

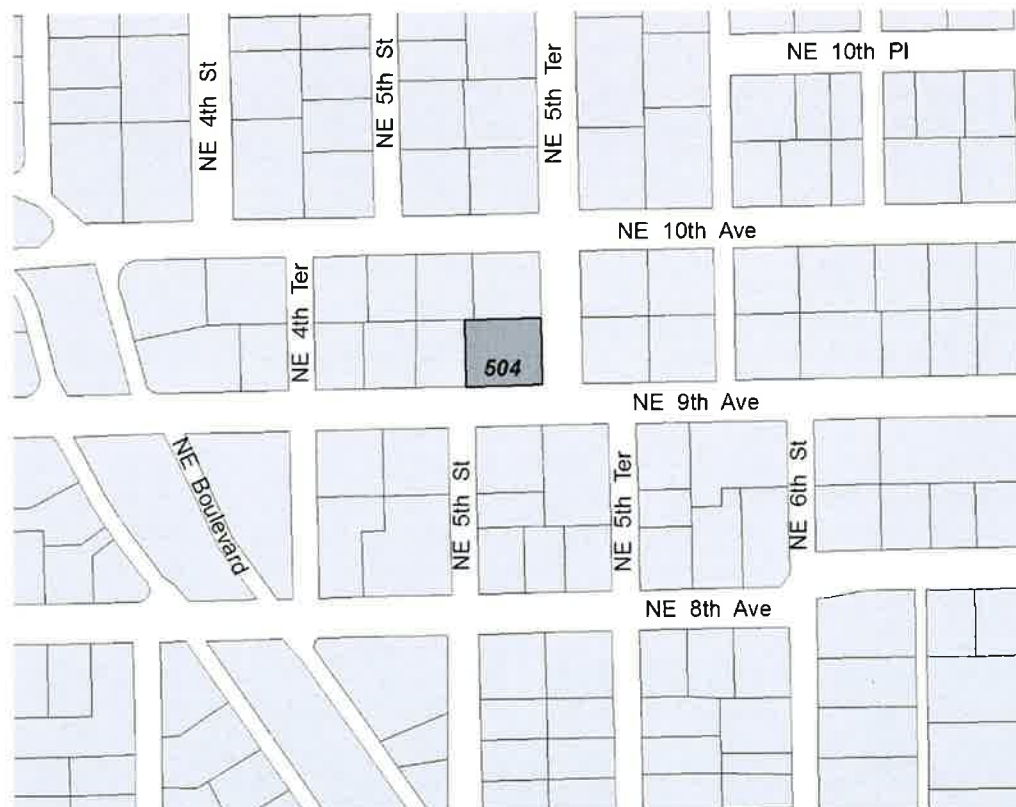


**City of Gainesville  
Department of Doing  
Planning Division**

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>	April 06, 2021
<b>ITEM NO:</b>	#1 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-18-00091, 504 NE 9 <sup>th</sup> Avenue
<b>APPLICATION TYPE:</b>	Quasi-Judicial: New accessory building
<b>RECOMMENDATION:</b>	Staff recommends approval of the application.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

### APPLICATION INFORMATION:

**Agent/Applicant:** Gary Heil & Anna Heineman  
**Property Owner(s):** Gary Heil & Anna Heineman

### SITE INFORMATION:

**Address:** 504 NE 9<sup>th</sup> Avenue  
**Parcel Number(s):** 10351-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-3  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** 1926 (ACPA), c. 1928 per AL773

### PURPOSE AND DESCRIPTION:

Gary Heil & Anna Heineman, owners. Renewal of a previously approved Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.

### STAFF REVIEW AND RECOMMENDATION:

#### EXISTING

The existing house is a two-story wood frame, Prairie style house, with a textured stucco exterior and a hip roof with 3 tab shingles. There is an existing screened-in porch with a flat roof on the east side of the house. Windows are 3 over 1 Craftsman style. There is wood trim with some Mediterranean influence in the architectural detail. The house has a rectangular plan type with a central hall, a balcony, and a stucco chimney. A CMU walled courtyard is located in the back of the house. There is no garage or permanent storage structure on the property. The only outdoor storage on the property is a plastic, pre-fab storage shed, which is approximately 80 square feet. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's.

#### PROPOSED

The applicant is proposing to build a detached accessory structure on the NE corner of the property on a slab foundation that would include 816 square feet under roof, which would include a 304 square foot shed and storage area for outdoor equipment, and a 411 square foot recreation room

with a bathroom, and including a 101 square foot porch. The accessory structure would be framed construction with a stucco exterior finish to match the existing house. The windows would be vinyl but would match the 3 over 1 style of the existing house. The shed porch on the structure will have a roll-up style garage door facing NE 5<sup>th</sup> Terrace, and a sliding-style barn door that opens into the yard. (See Exhibit 4)

The Historic Preservation Board voted to approve the petition, 7-0, at the October 2, 2018 HPB meeting, with the conditions that the accessory building could not be used as an accessory dwelling unit (ADU) and the windows of the accessory building be wood or wood clad windows consistent with the original windows of the house. At that time ADUs were not an allowed use in the RSF-3 zoning district. Since then, they have been added as permitted uses in the single family residential zoning districts. As a result, the conditions for approval that were required back in 2018 for this accessory building no longer apply and this proposed structure may function as an ADU. The building would meet the provisions of Section 30-5.35. – Accessory dwelling units (ADUs), including a square footage that does not exceed 850 square feet, compliance with required setbacks and building height limits, and a building that is designed as a subordinate structure to the primary structure on the lot in terms of mass, size, height, and architectural character. The architectural design, character, style, and appearance of the ADU must be consistent and compatible with the primary structure.

