



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

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE: May 1, 2018

ITEM NO: 2

PROJECT NAME AND NUMBER: HP-18-39_636 NE 7th Street

APPLICATION TYPE: Quasi-Judicial COA: Alterations to front porch enclosure, porch steps, and side façade, installation of side deck and pavers on driveway.

RECOMMENDATION: Staff recommends conditional approval; refer to end of report for conditions.

CITY PROJECT CONTACT: Cleary Larkin

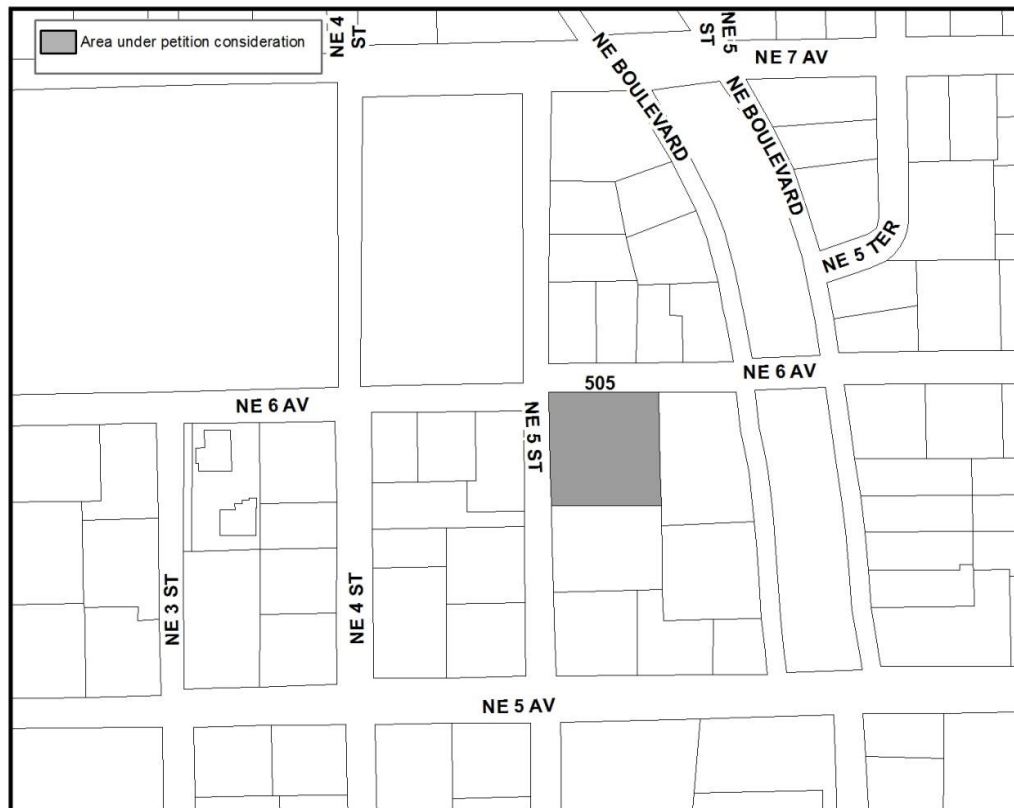


Figure 1: Location Map

APPLICATION INFORMATION:

Property Owner(s): Richard Pusateri

SITE INFORMATION:

Address: 636 NE 7th Street.

Parcel Number(s): 12408-000-000

Existing Use(s): Single-Family Residential

Zoning Designation(s): RSF-3

Historic District: Northeast

Historic District Status: Contributing

Date of construction: c. 1913 (FMSF AL00665)

PURPOSE AND DESCRIPTION:

Alterations to front porch enclosure, porch steps, and side façade, installation of side deck, and pavers on driveway.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing property sits on the corner of NE 7th Avenue and NE 7th Street, facing NE 7th Avenue with a large side yard on the corner. The c. 1913 house is a one-story wood Queen Anne cottage with simple detailing. The house is raised on brick piers, has wood drop siding, and cross-gabled roof with metal roofing. The original windows are still extant and consist of a single vertical-oriented sash with a diamond-pane transom, grouped in threes on the gable-ends of the house. Other windows on the secondary facades are smaller ganged casement windows, some with diamond-pane sash. The house has an L-shaped enclosed porch that wraps around the front and east side of the house. It is unknown if the entire porch was original to the house, but the enclosure is a later modification. The front portion of the porch is used as a den; the side portion is used as a family room. (Refer to existing floor plan, Exhibit 3)

PROPOSED

The proposed project will modify the den (front porch enclosure) to accommodate a new restroom. The north (front) elevation will be replaced with new wood siding, wood trim and new windows. The new elevation consists of ganged windows, custom-made to match the existing in wood detailing

and diamond-pane transom. A center panel of windows will contain wood paneling instead of glazing to provide privacy for the bathroom. The rhythm of the windows and new siding is emphasized by new 6" wood trim referencing a porch that has been enclosed.

