

**MICHELLE HAZEN**

**Issue:** Vertical accessibility to second floor offices.

**Analysis:** The applicant obtained a waiver from providing vertical accessibility to the second floor offices of a renovated historic building in 2008. As a condition of the waiver, the final order stipulated that there be no more than five persons employed on the second floor and not be open to the public. Since that time, the applicant has been unable to locate a tenant willing to comply with those conditions, resulting in an unusable building. According to the applicant, the renovation work cost \$113,303 and to provide an elevator would cost an additional \$47,944, which exceeds twenty percent of the cost of the alteration.

**Project Progress:**

The project is completed.

**Items to be Waived:**

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

**Waiver Criteria:** There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

**1. Name and address of project for which the waiver is requested.**

Name: Michelle Hazen

Address: 224 NW 2nd Avenue  
Gainesville, FL 32601

**2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:**

Applicant's Name: Michelle Hazen

Applicant's Address: 430 NE 9th Avenue, Gainesville, FL 32601

Applicant's Telephone: (352) 219-2033 FAX: (352) 372-0847

Applicant's E-mail Address: thehazens@hotmail.com

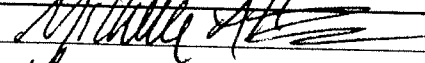
Relationship to Owner: OWNER

Owner's Name: SEE ABOVE

Owner's Address: -

Owner's Telephone: - FAX -

Owner's E-mail Address: -

Signature of Owner: 

Contact Person: Michelle Hazen

Contact Person's Telephone: (352) 219-2033 E-mail Address: thehazens@hotmail.com

This application is available in alternate formats upon request.  
Form No. 2001-01

3. Please check one of the following:

- New construction.  
 Addition to a building or facility.  
 Alteration to an existing building or facility.  
 Historical preservation (addition).  
 Historical preservation (alteration).

4. **Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

2800 square feet - two floors - office

5. **Project Construction Cost (Provide cost for new construction, the addition or the alteration):**

\$ 113,303.<sup>36</sup>

6. **Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design  Under Construction\*

In Plan Review  Completed\*

\* Briefly explain why the request has now been referred to the Commission.

Met with the Accessibility Advisory Council on May 5, 2008.

DCA08-HC-139 currently in effect. This second request is to strike the limitation in section 7 stating that the second floor house no more than five persons and not be open to the public. In section 7 of the waiver, it states that a new waiver be requested if a future tenant is unable to comply with the condition set forth in (1) above.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

**Issue**

1: Vertical accessibility to the second floor, as required by Section 553.509, Florida Statute.

**Issue**

2: \_\_\_\_\_

**Issue**

3: \_\_\_\_\_

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

See attached letters from the Historical Board, realtors & tenants.

This is a registered historical property listed with the National Park Service.

Substantial financial costs will be incurred by the owner if the waiver is denied.

Estimated cost of elevator installation is \$47,944. This far exceeds the 20 percent and is closer to 40% Substantial financial loss due to inability to lease building.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

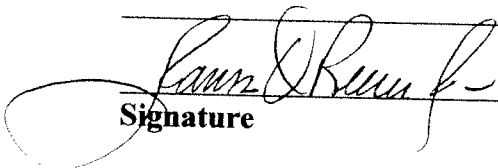
Please see attached bids from elevator companies & contractor for costs. Photographs are also included.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

- a. Attached - two elevator bids, three contractor bids
- b.
- c.

10. Licensed Design Professional: Where a licensed design professional has designed the project, his or her comments MUST be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

SEE ATTACHED LETTER



Signature

JAMES D. REEVES JR.

Printed Name

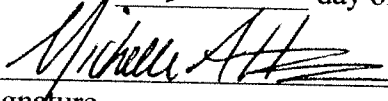
Phone number 352-371-3205

(SEAL)

**CERTIFICATION OF APPLICANT:**

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 2<sup>nd</sup> day of September, 20 09

  
Signature

Michelle A. Hazen  
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

STATE OF FLORIDA  
BUILDING COMMISSION

In the Matter of BRUCE AND  
MICHELLE HAZEN  
Petitioner

)  
)  
)  
)  
)

No.: DCA08-HC-139

FINAL ORDER

The Application for Waiver by Petitioner, BRUCE AND MICHELLE HAZEN, came before the State of Florida Building Commission (the "Commission") in accordance with Section 553.512(1), Florida Statutes and Florida Administrative Code Chapter 9B-7,<sup>1</sup> at the meeting of the Commission on May 6, 2008, upon a recommendation by the Accessibility Advisory Council (the "Council"). At that meeting, the Commission made the following findings of fact:

1. The Owner is Bruce and Michelle Hazen, 430 NE 9<sup>th</sup> Avenue, Gainesville, FL 32601 (the "Owner").
2. The Applicant is Bill Warinner, AIA, The Aachen Designers, 306 NE 5<sup>th</sup> Avenue, Gainesville, FL 32601-5403 (the "Applicant"). The Applicant was represented by Michelle Hazen at the May 5, 2008 meeting of the Council.
3. The Applicant is requesting a waiver from providing vertical accessibility to the 1,110 square foot second floor of a residential structure that is being converted to an office. Renovation work includes constructing a ramp to the porch area, increasing the size of entry doors and reconfiguring some interior spaces.. The project is located at 224 NW 2<sup>nd</sup> Avenue, Gainesville, FL 32601.

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<sup>1</sup> Unless otherwise indicated, all citations to Florida statutes refer to the 2007 codification of *Florida Statutes*, and all citations to Florida administrative rules refer to the latest version of the final adopted rule presented in *Florida Administrative Code*.

4. The vertical accessibility requirements which the Applicant seeks to waive are set forth in Section 553.509, Florida Statutes, which states that the Owner shall provide vertical accessibility to all levels above and below the occupiable grade level.

5. Section 553.509(1)(c), Florida Statutes excepts “[o]ccupiable spaces and rooms that are not open to the public and that house no more than five persons, . . . .” from the accessibility otherwise required by Section 553.509, Florida Statutes.

6. The Applicant does not intend the second floor to house more than five persons or to be open to the public, but a future tenant has not yet been decided upon.

7. Based upon the Council’s consideration of the foregoing information, the Applicant’s representations regarding project design and construction, and all applicable legal requirements, the Council members present unanimously recommended approval of a waiver for vertical accessibility based on Section 553.512(1), Florida Statutes, with the following conditions: (1) that the second floor of the structure house no more than five persons and not be open to the public, (2) that a new waiver be requested if a future tenant is unable to comply with the condition set forth in (1) above, and (3) that plans be submitted to Commission staff to verify the condition set forth in (1) above and to ensure that the second floor restroom will be made accessible.

Having considered the foregoing findings of fact, together with the recommendations of the Council, the Commission hereby agrees with those recommendations and concludes that the Applicant’s request for a waiver should be, and hereby is, GRANTED, subject to the conditions set forth in paragraph 7 above.

