



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

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

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:

March 2, 2021

ITEM NO:

#2 under New Business

PROJECT NAME AND NUMBER:

HP-21-00014, 1107 SW 2nd Avenue

APPLICATION TYPE:

Quasi-Judicial: Reroof from shingle to metal

RECOMMENDATION:

Staff recommends approval of the application with the condition that the finish be Galvalume or a light to medium gray paint finish.

CITY PROJECT CONTACT:

Jason Simmons

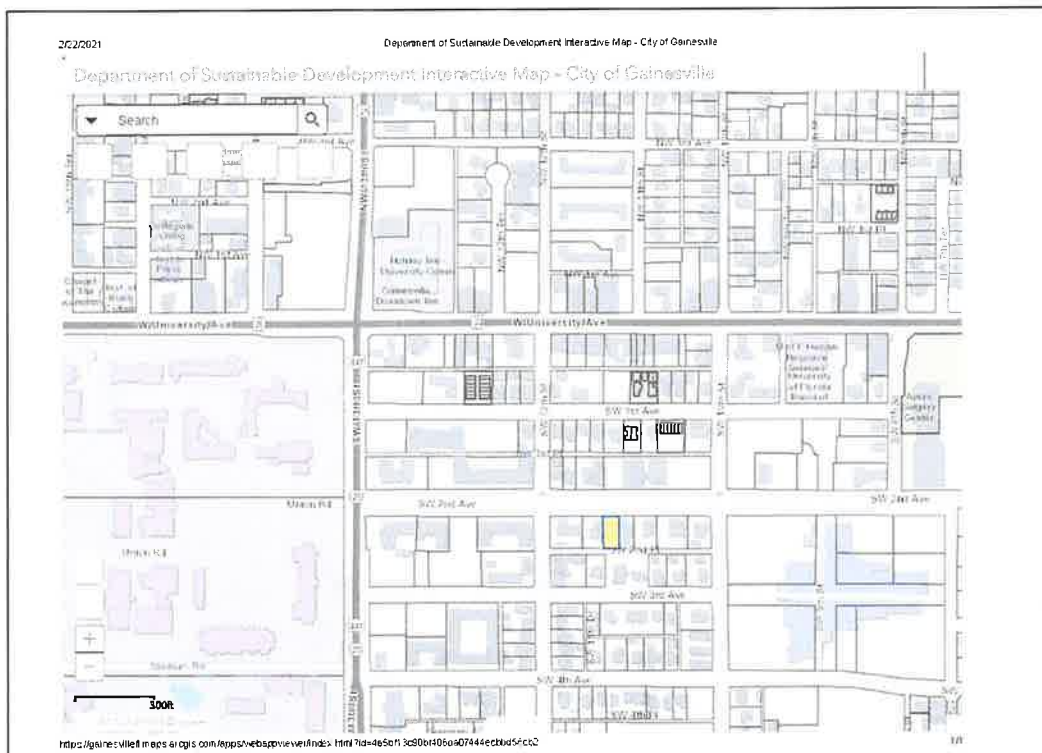


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Eric Leightman
Property Owner(s): Eric Leightman

SITE INFORMATION:

Address: 1107 SW 2nd Avenue
Parcel Number(s): 13287-000-000
Existing Use(s): Vacant Office
Zoning Designation(s): Urban 5
Historic District University Heights – South Historic District
Historic District Status: Contributing
Date of construction: c. 1959 ACPA & c. 1906 AL001125

PURPOSE AND DESCRIPTION:

Petition HP-21-14. Eric Leightman, University Realty, LLC, owner. Certificate of Appropriateness to reroof an existing office building with a metal roof, add shaker shingles to a front elevation, and general repairs. Located at 1107 SW 2nd Avenue. This building is a contributing structure to the University Heights Historic District - South.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing office building was built as a single-family dwelling in 1906, according to the Florida Master Site File AL001125. It is a 1 ½ story frame Craftsman style house featuring a battered pier porch. There is an intersecting gable roof with composition shingles, wood weatherboard siding with 2 inch and 4 inch planks, a pier foundation, and wood windows. The property is zoned Urban 5 and is approximately 0.14 acres in size. The building is approximately 2,419 square feet in total area, and 2,077 square feet in heated area. It is located in the University Place subdivision, platted in 1909.

