

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: 517 SW 10th Street
Parcel Number(s): 13156-000-000
Existing Use(s): Single-Family Residential & Accessory Garage Structure
Zoning Designation(s): Urban 5
Historic District: University Heights Historic District - South
Historic District Status: Contributing
Date of construction: c. 1960 (ACPA), c. 1912 but likely built in the early 1920s per AL1193

PURPOSE AND DESCRIPTION:

Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to demolish an accessory garage. Located at 517 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South. Related to HP-21-25, HP-21-26, & HP-21-28.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing principal structure 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

This project involves the demolition of the accessory structure. The approximately 441 square foot building is a contributing structure to the University Heights Historic District - South and currently serves as a garage. The proposal is to demolish the structure to allow space for a new residential building. As part of this request, if this petition is approved, the requirement for the 90-day demolition delay for the structure will be waived.

REVIEW

The applicants proposing demolition of the accessory structure indicate that there are no unique qualities specific to the structure other than its connection to the existing principal structure at 517 SW 10th Street. The building is in poor condition and needs to be refurbished. However, the building does not fit within the fabric of the overall project, which includes the relocation of the principal structures at 505 and 517 SW 10th Street, the construction of a sorority house, and associated parking. The relocation of the structure has been considered but the function of the building as a garage and the condition of the building does not make it feasible to move.

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:

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 accessory structure under consideration for demolition 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.

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

The accessory structure is compatible in scale and character with the house, which is the contributing principal structure on the property, and 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.

3. 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.

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

The structure is not one of the last remaining examples of its type.

5. 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 demolition of the accessory structure while the associated petitions involve relocation of the principal structures and the new construction of a sorority house, on a development site that includes both parcels at 505 and 517 SW 10th 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.

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

The structure is not in good condition but is not in danger of collapse.

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

The structure would need extensive renovation in order to be capable of earning a reasonable economic return on its value. The structure was built as a garage and would have little use with the proposed sorority house and parking area.

RECOMMENDATION

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

1. Salvage and re-use of historic materials that are in good condition.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines:</i>
Demolition |
| <u>Exhibit 2</u> | COA Application, Pictures |
| <u>Exhibit 3</u> | Florida Master Site File AL1193 |
| <u>Exhibit 4</u> | Survey, Concept Layout, Existing Site 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:

Demolition

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.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Demolition is an important issue in historic districts. The main reasons for demolition are institutional and commercial expansion, and condemnation by cities, principally due to fire damage and deterioration.

Demolition exerts a negative impact on historic districts. In many historic districts, zoning, land-use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape leaves a conspicuous void, or the replacement is usually insensitive to the existing historic context.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of significant later additions to historic buildings.

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or nonsignificant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had

additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

Recommended

1. Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
2. Retain the historic relationship between buildings and landscape and streetscape features.
3. Remove nonsignificant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Not Recommended

1. Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
2. Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
3. Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

Staff Approval Guidelines

Staff can approve demolition requests meeting the following conditions:

Selective removal on non-contributing additions, features, or materials that have obscured historic elements;

The structures are shown to be non-contributing axillary structures, garages or carports.

Board Approval Guidelines

Historic or contributing structures in an advanced state of deterioration can be demolished if evidence is presented showing that rehabilitation is unfeasible.

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
 ☐ 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 517 SW 10th Street (Garage Demo)

Parcel ID #(s) 13156-000-000

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 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).

Applicant proposes demolition of garage structure. Please see enclosed site plan and pictures of the structure.

List proposed materials:

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



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.

There is no unique qualities of this structure other than its tie to the existing structure at 517 SW. 10th. This facility is in poor condition and needs to be refurbished. It does not fit within the fabric of our overall project. Relocating this structure has been reviewed but its function and condition do not make it feasible.

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.

It has been reviewed to relocate this garage structure, but in being that it is a garage there is not any value in salvaging 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.)

NA

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.

