



**APPLICATION INFORMATION:**

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

**SITE INFORMATION:**

**Address:** 505 SW 10<sup>th</sup> Street  
**Parcel Number(s):** 13157-000-000  
**Existing Use(s):** Single-Family 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

**PURPOSE AND DESCRIPTION:**

Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to relocate a single-family dwelling from tax parcel 13157-000-000 to tax parcel 13156-000-000. Located at 505 SW 10<sup>th</sup> Street. This building is a contributing structure to the University Heights Historic District - South. Related to HP-21-25, HP-21-27, & HP-21-28.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing principal structure 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.

## PROPOSED

This project involves the relocation of a single-family dwelling onto an adjacent lot. The structure is located at 505 SW 10<sup>th</sup> Street. The structure was built circa 1912, according to the Florida Master Site File and 1935 according to the property appraiser's office. The property is zoned Urban 5 and is approximately 0.28 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to relocate the house to the adjacent tax parcel 13156-000-000, and place it on the south end of the property, east of where another house is to be located. Related petition HP-21-00028 proposes to relocate the building at 517 SW 10<sup>th</sup> Street to the northwest corner of SW 10<sup>th</sup> Street and SW 6<sup>th</sup> Avenue. The relocation of these structures will allow for more space for the proposed sorority house development that would be built on the combined development site of 505 and 517 SW 10<sup>th</sup> Street. The relocated house will be used as a potential guest suite for the Alpha Phi sorority.

## REVIEW

The structure to be shifted is a one story single-family house that is approximately 1,777 square feet in total area. It was determined to be a compatible structure in the University Heights Historic District - South. The Florida Master Site File describes the significance of the house in the areas of architecture and local history. It is currently located on a property that is part of a proposed sorority house development that includes the property at 517 SW 10<sup>th</sup> Street. The house will undergo minor maintenance work but no alteration of the physical appearance of the structure. The proposed placement of the house has to comply with the building placement standards for transect zones. At the proposed location SW 6<sup>th</sup> Avenue is a local street, with a building placement requirement of 15 feet minimum and 20 feet maximum from the curb. As shown on sheet A0.3 in Exhibit 4, the placement on the SW 6<sup>th</sup> Avenue side may be greater than the 20 foot maximum. The board may want to consider a modification of the existing zoning requirement for the building placement along SW 6<sup>th</sup> Avenue.

### **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:

Relocation of historic structures is discussed in the City Of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines: Relocating Buildings* (see Exhibit 1). As stated in the Guidelines:

"Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique. Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2. Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure."

The criteria for relocation of an historic structure is stated in Land Development Code Section 3-4.28.F.2. The criteria are listed below with Planning staff's responses/findings concerning each criteria shown in bold below it:

- a. The historic character and aesthetic interest the building, structure or object contributes to its present setting.

**The house is compatible in scale and character with the University Heights South neighborhood, which has provided University-related housing since the early twentieth century. The proposed relocation is of such a short distance that the general setting of the house will only change in terms of its relationship with SW 10<sup>th</sup> Street, since it is proposed to be placed adjacent to SW 6<sup>th</sup> Avenue.**

- b. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding areas will be.

**The structure is located on a property that is part of a proposed new sorority house development to be located at 505 and 517 SW 10th Street. The proposed development is under consideration by the Historic Preservation Board in a related petition.**

- c. Whether the building, structure or object can be moved without significant damage to its physical integrity.

**Care must be taken during the moving process to ensure that the house retains those features that convey its architectural values and retain integrity of design, workmanship, and feeling. With care the house should be able to be shifted to the proposed location on the current property without significant damage to its physical integrity.**

d. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure or object.

