

City of Gainesville

C-01966

Inter-Office Communication

Department of Community Development

Phone: 334-5022 Fax: 334-2282 Station #11

Date: April 3, 2007

To: Historic Preservation Board

From: D. Henrichs, Historic Preservation Planner

Subject: **Petition 36COA-07HPB.** Demolition of 1102 S.W. 6th Avenue, 1116 S.W. 6th Avenue, and the garage behind 1101 S.W. 5th Avenue. The proposal includes replacing the historic structures with four-story student housing similar to Woodbury Rowhouses on S.W. 5th Avenue. Wheelbarrow & the Car, Inc., Owners., Richardo Callivino Agent.

Findings and Recommendations

As presented staff recommends, the new construction **NOT BE APPROVED.**

However, staff recommends **APPROVAL with Conditions** of the proposed new construction if the recommended modifications to the projects (stated below) are incorporated and if Phase 3 is submitted for review by the Historic Preservation Board (HPB). The applicant has indicated that in the near future he will submit a proposal for a Phase 3 of this development. That phase will be located just west (across the alleyway) of the subject site. The Phase 3 site contains principal structures located at 1122 S.W. 6th Avenue, 1128 S.W. 6th Avenue, and 517 S.W. 12th Street. Staff recommends that the applicant submit the both phases (Phases 2 & 3) so that the HPB can review the entire project.

If the Historic Preservation Board continues a decision of the new construction to the next regular meeting, then the applicant and HPB will need to agree to extend by mutual written agreement the decision-making time period.

Staff recommends **APPROVAL** of the demolition of 1102 S.W. 6th Avenue.

Staff recommends **CONTINUATION** of the demolition of the contributing accessory structures at 1116 S.W. 6th Avenue, and the garage behind 1101 S.W. 5th Avenue until the new construction has been approved by the Historic Preservation Board (HPB). Staff recommends that the applicant submit the entire project for the Historic Preservation Board to review in its totality. Staff further recommends that the applicant demonstrate that the stone at the 1116 S.W. 6th Avenue be recycled into the new construction.

The recommendation is based on the following findings:

- At the Historic Preservation Board Special Meeting held on Wednesday, August 21, 2002, at 5:30pm., the proposed structures were discussed and ranked from most historically important to least historically important. The purpose of the meeting was to discuss the merits of each of the

owner's buildings. During the Special Meeting, the Historic Preservation Board determined that the principal structures were to be maintained to ensure the essential character and integrity of the historic district.

The accessory structures have been turned into living units were ranked second highest, after the principal buildings. Two of the garages are chert construction and are the accessory structures for the chert principal structures. In the past, garages have been approved to be demolished in the University Heights Districts in order to create opportunities for infill.

The non-contributing principal structure at 1102 S.W. Avenue was determined to be the least important structure. Demolitions of non-contributing structures have been approved in historic districts and particularly in the University Heights Historic Districts which encourage density in proximity of the University of Florida, while maintaining the goals in the University Heights Special Area Plan.

The University Heights Special Area Plan Code establishes standards for land development in order to:

- *Preserve and extend the historic neighborhood character through the design and placement of building types and public spaces.*

Explanation

The proposal consists of three parts listed below:

1. New construction on parcels #13146, #13144 and #13145. The proposal includes replacing the historic structures with four-story student housing similar to Woodbury Rowhouses on S.W. 5th Avenue in the University Heights Historic District.
2. Demolition of a non-contributing principal structure at 1102 S.W. 6th Avenue.
3. Demolition of the contributing accessory buildings in the University Heights Historic District-South at 1116 S.W. 6th Avenue and the garage behind 1101 S.W. 5th Avenue.

Section 30-112 of the Land Development Code governs regulated work items under the jurisdiction of the Historic Preservation Board. To implement this section of the Code, the Historic Preservation Board has developed the following design guidelines based on the Secretary of Interior's *Standards for Rehabilitation*, which describe appropriate new construction in the historic districts. The new construction criteria implement the visual compatibility standards set forth in Section 30-112(6) a. of the City of Gainesville Land Development Code. Each section heading(s) corresponds to one or more of the eleven criteria set forth in that section. In addition to the explicit criteria set forth in the Land Development Code, other design suggestions consistent with those criteria have been included to elaborate further on compatibility issues.

THE FOLLOWING ARE THE GUIDELINES FOR NEW CONSTRUCTION IN THE UNIVERSITY HEIGHTS HISTORIC DISTRICTS – NORTH & SOUTH

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.

The University Heights 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 a 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 a new building 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.

THE NEW CONSTRUCTION ON S. W. 6TH AVENUE WILL BE INDEPENDENTLY REVIEWED BY THE HISTORIC PRESERVATION BOARD AND THEN THE NEW CONSTRUCTION ON S. W. 5TH AVENUE WILL BE REVIEWED BY THE HISTORIC PRESERVATION BOARD

NEW CONSTRUCTION ON S. W. 6TH AVENUE

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.

Not Compatible.

Staff recommends the applicant articulate the massing and introduces smaller massing elements to create a rhythm of the building at the street. The Guidelines state, “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 are 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.”

Not Compatible.

It is difficult for staff to access the setbacks or build-to lines without a complete set of dimensions; however staff can make some general observation. It is visually apparent that the front yard setbacks at the street edge are next to the sidewalk and are not similar to the adjacent historic houses. Adjustments to the front yard build-to line are recommended to reduce the impact of a large new building on adjacent contributing buildings in the historic districts. The applicant needs to demonstrate that the Guidelines recommendation of setback “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”.

The new construction is a multi-family apartment building, adjacent to contributing structures and should step back not only to continue the rhythm of the street but also so the larger structure does not obliterate the historic structures on either side, particularly at 1026 S.W. 6th Avenue, that appears to be significantly impacted because it is setback on the property at approximately the same footage as the contributing structure at 1114 S.W. 6th Avenue. Staff recommends that the proposed building setbacks be increased to be visually compatible with the adjacent historic contributing structures.

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. Staff recommends that the proposed new construction not contain a parking garage. The historic district is a residential neighborhood and the typology of a parking garage has is one that historically has never been in the neighborhood.

The new construction should not be more than 1 1/2 story 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.”

Not Compatible.

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”. Staff recommends that first bay or set of spaces on the both ends of the building adjacent to the contributing buildings should be step down to reduce the impact of the new construction to the historic neighborhood. Staff further recommends that the new building in back of the structure at 1114 S.W. 6th Avenue be reduced as to not dwarf the historic contributing residence.

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.

Not Compatible.

The introduction of a flat or parapet roof on the fronts of the proposed new construction is not compatible or replicates most residential buildings on S.W. 6th Avenue which have pitched roofs with the gable or hip roof. Flat roofs are few in the historic district and are associated with the Mediterranean influenced structures. The proposed flat roof structures are brick and siding devoid of the influences of the Mediterranean style. The Guidelines state, “Repetition of historic roof forms is a strategy that new construction can employ to achieve compatibility with older structures”. Staff recommends that the applicant consider a roof type that is compatible and reflects roof types found on S.W. 6th Avenue.

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 could be found on other historic buildings in the district.

Not Compatible.

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". The three and four-story projections have a small entrance porch that does not reflect the width and depth found on historic buildings. Staff recommends that the building entrance reflect historic architecture in the neighborhood instead of applying different style typology to the three entrances. Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided porches in a staked configuration on either side of the center entrance.

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).

Not Applicable.

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.

Not Compatible.

Scale for new construction is both the relationship of the building to its adjacent historic structures and the scale of the building to the person. In the case of new larger construction projects scaling strategies of breaking down the massing in smaller components, the use of a pallet of materials that complement the neighborhood, the size and proportion of fenestrations, the articulation of surfaces, the ratio of voids to solids, and the architectural details. Staff recommends that the agent consider the above mentioned strategies to reduce the scale of the new construction projects.

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.

Compatible.

The new construction is compatible with the directional expression of the historic neighborhood; however the massing does not reinforce the directional expression on the street.

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 could 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.

Not Compatible.

Compatibility of new construction in the neighborhood can be greatly increased if facade proportions of historic structures on the street are analyzed and integrated into the design. Staff recommends that the applicant evaluate the facades on the street and use the information to contextualize the proposed project.

**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.

Compatible.

Staff recommends that the entrances have addition details, a convention used with larger building to attract attention at pedestrian level.

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.

Compatible.

The rhythm of solids and voids in the proposed new construction is symmetrical. Staff recommends the details of the windows and the divided lights should be discussed as appropriate for a particular style.

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.

Not Compatible.

Staff recommends that materials and finishes beyond brick and siding should be considered. The shingled shed roofed dormer and gable end has staff puzzled as to how this material was chosen and applied in only one location on the project.

