



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

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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	May 4, 2021
ITEM NO:	#4 under New Business
PROJECT NAME AND NUMBER:	HP-21-00038, 1124 SW 4 th Place
APPLICATION TYPE:	Quasi-Judicial: New stairs, windows, door changes, interior renovation
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

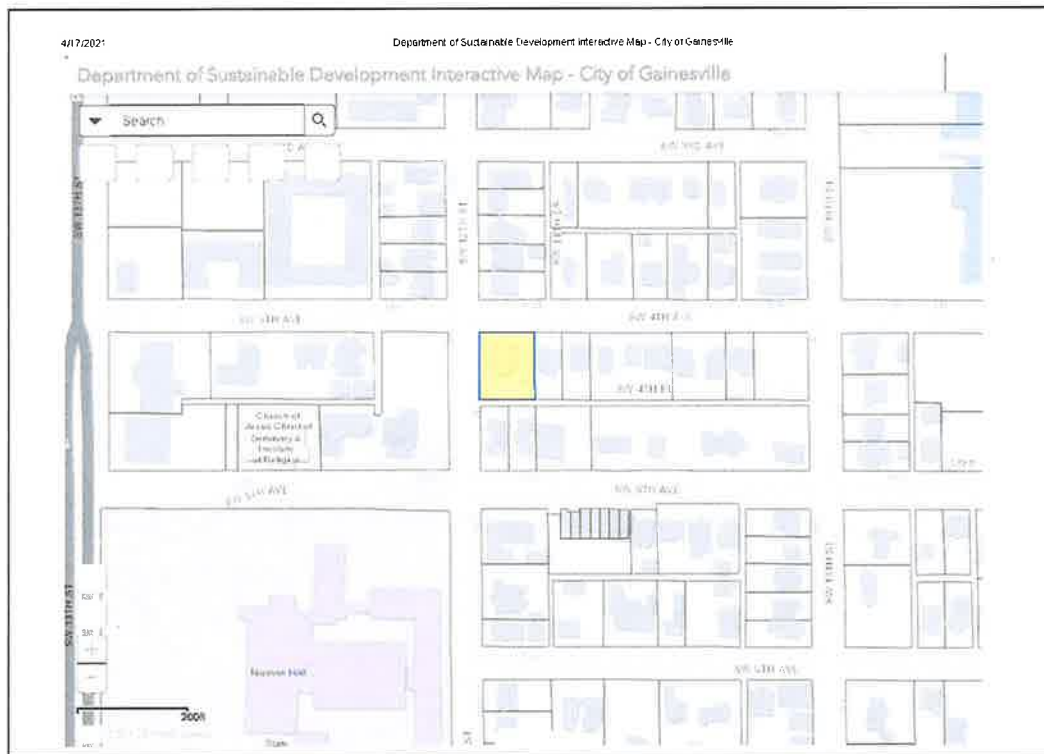


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Ricardo Cavallino
Property Owner(s): Regina Lovings

SITE INFORMATION:

Address: 1124 SW 4th Place
Parcel Number(s): 13122-000-000
Existing Use(s): Duplex
Zoning Designation(s): Urban 5
Historic District University Heights Historic District - South
Historic District Status: Contributing
Date of construction: c. 1948 (ACPA)

PURPOSE AND DESCRIPTION:

Petition HP-21-38. Ricardo Cavallino, Ricardo Cavallino and Associates, Inc., agent for Regina Lovings, owner. Certificate of Appropriateness to replace exterior stairs with new stairs, replace windows with new windows, replace a door with a new door, infill a door opening, replace door with a window, & add new exterior finish for a duplex. Located at 1124 SW 4th Place. This building is a contributing structure to the University Heights Historic District - South.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located at 1124 SW 4th Place on the north side of what is essentially an alley, with a zoning designation of U5 (Urban 5) (See Figure 1). The existing duplex under tax parcel 13122-000-000 is located just to the south of a single-family dwelling that recently received a Certificate of Appropriateness for renovations and various exterior work items at 1125 SW 4th Avenue. The subject property is located in the University Heights Historic District - South and is approximately 0.270 acres in size. The duplex is a contributing structure to the historic district.

