



**City of Gainesville
Department of Doing
Planning Division**

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HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	April 6, 2021
ITEM NO:	#7 under New Business
PROJECT NAME AND NUMBER:	HP-21-000025, 505 & 517 SW 10 th Street
APPLICATION TYPE:	Quasi-Judicial: New construction of a sorority house
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

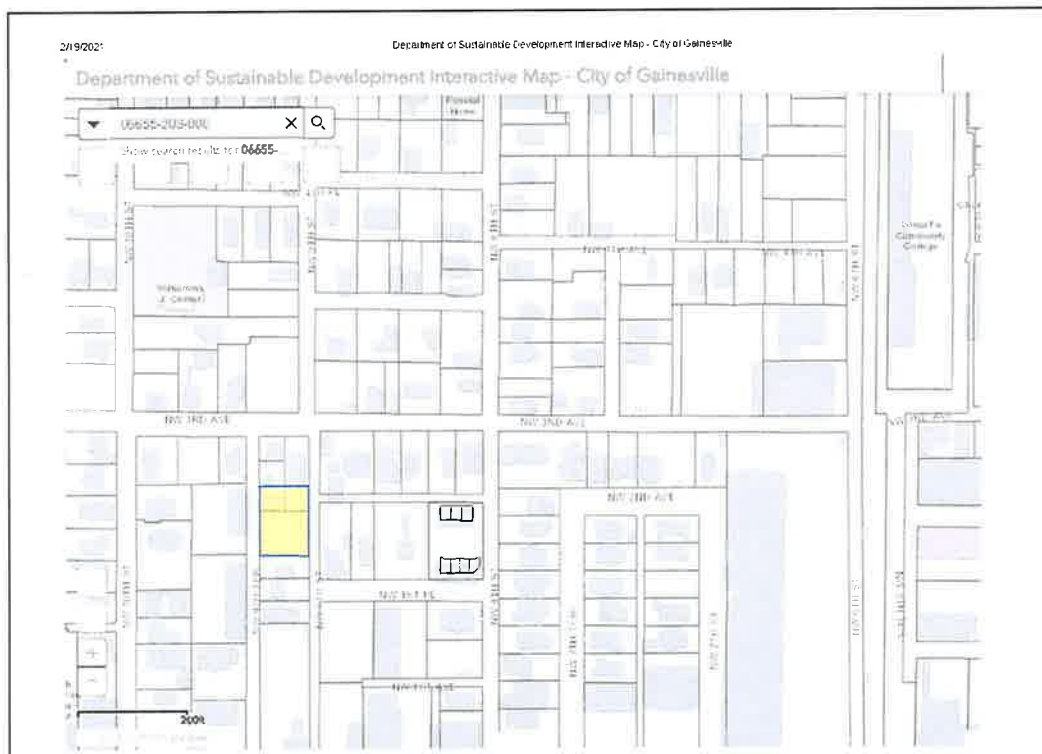


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Kary Huffman, Florida House Corporation of Alpha Phi
Property Owner(s): Phi Sigma Sigma, Inc.

SITE INFORMATION:

Address: 505 & 517 SW 10th Street
Parcel Number(s): 13157-000-000 & 13156-000-000
Existing Use(s): Residential
Zoning Designation(s): Urban 5
Historic District: University Heights Historic District - South
Historic District Status: Contributing
Date of construction: c. 1935 (ACPA), c. 1912 per AL1189 for 505 SW 10th Street; c. 1960 (ACPA), c. 1912 but likely built in the early 1920s per AL1193 for 517 SW 10th Street

PURPOSE AND DESCRIPTION:

Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to construct a sorority house with a request for modification of the front building placement line. Located at 505 & 517 SW 10th Street. This building will be a non-contributing structure to the University Heights Historic District - South. Related to HP-21-26, HP-21-27, & HP-21-28.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located at 505 SW 10th Street and 517 SW 10th Street, with a zoning designation of U5 (Urban 5). The site consists of tax parcels 13157-000-000 and 13156-000-000 and is located on the east side of SW 10th Street between SW 5th Avenue and SW 6th Avenue. The development site is located in the University Heights Historic District - South and is approximately 0.70 acres in size.

The existing principal structure at 505 SW 10th Street is a one-story, Period house from the World War I era, featuring pointed arch windows and diluted Gothic details, as noted in the Florida Master Site File for the house. The structure is wood frame with a continuous foundation, an intersecting gable roof type, composition shingles, and paired double hung wood windows. The exterior fabric is brick. The house was built in 1935 according to the Alachua County Property Appraisers office. However, the site file indicates that the house is located in the 1912 University Heights subdivision and it is shown on the 1928 Sanborn Map.

The existing principal structure at 517 SW 10th Street is a two-story, Tudor Revival Period house, that was a residence turned sorority and features asymmetric, picturesque massing, cross gables with false half timbering and the small-paned, multi-lighted window type characteristic of the revived 13th -14th century English country house. The exterior fabric includes the half timbering, brick and stucco, with a lifetime Dutch lap asbestos roof surface. There is a Florida Master Site File for the house where it was determined to be a fine university example of a Tudor Revival Period house. The contributing accessory structure is not described in the Florida Master Site file for the property. The house was built in 1960 according to the Alachua County Property Appraisers office. However, both structures are shown on the 1928 Sanborn Map, and the detached accessory structure is indicated as a garage. The site file indicates that the house is located in the 1912 University Heights subdivision but was likely not built until the early 1920s. Brick is the primary building material on the garage structure with two wooden garage doors. The roof type of the house is intersecting gables with pressed metal and a brick chimney while the accessory structure has a metal roof.

PROPOSED

The project involves the construction of an approximately 25,000 square foot sorority house for the Alpha Phi Sorority. The building will be 2 -3 stories in height, presenting itself as 2 stories on the western elevation, a 2 and 3 story structure on the north and south elevations, and as a 3 story structure on the east elevation. The house will include 26 bedrooms for a total of 54 students and 1 guest bedroom. The main entrance side of the building will face SW 10th Street and will include 3 covered porch areas on the ground floor and an open porch/balcony feature on the second floor facing SW 10th Street. The 3 story elevation on the east side features a covered patio that will be facing the alley on this side, designated as SW 9th Drive. The house will feature a foundation of spread concrete footings; with the elevations showing a chert stone base on the north, south, and west elevation, and a stucco base on the east elevation. Selected materials include different siding materials such as cementitious lap siding, stucco, brick, and cementitious shingles. Windows will be prefinished aluminum with brick headers on the west elevation generally 4 over 4 style. Two circular pre-finished aluminum windows are shown for the north and south elevations. Black fiberglass shutters are shown for some windows on the west elevation. Doors will be painted metal and glass French doors with a transom, aluminum railing, aluminum gutters and downspouts, fiber glass louvers, fiberglass columns, exposed wood rafter tails, painted wood brackets and PVC painted trim.