THE NEW CONSTRUCTION ON S. W. 5TH AVENUE

RHYTHM OF THE STREET

What I Would Like to See -- Please read letter for more detail

Antonia Greene

Homeowner of 1026-28 SW 6th Avenue

6/12/07

One to two story houses (no higher) throughout the neighborhood -- stick to the historic scale, massing, height, setbacks, size, etc., so only true aesthetic enhancements can occur, not degradation and fracturing and destruction. The goal of a Historic District should not be cramming the most possible rental apartments onto a denuded lot or lots, but...well, historic preservation! Guidelines say: "Not recommended: 1. Designing new buildings whose massing and scale is inappropriate. . ."

Support preservation and renewal over new construction in the Historic District. The district is very small and there is plenty of space outside of it to pursue the city's desire to increase density. The continued existence of the Historic district as such depends on it. Irreplaceable historic buildings and the atmosphere of the street have intrinsic, inherent value.

Keep the character of the historic district intact. Don't fracture the neighborhood fabric (Guidelines) by arbitrarily knocking down "non-contributing" structures, which may be contributing much in the way of compatibility. The new one may contribute far less than the one you demolished, as would sadly be the case with 1102 SW 6th Avenue vs. the proposals I have seen for its replacement.

Keep setbacks intact, so the relative positions of the houses are in balance. No sheer cliffs looming over smaller houses. The "step away" is far from adequate to mitigate the problem and protect any home from this blight.

Keep setbacks intact to ensure saving and keeping a balanced spread of large, graceful, tall trees, which distinguish the neighborhood. Protect all these trees--they took many years to grow.

Maintain the lovely views by maintaining the historic building heights and sizes and massing, again, with compatible front and side setbacks. We like to see nature, not walls.

Wildlife--the trees provide an excellent bird habitat, and we enjoy their fresh songs daily.

Do not demolish any historic buildings, for instance, by rating them in descending order and allowing demolition of members of significant groupings, such as the related chert structures, 1114 SW 6th Avenue/1116 SW 6th Avenue, and 517 SW 12th Street/517C SW 12th Street, as well as the alleys. These groupings are characteristic and quaint and have been referred to as compatible with "the new urbanism." (Found on city website.) **Maintain the standard of no demolition allowed unless a building is literally falling apart and the owner has genuinely attempted to shore it up/fix it.** Willful neglect should not be rewarded. Protect special assets, such as chert, etc.

Do not demolish any non-contributing building unless you are going to replace it with something MORE compatible with the neighborhood, a clear improvement in design as it relates to the historic properties, and the same 1 to 2 stories and other aspects that define the character of the neighborhood, NOT something that is simply designed to cram in as many rental apartments as possible, while making a gesture to the historic area by "breaking down" of the facade into miscellaneous components which do not mitigate the hugeness and in-your-face presence of the new buildings.

Guidelines enjoin avoidance of "fracturing the neighborhood fabric". 1102 SW 6th Avenue is part of the character of the Historic District (per City of Gainesville's brochure, "A Citizen's Guide to Living in a Historic District,") and greatly contributes aesthetically in terms of scale, massing, height setbacks from the road and neighbors, general appearance though not of the same period, and beautiful, large trees which

are characteristic of the neighborhood. If demolition were to be allowed, I would like to see a 1 to 2 story building with the same length and width as the existing building, leaving the trees, setbacks from the street and neighbors, and **contributing at least all of the aforementioned characteristics in greater degree than the existing building.** There is no other rationale for it.

Honor the promise of the Historic District, per article I found while on the City of Gainesville website, describing the many benefits of historic preservation: **“Homebuyers are willing to pay for the assurance that the neighborhood surrounding their homes will remain unchanged over time.”** **What has been proposed is severe, drastic change.**

Don't build anything where next-door neighbor has to face a high wall replacing open views and the property is robbed of light by massive facade of new building. No encroachment of shade degrading the growth environment of the landscape and robbing residents of enjoyment of outdoor spaces of the property.

Protect my property and environment -- no rowdy noise of “bad eggs” that turn up in multiple unit apartment complexes. No glut of cars and fumes from increasingly overburdened streets, and no parking garage.

Don't destroy your next-door neighbors' quality of life because you don't live there.

Encourage homeowners who want to refurbish homes to live in (we are not extinct!) and who have a stake in the environment, the historic and natural preservation, and the quality of life in the district, as well as those who rent out spaces but who care about preserving the quality of life and character of the district.

Allow accessory structures only (size of main building or smaller, etc.) to be built in the yards behind houses and don't carve out space between the backs of houses fronting on parallel streets, in order to cram in more massive, taller buildings, such as has been done (but no building ensued) between SW 4th and SW 5th Avenue. Again, no looming structures, whether to the side or to the back of existing structures. Keep within size, dimensions, height, massing, setbacks, etc., of existing historic structures, namely 1 to 2 stories.

Let's not trample the Historic District, but preserve and enhance it!

1028 SW 6th Avenue
Gainesville, FL 32601
May 24, 2007

Ms. D. Henrichs, Historic Planner
Mr. Jay Reeves, Chair, and
Members of the Historic Preservation Board

Meeting/Hearing April 3, 2007
Re: Board approval, Petition 36COA-07HPB

Thank you for the opportunity to speak at the above captioned Historic Preservation Board meeting.

Attached is the letter I brought to the meeting, modified slightly in an attempt to more closely reflect what I actually said.

I also wanted to express my appreciation for the Board's sensitivity to the issue of the massiveness of the project in contrast with the historic buildings, as several property owners pointed out as well.

Mr. Cavallino made references to the builders' "right" to build a 4-story apartment complex. I appreciate the Board addressing the question as to whether the guidelines established such a right or entitlement, and whether the Board would therefore be required to approve such a project. As I understand it, the Board's response was that it was not so required, indicating that there was no such entitlement. In fact, I notice on p. 185 of the Guidelines, under "Not Recommended," it lists, "Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district."

Mr. Fogler, while not in attendance at this meeting, has asserted previously that his rights to do whatever he wants with his property are being infringed on by the existence of a historic district with its attendant rules, requirements, etc. This prompted me to ask: Do I or other owners have any rights or reasonable expectations of living in a historic district, or do just the big builders have rights, as they assert? Do residents of Gainesville at large have any rights or reasonable expectations for their historic districts to protect valuable historic assets as part of the overall quality of life in Gainesville?

I also appreciate a Board member's suggestion that one way to decrease the size was to decrease the number of apartments, and also the Chair's comment that a parking garage was problematical, and none exists in the historic district.

I also appreciated the words of a Board member to Mr. Cavallino, to the effect that they should start over with new plans and heed the comments of the neighbors that it is much too big, that they need to make major (what was the exact adjective?) changes, not only cosmetic ones.

In addition, I am attaching a list of "bullet points" (with or without bullets) indicating what I would like to see happen. Of course, I also went into that in the letter.

Thank you,


Antonia Greene

Mr. Jay Reeves, Chair, and
Members of the Historic Preservation Board
Re: Board approval, Petition 36COA-07HPB
Historic Preservation Board Meeting/Hearing April 3, 2007

Reid Fogler/The Wheelbarrow and the Car, Inc. seek demolition of 1102 SW 6th Avenue, 1116 SW 6th Avenue, garage behind 1101 SW 5th Avenue, and replacement with 4-story student housing. I note **this will NOT in the least, contrary to the description in these petitions, resemble Woodbury Row**. I note that the previous incarnations of this petition have also included 1114 SW 6th Avenue, 1122 SW 6th Avenue, 1128 SW 6th Avenue, 517 SW 12th Street, 517C SW 12th Street, and future plans are expected to include all or most of these.

I further note that together with Woodbury Row, these properties comprise virtually a city block (the 1100 block of SW 5th Avenue through to the 1100 block of SW 6th Ave..) lacking only one corner property owned by someone else, and possibly the alleys. The current petition is styled "Woodbury Row, Phase II," with "Woodbury Row, Phase III" planned to reintroduce the remaining properties, (with the possible exception of 1114 SW 6th Avenue, which then would be surrounded by and in the shadow of the tall, massive new structures.)

The comments herein apply equally whether the proposed demolition and new construction would cover all or part of the group of properties. Nothing of this magnitude has been built in the University Heights South Historic District.

Dear Mr. Chairman and Members of the Board:

I have lived at 1026-1028 SW 6th Avenue, right next door on the east side of the above-mentioned 1102 SW 6th Avenue, for 8 years, of which I have owned the property 1½ years. I love and enjoy this neighborhood.

The lovely neighborhood, as you know, consists of 1930's suburban style homes. 1 to 2 stories, many of beautiful brick or chert with delicate brick trim, good-sized spacing between each, sizeable setbacks from the sidewalk, small front lawns, side and back yards, tall, full trees and birds, and it is quiet—an area that cries for maintenance, care, upkeep, refurbishing and renewal, and enjoyment, not neglect, demolition and replacement with massive cubes replacing every square foot of ground and air space with apartment housing, butted up against neighboring small structures, some of whom now have a tiny space between them and the new building on one side, but the normal side yard and distance to the neighbor on the other side, looking unbalanced and dwarfed in the shadow of the new neighbor looming overhead.

