City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	April 6, 2021
ITEM NO:	#4 under New Business
PROJECT NAME AND NUMBER:	HP-21-00021, 516 NE 2nd Avenue
APPLICATION TYPE:	Quasi-Judicial: Construct an addition, new entry plaza, renovation.
RECOMMENDATION:	Staff recommends approval with conditions as noted under "Recommendation" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

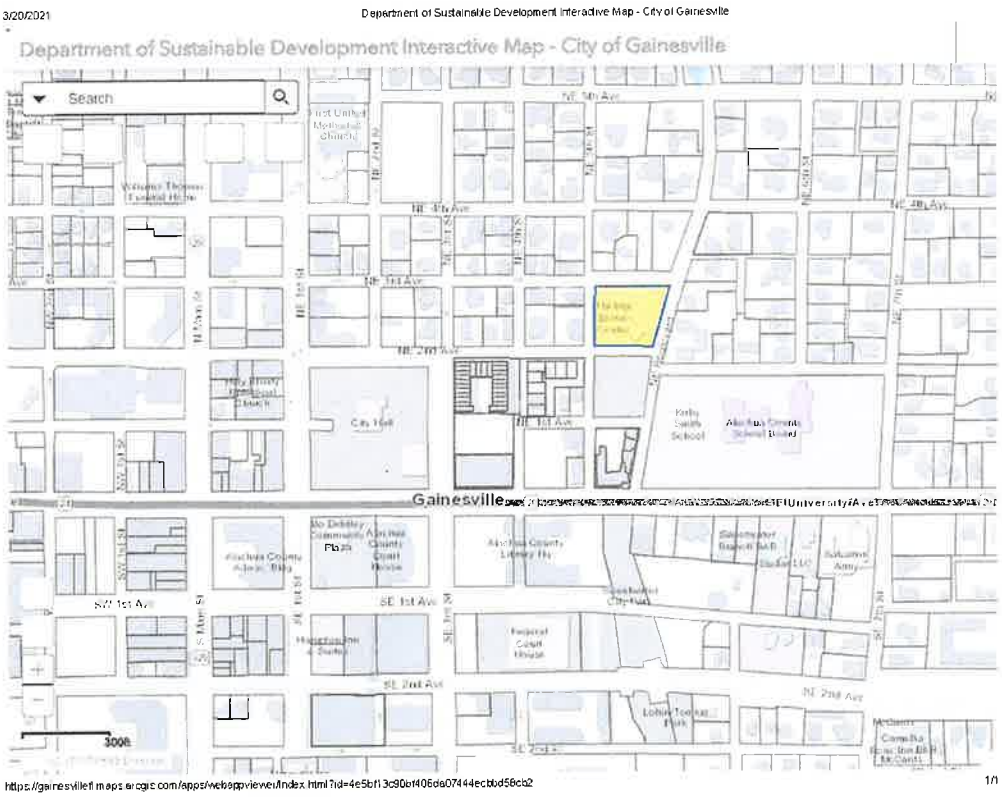

Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant:	Jason Jensen & Sarah Lyons, WJA
Property Owner(s):	City of Gainesville

SITE INFORMATION:

Address:	516 NE 2nd Avenue
Parcel Number(s):	14748-000-000
Existing Use(s):	Civic Building
Zoning Designation(s):	PS (Public Services & Operations)
Historic District:	Northeast Residential Historic District
Historic District Status:	Contributing
Date of construction:	c. 1900 (ACPA), c. 1943 per FL Master Site File

PURPOSE AND DESCRIPTION:

Jason Jensen & Sarah Lyons, Wannemacher Jensen Architects, Inc., agent for the City of Gainesville, owner. Certificate of Appropriateness to construct an addition, add a new entry plaza, and renovate the Thelma Boltin Center. Located at 516 NE 2nd Avenue. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The Thelma Boltin Center is a recreation center that was built in 1943 according to the Florida Master Site File and is located within the Northeast Residential Historic District. The building is not within the district time frame (1880s through 1920s) according to the site file, but it represents a very important building in the later history of the district. Some Moderne buildings such as the recreation center are scattered throughout the district. The building was originally known as the "Service Center," one of several Works Progress Administration (WPA) projects in Gainesville. It was designed to house entertainment programs for servicemen stationed at Camp Blanding and nearby military bases. The center was officially opened in 1943. Miss Thelma Boltin was the City's first director of the Recreation Center.

The original building was designed with clean, simple, utilitarian details typical of the Moderne or International style and consistent with its governmental purpose. The City Commission at the time

wanted the building designed to reflect the future use as a community center and since the property was City-owned, the plans had to accommodate local civic and social organizational needs. The building is a two-wing unit with a large auditorium, social room, small meeting room, and a mezzanine. The original building has only been altered with the addition of a handicap ramp on the southwest entrance side of the building. The building is a painted brick masonry building with a concrete slab foundation, an asphalt shingle gable roof on the west wing with cornice returns, and a flat-top roof on the east wing. There are two chimneys, one red brick masonry on the rear facade of the west wing and one interior chimney on the south facade of the east wing. Windows are wood and include two 4 over 4s on the north rear side. The west facade has 6 over 6, double hung sash windows, each with a nine light window above it. The same symmetrical pattern is found on the south facade. The lower east wing is the main entrance facing southeast, with a portico covering the entrance which has glass block sidelights. A glass block opening is centered over the entry porch. The rear section of the east wing has a double flat roof. The lower section has both 6 over 6 and 4 over 4 windows.

The interior alterations to the center have not damaged the structural integrity or design of the building as they are mostly cosmetic. An acoustical tile, drop ceiling covers the open beam ceiling. The mezzanine is enclosed for storage without removal of the wooden baluster stair case. The wood, wide plank floors are exposed except for the hallway and kitchen area in the east wing. Multi-colored, small block tiles on the kitchen floor are partially covered. In the auditorium the nine light windows are blocked by wooden panels on the inside.

PROPOSED

The project includes the renovation of the existing center's main hall and stage, restrooms, and the conversion of smaller offices to a multipurpose room. New interior flooring, paint, wall layout and ceilings would be part of the renovation. An addition of 1,785 square feet (total) would be added in the northeast corner of the building to create a green room, storage, and mechanical spaces. A new entry plaza will redirect the pedestrian traffic to the front door from the corner of NE 5th Street and NE 2nd Avenue to be center on NE 2nd Avenue.

REVIEW

The proposed new addition will be two stories with an area of approximately 1,785 square feet. It will be located in the northeast corner of the existing building and will not be visible from NE 5th Street or NE 2nd Avenue. The addition may be visible from NE Boulevard except for the extensive vegetation that lines the west side of the road, making the view of the facility difficult. The height of the addition is lower than the height of the historic structure because of the proposed flat roof for the addition compared to the auditorium roof pitch for the existing building. The exterior fabric will be painted brick. The foundation will be concrete slab to match the existing building. The doors are proposed to be aluminum and steel painted. The fascia and trim will be metal and the roof material for the addition will be TPO (Thermoplastic Polyolefin), which is a single-ply roofing membrane that can be used to cover flat roofs. The existing building is being re-stabilized from a roof collapse and roofing materials that may be used after the repairs are complete include modified bitumen and shingles for the sloped portion of the existing roof. The proposed windows are aluminum YKK YFW 400 TU windows with muntins. They are thermally broken windows which

refers to high-performance insulator material separating two metal halves, creating an insulated barrier within the window frame. These windows were chosen for maintenance and durability of windows on a City recreation facility. The layout of the windows and the proportions do not match those of the nearest windows on the historic building. The historic structure has several window sizes and arrangements. The guidelines for windows indicate that, "New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills, and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred."

A new entry plaza will be located on the south side of the building and will redirect the pedestrian traffic to the front to the front door. Currently the access to the door is from the corner of NE 5th Street and NE 2nd Avenue; this project will center the access to the building further east on NE 2nd Avenue, with a new sidewalk connection next to the bicycle racks leading to a new access ramp. An entry deck by Trex with wood-look and concrete materials will lead to the front door. The existing entry ramp will be demolished and some landscape cleanup will occur in the area of the new entry plaza. The plaza will include a paved patio as well.

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."* In general, the proposed materials for the addition are consistent with the materials on the principal building.

Basis for Approval – *Secretary of the Interior's Standards for Rehabilitation*

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

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- The HPB discuss the appropriate window configuration for the addition.
- Provide information sheets for the proposed windows and roofing material.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

Exhibit 1 **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:* Additions to Existing Buildings and Windows, Shutters & Awnings**

Exhibit 2 **COA Application, Pictures of Existing Conditions, Survey, Site Plan, Floor Plans, Elevations**

Exhibit 3 **Florida Master Site File for Service Center / Recreation Center**

LIST OF EXHIBITS:

Exhibit 1 **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:* Additions to Existing Buildings and Windows, Shutters & Awnings**

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Exhibit 4 **Product Information**

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.

Windows, Shutters & Awnings

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. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy

conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to "less visible secondary elevations."

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal's impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.

2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.

4. Changing the size or arrangement of windowpanes, mentions, and rails where they contribute to the architectural and historic character of a building.

