



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:	#4 under New Business
PROJECT NAME AND NUMBER:	New Single Family Home, HP-19-00055
APPLICATION TYPE:	Quasi-Judicial COA
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

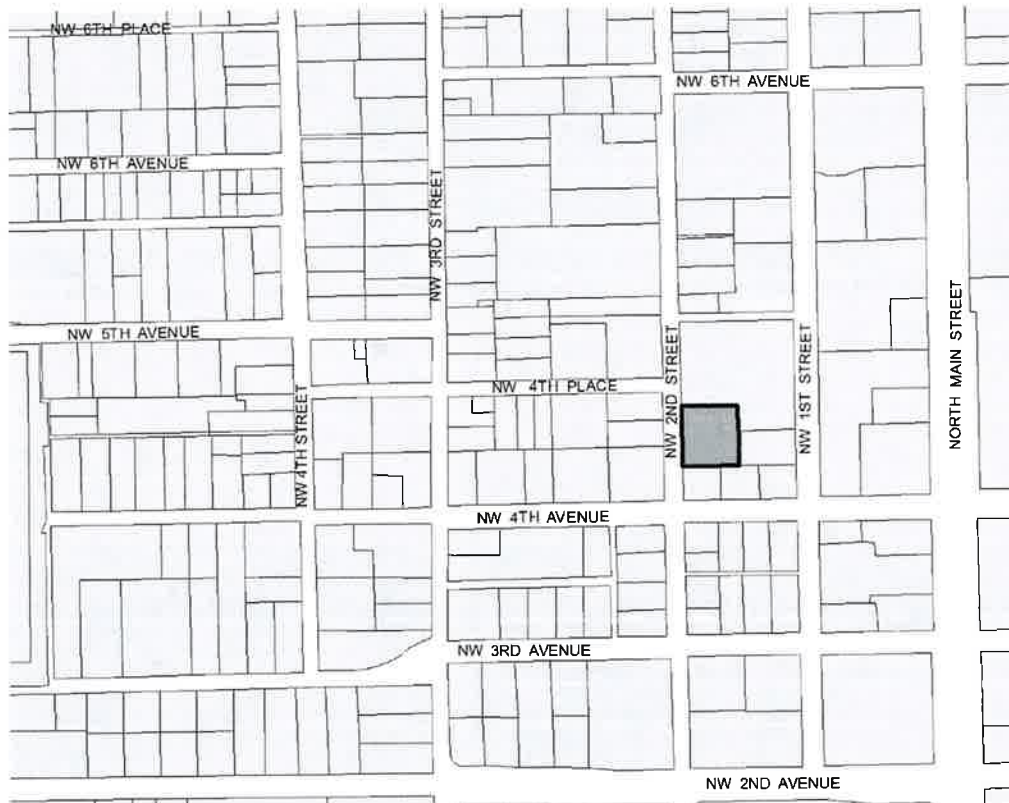


Figure 1: Location Map

APPLICATION INFORMATION:

Property Owner(s): Britton Jones

SITE INFORMATION:

Address: 400 block of NW 2nd Street
Parcel Number(s): 14791-000-000
Existing Use(s): Vacant
Zoning Designation(s): DT (Downtown)
Historic District: Pleasant Street
Historic District Status: N/A
Date of construction: N/A

PURPOSE AND DESCRIPTION:

Daniel Cornwell, SVM Architects, agent for Britton Jones, Duration Properties. Certificate of Appropriateness for new construction of a single-family house. Located in the 400 block of NW 2nd Street, Lot 21. This building will be a non-contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located in the 400 block of NW 2nd Street, on Lot 21 of the Rose Minor Subdivision (AD-19-00040), with a zoning designation of DT (Downtown) (See Figure 1). The parcel (14791-000-000) is located in the Pleasant Street Historic District and the lot is approximately 0.08 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

PROPOSED

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 bathrooms, with approximately 1,824 square feet. It will be a 1-story structure that faces NW 2nd Street. The house will feature 6/1 vinyl windows, along with a 2-panel and a 3-panel window. The exterior doors will be wood with a transom window for the front door and a wood door with a full lite for the backdoor. The house is intended to reflect the architectural character of nearby structures with raised floors on brick piers with a lattice skirt; lapped siding, a front porch, and Victorian-styled trims, moldings, and columns. The exterior finish for the house will be Hardie

lapped siding with Hardie trim and corners. The roof will feature asphalt shingles (See elevations in Exhibit 4).

REVIEW

Pleasant Street Historic District- Development Pattern (Guidelines Ch. 6)

There are two distinct historic areas of development in the Pleasant Street Historic District, identified as zone A and B, which date between 1875 and 1935. The first area, Zone A, includes all but a small enclave in the southeast corner of the district. This portion is a historically African-American residential neighborhood. The second area, Zone B, is a traditionally white neighborhood that developed during the same period in conjunction with the downtown commercial area.

This proposal is sited within Zone B. In general in the neighborhood, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, or at the north border of the district with very few two-story houses throughout Zone A. In recent years however, there have been more two-story homes that have been proposed and are currently built or under construction throughout Zone A and not just on the north border. The subject property is located in Zone B which has a mix of one-story and two-story residences.

General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period.

The majority of the residences in both zones are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.

Gable front houses appear to be the most common types in the district. These include the shotgun houses and bungalows and variations on the type found in the district.

Setting

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, some fence lined properties, concrete curbing, and no walls.*
- *Subdivision layout: rectangular lots and blocks flanking the primary streets.*
- *Facade lines, front and side setbacks: detached residences with minimal front setbacks and minimal side setbacks.*
- *Lot size and density of development: small lot size and low to medium density.*
- *Block patterns: Commercial: 300 feet in length on east and west and 400-600 feet on their north and south ends. Residential: rectangular 300 feet in length on east and west and 300 feet on their north and south ends.*
- *Patterns of vacant lots and open spaces: vacant lots throughout*

Building Characteristics

- *Height: number of stories: Primarily single story. Range of 1-2.*
- *Width: number of bays or vertical divisions: one.*
- *Types: residential, commercial, institutional*
- *Predominant architectural styles and design influences: Frame.*
- *Massing or overall form: single rectangular structures.*
- *Orientation: both compass orientation and horizontal or vertical orientation.*
- *Foundations: Residential elevated wood frame on brick piers or masonry piers. Commercial: continuous brick or masonry perimeter wall and slab on grade.*
- *Roofs: primary and secondary roof structures: gable, hip with standard pitch.*
- *Materials: Primarily wood frame*
- *Windows: Primarily wood frame double hung sash in 6/6, 2/2, or 1/1 light pattern.*
- *Repetitive features: Porches and detached outbuildings*
- *Decoration: Minimal. Religious: brick corbeling. Stained glass. Residential: minimal wood millwork such as brackets, fretwork, spindles.*
- *Predominate Architectural Styles: Wood Frame Vernacular, Queen Anne and Eastlake influence, Romanesque Revival*

Materials

Wood frame and siding is the primary and traditional construction material within the district. Weatherboard and drop siding types are prominent.

Building Styles

Wood frame vernacular houses represent the largest building category in the district with 123 examples. Bungalows are the second largest category style with 91 examples. The buildings are traditionally wood frame residences raised on brick or concrete piers ranging in size, form and style. On the small scale are Shotgun and hall and parlor vernacular structures to the larger structures of two-story I- houses and Queen Anne residences with large porches and verandahs.