We already have one such situation at the other end of the block, and the current even taller and more massive proposed structure now threatens to take over, dominate, and destroy the neighborhood by replacing existing buildings and covering all available land with even bigger and taller buildings of a totally different character. It would replace unique, irreplaceable buildings with ordinary, massive, and totally forgettable structures which would be appropriate in the ample areas outside the historic district, more hospitable to large apartment complex living.

Much of the neighborhood, Mr. Reid Fogler has attempted to obtain approval to demolish and replace with a huge 4-story apartment housing complex including parking garage. He has, for the moment, reduced the number of buildings he is petitioning to demolish to 3, including the contributing historic 2-story chert garage apartments, 1116 SW 6th Ave., that belong with the 2-story chert house on the street, 1114 SW 6th Avenue, as well as 1102 SW 6th Avenue which sits on a large lot with tall, beautiful trees, and the garage behind 1101 SW 5th Avenue, carving out plenty of land in and around remaining buildings on which to construct a massive, 4-story apartment complex.

Thank you for allowing me the opportunity to tell you why I oppose and request you deny the above proposed demolition and replacement of structures with massive new structures, whether these 3 or all of the historic buildings he owns and has planned to demolish, whether “just” 1102 SW 6th Avenue as the only “non-contributing” structure or including any or all of the historic area that he owns.

My reasons are **(1) incompatibility with the character of the street and neighborhood** (per Design Guidelines for New Construction, p. 183,) **(2) the irreplaceability of the buildings** (the loss of even one such building, such as 1116, the chert 2-story garage apartments, would break up and vastly diminish the impact of the grouping) **and their contribution to that character,** and **(3) quality of life issues due to the severe impact of the proposed new larger-scale development on existing historic properties (Guidelines, p. 183), notably my home as immediate next door neighbor to 1102 SW 6th Avenue, where Mr. Fogler has told me he plans to place the eastern wall, a 4-story cliff looming over my house and small yard, only 14.5 ft. from the wall of my house, (8 ft. from the property line).**

Please try to put yourselves in my position, having that on top of you, including a smelly, fummy parking garage abutting your house and back yard. In the current plan, the open wall of the parking garage would be 8 feet from my property line including back yard; it would be 14.5 feet from my house wall. **It must be hard for Mr. Fogler to put himself in my shoes, since where he lives there is no chance of something like this happening to him, but he doesn't mind inflicting it on his next-door neighbors in University Heights.**

Page 184 goes on to mention, “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.**” I observe that this is certainly the case here.

It would in fact **eradicate and replace a large area with something completely different.** I don't see the benefit of new construction in the neighborhood when it would require the demolition of valuable, irreplaceable buildings (however many or few, when each is part of an interwoven context, such as the four chert structures,) and destroy the fabric of a beautiful, old neighborhood, while areas outside the Historic District are conveniently nearby and still near UF. Even 1102 fits in well with the neighborhood, and its large lot has a number of **large, beautiful trees, which are also “contributing” greatly to the neighborhood!**

The Guidelines state that **“the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings.”** I thought that was the idea of having a Historic district. What is the **meaning of Historic Preservation** if we can suddenly **ravage and even completely lose an entire historic neighborhood where we live through drastic, unwanted change?**

How will people feel who have put an effort into preservation and renovation of their property in good faith, following all the rules in the smaller things, only to find that another person can just demolish buildings and large chunks of neighborhoods wholesale? It is **inconsistent** and will create a climate to discourage the efforts of owners.

A recent study from UF based on surveys of more than 1500 Floridians showed that **“Historic preservation enhances the quality of life of Floridians through economic and cultural contributions to an improved sense of place.”** (University of Florida News, 12/20/06)

While looking at the **City of Gainesville website**, I found a document. “Historic Preservation Element Data and Analysis”. It likewise talks about the **benefits of Historic Preservation—economic development, neighborhood preservation and revitalization, improved property values, etc.**

It is good to read these things that sound so optimistic generally, but it is discouraging to me when **destructive things are threatening to happen around me.** There’s more.

It states on page 2, **“Homebuyers are willing to pay for the assurance that the neighborhood surrounding their homes will remain unchanged over time.”** No sooner had I purchased my home, than this threat to the historic neighborhood and to my well-being, of impending drastic and disruptive change, was presented to me by Mr. Fogler. I feel I have been or am about to be robbed! Isn’t something wrong with this picture?

Mr. Fogler’s holdings include 4 buildings having original chert with brick trim, of which he has for the moment removed 3 from the above petition to demolish and replace, but the other one remains (1116, 2-story garage apartment). and the 1114 main 2-story house would be closely crowded in by mammoth structures beside and behind it. instead of partnering with it’s junior edition.

I understand **these chert buildings, while rarely found elsewhere, are characteristic of the Gainesville area, as well as being beautiful.** Two of these structures are on the street and two are behind their respective houses as one and two-story garage apartments, labeled “accessory structures,” and there is an alley behind them, actually an east-west alley and a north-south alley.

In the above document, p. 3, mention is made of the character of such arrangements. **“The University Related Residential Thematic Area neighborhoods near the university campus include single-family homes, garage apartments, duplexes, and two-story walk-up apartments. . . Alleyways are as much a part of the historic districts as they are of new urbanist design.”**

This writer must have been walking around and observing our neighborhood! These buildings are historic and ought not to be rated in “descending order of importance” for the purpose of selective demolition!! **The above entire grouping should be preserved and the smaller buildings (such as 1116) valued along with the larger ones.** No piecemeal demolition, please! All the buildings contribute to the character of the area. Wood buildings can also be painted attractive colors for curb appeal instead of drab for demolition appeal.

Why don't we **become a model of preservation of irreplaceable structures**, instead of rewarding neglect and devaluation, by allowing demolition and replacement? This is not the spirit of Historic Preservation.

I understand that a historic district exists to preserve, protect and renew the historic structures, and that **even the non-contributing building "is still part of the character of the historic neighborhood," according to the City of Gainesville's brochure, "A citizen's guide to Living in a Historic District"**.

New construction should never trump preservation by requiring the tearing down of historic buildings, nor should it overwhelm or destroy a neighborhood.

I read in the new Guidelines that "New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district." p. 183. I understand that the **Secretary of the Interior has promulgated similar massing of buildings in historic districts**. Local City Guidelines say "Good infill design. . . uses significant patterns, such as **height**, materials, roof form, **massing, setbacks** and the rhythm of openings and materials to **insure that a new building fits within the context.**" (**Guidelines, p. 183.**)

That distinctly sounds like 1 to 2 story, relatively small structures with setbacks from the street and from neighboring properties to be on the scale of existing ones. Until new construction began, all the houses and apartments in the area were 1 to 2 stories. That is still the case for SW 6th Avenue, except for the brand new "Stratford Court," on the corner, and I strongly urge that we keep it at 1 to 2 stories to preserve the character of the neighborhood.

The **massiveness of the multiple-unit structure** which Reid Fogler has told me he is going to **build** 4 stories high, 8 feet from my property line (which property line is only about 6.5 feet from my house on its small lot,) with a parking garage on the ground floor, going from the sidewalk many feet deep (front to back), deep enough to have multiple complete units on each floor front to back as well as down the street, taking out all the trees, **is totally incompatible with the neighborhood. The idea of "breaking down" the huge facade into smaller "elements" will do nothing to mitigate this incompatibility of massiveness that is totally out of scale. Similarly, putting a postage stamp of chert or other stone on the facade as a gesture to the neighborhood in no way compensates for the losses incurred by the neighborhood.**

The project **bears no resemblance to the Woodbury Row row houses as he has advertised, and calling it "Woodbury Row -- Phase II" is absurd and misleading.** The planned construction are **not "row houses,"** would have a **footprint many times of that of Woodbury Row**, and (as 1102 is a large lot centered between SW 12th Street and SW 10th Street) would **"fracture the neighborhood fabric" (warned against by Guidelines, p. 182.)**

Woodbury Row, in row house style and in contrast to the above-described plan, consists of only 7 apartments—each of which is 3 stories high, and the building is only one apartment deep, approximately 20-some-odd feet deep as I recall, and was built on a large existing parking lot, most of which still provides ample parking behind the building. **Woodbury Row** is also approximately **40 feet from the neighboring building owned by someone else.**

Since the approximately 97 parking spaces were rented out to students by the previous owner, the adding of the 7 apartments of Woodbury Row while eliminating the renting of spaces had to have actually reduced the amount of automobile traffic around that area, unlike the proposed project which would **drastically increase congestion in an already overcrowded street.**

This proposed project is 1/3 taller (than Woodbury Row), longer, much deeper, and far more massive, with nearly non-existent setbacks, butting it up against my house, cutting down tall trees which for years have enhanced the scenic quality of the neighborhood, using all the land area available, with multiple one-story apartment units stacked up four high, which would **dwarf and overshadow neighboring ones.** If I'm not mistaken, it would break new ground as the first 4-story building in the historic district and set a **most destructive precedent.**

This would **not provide "design compatibility" or "reduce the impact of new construction on existing historic properties," (Guidelines p. 183.)** The impact would be great by putting a 4-story high sheer cliff 8 feet from my property line, 14.5 feet from my historic, contributing home, instead of what is there now, a one story structure about 16.5 feet from my property line and 23 feet from my house, affording from my entrance landing a lovely, scenic view of the neighborhood of lovely houses and tall trees, with the sound of birds, sunsets against the silhouettes of the large trees, etc.

