



**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:	June 4, 2019
ITEM NO:	#1 under New Business
PROJECT NAME AND NUMBER:	Addition to a single-family residence, HP-19-00052
APPLICATION TYPE:	Quasi-Judicial: Construct an addition
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

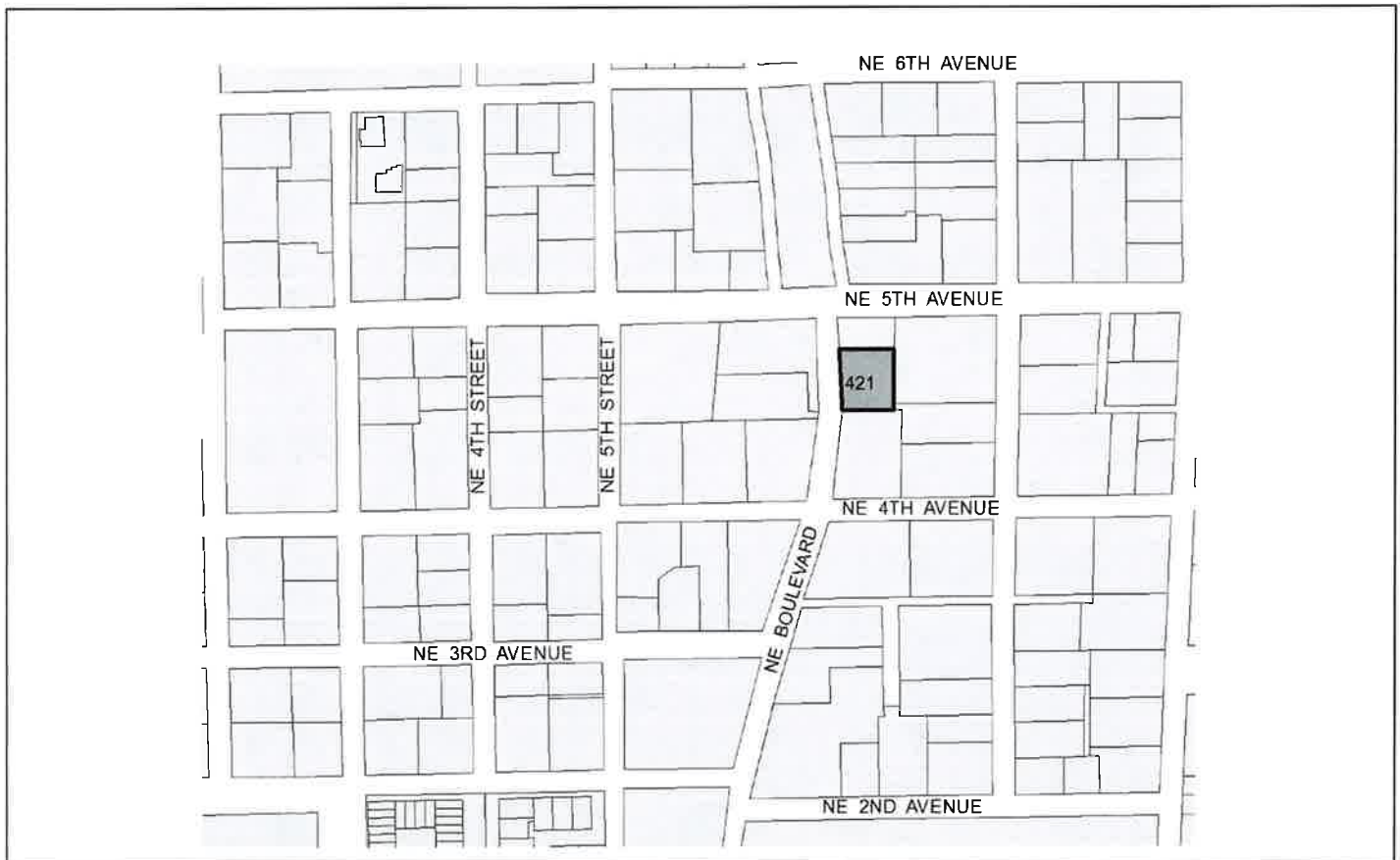


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Chris Fillie
Property Owner(s): Jill Sonke

SITE INFORMATION:

Address: 421 NE Boulevard
Parcel Number(s): 12610-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-2
Historic District: Northeast
Historic District Status: Contributing
Date of construction: c. 1927 (ACPA), c. 1928 per AL00613

PURPOSE AND DESCRIPTION:

Jill Sonke, owner. Certificate of Appropriateness for the construction of an addition to a single-family house. Located at 421 NE Boulevard. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story wood frame bungalow with stucco. It is a 3 bedroom, 1 bath house with a freestanding garage and a studio outbuilding. According to the Florida Master Site File, the house is a building that represents a typical Gainesville house of the 1920's and is noteworthy because of its details. The house appears on the 1928 Sanborn map. Some of its details include the bungalow style, a masonry porch, a port cochere, and brackets. There is a masonry foundation, a Jerkin head roof with composition shingles and double hung 1/1 wood windows.

