

**[ Petition 36COA-07HPR ]**

## **Historic Preservation Board Meeting**

### **August 21, 2002 at 5:30pm**

- 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 in the middle. Two of the garages are chert construction and are the accessory structures for the chert principal structures. These were ranked the highest coming after the principal buildings. 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. 6th Avenue was determined to be the least important structure. Non-contributing structures have been approved in historic districts and particularly in the University Heights Historic Districts which encourages density in proximity of the University of Florida while maintaining the goals in the University Heights Special Area Plan.



# Petition 14COA-07HPB

Petition ~~14COA-07HPB~~. Demolition of 1102 S.W. 6th Avenue, 1116

S.W. 6th Avenue, 1122 S.W. 6th Avenue, 1128 S.W. 6th Avenue, 517

S.W. 12th Street, 517-C S.W. 12th Street 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. Sidney F. Ansbacher, Agent. Viking Construction of Florida,

LLC, Contractor. Richardo Callivino, Architect.

Heard at the Historic Preservation Board meeting on February 6, 2007.

# **Petition 14COA-07HPPB**

**The applicant's proposal consists of:**

**Demolition of three contributing principal buildings in the University Heights Historic District-South at:**

- 1122 S.W. 6th Avenue (On the same parcel as 1128 S.W. 6th Avenue)
- 1128 S.W. 6th Avenue
- 517 S.W. 12th Street

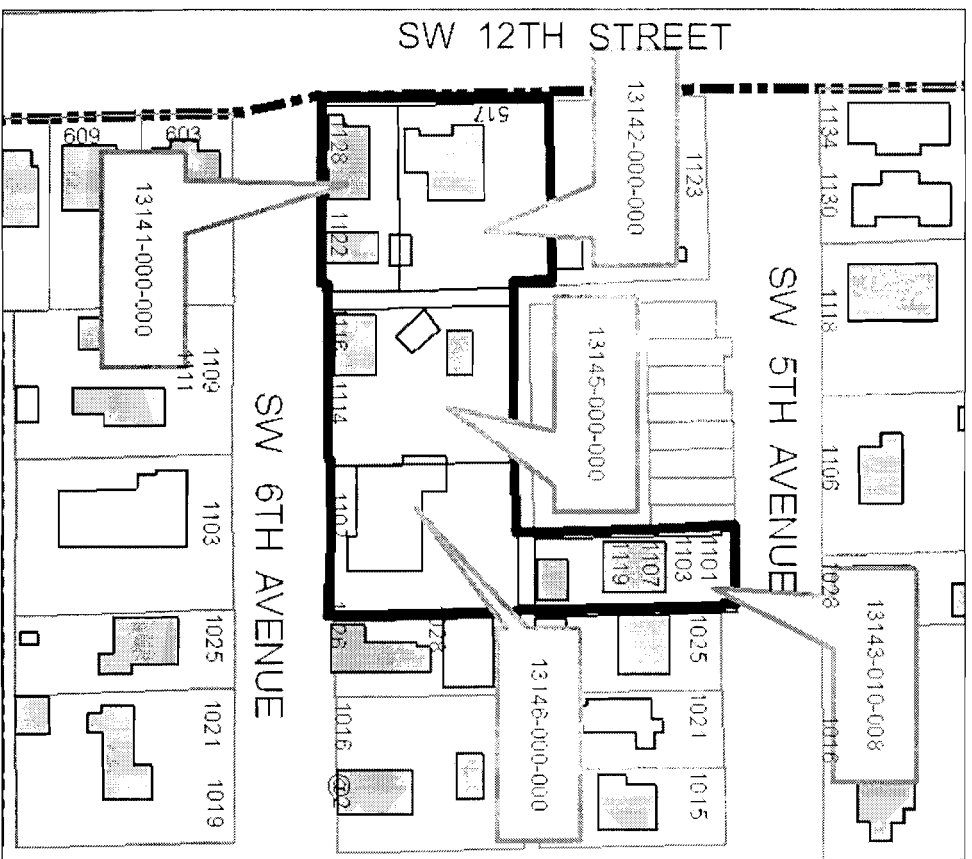
**Demolition of a non-contributing structure at:**

- 1102 S.W. 6th Avenue

**Demolition of the contributing accessory structures at:**

- 1116 S.W. 6th Avenue
- 517-C S.W. 12th Street
- the garage behind 1101 S.W. 5th Avenue

# Petition 14COA-07HPR



# Petition 14COA-07HPB

- Staff recommends **DENIAL** of the demolition of 1122 S.W. 6th Avenue, 1128 S.W. 6th Avenue and 517 S.W. 12th Street.
- Staff recommends **APPROVAL** of the demolition of 1102 S.W. Avenue.
- Staff recommends **CONTINUATION** of the accessory structures at 1116 S.W. 6th Avenue, 517-C S.W. 12th Street and the garage behind 1101 S.W. 5th Avenue until a final decision is made on the proposed demolitions of the principal.
- Staff recommends **CONTINUATION** of the proposed new construction until a final decision is made on the proposed demolitions.

