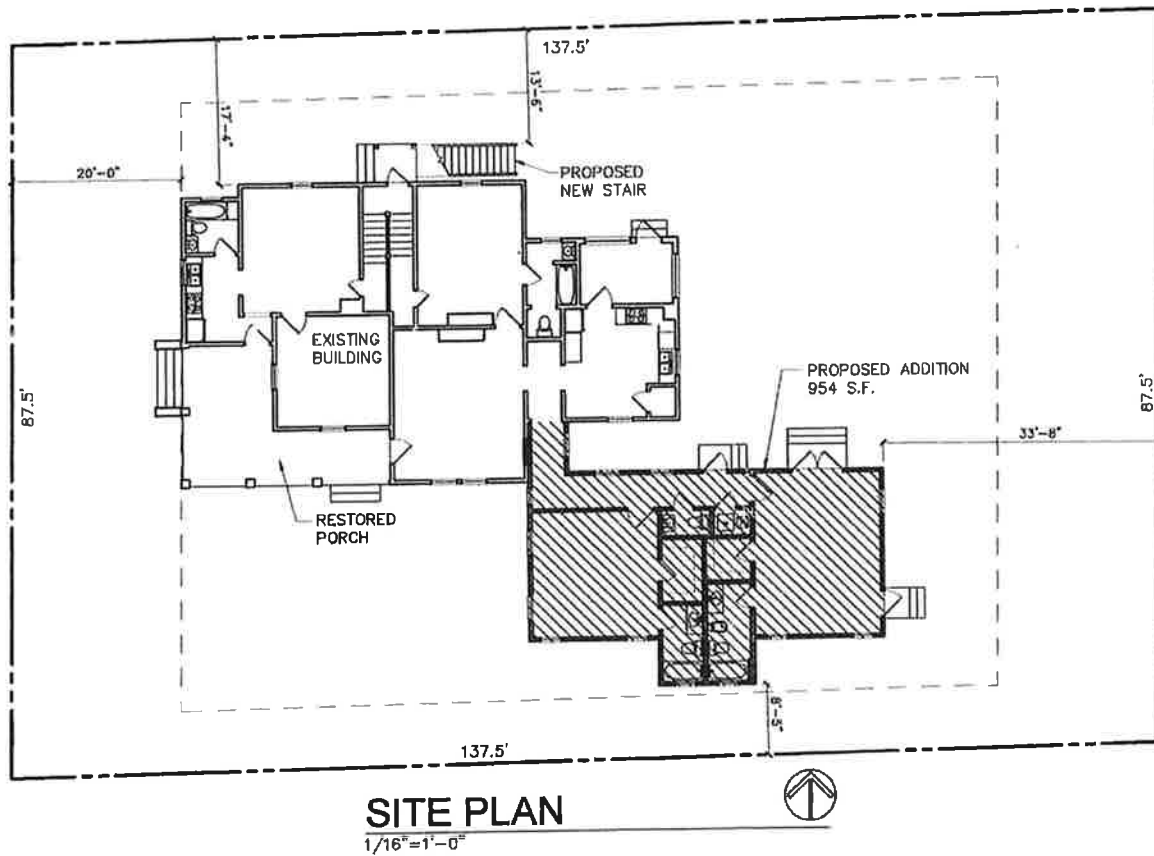


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Site Plan



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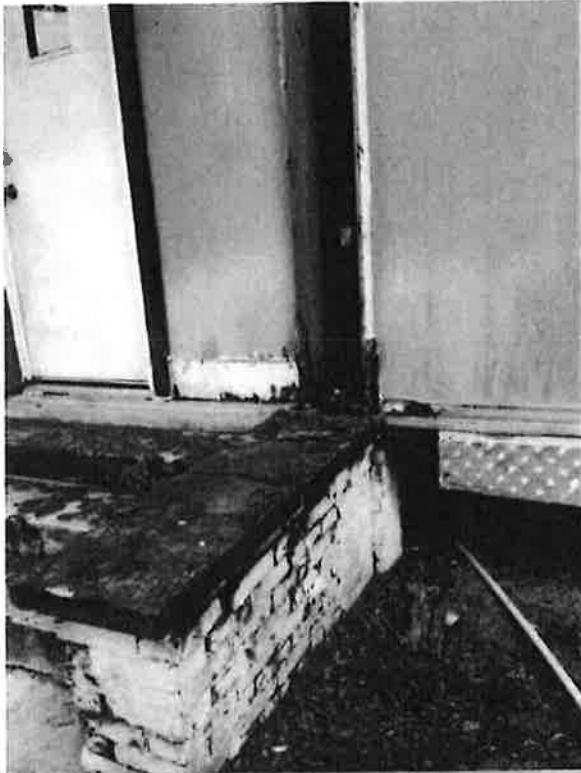
Photos