I would like you to stand at that spot and enjoy the view, sights, sounds and scents (my tangerine tree is in bloom) and then picture it suddenly replaced by a smelly parking garage topped off by a wall where the only thing that can now be seen is a huge wall with the neighbors' windows at close range.

I invite you to just stand in the shade of a tree at the border of 1102 and 1114 and look in all directions and enjoy the view of light filtering through tall trees and houses. Then imagine all this demolished and replaced with a garish monstrosity that could exist anywhere.

If allowed, Phase II alone will incur degradation and irreparable loss, and if he is allowed to build the entire project, as previously proposed (now Phases II and III,) it will decimate a beautiful, old historic neighborhood, all in complete contradiction to the purposes of a historic district. In fact, he has expressed a goal of purchasing several more properties including mine, contingent on demolition, and sought to virtually eradicate the north side of SW 6th Avenue, the West side of SW 12th Street, and the south side of SW 5th Avenue, all the way east to the alley almost at SW 10th Street and replace it with the above (more than 1.5 city blocks.) His goal has been to go even bigger than what is proposed here or even previously. **If he even builds part of it, he can later argue that more similar buildings would be compatible with what he has already built!**

In fact, I note he is already doing just that. I noticed that in his display on Feb. 6 of 3 photographs titled something like "Neighboring Properties", he has selected the only 3-story elevations in the area, one being his recently built Woodbury Row, and the other being a small 3-story addition to an existing 2-story building, (and the third photo was the ranch house that he wants to demolish,) while omitting the many 1 and 2-story historic structures that make up the historic neighborhood.

This splitting up of the petition in phases can only be intended to establish the drastically different and dominating structures as "typical" of the street, so the remainder of the project, "Phase III," decimating several more historic structures, could be argued to be compatible. Let's keep his entire goal in view.

The full project as previously proposed (now appearing as Phase II and Phase III,) I roughly estimated from the city's brochure, would **demolish at least 5% of the buildings in University Heights South and one beautiful neighborhood.** At that rate, we have only 19 more shots at it until University Heights south is gone. **There truly is only a small, finite amount of special historic area and it should be protected, not squandered.**

* * *

If Mr. Fogler is allowed to build the current project or even if he were to demolish **"only"** 1102 SW 6th Avenue, and build this massive structure there in that spacious area, it would be totally inappropriate for the neighborhood and the following would be the result:

It would chop up the character and appearance of the neighborhood, **"fracture the fabric of the neighborhood,"** which the **Guidelines** warn against, p. 186.

All beautiful, tall trees (per Mr. Fogler) **and** therefore the **bird habitat would be gone,** significant losses in themselves.

It would **totally overshadow my house and put my property in shade** (as Mr. Fogler agrees it would from 12 o'clock on,) jeopardizing my valuable tangerine tree that needs 6-8 hours of sun daily, and other trees and plants, destroy any privacy, and **take away enjoyment of use of the back yard** by the 4 people who live there, myself and 3 tenants, and their visitors.

It would **block sun, fresh air, breezes, view,** enjoyment of seeing the neighborhood while leaving and returning to the house, and **degrade air quality** from all the vehicles coming and going from the ground floor. It would be jarring for pedestrians to look at.

It would force people to **look out their windows right into other people's windows or walls of buildings blocking any view.** Also, many of its inhabitants will have a direct view into my property, such as the back yard, creating privacy issues and curtailing enjoyment of the space.

Very importantly to many of us, due to the **number of units,** it would introduce a factor of **noise and rowdiness** which has been pleasantly lacking until now, with everyone being quiet and respectful, which would **greatly reduce the quality of life, making it hard to sleep, study, etc.** **Mr. Fogler told me he agrees that with that many units you will get some bad, noisy people – it's inevitable. He will not be affected as he lives elsewhere.**

It would **worsen** the already bad **traffic congestion** on the street, which is difficult for two-way traffic to pass through due to there now being parking on both sides of the street and insufficient room for opposing traffic to easily pass through. The ground floor parking garage would be **smelly, unattractive and noisy** to neighbors in itself, their visitors will have to park somewhere, and all the **vehicles will still need to access the street,** further rendering the street impassible, greatly increasing the congestion problem and well as air quality problems. The street parking is already overtaxed, since after the restriction goes off in the afternoon, many students use it to park for night classes, leaving residents hunting.

It would negatively impact my well-being and that of the many student **renters** who have told me they **seek to get away from large apartment buildings** and into the small, separate houses, due to reduced noise, more roominess, private yards, etc. It would **degrade general living enjoyment** to me and those who find it an attraction to rent from me and would **make it harder to rent**, especially during the year-long (per Mr. Fogler) construction process. The construction being so close by would **steal “quiet enjoyment” that leases promise to tenants, as would the presence of the inevitable “bad eggs”**. Again, **Mr. Fogler will not be affected**.

It would **hurt the potential for the neighborhood and its quality of life**, also the **reduced quality of life would make it harder to fulfill my plans as a homeowner and landlord of 3 people** to gradually make up for the money I have invested and hopefully have something that will make a needed contribution to my retirement in the years to come – this is a long range plan for me.

Even one such building would seriously damage and detract from the neighborhood. The historic district should not be piecemeal because of one non-contributing structure, but should maintain integrity throughout, especially this valuable neighborhood. The ranch house (1102), as the only “non-contributing” structure, does contribute through its desirable qualities of harmonious dimensions, scale, height, massing, setbacks, etc., featuring tall trees, enhancing the aesthetic of the whole instead of “fracturing the fabric of the neighborhood.”

* * *

There is not that much area in the University Heights South historic district, so we can't afford to waste what we have. This full project as previously proposed (become Phases II and III,) would demolish very roughly I estimate at least 5% of the buildings and one beautiful neighborhood. We need to encourage people to live here who want to refurbish homes, as some already have and as some are now doing. I would like to suggest more new homeowners be encouraged to move into the area and fix up houses to live in, along with those who fix them up to rent out, and promote renovation, even offering grants, which I believe are available for new construction.

I suggest people who strongly want to demolish structures and replace them with giant complexes, look just a block further east or south and beyond, outside the historic district's perimeter, which is still close to UF, and sell their current holdings to responsible people committed to maintenance, renovation and historic preservation, and keeping the character of the neighborhood. Surely there are nearby neighborhoods outside this small Historic District where new construction would be productive and contribute to the community, allowing us to preserve what is in the District for posterity.

I respectfully request you decline this entire proposal and any other incarnations of it. I would suggest that in the neighborhood in question we preserve existing structures and concentrate on refurbishing and historic preservation, creating incentives for this, whether to attract interested and committed homeowners or those who purchase as rentals.

I have in my hand a mailed advertisement for re-election of City Commissioner Craig Lowe, with one of those optimistic statements I mentioned above. He says, “The strength of our city depends upon the health of our neighborhoods, a clean environment and a dynamic, responsible economy. As your

City Commissioner, I understand that **the decisions we make today** regarding transportation, equality, **land use, redevelopment** and energy **will determine the quality of life for Gainesville.**”

Agreed. Let’s make a decision today to preserve and enhance, for now and for the future, the quality of life in and the irreplaceable character of a special historic neighborhood in University Heights South.

Thank you for your kind consideration.

Sincerely,

A handwritten signature in cursive script that reads "Antonia Greene". The signature is written in black ink and includes a long, sweeping horizontal flourish at the end.

Antonia Greene

(All the boldface emphasis in this letter is mine.)

What I Would Like to See -- Please read letter for more detail

Antonia Greene

Homeowner of 1026-28 SW 6th Avenue

5/24/07

One to two story houses (no higher) throughout the neighborhood -- stick to the historic scale, massing, height, setbacks, size, etc., so only true aesthetic enhancements can occur, not degradation and fracturing and destruction. The goal of a Historic District should not be cramming the most possible rental apartments onto a denuded lot or lots, but, . . .well, historic preservation! Guidelines say: "Not recommended: 1. Designing new buildings whose massing and scale is inappropriate. . ."

