

City of Gainesville

Project Title: Old U.S. Post Office and Federal Building Conditions Assessment


Grant Number: 25.h.sm.100.114

Date Submitted: Thursday, June 1, 2023

Request Amount: \$50,000.00

A. Organization Information Page 1 of 9

Applicant Information

- a. Organization Name: City of Gainesville 
- b. FEID: 59-6000325
- c. Phone number (with extension if applicable): 352.393.8532
- d. Principal Address: 302 NE 6th Ave. Gainesville, 32601-5476
- e. Mailing Address: PO Box 490, MS47 Gainesville, 32627-0490
- f. Website: www.cityofgainesvilleparks.org
- g. Organization Type: Municipal Government
- h. Organization Category: Other
- i. County: Alachua
- j. UEI number: MNEFBYCXMR8
- k. Fiscal Year End Date: 09/30

1. Designated Project Contact *

First Name

Kathleen

Last Name

Kauffman

Phone

Email kauffmank1@cityofgainesville.org

2. Authorized Official *

First Name

Andrew

Last Name

Persons

Phone 352.393.8610

Email personsaw@cityofgainesville.org

3. Certified Local Governments (CLG) *

Only governmental entities that are Certified Local Governments (CLG) in good standing are eligible to receive Federal funds for the Survey, Planning, and National Register Nomination project categories. CLGs may also apply for state funds for projects in the Heritage Education category. No more than two (2) applications, one for federal funding and one for state funding, may be submitted under a single application deadline. If your CLG organization has multiple distinct budgetary units, each unit may submit an application pursuant to program guidelines; however, only two applications (as described here) may be submitted using the CLG designation and request a match waiver.

Are you submitting this application using the CLG designation as described above? What is a CLG?

☒ Yes

☐ No

3.1. If yes, is this an application for federal or state funding?

☒ Federal (Survey, Planning, and National Register Nomination project types only)

☐ State (Heritage Education projects only)

3.2. If yes, provide the following:

3

4. Florida-based Accredited Main Street Programs *

Are you an Active Florida-based Accredited Main Street community? Contact the state Main Street Office at FloridaMainStreet@dos.myflorida.com or 850.245.6345 with questions about your organization's status.

☐ Yes

☒ No

5. Applicant Grant Experience and History

5.1. Has the applicant organization received previous grant assistance within the past five years from any source? *

☒ Yes

☐ No

5.2. If yes, for the most recent grants (up to 20), specify the year of the grant award, grant number, grant project name, the granting entity, the grant award amount, and its current status. Make sure to include any grants awarded by the Division or other State grants.

#	Previous Grant Year	Previous Grant Number.	Previous Grant Project Name	Previous Granting Entity	Previous Grant Amount	Open/Closed
1	2023	23.c.ps.114.344	City of Gainesville General Program Support	DOS	\$150,000	Open
2	2022	22.c.ps.114.127	General Program Support 2022	DOS	\$76,417	Closed
3	2022	22.h.sm.100.123	Rehabilitation and Adaptive Use Plan for Old Mount Carmel Baptist Church	DOS	\$50,000	Open
4	2021	21.c.ps.114.262	General Program Support 2021	DOS	\$47,432	Closed
5	2020	20.h.sm.200.138	Gainesville Mid-Century Survey (1930-1975), Phase 2 (includes national Register of Historic Places Nominations)	DOS	\$50,000	Closed
6	2020	20.c.ps.114.496	General Program Support 2020	DOS	\$44,431	Closed
7	2019	19.c.ps.500.405	City of Gainesville LAA General Program Support	DOS	\$9,467	Closed

8	2018	18.h.sm.200.056	Historic Preservation Comprehensive Survey and Guidelines Update	DOS	\$40,600	Closed
9	2018	18.c.ps.500.195	General Program Support for City of Gainesville	DOS	\$45,412	Closed
10	2017	17.c.ps.500.164	General Program Support	DOS	\$89,331	Closed

5.3. Has the applicant applied for additional grant assistance from other State or Federal funding sources, including from other divisions of the Department of State, for the same Scope of Work activities within the same fiscal year?

☐ Yes

☒ No

5.4. If yes, for the most recent grants (up to 20), application specify the grant project name, the granting entity, the grant program, the grant request amount, date of application, and its current status

#	Grant Project Name	Granting Entity	Grant Program	Grant Request Amount	Date of Application	Current Status
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6. Proposed Project Team *

#	Name	Project Role Title	Email	Phone/Ext.
1	Kathleen Kauffman	Historic Preservation Officer	kauffmank1@cityofgainesville.org	352.393.8686.____
2	David Risor	Assistant Facilities Manager, Public Works Dept	risordj@gainesville.fl.gov	352.393.8484.____

7. Applicant staffing and hours *

Select the option that best describes your organization.

☒ Organization is open at least 40 hours per week and has at least one paid staff member in a management position

☐ Organization has some paid staff but they are not full-time

☐ Organization is open part-time and has volunteer staff

B. Project Information Page 2 of 9

1. Project Type *

Select the project type for which grant funds are requested. If you are unsure of which type to select, please refer to the definition beneath each project type. If the incorrect project type is selected for the proposed scope of work, the application will be declared ineligible. Projects involving Development activities must apply for Special Category grant funding.

☐ Survey Project

Projects which identify, document and evaluate historic or archaeological resources individually or within historic or archaeological districts or areas being investigated for the potential of becoming historic districts or zones, or updating previous surveys.

☒ Planning Project

Planning projects necessary to guide the long term preservation of historic resources or a historic district, including preparation of historic structures reports, condition assessments, architectural drawings and construction documents, predictive modeling, preparation of preservation or management plans, and design or preservation guidelines. Planning activities on historic Religious Properties shall be limited to building exterior envelope and structural elements of the building, excluding accessibility upgrades.

☐ National Register Nominations Project

Projects that prepare a nomination to the National Register of Historic Places for an individual Historic Property or a nomination for a historic or archaeological district or a thematic or multiple resource group nomination. The resource(s) or proposed district must have been determined eligible for the National Register of Historic Places by the Division prior to applying for the grant. Preparation of National Historic Landmark designation nominations shall not be allowable for Small Matching grant funding.

☐ Heritage Education Project

Projects aimed at increasing public understanding and awareness of the history of Florida and the importance of its historical and archaeological resources and their preservation, either in general or for specific sites, properties or collections. This may include proposals such as walking tours brochures, education material for school children, interpretive signage, videos illustrating historic preservation principles, small educational exhibits, preservation of historical records through digitization and educational apps related to the history of Florida and/or its historical and archaeological resources. Exhibits must not be permanently affixed to the building.

☐ Historical Marker Project

Projects which assist with the acquisition of state markers for which texts (monolingual or bilingual) have been approved by the State Historical Marker Council prior to applying for the grant.

2. Project Title and Location Information

The title should reflect the name of the property, site, area and/or the goals of the proposed project. The title should be consistent with previous applications/awards. (For example, Pensacola Maritime Heritage Trail, Archaeological Survey of Deering Estate, etc.)

2.1. Project Title *

Old U.S. Post Office and Federal Building Conditions Assessment

2.2. Name of Property (If applicable)

The Hippodrome Theatre

2.3. Street Address (primary location where the proposed project will be carried out)

25 SE 2nd Place

2.4. City (location of the proposed project)

Gainesville

2.5. Primary County (location of the proposed project)

Alachua

3. Physical Context of Resource (Maximum characters 500)*

Describe the physical context of the resource(s). Some questions to consider include: Is the property secluded? Or in an urban environment? What sort of resources are nearby? Where is the property in relation to historic districts or Main Street program areas?

The building that was Gainesville's U.S. Post Office, Federal Courtroom, and U.S. Land Office was built in 1911 and designed by James Knox Taylor. Now known as the Hippodrome Theatre, the building sits in the very heart of downtown Gainesville, a gem in the midst of our urban core. Although newer buildings have been built in the vicinity, the downtown core still retains many of Gainesville's original main street buildings. Although the downtown is not yet designated, Gainesville's five historic districts are all within close proximity.

C. Historical Significance Page 3 of 9

1. Historical Designation

Indicate the type of historical designation currently held by the historic resource(s) that are the subject of the project, if any. For properties or sites that have been listed in the National Register or are contributing properties or sites within a National Register District, provide the date that the property, site or district was listed. Should you have questions regarding the National Register status of a property or site, contact the Division's National Register Staff at 1.800.847.7278 or 850.245.6300.

1.1. Type of Historical Designation *

- ☒ Individual National Register Listing(s)
☒ Local Designated District - Contributing Resources

1.2. Historical Designation details

#	Property Name	Date Designated
1	U.S. Old Post Office, Old (8A1485)	7/9/1979
2	Hippodrome State Theatre	5/7/1984

2. Historical Significance

2.1. Explain the historic significance for the property, site, information or resource(s) that is the subject of the proposed project - (Maximum characters 1500.)

When the Old U.S. Post Office in downtown Gainesville was built in 1911, it was designed to serve as both the focal and physical terminus of First Street when heading south from University Avenue. To this day, it continues to be recognized as Gainesville's most elegant historic building, and one of the most photographed.

The three and a half yellow brick building features a monumental portico with six limestone Corinthian columns. The portico is also richly detailed with carved limestone panels on the frieze and a cornice decorated with dentils and modillions. The building has a hipped roof covered with clay tile, and features limestone trim used extensively around the exterior.

It boasted many features that were considered very grand for that time (and even today!) including large bronze entry doors, an elevator (which is now the oldest operating elevator in the State of Florida,) steam heat, terrazzo and marble floors, and richly plastered interior ceilings and cornices. It is an architecturally significant building because it is one of the finest examples of Beaux-Arts Classicism in the State of Florida that has survived without significant exterior alterations.

The building was designed by a federal architect, James Knox Taylor, and was completed in March 1911 at a cost of \$160,000. Eventually it became surplus property and was leased to the Alachua County Schools in 1964.