PROPOSED

The proposal would replace the existing shingle roof with a new 26 gauge 5V Crimp style roofing system, with a Galvalume finish from Tri County Metals (See Exhibit 4). The project also involves the placement of shaker shingles (Hardieshingle siding) to replace the siding surrounding the second floor window on the front side of the building; the removal of the existing light fixture on the

front porch to be replaced by a light fixture on each side of the porch; repair/removal of broken wood on the ceiling of the entry porch to be stained with an oak finish; and repair/removal of broken wood on the exterior floor of the front porch if needed, to be replaced with similar wood planks and painted dark brown.

REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

The proposed shaker shingles around the second floor window involves the removal of the existing siding to be replaced with the shingles. The applicant wants this to be an accent to the overall design of the building. They note that the building next door to the west (1113 SW 2nd Avenue) has shaker shingles and that two houses to the east at 1023 SW 2nd Avenue also has shaker shingles. They feel that the addition of the shaker shingles will help the building fit in better with the historic district. The guidelines indicate that wood siding should be retained and preserved. Repair or replacement of deteriorated material is acceptable. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic building.

The proposed repairs to the ceiling and the exterior floor of the entry porch with replacement of broken materials with like materials is in accordance with the historical guidelines.

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.

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

Roof and Roof Structures

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.*

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and

profile.

3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

RECOMMENDATION

Staff recommends approval of the reroof from shingle to the 5V-Crimp metal roof and staff recommends the board hear the request for the shaker shingle siding around the second story window above the front porch as proposed in the application.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Surface, & Exterior Fabric</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL001125 |
| <u>Exhibit 4</u> | Product Information |
| <u>Exhibit 5</u> | Boundary Survey |

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:

Roof and Roof Structures

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.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are

gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weathertight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high portland cement content shall not be used.
3. Masonry surfaces shall not be sand-blasted.
4. Avoid applying paint or other coatings to roofing materials which historically have not been painted.

Staff Approval Guidelines

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

Vents and pipes for water heaters, dryers, stoves, etc., are appropriate;

Skylights which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;

Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of way and do not destroy or damage historic roofing features, shapes or materials;

Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and

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

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials which seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

Exterior Fabric

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.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 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.*

Horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus, altering the scale and appearance of the building.

Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9.

Abrasive cleaning or paint removal are other threats to historic wooden siding and violate Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood; or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

Wood

Wood: Weatherboard, novelty, drop, shingles and other wooden siding.

Identify, retain and preserve historic siding and its material, functional and decorative aspects such as masonry, rubble, clapboard, shiplap and novelty.

Masonry

Repair damaged masonry features by patching, piecing in, or consolidating to match original instead of replacing an entire masonry feature. Repair work should be done by hand in compliance with National Park Service Standards.

If cleaning is necessary, test the cleaner on a small, inconspicuous part of the building. Observe the test patch over a sufficient period of time in order to determine the gentlest cleaning method.

Compatibility of Materials and Textures

The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. For instance, if wood siding is proposed for new construction, the dimensions of the siding should relate to the surrounding buildings. Stucco on concrete masonry unit construction may be appropriate if other architectural details such as window and door trim, door surrounds, and molded cornices are added to enhance the complexity of the design proposal, as is found on Mediterranean influence and Mission style buildings.

Recommended

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material. 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.
3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings.

4. The complexity of architectural articulation on surrounding historic buildings (i.e., bay windows, bracketing, belt courses, window designs) should be reflected on the new buildings.
5. Wood is preferred siding material when replacing asbestos siding.
6. When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors or roof lines.
7. Use of pervious sealants is acceptable.
8. Clean unpainted masonry with the gentlest effective means possible. The best method is low-pressure water wash (600-1000 pounds per square inch) with detergents and natural bristle brushes.

Not Recommended

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case-by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.
5. The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
6. Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods such as sandblasting.
7. Do not paint unpainted masonry.
8. Avoid using high-pressure water wash which can damage the brick.

Staff Approval Guidelines

Staff can approve alterations to siding that utilizes compatible materials, matches existing depth and width and type of lap and approximates textures consistent with the historic building.

Alterations to non-historic portions of contributing buildings can be approved by staff provided they are compatible in scale, design and materials.