This Final Order is intended for the enforcement of the Florida Americans With Disabilities Accessibility Implementation Act, as amended, Section 553.501 et seq., Florida Statutes., and other than as modified by this Final Order, any construction or post-construction activities which deviate

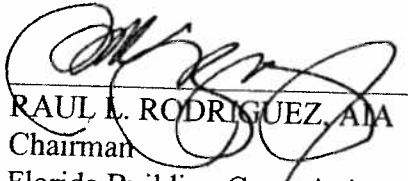


from the requirements of that Act will be deemed to be a violation of this Final Order.

Responsibility for the enforcement of this Final Order and for enforcement of the Americans With Disabilities Accessibility Implementation Act shall rest with the building official of the local government with permitting authority for the project. § 553.513, Fla. Stat.. Nothing in this Final Order shall be construed to relieve the Owner of any duties it may have under the Americans With Disabilities Act of 1990 (ADA), Pub. L. No. 101-336, 42 U.S.C. section 12101 et seq. (2000), or the regulations under the ADA. The waiver granted in this Final Order shall expire one (1) year from the date of the Order unless the construction has commenced within that time.

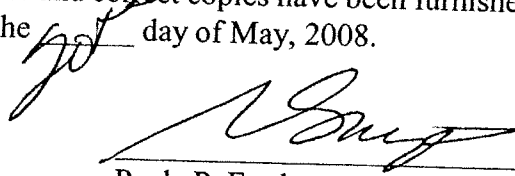
Petitioner and all other interested parties are hereby advised of their right to seek judicial review of this Order in accordance with Section 120.68(2)(a), Florida Statutes, and Fla. R. App. P. 9.110(a) and 9.030(b)(1)(C). To initiate an appeal, a Notice of Appeal must be filed with Paula P. Ford, Clerk of the Florida Building Commission, Department of Community Affairs, Sadowski Building, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 and with the appropriate District Court of Appeal not later than thirty (30) days after this Order is filed with the Clerk of the Commission. A Notice of Appeal filed with the District Court of Appeal shall be accompanied by the filing fee set forth in Section 35.22(3), Florida Statutes.

DONE AND ORDERED this 19<sup>th</sup> day of May, 2008 in Coral Gables, County of Miami-Dade, State of Florida.

  
RAUL L. RODRIGUEZ, AIA  
Chairman  
Florida Building Commission  
Department of Community Affairs  
Sadowski Building  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

**NOTICE OF FILING AND SERVICE**

I HEREBY CERTIFY that the above document has been filed with the Department's designated Agency Clerk and that true and correct copies have been furnished to the persons listed below in the manner described, on the 30<sup>th</sup> day of May, 2008.



Paula P. Ford  
Agency Clerk

By U.S. Mail:

Bruce and Michelle Hazen  
430 NE 9<sup>th</sup> Avenue  
Gainesville, FL 32601

Bill Warinner, AIA  
The Aachen Designers  
306 NE 5<sup>th</sup> Avenue  
Gainesville, FL 32601-5403

Neil Melick  
Chairman, Accessibility Advisory Council  
P.O. Box 3366  
West Palm Beach, Florida 33042-3366



**JAY REEVES & ASSOCIATES, INC.**

**ARCHITECTS AND DESIGNERS**

**725 NORTHEAST 1<sup>ST</sup> STREET**

**GAINESVILLE, FLORIDA 32601**

**WWW.JAYREVES.COM**

**PHONE 352.371.3205**

**FAX 352.505.5689**

**HAZEN OFFICE BUILDING  
PLEASANT STREET HISTORIC DISTRICT  
224 N.W. 2<sup>ND</sup> AVE, GAINESVILLE FLORIDA**

S.W. 3RD AVE

62.5

99.46'

42.86'

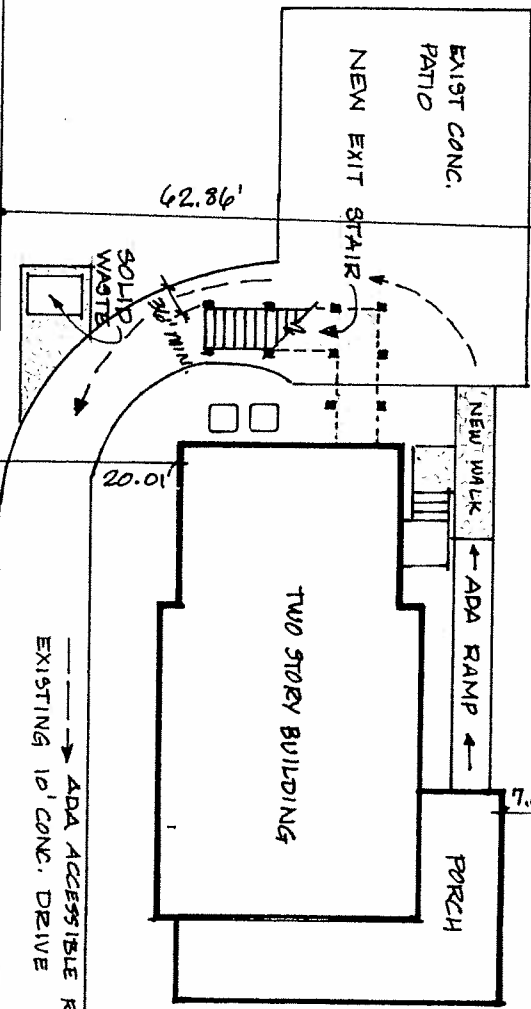
20.01'

7.04'

96.23'