5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

8. Installing metal or fiberglass awnings.

9. Installing awnings that obscure architecturally significant detailing or features.

10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

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

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

HP 20-00021

EXHIBIT 2

City of Gai

DEPARTMENT OF SUSTAINABLE

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review – Single Family Structure or its Accessory Structure	$127.50	$63.75
Certificate of Appropriateness (COA): Board Review – All Other Structures	$638.25	$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	$473.25 + above applicable fee	$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

☐ New Construction ☒ Addition ☐ Alteration ☐ Demolition ☐ Fence

☐ Relocation ☒ Repair ☐ Re-roof ☐ Sign ☐ Request to lift demolition delay

☐ Other: ☐ Amendment to COA (HP ___ - ____)

APPROVAL TYPE:

See *Certificate of Appropriateness Matrix*

☐ Staff Approval

☒ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY INFORMATION:

Property information can be found at the Alachua County Property Appraiser's Website

Historic District: ☒ Northeast (Duckpond) ☐ Southeast ☐ Pleasant Street ☐ University Heights (North) ☐ University Heights (South) ☐ Not in an HD

Site Address 516 NE 2 Ave, Gainesville, FL 32601

Parcel ID #(s) 14748-000-000

OWNER OF RECORD	*As recorded with the Alachua County Property Appraiser*	APPLICANT OR AGENT	*If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included*
Owner(s) Name	City of Gainesville	Applicant Name	Jason Jensen/ Sarah Lyons
Company (if applicable)	% Land Rights Coordinator	Company (if applicable)	WJA
Street Address	PO BOX 490 MS 58	Street Address	132 Mirror Lake Dr, Ste 301
City State Zip	Gainsville, FL 32627	City State Zip	St. Petersburg, FL 33701
Telephone Number	352-514-8992	Telephone Number	7278225566
E-Mail Address	McNiecePR@CityofGainesville.org	E-Mail Address	sarah@wjarc.com

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

IMPORTANT NOTES

PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.

APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

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).

The proposed project includes the renovation of the existing Thelma Boltin Center's main hall and stage, restrooms, and conversion of smaller offices to a multipurpose room. New interior flooring, paint, wall layout and ceilings would be part of the renovation.

Project includes a small addition of 1785 SF (total) in the northeast corner of the building to create a green room, storage, and mechanical spaces.

A new entry plaza redirects the pedestrian traffic to the front door from the corner of NE 5th ST and NE 2nd Ave to be center on NE 2nd Ave.

Below proposed materials are tentative and may be substituted during the bid/ permit process.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	N/A	Painted Brick	Painted
Doors	YKK	Alum. & Steel Painted	Silver / Painted
Windows	YKK	YFW 400 TU w/ Muntins	Silver / Painted
Roofing	JM	TPO/Mod Bit & Shingle	Gray
Fascia/Trim	N/A	Metal	Painted
Foundation	N/A	Concrete	N/A
Shutters	N/A	N/A	N/A
Porch/Deck	Trex	Wood-look and Concrete	
Fencing	N/A	N/A	N/A
Driveways/Sidewalks	N/A	Concrete	Sealed
Signage	N/A	Aluminum	Painted
Other	N/A	N/A	N/A

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

DID YOU REMEMBER...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable *Guidelines*;
- ☐ Review the *Secretary of the Interior's Standards*;
- ☐ A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.

Please see the City of Gainesville Code of Ordinances for detailed information:

- ☐ *Historic preservation/ conservation overlay* – see Sec. 30-4.28.
- ☐ *Historic Preservation Board*– see Sec. 30-3.5.
- ☐ *Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at *www.municode.com*

APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

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.

Most demolition will be on the interior of the building to create new spaces and renovate the existing. There will be some landscape cleanup to create the new entry plaza (the large oak tree on NE 2nd Ave will remain) and the entry ramp will be demolished.

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.

The Thelma Boltin center is currently being re-stablized from a roof collapse in preparation for renovation and for the city to be able to use for program and rentals.

The renovations and small addition would provide more opportunities for city programming and rentable uses.

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

N/A

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.

N/A

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)
Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

N/A

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

(select only those that apply)	*Required*	*Existing*	*Proposed*
☐ Front, Side, Or Rear Building Setback Line			
☐ Building Height			
☐ Building Separation			
☐ Floor Area Ration			
☐ Maximum Lot Coverage			

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 have read and understand the following:

1. *I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.*
4. *I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.*
5. *I/We understand that the 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).*
6. *I/We understand 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 Building Department.*
7. *I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.*
8. *I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.*
9. *I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.*

03/01/2021

Applicant (Signature) — Date

Jason Jensen

Applicant (Print)

Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF	Date Received 2/25/21	Received By: Miranda Searing
HP 21-00021		☐ Staff Approval – No Fee
Zoning: PS		☐ Single Family Structure or its Accessory Structure
Contributing?	☑ Yes ☐ No	☐ Multi-Family requiring Board approval
Pre-Conference?	☑ Yes ☐ No	☐ Ad Valorem Tax Exemption
Application Complete	☑ Yes ☐ No	☐ After-The-Fact Certificate of Appropriateness
Enterprise Zone?	☑ Yes ☐ No	☐ Account No. 001-660-6680-3405
Request for Modification of Setbacks?	☐ Yes ☑ No	☐ Account No. 001-660-6680-1124 (Enterprise Zone)
		☐ Account No. 001-660-6680-1125 (Enterprise–Credit)

HISTORIC

Thelma Boltin Center

Existing Conditions

Southeast entry from NE 2nd Ave

South elevation from NE 2nd Ave

West Elevation from NE 5th St

North elevation from NE 3rd Ave

Northwest from NE 5th St

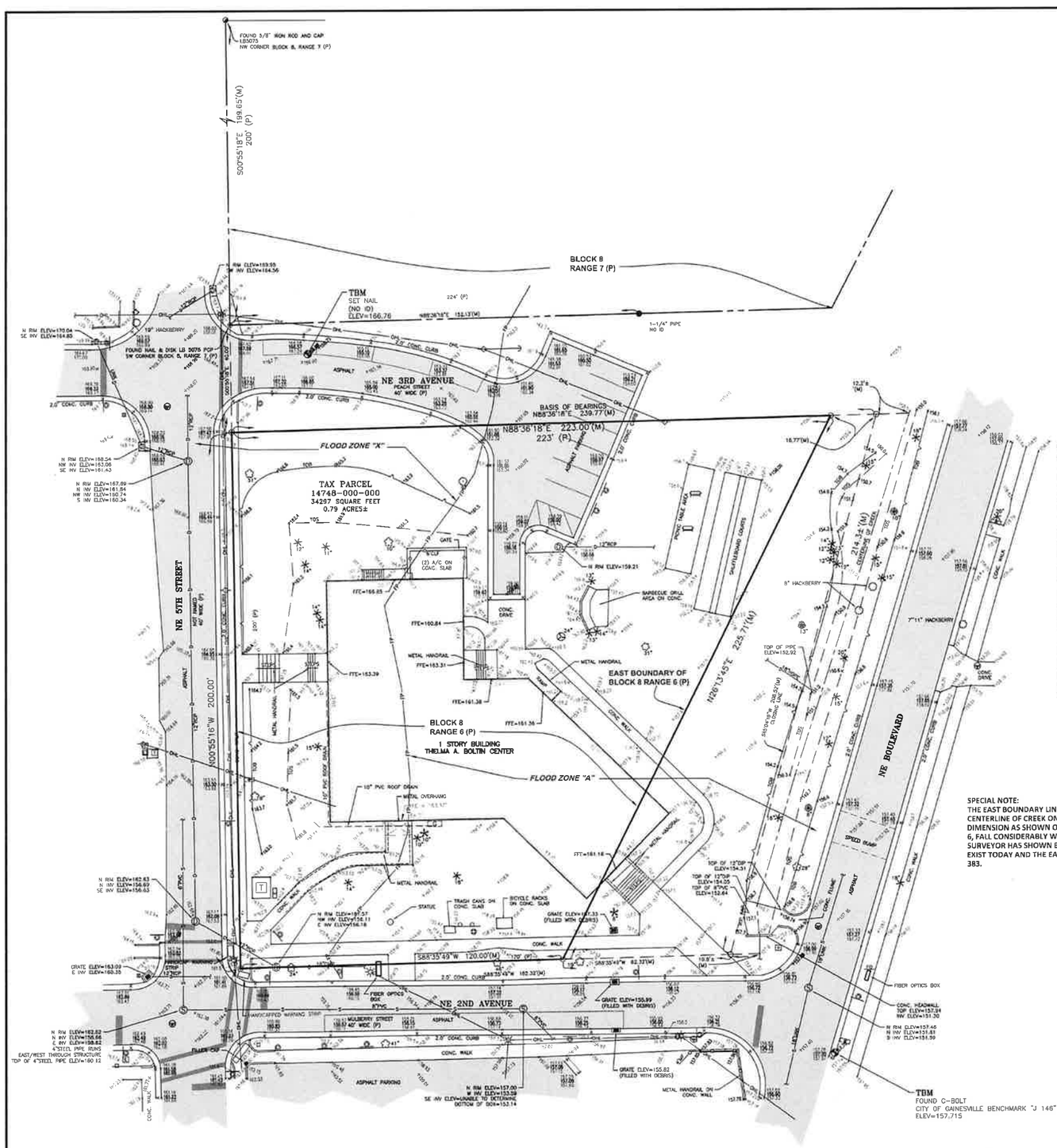
BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN

SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST

CITY OF GAINESVILLE

ALACHUA COUNTY, FLORIDA



N

SCALE: 1" = 20'

LEGEND
BENCH
CABLE TV SERVICE BOX
CLEANOUT
ELECTRICAL SERVICE BOX
FIRE HYDRANT
LIGHT POLE – WOOD
MANHOLE, DRAINAGE
MANHOLE, SANITARY
METER, ELECTRIC
METER, WATER
MISC. POST
POWER POLE – WOOD
SIGN, DOUBLE SUPPORT
SIGN, SINGLE SUPPORT
TELEPHONE PEDESTAL
TRANSFORMER
VALVE COVER, SANITARY
VALVE COVER, WATER
WITNESS – FIBER OPTIC