Support preservation and renewal over new construction in the Historic District. The district is very small and there is plenty of space outside of it to pursue the city's desire to increase density. The continued existence of the Historic district as such depends on it. Irreplaceable historic buildings and the atmosphere of the street have intrinsic, inherent value.

Keep the character of the historic district intact. Don't fracture the neighborhood fabric (Guidelines) by arbitrarily knocking down "non-contributing" structures, which may be contributing much in the way of compatibility. The new one may contribute far less than the one you demolished, as would sadly be the case with 1102 SW 6th Avenue vs. the proposals I have seen for its replacement.

Keep setbacks intact, so the relative positions of the houses are in balance. No sheer cliffs looming over smaller houses. The "step away" is far from adequate to mitigate the problem and protect any home from this blight.

Keep setbacks intact to ensure saving and keeping a balanced spread of large, graceful, tall trees, which distinguish the neighborhood. Protect all these trees--they took many years to grow.

Maintain the lovely views by maintaining the historic building heights and sizes and massing, again, with compatible front and side setbacks. We like to see nature, not walls.

Wildlife--the trees provide an excellent bird habitat, and we enjoy their fresh songs daily.

Do not demolish any historic buildings, for instance, by rating them in descending order and allowing demolition of members of significant groupings, such as the related chert structures, 1114 SW 6th Avenue, 1116 SW 6th Avenue, and 517 SW 12th Street and 517C SW 12th Street, as well as the alleys. These groupings are characteristic and quaint and have been referred to as compatible with "the new urbanism." (Found on city website.) **Maintain the standard of no demolition allowed unless a building is literally falling apart and the owner has genuinely attempted to shore it up/fix it.** Willful neglect should not be rewarded. Protect special assets, such as chert, etc.

Do not demolish any non-contributing building unless you are going to replace it with something MORE compatible with the neighborhood, a clear improvement in design as it relates to the historic properties, and the same 1 to 2 stories and other aspects that define the character of the neighborhood, NOT something that is simply designed to cram in as many rental apartments as possible, while making a gesture to the historic area by "breaking down" of the facade into miscellaneous components which do not mitigate the hugeness and in-your-face presence of the new buildings.

Honor the promise of the Historic District, per article I found while on the City of Gainesville website, describing the many benefits of historic preservation: "Homebuyers are willing to pay for the assurance that the neighborhood surrounding their homes will remain unchanged over time." What has been proposed is severe, drastic change.

Don't build anything where next-door neighbor has to face a high wall replacing open views and the property is robbed of light by massive facade of new building. No encroachment of shade degrading the growth environment of the landscape and robbing residents of enjoyment of outdoor spaces of the property.

Protect my property and environment -- no rowdy noise of "bad eggs" that turn up in multiple unit apartment complexes. No glut of cars and fumes from increasingly overburdened streets, and no parking garage.

Don't destroy your next-door neighbors' quality of life because you don't live there.

Encourage homeowners who want to refurbish homes to live in (we are not extinct!) and who have a stake in the environment, the historic and natural preservation, and the quality of life in the district, as well as those who rent out spaces but who care about preserving the quality of life and character of the district.

Allow only accessory structures (size of main building or smaller, etc.) to be built in the yards behind houses and don't carve out space between the backs of houses facing on their respective streets, such as has been done (but no building ensued) between SW 4th and SW 5th Avenue. Again, no looming structures, whether to the side or to the back of existing structures. Keep within size, dimensions, height, massing, setbacks, etc., of existing historic structures, namely 1 to 2 stories.

Let's not trample the Historic District, but preserve and enhance it!



DEPARTMENT OF COMMUNITY DEVELOPMENT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PERMIT NO. 36 COA-07 HPB

Name of Applicant/Agent (Please print or type)
Name: The Wheelbarrow and the Car Phone No. (Home) 352-219-1183
Address: PO Box 1309 (Work) Same
City: Gainesville E-mail Address Wells@RidgwayTruss.com
State: FL Zip: 32602

I, Wells The Losen, request the HISTORIC PRESERVATION BOARD to issue a Certificate of Appropriateness in regard to the proposed project listed below, located at SEE ATTACHED, which has been listed on the Local Register of Historic Places or is within a district listed on the Local Register and in support thereof tender the following information:

A. IDENTIFICATION

Owner The Wheelbarrow and the Car Contractor Viking Construction
Address/Zip PO Box 1309 Address/Zip 7328 W. Univ Ave., Suite G Gainesville FL 32607
E-mail Address Wells@RidgwayTruss.com E-mail Address None
Phone 352-219-1183 (Hm) Same (Wk) Phone 352-3339-333 (Hm) (Wk)
Occupant Agent Owner
Address/Zip Address/Zip
Phone (Hm) (Wk) Phone (Hm) (Wk)

B. TYPE OF PROJECT

Addition Alteration [X] Demolition Relocation [X] New Building
Repair Other

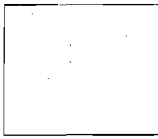
C. DESCRIPTION OF PROPOSED PROJECT

SEE ATTACHED

The information on this application represents an accurate description of the proposed project. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of an "Application for Permit to Build" by the City of Gainesville Building Division.

Signatures: Owner Wells The Losen Date 3/12/07
Agent Same As Above Date

Please post this certificate and any attachments at or near front of building.



TO: City of Gainesville, Planning Department

REF: Additional information for certificate of appropriateness for Woodbury Row Phase 2

DATE: March 12, 2007

Project addresses: 1114 S.W. 6th Avenue (contribution),
1102 S.W. 6th Avenue (non-contributing),
1116 S.W. 6th Avenue (accessory building),
1101 S.W. 5th Avenue (garage building behind),

Description of proposed project scope of work:

Preservation of existing contributing structure located at 1114 S.W. 6th Avenue, exterior to remain as is and interior renovation work will be performed.

Demolition of non-contributing structure located at 1102 S.W. 6th.

Demolition of existing accessory structure located at 1116 S.W. 6th Avenue.

Demolition of garage building at rear of 1101 S.W. 5th Avenue, (east and north brick walls to remain, recovery of existing brick to create new columns for new carport).

The proposal includes a new apartment building ranging from 3 to 3 ½ to 4 stories in height.

The new first floor units will conceal the parking on the ground level.

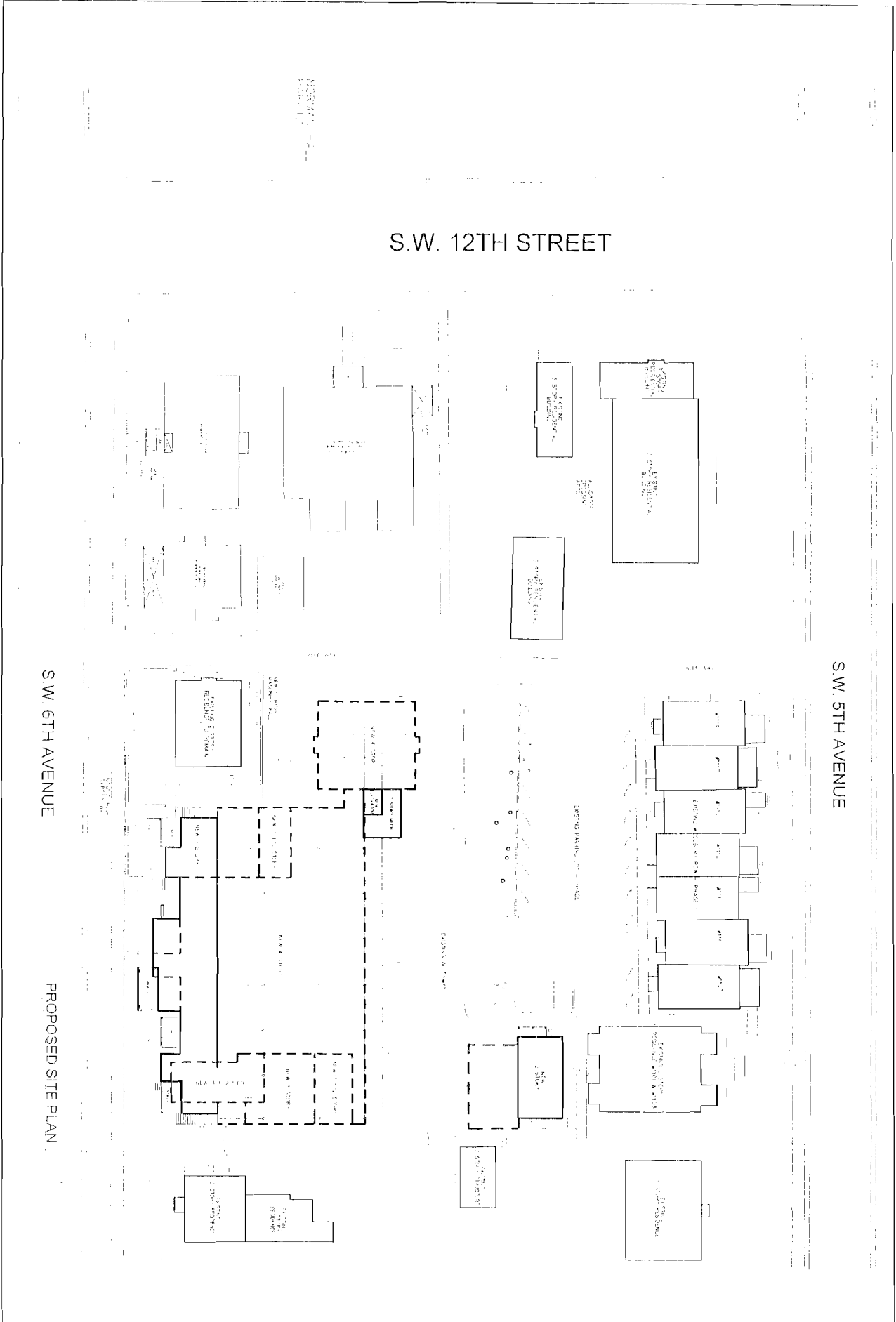
Design exterior materials and colors to be compatible with the University Heights design guidelines and adjacent historic structures.

