

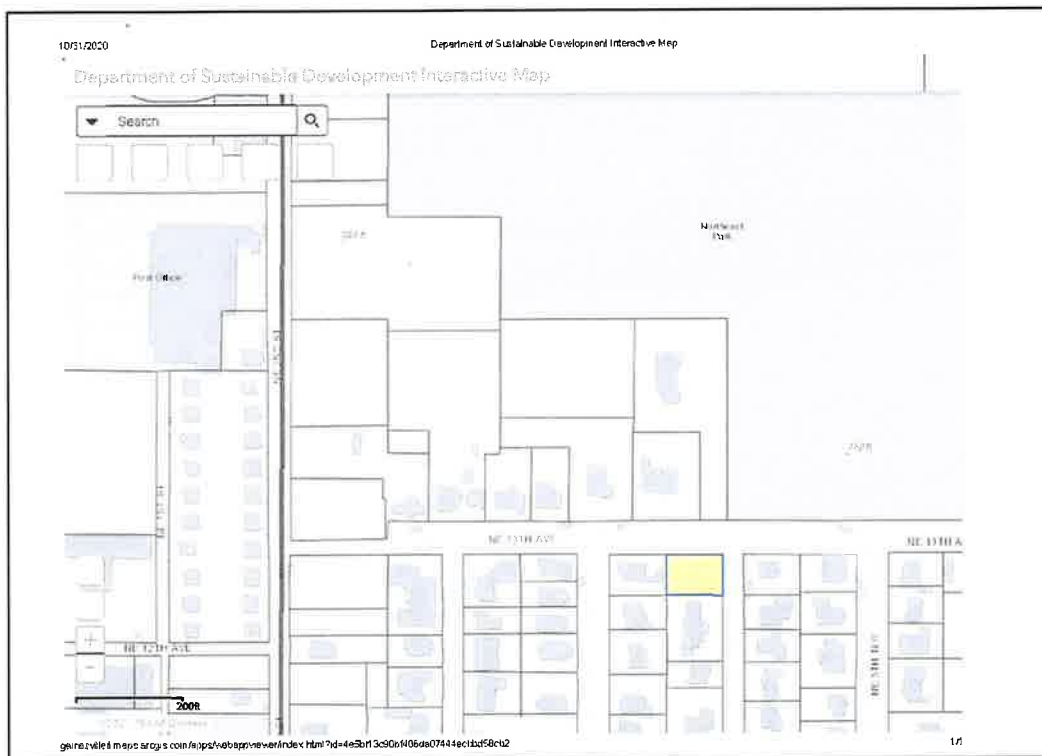


**City of Gainesville  
Department of Doing  
Planning Division**

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>	November 10, 2020
<b>ITEM NO:</b>	#6 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-20-00092, 1218 NE 5 <sup>th</sup> Street
<b>APPLICATION TYPE:</b>	Quasi-Judicial: Add front porch & rear deck to a single-family dwelling
<b>RECOMMENDATION:</b>	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Curtis Cooper  
**Property Owner(s):** Curtis Cooper

**SITE INFORMATION:**

**Address:** 1218 NE 5<sup>th</sup> Street  
**Parcel Number(s):** 10285-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-3  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** c. 1939 ACPA & c. 1939 AL02198

**PURPOSE AND DESCRIPTION:**

Curtis Cooper, owner. Certificate of Appropriateness to add a front porch and a rear deck onto an existing single-family dwelling. Located at 1218 NE 5<sup>th</sup> Street. This building is a contributing structure to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The contributing building was built in 1939 according to the Florida Master Site File. The property is zoned RSF-3 and is approximately 0.18 acres in size. The house is approximately 2,420 square feet in total area, with 1,806 square feet in heated area. The property is a corner lot with right-of-way frontage on NE 5<sup>th</sup> Street and NE 13<sup>th</sup> Avenue. The existing house is one story, with a bay window and a classical door surround with pilasters and entablature. At one time the house appeared to be covered with aluminum siding. The house has a wood frame: balloon structural system, a brick chimney, a continuous poured concrete foundation, and a gable roof.