A new deck will be constructed on the side of the existing house. The deck will have wood posts, caps and pickets. New double French doors and windows will be installed on the east (side) façade of the house that faces the deck; the new façade will be mostly glazing, creating an open elevation with views to the side yard.

The existing front and side entry stairs, made of brick and concrete, will be removed. New brick stairs will be installed on the front corner of the deck. The landing for the stairs is approximately 8' x 6' with four treads in a 90-degree configuration. The new wood entry stair off the side of the front enclosure is smaller, making this entry into the house the secondary one.

The existing concrete walk to the side entry will be removed and a new semi-circular paver driveway will be installed.

REVIEW

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

Porch Enclosures

The Guidelines state:

Extant porches which have previously been enclosed or otherwise altered are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

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

Recommended

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.

3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

Staff Review: As the existing enclosed porch is not original to the house and does not contribute to the architectural character of the house, its removal and modification does not destroy any historic materials. Per the Guidelines, the enclosed porch is allowed to be replaced with new construction that complies with Standard 9. Staff finds that the proposed design generally complies with Standard 9 as the design is compatible with the existing house in its materials, scale and proportion and use of custom-made windows to match the existing. The new work is differentiated from the old by use of the design of the façade to appear as a porch enclosure.

Windows

The Guidelines state:

Board Approval Guidelines

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

Criteria for compatibility of new windows are:

- 1. Trim detail;*
- 2. Size, shape of frame, sash;*
- 3. Location of meeting rail;*
- 4. Reveal or setback of window from wall plane;*
- 5. Separate planes of two sash;*
- 6. Color, reflective qualities of glass;*
- 7. Muntin, mullion profiles, configuration.*

If these criteria are fulfilled, the new windows need not be exact replicas of the originals.

Staff Review: Staff finds the proposed scope of new custom-made windows appropriate for new windows, and recommends that the carpenter follow the above guidelines when constructing the windows. Staff requests submission of carpentry drawings showing elevations, dimensions, materials and details of the new window sashes and casing.

Doors & Entrances

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

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9.

Recommended

3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Staff Review: Staff finds the proposal for new French doors appropriate for the secondary elevation, as the proportions and trim are similar to the new windows, the openness of the elevation is appropriate for a secondary elevation and as reflection of new design, and there are no historic materials being destroyed. Staff requests submission of cutsheets for French Doors for Staff Approval.

Staff finds the proposed new entries acceptable and the materials compatible with the existing house. The proposed plan switches the primary and secondary entries of the house, making the larger new brick stair the primary entry and the “front” smaller entry stair the secondary one. Normally, this may be considered problematic for reflection of the historic use of the house. However, modern needs have changed the plan of the house, making the east side and rear side the more open and public spaces, with the bedrooms and bathrooms on the front (north and west) side of the house. For this reason, shifting the entry to the side, near the new deck and into the family room, allows for a continued use of the house with separation of public and private space.

Auxiliary Structures (Decks)

Staff Approval Guidelines:

Decks that meet all of the following conditions can be approved by staff:

Historic building on which deck is to be built does not front on two or more streets;

Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and

Utilize simple designs that are mostly open.

Staff finds the deck meets the above criteria in its design, which is mostly open and has architectural elements of the appropriate scale and materials. The deck is sited to the side yard of the house, though can't be approved by staff because of the house's location on a corner. Staff finds that the large side yard helps to minimize the deck's presence on the house and recommends approval of the design.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Submission of new window drawings, showing elevations, dimensions, materials and details of the new window sashes and casing, when completed.
- Submission of door cutsheets
- Follow public works recommendations for installation of new driveway
- Notify staff of any changes during construction

LIST OF EXHIBITS:

Exhibit 1 **COA Application**

Exhibit 2 **Photographs**

Exhibit 3 **Drawings**



CERTIFICATE OF APPROPRIATENESS APPLICATION

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: Duckpond

Site Address: 636 NE 7th Street, Gainesville, FL 32601

Tax Parcel # 12408-000-000

OWNER

Rich Pusateri

Owner(s) Name

Corporation or Company

636 NE 7th Street

Street Address

Gainesville, FL 32601

City State Zip

Home Telephone Number

352 5192665

Cell Phone Number

Fax Number

richpusateri@yahoo.com

E-Mail Address

APPLICANT OR AGENT

Howard J. McLean Jr.

Applicant Name

SVM - Skinner Vignola McLean, Inc.

Corporation or Company

1628 NW 6th Street

Street Address

Gainesville, FL 32609

City State Zip

(352)378-4400

Home Telephone Number

(352)317-7435

Cell Phone Number

Fax Number

Howard@svmarchitects.com

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ _____

EZ Fee: \$ _____

HP # _____

Contributing Y _____ N _____

Zoning _____

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 _____

RECEIVED

STAMP

OVERVIEW

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.

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 4/4/18
Date 4.4.2018 2

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.

The existing residence is a wood frame house located in a Historic District in the City of Gainesville, FL. The residence has an enclosed Den facing to the North street side. The exterior is constructed with lap siding, and has a metal roof. The site is in the Duckpond Historic residential area.

