



HISTORIC PRESERVATION BOARD (HPB)

August 3, 2020

Staff Report | HPB 20-02

City of Gainesville

DEPARTMENT OF SUSTAINABLE
DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

www.cityofgainesville.org
HPB@cityofgainesville.org

Owner/Applicant:	Bill Warinner – The Aachen Designers, agent for Greg Allard & Glaucia Lima, owners.
Property Address:	818 SE 1st Avenue
Parcel(s):	12637-001-000
Year Built:	1930 (ACPA)
Contributing Status:	Contributing
District:	SE Residential Historic District
FL Master Site File #:	N/A
Current zoning:	U3
Existing uses on the site:	Single-Family Residential
Requested action:	Certificate of Appropriateness (COA) to construct a 420 sq. ft. accessory dwelling. (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.



Figure 1- Location Map

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a 420 sq. ft. accessory dwelling unit located behind the primary structure. The unit will be one-story in height. The accessory dwelling unit will feature cementitious siding (5" to weather), asphalt shingles, and clad wood windows 3'x6'. The roof will feature the same style (hip) and pitch (6/12) as the contributing primary structure.

APPLICABLE GUIDELINES:

Secretary of the Interior's Standards for Rehabilitation

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.

Historic Preservation Rehabilitation and Design Guidelines

New Garages, Carport, Accessory and Other Structures (pg.123)

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site.

Newer buildings should take their design clues from other existing (contributing) outbuildings.

The use of traditional roof slope and traditional materials are two important criteria.

City of Gainesville Comprehensive Plan: Historic Preservation Element

City of Gainesville Code of Ordinances

ANALYSIS:

The proposed accessory dwelling unit is designed to reflect the design of the primary structure. It will be located at the northeast corner of the parcel behind the primary structure and will not have a visual impact on the property from the right-of-way. The structure would be differentiated from the historic contributing structure by its use of modern materials, such as cementitious siding and clad-wood windows and would not cause damage to the contributing structure if removed in the future.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff recommends:

Approval of HP-20-02

MOTION TO CONSIDER:

I move to **approve or deny** HPB case number HP-20-02 **with or without** conditions;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-20-02, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HP-20-02 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Gainesville, Florida 32601

352.334.5022 Fax 352.334.3259

www.cityofgainesville.org/planningdepartment

REQUIREMENTS

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

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

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

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

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

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

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

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

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☒ Relocation ☐
Repair ☐ Fence ☐ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: **Southeast**

Site Address: **818 SE 1st Avenue, Gainesville, FL 32601**

Tax Parcel # **12637-001-000**

OWNER

Owner(s) Name

Greg Allard & Glaucia Lima

Corporation or Company

Street Address

818 SE 1st Avenue

City State Zip

Gainesville, FL 32601

Home Telephone Number

352-219-4837

Cell Phone Number

352-219-4837

Fax Number

E-Mail Address

Glani108@Gmail.com

APPLICANT OR AGENT

Applicant Name

Bill Warinner, Architect AIA

Corporation or Company

The Aachen Designers

Street Address

306 NE 5th Avenue

City State Zip

Gainesville, FL 32601-5403

Home Telephone Number

352-514-2336

Cell Phone Number

352-514-2336

Fax Number

E-Mail Address

BillWarinner@Gmail.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ _____

EZ Fee: \$ _____

HP # _____

Contributing Y ___ N ___

Zoning _____

Pre-Conference Y ___ N ___

Application Complete Y ___ N ___

Enterprise Zone Y ___ N ___

Request for Modification of Setbacks

Y ___ N ___

- ☐ Staff Approval—No Fee (HP Planner initial _____)
- ☐ Single-Family requiring Board approval (See Fee Schedule)
- ☐ Multi-Family requiring Board approval (See Fee Schedule)
- ☐ Ad Valorem Tax Exemption (See Fee Schedule)
- ☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- ☐ Account No. 001-660-6680-3405
- ☐ Account No. 001-660-6680-1124 (Enterprise Zone)
- ☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By _____