**Petition 14COA-07HPB**  
**Petition 36COA-07HPB**

- Petition 14COA-07HPB was withdrawn.
- Petition 36COA-07 HPB was submitted for the April 3, 2007 Historic Preservation Board Meeting.
- The Board and applicant continued the petition.
- The Board provides comments on the proposed project to the applicant. A verbatim transcription is attached. (**Attachment A**)
- Petition 36 COA-07HPB heard at the June 12, 2007 Historic Preservation Board meeting and was unanimously denied.

## **Historic Preservation Board reasons for denial.**

- Incompatible in **scale** to the context of the neighborhood and relative to a person.
- Incompatible in **height** with the neighborhood.
- Incompatible with the **rhythm of the street** and existing **setbacks**.
- The **massing** and **proportions** were not compatible.
- Lack of sensitivity to the historic district and the adjacent neighbors.





**Petition 36COA-07HPB**

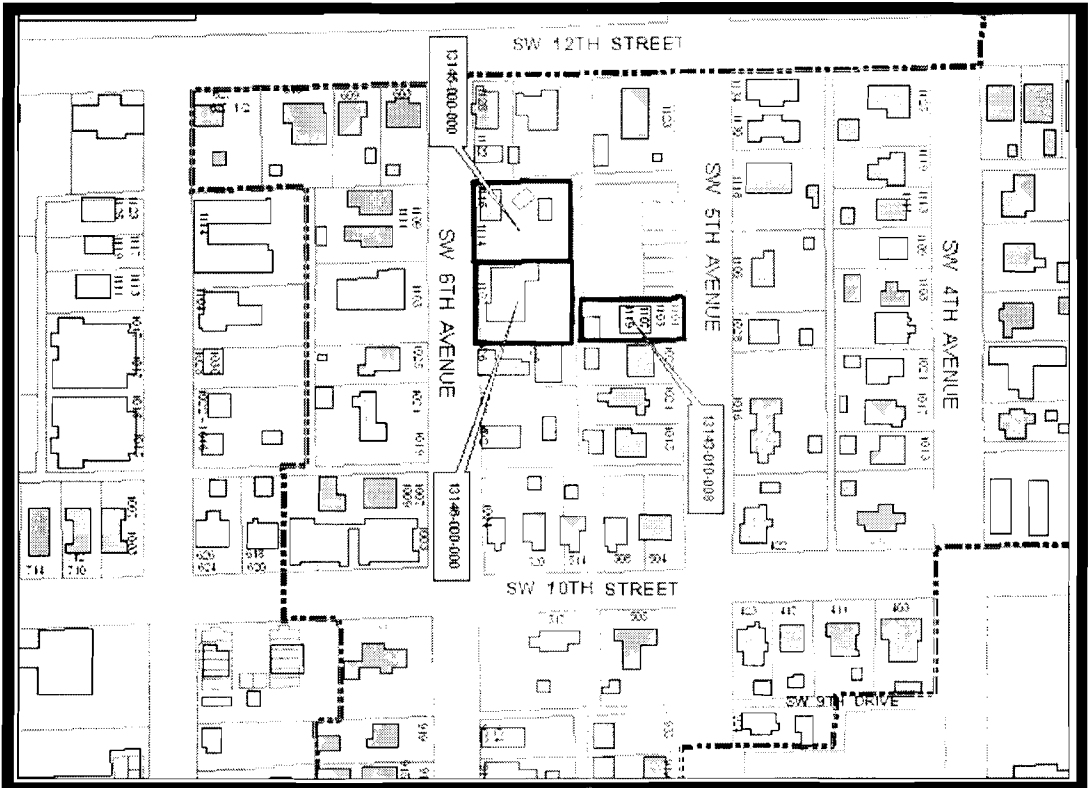
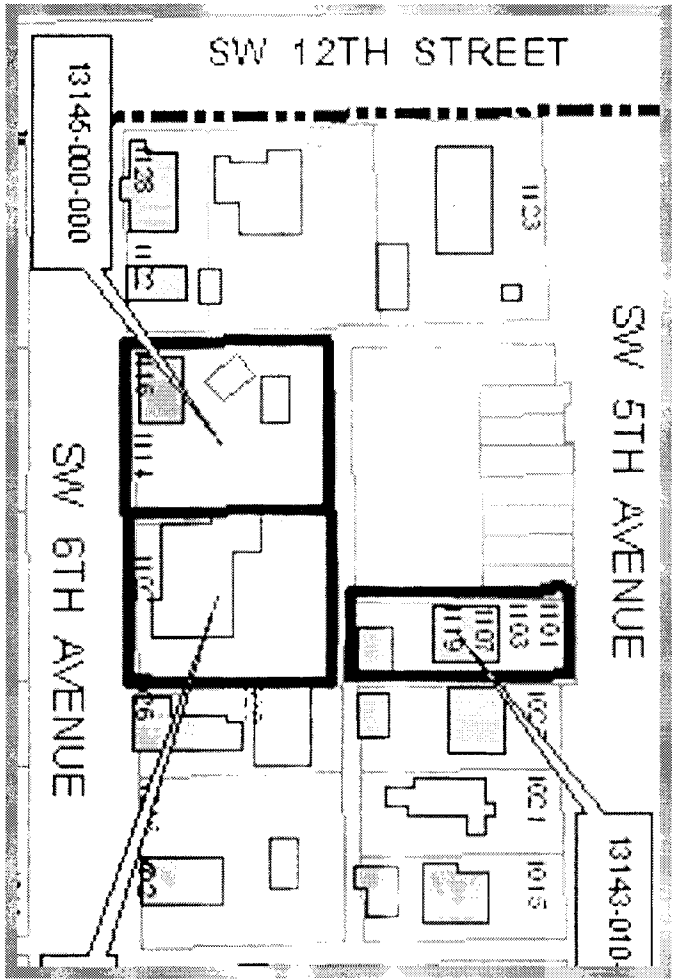
Petition 36COA-07 HPB. Demolition of 1102 S.W. 6th Avenue, 1116 S.W. 6th Avenue, and the garage behind 1101 S.W. 5th Avenue.

