



HISTORIC PRESERVATION BOARD (HPB)

August 3, 2020

Staff Report | HPB 20-55

City of Gainesville

DEPARTMENT OF SUSTAINABLE
DEVELOPMENT

Thomas Center - Building B

306 NE 6th Ave Gainesville, FL 32601

352.393.5022

www.cityofgainesville.org

HPB@cityofgainesville.org

Owner/Applicant:	Cory Hodes – Eastwood Construction, agent for TND Buildings LLC
Property Address:	Located at a non-addressed parcel in the 400-500 block of NW 6th Avenue
Parcel(s):	14464-000-000
N/A	N/A
Contributing Status:	Non-Contributing
District:	Pleasant Street Historic District
FL Master Site File #:	N/A
Current zoning:	RC
Existing uses on the site:	Vacant
Requested action:	Certificate of Appropriateness (COA) to construct a two-story single-family dwelling. (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.



Figure 1- Location Map

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a one and one-half story single-family home (approx. 1,250 sq. ft.). The home will feature 5" reveal smooth cementitious siding; 2/2 simulated divided lite windows; architectural shingles, and cementitious trim.

The applicant is also requesting a modification of required setbacks. The required side setback for this parcel which measures 30'x84' is 5'. The applicant is requesting a modification of the west side-yard setback to 3'.

APPLICABLE GUIDELINES:

[Secretary of the Interior's Standards for Rehabilitation](#)

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.

[Historic Preservation Rehabilitation and Design Guidelines](#)

RECOMMENDED (pg. 167)

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

RHYTHM OF THE STREET

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

SETBACKS

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

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

HEIGHT

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

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition.

Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

RHYTHM OF ENTRANCES & PORCHES

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

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

WALLS OF CONTINUITY

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

SCALE OF BUILDING

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

DIRECTIONAL EXPRESSION

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

PROPORTION & RHYTHM OF OPENINGS

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

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

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

RHYTHM OF SOLIDS TO VOIDS

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

DETAIL & MATERIALS

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

City of Gainesville Comprehensive Plan: Historic Preservation Element

City of Gainesville Code of Ordinances

SEC. 30-4.28(D)

1. *Modification of existing zoning requirements.* Placement of sites, buildings, structures, objects, or districts on the local register of historic places is an overlay district classification, and the underlying zoning district categories are neither abandoned nor repealed. The existing regulations remain in effect and are modified only to the extent provided for in this section.
2. *Modification of dimensional requirements.* To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:
 - a. The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;
 - b. The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;
 - c. The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and
 - d. The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the

decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

ANALYSIS:

Staff finds that the design new building is compatible in scale, size, materials, color, and texture with the surrounding buildings and neighborhood and is compatible with the character and feel of the district.

Further, staff finds that the requested side-yard setback modification is in keeping with the historic building pattern and character of the neighborhood, and meets the requirements outlined in SEC. 30-4.28(D)2 of the Land Development Code.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff recommends:

Approval of HP-20-55 with the following condition:

1. Side-yard setback (west) be reduced to 3'.

MOTION TO CONSIDER:

I move to approve or deny HPB case number HP-20-55 with or without conditions;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-20-55, as presented, is or is not substantially compliant with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HP-20-55 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- ☐ New Construction ☐ Addition ☐ Alteration ☐ Demolition ☐ Fence
☐ Relocation ☐ Repair ☐ Re-roof ☐ Sign
☐ Other: _____ ☐ Amendment to COA (HP __ - __)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- ☐ Staff Approval
☐ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)

Historic District: ☐ Northeast (Duckpond) ☐ Southeast ☐ Pleasant Street
☐ University Heights - North ☐ University Heights - South

Site Address _____

Parcel ID #(s) _____

OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name	Applicant Name
Company (if applicable)	Company (if applicable)
Street Address	Street Address
City State Zip	City State Zip
Telephone Number	Telephone Number
E-Mail Address	E-Mail Address

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a [Window Survey](#) must be completed.

PROJECT DESCRIPTION

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).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



DID YOU REMEMBER...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable [Guidelines](#);
- ☐ Review the [Secretary of the Interior's Standards](#);
- ☐ A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- ☐ *Historic preservation/conservation overlay* – see Sec. 30-4.28.
- ☐ *Historic Preservation Board* – see Sec. 30-3.5.
- ☐ *Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

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.

