



City of Gainesville
Department of Doing
Planning Division

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Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:

June 4, 2019

ITEM NO:

1

PROJECT NAME AND NUMBER:

HP-18-39_636 NE 7th Street

APPLICATION TYPE:

Quasi-Judicial COA: Request to amend approved details in HP-18-39, approved at the May 1, 2018 HPB meeting.

RECOMMENDATION:

Staff recommends the board approve the proposed changes.

CITY PROJECT CONTACT:

Jason Simmons

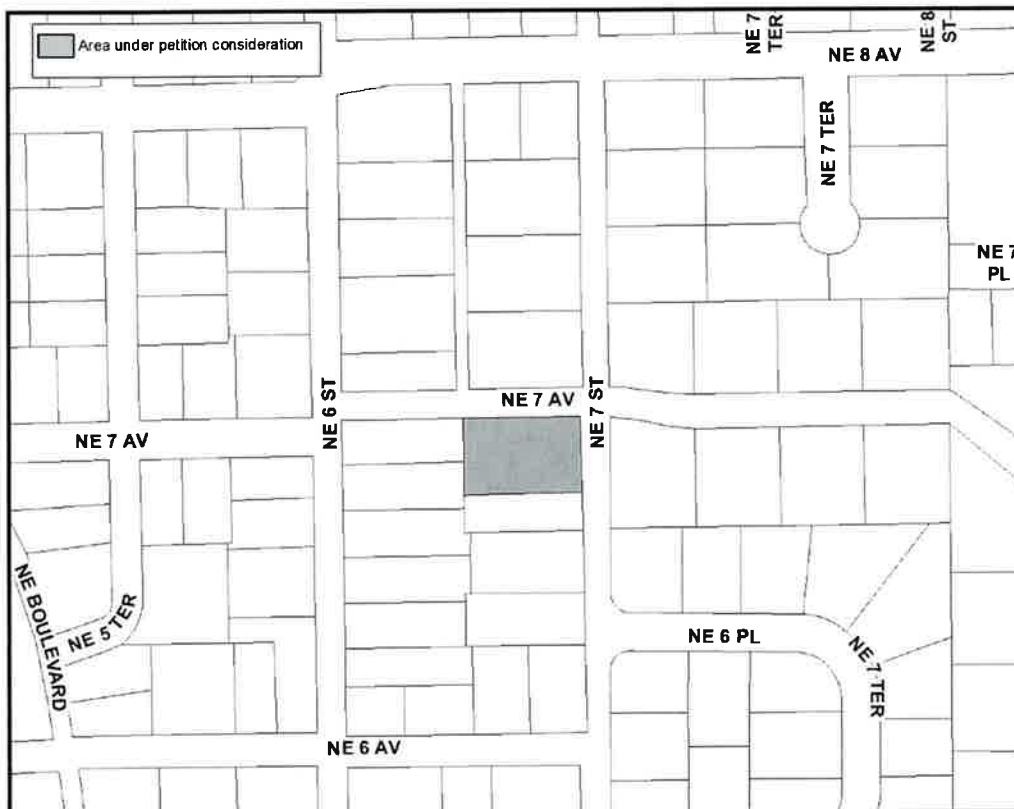


Figure 1: Location Map

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 Residential
Historic District Status: Contributing
Date of construction: c. 1913 (FMSF AL00665)

PURPOSE AND DESCRIPTION:

Amelia Tanner, Straight Line Construction, agent for Richard Pusateri. Request to amend the scope of work that was proposed in Petition HP-18-39, and approved at the May 1, 2018 HPB meeting. Located at 636 NE 7th Street. This building is contributing to the Northeast Residential Historic District.

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 which is the third exhibit within Exhibit 4)

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 was to be constructed on the side of the existing house. The deck was to have wood posts, caps and pickets. New double French doors and windows were to be installed on the east (side) facade of the house that faces the area where the deck was proposed; the new facade was going to be mostly glazing, creating an open elevation with views to the side yard. The deck is no longer part of this project. There are new windows proposed including a pair of 2-panel windows and a 2-panel window with the diamond-pane transom design. All are proposed to match existing windows with wood material.

The existing front and side entry stairs, made of brick and concrete, will be removed. New brick stairs were approved to be installed on the front corner of the deck. However, the revised plans show a new front entry that faces NE 7th Avenue with a new covered porch area to replace part of the existing enclosed porch on the northeast corner of the house. 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.

BACKGROUND

On May 1, 2018, Petition HP-18-39 received a Certificate of Appropriateness when it was approved with conditions by the Historic Preservation Board. One of the conditions was the submission of new window drawings, showing elevations, dimensions, materials and details of the new window sashes and casing, when completed. As noted above the original scope of work included custom-made windows to match the existing windows in wood detailing and diamond-pane transom. Staff found at the time that the proposed scope of new custom-made windows was appropriate for new windows, and recommended that the carpenter follow the criteria for compatibility of new windows as listed below when constructing the windows:

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.

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.

Review: The revised north elevation includes a new front entry including a new gable roof to tie in to the existing roof, with the same metal roofing material. There are two proposed six inch posts wrapped with wood trim; new stairs with brick cheeks on either side; a new handrail and new porch railing on the east side of the revised porch; and a new front door with a half lite and sidelites.

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 facade to appear as a porch enclosure.

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

1. Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.

Review: Staff finds the proposed entries acceptable and the materials compatible with the existing house. The new French door is appropriate for a side entry. The proposed plan switches the primary and secondary entries of the house, making the larger new stairs with the brick cheeks the primary entry and the "front" smaller entry stair the secondary one. The removal of the enclosed porch has provided an opportunity to use what are likely the original door openings on the north side to be retained as openings to the outside. These are not new door openings but the exposure of existing door openings.

RECOMMENDATION

Staff recommends the board approve the proposed changes.

LIST OF EXHIBITS:

Exhibit 1 **City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Entries, Porches and Balconies & Doors and Entrances**

Exhibit 2 **Florida Master Site File 8AL00665**

Exhibit 3 **Revised Site Plan, Demolition Plan, Interior Elevations, Revised Floor Plan,
Revised Exterior Elevations**

Exhibit 4 **Original Staff Report for HP-18-39 with Exhibits**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

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

Entries, Porches and Balconies

Identify, retain and preserve entrances and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, balustrade and stairs.

Alterations

Encasing a decorative balustrade, removing or simplifying brackets and fretwork, or boxing in open eaves is generally inappropriate alterations to a historic porch and should not be considered.

Aluminum storm doors, sliding doors and screen doors are not appropriate for facades or highly visible secondary elevations. French doors are appropriate for side and rear entrances but are not acceptable as front entryways unless documented by physical, photographic or historic evidence.

Relocating, enlarging or reducing historic doorways on facades or highly visible secondary elevations is inappropriate.

The addition of non-historic architectural features such as sidelights and entryway surrounds is discouraged if not original to the entrance.

Porches

Porches have been a traditional and significant feature of architecture. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch, are permitted. Removal or encasement of significant porch features or enclosures with non-transparent materials is not acceptable treatments. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch would remain.

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than

replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design, which is compatible with the scale, design, and materials of the remainder of the building, is appropriate under Standard 9.

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.

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.
2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
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.
4. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch.

Not Recommended

1. Removing or altering porches and steps that are appropriate to the building's development and style.
2. Stripping porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets, and roof decorations.
3. Enclosing porches in a manner that destroys their historical appearance.

Staff Approval Guidelines

Additions and alterations to entries, porches and balconies under the italicized conditions may be approved by staff:

Stairways to existing openings, which are composed of materials compatible with the style of the building. Concrete is acceptable if historically documented;

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

Replacement doors, which are appropriate to the style of the building;

Screening porches on less-visible secondary elevations;

Alterations to non-historic portions of contributing buildings that are compatible in scale, design and materials and distinguishable from the historic portions.

Board Approval Guidelines

In constructing a new entrance or porch, the design shall be compatible in size, scale, and material with the historic character of the building.

New porches or entryways should be constructed to the rear of historic structures. Unless their historic existence is documented, new porches for the main facades are discouraged.

Porch designs for new construction should be simple and not replicate the period and style of the building in its details and balustrade.

Original door openings and features such as transoms, sidelights, and doors should be retained. New door openings should not be introduced on elevations visible from the street.

Where the intent is to preserve significant interiors and not enclose internal stairways, the required exterior should be redesigned as an exterior addition on a secondary elevation.

Doors and Entrances

Applicable Secretary Standards

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

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

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

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

Recommended

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

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

Not Recommended

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

Staff Approval Guidelines

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

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

Board Approval Guidelines

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

8AL00 685

EXHIBIT

FDAHRM

tabbies

2

Site No. _____

Site Name 636 N.E. 7th St. 830== Survey Date _____ 820==Instruction for locating (or address) 636 N.E. 7th St.Gainesville, FL 32601 813==

Location: _____ 868==

subdivision name

block no.

lot no.