The proposal includes replacing the historic structures with structures ranging in height from three to four-stories.

## **The proposal consists of three parts:**

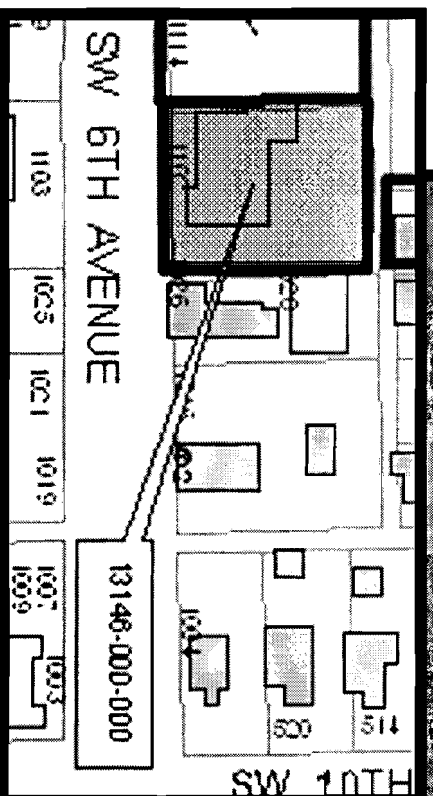
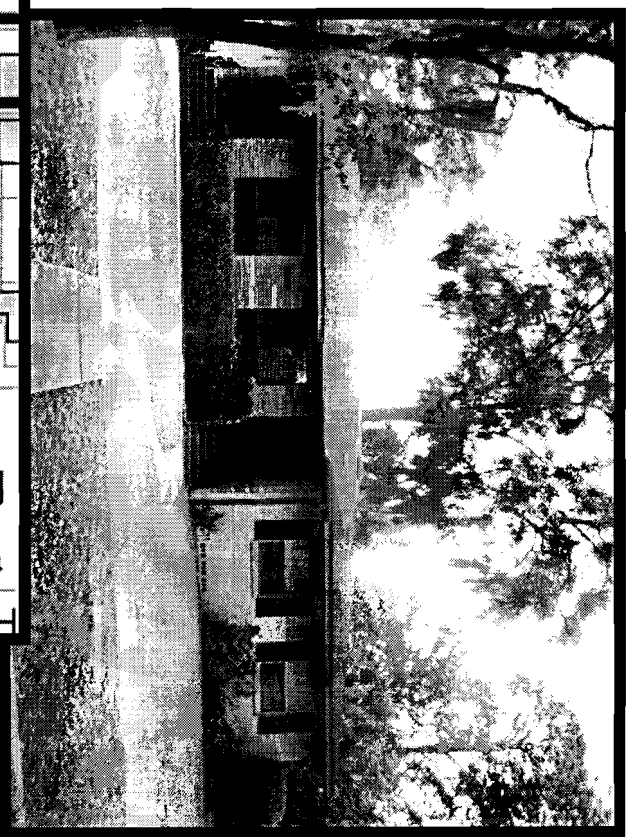
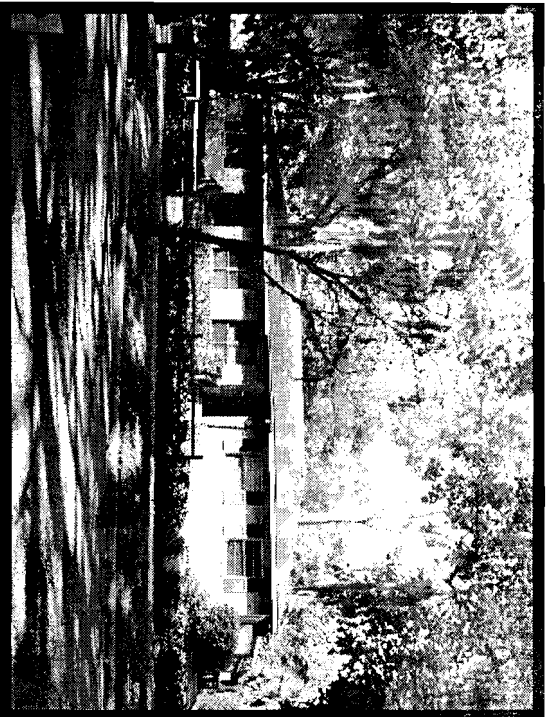
- **1.** The proposal includes replacing the contributing historic structures with three-to-four-story structures on parcels:
  - **#13145-000-000 (1114 & 1116 S.W. 6th Avenue)**
  - **#13146-000-000 (1102 S.W. 6th Avenue)**
  - **#13143-010-008 (1101 & 1103 S.W. 5th Avenue)**
- The proposal has 63 bedrooms in 23 units.
- Parcel map **Attachment B.**

# Subject Property Location (Attachment B)



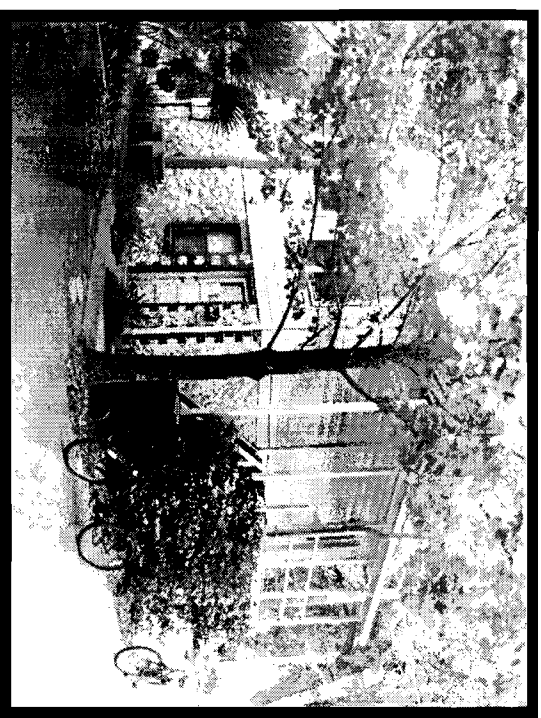
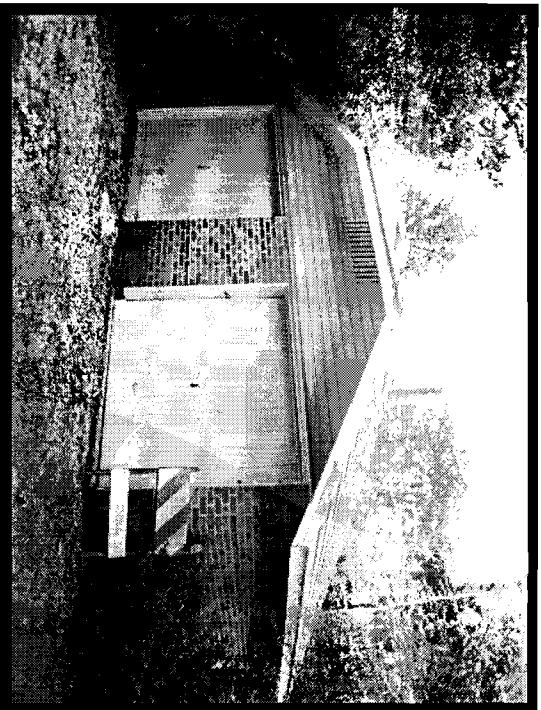
**The proposal consists of three parts:**