NA

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"/> <u>Front, Side, Or Rear Building Setback Line</u>	NA		
<input type="checkbox"/> <u>Building Height</u>	NA		
<input type="checkbox"/> <u>Building Separation</u>	NA		
<input type="checkbox"/> <u>Floor Area Ration</u>	NA		
<input type="checkbox"/> <u>Maximum Lot Coverage</u>	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
Applicant (Signature)

02/24/2021

Date

Kary Huffman

Applicant (Print)



Please submit this application and all required supporting materials via email to

coplanning@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 <u>2/26/21</u>	Received By: <u>Jason Simmons</u>
HP <u>21-00027</u>		<input type="checkbox"/> Staff Approval – No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	
Zoning: <u>Urban 5</u>			
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

City of Gainesville

HISTORIC PRESERVATION BOARD (HPB)

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Owner's Authorization for Agent Representation

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
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 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. Ardern
(Signature of owner)

(Signature of owner)

For Phi Sigma Sigma
Michelle S. Ardern
(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

CTH
Notary Public

Cecira Thibert
Printed Name

9/26/23
My Commission Expires

☒ Personally Known
OR

☒ Produced Identification

ID Produced:

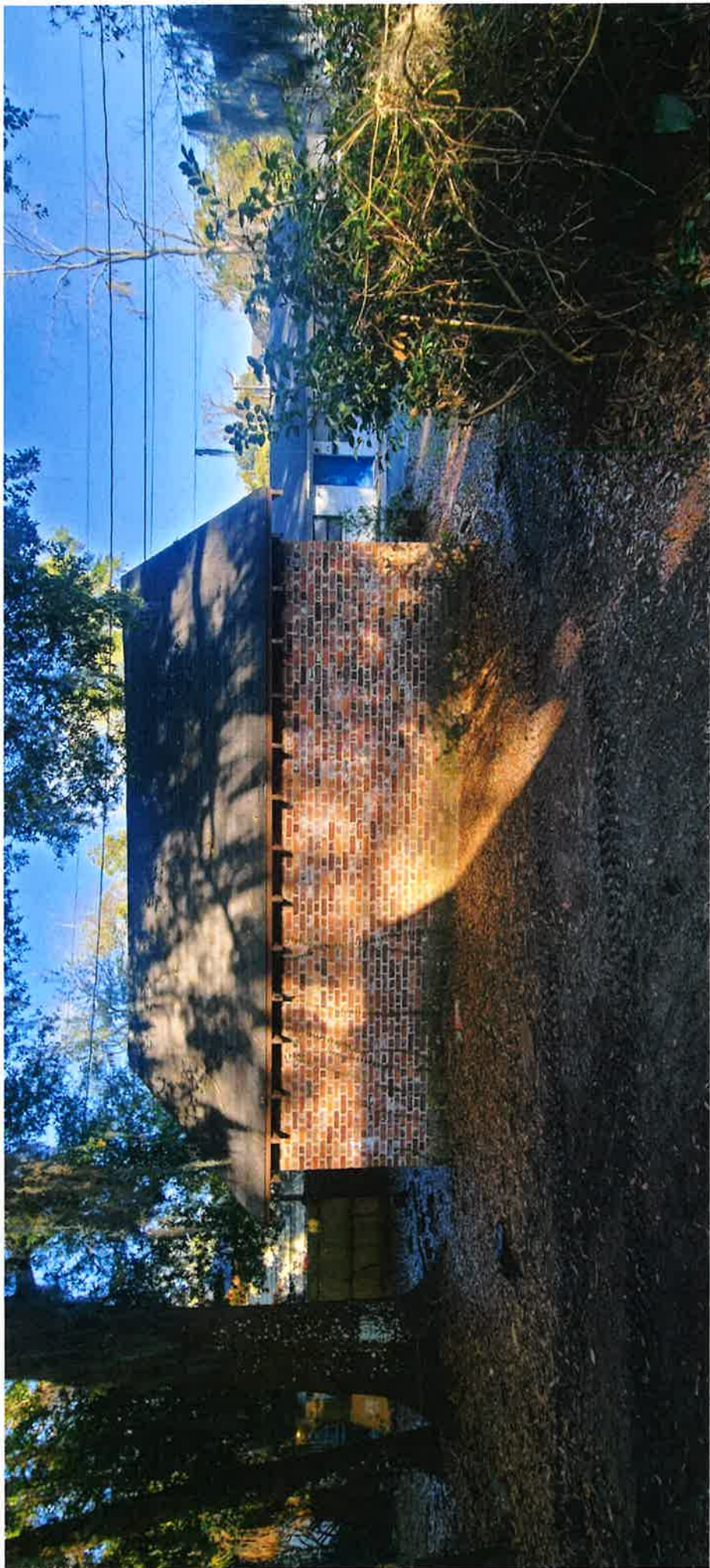
Maryland DL
AB66603771308



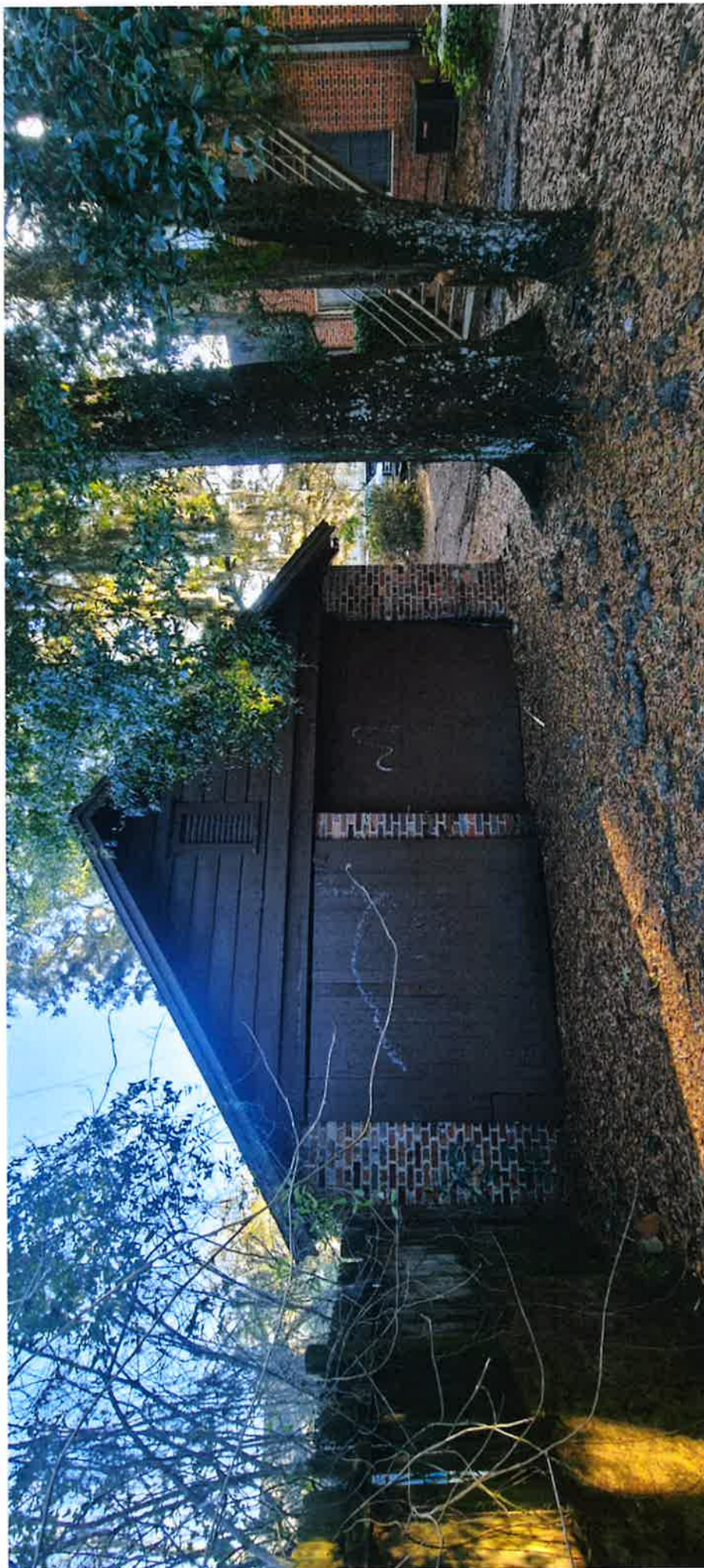








Wednesday, March 10, 2021 5:53:11 PM - 517 Garage (2) .jpeg - Gainesville ePlan Review Login



