



**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:	July 6, 2021
ITEM NO:	#2 under New Business
PROJECT NAME AND NUMBER:	HP-21-00061, 636 NE 7 th Street
APPLICATION TYPE:	Quasi-Judicial: Install fence
RECOMMENDATION:	Staff recommends approval with conditions as noted under "Recommendation" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

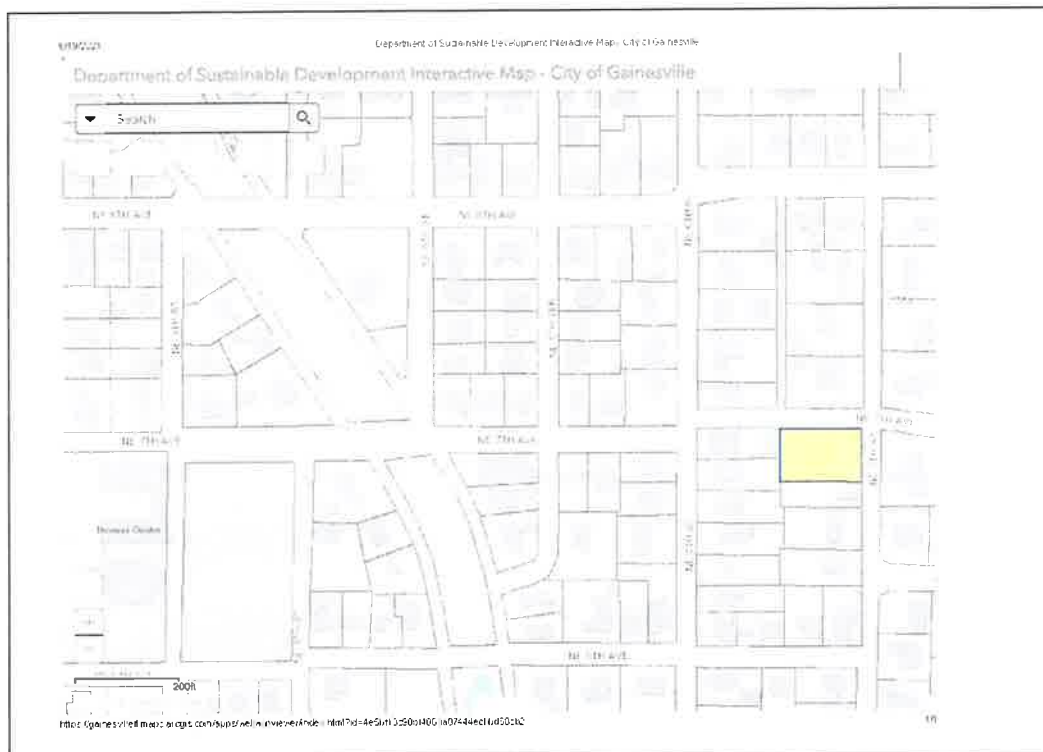


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Michael Walker & Christina Kessler
Property Owner(s): Michael Walker & Christina Kessler

SITE INFORMATION:

Address: 636 NE 7th Street
Parcel Number(s): 12408-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1911 per ACPA, c. 1913 (FMSF AL00665)

PURPOSE AND DESCRIPTION:

Michael Walker & Christina Kessler, owners. Certificate of Appropriateness for the installation of fencing made of a non-traditional material within a highly visible side and rear yard of a single-family dwelling. Located at 636 NE 7th Street. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing property sits on the corner of NE 7th Avenue and NE 7th Street, facing NE 7th Avenue with a large side yard on the corner. The house was built in 1911 according to the Alachua County property appraiser and c. 1913 according to the Florida Master Site File. The house is a one-story wood Queen Anne cottage with simple detailing, brick piers, wood drop siding, and a cross-gabled roof with metal roofing. The house has approximately 1,932 square feet of total floor area and 1,811 square feet of heated area on a 0.36 acre lot. It is a contributing structure to the Northeast Residential Historic District.

PROPOSED

The applicant is proposing to replace the chain link fence on the east and north sides with a 4 foot high fence, horizontally oriented with composite wood planks. The fencing proposed on the north side of the property will be shifted approximately 11 feet north from where the existing chain link

fence is located towards NE 7th Avenue to allow the enclosure of the back door within the fenced back yard. The back door is the white door on the north elevation that faces west. The fence line will extend 5 feet into the front yard and beyond the front wall of the house. The applicants indicate that there will not be more than 50 feet of visible fence line from the street. The proposed fence will be a Trex Horizon Horizontal fence, a composite wood fence with the color being Saddle. (See Exhibit 5).