County: Alachua 808==Owner of Site: Name: Twedell, Helen ;Address: 636 N.E. 7th St.Gainesville, FL 32601 902==

Occupant, Tenant, or Manager:

Name: _____ 904==

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

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Sepcialist) ;Address: FDAHRM

818==

Condition of Site:

Integrity of Site:

Original Use private residence 838==

Check one

Check one or more

☒ Excellent 863-☒ Altered 858--☐ Good 863-☐ Unaltered 859--☐ Fair 863--☐ Original Site 858--☐ Deteriorated 863--☐ Restored () Date () 858--☐ Moved () Date () 858--Present Use private residence 850==Dates: Beginning +1913c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

☐ Zoning () 878--☐ Transportation () 878--☐ Development () 878--☐ Fill () 878--☐ Deterioration () 878--☐ Dredge () 878--☐ Borrowing () 878--☐ Other (See Remarks below) 878--Areas of Significance: architecture 910==

Significance:

This drop siding covered frame vernacular house
represents a typical Gainesville dwelling of the 1910's. It
appears on the Sanborn Map of 1913.

911==

Photographic Record Numbers

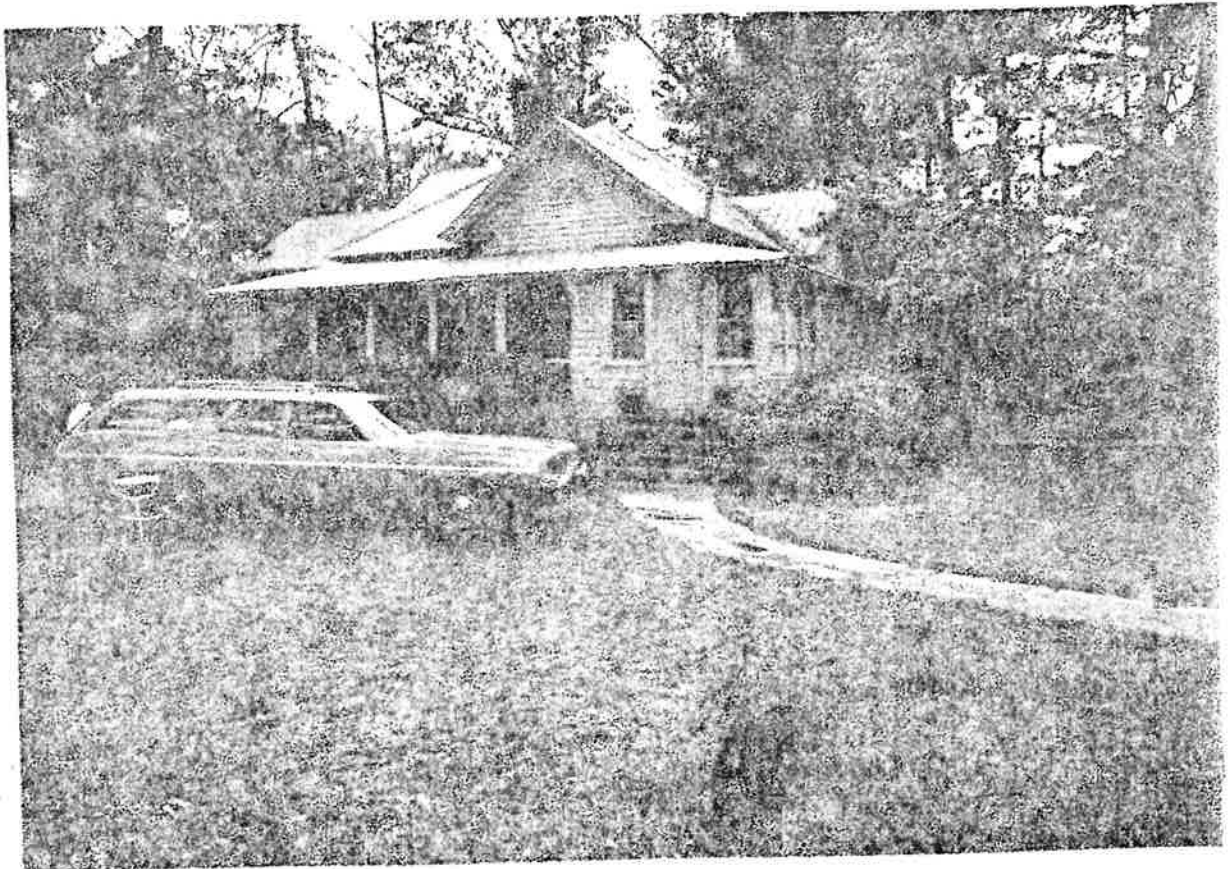
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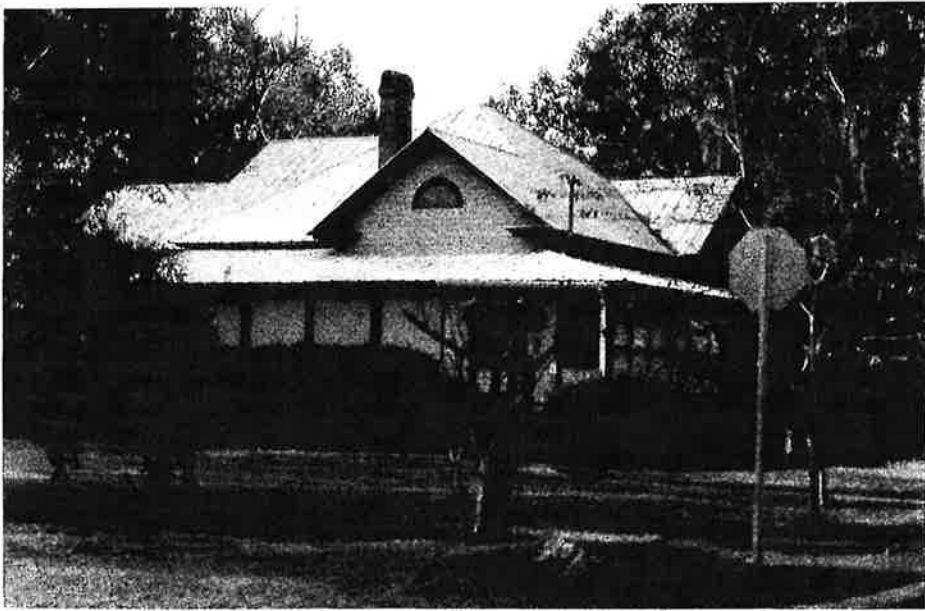
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ALTERED

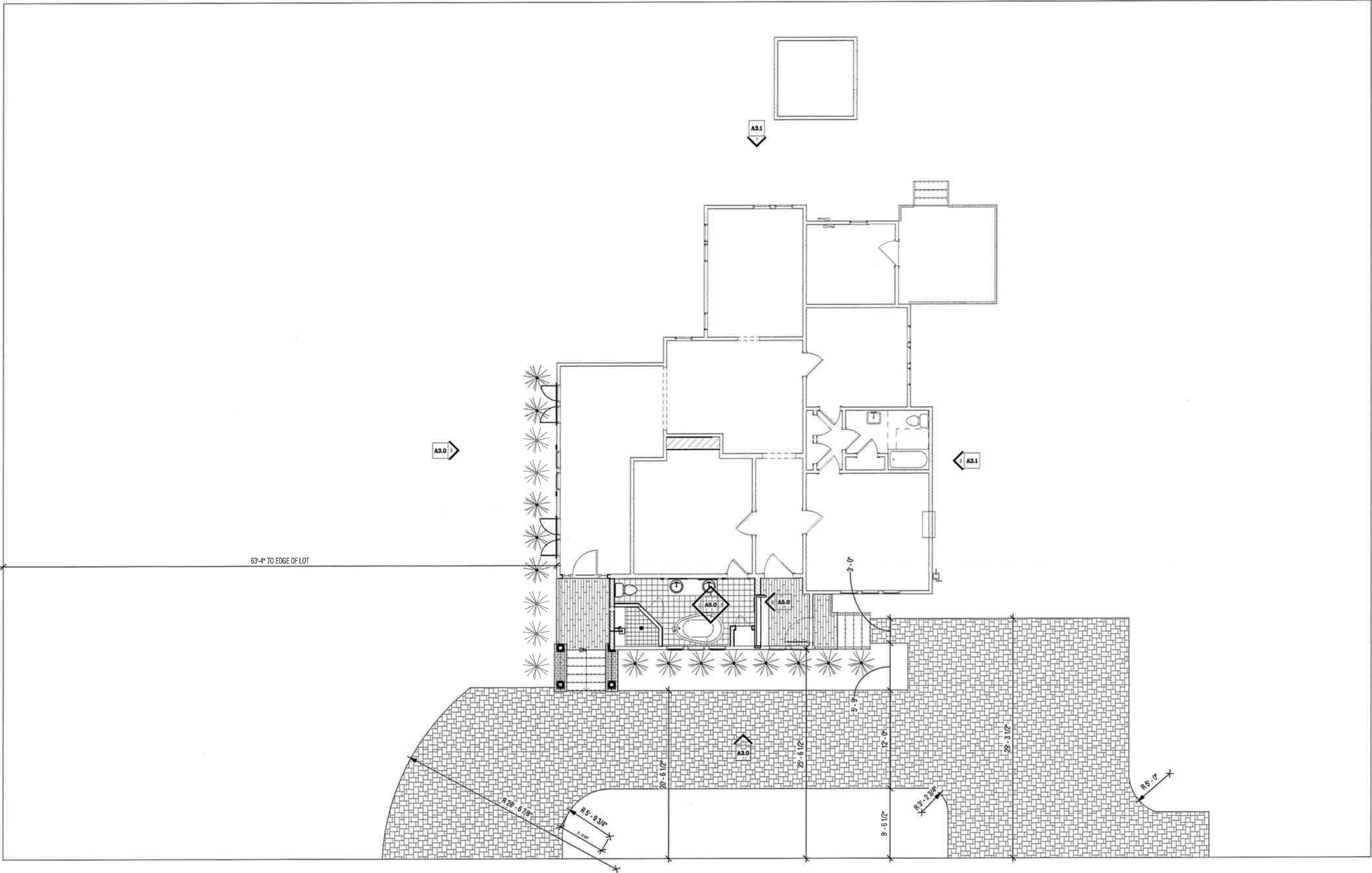
ARCHITECT _____ 872==
BUILDER _____ 874==
STYLE AND/OR MODE Eframe-Vernacular Queen Anne Cottage (low) 964==
PLAN TYPE rectangular, irregular 966==
EXTERIOR FABRIC(S) drop siding 854==
STRUCTURAL SYSTEM(S) wood frame 856==
FOUNDATION: brick piers 942==
ROOF TYPE: hip 942==
SECONDARY ROOF STRUCTURE(S): cross gables 942==
CHIMNEY LOCATION: front slope 942==
WINDOW TYPE: sheet glass 942==
CHIMNEY: brick 882==
ROOF SURFACING: metal, 5-V crimp 882==
INTERIOR WALLS: _____ 882==
ORNAMENT INTERIOR: _____ 882==
ORNAMENT EXTERIOR: boxed cornice & returns; filled porch 882==
NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
OTHER (SPECIFY) _____ 954==
Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
Latitude and Longitude: _____