Date Received _____

RECEIVED

STAMP

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

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

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

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

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

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

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

CERTIFICATION

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

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

ex-part

Preserv

SIGN

Owner

Applicant or Agent

Greg Allard
dotloop verified
05/31/20 9:17 PM EDT
CFYD-T9EW-DAT0-CGNO

Glancia Lima
dotloop verified
06/01/20 1:54 PM EDT
MJVE-IN50-WHV8-HDUV

Bill Warinner
dotloop verified
05/31/20 3:54 PM EDT
VQEG-WGPR-DFC1-B9GH

ut your project with a Historic

Date

Date

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

The subject structure is a wood frame vernacular residential building. The floor is off-grade with brick piers. The siding is wood novelty at 5" to waether. The roof type is hip with shingles. The windows are one over one, wood double hung, except for one. The site is 0.32 acres and is Zoned U3. There is a distressed multi-family unit to the east and vernacular single family units to the south and west.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

The proposed improvement is an Accessory Dwelling Unit that is permissable in U3 Zoning. The site measures approximately 100' X 138' being approximately 0.32 acres. The heated area of the existing structure is 2189 square feet. The proposed Accessory Dwelling Unit would have a heated area of 420 square feet. The beaing height of the proposed ADU would be 9'4". The relationship to the primary structure is as depicted in the attached Preliminary Prestation.

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"/>	<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.