**The house under consideration for relocation would be shifting to the south of its current location onto an adjacent tax parcel, thus remaining in the same neighborhood and the same historic district.**

In addition, to the above criteria, issuance of a COA for relocation is also governed by the guidelines concerning demolition. Within the City of Gainesville Land Development Code, Section 30-4.28.F.3., indicates that the Historic Preservation Board will consider certain factors related to the issue of demolition. Those criteria are listed below (Staff responses in **bold**):

1. The historic or architectural significance of the building, structure, or object;

**The house under consideration for relocation is a contributing structure to the historic district. Demolition of this resource would reduce the historic inventory in this neighborhood, which has a mix of historic structures and new construction that is compatible with the historic structures in the neighborhood.**

b. The importance of the building, structure, or object to the ambience of a district;

**The house is compatible in scale and character with the University Heights Historic District – South neighborhood, which reflect the architectural styles prevalent in Gainesville when the University of Florida located into the city and generated a corresponding housing need starting in 1905. The proposed new construction should be compatible with the house and the district in general in order to maintain the ambience of the district.**

c. The difficulty or impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

**The structure could be reproduced with a similar design, texture, materials, and details.**

d. Whether the building, structure, or object is one of the last remaining examples;

**The house is a wood frame structure with a brick exterior fabric, so it is not one of the last remaining examples of its type.**

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;

**This petition requests the relocation of this principal structure while the associated petitions involve relocation of the other principal structure on the development site, the demolition of an accessory structure, and the new construction of a sorority house, on a development site that includes both parcels at 505 and 517 SW 10<sup>th</sup> Street. The new structure will have to be compatible with the University Heights Historic District – South neighborhood. The design**

**of the new sorority house includes design elements and materials that were selected to be compatible with the historic district.**

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

**The structure is in good condition and is not in danger of collapse.**

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

**The home is occupied as a rental structure. It is in good condition and could continue to generate revenue as a rental property or as an associated use with the new sorority house.**

### **RECOMMENDATION**

Staff recommends approval of the application with the following condition(s):

1. The board consider a modification of the building placement requirement on the SW 6<sup>th</sup> Avenue side of the relocated house.
2. Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process.

### **LIST OF EXHIBITS:**

<b><u>Exhibit 1</u></b>	<b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Relocating Buildings</i></b>
<b><u>Exhibit 2</u></b>	<b>COA Application, Pictures</b>
<b><u>Exhibit 3</u></b>	<b>Florida Master Site File AL1189</b>
<b><u>Exhibit 4</u></b>	<b>Survey, Proposed Site Plan</b>

## **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:

### **Relocating 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.*

Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique.

Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2.

Furthermore, an improperly relocated building can have a negative impact on the setting of existing buildings in a new location. Side and front setback, orientation, scale, mass, and individual features of existing buildings should be considered when choosing an appropriate site. It is also important to establish a clear plan of use, especially if the historical function is to be changed. Buildings that are moved and left to deteriorate create a negative for the concept of adaptive use and preservation in general.

Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

In an effort to avoid demolition of historic structures, several buildings in Gainesville have been relocated. The McCreary House, originally built in the central business district, was moved to 815 University Avenue in 1977. The Hodges House originally located at 116 N.E. 1<sup>st</sup> Street was moved to 717 S.E. 2nd Avenue in 1978.

The demolition delay ordinance, adopted in 1988, provides that permits to demolish structures which have a Florida Site File and are 45 years of age or older, not be issued until 90 days from the date of the permit application.

### **Recommended**

1. Retain the historic relationship between buildings and streetscape and landscape features.
2. Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.
3. To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.
4. In choosing a new site for a moved building, select a setting compatible with the original. Consider the age of surrounding buildings, their height, mass, materials, setback, and architectural details.
5. Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.
6. Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible for reuse as veneer on new foundation.

### **Not Recommended**

1. Relocating a historic building thus destroying the historic relationship between buildings, features and open space.
2. Relocating a building not threatened by demolition.
3. Relocating a building outside a historic district.
4. Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, setback, and detailing.
5. Destruction or alteration of significant features, structures, or archaeological sites at new location.
6. Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings.
7. Placing the building on a new foundation whose design and materials are incompatible with the original. Examples include slab foundations or unfinished concrete blocks.