- **2.** Demolition of a non-contributing principal structure at 1102 S.W. 6th Avenue.

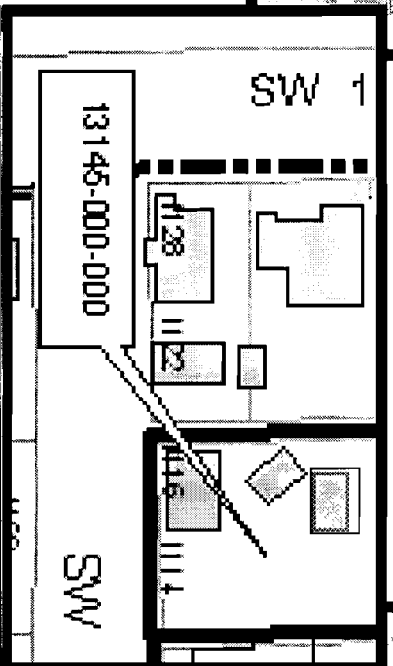
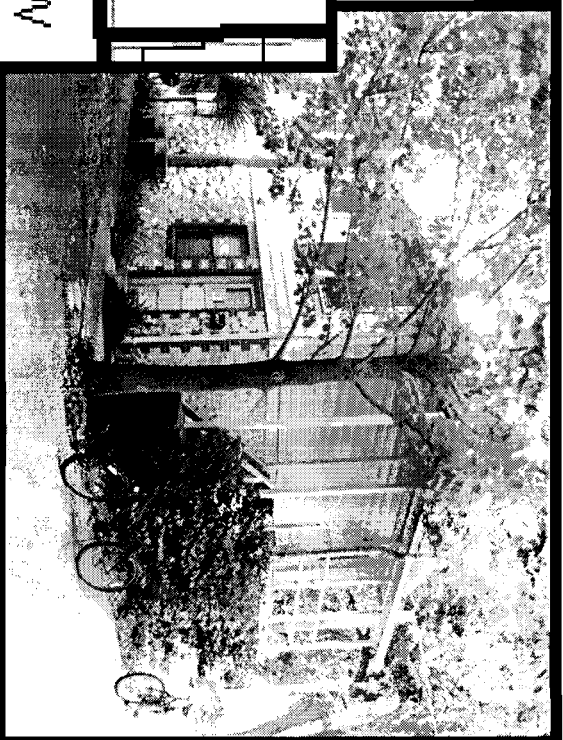
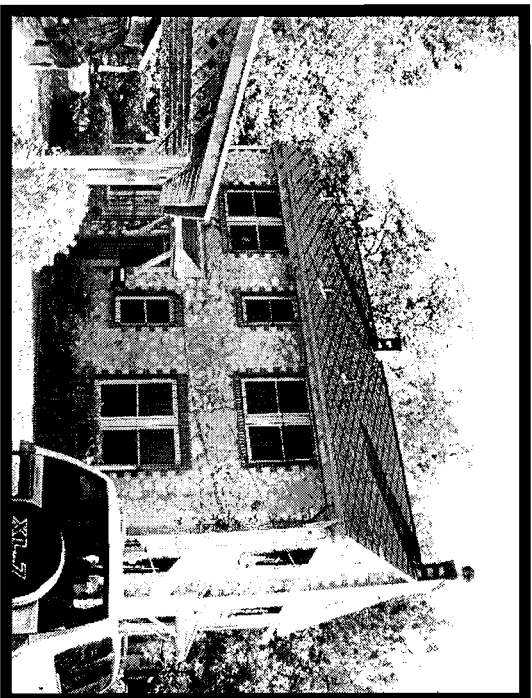
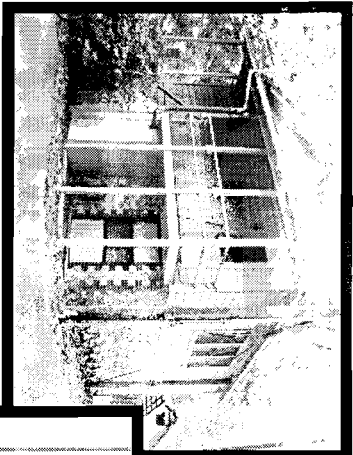