62.50

S.W. 2ND AVE

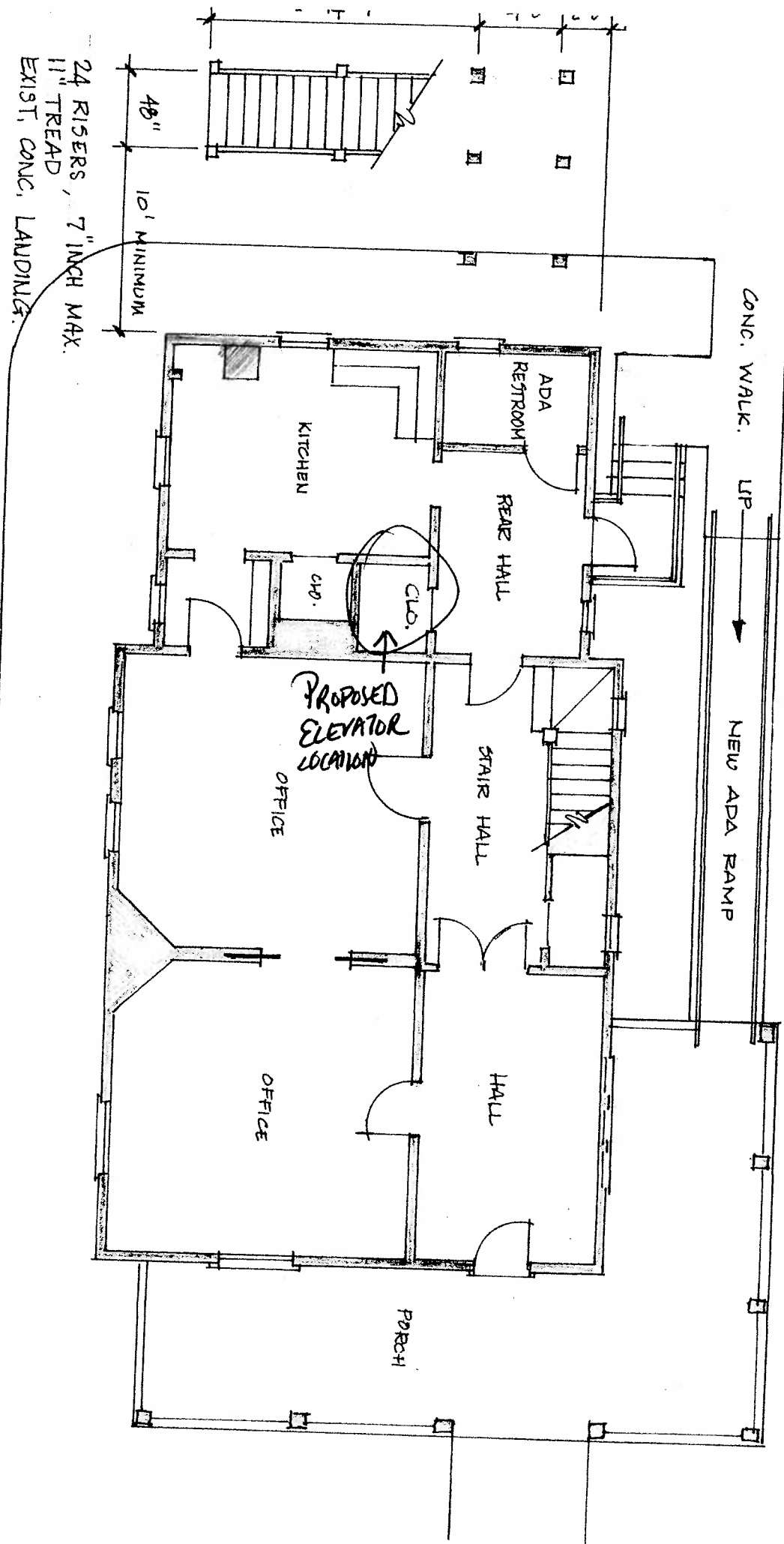


PROPOSED SITE PLAN



**JAY REEVES & ASSOCIATES, INC.**  
 ARCHITECTS AND DESIGNERS  
 725 NORTHEAST 1ST STREET  
 GAINESVILLE, FLORIDA 32601  
 WWW.JAYREEVES.COM  
 PHONE 352.371.3205  
 FAX 352.505.5689

■ THESE SUPPLEMENTAL DRAWINGS ARE FOR 2ND FLOOR EGRESS STAIR ONLY.



ACCESSIBLE ROUTE TO FRONT WALK. →

1ST FLOOR

SCALE = 1/8" = 1'-0"



