



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

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
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## HISTORIC PRESERVATION BOARD STAFF REPORT

**PUBLIC HEARING DATE:**

December 1, 2020

**ITEM NO:**

#14 under New Business

**PROJECT NAME AND NUMBER:**

HP-20-00113, 303 NW 4<sup>th</sup> Street

**APPLICATION TYPE:**

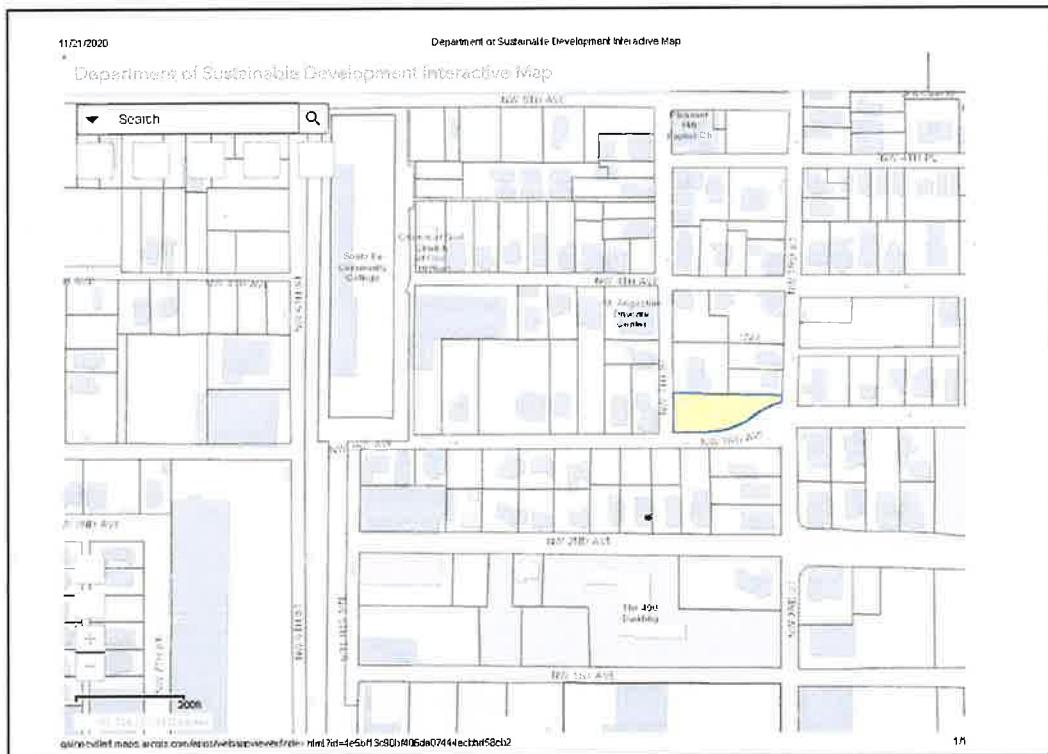
Quasi-Judicial: New construction of a residential dwelling

**RECOMMENDATION:**

Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.

**CITY PROJECT CONTACT:**

Jason Simmons



**Figure 1: Location Map**

#### APPLICATION INFORMATION:

**Agent/Applicant:** Michael Beard  
**Property Owner(s):** Joyce Cosby, Edna Cosby & Leslie Edwards

#### SITE INFORMATION:

**Address:** 303 NW 4<sup>th</sup> Street  
**Parcel Number(s):** 14300-000-000  
**Existing Use(s):** Vacant  
**Zoning Designation(s):** RC  
**Historic District** Pleasant Street  
**Historic District Status:** Non-contributing  
**Date of construction:** NA

#### PURPOSE AND DESCRIPTION:

**Petition HP-20-113.** Michael Beard, Elevated Design and Construction, agent for Joyce Cosby, Edna Cosby, and Leslie Edwards, owners. Certificate of Appropriateness to construct a single-family dwelling. Located at 303 NW 4<sup>th</sup> Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

#### STAFF REVIEW AND RECOMMENDATION:

##### EXISTING

The previous house located on this property was a contributing structure to the Pleasant Street Historic District that contributed to the scale and character of the Fifth Avenue neighborhood. It was a 2-story frame house that was first shown on the Sanborn Maps in 1913. The Florida Master Site file for the property indicates that the building was built circa 1911. Over the years the house was resided with aluminum siding and perma-stone and the porch was enclosed with screens and casement windows. The structure was the home of Dr. Julius Augustus Parker, the first African-American doctor in Gainesville. After his death in 1953, the house became the home of his youngest daughter, Dr. E. A. Cosby, a dentist. The house had a wood frame balloon structural system, a continuous perma-stone foundation, a gable roof, a porch roof secondary structure with a gable and a low shed dormer, and 2 over 2 wood windows with casement windows as well. The house burned down in December of 2017.

## **PROPOSED**

The project involves the construction of a new single-family residence. The house will have 3 bedrooms and 2 full bathrooms with 2 half bathrooms, with approximately 2,818 square feet under roof including 1,483 square feet on the first floor, 877 square feet on the second floor, a 404 square foot front porch and a 54 square foot back porch. It will be a 2 story structure that will be facing NW 4<sup>th</sup> Street. The house will feature primarily 2/2 single-hung white vinyl windows. All of the windows will be the Silver Line V1 vinyl series. The proposed exterior doors will be Therma-Tru Smooth-Star and Jeld Wen steel doors. The foundation for the house is proposed to be slab on grade concrete. The guidelines indicate that slab on grade construction is inconsistent with Historic Districts. Floors should be elevated to at least 1.5 feet above grade. Buildings of exceptional merit with this type of foundation system may be approved on a case-by-case basis provided all other design criteria are satisfied. The porch will be a screened-in porch, as evident in the old house at this location. The proposed siding for the house is Cemplank lap siding with Hager aluminum fascia/trim and Kaycan soffits. The proposed roof will be an Ultra-Rib raised seam metal roof. (See elevations in Exhibit 4)

## **REVIEW**

### **Pleasant Street Historic District- Development Pattern (Guidelines Ch. 6)**

*There are two distinct historic areas of development in the Pleasant Street Historic District, identified as zone A and B, which date between 1875 and 1935. The first area, Zone A, includes all but a small enclave in the southeast corner of the district. This portion is a historically African-American residential neighborhood. The second area, Zone B, is a traditionally white neighborhood that developed during the same period in conjunction with the downtown commercial area.*

This proposal is sited within Zone B. In general in the neighborhood, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, or at the north border of the district (such as 730 NW 2<sup>nd</sup> Street) with very few two-story houses throughout Zone A.