# **The proposal consists of three parts:**

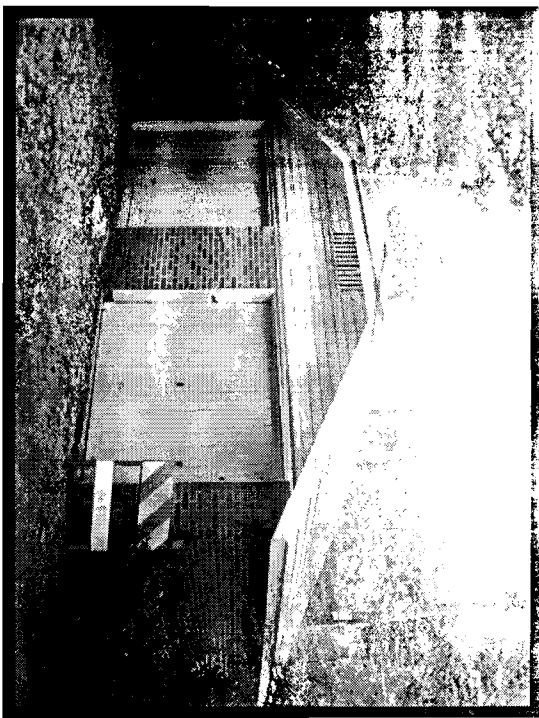
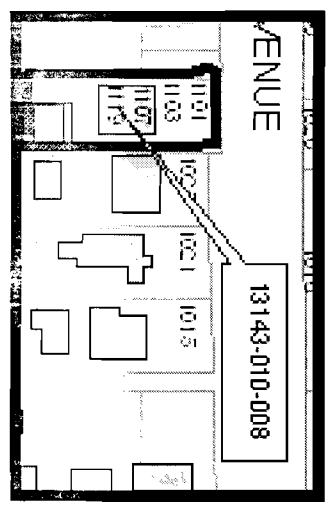
- **3.** Demolition of the contributing accessory buildings in the University Heights Historic District-South at 1116 S.W. 6th Avenue and the garage behind 1101 S.W. 5th Avenue.



**1114 & 1116 S.W. 6th Avenue  
Parcel # 13145-000-000**



**1101 & 1103 S.W. 5<sup>th</sup> Avenue**  
**Parcel # 13143-010-008**



## **Petition 36COA-07HPB**

- The Historic Preservation Board heard Petition 36COA-07HPB on April 3, 2007. The petition was continued to June 12, 2007.
- At the April 3, 2007 meeting, the Historic Preservation Board commented on the proposed project. A verbatim transcription is attached.  
**(Attachment A)**
- Petition 36COA-07HPB was heard and unanimously denied on June 12, 2007.



# Staff Recommendations

- Staff recommends **APPROVAL** of the demolition of 1102 S.W. 6th Avenue.
- Staff recommends **APPROVAL** of the demolition of the contributing accessory structures at 1116 S.W. 6th Avenue, and the garage behind 1101 S.W. 5th Avenue with final approval of the redevelopment if approved by the Historic Preservation Board (HPB).
- Staff recommends **APPROVAL with Conditions** of the proposed new construction if the recommended modifications to the projects (stated after each of the eleven criteria) are incorporated into the submitted 4-story structure.
- Staff further recommends that the applicant ensure that the stone at 1116 S.W. 6th Avenue be recycled into the new construction. A separate Certificate of Appropriateness for the demolitions will need to be submitted.

# Staff Recommendations

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



# Staff Recommendations

- Staff recommends **APPROVAL** of the demolition of the contributing accessory structures at 1116 S.W. 6th Avenue, and the garage behind 1101 S.W. 5th Avenue with final approval of the redevelopment if approved by the Historic Preservation Board.



# [ **Staff Recommendations** ]

- Staff recommends **APPROVAL with Conditions** of the proposed new construction if the recommended modifications to the projects (stated after each of the criteria) are incorporated into the submitted 4-story structure.

