



**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 2, 2020 |
| ITEM NO: | #1 under New Business |
| PROJECT NAME AND NUMBER: | HP-20-00015, 418 NW 4 th Avenue |
| APPLICATION TYPE: | Quasi-Judicial: Construct an addition |
| RECOMMENDATION: | Staff recommends approval with conditions as noted under "Recommendation" at the end of this report. |
| CITY PROJECT CONTACT: | Jason Simmons |



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: E. Scott Robinson & Robyn Frangie
Property Owner(s): Kathleen A. "Kat" Davis

SITE INFORMATION:

Address: 418 NW 4th Avenue
Parcel Number(s): 14508-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RC
Historic District: Pleasant Street
Historic District Status: Contributing
Date of construction: c. 1940 (ACPA), c. 1903 per AL00870

PURPOSE AND DESCRIPTION:

E. Scott Robinson and Robyn Frangie, Robinson Renovation & Custom Homes, Inc., agents for Kathleen A. Davis. Certificate of Appropriateness to construct an addition on a single-family house. Located at 418 NW 4th Avenue. This building is a contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, wood framed vernacular bungalow house on brick piers with wood lap siding and a 5V Crimp metal roof. The house has a gable roof with a concrete block chimney, secondary hip roof structures, a rectangular plan type, and double hung 2 over 2 wood windows. According to the Florida Master Site File, the house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid nineteenth century. The structure appears on the 1922 Sanborn map, and the site file indicates the house was constructed in 1903.

PROPOSED

The applicant is proposing to remove the existing finished 75 square foot open rear porch and the 120 square foot conditioned rear home extension in the back of the house, as well as remove the wood siding on the contributing structure. The rear home extension includes the third bedroom. The project would add an addition of approximately 525 square feet of conditioned space to the

rear of the house, in addition to 162 square feet of open rear porch. The addition would be one story wood frame construction on brick piers, which would include conditioned space with a butler's pantry, a bedroom with a walk-in closet, and an unconditioned covered screened porch with a 5V Crimp metal roof to match the existing house. The project would also include adding cement fiber lap siding on the existing house, to be painted to match the existing paint color. The existing windows and coach light are being saved for re-installation into the new addition. The addition will be in the back of the existing house and not visible from the right-of-way, thus maintaining the appearance of the front of the house. Part of the existing 6 foot tall stockade style fence with dog eared pickets will be removed for the construction activity around the new addition and then reinstalled. A segment of new fencing will be installed on the east property line, adjacent to the new addition, which will match the existing fencing.

REVIEW

The proposed new bedroom and butler's pantry addition is located at the rear of the house and will not be visible from the street. The view of the house from NW 4th Avenue will be unchanged. The windows on the addition will be consistent with the windows on the contributing structure since the windows that have to be removed for the addition will be saved and installed in the addition. The proposed materials for the addition are to match the materials on the historic house. However, the proposal includes removing the existing wood siding from the contributing structure residence. The guidelines indicate that horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings. The application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone is considered the greatest threat to wood siding. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard.

The construction of the new addition in the location as shown 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."*

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:

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- Retain the wood lap siding on the existing house.
- Siding for the addition shall be wood lap siding to match the existing house in terms of size, direction, materials, and lap dimension.
- Provide information sheets for the proposed siding and roofing material.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

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|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Additions to Existing Buildings and Exterior Fabric</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL00870 |
| <u>Exhibit 4</u> | Exterior Specifications |
| <u>Exhibit 5</u> | Photographs |
| <u>Exhibit 6</u> | Site Plan, Floor Plans, 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:

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.

EXTERIOR FABRIC

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.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 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.*

Horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus, altering the scale and appearance of the building.

Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9.

Abrasive cleaning or paint removal are other threats to historic wooden siding and violate Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood; or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

Wood

Wood: Weatherboard, novelty, drop, shingles and other wooden siding.

Identify, retain and preserve historic siding and its material, functional and decorative aspects such as masonry, rubble, clapboard, shiplap and novelty.

Masonry

Repair damaged masonry features by patching, piecing in, or consolidating to match original instead of replacing an entire masonry feature. Repair work should be done by hand in compliance with National Park Service Standards.

If cleaning is necessary, test the cleaner on a small, inconspicuous part of the building. Observe the test patch over a sufficient period of time in order to determine the gentlest cleaning method.

Compatibility of Materials and Textures

The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. For instance, if wood siding is proposed for new construction, the dimensions of the siding should relate to the surrounding buildings. Stucco on concrete masonry unit construction may be appropriate if other architectural details such as window and door trim, door surrounds, and molded cornices are added to enhance the complexity of the design proposal, as is found on Mediterranean influence and Mission style buildings.

Recommended

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material. 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.

3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings.
4. The complexity of architectural articulation on surrounding historic buildings (i.e., bay windows, bracketing, belt courses, window designs) should be reflected on the new buildings.
5. Wood is preferred siding material when replacing asbestos siding.
6. When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors or roof lines.
7. Use of pervious sealants is acceptable.
8. Clean unpainted masonry with the gentlest effective means possible. The best method is low-pressure water wash (600-1000 pounds per square inch) with detergents and natural bristle brushes.

Not Recommended

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case-by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.
5. The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
6. Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods such as sandblasting.
7. Do not paint unpainted masonry.
8. Avoid using high-pressure water wash which can damage the brick.

Staff Approval Guidelines

Staff can approve alterations to siding that utilizes compatible materials, matches existing depth and width and type of lap and approximates textures consistent with the historic building.

Alterations to non-historic portions of contributing buildings can be approved by staff provided they are compatible in scale, design and materials.

Board Approval Guidelines

Wood siding for new additions should match existing materials, if present, in terms of lap width, type and depth.

When matching brick and tile work with new brick and tile work, care must be taken to match the color, texture, composition and size of the bricks or tile, the width or the joints between the bricks and tile, the color and tone of the mortar and the type of joint with the original.

CERTIFICATE OF APPROPRIATENESS APPLICATION

EXHIBIT

tabbles

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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: Pleasant Street Area

Site Address: 418 NW 4th Ave, Gainesville, FL 32601

Tax Parcel # 14508-000-000

OWNER

Kathleen A. 'Kat' Davis

Owner(s) Name

Kathleen A. Davis Trustee

Corporation or Company

418 NW 4th Ave

Street Address

Gainesville, FL 32601

City State Zip

N/A

Home Telephone Number

352-665-1151

Cell Phone Number

N/A

Fax Number

Kdavis1313@cox.net

E-Mail Address

APPLICANT OR AGENT

E. Scott Robinson, Pres. / Robyn Frangie

Applicant Name

Robinson Renov. & Custom Homes, Inc.

