

TO: Historic Preservation Board

Item Number: 3

FROM: Planning & Development Services Department
Staff

DATE: September 6,
2016

SUBJECT: Petition HP-16-75. Linda Lombardino, owner. Demolish an existing accessory structure and construct a new accessory structure. Located at 560 NE 7th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-16-75.



Project Description

The property is located at 560 NE 7th Avenue. The principal building was built in 1930 according to the Alachua County Property Appraisers Office. The property is zoned RSF3 and is approximately 1,943 total square feet in size. The principal building is a contributing structure to

the Northeast Historic District, while the new accessory structure will be considered a non-contributing structure to the district.

The applicant will construct a 440 (heated) square foot, 20'x 12' accessory structure in the southeast corner of the property. The exterior will consist of brick wainscot to window sill height that is similar in color and texture to the primary structure. The accessory structure will be clad with 5 1/4" lap hardie board siding. The structure will include a wood frame small 7'to 8' deep front porch, with trim and soffits to match the existing structure. The 8/12 pitched gabled roof will be consistent with neighboring structures and will feature round windows within the front and rear gable. The pitched gabled roof will be covered with black or grey colored toned shingles that will differ from the primary structure. The remaining windows will be wood single-hung, 1/1 lights, white in color with medium cream trim, similar to the adjacent addition and also matching the existing structure.

Setback Modification

The petitioner has applied for a Modification of Existing Setback Requirements to reduce the southeastern side setback from the required 7.5' to 1.5'. This modification will allow for the slightly larger footprint of the accessory structure. This modification is appropriate in that it follows with the historic development patterns of the neighborhood. Staff finds the proposed modification is consistent with the criteria in Sec.30-112.

Respectfully submitted,



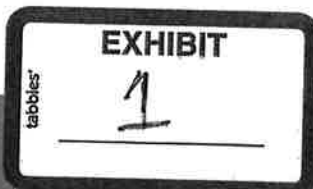
Andrew Persons
Interim Principle Manager

Prepared by: 

GiGi Simmons
Planning Technician

List of Exhibits

- Exhibit 1 Application and Backup Materials**
- Exhibit 2 Site Survey & Elevation(s)**
- Exhibit 3 Photos**
- Exhibit 4 Application for Administrative Modification**
- Exhibit 5 Secretary of the Interior's Standards for Rehabilitation**



CITY OF
GAINESVILLE
FLORIDA

**CERTIFICATE OF
APPROPRIATENESS
APPLICATION**

REQUIREMENTS

**CONTACT THE HISTORIC
PRESERVATION OFFICE FOR A
PRE-APPLICATION CONFERENCE
334.5022**

**REVIEW THE CHECKLIST FOR A
COMPLETE SUBMITTAL (If all
requirements are not submitted it
could delay your approval.)**

**PLEASE PROVIDE ONE (1) DISK OR
USB FLASH DRIVE CONTAINING
ALL OF THE FOLLOWING:**

**1 ORIGINAL SET OF PLANS TO
SCALE SHOWING ALL DIMENSIONS
AND SETBACKS.**

**LIST IN DETAIL YOUR PROPOSED
REPAIR AND/OR RENOVATION**

**A SITE PLAN OR CERTIFIED
SURVEY**

**PHOTOGRAPHS OF EXISTING
CONDITIONS**

**ANY ADDITIONAL BACKUP
MATERIALS AS NECESSARY**

**AFTER THE PRE-CONFERENCE,
TURN IN YOUR COMPLETED COA
APPLICATION TO THE PLANNING
OFFICE (RM 210, THOMAS CENTER-
B), PAY APPROPRIATE FEES, AND
PICK UP PUBLIC NOTICE SIGN TO BE
POSTED 10 DAYS IN ADVANCE OF
THE MEETING.**

**MAKE SURE YOUR APPLICATION
HAS ALL THE REQUIREMENTS.**

**FAILURE TO COMPLETE THE
APPLICATION AND SUBMIT THE
NECESSARY DOCUMENTATION WILL
RESULT IN DEFERRAL OF YOUR
PETITION TO THE NEXT MONTHLY**

Planning & Development Services 306 N.E. 6th Avenue

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☒ Relocation ☐
Repair ☐ Fence ☐ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: Northeast

Site Address: 560 NE 7TH AVE GAINESVILLE FL 32601

Tax Parcel # 12331.000.000

OWNER

LINDA LOMBARDINO
Owner(s) Name

APPLICANT OR AGENT

SAIME
Applicant Name

Corporation or Company

560 NE 7TH AVE

Street Address

Corporation or Company

Street Address

GAINESVILLE FL. 32608

City State Zip

City State Zip

32601.

Home Telephone Number

Home Telephone Number

352.317.6287

Cell Phone Number

Cell Phone Number

452.317.6287

Fax Number

Fax Number

llombard@uf.edu

E-Mail Address

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ _____
EZ Fee: \$ _____

HP # 16-75

Contributing Y ☒ N ☐

Zoning RSF-3

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks

Y ☒ N ☐

☐ Staff Approval—No Fee (HP Planner initial _____)

☒ Single-Family requiring Board approval (See Fee Schedule)

☐ Multi-Family requiring Board approval (See Fee Schedule)

☐ Ad Valorem Tax Exemption (See Fee Schedule)

☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By

Jason Simmons

Date Received

8/1/16

The following information must be collected to demonstrate the foundation for the requested modification as specifically required by the Land Development Regulations. As the applicant, you bear the burden of proving the administrative modification criteria.

1. Document that the proposed modification(s) will not impact the public safety, health, or welfare of the abutting property owners or the historic district.

EXISTING STRUCTURE IS NOT CURRENT CODE COMPLIANT. NEW STRUCTURE WILL ACTUALLY BE LOSS (NO) RISK TO PUBLIC DUE TO CODE COMPLIANCE

2. Describe the neighboring building patterns or historic development conditions that are consistent with the proposed modification(s).