PROPOSED

The project involves the interior renovation of an existing two-story duplex and certain exterior changes to the building as a result of the renovation. The duplex has 1,500 square feet of total area and 1,320 square feet of heated area. The existing wood staircase that provides access to

the second floor duplex unit is not in good condition and will be replaced with a new wood staircase that will match the design configuration of the existing stairs. The exterior first floor is exposed cement block that has had several patches and repairs performed over the years. The project involves the addition of a new cement stucco finish (smooth sand finish) to even out the finish and give it a better appearance. The second floor of the duplex has wood siding that is to remain with cleaning and painting as required. The existing shingle roof is to remain as well.

On the existing south elevation the plans are to remove one of windows and modify the window opening to install a window that is more compatible in size and configuration with other windows on the building. The north elevation would see new vinyl windows to replace the existing windows, in addition to the new staircase. The proposed west elevation would see new vinyl windows to replace the existing windows in the existing window openings and the removal of a door and door frame, to be replaced with a new window in the existing door opening and concrete masonry unit (CMU) infill as required to fill in the remaining door area. The east elevation is shown with new vinyl windows to replace the existing windows in the existing window openings and a new door to replace the existing door within the same opening (See elevations in Exhibit 3). The replacement doors will be Jeld-Wen fiberglass stamped doors, while the replacement windows will be white Jeld-Wen vinyl windows or a comparable manufacturer to match the existing windows in the use of the existing openings and in configuration, which is primarily casement style windows.

REVIEW

The building under consideration for this petition is the secondary structure on the property. The principal structure at 1125 SW 4th Avenue received a Certificate of Appropriateness in 2016 for renovation work on the building. This structure sits on the corner lot with highly visible elevations along both SW 4th Avenue and SW 12th Street, as well as the alley SW 4th Place. The subject building sits in the southeast section of the property, away from SW 4th Avenue and SW 12th Street. Although visible, one would have to look past the principal structure to see the duplex. It is not highly visible from the streets. The existing wood staircase will be replaced with a like style and material staircase that will not change the architectural character of the building. A door on the south elevation is to be infilled with CMU block, which is generally not recommended by the guidelines. However, the door opens out into the SW 4th Place alley and is not highly visible from SW 4th Avenue and SW 12th Street. The door will not be necessary at this location anymore because of the reconfiguration of the interior space and its removal will not impact the historic character of the building. An existing door on the west elevation is to be removed and replaced with a window, in the casement style that is found in other windows around the house. The historic door opening will be retained.

A window survey was conducted of the building and is included in the Certificate of Appropriateness application (See Exhibit 2). It finds that the existing window types include three different sized casement windows including 10 that are iron, single pane with 3 horizontal dividers, one fixed casement iron window, single pane with 2 horizontal dividers, and two casement, iron, single pane windows with 2 horizontal dividers. There is one single hung, aluminum single pane window with a horizontal divider, and two single hung, aluminum single pane windows with no

horizontal divider. The Jeld-Wen vinyl windows are to match the existing windows in the use of the existing openings and in configuration. On the south elevation a new window with a single pane and 3 horizontal dividers will be added with modification of the opening to replace the fixed casement window. The new window configuration will match most of the rest of the windows on the duplex, as will the new window to replace the door on the west elevation.

Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, indicate that a project can replace irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

The guidelines recommend that a window project retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

According to the guidelines, new modern windows can be added onto the historic structure but they are to be confined to a less visible secondary elevation:

The addition of modern windows, metal sash, sliding glass windows or any type of window which is inappropriate to the period shall be confined to “less visible secondary elevations.”

Staff finds that the project does generally meet the design guidelines. The wood stairs are to be replaced like for like with new wood stairs. Window openings are not being relocated and one opening is being revised to fit in a new window more compatible than the window to be replaced. The structure itself is on a less visible portion of the property, with high visibility only from the SW 4th Place alley. The door to be infilled is no longer needed and it opens out into the alley. The new windows to be added are not proposed to utilize the same material as the historic windows on the house. The existing metal casement windows are hard to replicate. The proposed vinyl casement windows can meet energy efficiency requirements as well as access requirements. The board can approve windows not of the same material on a case-by-case basis. The guidelines also indicate that a project not cover exposed wood, masonry, stone or other surfaces with stucco unless there is historical documentation. This project is proposing to cover the CMU block with stucco in order to cover up the patchwork condition of the CMU block. Staff finds that the proposed stucco covering of the existing CMU block and the proposed vinyl windows will not impact the historic character of

the building. The building as a whole is on a less-visible portion of the development parcel and the proposed changes will improve the building and maintain the historic character and compatibility of the building with the surrounding area of the University Heights Historic District - South.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.
- Provide information sheets for the proposed windows and doors.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Windows, Shutters & Awnings; Doors and Entrances; & Exterior Fabric***
- Exhibit 2** **COA Application, Window Survey, Pictures**
- Exhibit 3** **Elevations and Floor Plans**

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:

Windows, Shutters & Awnings

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted

windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to "less visible secondary elevations."