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.

RELOCATIONS (If Applicable)

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.

VARIANCE FROM EXISTING ZONING REQUIREMENTS (If Applicable)

Does this project require any variance from the Land Development Code (ex. setbacks, height, driveway widths, etc.)?

If so, a separate variance application will be required to be heard by the board either in advance or concurrently with this application. Separate variance application fees will apply.

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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.

Applicant (Signature)

Date

Applicant (Print)



Please submit this application and all required supporting materials via email to

cogplanning@cityofgainesville.org.

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF

Date Received _____

Received By: _____

HP 20-

Zoning:

Contributing?

☐ Yes ☐ No

Pre-Conference?

☐ Yes ☐ No

Application Complete

☐ Yes ☐ No

Enterprise Zone?

☐ Yes ☐ No

Request for Modification of Setbacks (or other variances)?

☐ Yes ☐ No

☐ Staff Approval – No Fee

☐ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405


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

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

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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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.
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9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.


Applicant (Signature)

Eastwood Construction, LLC

Applicant (Print)

8/4/2020
Date

JULY 7 MTG



Please submit this application and all required supporting materials via email to

cogplanning@cityofgainesville.org

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF

Date Received

Received By:

HP 20-

Zoning:

Contributing?

☐ Yes ☐ No

Pre-Conference?

☐ Yes ☐ No

Application Complete

☐ Yes ☐ No

Enterprise Zone?

☐ Yes ☐ No

Request for Modification of Setbacks (or other variances)?

☐ Yes ☐ No

☐ Staff Approval — No Fee

☐ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405

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

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

HISTORIC PRESERVATION BOARD (HPB)

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Owner's Authorization for Agent Representation

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF ALACHUA } ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this _____ day of _____, 20_____,
by _____.

Notary Public

Printed Name

My Commission Expires

☐ Personally Known
OR

☐ Produced Identification ID Produced: _____

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent
Representation

City of Gainesville
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville
Department of Sustainable Development.

I /WE TND Buildings LLC

(print name of property owner(s))

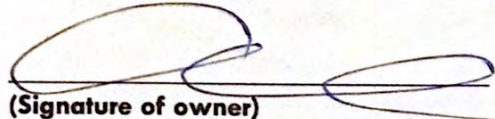
hereby authorize: Eastwood Construction, LLC

(print name of agent)

to represent me/us in processing an application for: any and all

(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is
made in good faith and that any information contained in the application is accurate and complete.



(Signature of owner)

(Signature of owner)

Andrew Coffey, AUTHORIZED PERSON
TND Buildings, LLC

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF ALACHUA

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 12th day of June, 20 20,

by Andrew Coffey.