Plans

The floor plans of the smaller houses are generally simple rectangular plans with a small rear ell, or are variations of the L-plan. Few residences have garages or other outbuildings on the same property.

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

Basis for Review – Design Guidelines for New Construction using the General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

Attached are the Design Guidelines for New Construction in the Pleasant Street Historic District.

The proposed new structure was reviewed in light of the 11 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines. New construction should complement historic architecture. With sound planning and good design, new construction can respect and reinforce

the existing patterns of a historic district. Good infill design does not have to imitate demolished buildings to be successful. Instead it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

1. *Rhythm of the Street.* In the Pleasant Street Historic District, the subdivision layout is mostly rectangular lots and blocks flanking the primary streets. Lot sizes are typically small with low to medium density. Repetitive features are porches.

The Guidelines state that rhythm is the layering of many features that add up to what is generally described as "character." The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The construction of the 1 story residence with a compatible setback to other buildings in the area will improve the rhythm of the street as the new structure will be compatible in scale and spacing with the adjacent historic contributing buildings. It will also occupy a vacant lot, thus filling in a "gap" in the street rhythm.

Compatible

2. *Setbacks.* In the Pleasant Street Historic District, building setbacks vary considerably, with some buildings sited at the front property line while others are sited at a depth ranging from 10 to 15 feet or more. The district is comprised of all or portions of 15 rectangular blocks of varying size, which are laid out on an irregular grid pattern. The blocks contain lots ranging in size from 40' x 60' to 100' by 200'.

The required front yard setback in the DT zoning district is 15 to 20 feet. The applicants are indicating a 20 foot front setback from the property line to the front wall of the building. The required side yard setback is 0 feet; the house shows a 3 foot minimum setback on the north and south sides of the house. The required rear setback in DT is 0 feet with no alley; the house is shown with a 13 foot, 11 inch setback to the rear property line.

Compatible

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block. In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. However, Zone B is a mix of one-story and two-story residences.

The proposed height of the new 1-story structure is generally compatible with the surrounding historic buildings. The proposed height to the peak of the roof is approximately 20 feet, 5 and 5/8 inches. The DT zoning district allows a maximum height of up to 12 stories by right and up to 14 stories with bonuses.

Compatible

4. *Roof Forms.* In the Pleasant Street Historic District, the roofs represented are either side or front gable roofs with v-crimp metal sheeting or asphalt shingles.

The material to be used for the roof is architectural style asphalt shingles. The proposed roof is consistent with roofing styles found throughout the Pleasant Street Historic District.

Compatible

5. *Rhythm of Entrances and Porches.* In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches.

The Guidelines state that porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure maintains the same relationship of the front door entry and porch to the street, with adequate space for outdoor furniture.

Compatible

6. *Walls of Continuity.* In the Pleasant Street Historic District, streetscape features are minimal sidewalks, fence lined properties, concrete curbing, and no walls.

Compatible

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

In the Pleasant Street Historic District, Zone B, the building scale is larger than in Zone A, with a mix of one-story and two-story residences, with more decorative detailing and more formalized styles. The proposed new structure is compatible with the adjacent structures in terms of massing and size, composition of openings, roof forms and details to the building mass and its configuration.

Compatible

8. *Directional Expression.* In the Pleasant Street Historic District, orientation is both compass orientation and horizontal or vertical orientation. Massing or overall form is typically single rectangular structures.

In the general area of the subject property, there are many single rectangular forms, such as bungalows and shotguns, which are more horizontal, or square in expression, and also some gable-end-and-wing-forms, which are more vertical in expression. As there are a variety of vertical and horizontal expressions in the district and vicinity of the subject property, the horizontal orientation of the proposed house is appropriate and complies with the guidelines.

Compatible

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context. The height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.

Similar to the directional expression, there are a variety of proportional relationships in the historic district. The proposed new structure has compatible height with structures in the general area and a proposed width not out of scale with structures throughout the Pleasant Street Historic District.

Compatible

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade. The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

In the Pleasant Street Historic District, there are both vertical and horizontal proportions of windows. The windows shown on the elevations for the new building are compatible with the windows on other buildings in the vicinity.

Compatible

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

The rhythm of solids to voids is appropriate for the historic district, as there is more wall surface than window surface.

Compatible

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulated Divided Lights grille for the chosen 6x1 grille patterns.
- Provide information sheets for the proposed windows and the architectural shingle roof system.
- Notify staff of any changes during construction.

BACKGROUND:

- N/A

POST-APPROVAL REQUIREMENTS:

-

Requirements to be met after the vote on the Certificate of Appropriateness include any staff recommended conditions and any conditions that may be imposed by the Historic Preservation Board. The proposed work will need to obtain the appropriate building permits which will be reviewed by the historic preservation staff.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Map, Aerial, and Surrounding Context Photographs |
| <u>Exhibit 4</u> | Site Plan, Floor Plan, and Elevations |

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:

DESIGN GUIDELINES FOR NEW CONSTRUCTION

Northeast, Southeast, & Pleasant Street Historic Districts

MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS

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

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

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

DEFINING THE CRITERIA

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

Please note, however, that "Scale" is broken up into two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

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

Recommended

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

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

Not Recommended

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

RHYTHM OF THE STREET

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

SETBACKS

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

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

HEIGHT

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

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in

abundance. A significant number of Mediterranean influenced structures having flat roofs concealed behind parapets are found in all districts. A few structures of merit have flat planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

RHYTHM: ENTRANCES & PORCHES

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

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

WALLS OF CONTINUITY

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

SCALE OF THE BUILDING

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

DIRECTIONAL EXPRESSION

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

PROPORTION OF FRONT FACADE

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

PROPORTION & RHYTHM OF OPENINGS

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

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

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

RHYTHM OF SOLIDS TO VOIDS

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

DETAILS AND MATERIALS

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

CITY OF GAINESVILLE FLORIDA

CERTIFICATE OF APPROPRIATENESS APPLICATION

REQUIREMENTS

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

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

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

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

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

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

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

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☒ New Construction ☐ Relocation ☐

Repair ☐ Fence ☐ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: Pleasant Street

Site Address: No Current Address (EMPTY LOTS) *lot 21*

Tax Parcel # 14791-000-000

OWNER

Owner(s) Name

Britton Jones

Corporation or Company

Duration Properties

Street Address

527 Turkey Creek

City State Zip

Alachua, FL 32615

Home Telephone Number

352-494-3129

Cell Phone Number

Fax Number

E-Mail Address

bjones@durationbuilders.com

APPLICANT OR AGENT

Applicant Name

Daniel Cornwell

Corporation or Company

SVM Architects

Street Address

1628 NW 6th St.

City State Zip

Gainesville, FL 32609

Home Telephone Number

352-378-4400

Cell Phone Number

Fax Number

E-Mail Address

dan@svmarchitects.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ _____

EZ Fee: \$ _____

HP # *19-00055*

Contributing Y ☒ N ☒

Zoning *DT-Downtown*

Pre-Conference Y ☒ N ☒

Application Complete Y ☒ N ☒

Enterprise Zone Y ☒ N ☒

Request for Modification of Setbacks

Y ☒ N ☒

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

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

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

☐ Ad Valorem Tax Exemption (See Fee Schedule)

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

☐ Account No. 001-660-6680-3405

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

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

Received By *Jason Simmons*

Date Received *5/3/19*

RECEIVED

MAY 13 2019

STAMP

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

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

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST

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

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

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

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

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

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

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

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT 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

Butler & Jones
[Signature]

Date 5/3/19
Date 5/3/19

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.