**PROPOSED**

The applicant is proposing to add a front porch, 8 feet, 4 inches wide by 4 feet of depth, with a gable roof design that is intended to extend the architectural features of the existing entry, allowing a view of the existing architectural features of the front door. The 4 feet of depth will bring the

porch to 21 feet 4 inches of the front property line, which will meet the required 20 foot front yard setback. The materials are proposed to blend with the exterior of the house. Architectural shingles will be used on the new roofing over the porch. The porch base will be concrete with steps and posts similar to porch designs that are evident on adjacent homes. The posts will be 6 x 6 with a Hardietrim exterior. Also proposed is the construction of a 15 foot wide by 12 foot deep deck to be added to the rear of the house. The deck will be covered with a gabled roof that is intended to blend with the exterior of the house and use materials that will blend with the house. The deck material will be standard pressure treated decking.

## **REVIEW**

As stated in the guidelines, new additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The proposed work is differentiated from the original historic structure and is compatible with the massing, size, scale and architectural features of the property. Adding the porch will not destroy historic materials that characterize the property. The porch will serve as the main entrance to the building and is a transitional space between the interior and exterior. The original door opening is to be retained. The porch will be a high profile, highly distinct feature of the house. The proposed work is reversible in that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

The proposed deck does not meet the guidelines for staff approval because it is to be built on a historic building that fronts on two or more streets. The deck is to be attached to the existing contributing structure, however, it is to be sited to the rear and rear side yard of the building and utilizes simple design that is mostly open.

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

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

## **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

1. Please provide a site plan showing the proposed deck with distance from property lines.
- 2. Notify staff of any changes during construction.

## **LIST OF EXHIBITS:**

**Exhibit 1**      **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Entries, Porches and Balconies; Auxiliary Structures***

- Exhibit 2**      **COA Application**
- Exhibit 3**      **Florida Master Site File AL02198**
- Exhibit 4**      **Scope of Work & Pictures**
- Exhibit 5**      **Floor Plans & Elevations**

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

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

### **Entries, Porches and Balconies**

#### **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.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

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.

### **Entries, Porches and Balconies**

Identify, retain and preserve entrances and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, balustrade and stairs.

#### **Alterations**

Encasing a decorative balustrade, removing or simplifying brackets and fretwork, or boxing in open eaves is generally inappropriate alterations to a historic porch and should not be considered.

Aluminum storm doors, sliding doors and screen doors are not appropriate for facades or highly visible secondary elevations. French doors are appropriate for side and rear

entrances but are not acceptable as front entryways unless documented by physical, photographic or historic evidence.

Relocating, enlarging or reducing historic doorways on facades or highly visible secondary elevations is inappropriate.

The addition of non-historic architectural features such as sidelights and entryway surrounds is discouraged if not original to the entrance.

## **Porches**

Porches have been a traditional and significant feature of architecture. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch, are permitted. Removal or encasement of significant porch features or enclosures with non-transparent materials is not acceptable treatments. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch would remain.

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design, which is compatible with the scale, design, and materials of the remainder of the building, is appropriate under Standard 9.

Extant porches, which have previously been enclosed or otherwise altered, are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

## **Recommended**

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.

2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
4. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch.

### **Not Recommended**

1. Removing or altering porches and steps that are appropriate to the building's development and style.
2. Stripping porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets, and roof decorations.
3. Enclosing porches in a manner that destroys their historical appearance.

### **Staff Approval Guidelines**

Additions and alterations to entries, porches and balconies under the italicized conditions may be approved by staff:

Stairways to existing openings, which are composed of materials compatible with the style of the building. Concrete is acceptable if historically documented;

New door openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest door and utilize the same material as the historic doors. "Less-visible secondary elevation" is defined as that portion of the building, which is more than halfway behind the front and not fronting on street.

Replacement doors, which are appropriate to the style of the building;

Screening porches on less-visible secondary elevations;

Alterations to non-historic portions of contributing buildings that are compatible in scale, design and materials and distinguishable from the historic portions.