### **Staff Approval Guidelines**

Staff can approve relocation projects that meet the following conditions:

*Relocations of structures within the same district;*



*The placement, scale, and style of the relocated structure are compatible with the new context.*

### **Board Approval Guidelines**

Relocating structures from one district to another can be approved by the board if the building is compatible with its new setting.

Relocation projects that involve moving a related group of structures or more than one structure on a street or block are required to demonstrate documentation that feasible alternatives for rehabilitation and adaptive use are not possible.

**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](http://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 SW 10th StreetParcel ID #(s) 13157-000-000**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

**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 Road, 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 1<sup>st</sup> 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).

Applicant proposes relocation of 505 SW. 10th Street. The applicant is proposing to move this structure over on the same parcel along SW 6th Ave. that is within the city's guidelines and setbacks within this district. Applicant is working with T&T Please see enclosed site plan showing existing location, the proposed relocation, and setbacks.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric	NA	Relocation Only	
Doors	NA	Relocation Only	
Windows	NA	Relocation Only	
Roofing	NA	Relocation Only	
Fascia/Trim	NA	Relocation Only	
Foundation	NA	Relocation Only	
Shutters	NA	Relocation Only	
Porch/Deck	NA	Relocation Only	
Fencing	NA	Relocation Only	
Driveways/Sidewalks	NA	Relocation Only	
Signage	NA	Relocation Only	
Other	NA	Relocation Only	

**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](http://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.

NA

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.

**We are taking the measures to save all physical property of this structure.**

### RELOCATIONS (If Applicable)

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

**The proposed future site is on the same parcel and along (SW 6th Ave.). We are going to protect and salvage the physical integrity of this facility. Some minor maintenance will occur to the structure because it is in need of attention, but nothing will alter the appearance or physical nature of the structure.**

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.

**The use of this space will be used for a potential guest suite for the adjacent sorority that will be on the same parcel.**

### 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:

NA

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	NA		
<input type="checkbox"/> Building Height	NA		
<input type="checkbox"/> Building Separation	NA		
<input type="checkbox"/> Floor Area Ration	NA		
<input type="checkbox"/> Maximum Lot Coverage	NA		



## 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

[cgplanning@cityofgainesville.org](mailto:cgplanning@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 21-00026

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)

# HISTORIC PRESERVATION BOARD (HPB)

## Owner's Authorization for Agent Representation

# City of Gainesville

## DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)

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 (Architect representing 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. Ardest  
(Signature of owner)  
For Phi Sigma Sigma, Inc,  
Michelle S Ardest  
(Print name of owner)

\_\_\_\_\_  
(Signature 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, 20 21,

by Cecira Thibert

CA  
Notary Public

Cecira Thibert  
Printed Name

9/26/23  
My Commission Expires

☐ Personally Known  
OR

☒ Produced Identification

ID Produced: Maryland DL  
A636 603 771 308







What's going on?  
*Relocate structure*

Petition Number/ Project

*HP-21-26*

Hearing Date/Time

*4/6/21 5:30pm*

City Hall Auditorium  
1001 East University Avenue

## HISTORIC

Alteration or Repair/ ☒ Demolition ☐

New Construction/ ☐

Want to learn more?  
Go to [www.gainesville.org/development](http://www.gainesville.org/development)



Gainesville

Official website

People's newspaper









Wednesday, March 10, 2021 5:22:00 PM - 505 Rear Elevation.jpeg - Gainesville ePlan Review Login

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  
Address of Site: 505 SW 10th, Gainesville, Fla. 830 = = 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