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March 1, 2016



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March 1, 2016

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by



Salvatore J. Cumella



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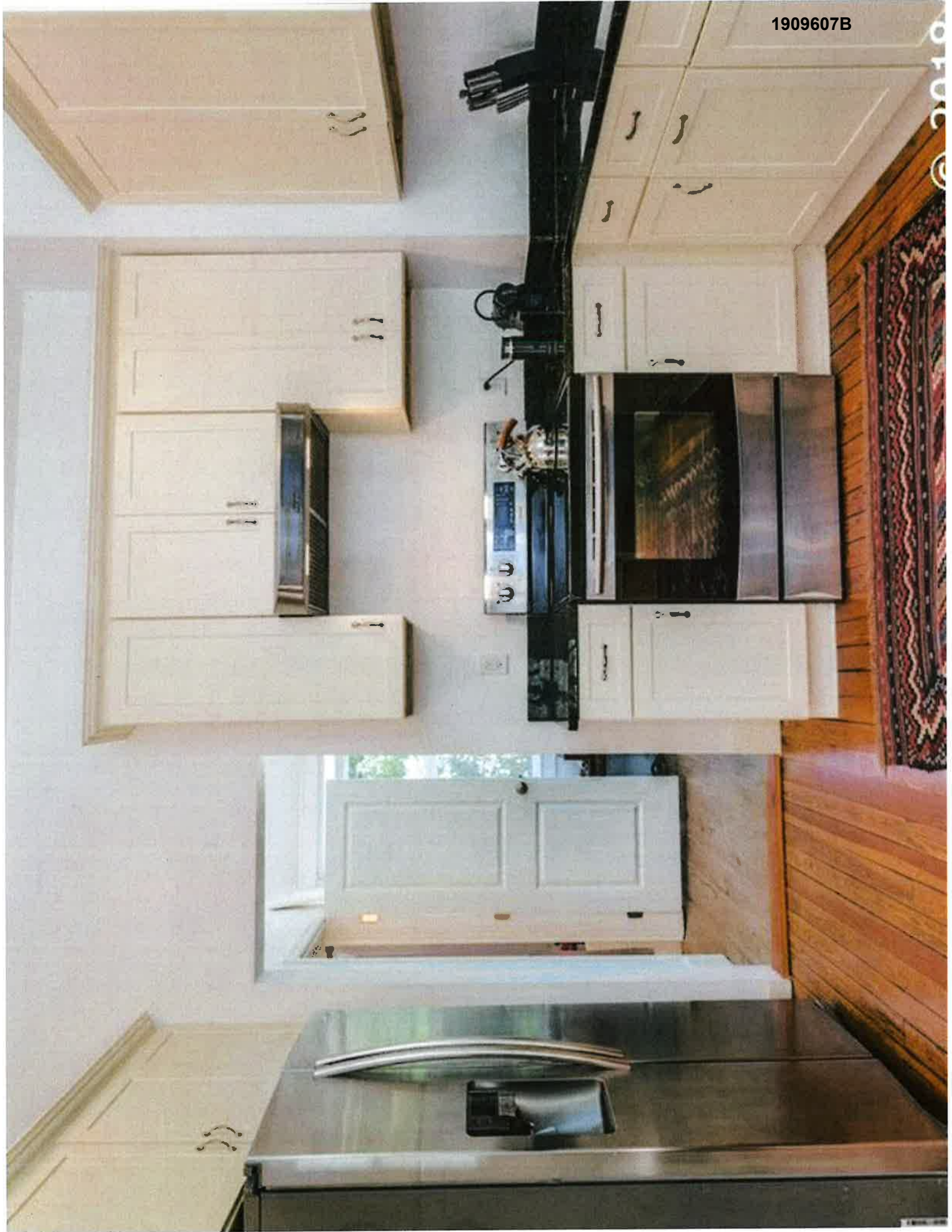
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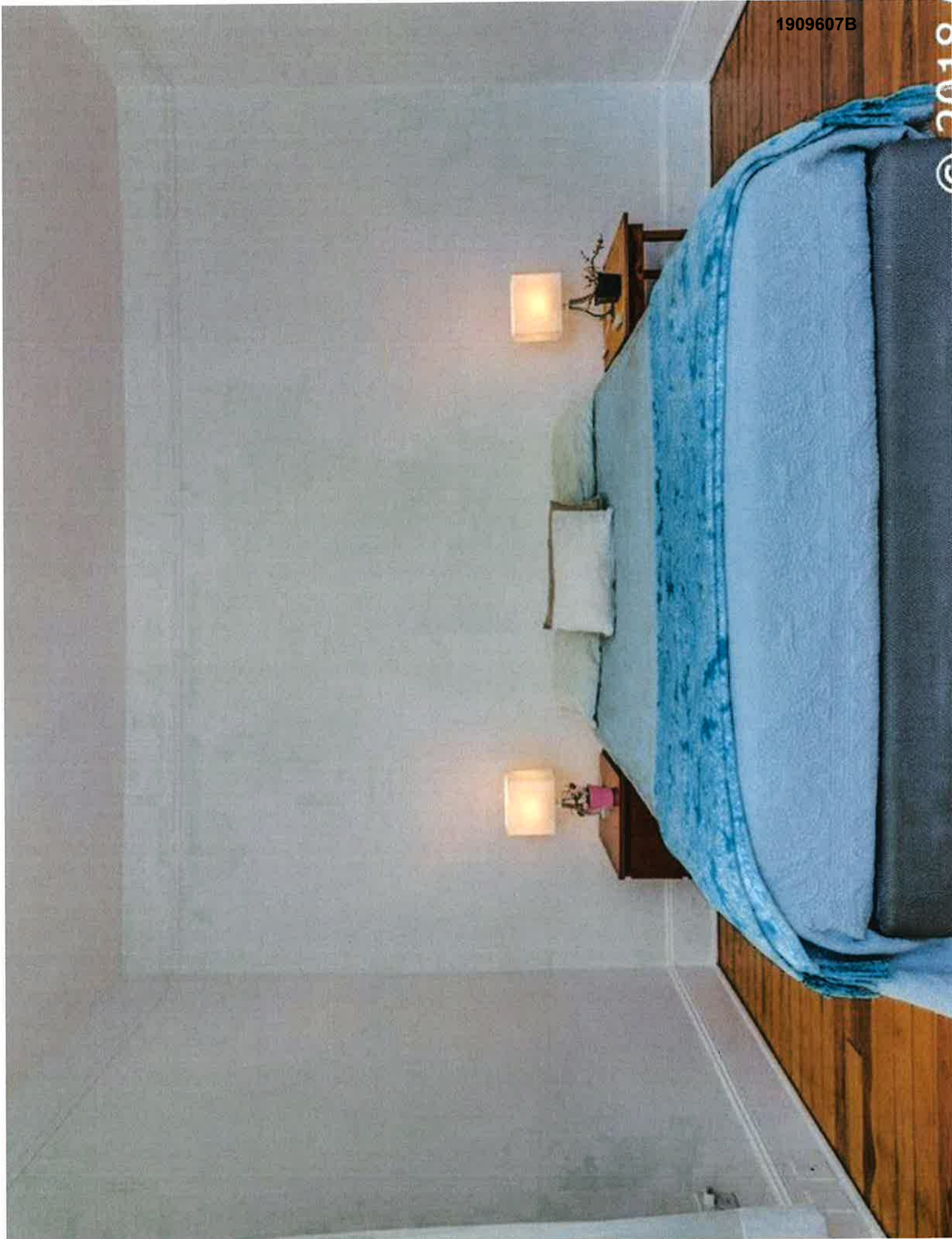




