



Legislation Text

File #: 201016., Version: 1

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University Heights Historic District - South. Construction of a sorority house. (B)

Petition HP-21-00025. 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.

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 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.

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.

Staff to the Historic Preservation Board:

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

1. Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light

- grilles for the chosen window.
- 2. Provide information sheets for the proposed windows, doors, and roofing material.
- 3. Notify staff of any changes during construction.