☐ Excellent 863 = = ☐ Altered 858 = =

☒ Good 863 = = ☐ Unaltered 858 = =

☐ Fair 863 = = ☐ Original Site 858 = =

☐ Deteriorated 863 = = ☐ Restored ( ) (Date: X) 858 = =

☐ Moved ( ) (Date: X) 858 = =

Present Use private residence 850 = =

Dates: Beginning c. 1912 844 = =

Culture/Phase American 840 = =

Period 20th century 845 = =

NR Classification Category: building 916 = =

## Threats to Site:

## Check One or More

☒ Zoning ( X ) 878 = = ☐ Transportation ( X ) 878 = =

☐ Development ( X ) 878 = = ☐ Fill ( X ) 878 = =

☐ Deterioration ( X ) 878 = = ☐ Dredge ( X ) 878 = =

☐ Borrowing ( X ) 878 = =

☐ Other (See Remarks Below): \_\_\_\_\_ 878 = =

Areas of Significance: architecture, local history 910 = =

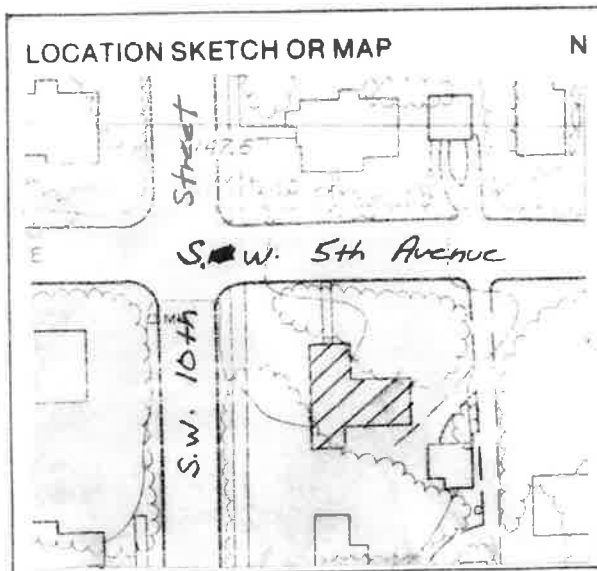
## Significance:

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



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.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 88° E BETWEEN THE SOUTH WEST CORNER OF BLOCK 12 AND THE SOUTH WEST CORNER OF LOT 9 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 ENCRORCH
- 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 BRASS DISK) WITH A PUBLISHED ELEVATION OF 138.701 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 COMPRISE 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