DIRECTLY BEHIND THE NEW ADDITION IS A GARAGE OF SIMILAR SIZE, FINISHES, ROOF SLOPE & TYPE. NEIGHBORING OUT BUILDINGS (CONT.)

3. What particular design elements or composition of the proposed modification(s) contribute to the existing building patterns or historic development of the historic district?

ADJACENT OUT STRUCTURES SUCH AS STORAGE & GARAGES ARE SINGLE STORY, WOOD & HARDI SIDING, WITH SHINGLE ROOFING.

4. Affirm that applicable site design requirements such as utilities, stormwater, and access, as per the Land Development Code of the proposed development are in compliance.

THIS PROJECT IS IN CONFORMANCE WITH THE ABOVE SITE DESIGN REQUIREMENTS PER THE LDC.

Please continue on additional pages as needed

SIGNATURES

1. (a) I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
(b) I authorize staff from the Planning and Development Services Department 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.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature: [Signature]

Date: 8/4/2016

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 4th day of August 20 16
by (Name) Linda Lombardino

[Signature]
Signature - Notary Public

Personally Known ☒ OR Produced Identification ☒ (Type) FL Drivers Lic.



2 CONTINUED

ARE GENERALLY WOOD SIDING W/ SHINGLES
AT ROOF; W/ EQUAL TO OR GREATER ROOF
SLOPES.

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE.

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

CHECK TO SEE IF YOU
WOULD BE ELIGIBLE FOR A
TAX EXEMPTION FOR
REHABILITATION OF A
HISTORIC PROPERTY

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST
UNIVERSITY AVE.,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

THE HISTORIC PRESERVATION
OFFICE STAFF CAN PROVIDE
ASSISTANCE AND GUIDANCE
ON THE HP BOARD'S REVIEW
PROCESS, AND ARE AVAILABLE
TO MEET WITH PROPERTY
OWNERS OR AGENTS. IF YOU
NEED ASSISTANCE, PLEASE
CONTACT THE HISTORIC
PRESERVATION PLANNER AT
(352) 334-5022 OR (352) 334-
5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES
WHO REQUIRE ASSISTANCE TO
PARTICIPATE IN THE MEETING
ARE REQUESTED TO NOTIFY
THE EQUAL OPPORTUNITY
DEPARTMENT AT 334-5051
(TDD 334-2069) AT LEAST 48
HOURS PRIOR TO THE
MEETING DATE.
FOR ADDITIONAL
INFORMATION, PLEASE CALL
334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-1.12.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

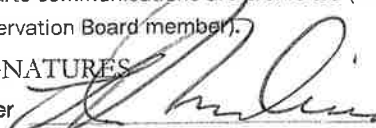
Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

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 THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied 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 Planning and Development Services Department 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 Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood 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's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. 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).

SIGNATURES

Owner 
Applicant or Agent

Date 8/4/2016
Date

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

SINGLE STORY PRIMARY STRUCTURE - BRICK EXTERIOR WALL FINISH - WOOD BOULDER HUNG WINDOWS & WOOD TRIM. HIP ROOF $\frac{1}{2}$ W GREY ASPHALT SHINGLES. CARPORT AT RIGHT (EAST) SIDE WITH DRIVE TRAIL TO WOOD FRAMED GARAGE AT REAR OF PROPERTY. CARPORT IS WOOD FRAMED FLAT ROOF WITH 3 BRICK COLUMNS TO THE EAST. WOOD TRIM MATCHES PRIMARY STRUCTURE. PRIMARY STRUCTURE HAS SMALL WOOD FRAMED FRONT PORCH WITH CURVED ROOF LINE. AN ADDITION OF ± 300 IS ATTACHED TO THE NORTH SIDE. CONSTRUCTION IS HARDI SIDING WITH BRICK AT WATER TABLE LINE AND CORNER ACCENTS. 300 FT LINE MATCHES PRIMARY STRUCTURE @ 9'-0" AFF (CONT)

2. 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). Attach further description sheets, if needed.

NEW FREESTANDING ADDITION OF ± 440 SQ. FT. HEATED. EXTERIOR HARDI SIDING @ 5' $\frac{1}{4}$ " LAP. PROPOSE BRICK IN A SIMILAR COLOR & TEXTURE AS THE PRIMARY STRUCTURE TO BE USED AT FRONT WATERCOURSE TO WOOD SILL HEIGHT. AND CORNER ACCENTS MATCHING THE REAR ADDITION. WINDOWS OF SIMILAR HEIGHT, SINGLE HUNG, WOOD PAINTED TO MATCH THE EXIST'G STRUCTURE AS AN ELEMENT OF CONTINUITY.

A SMALL 7'-0" TO 8' DEEP FRONT PORCH, WOOD FRAMED WITH TRIM AND SPEIRS MATCHING THE EXIST'G STRUCTURE GIVING VISUAL CONTINUITY TO THE PROJECT.

ROOF WILL BE A GABLE FRONT & REAR. GABLES ARE CONSISTANT WITH NEIGHBORING STRUCTURES AND WILL GIVE THE ADDITION IT'S OWN IDENTITY. ROUND WINDOWS WILL BE IN THE GABLES. ROOF SLOPE WILL BE $\frac{1}{2}$ IN. 6 IN., DIFFERING FROM THE PRIMARY STRUCTURE (CONT)

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, 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. For demolitions, 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. 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.

LOCATED AT THE REAR OF THE PROPERTY WHERE THE NEW ADDITION IS TO BE CONSTRUCTED, IS A SINGLE CAR WOOD FRAMED GARAGE. EXTERIOR WOOD SIDING PAINTED THE SAME MOD. COUNTRY COLOR TO MATCH THE PRIMARY STRUCTURE. THE GARAGE CONSTRUCTION IS POORLY BUILT. ANY USE FOR HUMAN OCCUPANCY WOULD REQUIRE COMPLETE RE FRAMING, AFTER DISMANTLING THE ENTIRE STRUCTURE (CONT)

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

MODIFICATION OF THE 7.5' REAR SETBACK TO THE LINE OF THE EXISTING GARAGE @ 2' 1". THE PROPERTY TO THE REAR HAS A STRUCTURE @ ± 3.5 - 4.5'. IT IS COMMON IN THIS AREA TO HAVE STRUCTURES CLOSER THAN THE CURRENT 7.5'.