Architectural design elements and materials were selected to be compatible with the University Heights Historic District – South. Materials include brick, stucco, lap siding, chert stone, asphalt

shingles, and cementitious wood trim. Elements include gables, columns, arches, exposed rafter tails, soffit brackets, shutters, and metal railings, all selected to blend into the district. (See elevations in Exhibit 4).

The development of this property will be regulated by the Guidelines for New Construction in the University Heights Historic Districts – North and South, as well as the Urban 5 transect zone building form and building design standards (Article IV, Division 2, of the Land Development Code) during the development plan approval process.

REVIEW

This petition is related to petitions HP-21-26, HP-21-27, & HP-21-28, concerning the relocation of both principal contributing residential structures and the demolition of the contributing accessory garage structure on the property at 517 SW 10th Street. These changes to the existing structures on the property are necessary for the space needed to build the sorority house. The proposed new sorority house will be non-contributing to the historic district.

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.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

The proposed new construction was reviewed in accordance with the 12 criteria listed in the City’s Historic Preservation Rehabilitation and Design Guidelines for New Construction in the University Heights Historic Districts – North and South. (see Exhibit 1). Staff’s responses to each of the criteria are shown in **bold** beneath the criteria.

1. *Rhythm of the Street*. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.

Staff finds that the proposed new structure is being built on the general location of the footprint of the principal structure at 505 SW 10th Street and that the placement on the lot retains the same position relative to the street, thus maintaining the rhythm.

Compatible

2. *Setbacks*. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

The setbacks will be in compliance with the Urban 5 transect zone requirements for building placement. All of the adjacent streets including SW 10th Street, SW 5th Avenue, and SW 6th Avenue are designated local streets in the hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. In Urban 5, the minimum distance from the curb for a building is 15 feet; the maximum distance is 20 feet. The standards also require a 5 foot minimum landscape buffer, a 5 foot minimum sidewalk width, and a 5 foot minimum building frontage area.

Compatible

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.

Heights of buildings have a significant impact on the scale and character of an historic neighborhood. The Guidelines state to avoid, “abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.”

The proposal shows the new building with a 2 story height along both street frontages that it is adjacent to and a 3 story height along the eastern property line adjacent to the 2 story apartment building that is a contributing structure at 931 SW 5th Avenue. The Guidelines indicate that new construction should not be more than 1 ½ stories taller than the contributing structure that is located within 20 feet of a shared side yard boundary.

Compatible

4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.

The material to be used for the roof is asphalt shingles. The proposed roof is compatible with roofing styles found throughout the University Heights - South Historic District.

Compatible

5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.

The proposed structure maintains the same relationship of the entry to the street. Three porches are proposed for the west side elevation facing SW 10th Street, in addition to a second floor balcony area.

Compatible

6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.

As the proposed structure is to be constructed in accordance to the transect zone design standards, the new structures will help create a continuous facade that steadily defines the public street, which is applicable in this more urban type transect. In addition, the relocated

existing structures will be moved to the southern part of the development site and placed closer to the street, creating an even more urban street facade.

Compatible

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

Compatible

8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.

Staff finds that the orientation of the proposed structure to the streets (front facing) is consistent with the nearby contributing structures in the area and within the historic district.

Compatible

9. *Proportion of the Front Facade.* The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.

The Guidelines state, “New porches, entrances, and other projections should reflect the size, height, and materials of porches of existing historic buildings found along the street and contribute to a continuity of features.” Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided multiple porches on the front elevation of the proposed building located on the west elevation. Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture and easy accessibility.

Compatible

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.

The windows shown on the elevations for the new building are compatible with the windows on other buildings in the vicinity.

Compatible

11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade.

Compatible

12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

Compatible

The Board may want to provide architectural comments and in general approve the architectural design of the building and make a finding that it meets the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines* for new construction.

Zoning Modification Request

The applicants are requesting a zoning modification to the front yard building placement line, from the 20 foot maximum required from the back of curb to 27 feet from back of curb. The Urban 5 zoning district requires 15 feet minimum to 20 feet maximum from the curb on the front. This modification is requested to save existing trees.

Using the Land Development Code requirements as an additional basis for review: The modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic district," as many historic accessory structures are close to or on rear yard property lines; and "the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district." Lastly, per the Land Development Code, "*where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner.*" As this pertains to the front setback, no adjacent lot owner is present. The applicants state that:

We believe if the building is held to the 20' maximum setback, excavation for the building foundation will irreparably damage the root structure of the existing parkway trees causing the trees to die. We are requesting an increase in the setbacks from the required 20' maximum to 27' to preserve the health of the existing parkway trees.

- a) The proposed setback increase will not affect abutting property owners or the district.
- b) The setback increase is consistent with historic design patterns in the historic district.
- c) The proposal setback increase will preserve the existing parkway trees.
- d) The proposed setback increase will not affect utility, stormwater, access requirements, and other requirements related to site design.

The request will not affect the public safety, health, or welfare of abutting property owners or the district. As the project will further the goals of the historic district and the transect zone by relocating and saving the two existing principal structures and moving them to locations that will have to conform to the setback requirements of the Urban 5 district, and create a more urban fabric, staff recommends approval of the modification.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.
- Provide information sheets for the proposed windows, doors, and roofing material.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: University Heights North & University Heights South Historic Districts***
- Exhibit 2** **COA Application**
- Exhibit 3** **Florida Master Site Files AL1189 & AL1193**
- Exhibit 4** **Survey, Concept Layout Plan, Elevations, Floor Plan, and Renderings**
- Exhibit 5** **Tree Protection Plan**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

DESIGN GUIDELINES FOR NEW CONSTRUCTION

University Heights North & University Heights South Historic Districts

MAINTAINING THE CHARACTER OF THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS – NORTH & SOUTH

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

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

Part of the delight of the Gainesville historic districts is their diversity, which can vary considerably along streets and blocks. This diversity makes the design of new structures a challenge for designers, builders, staff and the review board. Since almost every street in the University Heights Historic Districts has a different pattern of building, it is impossible to have a single standard for new construction that will apply the same way in every location. To encourage diversity, the design guidelines set up a way of thinking about compatibility rather than a set of stylistic recipes.

Special Area Plan

The University Heights Special Area Plan overlay encompasses the area of the University Heights Historic Districts. As was discussed under HISTORIC CONTEXT, the goal is to encourage new development in University Heights and to create a pedestrian friendly public realm, goals that will clearly impact the historic character of the neighborhoods that make up the historic districts. New infill construction and some new patterns of land use are expected in this area as market forces spur new development.

