

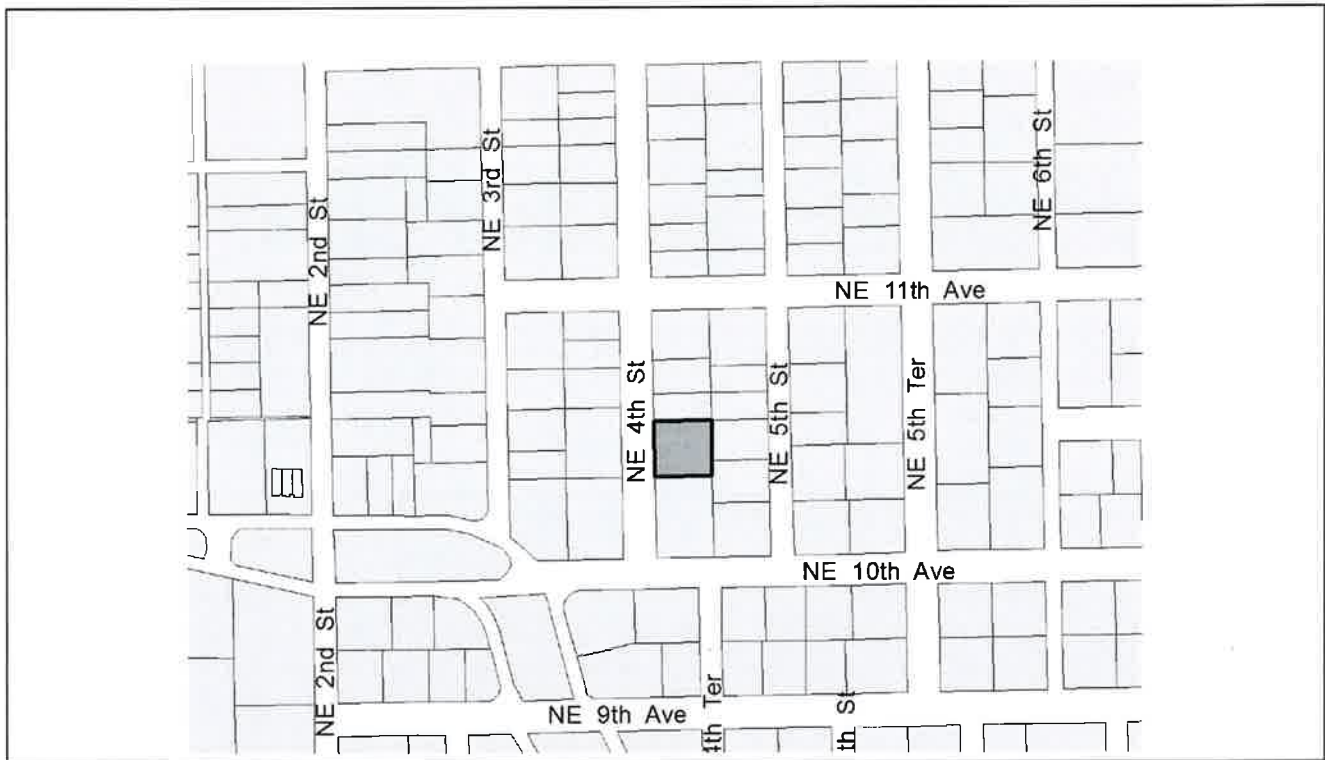


**City of Gainesville  
Department of Doing  
Planning Division**

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

## HISTORIC PRESERVATION BOARD STAFF REPORT

<b>PUBLIC HEARING DATE:</b>	March 3, 2020
<b>ITEM NO:</b>	#2 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-20-00008 & HP-20-00022, 1021 NE 4 <sup>th</sup> Street
<b>APPLICATION TYPE:</b>	Quasi-Judicial: Construct 2 small additions & alter roof garage
<b>RECOMMENDATION:</b>	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report and approval of the Part 1 ad valorem tax exemption.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Jay Reeves  
**Property Owner(s):** Oscar Sanchez & Lida Rodriguez-Taseff

**SITE INFORMATION:**

**Address:** 1021 NE 4<sup>th</sup> Street  
**Parcel Number(s):** 10316-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-3  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** 1948 (ACPA), c. 1946 - 1949 per AL034435

**PURPOSE AND DESCRIPTION:**

Jay Reeves, agent for Oscar Sanchez & Lida Rodriguez-Taseff, owners. Certificate of Appropriateness and a Part 1 ad valorem tax exemption application for additions to a single-family dwelling and a roof alteration to a garage. Located at 1021 NE 4<sup>th</sup> Street. This building is a contributing structure to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The site contains a one-story gable-front and wing house, built in 1948 according to the Alachua County Property Appraisers Office and listed as a contributing structure to the Historic District. The site also contains a single-story, flat roofed, non-contributing garage with a studio that lies to the side of the principal structure. The property is zoned RSF-3 and is approximately 0.25 acres in size. The house has masonry bearing wall - brick shaped concrete block and is an example of the Early Ranch style. The roof has asphalt shingles over a low pitched wood structured gable roof. The interior walls are rough stucco plaster over concrete masonry unit (CMU) blocks. The doors and the primarily 3 over 1 windows are wood.

**PROPOSED**

The applicant is proposing to build two additions onto the existing house. One will be on the north end of the house at the front, extending the length by approximately 15 feet. This addition will be for a den and a new kitchen. New 8 inch tall and 6 foot wide metal French doors will be installed to

provide access to the court yard in the back yard. The other addition will be in the rear yard extending to the east for approximately 18 feet. This addition is for a master bathroom. Both additions will have 8 inch CMU with architectural shingle roofs that match the pitch of the existing house. The project will reuse wood windows that are displaced by the additions including windows in the back for the dining room and the second bedroom and the gable siding will be wood ship lap siding to match the existing siding on the house. The old window openings will be entryways between rooms in the historic house and the addition. A new front door will replace the existing door and the vinyl siding on the gable end of the roof will be removed in order to expose the wood underneath. In addition to the new French doors for the den/kitchen addition, two sets of metal French doors will be added to the rear of the existing structure, providing access to the court yard. The size of the den/kitchen addition is 15 feet by 29 feet or 435 square feet, while the size of the master bathroom addition is 18 feet by 13 ½ feet which is 243 square feet. The flat roofed garage with studio will have a new conventionally framed gable roof to match the house. An existing door on the north side of the garage is to be removed and infilled with CMU block.

## **REVIEW**

The proposed new bathroom addition is located on the east side of the house and will not be visible from the street. The addition is located at the rear and an inconspicuous side of the building and it is smaller in size in relationship to the historic building. It is one-story in height and lower in height than the historic house. The windows on the additions are to be relocated windows from the existing house, thus maintaining the look and material of the existing 3/1 windows on the house. The proposed materials for the additions are consistent with the materials on the principal building. The overall character of the house will be maintained. The new additions will be consistent with Standard 10: *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The proposed total size of the additions is over 600 square feet, meaning that in conjunction with the review criteria for the ad valorem tax exemption application, Historic Preservation Board approval is required for this application.