REVIEW

The applicants indicate that the east side of the property facing NE 7th Street is considered the front of the property and the front yard. The location of the proposed 4 foot tall fence on this side of the property is largely in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it will be no greater than 4 feet tall and it is setback a distance from 63 feet to 66.5 feet from NE 7th Street. This distance helps to mitigate the fact that the proposed fence is mostly closed (i.e. 50% or more opaque) but the fence does not extend beyond the front wall of the house on this side and this is considered the front yard of the property.

The location of the proposed 4 foot tall fence in the side yard of the property (the north side) is generally in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it will be no greater than 48 inches tall including the portion that would be considered the back yard, where the height of the fence would be no greater than 6 feet in height. The fence would be setback approximately 18 feet, 4 inches from the north property line, after the fence location is shifted approximately 11 feet north from where the existing chain link fence is located. This shift towards NE 7th Avenue is to allow for the enclosure of the back door within the fenced back yard. In the past the HPB has heard discussion about fencing on corner lots in the neighborhood. The proposed side and rear yard fence on the north side of the property will be 4 feet in height and setback a significant distance from the side property line and the right-of-way, minimizing the impact on pedestrians in the area.

However, the applicants are proposing a material for the fencing that is not listed in the guidelines, the proposed Trex material. Trex fencing is a composite fence made from a proprietary blend of 95% recycled wood fiber and plastic. It is marketed as a fence that has the natural beauty and strength of a wood fence and the low maintenance virtues of a vinyl or PVC fence. Wood fences need to be painted or stained regularly to protect them from the elements, but Trex fencing does not. Wood is also vulnerable to rot and insect infestation, while Trex is not. Trex is thicker than vinyl and tests have shown it can resist sustained, hurricane-force winds of 100 mph and gusts up to 116 mph. Trex is more costly than chain link or wood, but like vinyl, is a one-time investment. Its matte finish gives it a wood-like appearance and does not have the reflective shine that vinyl's plastic coating creates. Trex fencing can be painted but may void the warranty. The board should deliberate on the Trex material for the proposed fencing to determine if it is appropriate for the historic district, as well as the horizontal orientation of the fence planks.

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 but with the board to deliberate on the Trex material for the proposed fencing to determine if it is appropriate for the historic district, as well as deliberate on the horizontal orientation of the fence planks.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines:</i>
Fences and Garden Walls |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL00665 |
| <u>Exhibit 4</u> | Fence Illustration, Survey, Site Plan & Pictures |
| <u>Exhibit 5</u> | Product Information |

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:

Fences and Garden Walls

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.*
- 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.*

Fences, walls and hedges can define the private landscape of personal property and make the spatial order of the district visible. Fences and walls designed in this manner combine personal expression with civic order.

The term “fence” generally applies to a lightweight construction of wood or metal whereas “wall” applies to a more substantial barrier constructed of stone or masonry. Hedges are lines of enclosure constructed of natural material such as shrubs or flowers. Trees may also be used to define space in the landscape.

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Grid wire fencing supported by metal, wood or masonry piers is acceptable if used as a support for plant materials.

Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Applicants who live on corner lots must design fences to comply with the City's intersection visibility requirements. The State of Florida's Department of Transportation and the City of Gainesville have adopted The American Association of State Highway and Transportation

Officials (AASHTO) guidelines for determining visibility at intersections. If you have any questions concerning the requirements, call the City of Gainesville's Public Works.

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

1. Use of stockade style fencing.
2. Use of chain link fencing.
3. Use of vinyl fencing.

Staff Approval Guidelines

Fences and walls extending in to the front yard beyond the front wall of the house or with a highly-visible side or rear yard must meet the following conditions:

Constructed of wrought iron, masonry, wood or stucco;

No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);

No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);

Where the lot is higher than the sidewalk or street, the fence height should be reduced, where practical, by the difference between the height of the lot and the sidewalk;

Align with adjacent fences, if appropriate, in terms of height (where permissible) and materials;

Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.

Comply with the AASHTO Standards.

New construction should include fence-lines/walls when adjacent to historic properties with fence-lines and walls.

Fences in backyards shall be no more than six feet in height and constructed of wood or masonry; and

Picket designs should draw inspiration from architectural elements of the historic structure.

Board Approval Guidelines

None required if all conditions are met.