LOCA





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SITE PLAN
SCALE: 3/16" = 1'-0"



DESIGN PHASE: 100% CONSTRUCTION DOCUMENTS

REVISIONS

DATE 4/01/2019
DRAWN JER
CHECKED HJM

SHEET
A0.3
ARCHITECTURAL
SITE PLAN

1545

RENOVATION OF THE PUSATERI
RESIDENCE
FOR
RICH PUSATERI
PROJECT

636 NE 7TH STREET
GAINESVILLE, FL 32601



SM | P.352.378.4400 | 1628 NW 6TH STREET
GAINESVILLE FL 32609
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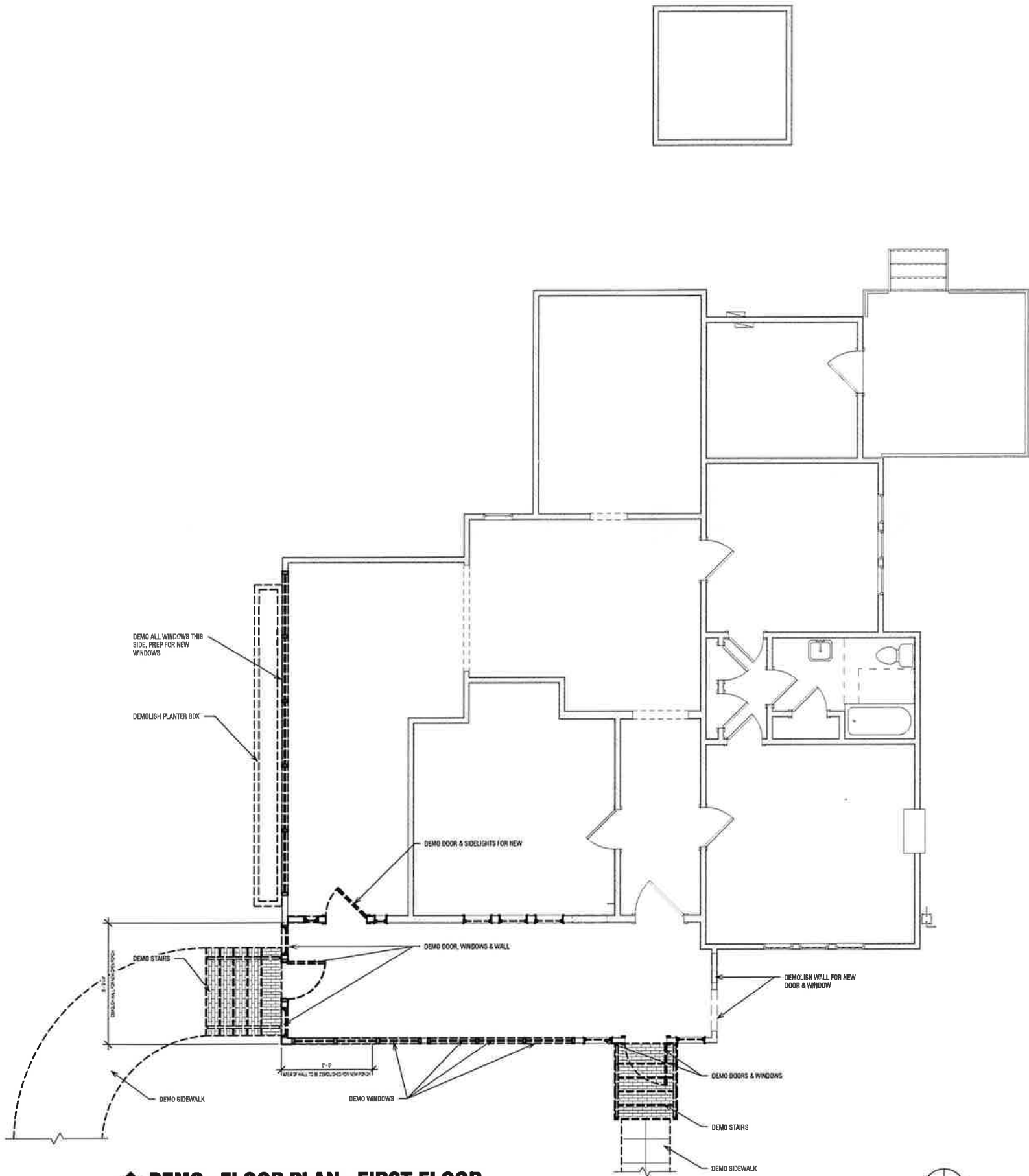


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EXHIBIT
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NOTE: AT THE TIME OF BUILDING PERMIT APPLICATION THE ARCHITECT HAS NOT BEEN SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES. THE ARCHITECT HAS NO KNOWLEDGE OF THE START OF CONSTRUCTION NOR DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.

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1
A1.0 **DEMO - FLOOR PLAN - FIRST FLOOR**
SCALE: 1/4" = 1'-0"

GENERAL NOTES - DEMOLITION

WHERE EXTERIOR MATERIALS ARE DAMAGED OR PATCHED DURING THE CONSTRUCTION, REPAIR SURFACES TO MATCH THE EXISTING SURFACES (IE. SIDING, PAINT, BRICK, ETC...):

- SECURE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DEMOLITION OF ANY EXTERIOR ENVELOPE OPENINGS

DESIGN PHASE: 100% CONSTRUCTION DOCUMENTS

REVISIONS

DATE 4/01/2019
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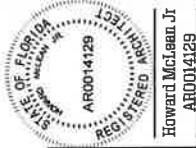
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DEMOLITION - PLAN

1545

RENOVATION OF THE PUSATERI
RESIDENCE
FOR
RICH PUSATERI
PROJECT

656 NE 7TH STREET
GAINESVILLE, FL 32601



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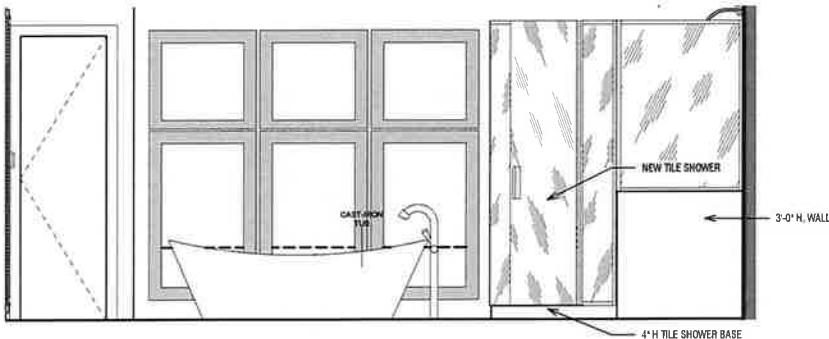