The Special Area Plan, which encourages historically compatible new design, has established specific design requirements for landscape design, building placement, parking, signage, and architectural design criteria for a number of building types. The Historic Preservation Design Guidelines for New Construction do not seek to supplant the existing regulations. Rather, they attempt to work with the existing regulatory structure to ameliorate the impact of new construction on existing historic properties, and through the Rehabilitation Guidelines to protect the identified historic resources of the districts.

Building additions are regulated by the Special Area Plan. Contributing structures in the historic districts also must comply with the Rehabilitation Guidelines, which address similar issues but are more specific concerning the various strategies for placing and designing additions.

The Design Guidelines for New Construction provide specific recommendations for design compatibility, and use amelioration strategies to reduce the impact of new larger-scale development on historic structures.

DEFINING THE CRITERIA

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

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code. Note that "Scale" is broken up into two parts, *Scale of the Street* and *Scale of Buildings*, emphasizing the importance of these two related but very different scale.

1. *Rhythm of the Street*. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. *Setbacks*. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. *Height*. The overall height of buildings and structures related to those sharing the same street or block.
4. *Roof Forms*. The shape of a building or structure roof system in relationship to its neighbors.
5. *Rhythm of Entrances and Porches*. The relationship of entrance elements and porch projections to the street.
6. *Walls of Continuity*. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.

7. *Scale of Building*. Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. *Directional Expression*. The major orientation of the principle facade of a building or structure to the street.
9. *Proportion of the Front Facade*. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. *Proportion of Openings*. The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. *Rhythm of Solids to Voids*. The pattern and overall composition of openings such as windows and doors in the front facade.
12. *Details and Materials*. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

Recommended

1. Encourage rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feel of the historic district.
4. Employ amelioration strategies with new larger scale infill construction to protect adjacent historic structures.
5. Employ design strategies that use proportional relationships of facades, shapes of openings, solid/void ratios and the directional typology of historic structures to link new buildings with the historic context.
6. Use of fences, walls or landscape materials to reinforce the continuity of the street edge in a neighborhood.

Not Recommended

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

RHYTHM OF THE STREET

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

Where new building types such as row houses or apartment buildings are introduced that are not in scale with the traditional single-family housing that historically occupied the area, new rhythms of building and open space along the street will evolve.

To help ameliorate the impact of these new more massive building forms, special attention should be paid to the articulation and massing of the new building street facades, avoiding the introduction of large unbroken masses of building.

Finding the street rhythm in wall fenestration, eave heights, building details, and landscape features such as fences or walls can help ameliorate the larger building masses and “connect” the new building to its neighborhood and street.

SETBACKS

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

Where the Special Area Plan encourages placement of buildings closer to the street than the historic uniform front yard setbacks along a block, adjustments are recommended to ameliorate the impact of the new building setbacks on adjacent contributing buildings in the historic districts. This adjustment strategy is desirable to help create a cohesion among the neighborhood buildings as a whole, and to avoid fracturing the neighborhood fabric by changing abruptly the building-street relationships.

Front yard build-to/setback lines would stay within the ranges set forth in the Special Area Plan requirements. When new construction abuts a contributing building located within 20 feet of a shared side yard boundary, the new construction must “step back” from the build-to line.

The “step back” is a compromise half way between the minimum build-to line allowed by the Special Area Plan, and the setback of the existing contributing structure, and in no case to step back further than the maximum build-to line established by the Special Area Plan.

In the event that the new construction is a multi-family row house or apartment building, only the first bay, adjacent to the contributing structure should be required to “step back.”

HEIGHT

The height of new construction should ideally be compatible with surrounding historic buildings. Building height has a significant impact on the scale and character of a neighborhood.

The Special Area Plan allows new buildings to be significantly taller than the 1-story and 2-story single-family residential buildings that occupy the historic districts. To avoid abrupt scale juxtapositions that fragment a neighborhood and adversely impact historic structures, a “step down” amelioration strategy would be applied to new construction that is adjacent to a contributing structure located within 20 feet of a shared side yard boundary.

The new construction should not be more than 1 1/2 stories taller than the contributing structure. A half story is defined as an attic space within the roof utilizing dormer windows or gable-end windows.

In the event the new construction is a multi-family row house, apartment building, or a larger scale structure, only the first bay or set of spaces on the end of the building adjacent to the contributing structure should be required to “step down.”

ROOF FORMS

Similar roof form and pitch are characteristics of buildings in many historic districts. Most residential buildings in the districts have pitched roofs with the gable or hip roof as the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found in the districts. A small number of Mediterranean influenced structures with flat roofs concealed behind parapets exist.

Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures, particularly when there is a widely used roof convention in a neighborhood.

RHYTHM: ENTRANCES & PORCHES

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

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

WALLS OF CONTINUITY

Appurtenances of a building or structure such as walls, fences or landscape elements that form linked walls of enclosure along a street serve to make a street into a cohesive whole.

New infill construction should be encouraged to align walls, fences or landscape elements (hedges) with adjacent property owners to create uniform street walls. Partially open edges are preferred to promote social connection from street (public domain) to porch (semi-private domain).

SCALE OF THE BUILDING

Scale, although related to objective dimensions, is more open to interpretation and is ultimately a more important measure of a good building. Proper scale is a critical issue in determining the compatibility of buildings within an historic context. It has two general meanings: its scale to context and its scale relative to ourselves. Intuitively, we judge the fit of a building at different *scales of measurement* in order to assess its *relative size* or proper scale in a given context. Many issues affect the perception of scale such as placement on the site, overall massing, building type, style, combinations of materials and detailing to name but a few. Every building in the University Heights Historic Districts is also measured against its neighbors for degrees of similarity and difference. The result or “fitness” of a building is a delicate balance between these seemingly contradictory aspects of context. From far away, we note the profile of a structure on the skyline. On the streetscape: its distance from the road and its neighbors. Up close, we look for familiar things that tell us its relationship directly to our body, i.e., stairs, railings, doors and windows, and modular materials such as brick, blocks or wood. Most importantly, we sense that all these individual elements must have an overall order to achieve proper scale. Scale changes are evident from district to district and from street to street.

Scale for new construction speaks to both the relationship of the building to its neighbors, and the scale of the building to the person, which is influenced by the massing (large unbroken masses vs. smaller collection of masses), materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

New infill may be larger in size (not in physical scale with its neighbors) and yet still feel compatible in scale if the building form has been articulated with a number of scaling strategies.

DIRECTIONAL EXPRESSION

New buildings should relate to adjacent buildings in the directional character (orientation) of its facade. In a historic district there is usually a typology of entry and connection to street shared by the neighborhood buildings that helps create a consistent fabric.