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

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

USE THIS FORM TO

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

FEES

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

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

BASIS FOR REVIEW

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

PROJECT TYPE:

- ☐ New Construction
 ☐ Addition
 ☐ Alteration
 ☐ Demolition
 ☒ Fence
☐ Relocation
 ☒ Repair
 ☐ Re-roof
 ☐ Sign
 ☐ Request to lift demolition delay
☐ Other:
 ☐ Amendment to COA (HP ____ - ____)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

☐ Staff Approval

☒ Board Approval: ☐ Conceptual or ☐ Final

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

Historic District: ☒ Northeast (Duckpond) ☐ Southeast ☐ Pleasant Street
☐ University Heights (North) ☐ University Heights (South) ☐ Not in an HD

Site Address 636 NE 7TH STREET, GAINESVILLE, FL 32601

Parcel ID #(s) 12408-000-000

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

Michael Walker, Christina Kessler

Company (if applicable)

Applicant Name

Michael Walker, Christina Kessler

Company (if applicable)

Street Address

636 NE 7th Street

City State Zip

Gainesville, FL 32601

Telephone Number

559 212 9908

E-Mail Address

ckessler1012@gmail.com

Street Address

636 NE 7th Street

City State Zip

Gainesville, FL 32601

Telephone Number

559 212 9908

E-Mail Address

ckessler1012@gmail.com

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).

Replacement of chainlink fencing around back yard with 4 ft high, horizontally oriented composite wood planks.

Fencing on North side of the property will be moved towards the street about 5 feet to allow enclosure of the back door within the fenced back yard (see attached pictures).

The fence line will not extend into the front yard or beyond the front wall of the house. There will be no more than 50ft of visible fence line from the street. The design, color, scale and material are compatible with the context and overall appearance of the property.

Please refer to attached pictures and additional materials provided for review.

List proposed materials:

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

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



DID YOU REMEMBER...

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



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

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

The Code of Ordinances is available for review at

www.municode.com



APPEALS

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

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

DEMOLITIONS (If Applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object.

n/a

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.

n/a

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

n/a

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.

n/a

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:

n/a

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

(select only those that apply)	Required	Existing	Proposed
<input type="checkbox"/> Front, Side, Or Rear Building Setback Line			
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ration			
<input type="checkbox"/> Maximum Lot Coverage			

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.

Christina Kessler

Digitally signed by Christina Kessler
Date: 2021.06.03 11:43:36 -04'00'

06/03/2021

Applicant (Signature)

Date

Christina Kessler

Applicant (Print)



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

cogplanning@cityofgainesville.org

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

352 393-5022

TO BE COMPLETED BY CITY STAFF		Date Received 6/4/21	Received By: Jason Simmons
HP 21-00061		<input type="checkbox"/> Staff Approval — No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <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)	
Zoning: RSF-3			
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

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

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

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

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ALACHUA

ss }
}

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

this _____ day of _____, 20____,

by _____.

Notary Public

Printed Name

My Commission Expires

☐ Personally Known
OR

☐ Produced Identification ID Produced: _____

Recording	\$ 18.50
Doc Stamps	\$ 2,986.20
Intangible Tax	\$
Total	\$ 3,004.70

Consideration: \$426,531.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard, Bldg B.

Gainesville, FL 32605

352-376-8201

File Number: 21-0131.7 KGq

(Space Above This Line For Recording Data)

THIS IS A CERTIFIED TRUE AND
CORRECT COPY OF THE ORIGINAL

Warranty Deed

This Warranty Deed made on 14th day of May, 2021 between Karen Angelina Martinez, joined by her husband, Richard Pusateri, whose post office address is 405 Northeast 7th Street, Gainesville, FL 32601, grantor, and Michael Troy Walker and Christina Kessler, husband and wife whose post office address is 636 Northeast 7th Street, Gainesville, FL 32601, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Lots Fifteen (15) and Sixteen (16), Block "A", W.R. THOMAS ADDITION TO GAINESVILLE FLA, according to the map or plat thereof as recorded in Plat Book A, Page 62, of the Public Records of Alachua County, Florida.

Together with that part of the Alley in Block "A", W.R. THOMAS ADDITION TO GAINESVILLE FLA in Section 4, Township 10 South, Range 20 East, described as follows: Begin at the Northwest corner of Lot Sixteen (16), Block "A", thence run West 7.75 feet to a point; thence run South 100 feet to a point; thence East 7.75 feet to the Southwest corner of Lot Fifteen (15); thence run North to the Northwest corner of Lot Sixteen (16) and the Point of Beginning.