The face of the existing garage structure along NE 4<sup>th</sup> Street will change because of the new garage roof structure to be added. A gable end will now face the street as well as a new carriage style roll up door that replaces the existing garage door. The gable end will have wood siding to match the house. The new garage roof will have architectural shingles to match the roof of the house. The changes to the garage structure will be compatible with the contributing house structure and will improve the view of the garage from the street.

## **Basis for Approval – Secretary of the Interior's Standards for Rehabilitation**

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

**Basis for Approval – Ad Valorem Tax Exemption**

Section 25-61 *et seq* of the City Code of Ordinances authorizes ad valorem tax exemptions for historic properties. As part of its review, the Historic Preservation Board must determine whether “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.” Staff will assess the application relative to each standard.

**Basis for Approval – Certificate of Appropriateness**

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.

Per the Guidelines, the relevant Secretary of the Interior’s Standards (Department of Interior regulations, 36 CFR 67) for this project are:

*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.*

**Compatible** – The property will maintain its historic residential use. The applicant will maintain the architectural features and the spatial relationships that characterize the structure and its site and environment. One of the new additions will not be visible from the street. The other addition is right up front, but will have the materials and style that match the existing house, making it compatible with the historic structure.

*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.*

**Compatible** – The applicant’s proposed additions do not create a false sense of development or remove any features that have acquired historic significance in their own right.

*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.*

**Compatible** – The proposed addition is compatible with the materials, design and architectural features of the principal building. The master bathroom addition has the same roofing material and roof pitch of the principal structure but has a lower roofline, differentiating it from the old house.

*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.*

**Compatible** – The rectangular shape of the principal structure indicates that an addition would go on an end of that rectangle, meaning removal in the future of one or both of the additions would simply cut the building back to its original rectangular shape. The proposed additions are placed in a way that if removed in the future, the original form of the historic building would be unimpaired.

## **RECOMMENDATION**

Staff recommends approval of Petition HP-20-8 for a COA with the conditions as follows:

- Provide information sheets for the proposed French doors, the front door, the Carriage style roll up door, and the roofing material.
- Notify staff of any changes during construction.

Staff recommends approval of Petition HP-20-22, the Part 1 ad valorem tax exemption application and finds that the property is an eligible property because it is a contributing structure.

## **LIST OF EXHIBITS:**

<b><u>Exhibit 1</u></b>	<b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings</i></b>
<b><u>Exhibit 2</u></b>	<b>City of Gainesville Code of Ordinances Sec. 25-65</b>
<b><u>Exhibit 3</u></b>	<b>COA Application &amp; Part 1 Tax Exemption Application</b>
<b><u>Exhibit 4</u></b>	<b>Florida Master Site File 8AL 3445</b>
<b><u>Exhibit 5</u></b>	<b>Pictures</b>
<b><u>Exhibit 6</u></b>	<b>Floor Plan, Elevations, and Survey/Site Plan</b>

## **Exhibit 1      Historic Preservation Rehabilitation and Design Guidelines**

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

### **Additions to Existing Buildings**

#### **Applicable Secretary Standards**

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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

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

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

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

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

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

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

### **Recommended**

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

### **Not Recommended**

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

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

#### **Staff Approval Guidelines**

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

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

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

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

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

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

#### **Board Approval Guidelines**

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



**Exhibit 2                      City of Gainesville Code of Ordinances Sec. 25-65**

**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)

# CITY OF GAINESVILLE

every path starts with passion  
FLORIDA

## CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

### REQUIREMENTS

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

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

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

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

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

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

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

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

### PROJECT LOCATION:

Historic District: NORTH EAST HISTORIC DISTRICT  
Site Address: 1021 NE 4th ST. GAINESVILLE  
Tax Parcel #: 000-0000-10316-000-000

OWNER  
OSCAR JANCHEZ & LIDA RODRIGUEZ-TASEFF  
Owner(s) Name

Corporation or Company

1021 NE. 4th ST.  
Street Address  
GAINESVILLE FL, 32601  
City State Zip

Home Telephone Number

305-607-7931  
Cell Phone Number

Fax Number

OSCAR@oasmediation.com  
E-Mail Address

### APPLICANT OR AGENT

JAY REEVES  
Applicant Name

Corporation or Company

725 N.E. 1ST ST.  
Street Address  
GAINESVILLE FL, 32601  
City State Zip

352-284-4399  
Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

JAY.REEVES.ARCH@gmail.com

### TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee \$ 127.50

EZ Fee: \$ 63.75

HP # 20-00008 & HP-20-00022

Contributing Y ☒ N ☐

Zoning RSE2

Pre-Conference Y ☐ N ☒

Application Complete Y ☐ N ☒

Enterprise Zone Y ☐ N ☐

Request for Modification of Setbacks

Y ☐ N ☒

- ☐ Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)
- ☒ Single-Family requiring Board approval (See Fee Schedule)
- ☐ Multi-Family requiring Board approval (See Fee Schedule)
- ☐ Ad Valorem Tax Exemption (See Fee Schedule)
- ☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- ☐ Account No. 001-660-6680-3405
- ☐ Account No. 001-660-6680-1124 (Enterprise Zone)
- ☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By

Date Received

Mike Hoge  
2/3/20

RECEIVED

FEB 3 2020

STAMP

## DID YOU REMEMBER?

CHECK YOUR ZONING AND  
SETBACKS FOR  
COMPLIANCE

REVIEW THE HISTORIC  
PRESERVATION  
REHABILITATION AND  
DESIGN GUIDELINES

REVIEW THE SECRETARY  
OF INTERIOR'S STANDARDS  
FOR REHABILITATION

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

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

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

## PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

## OVERVIEW

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

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) and within the Land Development Code, Section 30-112

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

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

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

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

## CERTIFICATION

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

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

## SIGNATURES

Owner

Applicant or Agent

Date

Date

2/4/20

## PROJECT DESCRIPTION

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

THE HOUSE IS MASONRY BEARING WALL - BRICK SHAPED CONC. BLOCK, 1-STORY EARLY RANCH. THE ROOF IS SHINGLED OVER A LOW PITCHED WOOD STRUCTURED GABLE ROOF. THE HOUSE IS IN GOOD OVER ALL CONDITION. THE GARAGE/STUDIO IS IN FAIR CONDITION.

THE INTERIOR WALLS ARE ROUGH STUCCO PLASTER OVER CMU INCLUDING INTERIOR WALLS. THE ROOF IS ASPHALT SHINGLES. DOORS AND WINDOWS ARE WOOD.

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.

TWO ADDITIONS - 1st AT THE NORTH END AND FRONT OF THE HOUSE EXTENDING THE LENGTH BY 15'.

THE 2nd AT THE REAR YARD EXTENDING EAST BY 18'

THE ADDITIONS WILL BE 8" CMU W/ ARCH. SHINGLE ROOF MATCHING PITCH, REUSING WOOD WINDOWS AND WOOD SHIP LAP SIDING TO MATCH. THE FLAT ROOFED GARAGE WILL GET A NEW CONV. FRAMED GABLE ROOF TO MATCH THE HOUSE, THE HOUSE WILL GET NEW METAL FRENCH DOORS AT THE COURT YARD.

### DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

NONE

### MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

NONE





**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) 000-000-10316 (Attach legal description)

Address of property: Street 1021 NE 4th Street

City Gainesville FL County ALACHUA 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 NORTH EAST HISTORIC DISTRICT

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 OFFICE.

Mailing Address \_\_\_\_\_

City GAINESVILLE State FLORIDA Zip Code 32601

Telephone Number ( 352 ) 393-8697

**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 OSCAR SANCHEZ & LIDA RODRIGUEZ-TABEFF

Mailing Address 1021 N.E. 4th Street

City GAINESVILLE FL State FL Zip Code 32601

Daytime Telephone Number ( 305 ) 607-7931

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

Property Identification Number 000-000-10316

Property Address 1021 NE 4th Street, GAINESVILLE FLORIDA 32601

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.

Oscar A. Sanchez  
Name

[Signature]  
Signature

1/25/2020  
Date

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:**

GOOD CONDITION, RELATIVELY UNALTERED. INTERIOR  
RENOVATIONS ARE DATED, MECHANICAL, ELECTRICAL &  
PLUMBING NEED REPLACEMENT. HOUSE IS SMALL FOR THE  
NEIGHBORHOOD ON A LARGE LOT. PROPOSED ADDITIONS  
WILL COMPLEMENT THE EXISTING STYLE & CHARACTER.

Date of Construction CA 1947

Date(s) of Alteration(s) 1960's / 1980's.

Has building been moved? ( ) Yes ( ☒ ) No

If so, when? \_\_\_\_\_

6. **Statement of Significance:**

Simple early traditional ranch/cottage.

7. **Photographs and Maps:**

Attach Photographs and Maps to Application



Property Identification Number 000-000-10316

Property Address 1021 NE 4th Street

**C. PROPERTY USE (To be completed by all applicants)**

1. Use(s) before improvement: SINGLE FAMILY HOUSE
2. Proposed use(s): SINGLE FAMILY HOUSE

**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.*

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 000-000-10316

Property Address 1021 N.E. 4th Street, Gainesville, Florida 32601

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Review Comments attached? Yes ( ) No ( )

Signature Jason Simmons  
Typed or printed name Jason Simmons  
Title Planner  
Date 2/24/2020

Operator: Michael Hoge

02/03/2020

Receipt no: 92534

Item	Description	Account No	Payment	Payment Reference	Paid
HP-20-00008 01021 NE 4TH ST Rodriguez Addition & Tax Exemption	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$63.75
<b>Total:</b>					<b>\$63.75</b>

Transaction Date: 02/03/2020

Time: 16:31:10 EST



**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name

HP-20-00008

Applicant (Owner or Agent)

JAY REEVES

Tax parcel(s)

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

8.

Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,  
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 21 day of February, 2020, 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.

Miranda B. Searing Notary

Public

My Commission expires:

04/04/2022

**RECORDING SPACE**



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

**FOR OFFICE USE ONLY**

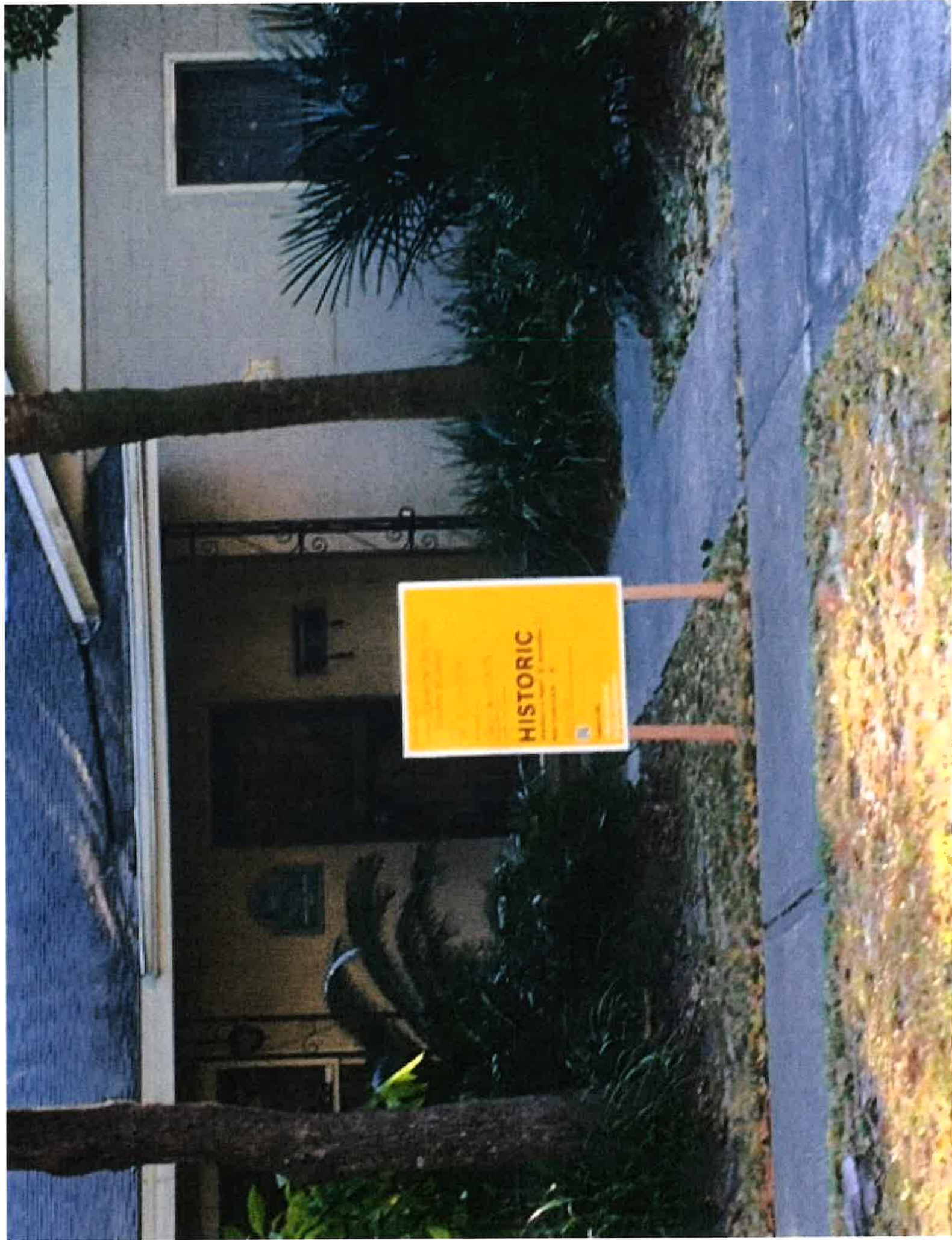
Petition Number

HP-20-00008

Planner

Jason Simmons





Page 1



# HISTORICAL STRUCTURE FORM FLORIDA SITE FILE Version 2.0 7/92

Site #8 3945  
Recorder #  
Field Date Summer 1996  
Form Date January 1997

☒ Original  
☐ Update

SITE NAMES (addr. if none) 1021 NE 4th Street [MULT. LIST. #8]  
SURVEY Northeast Historic District Expansion [SURVEY #]  
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☐ district ☐ site ☐ object

## LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) see above  
CROSS STREETS nearest/between \_\_\_\_\_  
NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no  
COUNTY Alachua TAX PARCEL # 10316  
SUBDIVISION NAME Highland Heights BLOCK H LOT NO. 5-6  
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☐ priv-indiv ☒ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown  
NAME OF PUBLIC TRACT (e.g., park) \_\_\_\_\_  
ROUTE TO \_\_\_\_\_

## MAPPING

USGS 7.5' MAP NAME Gainesville, FL East  
TOWNSHIP 9S RANGE 20E SECT. 33 1/4 3852 1/4-1/4 IRREG. SECT.? ☐ y ☒ x ☐ n  
TM: ZONE 16 17 EASTING 1111101 NORTHING 1111101  
AT OR OTHER MAP (Map's name, location) PB B-9 City of Gainesville

## DESCRIPTION

STYLE Early Ranch EXTERIOR PLAN L-plan NO. STORIES 2  
STRUCTURAL SYSTEMS masonry  
FOUNDATION: Types stem wall Materials concrete block  
EXTERIOR FABRIC brick  
ROOF: Types gable front and wing Materials asphalt  
Secondary strucs. (dormers etc.) \_\_\_\_\_  
CHIMNEY: No. 1 Materials brick LOCATIONS front  
WINDOWS (types, materials, and placements) paired 3/1 dhs on gable wing; 1/1  
picture window with shutters by entry

MAIN ENTRANCE (stylistic details) glazed door with decorative iron posts

PORCHES: #open ☒ #closed ☐ #incised ☐ Locations center

Porch roof types belcast

EXTERIOR ORNAMENT lapped siding in gabled ends

INTERIOR PLAN \_\_\_\_\_ CONDITION: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

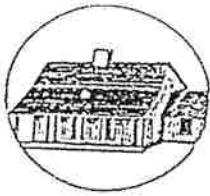
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural

ANCILLARY FEATURES (No., type of outbuildings; major landscape features)  
detached garage

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☒ x ☐ n (No-explain; yes-attach!)

Artifacts or other remains no surveys or sites have been conducted in neighborhood

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)  
see attachment



## HISTORICAL STRUCTURE FORM

Site #8

## HISTORY

CONSTRUCTION DATE 1948 CIRCA ☒ yes ☐ no  
 ARCHITECT: (last name first) \_\_\_\_\_  
 BUILDER: (last name first) \_\_\_\_\_  
 MOVES ☐ yes ☒ no Dates \_\_\_\_\_ Orig. addr. \_\_\_\_\_  
 ALTERATIONS ☐ yes ☒ no Dates \_\_\_\_\_ Nature \_\_\_\_\_  
 ADDITIONS ☐ yes ☒ no Dates \_\_\_\_\_ Nature \_\_\_\_\_  
 ORIGINAL USES (give dates) \_\_\_\_\_ Residential \_\_\_\_\_  
 INTERMEDIATE USES (give dates) \_\_\_\_\_ Residential \_\_\_\_\_  
 PRESENT USES (give dates) \_\_\_\_\_ Residential \_\_\_\_\_  
 OWNERSHIP HISTORY (especially original owner) \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> insuff. info	Local Designation Category District _____
Individually elig. for Nat. Register?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> insuff. info	
Potential contributor to NR district?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> insuff. info	

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) \_\_\_\_\_ see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)  
 see attachment

## CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.  
 Location of negatives/neg. nos. 4NE-NC 30

## RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville,  
 Box 490 Station 11, Gainesville, FL 32602 (352) 334-5022

FOR DETAILED INSTRUCTIONS: Guide to the 1992 Historic Structure Form of the Florida Site File.

DHR USE ONLY		OFFICIAL EVALUATIONS		DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY*: y n pe ii	Date	/	/	/
DELIST DATE	SHPO-NR ELIGIBILITY*: y n pe ii	Date	/	/	/
	LOCAL DESIGNATION*: _____	Date	/	/	/
	Local office _____				

REQUIRED:

- \* y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
  - (2) LARGE SCALE STREET OR PLAT MAP
  - (3) PHOTO OF MAIN FACADE. PREFER B&W AT LEAST ONE



**1021 NE 4th Street  
Highland Heights**

**NARRATIVE**

The one-story gable-front and wing house embodies the simple horizontal designs of the Ranch style. Its paired 3/1 DHS windows evince architectural features from earlier periods. The Highland Heights subdivision is characterized by curb-and-gutter facilities, mature tree canopy and standardized suburban setback and platting practices. The subdivision is typical of American suburban development during the World War Two era.

**HISTORICAL ASSOCIATION**

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

Like the other early 20th Century subdivisions within the Northeast Residential Historic District such as Highlands and Highland Terrace, the Highland Heights subdivision reflects standardized subdividing practice with most lots platted with dimensions of 50'x100'. Larger lots are simply 1.5 or 2 times as wide as the standard. Unlike the tract development that followed the Second World War, the Highlands Realty and Investment Company sold the lots without building speculative housing. Consequently, lot owners provided their own architectural designs which accounts for the variation of styles within the survey area. The Highland Heights subdivision became a popular neighborhood for the "well-off" of Gainesville and remained an exclusive residential neighborhood in the City throughout the 1930s and 1940s.

**EXPLANATION OF EVALUATION**

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. The Highland Heights subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 75% were built before 1951. The dwelling retains its essential form and integrity.