PROPOSED

The applicant is proposing to add an 80 square foot bathroom addition to the rear of the 1,514 square foot house. The addition will match the existing house with architectural elements including fiber cement stucco panel siding, a composition shingle roof, two new 1/1 double-hung windows

with trim to match the windows on the house, and an awning type window in the proposed shower, made of composite material.

REVIEW

The proposed new bathroom addition is located on the east side of the house and will not be visible from the street. The addition is located at the rear and an inconspicuous side of the building and it is smaller in size in relationship to the historic building. It is one-story in height and lower in height than the historic house. The new windows are to be 1/1 double-hung, clad wood windows that match the existing 1/1 windows on the house. The proposed materials for the addition are consistent with the materials on the principal building. The overall character of the house will be maintained. The new addition will be consistent with Standard 10: *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The proposed size of the addition is under 300 square feet, meaning that in conjunction with the other review criteria, Historic Preservation Board approval is not required for this application, except for the proposed location of the addition.

The addition as shown, would not meet the current rear yard setback requirements for the RSF-2 zoning district, which is 20 feet for the principal structure. The house is located approximately 21 feet from the rear property line; the addition is 12 feet long, leaving a little over 9 feet in distance from the end of the addition to the property line. The proposed rear setback is no less than 9 feet from the rear property line.

Zoning Modification Request

This lot is located in the RSF-2 zoning district. The bathroom addition will require a rear yard setback reduction at the east property line to 9 feet where 20 feet is required. The adjacent house is approximately 21 feet off that property line.

Using the Land Development Code requirements as an additional basis for review: The modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic district," as many historic accessory structures are close to or on rear yard property lines; and "the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district." Lastly, per the Land Development Code, *"where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner."* As this pertains to the rear yard setback, the adjacent lot owner has been notified.

As the request meets the above requirements, and as the addition is adjacent to the parking area of an existing nonconforming multiple-family residential structure, staff recommends approval of the modification.

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

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

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- The HPB approve the Application for Administrative Modification reducing the rear yard setback from 20 feet to 9 feet.
- Provide information sheets for the proposed windows and roofing material.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings</i> |
| <u>Exhibit 2</u> | COA Application, Application for Administrative Modification |
| <u>Exhibit 3</u> | Florida Master Site File AL00613 |
| <u>Exhibit 4</u> | Site Plan, Elevations, and Floor Plan |

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:

Additions to Existing Buildings

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.*
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.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they

should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

Recommended

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.
4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

Staff Approval Guidelines

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

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.



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: Northeast
Site Address: 421 NE Blvd.
Tax Parcel # 12610-000-000

OWNER

Owner(s) Name
JILL SONKE
Corporation or Company

Street Address
421 NE BOULEVARD
City State Zip
GAINESVILLE, FL 32601
Home Telephone Number

Cell Phone Number
352.219.6208
Fax Number

E-Mail Address
jillsonke@gmail.com

APPLICANT OR AGENT

Applicant Name

Corporation or Company

Street Address

City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50
EZ Fee: \$ 60.75

HP # 19-00052
Contributing Y ☒ N ☐
Zoning RSF-2
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 Mike Hoge
Date Received MAY 03 2019

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 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
Date

001-660-1124 (EZ zone) \$ 125.50

MAY 03 2019

Operator: Michael Hoge

001-660-1125 (EZ credit) \$ 60.75

Receipt no: 85030

Item	Description	Account No	Payment	Payment Reference	Paid
HP-19-00052 00421 NE BLVD Jill Sonke Addition	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$60.75
Total:					\$60.75

Transaction Date: 05/03/2019

Time: 16:26:41 EDT



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.

3BR SINGLE FAMILY HOME, WOOD FRAME WITH STUCCO
1 BATH, FREESTANDING GARAGE AND STUDIO OUTBUILDING
DOUBLE LOT IN THE DUCK POND

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.

80 SQ FT BATHROOM ADDITION ON REAR OF THE HOME
OP-GRADE, WOOD FRAME

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.