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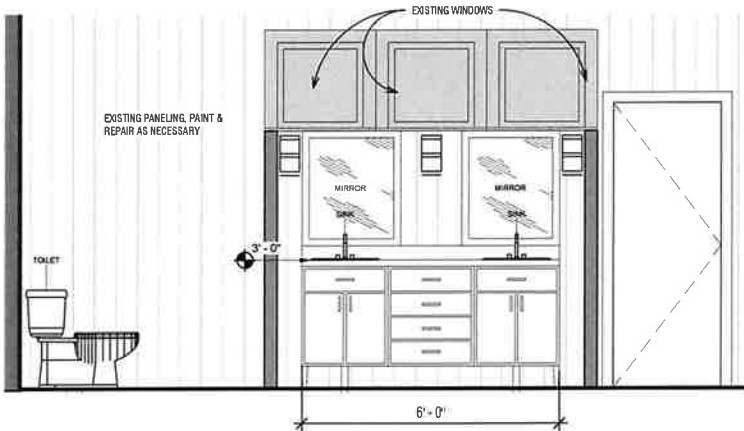
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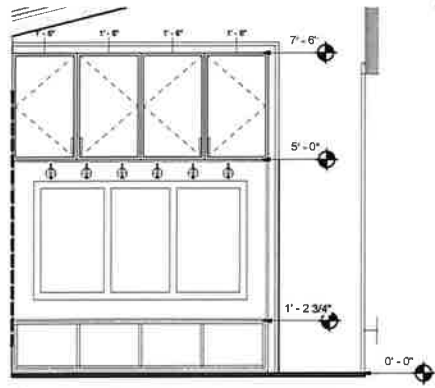
BATHROOM - WEST INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



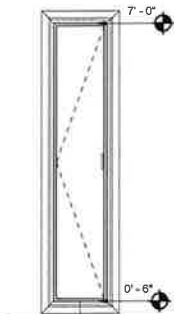
BATHROOM - NORTH INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



BATHROOM - SOUTH INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

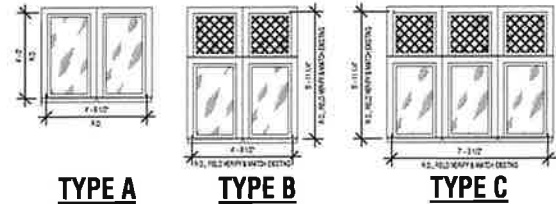


CABINET ELEVATION
SCALE: 1/2" = 1'-0"

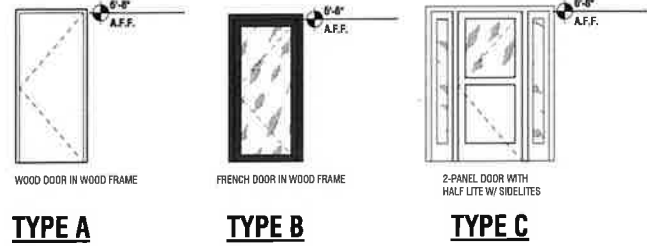


CABINET ELEVATION #2
SCALE: 1/2" = 1'-0"

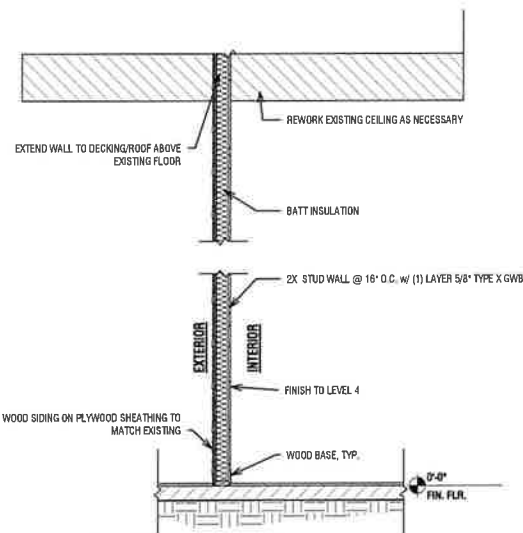
PROPOSED - WINDOWS				
Mark	Type	MATERIAL		Type Comments
FLOOR - FIRST				
1	TYPE A	WOOD FRAME		OPERABLE WINDOWS
2	TYPE A	WOOD FRAME		OPERABLE WINDOWS
3	TYPE B	FRAME & MUNTIN TO BE WOOD / GRID TRANSOM MILLWORK TO MATCH EXISTING		FIXED WINDOWS W/ GRID
4	TYPE B	FRAME & MUNTIN TO BE WOOD / GRID TRANSOM MILLWORK TO MATCH EXISTING		FIXED WINDOWS W/ GRID
5	TYPE C	FRAME & MUNTIN TO BE WOOD / GRID TRANSOM MILLWORK TO MATCH EXISTING		FIXED WINDOWS W/ GRID



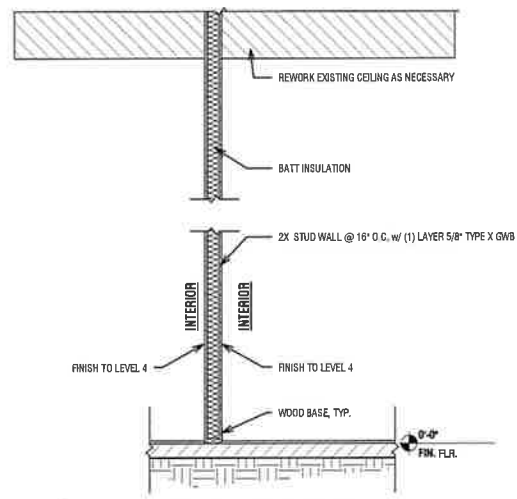
WINDOW TYPES
SCALE: 1/4" = 1'-0"



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



EXT. WALL SECTION
SCALE: 1/2" = 1'-0"



TYP. INT. SECTION
SCALE: 1/2" = 1'-0"

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SVM | P. 352.378.4400 | 1628 NW 6TH STREET
GAINESVILLE FL 32609
SKINNER VIGNOLA McLEAN, INC.
ARCHITECTS & PLANNERS | FL CERTIFICATE | A43478



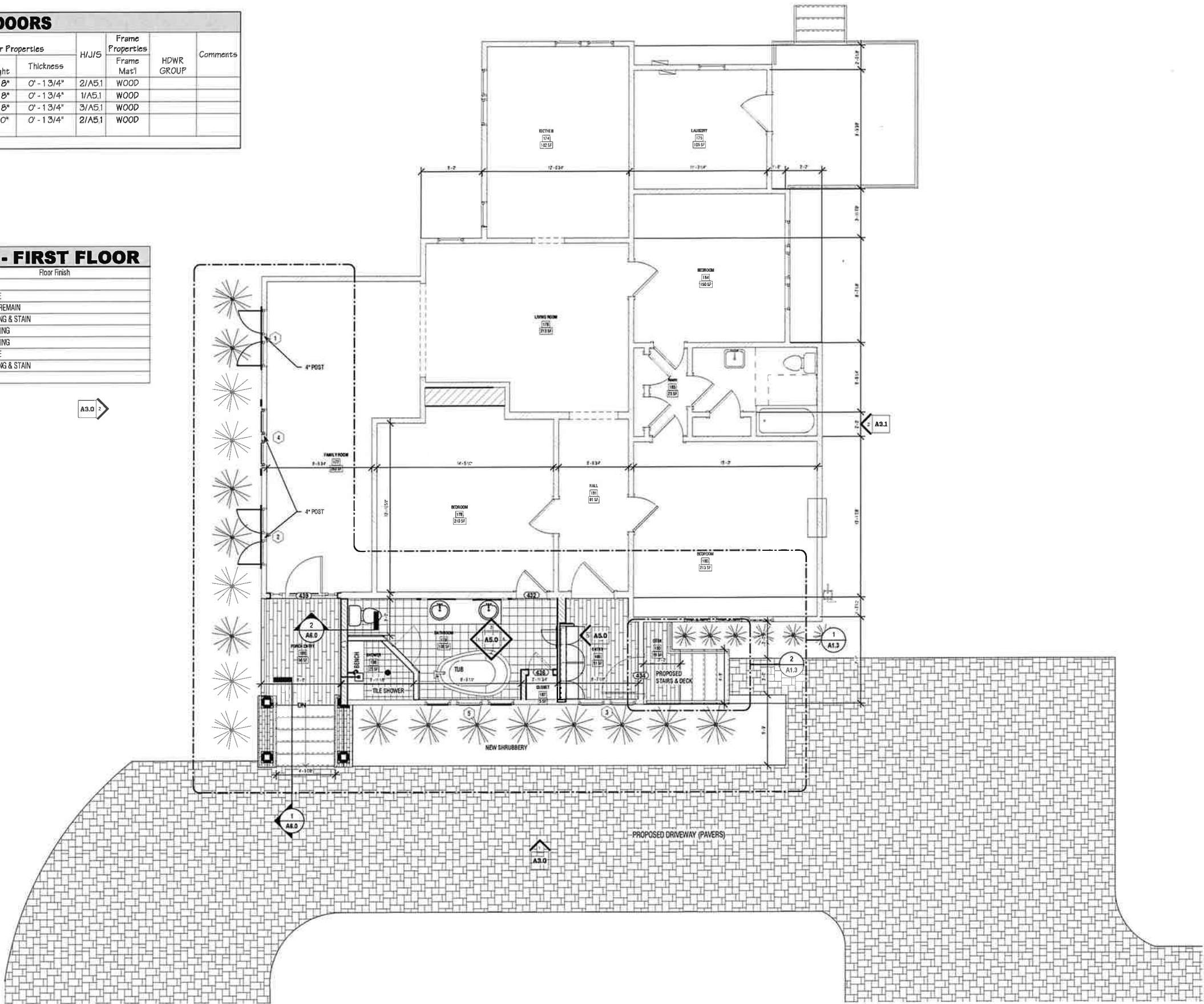
RENOVATION OF THE PUSATERI RESIDENCE FOR RICH PUSATERI
DATE 4/01/2019
DRAWN JER
CHECKED HJM