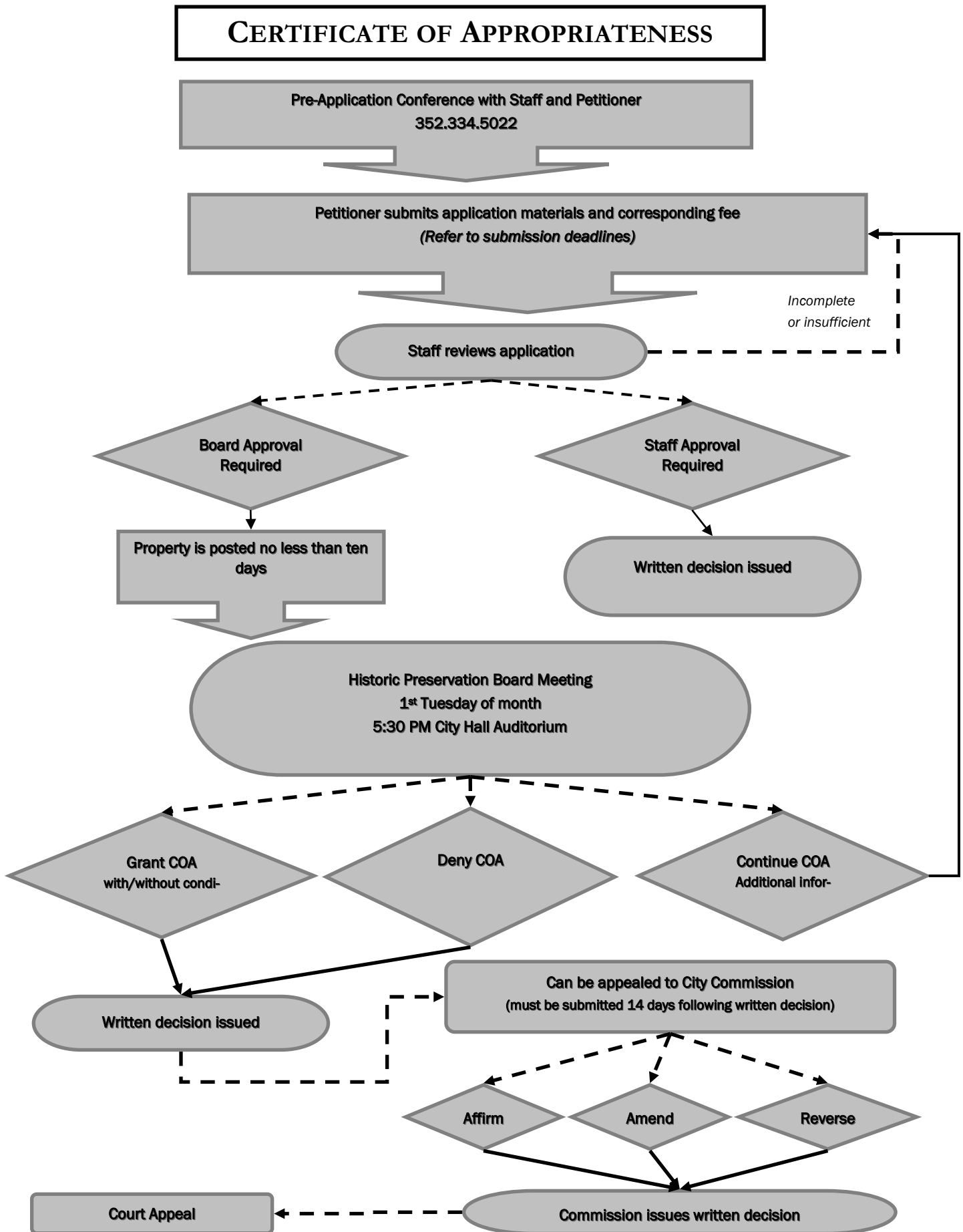
PLANNING

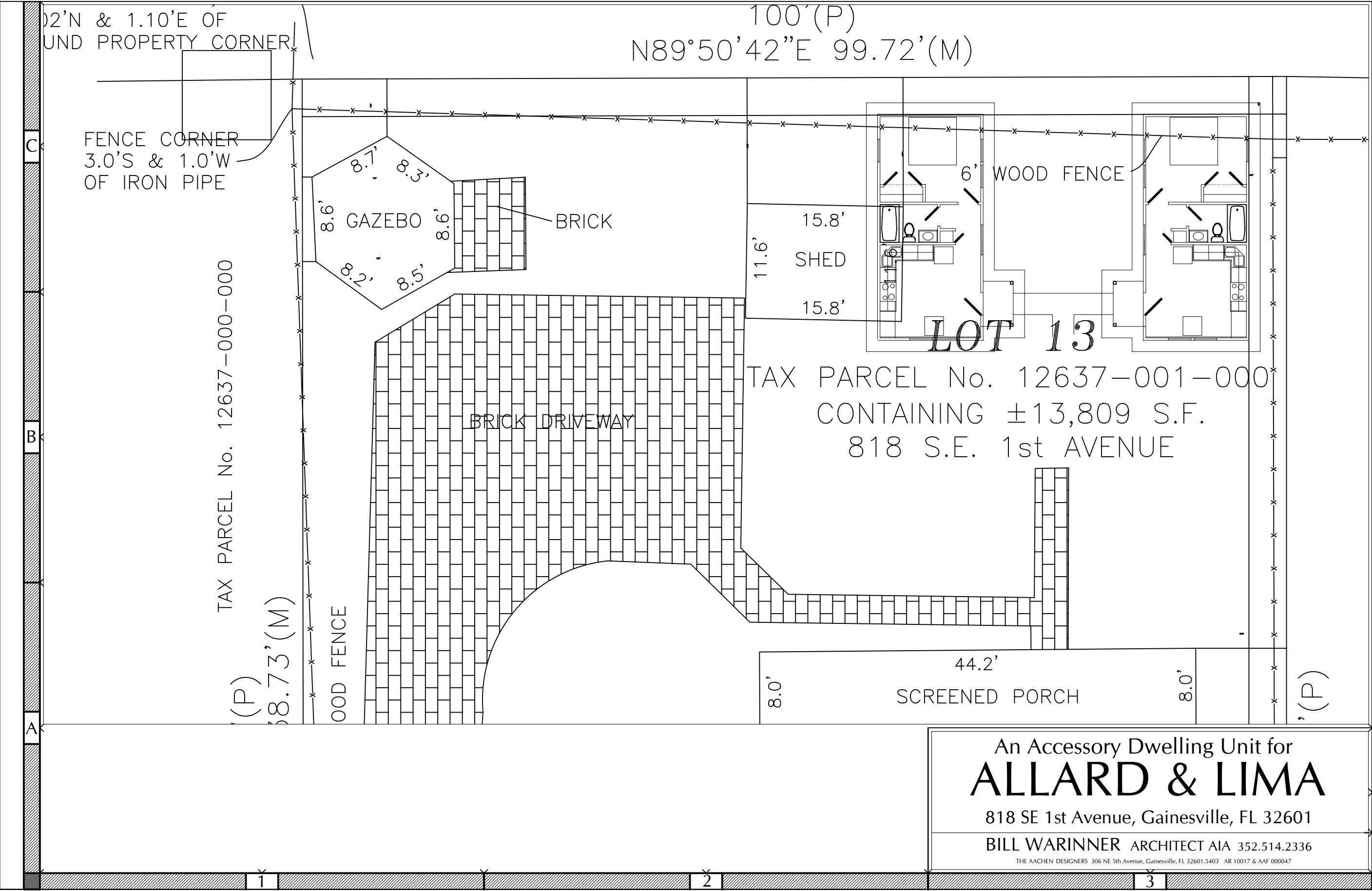
P.O. Box 490, Station 11
Gainesville, Florida 32602-0490
352.334.5022
352.334-5023
Fax: 352.334.3259
www.cityofgainesville.org/planningdepartment