### **Board Approval Guidelines**

In constructing a new entrance or porch, the design shall be compatible in size, scale, and material with the historic character of the building.

New porches or entryways should be constructed to the rear of historic structures. Unless their historic existence is documented, new porches for the main facades are discouraged.

Porch designs for new construction should be simple and not replicate the period and style of the building in its details and balustrade.

Original door openings and features such as transoms, sidelights, and doors should be retained. New door openings should not be introduced on elevations visible from the street.

Where the intent is to preserve significant interiors and not enclose internal stairways, the required exterior should be redesigned as an exterior addition on a secondary elevation.



## **Auxiliary Structures**

### **Applicable Secretary Standards**

- 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.*

### **New Garages, Carport, Accessory and Other Structures**

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

### **Recommended**

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

### **Not Recommended**

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

### **Staff Approval Guidelines**

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

*Historic building on which deck is to be built does not front on two or more streets;*

*Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and*

*Utilize simple designs that are mostly open;*

New garages and carports that meet all of the following conditions can be approved by staff:

*Structure does not front on two or more streets;*

*Is not attached to the historic building;*

*Does not exceed 1-story in height and 400 sq. ft. in area;*

*Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);*

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

*Roof type and pitch is similar to principal building.*

Sheds that meet the italicized conditions can be approved by staff:

*Is not to be attached to structure;*

*Does not exceed 8 feet in wall height and 200 sq. ft. in area.*

*Sited behind the rear wall line of the principal building; and comprised of materials compatible with main structure.*

### **Board Approval Guidelines**

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

In the University Heights Historic Districts, the board can approve new auxiliary or secondary structures that exceed the size of existing principal structures if they are compatible in materials, design details and scale with the existing contributing structure.

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

**HISTORIC PRESERVATION BOARD (HPB)****Certificate of Appropriateness (COA) Application****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    ☐ Request to lift demolition delay  
☐ 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)    ☐ Not in an HD

Site Address 1218 NE 5th Street

Parcel ID #(s) 10285-000-000

**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

Curtis Cooper

Applicant Name

Company (if applicable)

Company (if applicable)

Street Address

412 NE 13 Ave

Street Address

City State Zip

Gainesville FL 32601

City State Zip

Telephone Number

352-262-4584

Telephone Number

E-Mail Address

GVLCOOPERS@aol.com

E-Mail Address

Historic Preservation Board Meetings are held the 1<sup>st</sup> 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 Sample must be

## 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).

*See attached*

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors	Jeld-Wen	Fiberglass / PAINTED DOOR	white
Windows	Pella	DOUBLE HUNG	WHITE R 850 series
Roofing	TAMCO	ARCHITECTURAL SHINGLES	GT. Greyish
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck	Pressure Treated Yellow Wood	WEATHER RESISTANT EXTERIOR WOOD	PINE P.T.
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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



## 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.

Curtis Cooper  
Applicant (Signature)

9-22-20  
Date

CURTIS COOPER  
Applicant (Print)

 <p>Please submit this application and all required supporting materials via email to <a href="mailto:cogplanning@cityofgainesville.org">cogplanning@cityofgainesville.org</a></p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p>	<b>TO BE COMPLETED BY CITY STAFF</b>		Date Received _____	Received By: <u>Jason Simmons</u>
	HP 20-00092			
	Zoning: <u>RSF-3</u>			
	Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval -- No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
	Pre-Conference?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption	
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405	
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise-Credit)		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			







18.50

Prepared by and return to:

Carlene Cross

Haile Title Company

4739-B NW 53rd Avenue

Gainesville, FL 32653

(352) 371-6264

File No HT-20-044

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3246543 2 PG(S)

3/3/2020 4:10 PM

BOOK 4758 PAGE 1879

J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 939335

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$1,067.50

Intang. Tax: \$0.00

Parcel Identification No 10285-000-000

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## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 2nd day of March, 2020 between Ellen W. Farber, a single woman, whose post office address is P.O. Box 355, Keystone Heights, FL 32656, grantor, to Curtis Ray Cooper, a married man, whose post office address is 412 Northeast 13th Avenue, Gainesville, FL 32601, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

Lot 16 and the North 24 feet of Lot 15, Block C, Highland Heights, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 9, of the Public Records of Alachua County, Florida.