The Hippodrome Theatre took over the lease in 1979, and opened its doors to its first patrons in 1980 with a 276 seat, thrust-stage theatre with rehearsal space and a scene shop, a 75-seat cinema, an art gallery and bar. In 1981 the Hippodrome was designated a State Theatre of Florida. The Hippodrome has become a major cultural resource to the community, staging mainstage productions for more than 60,000 people annually.

2.2. For projects associated with Historic Structures and Archaeological Sites, enter the Florida Master Site File (FMSF) Number (ex. 8ES1234). For multiple site forms, separate with a semicolon (;). If no FMSF form exists, applicants may be required to complete one as part of the requirements in a grant award agreement. 8A1485

2.3. For Historic Property, Indicate Year of the Original Construction (enter Year only) 1911

2.4. For Archaeological Sites, provide the Cultural Affiliation of the Site and Dates of Use or Occupation - (Maximum characters 300.)

D. Project Specifics Page 4 of 9

1. Professional Services

All grantees are required to use the services of qualified professionals in order to carry out the scope of work of their projects (exception Historical Marker projects).

1.1. Will you be hiring professional services (architectural and engineering services, archaeological services, an educational consultant, or historic preservation consultant services) with grant or match funds for this project? If so, make sure to include those services in your scope of work and budget. *

☒ Yes

☐ No

1.2. Will the professional services of existing staff be used instead of contracting those services?*

☐ Yes

☒ No

1.3. If no services are to be hired and no staff services will be utilized for this purpose, will professional services be paid for outside of the grant project (i.e with funds other than grant and match funds)?*

☐ Yes

☒ No

1.4. If no professionals are projected to be hired, explain why. (Maximum characters 500)*

Yes, professionals will definitely be hired. Because of the complexity and historic integrity of this structure, we anticipate retaining a historic preservation architect and firm for this project.

2. Scope of Work - (Maximum characters 5000.) *

In the space provided below, briefly describe the scope of work for the project for which funding is requested. List the work items that will be completed during the grant period using the funds requested and the required match.

The U.S. Post Office and Federal Courthouse, now known in the community as The Hippodrome, has served a key role in downtown Gainesville as an outstanding community resource, nationally recognized theatre, and local landmark. The building is owned and maintained by the City of Gainesville, and therefore competes with many other worthwhile projects and needs during budget preparations and allocations.

A previous building assessment was performed by an engineering firm in 2017 (pre-pandemic) which estimated over \$7 million in repairs. Since that time, some of these items have been done. During the pandemic the building was practically shut down, as were many other government buildings, which limited the amount of ongoing maintenance and care.

It has been six years since the previous assessment, and we would like to have an updated assessment, done by a firm with extensive preservation experience as the building has unique architectural features and systems.

In addition to a conditions assessment, we would like to have the final report help identify phases of rehabilitation, as the City is challenged with being able to afford a multi-million dollar repair all at once. Having a clear, multi-year plan forward would help the City tremendously with its budgetary planning for this building.

As we are a Certified Local Government (CLG) we are hoping to obtain this grant without a match, but will be utilizing staff time as in-kind assistance.

ITEM 1 - Preservation Conditions Assessment Report (including phases of rehabilitation, prioritizing major needs first)

3. Tentative Project Timeline (remember this is a 12 month grant period) *

Please specify the start and end month and year below; indicate all major elements of the project for which funding assistance is requested, the anticipated time required to complete each element, and the planned sequence of these activities. Grants, if awarded, will begin July 1 of the year funds are appropriated. Projects should be completed within 12 months.

#	Work Item	Starting Date	Ending Date
1	working with Procurement to advertise and secure firm	7/1/2024	9/15/2024
2	Initial meetings with hired firm and City Staff	9/20/2024	10/15/2024
3	Preparation of report by hired firm	10/1/2024	5/30/2025
4	Presentation of Findings to Commission	6/1/2025	6/30/2025

4. Planning Projects

4.1. How will the product(s) be made available to others in the community? - (Maximum characters 500.)

Prior and during the project, City Communications and Marketing staff will promote the ongoing activities both in our in-house city employee "Daily Brief" news outlet, and the general city e-newsblast to our community neighbors.

The report will also be made available on the city's new and improved website, as well as the Hippodrome's website.

4.2. Local Protection *

☒ Local Ordinance Design Review

5. Does the proposed project entail a partnership with any other local entity?

☐ Yes

☒ No

5.1. If yes, describe their participation to date and anticipated further participation in this project.

6. Need for Project (Maximum characters 1500.)

Discuss the need for the proposed project or activity, as it relates to the preservation of the history of Florida and/or its historical and archaeological resources, including any immediate threats to the historical property/ies, historic resources or materials, archaeological sites or historical information that is the subject of the proposed project. Documentation material, such as newspaper articles, are to be uploaded in the Support Materials section of this application.

A building of this magnitude and this age is going to require constant attention, but we are at a point where some fairly serious maintenance issues need to be addressed.

Historic Preservation staff did a top to bottom walk-through with the building manager and noted the following items:

The roof is in dire need of repair, the copper flashing is leaking

The exterior brick surface needs to be repointed

Many of the windows need to be repaired, especially those getting the western exposure

The rebar is starting to be exposed on the exterior staircases

The gutter system is leaking

There are termites throughout the hardwood, especially trim and windows

There is seepage in the basement walls through the brick

We desperately need a logically phased plan for how to best approach all of these issues. The architectural conditions assessment is a necessary first step.

Please take a look at the Documentation of Need in the Supplemental Materials section to see photographs of the above mentioned items.

E. Budget and Match Page 5 of 9

1. Rural Economic Development Initiative (REDI) Waiver of Match Requirements *

Applicants with projects located in counties or communities that have been designated as a rural community in accordance with Section 288.0656 and 288.06561, Florida Statutes, may request a waiver of matching requirements. (Waivers are not available for Historical Marker Project types. State agencies, state colleges, and state universities are not eligible for a REDI match waiver, regardless of project location.)

Are you requesting a waiver?Is my project in a REDI Community?

☐ Yes

☒ No

1.1. Are you a state agency, state college, or state university?

☐ Yes

☒ No

2. Project Budget and Match

2.1. Grant Funds and Match *

List the work items with their associated estimated expenses and how they will be paid (from match, the grant or both). Only include expenses that are specifically related to the project. If professional services are to be paid with grant or match funds, include those costs as a separate item in the budget. Refer to the program Guidelines for examples of non-allowable expenses (available at dos.myflorida.com/historical/grants). Expenses may include an actual amount to be paid or the value of an in-kind contribution.

Small Matching grants require a 100% (i.e., 1:1) match unless exempted by the program guidelines. Applicant Organizations that are Florida Certified Local Government (CLG), or Florida-based, Accredited Main Street communities, and projects for National Register of Historic Places Nominations are not required to provide a match. Applicant Organizations applying for projects located in REDI areas are not required to provide a match (exception: Historical Marker Projects and applicants that are agencies of state, state colleges and state universities are not eligible for the REDI match waiver).

Round amounts to the nearest dollar. Rows must have a value in Grant Funds, Cash Match or In-Kind Match. If all three columns are 0 or blank, the row will not be saved.

The amount of grant funds requested in this application will be the total in the "Grant Funds" column. The total amount of the "Cash Match" column must equal or exceed 25% of the total combined match (cash and in-kind).

#	Work Item	Grant Funds	Cash Match	In-Kind Match	Total
1	Conditions Assessment by a Preservation Architect	\$50,000	\$0	\$1,083	\$51,083
Totals:		\$50,000	\$0	\$1,083	\$51,083

2.2. Grant Funds Requested:

\$50,000

2.3. Total Match Amount:

\$1,083

2.4. Project Total Budget:

\$51,083

2.5. Additional Budget Information/Clarification

Use this space to provide additional detail or information about the proposal budget as needed. For example, where the relationship between items in the budget and the objectives of the proposed project may not be obvious, provide clarification regarding the necessity for or contribution of those work items to the successful completion of the project.

Staff anticipates providing 25 hours to grant administration, working with procurement, and collaborating with the selected preservation consultant. At staff's hourly rate of \$43.32, this provides \$1,083 in staff time.

The City of Gainesville recently collaborated with the University of Florida to apply and administer a small matching grant for a conditions assessment on the historic Old Mount Carmel Baptist Church. Those grant funds, for \$50,000, were utilized for a very similar report that we would like to have for this building, so we feel the \$50,000 is an appropriate ask.

3. Completed Project Activities

#	Activity Description	Date Completed	Cost Value
1	First and Second Floor Lobbies: restoration of light fixtures, new flooring, doors, countertops, paint	6/25/2020	\$196,592
2	Exterior Lighting	6/25/2020	\$49,872
3	Building Exterior: replacement of box office window, exterior steel door, repair to gutter lining	4/25/2019	\$9,364
4	Interior Lighting: new office, general and theatrical lighting for first and second floor	3/15/2019	\$32,440
5	Accessibility Improvements: New ADA assistive listening systems for the main stage and cinema. New stair nosing for auditorium and upgraded second floor handrails	8/2/2020	\$9,603
6	Air Conditioning: Replacement of units on the first floor and basement green room, first time installation of a system in the scene shop	6/7/2020	\$21,627
7	Speaker System for second floor	3/20/2018	\$4,910

4. Operating Forecast. - (Maximum characters 500.)

Describe source(s) of funding for necessary maintenance, program support, and/or additional expenses warranted to sustain the proposed project after the grant period.

The facility continues to be owned and maintained by the City of Gainesville. However, the Hippodrome Theatre has also been a wonderful tenant and partner, as they have raised millions of dollars on their own to also help with renovation projects and other necessary improvements for a modern theatre's needs.

