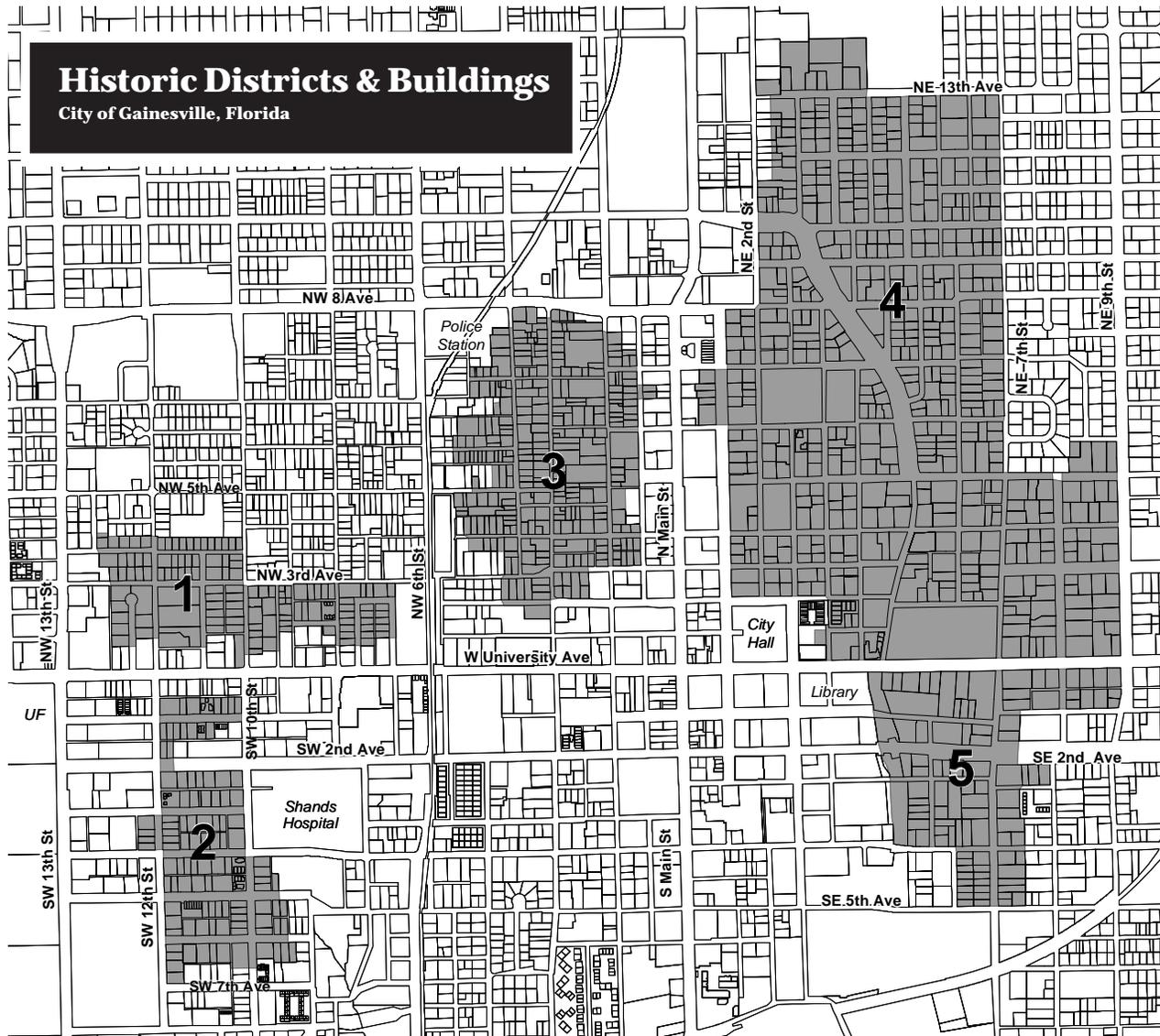


Historic Districts & Buildings

City of Gainesville, Florida



A citizen's guide to Living in a Historic District

This brochure is for people who

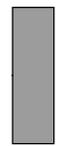
- live in a historic district, or
- own buildings in a historic district, or
- own buildings listed on the local or national historic registers.

It includes the general guidelines that must be followed if you are planning exterior alterations, additions or new construction.

If you have any questions, please contact the City's Department of Planning and Development Services at **(352)334-5023** or email **COGPlanning@cityofgainesville.org**.

At **planning.cityofgainesville.org** you can view historic district maps, download the COA application, and view the full text of the *Historic Preservation Rehabilitation & Design Guidelines*.