Vacant lots in the Pleasant Street Historical District. Lots are located in a neighborhood built post-Civil War era, near Pleasant Park and Friendship Baptist Church on 2nd Street. Surrounding houses are built on brick piers with skirting, lapped siding, and light Victorian Detailing.

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.

3 proposed new houses.

One 1824 sq. ft. with 69'4"x26'0" footprint

Two 1457 sq. ft. with 60'0"x24'0" footprint

Features of all three houses will capture the historic architecture of the Pleasant Street District neighborhood, details including: raised floor on brick piers with lattice skirt, lapped siding, front porch, Victorian-styled trims, mouldings, and columns, colonial grid windows and paneled doors with transom windows.

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.

Not applicable

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.

Not applicable.

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"/> N/A	<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"/> N/A	<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"/> N/A	<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"/>
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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.

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the October Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

CERTIFICATE OF APPROPRIATENESS

Pre-Application Conference with Staff and Petitioner
352.394.5022

Petitioner submits application materials and corresponding fee
(Refer to submission deadlines)

Staff reviews application

Incomplete
or insufficient

Board Approval
Required

Staff Approval
Required

Property is posted no less than ten
days

Written decision issued

Historic Preservation Board Meeting

1 Tuesday of month

5:30 PM City Hall Auditorium

Grant COA
with/without condi-

Deny COA

Continue COA
Additional Infor-

Can be appealed to City Commission
(must be submitted 14 days following written decision)

Written decision issued

PROPERTY OWNER AFFIDAVIT

Owners Name:

Britton Jones / Duration Builders

Address: 527 Turkey Creek
Alachua, Fl. 32615

Phone: 352-494-3129

Email: bjones@durationbuilders.com

Agent Name:

Daniel Cornwell / SVM Architects

Address: 1628 NW 6th St

Phone: 352-378-4400

Gainesville, Fl. 32609

Email: dan@svmarchitects.com

Parcel No.: 14791-000-000

Acreage: 1

S: 05

T: 10

R: 20

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: *Britton A Jones*

Printed name: BRITTON A JONES

Date: 4/17/19

The foregoing affidavit is acknowledged before me this 17 day of April, 2019, by Britton Jones, who is/are personally known to me, and who has/they have produced J520-061-70-346 as identification.

DRIVER'S LICENSE 0



Notary Public - State of Florida
Commission # GG 063651
My Comm. Expires Mar 6, 2021
Bonded through National Notary Assn.

NOTARY SEAL

Signature of Notary Public, State of FL

RECEIVED

STAMP

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

ROSE HOUSES

Applicant (Owner or Agent)

SVM ARCHITECTS - DANIEL CORNWELL

Tax parcel(s)

14791-000-000

Being duly sworn, I depose and say the following:

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

7.

DANIEL CORNWELL

8.

Applicant (signature)

Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 20th day of May, 2019, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

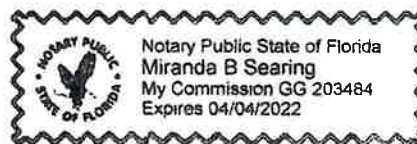
Public

My Commission expires:

4/4/22

Notary

RECORDING SPACE



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

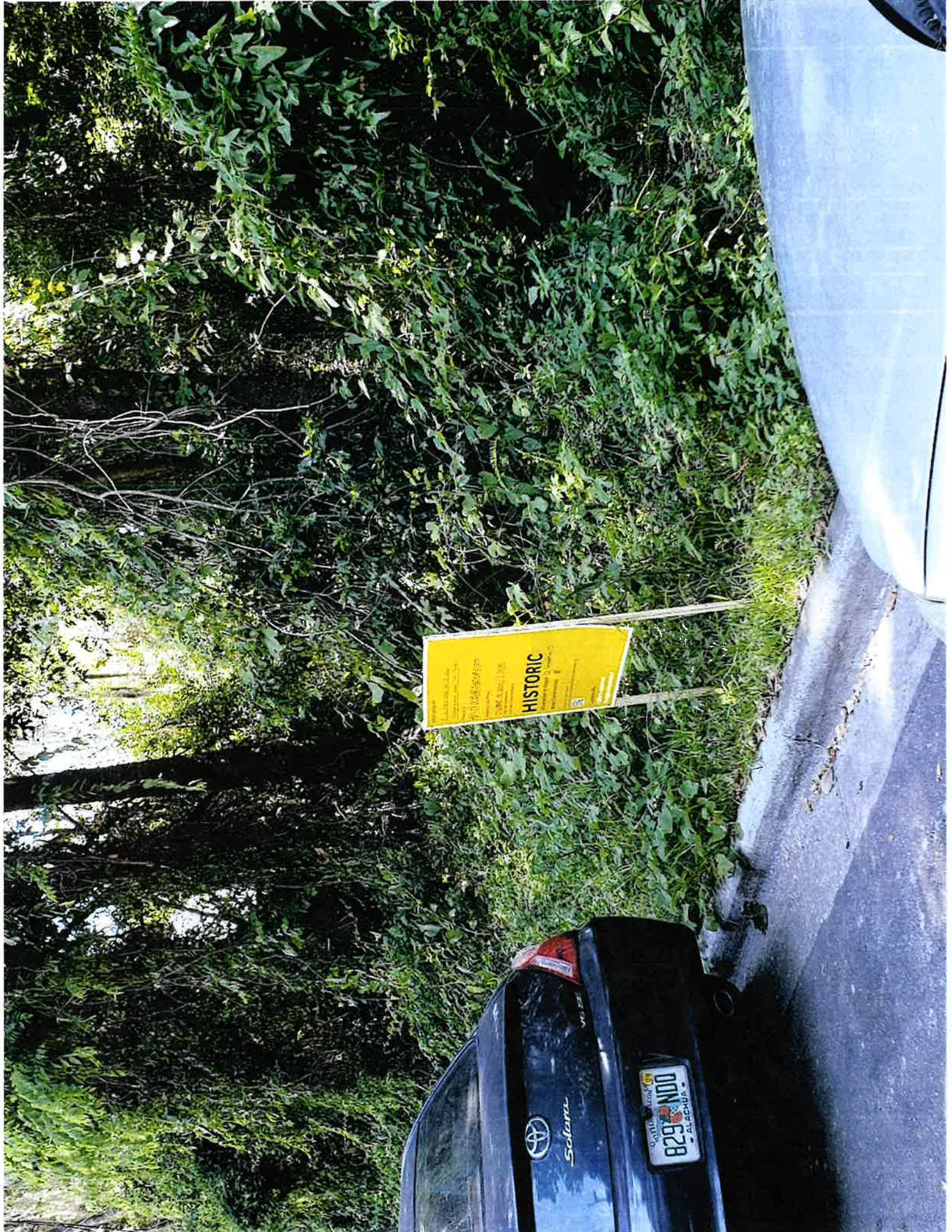
FOR OFFICE USE ONLY

Petition Number

HP-19-00055

Planner

Jason Simmons

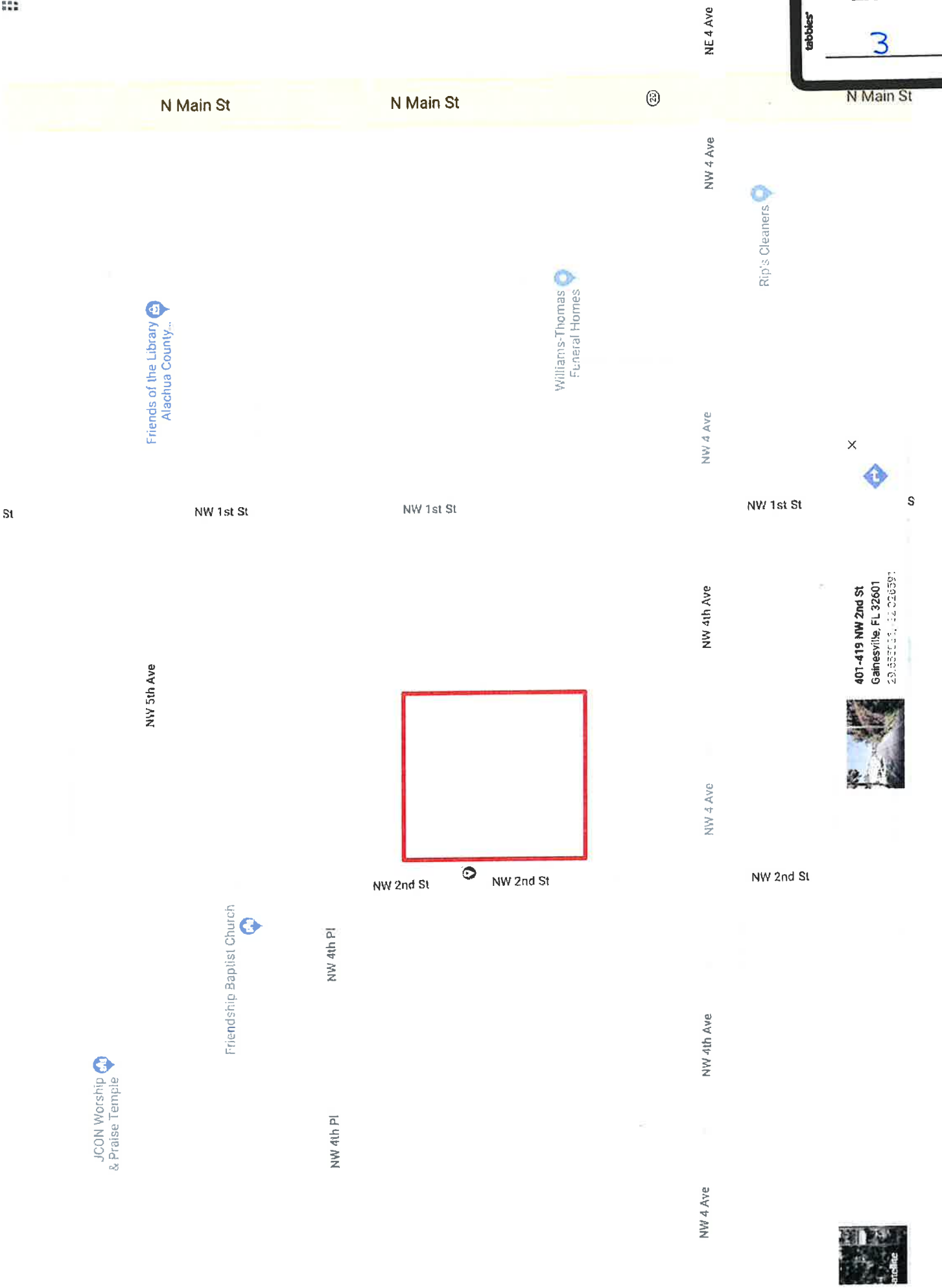


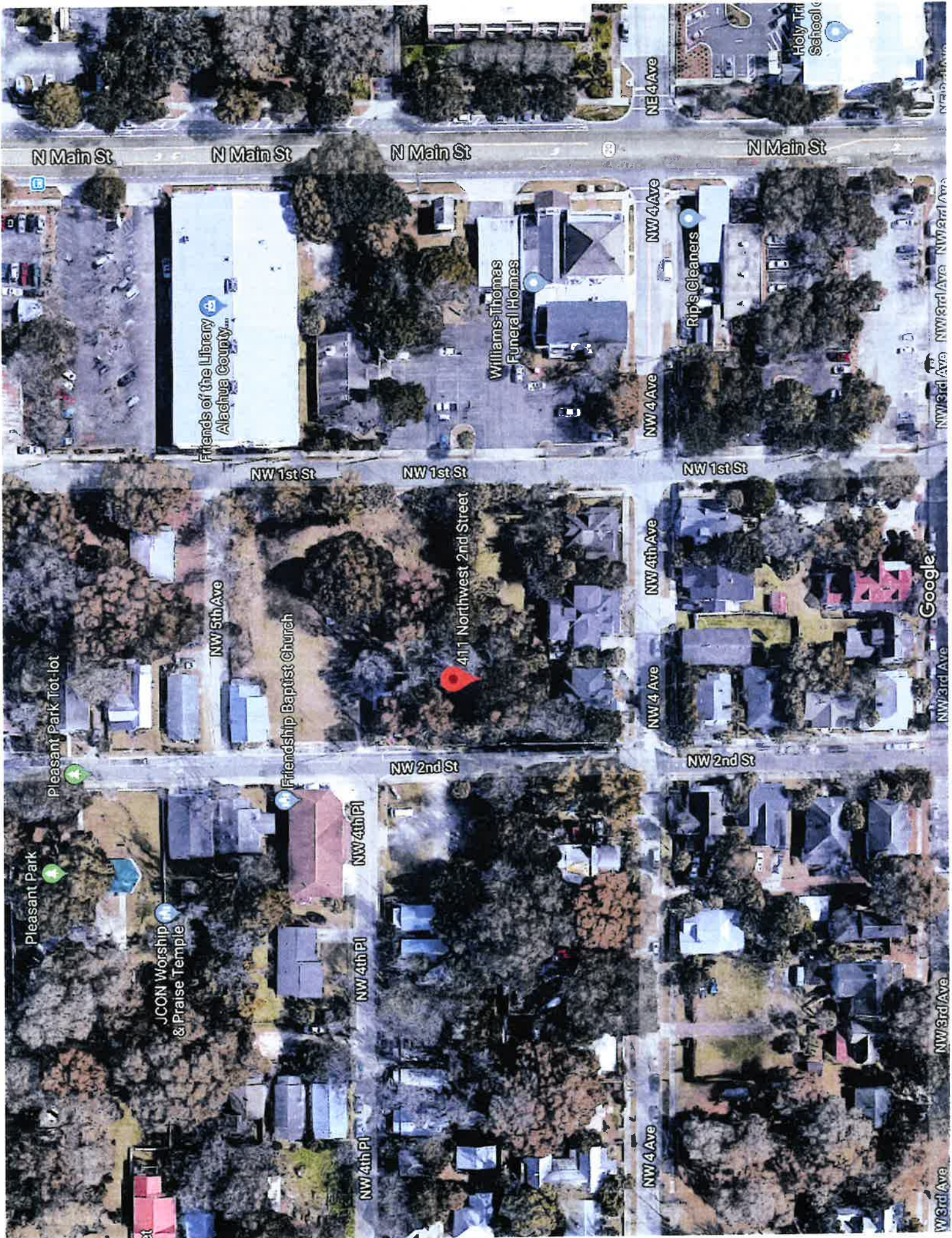


EXHIBIT

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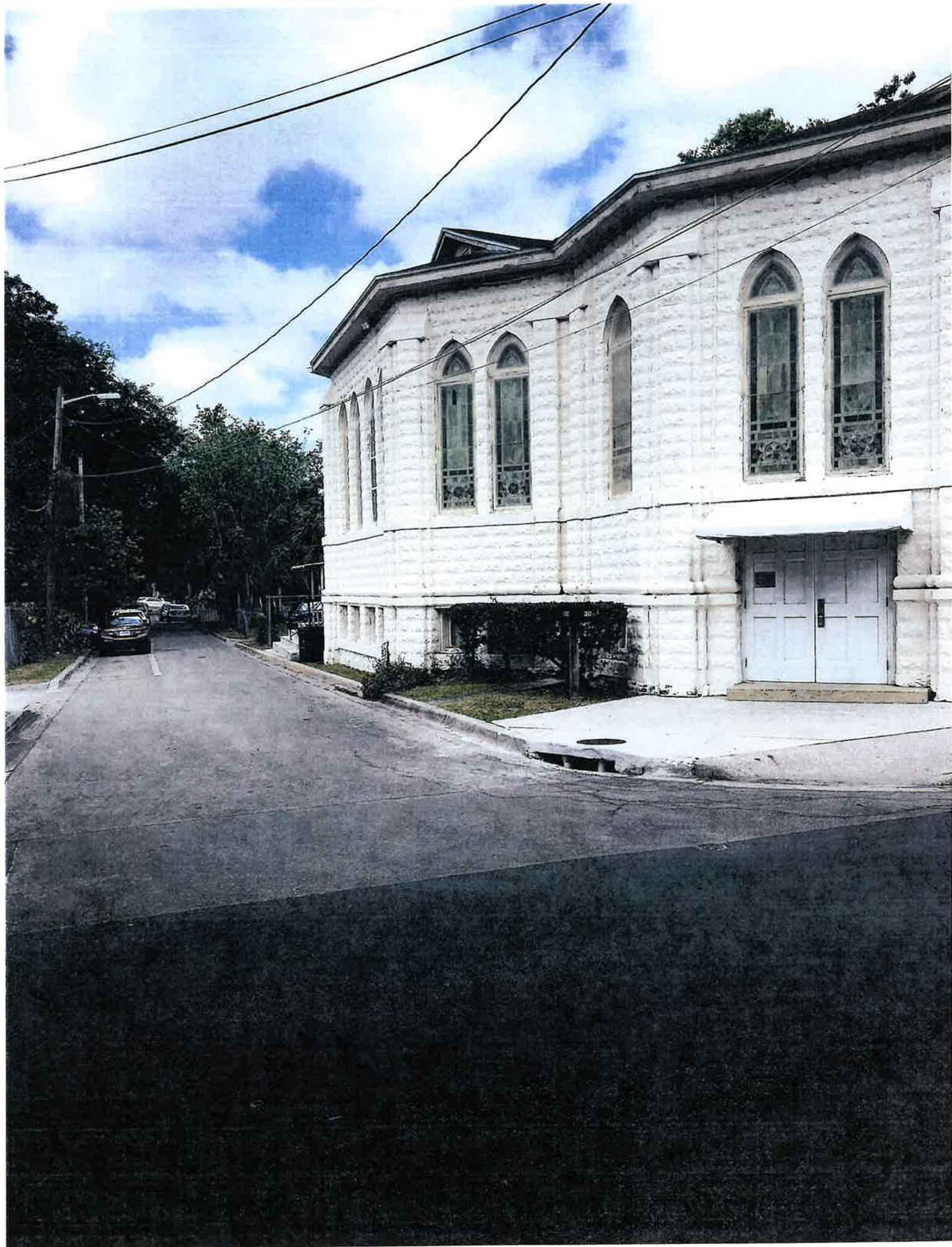
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ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SYMARCHITECTS, INC. 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 ADDITIONAL ARCHITECT BEING SO EMPLOYED TO FURNISH CONSTRUCTION OBSERVATION OR CONSTRUCTION ADMINISTRATION SERVICES.

NEW CONSTRUCTION

ROSE HOUSES

FOR
BRITTON JONES
AT
2ND ST
GAINESVILLE FL, 32601

3D PLAN



SITE VICINITY MAP



PROJECT INFORMATION

SYM JOB NUMBER: 1553-2
PROJECT NAME: ROSE HOUSES

PROJECT/ SITE ADDRESS

(no address) PARCEL 14791-000-000
GAINESVILLE, FL 32601

OCCUPANCY TYPE - FBC: RESIDENTIAL
NUMBER OF STORIES: 1 ABOVE GRADE
NUMBER OF BUILDINGS: 3
AUTHORITIES HAVING JURISDICTION: CITY OF GAINESVILLE

PROJECT SCOPE

PROJECT TYPE: NEW CONSTRUCTION
PROJECT SCOPE OF WORK: CONSTRUCTION OF 3 NEW HOUSES ON EMPTY LOTS IN THE PLEASANT STREET HISTORIC DISTRICT.

DRAWING SHEET INDEX

SHEET #	SHEET NAME	Current Revision	Current Date
TO.O	COVER SHEET		
ARCHITECTURAL			
A0.1	PROPOSED - ARCHITECTURAL SITE PLAN		
A1.0	PROPOSED - PLANS - FIRST FLOOR		
A2.0	PROPOSED - ELEVATIONS - EXTERIOR		
A2.1	PROPOSED - ELEVATIONS - EXTERIOR		

TITLE			
TO.O	COVER SHEET		
ARCHITECTURAL			
A0.1	PROPOSED - ARCHITECTURAL SITE PLAN		
A1.0	PROPOSED - PLANS - FIRST FLOOR		
