

# City of Gainesville

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**Inter-Office Communication**

**Department of Community**

**Development**

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**Item No. 10**

**To:** City Plan Board

**Date:** November 17, 2005

**From:** D. Henrichs, Historic Preservation Planner

**Subject:** Petition 161MSC-05 PB City Plan Board. Modify contributing structures map of Pleasant Street Historic District. Change status from non-contributing to contributing for various properties in the Pleasant Street Historic District.

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## **Recommendation**

Staff recommends **APPROVAL** of Petition 161MSC-05PB, the modification of the map of Pleasant Street Historic District. The petition changes the status from non-contributing to contributing for various properties in the Pleasant Street Historic District.

The recommendation is based on the following findings:

- In the early 1980s consultants prepared a comprehensive survey of Gainesville's historic resources to identify resources worthy of protection. Potential historic districts were identified.
- The Pleasant Street Historic District was approved by the City Commission on February 18, 1991 (76ZON-90PB Ordinance #3701) and contributing and non-contributing status was applied to each building, site, structure or object; and
- the Historic Preservation Board unanimously approved the proposed changes in status from non-contributing to contributing structures at a Special Meeting on November 8, 2005.

## **Explanation**

In order to be listed on the local register and National Register of Historic Places, a district must be significant and possess integrity. To be significant, a building, object, structure, or district must meet at least three of the National Park Service Criteria listed below, or, if approved by six votes or more of the historic preservation board, it must meet at least one of the criteria listed below.

- *Is associated with events that are significant to our local, state, or national history;*
- *Embodies the distinctive characteristics of a type, period, or method of construction;*
- *Represents the work of a master;*
- *Possesses high artistic values; or*
- *Represents a significant and distinguishable entity whose components may lack individual distinction.*

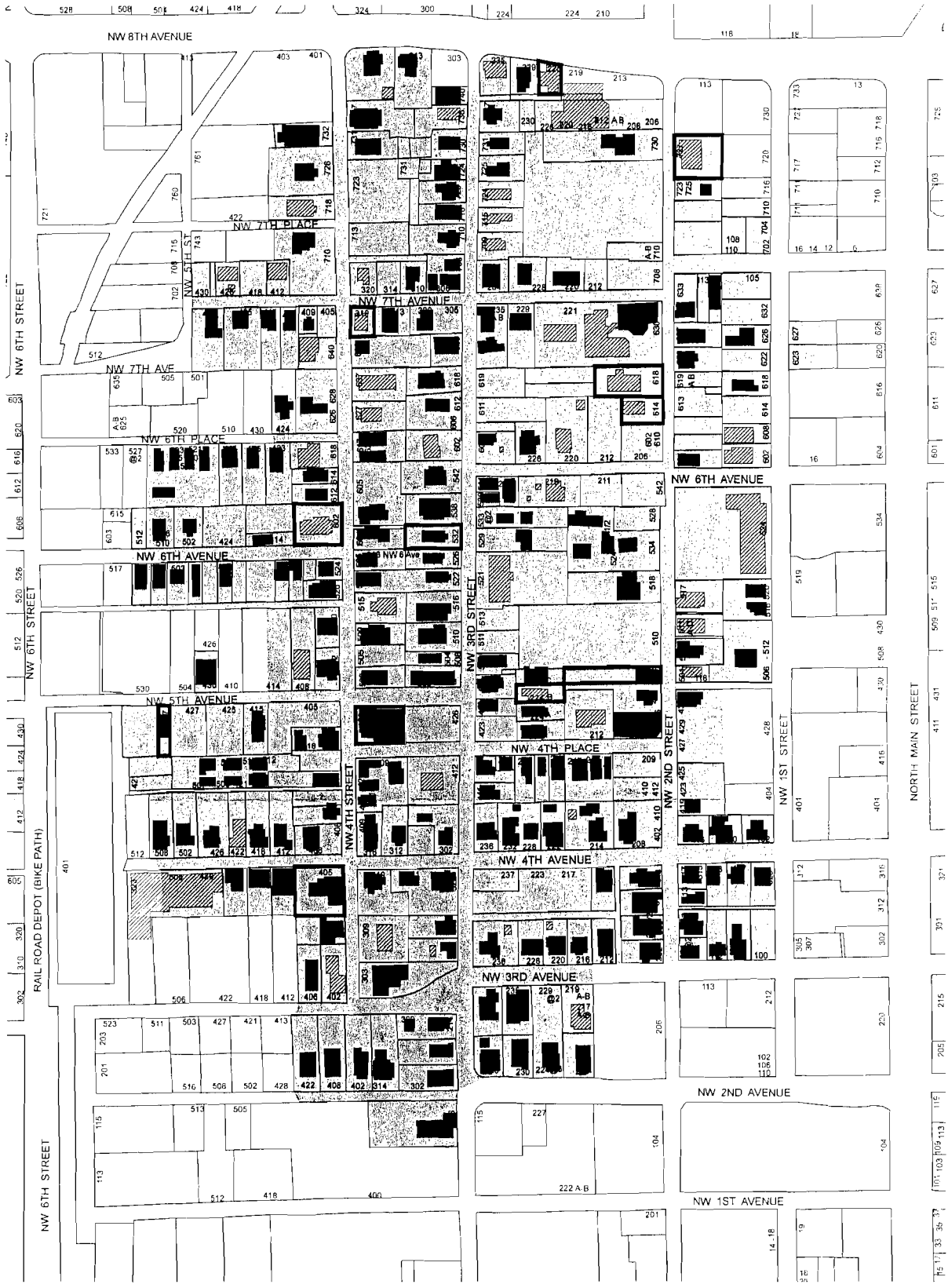
A district also must possess integrity as defined by the National Park Service in National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. Evaluation of the integrity of a district includes location, design, setting, materials, workmanship, feeling, and association.