REVISIONS

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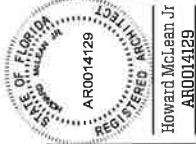
PROPOSED - DOORS											
Location	#	Type	Type	Level	Door Properties			H/J/S	Frame Properties	HDWR GROUP	Comments
					Width	Height	Thickness		Frame Mat'l		
BEDROOM	432	A	2'-6" x 6'-8"	FLOOR - FIRST	2'-6"	6'-8"	0' - 1 3/4"	2/A5.1	WOOD		
ENTRY	434	B	3'-0" x 6'-8"	FLOOR - FIRST	3'-0"	6'-8"	0' - 1 3/4"	1/A5.1	WOOD		
BATHROOM	436	A	2'-0" x 6'-8"	FLOOR - FIRST	2'-0"	6'-8"	0' - 1 3/4"	3/A5.1	WOOD		
PORCH ENTRY	439	C	36" x 84"	FLOOR - FIRST	3'-0"	7'-0"	0' - 1 3/4"	2/A5.1	WOOD		
Grand total: 4											

PROPOSED - ROOM SCHEDULE - FIRST FLOOR			
Room Name	Usable Area	Base Finish	Floor Finish
BATHROOM	108 SF	CERAMIC TILE	CERAMIC TILE
HALL	81 SF	EXISTING TO REMAIN	EXISTING TO REMAIN
PORCH ENTRY	56 SF	NONE	WOOD DECKING & STAIN
ENTRY	51 SF	WOOD BASE	WOOD FLOORING
CLOSET	5 SF	WOOD BASE	WOOD FLOORING
SHOWER	23 SF	CERAMIC TILE	CERAMIC TILE
DECK	19 SF	NONE	WOOD DECKING & STAIN
Grand total	342 SF		



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

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 START OF CONSTRUCTION NOR DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.



RENOVATION OF THE PUSATERI RESIDENCE FOR RICH PUSATERI
PROJECT

REVISIONS

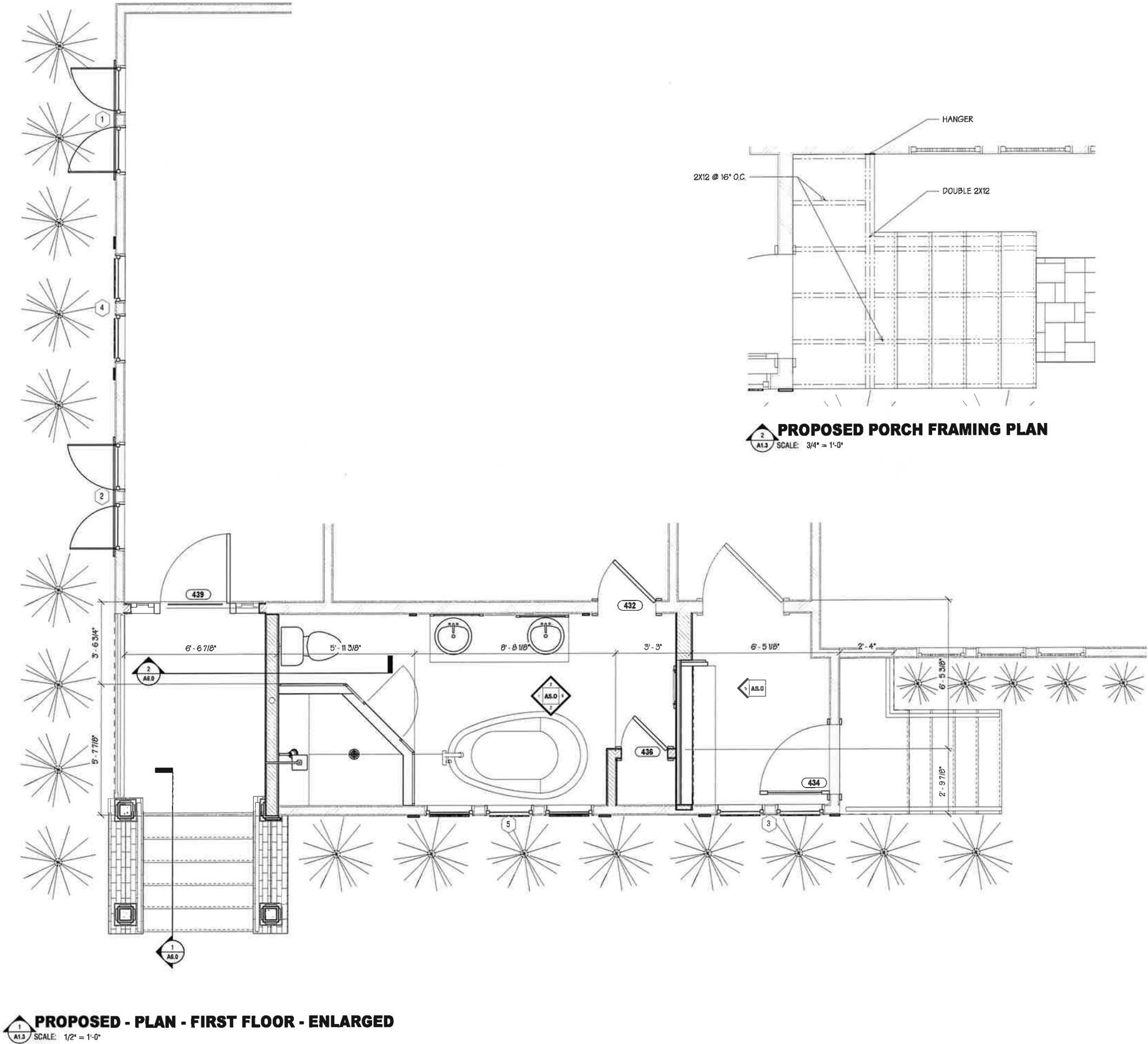
DATE 4/01/2019
DRAWN JER
CHECKED HJM

SHEET A1.2
PROPOSED - PLAN - FIRST
1545



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ARCHITECTS & PLANNERS | FL CERTIFICATE | A43478
1628 NW 6TH STREET
GAINESVILLE FL 32609
P: 352.378.4400
F: 352.377.5378

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DESIGN PHASE: 100% CONSTRUCTION DOCUMENTS

RENOVATION OF THE PUSATERI
RESIDENCE
FOR
RICH PUSATERI

636 NE 7TH STREET
GAINESVILLE, FL 32601

REVISIONS

DATE 4/01/2019
DRAWN JER
CHECKED HJM

SHEET
A1.3
PROPOSED - PLAN -
ENLARGED
1545

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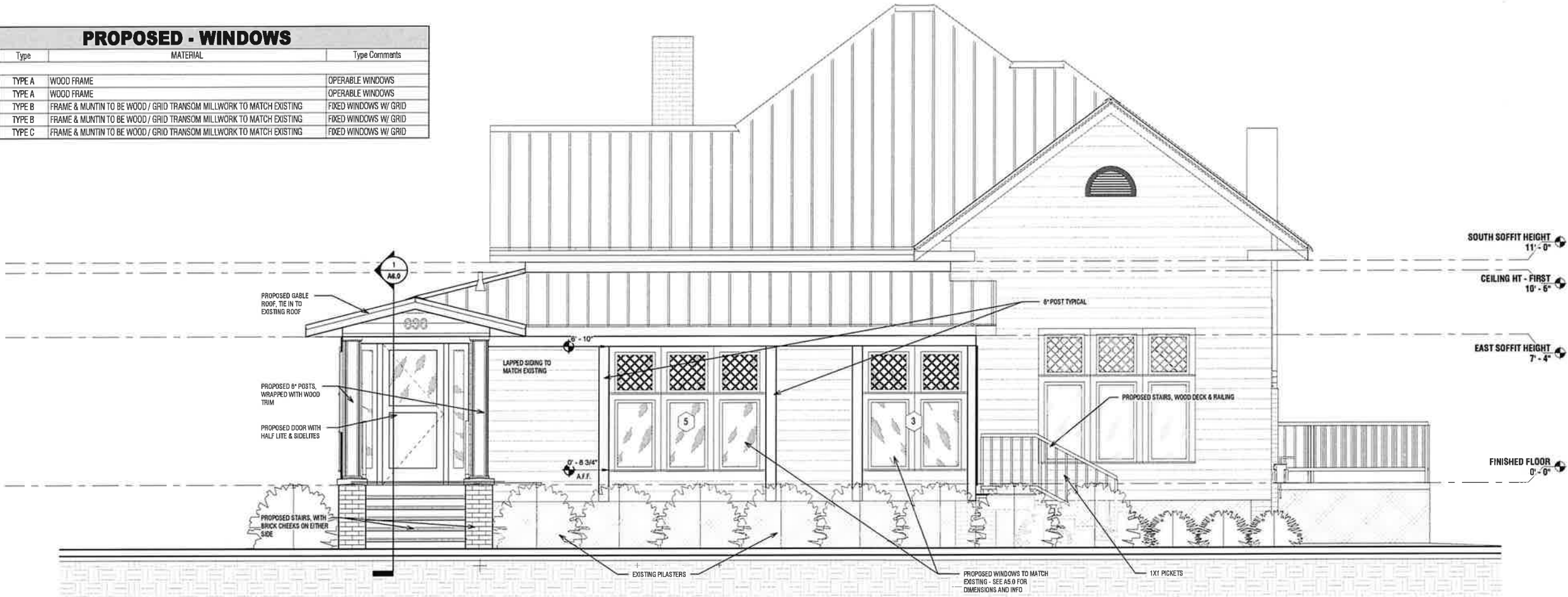
STATE OF FLORIDA
LOCAL NO. 1
A00014129
REGISTERED ARCHITECT
HOWARD McLEAN, JR.
A00014129



