



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM:	Public Hearing 3 Petition HP-21-00133, Certificate of Appropriateness for new construction (revision of previously submitted COA at January 4 meeting)
ADDRESS/PARCEL:	south side of NW 3 rd Avenue, where NW 4 th Street dead ends into the block 14276-002-001
DESIGNATION/ CLASSIFICATION:	Pleasant Street Historic District
DATE OF CONSTRUCTION:	n/a
OWNER:	Pleasant Homes II LLC/ Randolph Amaya
PROPERTY DESCRIPTION:	The vacant property is one of three properties in a row that is planned for residential development. This parcel faces one non-contributing and one contributing structure across the street, and four contributing structures to the rear of the property.
PROJECT DESCRIPTION:	This application was deferred from the January 4, 2022 Historic Preservation Board meeting. At that time, a motion was made to defer the item until plans could be brought back in front of the Board with a design that better fit within the character of the historic district in regards to size, scale, mass, and form, and was not identical to the two other new houses being proposed adjacent to it. The Board reiterated that the new single family home will need to conform to the Pleasant Street Historic District guidelines for new construction and should also meet the Secretary of the Interior's Standards for Rehabilitation. The home will have 3 bedrooms and 2.5 baths, with a total square footage of 1601 sq. ft.



The new proposal for this single family home succeeds in replacing the previous design with one that is more compatible with the historic district and the other historic resources along the street.

What was originally designed as a two-story front gable with wing and attached garage is now a 2-story side gable with front gable entrance feature. The garage is now detached and is set near the back of the house and features knee brace brackets supporting a pent roof over the garage door. There is a proposed 9' x 12' front porch entrance feature with simple wood balustrades and railings, and a similar sized back porch that is 9' x 14'. Materials include horizontal siding, 2/2 SHS windows, and composition shingle roof tiles.

**DISTRICT
CHARACTERISTICS**

The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period. The majority of the historic residences are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.

Gable front houses, including the shotgun, bungalow, and their variations, appear to be the most common types in the district.

**APPLICABLE
STANDARDS:**

The City's Design Guidelines for New Construction, and specifically for the Pleasant Street District, can be found starting on page 164 of the City of Gainesville's Rehabilitation and Design Guidelines (Supplement to Land Development Code Section 30-112).

The "Guidelines" help ensure that new construction will complement historic architecture. With sound planning and good design, new construction can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished buildings to be successful. Instead 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.

There are 12 criteria used to evaluate the compatibility of new construction proposed for the historic districts; including:

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.

In Pleasant Street, the lots and blocks are primarily rectangular; lot sizes are typically small with low to medium density. One of the most common repetitive features are front porches. The proposed structure will occupy a vacant lot, thus filling in a “gap” in the street rhythm, adds to the building stock with front porches, and is consistent with the vernacular structures in close proximity.

2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

In Pleasant Street, setbacks can vary considerably, with some sited at the front property line, while others have a depth ranging from 10 to 15 feet or more. The zoning for this parcel requires a 10’ front setback, 20’ rear setback, and 5’ side setbacks. The project complies.

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.

In Pleasant Street, the buildings are primarily single story and one bay wide. The proposed new structure is two stories, but the front porch feature has its own front facing gable roof to emphasize the one story massing. The resulting visual for the overall height does relate to other structures in the same proximity.

4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.

In this district, the primary roof forms are either side or front gable roofs, with v-crimp metal or asphalt shingles. The material proposed for this project is composite shingles and is consistent with roofing styles found throughout the district.



5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.

In the Pleasant Street district, porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure does maintain a similar relationship with the porch and main entryway as the predominant feature of the front façade.

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.

In this particular district, streetscape features are minimal, such as sidewalks and concrete curbing. There are few fence-lined properties and virtually no walls. This project does not appear to propose any fencing or walls along the street.

7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.