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal's impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.

4. Changing the size or arrangement of windowpanes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.
6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. "Less visible secondary elevation" is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

Doors and Entrances

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Principal doors and entrances are an integral part of historic buildings. They frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3, historic doors that do not match the composition and stylistic details of the building should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple and any ornamentation should be based on historic precedent and in keeping with the character of the entry. Aluminum, metal, and jalousie doors should be avoided except where documented historically.

Codes or practicality may require new entrances. Placement on principal facades should be avoided under Standard 2. Under Standard 9, new doors should not be readily visible from the public right-of-way.

Recommended

1. Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
2. Replace missing or deteriorated doors with doors that match the original, or that are of compatible contemporary design.

3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
4. Add simple or compatibly designed wooden screen doors where appropriate.

Not Recommended

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors that are inappropriate designs or constructed of inappropriate materials.
4. Replacing historic doors, transoms or sidelights with blocking.
5. Adding aluminum or other inappropriate screen doors.

Staff Approval Guidelines

Staff can approve any rehabilitation of entrances and doors that meet the following conditions:

New entrances that do not occur on facades facing principal streets and whose design and materials are compatible with that of the existing building.

Board Approval Guidelines

The board may consider new designs that utilize different materials for entry projects provided the new entry does not destroy contributing architectural features of the main entrance.

Exterior Fabric

Applicable Secretary Standards

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9.

Compatibility of Materials and Textures

The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. For instance, if wood siding is proposed for new construction, the dimensions of the siding should relate to the surrounding buildings. Stucco on concrete masonry unit construction may be appropriate if other architectural details such as window and door trim, door surrounds, and molded cornices are added to enhance the complexity of the design proposal, as is found on Mediterranean influence and Mission style buildings.

Recommended

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material. New construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings.
4. The complexity of architectural articulation on surrounding historic buildings (i.e., bay windows, bracketing, belt courses, window designs) should be reflected on the new buildings.
5. Wood is preferred siding material when replacing asbestos siding.
6. When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors or roof lines.
7. Use of pervious sealants is acceptable.
8. Clean unpainted masonry with the gentlest effective means possible. The best method is low-pressure water wash (600-1000 pounds per square inch) with detergents and natural bristle brushes.

Not Recommended

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case-by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.
5. The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
6. Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods such as sandblasting.
7. Do not paint unpainted masonry.
8. Avoid using high-pressure water wash which can damage the brick.

Staff Approval Guidelines

Staff can approve alterations to siding that utilizes compatible materials, matches existing depth and width and type of lap and approximates textures consistent with the historic building.

Alterations to non-historic portions of contributing buildings can be approved by staff

provided they are compatible in scale, design and materials.

Board Approval Guidelines

Wood siding for new additions should match existing materials, if present, in terms of lap width, type and depth.

When matching brick and tile work with new brick and tile work, care must be taken to match the color, texture, composition and size of the bricks or tile, the width or the joints between the bricks and tile, the color and tone of the mortar and the type of joint with the original.

HISTORIC PRESERVATION BOARD (HPB)
Certificate of Appropriateness (COA) Application

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

USE THIS FORM TO

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

FEES

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

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

BASIS FOR REVIEW

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

PROJECT TYPE:

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

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- Staff Approval
 Board Approval:
 Conceptual
 or
 Final

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

Historic District:
 Northeast (Duckpond)
 Southeast
 Pleasant Street
 University Heights (North)
 University Heights (South)
 Not in an HD
 Site Address 1124 SW 4th Place
 Parcel ID #(s) 131-122-000-000

OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name Regina Lovings	Applicant Name Ricardo Cavallino
Company (if applicable)	Company (if applicable) Ricardo Cavallino and Assoc. Inc.
Street Address 5737 NW 43rd Road	Street Address 22 SE Fifth Avenue
City State Zip Gainesville, FL 32606	City State Zip Gainesville, FL 32601
Telephone Number (352) 222-4141	Telephone Number (352) 377-1751
E-Mail Address loving56@aol.com	E-Mail Address rca@rca22.com

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

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

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

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



CONCEPTUAL APPROVALS

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



APPLICATION REQUIREMENTS

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

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

The project consist in the interior renovation of the existing two stories apartment building.