## **REVIEW**

The size of the proposed accessory structure is over 300 square feet, thus requiring a board approval. In addition the structure would be located in a visible portion of the yard. However, the proposed accessory structure is not to be attached to the principal structure and is sited behind the rear wall line of the principal structure. The new structure is to be comprised of materials compatible with the main structure. The exterior finish will be stucco to match the existing house. The roof is also to match the existing roof of the house, in addition to the fascia and soffit. The proposed windows will match the 3 over 1 style of the existing house. The roll-up style garage door and the sliding-style barn door will indicate that the structure is intended for accessory use. The new accessory structure will minimize the impact on the visual character and materials of the historic structure and will be compatible in terms of mass and materials, but the character of the historic resource will be identifiable after the accessory structure is constructed.

## **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.

**LIST OF EXHIBITS:**

- |                         |  |
|-------------------------|--|
| <b><u>Exhibit 1</u></b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines:</i><br/>Auxiliary Structures</b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application</b>   |
| <b><u>Exhibit 3</u></b> | <b>Florida Master Site File AL773</b>  |
| <b><u>Exhibit 4</u></b> | <b>Architectural Site Plan, Floor Plan, Elevations</b>   |
| <b><u>Exhibit 5</u></b> | <b>Original Staff Report, Approved COA, &amp; Minutes</b>  |

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

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

### **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.

# CITY OF GAINESVILLE

every path starts with preservation

FLORIDA

## CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

### REQUIREMENTS

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

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

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

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

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

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

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

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

### PROJECT LOCATION:

Historic District: NE Residential Historic District / Duck Pond  
Site Address: 504 NE 9th Ave  
Tax Parcel #: 10351-000-000

### OWNER

Gary Heil / Anna Heineman  
Owner(s) Name

### APPLICANT OR AGENT

Applicant Name

### Corporation or Company

504 NE 9th Ave.  
Street Address  
Gainesville, FL 32601  
City State Zip

641-990-0950  
Home Telephone Number  
352-318-4882  
Cell Phone Number

### Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

Fax Number

E-Mail Address

anna.m.heineman@gmail.com

E-Mail Address

### TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$121.50

EZ Fee: \$60.75

HP # 18-00091

Contributing Y ☒ N ☐

Zoning RSF-3

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks  
Y ☐ N ☒

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

Received By Jason Simmons  
Date Received 9/4/18

SEP - 4 2018



## DID YOU REMEMBER?

CHECK YOUR ZONING AND  
SETBACKS FOR

COMPLIANCE

REVIEW THE HISTORIC  
PRESERVATION

REHABILITATION AND

DESIGN GUIDELINES

REVIEW THE SECRETARY  
OF INTERIOR'S STANDARDS  
FOR REHABILITATION

CHECK TO SEE IF YOU  
WOULD BE ELIGIBLE FOR A  
TAX EXEMPTION FOR

REHABILITATION OF A

HISTORIC PROPERTY

THE HPB MEETINGS ARE  
HELD MONTHLY AT CITY  
HALL, 200 EAST

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

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

## PERSONS WITH DISABILITIES AND CONTACT

### INFORMATION

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

## OVERVIEW

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

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

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

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

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

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

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


## CERTIFICATION

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

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

## SIGNATURES

Owner



Date





## PROJECT DESCRIPTION

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

The house is a 2 story wood frame, with stucco exterior, with a hipped roof with 3 tab shingle roof, with an existing screened in porch with a flat roof on the East side. Windows are 3 over 1, Craftsman style. No garage or permanent storage structure on property. Wood trim with some Mediterranean influence in the architectural detail. Unpaved driveway. CMU walled courtyard in the back of the house. Parts of landscaping is overgrown, but we've made vast improvements in clearing out the overgrown parts of the yard since we took possession in November of 2017. The only outdoor storage existing on property is a plastic, pre-fab storage shed, which is approximately 80 sq ft.

2. **DESCRIBE THE PROPOSED PROJECT AND MATERIALS** Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

We would like to build a detached accessory structure on the NE corner of the lot on a slab foundation that would include 816 sq. ft. total under roof, which would include 304 sq. ft. shed and storage area for outdoor equipment, and a 411 sq. ft. rec room with bathroom, including a 101 sq. foot porch. It would be framed construction with stucco exterior finish to match the existing house. The windows would be vinyl, but they would match the 3 over 1 style of the existing house. The shed porch on the structure will have a roll-up-style garage door facing 5<sup>th</sup> Terrace; and a sliding-style barn door that opens into the yard.

## DEMOLITIONS AND RELOCATIONS (If Applicable)

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

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

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

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

Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an **application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

**THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.**

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

## SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
<b>Survey and Site Plan</b>	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b>	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. <b>A scaled line elevation drawing &amp; footprint drawing is required for all new construction.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Elevations</li> <li>▪ Floor Plan</li> <li>▪ Square Footage</li> <li>▪ Dimensions &amp; Height</li> <li>▪ Materials &amp; Finishes</li> </ul>			
<b>Photographs</b>	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Specific Items</b>	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Modification of Existing Zoning</b>	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Demolition Report</b>	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Notarized Consent Letter</b>	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

# TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

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

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

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

## An Overview of the Application Process:

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

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

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

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

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

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

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

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

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

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

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at [www.municode.com](http://www.municode.com) for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

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



PLANNING

P.O. Box 490, Station 11

Gainesville, Florida 32602-0490

352.334.5022

352.334.5023

Fax: 352.334.3259

[www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

## CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP \_\_\_\_\_ AT THE \_\_\_\_\_ MEETING. THERE WERE \_\_\_\_\_ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A \_\_\_\_\_ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Owners Name:

Gary Heil & Anna Heineman

Address:

504 NE 9th Ave. Guille 3268

Phone: 641-990-0950

Email: anna.m.heineman@gmail.com

Agent Name:

Address:

Phone:

Email:

Parcel No.: 10351-000-000

Acreage:

S:

T:

R:

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature:

[Signature]

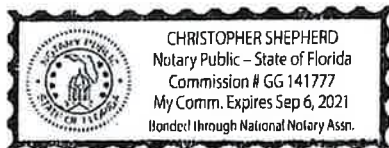
Printed name:

Anna Heineman

Date:

Sept 4, 18

The foregoing affidavit is acknowledged before me this 4 day of September, 2018, by Anna Heineman, who is/are personally known to me, or who has/have produced Florida drivers License as identification.