A2.0	PROPOSED - ELEVATIONS - EXTERIOR		
A2.1	PROPOSED - ELEVATIONS - EXTERIOR		

CONSULTANTS

ARCHITECT
HOWARD J. McLEAN
1628 NW 6TH ST.
GAINESVILLE, FL 32609
PH: (352)378-4400
EMAIL: howard@symarchitects.com

GENERAL NOTES

- DRAWINGS ARE DIAGRAMATIC 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.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 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.
- GC, VENDORS & SUB-CONTRACTORS SHALL REFER TO ALL DRAWINGS, PROJECT MANUAL AND P&E SHEETS (WHEN APPLICABLE) OF CONTRACT DOCUMENTS AND COMPLY WITH ALL PROVISIONS THEREIN. IF THERE IS A DISCREPANCY BETWEEN CONTRACT DOCUMENTS, EXISTING CONDITIONS AND VENDOR SUPPLIED WATER TREATMENT DOCUMENTS, GC TO VERIFY AND COORDINATE PRIOR TO INSTALLATION OF ANY SLEAVING.
- 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.
- RFTS - SUBMIT ALL QUESTIONS ON RFI DOCUMENT PROVIDED IN BID DOCUMENTS WITH DATE OF REQUEST. ARCHITECT WILL PROVIDE RESPONSE AS QUICKLY AS PRACTICAL.
- 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 CD, FTP WEBSITE FOR DOWNLOAD, 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.
- PROJECT MAY INCLUDE MISCELLANEOUS STANDARD DETAILS. GC IS TO REVIEW ALL TO VERIFY ALL ARE APPLICABLE. SOME DETAILS MAY BE MIRRORED FOR THIS PROJECT COORDINATE W/ FLOOR PLAN.
- SEE PROJECT MANUAL SECTION 0100 FOR ALTERNATES (WHEN APPLICABLE).
- SEE PROJECT MANUAL SECTION 01021 FOR ALLOWANCES (WHEN APPLICABLE).
- SEE LS SERIES DRAWINGS FOR CODE DATA & LIFE SAFETY INFORMATION.
- SEE SHEET A0.0.1 FOR ALL REQUIRED ADA & FIXTURE HEIGHTS.
- 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.
- 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.