NS/A

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.

SETBACK MODIFICATION

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 type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input 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 type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

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

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

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

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

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

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

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

Owners Name:

JILL SONKE

Address:

421 NE BOULEVARD

Phone:

352. 219. 6208

Email:

jillsonke@gmail.com

Agent Name:

CHRIS FILLIE

Address:

Phone:

Email:

Parcel No.:

Acreage:

S:

T:

R:

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

Property owner signature:

[Signature]

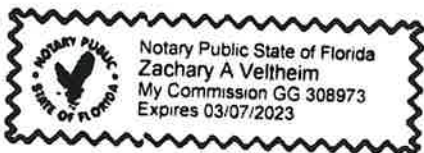
Printed name:

Jill K Sonke

Date:

5/3/19

The foregoing affidavit is acknowledged before me this 3 day of May, 2019, by
JILL SONKE, who is/are personally known to me, or who has/have produced
DRIVERS LICENSE as identification.



NOTARY SEAL

Signature of Notary Public, State of FL

Learn more at

ADDING A PARTIAL

ON THE BASIS OF

Project ID

19-00052

Mapping Project Name

Page 4 of 50.pdf

City Hall Auditorium
and San Francisco, California

HISTORIC

Abandonment of Property ☐ Completion ☐

Home Construction ☐

Home to Home Project
San Francisco, California

112

Gallery 100

Gallery 100

People's Empowerment



APPLICATION FOR ADMINISTRATIVE MODIFICATION
Planning & Development Services Department

OFFICE USE ONLY	
Petition No. <u>HP-19-00052</u>	Hearing Date: <u>6/4/19</u>

CHECK ONE: ☒ Historic District: DUCK POND ☐ Individual Listing

Owner(s) of Record (please print)		Agent Authorized to Act on Owner Behalf	
Name: <u>JILL SONKE</u>		Name:	
Address: <u>421 NE BOULEVARD</u>		Address:	
<u>GAINESVILLE, FL 32601</u>			
E-mail Address: <u>jillsonke@gmail.com</u>		E-mail Address:	
Phone: <u>352-219-4208</u>		Phone:	
Fax:		Fax:	
PROPERTY INFORMATION:			
Street address: <u>421 NE BOULEVARD</u>			
Tax parcel no(s): <u>12610-000-000</u>			
Legal description (may be attached):			
Existing Zoning: <u>R5F-2</u>		Lot size: <u>0.25 acre</u>	
Present use: <u>Single Family</u>		Proposed use: <u>Single Family</u>	
Present structures (type) and improvements upon the land: <u>Single Family, garage</u>			
SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	<u>R5F2</u>	<u>SF</u>	
South	<u>W2</u>	<u>BL</u>	
East	<u>R5F2</u>	<u>SF</u>	
West	<u>R5F2</u>	<u>SF</u>	

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

(select only those that apply)	Required	Existing	Proposed
<input checked="" type="checkbox"/> Front, Side, Or Rear Building Setback Line	<u>20</u>	<u>18</u>	<u>9</u>
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ratio			
<input type="checkbox"/> Maximum Lot Coverage			

Certified Cashier's Receipt

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

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

✓

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

Outbuildings & ADU's up to lot line "Zero lot line"

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

Structs, Roof, Windows, Scale & style.

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

✓

Please continue on additional pages as needed

SIGNATURES

1. (a)I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
(b)I authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
2. I/We understand that this petition becomes a part of the permanent records of the Planning Division. I/We hereby certify that the above statements and the statements or showings made in any document or plans submitted herewith are true and correct to the best of my/our knowledge.

Property Owner Signature:

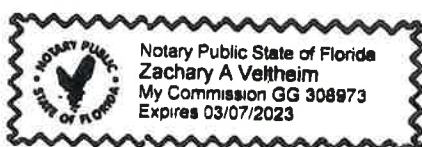
Date: 5/3/19

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this 3RD day of MAY 2019,
by (Name) ~~ZACHARY VETTHEIM~~ JILL SONKE

Signature – Notary Public

Personally Known _____ OR Produced Identification ✓ (Type) DRIVERS LICENSE



12610

FLORIDA MASTER SITE FILE

Site Inventory Form

8400

613

FDAHRM

Site No.

EXHIBIT

3

Site Name 421 N.E. Blvd. 830== Survey Date 7804 820==

Instruction for locating (or address) 421 N.E. Blvd.

