

TO: Historic Preservation Board

Item Number: 2

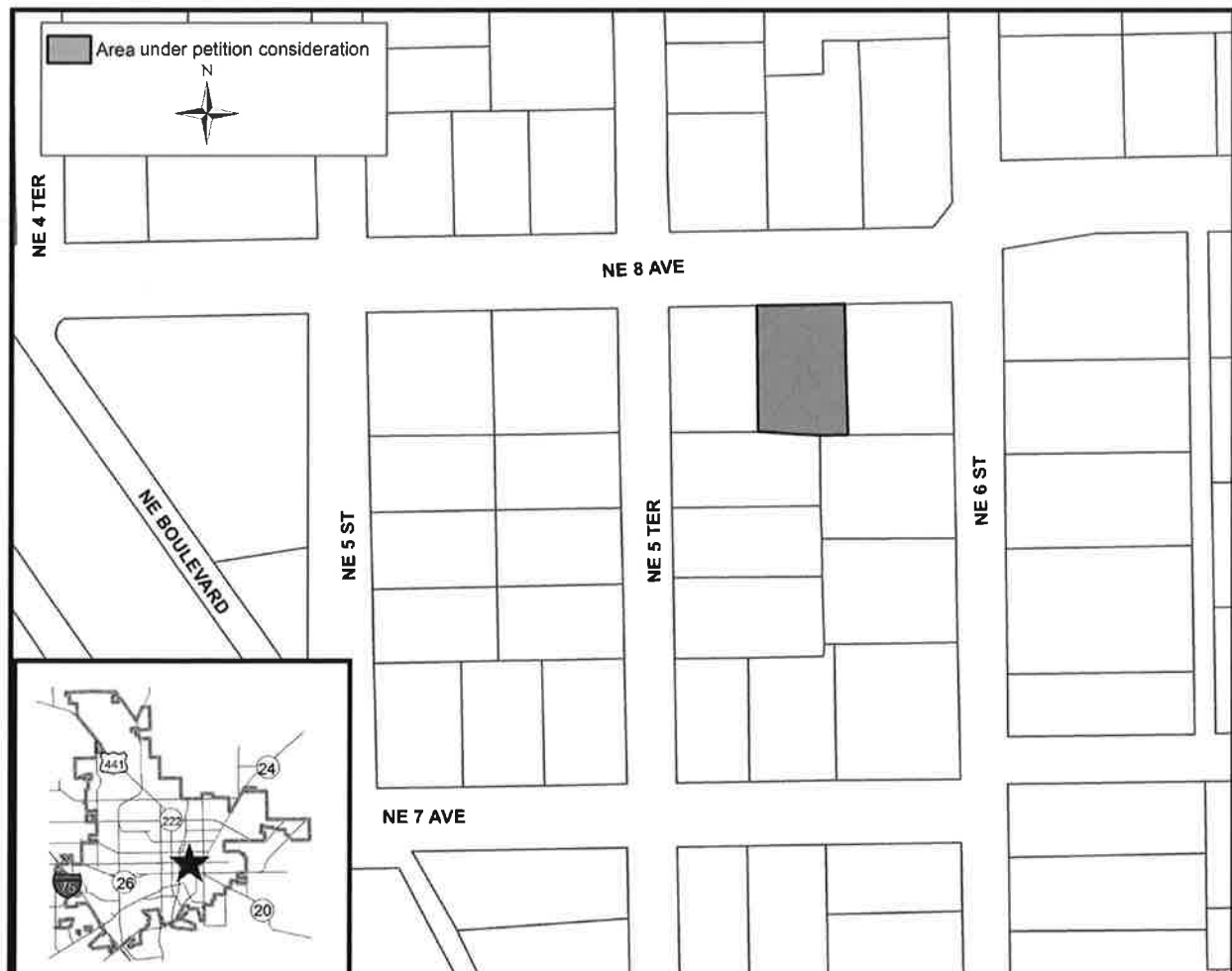
FROM: Planning & Development Services Department
Staff

DATE: March 1, 2016

SUBJECT: Petition HP-16-5. Jason Cytacki, agent for Rafael Diaz. New construction of a single-family dwelling. Located at 535 NE 8th Avenue. This home will be non-contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of HP-16-5 and the *Application for Modification of Setback Requirements*.