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 = =

Site No. 8 AC 1193 1009 = =Site Name _____ 830 = = Survey Date 8007 820 = =Address of Site: 517 SW 10 St 905 = =

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 Present Use sorority (?) 850 = =☐ Excellent 863 = = ☐ Altered 858 = = Dates: Beginning +c. 1912 844 = =☒ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =☐ Fair 863 = = ☐ Original Site 858 = = Period 20th century 845 = =☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =☐ Moved () (Date: X) 858 = =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 = =

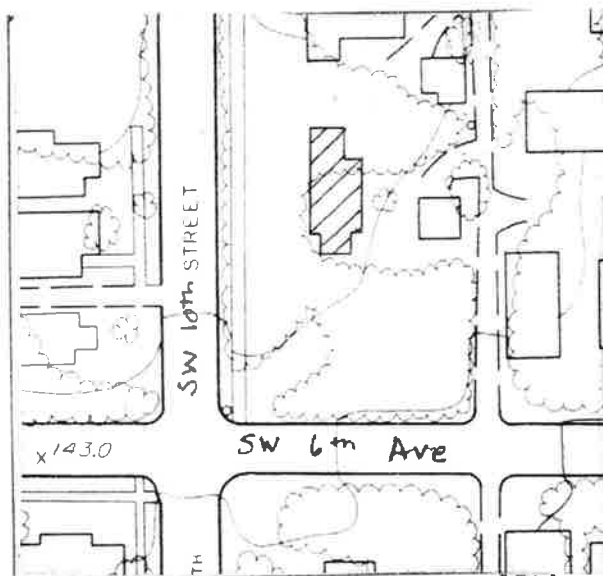
Significance:

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 966 = =
 EXTERIOR FABRIC(S) _____ masonry: brick#stucco#half timbering 854 = =
 STRUCTURAL SYSTEM(S) _____ wood frame: balloon 856 = =
 PORCHES _____
 _____ 942 = =
 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

UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers

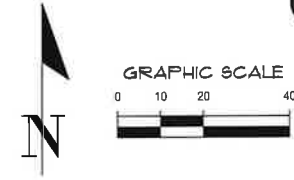
17D4

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

SURVEYORS NOTES:

1. 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 5 BLOCK 12, SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRDACH
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. 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.
6. 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.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. 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 146.701 NAVD 88, LOCATED AT THE NORTHWEST CORNER OF SW 2ND AVENUE AND SW 5TH STREET (NOT GRAPHICALLY SHOWN HEREON).
9. 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 COMRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
10. CHW RECEIVED UTILITY RECORD DRAWINGS FROM GRU GAS, GRU SEWER, GRU WATER, AND GRU ELECTRIC. NO OTHER UTILITY RECORDS WERE GIVEN TO THIS SURVEYOR.