The exterior of the building will received new windows and doors that will match the existing windows and doors configurations that are not in good working conditions.

The exterior first floor is exposed cement block with several patches and repairs performed thru the years for what we would like to provide a new cement stucco finish (smooth sand finish) to make it even and to have better appearance.

Also, the existing wood stairs is not in good working conditions, for which we are proposing to remove it and provide a new wood stair that will match the existing stairs design configuration.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	cement	stucco sand finish	pastel colors
Doors	Jeld-Wen	fiberglas stamped	pastel color
Windows	Jeld-Wen	vinyl operable to match e	white
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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



DID YOU REMEMBER...

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



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

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

The Code of Ordinances is available for review at

www.municode.com



APPEALS

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

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

DEMOLITIONS (If Applicable)

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

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.

RELOCATIONS (If Applicable)

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

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.

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:

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

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

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.


04/05/2021

Applicant (Signature)

Date

Ricardo Cavallino

Applicant (Print)



Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022

TO BE COMPLETED BY CITY STAFF	Date Received <u>4/5/21</u>	Received By: <u>Jason Simmons</u>
HP 21-00038		<input type="checkbox"/> Staff Approval – No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input checked="" 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>Urban 5</u>		
Contributing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

HISTORIC PRESERVATION BOARD (HPB)
Owner's Authorization for Agent Representation

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 Regina Lovings
(print name of property owner(s))

hereby authorize: Ricardo Cavallino
(print name of agent)

to represent me/us in processing an application for: Certificate of Appropriateness Application
(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.

Regina Lovings
(Signature of owner)

N/A
(Signature of owner)

Regina Lovings
(Print name of owner)

N/A
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF ALACHUA }

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

this 5th day of April, 2021

by Regina Lovings

Amanda J Higley
Notary Public

Amanda J Higley
Printed Name

Feb 13, 2023
My Commission Expires

- Personally Known
- OR
- Produced Identification

ID Produced: Florida Driver License







WINDOW SURVEY

DATE: April 04, 2021

CLIENT: Regina Lovings

PROJECT ADDRESS: 1124 SW 4th Place, Gainesville, FL

PROJECT DESCRIPTION: Survey of existing windows for HB replacement approval.

The existing building has different type of windows.

We have contacted Jason Simons and discussed the window replacement and we also contacted the building department in order to comply with 2020 FBC existing buildings requirements.

Please refer to the attached existing exterior building elevations with the existing windows labeled and the exterior building pictures for better identification of the windows surveyed.

Existing window types:

- A. 36"w x 50"h. Casement, iron, single pane with 3 horizontal dividers. Not good working conditions. One window on the first floor east building elevation has installed an air condition window unit on it.
- B. 56"h x 38"h. Casement/fixed, iron, single pane with 2 horizontal dividers. Not good working conditions.
- C. 36'h x 38"h. Casement, iron, single pane with 2 horizontal dividers. ot good working conditions.
- D. 36"w x 38"h. Single hung, aluminum, single pane with 1 horizontal divider. Not good working conditions.
- E. 36"w x 38"h. Single hung, aluminum, single pane. Not good working conditions. These windows have an air condition window unit installed on them.

If you have any questions or comments regarding this subject please contact us at your earliest convenience.

Sincerely,
Ricardo Cavallino, AIA
President



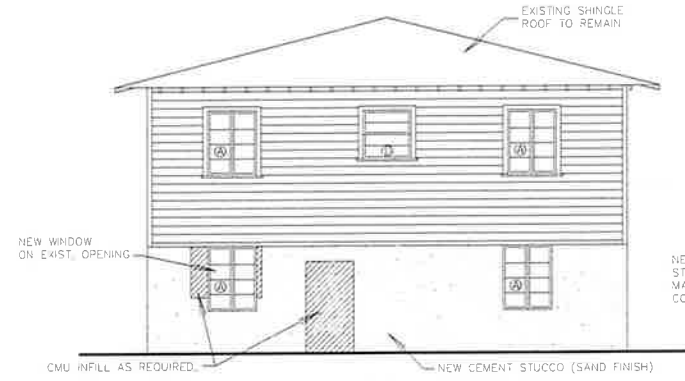




EXISTING SOUTH ELEVATION
N.T.S.