Corporation or Company

6910 W University Avenue

Street Address

Gainesville, FL 32607

City State Zip

352-333-9566, Ext 114 For Robyn Frangie

Home Telephone Number

N/A

Cell Phone Number

352-331-7768

Fax Number

RFrangie@rrchinc.com

E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 127.50

EZ Fee: \$ 63.75

HP # 20-00015

Contributing Y ☒ N ☐

Zoning RC

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 2/13/2020

RECEIVED

FEB 13 2020

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 POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner



Date

2/10/2020

Applicant or Agent

Date

2/10/2020

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.

- One Story wood framed construction single family home on brick piers with wood lap siding and a 5V metal roof.

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.

- Remove existing rear finished open porch and rear home extension / Bedroom #3
- Remove wood siding on full house
- Add one story wood frame construction addition on brick piers that includes conditioned space with a Butler's Pantry, Bedroom #3 with a Walk-in-Closet; and an unconditioned Covered Screened Porch with 5V metal roof to match existing home
- Add cement fiber lap siding for the full house to be painted to match existing paint color
- Attached are the following for additional clarification and information:
 - Drawings including site plan, demolition and remodeled floor plans and exterior elevations
 - Selection specifications and images
 - Exterior pictures of existing home

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.

- Existing windows and coach light are being saved for re-installation in new addition
- There should be a reasonable economic return on its value with the additional storage and larger Master Bedroom (Bedroom #3) that will accommodate a king sized bed all while maintaining the look of the front of the home.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.
Please describe the zoning modification and attach completed, required forms.

A **pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an **application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

| | | Applicant | HP Planner |
|---|---|-------------------------------------|--------------------------|
| Survey and Site Plan | A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Drawings to Scale <ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes | One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Photographs | Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Specific Items | Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Modification of Existing Zoning | Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b. | <input type="checkbox"/> | <input type="checkbox"/> |
| Demolition Report | In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c. | <input type="checkbox"/> | <input type="checkbox"/> |
| Notarized Consent Letter | Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

PROPERTY OWNER AFFIDAVIT

Owners Name:

Kathleen A. Davis

Address:

418 NW 4th Ave, Gainesville, FL 32601

Phone: 352-665-1151

Email: Kdavis1313@cox.net

Agent Name:

E. Scott Robinson, Pres. / Robyn Frangie at Robinson Renovation & Custom Homes, Inc.

Address: 6910 W University Ave
Gainesville, FL 32607

Phone: 352-333-9566, Ext 114

Email: RFrangie@rrchinc.com

Parcel No.: 14508-000-000

Acreage: 0.15

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: Kath A Davis

Printed name: Kathleen A. Davis

Date: 2/17/20

The foregoing affidavit is acknowledged before me this 7th day of February, 2020, by Kathleen A. Davis, who is/are personally known to me, or who has/have produced Florida Driver's License as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

RECEIVED

STAMP



Kathryn L. White
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG267285
Expires 10/16/2022

Operator: Kara A Paulson

Receipt no: 92840

| Item | Description | Account No | Payment | Payment Reference | Paid |
|---|--|-------------------|---------|-------------------|---------|
| HP-20-00015 00418 NW 4TH AVE Davis Addition | Cert of Appropriateness - Single Family/Accessory | 001-660-6680-3405 | CHECK | 28596 | \$63.75 |
| Total: | | | | | \$63.75 |

Transaction Date: 02/13/2020

Time: 14:08:23 EST



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name Kathleen A. 'Kat' Davis
Applicant (Owner or Agent) E. Scott Robinson, Pres. Robinson Renovation & Custom Homes, Inc.
Tax parcel(s) 14508-000-000

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.

8.

Applicant (signature)

Kathryn L. White
NOTARY PUBLIC

E. Scott Robinson
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 23rd day of March, 2020, 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: 10/16/2022



STATE OF FLORIDA
Comm# GG267285
Expires 10/16/2022

RECORDING SPACE

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

FOR OFFICE USE ONLY

Petition Number HP-20-00015 Planner Jason Simmons



What's going on?

HISTORIC

Alteration or Repair ☐ Demolition ☒
New Construction ☒

Revised: 10/10/2014
www.historicpreservation.org

Galveston, TX
Historic Preservation Commission

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM

Site No. 830 = = Survey Date 8007 820 = =
802 = =
1009 = =

Site Name _____
 Address of Site: 418 NW 4th Ave
 Instruction for locating _____ 813 = =
868 = =

Location: Brush's Addition 27 (see tax no. 14508) 808 = =
subdivision name block no. lot no.

County: Alachua
 Owner of Site: Name: Toason, Annie
 Address: 58 Manhattan Ave. Apr 25-6
White Plains, NY 13106 902 = =
832 = =

Type of Ownership private 848 = = Recording Date _____
 Recorder:
 Name & Title: Ann DeRosa Byrne, (Consultant)
 Address: The History Group 300 W. Peachtree St. 818 = =
Suite 16 DE Atlanta, Ga. 30308 838 = =

Condition of Site: Integrity of Site: Original Use private residence
 Check One Check One or More Present Use private residence 850 = =
☐ Excellent 863 = = ☐ Altered 858 = =
☒ Good 863 = = ☐ Unaltered 858 = =
☐ Fair 863 = = ☐ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =

Dates: Beginning 1903 844 = =
 Culture/Phase American 840 = =
 Period 20th century 845 = =

NR Classification Category: building 916 = =

Threats to Site:
 Check One or More
☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =
☐ Development (X) 878 = = ☐ Fill (X) 878 = =
☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): _____ 878 = =

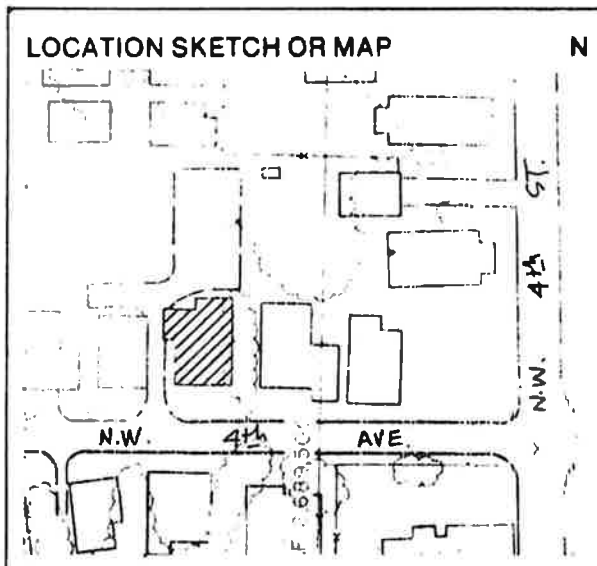
Areas of Significance: architecture, local history 910 = =

Significance:

This building contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid nineteenth century.