University Heights buildings almost without exception have primary entries that face the principal street. The facade facing the principal street is clearly recognized as the building “front,” and porches or stoops create a transition from street to interior.

New construction should recognize these shared conventions and enhance compatibility by becoming part of the neighborhood fabric.

PROPORTION OF FRONT FACADE

All buildings have a proportional relationship between the width and height of the front facade which is independent of physical size. In a district as complex as University Heights

with many different building styles, there can be a number of facade proportions. New construction should consider the facade proportions of the historic structures in the immediate neighborhood to determine if a common proportion can be found in nearby structures. Compatibility can be enhanced if neighborhood proportions can be integrated into the design of new buildings, even if they are of a larger physical scale.

PROPORTION & RHYTHM OF OPENINGS

In many historical styles, the height to width proportion of windows is an important element of the design, along with the way windows are configured by muntins. New construction should consider the proportion and rhythm of fenestration in nearby historic structures to enhance compatibility.

In University Heights, vertically proportioned windows predominate with many examples of group windows, especially in the numerous Craftsman/Bungalow style buildings. Consistent use of muntins is another recognizable fenestration characteristic.

Similarly, many historic structures have highly detailed doors and entryways, even when facades are simple and undetailed.

RHYTHM OF SOLIDS TO VOIDS

Like the proportioning of openings, the relative ratio of openings to solid wall area is also a characteristic of architecture that can be exploited to seek compatibility with nearby historic structures. Architectural style in historic buildings is a factor which influences the solid to void ratio. The ratio can also vary between primary and secondary elevations as windows have often been a status symbol and used on front facades to express wealth or social status.

DETAILS AND MATERIALS

Due to the varied architectural styles in University Heights, there is a broad range of materials used on historic buildings, including brick, wood siding, wood shingles, stucco, cut stone and the unique use of local field stone and brick in the buildings locally known as "Chert Houses." Roofs also use a range of materials including asphalt shingles, asbestos shingles, crimped and standing seam metal, tiles and stone.

New construction should consider looking at the pallet of materials used on nearby historic structures to pursue compatibility at the neighborhood level.

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

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

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 505 & 517 SW 10th Street

Parcel ID #(s) 13156 & 13157

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 Michelle Ardern	Applicant Name Kary Huffman
Company (if applicable) Phi Sigma Sigma, Inc.	Company (if applicable) Florida House Corp. of Alpha Phi
Street Address 1213 Liberty Road, Suite J #335	Street Address 9717 Elk Grove Florin Rd., Unit B
City State Zip Eldersburg, MD 21784	City State Zip Elk Grove, CA 95624
Telephone Number (410) 799-1224 ext. 125	Telephone Number (847) 316-8972
E-Mail Address mardern@phisigmasigma.org	E-Mail Address khuffman@alphaphi.org

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).

Proposed structure is a new ±25,000 sq.ft. Alpha Phi Sorority House. The design breaks the building down, visually, into three units. The building is two stories on the street sides (west & north elevations) and three stories on the interior & alley sides (south & east elevations). The building is compatible in height and number of stories with the adjacent buildings on site and across the alley to the east.

Architectural design elements and materials have been selected to be compatible with the Historic District. Elements include brick, stucco, lap siding, chert stone, asphalt singles and cementitious wood trim.

Architectural elements include gables, columns, arches, exposed rafter tails, soffit brackets, shutters and metal railings, all selected to blend into the District. See renderings and elevations included with this application.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric		Brick, Stucco,	Red brick blend, (
Doors		Painted metal glass french	Dark Bronze or Bl
Windows		Prefinished Aluminum	Dark bronze or bl
Roofing		Asphalt Shingles	Dark grey
Fascia/Trim		PVC painted	Off white
Foundation		Spread concrete footings	N/A
Shutters		Fiberglass (see rendering	Black
Porch/Deck		Painted concrete	Light grey or beig
Fencing		N/A	N/A
Driveways/Sidewalks		Concrete	Standard grey
Signage		Metal letters on building	Black
Other			

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.

None

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.

None

RELOCATIONS (If Applicable)

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

None

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.

None

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:

We believe if the building is held to the 20' maximum setback, excavation for the building foundation will irreparably damage the root structure of the existing parkway trees causing the trees to die. We are requesting an increase in the setbacks from the required 20' maximum to 27' to preserve the health of the existing parkway trees.

- a) The proposed setback increase will not affect abutting property owners or the district.
- b) The setback increase is consistent with historic design patterns in the historic district.
- c) The proposal setback increase will preserve the existing parkway trees.
- d) The proposed setback increase will not affect utility, stormwater, access requirements, and other requirements related to site design.

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

(select only those that apply)			
	Required	Existing	Proposed
<input type="checkbox"/> Front, Side, Or Rear Building Setback Line	20' Max.	-	27'
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ration			
<input type="checkbox"/> 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.

Kary Huffman

02/24/2021

Applicant (Signature)

Date

Kary Huffman

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

2/26/21

Received By:

Jason Simmons

HP 21-00025

Zoning: Urban 5

Contributing? ☒ Yes ☐ No

Pre-Conference? ☒ Yes ☐ No

Application Complete ☒ Yes ☐ No

Enterprise Zone? ☒ Yes ☐ No

Request for Modification of Setbacks? ☒ Yes ☐ No

☐ Staff Approval — No Fee

☐ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405

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

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

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

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

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE Phi Sigma Sigma, Inc.
(print name of property owner(s))

hereby authorize: Dart Davis (Representative of the Applicant)
(print name of agent)

to represent me/us in processing an application for: Certificate of Appropriateness
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Michelle S. Adern
(Signature of owner)

(Signature of owner)

Phi Sigma Sigma, Inc.