Board Approval Guidelines

Wood siding for new additions should match existing materials, if present, in terms of lap width, type and depth.

When matching brick and tile work with new brick and tile work, care must be taken to match the color, texture, composition and size of the bricks or tile, the width of the joints between the bricks and tile, the color and tone of the mortar and the type of joint with the original.

HP 21-00014

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.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 ☐ FinalPROPERTY 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 1107 SW 2nd Ave, Gainesville, FL 32601Parcel ID #(s) 13287-000-000

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

Eric Leightman/ owner of

Applicant Name

Company (if applicable)

University Realty, LLC

Company (if applicable)

Street Address

311 NE 1st St

Street Address

City State Zip

Gainesville, FL 32601

City State Zip

Telephone Number

3523279500, 352-219-2879

Telephone Number

E-Mail Address

eric.leightman@gmail.com

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 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

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).

We would like to replace the existing shingle roof with a 5v crimp metal roof.

We would also like to apply shaker shingles to the siding surrounding the second floor window on the front of the building.

We would like to repair/remove broken wood on the ceiling of the entry porch and stain it with an oak finish.

Although we are not sure if we will need to do this, we also would like permission to repair/remove broken wood on the exterior front porch if needed, with similar wood planks and paint it dark brown.

We would like to remove the current light fixture on the front porch and add one on each side. (see attached rendering).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Tri-county	metal 5-v crimp	Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck	Lowes	Wood plank	wood oak stain
Fencing			
Driveways/Sidewalks			
Signage			
Other	Hardie	HARDIESHINGLE® SID	SW Endless Sea

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.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

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 shall 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.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)

- ☐ Front, Side, Or Rear Building Setback Line
- ☐ Building Height
- ☐ Building Separation
- ☐ Floor Area Ration
- ☐ Maximum Lot Coverage

Required	Existing	Proposed

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)

2/1/21
Date

Eric Leiman, Owner University Realty, LLC
Applicant (Print)

 <p>Please submit this application and all required supporting materials via email to coplanning@cityofgainesville.org.</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>	TO BE COMPLETED BY CITY STAFF		Date Received <u>2/1/2021</u>	Received By: <u>Jason Simmons</u>
	HP 21-00014			
	Zoning: <u>Urban 5</u>		<input type="checkbox"/> Staff Approval — No Fee	
	Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Single Family Structure or its Accessory Structure	
	Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> <u>Office</u> Multi-Family requiring Board approval	
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption	
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> After-The-Fact Certificate of Appropriateness		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Account No. 001-660-6680-3405		
		<input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone)		
		<input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)		

Prepared by:
Nicole Rappaport
Atlas Title & Escrow Services, LLC
3620 NW 43rd Street, Suite A
Gainesville, Florida 32606

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3307481 2 PG(S)
December 31, 2020 03:08:16 PM
Book 4846 Page 765
J. K. JESS IRBY, ESQ. Clerk of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$3,097.50


File Number: 583620SCHARGEL

\$442500

General Warranty Deed

Made this December 2, 2020 A.D. By **Steven B. Schargel** whose address is: 1946 SE State Rd 21, Melrose, Florida 32666, hereinafter called the grantor, to **UNIVERSITY REALTY, LLC, a Florida Limited Liability Company**, whose post office address is: 1107 SW 2nd Ave, Gainesville, Florida 32601, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

Lot 8, Block 8, and an undivided one-half interest in a strip of land 10 feet wide along the west side of Lot 7, Block 8, W.R Thomas Real Estate Company's Subdivision of a portion of the South Half of Section 5, Township 10 South, Range 20 East, known as University Place, according to the plat thereof recorded in Plat Book A, Page 77, of the Public Records of Alachua County, Florida.