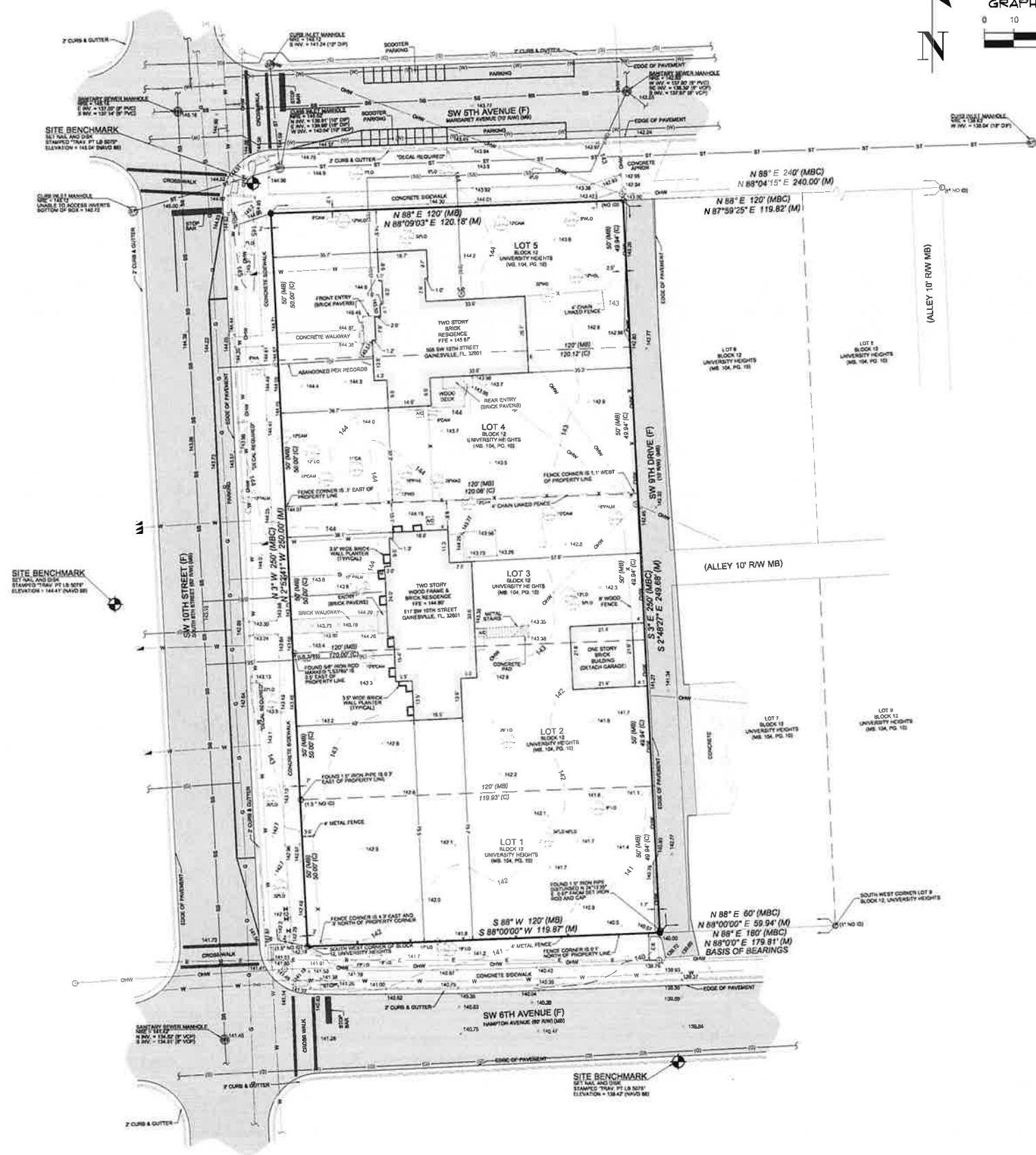
LEGEND:

- BENCH-MARK
- 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
- CUT ANCHOR
- SIGN
- WOOD POST
- ENCLOSED STRUCTURE
- CONCRETE SURFACE
- BRICK PAVEMENT SURFACE
- ASPHALT SURFACE
- DETECTABLE WARNING SURFACE
- SUBJECT PARCEL LINE
- ADJONER LINE
- LOT LINE
- OVERHEAD WIRE
- FENCE (SIZE AND TYPE AS NOTED)
- PAVEMENT STRIPE
- UNDERGROUND GAS LINE (PER GRU MAPS)
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE (PER GRU MAPS)
- UNDERGROUND ELECTRIC LINE (PER GRU MAPS)
- 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  
(MB) 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  
ID - IDENTIFICATION  
WA - WHITE ALDER  
WLD - WILLOW  
HOL - HOLLY  
LO - LIVE OAK  
WO - WATER OAK  
MAG - MAGNOLIA  
CHY - CHERRY  
NAVD - NORTH AMERICAN VERTICAL DATUM  
X 142.5 - SPOT ELEVATION (PERVIOUS 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 FIRM PANEL NO. 12001C 0314 D, EFFECTIVE DATE, JUNE 16, 2006



EXHIBIT

4

11801 Research  
Alachua, Florida 32001  
www.chw.com

CHW  
Professional Consultants

SCALE  
1" = 20'  
VERIFY SCALE  
BAR IS DIE-CUT ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
DRAWING, SCALE  
SHALL ACCORDANT