PROPERTY OWNER AFFIDAVIT

Owners Name: <u>Greg Allard and Glaucia Lima</u>			
Address: <u>818 SE 1st Avenue, Gainesville, FL 32601</u>		Phone: <u>352-219-4837</u>	
		Email: <u>Glani108@Gmai.com</u>	
Agent Name: <u>Bill Warinner Architect AIA</u>			
Address: <u>306 NE 5th AVenue, Gainesville, FL 32601</u>		Phone: <u>352-514-2336</u>	
		Email: <u>BillWariner@GMail.conm</u>	
Parcel No.:			
Acreage: <u>0.32</u>	S: <u>04</u>	T: <u>10</u>	R: <u>20</u>
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
Property owner signature: <u><i>Greg Allard</i></u>		<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;"> <small>dotloop verified 05/31/20 9:17 PM EDT 395A-3Q26-N8KK-WWSC</small> </div> <div style="text-align: center;"> <u><i>Glaucia Lima</i></u> </div> <div style="text-align: center; margin-left: 10px;"> <small>dotloop verified 06/01/20 1:54 PM EDT UGM8-E0KB-UBKF-8Q6A</small> </div> </div>	
Printed name: <u>Greg Allard and Glaucia Lima</u>			
Date: _____			
<p>The foregoing affidavit is acknowledged before me this _____ day of _____, 20__, by _____, who is/are personally known to me, or who has/have produced _____ as identification.</p>			
NOTARY SEAL _____ Signature of Notary Public, State of _____			
<div style="border: 1px solid gray; width: 150px; height: 100px; margin: 0 auto; display: flex; flex-direction: column; align-items: center; justify-content: center;"> <div>RECEIVED</div> <div style="margin-top: 50px;">STAMP</div> </div>			