**JAY REEVES & ASSOCIATES, INC.**

ARCHITECTS AND DESIGNERS

725 NORTHEAST 1<sup>ST</sup> STREET

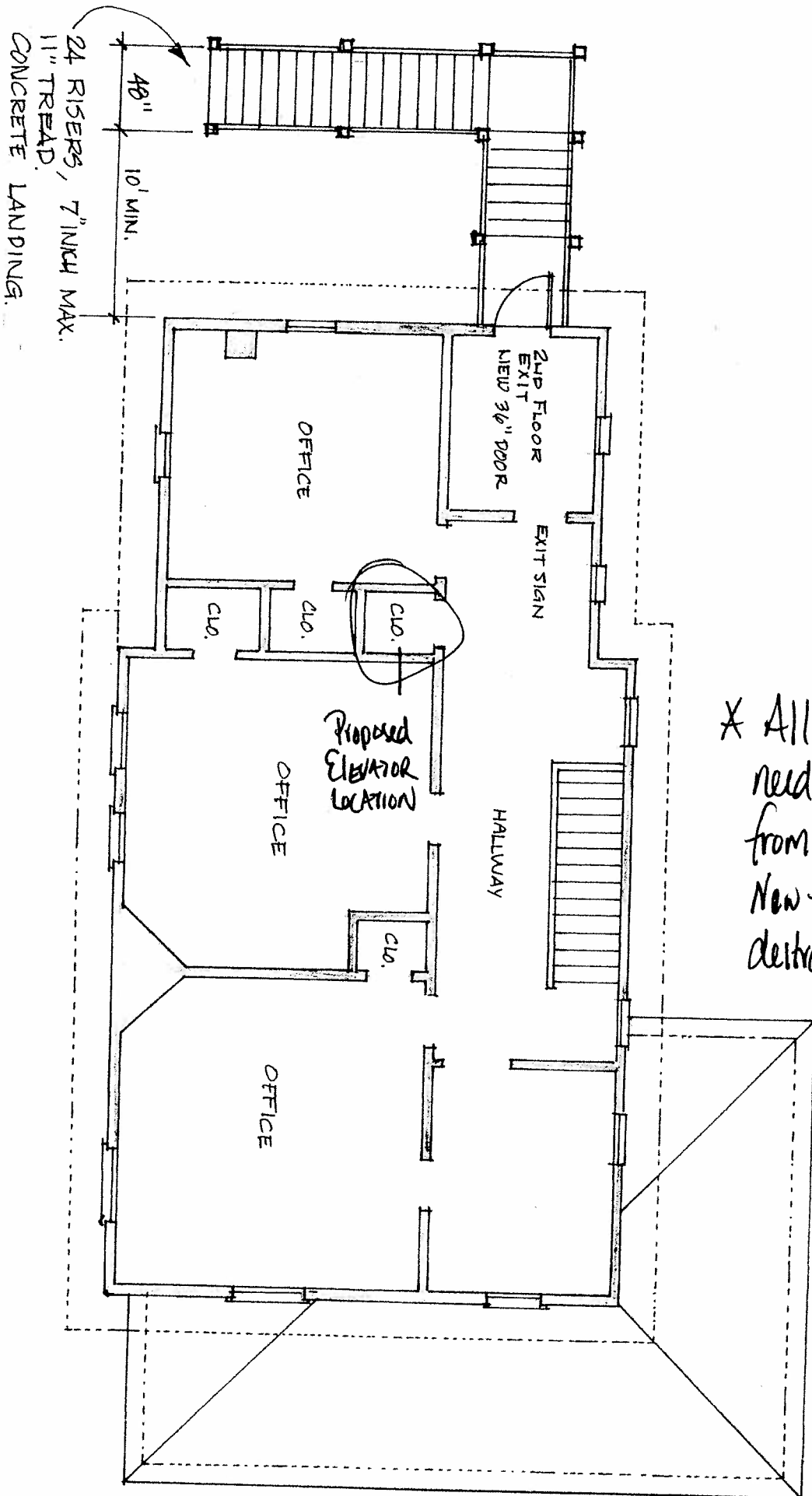
GAINESVILLE, FLORIDA 32601

WWW.JAYREVES.COM

PHONE 352.371.3205

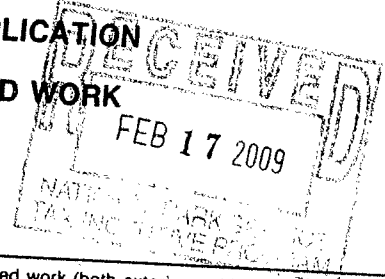
FAX 352.505.5689

\* All doors would need to be changed from 30" to 36". New trim/door would destroy historic fabric.



2ND FLOOR PLAN  
SCALE = 1/8" = 1'-0"

# HISTORIC PRESERVATION CERTIFICATION APPLICATION REQUEST FOR CERTIFICATION OF COMPLETED WORK



2009 FEB -5 P 3: 35

**NPS Office Use Only:**

NRIS No:

**Instructions:** Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Name of property:** 224 NW 2nd Avenue  
**Address of property: Street** 224 NW 2nd Avenue  
**City** Cornville **County** Alachua **State** FL **Zip** 32601  
**Is property a certified historic structure?**  yes  no **If yes, date of certification by NPS:** 11/20/08 **or date of listing in the National Register:** (N/A)

2. **Data on rehabilitation project:**  
**National Park Service assigned rehabilitation project number:** 22710  
**Project starting date:** 12/19/06

**Rehabilitation work on this property was completed and the building placed in service on:** 12/18/08  
**Estimated costs attributed solely to the rehabilitation of the historic structure:** \$ 113,303.36  
**Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping:** \$ 5750.00

3. **Owner:** (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

**Name** Michelle Hazen **Signature** [Signature] **Date** 10/25/08

**Organization** \_\_\_\_\_  
**Social Security or Taxpayer Identification Number** 591-30-5606  
**Street** 430 NE 9th Avenue **City** Cornville  
**State** FL **Zip** 32601 **Daytime Telephone Number** (352) 219-2033

**NPS Office Use Only**

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 2" for the above-listed "certified historic structure" and has determined:

- that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."
- that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date 3-13-09

[Signature]  
National Park Service Authorized Signature

202-354-2044  
National Park Service Office/Telephone No.

See Attachments



**Planning & Development Services**

PO Box 490  
Gainesville, FL 32602-0490  
352-334-5022  
352-334-2648 (fax)  
[www.cityofgainesville.org](http://www.cityofgainesville.org)

Florida Building Commission

Tallahassee, Florida

September 3, 2009

Re: Elevator Waiver at 224 NW 2<sup>nd</sup> Avenue

Commissioners,

After an extensive survey of options to install an elevator in the historic property at 224 NW 2<sup>nd</sup> Avenue, it has become evident that an elevator would not only destroy vital historic fabric during the installation but would result in the alteration of the historic floor plan on the second floor. To meet accessibility standards, the six historic doors and jams on the second floor would need to be replaced with new three foot doors and the jams would need to be enlarged. These changes will alter the original character of the structure.

Over the years, each of Gainesville's Historic Districts has developed a street on the edge of the district that has become more commercial with law and architectural offices, cafes and even a tea house. This fusion of mixed uses is necessary to the community and a revitalization tool that encourages a work-live environment and lessens dependency on the automobile. NW 2<sup>nd</sup> Avenue, which was originally a residential street in the Pleasant Street Historic District, has experienced this transformation. Being only two blocks from downtown, this street has become a mix of compatible retail and residential.

It is my opinion that the elevator requirement would not only destroy Gainesville's important historic fabric but create a financial burden on the owner that is above and beyond the cost of the rehabilitation of the structure that the owners have already incurred.

If you have any questions, please do not hesitate to contact me at (352) 334-5022.

Sincerely,

D. Henrichs

Historic Preservation Planner

# JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

725 NORTHEAST 1<sup>ST</sup> STREET

GAINESVILLE, FLORIDA 32601

WWW.JAYREEVES.COM

PHONE 352.371.3205

FAX 352.505.5689

Accessibility Advisory Council  
Florida Building Code

RE: Chapter 553, Part V , Florida Statutes

To whom it may concern:

I would like to request a waiver to the vertical accessibility requirement for the building located at 224 N.W.2<sup>nd</sup> Ave. The structure is a converted historic house in the Pleasant Street Historic District and currently is a for lease office building which has been painstakingly restored at great expense. The second floor has a total of four offices, former bedrooms, a central hall and a storage room. The existing open wood staircase can not accommodate a stair lift. There is not an interior location suitable for an elevator, the cost to create an addition is not economically feasible given the modest size of the structure.

The current limit of 5 people on the second floor severely limits potential leaser's and in the current market the structure may continue to remain vacant given the limitations. This is an economic hardship for the building owner, in already economically troubled time when the building can not be readily sold and continues to lose value.

Thank you for your consideration,

  
Jay Reeves  
Project Architect



Atama Designs, Inc.  
224 NW 2nd Avenue  
Gainesville, FL 32601-5267



Florida Building Commission  
Tallahassee, Florida  
Re: Elevator Waiver at 224 NW 2<sup>nd</sup> Avenue

September 2, 2009

Commissioners:

On August 14, 2009, I began leasing an office space on the first floor of the building located at 224 NW 2<sup>nd</sup> Avenue in Gainesville, Florida. I am the CEO of a growing software company and hope to expand my business in the coming months. I have signed a six-month lease with Bruce and Michelle Hazen with the understanding that they would be meeting with the Accessibility Advisory Council in early October.

It is my understanding that they currently have a restriction that the second floor be closed to the public and limited to no more than five persons. With four large offices located on the second floor, this stipulation does not allow me to grow my business within the space. I would like to be able to house more than five employees on the second floor as the majority of office space is located on that floor. I would also like to open the space to the public as well.

The first floor of the building is completely accessible and includes an ADA-compliant bathroom and wheelchair ramp. No facilities are on the second floor that are not duplicated on the first floor including office space, a kitchen and a meeting space.

With the current limitations in effect, I believe it would be very difficult for me to grow my business in this space. It is my hope that you will consider granting a waiver for this property, so that it may become a viable commercial space in downtown Gainesville.

Sincerely,

A large, fluid, handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Jared Kashimba  
CEO, Atama Designs, Inc.