Historic Districts



1. University Heights Historic District-North
2. University Heights Historic District-South
3. Pleasant Street Historic District
4. NE Residential Historic District
5. SE Residential Historic District

Historic Registers

National Register of Historic Places

Bailey House	1121 NW 6th St
Baird Warehouse	619 S Main St
Boulware Springs	3400 SE 15th Pl
Cox Furniture Store	19 SE 1st Ave
Cox Furniture Warehouse	602 S Main St
Epworth Hall	419 NE 1st St
Hippodrome State Theatre	25 SE 2nd Pl
Masonic Temple	215 N Main
Matheson House	528 SE 1st Ave
McKenzie House	617 East Univ. Ave
Old Gainesville Depot	203 Depot Ave
Seagle Building	408 W Univ. Ave
Star Garage	119 SE 1st Ave
Thomas Center	306 NE 6th Ave
A. Quinn Jones House	1013 NW 7th Ave

Local Register of Historic Places

Hippodrome State Theatre	25 SE 2nd Pl
McKenzie House	617 E University Ave
Matheson House	528 SE 1st Ave
Bailey House	1121 NW 6th St
Thomas Center	306 NE 6th Av
Bethel Gas Station	104 SE 1st Ave
810 SW 10th St	8 SW 10th St
Seagle Building	408 W. University Ave
Baldwin House	11 SE 2nd Ave

University of Florida/Campus District

Anderson Hall	Floyd Hall	Old WRUFT Station
Bryan Hall	Library East	Peabody Hall
Buckman Hall	PK Yonge	Thomas Hall
Flint Hall	Rolfs Hall	Women's Gym



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the historic districts

How do I know if the historic district guidelines apply to my property?

The guidelines apply if you have a “contributing structure” or “noncontributing structure” in any of Gainesville’s five historic districts, or if your building is listed independently on the local or national register of historic buildings. A “structure” means any home, building, apartment, garage or accessory building located in a historic district.

The map in this brochure shows the boundaries of the districts and also lists the historic registers. Maps showing the location of contributing and noncontributing structures are available on-line at planning.cityofgainesville.org or call (352)334-5023 and our staff can look it up.

What are the guidelines if I own a contributing building or home?

If you own a contributing building or home in one of the districts or are listed on the local or national register, it means your structure is officially considered historic. You will need to follow basic historic preservation guidelines to protect it. To ensure this, you must get a **Certificate of Appropriateness (COA)** from the City of Gainesville **before** beginning any of the following.

- any **exterior alterations or repairs**
- any **new construction** on your lot
- **demolition or relocation**

What kind of exterior alterations and repairs need a COA?

If you own a contributing building or home and are planning any kind of exterior alterations or exterior repairs, you’ll need to call the city’s preservation planner at (352) 334-5022. While many minor repairs do not need a COA, they often lead to work that does.

the COA

In general, the types of exterior alterations and repairs that need a COA include:

- Abrasive cleaning
- Awnings or canopies
- Exterior doors/frames
- Exterior walls/stairs
- Window frames
- Fencing
- Fire escapes
- Handicapped ramps
- Porch fixtures
- Roofs and siding
- Security grills
- Screen windows/doors
- Skylights
- Painting ext. masonry

What are the guidelines if I own a noncontributing building or home?

If you own a noncontributing building or home in one of the districts, it means your structure is not historic but is still part of the character of the historic neighborhood. You must get a **Certificate of Appropriateness (COA)** from the City of Gainesville **before** beginning any of the following.

- any **additions/enclosures**
- **new construction** on any lot
- new **parking lots or fences**
- **demolition or relocation**

Is it hard to complete a COA application?

No. The COA is a simple one page form and does not require anything more than photographs and hand sketches. To date, the board has approved 97% of all COAs.

What are the COA fees and procedures?

Many COAs can be approved with only city planning staff review and there is no fee. COA applications for more extensive renovations go to the Historic Preservation Board. Fees are \$100 for single family and \$500 for non-single family structures. Before submitting your COA, you are **required** to have a pre-application conference with the city’s historic preservation planner.

the board

What is the Historic Preservation Board?

The Historic Preservation Board is an appointed nine member board. They review COAs on the first Tuesday of every month. If you want your application reviewed in an upcoming month, you must have your **complete** application in by the deadline date (usually about 3 weeks before the meeting). Incomplete applications submitted on the deadline date will not be reviewed.

Why is it important to get a COA before I start working on my house?

If you begin work without a COA, the city will issue a Stop Work Order and there is a \$370.75 fee in addition to the COA fee. You may not continue work on your structure until you pay the fee and get a COA. If you make alterations that do not meet the historic guidelines, you will have to remove them.

What if I want to make changes to the inside of my house?

Unless they affect exterior windows or doors, you **do not** need a COA for interior changes.

Can I paint my home any color I choose?

Yes. The board does not review color. You don’t need a COA to paint the exterior of your home unless it is unpainted masonry. Heritage colors are available at most paint stores.

What about building permits?

You will need a building permit if you make structural changes to either **the interior or exterior** of your home. This is a safety code. It applies to everyone in the city, regardless of whether or not the building is in a historic district.