



*Regular Meeting Agenda
City of Gainesville
Historic Preservation Board*

070196

Alachua County Housing Authority
703 N.E. 1st Street
Gainesville, Florida

Tuesday, 6:30 PM
June 12, 2007

- I. Roll Call
- II. Adoption of Agenda
- III. Approval of Minutes

Approval of Minutes May 1, 2007.

- 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 structures ranging in height from three to four-stories. Wheelbarrow & the Car, Inc., Owners. Richardo Callivino Agent.

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

Petition 53COA-07HPB. N.E. 10th Avenue. Duckpond Neighborhood Entrance Gate. This is in the Northeast Residential Historic District. Gary Anglin, Agent.

Petition 54COA-07HPB. 1142 S.W. 3rd Avenue. Masonry monumental sign. This is in the University Heights Historic District - South. Heritage Investment Group, Owners.

2. Staff Approvals

Petition 46COA-07HPB. 405 N.E. 4th Avenue. Construct a fence and gate. The residences will be in the Northeast Residential Historic District. Brian Peddic, Owner.

Petition 49COA-07HPB. 403 NE 6th Avenue. Replace jalousie window with wood to match original. This is a contributing in the Northeast Residential Historic District. Jon and Alison Cannon, Owners.

Petition 50COA-07HPB. 717 N.E. 3rd Street. Replace concrete steps. This is a contributing in the Northeast Residential Historic District. Austin Gregg, Owner.

Petition 51COA-07HPB. 404 S.W. 10th Street. Demolition of accessory structure. This is a contributing structure in the University Heights Historic District - South. Heritage Investment Group, Owner. Skinner, Vignola & Mclean, Agent.

Petition 52COA-07HPB. 422 S.W. 10th Avenue. Demolition of accessory structure. This is a non-contributing structure in the University Heights Historic District - South. Heritage Investment Group, Owner. Skinner, Vignola & Mclean, Agent.

VIII. Discussion Items

Addition to 731 N.E. 4th Avenue

IX. Preparation of Agenda

X. Adjournment

Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 at least 48 hours prior to the meeting date.

City of Gainesville

Inter-Office Communication

Department of Community Development

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

Date: June 12, 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 structures ranging in height from three to four-stories. Wheelbarrow & the Car, Inc., Owners. Richardo Callivino Agent.

Findings and Recommendations

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

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 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.

At the April 3, 2007 meeting, the Historic Preservation Board commented on the proposed project. A verbatim transcription is attached. (**ATTACHMENT A**)

Explanation

The proposal consists of three parts listed below:

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) and #13143-010-008 (1101 S.W. 5th Avenue). The proposal has 63 bedrooms in 23 units. Parcel map **ATTACHMENT B**.
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. Attached are the Guidelines for New Construction in the University Heights Historic Districts – North and South. (ATTACHMENT C)

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

Parcels #13145-000-000 (1114 & 1116 S.W. 6th Avenue) and #13146-000-000 (1102 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 had previously recommended the applicant articulate the massing and introduces smaller massing elements to create a rhythm of the building at the street. The Guidelines state that

rhythm is layering of many features. The spacing between buildings becomes a rhythm along the S.W. 6th Avenue or the street edge. (See **ATTACHMENT B**). The rhythm of the footprints along S.W. 6th Avenue between S.W. 10th Street and S.W. 12th Street, are consistent in scale and spacing. Staff recommends that the solid massing of the proposed project be setback an additional five to ten feet at the street to create visual spacing between the three main projections of the structure that face S.W. 6th Avenue. This will push the building back twenty feet from the street and help to maintain the rhythm of the street (See **ATTACHMENT D**). Because the proposed project is mid-block, compatibility can be achieved by maintaining as many of the established rhythms at the street edge. Staff encourages other rhythms that can be utilized such as divisions between upper and lower floors, porch heights, and alignment of windows and windowsills wall fenestration, eave heights, building details, and landscape features. In the case of the proposed project, an emphasis on horizontal detailing will visually ground the project, as opposed to the verticality of the proposal, which emphasizes the height.

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.