F. Property Information Page 6 of 9

1. Property Ownership (for site-specific projects).

Enter name of the Property Owner and choose the appropriate owner type. If applicant is not the owner of the property, the applicant must secure Property Owner concurrence. The applicant shall provide a letter from the Property Owner that documents that the applicant has the permission of the Property Owner of record to conduct the proposed project on the owner's property and that the Property Owner is in concurrence with this application for grant funding. This letter shall be uploaded in the Support Materials section of this application. If the property for which grant funding is requested is leased by the Applicant Organization, the lease agreement must be dated, signed and submitted at the time of the application submission, with the required Owner Concurrence Letter attachment to the application.

1.1. Does your organization own the property? *

☒ Yes

☐ No

☐ Not Applicable

1.2. Property Owner

City of Gainesville

1.3. Type of Ownership

☐ Non-Profit Organization

☐ Private Individual or For-Profit Entity

Note: Properties owned by private individuals or for-profit entities are not eligible for grant funding with the exception of site-specific archaeological projects that entail fieldwork being undertaken by an eligible applicant organization.

☒ Governmental Agency

2. Religious Affiliation

2.1. Is the Property Owner a religious institution or affiliated with a religious institution?*

☐ Yes

☒ No

☐ Not Applicable

G. Impact Page 7 of 9

1. Annual Visitation

1.1. What is the estimated or anticipated Annual Visitation for the project property or site?

For education products, please list the estimated annual distribution, downloads, or web hits.

50,000

1.2. What is the basis of these estimates? - (Maximum characters 200.)

In 2022, the Hippodrome theater drew an impressive audience of over 40,000 people who attended its shows or watched independent films. The building is a central figure to our downtown festivals, which draw more than 80,000 people.

2. Anticipated Economic Impact - (Maximum characters 1500.) *

Explain the direct economic impact this project will have on the surrounding community. Include any information regarding number of jobs it will provide, if known.

The Hippodrome Theatre, located in the historic Federal Building, is a renowned professional regional theater that offers a diverse range of cultural experiences. Known for its exceptional productions, independent films, art exhibits, and musical performances, the Hippodrome has become a cherished venue for various events. The theatre employs 43 staff members, which does not include the various part time and temporary staff who participate in visiting stage productions, art installations, and other events. The theatre has an annual budget of nearly \$2 million.

According to the Arts and Economic Prosperity Calculator, there are over 100 full-time equivalent jobs supported by the expenditures of this cultural organization, and a local government revenue of \$141, 224. The State government revenue enhanced by this organization is approximately \$163,735.

3. Benefit to Underrepresented Communities - (Maximum characters 1500.) *

Describe any direct benefit the project will have on underrepresented communities, such as minority groups and/or people with disabilities. If project includes media content, describe accessibility methods to be used (e.g. voice over, closed captioning, etc.)

The diverse programming at the Hippodrome Theatre caters to a wide range of interests, ensuring that there is something for everyone. A popular new series called the "basement sessions" has proven to be very successful and celebrates local Black artists (see the articles in the Additional Materials section!)

The theatre is in the process of renovating all the bathrooms to make them even more comfortable for patrons with special abilities, and once completed the building will fulfill all requirements of the American Disability Act.

A recent upgrade to the main stage and to the cinema include an improved audio support system, and the theatre offers a range of tools and accommodations to assist individuals with sensory challenges.

4. Educational Benefits and Public Awareness - (Maximum characters 1500.) *

Explain how the proposed project will educate the public on issues related to historic preservation, Florida history, and/or heritage preservation.

The Hippodrome Theatre has become a popular choice for hosting weddings, workshops, and gatherings. Its grand architecture and historic ambiance provide a unique and memorable setting for special events, making it a sought-after venue in the community.

Aside from its performances, the Hippodrome also serves as an educational hub, offering programs that engage both children and adults in the art of acting and scriptwriting. These educational initiatives have successfully attracted several hundred participants who are eager to learn and explore their creative potential.

Overall, the Hippodrome Theatre stands as a vibrant cultural institution that enriches the community's artistic landscape. It continues to captivate audiences, educate aspiring artists, and serve as a multifunctional space for various events, fostering a thriving artistic and cultural scene in the region.

H. Support Materials Page 8 of 9

1. Non-Profit Status

Provide documentation of the applicant's active status as a Florida non-profit corporation with the Division of Corporations, Florida Department of State, which can be obtained at: <http://www.sunbiz.org> by searching the corporate name.

2. Florida Substitute W-9 Form

Available at DFS website <https://flvendor.myfloridacfo.com>. Note that this is a state form, NOT your Federal W-9.

File Name	File Size	Uploaded On	View (opens in new window)
State Required W-9 Substitute.pdf	34 [KB]	6/1/2023 2:49:14 PM	View file

3. Documentation of Confirmed Match

Consult the program Guidelines for suitable documentation evidencing match (FLheritage.com/grants/)

4. Letters of Support

Additional letters may be submitted directly to the Division but must be received one month prior to the public meeting where the applications will be reviewed and scored.

File Name	File Size	Uploaded On	View (opens in new window)
Letters of Support group.pdf	540 [KB]	6/1/2023 12:40:36 AM	View file

5. Photographs

Photographs are used to further inform Panelists and should relate to the proposed project, depicting the associated property, site, resources, or collection in its current state. Historical images are also welcome.

File Name	File Size	Uploaded On	View (opens in new window)
PHOTOGRAPHS.pdf	3016 [KB]	6/1/2023 2:48:22 PM	View file

6. Representative Image

Upload a single representative image of the property or project to be used in the application review meeting that conveys the theme or purpose of the proposed project. For projects directed at historic properties or sites, this should be a recent image of the front of the building or site.

File Name	File Size	Uploaded On	View (opens in new window)
front elevation with sidewalk.jpg	868 [KB]	6/1/2023 2:28:23 PM	View file

7. Proposed Project Team Support Documents

Provide the curricula vitae/resumes of the proposed project team as listed in Section A.6 of the application.

File Name	File Size	Uploaded On	View (opens in new window)
Project Team Resumes.pdf	169 [KB]	5/31/2023 11:24:54 PM	View file

8. Florida Historical Marker Council Support Documents (for Historical Marker Projects only)**9. National Register Eligibility Determination Documents (for National Register Nomination Projects only)**

Submit evidence of review and determination of eligibility by the Division of Historical Resources, Bureau of Historic Preservation, Survey and Registration Section. They can be contacted at NationalRegister@dos.myflorida.com or 850.245.6333. Please allow approximately two weeks for processing your request for a review to be complete.

10. Documentation of Need

File Name	File Size	Uploaded On	View (opens in new window)
Demonstration of Need.pdf	2263 [KB]	6/1/2023 2:27:55 PM	View file

11. Local Protection (for Survey, Planning and National Register Nominations Projects only)

Provide copies of any documents that provide local protection of the project site

File Name	File Size	Uploaded On	View (opens in new window)
List of Locally Designated Sites.pdf	70 [KB]	6/1/2023 1:40:27 PM	View file

12. Owner Concurrence Letter (for site-specific projects only)

Provide a letter that documents that the applicant has the permission of the owner of record (if the Property Owner is not the applicant) to conduct the proposed project on the owner's property, that the owner is in concurrence with this application for grant funding, and documentation that the owner is a non-profit organization or agency of government. If the property for which grant funding is requested is leased by the Applicant Organization, the lease agreement must be dated, signed and submitted at the time of the application submission, with the required Owner Concurrence Letter. Note that, for other than site-specific archaeological projects that entail fieldwork being undertaken by an eligible applicant, the owner must be a Non-profit Organization or agency of government.

13. Optional Materials

File	Title	Description	Size	Type	View (opens in new window)
Articles of Interest.pdf	Articles about the Hippodrome		1010 [KB]		View file
Hippodrome Theater - Facility Condition Assessment - 2017.pdf	Facility Conditions Assessment 2017		4974 [KB]		View file

File	Title	Description	Size	Type	View (opens in new window)
National Register Nomination.pdf	National Register Nomination 7/10/1979		1983 [KB]		View file

13.1.

I. Review and Submit Page 9 of 9

1. Review and Submit

☒ I hereby certify that I am authorized to submit this application on behalf of City of Gainesville and that all information indicated is true and accurate. I acknowledge that my electronic signature below shall have the same legal effect as my written signature. I am aware that making a false statement or representation to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S., punishable as provided for by ss. 775.082, 775.083, and 775.084.

1.1. Guidelines Certification

☒ I hereby certify that I have read and understand the guidelines and all application requirements for this grant program as outlined under section , Florida Statutes 1A-39.001 and 1A-39.001, Florida Administrative Code.

1.2. Signature (Enter first and last name)

Kathleen Kauffman

LETTERS OF SUPPORT

- 1. Robert S. Cohen, Former City of Gainesville Plan Board Chair**
- 2. Nell Page Rainsberger, Senior Development Associate, Hippodrome Theatre**
- 3. Kaitlyn Hof-Mahoney, Executive Director, and Robert Mounts, President, The Matheson Museum**
- 4. Michael Hill, former City of Gainesville Historic Preservation Board member, Planner for Indian River County**
- 5. Roy Hunt, Distinguished Service Professor of Law Emeritus, University of Florida, founding member of the Florida Trust for Historic Preservation**
- 6. Murray D. Laurie, Historic Preservation Consultant, Gainesville, FL**
- 7. John R. Barrow, Former City of Gainesville, Chairman of Community Redevelopment Agency**
- 8. Karen Pruss, Historic Evergreen Cemetery Coordinator**
- 9. Phil Haight, Historic Preservation Board member, City of Gainesville**
- 10. Michelle Hazen, Historic Preservation Board member, City of Gainesville**



1515 NW 7th Place
Gainesville, FL 32603
Phone (352) 514-5251
Fax (352) 376-7532
bobcohen@ivs.edu

May 24, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

Dear Ms. Lotane:

The City of Gainesville is applying for a small matching grant to do an architectural assessment of the old U.S. Post Office and Federal Courthouse, now known as The Hippodrome Theatre. The City is anticipating the need for a large-scale restoration project of this building in the future, and feels an updated assessment by a preservation architect will help properly identify all the deteriorated conditions affecting the building today.