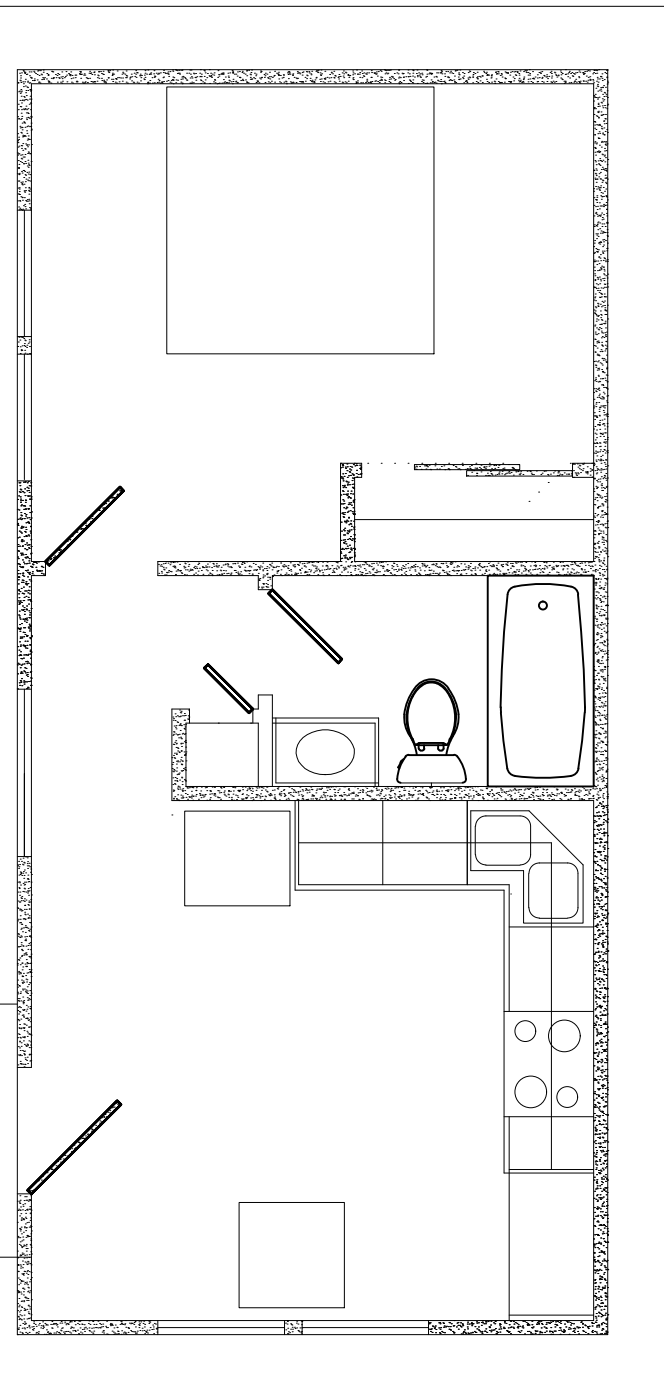
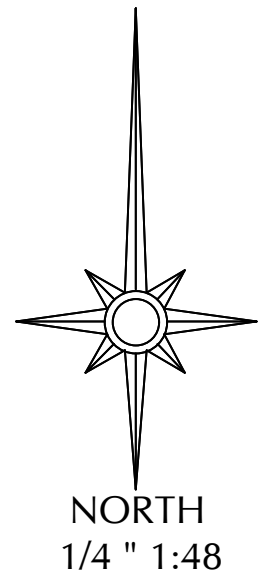


