

TO: Historic Preservation Board

Item Number: 4

FROM: Planning & Development Services Department
Staff

DATE: April 5, 2016

SUBJECT: Petition HP-16-27. Brian Ray, agent for Talia Krugman-Kadi. New construction of a multiple-family development. Located at 734 E. University Ave. These buildings will be non-contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of the application with the condition listed on page 2.



Conditions of Approval

Staff's recommendation of approval for the petition is based on the following condition:

1. The HPB approve the rear setback distance of 18 feet from the 45 degree angle of light obstruction, as proposed with the modification of zoning setbacks.

Project Description

This project involves the construction of two multiple-family buildings on a vacant lot, which currently serves as a parking lot. The property is located at 734 E. University Avenue. The property is zoned MU-1 and is approximately 0.32 acres in size.

The project would construct a six-unit townhouse project, in two separate buildings. These buildings will be non-contributing to the Northeast Residential Historic District. The townhouses will be three-stories. With six units proposed on the 0.32 acre property, the density with six dwelling units would be 18.75 dwelling units per acre, which is under the 20 units per acre by right density for the RMF-8 zoning district.

The architectural features include the proposed use of Hardie Plank or Panel as the primary exterior finish material. Lap siding could have either a rough sawn appearance or a smooth, grain free finish. If Hardie Panel is used there would be no lap and the finish could be rough sawn or smooth. Colors will tend to be lighter hues with white trim and accents, including white vertical trim board at the building corners and white handrails at the balconies. Windows would be wood double hung windows with a colonial grille, with trim wrapping around all sides of the window. The design will include gable roofs with asphalt shingles and diagonal trim at the underside of the roofs.

The development of this property will be regulated by the Guidelines for New Construction in the Northeast, Southeast, & Pleasant Street Historic Districts, as well as the Special Area Plan for the Traditional City Area (Appendix A, Section 4 of the Land Development Code) during the development plan approval process.

Background

Section 30-112 of the Land Development Code governs regulated work items under the jurisdiction of the Historic Preservation Board. To implement this section of the Code, the Historic Preservation Board has developed the following design guidelines based on the Secretary of Interior's *Standards for Rehabilitation*, which describe appropriate new construction in the historic districts. The new construction criteria implement the visual compatibility standards set forth in Section 30-112(6) a. of the City of Gainesville Land Development Code. Each section heading(s) corresponds to one or more of the eleven criteria set forth in that section. In addition to the explicit criteria set forth in the Land Development Code, other design suggestions consistent with those criteria have been included to elaborate further on compatibility issues.

Basis for Staff Recommendation

Attached are the Guidelines for New Construction in the Northeast, Southeast, & Pleasant Street Historic Districts.

Compatibility of new construction in the neighborhood can be greatly increased if facade proportions of historic structures on the street are analyzed and integrated into the design. “Scale for new construction is both the relationship of the building to its adjacent historic structures and the scale of the building to the person.” In the case of new larger construction projects, strategies for developing appropriate scale include: breaking down the massing in smaller components, the use of a pallet of materials that complement the neighborhood, the correct size and proportion of fenestrations, the articulation of surfaces, the correct ratio of voids to solids, and the architectural details.

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.

The Guidelines state that rhythm is the layering of many features. 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 maintain or extend these shared streetscape characteristics in blocks where they appear.

Compatible

2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The Guidelines state that no new structure can be placed closer to or further from the street, sidewalk, or alley than that distance which has been predetermined by existing historic structures within a one-block proximity of the proposed structure. New buildings should reflect the existing spacing or rhythm of buildings of an entire block. The Traditional City Special Area Plan indicates that when a proposed building is adjacent to existing buildings on an abutting property, the facade shall, in most instances, be built at the facade of the adjacent building closest to the street, or at the 20-foot build-to-line, whichever is closer to the street. The build-to line applies to the facade even along street sides not facing the primary street.

With a front setback of over 33 feet, the proposed building facing East University Avenue has been placed at a front setback that is approximately the same as the adjacent contributing structure located at 728 East University Avenue. Staff felt that it was more important to line up as closely as possible with the facade of the existing historic structure than moving the new building up to the 20-foot build-to line. The 20-foot build-to line can be met on the secondary street (NE 8th Street) side. The side interior setback minimum is 8 feet in accordance with residential use in the MU-1 zoning category, which requires compliance with the requirements of the RMF-6 through the RMF-8 zoning districts. The requirement for the rear setback is the 45

degree angle of light obstruction, which would be the distance of the height of the building from the rear property line. Based on the elevations provided, the distance would be approximately 38 feet from the rear property line. The applicant has requested a modification of the rear setback to 18 feet from the 45 degree angle of light obstruction.

Compatible

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.

The height and width of new construction should be compatible with surrounding historic buildings. The proposed multiple family development includes two townhouse buildings with a three story height. The adjacent structures to the subject property are all at least two stories in height.

Compatible

4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors. Most residential buildings in the district have pitched roofs with the gable or hip roof as the predominate type.

Compatible

5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.

The Guidelines state, "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 with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided a recessed porch balcony for each of the six proposed dwelling units, similar to the recessed porch balcony at 824 East University Avenue. Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture and easy accessibility.

Compatible

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.

Compatible

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

Compatible

8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.

Compatible

9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.

Compatible

10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.

Compatible

11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.

Compatible

12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

Compatible

The Board may want to provide architectural comments and in general approve the architectural design of the building and make a finding that it meets the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines* for new construction.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons
Planner

List of Exhibits

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts***
- Exhibit 2** **Application**
- Exhibit 3** **Site plan, floor plans, and elevations**
- Exhibit 4** **Revised site plans with dimensions**
- Exhibit 5** **Renderings, architectural details, photos**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

DESIGN GUIDELINES FOR NEW CONSTRUCTION

Northeast, Southeast, & Pleasant Street Historic Districts

MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS

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

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

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

DEFINING THE CRITERIA

Without careful attention to overall design, materials, scale, massing, and 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 in the effort to make new projects absolutely cost efficient.

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

compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code. Please note, however, that "Scale" is broken up into two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

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

Recommended

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.

2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.

Not Recommended

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

RHYTHM OF THE STREET

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

SETBACKS

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

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

HEIGHT

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

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

RHYTHM: ENTRANCES & PORCHES

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

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

WALLS OF CONTINUITY

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

SCALE OF THE BUILDING

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

DIRECTIONAL EXPRESSION

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

PROPORTION OF FRONT FACADE

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

PROPORTION & RHYTHM OF OPENINGS

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

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

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

RHYTHM OF SOLIDS TO VOIDS

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

DETAILS AND MATERIALS

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

COA APPLICATION ■ REQUIREMENTS

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

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

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

PROJECT LOCATION:

Historic District: DOUG ROBERTSON

Site Address: 734 E. UNIVERSITY AVE.

Tax Parcel # 11927-000-000

NE Residential

OWNER

Owner(s) Name TALIA KRUGMAN-KADI

~~K SQUARED HOLDINGS LLC~~

Corporation or Company

K SQUARED HOLDINGS LLC

Street Address

824 E. UNIVERSITY AVE.

City State Zip

GAINESVILLE, FL 32601

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

APPLICANT OR AGENT

Applicant Name

BRIAN RAY

Corporation or Company

RAY DESIGN DEVELOPMENT LLC

Street Address

4908 LINDSAY CT.

City State Zip

ORLANDO FL 32821

Home Telephone Number

407-421-5605

Cell Phone Number

407-421-5605

Fax Number

E-Mail Address

BRIAN@RAYDESIGNSDEVELOPMENT.CO

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 578.75

EZ Fee: \$ \$289.38 9

HP # 16-27

Contributing Y ☐ N ☒

Zoning MU-1

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

Date Received

Sal Cunnella
3/7/16

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 30-112.