The masonry enclosed porch with two floors above the center portion of the building is 5’ - 4” from the sidewalk. The setback is close to the street edge but because it is three stories tall it becomes a prominent feature. Adjustments to the front yard build-to line at the above mentioned

location are recommended to reduce the impact of a large new building on adjacent contributing buildings in the historic districts. 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. Staff recommends that the proposed setbacks of central building of the project be increased to eliminate the building protrusion in front of the other portion of the building and maintain visual compatibility 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.

The new construction should not be more than 1 1/2 stories 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 recommend avoiding, “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 first bay or set of spaces on the both ends of the building adjacent to the contributing buildings should step down to reduce the impact of the new construction on the historic neighborhood (See Attachment B). 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. The proposed new construction is mid-block on S.W. 6th Avenue and presents an incompatible height issue with the surround historic structures that are predominately one-story. Staff recommends that the applicant consider the Historic Preservation Board’s comments and staff’s recommendation to reduce the height and massing by removing a floor on the project.

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.

Compatible.

The proposed new construction is compatible or replicates most residential buildings on S.W. 6th Avenue which have pitched roofs with the gable or hip roof.

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”.

Porches with sufficient size to accommodate outdoor furniture and easy accessibility are encouraged. The applicant has provided porches in a stacked configuration on either side of the center entrance. Staff recommends that all porches and balconies be consistent with the historic models and should have sufficient size to accommodate outdoor furniture and easy accessibility.

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).

Compatible.

A low two-foot wall has created a sense of yard enclosure in front of the contributing structure at 1114 S.W. 6th Avenue.

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, strategies for developing appropriate scale include: breaking down the massing in smaller components, the use of a pallet of materials that complement the neighborhood, the correct size and proportion of fenestrations, the articulation of surfaces, the correct ratio of voids to solids, and the architectural details. In the proposed project, the scale is not in a relationship with the neighboring contributing structures. Staff recommends that while massing strategies can mitigate scaling issues, the overall scale of the mid-block proposed project needs to be reduced in height by one floor. The scale is not compatible with the block of primarily one-story residential buildings and the adjacent historic structures on either side of the project.

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.

Not Compatible.

The massing does not reinforce the directional expression on the street. By creating areas between the main three projections of the building, the directional expression will be emphasized. Staff recommends that the areas between the three main buildings should be recessed an additional five to ten feet (the building will be approximately 20 feet from the street) to create an appearance of three separate building and maintain the directional expression of the street. (See ATTACHMENT B AND ATTACHMENT D).

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. The contributing structures on S.W. 6th Avenue are primarily horizontal in nature. (Nine have one-story, one has one-and-a-half stories, and four have two-stories). The verticality of the proposed housing is emphasized by the tall slender components of the project. Staff recommends that the applicant evaluate the facades on the street and use the information to contextualize the proposed project. Expression lines can help to emphasize horizontal components on the 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 additional details, a convention used with larger buildings to attract attention at the 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.

Compatible.

Staff recommends that materials and finishes on the front elevation be continued to the side and rear elevations. The four-story shingled building at the rear on the east elevation as staff puzzled as to how this material was chosen and applied in only one location on the project. Staff recommends that material choices have a consistent repetition. Staff recommends that the stone and brick be recycled into the new construction.

THE NEW CONSTRUCTION ON S. W. 5TH AVENUE
PARCEL #13143-010-008 (1101 S.W. 5TH AVENUE)

RHYTHM OF THE STREET

Compatible.

The proposed project maintains the rhythm of the street.

SETBACKS

Not Applicable.

HEIGHT

Compatible.

The proposed height is one-and-a-half stories taller than the historic principal structure and is consistent with the Guidelines.

ROOF FORMS

Compatible.

The roof forms are consistent with the Guidelines.

RHYTHM: ENTRANCES & PORCHES

Not Compatible.

Staff recommends that the building entrance not be so prominent, allowing it to have a more secondary role on the property and have the appearance of an accessory structure. The porch faces the parking lot and should be directed not to a adjacent property but the property that it is on which is PARCEL #13143-010-008 or 1101 S.W. 5th Avenue.