### **General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)**

*The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period.*

*The majority of the residences in both zones are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.*

*Gable front houses appear to be the most common types in the district. These include the shotgun houses and bungalows and variations on the type found in the district.*

### **Setting**

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, some fence lined properties, concrete curbing, and no walls.*
- *Subdivision layout: rectangular lots and blocks flanking the primary streets.*
- *Facade lines, front and side setbacks: detached residences with minimal front setbacks and minimal side setbacks.*
- *Lot size and density of development: small lot size and low to medium density.*
- *Block patterns: Commercial: 300 feet in length on east and west and 400-600 feet on their north and south ends. Residential: rectangular 300 feet in length on east and west and 300 feet on their north and south ends.*
- *Patterns of vacant lots and open spaces: vacant lots throughout*

### **Building Characteristics**

- *Height: number of stories: Primarily single story. Range of 1-2.*
- *Width: number of bays or vertical divisions: one.*
- *Types: residential, commercial, institutional*
- *Predominant architectural styles and design influences: Frame.*
- *Massing or overall form: single rectangular structures.*
- *Orientation: both compass orientation and horizontal or vertical orientation.*
- *Foundations: Residential elevated wood frame on brick piers or masonry piers. Commercial: continuous brick or masonry perimeter wall and slab on grade.*
- *Roofs: primary and secondary roof structures: gable, hip with standard pitch.*
- *Materials: Primarily wood frame*
- *Windows: Primarily wood frame double hung sash in 6/6, 2/2, or 1/1 light pattern.*
- *Repetitive features: Porches and detached outbuildings*
- *Decoration: Minimal. Religious: brick corbeling. Stained glass. Residential: minimal wood millwork such as brackets, fretwork, spindles.*
- *Predominate Architectural Styles: Wood Frame Vernacular, Queen Anne and Eastlake influence, Romanesque Revival*

### **Materials**

*Wood frame and siding is the primary and traditional construction material within the district. Weatherboard and drop siding types are prominent.*

### **Building Styles**

*Wood frame vernacular houses represent the largest building category in the district with 123 examples. Bungalows are the second largest category style with 91 examples. The buildings are traditionally wood frame residences raised on brick or concrete piers ranging in size, form and style. On the small scale are Shotgun and hall and parlor vernacular structures to the larger structures of two-story I- houses and Queen Anne residences with large porches and verandahs.*

### **Plans**

*The floor plans of the smaller houses are generally simple rectangular plans with a small rear ell, or are variations of the L-plan. Few residences have garages or other outbuildings on the same property.*

The review is based on the Secretary of the Interior's Standards and City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*.

**Basis for Review – Design Guidelines for New Construction using the General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)**

Attached are the Design Guidelines for New Construction in the Pleasant Street Historic District.

The proposed new structure was reviewed in light of the 11 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines. New construction should complement historic architecture. With sound planning and good design, new construction can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished buildings to be successful. Instead it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

1. *Rhythm of the Street.* In the Pleasant Street Historic District, the subdivision layout is mostly rectangular lots and blocks flanking the primary streets. Lot sizes are typically small with low to medium density. Repetitive features are porches.

The Guidelines state that rhythm is the layering of many features that add up to what is generally described as "character." The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The construction of the 2 story residence with a compatible setback to other buildings in the area to replace the existing structure that is to be demolished will improve the rhythm of the street as the new structure will be consistent in scale and spacing with the adjacent historic contributing buildings.

**Compatible**

2. *Setbacks.* In the Pleasant Street Historic District, building setbacks vary considerably, with some buildings sited at the front property line while others are sited at a depth ranging from 10 to 15 feet or more. The district is comprised of all or portions of 15 rectangular blocks of varying size, which are laid out on an irregular grid pattern. The blocks contain lots ranging in size from 40' x 60' to 100' by 200'.

The required front yard setback in the RC zoning district is ten feet. The applicants are indicating an approximately 25 foot setback from the property line to the front of the porch on NW 4<sup>th</sup> Street. The required side yard setback in the RC district is five feet; the applicants are indicating over 20 feet on either side of the proposed house. The required rear yard setback is 20 feet in the RC zoning district and the proposed structure is shown at well over 100 feet away from the rear property line.

**Compatible**

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block. In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. However, Zone B is a mix of one-story and two-story residences.

The proposed new 2 story structure is compatible in height to the surrounding historic buildings. The proposed height is 19 feet, 1.5 inches from the finished floor elevation to the dormer plate on the front elevation. The RC zoning district allows a maximum height of up to three stories. Also of note is that the finish floor of the house ranges from 1 foot, 9 inches to 2 feet above the finish grade. As noted earlier concerning slab on grade construction, floors should be elevated to at least 1.5 feet above grade.

**Compatible**

4. *Roof Forms.* In the Pleasant Street Historic District, the roofs represented are either side or front gable roofs with v-crimp metal sheeting or asphalt shingles.

The material to be used for the roof is an Ultra Rib exposed fastener roof system. The proposed roof is consistent with roofing styles found throughout the Pleasant Street Historic District, including across the street from the subject property.

**Compatible**

5. *Rhythm of Entrances and Porches.* In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches.

The Guidelines state that porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure maintains the same relationship of the front door entry and porch to the street, with adequate space for outdoor furniture.

**Compatible**

6. *Walls of Continuity.* In the Pleasant Street Historic District, streetscape features are minimal sidewalks, fence lined properties, concrete curbing, and no walls.

**Compatible**

7. *Scale of Building.* Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

In the Pleasant Street Historic District, Zone B, the building scale is larger than in Zone A, with a mix of one-story and two-story residences, with more decorative detailing and more formalized styles. The proposed new structure is compatible with the adjacent structures in terms of massing and size, composition of openings, roof forms and details to the building mass and its configuration.

**Compatible**

8. *Directional Expression.* In the Pleasant Street Historic District, orientation is both compass orientation and horizontal or vertical orientation. Massing or overall form is typically single rectangular structures.

In the vicinity of the subject property, there are many single rectangular forms, such as bungalows and shotguns, which are more horizontal, or square in expression, and also some gable-end-and-wing-forms, which are more vertical in expression. As there are a variety of vertical and horizontal

expressions in the district and vicinity of the subject property, the horizontal orientation of the proposed house is appropriate and complies with the guidelines.

### **Compatible**

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context. The height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

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Similar to the directional expression, there are a variety of proportional relationships in the historic district. The proposed new structure has compatible height with its adjacent neighbors and a proposed width not out of scale with structures throughout the Pleasant Street Historic District.

### **Compatible**

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade. The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

In the Pleasant Street Historic District, there are both vertical and horizontal proportions of windows. The windows shown on the elevations for the new building are compatible with the windows on other buildings in the vicinity.

### **Compatible**

11. *Rhythm of Solids to Voids.* The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

The rhythm of solids to voids is appropriate for the historic district, as there is more wall surface than window surface.

### **Compatible**

## **RECOMMENDATION**

Staff recommends approval of the application with the following conditions:

- The board discuss the proposed use of slab on grade which is generally not recommended in the historic districts, but is confined to non-contributing structures.
- Windows shall utilize the Simulated Divided Lights grille if available for the chosen 2x2 grille patterns. If not available the windows shall utilize the Grilles-between-the-glass, Contour Profile for the chosen 2x2 grille patterns.
- Provide information sheets for the proposed Ultra Rib roof system.
- Notify staff of any changes during construction.

**LIST OF EXHIBITS:**

- Exhibit 1** ***City Of Gainesville Historic Preservation Rehabilitation and Design Guidelines:  
Northeast, Southeast, & Pleasant Street Historic Districts***
- Exhibit 2** **COA Application**
- Exhibit 3** **Pictures**
- Exhibit 4** **Site Plan, Floor Plan, Elevations, Foundation Plan, and Wall Sections**

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

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

### **DESIGN GUIDELINES FOR NEW CONSTRUCTION** *Northeast, Southeast, & Pleasant Street Historic Districts*

#### **MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS**

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

The architectural character of buildings often varies considerably from one street or block to another, even within the same district. This diversity makes the design of compatible new structures a challenge for designers, builders, staff and the review board. Since almost every street in the three districts has a different pattern of building, it is impossible to show every design scenario. The guidelines illustrate the Standards of Visual Compatibility established to preserve the historic districts as a strategy of thinking about compatibility rather than a set of stylistic recipes.