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 POSTED 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

Date 3-5-16

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.

REFER ATTACHMENT

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.

REFER ATTACHMENT

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.

REFER ATTACHMENT

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.

REFER ATTACHMENT

COA Application

Project Description

1. Describe the existing conditions and materials

The subject property is located at 734 E. University Avenue and bounded by NE 8th Street. It is a corner property with no built improvement other than a paved surface parking area. The property is zoned MU-1 and is not adjacent to any other property with a single family zoning designation. The adjacent properties along E. University Ave are commercial and business uses. The properties to the North along NE 8th St have residential uses. I have provided photos/images of several of the adjacent properties as a reference.

2. Describe the proposed project and materials

The project is designed for a 6 unit townhouse project. Units will be 3 story with 4 bedrooms and 5 baths and each unit will have an attached 2 car garage. The units also will have dedicated spaces in the garage for multiple bicycles and for a scooter. The site measures 92' x 150' with 13,800 sf of land area. The proposed lot coverage equals 6,286 sf (45%) and meets the code requirement which is 50% maximum. The maximum units allowed per the zoning code is 30 units per acre or 9 units and therefore the proposal of 6 units is significantly less than the maximum allowed. The project has been designed so the building form and massing is broken down by shifting the façade and using different materials and colors. In addition, trim and detailing including brackets will tie into the existing communities aesthetic vocabulary. In addition to photos of adjacent buildings, I have generated 3D visualization to help the Board and the adjacent neighbors better understand the proposed architecture. I have also provided preliminary specification information regarding the major exterior finish materials which include siding, trim, windows, roofing, and colors. At the conclusion of the rendering exhibit I have provided a narrative describing various architectural details in this design and how they are complimentary to existing nearby buildings including a reference address.

3. Demolitions and Relocations

There is no built improvement on the site, only a surface parking lot.

4. Modification of existing zoning requirements

No zoning modification is being requested.

APPLICATION FOR MODIFICATION OF EXISTING ZONING REQUIREMENTS

Planning & Development Services Department

OFFICE USE ONLY

Petition No. _____ Hearing Date: _____

CHECK ONE: ☒ **Historic District:** _____ ☐ **Individual Listing**

Owner(s) of Record (please print)	Agent Authorized to Act on Owner Behalf
Name: <u>K SQUARED HOLDINGS LLC</u>	Name: <u>BRIAN RAY/RAY DESIGN DEVELOPMENT</u>
Address: <u>824 E. UNIVERSITY AVE.</u> <u>GAINESVILLE, FL 32601</u>	Address: <u>4908 LINDSAY CT</u> <u>ORLANDO FL 32821</u>
E-mail Address: <u>TALIAKSQUARED@GMAIL.COM</u>	E-mail Address: <u>BRIAN@RAYDESIGNDEVELOPMENT.COM</u>
Phone: <u>352 370 0618</u>	Phone: <u>407-421-5605</u>
Fax: <u>—</u>	Fax: <u>—</u>

PROPERTY INFORMATION:

Street address: 734 E. UNIVERSITY AVE GAINESVILLE FL 32601

Tax parcel no(s): 11927-000-000

Legal description (may be attached): SEE ATTACHED *

Existing Zoning: MU-1

Lot size: 13,800 SF

Present use: PARKING LOT

Proposed use: MULTI-RESIDENTIAL

Present structures (type) and improvements upon the land: NONE

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>RMF5</u>	<u>SFR</u>	<u>SINGLE FAMILY</u>
South	<u>MU-1</u>	<u>MFR</u>	<u>MFR</u>
East	<u>MU-1</u>	<u>OFFICE</u>	<u>OFFICE</u>
West	<u>MU-1</u>	<u>SFR</u>	<u>MFR</u>

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

(select only those that apply)

	Required	Existing	Proposed
<input checked="" type="checkbox"/> Front, Side, Or (Rear) Building Setback Line	<u>* 25'-32'</u>	<u>—</u>	<u>18'</u>
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

Certified Cashier's Receipt

* REFER ATTACHMENT

734 E. University Ave. Gainesville, FL 32601

Parcel #11927-000-000

Legal Description:

DOIG/ROBERTSON ADD DB N-468 E 54 FT OF W108 FT OF S 150 FT OF E1/2 OF BK 1 RG 2 OR 3545/1420

Rear Setback Requirement:

The required Rear Setback (North) for the property is dependent upon which portion of the Municode you refer to. Per MU-1 zoning Section 30-64(e)(1) the rear setback would be a maximum of 25'. Within the MU-1 code section it identifies in Section 30-64 (c)(1) the following:

If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family development shall comply with all regulations in the RMF-6 district.

I do not believe the RMF-6 setback regulations should apply as this MU-1 zoning is not adjacent to Single Family Residential Zoning. I have relayed my interpretation to the City however they believe the RMF-6 standard would apply in which case Section 30-53 states:

Note 1: Angle of light obstruction: 45 degrees. Minimum building setback is 25 feet from any property line abutting a street or land which is in an RC, RSF-1, RSF-2, RSF-3 or RSF-4 district, or which is shown for single-family residential use on the future land use map of the comprehensive plan....However, within traditional city, minimum building setback is eight feet from side property lines and the maximum building height is five stories.

A Rear Setback using the angle of light obstruction would equal 32' minimum.

Based on the above the Rear Setback would equal a minimum of 25' – 32' depending upon which portion of the Code one uses as the basis.

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.

No knowledge of any such impact.

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

Please refer to application and supporting documents of Ray Design Development.

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?

Please refer to application and supporting documents of Ray Design Development.

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.

No knowledge of any lack of compliance. Purchaser Ray Design Development is requesting setback relief to the North (Rear Setback). I support this request and have provided endorsement letter to City.

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: _____ Date: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____,
by (Name) _____.

Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

Operator: Ellen Bailey

Receipt no: 53666

Item	Description	Account No	Payment	Payment Reference	Paid
HP-16-00027 00734 E UNIVERSITY AVE Multi-Family New Construction	Cert of Appropriateness All Other Structures-EZ	001-660-6680-1124	CREDIT		\$289.38
Total:					\$289.38

Transaction Date: 03/07/2016

Time: 12:12:07 EST



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

HP-16-27

Applicant (Owner or Agent)

BRIAN RAY

Tax parcel(s)

11927-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

[Signature]

8.

Applicant (signature)

Applicant (print name)

STATE OF FLORIDA,
COUNTY OF ALACHUA

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 23 day of March, 2016, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Public

My Commission expires: February 15th, 2020

Notary

RECORDING PAGE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number

Planner



2016.03.11

From: Talia Krugman-Kadi (Owner of 734 E. University Ave & 16 NE 8th St)

To: City of Gainesville

Re: 734 E. University Ave Design Proposal



To whom it may concern,

My name is Talia Krugman-Kadi and I was writing to support the proposed design by Brian Ray of Ray Design Development. I am currently under contract to sell 734 E. University Ave to Mr. Ray.

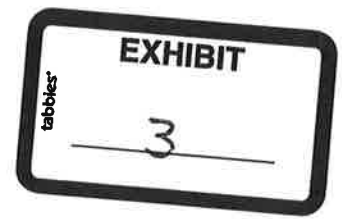
He has shared his design concept drawings and visualization with me and identified that he is proposing Setback relief on the North with the principle building façade located a minimum of 18' from the property line to the North.