WALLS OF CONTINUITY

Not Applicable.

SCALE OF THE BUILDING

Not Compatible.

The relationship of the building to its adjacent historic structures and the scale of the building to the person could be enhanced by articulating the second and third floor. Staff recommends that the solid massing of the proposed project be articulated with expression lines, materials, the size and proportion of openings, the articulation of surfaces, the ratio of void to solid, and details like handrails, doors and windows.

DIRECTIONAL EXPRESSION

Compatible.

The new construction is compatible with the directional expression of the historic neighborhood.

PROPORTION OF FRONT FACADE

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 principal structures and use the information to contextualize the proposed project. The proposed structure has the appearance of a primary dwelling. Staff also recommends that the new construction visually reflects the typology and materials of the current garage and an accessory building. The new construction needs to be a secondary or accessory structure. The current garage can influence the design of the new construction.

PROPORTION & RHYTHM OF OPENINGS

Not Compatible.

The applicant should consider the proportion and rhythm of fenestration in principal structure to enhance compatibility. Staff recommends that the windows reflect the ones found in the principal structure which are 3/1 double hung windows.

RHYTHM OF SOLIDS TO VOIDS

Compatible.

The rhythm of solids and voids in the proposed new construction is symmetrical and compatible with the historic principal structure.

DETAILS AND MATERIALS

Compatible.

Staff recommends that materials and finishes be utilized to break up the massing of the proposed three-story structure.

EACH STRUCTURE WILL BE INDEPENDENTLY REVIEWED BY THE HISTORIC PRESERVATION BOARD.

The three following principal buildings proposed for demolition are architecturally significant and contributes to the ambiance and integrity of the University Heights Historic District-South.

1102 S.W. 6th Avenue **Parcel # 13146-000-000**

Staff recommends **APPROVAL** of the demolition of 1102 S.W. 6th Avenue. A separate Certificate of Appropriateness will need to be applied for by the applicant.

The Historic Preservation Board has approved the demolition of garages and accessory or ancillary structures in order facilitate infill projects. If the Historic Preservation Board approved the demolition of the principal structures, the demolition of the accessory structures will more than likely not be an issue.

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

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 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.

Garage behind 1101 S.W. 5th Avenue **Parcel # 13143-010-008**

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 further recommends that the applicant ensure that the brick at 1101 S.W. 5th Avenue be recycled into the new construction. A separate Certificate of Appropriateness for the demolitions will need to be submitted.

Section 30-112(d) (6) c states:

Demolition. A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures or objects other than those in the Pleasant Street Historic District shall be guided by:

- 1. The historic or architectural significance of the building, structure or object;*
- 2. The importance of the building, structure or object to the ambience of a district;*
- 3. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail or unique location;*
- 4. Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the county or the region;*
- 5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*
- 6. Whether reasonable measures can be taken to save the building, structure or object from collapse; and*
- 7. Whether the building, structure or object is capable of earning reasonable economic return on its value.*

The recommendation is further based on the following findings as stated in the ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***, based on the Secretary of Interior Standards for Rehabilitation which has become the authoritative guidelines for rehabilitation.

- *Demolition of significant buildings, outbuildings, and individual features conflicts with the Secretary of Interior Standards for Rehabilitation, Standard 2 and 4.*
- *Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2.*

Applicable Secretary of Interior Standards for Rehabilitation

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

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

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

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

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

Avoid demolition of significant outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under the Secretary of Interior Standards for Rehabilitation, Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by-case basis.