In the Pleasant Street District, the building scale is relatively small, with one-story residences, low pitch roofs, proportional bays and openings, and details that reflect the modest character of the neighborhood. The proposed new design has improved the overall proportions of walls and windows on all of the facades. The front and back porch are significant percentages of their facades, and with the removal of the attached garage, the proposed structure is now better aligned with the neighboring structures in terms of massing and size.

8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.

Within the vicinity of the subject property, there are many single rectangular forms which are more horizontal (square) in expression, such as the bungalows. But there are also some gable-end forms more vertical in expression. This design with two front facing gables is appropriate to the district.

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.



The height to width ratios establish a pattern of proportions that follow from building to building, despite differences in height and style. This ratio test can be applied to the façade of any building to check its relationship to structures along the street and block. Similar to the directional expression, there are a variety of proportional relationships in the historic district. The variable roof heights found on this structure is in scale with adjacent structures and the removal of the integrated garage has significantly decreased the width of the overall building.

10. *Proportion of Openings.* The width and height relationship of the windows and doors in a building or structure to the principle facade.

On the primary façade, the width and height relationship of the windows and doors are compatible compared to the opening proportions of other buildings that are within the visual proximity.

11. *Rhythm of Solids to Voids.* The pattern and overall composition of openings such as windows and doors in the front facade. This relationship of the width of the windows in a building should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction should relate to and be compatible with adjacent historic buildings.

The pattern and overall composition of the openings are compatible with the adjacent historic buildings.

12. *Details and Materials.* The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

The proposed project is utilizing shingles for the roof, horizontal plank siding, simple wood balustrades, slatted gable end vents and multi-light sash windows, all materials that relate to the existing context of the historic neighborhood.

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards that apply, in this situation, is Standard 9.



STANDARD 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. 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.

The proposed new construction presents common district features such as a front porch and 2/2/ SHS windows and is reflective of the vernacular building vocabulary that can be found in the surrounding historic buildings. The massing and scale, including the height and width of the new design is in keeping with the character of the district.

**STAFF
EVALUATION**

The proposed project complies with all twelve criteria within the Guidelines for New Construction.

The charm and character of historic districts, and one of the very reasons they are special and worthy of protection, is because they are composed of structures that are each unique and different, with their own mix of details, fenestration and proportions, even though materials and massing may be similar.

This was another concerning issue with the previous submittal, in that this was one of three proposed residential homes adjacent to each other (along with applications HP-21-00126 and HP-21-00127). All three proposed projects were essentially the same as far as massing, form, height, lot coverage and design. The new proposals for all three buildings now have different architectural details, massing, and building height. Most notably, the attached garages have been removed from the side of the building and moved to the rear, which is a notable feature of the historic district.

The newly designed proposals will be positive additions to the current character of the historic district.

**RECOMMENDATION
FROM STAFF:**

Staff recommends that application HP-21-00133 be approved. Final drawings to show building materials for siding, roofing, windows and doors to be supplied to Staff for approval before final COA provided.



Department of Sustainable Development

PO Box 490 Station 11
Gainesville, FL 32627

- EXHIBIT 1:** Map of the property
EXHIBIT 2: Contextual Photographs near vacant lot
EXHIBIT 3: Previous and Revised Plans



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EXHIBIT 1

HISTORIC PRESERVATION BOARD

March 1, 2022

PUBLIC HEARING 3, Petition HP-21-00133

Map of Parcel # 14280-001-000

Source: Department of Sustainable Development Interactive Map





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PUBLIC HEARING 3, Petition HP-21-00133

EXHIBIT 2

Context Photos of properties adjoining Parcel # 14280-001-000

Source: Google Maps, March 2021



NW 3rd Avenue looking west.

The vacant lot is to the left of the photo.



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NW 3rd Avenue, the structures across from this vacant lot.



Existing properties to the immediate west of the vacant parcel.



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The character of NW 3rd Avenue, looking west from the vacant lots.



The character of the properties one lot away from the vacant lot, on the corner of NW 3rd Street.



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The contributing properties on NW 2nd Avenue, just behind the vacant lot.