The Old U.S. Post Office is undoubtedly one of Gainesville's most recognizable architectural icons. One of the most photographed historic resources in the city, it was designed to serve as the focal and physical terminus of First Street south of University Avenue. Built in 1911, it is one of the finest examples of Beaux-Arts Classicism in the State of Florida to have survived with minimal alterations to the exterior.

The City of Gainesville's commitment to historic preservation is as serious as any city in Florida. Our Historic Preservation Officer is one of the most experienced in the state, and we are encouraged by her guidance and professional knowledge. If funded, you can be certain that this grant would be properly administered and the job would get done. This is a most worthwhile project and we hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,

A handwritten signature in black ink, appearing to read "R. S. Cohen", is written over a light blue horizontal line.

Robert S Cohen
Former City of Gainesville Plan Board Chair

May 24, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

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The building is currently utilized by The Hippodrome, a contemporary production and mainstage theatre that was founded in 1972. The building's age and elaborate detailing creates maintenance challenges that the City would like to be able to address.

I am presently the Senior Development Associate, and a member of the Hippodrome Acting Company with the Hippodrome Theatre. My tenure with the Hippodrome spans over 49 years. The Hippodrome have been fortunate to have this majestic building in the heart of Downtown Gainesville to call home. This building represents a cultural cornerstone to our city and surrounding communities.

This building houses the creative pulse of artists, teachers, and audiences. The Hippodrome Theatre is nationally recognized in the world of regional theatres because we have a home that allows us to produce excellent theatre. The Hippodrome also has a cinema art house. We have renovated the lower-level basement to use as an event space, and second stage. The Hippodrome Theatre education classes, camps and workshops nurture young artists and adults to explore their place in the world.

We hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,

Nell Page Rainsberger



MATHESON HISTORY MUSEUM

513 East University Avenue, Gainesville, FL, 32601 • www.mathesonmuseum.org

Executive Director
Kaitlyn Hof-Mahoney

Board of Directors

Robert Mounts
President

Jon Rehm, Ed.D.
First Vice President

Charles R. Cobb, Ph.D.
Second Vice President

Jason Stanford, M.P.A.
Treasurer

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Secretary

Greg Young, MS
Immediate Past President

Jim Brandenburg
Mary Brandenburg
David Chadwick
Robbie Davis
Desmon Duncan-Walker
Kristina Fields, MS
Lizzie P.R.B. Jenkins
Carol McCusker, Ph.D.
Kimberly Mullins
Joakim Nordqvist
E. Stanley Richardson
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Anita Spring, Ph.D.

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Don Davis
Chair

Barbara Anderson
Lesa Holder
Ronnie Lovler
Rebecca Nagy, Ph.D.
Paul Ortiz, Ph.D.
Lawrence Reynolds
Barbara Wingo, Ph.D.

May 29, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post
Office/Hippodrome Theater

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The Old U.S. Post Office is undoubtedly one of Gainesville's most recognizable architectural icons. One of the most photographed historic resources in the city, it was designed to serve as the focal and physical terminus of First Street south of University Avenue. Built in 1911, during the tenure of Mayor Christopher Matheson, it is one of the finest examples of Beaux-Arts Classicism in the State of Florida to have survived with minimal alterations to the exterior.

The building is currently utilized by The Hippodrome, a contemporary production and mainstage theatre that was founded in 1972. Along with its Cinema Series, screenings, and art gallery spaces, the old U.S. Post Office building is still in constant use, but the building's age and elaborate detailing creates maintenance challenges that the City would like to be able to address.



MATHESON HISTORY MUSEUM

513 East University Avenue, Gainesville, FL, 32601 • www.mathesonmuseum.org

Built during the tenure of Mayor Christopher Matheson, a member of the family our Museum is named for, the Hippodrome building holds an extra special place in our hearts. This structure serves as one of the anchors of Downtown Gainesville, for both its iconic architecture and the brilliant cultural activities that take place there. We recently hosted part of the Hippodrome's 50th anniversary celebrations here at the Matheson and look forward to seeing it continue to thrive for the next 50 years and beyond.

We hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,

Kaitlyn Hof-Mahoney
Executive Director
Matheson History Museum
director@mathesonmuseum.org
352-378-2280

Robert Mounts
President
Matheson History Museum
robert.t.mounts@gmail.com
352-665-9296

MICHAEL HILL

Planner, Indian River County
2206A Delaware Avenue, Fort Pierce, FL 34950
(407) 489-2087

May 31, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

Dear Ms. Lotane:


The City of Gainesville is applying for a small matching grant to do an architectural assessment of the old U.S. Post Office and Federal Courthouse, now known as The Hippodrome Theatre. The City is anticipating the need for a large-scale restoration project of this building in the future, and feels an updated assessment by a preservation architect will help properly identify all the deteriorated conditions affecting the building today.

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I am a former member of both the City of Gainesville's Historic Preservation board and the Alachua County Historical Commission. The Hippodrome is an iconic building in the Gainesville downtown. The building is but one of several historic buildings that remain in our downtown landscape, but certainly one of the best. The building is a beacon of art and culture in the city and contributes to the community at large. Please consider this building for small matching grant.

Sincerely,



Michael Hill

ROY HUNT

Distinguished Service Professor of Law Emeritus, University of Florida
Historian, Author, Historic Preservation Advocate
5200 SW 25th Boulevard, Unit 4211 | Gainesville, FL 32608

May 24, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for the Old U.S. Post Office/Hippodrome Theater

Dear Ms. Lotane:

I cannot believe I have lived long enough to be providing another letter of support for Gainesville's historic old post office and federal building!

The City of Gainesville is applying for a small matching grant to do an architectural assessment of the old U.S. Post Office and Federal Courthouse, now known as The Hippodrome Theatre. The City is anticipating the need for a large-scale restoration project of this building in the future, and feels an updated assessment by a preservation architect will help properly identify all the deteriorated conditions affecting the building today.

One of the most photographed historic resources in the city, the Old U.S. Post Office was designed to serve as the focal and physical terminus of First Street south of University Avenue. Built in 1911, it is one of the finest examples of Beaux-Arts Classicism in the State of Florida to have survived with minimal alterations to the exterior.

I can recall vividly the excitement and the design challenges decades ago when we received a state preservation grant which enabled the sensitive addition of fire escapes on each side of the building. That was money well spent, and this small matching grant sought will help guide future restoration so that the building can provide another century of use.

We hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,

Roy Hunt

E.L. "Roy" Hunt

May 26, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

Dear Ms. Lotane:

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I love this noble building, the home of true "art house" cinema for decades, on the first floor, and the best of live theater on the top floor, which still exudes the drama and dignity of its original use as a vital, essential court of justice. An assessment of the needs of the Hippodrome by a qualified and sensitive expert is a good step at this time, and I support the City of Gainesville's timely application for a small matching grant.

We hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,

A handwritten signature in cursive script that reads "Murray D. Laurie".

Murray D. Laurie
Historic Preservation Consultant

May 30, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

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Beyond its historical / architectural significance, the Hippodrome Building has been pivotal in the transformation and revitalization of Downtown Gainesville. As a historical, cultural, and economic landmark, the Hippodrome Building is the preeminent symbol of Downtown, and as such, deserves the utmost care in its restoration.

I hope that you will give this unique and important historic resource your favorable consideration for funding.

Sincerely,

John R. Barrow

Former City Commissioner,
Chairperson of Community Redevelopment Agency,
Former Florida Main Street consultant

May 24, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

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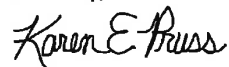
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I am not a restoration expert. What I am is a citizen that appreciates history. I work in downtown Gainesville and have attended a variety of plays in this grand building. The Hippodrome Theatre holds a prestigious place in the history of our community and it is probably the most well-known landmark in our community. Photos of the building are frequently used in marketing advertisements (not just for theatre productions, but to also represent the City of Gainesville).

We hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,



Karen Pruss
Evergreen Cemetery Coordinator
352-393-8535



EVERETT DESIGN

Remodeling, Additions, Custom Woodworking, Historic Restorations
4639 NW 6th Street, Suite C
Gainesville, FL 32609

May 24, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

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The Hippodrome theater has been a cultural center for our city and has given many wonderful memories to my family and many others in our community. As a member of the Historic Preservation Board, I am encouraged by the City's recent attempts to address the preservation issues that face our growing community.

We hope that you give this wonderful historic resource your favorable consideration for funding.

Sincerely,

A handwritten signature in dark ink, appearing to read "Phil Haight", with a long horizontal line extending to the right.

Phil Haight, President and CEO
Everett Design

May 30, 2023

Ms. Alissa Slade Lotane, Director
Florida Division of Historical Resources
State Historic Preservation Officer
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Small Matching Grant Application for The Old U.S. Post Office/Hippodrome Theater

Dear Ms. Lotane:

The Hippodrome is one of Gainesville's most architecturally significant buildings. Personally, I have visited for many plays, films, art shows, and theater camps with my children. It is such a wonderful resource for our community. It is my understanding the elevator is one of the oldest in the state of Florida! My hope is that this gem of a building will continue to be protected in the coming days.

The City of Gainesville is applying for a small matching grant to do an architectural assessment of the old U.S. Post Office and Federal Courthouse, now known as The Hippodrome Theatre. The City is anticipating the need for a large-scale restoration project of this building in the future, and feels an updated assessment by a preservation architect will help properly identify all the deteriorated conditions affecting the building today.

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Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Hazen", written over a horizontal line.

Michelle Hazen

PHOTOGRAPHS



The U.S. Post Office and Courthouse
was completed in March, 1911.