# THOMAS LEVY

## BROKER - REALTOR®

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Florida Building Commission  
Tallahassee, Florida  
Re: Elevator Waiver at 224 NW 2nd Avenue

August 31, 2009

Commissioners:

As a Real Estate Broker specializing in Downtown Gainesville commercial and residential properties, I find the imposed limitations on the property at 224 NW 2nd Avenue to be an extreme hardship for its owner. It has been for rent now for nearly a year. Please consider modifying the current limitation.

The subject property is a fully-renovated Arts and Craft style two-story office building located in Gainesville's historic district. The owner has fully restored (up to modern code) the building to its original condition. It is absolutely beautiful. Its first floor is entirely ADA compliant including ramps, doorways, restrooms, eating area, etc.

In comparison to the other historic office buildings located in Downtown Gainesville the subject property is already one of the most accessible buildings to a disabled person including unfettered ground floor access to Office, Meeting room, Kitchen and Restroom.

Because of the renovation, improvements and the Owner's flexibility this office should have rented quickly yet it remains without a long-term tenant.

I currently have this property listed on the commercial Multiple Listing Service. Because of the current limitation -- the second floor being closed to the public and limited to no more than five persons -- we have been unable to procure a tenant who would effectively rent the entire space and only get to use half of it.

It is my understanding that the current requirement for an elevator is the only way to activate the second floor. Unfortunately for a building so small an elevator is neither financially or structurally feasible. Additionally, because this is a historic-property incorporating an elevator into its design is looked down on by the Historic Building Authority.

With four large offices located on the second floor, this stipulation does not allow the property to compete with other office buildings in the area. The majority of the historic commercial properties in downtown Gainesville do not have elevators or any form of ADA access to the second floor. However, these same properties are open to the public and house more than five persons.

Because the subject property is so close to the downtown courthouse it is a natural for a group of attorneys to rent. However, each time there has been any interest from a law firm (or any other group for that matter) the interest has always waned due to the potential tenant not being able to effectively use the upstairs offices for meeting clients and conducting business.

# THOMAS LEVY

## BROKER - REALTOR®

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Everything a disabled person would need to work or be a client in this office has been addressed and is provided on the first floor (office space, conference room, restroom, and kitchen). There are no facilities on second floor (offices and storage only) that are not found on the first floor. Therefore, all needs of a disabled person using this office are currently being met.

It is my conclusion that the current limitation makes the property virtually un-rentable and thusly imposes a hardship on the owner of this property. I support the Owner's petition to modify the current limitation.

The first floor is fully accessible, ADA complaint, and provides unfettered access to office, meeting room, restroom and kitchen for any individual needing access. Additionally, the building's upstairs does not contain any service not offered downstairs (office and storage only). Since all needs of disabled citizens have been addressed and the current limitation poses a hardship on the Owner, the commission should modify the current limitation.

If you have any questions, please call me at (352) 871-4398.

Sincerely,



Thomas Levy  
Broker-Realtor

Print

Close

## RE: 224 NW 2nd Ave

From: **Beverly E Lowe** (bel@bauerlegal.com)  
Sent: Thu 7/10/08 5:58 PM  
To: 'Michelle Hazen' (thehazens@hotmail.com)

We are very interested in the building. - Now we just have to work out the details.

Please send us a proposed lease based on the following:

- A lease start date of November 1 with a three year term
- The upstairs bath being changed to an office
- The improvements we discussed being completed
- The building will be wired to our specifications for computer networking and telephones
- Application of historical status being completed when renovations are complete
- The parking lot mulch being maintained to 1" depth
- Exterior maintenance to be performed by owner
- Interior maintenance to be performed by owner
- Interior cleaning to be performed by leasee
- Taxes and insurance to be paid by owner
- Utilities to be paid by leasee

A couple other questions:

Is the landscaping drought resistant? We don't want to pay excessive amounts for the water bill.  
Are any of the closets downstairs needed for mechanical? Can we wire one for the copier?  
What kind of garbage collection is there?

I'm sure there will be more details. Let me know if you have any concerns.

Beverly Lowe  
Office Manager  
Law Office of Robert W. Bauer, P.A.  
bel@bauerlegal.com  
352-375-5960

No virus found in this outgoing message.

Checked by AVG.

Version: 7.5.524 / Virus Database: 270.4.7/1542 - Release Date: 7/9/2008 6:50 AM

Print

Close

## Application for historical status

From: **Beverly E Lowe** (bel@bauerlegal.com)  
Sent: Tue 7/15/08 11:44 AM  
To: Michelle Hazen (thehazens@hotmail.com)  
Attachments:  
Historical form.doc (34.5 KB)



Good morning,

I found a little info on the historical status application process. <http://www.flheritage.com/preservation/registration/nr/>

The website outlines the process. The neighborhood being historical is necessary to register a specific building, but being in a historical neighborhood does not automatically make the building historic.

I also attached the application for nomination. I filled out as much as I could. If you have historical pictures or history it would help. I wrote about the restorations in past tense, because that was my understanding of how you wanted it done.

I would appreciate it if you could start the application process earlier, since we cannot occupy the building without the waiver.

Thanks for all your help, let me know if there's anything else you need from us.

Beverly Lowe  
Office Manager  
Law Office of Robert W. Bauer, P.A.  
bel@bauerlegal.com  
352-375-5960

No virus found in this outgoing message.  
Checked by AVG.  
Version: 7.5.524 / Virus Database: 270.4.7/1546 - Release Date: 7/11/2008 6:47 AM

LIFT ASSOCIATES, INC./FIRST COAST LIFTS, INC.  
125 GARDENIA AVENUE  
PONTE VEDRA BEACH, FLORIDA 32082  
(904) 280-8070  
FAX: 285-8995  
AUGUST 31, 2009

**SUMMARY AND PRICING**

**LOCATION: HAZEN PROJECT**  
224 N.W. 2<sup>ND</sup> AVENUE  
GAINESVILLE, FLORIDA

*Lift Associates, Inc.* agrees to install:

**MODEL#:** Concord Vertical Wheelchair Lift  
Pal S-144 (12 FEET-APPROX. TOTAL LIFTING HEIGHT)

**STANDARD FEATURES:**

- |   |   |                                  |
|---|---|----------------------------------|
| Quiet Hydraulic Drive                         | - | 1:2 Application                  |
| 24 Volt DC System with Transformer            | - | 750 lbs. Capacity                |
| Anti-Creep Mechanism                          | - | Anti Skid Safety Thread Flooring |
| Re-leveling Device                            | - | Slack Cable Safety Device        |
| Manual Lowering Device                        | - | Safety Underpan Sensors          |
| Easy Detachable Sling Arms and Legs           | - | Upper and Lower Limit Switches   |
| Key Operated Control on Platform              | - | Constant Pressure Control in Cab |
| Battery Operated Emergency Light              | - | Low Battery Indicator            |
| Grab Rail                                     | - | Emergency Stop                   |
| Automatic Battery Recharging System           | - | Final Limit Switch               |
| 42" High Aluminum Barrier Cab Wall Frame      |   |                                  |
| Approximate Rated Speed of 15 feet per minute |   |                                  |
| Baked Polyester Powder Coat Paint             |   |                                  |