Parcel Identification Number: 12408-000-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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, 2020**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Shawn Grace Thomas

[Signature]
Witness Name: DAVID E. MENET

[Signature]
Karen Angelina Martinez

[Signature]
Richard Pusateri

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this
14 day of MAY, 2021, by Karen Angelina Martinez and Richard Pusateri.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL DL

(Notary Seal)





STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS HSP 3AAA 1-77

12407

FLORIDA MASTER SITE FILE

Site Inventory Form

8AL00 685

EXHIBIT

3

FDAHR

Site No.

Site Name 636 N.E. 7th St. 830== Survey Date 820==Instruction for locating (or address) 636 N.E. 7th St.Gainesville, FL 32601 813==Location: / / 868==

subdivision name

block no.

lot no.

County: Alachua 808==Owner of Site: Name: Twedell, Helen ;Address: 636 N.E. 7th St.Gainesville, FL 32601 902==

Occupant, Tenant, or Manager:

Name: 904==Type of Ownership private 848== Recording Date 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Sepcialist) ;Address: FDAHRM

818==

Condition of Site:

Check one

- ☒ Excellent 863-
☐ Good 863-
☐ Fair 863-
☐ Deteriorated 863-

Integrity of Site:

Check one or more

- ☒ Altered 858-
☐ Unaltered 858-
☐ Original Site 858-
☐ Restored () Date () 858-
☐ Moved () Date () 858-

Original Use private residence 838==Present Use private residence 850==Dates: Beginning +1913c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

- ☐ Zoning () () 878-
☐ Development () () 878-
☐ Deterioration () () 878-
☐ Borrowing () () 878-
☐ Other (See Remarks below) 878-

- ☐ Transportation () () 878-
☐ Fill () () 878-
☐ Dredge () () 878-

Areas of Significance: architecture 910==

Significance:

This drop siding covered frame vernacular house
represents a typical Gainesville dwelling of the 1910's. It
appears on the Sanborn Map of 1913.