I own the property to the North (16 NE 8th St) and have determined the requested reduced setback proposed by Mr. Ray is acceptable. I support the approval of his reduced setback request and support the approval of his design proposal as I believe it would be an asset to the neighborhood.

Thanks very much

Talia Krugman-Kadi

352-370-0618
TaliaKsquared@gmail.com



COA Application

Project Description

1. Describe the existing conditions and materials

The subject property is located at 734 E. University Avenue and bounded by NE 8th Street. It is a corner property with no built improvement other than a paved surface parking area. The property is zoned MU-1 and is not adjacent to any other property with a single family zoning designation. The adjacent properties along E. University Ave are commercial and business uses. The properties to the North along NE 8th St have residential uses. I have provided photos/images of several of the adjacent properties as a reference.

2. Describe the proposed project and materials

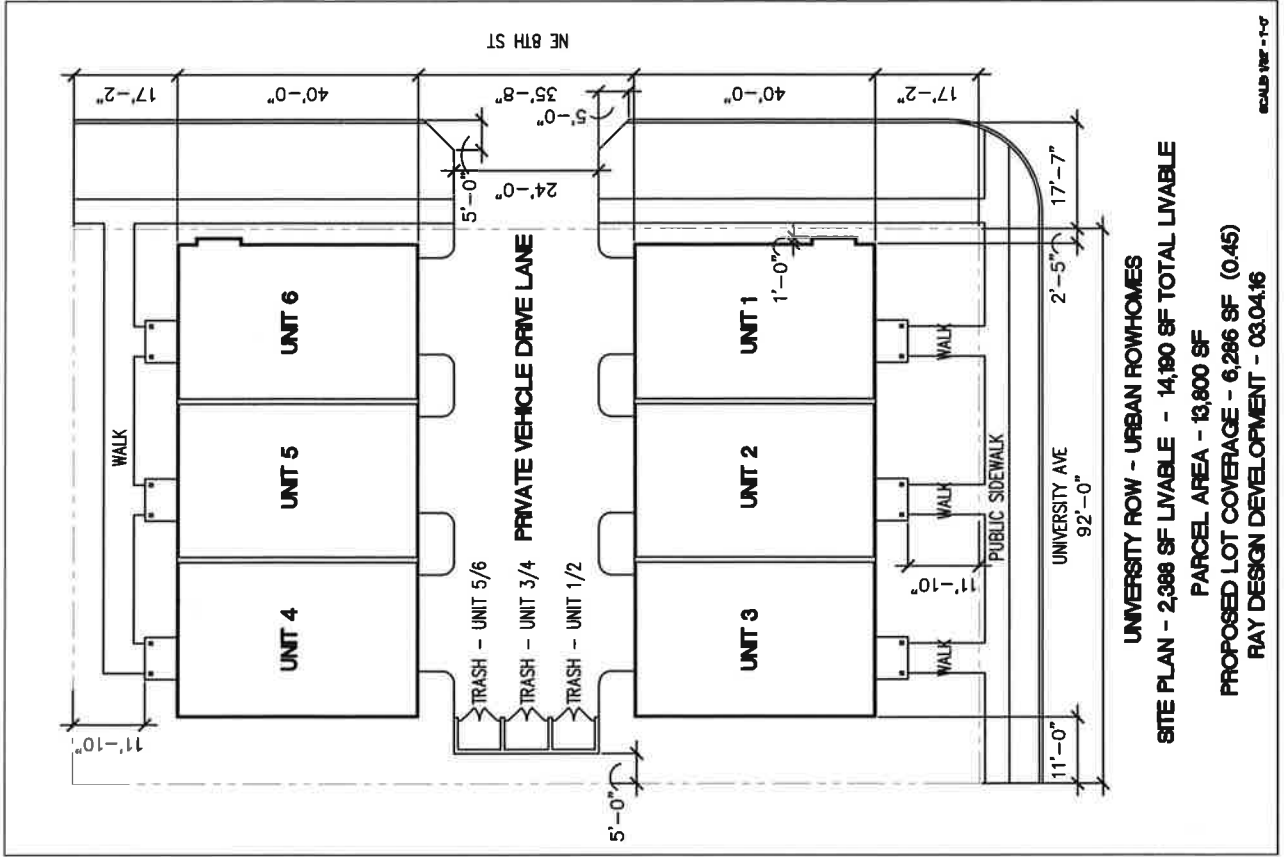
The project is designed for a 6 unit townhouse project. Units will be 3 story with 4 bedrooms and 5 baths and each unit will have an attached 2 car garage. The units also will have dedicated spaces in the garage for multiple bicycles and for a scooter. The site measures 92' x 150' with 13,800 sf of land area. The proposed lot coverage equals 6,286 sf (45%) and meets the code requirement which is 50% maximum. The maximum units allowed per the zoning code is 30 units per acre or 9 units and therefore the proposal of 6 units is significantly less than the maximum allowed. The project has been designed so the building form and massing is broken down by shifting the façade and using different materials and colors. In addition, trim and detailing including brackets will tie into the existing communities aesthetic vocabulary. In addition to photos of adjacent buildings, I have generated 3D visualization to help the Board and the adjacent neighbors better understand the proposed architecture. I have also provided preliminary specification information regarding the major exterior finish materials which include siding, trim, windows, roofing, and colors. At the conclusion of the rendering exhibit I have provided a narrative describing various architectural details in this design and how they are complimentary to existing nearby buildings including a reference address.

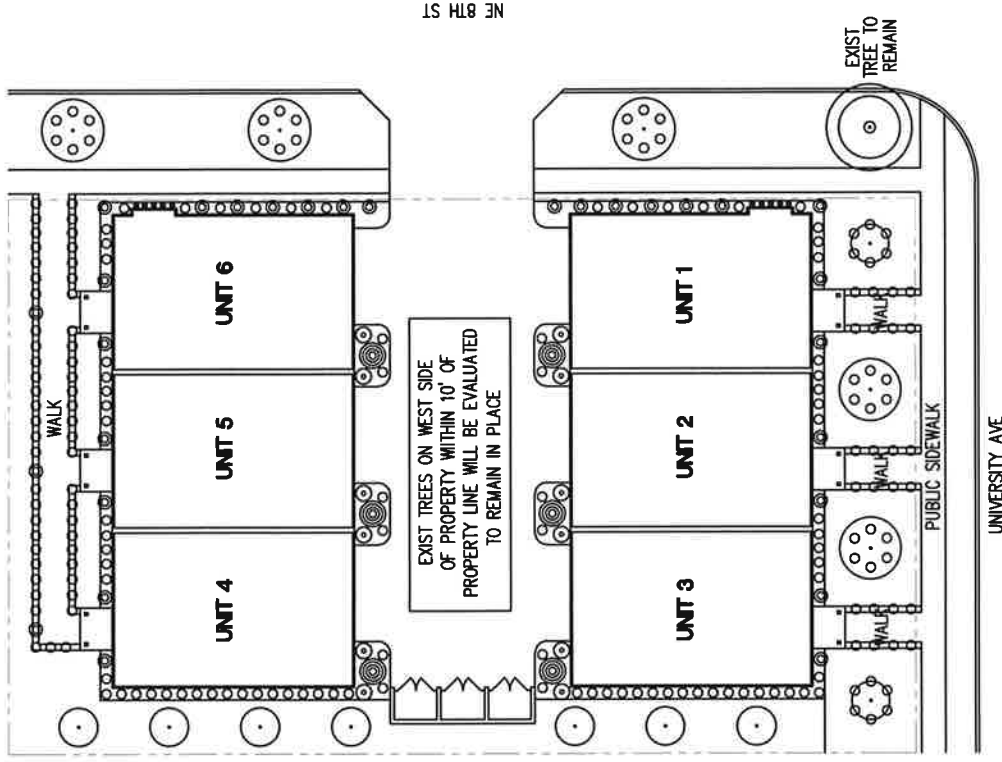
3. Demolitions and Relocations

There is no built improvement on the site, only a surface parking lot.