# Section 30-112 of the Land Development Code

- 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.
- Attached are the Guidelines for New Construction in the University Heights Historic Districts – North and South. (**Attachment C**)

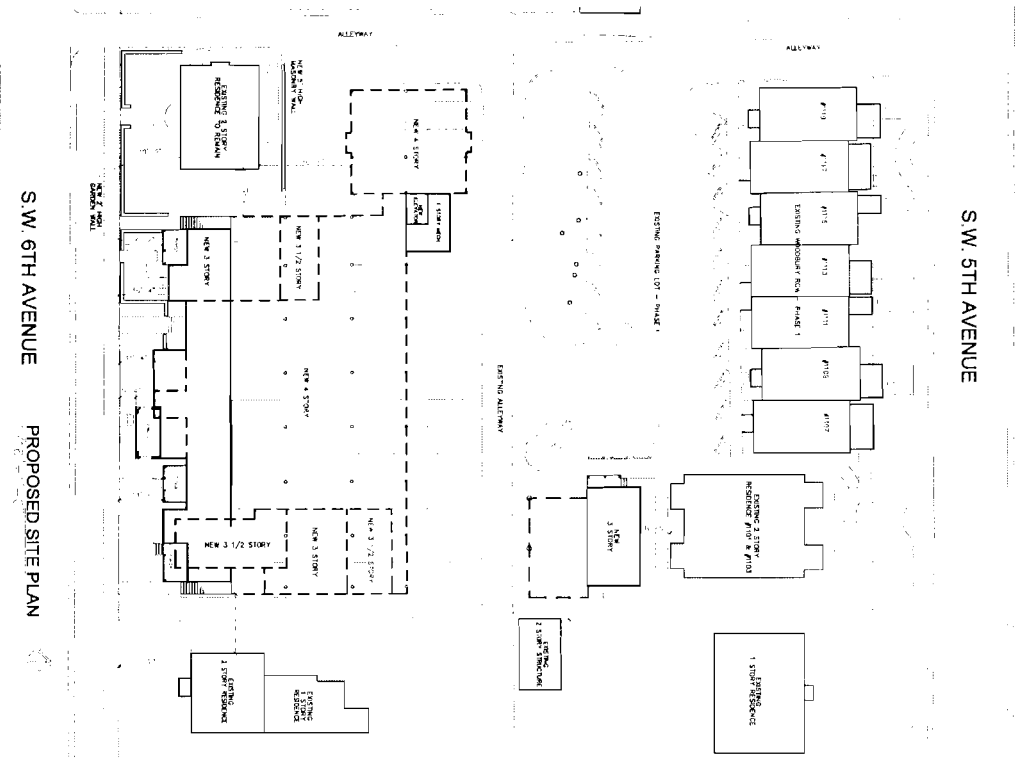
# Historic Preservation Rehabilitation and Design Guidelines

- **Criteria used to evaluate the compatibility of new construction**
  - 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.

# **Criteria used to evaluate the compatibility of new construction**

- 1. Rhythm of the Street.
- 2. Setbacks.
- 3. Height.
- 4. Roof Forms.
- 5. Rhythm of Entrances and Porches.
- 6. Walls of Continuity.
- 7. Scale of Building..
- 8. Directional Expression.
- 9. Proportion of the Front Facade.
- 10. Proportion of Openings.
- 11. Rhythm of Solids to Voids.
- 12. Details and Materials.