911==

Photographic Record Numbers

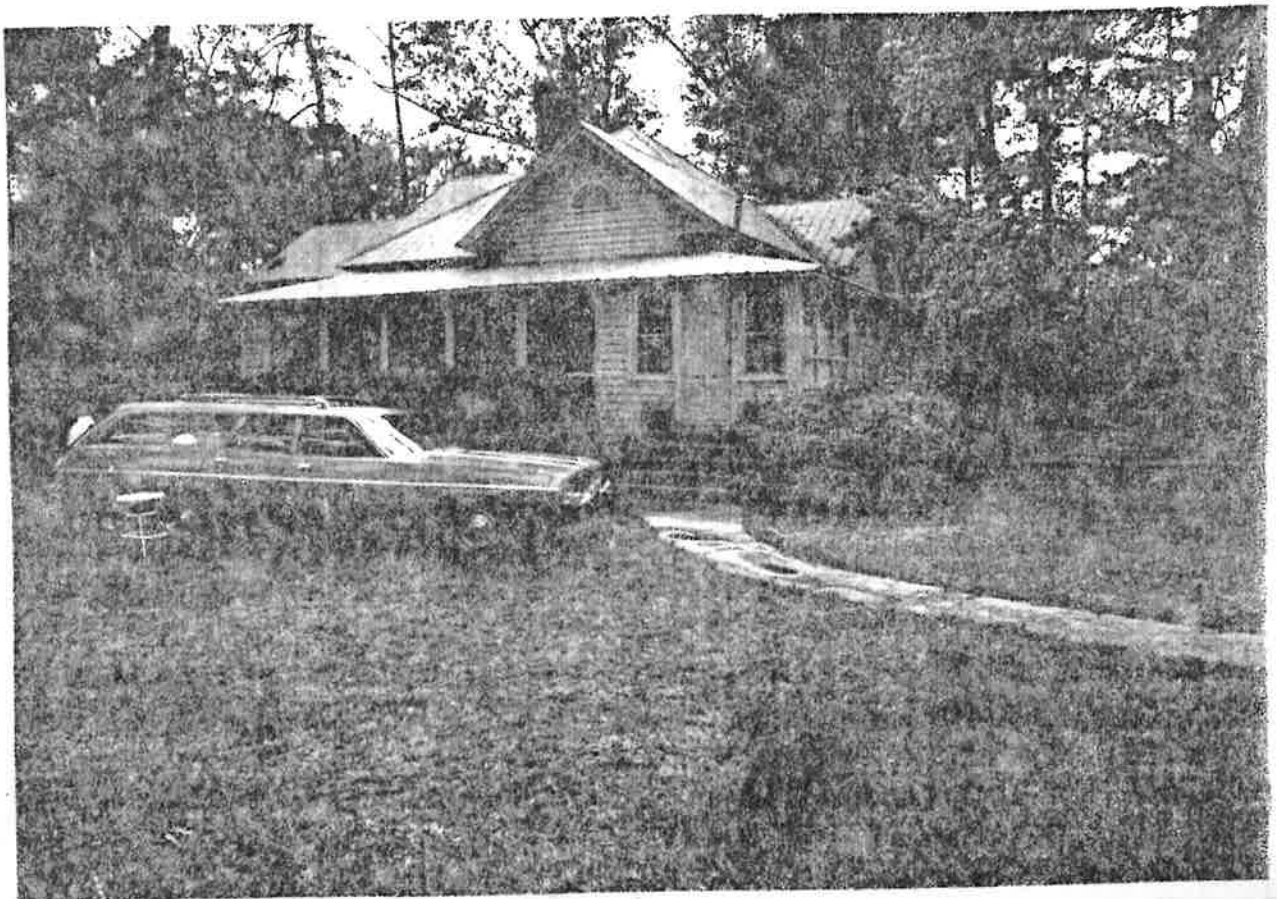
HGI 3-24

860==

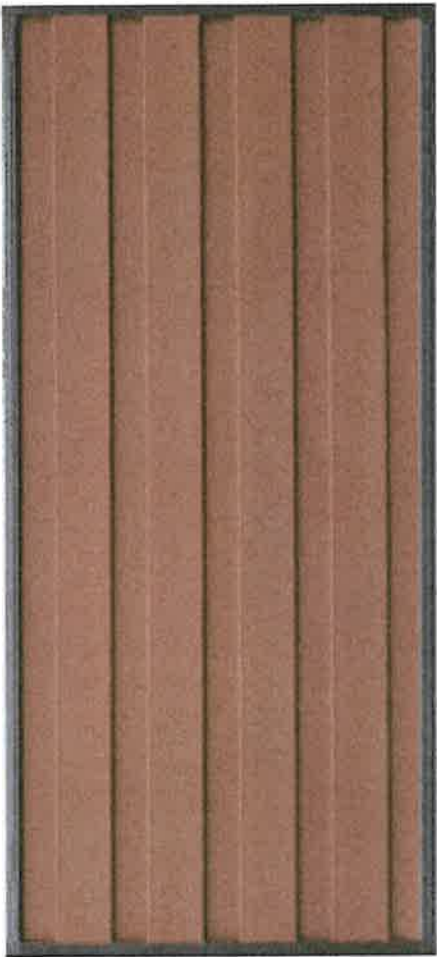
ALTERED

ARCHITECT _____ 872==
BUILDER _____ 874==
STYLE AND/OR MODE Frame Vernacular Queen Anne Cottage (low) 964==
PLAN TYPE rectangular, irregular 966==
EXTERIOR FABRIC(S) drop siding 854==
STRUCTURAL SYSTEM(S) wood frame 856==
FOUNDATION: brick piers 942==
ROOF TYPE: hip 942==
SECONDARY ROOF STRUCTURE(S): cross gables 942==
CHIMNEY LOCATION: front slope 942==
WINDOW TYPE: sheet glass 942==
CHIMNEY: brick 882==
ROOF SURFACING: metal, 5-V crimp 882==
INTERIOR WALLS: _____ 882==
ORNAMENT INTERIOR: _____ 882==
ORNAMENT EXTERIOR: boxed cornice & returns: filled porch 882==
NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
OTHER (SPECIFY) _____ 954==
Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
Latitude and Longitude: _____