**OPTIONS INCLUDED:**

- CALL/SENDS (2)
- ELECTRO MECHANICAL INTERLOCKS (KWIKLOCKS)

**INSTALLATION INCLUDES: LABOR, EQUIPMENT, FREIGHT**

**NOTE:** 110 Volt, single phase, 60 hertz with lockable fuse disconnect provided BY OTHERS.  
Hoistway construction plus 3" pit (optional) plus Hoistway doors BY OTHERS

**TOTAL COST:** \$18,244.00 + TAX (INCLUDES EQUIPMENT, FREIGHT & INSTALLATION)

**TERMS:** \$ 12,000.00 TO INITIATE ORDER  
\$ 4000.00 UPON EQUIPMENT ARRIVAL  
BALANCE UPON COMLETION + SALES TAX

Any alteration or deviation from the agreement for specifications attached and made a part of this contract involving extra cost of material or labor will only be executed upon written orders from same, and will become an extra charge over the sum stated above. PRICING WILL BE MAINTAINED FOR THIRTY DAYS.



4070 CR 124A, Unit #1  
Wildwood, Florida 34785  
352 399 2982  
[www.accessibilitylifts.com](http://www.accessibilitylifts.com)

# ACCESSIBILITY LIFTS, INC.

## REVISED PROPOSAL & SALES AGREEMENT

Based on: Site Visit of April 2008

Difference from above after site visit will require a revised quote.

**Date:** 8-31-09  
**Attn:** Bruce Hazen  
**Re:** Vertical Platform Lift for Office Building at 224 NW 2<sup>nd</sup> Avenue

Accessibility Lifts, Inc. respectfully submits the following proposal to furnish and install:

One, vertical platform lift, travel to 10', hydraulic drive, compact enter/exit platform, call send controls, keyed operation, steel upper and lower landing doors. (Unit installed by ALI in a code compliant shaft created by the GC)

**PRICE:** \$21,980

**Note:** All quotes are based on standard equipment. RAL color selection and PDO's to address latch clearance(18" to door handle required before obstruction) are optional.

### **WORK BY OTHERS:**

**ELECTRICIAN:** Electrical to unit and call-send controls, emergency lighting back-up. Electrician to provide Minimum 10 ft candle lighting at each landing for emergency lighting back-up as required by code in order to pass inspection. Electrical disconnect provided.

**General contractor:** A minimum 3" concrete pad, a code compliant shaft. ADA doors will be provided By ALI, but installed by the GC.

**NOTE:** Pricing includes material, shipping, installation, Bureau of Elevator Safety permitting, and B.E.S inspection. All commercial accessibility lifts require installation by a registered elevator company, such as ALI, and an inspection by a representative of the Bureau of Elevator Safety.

**AT THIS DATE,** lead time 60 days for Bureau of Elevator Safety permitting process, concurrent with 6-8 weeks production/installation/inspection of product.

All materials are warranted to be as specified above. All work shall be completed in a workmanlike manner according to local industry standards and shall comply with all applicable building codes. Any alteration or deviation from the above specifications and/or "work by others" which requires or involves

additional labor or materials must be requested in writing by the purchaser and will be performed by the Seller as an extra. The Purchaser agrees to pay the charges for such extras and such charges shall be in addition to the above contract price. **Storage charges that may be incurred by A.L.I. due to delay of site readiness, as scheduled by the G.C. will be subject to a back -charge. Additional installation time required by A.L.I. due to lack of site readiness may be back charged as well as site condition. A 7 day notice is required for installation.**

QUOTES VALID FOR 60 DAYS: After acceptance, price remains valid only if goods are shipped within 180 days from acceptance. Any changes or manufacturers price increases will affect the original quoted price.

**TERMS:**

**50% deposit before release for production of this custom equipment,**

**40% material delivery to site.**

**10% at completion of successful State Elevator Department inspection/turnover.**

**10% cancellation fee after signed proposal received, 75% after order released to production.**

**Add 5% to contract if paid by credit card.**

**Note: Keys and owners manual will be turned over after inspection and unit paid to 90% of contract.**

**Material WILL NOT be released for production without deposit nor lift turned over without final payment.**

**WARRANTY:**

**One (1) year manufacturers warranty on parts only.**

**No labor is included 90 days after installation from installer or Seller. Warranty becomes effective the day of successful inspection by the Dept. of Elevator Safety.**

**ACCEPTANCE OF PROPOSAL**

**The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.**

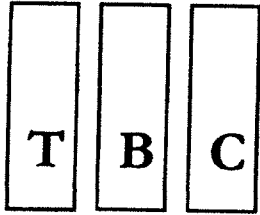
**Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_**

**Submitted by: *Accessibility Lifts, Inc. rep: Stasia Owczarzak***

**www.accessibilitylifts.com**

**Accessibility Lifts, Inc.**





# The Brentwood Company, Inc.

General Contractors & Construction Management  
PO Box 369 Archer, FL 32618-0369 (352) 495-3851 Phone (352) 495-2967 Fax

September 2, 2009

Proposal Submitted to: Bruce and Michelle Hazen

Phone: (352) 219-2033

Date: August 15, 2009

Job Location: 224 NW 2<sup>nd</sup> Avenue, Gainesville, FL 32601

Architect: Jay Reeves

**JOB:**

Structural and building layout modifications and improvements for addition of accessible lift system.

Estimated Cost: Material and Labor at \$35,400.00

**Includes:**

1. Moving upstairs North interior wall and entry to upstairs office to make room for lift system.
2. Installation of seven doors, millwork and trim to meet upstairs accessibility requirements.
3. Installation of interior foundation and pad for downstairs floor joist supports, framing and lift system.
4. Structural framing and shaft wall system through the second floor and expansion of upstairs closet including supports for the existing second floor joist system.
5. Relocate electrical, HVAC and plumbing as needed.
6. Drywall, plaster, paint and caulk for all areas.

**Special Considerations:**

- Cost of lift system and installation not included in pricing.
- Additional work will be done at time and materials +15%
- We will work with owner to find suitable historic materials. However, there may be additional costs for premium woods.
- Once plans are finalized, we will submit a final bid for approval.

Please feel free to contact me if you would like to review the details of this proposal.