Gainesville, FL 32601 813==

Location: subdivision name / block no. / lot no. 868==

County: Alachua 808==

Owner of Site: Name: Weathers, H. C. & Teresa

Address: 421 N.E. Blvd.

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 Specialist)

Address: FDAHRM 816==

Condition of Site: Integrity of Site: Original Use private residence 838==

Check one: ☒ Excellent 863== Present Use private residence 850==

☐ Good 861== ☐ Altered 858==

☐ Fair 862== ☐ Unaltered 859==

☐ Deteriorated 863== ☐ Original Site 858==

☐ Restored () Date () 858==

☐ Moved () Date () 858==

NR Classification Category: building 916==

Threats to Site

Check one or more: ☐ Zoning () 878==

☐ Development () 878==

☐ Contamination () 878==

☐ Burrowing () 878==

☐ Other (See Remarks below) 878==

Areas of Significance: architecture 910==

Significance:

This stucco covered bungalow represents a typical Gainesville house of the 1920's. It is noteworthy for its details. It appears on the Sanborn Map of 1928.

911==

Photographic Record Numbers HGI 12-16 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Bungalow 964==
 PLAN TYPE rectangular, irregular 966==
 EXTERIOR FABRIC(S) stucco, textured 854==
 STRUCTURAL SYSTEM(S) masonry 856==
 FOUNDATION: masonry wa-1 942==
 ROOF TYPE: Jerkin head 942==
 SECONDARY ROOF STRUCTURE(S): cross jerkin head 942==
 CHIMNEY LOCATION: end, exterior 942==
 WINDOW TYPE: DHS 1/1 942==
 CHIMNEY: stucco 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: masonry porch, port cochere; brackets 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: _____ 808==

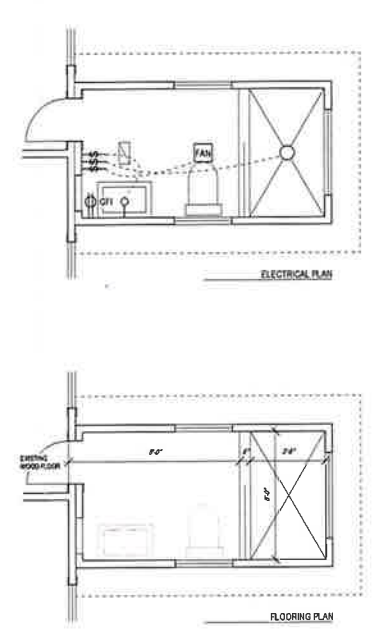
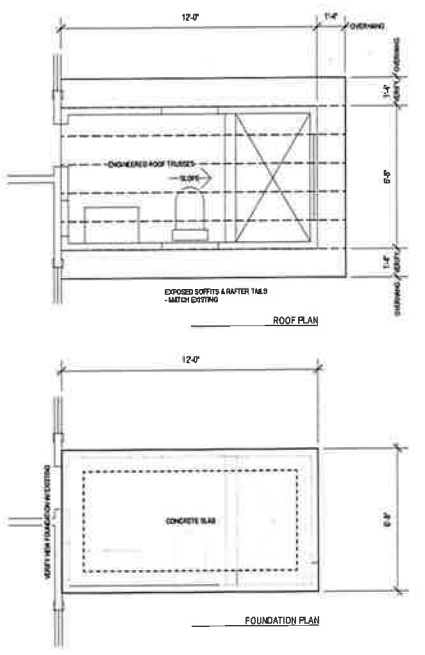
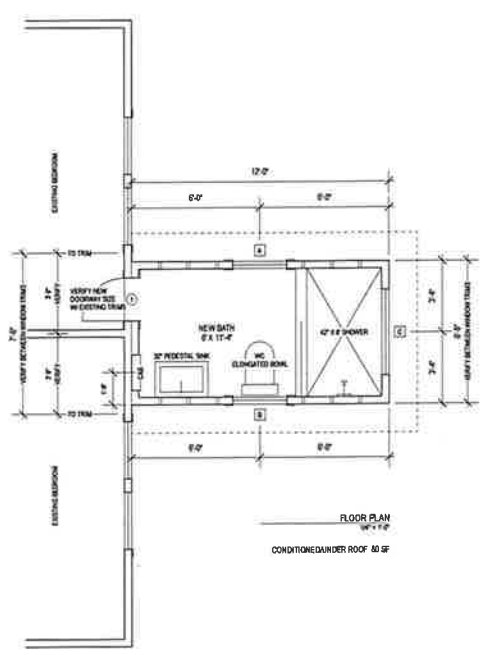
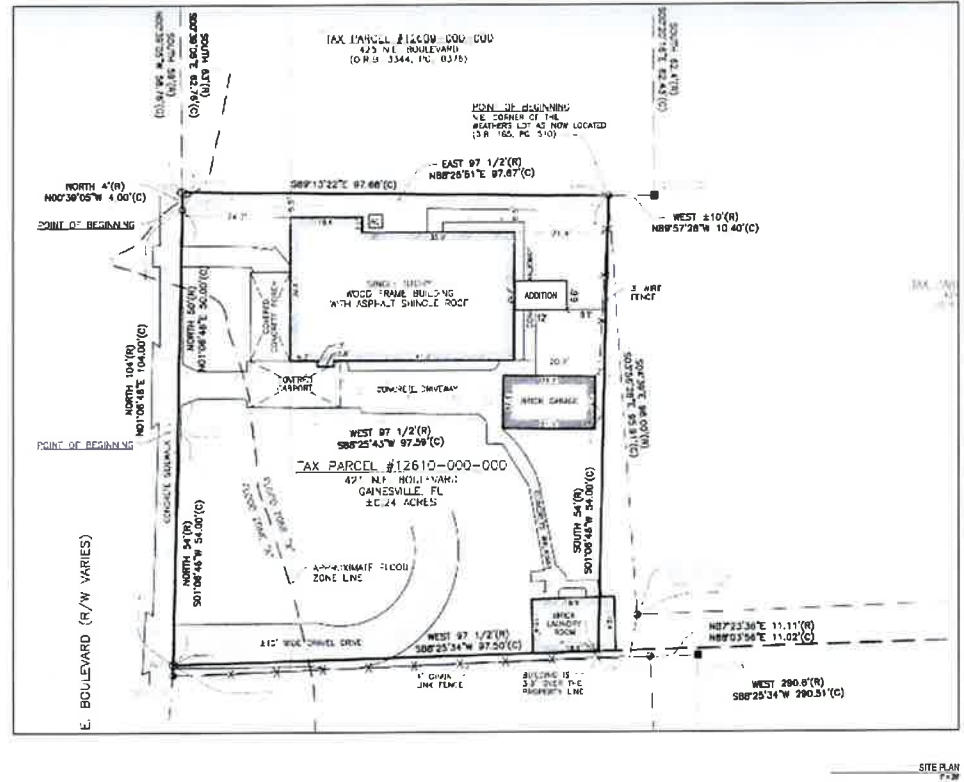
LOCA



