



Department of Doing
Planning Division
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TO: Historic Preservation Board

Item Number: 2

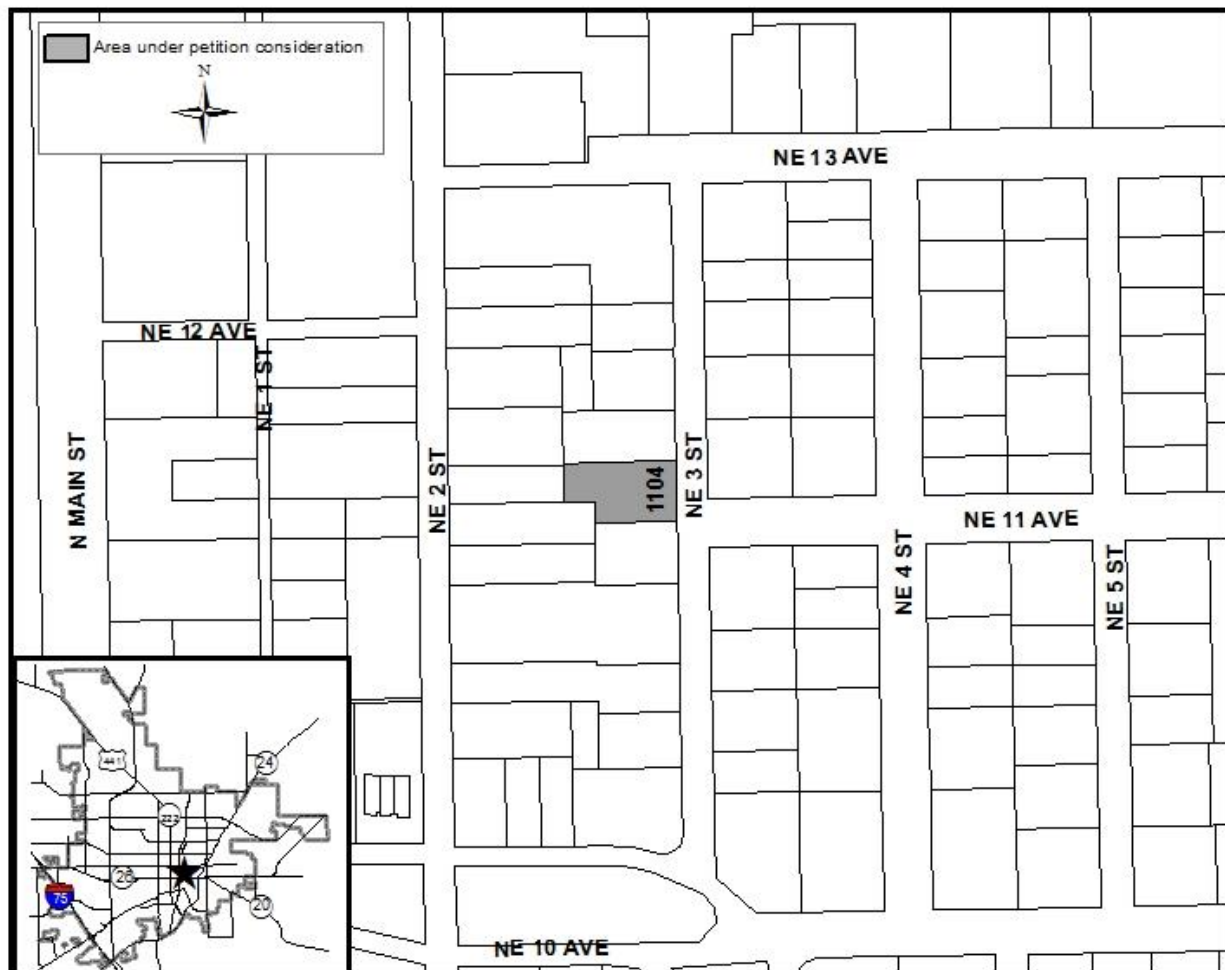
FROM: Department of Doing, Planning Staff

DATE: November 7, 2017

SUBJECT: Petition HP-17-58. Jason Hessler Smith, owner. Joshua Shatkin, agent.
Application for Certificate of Appropriateness for new chert wall. Located at 1104 NE 3rd Street. The property is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-17-58.



Project Description

The existing house is a circa 1930 chert revival-style structure with gable roof, two dormer windows and an entry portico. The lot (10263-000-000) is .22 acres in size and is zoned RSF-3, single-family residential. The proposal is for a new wall between the house and the side property line, in order to give privacy for a new pool in the backyard. The wall will be setback from the front facade of the house approximately 15' and constructed of CMU with a chert veneer to match the existing house. The wall will be approximately 31.5' long and 5'-3" high. The wall will have 6'-3" tall chert piers and a metal and wood gate near the house. Both the wall and piers will have a precast concrete cap.