LOCA

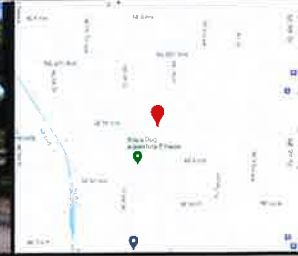








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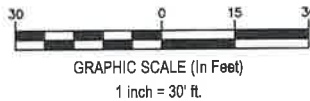
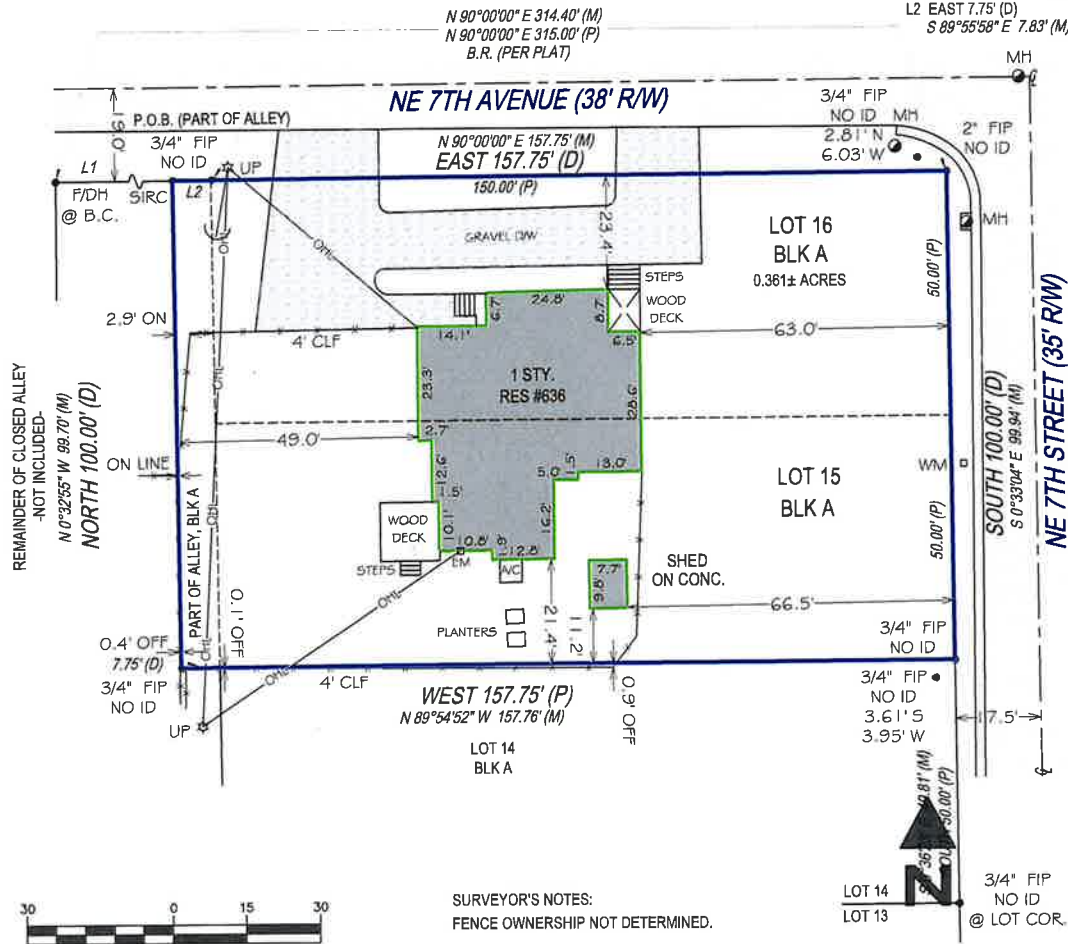


PROPERTY ADDRESS: 636 NE 7TH STREET, GAINESVILLE, FLORIDA 32601

SURVEY NUMBER: 2102.4092

2102.4092
BOUNDARY SURVEY
ALACHUA COUNTY

LINE TABLE:
L1 EAST 157.75' (P)
N 90°00'00" E 156.65' (M)
L2 EAST 7.75' (D)
S 89°55'58" E 7.83' (M)



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
(24) 8391
o: 866.735.1916 | f: 866.744.2882
11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913



**AFFILIATE
MEMBERS**

DATE OF SURVEY: 03/09/21
FIELD WORK DATE: 3/8/2021
REVISION DATE(S): (REV: 3/9/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 636 NE 7TH STREET, GAINESVILLE, FLORIDA 32601