St Patricks  
Sch

ST

185

NE

16TH

6TH

7TH

33

City  
Park

NE

NE

NE

13TH

AVE

NE

12TH

GAINESVILLE

NE

10TH

S

AVE

Shopping  
Center

U S Naval  
Trainin

176

U S Army Reser  
AVE Training Cente

NE

7TH

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

NE

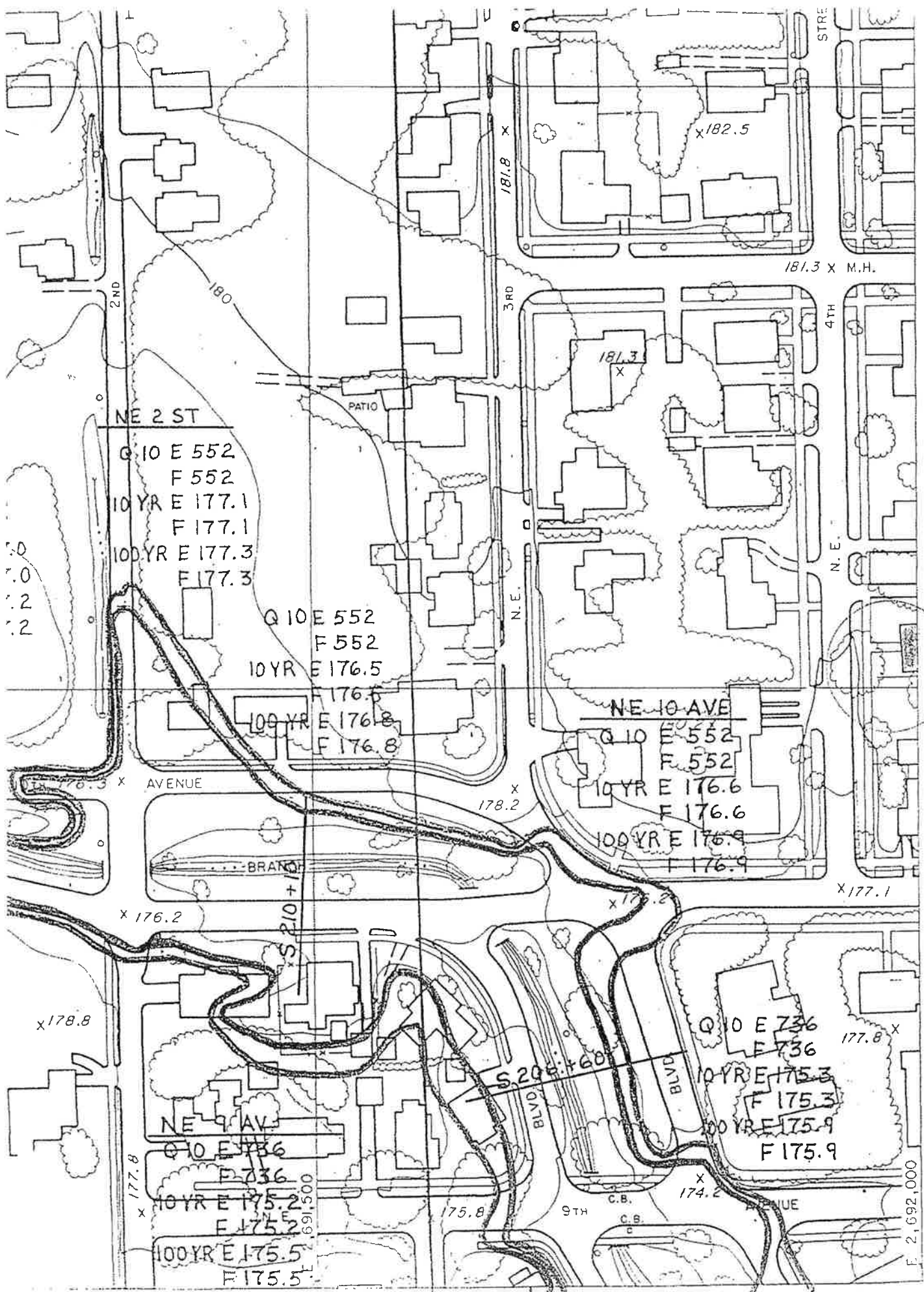
3D

City

BLVD

Kirby-Smith

NE



NE 2 ST

Q 10 E 552  
F 552  
10 YR E 177.1  
F 177.1  
100 YR E 177.3  
F 177.3

Q 10 E 552  
F 552  
10 YR E 176.5  
F 176.5  
100 YR E 176.8  
F 176.8

NE 10 AVE

Q 10 E 552  
F 552  
10 YR E 176.6  
F 176.6  
100 YR E 176.9  
F 176.9

AVENUE

BRANCH

X 176.2

X 178.2

X 177.1

X 178.8

NE 9 AV

Q 10 E 736  
F 736  
10 YR E 175.2  
F 175.2  
100 YR E 175.5  
F 175.5

Q 10 E 736  
F 736

10 YR E 175.3  
F 175.3  
100 YR E 175.9  
F 175.9

177.8 X

S 206 + 60

BLVD

BLVD

9TH

C.B.

C.B.