UTILIZING THE EXISTING STRUCTURE'S SETBACK WILL ALLOW MORE SEPARATION FROM THE PRIMARY STRUCTURE.

PROJECT DESCRIPTION CONTIN.

1. WINDOWS @ REAR ADDITION ARE WOOD DOUBLE HUNG, 6/1 LIGHTS. WOOD TRIM LINES MATCH THE PRIMARY STRUCTURE IN ELEVATION SHAPE & PAINT COLOR. MEDIUM CREME. SHINGLE ROOF APPEARS TO BE THE SAME COLOR & PROBABLY THE PRIMARY STRUCTURE WAS RE-ROOFED AT THE TIME THE ADDITION WAS BUILT.
2. STEEPER ROOF SLOPES ARE COMMON IN THE NEIGHBORHOOD, MAINTAINING CONTINUITY OF STYLE. THIS WILL ALLOW FOR THE DESIRED UPPER ROUND WINDOW. THE GARAGE NORTH OF THIS ADDITION HAS SIMILAR SLOPE ROOF. SOFFIT LINE WILL MATCH EXIST'G @ 9'-0" A.F.F. SHINGLES WILL BE BLK OF EQUAL IN A SIMILAR IN LIGHT GREY COLOR TONE. WINDOWS WILL BE WOOD SINGLE HUNG, 1/1 LIGHTS. WINDOW COLOR TO BE WHITE SIMILAR TO THE ADJACENT ADDITION, & WITH TRIM COLOR (MED. CREAM) MATCHING THE EXIST'G STRUCTURE. FRONT ENTRY PORCH WILL HAVE BRICK PAVEDS FOR THE FLOOR FINISH, BRICK TO MATCH EXISTING BRICK TREADS & RISERS ON THE ADDITION, FOR CONTINUITY OF WALK SURFACES, AS WELL AS THE PRIMARY STRUCTURE PAVEDS WILL BE A CLOSE MATCH TO EXISTING, AS SELECTED FROM CURRENT SIMILAR UNITS. THIS WILL MAINTAIN AN ELEMENT OF CONTINUITY W/O BEING THE EXACT BRICK USED IN THE PRIMARY STRUCTURE PER THE DEPT. OF STATE'S RULES. PORCH COLUMNS WILL BE SQ WOOD, DIFFERING FROM THE ROUND COLUMNS @ FRONT ENTRY STEP & LANDING PER THE PRIMARY STRUCTURE.

A **pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an **application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	☒	☐
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	☒	☐
▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	☒	☐
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	☐	☐
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	☒	☐
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	☒	☐
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	☐	☐

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT. THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood 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's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

Owners Name:

Linda J. Lombardino

Address:

560 NE 4th Ave

Phone:

352 375-0381 352 317-

Email:

llombard@ufl.edu 6287

Agent Name:

GAINESVILLE, FL 32601

Address:

NA -

Phone:

Email:

Parcel No.:

Acreage:

S:

T:

R:

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature:

Linda J. Lombardino

Printed name:

LINDA J. LOMBARDINO

Date:

8/23/2016

The foregoing affidavit is acknowledged before me this 23 day of August, 2016, by Linda Lombardino, who is/are personally known to me, or who has/have produced FL Drivers Lic. as identification.

NOTARY SEAL



SHAIRA RIVAS-OTERO
Notary Public - State of Florida
My Commission Expires Mar 29, 2017
Commission # EE 880923

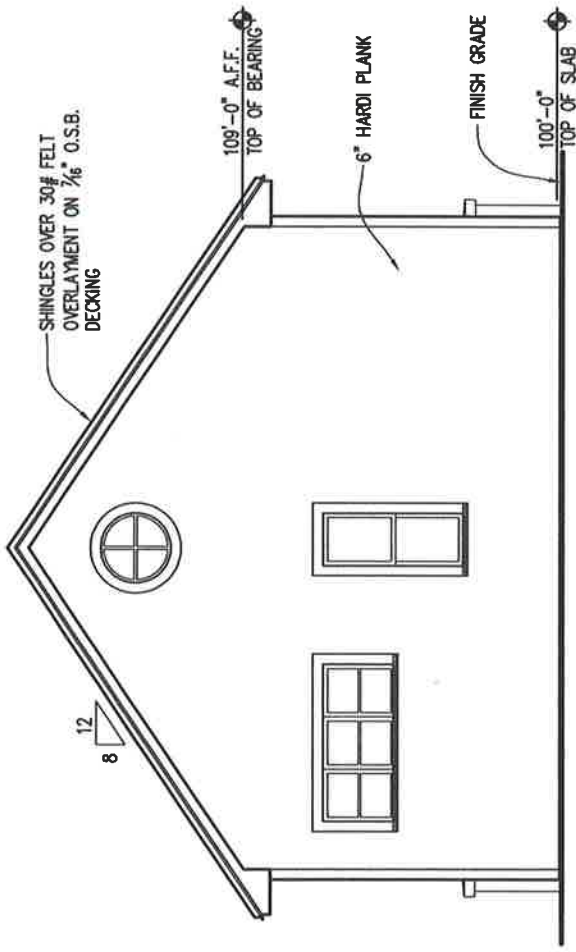
Signature of Notary Public, State of Florida

Shaira Rivas-Otero

Jaspe



LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL.