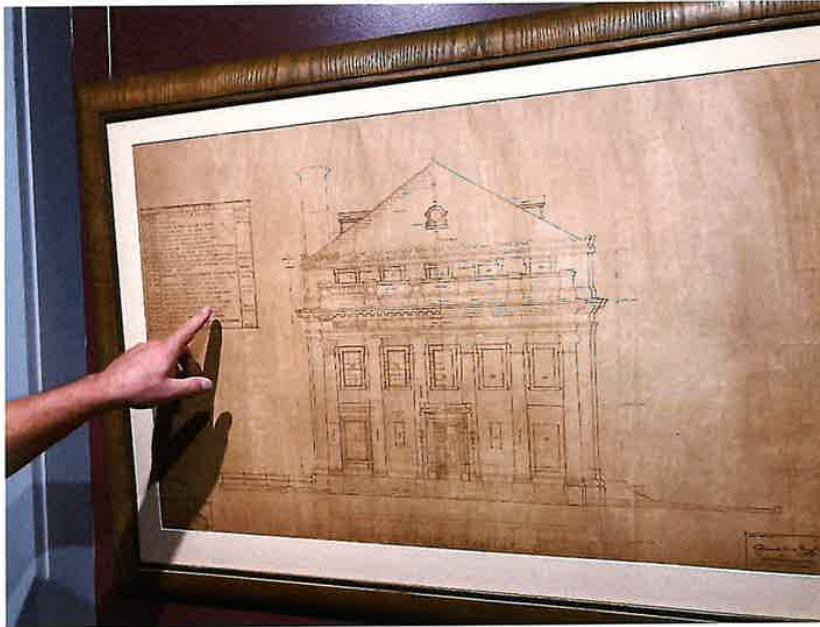
Postcard image courtesy of the Alachua County Public Library System,
Heritage Collection



Postcard images courtesy of the Alachua County Public Library System,
Heritage Collection







An original elevation drawing that was recently found, framed, and hung in the lobby



This is the oldest operating elevator in the state of Florida

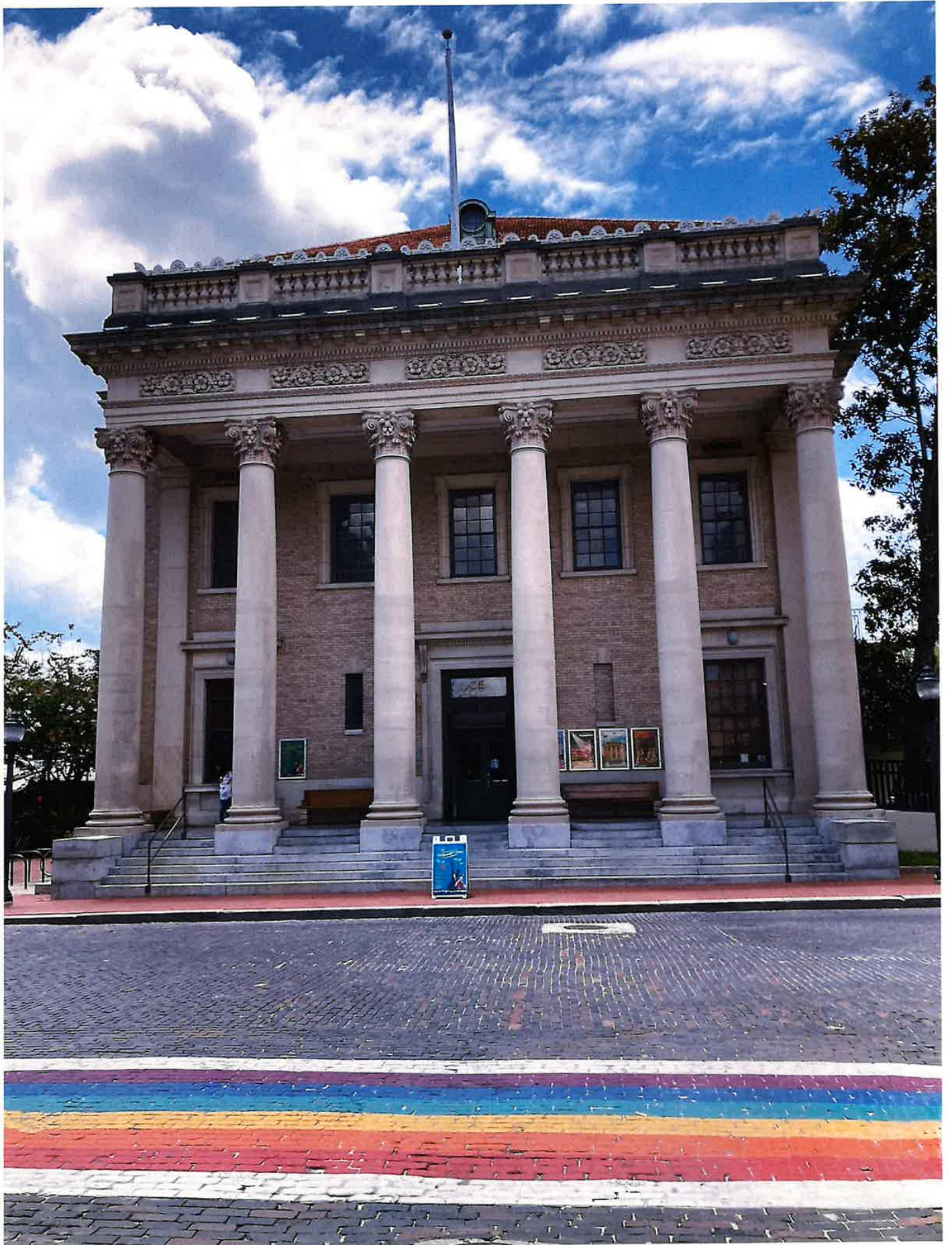


This elevator requires the operator to manually close the screen, the door, and then turn the crank to operate, a very elaborate feature for Gainesville in 1911.












KATHLEEN KAUFFMAN

HISTORIC PRESERVATION AND URBAN DESIGN

CONTACT

 (305) 761-8112
 kathleen@kskpreservation.com
 Gainesville, FL 32605

CURRENT POSITION

HISTORIC PRESERVATION OFFICER
City of Gainesville, FL | 8/2021- Present

MEMBER, FLORIDA HISTORICAL COMMISSION
Appointed by Governor DeSantis | 9/2021 - Present

EDUCATION

BA in Historic Preservation
Mary Washington College
1990-1995

MS in Historic Preservation
University of Florida
1995-1997

ADDITIONAL
SKILLS &
COMMUNITY
SERVICE

FLORIDA LICENSED REAL ESTATE SALES ASSOCIATE
1997- Present

BOARD OF DIRECTORS,
Council on America's Military Past
(CAMP) 2021-present

**APPOINTED MEMBER,
BOARD OF ADJUSTMENTS,
CITY OF CORAL GABLES**
2019-2021

**PRESIDENT, JUNIOR ORANGE
BOWL COMMITTEE**
2015-2016,
Board Member 2010-2017

ACTIVE IN JUNIOR LEAGUES
Palm Beaches, Tallahassee,
Miami, Gainesville

WORK EXPERIENCE

- PRINCIPAL**
● KSK Preservation, Inc | 7/2017 - Present
- Extensive experience in tax credit applications, grant writing, cultural resource surveys, and National Register nominations.
 - Meets the Secretary of the Interior's Professional Qualification Standards (48 FR 44716) for archaeology, history, architecture, architectural history, or historic architecture.
 - Clients include Miami-Dade Expressway Authority, Treasure Coast Regional Planning Council, Fort Partners Development Firm, Barry University, Miami-Dade County Parks and Recreation, City of Delray Beach
- **HISTORIC PRESERVATION CHIEF**
Miami-Dade County | 2008-2017
- **HISTORIC PRESERVATION OFFICER**
City of Miami | 2005-2008
- **EXECUTIVE DIRECTOR**
Florida Trust for Historic Preservation, Tallahassee, FL | 2003-2005
- **HISTORIC PRESERVATION OFFICER/URBAN DESIGNER**
City of Fort Pierce, FL | 2000-2003
- **HISTORIC PRESERVATION OFFICER/ ASSISTANT TOWN MANAGER**
Town of Lake Park, FL | 1999-2000
- **HISTORIC SITES SPECIALIST**
FL Department of State, Bureau of Historic Preservation | 1997-1999

DAVID RISORdavidrisor@gmail.com5820 NE 139th Terrace Williston, FL 32696

Phone (505) 220-5883

Summary

I am seeking the Facilities Operations Spec. position. I have nearly 20 years of supervisory and management experience, managing several active projects along with employees and subcontractors at any given time; including the time of owning my own company. Subsequent positions, including my current, required knowledge of all affected work in addition the specifics of my portion of a project. I possess a working knowledge of mechanical and electrical systems. I earned an Associate's Degree in Accounting, and have extensive computer knowledge including Microsoft Office, especially Word and Excel. I am Proficient in Pro Watch card access system. These, combined with having established a working relationship and knowledge of procedures within the City of Gainesville qualify me to be considered for this position.