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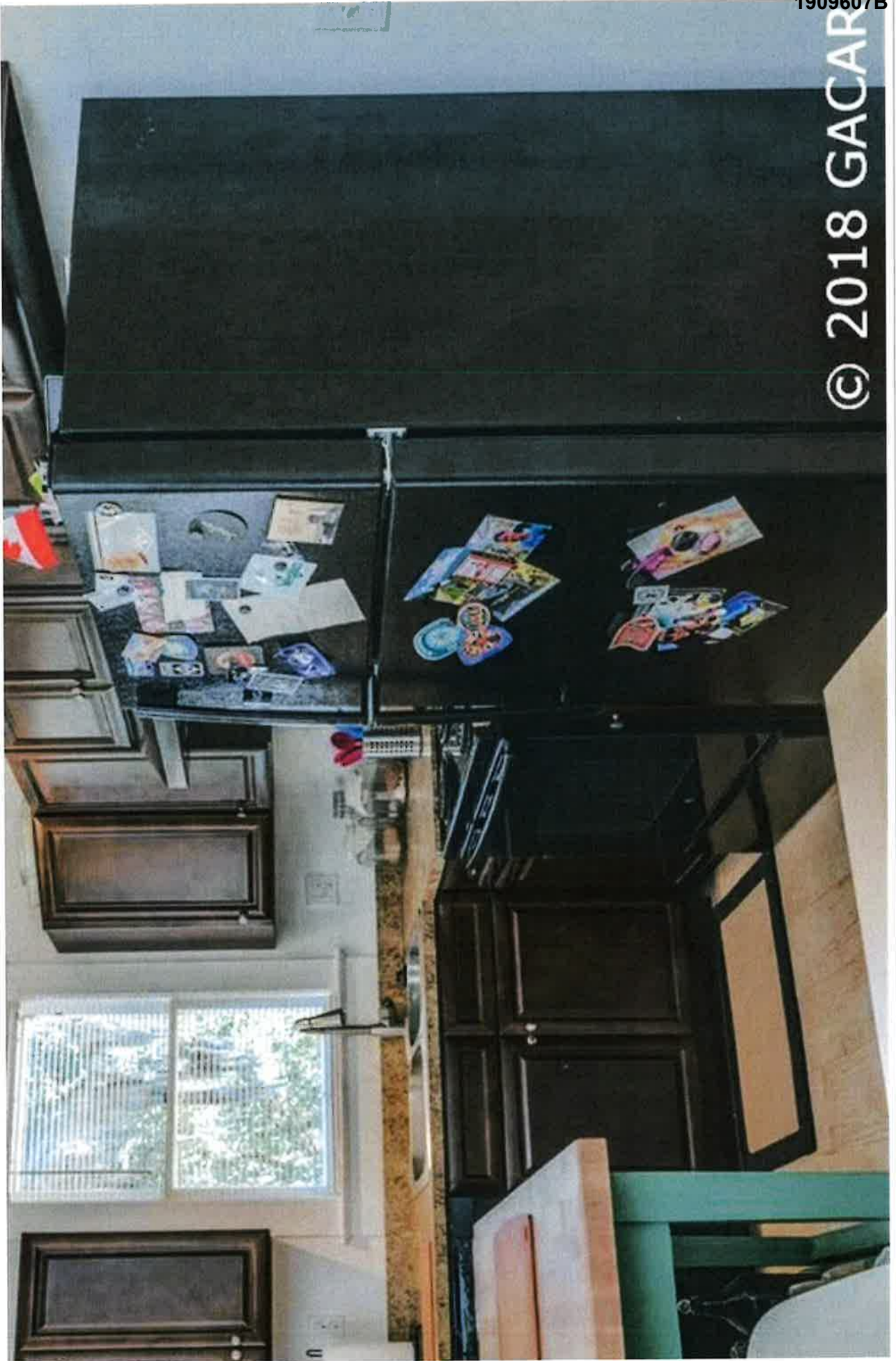


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