# Site Plan

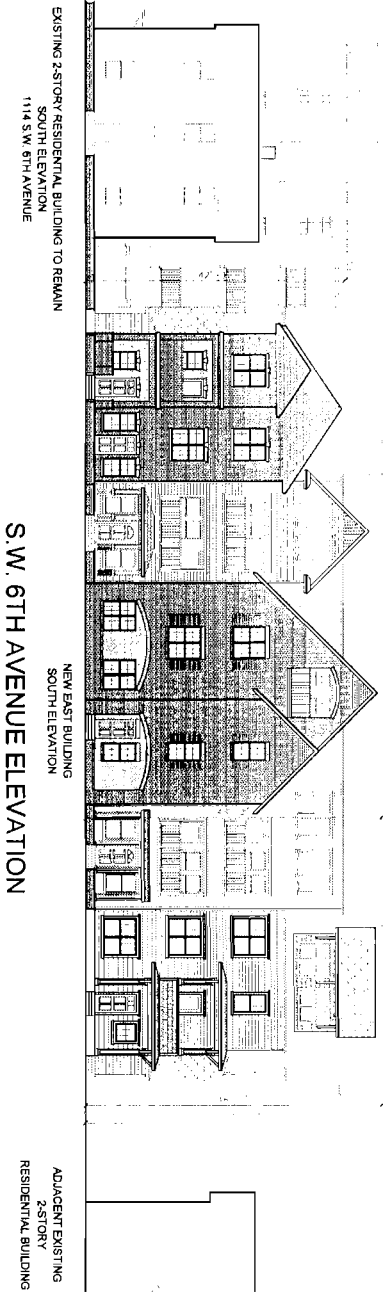
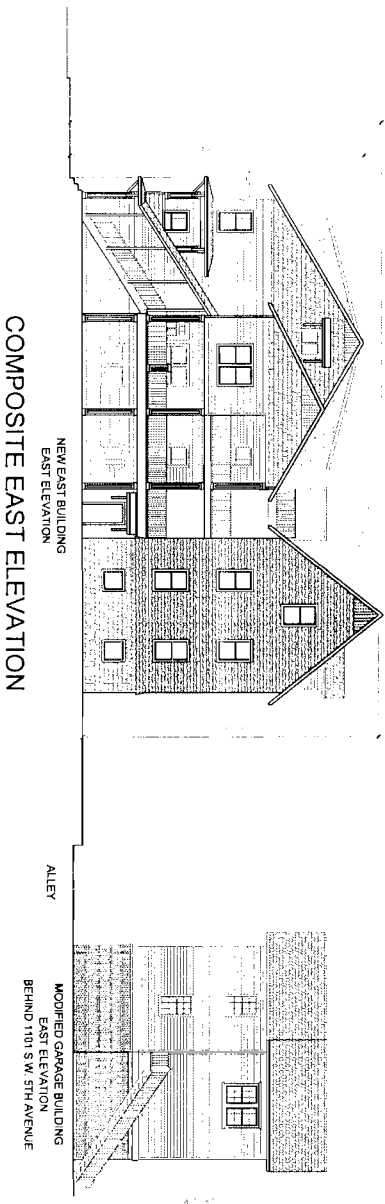


S.W. 6TH AVENUE

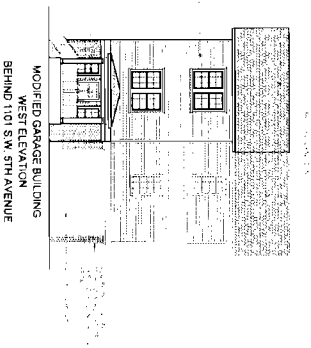
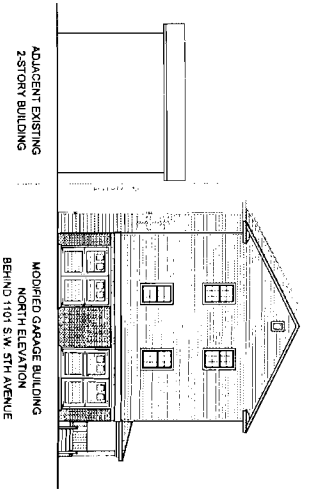
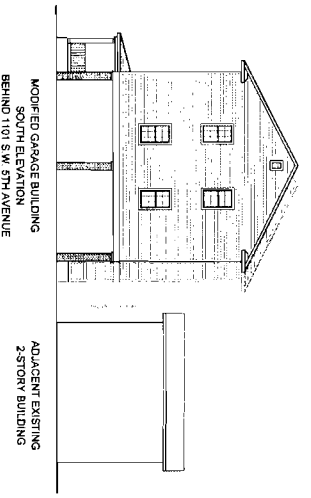
PROPOSED SITE PLAN



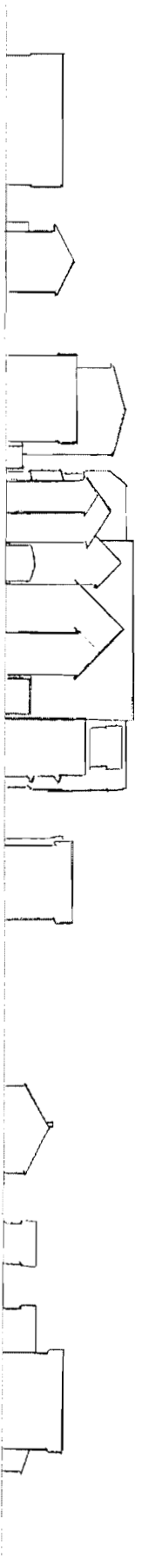
# Elevation



# Elevation



# Street Elevation



Nine one-story, One one-and-a-half stories, and Five have two-stories