Notary Public

Cory Hodges
Printed Name

03/21/2024
My Commission Expires

☒ Personally Known
OR

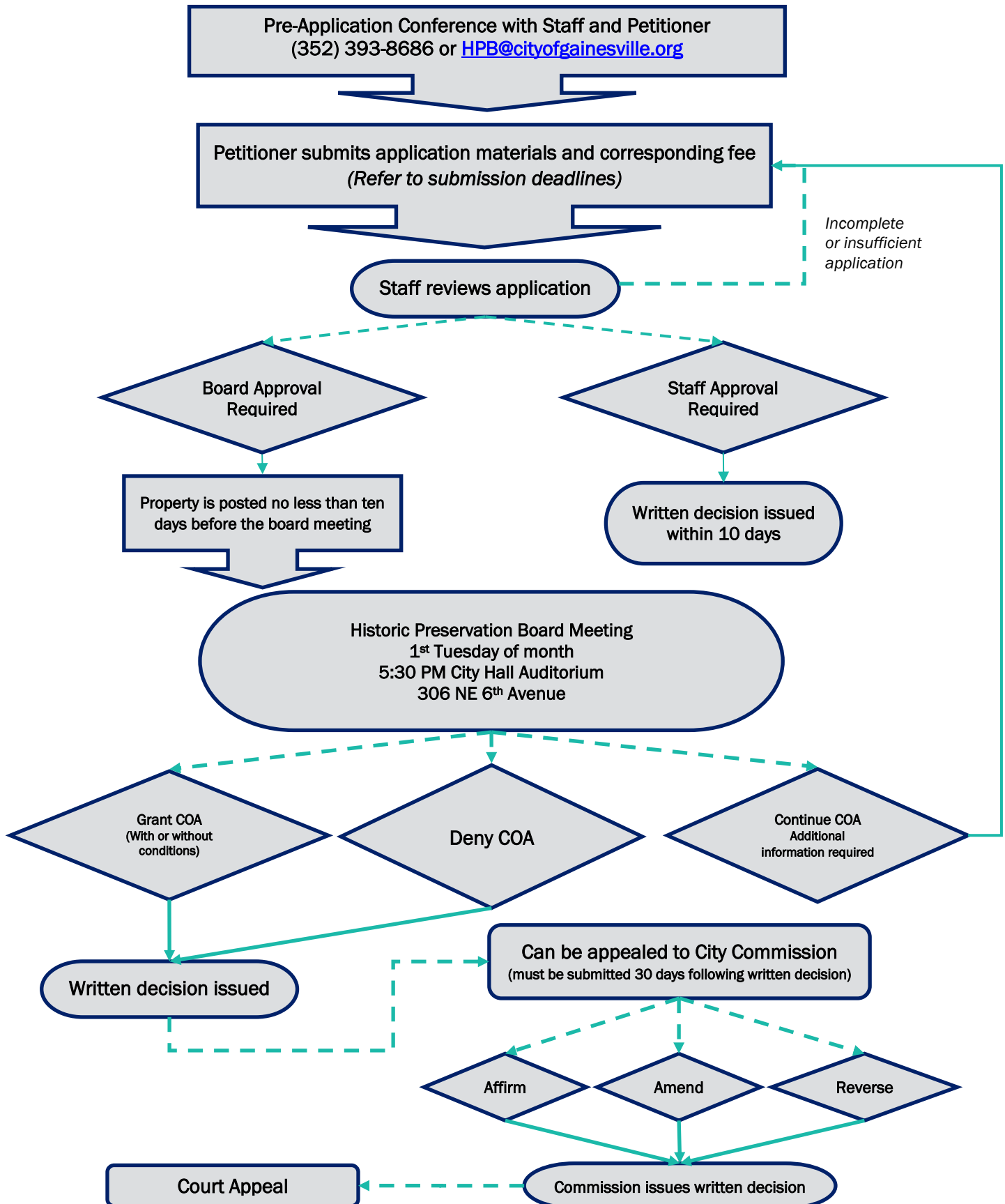
☐ Produced Identification

ID Produced: _____



CORY HODES
Commission # GG 940681
Expires March 21, 2024
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



TAX SAVINGS FOR OWNERS OF HISTORIC PROPERTIES

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

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

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

An Overview of the Application Process:

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

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

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

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

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

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

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

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

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

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

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information. This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61–25-65.