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD frame vernacular, bungalow 964 = =
 PLAN TYPE rectangular; 966 = =
 EXTERIOR FABRIC(S) wood; novelty 854 = =
 STRUCTURAL SYSTEM(S) wood: balloon frame 856 = =
 PORCHES S/ 3 bay, openwork posts, bungalow gable 942 = =
 FOUNDATION: pier: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): west bay projection: hip 942 = =
 CHIMNEY LOCATION: east wall 942 = =
 WINDOW TYPE: DHS, 2/2, wood 942 = =
 CHIMNEY: concrete block 882 = =
 ROOF SURFACING: metal, sheet 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS _____ 952 = = NO. OF STORIES _____ 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (Incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



| Township | Range | Section |
|----------|-------|---------|
| 10S | 20E | 05 |

812 = =

UTM Coordinates:

Zone Easting Northing

890 = =

Photographic Records Numbers _____ 2022 860 = =

Contact Print

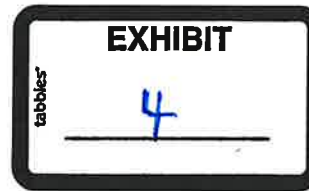






Job: Kathleen A. Davis
Job #: DAVIS-2288-R
SDS: JR

ADDITION



Please refer to our General Disclaimer Information Sheet and Selection Information Sheet prior to selecting your finishes

EXTERIOR



Finish

Roof - Metal
MATCH EXISTING



Reinstalled & New

Windows
MATCH EXISTING



STD -1/2 glass, 2 pnl -
 Porch/Butler Pantry

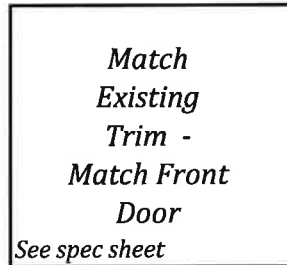


Siding



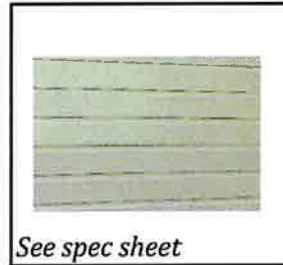
To be painted White

Porch Ceiling
MATCH EXISTING



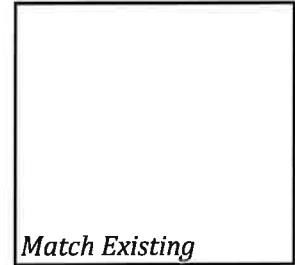
See spec sheet

House Trim & Ext.
 Doors - PAINT



See spec sheet

House Body - PAINT,
 Match Existing



Match Existing

Brick Piers



Antique Brass

Ext Door Hardware
Reinstall



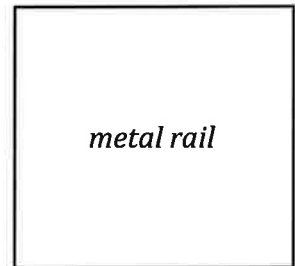
Charcoal

Screen Enclosure -
 White Frame



Match Existing

Fence- **Reinstall &**
 Some new



metal rail

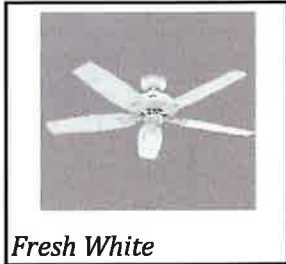
Stairs & Railing



Job: Kathleen A. Davis
Job #: DAVIS-2288-R
SDS: JR

ADDITION

Please refer to our General Disclaimer Information Sheet and Selection Information Sheet prior to selecting your finishes



Fresh White
52" Porch Ceiling Fan



Fan Light kit
and Globe



Owner Supplied
Reinstall Existing
Ext Light by Butler
Pantry Door



Flood Light



Pet Safe door
Porch Closet & Ext door



Porch Floor & Stair
tread

Owner: Kathleen A. Davis
Job #: DAVIS-2288-R

Location: 418 NW 4th Avenue, Gainesville, FL 32601
SDS: JR

ADDITION

EXTERIOR TRIM - ROOF, SIDING, DOORS, etc.

| | Manufacturer | Description | Color |
|--|----------------------------|---|-----------------------------|
| Roofing | | 5V Metal Roof | Galvalume Confirm @ site |
| Soffit & Fascia | | Wood | Match Existing |
| Siding - Whole House | | 7-1/4" Cement Fiber Lap Siding | Painted |
| Windows | OWNER SUPPLIED | (2), Single Hung Reinstall Per Plan | White |
| Windows | | (1 of Ea) Clad, Insulated, Single Hung, Transom, <i>See Elevations</i> | White |
| Column Piers | | Brick - "UF Red Range Brick" | Match Existing |
| Exterior Doors | | Porch to Butler Pantry: Fiberglass Single Pnl, Half Lite, Lift/Tilt Blind Inserts | Painted |
| Pet Door @ side of pantry cab & Ext door | PetSafe | (2) 7 1/8" x 7 1/4", 4 way locking with tunnel, model #PPA00-11326 | White |
| Door Hardware | OWNER SUPPLIED | Reinstall Existing | |
| Door Hinges | | Match Door Hardware- Antique Brass | |
| Covered Porch Floor & Stair Steps | | Treated Lumber Deck Surface Boards | Unfinished Deck |
| Covered Porch Ceiling | | Match Existing | Painted |
| Screened Walls @ Covered Porch | | Screen: Charcoal Frame: White, Metal kick plate, with rail @ 36" | |
| Stair Spindles & Hand Rail | | Metal | White |
| Fence | OWNER SUPPLIED/ and New | 6 ft Stockade style, dog eared pickets- Per Plan | |













Robinson Renovation & Custom Homes, Inc.