#### **DEFINING THE CRITERIA**

Without careful attention to overall design, materials, scale, massing, and set-backs, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to

ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

Please note, however, that "Scale" is broken up into to two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

### **Recommended**

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.

3. Employ contemporary design that is compatible with the character and feel of the historic district.

#### **Not Recommended**

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

### **RHYTHM OF THE STREET**

New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as "character." Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should try to maintain or extend these shared streetscape characteristics in blocks where they appear.

### **SETBACKS**

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The distance a building is located from its property lines is referred to as "setbacks." Buildings in historic districts often share a common front and side setback although these setbacks vary from block to block and street to street, even within the same district. In locating new buildings, the front, side and rear setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

No new structure can be placed closer to or further from the street, sidewalk, or alley than that distance which has been predetermined by existing historic structures with a one-block proximity of the proposed structure. The distance is measured from the principal mass of the building (excluding the porch and other projections). New buildings should reflect the existing spacing or rhythm of buildings of an entire block.

### **HEIGHT**

The height and width of new construction should be compatible with surrounding historic buildings: Design proposals should consider the width to height relationships as well as the depth of setback to height relationship.

### **ROOF FORMS**

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat

planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

### **RHYTHM: ENTRANCES & PORCHES**

The relationship of entrances and projections to sidewalks of a building, structure, object or parking lot shall be visually compatible to the buildings and places to which it is visually related. New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.

Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.

### **WALLS OF CONTINUITY**

Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole are defined as "walls of continuity." These conditions are by no means uniform along streets and illustrate the importance of relating individual properties to their context. The drawing on this page shows how walls, fences, and landscape elements create the impression of a surface along the street edge.

### **SCALE OF THE BUILDING**

Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

### **DIRECTIONAL EXPRESSION**

New buildings should visually relate to adjacent buildings in the directional character of its facade. The directional expression may be vertical, horizontal, or non-directional, and it encompasses structural shape, placement of openings, and architectural details.

### **PROPORTION OF FRONT FACADE**

In examples from the Northeast district, the height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

### **PROPORTION & RHYTHM OF OPENINGS**

The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

Window designs and muntin configurations should reflect that found on historic windows on surrounding contributing structures. Contemporary windows including those in which the meeting rail is not equidistant from window head and sill are discouraged.

New doors should relate to historic door styles found on historic buildings throughout the district.

### **RHYTHM OF SOLIDS TO VOIDS**

The relationship of the width of the windows in a building, structure or object should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

### **DETAILS AND MATERIALS**

Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used in new construction. Buildings in the Pleasant Street, Northeast and Southeast Districts exhibit a superb library of material juxtapositions, detailing, and craft.

HP 20 - 00113

## HISTORIC PRESERVATION BOARD (HPB)

## Certificate of Appropriateness (COA) Application

City of Gainesville  
DEPARTMENT OF SUSTAINABLE DEVELOPMENTThomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

## USE THIS FORM TO

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

## FEES

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

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

## BASIS FOR REVIEW

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

## PROJECT TYPE:

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

## APPROVAL TYPE:

See Certificate of Appropriateness Matrix Staff Approval Board Approval:    Conceptual or  FinalPROPERTY INFORMATION: *Property information can be found at the Alachua County Property Appraiser's Website*

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

Site Address 303 NW 4th Street, Gainesville, FL 32601

Parcel ID #(s) 14300-000-000

OWNER OF RECORD	As recorded with the <u>Alachua County Property Appraiser</u>	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an <u>Owner's Authorization For Agent Representation</u> form must be included
Owner(s) Name Joyce Cosby/Edna Cosby/Leslie Edw		Applicant Name Michael Beard	
Company (if applicable) <b>COSBY &amp; COSBY &amp; EDWARDS</b>		Company (if applicable) <b>Elevated Design and Construction</b>	
Street Address 955 REGENCY CREST DR SW		Street Address 2441 NW 43rd Street, Ste 5C	
City State Zip ATLANTA, GA 30331		City State Zip Gainesville, FL 32606	
Telephone Number 404-849-2155		Telephone Number 352-872-5994	
E-Mail Address evete3@aol.com		E-Mail Address aatteberry@elevateddc.com	

Historic Preservation Board Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

## IMPORTANT NOTES



### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



### APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
- For window replacement, a Window Survey must be completed.

## PROJECT DESCRIPTION

### DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

New Construction - Single Family Residence

Building a replacement of what was already there before the house burned down in December 25, 2017. Family lived in home since built in 1877.

2 Story, 2,818 total sq ft under roof

Lap siding and trim

Raised seam metal roof

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	CEM Plank	Lap Siding	White
Doors	Therma Tru	Benchmark Door	White
Windows	Silverline	Single Hung	White
Roofing	Ultra-Rib	Metal	Green
Fascia/Trim	Hager	Aluminum Fascia	Green
Foundation		Slab-On-Grade Concrete	Concrete
Shutters	N/A		
Porch/Deck		Screened In	Metal
Fencing	N/A		
Driveways/Sidewalks		Poured Concrete	Concrete
Signage	N/A		
Other			

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



#### DID YOU REMEMBER..

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



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

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

The Code of Ordinances is available for review at  
[www.municode.com](http://www.municode.com)



#### APPEALS

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

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

#### DEMOLITIONS (If Applicable)

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

N/A

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

N/A

#### RELOCATIONS (If Applicable)

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

N/A

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A

### **MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)**

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

N/A

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

(select only those that apply)

- Front, Side, Or Rear Building Setback Line
- Building Height
- Building Separation
- Floor Area Ration
- Maximum Lot Coverage

<i>Required</i>	<i>Existing</i>	<i>Proposed</i>

## CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

**Michael Beard**

Digitally signed by Michael Beard  
Date: 2020.10.30 13:10:28 -04'00'

10/30/2020

**Applicant (Signature)**

**Date**

Michael Beard

**Applicant (Print)**

<b>1</b>
Please submit this application and all required supporting materials via email to <a href="mailto:cogplanning@cityofgainesville.org">cogplanning@cityofgainesville.org</a>
Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022

<b>TO BE COMPLETED BY CITY STAFF</b>		Date Received <u>11/2/20</u>	Received By: <u>Jason Simmons</u>
HP 20-00113		<input type="checkbox"/> Staff Approval – No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	
Zoning: <u>RC</u>	Contributing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pre-Conference? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Complete <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Enterprise Zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Request for Modification of Setbacks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**HISTORIC PRESERVATION BOARD (HPB)****Owner's Authorization for Agent Representation****City of Gainesville****DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

Thomas Center - Building B  
308 NE 6th Ave Gainesville, FL 32601  
352.393.5022

[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

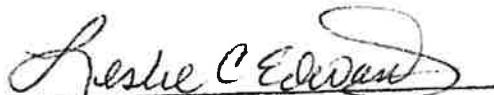
**USE THIS FORM TO:** Grant an agent authorization to represent you in applying for applications to the City of Gainesville  
Department of Sustainable Development.

I/WE Joyce Cosby, Edna Cosby, Leslie Edwards  
(print name of property owner(s))

hereby authorize: Michael Beard of Elevated Design and Construction  
(print name of agent)

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

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



(Signature of owner)

\_\_\_\_\_

(Signature of owner)

Leslie C. Edwards

(Print name of owner)

\_\_\_\_\_

(Print name of owner)

STATE OF FLORIDA

ss }

COUNTY OF ALACHUA

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

this 2 day of November, 2020,

by Leslie C. Edwards.