SURVEY NUMBER: 2102.4092

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE 7TH AVENUE, LOCATED WITHIN W.R. THOMAS ADDITION TO CITY GAINESVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOTS FIFTEEN (15) AND SIXTEEN (16), BLOCK "A", W. R. THOMAS ADDITION TO CITY GAINESVILLE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 62, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. TOGETHER WITH THAT PART OF THE ALLEY IN BLOCK "A", THOMAS ADDITION IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT SIXTEEN (16), BLOCK "A", THENCE RUN WEST 7.75 FEET TO A POINT; THENCE RUN SOUTH 100 FEET TO A POINT; THENCE EAST 7.75 FEET TO THE SOUTHWEST CORNER OF LOT FIFTEEN (15); THENCE RUN NORTH TO THE NORTHWEST CORNER OF LOT SIXTEEN (16) AND THE POINT OF BEGINNING.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES Boundary Line Center Line Chain Link or Wire Fence Easement Edge of Water Iron Fence Overhead Lines Structure Survey Tie Line Vinyl Fence Wall or Party Wall Wood Fence SURFACE TYPES Asphalt Brick or Tile Concrete Covered Area Water Wood SYMBOLS Benchmark Center Line Central Angle or Delta Common Ownership Control Point Catch Basin	Elevation Fire Hydrant Find or Set Monument Guywire or Anchor Manhole Tree Utility or Light Pole Well ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch	C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap	FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground	ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point	S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve
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CERTIFIED TO:

CERTIFICATIONS REQUESTED

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF GAINESVILLE, COMMUNITY NUMBER 125107, PANEL NUMBER 0312 DATED 06/16/06.

DATE OF SURVEY: 03/09/21

BUYER: CERTIFICATIONS REQUESTED

LENDER:

TITLE COMPANY:

TITLE COMMITMENT:

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



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Land Surveyors, LLC
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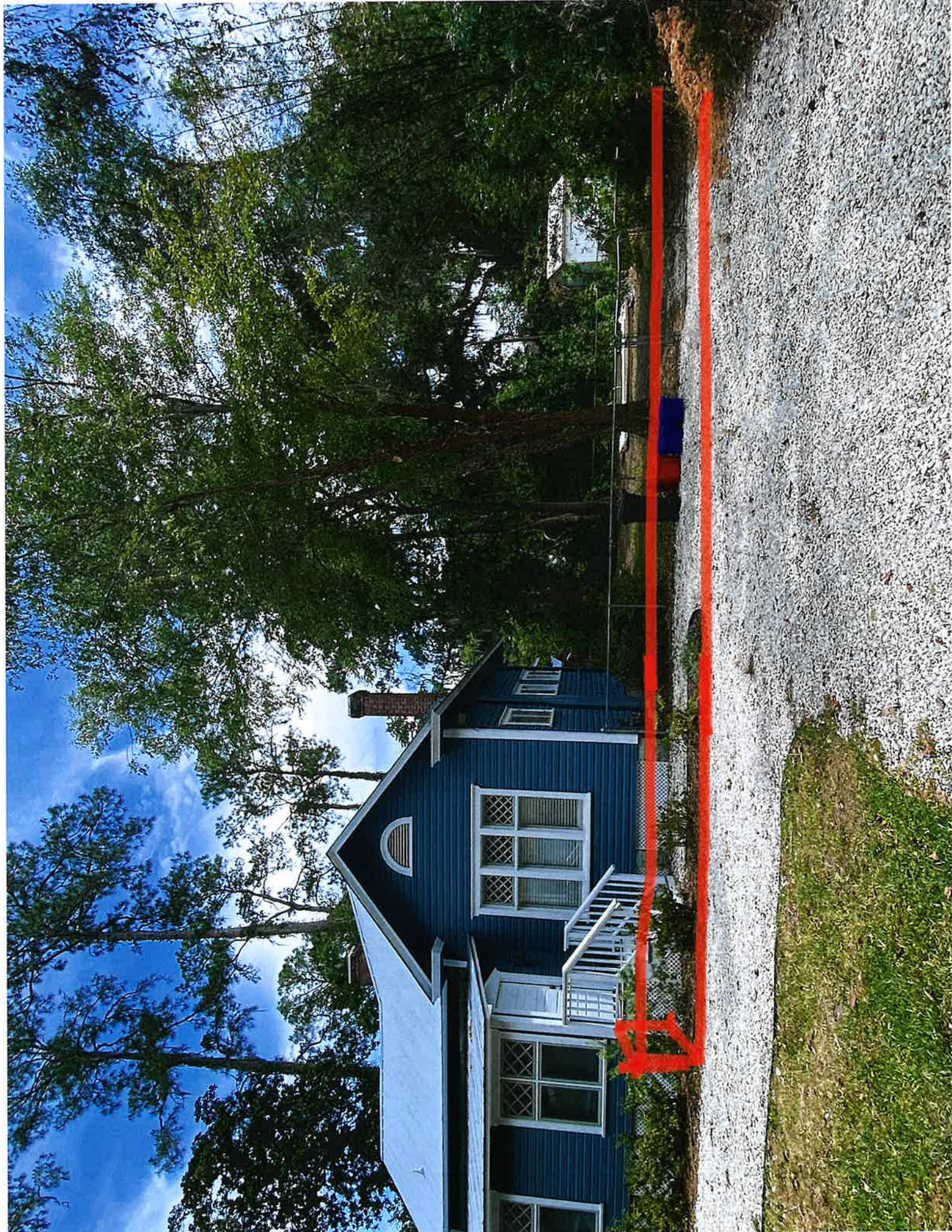