Education

Central New Mexico College

- Associates Degree in Accounting, Spring 2014

Skills

- Microsoft Word, Excel and Outlook
- FacilityDude facility management program
- Pro Watch access card software

Work Experience

Assistant Facilities Manager/Carpenter
City of Gainesville FL

11/17 to Present
Gainesville, FL

- Responsible for maintenance and repair of approximately 100 City buildings, including Fire and Police
- Supervise 25 maintenance and custodial positions
- Coordination with Risk Management in setting up OSHA and first aid training for personnel
- Identify facility needs
- Work with the Facility Manager in identifying budget for projects as well as determining the amount of budget available for our needs.
- Bravo team leader for emergency operations at the Public Works Center
- Work together with persons in multiple City departments, contractors and utilities to complete assignments
- Effectively communicate with others, verbally and in writing
- Coordinate with department schedule to meet needs and deadlines
- Hire and manage subcontractors as needed when scope of project exceeds capabilities of our personnel
- Prioritization and assignment of tasks and projects according to urgency and difficulty

Lead Carpenter

05/15 –03/16, 05/17 to 11/17
Gainesville, FL

McLeod General Trades **352 371-7320**

- Work together with a team to complete projects in a timely manner
- Supervision of labor, ensuring proper installation and adherence to safety
- Maintain a schedule to meet deadlines
- Interpret construction drawings, schedules and instructions in paper and electronic format
- Prioritization of tasks and projects

Estimator

03/16 –05/17
Gainesville, FL

Restoration Specialists **352 732-2322**

- Restoration contractor contracting with insurance companies for fire, wind and water damages
- Estimating for residential repair
- Coordinate project with project managers to ensure profitability and assist with sub-contractor scheduling
- Ordering of project materials
- Communicate with adjusters to meet insurance guidelines, interpret insurance claim and policy information
- Conduct emergency mitigation and repair service
- Knowledge of construction practices and codes

DAVID RISOR

davidrisor@gmail.com
5820 NE 139th Terrace

Gainesville, FL 32609 Phone (505) 220-5883

Work Experience, Continued

Project Manager/Estimator

Fairway, Inc. 505 343-9044

11/14 –4/15

Albuquerque, NM

- Management of sold construction projects
- Work together with a team to provide quality materials and service to our clients
- Inside sales of commercial/architectural frames, doors and hardware to business owners and contractors
- Knowledge of commercial construction practices and codes, doors, frames and hardware
- Ability to properly assign required material and hardware to project
- Coordinate ordering and delivery of materials with our team to bring product on site as required
- Track project expenditures to give progress billing information to accounting and keep project on budget

Accounting Assistant

Santa Fe Door 505 345-3160

3/14 –9/14

Albuquerque, NM

- Assist accounting supervisor with accounting tasks
- Sage 50 Quantum, Microsoft Office, TimeForce
- Vendor and bank reconciliations, weekly cash flow reports, A/R A/P and payroll
- Maintain delivery schedules

Tax Preparer

Jackson Hewitt 505 268-2222

12/13 –4/14

Albuquerque, NM

- Part-time temporary position preparing personal income taxes, including Schedules A and C
- Use of Microsoft Office: Excel, and Word and “Profiler” tax preparation program
- Communication with client in order to be able to obtain necessary information in order to best serve the customer
- Work together with my team to expand each other’s knowledge base

Self-Employed Business Owner (sole proprietor) Specialty Sub-Contractor

Risor Constructors, LLC 505 220-5883

05/02 – 8/13

Rio Rancho, NM

- Sub contract contractor doing installation and repair of commercial doors, trim carpentry, finish work and minor remodeling
- Obtain permits when needed and work with code enforcement to meet building requirements
- Coordination of projects with vendors, customer, subs and ourselves, forming a team project
- Sales, purchasing and marketing
- Supervision of employees and contract labor
- Maintain OSHA compliance
- CRS-1 state tax filing and reporting, accounts payable and accounts receivable/collections

Installer/Estimator

D.W. Allen Door and Window, Inc. 505 237-0932

08/00 –05/02

Albuquerque, NM

- Installation, service and repair of commercial frames, doors and hardware
- Customer sales and service, estimating and assist with scheduling

Field Service Representative

Commercial Door and Hardware, Inc. 505 881-1034

08/98 – 08/00

Albuquerque, NM

- Knowledge of hollow metal frames, doors as well as several lines of door hardware
- As a service/warranty representative in a four state area I was responsible for correcting problems on jobsites as to enable project completion on schedule and act as a liaison between CDH and contractors to solve problems

Other positions:

- Michael Carmichael Construction Columbus NE – seasonal 1993-97
- Mike Glur Roofing Columbus NE – 1992
- Belen Manufacturing (Steel Buildings Columbus NE 1992-1998

Military Service

- US Navy Veteran, honorably discharged 1983-1999

Individual Properties Listed on the Local Register of Historic Places

Site	Address	Year Nominated	Florida Master Site File # Ordinance Number
Hippodrome State Theatre	25 S.E. 2nd Place	1984	8AL00485 / 2971
McKenzie House	617 East University Avenue	1984	8AL00476 / 2972
Bailey House	1121 N.W. 6th Street	1984	8AL00470 / 2973
Matheson House	528 SE 1st Avenue	1984	8AL00467 / 2974
Thomas Center	306 NE 6th Avenue	1984	8AL00456 / 2975
Northeast Gainesville Residential Historic District	See Map 1	1985	8AL00543 / 3141
Southeast Gainesville Historic District	See Map 2	1989	8AL02495 / 3522
Bethel Gas Station	104 SE 1st Avenue	1989	8AL02293 / 3523
(Unnamed Structure)	8 SW 10th Street	1990	8AL01180 / 3626
Seagle Building	408 West University Avenue		8AL01290
Pleasant Street Historic District	See Map 3	1991	8AL02557 /
Northeast Gainesville Residential Historic District (Expansion)	See Map 1	1998	970564
University Heights Historic District - North	See Map 4	2002	001026
University Heights Historic District - South	See Map 5	2002	001027
Baldwin House (Rush-Glassman Office)	11 SE 2nd Avenue	2009	080757
A. Quinn Jones House	1013 NW 7th Avenue		/8AL02042
Old Gainesville Depot	203 Depot Ave		8AL00488 / 190696
Masonic Temple Masonic Order Lodge #41	215 N. Main Street	2019	

DEMONSTRATION OF NEED

Since the last Conditions Assessment report was done in 2017, the City of Gainesville has made some efforts to address needed improvements, including work to flooring, doors, wood trim, and fixture restoration in the first and second floor lobbies, upgrades to exterior lighting, replacement of box office window, repair to gutter lining, new theatrical lighting, new speaker systems, and new ADA assistive listening systems for the main stage and cinema. The building's HVAC system was just upgraded as well.

However, there is much more to be done for the building's exterior, roof, plumbing, electrical, and termite treatments. See photos for more details.



On the portico ceiling, you can see a temporary solution to hide the water damage.



The exterior stairways have been determined they are near end of life by the engineering report done in 2017.



The rebar is starting to rust through, it doesn't look too terrible here because temporary repairs have been made for the time being.



The pits outside the basement windows flood and have created water intrusion problems at the windows.



One of the areas with water intrusion evidence.



One of the areas with water intrusion evidence.



The attic, where water pools in certain areas during heavy rainstorms.



The brick walls in the basement. There are spots where water seeps through, and they are repaired from the inside frequently by facilities staff.



Most of the termite activity appears within the windows and some of the wood trim.



Magnolias are considered a “heritage tree” in Gainesville, but this one regularly clogs up the building’s gutter system.



The Magnolia’s roots are also starting to impact the a/c units and building foundation.



The roof's copper flashing is leaking. This is looking out the dormer window from the attic.



The gutter system is leaking into the attic space.

A FEW ARTICLES
ABOUT
THE HIPPODROME THEATRE
(the old U.S. Post Office and Courthouse)

1. "Hippodrome's February 'basement session' celebrates local Black artists," The Independent Florida Alligator, February 25, 2023
2. "Hippodrome's 'Basement Sessions' build support for Gainesville's arts community," WUFT, March 31, 2023
3. "Hippodrome art gallery holds a mirror for its latest installment," The Independent Florida Alligator, May 10, 2022
4. "Hippodrome Theater renovations are complete," WCJB, January 4, 2021.
5. "Living History," The Gainesville Sun, June 19, 2008.

Hippodrome's February 'basement session' celebrates local Black artists

Theater hosted fourth night market Thursday

By [Clare Meyers](#)

February 25, 2023 | 5:51pm EST



Local Gainesville musician JulyART performs a 45-minute set at The Hippodrome's February edition of "Basement Sessions" Thursday night. Photo by [Clare Meyers](#) | The Independent Florida Alligator

If you ask Le-Alem Getachew, the Hippodrome Theatre is more than just a pretty sight in the heart of downtown Gainesville.

The 26-year-old marketing associate founded the Hippodrome Basement Sessions in August to show people what lies within the well-known Gainesville establishment. Held in the basement of the Hippodrome, the event merges live music with local art vendors.

“People don’t think of the Hippodrome as a space that is alive,” Getachew said. “They look at this building and think it’s an old historic building. They don’t realize there’s a lot of art that happens in this establishment.”

Getachew hosted her fourth basement session Thursday, attracting about 40 attendees from the UF and Gainesville communities. In honor of Black History Month, the event focused on highlighting local Black artists and small businesses. Thursday’s lineup boasted four live performers — Krystin Blaire, JulyART, Azazus and Local Hot Boy. Each performed a 45-minute set.

Getachew, who had always dreamt of throwing music events prior to creating the basement sessions, said she has been pleasantly surprised by the turnout of the events so far. The second session in October had around 130 attendees, she said.

“I wanted to uplift the community and local artists,” Getachew said. “Places like The Bull or How Bazar and other local places are great about uplifting the community, but I wanted to increase that and add more spaces.”

Two attendees were mother-and-daughter-duo Jeanette England, 81, and Jen Adams, 57. The pair heard about the event after receiving an email from the Hippodrome and decided to check it out.

“I think the place is so interesting down here in the basement,” said England.

The two were excited to be around Gainesville’s youth and observe all the different styles and trends, said Adams, who works as a social worker for the patient family resources department at UF Health Shands Hospital.

They were very impressed by the first performer of the night, Krystin Blaire, who performed covers of songs by Billie Holiday, Jasmine Sullivan, Beyonce and Anita Baker, as well as an original poem.

The third performer of the night was local rapper Azazus. With 21,900 followers on Instagram, the 30-year-old music artist first started garnering media attention after his song, OnlyFans, received traction on TikTok in 2020. Since then, he’s continued to make a name for himself both inside and outside the Gainesville community.

Part of what makes him unique is his focus on “nerdcore,” which is a genre of music inspired by anime, video games and other subjects viewed as reserved for geeks.