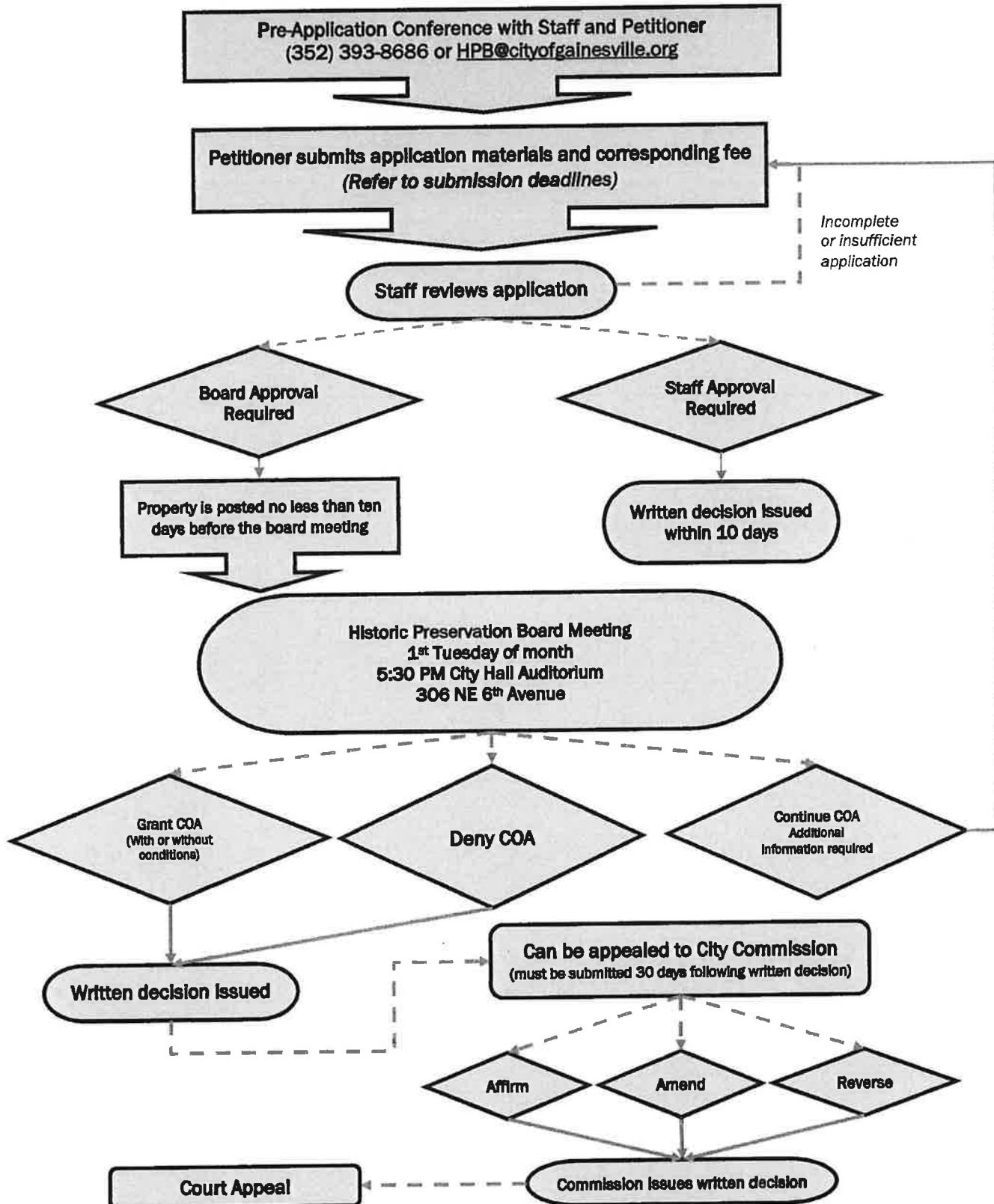
ISHMAEL S. RENTZ  
Commission # GG 353827  
Expires July 25, 2023  
Bonded Thru Budget Notary Services

Notary Public

Printed Name

My Commission Expires

## CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART



## TAX SAVINGS FOR OWNERS OF HISTORIC PROPERTIES

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

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

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

### An Overview of the Application Process:

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

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

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

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

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

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

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

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

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

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

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information. This information is available online at [www.municode.com](http://www.municode.com) for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

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



## City of Gainesville DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
(352) 393-5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS-HSP 34/4A Rev 3-70

FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHMRM 802 = =  
1009 = =

Site Name \_\_\_\_\_ Site No. \_\_\_\_\_  
Address of Site: 303 NW 4th St., Gainesville, Fl 32601 Survey Date 8007 820 = =  
905 = =

Instruction for locating \_\_\_\_\_ (tax no. 14300) 813 = =

Location: Brush's Addition 22 S 73' of Bk 22 less 868 = =  
subdivision name block no. part in street 808 = =

County: Alachua \_\_\_\_\_

Owner of Site: Name: Anderson, Cosby, Miller  
Address: 303 NW 4th St., Gainesville, Fl 32601 802 = =

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

Recorder: \_\_\_\_\_

Name & Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St. 818 = =

Suite 16 DF Atlanta, Ga. 30308

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

Check One	Check One or More	Present Use	private residence 850 = =
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates Beginning	C. 1911 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase	American 840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period	20th Century 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored ( ) (Date: X ) 858 = =		
	<input type="checkbox"/> Moved ( ) (Date: X ) 858 = =		

916 = =

NR Classification Category: building

Threats to Site:

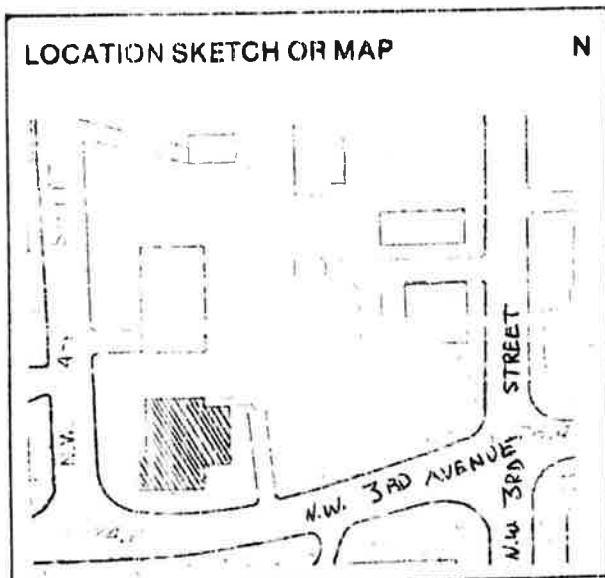
Check One or More			
<input type="checkbox"/> Zoning ( ) X 878 = =	<input type="checkbox"/> Transportation ( ) X 878 = =		
<input type="checkbox"/> Development ( ) X 878 = =	<input type="checkbox"/> Fill ( ) X 878 = =		
<input type="checkbox"/> Deterioration ( ) X 878 = =	<input type="checkbox"/> Dredge ( ) X 878 = =		
<input type="checkbox"/> Borrowing ( ) X 878 = =			
<input type="checkbox"/> Other (Site Remarks Below)	878 = =		

910 = =

Areas of Significance: architecture, local history

Significance: This building contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. This two story frame house first appears on the Sanborn map in 1913. The house has been resided with aluminum siding and perma-stone and the porch enclosed with screens and casement windows. A low shed dormer protrudes from the roof. This building was the home of Dr. Julius Augustus Parker, Gainesville's first black doctor. He was born in Gainesville in 1877. After receiving his Bachelor's degree from Fisk University in Nashville, Tennessee in 1899, and his Medical degree from Meharry Medical College in 1902, also in Nashville, he returned to Gainesville in 1906. He practiced medicine until his retirement in 1952. Dr. Parker died in January, 1953. The house is now the home of his youngest daughter and her husband, Dr. E. A. Cosby, Gainesville's only black dentist.