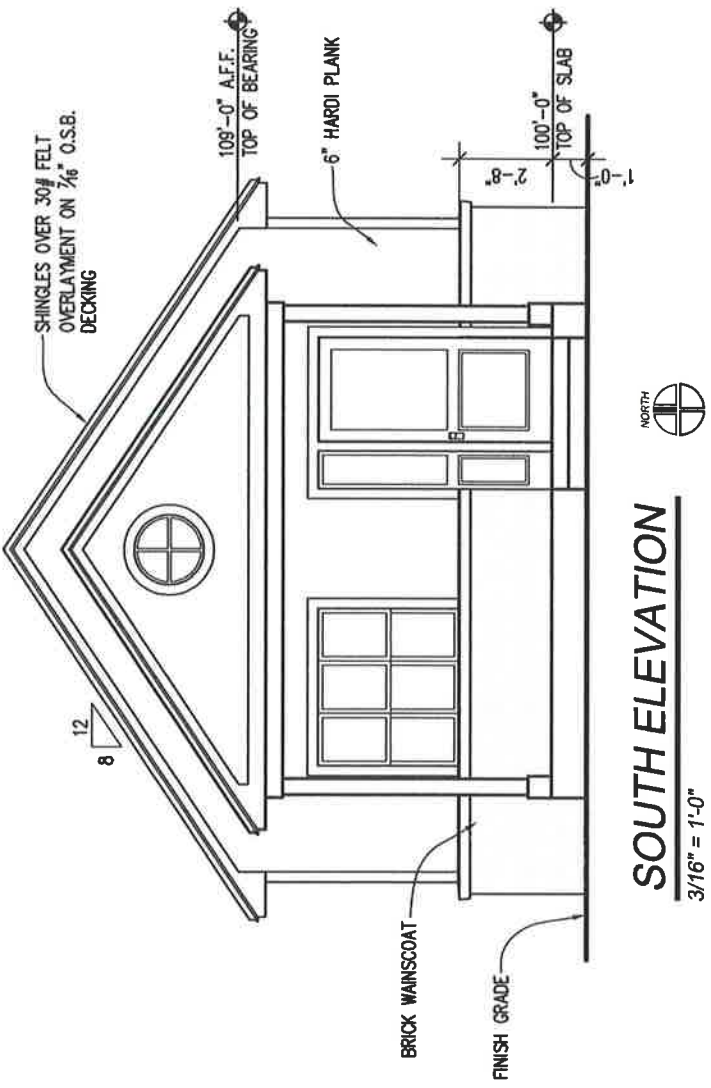
NORTH ELEVATION
3/16" = 1'-0"



R.L. REEGER

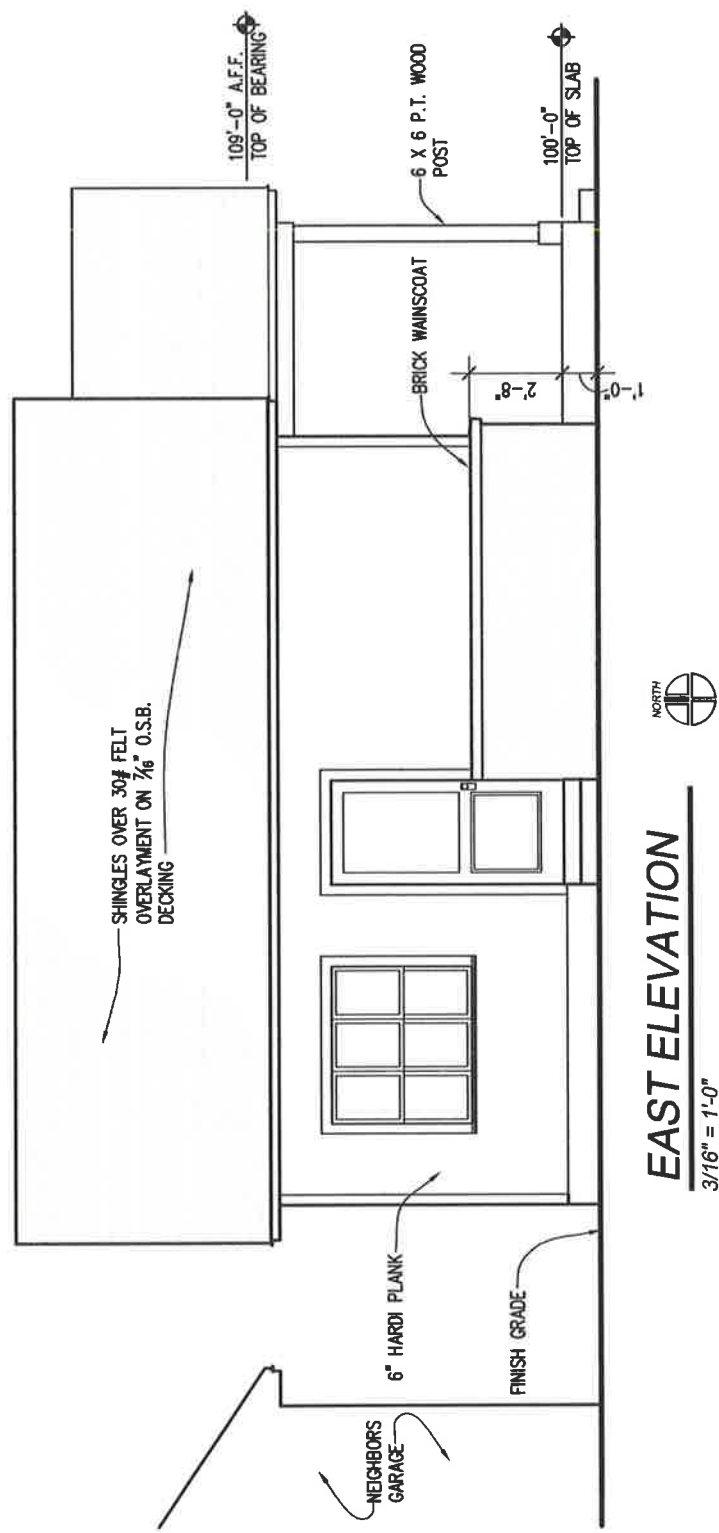
ARCHITECT/ROOF CONSULTANT
352.301.1439 ReegerRL@Gmail St Reg # 6465
1931 SW 35 Ave Gainesville, Florida 32608

LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL.