The recommendations are further based on the following findings concerning demolitions as stated in the ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***:

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

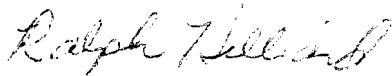
The following findings concerning demolitions are not recommended in historic districts as stated in the ***HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES***:

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

Board Approval Guidelines

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

Respectfully Submitted,



Ralph Hilliard
Planning Manager

ATTACHMENT A

At the April 3, 2007 meeting, the Historic Preservation Board (HPB) commented on the proposed project. A verbatim transcription is attached. The following summaries the most relevant comments:

- The four-stories are too big, huge and towers over the other buildings.
- The parking garage breaks with tradition.
- There were concerns about the neighboring house having a view into the parking garage and would need to be buffered from the neighborhood.
- A full blown parking garage is unusual in a historic district.
- The massing and the height are out of proportion to the buildings around it.
- The elevator tower is five-stories tall.
- The proposal does not maintaining the holistic sense of the integrity of the neighborhood.
- A strategy proposed by a board member is to have fewer units in the project.
- The board members understand that there is a conflict of this idea of density, which the City of Gainesville wants, but stated that compatibility is achievable.
- There is a domino effect...you put up something this size on a street with a couple of smallish two-story houses on either side of it and the people who live there say I can't live there and they sell the house and then we get another developer putting up another huge building and wanting to tear down another historic structure.
- In a historic district there is a viable economics in the historic districts based on the historic neighborhood.
- Integrity is a very important issue.
- The developer is trying to achieve the maximum density and as a preservationist, I'm saying that density is too much for that neighborhood. Sometimes at the edge of a neighborhood you could have more density than you can have in the internal part of the neighborhood. The townhouses that have gone up at the edge of the Duck Pond neighborhood are very dense and a quite tall but they are on the edge and when you move into the neighborhood the scale gets a lot smaller because that's where the houses are. The big ones are a division between the downtown commercial and the residential in the neighborhood and what we are getting here is a feel of the downtown commercial right in the middle of the neighborhood with small houses.
- The applicant is talking about a scale of a four-story structure and I am saying I think it is too big, as a four-story structure...it is too big.
- Two stories above a nice two-story structure...it's out of scale
- The point of this whole argument, as a preservationist, is maintaining the integrity of the neighborhood and scale is such an important issue.

Historic Preservation Board Member Verbatim Comments

- Board member asked question but not audible on tape.
- Board member stated that they know that density is encouraged.....(not audible).....historic district.....(not audible) too much.....(not audible) and this thing is way too big in my opinion, that in any way shape or form.....(not audible)....four stories.....(not audible).
- Board member stated that there is a three story that we approved on NW 3rd Avenue.....(not audible)...and it, three stories and absolutely towers over the other buildings. It's huge, it's huge and it is nowhere a quarter of this....(not audible).
- Board member stated that this one was approved without guidelines and if we had guidelines we probably would not have approved it. Another Board member stated that we would have modified it.
- Board member stated to Mr. Callivino that one of the issues he has with the project is the parking garage on....(not audible)...breaks tradition on every other structure in the historic district and in that area and am very concerned about the neighboring house having a view right into a parking garage.
- Board member stated that it would have to be buffered from the neighborhood's.....(not audible).
- Board member stated that there have been other projects where you have parking underneath the building, that's not that unusual, it is kind of unusual to have a full blown parking garage.....(not audible). Board member further stated that he understands your need to provide parking, but it is also part of the problem of making.....(not audible), so it is kind of a double edge problem.
- Board member stated that a lot of his comments probably mirror what D has come up with Board member further stated that the front and side are pretty much dead on the front sidewalk and can not think of many examples where it happens in this district and is quite significantly different from the construction that the guidelines.....(not audible) not exactly match but should be somewhat compatible. Board member continued to say that at least with the row houses the.....(not audible) the setbacks are more consistent.....(tape ends).
- Board member stated he would like to see the entire project, the other phase of it.....(not audible)...density but we are talking about counting the accessory structures: nine structures although one is non-contributing...(not audible)..although we do not have phase 3 for one of them.
- Board member stated it is probably safe to assume that phase 3 will be more buildings. We do not know what structures....(not audible)
- Board member stated that without the proposal on the table we can not evaluate it.