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Documented by and subject to  
Ordinary Costs  
State Title Company  
4794-B NW 51st Avenue  
Gainesville, FL 32653  
(352) 371-6264  
File No HT-20-044

Parcel Identification No 10285-000-000

[Space Above This Line For Recording Data]

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**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**



**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



In Witness Whereof, Grantor has hereunto set ~~Grantor's hand and seal~~ the day and year first above written.


Signed, sealed and delivered in our presence:

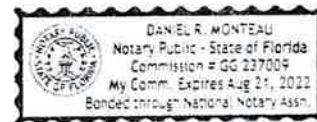
  
WITNESS Daniel R. Monteau  
  
WITNESS Carlene Cross

Ellen W. Farber By  ATTORNEY  
Ellen W. Farber, By Webb Farber, her Attorney In Fact IN F

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of March, 2020, by Ellen W. Farber, By Webb Farber, her Attorney In Fact.

  
\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒ \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: Driver's License

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management

FLORIDA MUSEUM  
Site Inventory Form

FDA/HRM 802 ==  
1009 ==

DS4HSP 3AA4

Rev. 3/79

Site Name		Site No.	8007	820 ==
Address of Site:		Survey Date	8007	820 ==
1218 NE 5 St, Gainesville, Fla. 32601				805 ==
Instruction for locating		(Tax No. 10285)		813 ==
Location: Highland Heights		C	15, 16	868 ==
County: Alachua		block no.	lot no.	808 ==
Owner of Site: Name: Farber, E. A. & Ellen				
Address: 1218 NE 5 St				902 ==
Gainesville, Fla. 32601				832 ==
Type of Ownership: private		Recording Date		
Recorder:				
Name & Title: Ann DeRosa Byrne, (Consultant)				
Address: The History Group 300 W. Peachtree St.				818 ==
Suite 16 DE Atlanta, Ga. 30308				838 ==
Condition of Site:	Integrity of Site:	Original Use	private residence	
Check One	Check One or More	Present Use	private residence	850 ==
<input type="checkbox"/> Excellent 863 ==	<input checked="" type="checkbox"/> Altered 858 ==	Dates: Beginning	+1939	844 ==
<input checked="" type="checkbox"/> Good 863 ==	<input type="checkbox"/> Unaltered 858 ==	Culture/Phase	American	840 ==
<input type="checkbox"/> Fair 863 ==	<input type="checkbox"/> Original Site 858 ==	Period	20th Century	845 ==
<input type="checkbox"/> Deteriorated 863 ==	<input type="checkbox"/> Restored ( ) (Date: X) 858 ==			
	<input type="checkbox"/> Moved ( ) (Date: X) 858 ==			
NR Classification Category: building				916 ==
Threats to Site:				
Check One or More				
<input type="checkbox"/> Zoning ( X ) 878 ==	<input type="checkbox"/> Transportation ( X ) 878 ==			
<input type="checkbox"/> Development ( X ) 878 ==	<input type="checkbox"/> Fill ( X ) 878 ==			
<input type="checkbox"/> Deterioration ( X ) 878 ==	<input type="checkbox"/> Dredge ( X ) 878 ==			
<input type="checkbox"/> Borrowing ( X ) 878 ==				
<input type="checkbox"/> Other (See Remarks Below):	878 ==			
Areas of Significance: architecture, local history				910 ==

Significance: This house features a bay window and a classical door surround with pilasters and entablature. The house appears to be covered with aluminum siding. Highland Heights was platted in 1925.