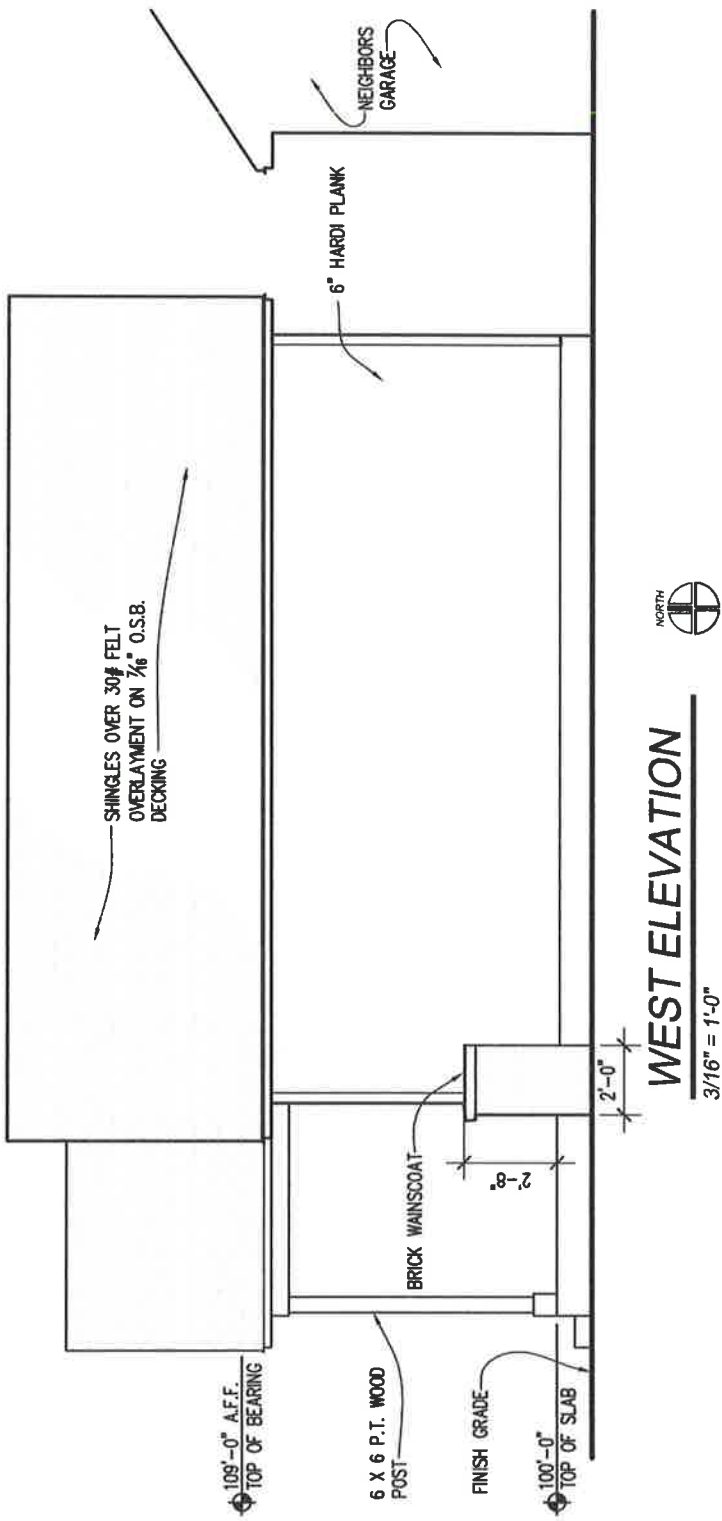
R.L. REEGER
ARCHITECT/ROOF CONSULTANT
352.301.1439 ReegerRL@Gmail St Reg # 6465
1931 SW 35 Ave Gainesville, Florida 32608

LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL.



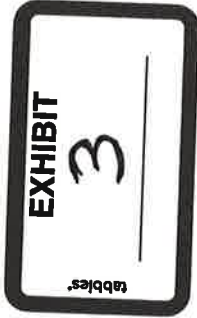
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LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, Fl.



R.L. REEGER

ARCHITECT/ROOF CONSULTANT
352.301.1439 ReegerRL@Gmail St Reg # 6465
1931 SW 35 Ave Gainesville, Florida 32608



LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL.