911 = =



Township	Range	Section
10S	20E	05

**UTM Coordinates:**

Photographic Records Numbers 1D20, DB 00218 860

### Contact Print



Dr. Joyce Cosby. D.D.S.  
P.O. Box 140165  
Gainesville, Fl. 32614

November 25, 2020

Historic Preservation Board  
Department of Sustainable Development- Planning Division  
City of Gainesville, Florida  
P.O. Box 490, MS 11  
Gainesville, Florida 32627-0490

Petition HP-20-113

(303 N.W. 4<sup>th</sup> Street, Gainesville, FL)

Dear Historic Preservation Board,

My Name is Dr. Joyce Cosby. The is my personal statement to request that my family, Joyce Cosby, Edna Jeanne Cosby and Leslie Carolyn Cosby Edwards, owners be grated a certificate of Appropriateness to construct a single family dwelling on our family property located 303 N.W. 4<sup>th</sup> Street, Gainesville, Fl. 32601. This building is stated to be a “non-contributing structure” to the Pleasant Street Historic District.

My family is asking to build a new home to replace our previous family home that sat on this site from January 1877, when my grandfather, Dr. Julius Parker, Sr., M.D. was born in the house until it was destroyed by fire on Christmas Day 2017. Only my family has lived on this property since 1877 and we wish to build a new house for us to live in now. The new home is reminiscent of the original structure, not a duplicate. We have planned a wrap-around porch and a front façade that will not over power other homes in the neighborhood.

We have been in constant contact with our neighbor of many years , Mr. Eddie George and our Church home, Mount Pleasant United Methodist Church, and they are looking forward with us to the family home returning to the corner of 3<sup>rd</sup> Avenue and 4<sup>th</sup> Street. Another community group that I maintain current membership , Gainesville Chapter of Alpha Kappa Alpha Sorority, Inc. looks forward to the time after the Current COVID-19 Public Health emergency when we may return to hold small group meetings at home, a frequent occurance in our earlier home.

On a historical note my aunt, Carolyn Beatrice Parker, Physicist, grew up in the previous house and now has the former J. J. Finley Elementary School named in her honor. Also Dr. Edgar A. Cosby, D.D.S,

community activist, and Mrs. Leslie Parker Cosby, community educator , we three daughters parents , lived in the previous house until August 2017. The last date the demise of Mrs. Leslie Cosby.

(Dr. E.A. Cosby, D.D.S, repurposed office building, now Banks and Cosby Community Center is in this community at 635 N.W 6th St. Gainesville, FL)

We have selected the builders, Elevated Design and Construction and earlier Mr. James Turk,

who have done other successful projects in the Pleasant Street Historic District.

Elevated Design and Construction has secured the appropriate approval for plans that precede this meeting.

Thank you for your consideration in this matter.

A handwritten signature in black ink that reads "Joyce Cosby, D.D.S., F.A.C.D." The signature is fluid and cursive, with "Joyce" and "Cosby" being the most prominent parts.

Dr. Joyce Cosby, D.D.S., F.A.C.D.

[Evete3@aol.com](mailto:Evete3@aol.com)

Old Cosby House

303 NW 4th St

Legend

EXHIBIT

3

tables\*

Google Earth

© 2020 Google

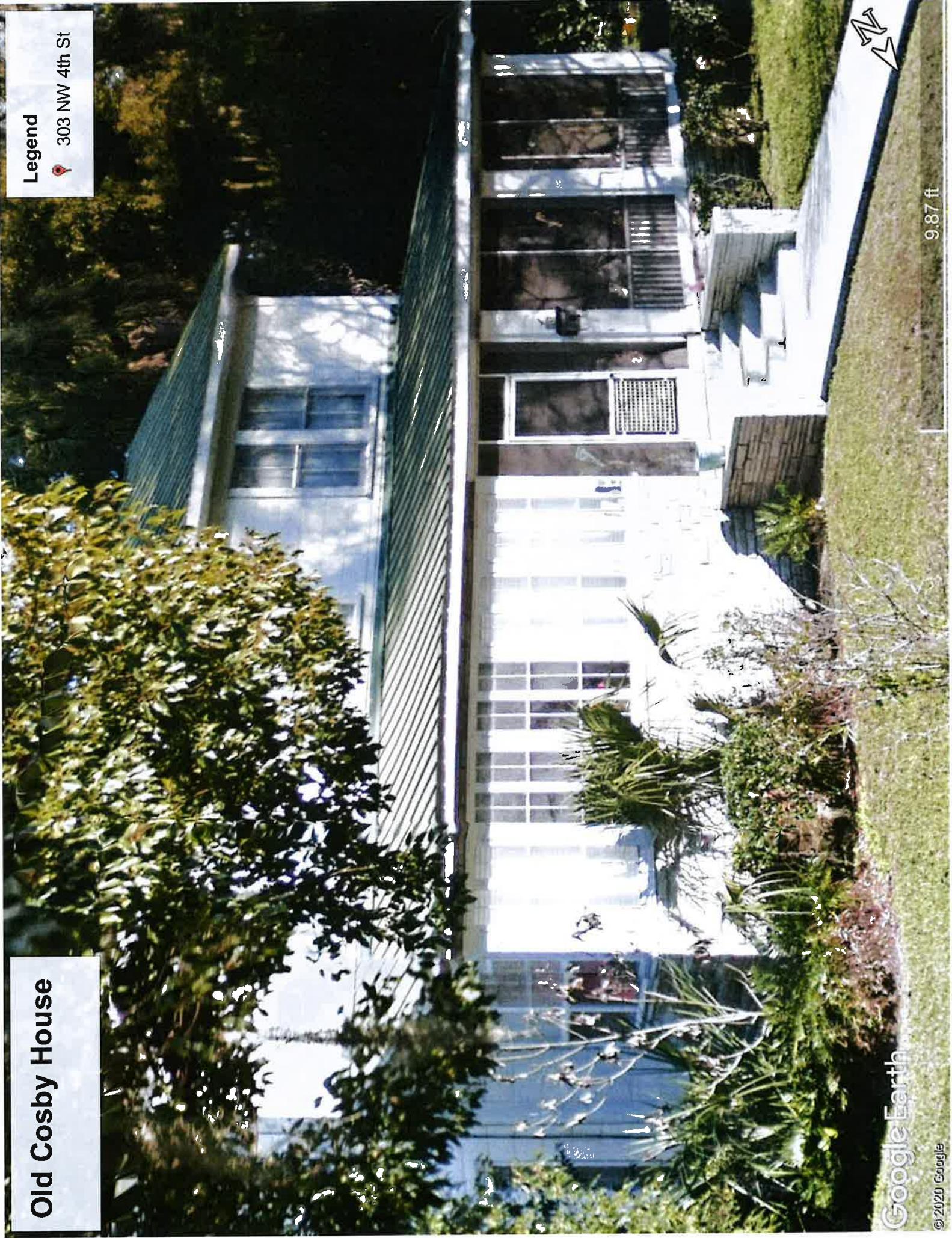
7.70 ft

NE

## Old Cosby House

### Legend

303 NW 4th St



Google Earth

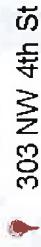
© 2020 Google

9.87 ft

## Old Cosby House

Write a description for your map.