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.

The proposed project will be to modify the Den to accommodate a new restroom. New windows will be installed on the North to match existing, as well as new siding. There will be a new deck constructed on the East side with wood columns & caps. Brick stairs will descend from the deck facing Northeast. There will be 2 new double French doors, one single French door and windows to match existing all on the East side of the residence. The West side of the building will have a small new deck with stairs and railings, and a new French door and window to match existing.

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.

There is a set of brick stairs and railing to be demolished on the North side and a set of brick stairs and railing on the East side to be demolished. Multiple windows, doors and siding will be demolished on the North, East, and West sides of the residence. One set of windows will be relocated from the bedroom on the Southwest to the North side of the building.

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.

PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Rich Pusateri</u>			
Address: <u>636 NE 7th Street</u> <u>Gainesville, FL 32601</u>		Phone: _____	
Agent Name: <u>Howard J. McLean Jr.</u>			
Address: <u>1628 NW 6th Ave</u> <u>Gainesville, FL 32609</u>		Phone: <u>352-378-4400</u>	
Parcel No.: <u>12408-000-000</u>			
Acreage: _____	S: <u>04</u>	T: <u>10</u>	R: <u>20</u>
Requested Action: <u>Renovation</u>			

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: _____

Printed name: Richard Thomas Pusateri

Date: 4/3/18

The foregoing affidavit is acknowledged before me this 3rd day of April, 2018 by _____, who is/are personally known to me, or who has/have produced FL DrLic. P236758754420 as identification.

NOTARY SEAL



Signature of Notary Public, State of FL



Front (7th Avenue) façade (top) and view from 7th Street showing large side lot (bottom)



Corner of porches, with side entry (top) and side enclosed porch (bottom)



Rear façade (top), example of original windows with diamond-pane sash (bottom left), and existing front entry (bottom right).