SVM | P. 352.378.4400 | 1628 NW 6TH STREET
T. 352.377.5378 | GAINESVILLE, FL 32609
SKINNER VIGNOLA McLEAN, INC.
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PROPOSED - WINDOWS				
Mark	Type	MATERIAL		Type Comments
FLOOR - FIRST				
1	TYPE A	WOOD FRAME		OPERABLE WINDOWS
2	TYPE A	WOOD FRAME		OPERABLE WINDOWS
3	TYPE B	FRAME & MUNTIN TO BE WOOD / GRID TRANSOM MILLWORK TO MATCH EXISTING		FIXED WINDOWS W/ GRID
4	TYPE B	FRAME & MUNTIN TO BE WOOD / GRID TRANSOM MILLWORK TO MATCH EXISTING		FIXED WINDOWS W/ GRID
5	TYPE C	FRAME & MUNTIN TO BE WOOD / GRID TRANSOM MILLWORK TO MATCH EXISTING		FIXED WINDOWS W/ GRID



NORTH ELEVATION
SCALE: 3/8" = 1'-0"

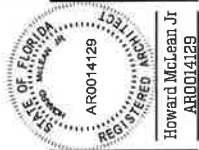


EAST ELEVATION
SCALE: 1/4" = 1'-0"

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 START OF CONSTRUCTION NOR DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.



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SKINNER VIGNOLA MCLEAN, INC.
ARCHITECTS & PLANNERS | FL CERTIFICATE # A03478



RENOVATION OF THE PUSATERI RESIDENCE FOR RICH PUSATERI
PROJECT

REVISIONS	

DATE 4/01/2019
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CHECKED HJM

SHEET A3.0
PROPOSED - ELEVATIONS - EXTERIOR
1545

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



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

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 START OF CONSTRUCTION NOR DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.



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GAINESVILLE, FL 32609
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RENOVATION OF THE PUSATERI RESIDENCE
FOR
RICH PUSATERI
636 NE 7TH STREET
GAINESVILLE, FL 32601
PROJECT

DESIGN PHASE: 100% CONSTRUCTION DOCUMENTS

REVISIONS

DATE 4/01/2019
DRAWN JER
CHECKED HJM





City of
Department
Planning

EXHIBIT

4

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

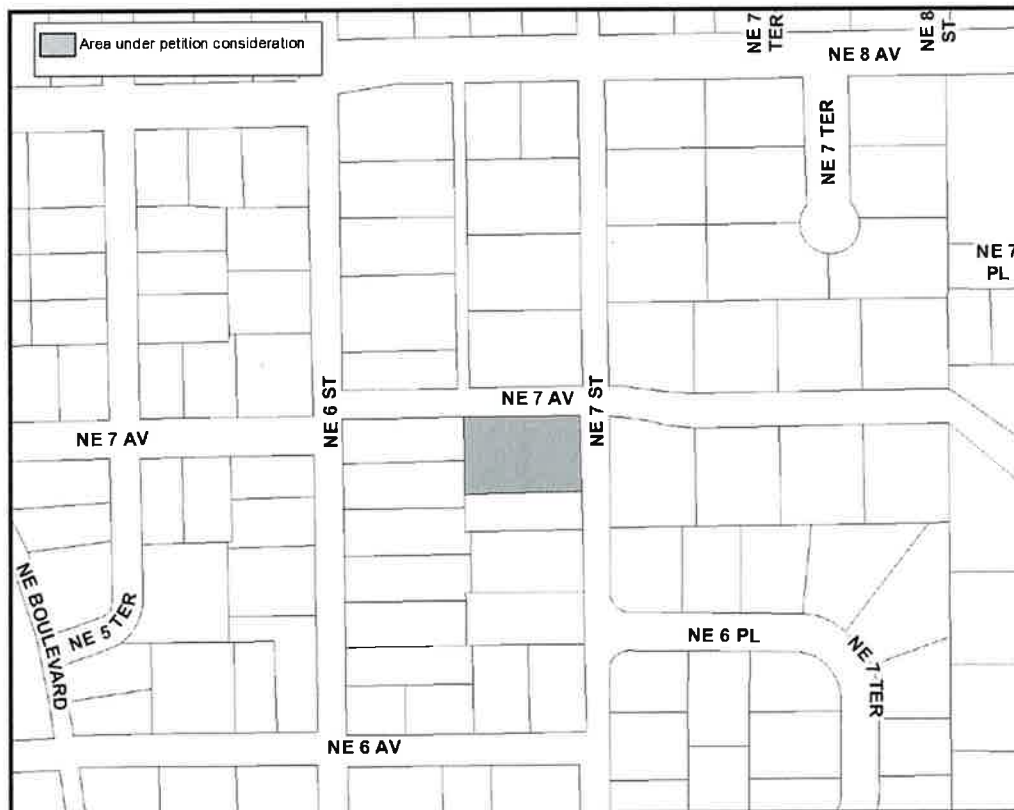


Figure 1: Location Map

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

352 519 2665

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: \$ 60.75

HP # 18-39

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 *ech*)

☐ 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 *Clean Lark*

Date Received 4/4/2018

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 day s 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 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.

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale <ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes 	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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>			
<p>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.</p>			
Property owner signature: <u>[Signature]</u>			
Printed name: <u>Richard Thomas Pusateri</u>			
Date: <u>4/3/18</u>			
<p>The foregoing affidavit is acknowledged before me this <u>3rd</u> day of <u>April</u>, 20<u>18</u> by _____, who is/are personally known to me, or who has/have produced <u>FL Dr Lic. P236758754420</u> as identification.</p>			
NOTARY SEAL			
Signature of Notary Public, State of <u>FL</u>			

HP-18-39

636 NE 7th Street

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

Cleary Luchi

DATE

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP 18-39 AT THE May 1, 2018 MEETING. THERE WERE 8 MEMBERS PRESENT.

THE APPLICATION WAS ☒ APPROVED ☐ DENIED BY A 7-1 VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

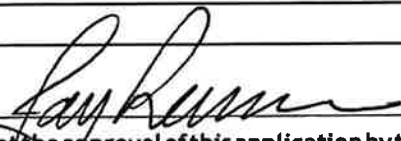
PER STAFF RECOMMENDATIONS: Submit new window drawings, door cut sheets, follow public works reqs for driveway

Notify staff of any changes during construction

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

5-1-18

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.

HP-18-39

636 NE 7th Street

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

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☐ 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

Cleary Kubi

DATE

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP 18-39 AT THE May 1, 2018 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

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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 _____

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001-660-1124 (EZ Zone) \$121.50
001-660-1125 (EZ Credit) (\$60.75)

APR 26 2018

Operator: Michael Hoge

Receipt no: 74652

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00039 00636 NE 7TH ST 636 NE 7th Street	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$60.75
Total:					\$60.75

Transaction Date: 04/26/2018

Time: 12:18:40 EDT





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)

CONSULTANTS

RENOVATION OF THE PUSATERI RESIDENCE

FOR
RICH PUSATERI
AT

636 NE 7TH STREET GAINESVILLE,
FL 32601

3D PLAN

DRAWING SHEET INDEX

SHEET #	SHEET NAME	Current Revision	Current Date
---------	------------	---------------------	-----------------

TITLE

T10	COVER SHEET		
T13	ARCHITECTURAL SITE PLAN		
ARCHITECTURALS			
A110	PROPOSED - PLAN - FIRST (OVERALL)		
A180	PROPOSED - ELEVATIONS - EXTERIOR		
A181	PROPOSED - ELEVATIONS - EXTERIOR		