LESS AND EXCEPTING from the above description those lands conveyed in OR Book 2538, page 1051, of the Public Records of Alachua County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Parcel ID Number: **13287-000-000**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared by:
 Nicole Rappaport
 Atlas Title & Escrow Services, LLC
 3620 NW 43rd Street, Suite A
 Gainesville, Florida 32606

File Number: 583620SCHARGEL

\$442500

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

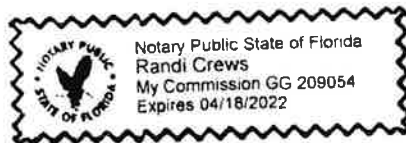
[Signature]
 WITNESS-SIGN
 Witness Printed Name: Randi Crews

[Signature]
 WITNESS-SIGN
 Witness Printed Name: N. Rappaport

State of **FLORIDA**
 County of **ALACHUA**

[Signature] (Seal)
Steven B. Schargel
 Address: 1946 SE State Rd 21, Melrose, Florida 32666

The foregoing instrument was acknowledged before me, by means of physical presence, this 2nd day of December, 2020, by Steven B. Schargel, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Notary Public
 Print Name: Randi Crews
 My Commission Expires: 04/18/2022



City of Gainesville
City Hall Auditorium
300 East University Avenue
Gainesville, FL 32601
352-334-5023 | cogplanning@cityofgainesville.org

1. Project Name _____
2. Address _____
3. City _____
4. State _____
5. Zip _____
6. Phone _____
7. Email _____
8. Project Description _____
9. Project Status _____
10. Project Completion Date _____
11. Project Budget _____
12. Project Funding Source _____
13. Project Sponsor _____
14. Project Manager _____
15. Project Contact Person _____
16. Project Contact Phone _____
17. Project Contact Email _____
18. Project Contact Address _____
19. Project Contact City _____
20. Project Contact State _____
21. Project Contact Zip _____
22. Project Contact Title _____
23. Project Contact Department _____
24. Project Contact Division _____
25. Project Contact Office _____
26. Project Contact Room _____
27. Project Contact Building _____
28. Project Contact Campus _____
29. Project Contact Area _____
30. Project Contact Zone _____
31. Project Contact District _____
32. Project Contact Subdistrict _____
33. Project Contact Ward _____
34. Project Contact Precinct _____
35. Project Contact County _____
36. Project Contact State _____
37. Project Contact Zip _____
38. Project Contact City _____
39. Project Contact State _____
40. Project Contact Zip _____

City Hall Auditorium
300 East University Avenue

HISTORIC

Alteration or Repair/ ☐ Demolition ☐

New Construction/ ☐

Want to learn more?
352-334-5023 | cogplanning@cityofgainesville.org



Gainesville.
Citizen centered
People empowered

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ 830 = = Site No. 8 AL 1125
Address of Site: 1107 SW 2nd Ave Survey Date 8007 820 = =
Instruction for locating _____ 905 = =

Location: University Place 8 (see tax roll no. 13287) 813 = =
subdivision name block no. lot no. 868 = =

County: Alachua 808 = =

Owner of Site: Name: Davis, J.D. ;

Address: VA Hospital Quarters 7A 902 = =

Tuscaloosa, AL 35401 832 = =

Type of Ownership private 848 = = 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 <u>medical</u> 850 = =
<input type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+1906</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period <u>20th century</u> 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 = =	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =	

NR Classification Category: building 916 = =

Threats to Site:

Check One or More

<input type="checkbox"/> Zoning (<u>X</u>) 878 = =	<input type="checkbox"/> Transportation (<u>X</u>) 878 = =
<input type="checkbox"/> Development (<u>X</u>) 878 = =	<input type="checkbox"/> Fill (<u>X</u>) 878 = =
<input type="checkbox"/> Deterioration (<u>X</u>) 878 = =	<input type="checkbox"/> Dredge (<u>X</u>) 878 = =
<input type="checkbox"/> Borrowing (<u>X</u>) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): _____ 878 = =	

Areas of Significance: architecture, local history 910 = =

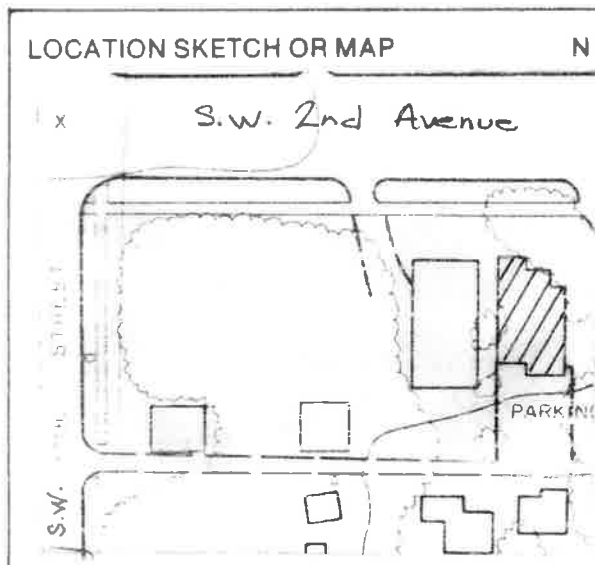
Significance:

Frame Craftsman style house featuring battered pier porch. Like several other houses on this street, this dwelling has been recently renovated and converted for medical offices: in this case, Schengel Chiropractor. House is located in the University Place subdivision, platted 1909.

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Craftsman 964 = =
 PLAN TYPE irregular; irregular 966 = =
 EXTERIOR FABRIC(S) wood: weatherboard 2" and 4" 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES N/ 1-story, battered piers
 _____ 942 = =
 FOUNDATION: pier 942 = =
 ROOF TYPE: intersecting gable 942 = =
 SECONDARY ROOF STRUCTURE(S): 942 = =
 CHIMNEY LOCATION: 942 = =
 WINDOW TYPE: DHS, 9/1, wood 942 = =
 CHIMNEY: 882 = =
 ROOF SURFACING: composition shingle 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS _____ 952 = = NO. OF STORIES 1½ 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____
 _____ 809 = =
 Latitude and Longitude: _____
 _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
10S	20E	05

812 = =

UTM Coordinates:

Zone _____ Easting _____ Northing _____

890 = =

Photographic Records Numbers _____

13D18

860 = =

Contact Print



2

5V

Make Your Next Roof Your Last

www.TriCountyMetals.com

3/8"

12"

24"

**TRI COUNTY
METALS**

5V

Make Your Next Roof Your Last

STRIATED

FLAT

OVERVIEW

This panel is manufactured at our TCM plant.

Applications: Residential, Light Commercial, and Agricultural

Gauge: 26 Ga. and .032" Aluminum (inquire for special order)

Minimum Slope: 2 / 12

Panel Profile: 24" net coverage, 5 ribs 12" and 24" on-center, 3/8" high rib

Substrate: Galvalume® steel sheet, conforming to ASTM A792
Aluminum Sheet, 3105 H24, conforming to ASTM B209

Finish: Mill Finish AZ55 Acrylic Coated Galvalume®; 25 year limited warranty

TCM exclusive paint systems:

Core Defender Paint System® 40 / 30 year limited warranty.

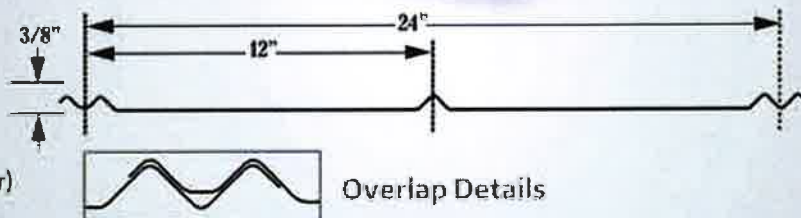
Coastal Defender Paint System® 25 year limited warranty.

COLORS

Please contact your salesperson for color availability.



Make Your Next Roof Your Last



Overlap Details

BENEFITS

- ✓ Superior Energy Star service colors with stability proven through extensive Valspar® testing.
- ✓ TCM exclusive Coastal Protector Series for projects with tough environmental locations.
- ✓ Enhanced design from maximum leak resistance, low maintenance, long life.
- ✓ Recommend Lifetime Screws for weather tight seals and a durable screw head.
- ✓ FL Building code approved to withstand winds up to 150mph.

Florida Product Approval # 4595.1, # 4595.2, #26000.1

For other installation configurations, please inquire with your salesperson for site-specific accommodations.