Existing Residence South Side

R.L. REEGER



ARCHITECT/ROOF CONSULTANT

352.301.1439 ReegerRL@Gmail St Reg # 6465
1931 SW 35 Ave Gainesville, Florida 32608

LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL



Existing Carport- Garage Visible Behind

R.L. REEGER



ARCHITECT/ROOF CONSULTANT

352.301.1439 ReegerRL@Gmail St Reg # 6465
1931 SW 35 Ave Gainesville, Florida 32608

LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL



Existing Garage to be Demolished

R.L. REEGER



ARCHITECT/ROOF CONSULTANT

352.301.1439 ReegerRL@Gmail St Reg # 6465
1931 SW 35 Ave Gainesville, Florida 32608

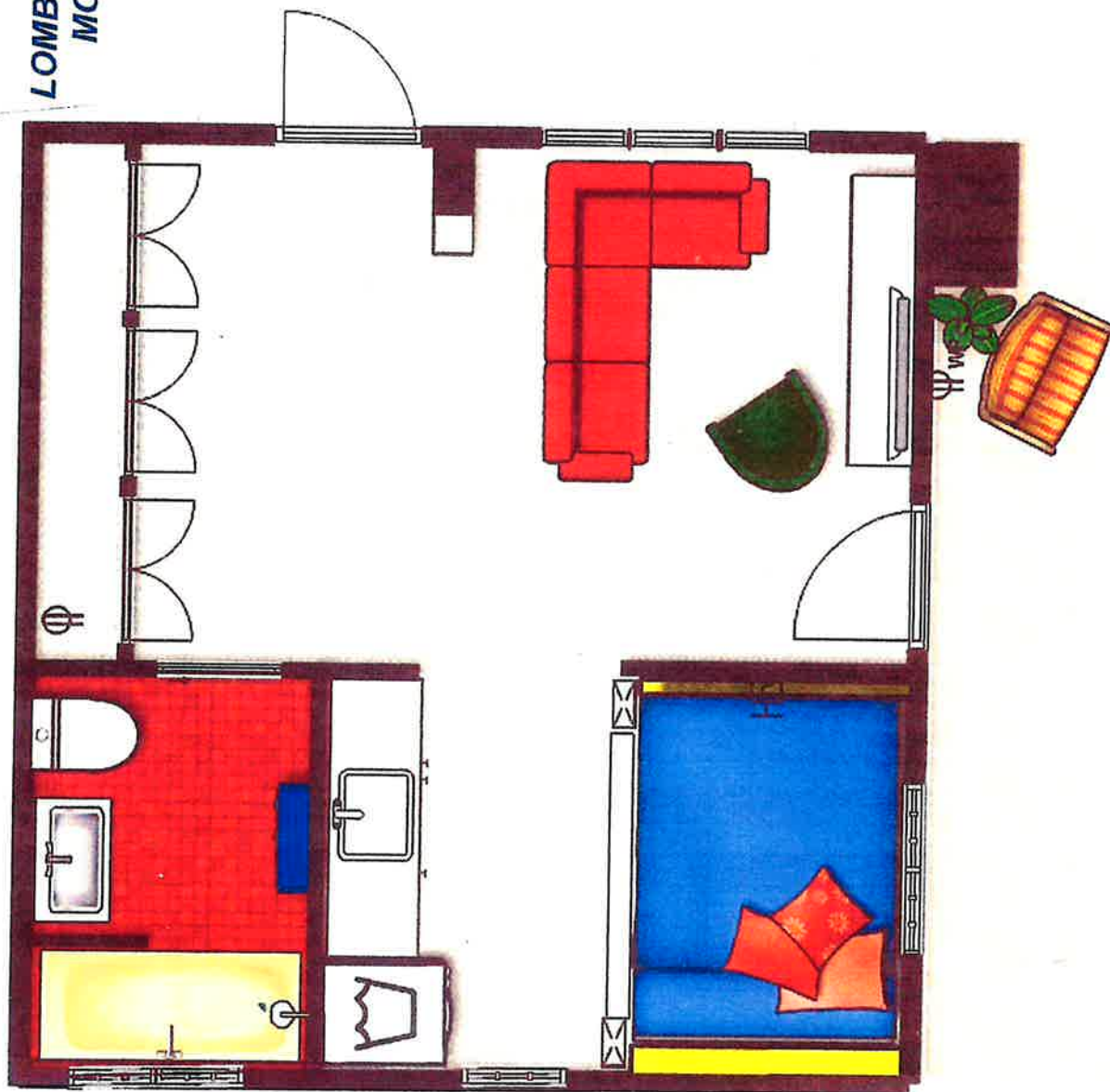
LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
DUCK POND AREA
Gainesville, FL



Existing Ancillary Building to the South

R.L. REEGER
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LOMBARDINO RESIDENCE
MOTHER IN LAW SUITE
 DUCK POND AREA
 Gainesville, Fl



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APPLICATION FOR ADMINISTRATIVE REVIEW
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. _____	Hearing Date: _____

CHECK ONE: ☒ Historic District: NORTHEAST ☐ Individual Listing

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
Name: <u>LINDA LOMBARDO</u>		Name: _____	
Address: <u>560 N.E. 7TH AVE</u>		Address: _____	
<u>GAINESVILLE</u>			
<u>FL. 32608</u>			
E-mail Address: <u>lombard@</u>		E-mail Address: _____	
Phone: <u>GDE.UFL.EDU</u>		Phone: _____	
Fax: <u>352.375.0718</u>		Fax: _____	
PROPERTY INFORMATION:			
Street address: <u>560 NE 7TH AVE</u>			
Tax parcel no(s): <u>12331.000.000</u>			
Legal description (may be attached): <u>SEE ATTACHED</u>			
Existing Zoning: <u>SFR-3</u>		Lot size: <u>60 x 100 *</u>	
Present use: <u>SFR</u>		Proposed use: <u>SFR</u>	
Present structures (type) and improvements upon the land: <u>SEE ATTACHED</u>			
SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>SFR-3</u>	<u>SFR</u>	<u>RESIDENTIAL - SINGLE FAMILY</u>
South	<u>SFR</u>	<u>"</u>	<u>"</u>
East	<u>SFR</u>	<u>"</u>	<u>"</u>
West	<u>SFR</u>	<u>"</u>	<u>"</u>

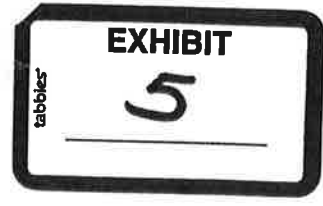
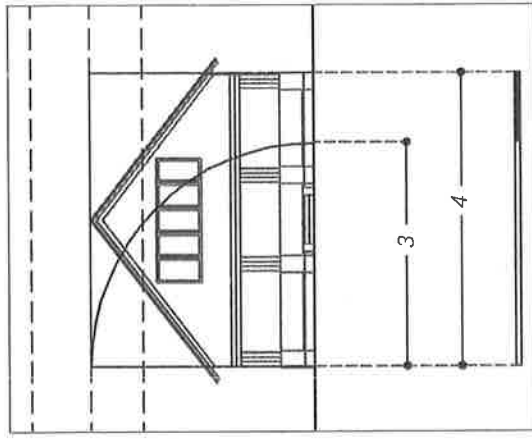
The requested modification will change the following
zoning or building requirement in this manner:

(select only those that apply)