NOTARY SEAL

Signature of Notary Public, State of Florida



# CERTIFICATE OF APPROPRIATENESS



001-660-1124 (EZ zone) \$ 121.50  
001-660-1125 (EZ credit) \$ 60.75

SEP - 4 2018

Operator: Michael Hoge

Receipt no: 78372

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00091 00504 NE 9TH AVE Heil/Heineman Addition	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$60.75
Total:					\$60.75

Transaction Date: 09/04/2018

Time: 09:33:34 EDT





FDAHRM 802==

Site No. 8A1 773 1009==

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

Site Name 504 N.E. 9th Av. 830==

Survey Date 7804 820==

Instruction for locating (or address) 504 N.E. 9th Av.

Gainesville, FL 32601 813==

Location: \_\_\_\_\_ 868==  
subdivision name block no. lot no.

County: Alachua 808==

Owner of Site: Name: Foster, C. R. & Helen

Address: 504 N.E. 9th Av.

Gainesville, FL 32601 902==

Occupant, Tenant, or Manager: \_\_\_\_\_ 904==  
Name: \_\_\_\_\_

Type of Ownership private 848== Recording Date 832==

Recorder:  
Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist) ;

Address: FDAHRM

Condition of Site: Integrity of Site: Original Use private residence 838==

Check one                      Check one or more                      Present Use private residence 850==

☒ Excellent                      863==                      ☐ Altered                      858==

☒ Excellent 863== ☐ Altered 858== Present Use private residence 859

☐ Good 863= ☒ Unaltered 858= Dates: Beginning +1928c 844=

☐ Fair 863== ☐ Original Site 858== Culture/Phase American 840==

☐ Deteriorated 863== ☐ Restored ( ) Date: ( ) 858== Developmental Stage 20th century 842==

NR Classification Category: building 916==

**Threats to Site:**

Check one or more

☐ Zoning ( ) \_\_\_\_\_ ( ) 878== ☐ Transportation ( ) \_\_\_\_\_ ( ) 878==

☐ Development ( ) ( ) 878=

☐ Deterioration ( ) 878= ☐ Dredge ( ) 878=

☐ Borrowing ( ) ( ) 878==

☐ Other (See Remarks below): 878==

Areas of Significance: architecture 910==

**Significance:**

This stucco covered Prairie house represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn Map of 1928.

911==

Photographic Record Numbers HGI 6-16 860==

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE Prairie 964==  
 PLAN TYPE rectangular, central hall 966==  
 EXTERIOR FABRIC(S) stucco, textured 854==  
 STRUCTURAL SYSTEM(S) \_\_\_\_\_ 856==  
 FOUNDATION: \_\_\_\_\_ 942==  
 ROOF TYPE: hip 942==  
 SECONDARY ROOF STRUCTURE(S): flat, parapet porch 942==  
 CHIMNEY LOCATION: end exterior 942==  
 WINDOW TYPE: DHS 3/1 942==  
 CHIMNEY: stucco 882==  
 ROOF SURFACING: composition 882==  
 INTERIOR WALLS: \_\_\_\_\_ 882==  
 ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
 ORNAMENT EXTERIOR: balcony - S.W. corner 882==  
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 2 950==  
 OTHER (SPECIFY) \_\_\_\_\_ 954==  
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==

LOCATION SKETCH OR MAP

N

Township	Range	Section

812==

UTM Coordinates;

890==

Zone Easting Northing

Contact Print



EXHIBIT

4

tabbies

NOTES: This drawing is prepared for review and approval only. It is not to be used for construction without the approval of the local authority having jurisdiction.