Trenton 352-463-8400
Ocala 352-622-5500
Brooksville 352-587-8120
Jacksonville 904-490-6004

Live Oak 386-330-0101
Tallahassee 850-574-4001
DeLand 386-738-2579



valspar



University Realty Exterior



Exterior
Color
SW Endless Sea
9150



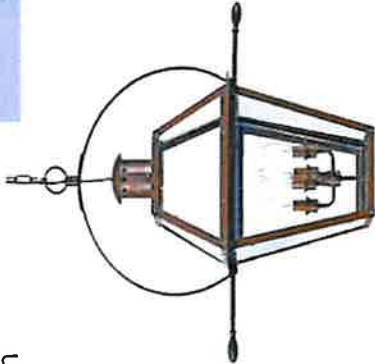
OR
SW Santorini
Blue 7607



Trim Color
Pure White
7005



Wood
Stain



Blue Shaker
Facade On
Second Floor
And Signage



The siding you'll see below is available on special order in Dream Collection™ products and Primed for Paint only.



HARDIESHINGLE® SIDING

STRAIGHT EDGE PANEL

A clean-lined shingle can soften a contemporary-looking design or add refinement to rustic styles. Make your selection from our Statement Collection made of Trex® Composite products.

Not finding the color you're looking for?

+ See More Color Options

PRIMED FOR PAINT

James Harb's painted for panel collection gives you the power for choice panel for your home's exterior. It's painted. It's ready for field painting. It's a durable, high-performance canvas.

SW 2nd. AVENUE

BACK OF CURB

CONCRETE SIDEWALK

N.89°35'02"W.

50.04'

CONCRETE SIDEWALK

RECORD S.00°00'00"W. 20.82'

MEASURED N.89°35'02"W. 1.90'

RECORD N.89°35'02"W. 1.74'

PORCH

ONE STORY OFFICE BUILDING

OR Book 2583, page 1051

MEASURED N.00°01'46"W. 124.20'

CONCRETE DRIVEWAY

ONE STORY OFFICE BUILDING

PORCH

MEASURED N.89°35'02"W. 1.90'

RECORD N.89°35'02"W. 1.55'

MEASURED N.00°00'00"E. 80.16'

ASPHALT PARKING/DRIVING AREA

LOT 9, BLOCK 8

LOT 7, BLOCK 8

ASPHALT PARKING AREA

LOT 8, BLOCK 8

N.89°35'02"W.

10.00'

EDGE OF PAVEMENT

20' ALLEY

0.75'

1.12'

LEGEND

- = FOUND 5/8" IRON ROD AND CAP, JW BROWN
- ⊙ = FOUND NAIL AND DISK, ILLEGIBLE IDENTIFICATION
- = FOUND 1" IRON PIPE, NO IDENTIFICATION

NORTH

40' 40' 80'

GRAPHIC SCALE

BOUNDARY SURVEY

Description:

Lot 8, Block 8, and an undivided one-half interest in a strip of land 10 feet wide along the West side of Lot 7, Block 8, W.R. Thomas Real Estate Company's Subdivision of a portion of the South Half of Section 5, Township 10 South, Range 20 East, known as University Place, according to the plat thereof recorded in Plat Book A, Page 77, of the Public Records of Alachua County, Florida.
LESS AND EXCEPTING from the above description those lands conveyed in OR Book 2583, page 1051 of the Public Records of Alachua County, Florida.

NOTES:

- 1- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2- NO ATTEMPT MADE TO LOCATE UTILITIES AND STRUCTURES OVER, UNDER OR UPON SUBJECT PROPERTY OTHER THAN THOSE SHOWN.
- 3- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- 4- LANDS DEPICTED HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OWNERSHIP OR OTHER CONDITIONS.
- 5- BEARING BASE = WESTERLY LINE OF LOT 8, BLOCK 8 (SUBJECT LOT) ASSUMED N.00°01'46"W.
- 6- SURVEY DATE = 10/16/2020
- 7- SUBJECT PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP # 12001C0314D, DATED 06/16/2006

WOODROW K. JOHNSON, P.S.M.
FLORIDA CERTIFICATE # 5779

I hereby certify that this drawing is a true and correct representation of a Boundary Survey performed under my supervision and meets or exceeds minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G 17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

MAP 20-250 JOB # 20-250

KEITH JOHNSON
PROFESSIONAL SURVEYOR
AND MAPPER
P.O. BOX 355

8185 EASEMENT ROAD
MELROSE, FLORIDA 32666
PHONE (352) 475-9690

address:

1107 SW 2nd. Avenue
Gainesville, Fl. 32605

tabbles

5

EXHIBIT