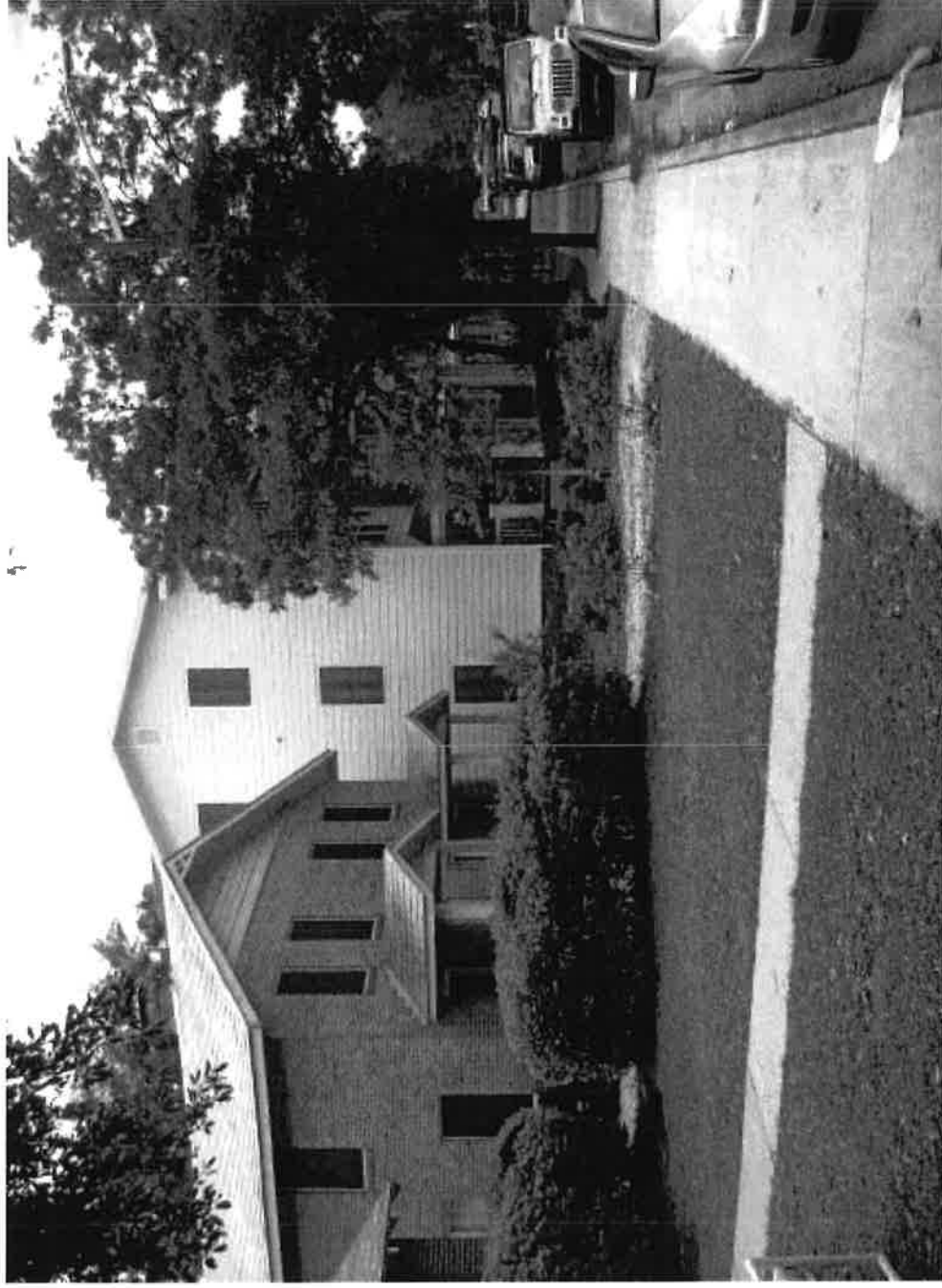
	Required	Existing	Proposed
☒ Front, Side, Or Rear Building Setback Line	<u>7.5'</u>	<u>1.5'</u>	<u>1.5'</u>
☐ Building Height			
☐ Building Separation			
☐ Floor Area Ratio			
☐ Maximum Lot Coverage			

Certified Cashier's Receipt

**DESIGN GUIDELINES FOR
NEW CONSTRUCTION**
*University Heights North & University
Heights South Historic Districts*



DESIGN GUIDELINES FOR NEW CONSTRUCTION



New infill construction juxtaposed against an existing contributing structure in University Heights South District.

MAINTAINING THE CHARACTER OF THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS—NORTH & SOUTH

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.

Part of the delight of the Gainesville historic districts is their diversity, which can vary considerably along streets and blocks. This diversity makes the design of new structures a challenge for designers, builders, staff and the review board. Since almost every street in the University Heights Historic Districts has a different pattern of building, it is impossible to have a single standard for new construction that will apply the same way in every location. To encourage diversity, the design guidelines set up a way of thinking about compatibility rather than a set of stylistic recipes.

Special Area Plan

The University Heights Special Area Plan overlay encompasses the area of the University Heights Historic Districts. As was discussed under HISTORIC CONTEXT, the goal is to encourage new development in University Heights and to create a pedestrian friendly public realm, goals that will clearly impact the historic character of the neighborhoods that make up the historic districts. New infill construction and some new patterns of land use are expected in this area as market forces spur new development.

The Special Area Plan, which encourages historically compatible new design, has established specific design requirements for landscape design, building placement, parking, signage, and architectural design criteria for a number of building types. The Historic Preservation Design Guidelines for New Construction do not seek to supplant the existing regulations. Rather, they attempt to work with the existing regulatory structure to ameliorate the impact of new construction on existing historic properties, and through the Rehabilitation Guidelines to protect the identified historic resources of the districts.

Building additions are regulated by the Special Area Plan. Contributing structures in the historic districts also must comply with the Rehabilitation Guidelines, which address similar issues but are more specific concerning the various strategies for placing and designing additions.

The Design Guidelines for New Construction provide specific recommendations for design compatibility, and use amelioration strategies to reduce the impact of new larger-scale development on historic structures.



DEFINING THE CRITERIA

Without careful attention to overall design, materials, scale, massing, and setbacks, 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 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 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. Note that "Scale" is broken up into two parts, *Scale of the Street* and *Scale of Buildings*, emphasizing the importance of these two related but very different scale.



Materials, detail, massing, roof forms, proportion of openings, entry orientation and scale all need to be considered in compatible design.