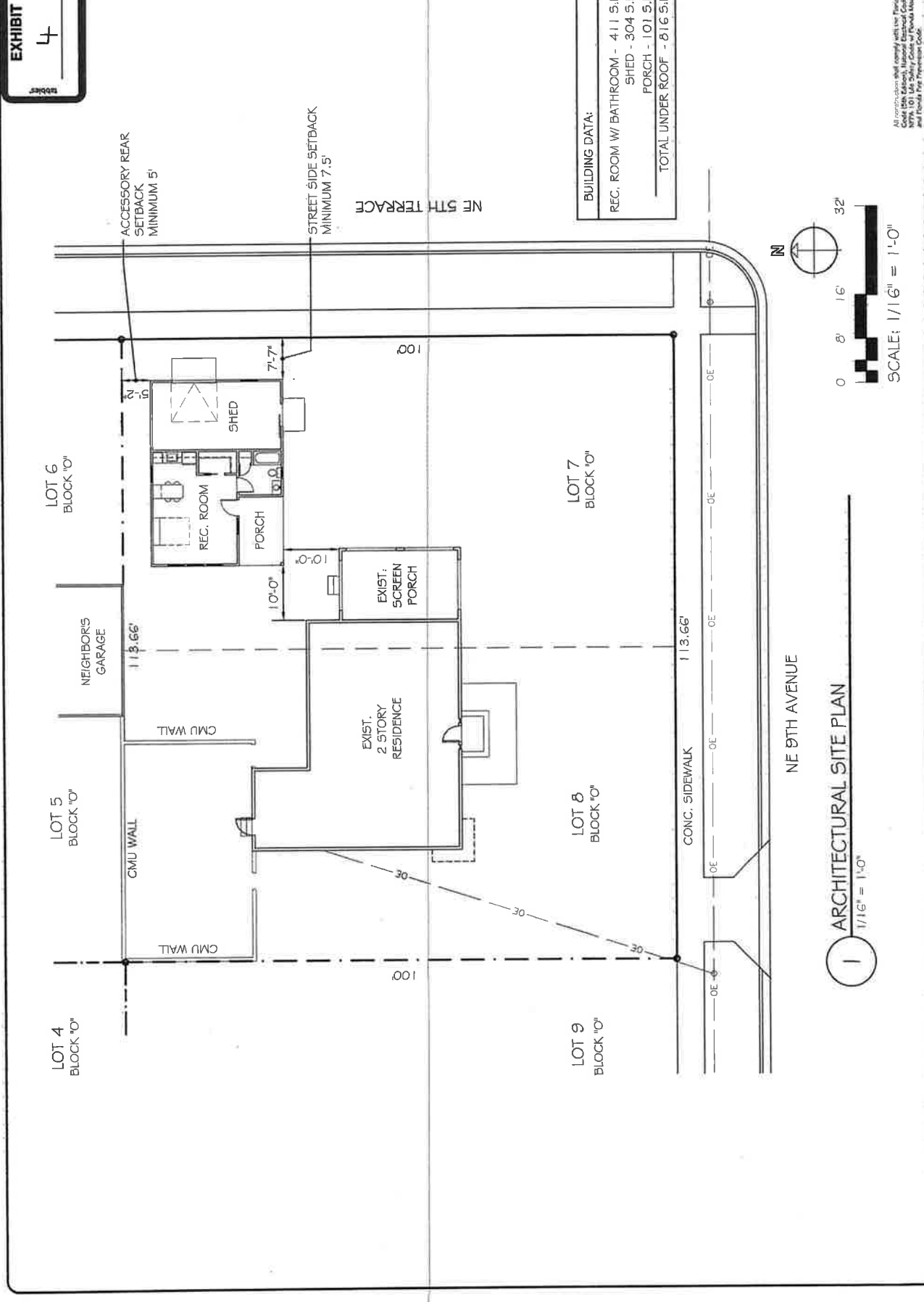
DESIGN AND DRAFTING:  
JOHN R. BARROW  
503 SW 23RD PLACE  
GAINESVILLE, FL 32601 - (352) 317-8282

DATE: 9/2/18  
REVISION: N.A.

HEINEMAN / HEIL RESIDENCE  
ACCESSORY BUILDING  
504 NE 9TH AVENUE  
GAINESVILLE, FL 32601

EXHIBIT  
4

All construction shall comply with the Florida Building Code, which incorporates the International Building Code, International Residential Code, and Florida Fire Prevention Code.