4. Modification of existing zoning requirements

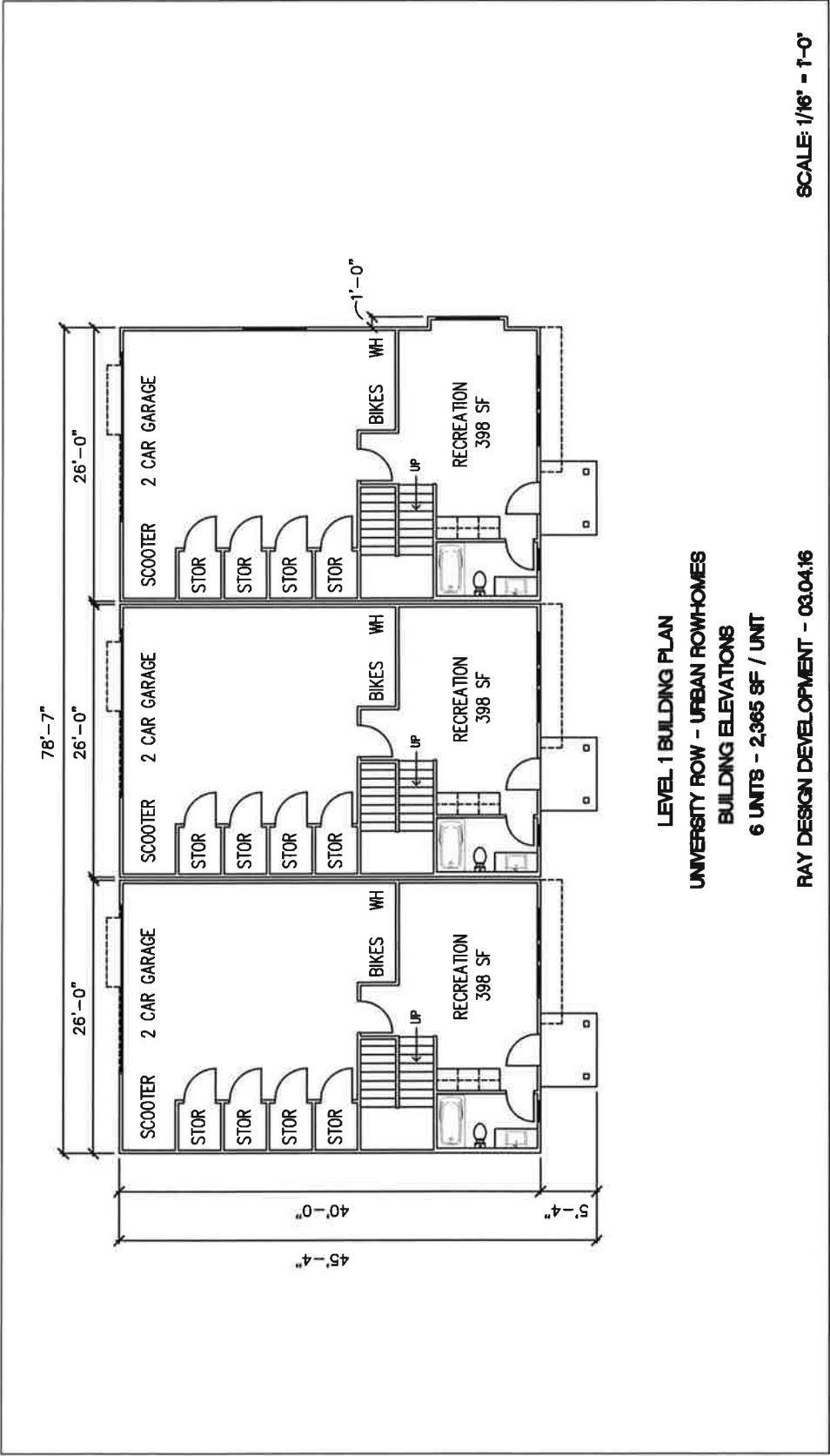
No zoning modification is being requested.