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

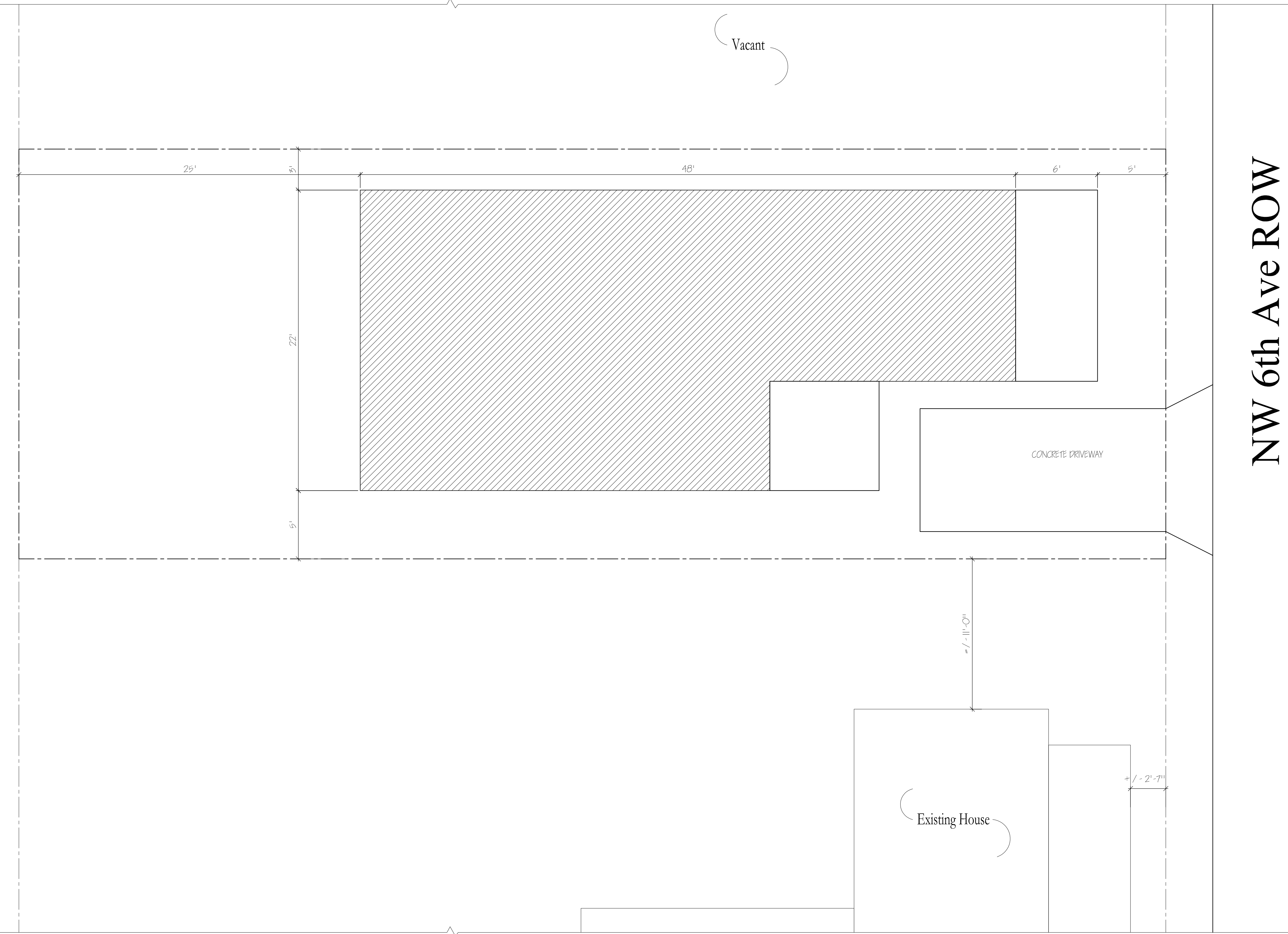


City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
(352) 393-5022

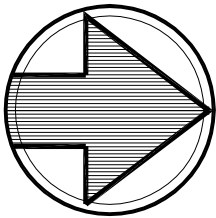
www.cityofgainesville.org
HPB@cityofgainesville.org