TREE LEGEND
TREE ELM
TREE INCLUDES TYPE
TREE HOLLY
TREE MAPLE
TREE OAK
TREE PALM
TREE PECAN
TREE PINE

ABBREVIATIONS

A/C	AIR CONDITIONER
CONC.	CONCRETE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
ELEV	ELEVATION
FFE	FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
(P)	DEED BOOK "H" PAGE 383
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TBM	TEMPORARY BENCH MARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
UNK	UNKNOWN
DIP	DUCTILE IRON PIPE

OHE — OVERHEAD UTILITY LINES
S — SANITARY SEWER PIPE
D — STORM DRAINAGE PIPE
FP — FLOOD ZONE LINE

× 100.0 SPOT ELEVATION

× 0.00 EDGE OF PAVEMENT ELEV
0.00 BACK OF CURB ELEV

× 0.00 EDGE OF PAVEMENT ELEV
0.00 FLOW LINE ELEV
0.00 BACK OF CURB ELEV

ASPHALT

CONCRETE

ROOFED (REPRESENTS COVERED AREAS, OVERHANGS AND MULTI-STORY BUILDING LINE)

○ SET 1/2" STEEL ROD & CAP LB021
◎ SET 1/2" NAIL & DISK LB021
⊛ NAIL & DISK FOUND AS NOTED
◐ FOUND IRON ROD & CAP AS NOTED
● FOUND IRON PIPE AS NOTED

SPECIAL NOTE:
THE EAST BOUNDARY LINE OF BLOCK 8, RANGE 6, IS INDICATED AS THE CENTERLINE OF CREEK ON DEED BOOK "H", PAGE 383, HOWEVER THE DIMENSION AS SHOWN ON THE NORTH AND SOUTH LINES OF BLOCK 8, RANGE 6, FALL CONSIDERABLY WEST OF THE CREEK AS IT EXIST TODAY. THIS SURVEYOR HAS SHOWN BOTH THE CENTERLINE OF THE EXISTING CREEK AS IT EXIST TODAY AND THE EAST LINE AS SHOWN ON THE DEED BOOK "H", PAGE 383.

LEGAL DESCRIPTION: AS FURNISHED

BLOCK 8, RANGE 6, OF THE ORIGINAL SURVEY OF THE CITY OF GAINESVILLE, FLORIDA, AS PER PLAT RECORDED IN DEED BOOK "H", PAGE 383, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

NOTES

- **THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.**
- **THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.**
- **THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' OR SMALLER.**
- **THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.**
- **"CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.**
- **THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.**
- **UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.**
- **ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.**
- **THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE .**
- **THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**
- **BASIS OF BEARINGS: N88°36'18"E ASSUMED ALONG THE NORTH LINE OF BLOCK 8, RANGE 6 DEED BOOK "H", PAGE 383 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.**
- **THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.**
- **GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.**
- **NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.**
- **AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0314D, COMMUNITY NUMBER 125107, PANEL 0314, SUFFIX D, EFFECTIVE DATE OF JUNE 16, 2006, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). AND ZONE "A" (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED).**
- **UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING FOUND DURING THIS SURVEY. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AND ARE NOT SHOWN. UTILITIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.**
- ***FORTY-EIGHT (48) HOURS BEFORE DIGGING, BORING, PILE-DRIVING, PLANTING, ETC. NOTIFY SUNSHINE 811 BY CALLING 811 SO THAT UNDERGROUND UTILITIES MAY BE FIELD SPOTTED.**
- **ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: CITY OF GAINESVILLE "J 146" HAVING A PUBLISHED, ADJUSTED ELEVATION OF 157.715 FEET (NAVD 88). INFORMATION OBTAINED FROM THE CITY FOF GAINESVILLE.**

REVISED	NO.	BY	DATE	DESCRIPTION
	1			
	2			
	3			
	4			
	5			

REVISED	NO.	BY	DATE	DESCRIPTION
	6			
	7			
	8			
	9			
	10			

	INITIALS	DATE
CREW CHIEF	SF	2/25/21
DRAWN	DWK	2/26/21
CHECKED	SH	3/1/21
FIELD BOOK	704	
FIELD DATE	2/25/21	

PREPARED FOR:

WANNEMACHER JENSEN ARCHITECT, INC.

Since 1919

George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429
PHONE (352) 378-1444 FAX (352) 372-2502
BUSINESS ENTITY L021 WWW.GEORGEFYOUNG.COM
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

STACY A. HALL PSM LS 3784

DATE

THELMA BOLTIN CENTER

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 4, TOWNSHIP 10 S., RANGE 20 E.

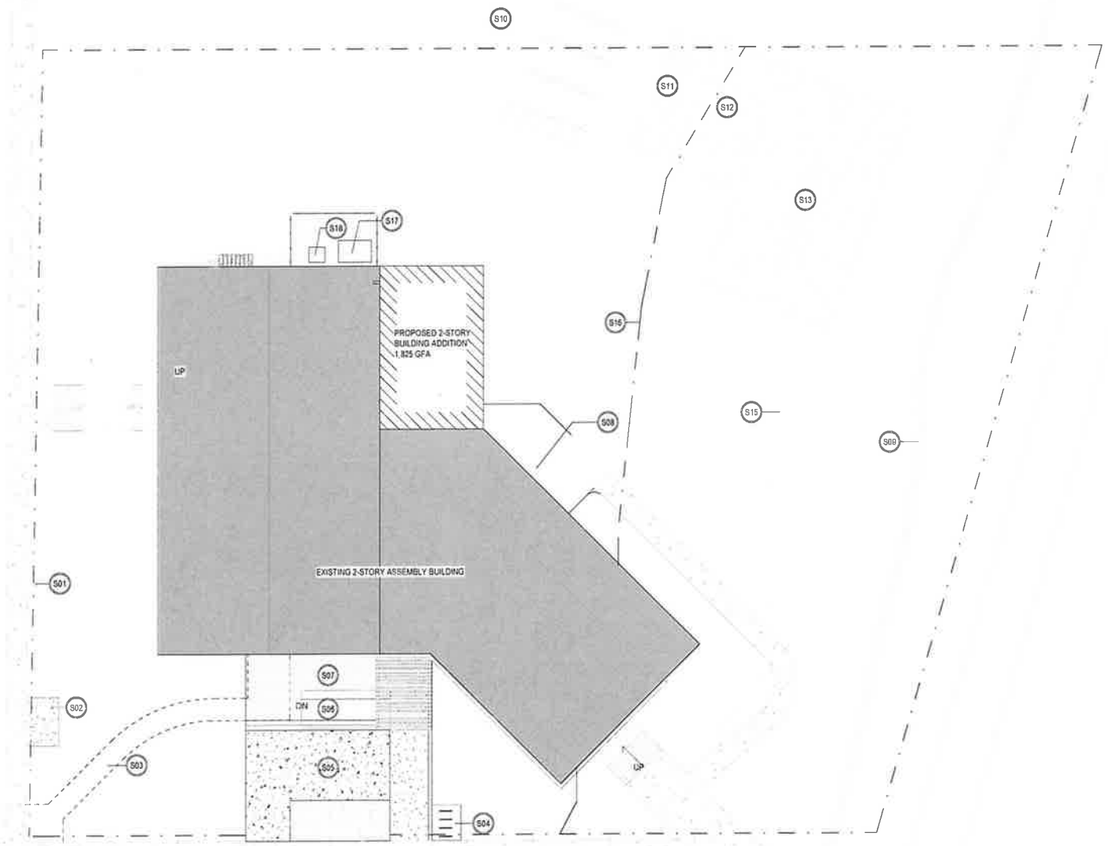
JOB NO. 21001600GC

SHEET NO. 1 OF 1

PLOTTED: 3/1/2021 3:01 PM LOGIN: BrittaKL, J. Howard FILE: C:\Users\21001600GC\21001600GC-BDY-TOPO.dwg

NE 3RD AVE

NE 5TH ST



NE 2ND AVE

NE BLVD

S14

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE WORK
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS
3. XXX
4. XXX
5. XXX

ZONING LEGEND

*ZONING DISTRICT: PUBLIC SERVICES AND OPPERATIONS, PS
*FUTURE LAND USE MAP RECREATION, REC

FEMA FLOOD ZONE: FLOOD ZONE X (BASED ON SURVEY)
BASE FLOOD ELEVATION (BFE): NA FOR ZONE X

GROSS LOT AREA: 82,328 4 S F. (1 89 ACRES)
BUILDING FOOTPRINT: 9,020 S F. (8,190 SF EXISTING, 830 SF ADDITION)

**BUILDING HEIGHT: 36' ALLOWED, 38' PROPOSED

***BUILDING SETBACKS: NO MINIMUM SETBACK REQUIREMENTS (LDS SEC. 30-4 22)
SALTWATER BRANCH CREEK (EAST) 35' FROM TOP OF BANK, XX' PROPOSED

SITE PLAN LEGEND

X'-X" AFF	FINISH FLOOR LEVEL AT BUILDING ENTRY POINT
	EXISTING CONCRETE SIDEWALK
	PROPOSED CONCRETE SIDEWALK
	EXISTING BUILDING
	GREENSPACE
	ACCESSIBLE ROUTE
	PROPERTY LINE
	SETBACK
	FENCE
	DEMO
FDC	FIRE DEPARTMENT CONNECTION
XX	NUMBER OF PARKING SPACES