X 174.2

AVENUE

2,692,000





# Additions & roof alteration

COA & Part 1 ad valorem tax exemption

## Legend

📍 1021 NE 4 St

EXHIBIT

5

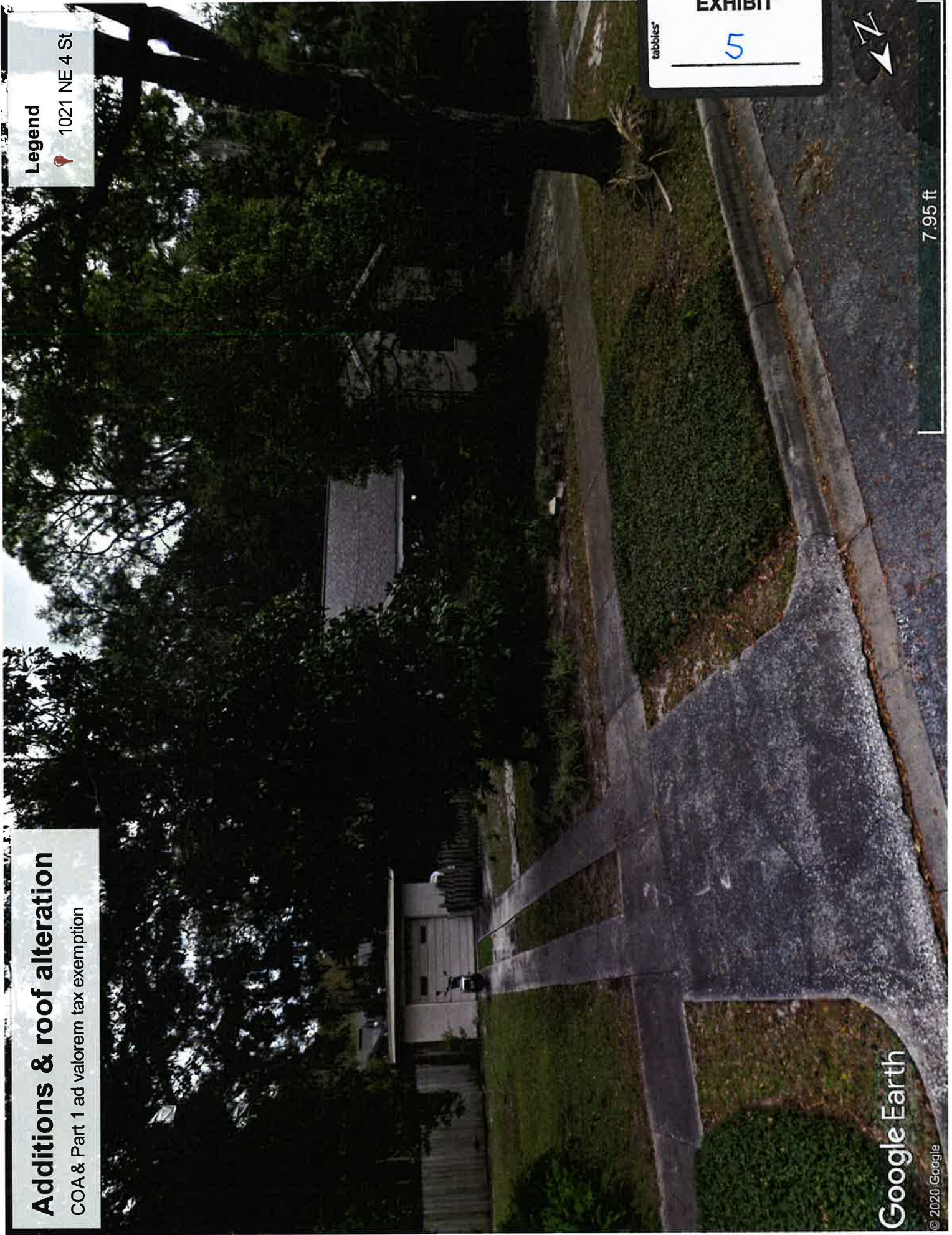
tabbles



7.95 ft

Google Earth

© 2020 Google































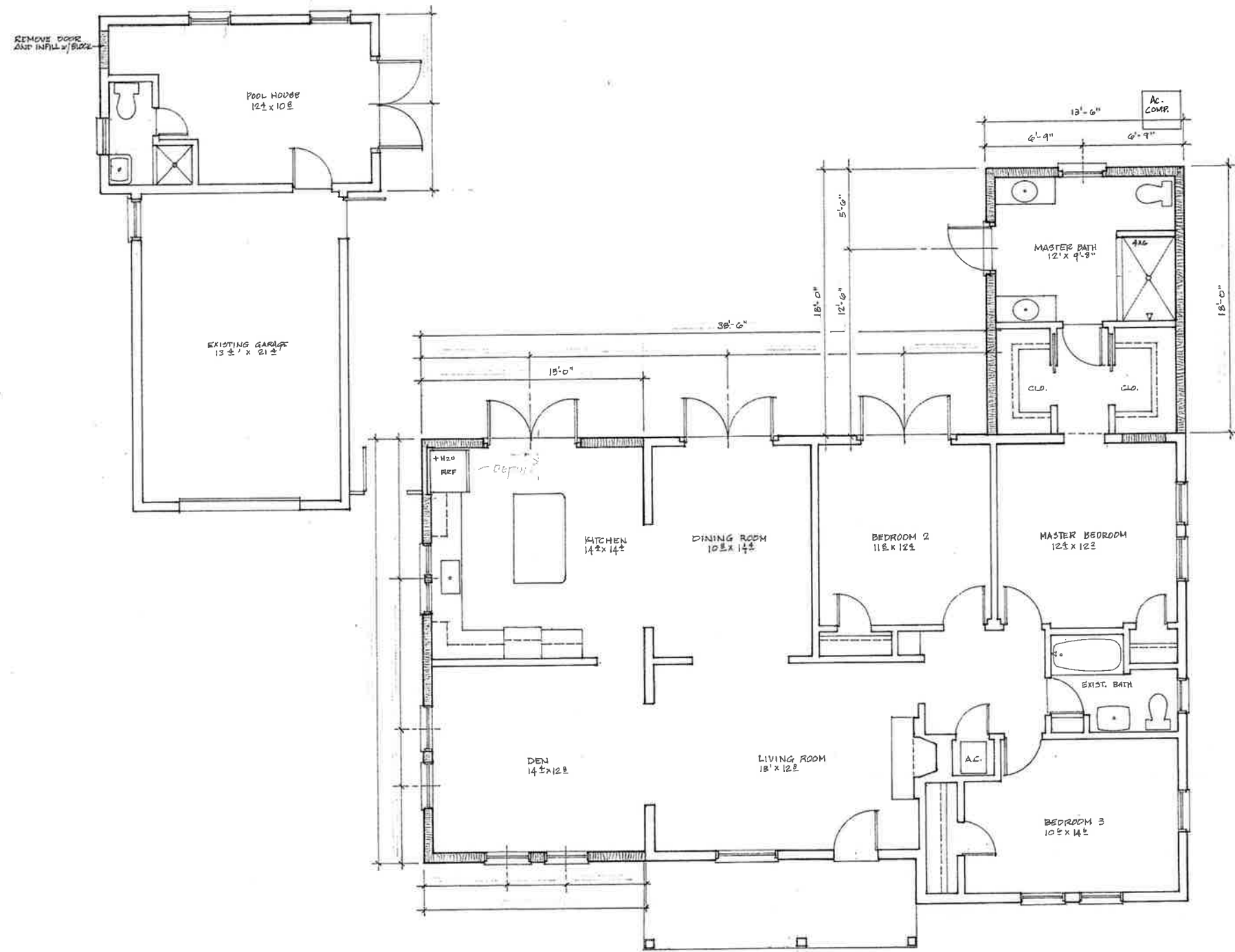






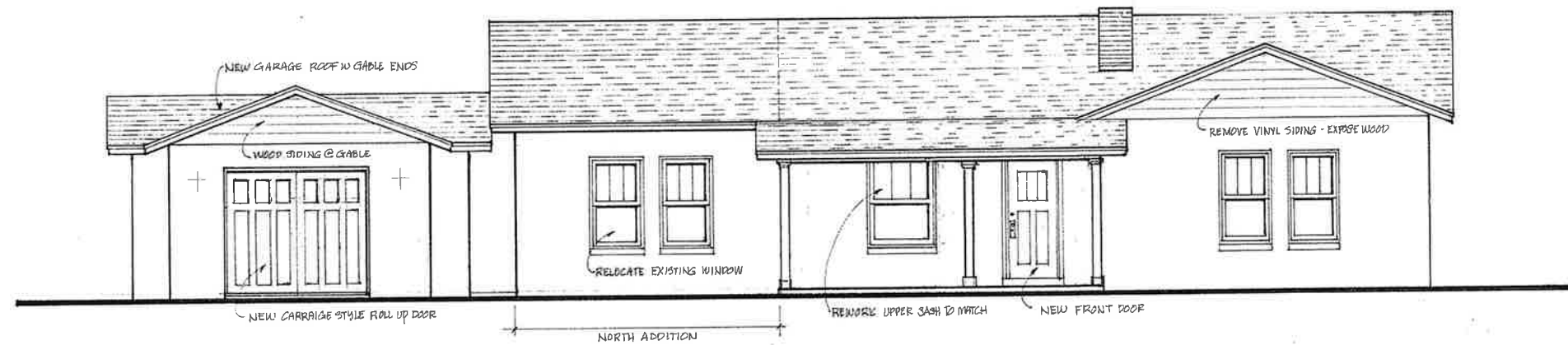




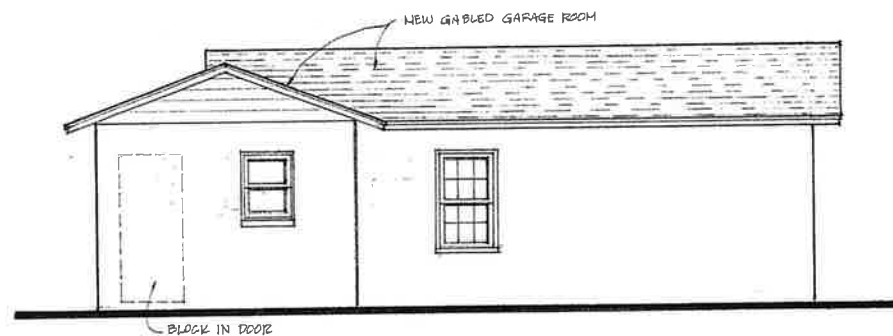


JAY REEVES ARCHITECT LLC.  
ARCHITECT AND DESIGNER  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
JAY REEVES ARCHITECT LLC  
OFFICE 352.371.3305  
CELL 352.284.4399