Sincerely

Brent Taylor  
President



**Kinetic Builders, Inc.**

Lic. #CG-C011580  
 P.O. Box 15105  
 Gainesville, Florida 32604  
 (352) 337-9800  
 (352) 337-9955 (Fax)

<b>Proposal Submitted To</b> Bruce and Michelle Hazen		<b>Phone</b> 219-2033	<b>Date</b> 04/05/2008
<b>Street</b>		<b>Job Name</b> 594 - Lift System Modifications	
<b>City, State, Zip Code</b> Gainesville, Florida		<b>Job Location</b> 224 NW 2 <sup>ND</sup> Avenue	
<b>Architect</b> BW	<b>Date of Plans</b> NA	<b>Notes</b>	<b>Job Phone</b>

We Propose hereby to furnish material and labor - complete with specifications below - for the sum of: **\$29,700.00** (Twenty nine Thousand Seven Hundred dollars and no cents)

Payment to be made as follows: *To be arranged.*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices, and alteration or deviation from specifications (unless involving extra costs) will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers' compensation insurance.

Authorized Signature \_\_\_\_\_  
 Note: This proposal may be withdrawn by us if not accepted within 10 days.

**We hereby submit specifications and estimates for:**

**Structural and building layout modifications and improvements for addition of accessible lift system.**

**Including:**

- 1) 6'x6'x3' "approx" interior CMU foundation and pad for downstairs floor joist supports, balloon framing, and lift system.
- 2) Structural balloon framing and shaft wall system through the second floor and expansion of upstairs closet including supports for the existing second floor joist system.
- 3) Moving upstairs bathroom wall and entry to upstairs office to make room for lift system.
- 4) Electrical, HVAC, and plumbing modification and relocation as required.
- 5) All wood trim work, drywall, plaster (patch and new), painting, caulking and clean-up.
- 6) All miscellaneous fees: labor and labor tax, sales tax, overhead expenses, travel expenses, temporary restroom, dumpster fees, building permit, and protection of surfaces.

**\*Special Notes**

\*We will coordinate scheduling and planning of lift system, but the actual cost of lift system and installation is not included in the above price.

\*There are seven doors that need to be changed in size for the lift system and upstairs handicapped accessibility requirements. Our price includes installation of these doors, but only an allowance of \$800 each for custom millwork and trim to match existing doors.

\*Wood flooring is an existing heart pine, moving upstairs bathroom wall and office door as required "WILL" result in a visible interruption of unmatched wood flooring and may not be acceptable. We have not included any price for wood flooring.

\*Plans, design and engineering are not included in above price.

\*Our proposal is based upon onsite meetings, inspections, and discussion with you, the architect, and the elevator company. We have given a price based upon verbal requirements and visual inspection. If the design specifications change "significantly" from what we have discussed we may have to modify this proposal.

\*Additional work will be done at time and materials + 15%

Thank you for the opportunity to work with you on this project.  
Please let us know if we can provide any further assistance.

Acceptance of Proposal The above prices specifications and conditions are satisfactory and are hereby accepted. you are authorized to do the work as specified. Payment will be made as outlined above.

Acceptance Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

# PROPOSAL

DATE
4/9/2008

Proposal #
1547

**DOUG PORCH, INC.**  
 PO Box 357655  
 GAINESVILLE, FL 32635-7655  
 352-338-9227 (PH-FAX)  
 CGC 040160

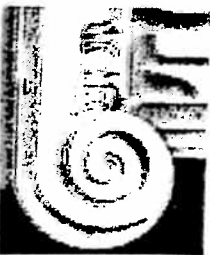
**PROJECT/ ADDRESS**  
 Bruce and Michelle Hazen  
 224 NW 2nd Ave  
 Gainesville, Fl

DESCRIPTION	TOTAL	
<p>We propose to perform the following:</p> <ol style="list-style-type: none"> <li>1) Permits for project as discussed.</li> <li>2) Protect existing structure as needed.</li> <li>3) Construct an elevator shaft as discussed to accommodate an owner provided elevator. This estimate includes anticipated structural aspects of this system such as foundation, framing, 2nd floor support alterations, and roof modifications. As you know, this is an estimate only but I believe that I have a pretty good understanding of the basic construction needs associated with the project. Existing foundation and framing conditions may affect the construction requirements but we won't know the specific details until the plans are finalized.</li> <li>4) Modify the existing 2nd floor layout to accommodate the new construction.</li> <li>5) Change existing doorways as discussed to meet ADA specifications and match the existing details.</li> <li>6) Modify existing systems (IE: HVAC, Plumbing, Electric, etc.) as required.</li> <li>7) Paint all new work.</li> <li>8) Remove all debris.</li> </ol> <p>Total for above</p> <p>Obviously, this is only an estimate. Changes in the final plans may result in a change in the estimated price.</p> <p>Thanks. Please call with any questions.</p> <p style="text-align: center;">Doug Porch</p>	<p>34,322.00</p>	
TERMS	T/B Determined	<b>TOTAL</b>
		<b>\$34,322.00</b>