Project Description

The property is located at 535 NE 8th Avenue. The property is zoned RSF-3. The parcel (12323-000-000) is approximately .17 acres in size. This home will be a non-contributing structure to the Northeast Residential Historic District.

The applicant is proposing to construct a new single-family dwelling on the parcel. The home will be a two-story craftsman style home and will have a total heated/cooled square footage of 2,851 sq. ft. It will feature traditional proportions and materials such as gable vents, 2/1 windows, lap and shaker style siding, and metal roofing on the porches. In an effort to increase lifespan of the project, the siding (both lap and shaker) will be a cement fiber siding such as HardiePlank and HardieShingle. The front door will be a wood-grained fiberglass American Style door by ThermaTru. Windows used throughout the home will be 2/1 double-hung wood interior with a clad exterior, either Marvin's Integrity Series or Jeld-Wen's V-2500 series. The roof will be architectural shingles with the exception of standing seam metal roofing that is being proposed for the front and rear porch. Exterior portions of the chimney will be brick.

The petitioner is requesting a Modification of Existing Zoning Requirements in order to achieve a larger garage. Side setback requirements for this parcel are 7'6". The petitioner is requesting to reduce this setback to 3'. Traditionally, many homes in this neighborhood have had garages built at or near the property line. Because this is typical of the development pattern of this neighborhood, the reduction of side setback to 3' would be appropriate. All other setback requirements are being met.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The *Historic Preservation Rehabilitation and Design Guidelines*, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

DESIGN GUIDELINES FOR NEW CONSTRUCTION *Northeast, Southeast, & Pleasant Street Historic Districts*

MAINTAINING THE HISTORIC CHARACTER OF THE DISTRICTS

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.

The architectural character of buildings often varies considerably from one street or block to another, even within the same district. This diversity makes the design of compatible new structures a challenge for designers, builders, staff and the review board. Since almost every street in the three districts has a different pattern of building, it is impossible to show every design scenario. The guidelines illustrate the Standards of Visual Compatibility established to preserve the historic districts as a strategy of thinking about compatibility rather than a set of stylistic recipes.

DEFINING THE CRITERIA

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in 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 to 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.

Please note, however, that "Scale" is broken up into two parts, *Scale of the Street* and *Building Scale* emphasizing the importance of these two related but very different issues of scale.

Each criteria is explained in a text and illustrated with an analytical drawing of selected buildings, streets and lots found throughout the three districts.

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 its 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. Keep new construction to a minimum through 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.