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ALACHUA

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 26 day of Feb, 2021

by Cecira Thibert

[Signature]
Notary Public

Cecira Thibert
Printed Name

9/26/21
My Commission Expires

☐ Personally Known
OR

☒ Produced Identification

ID Produced:

Maryland DL
A636 603 771 308





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 Name _____ Site No. 8 AC 1189 830 = =
Address of Site: 505 SW 10th St, Gainesville, Fla. Survey Date 8007 820 = =
Instruction for locating _____ 905 = =

Location: University Heights 12 4 & 5 813 = =
subdivision name block no. lot no. 868 = =

County: Alachua 808 = =Owner of Site: Name: Hamilton, H.G. and Mildred ;

Address: 505 SW 10th St
Gainesville, Fl 902 = =

Type of Ownership Private 848 = = Recording Date _____ 832 = =

Recorder:

Name & Title: Ann DeRosa Byrne, (Consultant) ;

Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 = =

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

Check One	Check One or More	Present Use <u>private residence</u> 850 = =
<input type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =	Dates: Beginning <u>c. 1912</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period <u>20th century</u> 845 = =
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 = =	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =	

NR Classification Category: building 916 = =

Threats to Site:

Check One or More	
<input type="checkbox"/> Zoning (<u>X</u>) 878 = =	<input type="checkbox"/> Transportation (<u>X</u>) 878 = =
<input type="checkbox"/> Development (<u>X</u>) 878 = =	<input type="checkbox"/> Fill (<u>X</u>) 878 = =
<input type="checkbox"/> Deterioration (<u>X</u>) 878 = =	<input type="checkbox"/> Dredge (<u>X</u>) 878 = =
<input type="checkbox"/> Borrowing (<u>X</u>) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): _____ 878 = =	

Areas of Significance: architecture, local history 910 = =

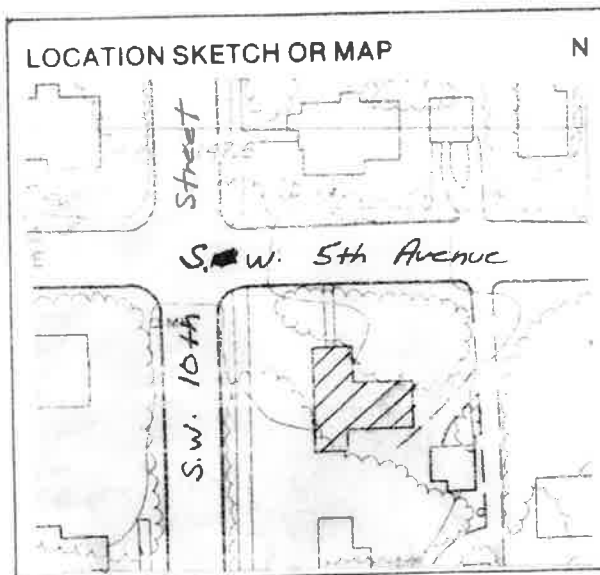
Significance:

An unusual Period House featuring pointed arch windows and diluted Gothic details, this house is located in the 1912 University Heights subdivision. The side yard of this house contains a pair of deteriorated reinforced concrete, pink flamingoes in a well tended garden setting.

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Period House#World War I 964 = =
 PLAN TYPE irregular; irregular 966 = =
 EXTERIOR FABRIC(S) brick 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES _____ 942 = =
 FOUNDATION: continuous 942 = =
 ROOF TYPE: intersecting gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: _____ 942 = =
 WINDOW TYPE: DHS, wood; paired#pointed arch 942 = =
 CHIMNEY: _____ 882 = =
 ROOF SURFACING: composition shingle 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section	
10S	20E	05	812 = =

UTM Coordinates:

Zone _____ Easting _____ Northing _____ 890 = =

Photographic Records Numbers 16D30 (frame 23) 860 = =

Contact Print



2

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

Site No. 8 AL 1193
Survey Date 8007 820 = =
830 = = 1009 = =
905 = =

Site Name _____
Address of Site: 517 SW 10 St
Instruction for locating _____

Location: University Heights 12 2,3 813 = =
subdivision name block no. lot no. 868 = =

County: Alachua 808 = =

Owner of Site: Name: Phi Sigma Simga, Inc ;

Address: Goldberg, Jeanine J. and R.
952 Rainbow Trail Orange, CT 902 = =

Type of Ownership private 848 = = Recording Date _____ 832 = =

Recorder: _____

Name & Title: Ann DeRosa Byrne, (Consultant) ;

Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 = =

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

Check One		Check One or More			
<input type="checkbox"/> Excellent	863 = =	<input type="checkbox"/> Altered	858 = =	Present Use <u>sorority (?)</u>	850 = =
<input checked="" type="checkbox"/> Good	863 = =	<input type="checkbox"/> Unaltered	858 = =	Dates: Beginning <u>+c. 1912</u>	844 = =
<input type="checkbox"/> Fair	863 = =	<input type="checkbox"/> Original Site	858 = =	Culture/Phase <u>American</u>	840 = =
<input type="checkbox"/> Deteriorated	863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>)	858 = =	Period <u>20th century</u>	845 = =
		<input type="checkbox"/> Moved () (Date: <u>X</u>)	858 = =		

NR Classification Category: building 916 = =

Threats to Site:

Check One or More			
<input type="checkbox"/> Zoning (<u>X</u>)	<u>X</u>) 878 = =	<input type="checkbox"/> Transportation (<u>X</u>)	<u>X</u>) 878 = =
<input type="checkbox"/> Development (<u>X</u>)	<u>X</u>) 878 = =	<input type="checkbox"/> Fill (<u>X</u>)	<u>X</u>) 878 = =
<input type="checkbox"/> Deterioration (<u>X</u>)	<u>X</u>) 878 = =	<input type="checkbox"/> Dredge (<u>X</u>)	<u>X</u>) 878 = =
<input type="checkbox"/> Borrowing (<u>X</u>)	<u>X</u>) 878 = =		
<input type="checkbox"/> Other (See Remarks Below): _____	878 = =		

Areas of Significance: architecture, local history 910 = =

Significance:

A fine university example of a Tudor Revival Period House, this residence-turned sorority features assymetric, picturesque massing, cross gables with false half timbering and the small-paned, multi-lighted window type all characteristic of the revived 13th-14th century English country house. The house is located in the 1912 University Heights subdivision but was probably not built until the early 1920s.

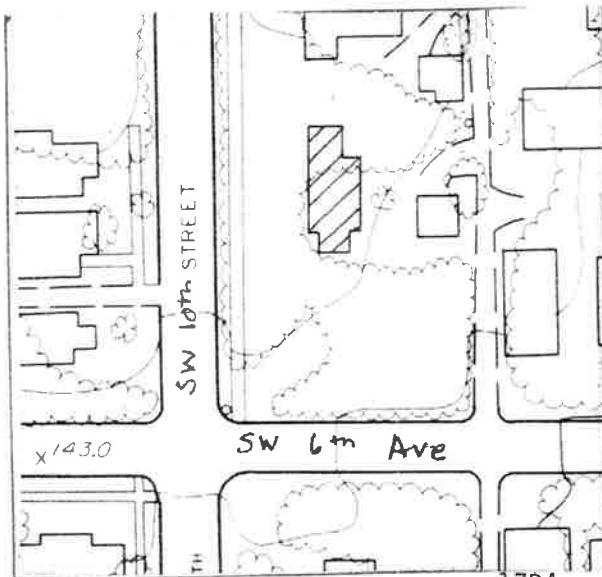
SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ Period House#Tudor Revival#World War I 964 = =
 PLAN TYPE _____ irregular; irregular 968 = =
 EXTERIOR FABRIC(S) _____ masonry: brick#stucco#half timbering 854 = =
 STRUCTURAL SYSTEM(S) _____ wood frame: balloon 856 = =
 PORCHES _____