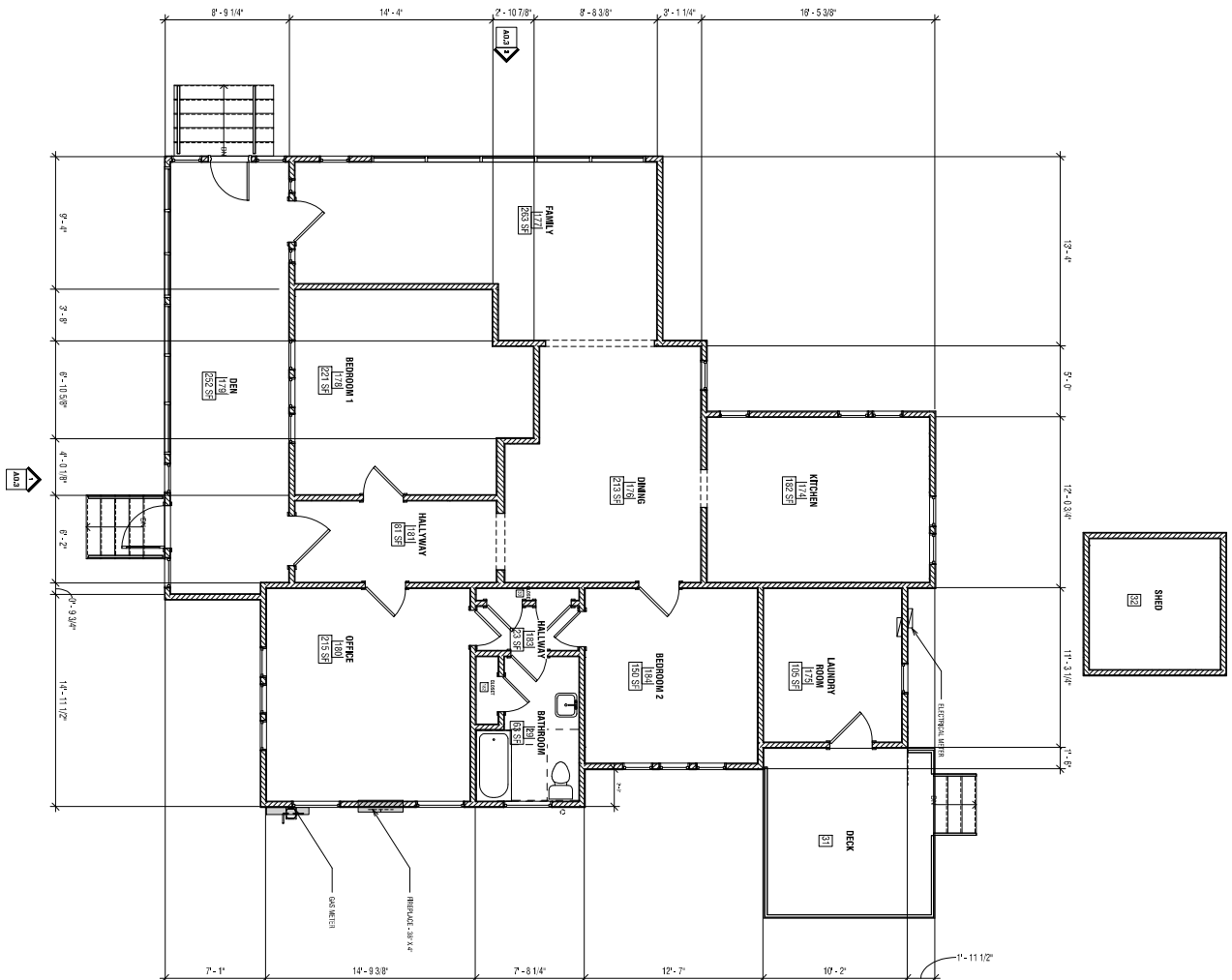


Side entry (top) and examples of existing windows (bottom)

Exhibit 3

EXISTING - FLOORPLAN - DIMENSIONED

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



DESIGN PHASE: FIELD MEASUREMENTS

REVISIONS	DATE	BY	CHKD	DATE	BY	CHKD
	2/18/18	JEM				

RENOVATION OF THE PUSATERI RESIDENCE FOR RICH PUSATERI

PROJECT

636 NE 7TH STREET
GAINESVILLE, FL 32601



NOTE: AT THE TIME OF BUILDING PERMIT APPLICATION, THE ARCHITECT HAS NOT BEEN SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES. THE ARCHITECT HAS NO KNOWLEDGE OF THE STATUS OF THE PROJECT OR OF THE PROJECT'S PROGRESS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

SVM | P.352.378.4400 | 1628 NW 6TH STREET
F.352.377.5378 | GAINESVILLE FL 32609
SKINNER VIGNOLA McLEAN, INC.
ARCHITECTS & PLANNERS | FL CERTIFICATE | AA3478



BOUNDARY SURVEY

N.E. 7 STREET
N.E. 35' R/W

500°35'13"E 100.01' F.M.
100' PLAT

2 1/4" I.P.F.

3/4" I.P.F.

N.

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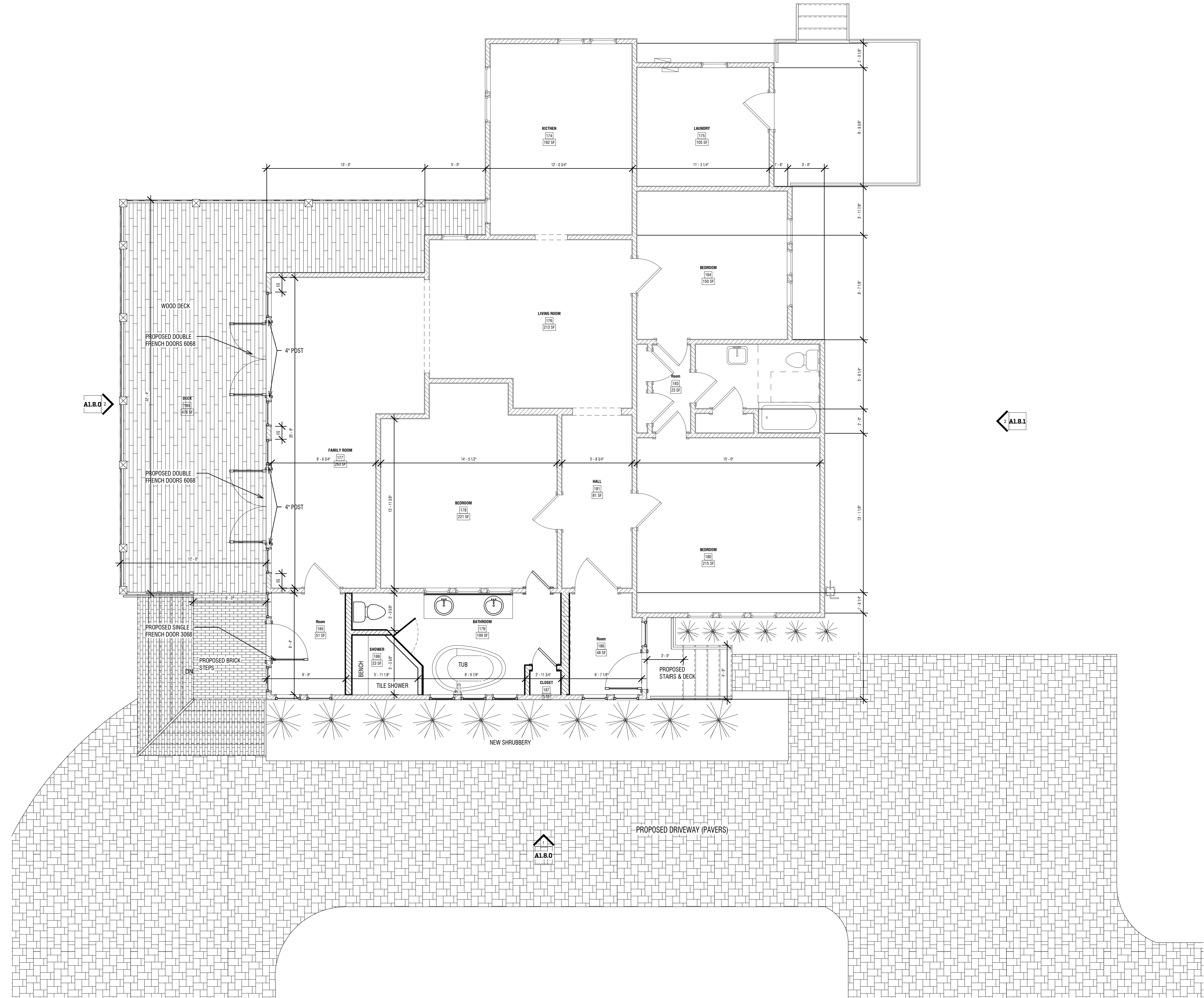
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4/4/2018 10:53:51 AM BIM 360://PUSATERI RESIDENCE/7445 - PUSATERI RESIDENCE 03-20-19 NEW_Architect.dwg



FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

RENOVATION OF THE PUSATERI

RESIDENCE

FOR

RICH PUSATERI

PROJECT

REVISIONS

DATE 4/4/2018
DRAWN JER
CHECKED HJM

SHEET
A1.1.0

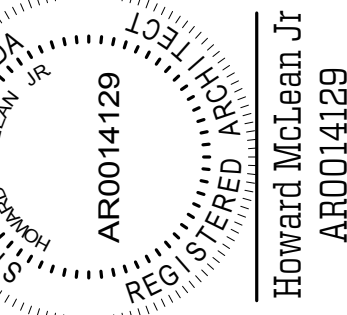
PROPOSED - PLAN
- FIRST (OVERALL)

1545

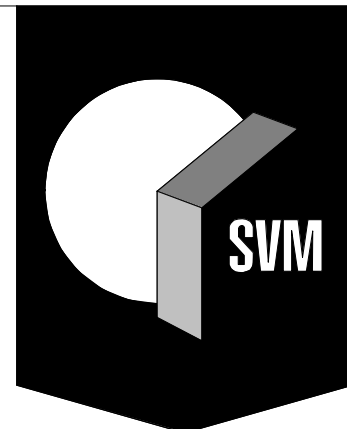
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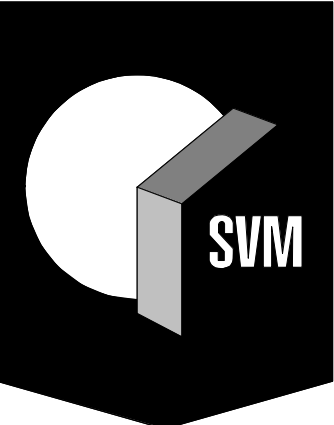
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Howard McLean Jr.
636 NE 7TH STREET
GAINESVILLE, FL 32601

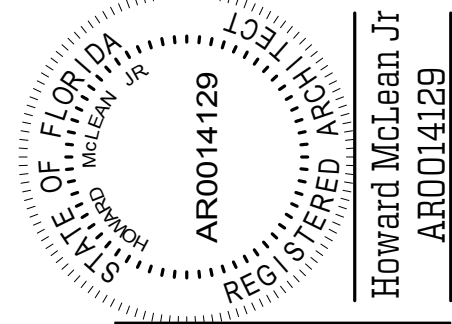


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RENOVATION OF THE PUSATERI RESIDENCE
FOR
RICH PUSATERI
636 NE 7TH STREET
GAINESVILLE, FL 32601