911 ==

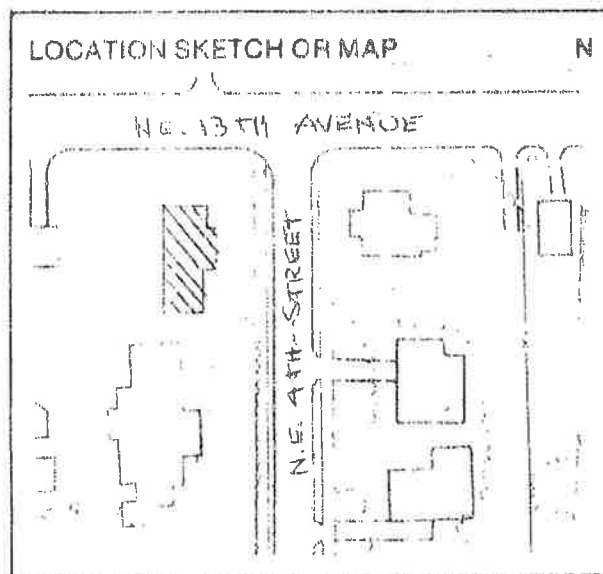
ARCHITECT \_\_\_\_\_ 872 == ==  
 BUILDER \_\_\_\_\_ 874 == ==  
 STYLE AND/OR PERIOD \_\_\_\_\_ 884 == ==  
 PLAN TYPE \_\_\_\_\_ irregular: irregular 886 == ==  
 EXTERIOR FABRIC(S) \_\_\_\_\_ metal: aluminum siding 854 == ==  
 STRUCTURAL SYSTEM(S) \_\_\_\_\_ wood frame: balloon 856 == ==  
 PORCHES \_\_\_\_\_

\_\_\_\_\_ 942 == ==  
 FOUNDATION: continuous: concrete, poured 942 == ==  
 ROOF TYPE: gable 942 == ==  
 SECONDARY ROOF STRUCTURE(S): 942 == ==  
 CHIMNEY LOCATION: E: offset 942 == ==  
 WINDOW TYPE: DHS, 6/1, wood 942 == ==  
 CHIMNEY: brick 882 == ==  
 ROOF SURFACING: asbestos: lifetime hexagon shingles 882 == ==  
 ORNAMENT EXTERIOR: 882 == ==  
 NO. OF CHIMNEYS 1 952 == = NO. OF STORIES 1 950 == ==  
 NO. OF DORMERS 954 == ==

Map Reference (incl. scale & date) \_\_\_\_\_ 808 == ==

Latitude and Longitude: \_\_\_\_\_ 800 == ==

Site Size (Approx. Acreage of Property): LT 1 833 == ==



Township	Range	Section
9S	20E	33

812 == ==

UTM Coordinates:

Zone Easting Northing

890 == ==

Photographic Records Numbers \_\_\_\_\_ 60 B30, PBB-9 860 == ==

Contact Print



1218 NE 5<sup>th</sup> Street GVL 32601

Curtis Cooper proposal

I propose adding an 8'x4' front porch. The gable roof design will extend the architectural features of the existing entry, allowing a view of the existing architectural features of the front door, and materials will seamlessly blend with the exterior of the house. Architectural shingles will be used on all new roofing. The base of the porch will be concrete with steps and posts similar to porch designs existing at the adjacent homes.

Also, a proposed 15' wide x 12' deep deck will be added to the rear of the house with a gabled roof seamlessly blending with the exterior of the house and again using materials that blend with the rest of the house. Deck material will be standard pressure treated decking.