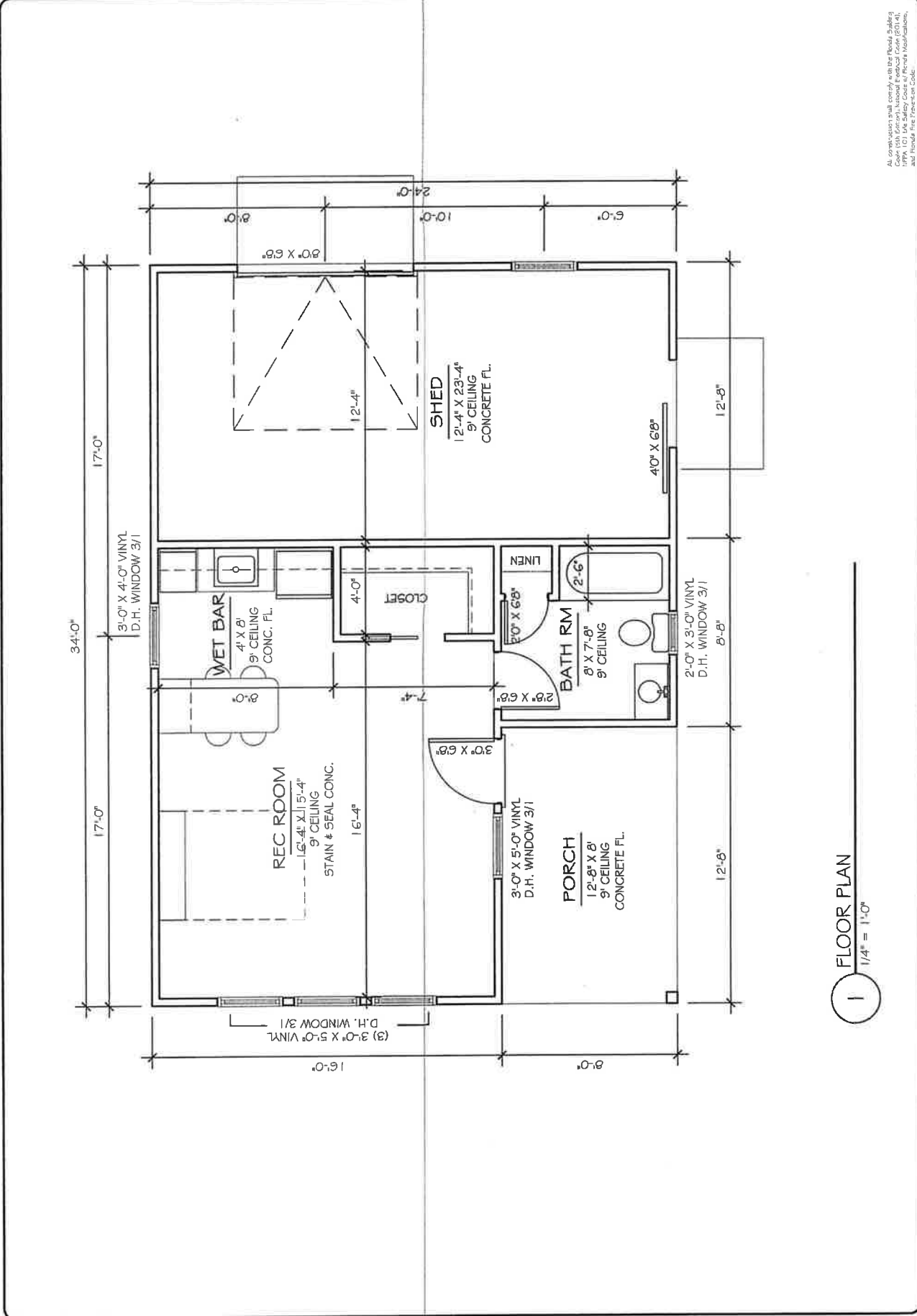


DESIGN AND DRAFTING:  
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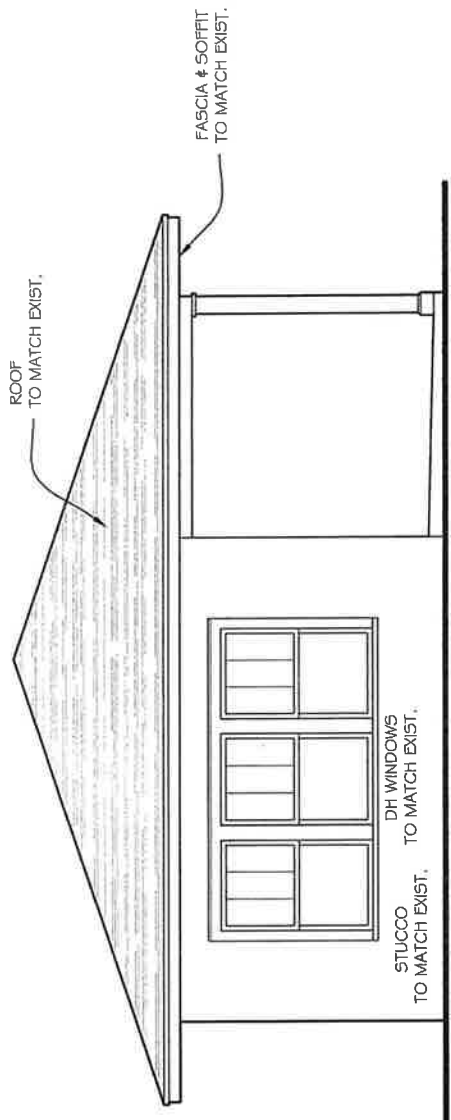
DATE: 9/2/18  
REVISION: N.A.

HEINEMAN / HEIL RESIDENCE  
ACCESSORY BUILDING  
504 NE 9TH AVENUE  
GAINESVILLE, FL 32601

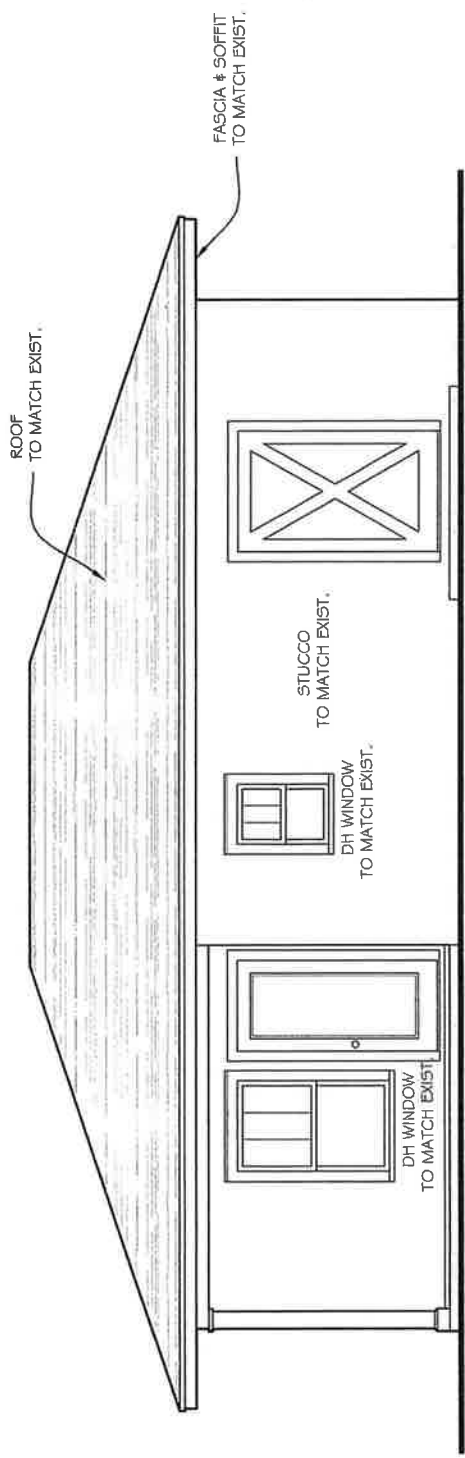
SHEET 2 OF 5



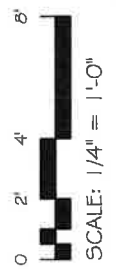
All construction shall comply with the Florida Building Code, Minimum Requirements for Residential Construction, 2018 Edition, with all amendments through 2019, and Florida Fire Prevention Code.



2 WEST ELEVATION  
1/4" = 1'-0"



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



All construction shall comply with the Florida Building Code, 2018 Edition, and all applicable codes and regulations. The Florida Building Code, 2018 Edition, shall govern.