6910 W University Avenue / Gainesville, FL 32607 / (352) 333-9566 / www.rrchinc.com

Project:

DAVIS RESIDENCE

Project Scope: ADDITION

Project Address:

418 NW 4th Avenue / Gainesville, FL 32607
Legal: BRUSH ADDN DB O-218 BK 27 PLAT IN N 1/2 OF BK 27 PB A-88
LOT 4 OR 3829/2137 & OR 4681/2419

Project Number:

DAVIS-2288-R

DESIGN CRITERIA:

Florida Building Code
Residential 6th Edition (2017)
& NEC 2014

SQUARE FOOTAGES:

EXISTING:
Conditioned = 1036 sf
Open Front Porch = 168 sf
Open Rear Porch = 75 sf
Detached Garage = 480 sf

TOTAL REMOVED & REPLACED:
Existing Conditioned = 120 sf
Existing Open Rear Porch = 168 sf

ADDITIONAL:
New Conditioned = 525 sf (405 sf added & 120 sf replaced)
New Open Rear Porch = 162 sf (87 sf added & 75 sf replaced)

REVISED:
New Conditioned = 1561 sf
Existing Open Front Porch = 168 sf
New Open Rear Porch = 162 sf
Existing Detached Garage = 480 sf

OWNER:

Kathleen A. Davis (DATE)

SALES:

Jason Robinson (DATE)

Inspiration

Seeing the possibilities, bringing
your vision into reality.

Integrity

"We aspire to set the standard by which
all others in our industry are measured and
develop a lasting relationship with our owners
while creating the home of their dreams!"

Lasting Value

Over 30 years of experience
in quality construction.

PROJECT INDEX:

| SHEET | DESCRIPTION |
|-------|---|
| G1.0 | COVERSHEET |
| C1.0 | SITE PLAN |
| A1.0 | FLOOR PLAN, DEMO PLAN |
| A2.0 | EXTERIOR ELEVATIONS, ROOF PLAN, ROOF VENT CALC., DETAILS |
| A3.0 | FINISH PLAN, INTERIOR ELEVATIONS |
| A4.0 | FOUNDATION PLAN |

PERMITTING AGENCY:

- ☐ ALACHUA COUNTY
☒ CITY OF GAINESVILLE
☐ CITY OF ALACHUA

UTILITY AGENCY:

- ☒ GRU
☐ CLAY ELECTRIC
☐ OTHER _____

RRCH
Robinson Renovation
& Custom Homes, Inc.
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-9566 fax: (352)331-7768, www.rrchinc.com

PLANS BY: RRCH Inc.
rrch@rrchinc.com

ALL MATERIALS & METHODS IN ACCORDANCE
WITH AN EDITION 2017. ALL OPERATIONS TO
BE FIELD-INSPECTED PRIOR TO CONSTRUCTION.
USE OF TOBACCO PRODUCTS NOT
PERMITTED ON SITE AT ANY TIME. ALL AREAS
OF SITE MUST BE RETURNED TO ORIGINAL
CONDITION PRIOR TO COMPLETION.
ALL INFORMATION HEREIN IS THE EXCLUSIVE
PROPERTY OF ROBINSON RENOVATION &
CUSTOM HOMES, INC. AND SHALL NOT BE
REPRODUCED WITHOUT WRITTEN CONSENT.

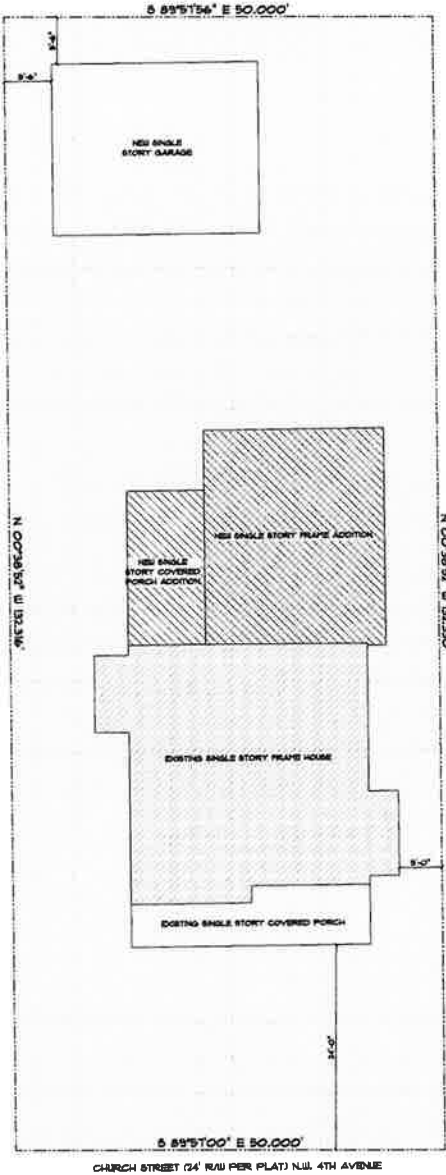
PERMIT JURISDICTION AREA

TITLE: ADDITION
DAVIS RESIDENCE
DAVIS-2288-R
418 NW 4TH AVENUE
GAINESVILLE, FL 32607

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| | 02/07/20 | BD |
| | | |
| | | |

| SALES INITIALS | OWNER INITIALS |
|----------------------------|----------------|
| | |
| DESCRIPTION: COVERSHEET | |
| SCALE: AS NOTED | |

SHEET NUMBER
G1.0
Pg. 01 of 06



SITE PLAN
SCALE: 1" = 10'



**Robinson Renovation
& Custom Homes, Inc.**
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-9566 fax: (352)331-7768, www.rrchinc.com