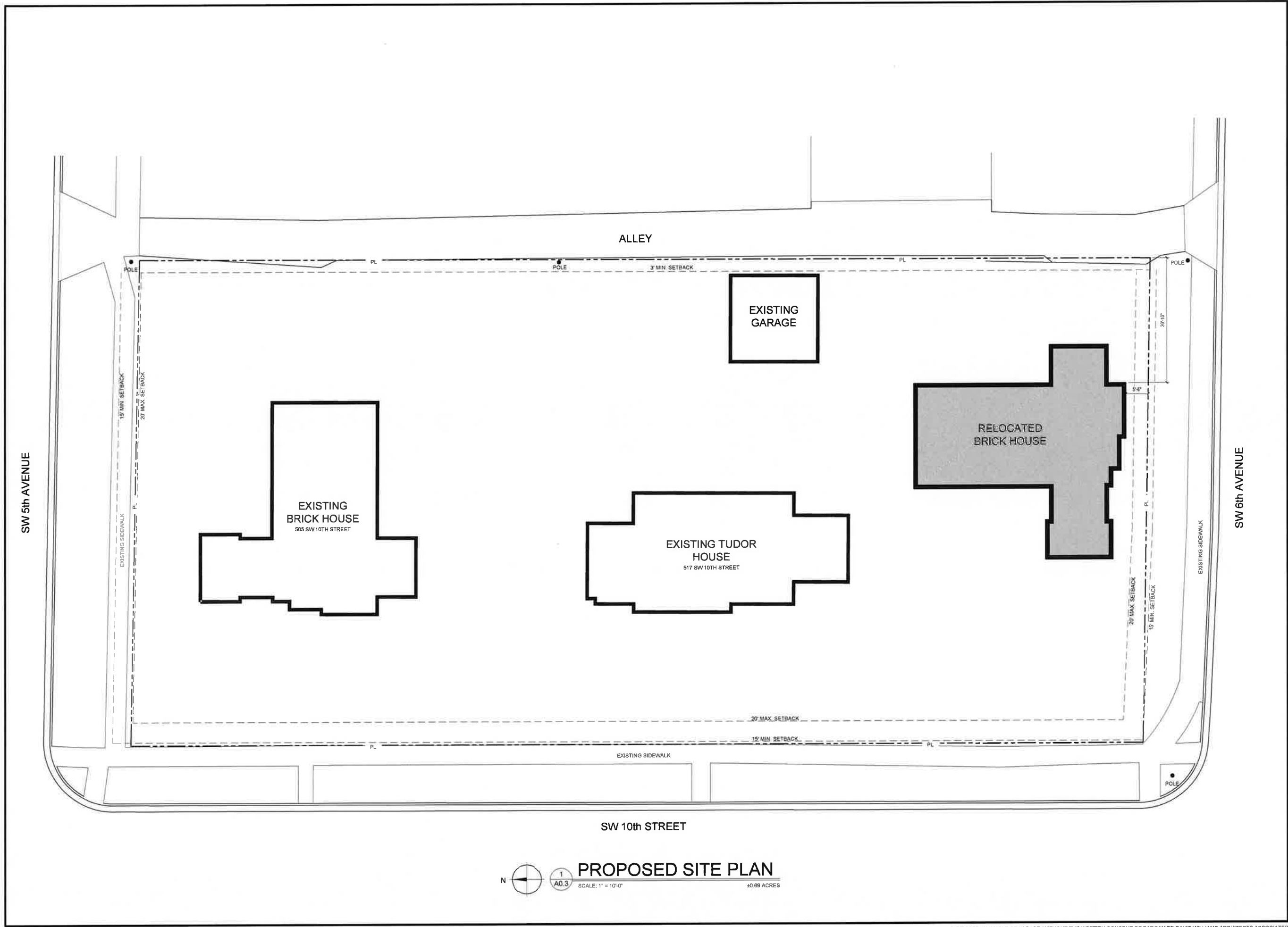
ALPHA FIRM INTERNATIONAL FIRM ENTITY

TECHNICIAN  
WES & KIM  
CREW CHIEF  
ROD JUB  
CREATED BY  
CAC  
FIELD BOOK & PAGE  
1001 PL 004-147 & 48

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

REVISIONS		
No.	Description	Date
A	ISSUED FOR REVIEW	02/15/20

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

Drawing Title:  
**PROPOSED  
SITE PLAN**

Sheet No:

**A0.3**

**DESIGN  
DRAWINGS**