Site Plan

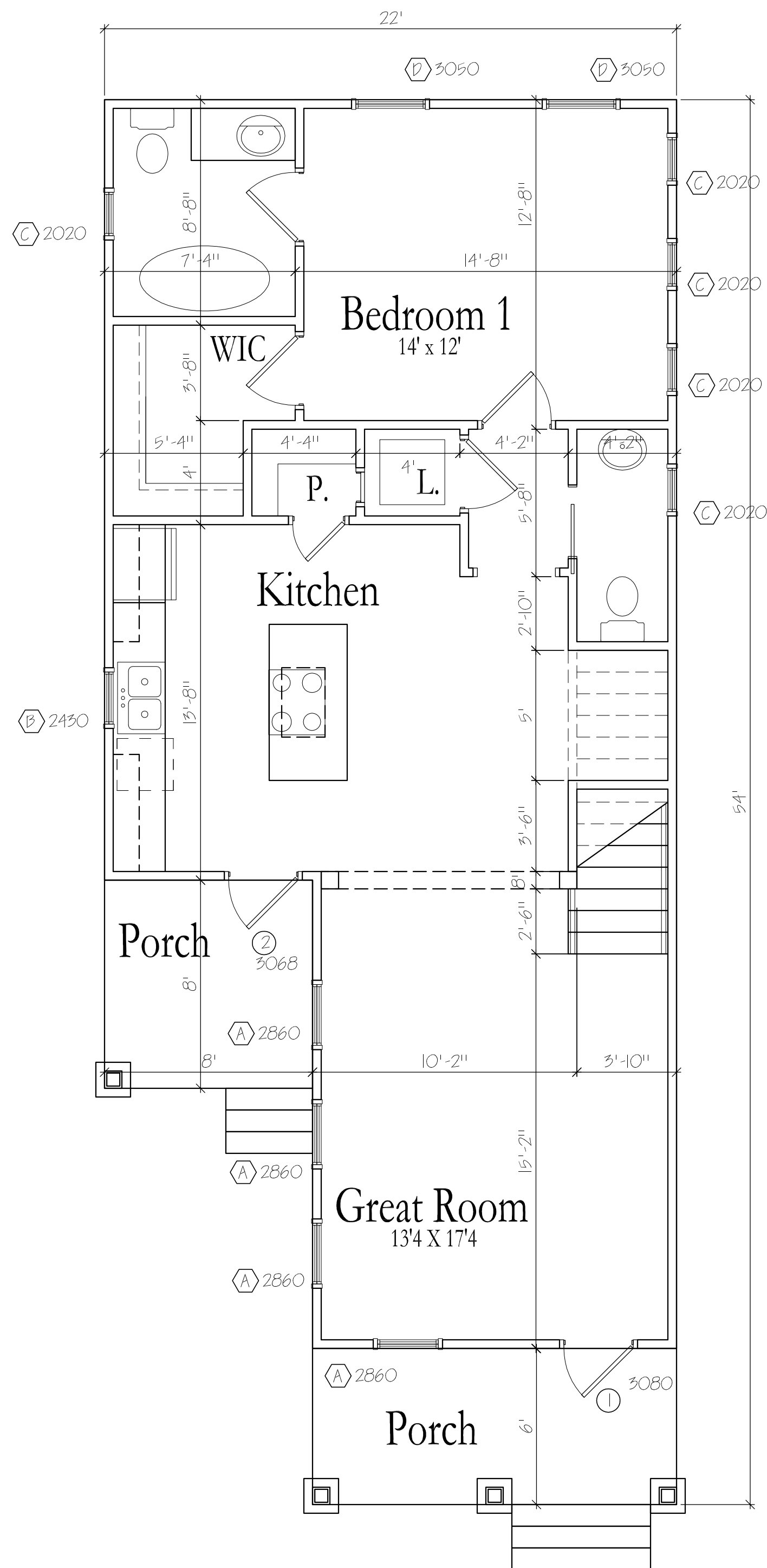
1/4"=1'-0"

Scope: new single family residence
Construction to be completed in accordance with Florida Residential Building Code 2017 6th edition
Project Owner/Contractor:
Eastwood Homes, LLC
300 E University Ave. # 110
Gainesville, FL 32601
Project Location:
NW 6th Ave, Gainesville, FL
Lot 18