SPECIFIC KEYNOTES - SITE

Keynote Number	Keynote Text
S01	EXISTING WATER METER
S02	EXISTING TRANSFORMER PAD
S03	EXISTING RAMP
S04	BIKE PARKING
S05	PAVED PATIO
S06	ACCESS RAMP
S07	ENTRY DECK
S08	COVERED WALKWAY
S09	SWEETWATER BRANCH CREEK
S10	EXISTING SERVICE PARKING
S11	EXISTING RAISED GARDEN BEDS
S12	EXISTING PICNIC SLAB
S13	EXISTING SHUFFLEBOARD COURT
S14	EXISTING PARKING LOT
S15	SWEETWATER BRANCH CREEK, TOP OF BANK
S16	CREEK BANK 35' SETBACK
S17	EXISTING AC UNIT
S18	EXISTING BOILER

PRELIMINARY NOT FOR CONSTRUCTION

Wannemacher Jensen Architects, Inc.
132 Mirror Lake Drive North, Unit 301
St. Petersburg, Florida 33701-3214
(727) 822-5566 fax (727) 822-5475
www.wjarc.com
AA0002277

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THELMA BOLTIN CENTER

CITY OF GAINESVILLE
516 NE 2nd Ave, Gainesville, FL 32601

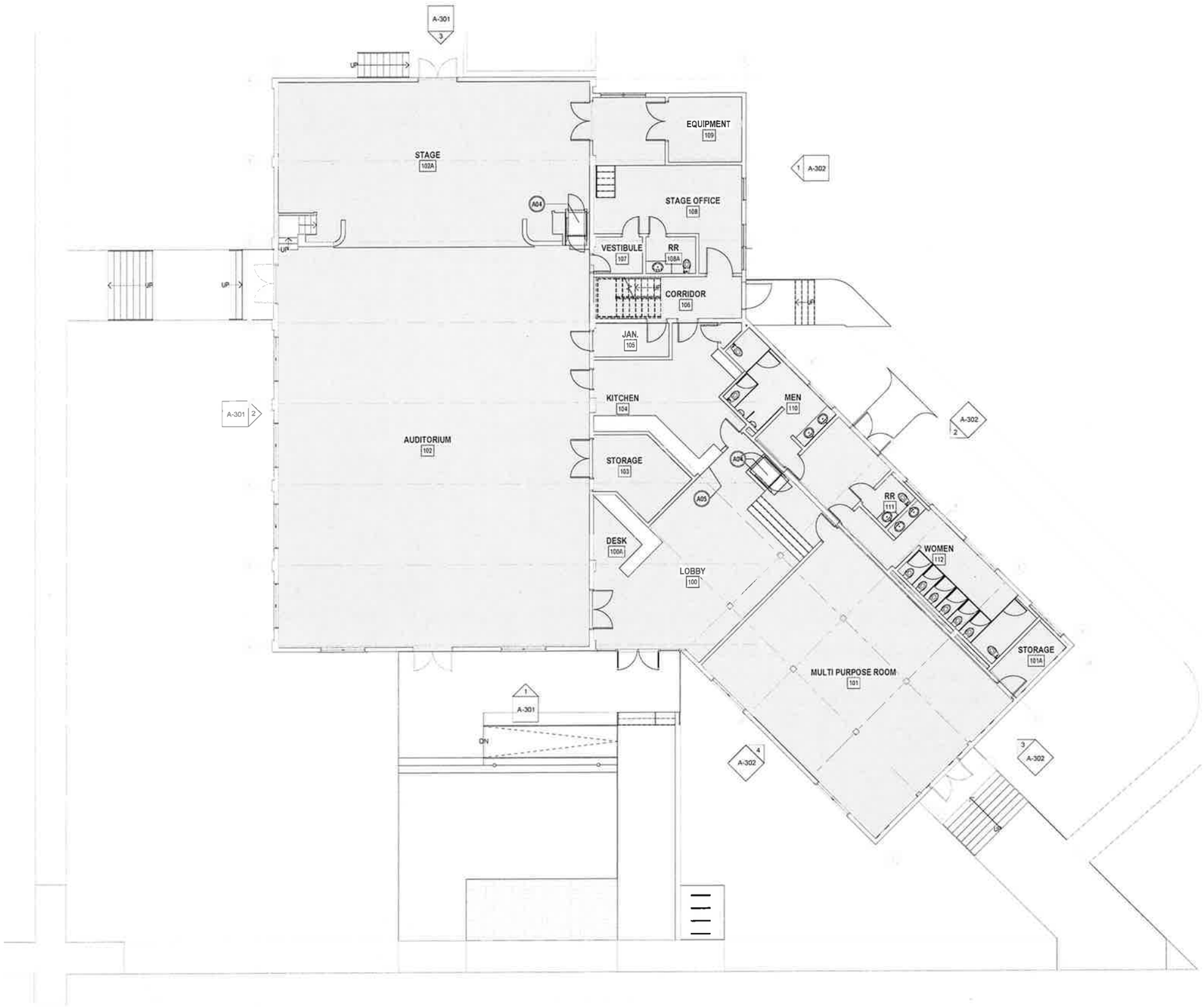
Project number
2018

DISTRIBUTION

MILESTONE	DATE
SD SET	03/26/2021

LEVEL 0 - SITE PLAN

A-001



1 LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. HATCHED AREA NOT INCLUDED IN SCOPE OF WORK UNLESS OTHERWISE NOTED.
2. PROVIDE SUPPORT FOR WALL MOUNTED CABINETS AND PLUMBING FIXTURES STEEL STUDS SUPPORTING WALL MOUNTED FIXTURES TO BE DOUBLED AT 16 O C OR NOT LESS THAN 20 GAUGE PER FBC 2517 5 1.1.
3. COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC 603 1 (FIRE RETARDANT - TREATED WOOD) AND 805 1 & 806 1
4. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH
5. SEE SHEET ID100 - ID10X FOR FINISH PLANS.
6. SEE SHEET AX.X FOR PLAN DETAIL CALLOUTS.
7. SEE SHEET AX X FOR PARTITION TYPE DETAILS. PROVIDE ACOUSTICAL BATT INSULATION WHERE INDICATED
8. SEE SHEET AX X FOR DIMENSION PLANS.
9. SEE SHEET AX.X FOR DOOR SCHEDULE.
10. SEE ENLARGED PLANS FOR ADDITIONAL WALL TAG INFORMATION

TAG LEGEND

ELEMENT TAGS

Room name 101	ROOM TAG
ID01X	DOOR TAG
9	WINDOW TAG
ST-X	STOREFRONT TAG
X 6 / X16	WALL TAG
XXX	SPECIALTY EQUIPMENT TAG
1t	FLOOR TAG

VIEW TAGS

Ref 1 A101 1 Ref	EXTERIOR ELEVATION
1 Ref A101 1 Ref	INTERIOR ELEVATION
1 A101 SIM	SECTION MARK
1 A101 SIM	VIEW CALLOUT
Name Elevation	LEVEL HEAD
1'-0" A F F	SPOT ELEVATION MARK

ANNOTATION TAGS

ALIGNMENT TAG	ALIGN
SPECIFIC NOTE TAG	XXX

SPECIFIC KEYNOTES - PLANS	
NUMBER	TEXT
A04	ACCESSIBILITY LIFT
A05	ROLL-UP WINDOW

Wannemacher Jensen Architects, Inc.
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AA0002217

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PRELIMINARY NOT FOR CONSTRUCTION

THELMA BOLTIN CENTER

CITY OF GAINESVILLE
516 NE 2nd Ave, Gainesville, FL 32601

Project number
2018

DISTRIBUTION

MILESTONE	DATE
SD SET	02/26/2021

LEVEL 1 - FLOOR PLAN

A-101

2 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. HATCHED AREA NOT INCLUDED IN SCOPE OF WORK UNLESS OTHERWISE NOTED.
2. PROVIDE SUPPORT FOR WALL MOUNTED CABINETS AND PLUMBING FIXTURES STEEL STUDS SUPPORTING WALL MOUNTED FIXTURES TO BE DOUBLED AT 16 O C OR NOT LESS THAN 20 GAUGE PER FBC 2517 5 1 1
3. COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC 603 1 (FIRE RETARDANT - TREATED WOOD) AND 605 1 & 606 1
4. PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
5. SEE SHEET ID100 - ID16X FOR FINISH PLANS
6. SEE SHEET AX X FOR PLAN DETAIL CALLOUTS
7. SEE SHEET AX.X FOR PARTITION TYPE DETAILS PROVIDE ACOUSTICAL BATT INSULATION WHERE INDICATED
8. SEE SHEET AX X FOR DIMENSION PLANS.
9. SEE SHEET AX X FOR DOOR SCHEDULE.
10. SEE ENLARGED PLANS FOR ADDITIONAL WALL TAG INFORMATION

TAG LEGEND

ELEMENT TAGS

Room name 101 — ROOM TAG
101X — DOOR TAG
1i — WINDOW TAG
ST-X — STOREFRONT TAG
X.6 / X16 — WALL TAG
XXX — SPECIALTY EQUIPMENT TAG
1t — FLOOR TAG

VIEW TAGS

Ref / 1 / A101 — EXTERIOR ELEVATION
1 Ref / A101 — INTERIOR ELEVATION
SIM / 1 / A101 — SECTION MARK
SIM / 1 / A101 — VIEW CALLOUT
Name Elevation — LEVEL HEAD
1'-0" A.F.F — SPOT ELEVATION MARK

ANNOTATION TAGS

ALIGNMENT TAG — ALIGN
SPECIFIC NOTE TAG — XXX

SPECIFIC NOTES

TAG NOTE

Wannemacher Jensen Architects, Inc.
132 Mirror Lake Drive North, Unit 301
St. Petersburg, Florida 33701-3214
(727) 822-5566 fax (727) 822-5475
www.wjarc.com
AA0002277
@Wannemacher Jensen Architects, Inc.