### Legend

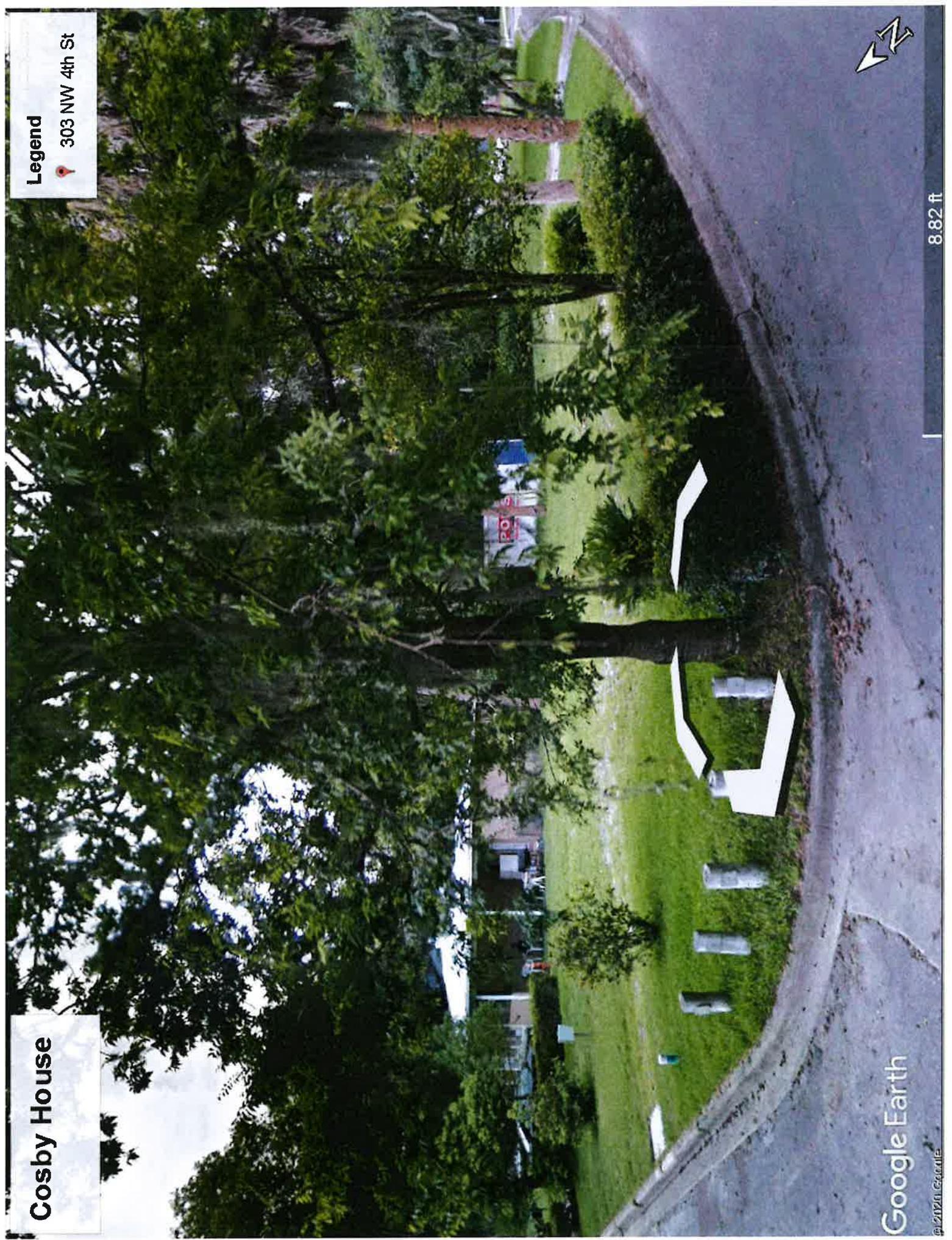


303 NW 4th St



## Cosby House

Legend  
• 303 NW 4th St



Tuesday, November 24, 2020 5:58:25 PM -

Google Earth

©2020 Google

NE

8.82 ft

## Cosby House

## Legend

303 NW 4th St

Google Earth

©2020 Google

Z

6.72 ft

Tuesday, November 24, 2020 6:06:24 PM -

**A NEW  
RESIDENCE  
THE COSBY FAMILY**

**NW 3RD AVE & NW 4TH STREET**

ALACHUA, FL

**KERMIT HUGHES  
ARCHITECT**

971 NE 71ST LN OCALA, FL 34479  
TELEPHONE (352)875-3461  
E-MAIL kermitarchitect@gmail.com

**GENERAL NOTES**

ALL DRAWINGS AND SPECS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF KERMIT HUGHES ARCHITECT. THESE PLANS AND SPECS SHALL NOT BE DUPLICATED, REPRODUCED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF KERMIT HUGHES ARCHITECT, ANY REVISION, ADDITION OR DELETION TO THE SCOPE, DESIGN, OR INTENT BY ANYONE OTHER THAN KERMIT HUGHES ARCHITECT, INC. WILL ABSOLVE KERMIT HUGHES ARCHITECT, FROM ANY RESPONSIBILITY, SUITS, LITIGATION, OR LIABILITY CLAIMS RELATED TO THE PROJECT.

CONTRACTOR / OWNER SHALL INSPECT AND VERIFY THE SCOPE OF WORK AND CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL WORK APPARENT DURING FIELD INSPECTION BUT NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL BE CONSIDERED AS PART OF THE SCOPE OF WORK.

ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

**INDEX OF DRAWINGS**

**ARCHITECTURAL DRAWINGS**

**COVER**

- A100 FLOOR PLAN 1ST AND 2ND FLOOR
- A200 ELEVATIONS FRONT AND RIGHT
- A201 ELEVATIONS REAR AND LEFT

- S100 FOUNDATION, FOUNDATION DETAILS,
- S101 ARCHITECTURAL DETAILS
- S102 TYPICAL WALL SECTION

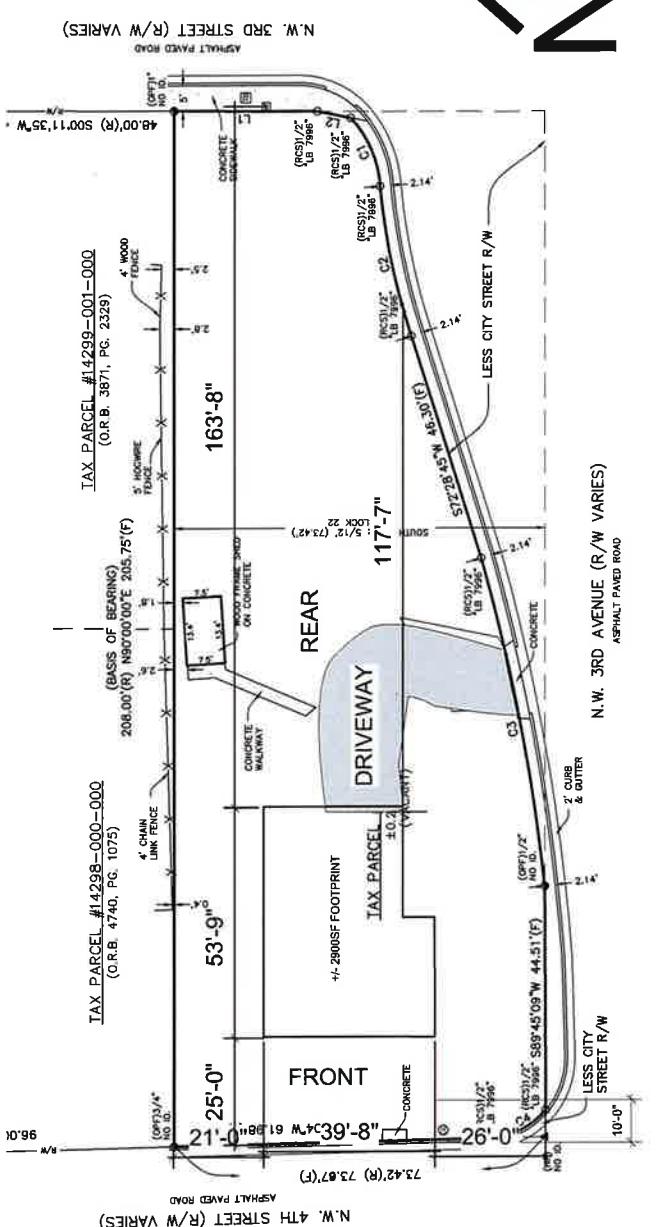
- E100 ELECTRICAL PLAN

**KERMIT HUGHES  
ARCHITECT**

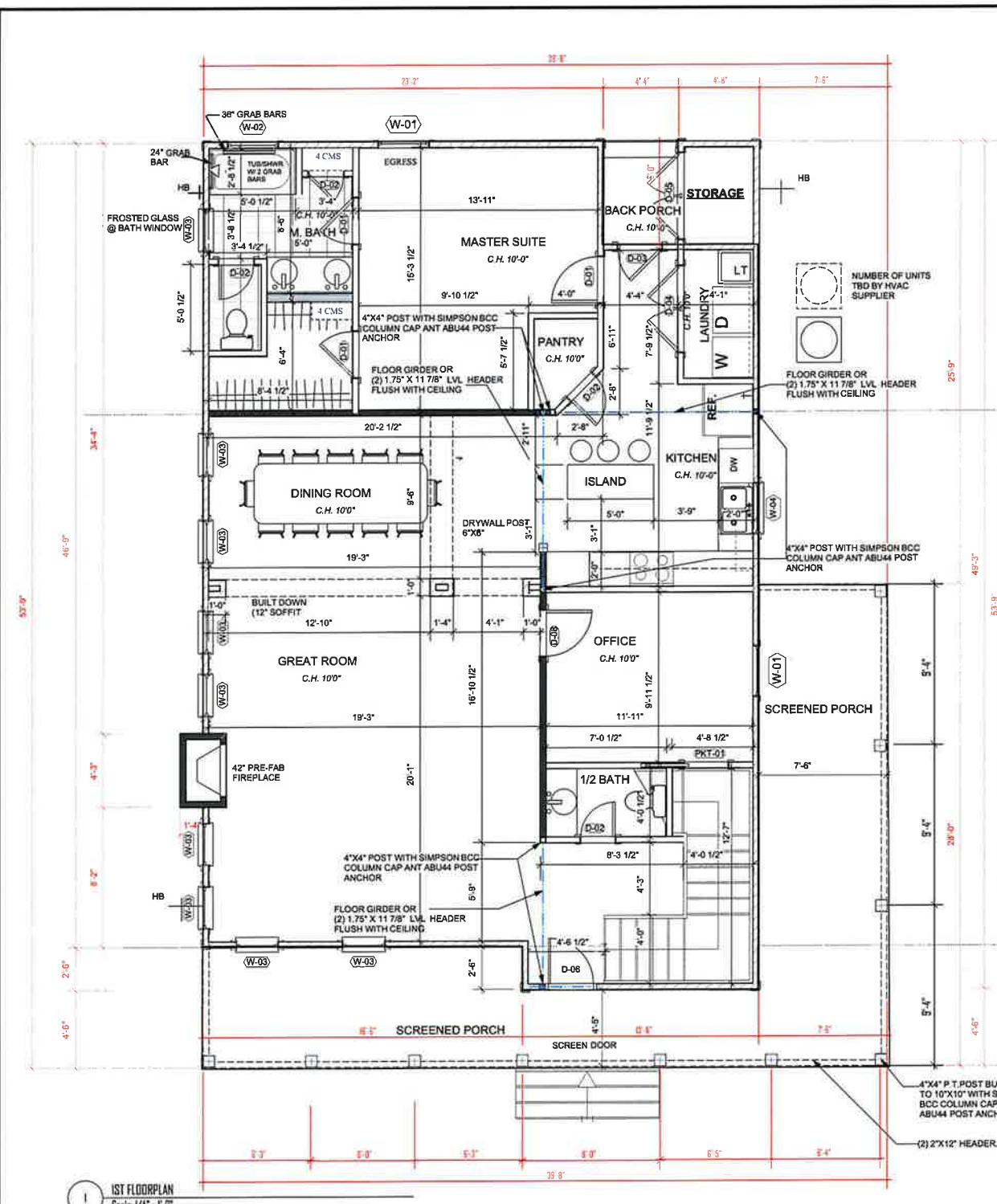
971 NE 71ST LN OCALA, FL 34479  
TELEPHONE (352)875-3461  
E-MAIL kermitarchitect@gmail.com



Kermit Hughes  
serialNumber=gwb60t8dv  
0c0mgmj0t9krj31bfqs,  
c=US, st=Florida, l=Ocala,  
o=Kermit James Hughes,  
cn=Kermit Hughes  
2020.08.31 14:07:42  
-04'00'



2 Scale: 1" = 20'-0"  
PLOT PLAN



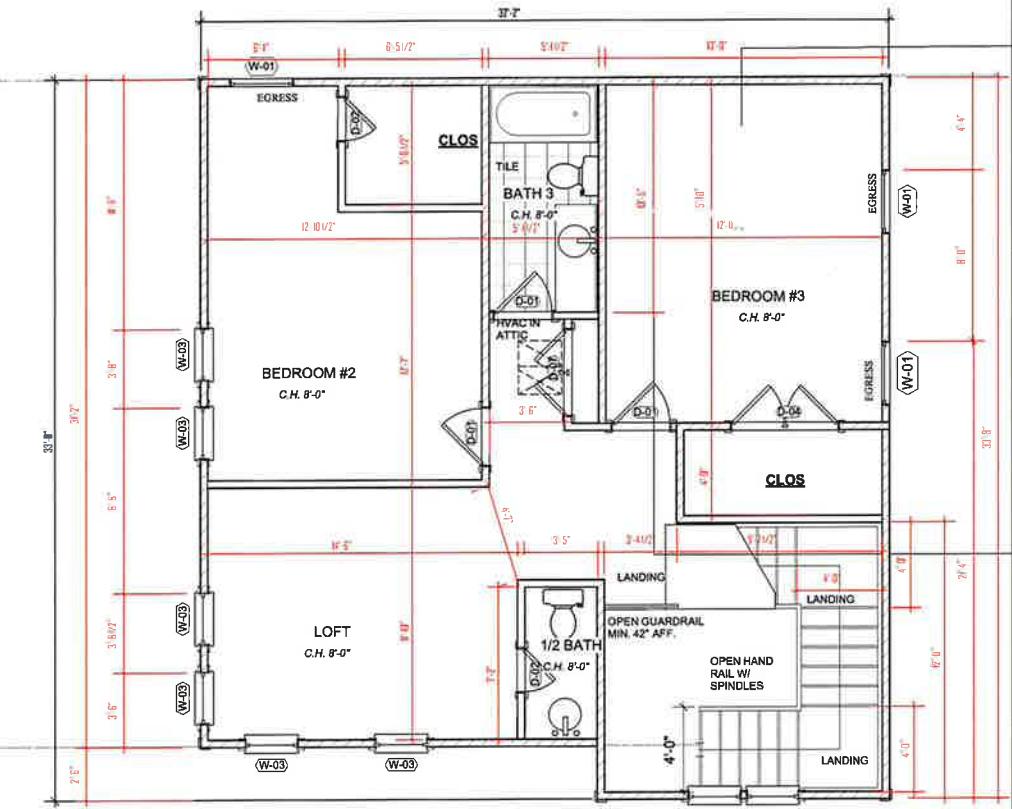
1 1ST FLOOR  
Scale: 1/4"