PLANNED BY: RRCH INC.
www.rrchinc.com

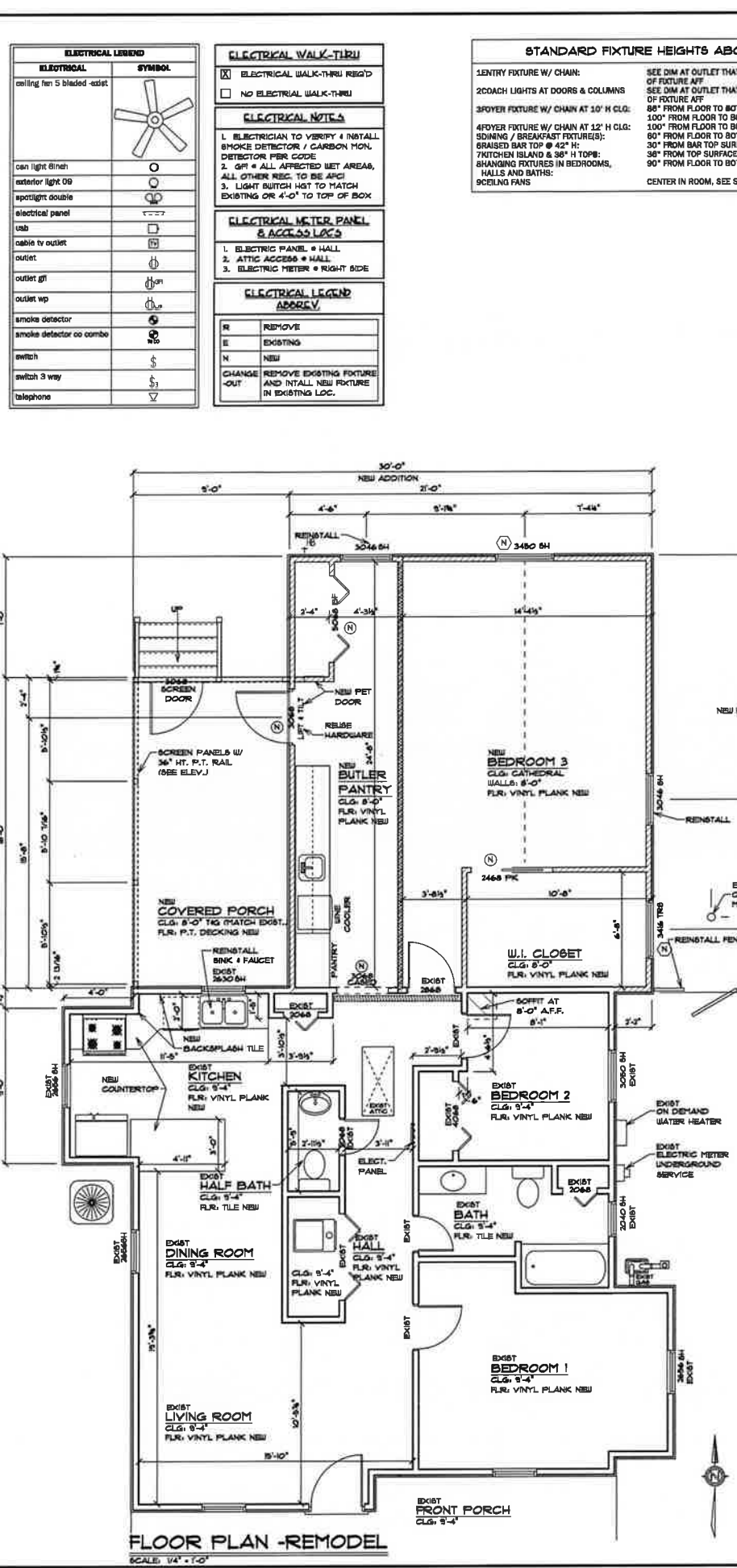
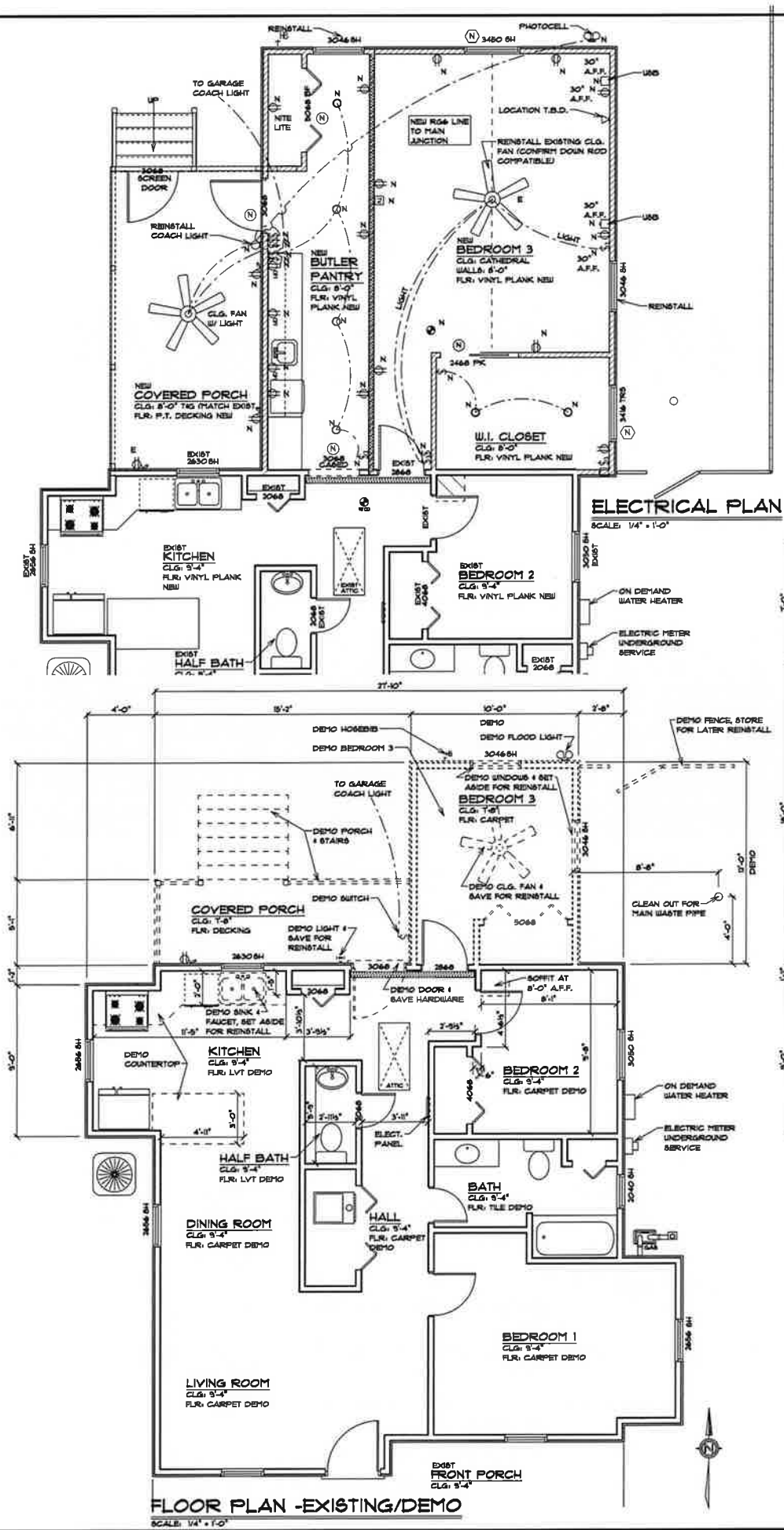
ALL MATERIALS & METHODS IN ACCORDANCE WITH THE 2010 IRC. ALL OPERATIONS TO BE FIELD INSPECTED PRIOR TO CONSTRUCTION. USE OF TOBACCO PRODUCTS NOT PERMITTED ON SITE AT ANY TIME. ALL AREAS OF SITE MUST BE RETURNED TO ORIGINAL CONDITION PRIOR TO COMPLETION.
ALL INFORMATION WITHIN IS THE EXCLUSIVE PROPERTY OF ROBINSON RENOVATION & CUSTOM HOMES, INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