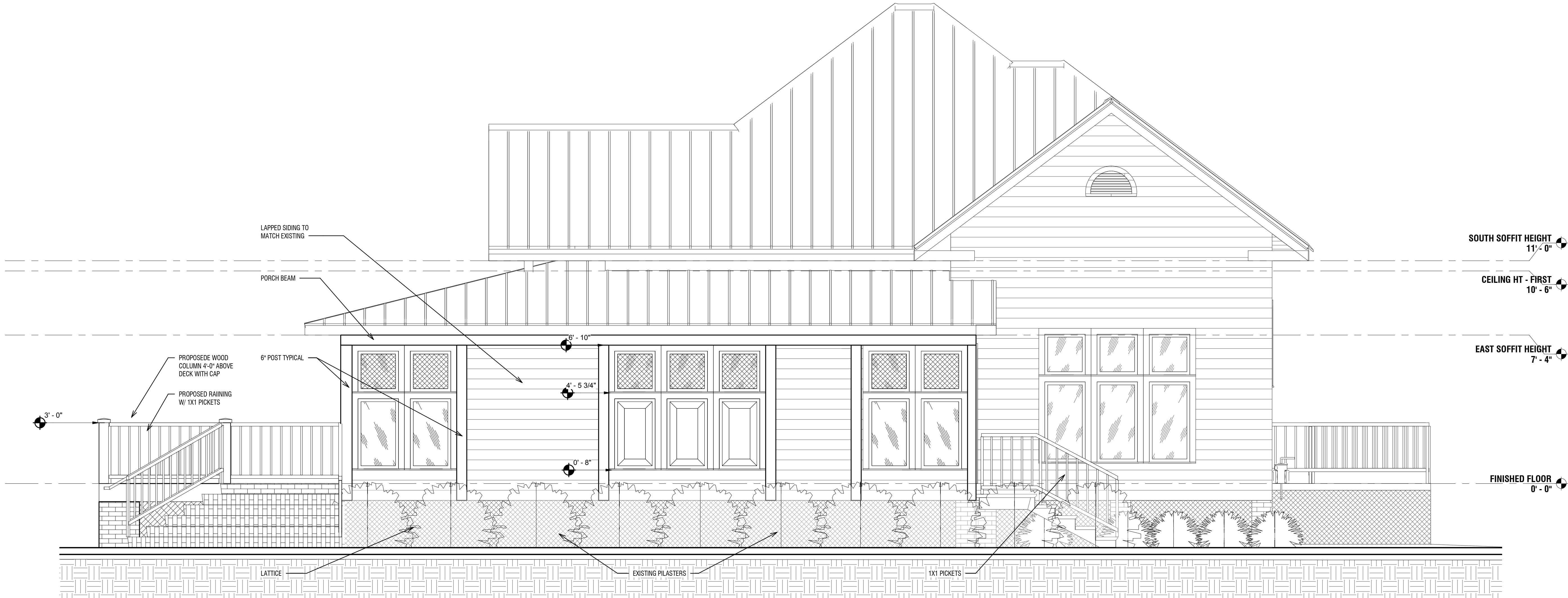
PROJECT

REVISIONS

DATE **4/4/2018**
DRAWN **JER**
CHECKED **HJM**

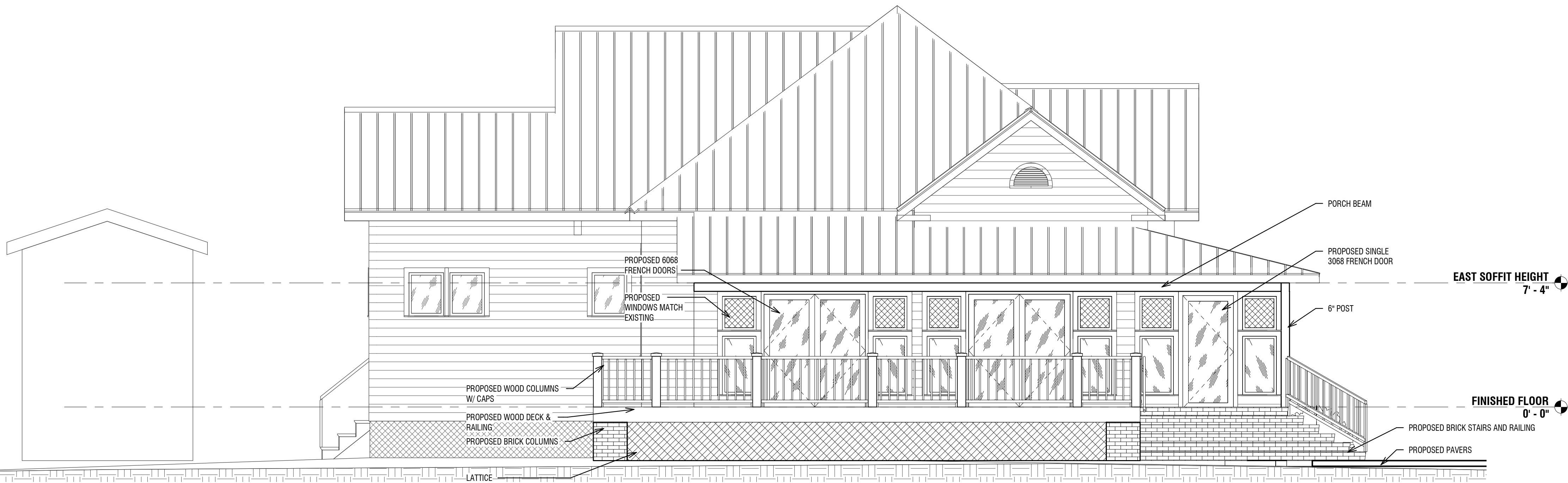
SHEET
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PROPOSED -
ELEVATIONS -
EXTERIOR
1545