EXHIBIT
5
tabbles

TREX FENCING COLORS



COLOR YOUR WORLD

Personal aesthetics are an important element in deciding the color of your Trex fence. Consider carefully which color best matches your sensibilities. Here are some examples and ideas for color selection.

SADDLE

Saddle fencing fades from a dark tan to light tan. It is popular on properties that emphasize earth tones or is used to resemble a natural stain of a wood fence.

WINCHESTER GREY

Winchester Grey fencing will be a noticeably different color when new (typically a brownish/green color) and will weather to its intended color of light grey. Because it has a brownish color when new, it can be mistaken as Woodland Brown at first glance. Winchester Grey is a popular color when combined with a white accent. It can compliment natural colors in brick or masonry, and can be attractive when used in modern urban design.

WOODLAND BROWN

Woodland Brown is the darkest Trex fencing color. It is a dark brown. Woodland Brown fades the least from its new color. It is often popular as a contrast to lighter colors on the property.

Color Weathering. The time and degree of the weathering process depends on exposure to UV light. Fencing that has less exposure to sunlight may take longer to fade. Due to the nature and process of producing composite materials it should be expected that color variation between Trex Composite Fencing components may occur and in some cases may be significant. Trex Fencing is produced from a variety of recycled plastic and wood fibers that may absorb pigments differently. Color variation does not affect the integrity of the product. Variation may be more pronounced with Saddle and Winchester Grey. The colorization process during manufacturing deliberately over-pigments the product to ensure the final weathered color is achieved when it has faded. All three colors of Trex Fencing will lighten over time and some of the color variation may become less noticeable. However, weathering will not eliminate all variation. To minimize the appearance of the variation, extra care should be taken to install similarly pigmented pickets within a given lot code close together, where possible.



Interlocking Picket



Bottom Rail & Cover

Trex®

OUTDOOR LIVING. DEFINED.

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Trex® Fencing

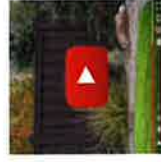


**REFINED BEAUTY.
DURABILITY.
PRIVACY.**

Trex Seclusions®
COMPOSITE FENCING SYSTEM

BEAUTY AND PRIVACY FROM EVERY ANGLE

Make your backyard a true masterpiece. Frame it with Trex Seclusions®. This composite fencing system offers the perfect backdrop to compliment any backyard paradise. With lasting beauty and low maintenance, it's the perfect fencing solution.



Learn more at
trexfencing.com/videos



Whether the goal is privacy, safety, or a stunning garden backdrop, a Trex fence makes for grateful neighbors indeed. It is used throughout the country for more than just residential properties. Quality and scalability make Trex fencing a superb choice for commercial and governmental projects as well.



High performance

- >> Never needs painting or staining
- >> Resists insect damage and won't warp, rot, or splinter
- >> Installs quickly and easily with an interlocking picket system
- >> Withstands winds up to 130 mph
- >> Customizable for height (up to 12ft), style, and slope

Perennial beauty

- >> Three rich, natural colors that compliment any landscape
- >> Board-on-board look; same on both sides

Trex through and through

- >> Contains 95% recycled materials
- >> Backed by the Trex 25-year Residential and 10-year Commercial Limited Warranties

NATURAL MATTE COLOR FINISHES

SADDLE	COLOR WHEN NEW	COLOR AFTER WEATHERING	WINCHESTER GREY	COLOR WHEN NEW	COLOR AFTER WEATHERING					
			POST CAP STYLES	CROWN						
				FLAT						
				PYRAMID						
WOODLAND BROWN			COLOR WHEN NEW							
			COLOR AFTER WEATHERING							



A NEW DAWN FOR SMART DESIGN Simple and eye-catching, Trex Horizons is also low-maintenance. It's one more way Trex is taking a modern approach to backyard living