An Accessory Dwelling Unit for
ALLARD & LIMA

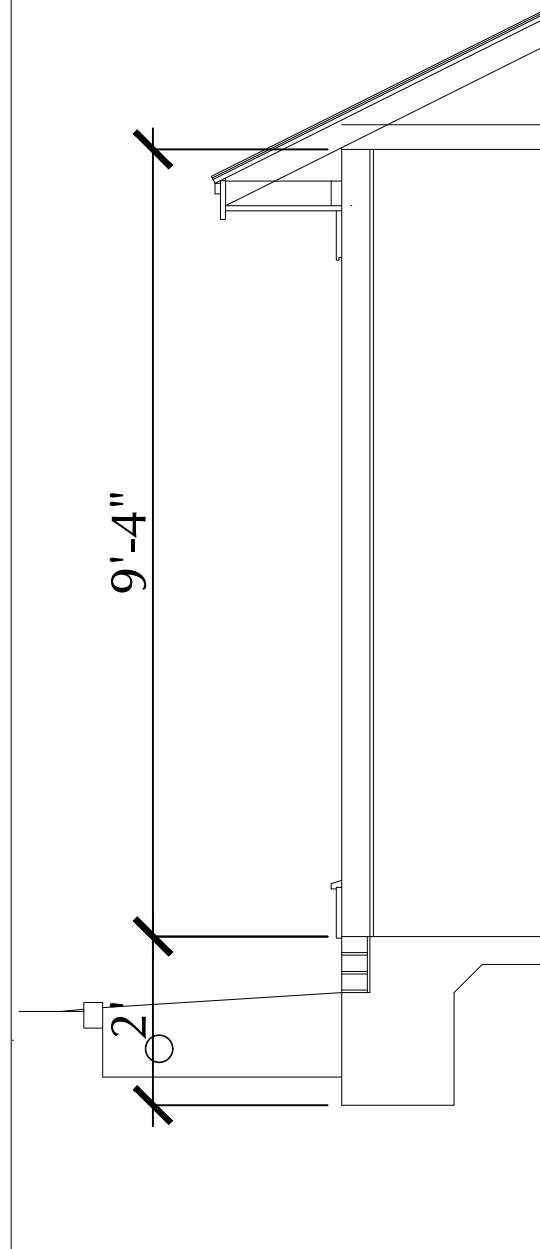
818 SE 1st Avenue, Gainesville, FL 32601

BILL WARINNER ARCHITECT AIA 352.514.2336

THE AACHEN DESIGNERS 306 NE 5th Avenue, Gainesville, FL 32601.5403 AR 10017 & AAF 000047



Proposed Floor Plan



EXTERIOR MATERIALS COMPARISON

Primary Structure

Accessory Dwelling Unit

Brick piers with brick screen.

Continuous brick screen.

Frieze board.

Frieze board.

Porch edge with bed mold.
Porch post, decorative.

Band board with bed mold.
Porch post, decorative.

Roof Cover: AR shingle.
Roof overhang: 18".
Roof type: hip at 6 in 12.

Roof Cover: AR shingle.
Roof overhang: 18".
Roof type: hip at 6 in 12.

Siding: wood, novelty, 5" to weather. Siding: cementitious, 5" to weather.

Exterior Casing: 4 1/2"

Exterior Casing: 4 1/2"

Windows, wood sash: 3'X6', 1:2.

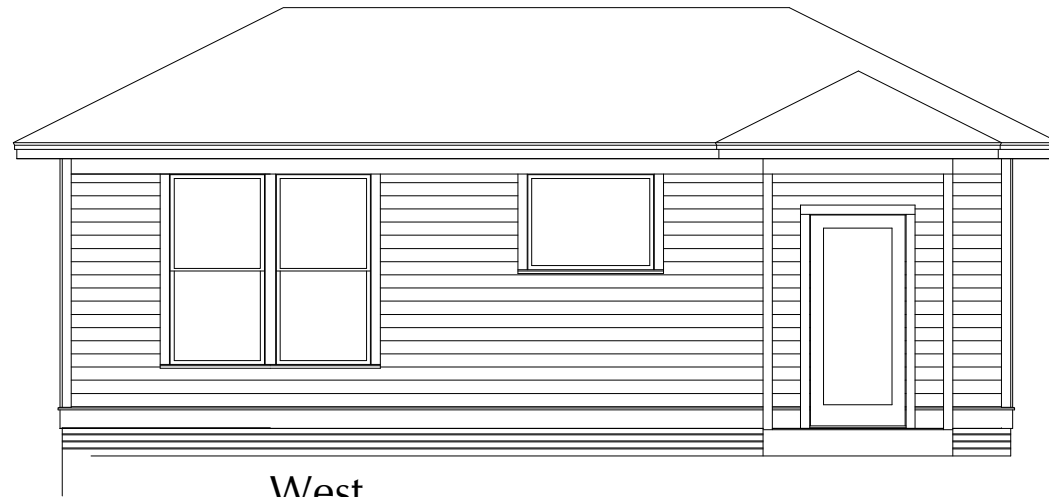
Windows, Ultrex/wood sash:
3'X6', 1:2.