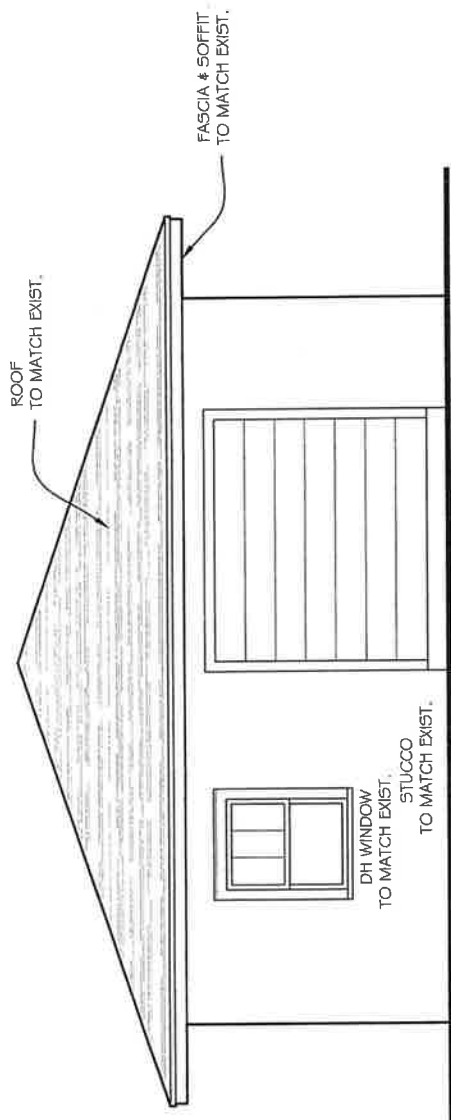
NOTES: The Owner shall provide all necessary information and documents to the Architect. The Architect shall not be responsible for the accuracy of the information provided by the Owner. The Architect shall not be responsible for the accuracy of the information provided by the Owner.

DESIGN AND DRAFTING:  
JOHN R. BARROW  
503 SW 23RD PLACE  
GAINESVILLE, FL 32601 - (352) 317-8282

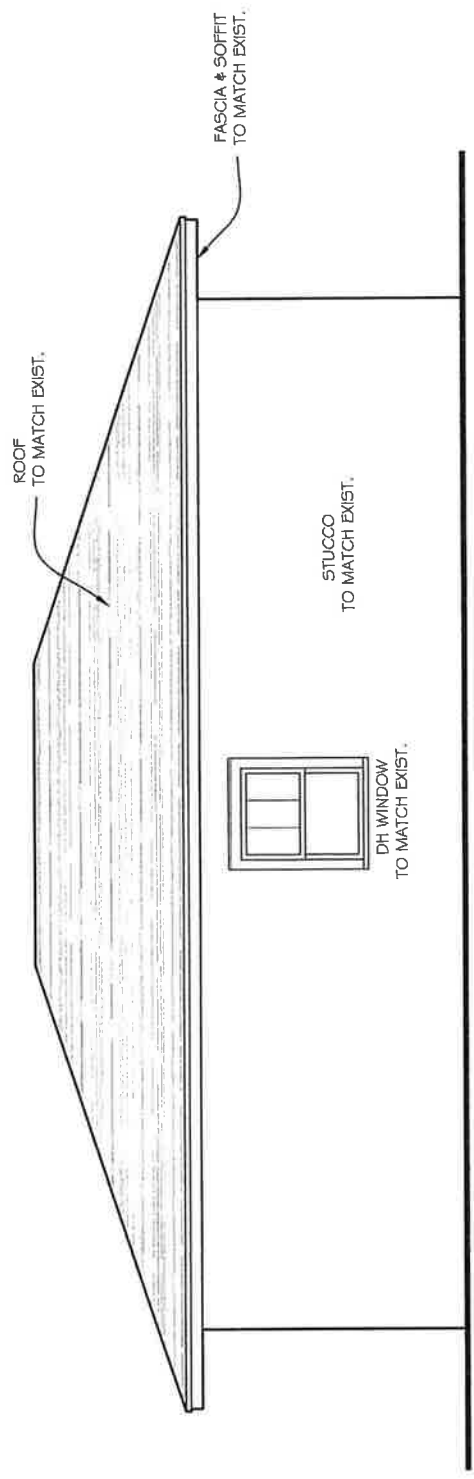
DATE: 9/2/18  
REVISION: N.A.

HEINEMAN / HEIL RESIDENCE  
ACCESSORY BUILDING  
504 NE 9TH AVENUE  
GAINESVILLE, FL 32601

SHEET 3 OF 5



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



3 NORTH ELEVATION  
1/4" = 1'-0"



All construction shall comply with the Florida Building Code, Florida Building Code, and Florida Fire Prevention Code.

NOTES: The owner is to provide all necessary permits and approvals for this project. The owner is to provide all necessary permits and approvals for this project. The owner is to provide all necessary permits and approvals for this project.

DESIGN AND DRAFTING:  
JOHN R. BARROW  
503 SW 23RD PLACE  
GAINESVILLE, FL 32601 - (352) 317-8282

DATE: 9/2/18  
REVISION: N.A.