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. Encourage 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.
4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures.
5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context.
6. Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood.



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.

Where new building types such as row houses or apartment buildings are introduced that are not in scale with the traditional single-family housing that historically occupied the area, new rhythms of building and open space along the street will evolve.

To help ameliorate the impact of these new more massive building forms, special attention should be paid to the articulation and massing of the new building street facades, avoiding the introduction of large unbroken masses of building.

Finding the street rhythm in wall fenestration, eave heights, building details, and landscape features such as fences or walls can help ameliorate the larger building masses and “connect” the new building to its neighborhood and street.



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” or, more recently, “build-to” lines. 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 setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

Where the Special Area Plan encourages placement of buildings closer to the street than the historic uniform front yard setbacks along a block, adjustments are recommended to ameliorate the impact of the new building setbacks on adjacent contributing buildings in the historic districts. This adjustment strategy is desirable to help create a cohesion among the neighborhood buildings as a whole, and to avoid fracturing the neighborhood fabric by changing abruptly the building-street relationships.

Front yard build-to/setback lines would stay within the ranges set forth in the Special Area Plan requirements. When new construction abuts a contributing building located within 20 feet of a shared side yard boundary, the new construction must “step back” from the build-to line.

The “step back” is a compromise half way between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure, and in no case to step back further than the maximum build-to line established by the Special Area Plan.

In the event that the new construction is a multi-family row house or apartment building, only the first bay, adjacent to the contributing structure should be required to “step back.”



HEIGHT

The height of new construction should ideally be compatible with surrounding historic buildings. Building height has a significant impact on the scale and character of a neighborhood.

The Special Area Plan allows new buildings to be significantly taller than the 1-story and 2-story single-family residential buildings that occupy the historic districts. To avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a "step down" amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.

The new construction should not be more than 1 1/2 stories taller than the contributing structure. A half story is defined as an attic space within the roof utilizing dormer windows or gable-end windows.

In the event the new construction is a multi-family row house, apartment building, or a larger scale structure, only the first bay or set of spaces on the end of the building adjacent to the contributing structure should be required to "step down."

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 the districts. A small number of Mediterranean influenced structures with flat roofs concealed behind parapets exist.

Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures, particularly when there is a widely used roof convention in a neighborhood.



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 or landscape elements that form linked walls of enclosure along a street serve to make a street into a cohesive whole.

New infill construction should be encouraged to align walls, fences or landscape elements (hedges) with adjacent property owners to create uniform street walls. Partially open edges are preferred to promote social connection from street (public domain) to porch (semi-private domain).



SCALE OF THE BUILDING

Scale, although related to objective dimensions, is more open to interpretation and is ultimately a more important measure of a good building. Proper scale is a critical issue in determining the compatibility of buildings within an historic context. It has two general meanings: its scale to context and its scale relative to ourselves. Intuitively, we judge the fit of a building at different *scales of measurement* in order to assess its *relative size* or proper scale in a given context. Many issues affect the perception of scale such as placement on the site, overall massing, building type, style, combinations of materials and detailing to name but a few. Every building in the University Heights Historic Districts is also measured against its neighbors for degrees of similarity and difference. The result or “fitness” of a building is a delicate balance between these seemingly contradictory aspects of context. From far away, we note the profile of a structure on the skyline. On the streetscape: its distance from the road and its neighbors. Up close, we look for familiar things that tell us its relationship directly to our body, i.e., stairs, railings, doors and windows, and modular materials such as brick, blocks or wood. Most importantly, we sense that all these individual elements must have an overall order to achieve proper scale. Scale changes are evident from district to district and from street to street.

DIRECTIONAL EXPRESSION

New buildings should relate to adjacent buildings in the directional character (orientation) of its facade. In a historic district there is usually a typology of entry and connection to street shared by the neighborhood buildings that helps create a consistent fabric.

University Heights buildings almost without exception have primary entries that face the principal street. The facade facing the principal street is clearly recognized as the building “front,” and porches or stoops create a transition from street to interior.

New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.

PROPORTION OF FRONT FACADE

All buildings have a proportional relationship between the width and height of the front facade which is independent of physical size. In a district as complex as University Heights with many different building styles, there can be a number of facade proportions. New construction should consider the facade proportions of the historic structures in the immediate neighborhood to determine if a common proportion can be found in nearby structures. Compatibility can be enhanced if neighborhood proportions can be integrated into the design of new buildings, even if they are of a larger physical scale.

Scale for new construction speaks to both the relationship of the building to its neighbors, and the scale of the building to the person, which is influenced by the massing (large unbroken masses vs. smaller collection of masses), materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

New infill may be larger in size (not in physical scale with its neighbors) and yet still feel compatible in scale if the building form has been articulated with a number of scaling strategies.



PROPORTION & RHYTHM OF OPENINGS

In many historical styles, the height to width proportion of windows is an important element of the design, along with the way windows are configured by muntins. New construction should consider the proportion and rhythm of fenestration in nearby historic structures to enhance compatibility.

In University Heights, vertically proportioned windows predominate with many examples of group windows, especially in the numerous Craftsman/Bungalow style buildings. Consistent use of muntins is another recognizable fenestration characteristic.

Similarly, many historic structures have highly detailed doors and entryways, even when facades are simple and undetailed.



RHYTHM OF SOLIDS TO VOIDS

Like the proportioning of openings, the relative ratio of openings to solid wall area is also a characteristic of architecture that can be exploited to seek compatibility with nearby historic structures. Architectural style in historic buildings is a factor which influences the solid to void ratio. The ratio can also vary between primary and secondary elevations as windows have often been a status symbol and used on front facades to express wealth or social status.



DETAILS AND MATERIALS

Due to the varied architectural styles in University Heights, there is a broad range of materials used on historic buildings, including brick, wood siding, wood shingles, stucco, cut stone and the unique use of local field stone and brick in the buildings locally known as "Chert Houses." Roofs also use a range of materials including asphalt shingles, asbestos shingles, crimped and standing seam metal, tiles and stone.

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level.