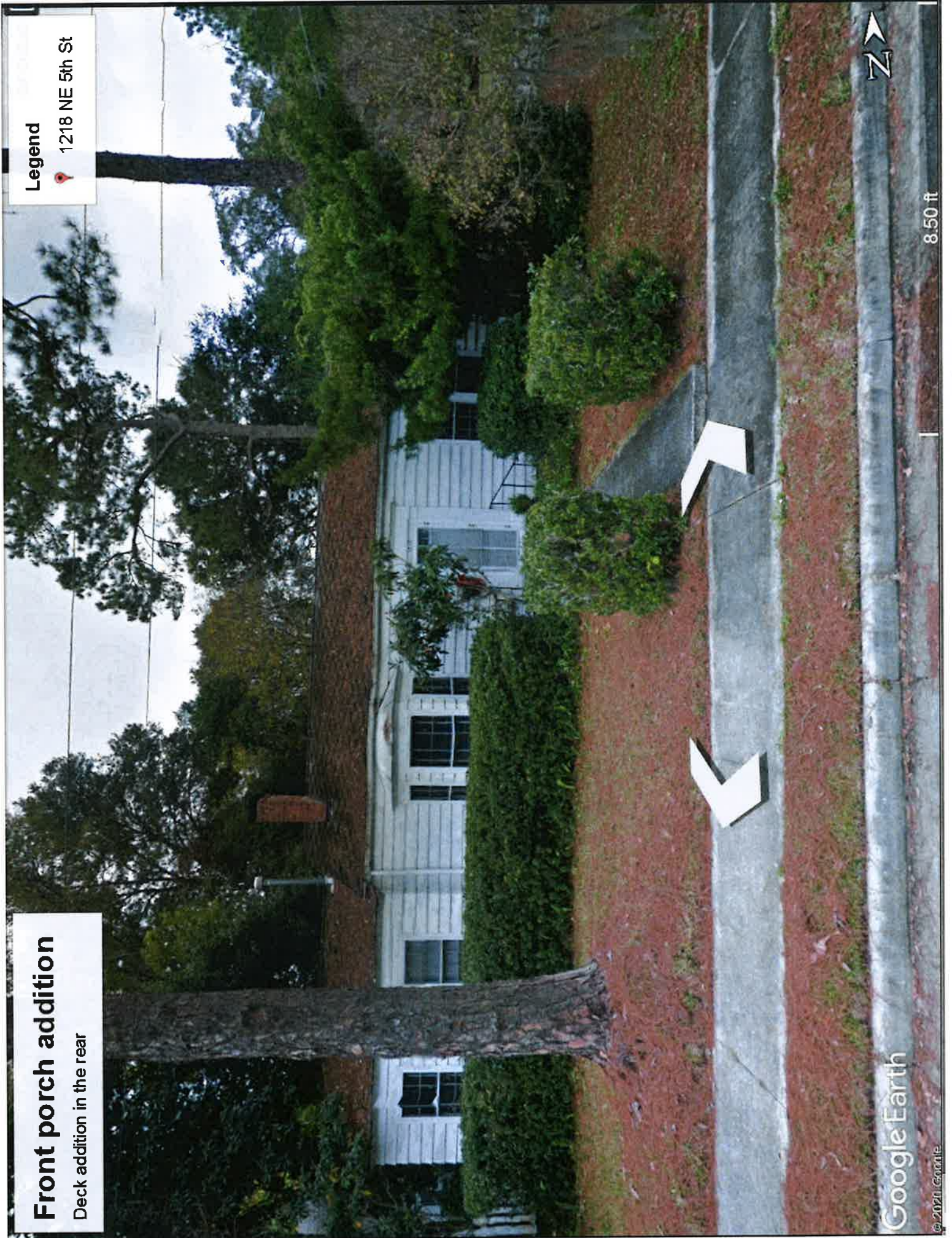


# Front porch addition

Deck addition in the rear

## Legend

1218 NE 5th St



Google Earth

© 2020 Google

8.50 ft