EXHIBIT



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



ROSE HOUSES
FOR
BRITTON JONES

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

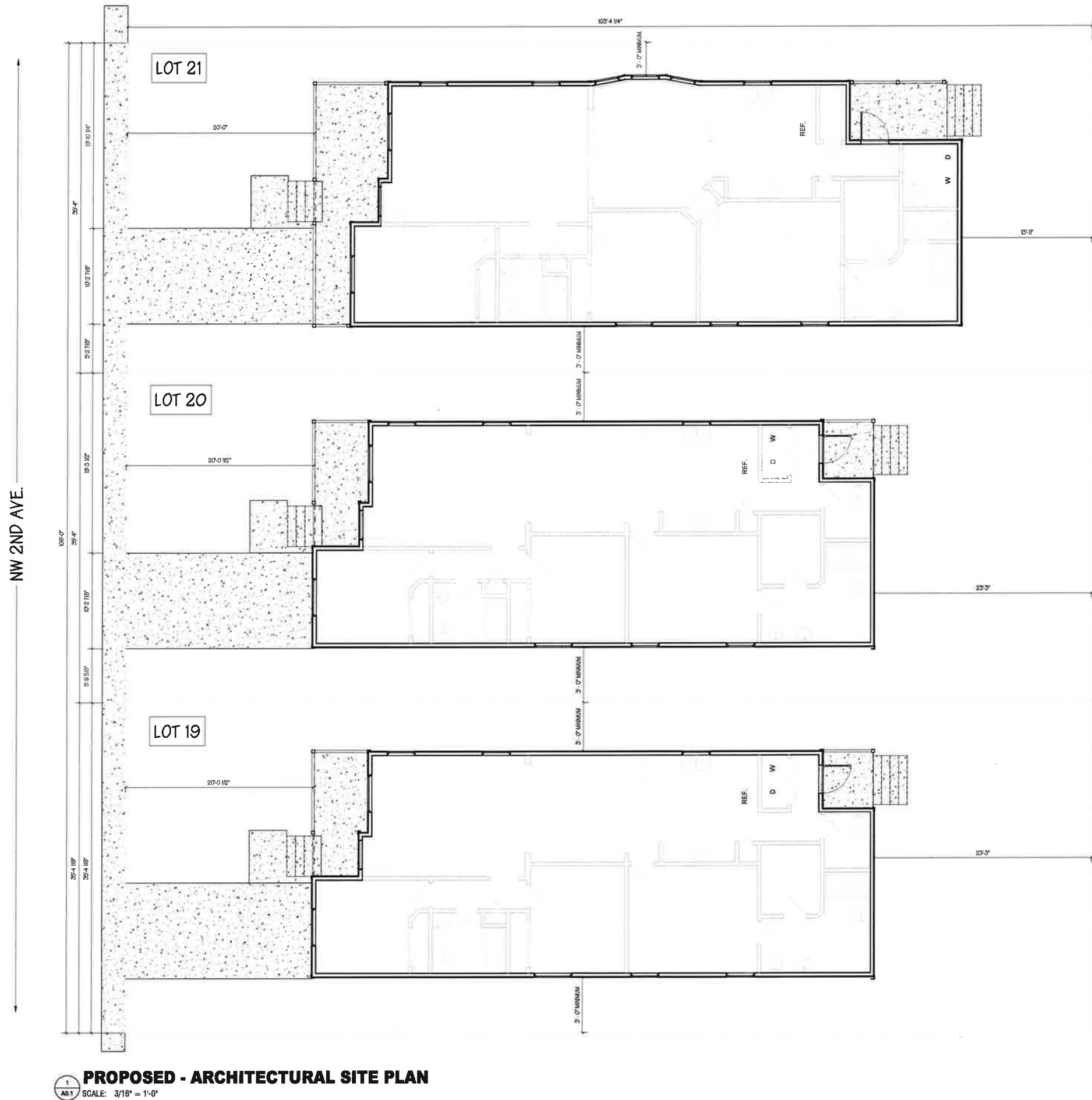
REVISIONS

DATE: 5/3/19
DRAWN BY: DDC
CHECKED BY: HJM

SHEET
TO.O
COVER SHEET
1553-2

2ND ST
GAINESVILLE FL, 32601

PROJECT LOCATION:



DESIGN PHASE: HISTORIC BOARD SUBMITTAL

REVISIONS

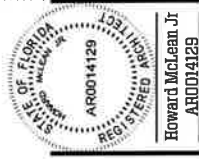
DATE: 5/3/18
DRAWN BY: DDC
CHECKED BY: HJM



ROSE HOUSES
FOR
BRITTON JONES

PROJECT LOCATION:

2ND ST
GAINESVILLE FL, 32601



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

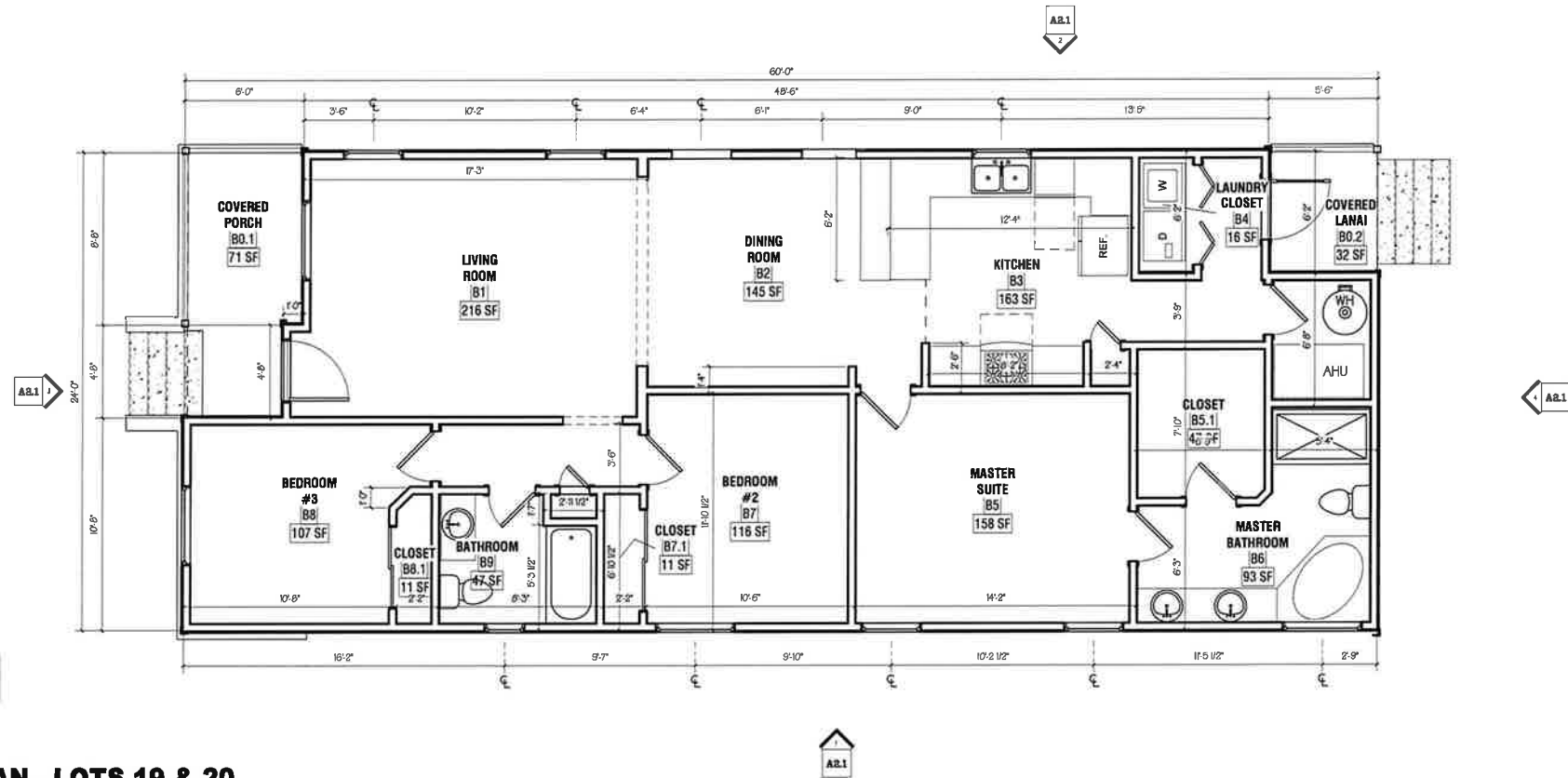
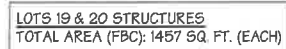
SVM | P.352.378.4400 | 1628 NW 6TH STREET
F.352.377.5378 | GAINESVILLE FL 32609