WINDOW SCHEDULE				
ID	TYPE ID	WIDTH	HGT.	REMARK
W 01	SH3050	36"	60"	
W 02	36"X16"	36"	36"	FIXED GLASS TRANSOM
W 03	SH2620	30"	60"	
W 04	SH3030	36"	36"	

## DOOR SCHEDULE

ID	TYPE ID	WIDTH	HEIGHT	REMARK
<b>INTERIOR DOORS</b>				
D01	<b>2868</b>	32"	80"	
D02	<b>2088</b>	24"	80"	
D03			80"	<b>SOLID CORE DOOR</b>
D04	<b>5068</b>	60"	80"	<b>(2) 2868 DOORS</b>
D07	<b>(2)2088</b>	48"	80"	<b>(2) 2088 DOORS</b>
D08	<b>2868</b>	32"	80"	<b>2868 FRENCH DOOR</b>

**DIMENSIONS SHOWN ARE FINISH DIMENSIONS. SEE MANUFACTURERS ROUGH OPENING DIMENSIONS BEFORE BEGINNING CONSTRUCTION.  
BUILDER SHALL PROVIDE ROUGH OPENING DIMENSIONS FOR ALL WINDOWS AND  
DOORS BEFORE CONSTRUCTION BEGINS. SUPPLIER SHALL ALSO PROVIDE  
INSTALLATION DETAILS THAT SUPPORT THE MANUFACTURERS WARRANTY AND  
FLORIDA PRODUCTS APPROVAL NUMBERS FOR ALL OPENINGS.**



2 2ND FLOORPLAN

### GENERAL CONSTRUCTION NOTES

UNLESS NOTED OTHERWISE.

#### **6. PROVIDE 2X4 BLOCKING BEHIND ALL WALL**

**D. PROVIDE MOISTURE RESISTANT GYPSUM BOARD OR CEMENT BOARD. BEHIND ALL SINKS**

## **5. COORDINATE INTERIOR FINISHES WITH OWNER**

**E. ALL GROUND FLOOR PLANS SHALL**

**G. PROVIDE R-38 (MIN.) INSULATION AB  
CEILING. IN ATTIC, PROVIDE R-13 INSUL**

<b>BUILDING AREA</b>	
LIVING 1ST FLOOR	1483
LIVING 2ND FLOOR	877
ENTRY PORCH	404
BACK PORCH	54
<b>CARPORT/BACK PORCH</b>	<b>N/A</b>
<b>GRAND TOTAL</b>	<b>2818</b>

KERMIT HUGHES  
ARCHITECT

Kermit Hughes  
=US, st=Florida,  
=Ocala, o=Kermit  
James Hughes,  
n=Kermit Hughes  
2020.10.15 07:25:40  
S-NCP

A100

1

THIS PLANS ARE NOT TO BE REVISSED  
REFRESHED OR DUPLICATED IN ANY  
MANNER. THESE PLANS ARE THE PROPERTY  
OF KERMIT HUGHES ARCHITECT.  
ALL RIGHTS RESERVED. THESE PLANS  
ARE PROPERTY OF KERMIT HUGHES  
ARCHITECT. ANY REPRODUCTION  
OR USE OF THESE PLANS IN WHOLE  
OR IN PART IS PROHIBITED.  
KERMIT HUGHES ARCHITECT IS NOT  
RESPONSIBLE FOR ANY INACCURACIES  
OR ERRORS IN THESE PLANS.  
KERMIT HUGHES ARCHITECT IS NOT  
RESPONSIBLE FOR ANY LIABILITY  
OR DAMAGE RELATED  
TO THIS PROJECT.

DATE  
ISSUED  
REVISED

DRAWN BY: KERMIT  
APPROVED BY: KERMIT

ELEVATIONS  
FRONT, ELEVATION, 1ST  
AND 2ND FLOOR PLAN

A NEW RESIDENCE  
THE COSBY FAMILY

KERMIT HUGHES  
ARCHITECT

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o=Kermit James Hughes,  
cn=Kermit Hughes  
2020-08-31 16:59:50-04'00

SHEET NO:

A200

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## BUILDING AREA

LIVING 1ST FLOOR	1483
LIVING 2ND FLOOR	877
ENTRY PORCH	404
BACK PORCH	54
CARPORT/BACK PORCH	N/A
GRAND TOTAL	2818



1 FRONT ELEVATION

Scale: 1/4" = 1'-0"



2 LEFT ELEVATION

Scale: 1/4" = 1'-0"

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DATE ISSUED 8.31.2020  
REVISED

DRAWN BY: KERMIT  
APPROVED BY: KERMIT

ELEVATIONS  
REAR & LEFT  
ELEVATIONS

A NEW RESIDENCE  
THE COSBY FAMILY  
NW3RD AVE AND NW 4TH STREET  
ALACHUA COUNTY, FL

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13.1.2020

MIN. 24" ABOVE ANY POINT ON  
ROOF WITHIN 10' OF CHIMNEY

METAL ROOF CONFIRM STYLE  
WITH OWNER AND  
CONTRACTOR



2 REAR ELEVATION  
Scale: 1/4" = 1'-0"

TOP OF 2ND FLOOR WALL 19'-0"  
6'-0"  
TOP OF FINISHED FLOOR  
TOP OF WALL 11'-0"  
TOP OF WIND./DOORS 10'-0"  
10'-0"  
FINISH FLOOR 0'-0"  
2'-0"  
FINISH GRADE -2'-0"

TOP OF 2ND FLOOR WALL 19'-0"  
6'-0"  
TOP OF FINISHED FLOOR  
TOP OF WALL 11'-0"  
TOP OF WIND./DOORS 10'-0"  
10'-0"  
FINISH FLOOR 0'-0"  
1'-0"  
FINISH GRADE MIN-2'-0"



4 RIGHT ELEVATION  
Scale: 1/4" = 1'-0"

TOP OF 2ND FLOOR WALL 19'-0"  
8'-0"  
TOP OF FINISHED FLOOR  
TOP OF WALL 11'-0"  
TOP OF WIND./DOORS 10'-0"  
10'-0"  
FINISH FLOOR 0'-0"  
0'-0"  
FINISH GRADE 0'-0"