PRELIMINARY NOT FOR CONSTRUCTION

THELMA BOLTIN CENTER

CITY OF GAINESVILLE
516 NE 2nd Ave, Gainesville, FL 32601

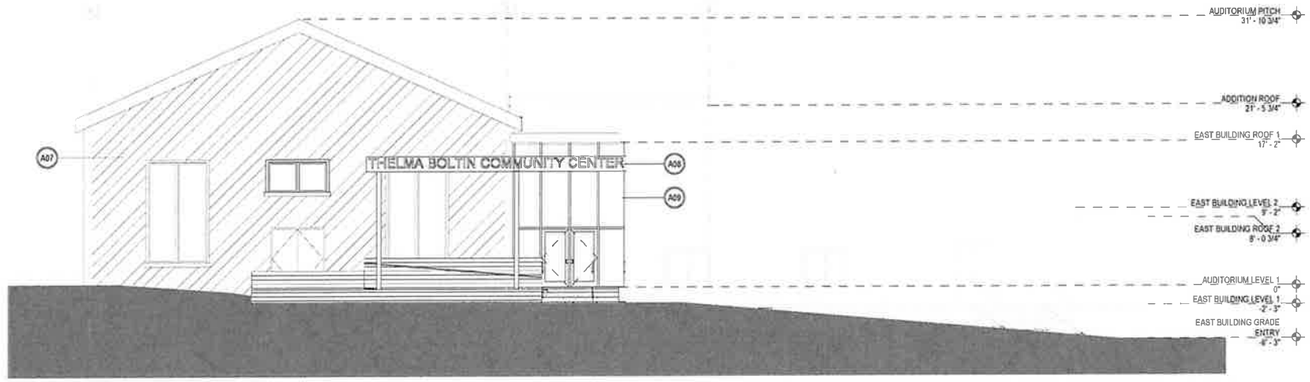
Project number
2018

DISTRIBUTION

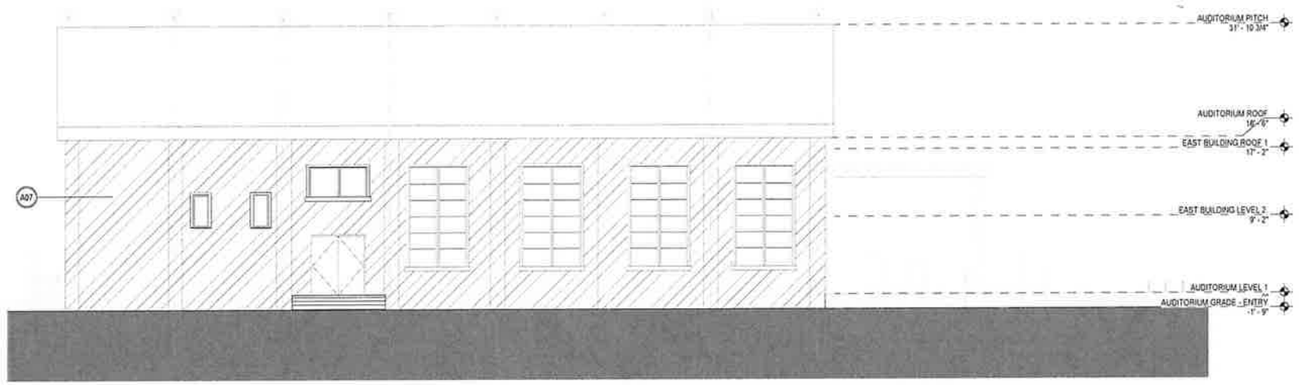
MILESTONE	DATE
SD SET	02/09/2021

LEVEL 2 - FLOOR PLAN

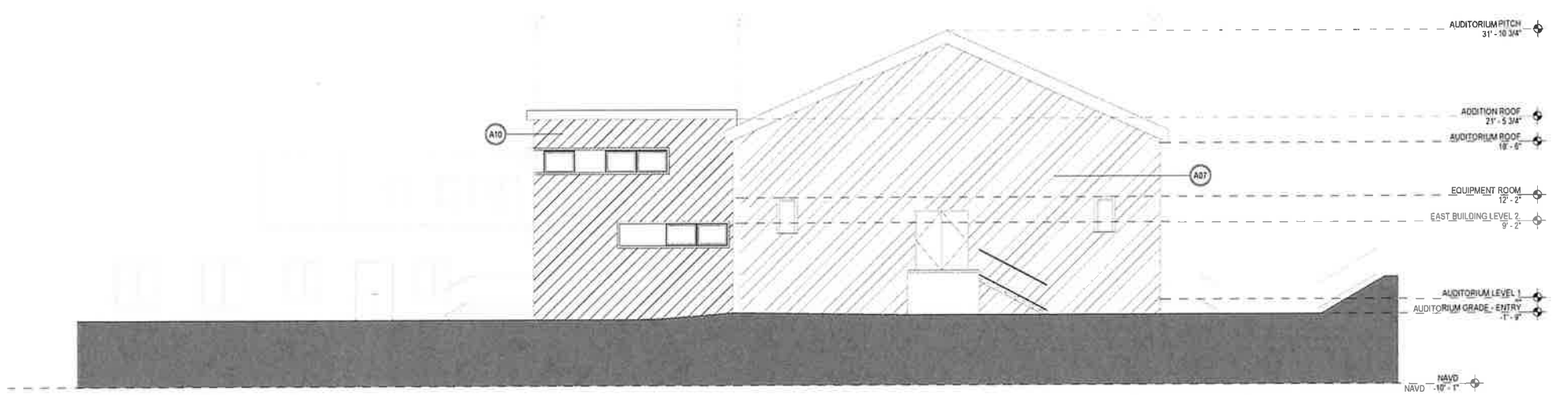
A-102



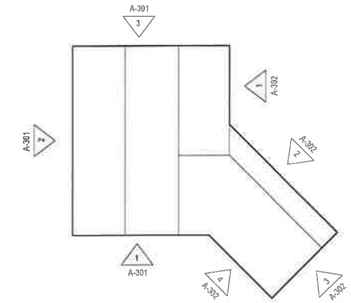
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION (ENTRY)
1/8" = 1'-0"



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



8 KEY PLAN
1/32" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A07	Existing Brick Wall
A08	NEW BUILDING SIGNAGE
A09	NEW GLASS ENTRY
A10	NEW BUILDING ADDITION

ELEVATION MATERIAL LEGEND

MASONRY

STUCCO

COMPOSITE DECKING

Wannemacher Jensen Architects, Inc.
132 Mirror Lake Drive North, Unit 301
St. Petersburg, Florida 33701-3214
(727) 822-5566 fax (727) 822-5475
www.wjarc.com
AA0002277

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PRELIMINARY NOT FOR CONSTRUCTION