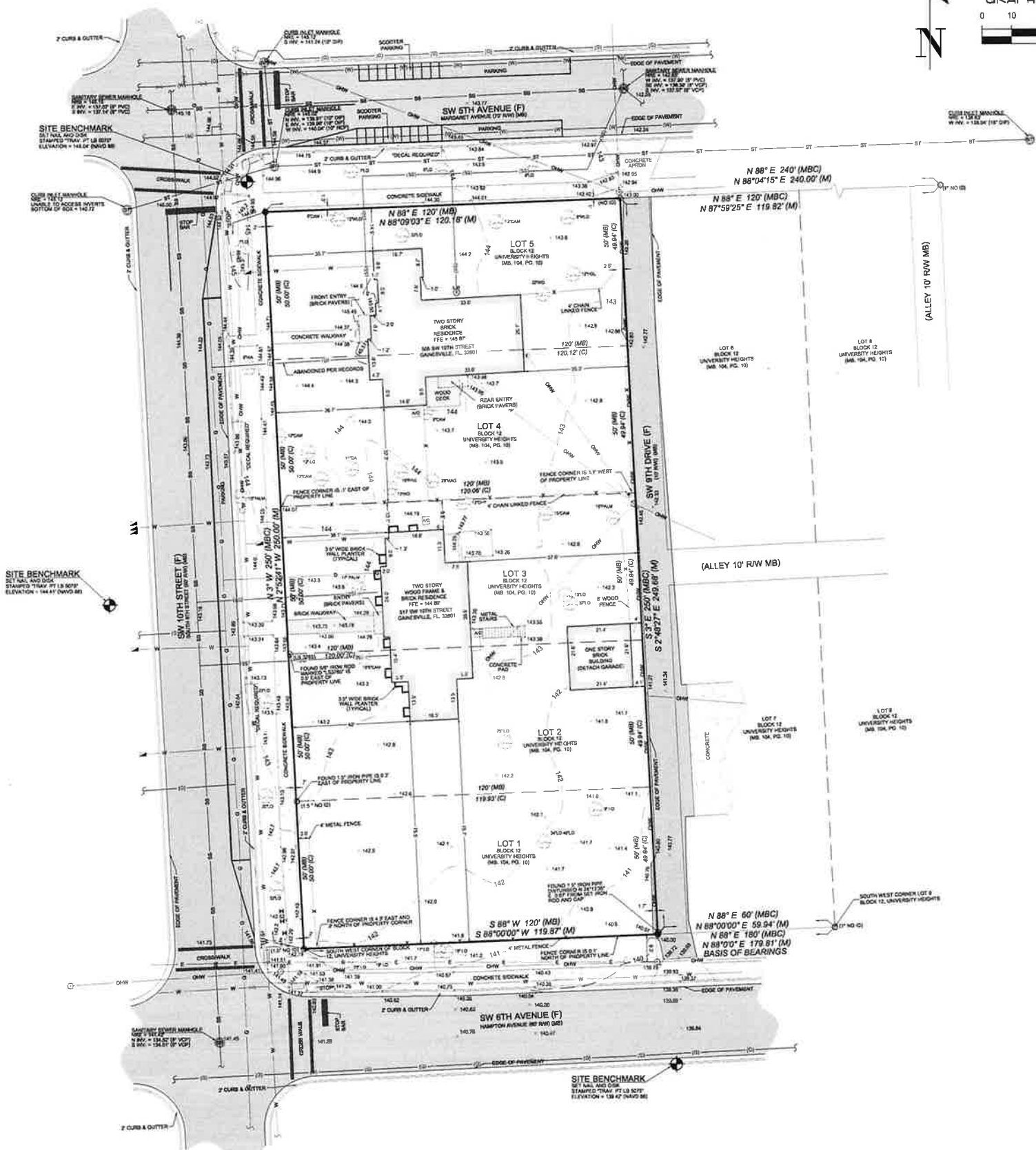
LEGEND:

- = 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 STRIPE
- = UNDERGROUND GAS LINE (PER GRU MAPS)
- = UNDERGROUND GAS LINE (PER GRU MAPS)
- = 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
(CI) : 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
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
WVO = WATER OAK
MAG = MAGNOLIA
CHY = 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