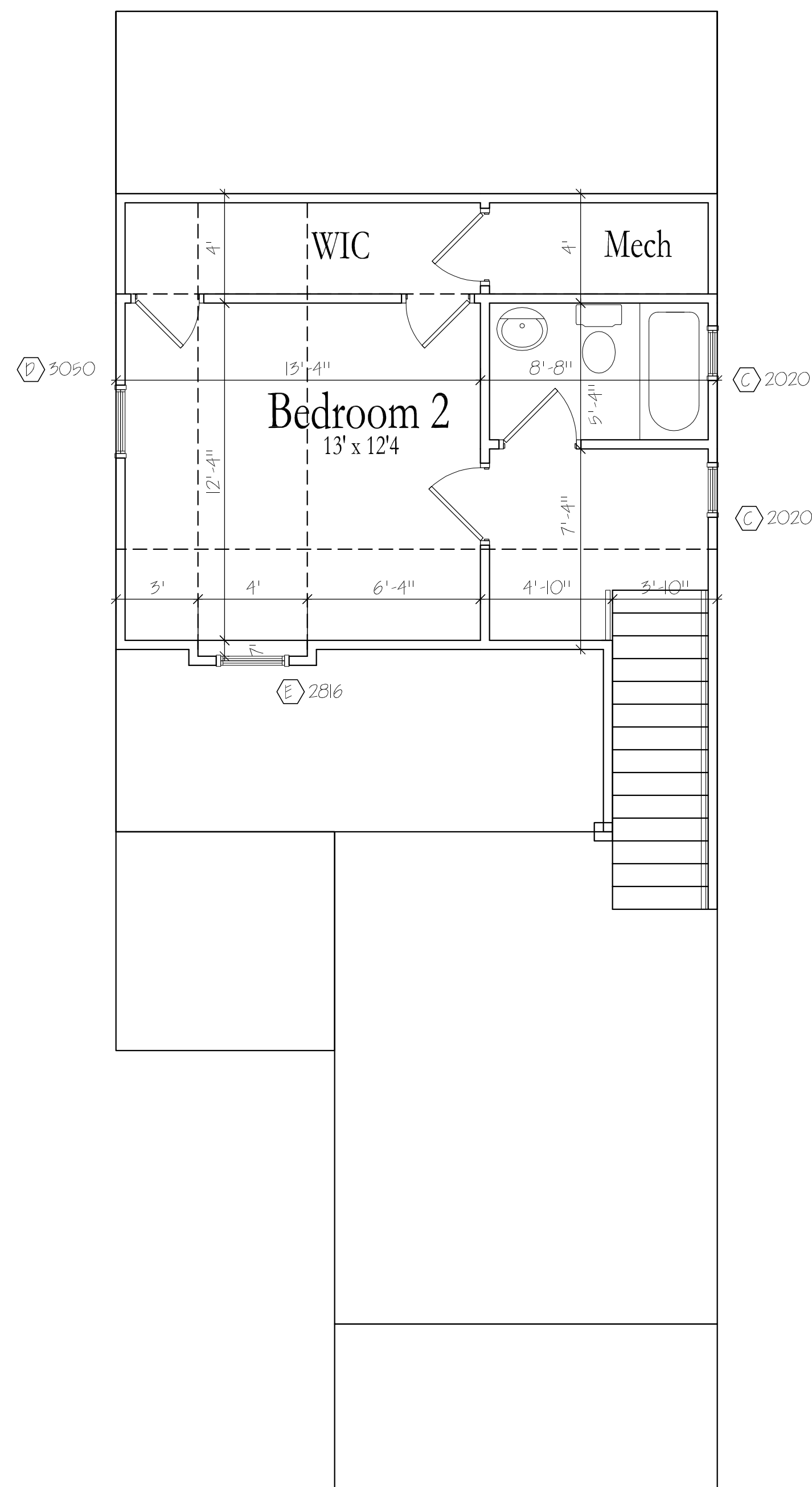


DRAWING INDEX	
C.100	Cover
A.100	Floor Plans
A.200	Elevations
E.100	Electrical Plans
S.100	Foundation & Roof Plans, Typ. Wall Section
S.200	Structural Notes & Windloads
S.300	Typ. Wall Sections & Structural Details
F.100	Kitchen & Bath Details

PRELIMINARY - NOT FOR CONSTRUCTION

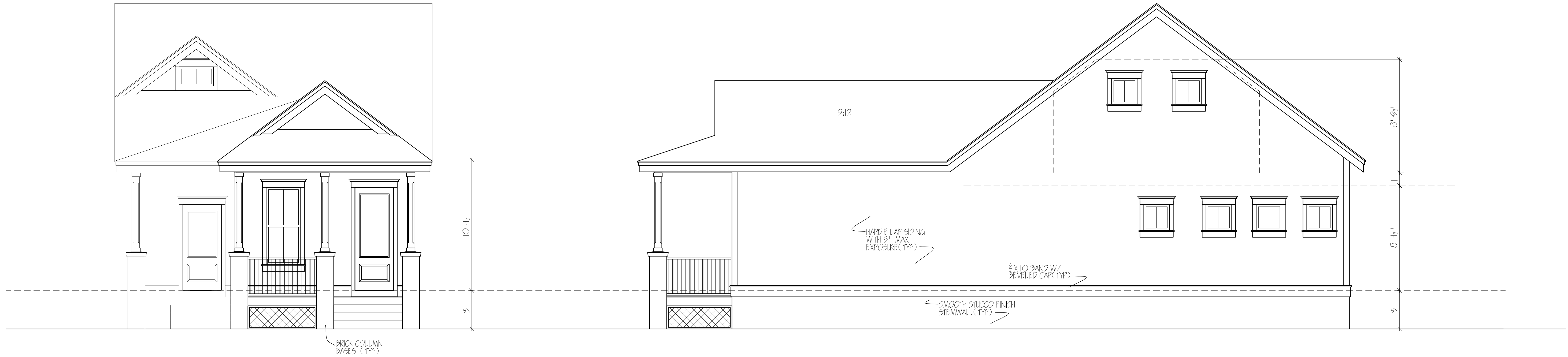


First Floor Plan 1/4"=1'-0"