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

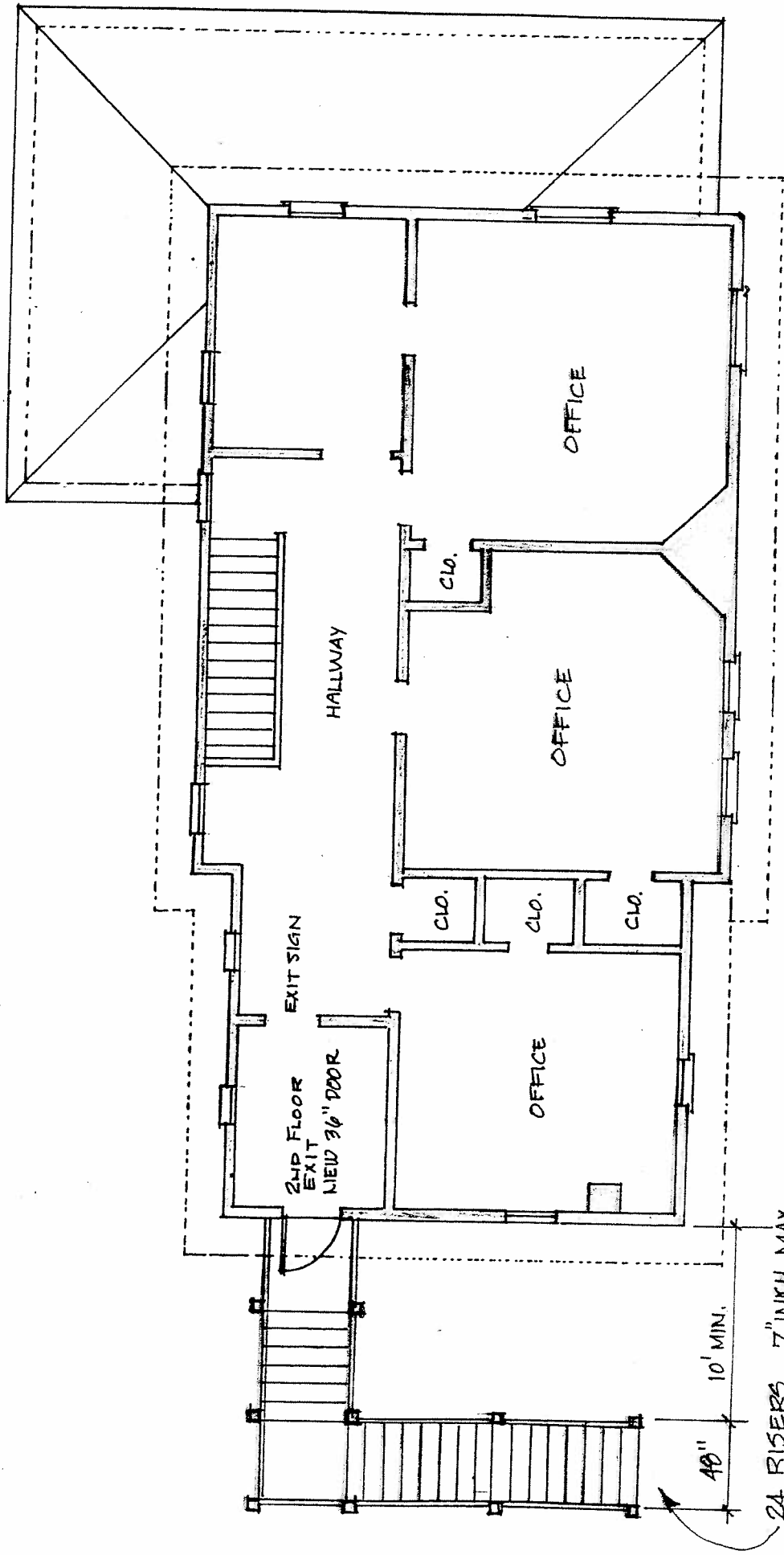
725 NORTHEAST 1<sup>ST</sup> STREET

GAINESVILLE, FLORIDA 32601

WWW.JAYREEVES.COM

PHONE 352.371.3205


FAX 352.505.5689



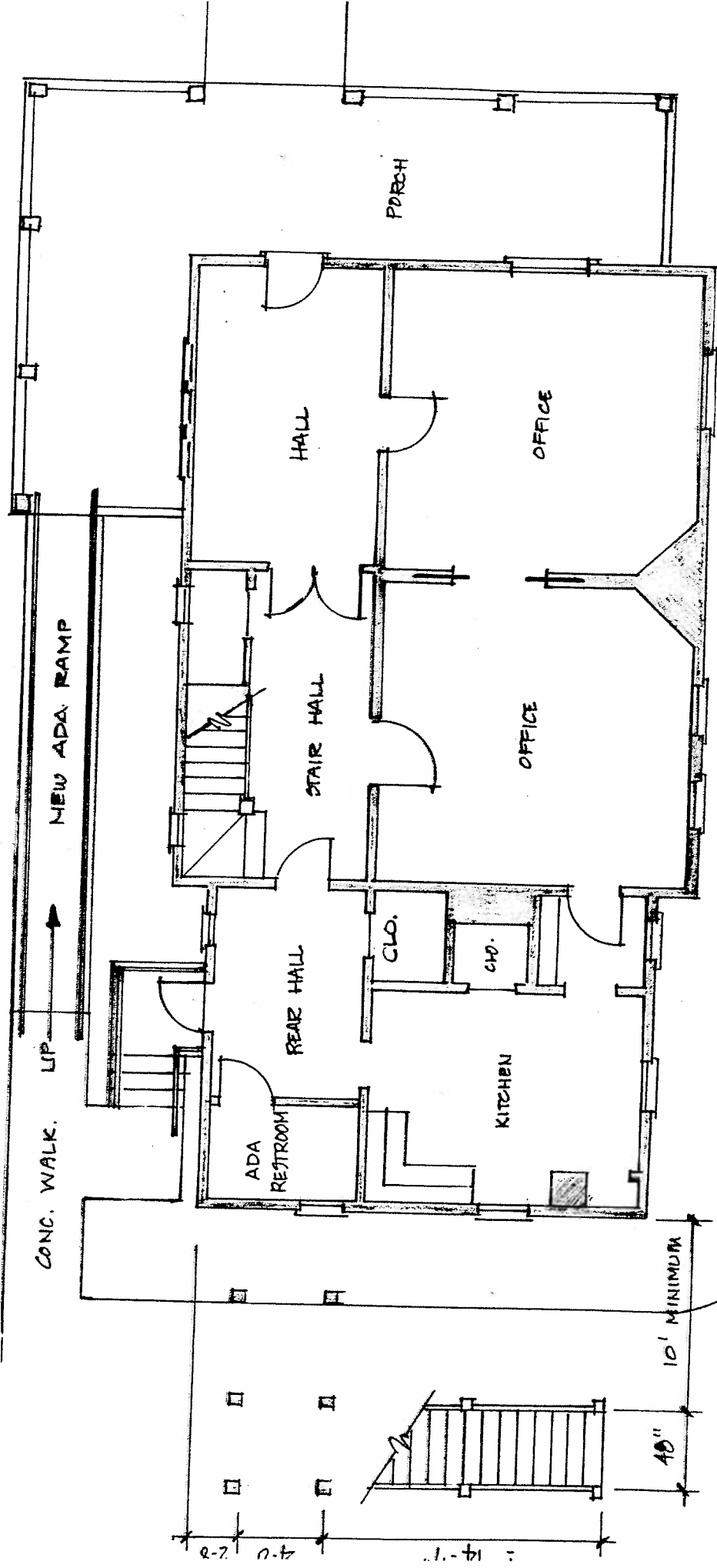
24 RISERS, 7" INCH MAX.  
11" TREAD.  
CONCRETE LANDING.

2ND FLOOR PLAN  
SCALE = 1/8" = 1'-0"

**JAY REEVES & ASSOCIATES, INC.**  
**ARCHITECTS AND DESIGNERS**  
 725 NORTHEAST 1<sup>ST</sup> STREET  
 GAINESVILLE, FLORIDA 32601  
 WWW.JAYREEVES.COM  
 PHONE 352.371.3205  
 FAX 352.505.5689



■ THESE SUPPLEMENTAL DRAWINGS ARE FOR 2ND FLOOR EGRESS STAIR ONLY.



ACCESSIBLE ROUTE TO FRONT WALK. →

1<sup>ST</sup> FLOOR

SCALE = 1/8" = 1'-0"

# JAY REEVES & ASSOCIATES, INC.



ARCHITECTS AND DESIGNERS

725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601

[WWW.JAYREEVES.COM](http://WWW.JAYREEVES.COM)

PHONE 352.371.3205

FAX 352.505.5689

HAZEN OFFICE BUILDING  
PLEASANT STREET HISTORIC DISTRICT  
224 N.W. 2<sup>ND</sup> AVE, GAINESVILLE FLORIDA