Throughout his set, Azazus threw out Pokemon fruit gummies to the attendees when they answered different bits of trivia about his songs and interests. Azazus even chucked one attendee a Pokemon card after correctly guessing his favorite Pokemon — Eevee.

“So far tonight, each artist is bringing a different aspect of art and music,” Azazus said after his set.

While he’s very appreciative of the Hippodrome and other local venues that have hosted him in the past, Azazus feels Gainesville lacks bigger events focused on urban music.

“Gainesville is predominantly an alternative rock-and-roll city,” Azazus said. “Then you have urban music like this where it’s kind of done in a basement.” He would love to see more full festivals dedicated to urban music, he said.

Besides the live performers, Thursday’s event hosted eight different vendors, including Jasmine Nicole Helms, who owns “Caked Up,” a small cake decorating business.

Helms, 28, moved to Gainesville in 2020 when she started at the UF Levin College of Law. This law student by day, cake decorator by night, officially started “Caked Up” in June.

Helms sold her cupcakes at the event: The night’s flavors were chocolate, lemon and carrot cake. Besides getting new customers, she was most excited about meeting other Black creators, she said.

“If we see each other at markets again we’ll help each other out,” Helms said. “There are a lot of really great Black artists here that are doing really awesome things.”

While attendance didn’t compare to previous basement sessions, Getachew said she was happy with the night overall.

“The performers blew me away,” Getachew said. “I cannot wait to see more from all these artists — including the vendors.”

The Hippodrome’s next Basement Session will take place on March 30 from 7-11 p.m.

Contact Clare Meyers at claremeyers@ufl.edu.

Hippodrome's 'Basement Sessions' build support for Gainesville's arts community

By [Sam Petosa](#)

March 31, 2023 Arts and Entertainment, WUFT

On a typical night at the Hippodrome, Gainesville's oldest playhouse, local residents might expect to catch local theater in the heart of the city's ever-growing downtown area.

But traveling to the Hippodrome got you a different kind of show Thursday night. In fact, the show was so unique that it wasn't located within the half-century-old building's main theater. Rather, it was in the basement.

Thursday night saw the latest rendition in the Basement Sessions at the Hippodrome. Since January, the theater has presented a monthly show in the basement. There, attendees can take in live music, art, drinks, collaborative discussions and markets. Thursday was the fifth session since August, with a full lineup of live performers and local vendors from the area with which visitors could interact.

While the sessions have been a success for the theater itself, its impact expands into the local arts community. Le-Alem Getachew, a marketing and events associate at the Hippodrome, is responsible for organizing and executing the sessions. As a supporter of the local arts, she looks at these events as way to expand audiences.



Guests sit and listen to performers at the Hippodrome's Basement Sessions on Thursday. (Sam Petosa/WUFT News)

“Basement Sessions is a way for local artists to merge audiences,” she said.

There are various types of audiences attending the different Basement Sessions. For one, there are supporters of local music attending to see their favorite performers. There are more arts on hand than just music. While guests in attendance can take in the live music, they also interact with local jewelers, artists and even poets. Additionally, there’s vintage clothing available to purchase.

With many forms of art to offer, the Basement Sessions attract a wide range of individuals looking to engage within the local arts community. According to Getachew, this is purposeful, as the sessions aim to immerse the community in different areas of local arts.

“(The Basement Sessions) are a way for the community to experience different mediums of art and to meet interesting and talented people,” she said.

Among the interesting and talented people one might meet at the Basement Sessions is Kyndall Baker. Baker, a Gainesville native, founded her own artwork brand — Ms. B’s — in 2016. Since 2021, she has been traveling to markets around the area to sell her canvases. In February, she attended the Black History Month edition of the Basement Sessions.

Baker had nothing but positives to say of February’s session, citing the poetry as her favorite part of the event. She said she plans to return for future sessions.

“Definitely,” she said. “The performances and the energy in here are really awesome.”

Baker supports the effort along with a variety of individuals and groups contributing to the local arts community. Headlining these individuals is the performers who play tunes for visitors in attendance. For Thursday’s show, there were four local headlining bands: Suddenly, Bambii Lamb, The Real You and Rugh.



Locally-based duo Suddenly performs at Thursday's Basement Sessions. (Sam Petosa/WUFT News)

The first, Suddenly, kicked off the night playing an acoustic duet of original songs with echoes of guitar strings bouncing off the stone-clad basement walls. As the venue began to fill up with fans looking to support local artists, the music only intensified. Bambii Lamb matched the acoustic guitar of Suddenly with a ukulele of their own. The Real You brought the heart-throbbing pop punk sound of the 90s while "Rugh" capped the night off with anxiety-driven pop rock.

Kyle Lillard is a member of "The Real You," a locally based, pop punk rock band emulating the sound of bands such as Nirvana. Lillard cites the band had never played at the Basement Sessions before. But, based on what he had heard, the band member was anticipating a good show.

"I know our bass player did a DJ set here a couple days ago that went really well," he said. "We're excited."

Visitors filed in and out of the basement all night to hear local bands such as The Real You. Beginning at 7 p.m., guests were allowed to enter the venue for \$8. However, as capacity increased as the night went on, so did the price of entry, fluctuating to \$15. All ticket sales from the event were split among the performers.

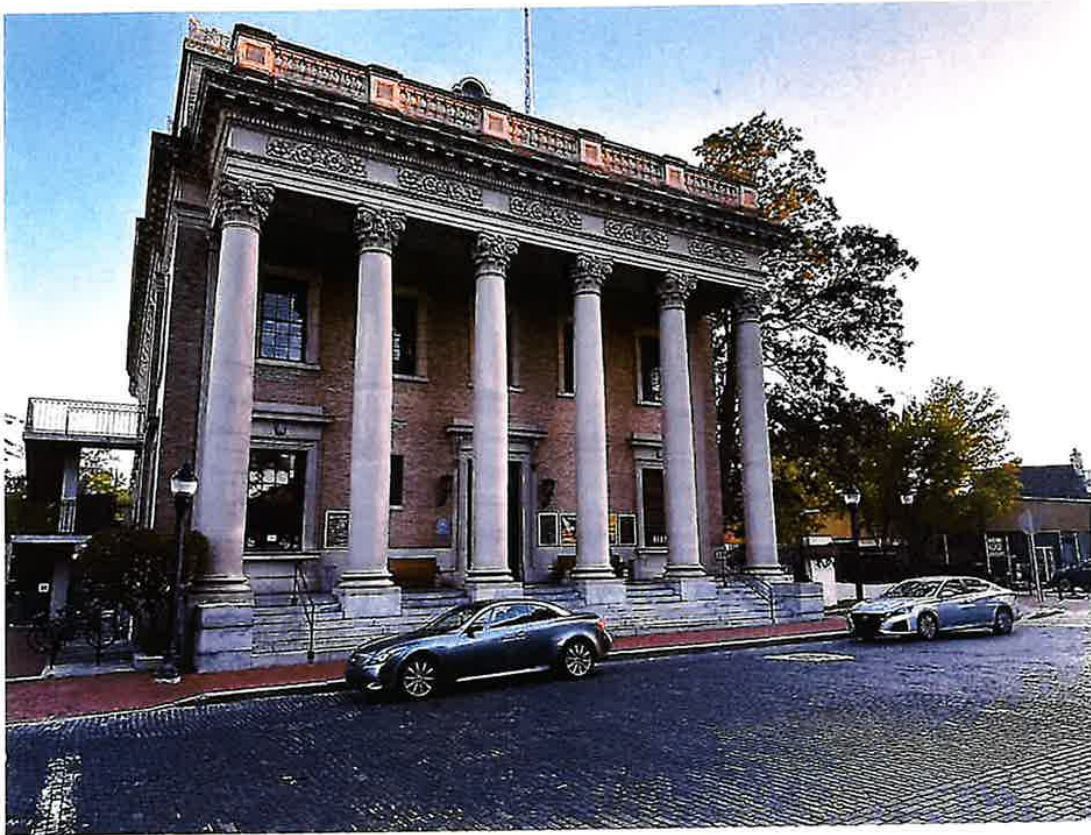
Thursday's session saw returning guests from February and January's events. That said, many visitors attended their first Basement Session Thursday night. Among them was Josh Sanchez, a Gainesville native who first heard of the sessions from co-workers. While Thursday was his first event, the fan of local music will be returning, he says. It didn't take him long to see what this event does for the community.

"I think it's pretty good," he said. "Small little local crowd where everyone knows everyone."

While three Basement Sessions have now transpired, there are still more opportunities to get involved as the Hippodrome's 50th anniversary approaches. There are two remaining sessions on the schedule, with events booked for April 13 and May 18, according to the theater's website. To inquire about being a vendor or performer at an upcoming show, email Getachew at marketingassociate@thehip.org.

With more opportunities left, vendors and performers are flocking back to the Hippodrome. Milena Tillman, a local jeweler, owns Custom Reality L.L.C., which specializes in crochet, handmade jewelry and upcycled fashion. After attending a prior session, she returned Thursday and plans on selling her products at future sessions. Tillman, like other artists in attendance, sees the Basement Sessions as an opportunity to support the local arts community.

"It's really empowering to see young minds in art being expressed in the local area," she said. "I think it's really important, so I appreciate being able to support that effort."



Gainesville's oldest playhouse, the Hippodrome, celebrates its 50th anniversary in April. (Sam Petosa/WUFT News)

Hippodrome art gallery holds a mirror for its latest installment

A marketing initiative is personifying Gainesville's greatest citizens

By [Anna Ward](#), the independent florida alligator
May 10, 2022 | 10:06pm EDT



The "Hipp Humans" exhibit, which opened April 22, features portraits of change-makers and prominent figures across Gainesville.