Second Floor Plan 1/4"=1'-0"

Window Schedule		Quantity
A	2650 SH	4
B	2430 FIXED	1
C	2020 FIXED	7
D	3060 SH	3
E	2816 FIXED	1
NOTES: 1) ALL WINDOWS TO BE SILVERLINE V3 VINYL WITH SGL AND FULL SCREENS 2) TEMPERED WINDOWS ARE LABELED WITH A "T" 3) ALL WINDOWS ON 2ND FLOOR WITH SILL HEIGHTS OF LESS THAN 24" TO BE EQUIPPED WITH A WINDOW OPENING CONTROL DEVICE		
Door Schedule		Quantity
1	3080 - 3/4 GLASS	1
2	3080 - 3/4 GLASS	1
NOTES: 1) DOORS TO BE THERMAIRU SMOOTHSTAR OR BETTER WITH NO-ROT JAMBS		



REQUEST FOR SETBACK MODIFICATION

PROPERTY:	Tax Parcel No. 14464-000-000
HISTORIC DISTRICT:	Pleasant Street
FUTURE LAND USE:	RL
ZONING:	RC
CURRENT USE:	Vacant
CURRENT SETBACK:	5'-0" (side setback)
REQUESTED SETBACK:	3'-0" (side setback) (on west side only)
LOT DIMENSIONS:	30'-0" (wide) x 84'-0" (deep)

REQUEST:

In conjunction with the application for a Certificate of Appropriateness (HP-20-____) for construction a new single family residence, request is made for a side setback modification from 5'-0" to 3'-0" along the west boundary of the lot to accommodate the location of a driveway parking area to the side of the house.

BASIS FOR REQUEST:

In accordance with Sec. 30-4.28(D), the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns.

The historic development patterns of the Pleasant Street Historic District are described in the Historic Preservation Rehabilitation and Design Guidelines and can also be discerned from Sanborn Fire Insurance Company maps showing the location of structures within the district at various points in time.

The Historic Preservation Rehabilitation and Design Guidelines describe the historic building placement pattern of the Pleasant Street district as "detached residences with minimal front setbacks and minimal side setbacks".¹

The Design Guidelines for New Construction, found in the Historic Preservation Rehabilitation and Design Guidelines, illustrates that historic structures within the Pleasant Street district are "built closer to the street and often fall outside of current setback requirements."²

Together with the submitted site plan and COA application materials, the explanations below demonstrate the requisite findings for the requested side setback modification.

(a) The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district.

The proposed construction of a single family residence on the currently vacant lot will contribute to the public safety, health, and welfare of abutting property owners and the district by restoring a continuous frontage of residential structures along the street consistent with the historic development pattern. There is

¹ Historic Preservation Rehabilitation and Design Guidelines, Gainesville, Florida (p. 64)

² Historic Preservation Rehabilitation and Design Guidelines, Gainesville, Florida (p. 169)

presently a substantial gap between structures along the street as a result of past demolition of houses on the street and the vacant lots are often overgrown with vegetation which breeds pests, invasive species, and encourages dumping of trash.

(b) The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios.

The plat of the Day's Subdivision, recorded in 1890, established 30'-0" wide lots along both sides of NW 6th Avenue. Houses were constructed and some still existing on the narrow lots, with some houses straddling lot lines and others situated nearer than 3'-0" to the side lot lines.³ The Sanborn Fire Insurance Company map of 1922 illustrates the historic pattern of development within the Day's Subdivision.⁴ Although recent developments elsewhere within the Pleasant Street Historic District have been approved and constructed with significant front setbacks and driveway parking areas between the front of the house and street, the proposed setback modification is necessary to more closely adhere to the historic development pattern characterized by houses with front porches located closer to the street, and parking areas to the side or rear of the house.

(c) The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district.

The proposed construction of a single family residence includes elements of the historic design pattern such as a front porch situated close to the street and a driveway parking area situated next to the house. The requested setback modification is necessary to accommodate the location of a driveway parking area next to the house on the narrow lot.

(d) The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.

The request would modify only the west side setback and would not affect other site design requirements concerning utilities, stormwater, or access.