PERMIT JURISDICTION AREA

TITLE: ADDITION
DAVIS RESIDENCE
DAVIS-2288-R
418 NW 4TH AVENUE
GAINESVILLE, FL 32607

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 01 | 01/01/20 | SD |
| | | |
| | | |

| | |
|---------------------------|-----------------|
| SALES INITIALS: | OWNER INITIALS: |
| DESCRIPTION: SITE PLAN | SCALE: AS NOTED |



| ELECTRICAL | SYMBOL |
|------------------------------|--------|
| ceiling fan 5 blades - exist | |
| can light exist | |
| recessed light 00 | |
| spotlight double | |
| electrical panel | |
| usb | |
| cable tv outlet | |
| outlet | |
| outlet gfi | |
| outlet wp | |
| smoke detector | |
| smoke detector co combo | |
| switch | |
| switch 3 way | |
| telephone | |

| ELECTRICAL WALK-THRU |
|---|
| <input checked="" type="checkbox"/> ELECTRICAL WALK-THRU REQ'D |
| <input type="checkbox"/> NO ELECTRICAL WALK-THRU |
| ELECTRICAL NOTES |
| 1. ELECTRICIAN TO VERIFY & INSTALL SMOKE DETECTOR / CARBON MON. DETECTOR PER CODE |
| 2. GFI # ALL AFFECTED WET AREAS, ALL OTHERS REQ. TO BE AFD |
| 3. LIGHT SWITCH HST TO MATCH EXISTING OR 4'-0" TO TOP OF BOX |
| ELECTRICAL METER, PANEL & ACCESS LOGS |
| 1. ELECTRIC PANEL # HALL |
| 2. ATTIC ACCESS # HALL |
| 3. ELECTRIC METER # RIGHT SIDE |
| ELECTRICAL LEGEND |
| R REMOVE |
| E EXISTING |
| N NEW |
| CHANGE - OUT REMOVE EXISTING FIXTURE AND INSTALL NEW FIXTURE IN EXISTING LOC. |

| STANDARD FIXTURE HEIGHTS ABOVE FLOOR |
|---|
| 1. ENTRY FIXTURE W/ CHAIN: SEE DIM AT OUTLET THAT INDICATES THE BOTTOM OF FIXTURE AFF |
| 2. DOOR LIGHTS AT DOORS & COLUMNS: SEE DIM AT OUTLET THAT INDICATES THE BOTTOM OF FIXTURE AFF |
| 3. Foyer fixture w/ chain at 10' H CLG: 80" FROM FLOOR TO BOTTOM OF FIXTURE W/ 8'-0" H DOOR |
| 4. Foyer fixture w/ chain at 12' H CLG: 100" FROM FLOOR TO BOTTOM OF FIXTURE |
| 5. Dining / breakfast fixture(s): 80" FROM FLOOR TO BOTTOM OF FIXTURE |
| 6. Braised bar top @ 42" H: 30" FROM BAR TOP SURFACE TO BOTTOM OF FIXTURE |
| 7. Kitchen island @ 36" H TOP: 36" FROM TOP SURFACE TO BOTTOM OF FIXTURE |
| 8. Bathroom fixtures in bedrooms, halls and baths: 90" FROM FLOOR TO BOTTOM OF FIXTURE |
| CENTER IN ROOM, SEE SPECS FOR DOWNROD INFO |

| WALL LEGEND |
|---|
| REMODEL EXT. WALL DRY TO OUTSIDE OF DEMO |
| EXISTING EXT. WALL 204 UNLO. |
| EXISTING INT. WALL 204 UNLO. |
| EXISTING INT. WALL W/ BEING |
| EXISTING INT. WALL |
| DEM'D EXT. WALL W/ BEING |
| DEM'D EXISTING INT. WALL |
| REMODEL EXT. WALL W/ BEING |
| REMODEL INT. WALL |
| REMODEL INT. INSULATED |
| AREA/ DEMO LEGEND |
| ALL DASHED ITEMS TO BE REMOVED |
| NO LIMITED WORK AREA |
| FLOOR PROTECTION |
| DUST WALLS |
| SECURITY WALLS |
| OPENING LEGEND |
| NEW ELEVATIONS AND/OR SELECTION SHEETS FOR COLOR, FRAME TYPE, LITE PATTERNS AND GLASS STYLE |
| WINDOWS: |
| NEW WHITE VINYL, LWS 2, HP, ARGON OR EQUAL UNLO. |
| EXISTING WHITE VINYL, LWS 2, HP, ARGON OR EQUAL UNLO. |
| EXISTING DOUBLE HUNG DOUBLE HUNG EXISTING TO REMAIN |
| EXISTING TILT & TURN EXISTING TO REMAIN |
| EXISTING SINGLE HUNG EXISTING TO REMAIN |
| EXISTING TRANSOM EXISTING TO REMAIN |
| DOORS: |
| NEW WHITE VINYL, LWS 2, HP, ARGON OR EQUAL UNLO. |
| EXISTING WHITE VINYL, LWS 2, HP, ARGON OR EQUAL UNLO. |
| EXISTING DOUBLE HUNG DOUBLE HUNG EXISTING TO REMAIN |
| EXISTING TILT & TURN EXISTING TO REMAIN |
| EXISTING SINGLE HUNG EXISTING TO REMAIN |
| EXISTING TRANSOM EXISTING TO REMAIN |

Robinson Renovation & Custom Homes, Inc.
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-9566 fax: (352)333-7768 www.rrchinc.com

PLANS BY: RRCH INC.