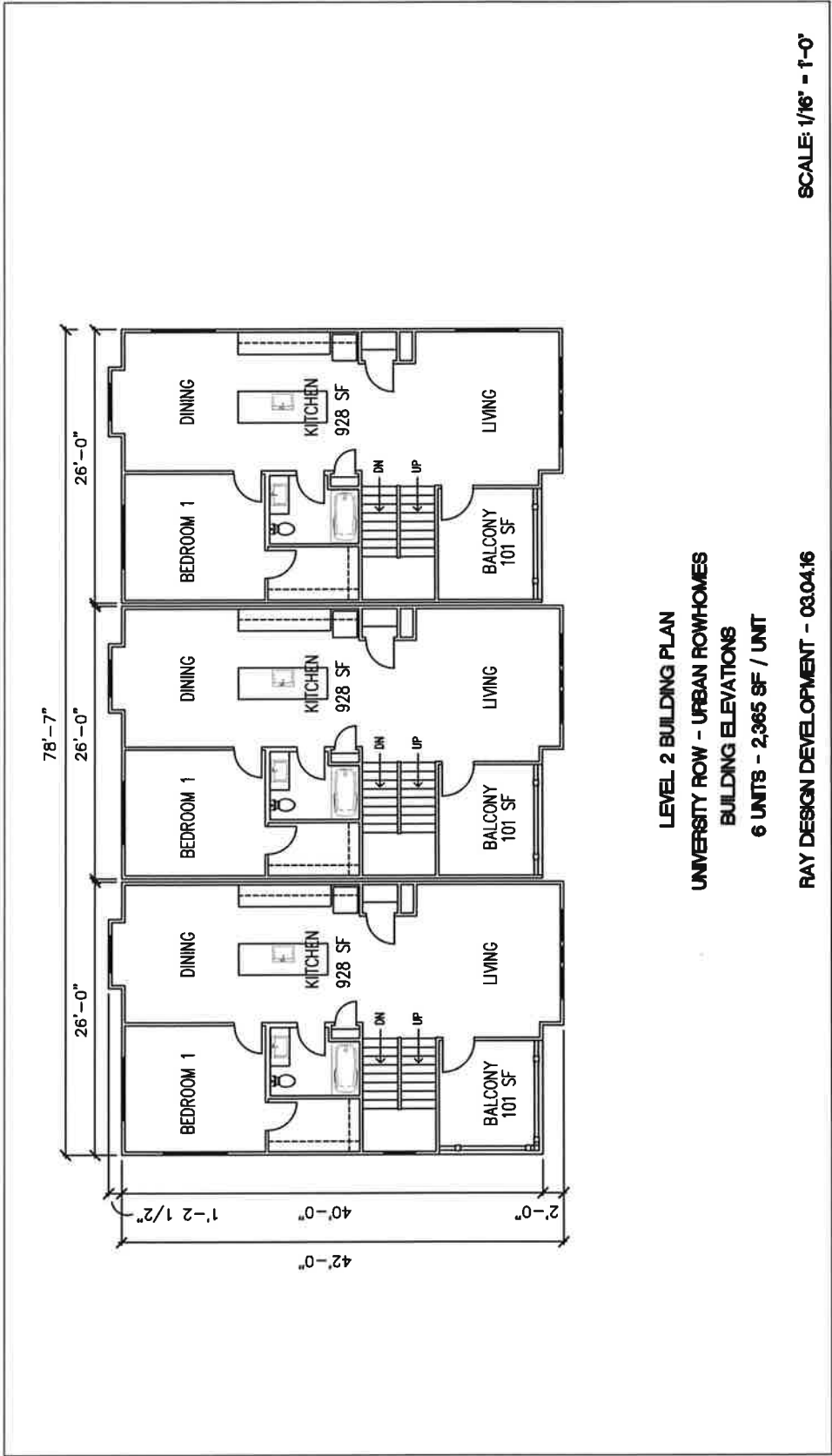


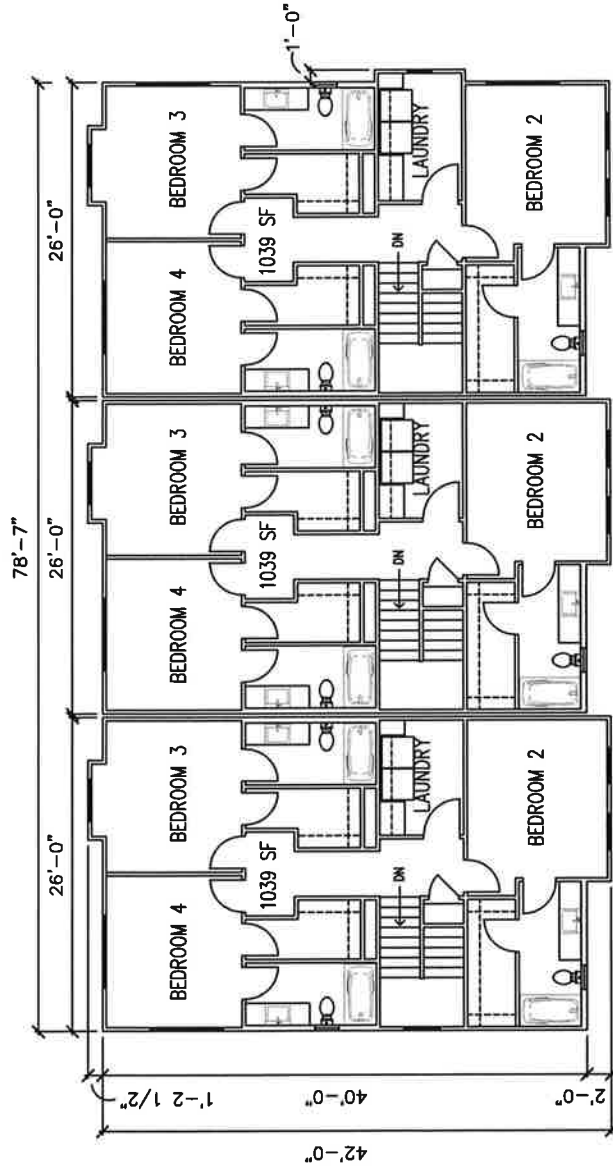


UNIVERSITY ROW - URBAN ROWHOMES
 LANDSCAPE PLAN - 2,388 SF LIVABLE - 14,190 SF TOTAL LIVABLE
 PARCEL AREA - 13,800 SF
 PROPOSED LOT COVERAGE - 6,286 SF (0.45)
 RAY DESIGN DEVELOPMENT - 03.04.16

SCALE 1/8" = 1'-0"



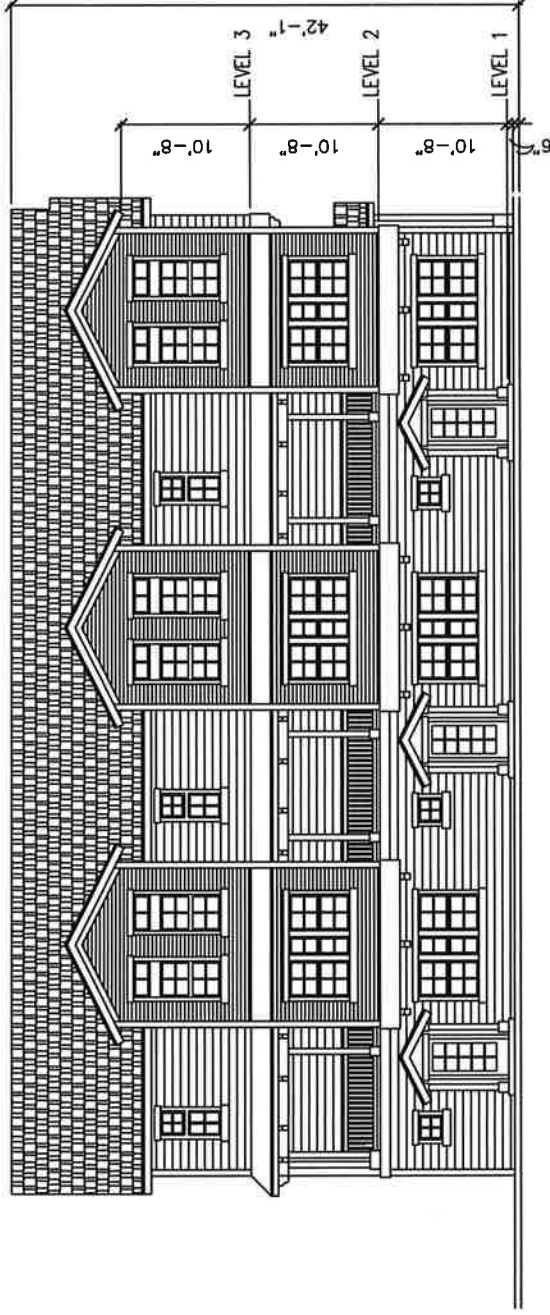




LEVEL 3 BUILDING PLAN
 UNIVERSITY ROW - URBAN ROWHOMES
 BUILDING ELEVATIONS
 6 UNITS - 2,365 SF / UNIT

RAY DESIGN DEVELOPMENT - 03.04.16

SCALE: 1/16" = 1'-0"



E UNIVERSITY AVE ELEVATION (SOUTH)