THELMA BOLTIN CENTER

CITY OF GAINESVILLE
516 NE 2nd Ave, Gainesville, FL 32601

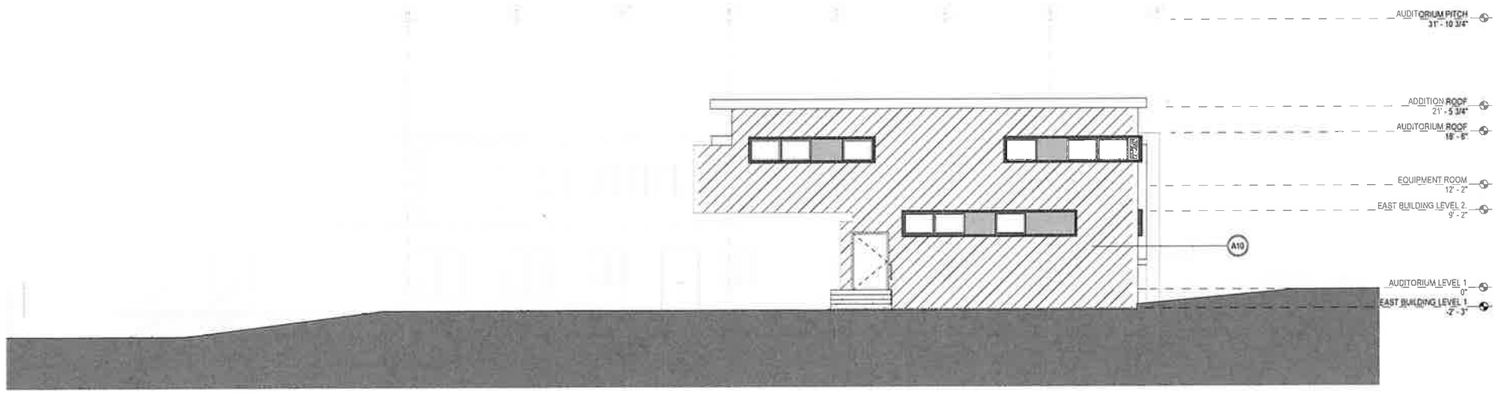
Project number
2018

DISTRIBUTION

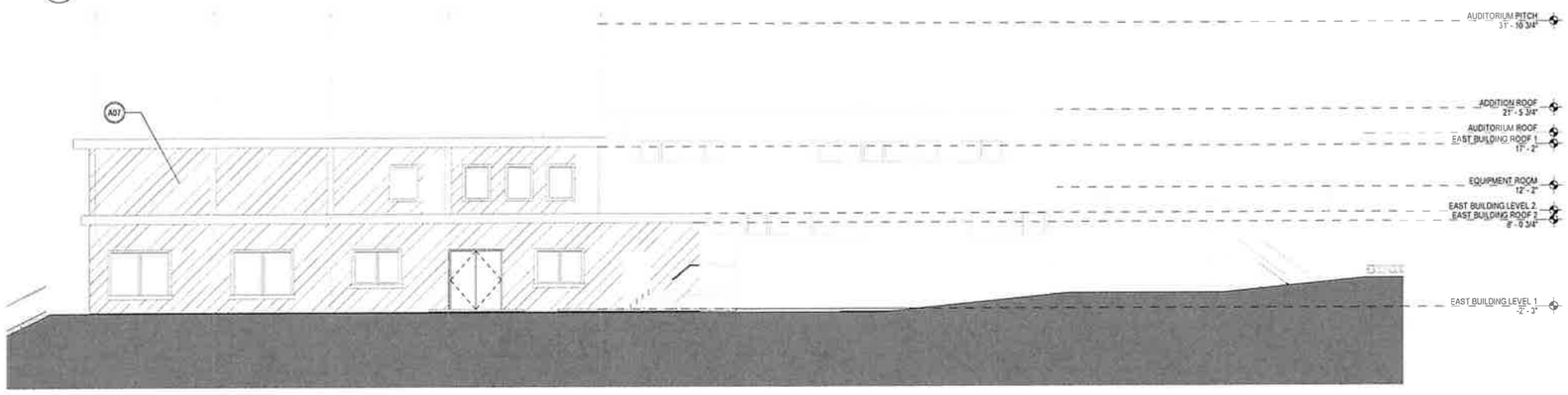
MILESTONE	DATE
SD SET	02/26/2021

EXTERIOR ELEVATIONS

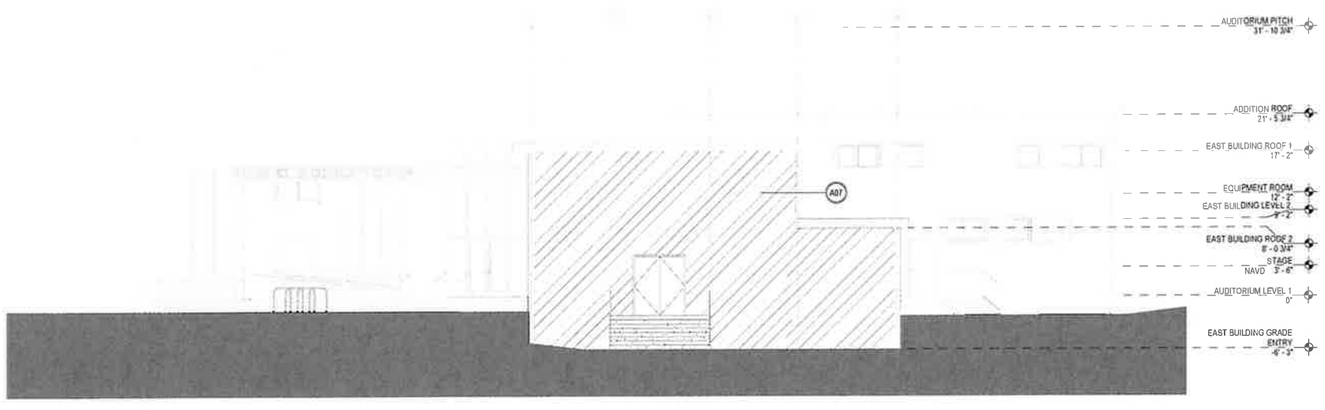
A-301



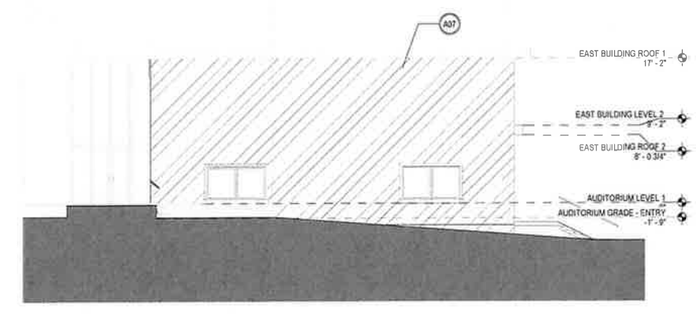
1 EAST ELEVATION
1/8" = 1'-0"



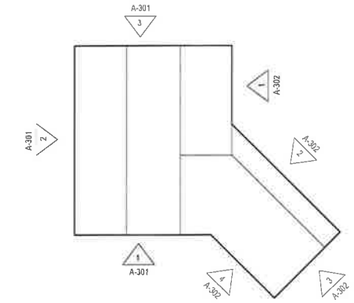
2 EAST WEST ELEVATION
1/8" = 1'-0"



3 SOUTH WEST ELEVATION
1/8" = 1'-0"



4 SOUTH EAST ELEVATION
1/8" = 1'-0"



5 KEY PLAN
1/32" = 1'-0"

ELEVATION MATERIAL LEGEND

- MASONRY
- STUCCO
- COMPOSITE DECKING

SPECIFIC KEYNOTES - ELEVATIONS

NUMBER	TEXT
A07	Existing Brick Wall
A08	NEW BUILDING SIGNAGE
A09	NEW GLASS ENTRY
A10	NEW BUILDING ADDITION

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PRELIMINARY NOT FOR CONSTRUCTION

THELMA BOLTIN CENTER

CITY OF GAINESVILLE
516 NE 2nd Ave, Gainesville, FL 32601

Project number
2018

DISTRIBUTION

MILESTONE	DATE
SD SET	02/26/2021

EXTERIOR ELEVATIONS

A-302

EXHIBIT 3

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 802 = =
1009 = =

Site No. 820 = =

Site Name Service Center/Recreation Ctr. 830 = = Survey Date 4/19/83
Address of Site: 516 N.E. 2nd Avenue 905 = =
Instruction for locating Northeast Residential District - National Register of Historic Places 813 = =
Location: Original Gainesville (subdivision name) Block 8 (block no.) Range 6 (lot no.) 868 = =
County: Alachua County (Tax No. 14748) 808 = =
Owner of Site: Name: City of Gainesville
Address: P.O. Box 490
902 = =
Type of Ownership Municipal 848 = = Recording Date 4/19/83 832 = =
Recorder:
Name & Title: Sarah E. McLeod, Preservation Planner
Address: City of Gainesville, P.O. Box 490
Gainesville, Florida 32602 818 = =

Condition of Site: (Check One)
- [ ] Excellent 863 = =
- [ ] Good 863 = =
- [X] Fair 863 = =
- [ ] Deteriorated 863 = =

Integrity of Site: (Check One or More)
- [X] Altered slightly 858 = =
- [ ] Unaltered 858 = =
- [X] Original Site 858 = =
- [ ] Restored ( )(Date:)( ) 858 = =
- [ ] Moved ( )(Date:)( ) 858 = =

Original Use USO Service Ctr. 838 = =
Present Use Civic/Social Ctr 850 = =
Dates: Beginning C.+1943 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site: (Check One or More)
- [ ] Zoning ( )( )( ) 878 = =
- [ ] Development ( )( )( ) 878 = =
- [ ] Deterioration ( )( )( ) 878 = =
- [ ] Borrowing ( )( )( ) 878 = =
- [ ] Transportation ( )( )( ) 878 = =
- [ ] Fill ( )( )( ) 878 = =
- [ ] Dredge ( )( )( ) 878 = =
- [ ] Other (See Remarks Below): 878 = =

Areas of Significance: Local History and Architecture 910 = =

Significance:
This building contributes to the local history and architecture of the Northeast Residential District listed on the National Register. Although the building is out of the district time frame (1880s through 1920s), it represents a pivotal building in the later history of the district. A few moderne buildings like the Recreation Center intersperse the district.

The "Service Center", as it was originally known, was one of many Works Progress Administration (WPA) projects in Gainesville. Federal funds were available under the Lanham Act, during World War II. As a USO unit," the Center was originally designed to house entertainment programs for servicemen stationed at Camp Blanding and other nearby bases... The Center was officially opened on July 19, 1943. Speakers ranged from then-Senator Claude Pepper and the Commander of Camp Blanding to a Private who was attending a military program at the University of Florida."[1] (See continuation sheet) 911 = =

CONTINUATION SHEET

The City purchased the property from James Chestnut on December 7, 1942, for $1.00.[2] The Federal Security Administration paid $45,000 to build and furnish the Center, and paid 60 percent of operating costs for the duration of the program.[1] The City paid the additional 40 percent and, after the war, bought the building for $8,500.[1]

Miss Thelma Boltin was the City's first director of the Recreation Center. She estimated that over half a million men were entertained at the Center during the war. Claude Murphree, an organist from the University of Florida played every Saturday night and most Sundays. The Girls Service Club (GSC) organized most of the Center's programs.[1]

Present and Original Physical Appearance

The original Service Center was designed with clean, simple, utilitarian details typical to the Moderne or International style, and in keeping with its governmental purpose. "Since the building was constructed on City property, City officials had quite a bit to say about how it should be built. The government agency wanted to construct the usual one room USO unit, but the City Commission squashed the idea. Looking to the time that the center would be used as a community center, they insisted that plans be drawn to accommodate needs of local civic and social organizations. Today, as a result, Gainesville boasts a two-wing unit with a large auditorium, social room, small meeting room, and mezzanine... Sanford Goin drew preliminary plans for the building but went into the service before they could be completed. A Jacksonville firm completed them. The building was constructed by P.D. Prevatt."[1]

Mr. Sanford W. Goin was an Associate of the architectural firm of Newbold L. Goin and Associates in the 1930's. In the 1940's he established his own firm of Sanford W. Goin A.I.A. and eventually joined with Jack Moore to form the partnership of Goin and Moore, Architects. "Many of the school buildings and other public buildings in Gainesville and Alachua County have had the advantage of Sanford W. Goin's mind and hand on their architectural plans."[3] He designed the American Legion Building (Haisley Lynch-Post 16) in 1932, and the preliminary plans for the Service Center (across the street) in 1943.