S.W. 12TH STREET

S.W. 5TH AVENUE

S.W. 6TH AVENUE

PROPOSED SITE PLAN



WOODBURY ROW - PHASE 2

RICARDO CAVALIINO AND ASSOCIATES, INC.
 ARCHITECTS
 1100 N. W. 10th Street, Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 561-1100
 Fax: (954) 561-1101
 Website: www.rcavaliino.com



S1

DATE: 11/11/11
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NEW BUILDING
FIRST FLOOR PLAN



CONFERENCE ROOM

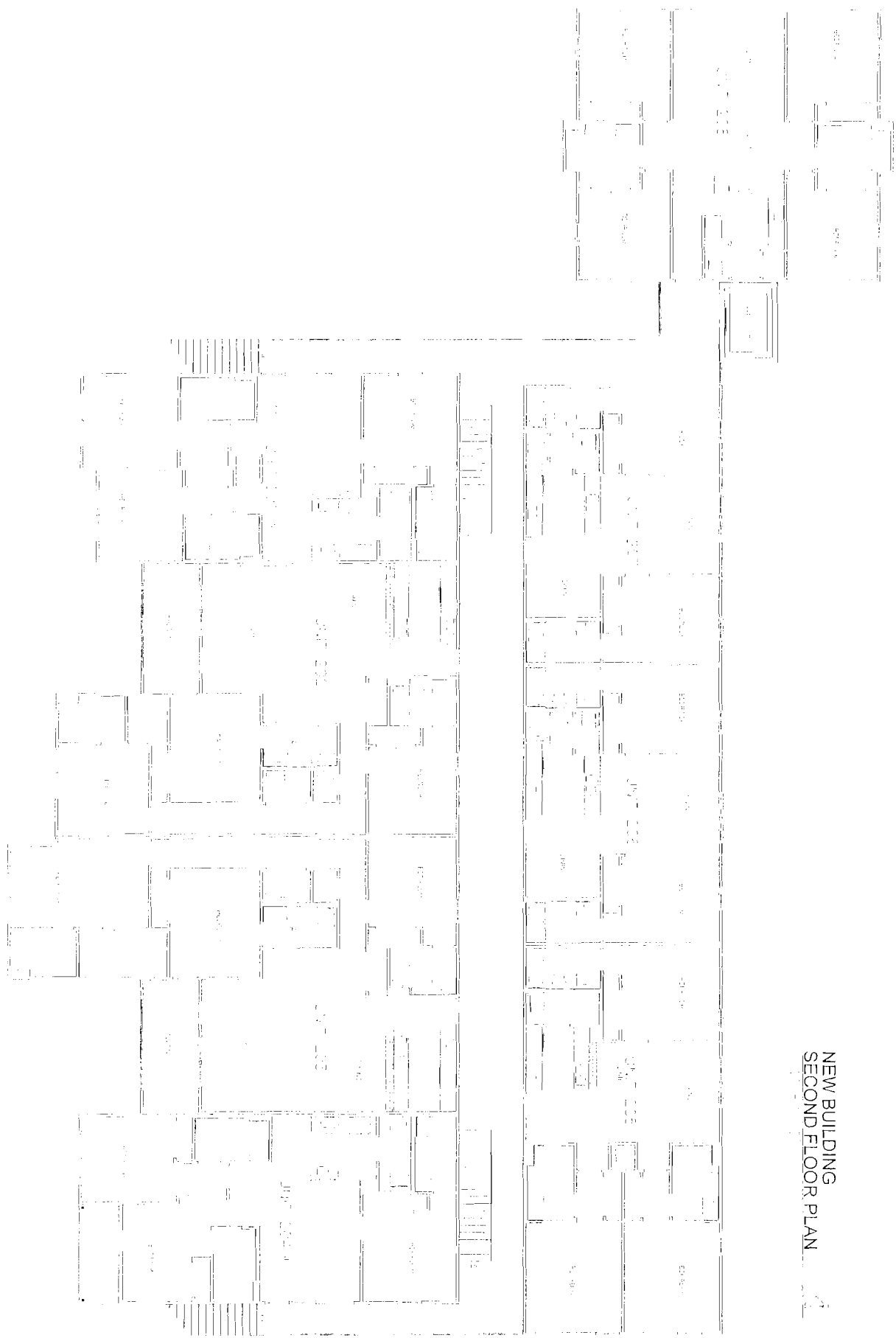
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RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTS

WOODBURY ROW - PHASE 2

A1.0



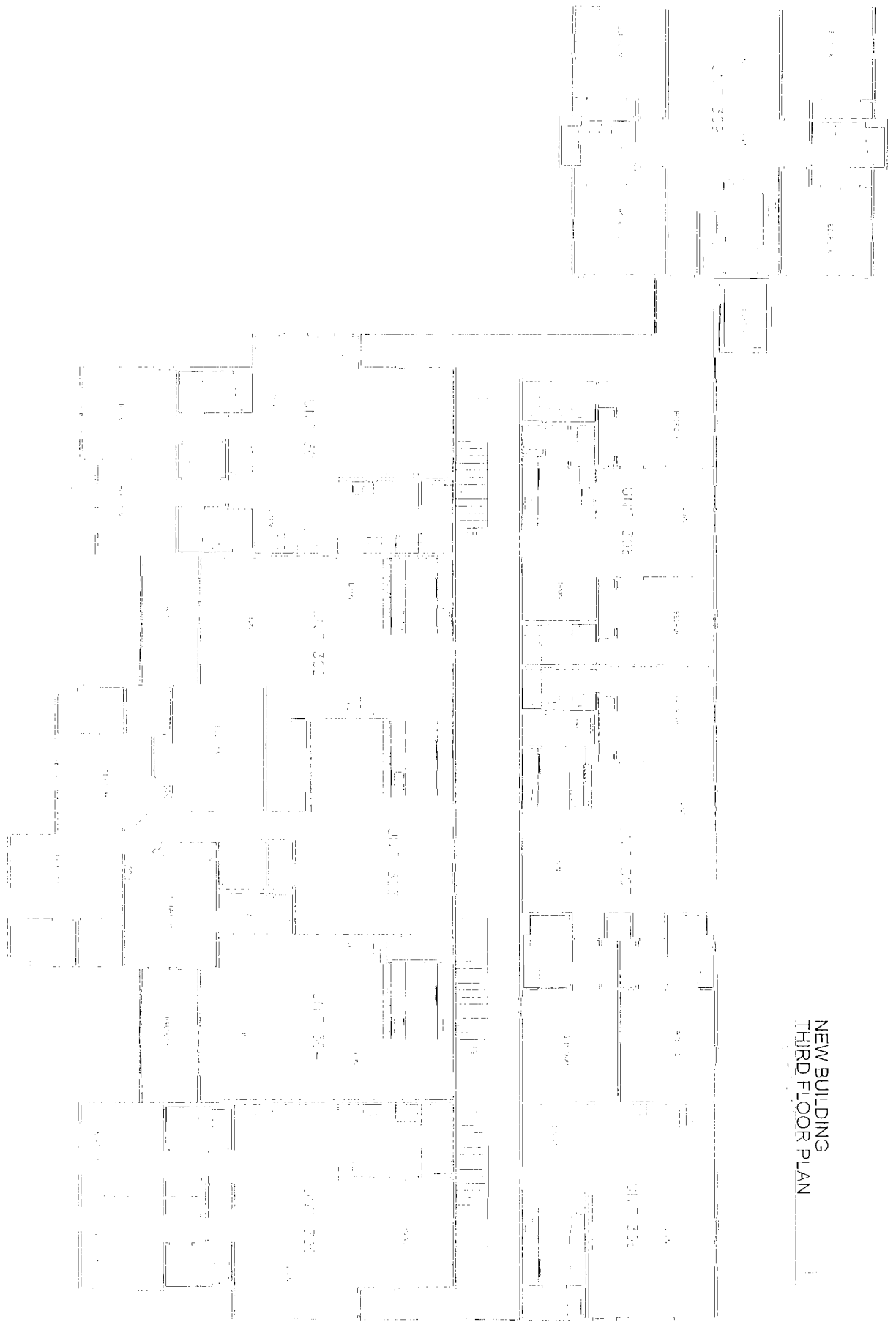
NEW BUILDING
SECOND FLOOR PLAN

WOODBURY ROW - PHASE 2

RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTS



A2.0



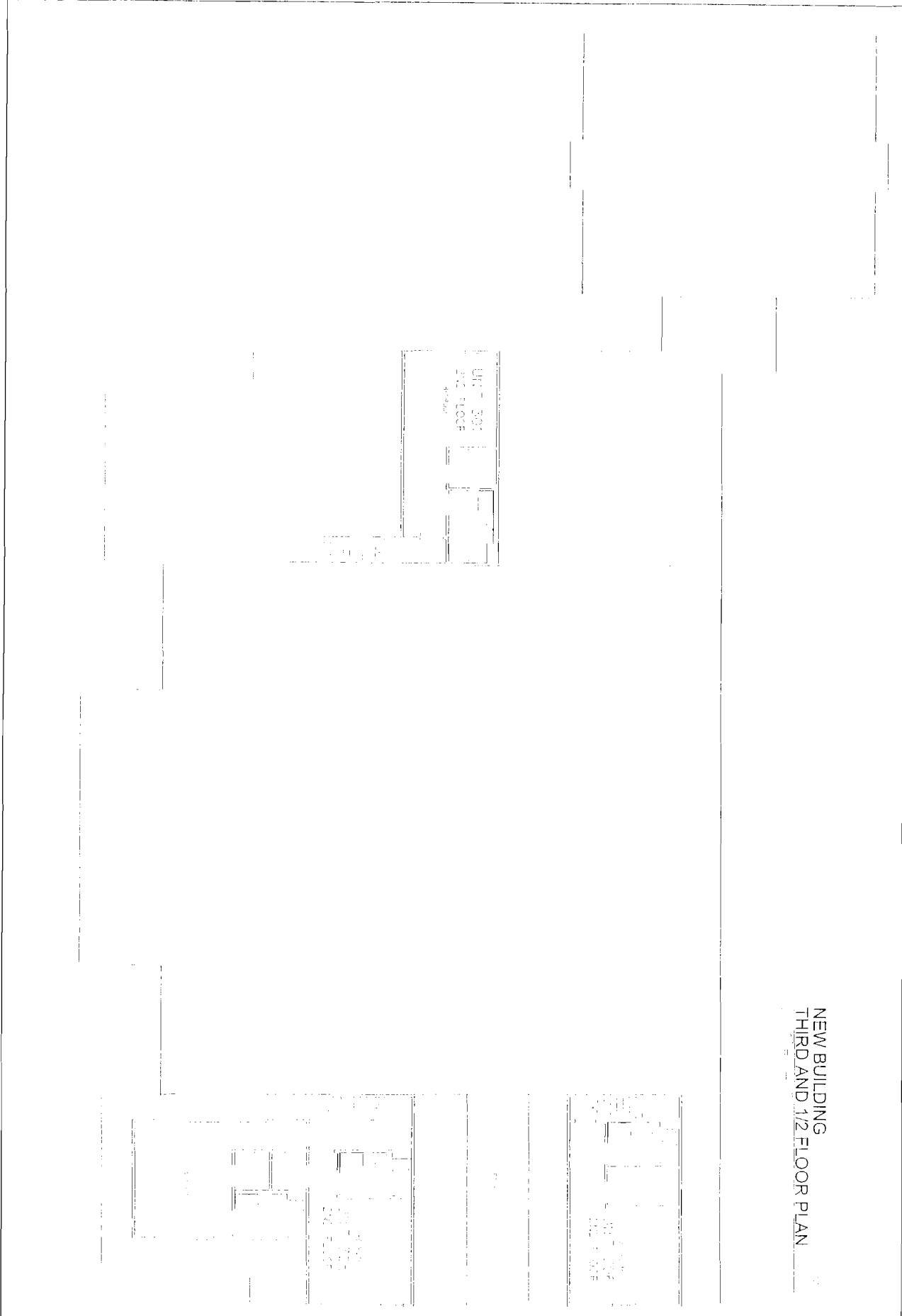
NEW BUILDING
THIRD FLOOR PLAN

WOODBURY ROW - PHASE 2

RICARDO CAVALI INO
AND ASSOCIATES, INC.
ARCHITECTS



A3.0



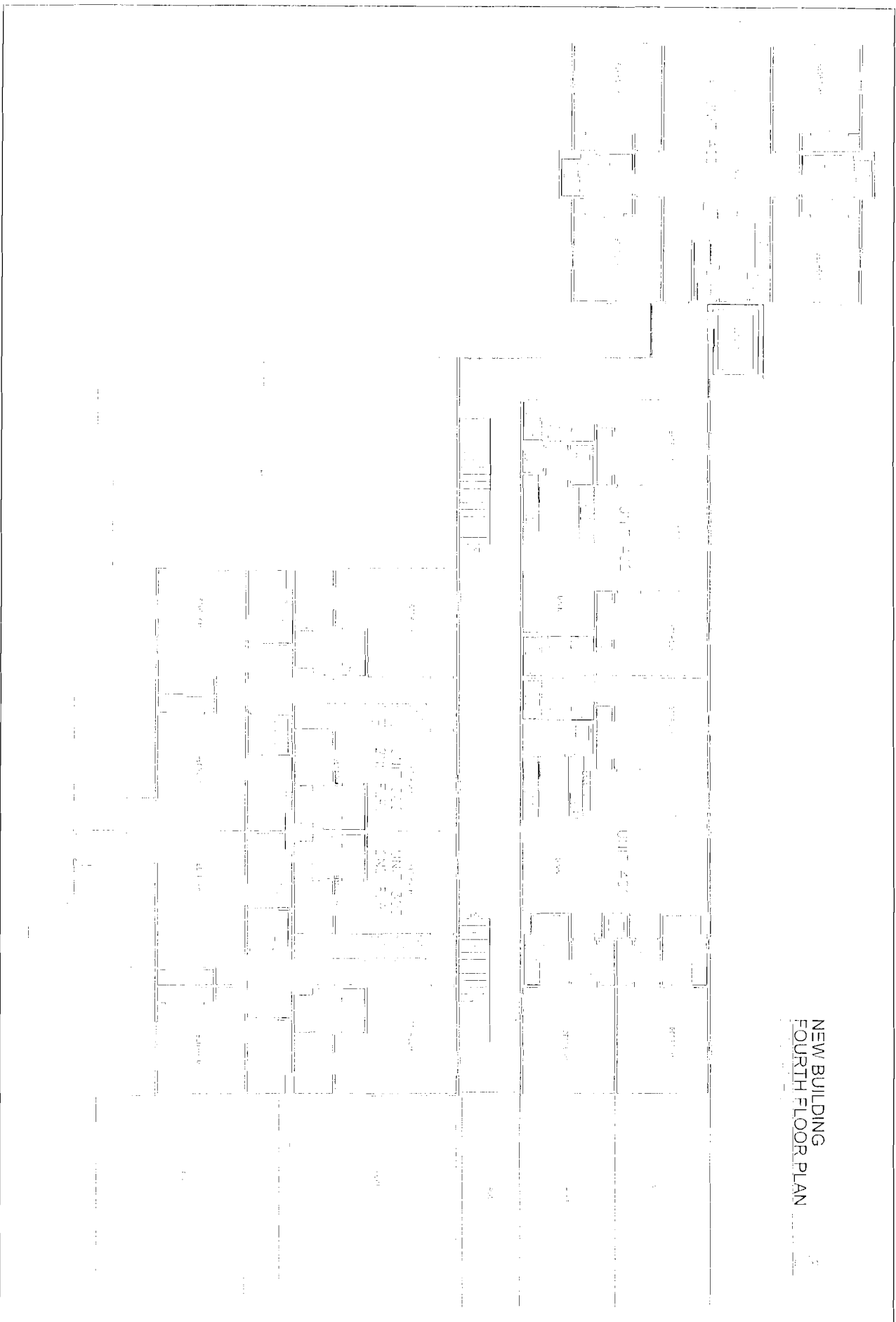
NEW BUILDING
THIRD AND 1/2 FLOOR PLAN

WOODBURY ROW - PHASE 2

RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTS



A3.1



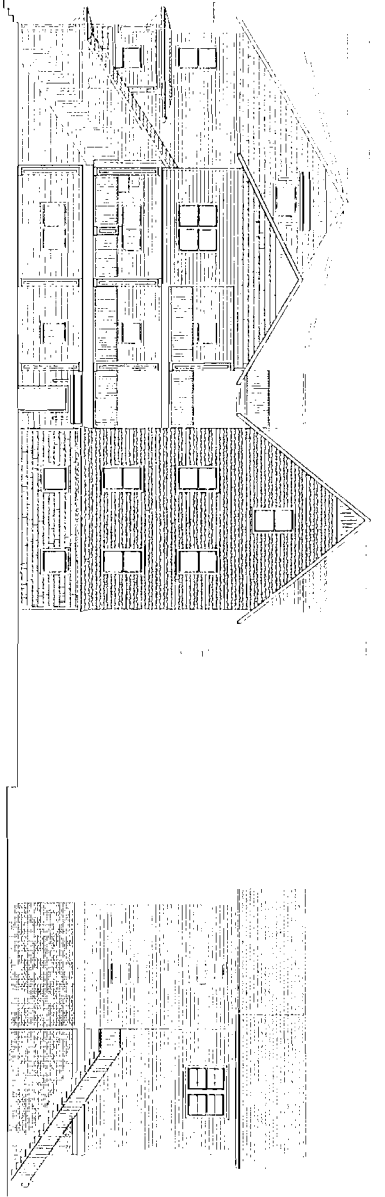
NEW BUILDING
FOURTH FLOOR PLAN



RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTS

WOODBURY ROW - PHASE 2

A4.0

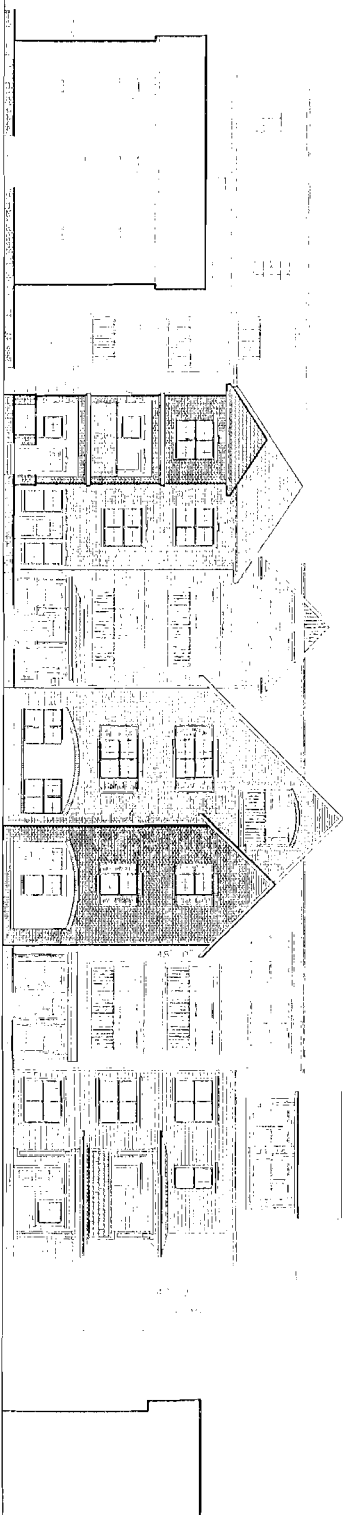


NEW EAST BUILDING
EAST ELEVATION

ALLEY

MODIFIED GARAGE BUILDING
EAST ELEVATION
BEHIND 110' SW 5TH AVENUE

COMPOSITE EAST ELEVATION



EXISTING 3-STORY RESIDENTIAL BUILDING TO REMAIN
SOUTH ELEVATION
114' SW 6TH AVENUE

NEW EAST BUILDING
SOUTH ELEVATION

S.W. 6TH AVENUE ELEVATION

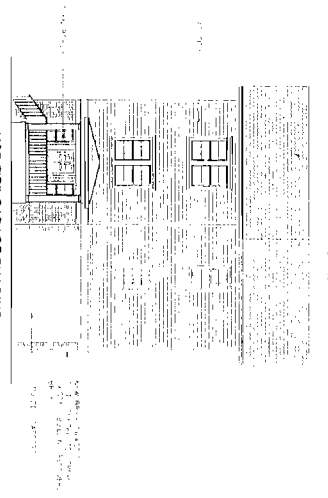
ADJACENT EXISTING
RESIDENTIAL BUILDING
2-STORY

A5.0

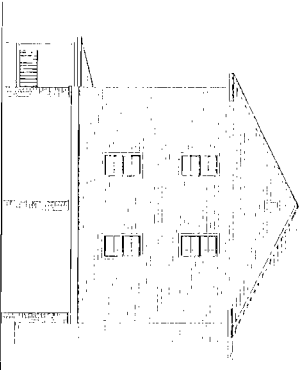
WOODBURY ROW - PHASE 2

RICARDO CAVALINO
AND ASSOCIATES, INC.
ARCHITECTS

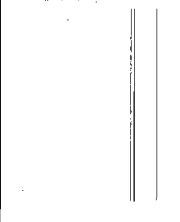




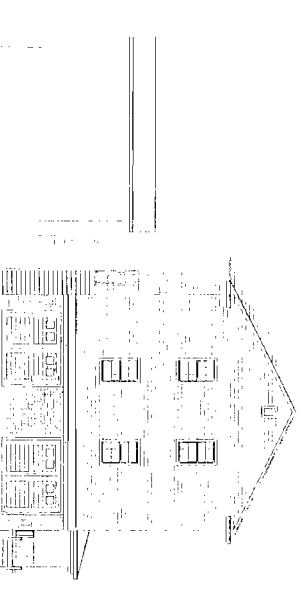
MODIFIED GARAGE BUILDING
WEST ELEVATION
BEHIND 1101 S.W. 5TH AVENUE



MODIFIED GARAGE BUILDING
SOUTH ELEVATION
BEHIND 1101 S.W. 5TH AVENUE



ADJACENT EXISTING
2-STORY BUILDING



MODIFIED GARAGE BUILDING
NORTH ELEVATION
BEHIND 1101 S.W. 5TH AVENUE

ADJACENT EXISTING
2-STORY BUILDING

RICARDO CAVALLINO
AND ASSOCIATES, INC.
ARCHITECTS



WOODBURY ROW - PHASE 2

A5.1