**UNIVERSITY ROW - URBAN ROWHOMES
BUILDING ELEVATIONS**

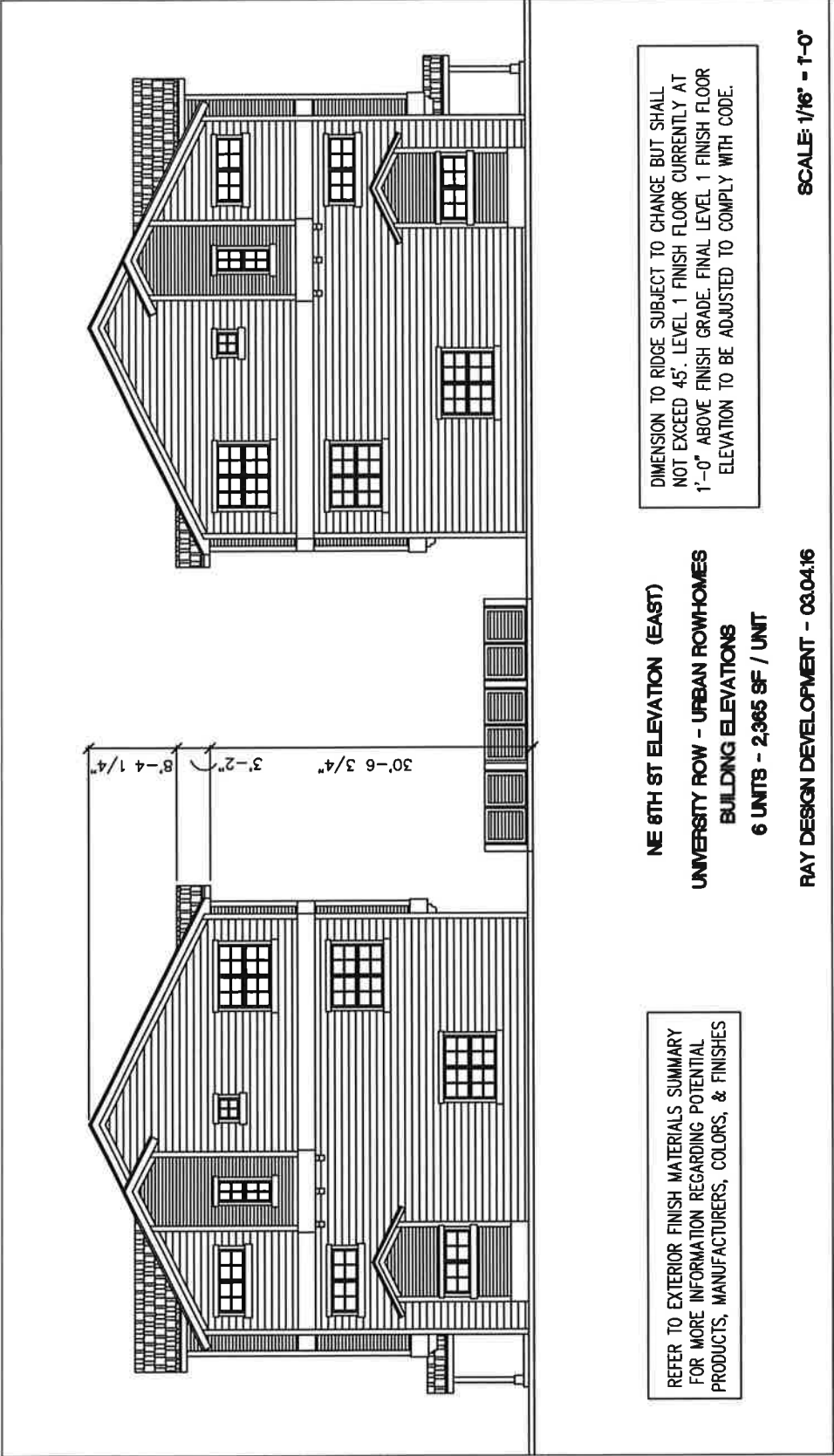
6 UNITS - 2,365 SF / UNIT

DIMENSION TO RIDGE SUBJECT TO CHANGE BUT SHALL NOT EXCEED 45'. LEVEL 1 FINISH FLOOR CURRENTLY AT 1'-0" ABOVE FINISH GRADE. FINAL LEVEL 1 FINISH FLOOR ELEVATION TO BE ADJUSTED TO COMPLY WITH CODE.

REFER TO EXTERIOR FINISH MATERIALS SUMMARY FOR MORE INFORMATION REGARDING POTENTIAL PRODUCTS, MANUFACTURERS, COLORS, & FINISHES

RAY DESIGN DEVELOPMENT - 03.04.16

SCALE: 1/16" = 1'-0"



NE 8TH ST ELEVATION (EAST)

**UNIVERSITY ROW - URBAN ROW-HOMES
BUILDING ELEVATIONS**

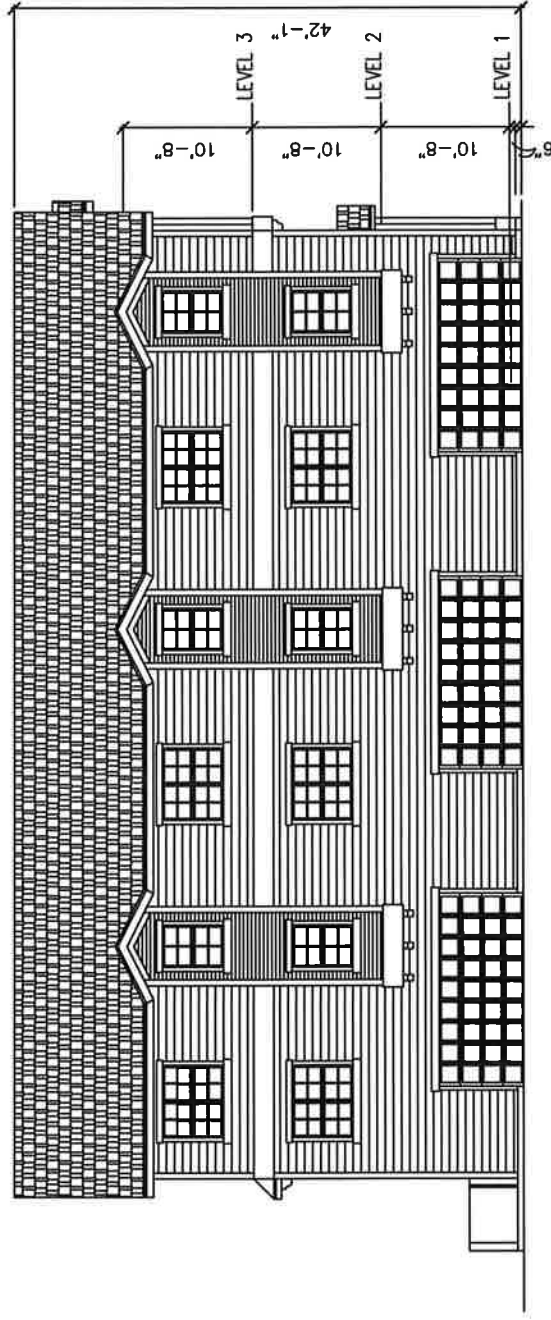
6 UNITS - 2,365 SF / UNIT

RAY DESIGN DEVELOPMENT - 03.04.16

SCALE: 1/16" = 1'-0"

DIMENSION TO RIDGE SUBJECT TO CHANGE BUT SHALL NOT EXCEED 45'. LEVEL 1 FINISH FLOOR CURRENTLY AT 1'-0" ABOVE FINISH GRADE. FINAL LEVEL 1 FINISH FLOOR ELEVATION TO BE ADJUSTED TO COMPLY WITH CODE.

REFER TO EXTERIOR FINISH MATERIALS SUMMARY FOR MORE INFORMATION REGARDING POTENTIAL PRODUCTS, MANUFACTURERS, COLORS, & FINISHES