PERMIT JURISDICTION AREA

TITLE: ADDITION
DAVIS RESIDENCE
DAVIS-2288-R
418 NW 4TH AVENUE
GAINESVILLE, FL 32601

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 01 | 01/01/22 | BID |

| SALES INITIALS | OWNER INITIALS |
|----------------|----------------|
| | |

DESCRIPTION:
FLOOR PLAN - DEMO
FLOOR PLAN - REMODEL

SCALE: AS NOTED

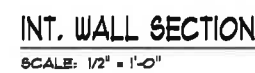
SHEET NUMBER
A1.0
Pg. 03 of 06

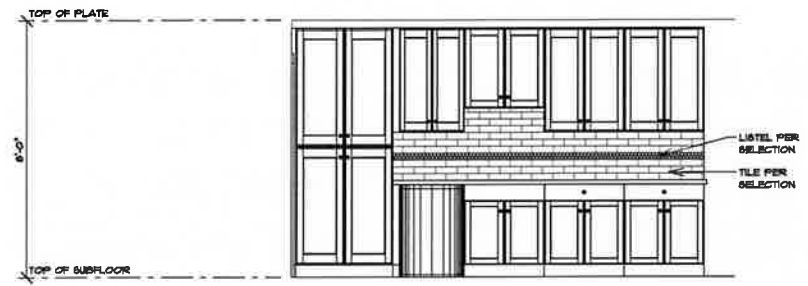


Exceptions:

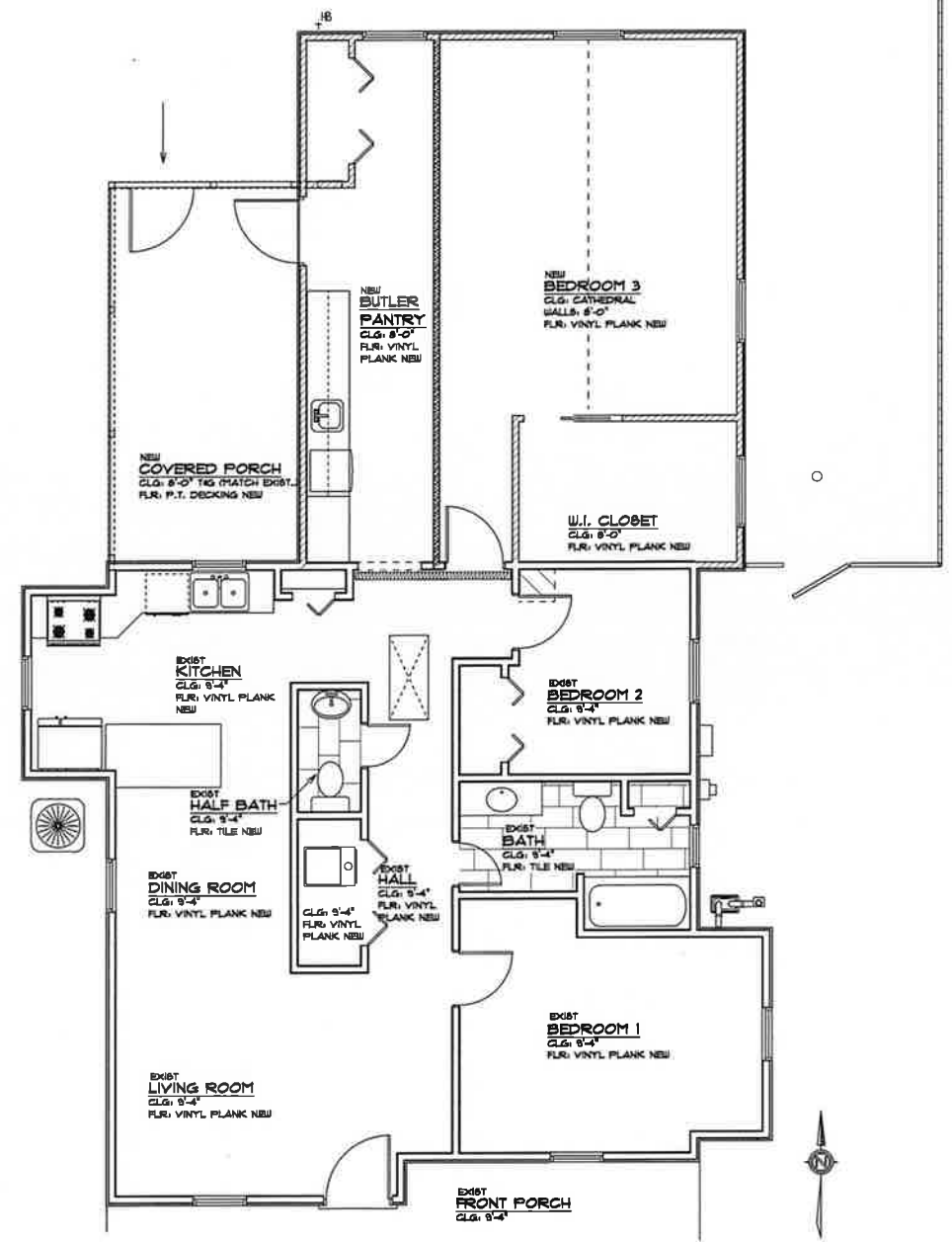
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4½ inches (115 mm) in diameter.

ROOF PLAN
SCALE: 1/8" = 1'-0"





01 INTERIOR ELEVATION - BUTLER PANTRY
SCALE: 3/8" = 1'-0"



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

PLUMBING LEGEND:
- OF SHOWER THRU PIPES AS FOLLOWS:
- SHOWERS: 1'-0" ABOVE TOP OF SHOWER PAN
- TUBS: 1'-0" ABOVE FINISHED FLOOR

GRAB BAR NOTE:
2"x12" BLOCKING, TOP MOUNTED @ 36" AFF
AROUND SHOWER & DROP-IN TUBS PER PLAN
FOR GRAB BARS, TYP ALL ELEV IN AREA



**Robinson Renovation
& Custom Homes, Inc.**
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-5566 fax: (352)331-7768, www.rrchinc.com

PLANS BY: RRCH Inc.
www.rrchinc.com

ALL MATERIALS & METHODS IN ACCORDANCE
WITH AN EDITION 2011 ALL OPERATIONS TO
BE FIELD INSPECTED PRIOR TO CONSTRUCTION.
USE OF TOBACCO PRODUCTS NOT
PERMITTED ON SITE AT ANY TIME. ALL AREAS
OF SITE THAT ARE REQUIRED TO REMAIN
CONDITION PRIOR TO COMPLETION.
ALL INFORMATION SET IN THE EXCLUSIVE
PROPERTY OF ROBINSON RENOVATION &
CUSTOM HOMES, INC. AND SHALL NOT BE
REPRODUCED WITHOUT WRITTEN CONSENT.