CHW
Professional Consultants

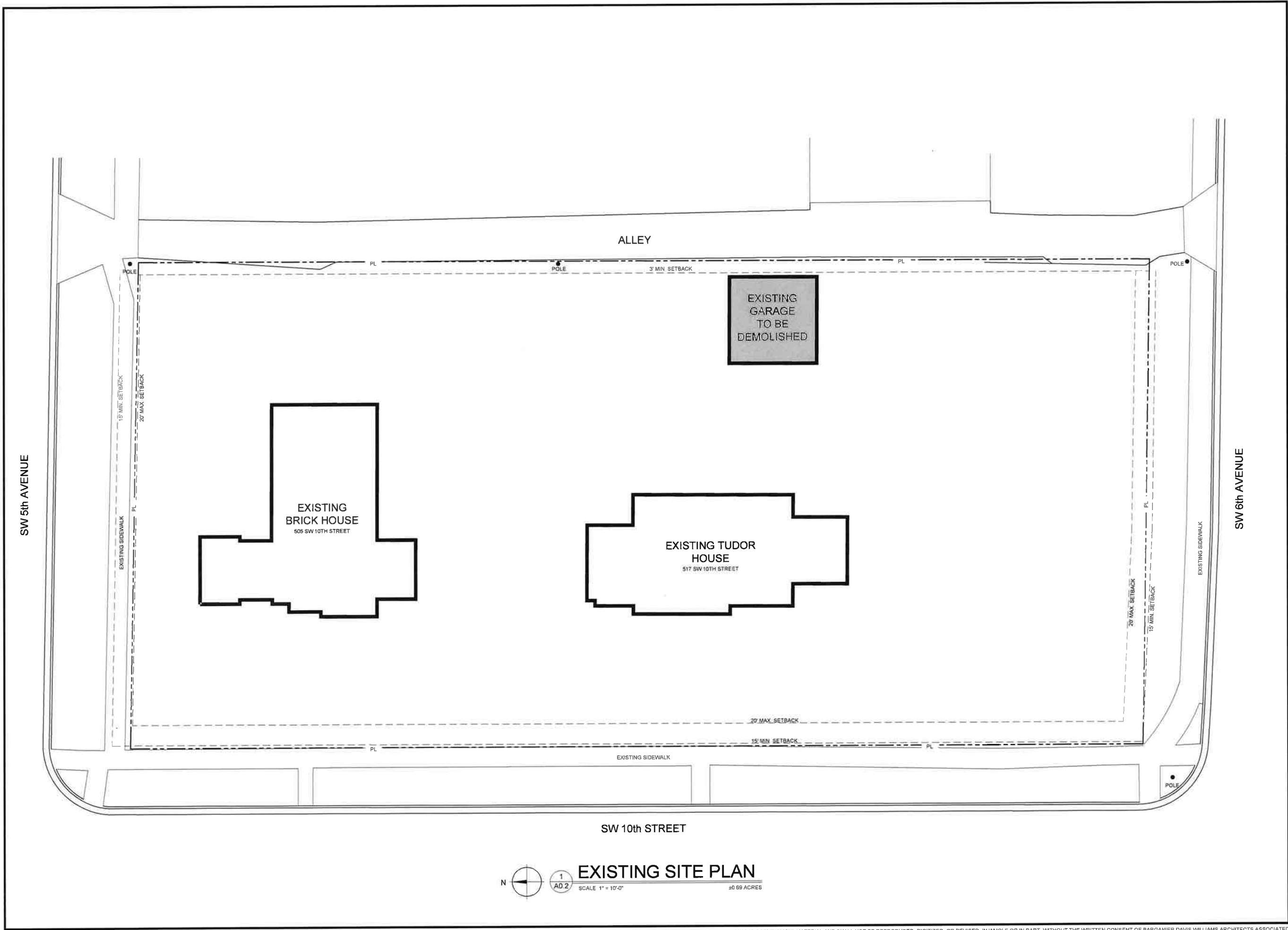
SCALE: 1" = 20'
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS DRAWING, SCALE
APPLIES ACCORDINGLY.

ALPHA INTERNATIONAL PROPERTY

TECHNICAL	DATE	REVISION	PROJECT NUMBER
WES & CHW	12-21-2020		20-0423
CHW			
ENCLOSURE			
CAC			
2020 12 21 2020 12 21 2020			

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



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AT
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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:
**EXISTING
SITE PLAN**

Sheet No:
A0.2

**DESIGN
DRAWINGS**