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

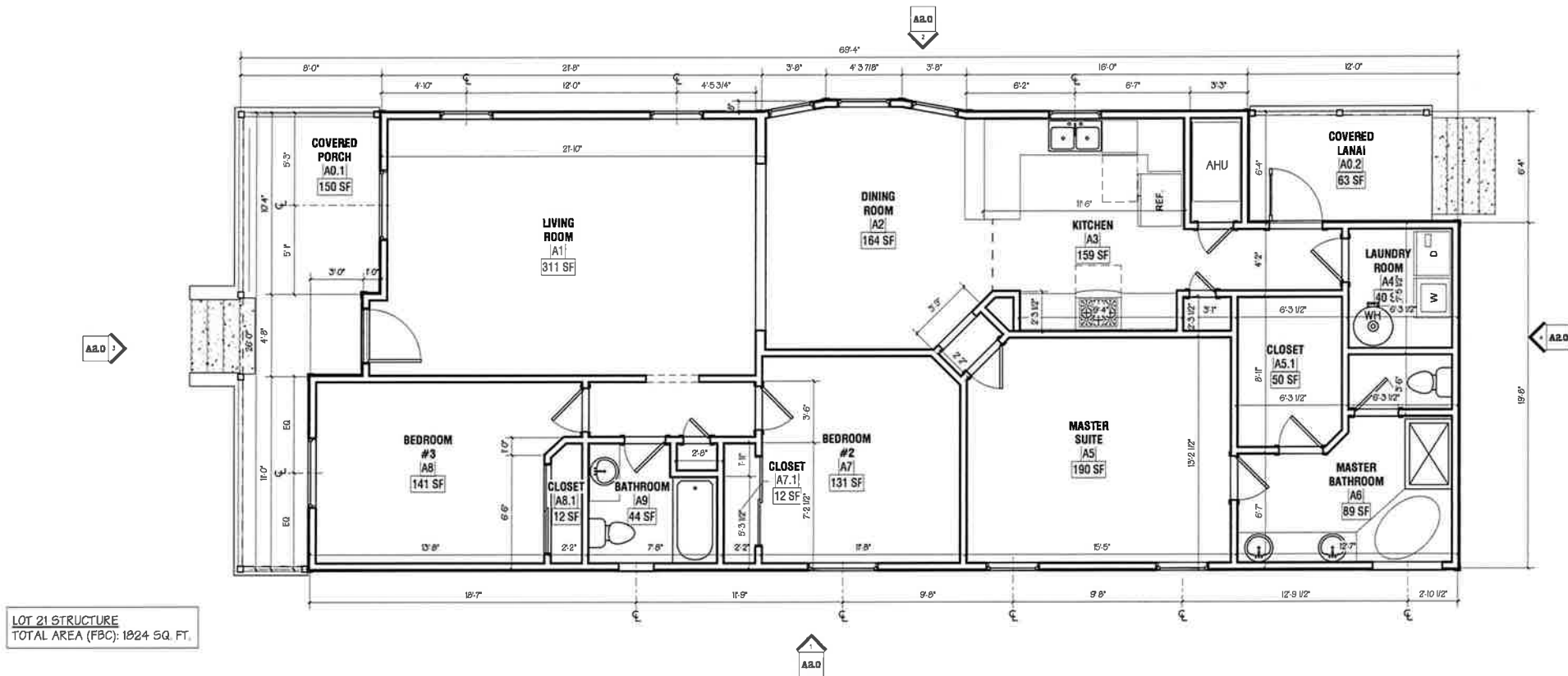
SKINNER VIGNOLA MCLEAN, INC.

ARCHITECTS & PLANNERS | FL CERTIFICATE | AA3478

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PROPOSED - PLAN - LOTS 19 & 20
SCALE: 1/4" = 1'-0"



 **PROPOSED - PLAN - LOT 21**
SCALE: 1/4" = 1'-0"

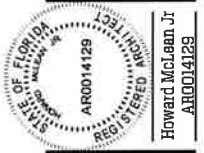
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SVM | P.352.376.4400
1628 NW 6TH STREET
GAINESVILLE FL 32609
F.352.377.5378

SKINNER VIGNOLA MCLEAN, INC.

ARCHITECTS & PLANNERS | FL CERTIFICATE | AA3478



2ND ST
GAINESVILLE FL, 32601

**ROSE HOUSES
FOR
BRITTON JONES**

PROJECT LOCATION:

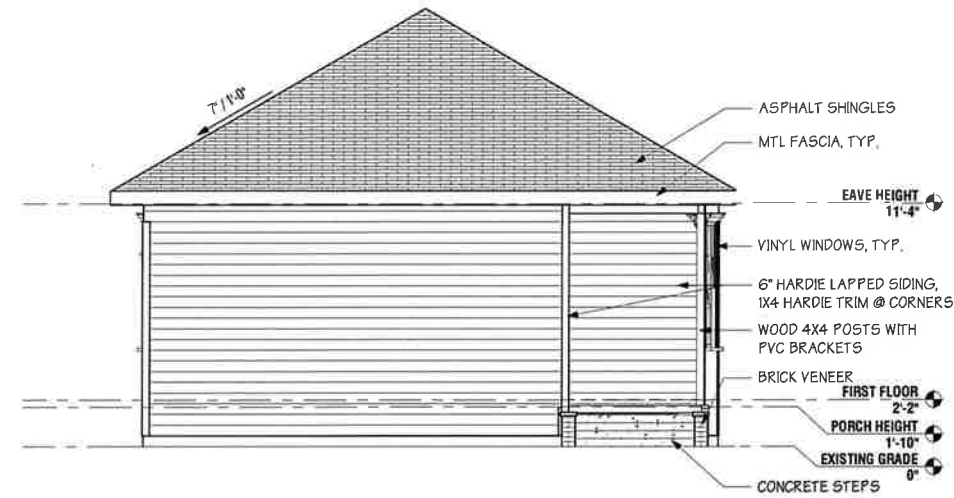
DESIGN PHASE: HISTORIC BOARD SUBMITTAL

REVISIONS

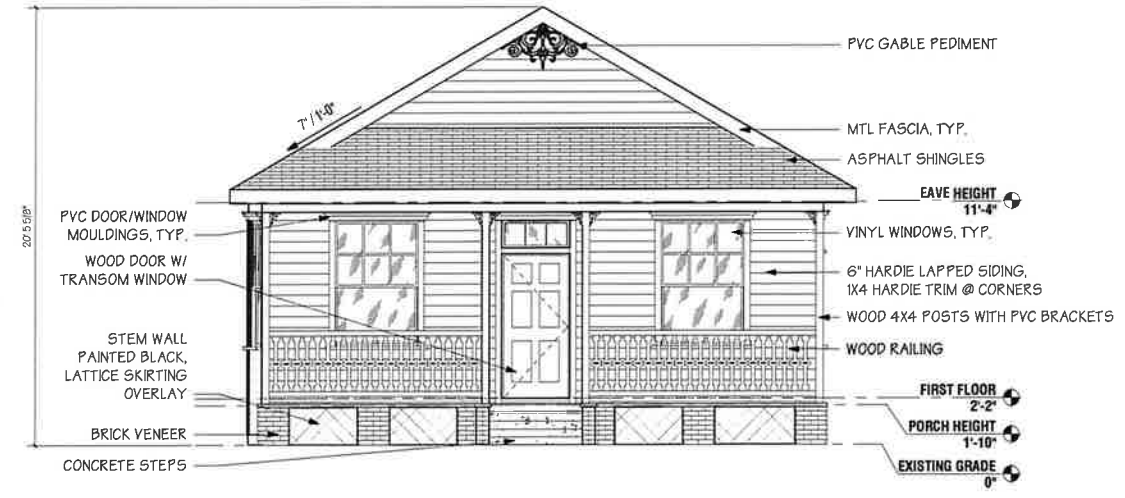
DATE: 5/3/18
DRAWN BY: DDC
CHECKED BY: HJM

SHEET
A1.0

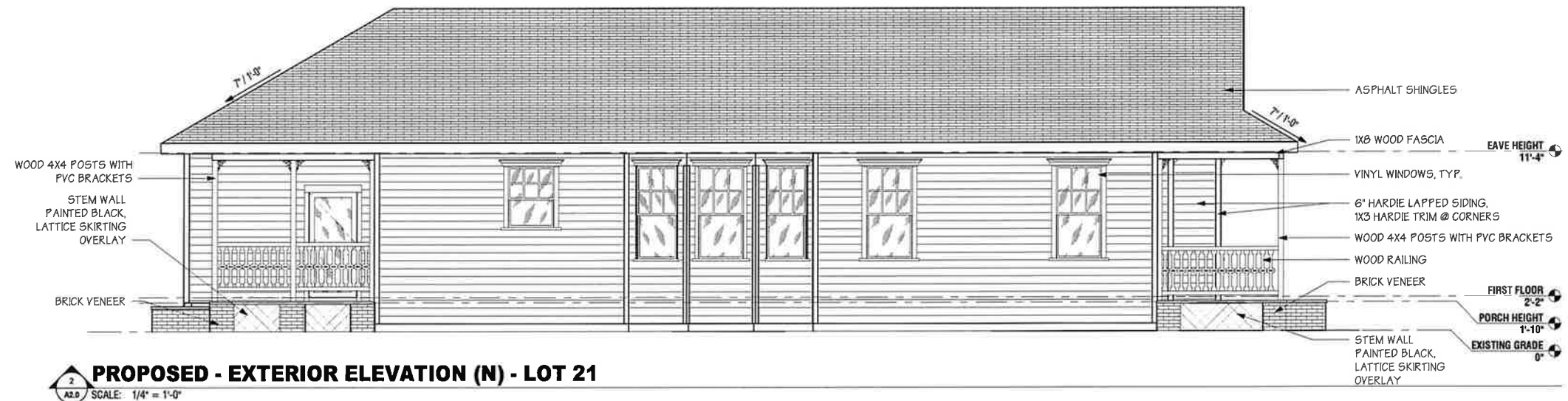
**PROPOSED -
PLANS - FIRST
FLOOR
1553-2**



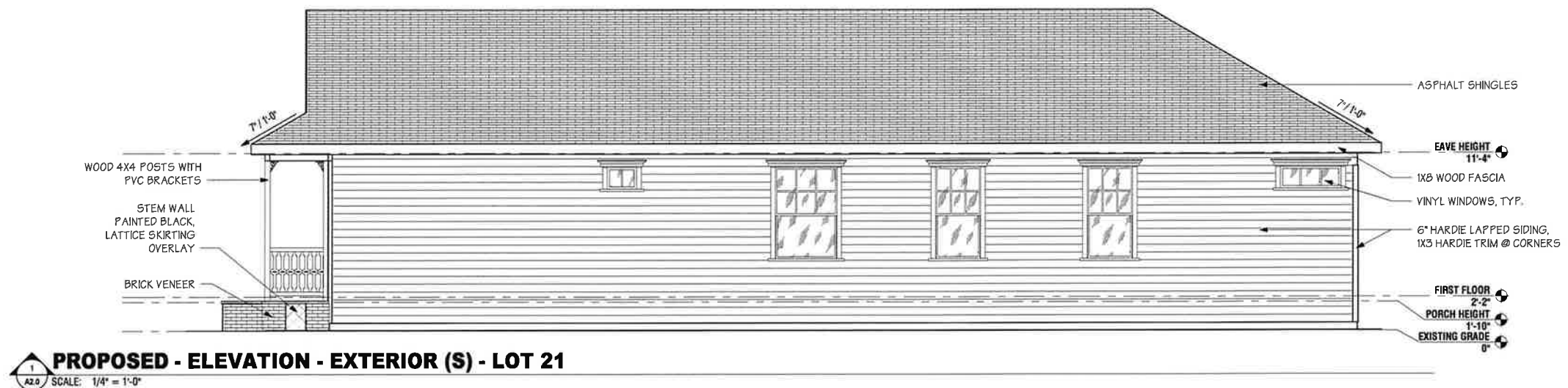
PROPOSED - ELEVATION - EXTERIOR (E) - LOT 21



PROPOSED - ELEVATION - EXTERIOR (W) - LOT 21



PROPOSED - EXTERIOR ELEVATION (N) - LOT 21

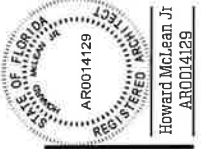


PROPOSED - ELEVATION - EXTERIOR (S) - LOT 21

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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ROSE HOUSES
FOR
BRITTON JONES

2ND ST
GAINESVILLE FL, 32601

PROJECT LOCATION:

DESIGN PHASE: HISTORIC BOARD SUBMITTAL

REVISIONS

DATE: 5/3/19
DRAWN BY: DDC
CHECKED BY: HJM

SHEET
A2.0

PROPOSED -
ELEVATIONS -
EXTERIOR

.553-2