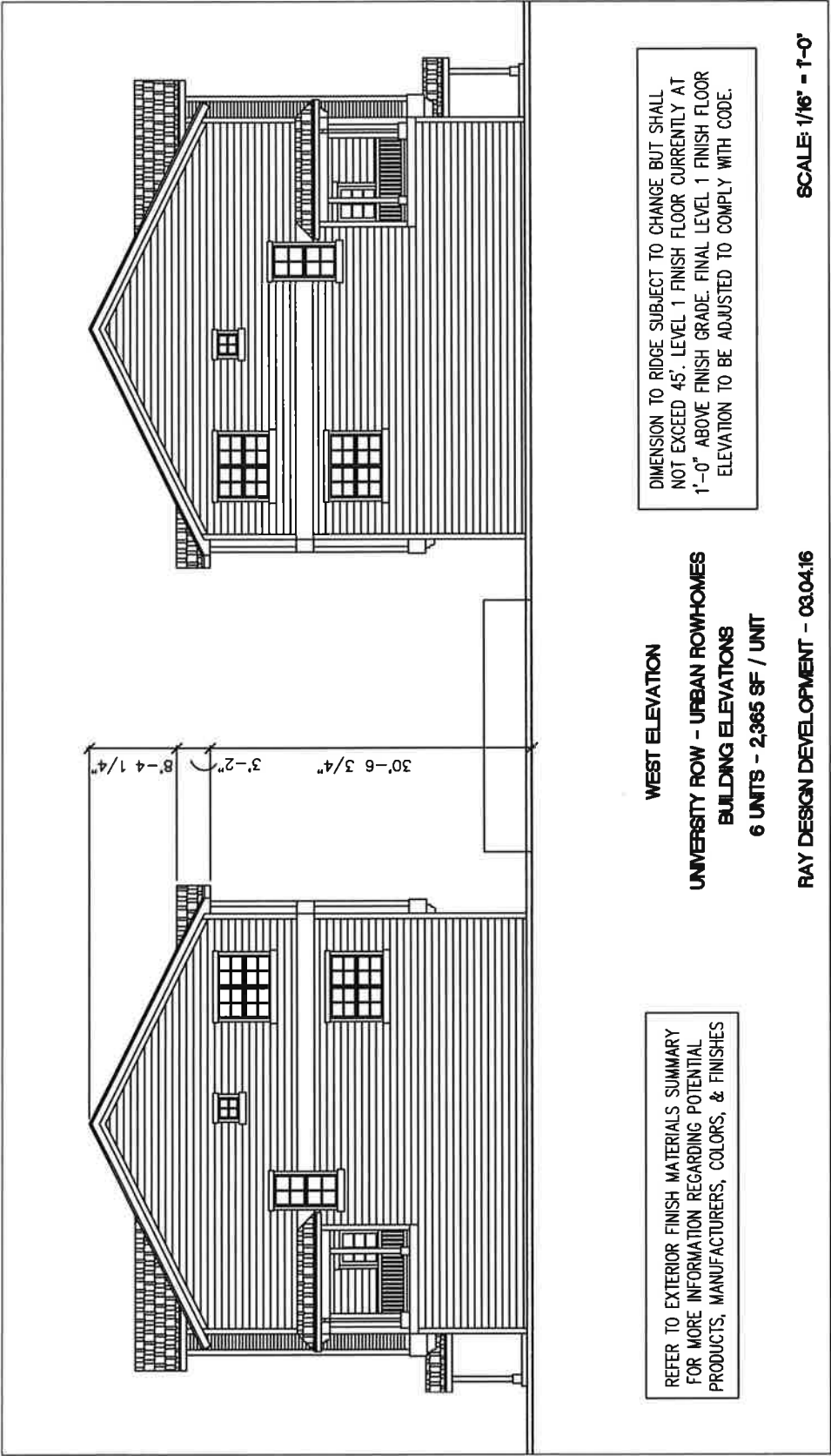
PRIVATE DRIVE LANE ELEVATION
 UNIVERSITY ROW - URBAN ROW-HOMES
 BUILDING ELEVATIONS
 6 UNITS - 2,365 SF / UNIT

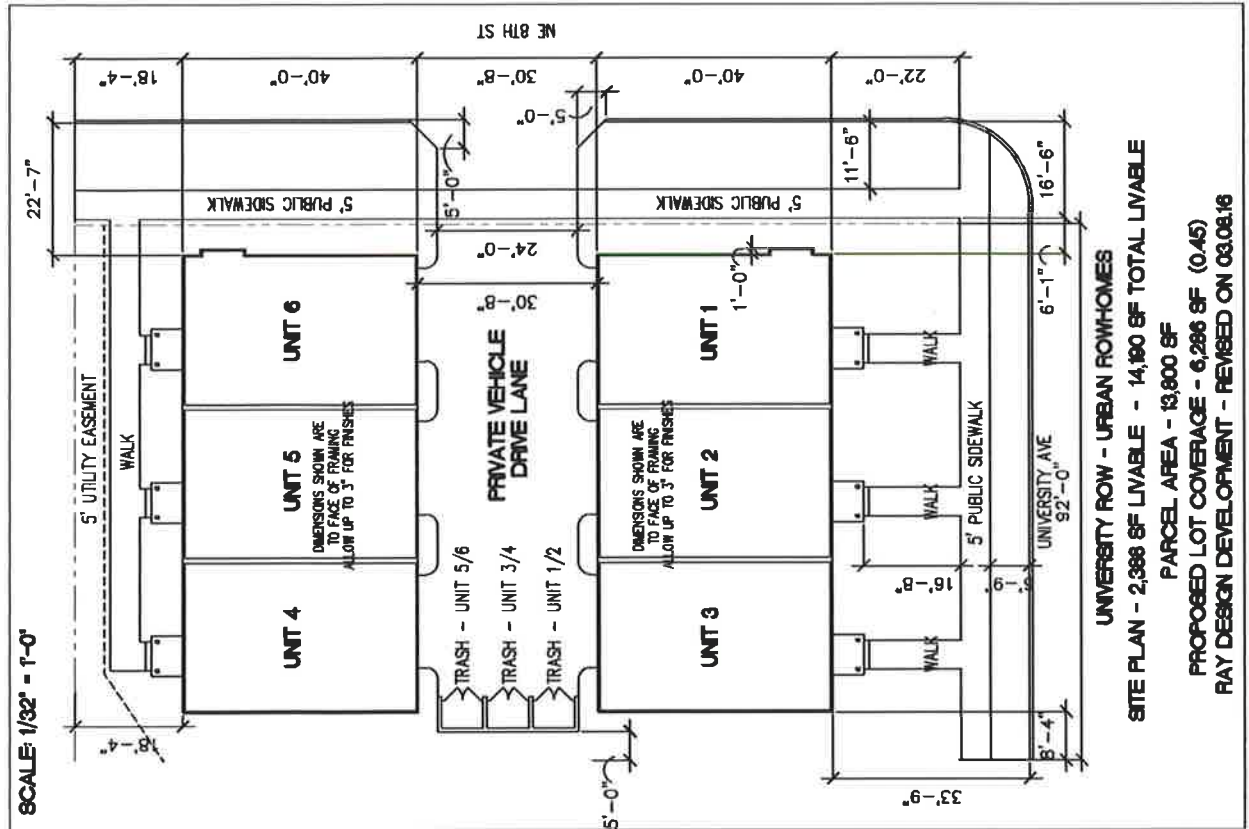
DIMENSION TO RIDGE SUBJECT TO CHANGE BUT SHALL NOT EXCEED 45'. LEVEL 1 FINISH FLOOR CURRENTLY AT 1'-0" ABOVE FINISH GRADE. FINAL LEVEL 1 FINISH FLOOR ELEVATION TO BE ADJUSTED TO COMPLY WITH CODE.