An Accessory Dwelling Unit for
ALLARD & LIMA

818 SE 1st Avenue, Gainesville, FL 32601

BILL WARINNER ARCHITECT AIA 352.514.2336

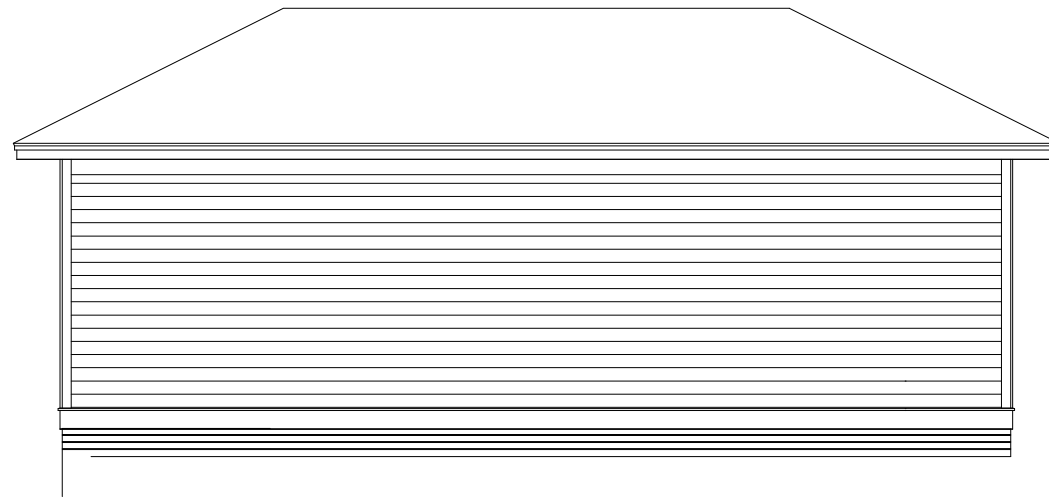
THE AACHEN DESIGNERS 306 NE 5th Avenue, Gainesville, FL 32601.5403 AR 10017 & AAF 000047



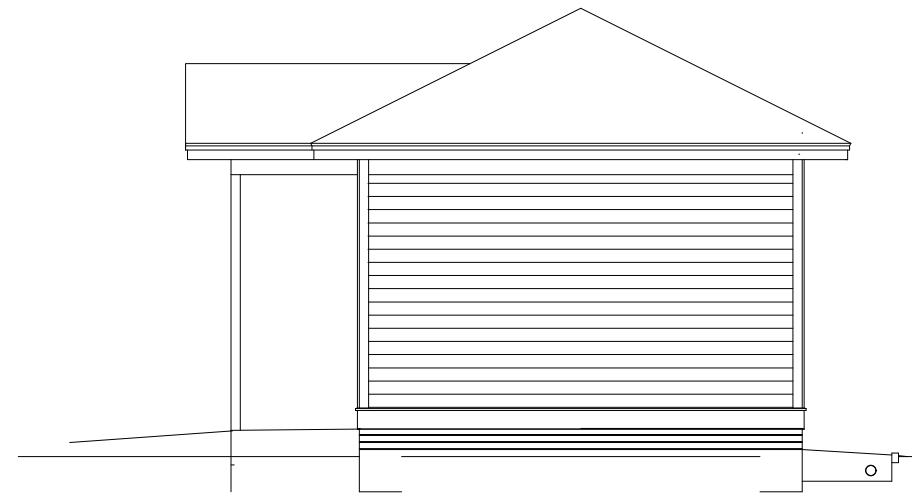
West



South



East



North

Exterior Elevations 3/16" 1:64

An Accessory Dwelling Unit for
ALLARD & LIMA

818 SE 1st Avenue, Gainesville, FL 32601

BILL WARINNER ARCHITECT AIA 352.514.2336

THE AACHEN DESIGNERS 306 NE 5th Avenue, Gainesville, FL 32601.5403 AR 10017 & AAF 000047