Photo by [Courtesy to the Alligator](#) | The Independent Florida Alligator

The Hippodrome's art gallery could be mistaken for the streets that surround it with its latest update, "Hipp Humans: a Collection of Stories from the Humans of Gainesville," unveiled April 22.

The free exhibit presents a snapshot of the Gainesville community, focusing on forces large and small. It took inspiration from "Humans of New York": a website and book by author and photographer Brandon Stanton that profiles people on the streets of New York.

Attendees can peruse 25 portraits and their corresponding stories in the gallery. The exhibit also features an interactive wall for patrons to answer impactful questions about their own lives.

HippHumansGNV is an [Instagram](#)-based marketing initiative from the Hippodrome with a companion art gallery that brings the project to life. The goal is to share the stories of Gainesville community members through their portraits and interviews.

Grace Munroe, a 22-year-old graphic designer and Hippodrome marketing intern, composed the project by interviewing, photographing and storying various Gainesville residents who play prominent roles – whether in the community or in their personal presentation.

Interviewers asked for life advice or prominent memories to start the conversations, but the subjects' excitement typically guided the rest.

"People love to talk about themselves," Hippodrome marketing associate Le-Alem Getachew, 25, said. "They'll go off."

The Hipp Humans project connects its featured citizens and highlights their integral roles in painting the portrait of Gainesville.

One of the exhibit's subjects is Cristina Cabada Sidawi, a 22-year-old local cook, DJ, and vintage clothing reseller. She expressed admiration for HippHumans' work.

"It's a really cool portrait of what the Gainesville community looks like and how different it is, and how everyone comes from different backgrounds and identities and from different spaces," Sidawi said.

HippHumans is managed by Munroe and Getachew. Though Getachew created the idea, Munroe spearheaded the project. The duo's marketing goal was to reach new demographics like younger crowds and those who may have paused their attendance and support during COVID-19.

The HippHumans Instagram's companion gallery opened as a launch party for the social media page, though overwhelming community support has given the exhibit a life beyond itself. As such, the exhibit may be extending its month-long duration further into the summer, according to Getachew.

Visitors can expect the exhibit to return in the fall as Gainesville does: with fresh faces and a renewed style.

As for where the subjects were sourced, the Hippodrome employees did not need to go far.

As a project heavily inspired by Downtown Gainesville's connectedness and eclecticity, Munroe and Getachew mainly scouted the Heartwood Soundstage Market, Depot Park, the Hippodrome and the general downtown area.

Subjects were selected both by significance to the community and by random impulse; Le-Alem references the beloved Bo Diddley's grandchildren, and Munroe describes going after "eccentric" people.

"There was a man on a bike who just talked about the government for hours, and he'd try to get us to join a republic with him," Munroe said.

Once the profiles and portraits were completed, they were narrowed down to a diverse selection of the most fruitful interviews for printing and framing. The remaining profiles were archived to eventually share on the exhibit's Instagram.

Munroe, who minored in sustainability while attending UF, also purchased the prints' frames secondhand from local thrift stores.

"We didn't want to buy frames, not just because we didn't want to spend the budget, but because we're very, 'Secondhand, support small stores,' and stuff like that," Munroe said.

The nature of the thrifted frames also meant they would not be uniform; an aspect that Munroe noted for representing the individuality of each Gainesville community member's story and personhood.

After compiling interviews and collecting frames, the exhibit was ready to open. During the exhibit's grand opening, much of the crowd was composed of the project's subjects, which created a real sense of community coming together, Munroe and Getachew said.

"It might've been people that I knew, and other people that I didn't know, but I got to know them all walking through the exhibit and seeing all their pictures framed and reading their stories," Sidawi said.

Fellow subject Laila Fakhoury, 24, co-founder of record label Dion Dia and co-owner of How Bazar, was similarly struck.

"There were people in there that I was like, 'I do not deserve to be in this gallery.' There's just so many amazing people who were included and it just felt like such an honor to be part of it," Fakhoury said. "It felt really beautiful and pretty surreal, too."

The creators shared similar feelings to Fakhoury.

"It was so cool because they were on the walls but they were walking around, so it was kind of surreal at first," said Munroe. "It was like book characters jumping off a page."

However, representing another facet of the humans of Gainesville was the interactive section's defacement later that opening night.

"This woman and her family or friends drew inappropriate pictures and things all over the posters. Luckily, our cinema manager and our partner replaced it that night, so it did not see the general public," a giggling Getachew said.

Community support wasn't all conniving, though; Munroe and Getachew were surprised by how much love they received.

The exhibit opened at 6:30 p.m. and had a line of attendees by 6:25 p.m, Munroe said.

"We didn't think anyone was going to come," Getachew said. "It was just adorable to see."

HippHumans takes suggestions for subjects through their Instagram and the exhibit's suggestion box. HippHumansGNV is not affiliated with the FaceBook page "Humans of Gainesville," a page also inspired by Brandon Stanton's "Humans of New York."

Contact Anna Ward at award@alligator.org. Follow her on Twitter @AnnaWard_.

Hippodrome Theater renovations are complete

By [WCJB Staff](#)

Published: Jan. 4, 2021 at 8:07 AM EST

GAINESVILLE, Fla. (WCJB) - After several years of planning and over \$324,000, the renovations at the Hippodrome Theater are finally complete.

This includes renovations to the first and second floor lobbies, lighting inside and outside the building, new air conditioning and speaker systems.

The City of Gainesville's Wild Spaces & Public Places and parks funded the renovations, complete with fresh paint and video monitors bringing a more modern look.

People can still expect to recognize some classic features, as none of the original surfaces were touched.

Facility manager Robert Robins says people have even more to look forward to when they finally do return.

"It's going to be a totally different society when we go back into live performances but you know the building's going to be here. The space is here, now performing arts center, a movie theater, and a gallery and rental spaces so I think that's going be another hundred years to come I hope," Robins says.

Upcoming events include a video production of a show called The Revolutionist in February.

In April, they're teaming up with the City of Gainesville to put on a cabaret on the front steps of the theater.

Living history

Alisson Clark, The Gainesville Sun, June 19, 2008



From its 1,000-pound bronze-clad doors to its antique elevator — the oldest continually operating one of its kind in the state — the building that houses the Hippodrome Theatre is a more than a landmark: It's a living piece of Gainesville's history.

Built for \$150,000 to house the post office, land office and federal court, the neoclassical building on East Main Street (now Southeast First Street) and Magnolia Street (now Southeast Second Place) was the pride of the town when it opened in 1911.

"Old Glory was swinging majestically from the flagpole of the new building during yesterday, and the number of visitors during the day is estimated to have passed all records," said the March 21, 1911 edition of The Gainesville Daily Sun. "No city in the entire country the size of Gainesville can boast of a finer building."

It took 100 train cars full of limestone — "the largest shipment that ever entered Gainesville, or probably any other city in the state," according to the paper — to build the massive structure, which boasts 2-foot-thick floors and 20-foot-high ceilings. And like any proper historic building, it's rumored to have a ghost, as well.

"Supposedly, there was a woman whose son was on trial for murder," says building manager Brian Rowe. "She was on her way to the courthouse with the evidence that would prove him innocent, but she got there too late." Others suspect the apparition, which was researched by visiting paranormal investigators for a television show in 1998, is Marjorie Kinnan Rawlings. Some say the only scary thing in the building is the 1924 Otis elevator, which has to be operated manually and still uses a turn-of-the-century friction and counterweight technology.

"The repair people say it's more dependable than hydraulic elevators," Roe says, "but some people won't ride it at all."

Roe speaks with reverence of the 100-year-old structure he maintains. The quality of the construction, a combination of steel and poured concrete that was cutting edge at the time, helps the building withstand the demands of modernization. Every room at the Hipp holds a story of Gainesville's past: The building's vault — now a repository for the Hipp's records — was once lined with tear gas canisters that would deploy in the event of a break-in, says producing director and co-founder Mary Hausch.

But despite its rich history, when the post office outgrew the building in 1964, its fate was uncertain. Listed as surplus property, the building was vacant for a

time, then was used by the school board and Santa Fe Community College before the push began for its rebirth as The Hipp's headquarters in the late 1970s. Pointing out the elaborately coffered ceiling of the entryway which is rimmed in a Greek key motif, Hausch recalls the condition it was in when Hippodrome staff arrived in 1980.

"While the School Board was here, they had knocked out part of the ceiling for plumbing," she recalls. To repair the damage, the University of Florida dental school made plaster molds of the fallen pieces in order to recreate the many layers of detail. Beyond the entryway, the former post office area is now home to the cinema. On the second floor mainstage, the swinging leather doors are the same ones that once led into the courtroom. (Although partially obscured by lighting rigs, the original coffered ceiling is still visible.) The adjacent stairs, once used by judges to go from their chambers to the courtroom, is still called the Judge's Stairwell, and happens to be where the Hipp's resident spectre is most often seen.

The second-floor men's room may be the best fortified in the country, as it was once another vault lined with thick steel and concrete. While the vault is no longer operational, one 1908 innovation still remains in use at the Hipp: The flush toilets in the downstairs dressing room remain unchanged, from their elevated tanks and pull chains right down to their oversized seats.

"Where else can you find a hundred-year old toilet seat?" Roe chuckles.

The third-floor offices — originally the federal land use office for North Florida — have the original wood panel doors, gas schoolhouse lights (now converted to electric) and quarter-sawn heart pine floors. Outside, the original gas sconces stand sentinel beside the massive, elaborately adorned bronze doors. The elaborate facade includes layer upon layer of richly detailed trim. Roe counts them off from the base of the building up to the frieze: "You've got a rope, a dentil, a coffered ledge, an egg and dart, another rope — it just goes on and on.

If you counted from the ground to the top, there's probably 100 different layers of detail."

It's little wonder the people of Gainesville were so awed by their new post office, which towered over the neighboring homes and cornfields in 1911.

Nearly one hundred years later, the Hippodrome remains the aesthetic heart of downtown, even as the skyline rises beyond its red tile roof.