JAYASWAL ART AND DESIGN STUDIO
NTIN JAYASWAL
2791 SE 27TH AVE GAINESVILLE FL 32641
(352) 514-3311 njayasw@tda.com

SONKE RESIDENCE
421 NE BLVD.
GAINESVILLE FLORIDA 32601

MAY 03, 2019
SITE PLAN
FLOOR PLAN
FOUNDATION & ROOF PLAN
ELECTRICAL PLAN
ELEVATIONS & SECTIONS



KEY	
⊕	DUPLEX RECEPTACLE
⊕	GROUND FAULT OUTLET
⊕	WATERPROOF
⊕	SWITCH
⊕	SWITCH - DIMMER
⊕	RECESSED FUTURE
⊕	JUNCTION BOX
⊕	WALL FUTURE
⊕	SUPPLY GRILL
⊕	EXHAUST FAN

DOOR SCHEDULE - VERIFY W/ EXISTING											
DOORS								FRAME	HARDWARE	DETAILS	REMARKS
NO	WIDTH	HT.	THICK	TYPE	MATERIAL EXT/INT	FINISH EXT/INT	GLASS - TEMP.	MATERIAL	FINISH		
1	20	68	- VERIFY	TBD, CUSTOM	WOOD/WOOD	PAINTED	TBD	WOOD	PAINTED	PRIVACY	
WINDOW SCHEDULE - VERIFY W/ EXISTING											
LOCATION		TYPE, SIZE & CONFIGURATION			MATERIAL, EXT/INT	FINISH, EXT/INT	GLASS - LOW-E	HARDWARE	TECH	REMARKS	
A	BATHROOM	DOUBLE HUNG			26	36	CLAD/ WOOD	CLAD/ PAINTED	CLAD/ PAINTED	TEMP.	WET LOCATION
B	BATHROOM	DOUBLE HUNG			26	36	CLAD/ WOOD	CLAD/ PAINTED	CLAD/ PAINTED	TEMP.	
C	BATH - SHOWER	AWNING			40	26	COMPOSITE	COMPOSITE			