HEINEMAN / HEIL RESIDENCE  
ACCESSORY BUILDING  
504 NE 9TH AVENUE  
GAINESVILLE, FL 32601



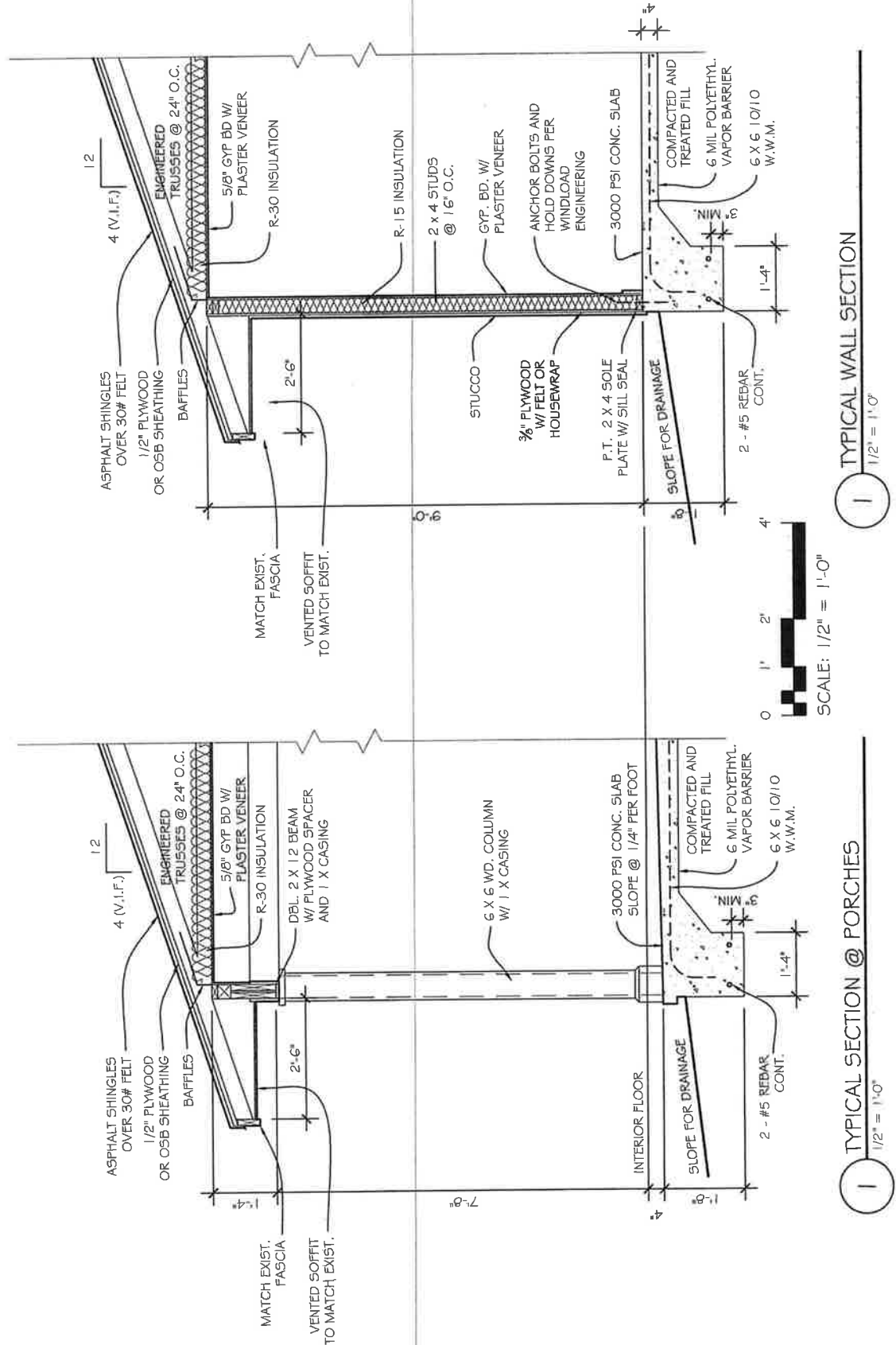
NOTES: The owner, architect, engineer, contractor and all other parties involved in the construction of this project shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall verify all dimensions and materials before construction. The contractor shall maintain accurate records of all construction activities. The contractor shall comply with all applicable codes and standards. The contractor shall protect all existing structures and utilities. The contractor shall maintain access to all adjacent properties. The contractor shall clean up all construction debris. The contractor shall provide adequate safety measures. The contractor shall provide adequate insurance. The contractor shall provide adequate bonding. The contractor shall provide adequate references. The contractor shall provide adequate qualifications. The contractor shall provide adequate experience. The contractor shall provide adequate reputation. The contractor shall provide adequate reliability. The contractor shall provide adequate quality. The contractor shall provide adequate quantity. The contractor shall provide adequate value. The contractor shall provide adequate service. The contractor shall provide adequate support. The contractor shall provide adequate training. The contractor shall provide adequate supervision. The contractor shall provide adequate coordination. The contractor shall provide adequate communication. The contractor shall provide adequate documentation. The contractor shall provide adequate records. The contractor shall provide adequate reports. The contractor shall provide adequate drawings. The contractor shall provide adequate specifications. The contractor shall provide adequate contracts. The contractor shall provide adequate agreements. The contractor shall provide adequate understandings. The contractor shall provide adequate arrangements. The contractor shall provide adequate understandings. The contractor shall provide adequate arrangements. The contractor shall provide adequate understandings. The contractor shall provide adequate arrangements.

DESIGN AND DRAFTING:  
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REVISION: N.A.

HEINEMAN / HEIL RESIDENCE  
ACCESSORY BUILDING  
504 NE 9TH AVENUE  
GAINESVILLE, FL 32601

SHEET  
5  
OF 5



All construction shall comply with the Florida Building Code, 2018 Edition, and all applicable codes and standards. The contractor shall verify all dimensions and materials before construction. The contractor shall maintain accurate records of all construction activities. The contractor shall comply with all applicable codes and standards. The contractor shall protect all existing structures and utilities. The contractor shall maintain access to all adjacent properties. The contractor shall clean up all construction debris. The contractor shall provide adequate safety measures. The contractor shall provide adequate insurance. The contractor shall provide adequate bonding. The contractor shall provide adequate references. The contractor shall provide adequate qualifications. The contractor shall provide adequate experience. The contractor shall provide adequate reputation. The contractor shall provide adequate reliability. The contractor shall provide adequate quality. The contractor shall provide adequate quantity. The contractor shall provide adequate value. The contractor shall provide adequate service. The contractor shall provide adequate support. The contractor shall provide adequate training. The contractor shall provide adequate supervision. The contractor shall provide adequate coordination. The contractor shall provide adequate communication. The contractor shall provide adequate documentation. The contractor shall provide adequate records. The contractor shall provide adequate reports. The contractor shall provide adequate drawings. The contractor shall provide adequate specifications. The contractor shall provide adequate contracts. The contractor shall provide adequate agreements. The contractor shall provide adequate understandings. The contractor shall provide adequate arrangements. The contractor shall provide adequate understandings. The contractor shall provide adequate arrangements. The contractor shall provide adequate understandings. The contractor shall provide adequate arrangements.