- Board member stated it is probably safe to assume that phase 3 will be more buildings. We do not know what structures....(not audible)
- Board member stated that without the proposal on the table we can not evaluate it.
- Board member stated that what is proposed here is a four story structure on the East side of the alley way.....(not audible)...one story structure that may or may not be there in a different phase.
- Board member stated basically we have covered some of the big things so the intention of the agent is to agree to continue it and come back and address some of our concerns.
- Mary Honeycutt stated the massing and the height is way out of proportion to the buildings around it because if you look at this one composite east elevation and count it. the tower in the back. I guess I assume it is for the elevators; it is a five story building and that is above what even the guidelines even say.
- Sand Lamme stated that this is just your general comment because we are going to haggle over the design elements, but I am really concerned with maintaining the holistic sense of the integrity of the neighborhood and I know that is what the consultant had discussed in his comments or his report. is this idea of integrity and I am really concerned about the deterioration of the historic neighborhood and again we have taken the time to do a field trip with the developer and as I understanding that they were going to give him some buildings that he wanted to demolish and then we were going to save the ones that we felt we the most significant, now he is coming back and wanting, I know he has compromised here and this new proposal the second story **Churk(not sure of spelling)** garage 1116 SW 6th Avenue isn't really great but it still made of **Churk(not sure of spelling)** which is a vernacular style that is very popular here in Gainesville we have a unique collection of them and the red brick garage of 101 and 103, well OK if he wants to demolish that but slowly, where does it stop and that is my concern it is a historic district the Commission voted to put it in place and I am concerned about the scale to me the scale is the major issue it's just wrong and we had other stuff on 5th Avenue and it's creeping slowly down to 6th Avenue and again when is it going to stop and these very tall structures just kind of dwarf the single family residences that we have and so that is where I am coming from.
- Board member stated that maybe there should be fewer apartment units in the whole thing which would bring.....(not audible).
- Board member stated that this by right, this four story by right- does that mean that anybody can come in and request a four story structure anywhere in the historic district and we are required to allow it because this phase has been thrown out at us, by right three to four stories and it has never been brought to me before that we would have to approve a four story building just because someone wants to build it as that they can make enough money to get their money back.
- Board member posed a legal question stating do we have to approve a four story building any place I in the neighborhood so that the developer can make as much money as he wants to.

- Board member stated that there is also this conflict of this idea of density of which the City obviously wants but is that compatible historically to a single family residence. Another board member stated to a degree I think it isanother Board member stated but it does not necessarily trump. Board member stated and then there is the domino effect you put up something this size on a street with a couple of smallish two story houses on either side of it and the people who live there say I can't live there and they sell the house and then we get another developer putting up another huge building and wanting to tear down another historic structure and I don't think that it would work with communalism but I think it might work with the historic district.
- Board member stated as D pointed out in all the work that you have done in the comments and materials that were given out in the first meeting pointed out one of the most important elements to me was that in a historic district there is a viable economic deterrent in historic districts based on the historic neighborhood and again the integrity was an issue as to me it is very important.
- Board member stated stepping down is good however if you step up it's something out of control(not audible)...then the step down does not work to me.
- Board member stated that the developer is trying to achieve the maximum density and as a preservationist I'm saying that density is too much for that neighborhood. sometimes at the edge of a neighborhood you could have more density than you can have in the internal part of the neighborhood, the town houses that have gone up at the edge of the Duck Pond neighborhood are an example they are not in the neighborhood they edge the neighborhood they are very dense and are quite tall but they are on an edge and when you move into the neighborhood the scale gets a lot smaller because that's where the houses are, the big ones are a division between the downtown commercial and the residential in the neighborhood and what we are getting here is a feel of the downtown commercial right in the middle of the neighborhood with small houses.
- Board member stated that they are talking about a scale of a four story structure and I am saying I think it is too big, as a four story structure.....(not audible)...too big. Another Board member stated that even if you look at just the existing two story at 1114, you have this nice two story structure and then you got two stories above that and so it no longer looks like the main structure as the main structure looks like it is in the back of the building, it's just out of scale.
- Board member state the you are talking about, I think, maintaining the characteristics of a historic neighborhood, you can divide a two story house into an apartment ...(not audible)...1114 but to me the point of this whole argument as a preservationist is maintaining the integrity of the neighborhood and scale as such an important issue.

ATTACHMENT C

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.

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