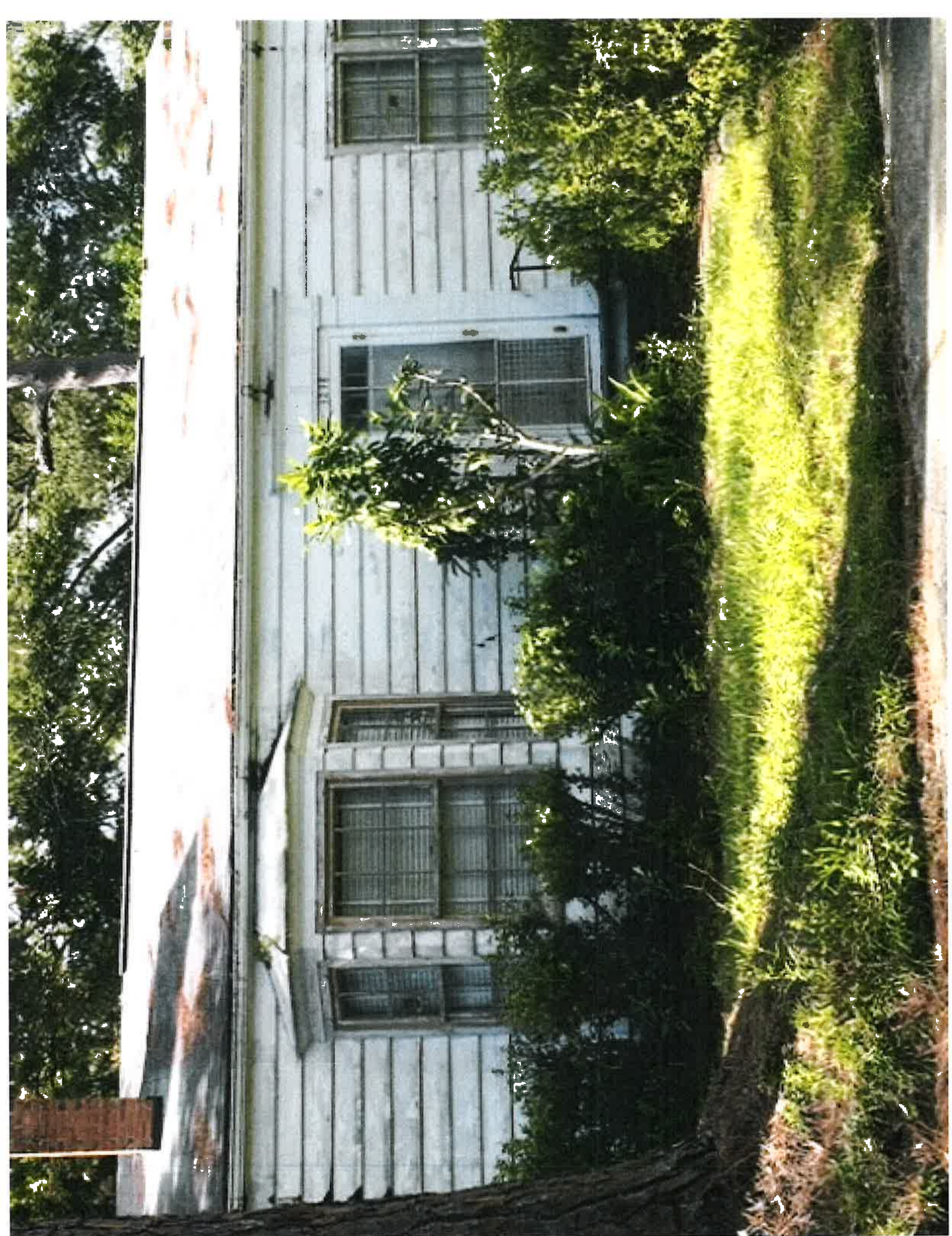






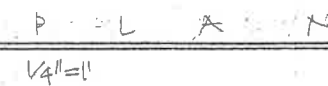
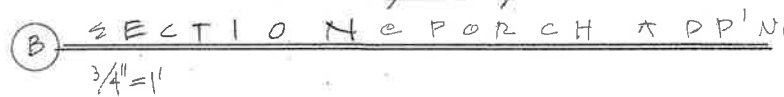
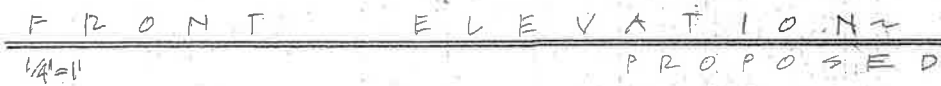