City of Gainesville  
Department of Planning and Development  
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>	October 02, 2018
<b>ITEM NO:</b>	1 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-18-00091, 504 NE 9 <sup>th</sup> Avenue
<b>APPLICATION TYPE:</b>	Quasi-Judicial: New accessory building
<b>RECOMMENDATION:</b>	Staff recommends approval of the application with the condition that the accessory building cannot be used as an accessory dwelling unit & no range, stove, or oven shall be installed in the accessory building.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



Figure 1: Location Map

**APPLICATION INFORMATION:**

**Agent/Applicant:** -  
**Property Owner(s):** Gary Heil & Anna Heineman

**SITE INFORMATION:**

**Address:** 504 NE 9<sup>th</sup> Avenue  
**Parcel Number(s):** 10351-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-3  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** 1926 (ACPA), c. 1928 per AL773

**PURPOSE AND DESCRIPTION:**

Gary Heil & Anna Heineman, owners. Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing house is a two-story wood frame, Prairie style house, with a textured stucco exterior and a hip roof with 3 tab shingles. There is an existing screened-in porch with a flat roof on the east side of the house. Windows are 3 over 1 Craftsman style. There is wood trim with some Mediterranean influence in the architectural detail. The house has a rectangular plan type with a central hall, a balcony, and a stucco chimney. A CMU walled courtyard is located in the back of the house. There is no garage or permanent storage structure on the property. The only outdoor storage on the property is a plastic, pre-fab storage shed, which is approximately 80 square feet. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's.

## **PROPOSED**

The applicant is proposing to build a detached accessory structure on the NE corner of the property on a slab foundation that would include 816 square feet under roof, which would include a 304 square foot shed and storage area for outdoor equipment, and a 411 square foot recreation room with a bathroom, and including a 101 square foot porch. The accessory structure would be framed construction with a stucco exterior finish to match the existing house. The windows would be vinyl but would match the 3 over 1 style of the existing house. The shed porch on the structure will have a roll-up style garage door facing NE 5<sup>th</sup> Terrace, and a sliding-style barn door that opens into the yard. (See Exhibit 4)

## **REVIEW**

The size of the proposed accessory structure is over 300 square feet, thus requiring a board approval. In addition the structure would be located in a visible portion of the yard. However, the proposed accessory structure is not to be attached to the principal structure and is sited behind the rear wall line of the principal structure. The new structure is to be comprised of materials compatible with the main structure. The exterior finish will be stucco to match the existing house. The roof is also to match the existing roof of the house, in addition to the fascia and soffit. The proposed windows will match the 3 over 1 style of the existing house. The roll-up style garage door and the sliding-style barn door will indicate that the structure is intended for accessory use. The new accessory structure will minimize the impact on the visual character and materials of the historic structure and will be compatible in terms of mass and materials, but the character of the historic resource will be identifiable after the accessory structure is constructed.

The accessory structure will include a recreation room, a bathroom, a closet, and a wet bar. The floor plan indicates a sink and a possible refrigerator in the wet bar area, which is allowed. It should be noted that the zoning for this property is RSF-3, which allows single-family dwellings by right, specifically the occupancy of a single-family dwelling by one family. A dwelling unit is a room(s) comprising the essential elements of a single housekeeping unit. Facilities for the preparation, storage and keeping of food for consumption within the premises shall cause a unit to be construed as a single dwelling unit. Each area with separate facilities for the preparation, storage and keeping of food for consumption within the premises shall be considered as a separate dwelling unit. The historic principal structure on the property is the one allowed dwelling unit on the site. The addition of a range, stove, or oven would categorize the accessory structure as an area with separate facilities for the preparation, storage and keeping of food for consumption within the premises, and would then be determined to be a separate dwelling unit.

### **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. The accessory building cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.
2. No range, stove, or oven shall be installed in the accessory building.

**LIST OF EXHIBITS:**

- |                         |  |
|-------------------------|--|
| <b><u>Exhibit 1</u></b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Auxiliary Structures</i></b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application</b>   |
| <b><u>Exhibit 3</u></b> | <b>Florida Master Site File AL773</b>  |
| <b><u>Exhibit 4</u></b> | <b>Architectural Site Plan, Floor Plan, Elevations</b>   |

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

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

**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.



## CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

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

HISTORIC PRESERVATION PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP-18-00091 AT THE October 2<sup>nd</sup>, 2018 MEETING. THERE WERE 7 MEMBERS PRESENT.

THE APPLICATION WAS ☒ APPROVED ☐ DENIED BY A 7-0 VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

- The accessory building cannot be used as an accessory dwelling unit and the windows of the accessory building be wood or wood clad windows consistent with the original windows of the house.

THE BASIS FOR THIS DECISION WAS:

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

CHAIRPERSON

DATE 10-2-18

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

served by certified or registered mail. The appeal procedure is specified in Sec. 30-4.28G. of the Land Development Code.

**IV. Approval of Minutes:** September 4, 2018 & September 14, 2018

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 7-0

**V. Requests to Address the Board**

**VI. Old Business: NONE**

**VII. New Business:**

**1. Petition HP-18-91**

Gary Heil & Anna Heineman, owners. Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.  
**(Jason)**

Jason Simmons, Planner, gave the staff presentation. Gary Heil, owner, answered questions from the board. Richard Hill, the owner of the neighboring property to the north at 511 NE 10<sup>th</sup> Avenue had questions about the project including sewer concerns and concerns about the accessory structure being turned into an accessory dwelling unit. John Barrow, designer for the project, spoke to the matter and answered questions from the neighbor and the board.

<b>Motion By:</b> Bill Warinner	<b>Seconded By:</b> Kyra Lucas
<b>Moved To:</b> Approve with staff condition #1 that the accessory building cannot be used as an accessory dwelling unit, delete condition #2, and add the condition that the windows be wood or wood clad windows consistent with the original windows of the house.	<b>Upon Vote:</b> 7-0