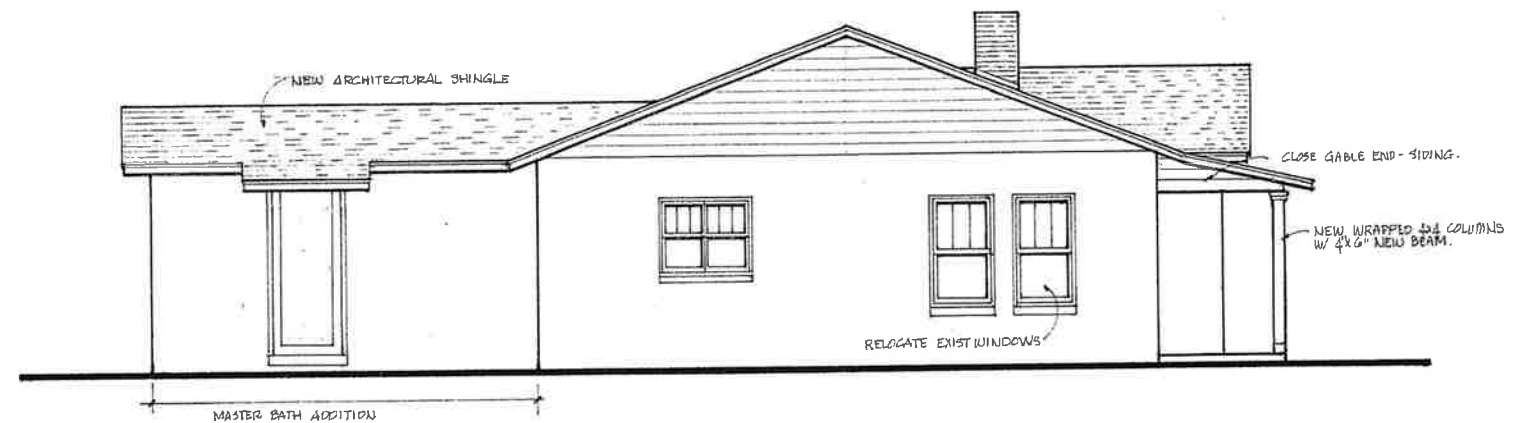
HOUSE ADDITIONS AND RENOVATIONS FOR  
OSCAR SANCHEZ & LIDA RODRIGUEZ-TASEFF  
1021 NE 4<sup>TH</sup> STREET, GAINESVILLE FLORIDA



WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

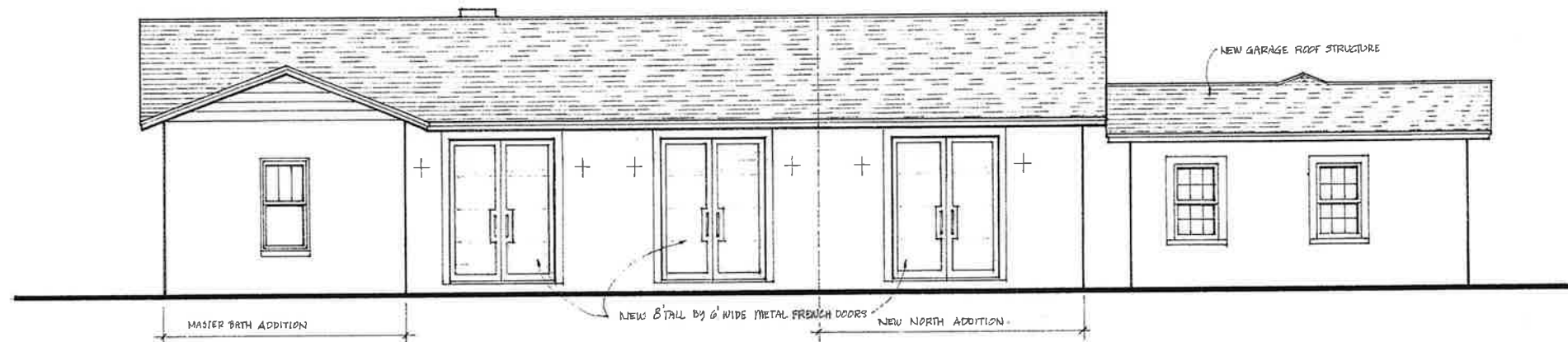
JAY REEVES & ASSOCIATES, INC.  
ARCHITECTURE AND DESIGN  
2550 N. W. 11th Street  
Gainesville, FL 32609  
WWW.JAYREEVES.COM  
PHONE 352-371-3205

HOUSE ADDITIONS AND RENOVATIONS FOR  
OSCAR SANCHEZ & LIDA RODRIGUEZ-TASEFF  
1021 NE 4TH STREET, GAINESVILLE FLORIDA

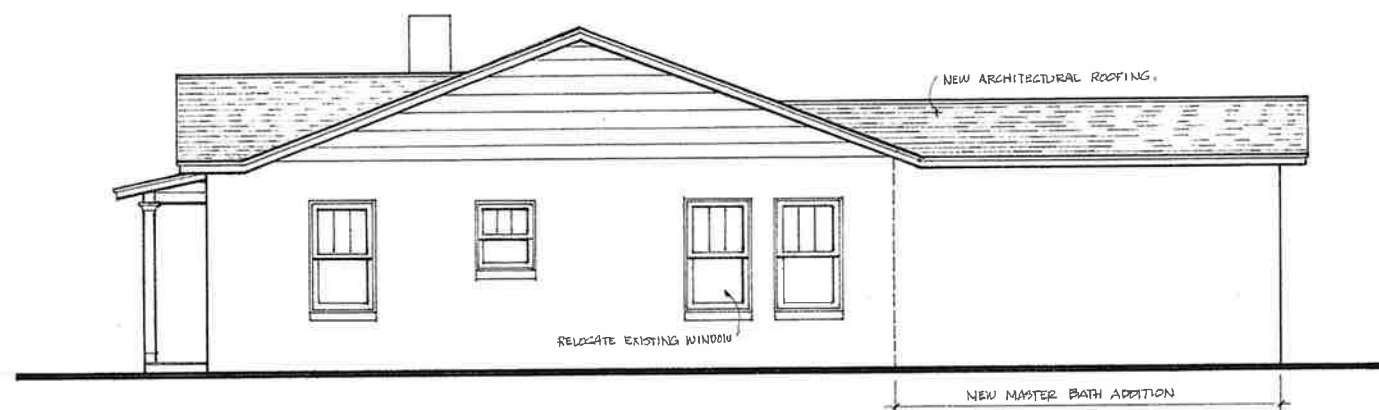
DEC. 10, 2019

ELEVATIONS

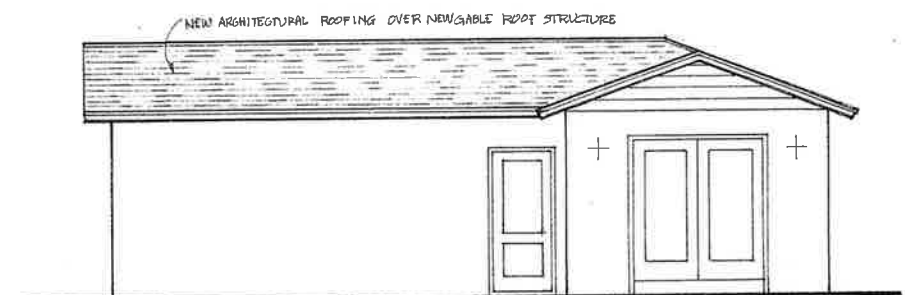
A-2



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



JAY REEVES ARCHITECT LLC.  
ARCHITECT AND DESIGNER  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
JAY@REEVESARCH.COM  
OFFICE 352.371.3205  
CELL 352.284.4399