SITE VICINITY MAP



GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC TO CONVEY EXISTING/NEW CONDITIONS. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET ARE APPARENT TO FIELD INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR VERIFYING ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
3. NO INSTRUCTION, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN BEFORE SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT, OWNER AND CONTRACTOR IN THE FORM OF A CHANGE ORDER.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS. IT IS GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY AND APPROVE ALL DIMENSIONS OF EQUIPMENT AND MATERIAL WITH SUPPLIERS PRIOR TO ORDERING AND / OR INSTALLATION OF ALL PRODUCTS.
6. RFIs - SUBMIT ALL QUESTIONS ON RFI DOCUMENT PROVIDED IN BID DOCUMENTS WITH DATE OF REQUEST. ARCHITECT WILL PROVIDE RESPONSE AS QUICKLY AS PRACTICAL.
7. UPON GENERAL CONTRACTOR APPROVAL, ALL SUBMITTALS ARE TO BE SENT FROM THE SUBCONTRACTOR TO THE GENERAL CONTRACTOR FOR REVIEW AND SUBMISSION TO THE ARCHITECT; THE SUBCONTRACTOR IS TO FLAG ANY SUBSTITUTIONS. THE FULL SUBMITTAL PACKAGE IS TO BE SENT ELECTRONICALLY IN PDF FORMAT ON EITHER A360 WEBSITE, FTP OR DROP BOX TO THE ARCHITECT WITHIN TWO WEEKS OF AWARD. ALL SUBMITTALS ARE TO BE REVIEWED BY GC PRIOR TO SUBMISSION TO THE ARCHITECT. ALL NON-REVIEWED SUBMITTALS WILL BE REJECTED. THE ARCHITECT WILL SUBMIT TO THE PROJECT MANAGER COPIES OF ALL REJECTED SUBMITTALS AND APPROVED SUBSTITUTIONS. ALL APPROVED SUBMITTALS AND CUT-SHEETS ARE TO BE MADE AVAILABLE PERMANENTLY ON THE JOB SITE FOR FUTURE REFERENCE DURING CONSTRUCTION MEETINGS. TIMELINESS OF SUBMITTALS IS OF EXTREME IMPORTANCE DUE TO PROJECT SCHEDULE. LATE SUBMITTALS WILL BE BACKCHARGED FROM THE SCHEDULE OF VALUES. ANY REVIEWS AFTER THIRD WEEK SHALL BE BORNE BY GENERAL CONTRACTOR @ A RATE OF \$200 PER SUBMITTAL.
8. PROJECT MAY INCLUDE MISCELLANEOUS STANDARD DETAILS. GC IS TO REVIEW ALL TO VERIFY ALL ARE APPLICABLE. SOME DETAILS MAY BE MIRRORRED FOR THIS PROJECT COORDINATE W/ FLOOR PLAN.
11. SEE LS SERIES DRAWINGS FOR CODE DATA & LIFE SAFETY INFORMATION.
13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VISIT THE JOBSITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS ARE TO BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY PRIOR TO BIDS BEING DUE. OWNER WILL PROVIDE DIRECTION TO GENERAL CONTRACTOR FOR BIDDING PURPOSES TO ASSURE APPROPRIATE SCOPE IS INCLUDED WITHIN BID.
14. CONTRACTOR IS TO COORDINATE WITH TENANTS, LANDLORDS AND/OR SURROUNDING TENANTS/LANDOWNERS WHEN PERFORMING ANY WORK. THERE SHALL NOT BE ANY DISRUPTION OF SERVICES FOR THE SURROUNDING TENANTS/LANDOWNERS DURING THE CONSTRUCTION / RELOCATION AND/OR EXPANSION AND/OR RENOVATION OF THE FACILITY.

ARCHITECT

SKINNER VIGNOLA McLEAN, INC.
1628 NW 6th STREET
GAINESVILLE, FL 32609
Howard J. McLean Jr.
howard@svmarchitects.com
PH: 352.378.4400
FAX: 352.377.5378

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 STAFF OF CONSTRUCTION WHO DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.



SWM
F.352.377.5378
F.352.378.4400
1628 NW 6TH STREET
GAINESVILLE FL 32609

SKINNER VIGNOLA McLEAN, INC.
1628 NW 6TH STREET
GAINESVILLE FL 32609
P.352.378.4400
F.352.377.5378

ARCHITECTS & PLANNERS | FL CERTIFICATE | AA3478



636 NE 7TH STREET
GAINESVILLE, FL 32601

RENOVATION OF THE PUSATERI RESIDENCE

RICH PUSATERI

PROJECT

DESIGN PHASE: COA SUBMITTAL

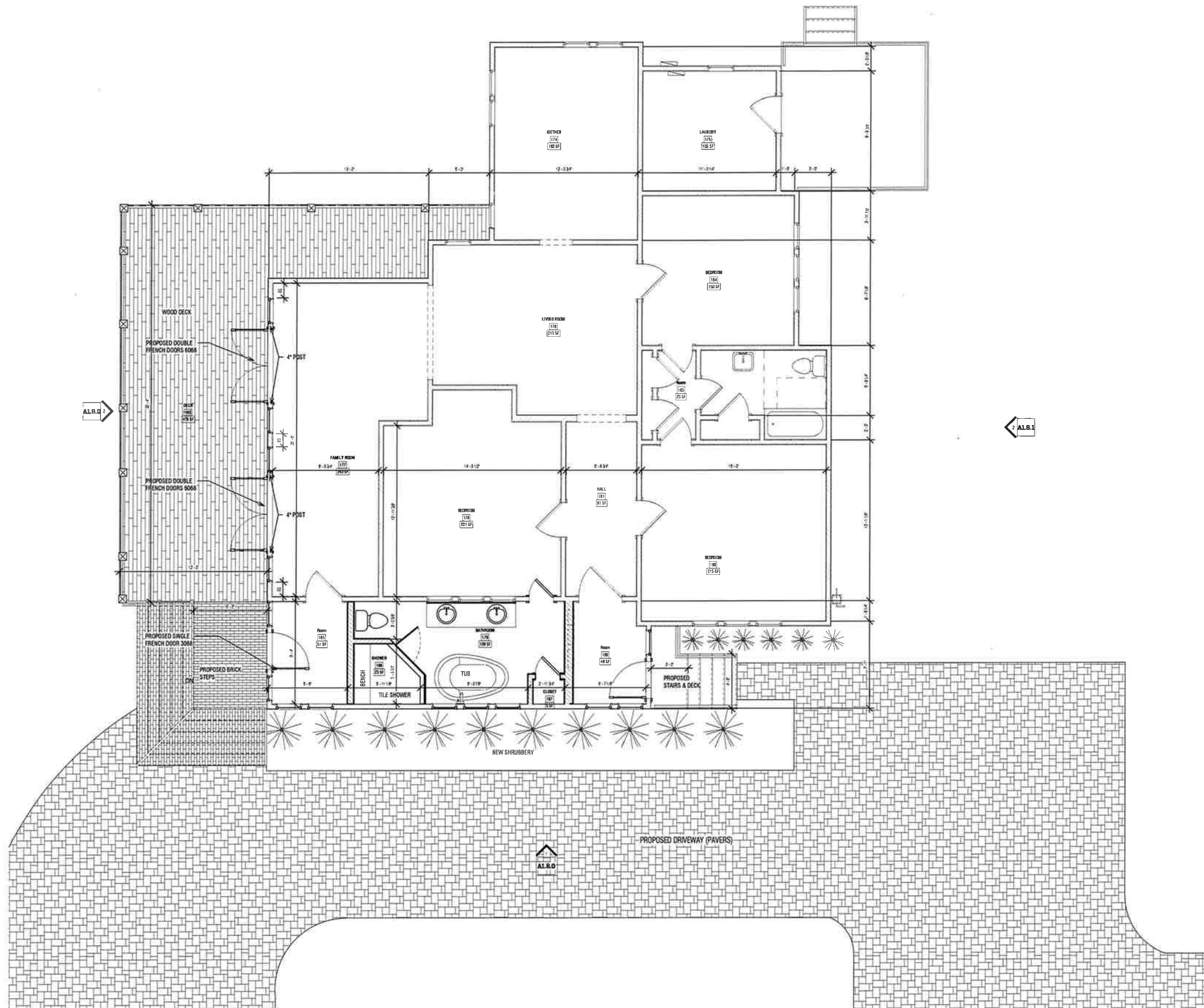
REVISIONS

DATE 4/4/2018
DRAWN JER
CHECKED HJM

SHEET
T1.0

COVER SHEET

1545



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

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 START OF CONSTRUCTION NOR DOES HE HAVE KNOWLEDGE OF ANY OTHER REGISTERED ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.



ADMINISTRATION SERVICES

SYM | P.352.378.4400 | 1628 NW 6TH STREET
 F.352.377.5378 | GAINESVILLE FL 32609

SKINNER VIGNOLA McLEAN, INC.

ARCHITECTS & PLANNERS | FL CERTIFICATE: **AA3478**



636 NE 7TH STREET
GAINESVILLE, FL 32601

PROJECT

RENOVATION OF THE PUSATERI
RESIDENCE

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

REVISIONS

DATE 4/4/2018
DRAWN JER
CHECKED HJM

SHEE
A1.1.0

PROPOSED - PLAN
- FIRST (OVERALL)

1545

[illegible]

NORTH ELEVATION

SCALE: $3/8" = 1'-0"$



EAST

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

SOUTH SOFFIT HEIGHT
11'-0"

CEILING HT - FIRST
10' - 6"

EAST SOFFIT HEIGHT
7'-4"

FINISHED FLOOR
0' - 0" 

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SWM | P.352.378.4400 | 1628 NW 6TH STREET
GAINESVILLE FL 32609

SKINNER VIGNOLA MCLEAN, INC.