The original building has been altered only with the one minor addition of a handicap ramp which extends from the portico at the southwest entrance. Otherwise, the exterior structure remains the same with the two-wing unit, large auditorium, two extra rooms, and mezzanine. It is a painted brick masonry building withan asphalt shingle gable roof on the west wing with cornice returns, and a flat-top roof on the east wing. There are two chimneys, one red brick masonry on the rear facade of the west wing, and one interior chimney on the south facade of the east wing.

CONTINUATION SHEET

Numerous windows protrude the walls of both wings. The north, rear facade has two, four over four windows. The west facade has an unusual fenestration pattern of six over six, double hung sash windows, each with a nine light above. The same symmetrical pattern is found on the south facade. The lower, east wing is the main entrance facing southeast. A portico covers the entrance which has glass block sidelights. A glass block opening is centered over the entry porch. The rear section of the east wing has a double flat roof. The lower section has both six over six and four over four windows.

Interior alterations to the Recreation Center have not damaged the structural integrity or design of the building. They are, for the most part, cosmetic. There is an acoustical tile, drop ceiling covering the open beam ceiling. The mezzanine is enclosed for storage without any removal of the wooden baluster stair case. The wood, wide plank floors are exposed with the exception of the hallway and kitchen area in the east wing. Original multi-colored, small block tiles on the kitchen floor are partially covered. One other modification to the interior building is in the auditorium (west wing). The nine light windows are blocked by wooden panels on the inside.

The Recreation Center is located on approximately one-half acre of land. The eastern boundary is the Sweetwater Branch creek which flows south. The grounds behind the Center include a large masonry fire place/barbeque, concrete picnic tables, and two shuffleboard courts. The remaining open space is a nicely landscaped park with large oak trees.

Footnotes

[1]Gainesville Daily Sun and Alachua County News, "It's Centenial Week in Gainesville!" Sunday, May 2, 1954 (bound publication, City Library, Gainesville, Florida).

[2]Warranty Deed, Deed Record 200, Alachua County, Pages 158-159, filed and recorded December, 1942, Official Records Division, Alachua County Court House, Gainesville, Florida.

[3]Shea, William, Chaplin of American Legion Post 16, Gainesville, Florida, Nomination Proposal for the American Legion (April, 1983).

ARCHITECT Sanford Goin drew preliminary plans completed by Jacksonville firm.

BUILDER P.D. Prevatt 874 = =

STYLE AND/OR PERIOD Moderne/International 964 = =

PLAN TYPE Two-wing unit with large auditorium, two extra rooms, and mezzanine.

EXTERIOR FABRIC(S) Brick masonry 854 = =

STRUCTURAL SYSTEM(S) Brick masonry 856 = =

PORCHES Two porticos, one on the south side of the west wing and one at the main entrance on the east wing. 942 = =

FOUNDATION: Concrete Slab 942 = =

ROOF TYPE: Gable on the west wing; double-flat on the east wing 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: North facade of the west wing; south interior facade of the east wing.

WINDOW TYPE: Six over six with 9 lights above; some 4/4 942 = =

CHIMNEY: Brick masonry 882 = =

ROOF SURFACING: Asphalt shingle 882 = =

ORNAMENT EXTERIOR: Cornice returns; glass block 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1½ 950 = =

NO. OF DORMERS None 954 = =

Map Reference (incl. scale & date) See attached maps

809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): 833 = =

LOCATION SKETCH OR MAP N

See attached maps

Township	Range	Section
10	20	04

812 = =

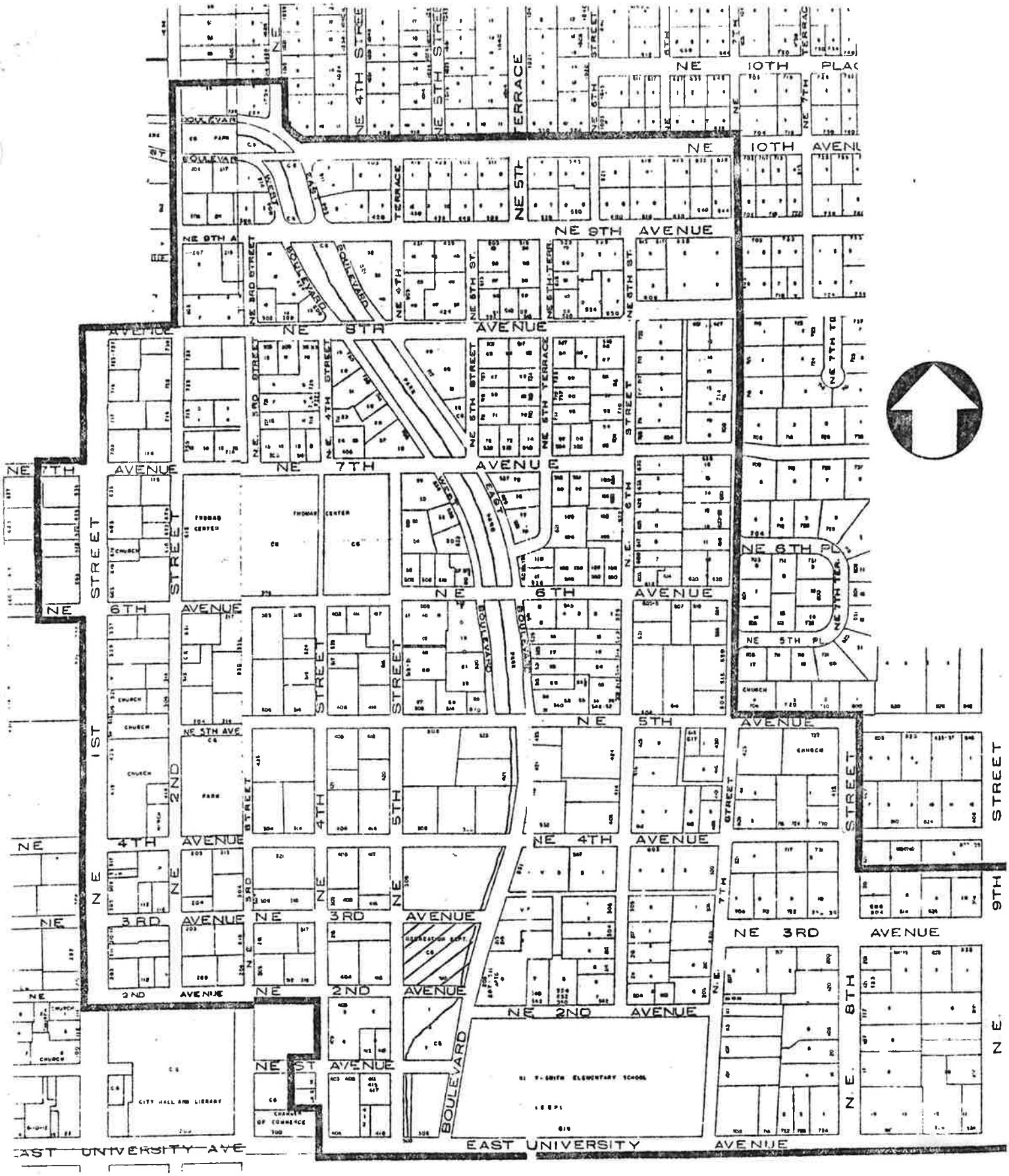
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers Refer to 8AL563-780 860 = =