Project Review

This review is based upon the Design Guidelines for Fences and Garden Walls, which state that for a staff approved wall which is on the highly-visible side yard, such as this one, the wall should be:

- *Constructed of wrought iron, masonry, wood or stucco;*
- *No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);*
- *No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);*
- *Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.*

This item is under Board review because the height is above the recommendations for Staff level approval.

The Guidelines also provide the applicable Secretary of the Interior Standards:

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.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Staff finds the proposed wall meets the Secretary of the Interior Standards. Staff finds the overall design of the gate and wall appropriate, as it uses materials compatible with the existing house and provides the vertical elements (piers) to provide rhythm to the wall. Staff also finds the height of the wall acceptable, as there are other walls of similar height in the neighborhood, and the wall itself is under 6'-0".

Staff Recommendation

Petition HP-17-58
December 05, 2017

Staff recommends approval.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

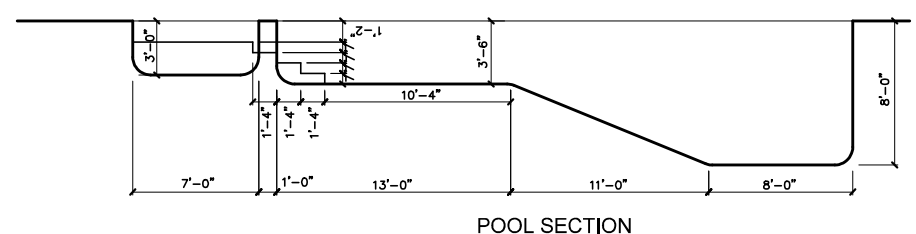
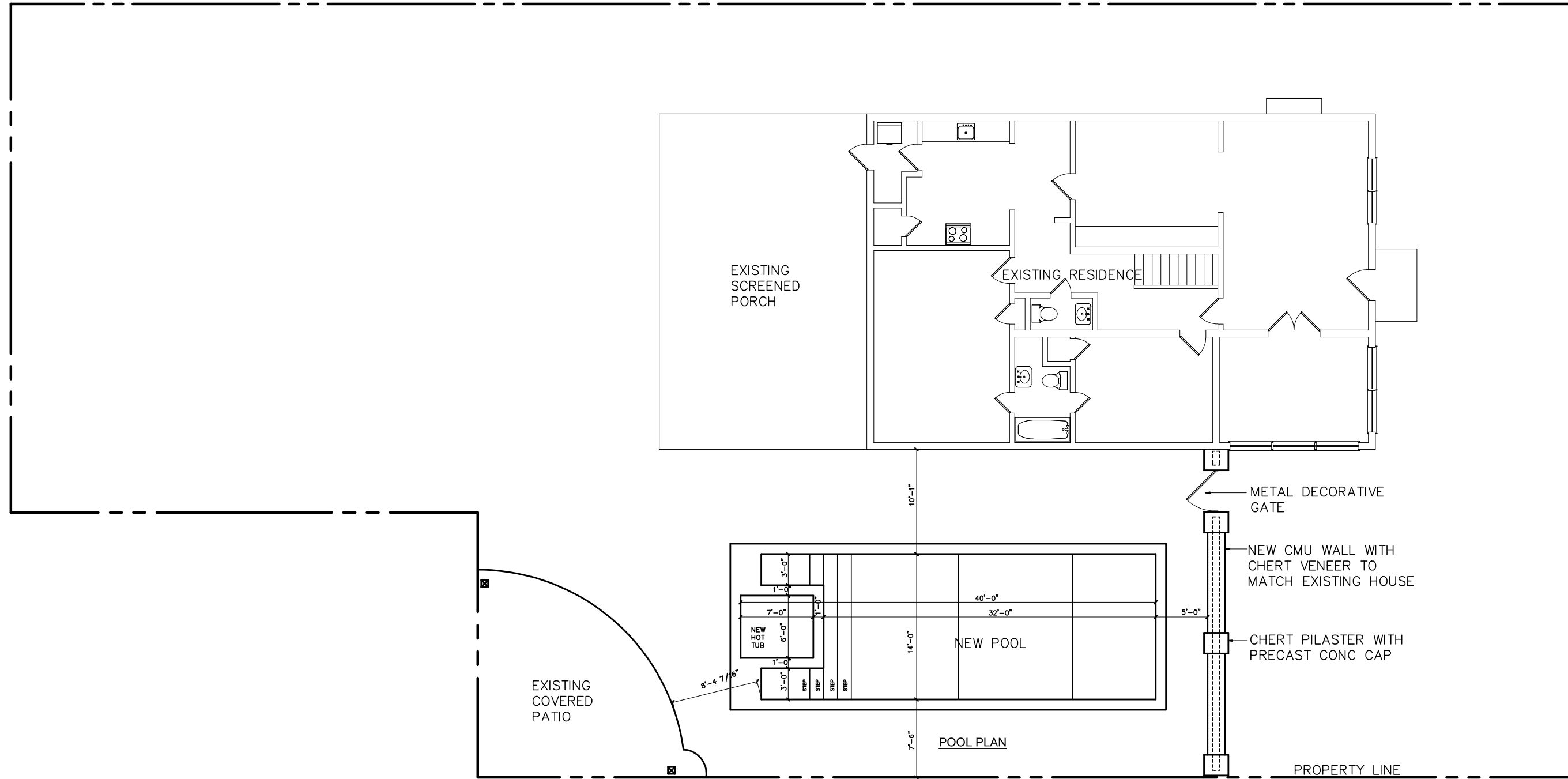
Prepared by:



Cleary Larkin, AIA
Planner

List of Exhibits

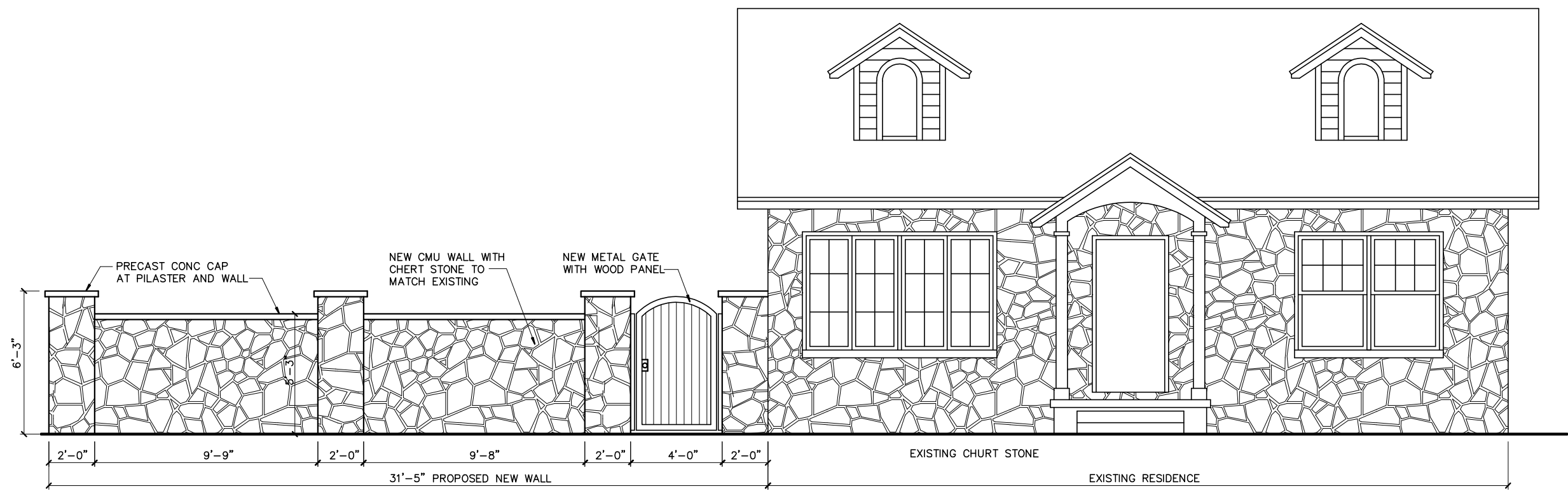
Exhibit 1 **Proposed Drawings (A1-A2)**
Exhibit 2 **Photos**



NEW POOL AND WALL 

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REVISIONS:	
PROJECT:	SA-1745
DRAWN BY:	J.W.S.
CHECKED:	
DATE:	10-16-2017



FRONT ELEVATION
3/16"=1'-0"

NEW EXTERIOR WALL AND POOL
HESSLER-SMITH RESIDENCE
1104 NE 3rd Street, Gainesville, Florida

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REVISIONS:

PROJECT: SA-1745
DRAWN BY: J.W.S.
CHECKED BY:
DATE: 10-16-2017



Top: The existing fence will be replaced with the chert wall, in the same location.
Bottom: An example of an existing wall at 1105 NE 3rd Street.



Examples of existing walls at 541 NE Blvd (top) and 303 NE 8th Ave. (bottom).



An example of an existing wall at 430 NE 9th Ave.