HOUSE ADDITIONS AND RENOVATIONS FOR  
OSCAR SANCHEZ & LIDA RODRIGUEZ-TASEFF  
1021 NE 4<sup>TH</sup> STREET, GAINESVILLE FLORIDA

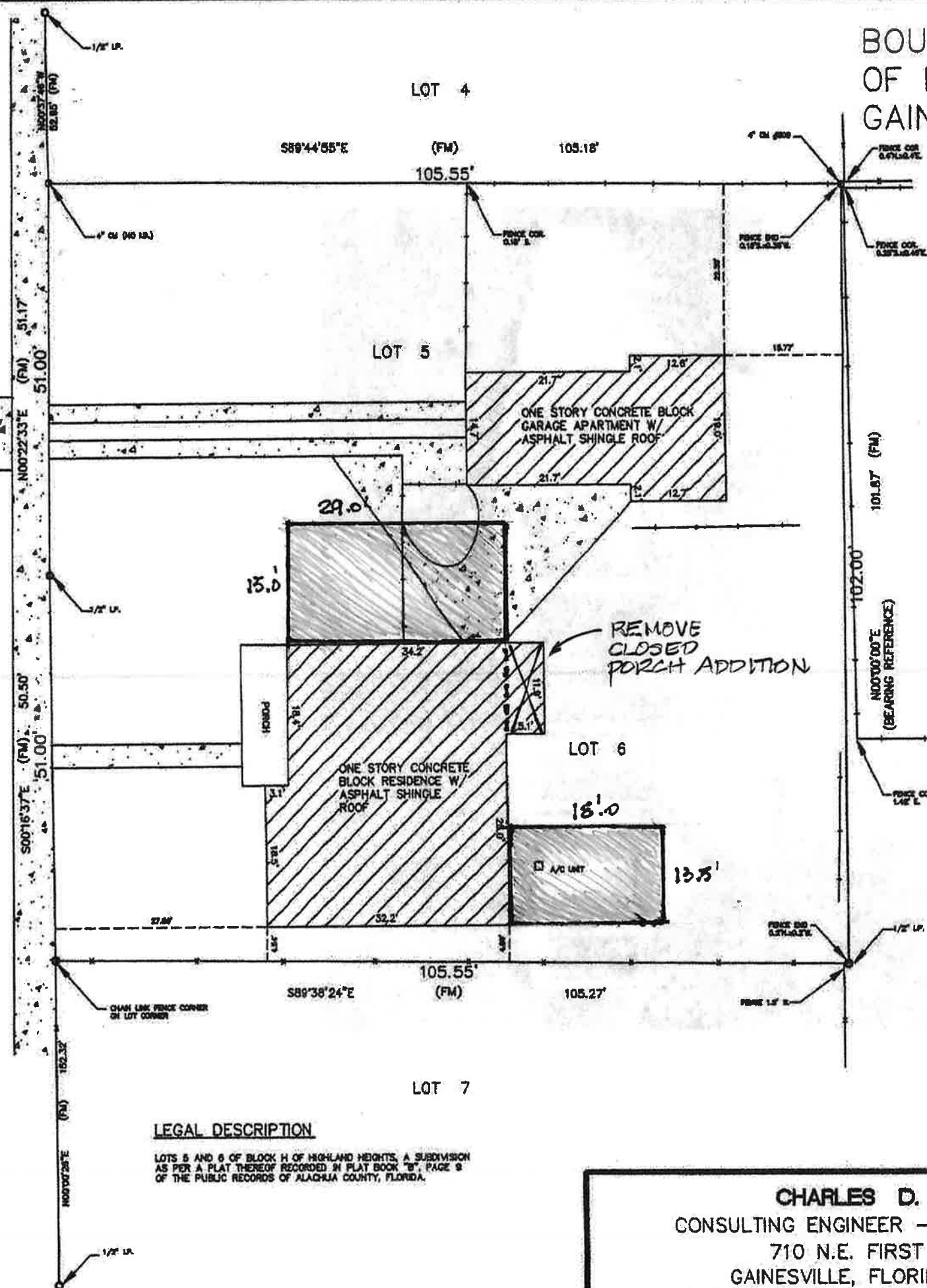
ELEVATIONS

A-3


























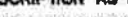





























































# BOUNDARY SURVEY OF LOTS 5 & 6 OF BLOCK H OF HIGHLAND HEIGHTS GAINESVILLE, FLORIDA

NE 4TH STREET  
(60' R/W)



## LEGEND

CM	⊙	DENOTES CONCRETE MONUMENT FOUND
POP	⊙	DENOTES PERMANENT CONTROL POINT FOUND
IP	⊙	DENOTES IRON PIPE FOUND
R/C	⊙	DENOTES REBAR AND CAP FOUND
R/C	⊙	DENOTES REBAR AND CAP SET (#4@48)
NAD	⊙	DENOTES NAIL AND DISC SET (#4@48)
100'00' 100'		
100'00' (94) 100'		
POB		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		

SCALE: 1" = 10'

## SURVEYOR'S NOTES

1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS FURNISHED.
2. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, MAP PANEL NO. 12001C-0275D, THIS PROPERTY LIES IN FLOOD ZONE "X", AREAS OF MINIMAL FLOODING.
3. I DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-8, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
4. ONLY EASEMENTS WHICH APPEAR ON A RECORD PLAT OR FURNISHED TO THE SURVEYOR HAVE BEEN SHOWN.
5. FENCE TIES SHOWN HEREON ARE TO THE EXTERIOR SIDE OF THE FENCE, AS PER THE ESTIMATION OF OWNERSHIP THEREOF, AS DETERMINED BY THIS SURVEYOR.
6. NO UNDERGROUND UTILITIES HAVE BEEN SHOWN UNLESS SPECIFICALLY NOTED HEREON.

## CERTIFICATIONS

- OSCAR A. SANCHEZ AND LIDA RODRIGUEZ-TASEFF
- JOSE I. MORENO, P.A.
- TITLE RESOURCE GUARANTY COMPANY

## LEGAL DESCRIPTION

LOTS 5 AND 6 OF BLOCK H OF HIGHLAND HEIGHTS, A SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEY PREPARED BY: Charles D Sapp  
CHARLES D. SAPP, P.L.S.  
FLORIDA CERT. NO. 4948  
DATE OF FIELD SURVEY: JUNE 18, 2019

CHARLES D. SAPP  
CONSULTING ENGINEER - LAND SURVEYOR  
710 N.E. FIRST STREET  
GAINESVILLE, FLORIDA, 32601

DRAWN BY	CDS	SHEET
CHECKED BY	CDS	
DATE	6-18-19	NOT VALID WITHOUT SIGNATURE AND EMBOSSED SURVEYOR'S SEAL
SCALE	1" = 10'	