EXISTING WEST ELEVATION
N.T.S.



PROPOSED SOUTH ELEVATION
N.T.S.



PROPOSED WEST ELEVATION
N.T.S.



EXISTING NORTH ELEVATION
N.T.S.



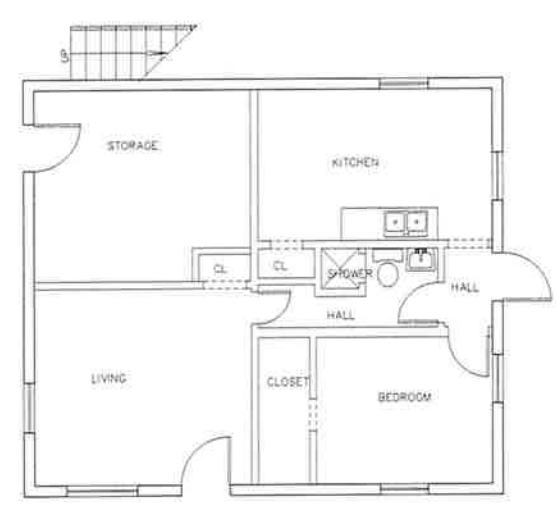
EXISTING EAST ELEVATION
N.T.S.



PROPOSED NORTH ELEVATION
N.T.S.



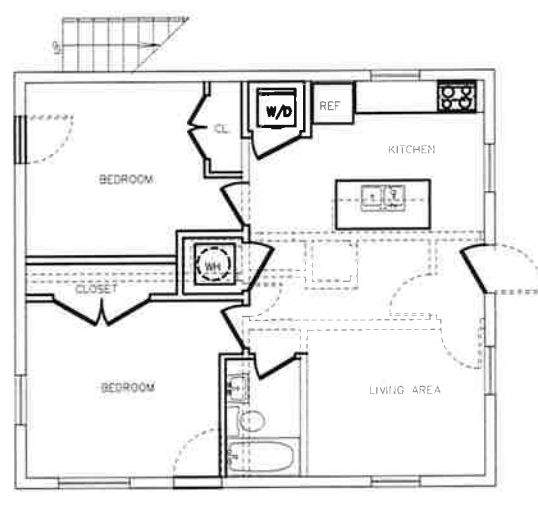
PROPOSED EAST ELEVATION
N.T.S.



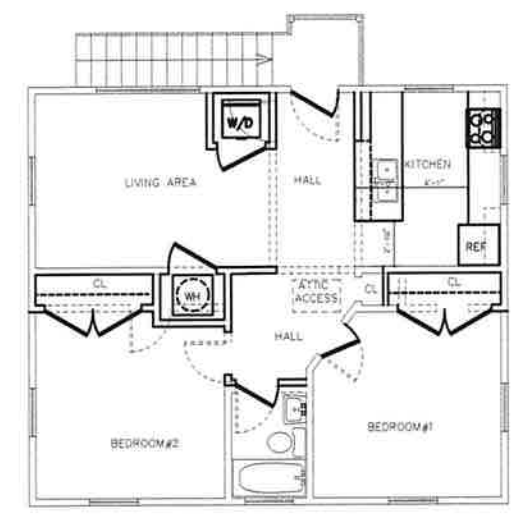
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

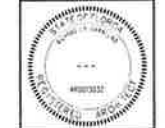


PROPOSED SECOND FLOOR PLAN



RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTURE-PLANNING
AA 0028605
352-277-1751
RCA@RCA22.COM
27 SE 5TH AVENUE
GAINESVILLE, FL 32601

RENOVATIONS TO THE EXISTING BUILDING FOR
REGINA LOVINGS
1124 SW 4TH PLACE, GAINESVILLE, FL



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REVISED:	
PROJECT:	RCA-
DRAWN BY:	R.C.
CHECKED:	R.C.
DATE:	04-05-2021