DESIGN PHASE: HISTORIC BOARD SUBMITTAL



NORTH ELEVATION

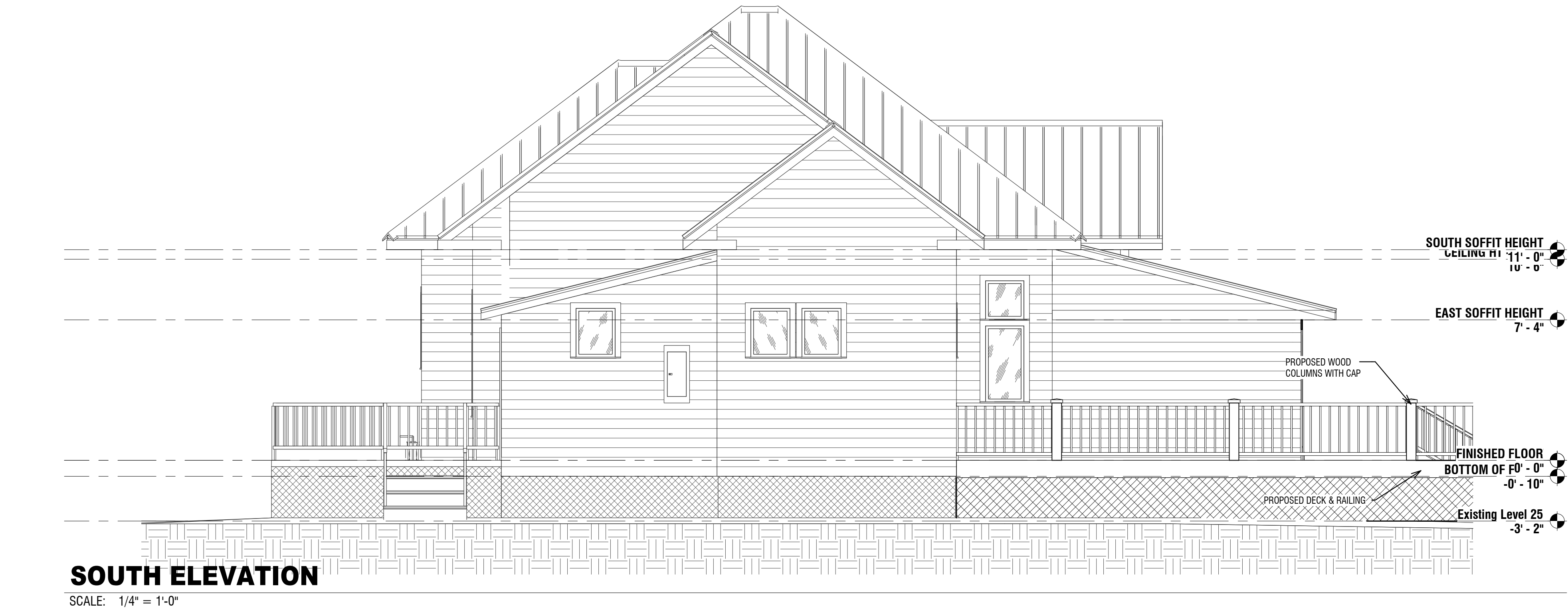
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EAST

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

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DESIGN PHASE: HISTORIC BOARD SUBMITTAL

REVISIONS

DATE 4/4/2018
DRAWN JER
CHECKED HJM

SHEET
A1.8.1
PROPOSED -
ELEVATIONS -
EXTERIOR
1545

RENOVATION OF THE PUSATERI
RESIDENCE
FOR
RICH PUSATERI

PROJECT
636 NE 7TH STREET
GAINESVILLE, FL 32601

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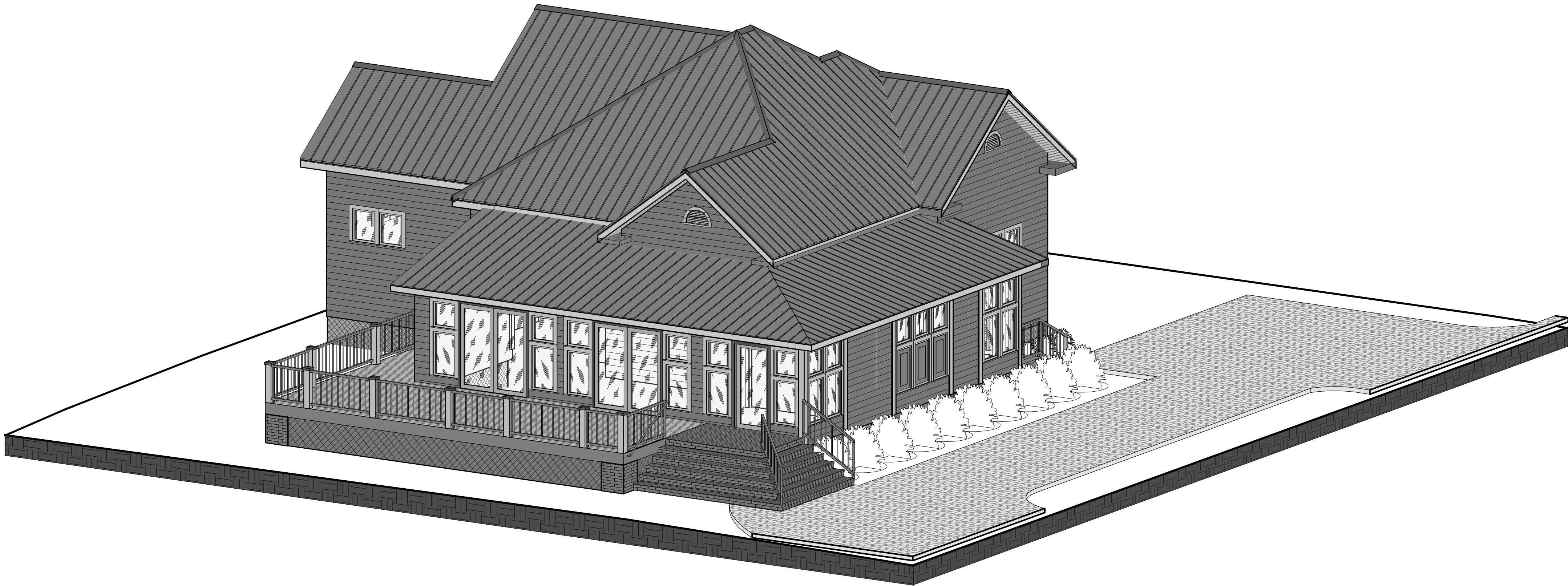
0. Florida
Professional Seal
SVM
HOWARD McLEAN, JR.
REGISTERED ARCHITECT
AR0014129
Howard McLean Jr.
AR0014129