### ***Non-Contributing and Contributing***

As defined in the cultural resources survey, contributing buildings and structures are those that have been documented with the Florida Division of Historic Resources through completion of a Florida Master Site File. Also they are built in the year 1945 or prior, and have not been severely altered, namely through radical alteration of original plan, enclosing of porches, or additions to the facade. Contributing structures include principal dwellings or buildings, garage apartments, and outbuildings. Conversely, noncontributing buildings and structures are defined as buildings with a Florida Master Site File that have been severely altered and buildings built after 1945. For clarity's sake, some terminology has been added concerning non-contributing and contributing properties.

A **non-contributing** building, site, structure or object does not add to the historic architectural qualities, historic associations or archaeological values for which a district is significant because, a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time, or is incapable of yielding important information about the period (this pertains to an archaeological site), or c) it does not independently meet the National Register of Historic Places criteria.

A **contributing** building site, structure or object adds to the historic architectural qualities, historic associations or archaeological values for which a district is significant because, a) it was present during the period of significance and possesses historic integrity reflecting its character at that time, or is capable of yielding important information about the period (this pertains to an archaeological site), or c) it independently meets the National Register of Historic Places criteria.



# Pleasant Street Historic District

## Gainesville, Florida

- Contributing Structures
- Change in Status (Principle Structure)
- Non-Contributing Structures
- Pleasant Street
- Historic District Boundary

*(Note: If you are interested in the status of a particular structure within the historic district, please check the "contributing" and "non-contributing" categories on this map. Do not rely solely on the outlined change of status.)*

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Prepared by the  
Dept. of Community Development 10/05  
ArcProjects\Trace\2005\02\_Historic\_Footprints-Sieve\_10\_03\  
Historic\_Districts\Pleasant\_historic\_district\_11x17.mxd

This map is for information purposes only.  
The City of Gainesville does not assume  
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10. **Petition 161MSC-05 PB** City Plan Board. Modify contributing structures map of Pleasant Street Historic District. Change status from non-contributing to contributing for various properties in the Pleasant Street Historic District.

**Discussed with Petition 159MSC-05 PB.**

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Gold
<u>Moved to:</u> Approve Petition 161MSC-05 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Cohen, Polshek, Gold, Reiskind, Tecler, Cole

(OVER)

Ms. D Henrichs, Historic Preservation Planner, was recognized. Ms. Henrichs indicated that she would discuss Petitions 159, 160, and 161MSC-05 PB simultaneously. She gave a history of the development of the Northeast, Southeast and Pleasant Street Historic Districts, which had been adopted by the City since a Cultural Resources Survey done in 1980. She reviewed the criteria used by the Local and National Register of Historic Places. She explained that historic value could be determined as an individual site or a collection of sites. She noted that the criteria included embodiment of a distinctive characteristic, represent the work of a master, possess high artistic value, or a collection of sites as a whole, where the individual sites may lack individual distinction. Ms. Henrichs noted that the historic districts consisted of contributing and non-contributing structures, as determined by age, quality, and if significantly altered. She indicated that the original survey was completed in 1980, and since that time, a number of structures in the district that were once non-contributing because of their age, had since met the criteria and become contributing. She explained that she had reviewed the districts to determine the status of the structures and the maps were being updated to reflect any changes. Ms. Henrichs pointed out the structures that had reached a contributing status. She offered to answer any questions from the board.

There was discussion of the districts and how historic status was determined.

Mr. Polshek asked if there had been any attempt to review structures on an annual basis so houses would not be lost or changed before they reached a contributing status.

Ms. Henrichs indicated that it might be preferable, but a 5-year plan was more in order.

Mr. Polshek asked about the inclusion of mid-century modern buildings. He asked if such buildings were being assessed as potential contributing structures.

Ms. Henrichs indicated that she had grafted, by parcel, each decade of structures in the entire City, and development patterns were evident. She explained that it gave a survey of potential historic districts. She noted that significant examples of architecture could be individually listed on the Local and National Registers. She explained that the same criteria could be used for the development of districts.

Mr. Polshek asked if the homeowner was constrained by having a contributing structure.

Ms. Henrichs indicated that there were some constraints to exterior modifications. She explained that any type of designation, Local or National, did have constraints. She noted that many property owners came to her for help in having their structures listed on the National and Local Registers. She cited the example of the Shady Grove Church in the Porters area. Ms. Henrichs indicated that, while she would move on significant public structures, she allowed the individual property owner to determine if they wished their site to be on the registers. She noted that Historic Preservation information was on the City's website.

Chair Cole opened the floor to public comment.

Mr. Walter Williard addressed the board.