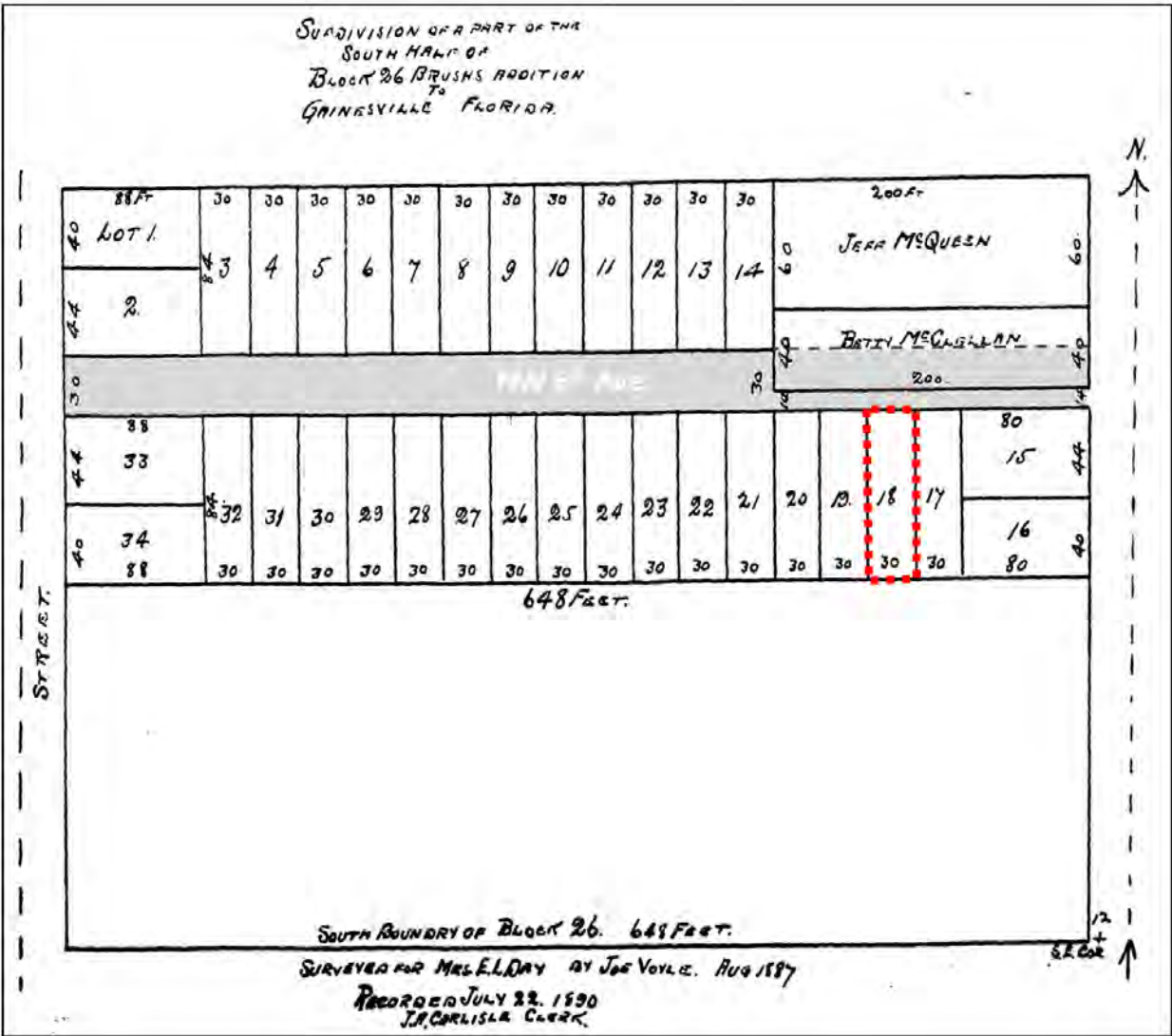
ATTACHMENTS:

- 1) Plat of Day's Subdivision (annotated)
- 2) Sanborn Fire Insurance Company Map, 1922

³ See attached annotated Plat of Day's Subdivision.

⁴ See attached Sanborn Fire Insurance Company Map, 1922.

PLAT OF DAY'S SUBDIVISION (ANNOTATED)



SANBORN FIRE INSURANCE COMPANY MAP, 1922