SW 12TH STREET

A-2-B

A-1-B

11THS H.O. MS

PROPOSED BUILDINGS FRONT FACADE

PROPOSED BUILDINGS FRONT FACADE

S W 5TH AVENUE NORTH SIDE BUILDING PROFILE

S W 5TH AVENUE



RICARDO CAVALINO
AND ASSOCIATES, INC.
ARCHITECTS



WOODBURY ROW - PHASE 2

A6.0

**Minutes
Historic Preservation Board**

**Alachua County Housing Authority
703 NE 1st Street**

**June 12, 2007
Thursday 6:30 P.M.**

Members Present

Scott Gill
Mary Honeycutt
Tim Hoskinson
Sandy Lamme
Jay Reeves
Bill Warinner
Joan Gowan
Charlie Hailey

Members Absent

Staff Present

D. Henrichs
John Wachtel

I. Roll Call – 6:40 p.m.

II. Adoption of Agenda

Motion By: Bill Warinner	Seconded By: Tim Hoskinson
Moved To: Adopt.	Upon Vote: 8 – 0.

III. Approval of Minutes

Motion By: Bill Warinner	Seconded By: Tim Hoskinson
Moved To: Approve minutes of May 1, 2007.	Upon Vote: 8 – 0.

IV. Requests to Address the Board

V. Communication

VI. Old Business

A. Certificates of Appropriateness/Ad Valorem Tax Exemption

1. Board Approvals

Petition 36COA-07HPB. Demolition of 1102 S.W. 6th Avenue, 1116 S.W. 6th Avenue, and the garage behind 1101 S.W. 5th Avenue. The proposal includes replacing the historic structures with four-story student housing similar to Woodbury Rowhouses on S.W. 5th Avenue. Wheelbarrow & the Car, Inc., Owners. Richardo Cavallino, Agent.

Motion By: Joan Gowan	Seconded By: Mary Honeycutt
Moved To: Deny.	Upon Vote: 8 – 0.

VII. New Business

A. Certificates of Appropriateness/Ad Valorem Tax Exemption

1. Board Approvals

Petition 47COA-07HPB 313 N.W. 8th Avenue. Substantial rehabilitation located in the Pleasant Street Historic District. Pleasant Street Historic Society, Owner. Carl Rose, Agent.

CONTINUED