FOUNDATION: _____ 942 = =
 ROOF TYPE: _____ intersecting gables 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: _____ south wall 942 = =
 WINDOW TYPE: _____ DHS, wood; grouped 942 = =
 CHIMNEY: _____ brick 882 = =
 ROOF SURFACING: _____ asbestos: lifetime Dutch lap 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS _____ 1 952 = = NO. OF STORIES _____ 2 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =

Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section	
10S	20E	05	812 = =

UTM Coordinates: _____ 890 = =
 Zone _____ Easting _____ Northing _____

Photographic Records Numbers _____ 17D4 860 = =

Contact Print



BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 1, 2, 3, 4 & 5, BLOCK 12, UNIVERSITY HEIGHTS
IN SW CORNER, SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 & 5, BLOCK 12, UNIVERSITY HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MORTGAGE BOOK 104, PAGE 10, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 88° E BETWEEN THE SOUTH WEST CORNER OF LOT 2 AND THE SOUTH WEST CORNER OF LOT 5 BLOCK 12, SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRATCH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ELEVATIONS DERIVED FROM FROM U.S. COAST & GEODETIC SURVEY BENCHMARK # 42 (4' X 4" CONCRETE MONUMENT WITH INKASS DISK) WITH A FINISHED ELEVATION OF 136.701 NAVD 88, LOCATED AT THE NORTHWEST CORNER OF SW 2ND AVENUE AND SW 8TH STREET (NOT GRAPHICALLY SHOWN HEREON).
- WHILE CHW ATTEMPTED TO LOCATE ALL UTILITIES IN THE PROJECT SITE WITH DUE DILIGENCE IT IS POSSIBLE THAT THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON DO NOT COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- CHW RECEIVED UTILITY RECORD DRAWINGS FROM GRU GAS, GRU SEWER, GRU WATER, AND GRU ELECTRIC. NO OTHER UTILITY RECORDS WERE GIVEN TO THIS SURVEYOR.

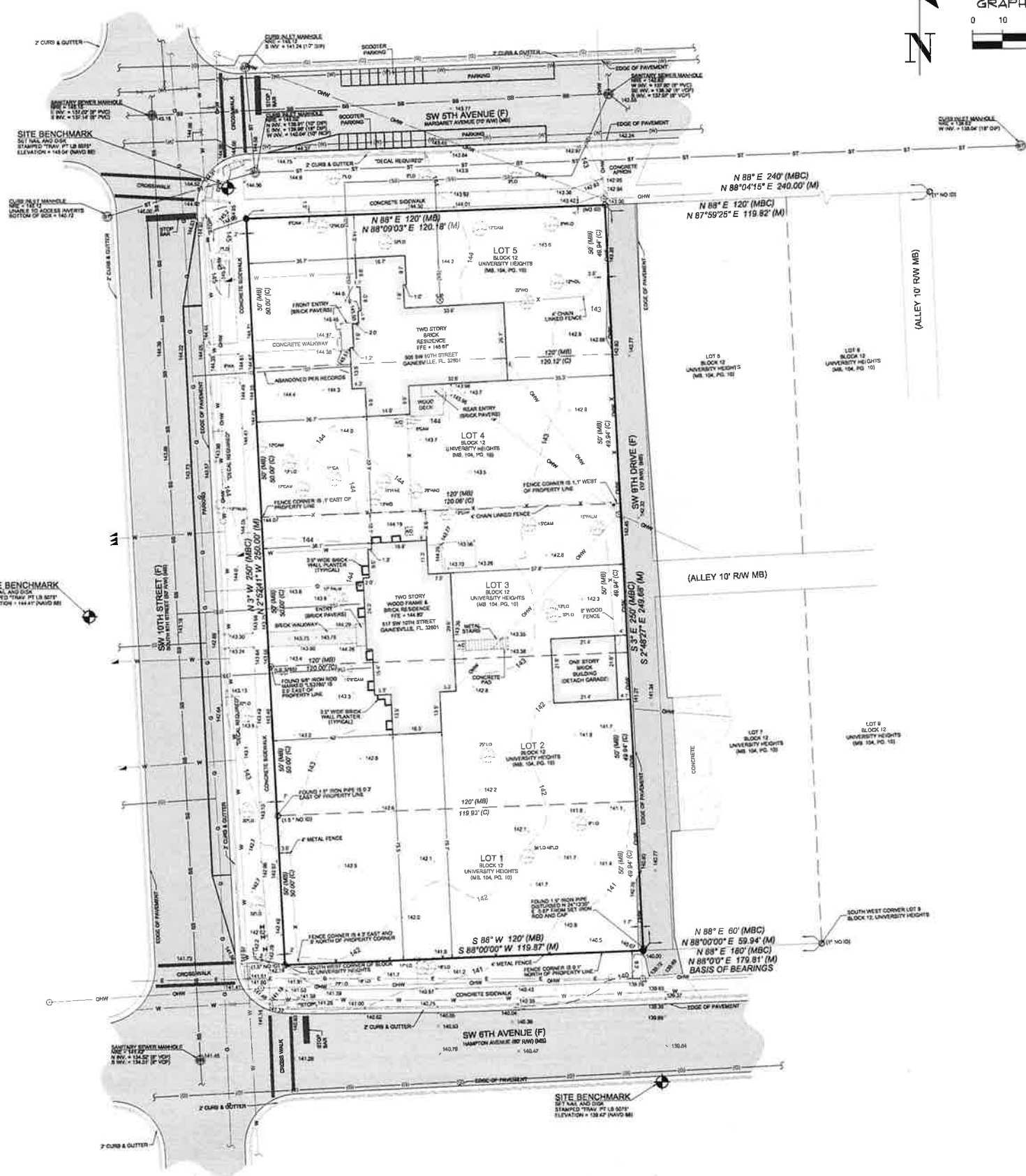
LEGEND:

- = BENCHMARK
- = FOUND IRON PIPE (SIZE & STAMPING AS NOTED)
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = CLEANOUT
- = ELECTRIC METER
- = GAS METER
- = AIR CONDITIONER
- = SANITARY SEWER MANHOLE
- = TELEPHONE PEDESTAL
- = WOOD LIGHT POLE
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = GUY ANCHOR
- = SIGN
- = WOOD POST
- = ENCLOSED STRUCTURE
- = CONCRETE SURFACE
- = BRICK PAVEMENT SURFACE
- = ASPHALT SURFACE
- = DETECTABLE WARNING SURFACE
- = SUBJECT PARCEL LINE
- = ADJOINER LINE
- = LOT LINE
- = OVERHEAD WIRE
- = FENCE (SIZE AND TYPE AS NOTED)
- = PAVEMENT STRIPS
- = UNDERGROUND GAS LINE (PER GRU MAPS)
- = UNDERGROUND GAS LINE
- = UNDERGROUND SANITARY SEWER LINE (PER GRU MAPS)
- = UNDERGROUND ELECTRIC LINE OLD
- = SANITARY SEWER LINE
- = UNDERGROUND WATER LINE
- = STORM SEWER LINE
- = UNDERGROUND WATER LINE (PER GRU MAPS)
- = CONTOUR LINE
- = END OF FEATURE, NOT DETERMINED

- (M) = DATA BASED ON FIELD MEASUREMENTS
- (C) = CALCULATED DATA
- (VB) = DATA BASED MORTGAGE BOOK 104, PAGE 10
- (MBC) = DATA BASED CALCULATIONS FROM MORTGAGE BOOK 104, PAGE 10
- (F) = FIELD OBSERVATION
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- RW = RIGHT OF WAY
- GRU = GAINESVILLE REGIONAL UTILITIES
- S.F. = SQUARE FEET
- D = IDENTIFICATION
- WA = WHITE ALDER
- WLO = WILLOW
- HOL = HOLLY
- LO = LIVE OAK
- WO = WATER OAK
- MAG = MAGNOLIA
- CHW = CHERRY
- NAVD = NORTH AMERICAN VERTICAL DATUM
- X 142.5 = SPOT ELEVATION (PREVIOUS SURFACE)
- X 142.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0314 D, EFFECTIVE DATE: JUNE 16, 2006.



TIBOT Research
Alachua, Florida
www.chw-inc.com
#1 988 FLOR
CA

CHW
Professional Consultants

SCALE
1" = 20'
VERIFY SCALE
BAR IS ONE INCH ON
GROUND. DIMENSIONS
IF NOT ONE INCH ON
SCALES ACCORDINGLY.

ALACHUA INTERNATIONAL FRANCHISE

CERTIFIED TO:

DATE: 12/23/2020
REVISION: N/A
PROJECT NUMBER: 20-0423

TECHNICAL: WES & KIM
DRAWN BY: R.D. J.B.
CHECKED BY: C.A.C.
DATE: 12/23/2020
PROJECT NUMBER: 20-0423

CHAD A. COLSON

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.
1 OF 1



A NEW ALPHA PHI SORORITY
AT
THE UNIVERSITY OF FLORIDA
505 S.W. 10th STREET GAINESVILLE, FLORIDA 32601

Drawing Title:

Sheet No:

DESIGN
DRAWINGS



BARGANIER
DAVIS
WILLIAMS
Architects
Associated



624 South McDonough Street
Montgomery, Alabama 36104
phone (334) 834-2038
fax (334) 834-1037
www.bdwarchitects.com

A NEW ALPHA PHI SORORITY
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505 S.W. 10th STREET GAINESVILLE, FLORIDA 32601

REVISIONS		
No.	Description	Date

Project No. 2020-144
Scale: AS NOTED
Drawn By: BDW

Drawing Title:

Sheet No:

DESIGN
DRAWINGS

INTERIOR SQUARE FOOTAGE	
FIRST FLOOR	9,020 SQ. FT.
SECOND FLOOR	9,228 SQ. FT.
THIRD FLOOR	5,628 SQ. FT.
TOTAL BUILDING	23,876 SQ. F. T.
BEDROOMS	
	1 GUEST
	26 STUDENT
BEDS	
	1 GUEST
	54 STUDENTS

BARGANIER
DAVIS
WILLIAMS

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A NEW ALPHA PHI SORORITY

AT

THE UNIVERSITY OF FLORIDA

505 S.W. 10th STREET GAINESVILLE, FLORIDA 32601

REVISIONS		
No.	Description	Date
A	ISSUED FOR REVIEW	12/17/20
B	ISSUED FOR REVIEW	01/26/21
C	ISSUED FOR REVIEW	01/28/21
D	ISSUED FOR REVIEW	02/01/21
E	ISSUED FOR REVIEW	02/10/21
F	ISSUED FOR APPROVAL	02/19/21

Project No.

2020-144

Scale

AS NOTED

Drawn By:

BDW

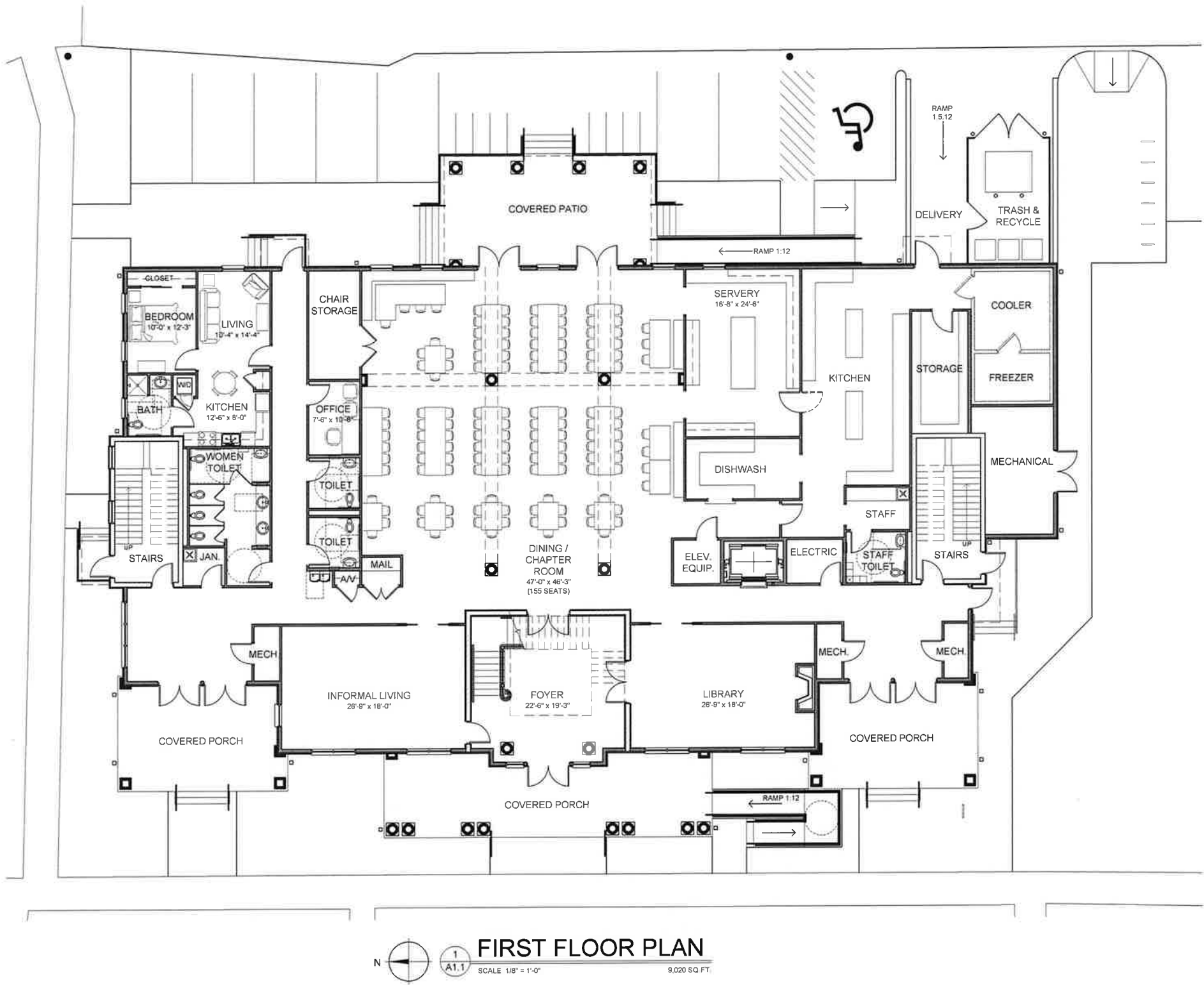
Drawing Title:

FIRST FLOOR PLAN

Sheet No.:

A1.1

DESIGN
DRAWINGS







tabbies'

TACO Research Drive
 Natick, Florida 33595
 (800) 233-9746
 WWW.TACO-INC.COM

est. 1988 **FLORIDA**
 CA-6078

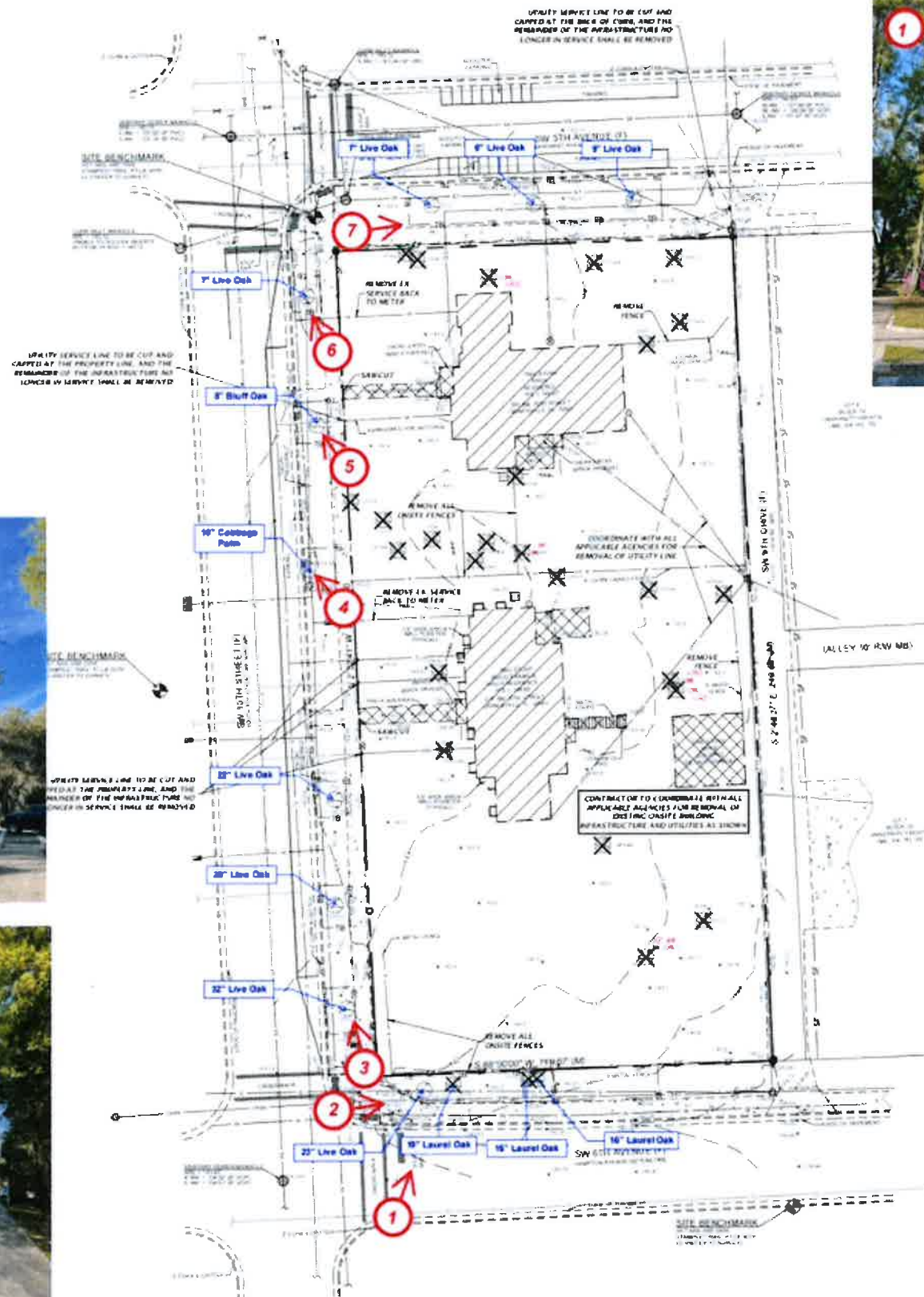
CHM
Professional Consulting





401 000 000 000
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 401 000 000 000

As part of mission above	SEAFRONT
ALPHA EMP SITE 2	
EMERGENCY AND FIRE PROTECTION PLAN	

20-0423

C0.30



-  - EX. TREE TO BE REMOVED
-  - EX. IMPROVEMENTS TO BE REMOVED
-  - EX. BUILDING TO BE RELOCATED
-  - SAWCUT LINE

NOTE:

CONTRACTOR SHALL HAVE ALL SALT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREA TO EXISTING OR BETTER CONDITION.

CONTRACTOR SHALL CONTACT GRU GAS MARKETING
AT PH: 352-893-1467 14 DAYS PRIOR TO THE START
OF DEMOLITION/CONSTRUCTION ACTIVITY.