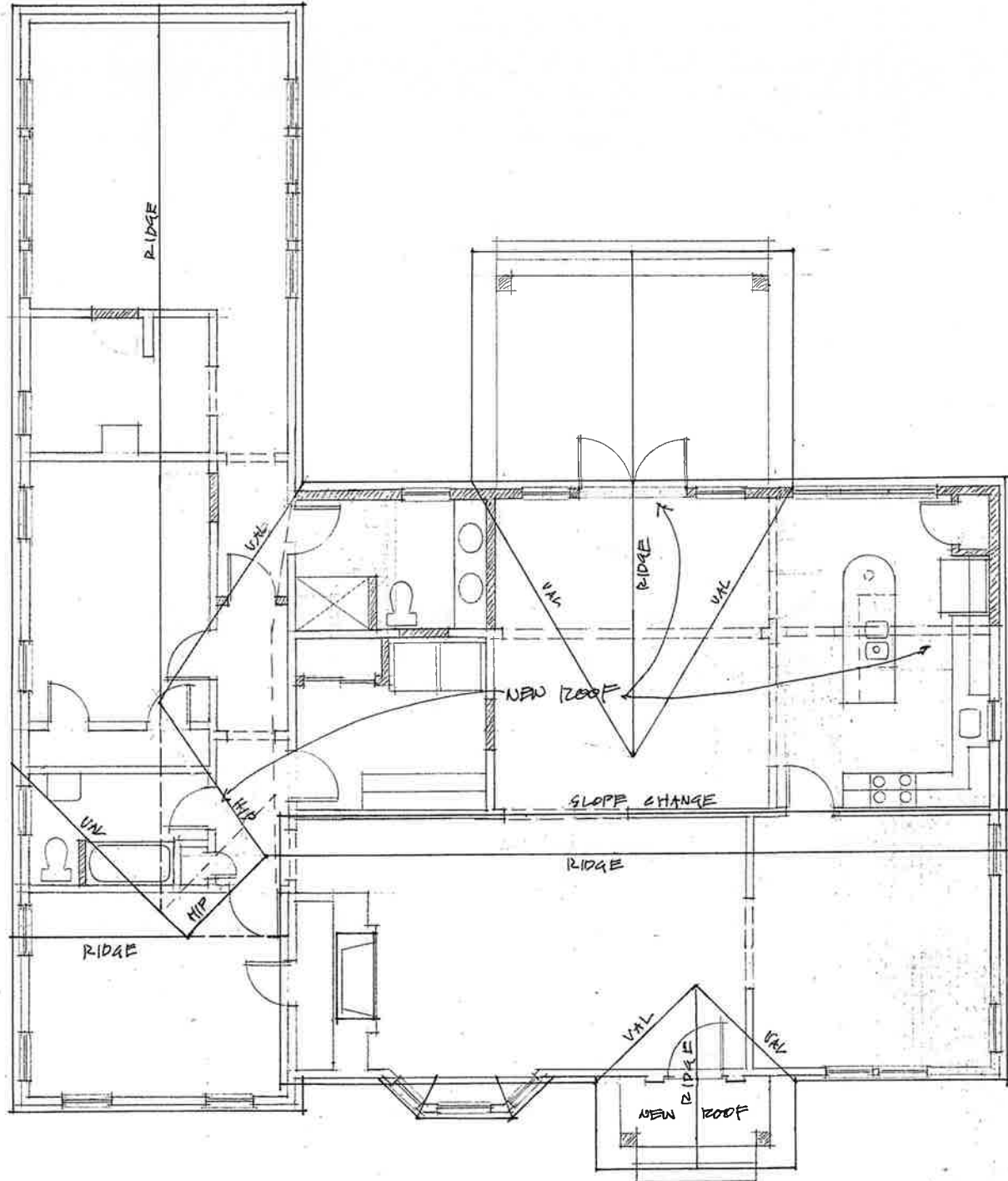












ROOF PLAN  
1/4"=1'