Contact Print



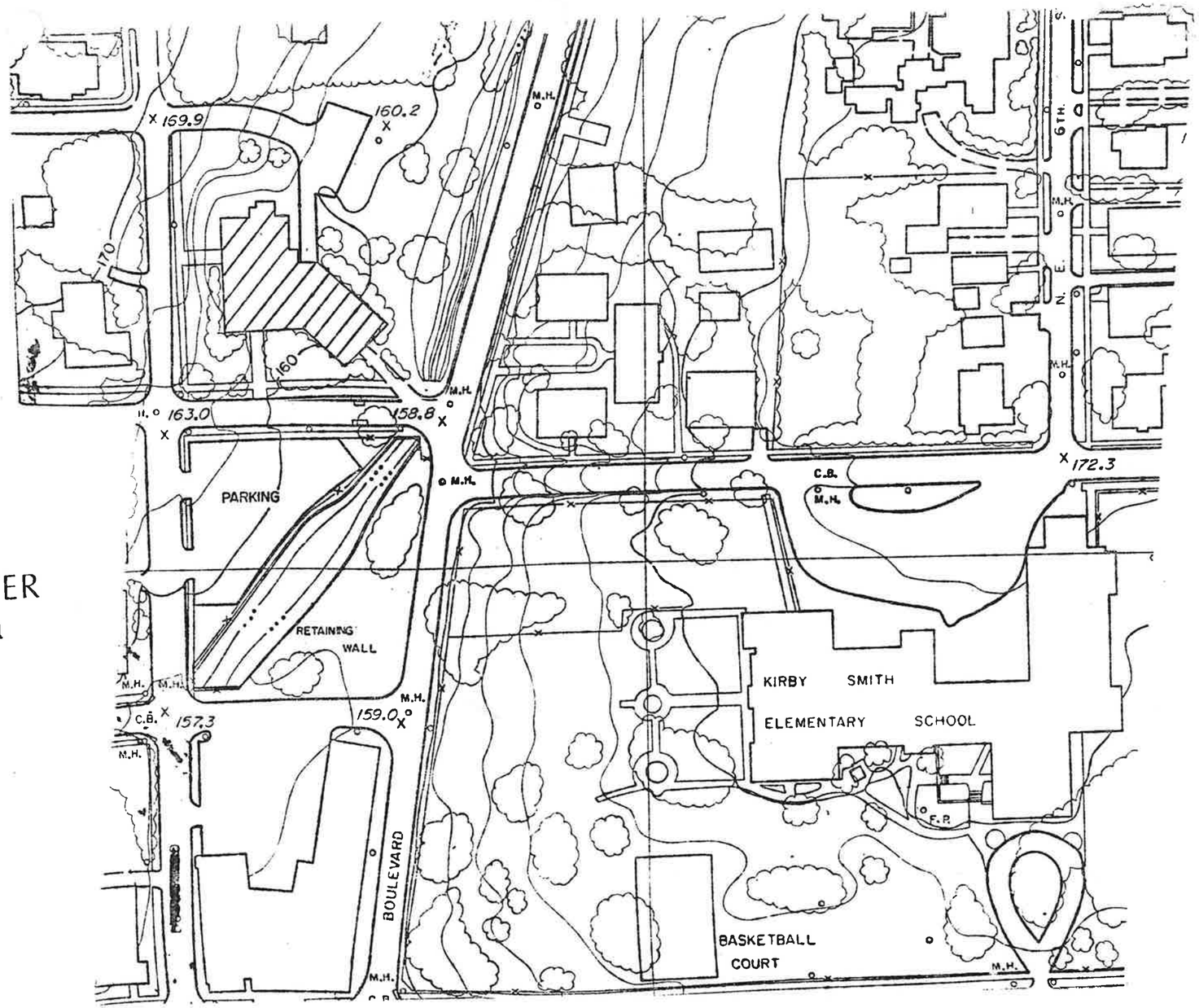
NE HISTORIC DISTRICT

RECREATION CENTER
Gainesville, Florida

N

1" : 100'

1971



EXHIBIT

tabbies

4

YFW 400 TU

Thermally Broken Fixed Window for Insulating Glass

OPERABLE WINDOWS

Elegant Simplicity and Efficiency

The YFW 400 TU thermally broken fixed windows are fully tested in accordance with AAMA standards achieving an AW rating. This fixed window was designed and engineered to be elegant with a 1-13/16" sightline and to be efficient with superior air and water performance. Thermal U-factors range from 0.34 to 0.56 with common Low E, and Air and Argon filled IGU's with spacers.

Benefits of Performance

The YFW 400 TU performance can be integrated into smaller storefront and window wall punched opening applications. This contributes to LEED designs by optimizing energy performance as well as day-lighting and views to the outdoor environment. This, along with the simple installation and the YFW 400 TU becomes the choice product for your next sustainable design.

Versatility

The 4" depth design of YFW 400 TU Fixed Window integrates easily with YSW 400 T Horizontal Sliding Window, YVS 400 TU and YVS 410 TU Hung Window Systems using the same stacking mullions. YFW 400 TU meets the many design challenges required in remodeling, retrofitting, and new construction.

U-Factor **Values as low as 0.34***

CRF **Minimum 67**frame **& 71**glass

*Based on AAMA 507. Lower values may be achieved through futher simulation.

YKK ap® Quality inspires®

YFW 400 TU

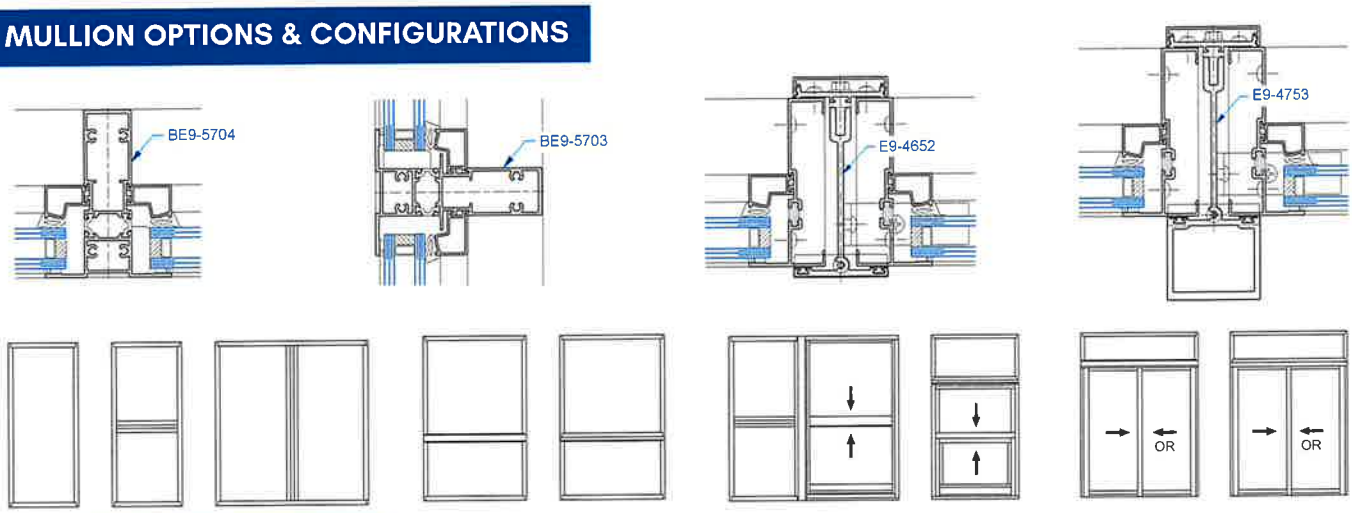
SYSTEM SPECIFICATIONS

System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Acoustical Performance
1-13/16"	4"	Laminated Pre-Glazed & Fixed	1" IGU with Low-E (C.O.G. U-factor: 0.29)	0.10 CFM/FT² (5.5 m³/h·m²) @ 6.24 PSF (299 Pa)	**Static:** 15 PSF (719 Pa)	**Lam STC:** 38 **Lam OITC:** 30
Testing Standards				ASTM E 283	ASTM E 331 & AAMA 501	ASTM E 90 & 1425
Structural Performance				AAMA Certified AW Performance Grade 100 for Fixed Window - ASTM F 842 and TAS 202		
Available Finishes				Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)		

Thermal Performance						
1" IGU						**BTU/hr·ft2·°F**
C.O.G U-Factor	0.30	0.28	0.26	0.24	0.22	0.20
1-13/16" x 4"	0.42	0.41	0.39	0.37	0.36	0.34
Testing Standards	AAMA 507					

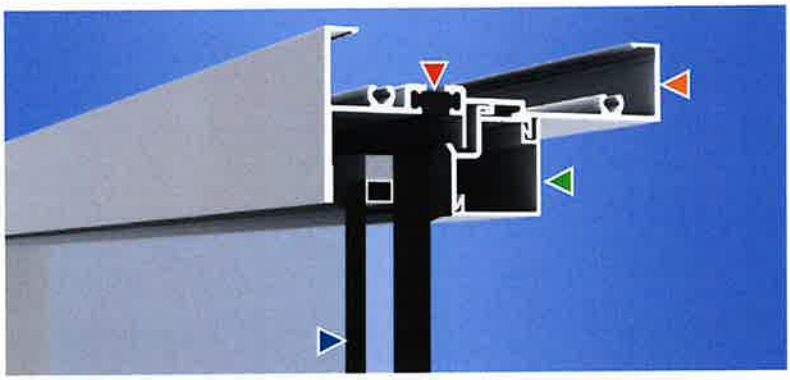
CRF	
Frame	**Glass**
67	71
AAMA 1503	

MULLION OPTIONS & CONFIGURATIONS



FEATURES & BENEFITS

- Certified AAMA Performance Grade: AW-PG100-FW
- ThermaBond Plus® Thermal Break
- 1" Insulating Glazing or Insulating Panels
- Integral Vertical and Horizontal Mullions (Non-Impact)
- Vertical and Horizontal Stacking Mullion Options
- Head/Jamb Receptors, Box Trim, Sill Flashing, Panning, and Multiple Anchor Options



YFW 400 TU Design Features

- Equal Legs on Frame for Easy Installation in New Construction or Renovations
- Interlocking Mechanically Fastened Aluminum Bead Glazing (LMI Wet/SM Dry)
- ThermaBond Plus® Thermal Break for Superior Thermal Performance
- 1" Glazing – IGU's or Insulating Panels

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/architectural-windows/yfw-400-tu/

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270 Riverside Pkwy, Suite 100, Austell, GA 30168 Tel: 678-838-6000