PERMIT JURISDICTION AREA

TITLE: ADDITION
DAVIS RESIDENCE
DAVIS-2288-R
418 NW 4TH AVENUE
GAINESVILLE, FL 32601

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 01 | 02/01/20 | BD |
| | | |
| | | |

| SALES INITIALS | OWNER INITIALS |
|--|----------------|
| | |
| DESCRIPTION: INTERIOR ELEVATIONS & FINISH PLAN | |
| SCALE: AS NOTED | |

SHEET NUMBER
A3.0
Pg. 05 of 06



**Robinson Renovation
& Custom Homes, Inc.**
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-9566 fax: (352)333-7768, www.rrchinc.com

PLANS BY: RRCH, INC.

rrch@earthlink.net

ALL MATERIALS & METHODS IN ACCORDANCE
WITH THE LATEST EDITIONS. ALL CONSTRUCTION
SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
USE OF TOBACCO PRODUCTS NOT
PERMITTED ON SITE AT ANY TIME. ALL AREAS
OF SITE MUST BE RETURNED TO ORIGINAL
CONDITION PRIOR TO COMPLETION.
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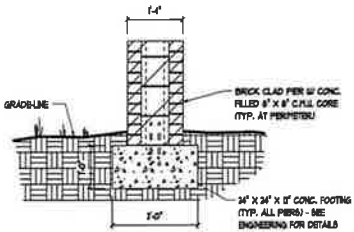
PERMIT JURISDICTION AREA

TITLE: ADDITION
DAVIS RESIDENCE
DAVIS-2288-R
418 NW 4TH AVENUE
GAINESVILLE, FL 32601

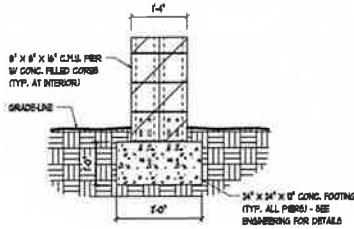
| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| | 02/07/20 | BID |
| | | |
| | | |

| SALES INITIALS | OWNER INITIALS |
|--|----------------|
| | |
| DESCRIPTION: FOUNDATION PLAN & DETAILS | |
| SCALE: AS NOTED | |

SHEET NUMBER
A4.0
Pg. 06 of 06



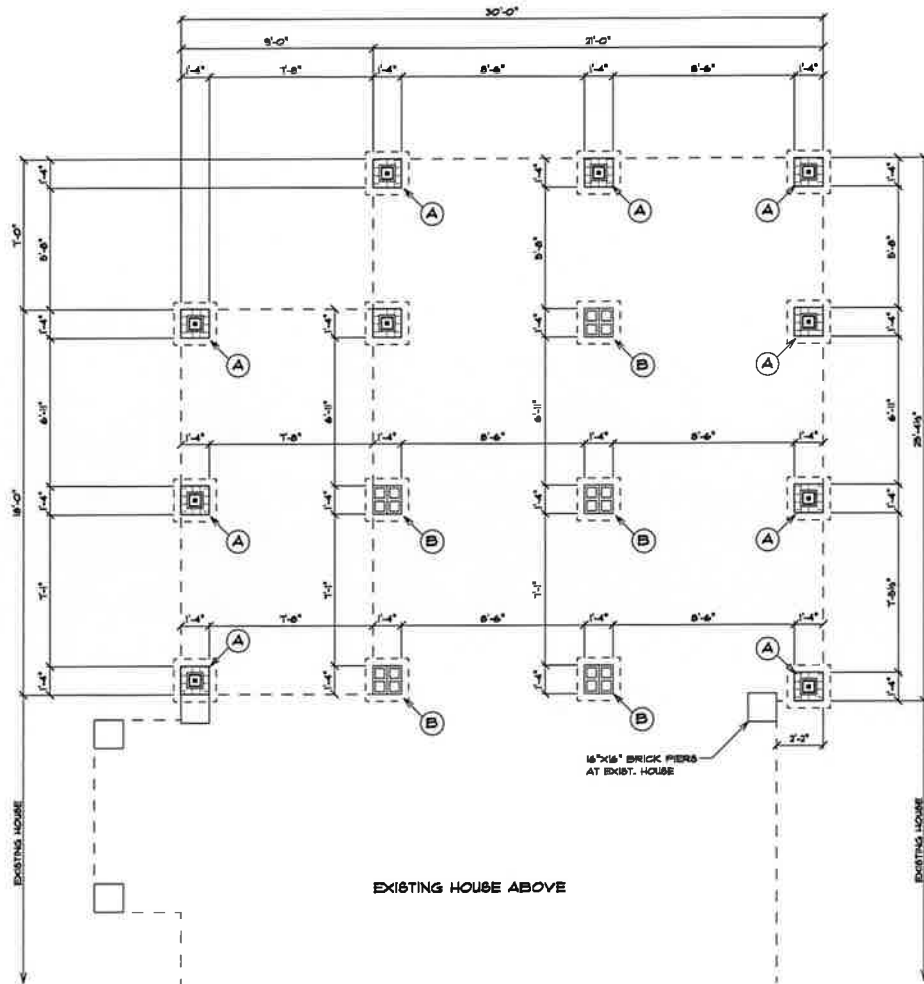
A TYP. PERIMETER PIER
SCALE: 1/2" = 1'-0"



B TYP. INTERIOR PIER
SCALE: 1/2" = 1'-0"

FLORIDA PEST CONTROL & CHEMICAL CO.
116 NW 16th AVENUE
GAINESVILLE, FL 32601
(352) 373-3661

SEE ENGINEERING FOR ADDITIONAL CONCRETE
AND MASONRY SPECIFICATIONS



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