ARCHITECTS & PLANNERS | FL CERTIFICATE | AA3478

RENOVATION OF THE PUSATERI

RESIDENCE
FOR
RICH PUSATERI

636 NE 7TH STREET
GAINESVILLE, FL 32601

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

RENO

PROJECT

REVISIONS

DATE **4/4/2018**

DRAWN **JER**

CHECKED **HJM**

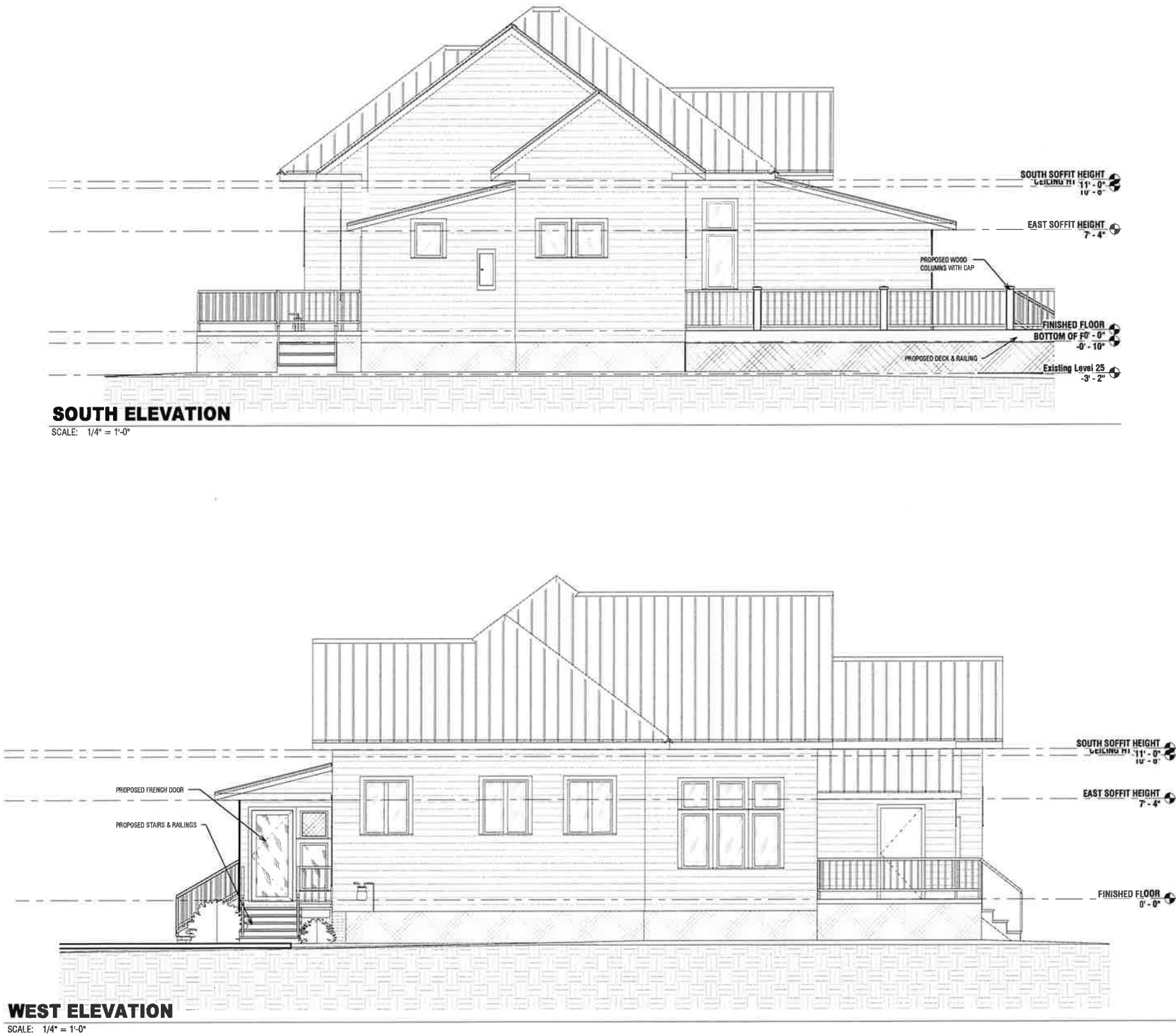
SHEE

A1.8.0

PROPOSED -
ELEVATIONS -
EXTERIOR

1545

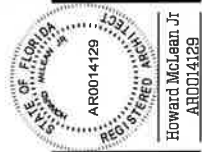
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SVM | P.352.379.4400 | 1628 NW 6TH STREET
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ARCHITECTS & PLANNERS | FL CERTIFICATE | AA3478

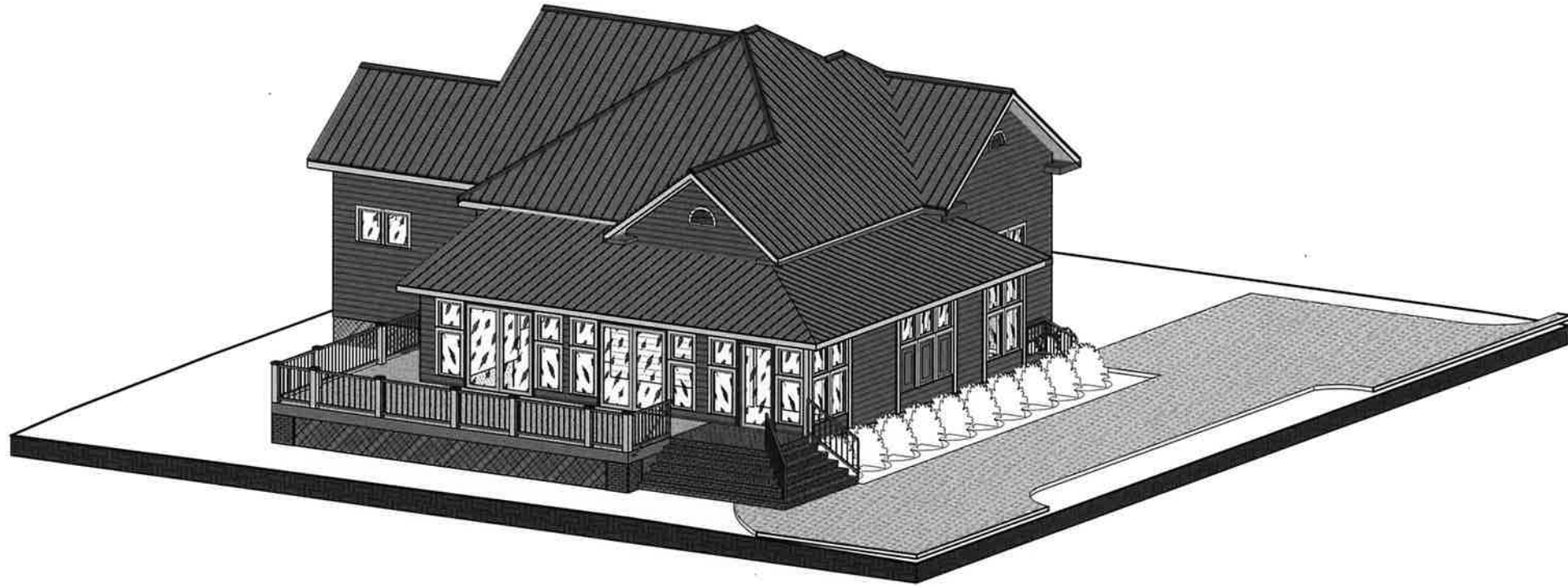


RENOVATION OF THE PUSATERI RESIDENCE
FOR
RICH PUSATERI
636 NE 7TH STREET
GAINESVILLE, FL 32601

REVISIONS	PROJECT

DATE 4/4/2018
DRAWN JER
CHECKED HJM

SHEET
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PROPOSED -
ELEVATIONS -
EXTERIOR
1545



3D PERSPECTIVE

SCALE:



3D PERSPECTIVE 2

SCALE:

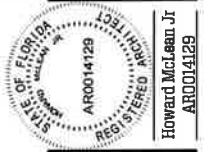
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F.352.377.5378 | GAINESVILLE FL 32609

SKINNER VIGNOLA MCLEAN, INC.

ARCHITECTS & PLANNERS | FL CERTIFICATE | A03478



Howard McLean Jr
AR0014129

636 NE 7TH STREET
GAINESVILLE, FL 32601

RENOVATION OF THE PUSATERI RESIDENCE

RICH PUSATERI
FOR

PROJECT

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

REVISIONS

DATE
DRAWN
CHECKER

4/4/2018
JER
HJM

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A4.0
3D PERSPECTIVES

3D PERSPECTIVES

1545