REFER TO EXTERIOR FINISH MATERIALS SUMMARY FOR MORE INFORMATION REGARDING POTENTIAL PRODUCTS, MANUFACTURERS, COLORS, & FINISHES

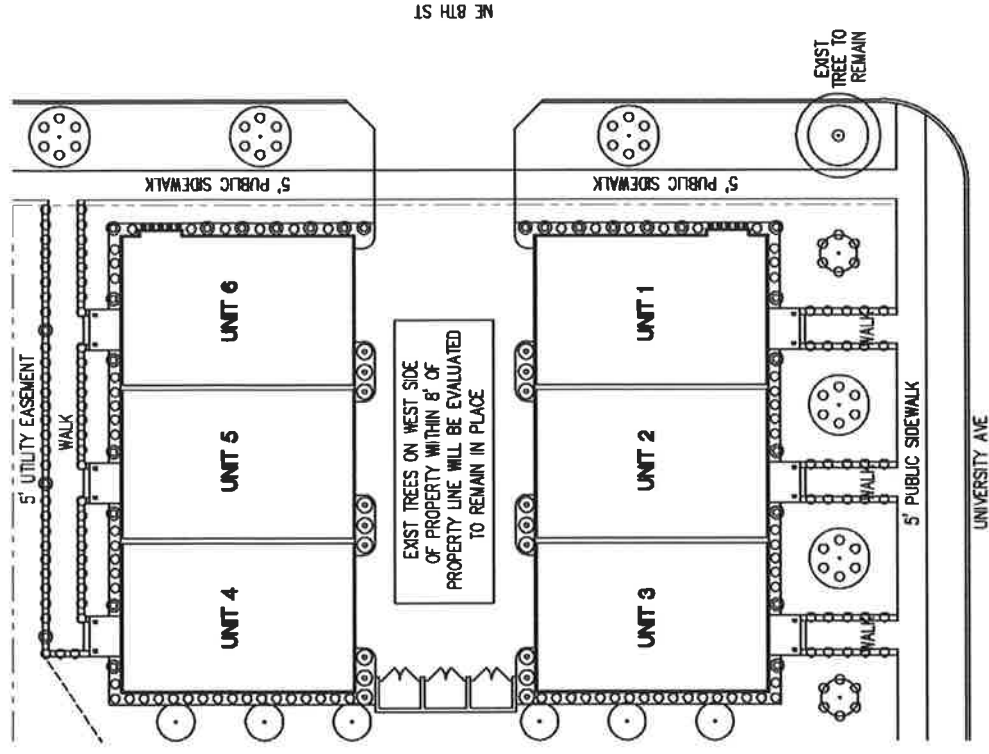
SCALE: 1/16" = 1'-0"

RAY DESIGN DEVELOPMENT - 03.04.16





SCALE: 1/32" = 1'-0"



UNIVERSITY ROW - URBAN ROWHOMES
LANDSCAPE PLAN - 2,388 SF LIVABLE - 14,190 SF TOTAL LIVABLE
PARCEL AREA - 13,800 SF
PROPOSED LOT COVERAGE - 6,288 SF (0.45)
RAY DESIGN DEVELOPMENT - REVISED ON 03.08.16

734 E. University Ave

University Row – 6 Townhouse Unit Project – Option 2

Ray Design Development – 03.04.16



From University Ave



From University Ave

734 E. University Ave

University Row – 6 Townhouse Unit Project – Option 2

Ray Design Development – 03.04.16



From University Ave



From NE 8th St

734 E. University Ave

University Row – 6 Townhouse Unit Project – Option 2

Ray Design Development – 03.04.16



Aerial from University Ave



Aerial from NE 8th St

734 E. University Ave

University Row – 6 Townhouse Unit Project – Option 2

Ray Design Development – 03.04.16



Aerial from Property to North



Level 2 Balcony

734 E. University Ave

University Row – 6 Townhouse Unit Project – Option 2

Ray Design Development – 03.04.16



Street Level View - Unit Entry



Roof Detailing

734 E. University Ave

University Row – 6 Townhouse Unit Project – Option 2

Ray Design Development – 03.04.16

Architectural Details Implemented to Complement Existing Neighborhood

Primary building colors are lighter hues with white trim and accents (17 NE 8th St / 824 E. University Ave)

Windows mullions are used to help break down scale (722 & 824 E. University Ave)

Columns are narrow and traditional in appearance (708 & 810 E. University Ave)

Variety of siding height including narrow height (810 & 824 E. University Ave)

Trim wrapping around all sides of window (17 NE 8th St / 728 E. University Ave)

Ornamentation through use of brackets under soffits (708 & 824 E. University Ave)

White vertical trim board at building corners (708 & 824 E. University Ave)

Diagonal trim at underside of roofs (708 & 824 E. University Ave)

Gable roofs with asphalt shingles (728 & 824 E. University Ave)

White handrails at balconies with significant width/size of vertical pickets (810 & 824 E. University Ave)

Recessed porch balcony (824 E. University Ave)

Covered main entry (17 NE 8th St / 824 E. University Ave)

In addition to the above mentioned items the design integrates cantilevers and shifts in building facades for visual interest. In addition there is a variety of materials, colors, and trim work so the 3 unit building visually translates as individual units similar to many of the adjacent residences in the neighborhood.

The most detailed elevation of the project fronts E. University Ave however all elevations have significant details to them to prevent any side of the project from being neglected.

734 E. University Ave - University Row – 6 Townhouse Unit Project

Ray Design Development – 03.01.16 - Nearby Properties



734 E. University Ave – Subject Property



728 E. University Ave

734 E. University Ave - University Row – 6 Townhouse Unit Project

Ray Design Development – 03.01.16 - Nearby Properties



722 E. University Ave



716 E. University Ave

734 E. University Ave - University Row – 6 Townhouse Unit Project

Ray Design Development – 03.01.16 - Nearby Properties



708 E. University Ave



620 E. University Ave

734 E. University Ave - University Row – 6 Townhouse Unit Project

Ray Design Development – 03.01.16 - Nearby Properties



810 E. University Ave



824 E. University Ave

734 E. University Ave - University Row – 6 Townhouse Unit Project

Ray Design Development – 03.01.16 - Nearby Properties



17 NE 8th St

734 E. University Ave – Exterior Finish / Materials

Ray Design Development – 03.04.2016

Identified below are materials, finishes, and colors under consideration for the project. They are provided to showcase general design intent. Final selections may differ from items shown below but shall be similar to the items identified below. The Applicant would be willing to provide Historic Preservation Board a copy of final selections upon request.

Hardie Plank or Panel is the intended Primary Exterior finish material. The project could either use a Lap Siding with a rough sawn appearance as shown in the Select Cedarmill image below or a grain free finish as shown in the Smooth image below. As an alternate option Hardie Panel could be used which would eliminate the lap. Custom Colonial Roughsawn and Custom Colonial Smooth are options.

If Lap Siding is used the exposure amount can vary with 4", 6", and 8" options. I am proposing a combination of 4" and 8". If the Panel is used, the reveals (1.25") are constant with 6.75" between reveals.



Hardie Plank Lap Siding – Select Cedarmill – Woodstock Brown (Color not to be used in project)



Hardie Plank Lap Siding – Smooth – Countrylane Red (Color not to be used in project)



Hardie Panel – Custom Colonial Roughsawn – Mountain Sage (Color not to be used in project)



Hardie Panel – Custom Colonial Smooth – Timber Bark (Color not to be used in project)

Hardie Plank and Panels can be ordered prefinished with standard color offerings as shown below:



Heathered Moss

Navajo Beige

Boothbay Blue

Arctic White

On site painted siding with Sherwin Williams colors could also be used as shown below:



SW 6471 – Hazel

SW 7030 – Anew Gray

SW 9144 – Moonmist

SW 7006 – Extra White

Hardie Sample Images



Hardie Trim can be either Rustic or Smooth in texture as shown below:



Rustic Trim



Smooth Trim

Trim is available in various widths including 3.5", 5.5", 7.25", 9.25" and 11.25". The intended color for all trim on the project is Arctic White. The trim thickness is available in 0.75" and 1".

Jeld-Wen W-2500 Windows are Wood Double Hung Windows with Colonial Grille in Brilliant White



GAF Timberline Weathered Wood Shingles