Exhibit 3

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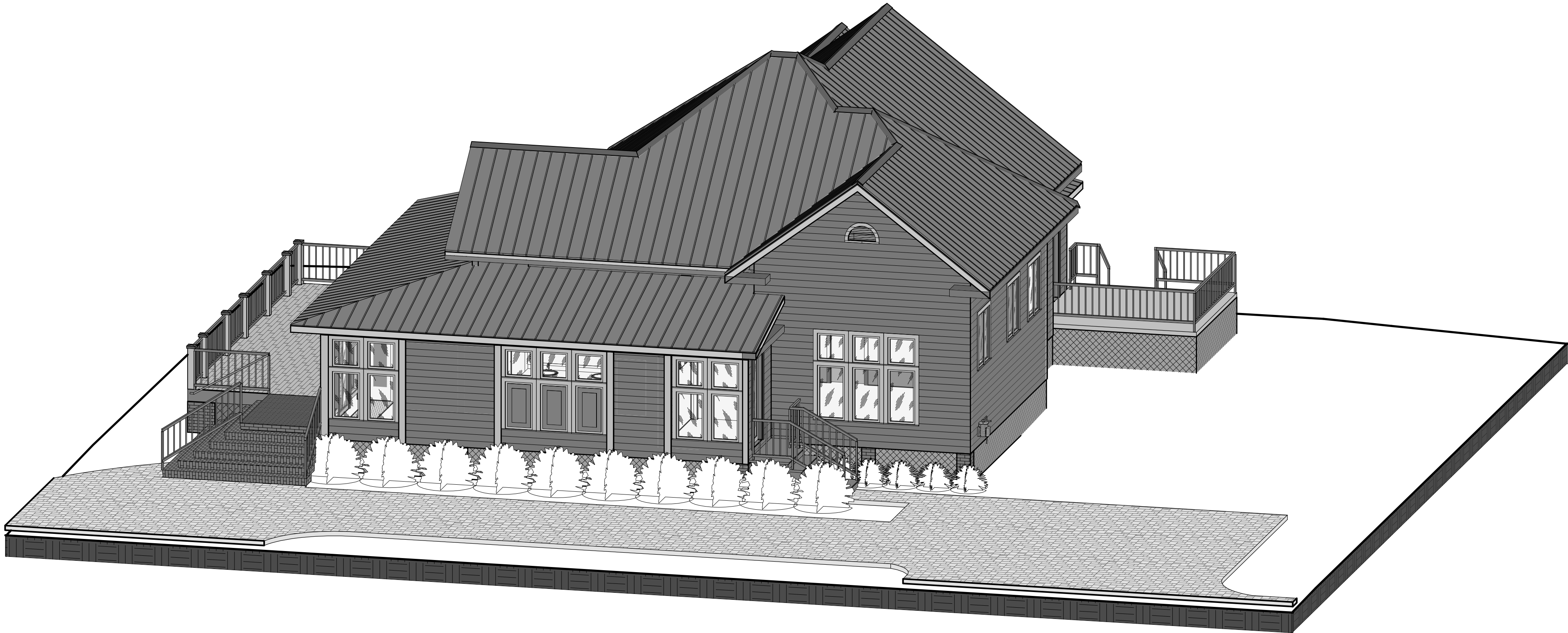
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3D PERSPECTIVE

SCALE:



3D PERSPECTIVE 2

SCALE:

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

RENOVATION OF THE PUSATERI

RESIDENCE

FOR

RICH PUSATERI

PROJECT

REVISIONS

DATE 4/4/2018
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SHEET
A4.0
3D PERSPECTIVES

1545

NOTE: AT THE TIME OF BUILDING PERMIT APPLICATION, THE ARCHITECT HAS NOT BEEN SO EMPLOYED TO
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