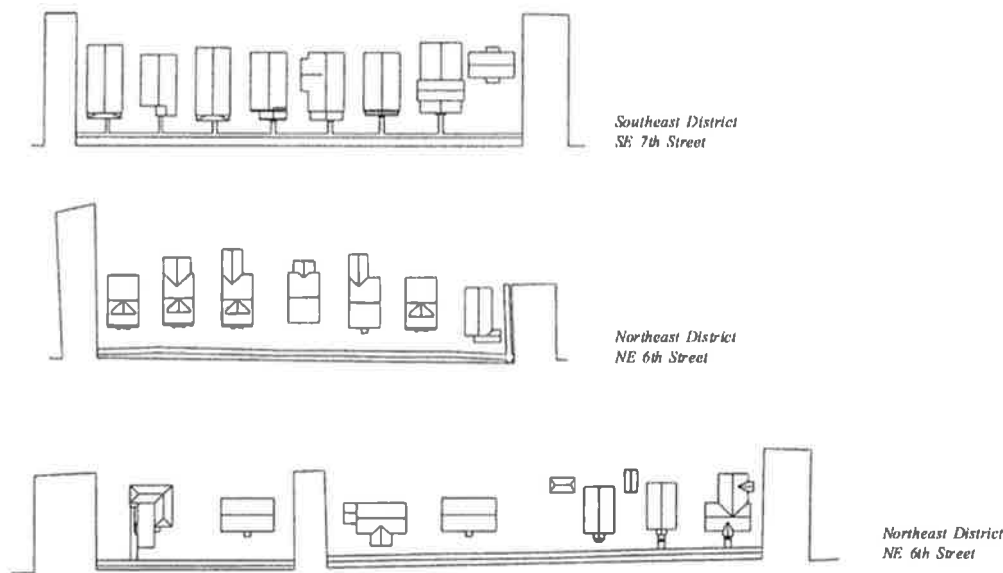
NOT RECOMMENDED

1. Designing new buildings 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.

RHYTHM OF THE STREET

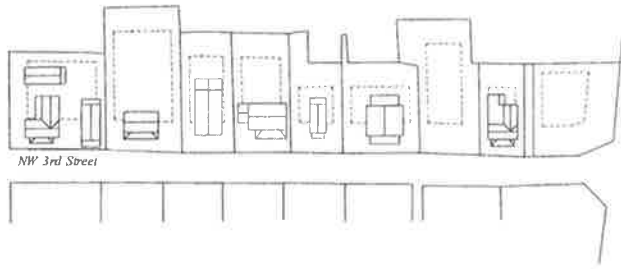
New construction should add to the existing rhythm of streets and blocks. This rhythm is a complex layering of many features that add up to what is described generally as “character.” Spacing between buildings, divisions between upper and lower floors, porch heights, and alignment of windows and windowsills are examples of such rhythms. New construction in historic districts should maintain or extend these shared streetscape characteristics in blocks where they appear.



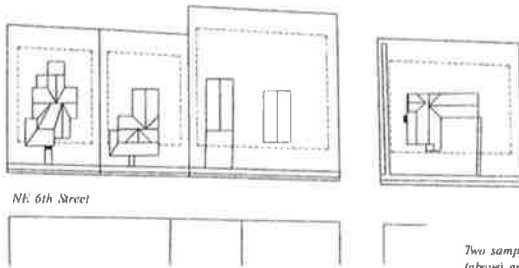
SETBACKS

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 is referred to as “setbacks.” 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 and rear setbacks should be maintained and be consistent with the facades of surrounding historic buildings.

No new structure can be placed closer to or further from the street, sidewalk, or alley than that distance which has been predetermined by existing historic structures with a one-block proximity of the proposed structure. The distance is measured from the principal mass of the building (excluding the porch and other projections). New buildings should reflect the existing spacing or rhythm of buildings of an entire block.



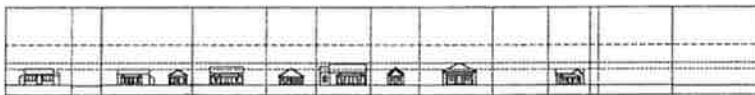
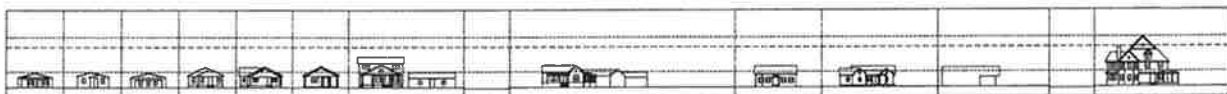
NW 3rd Street



Two sample street plans, Pleasant Street District (above) and Northeast District (below), show very different historic building patterns. Structures on NW 3rd Street are built closer to the street and often fall outside of current setback requirements which are shown in dotted lines.

HEIGHT

The height and width of new construction should be compatible with surrounding historic buildings: Design proposals should consider the width to height relationships as well as the depth of setback to height relationship.

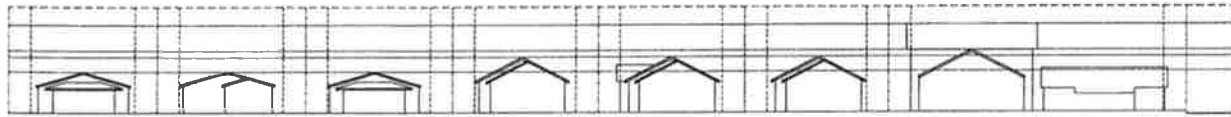


Pleasant Street District, NW 3rd Street

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 abundance. A significant number of Mediterranean influenced structures having flat roofs

concealed behind parapets are found in all districts. A few structures of merit have flat planar roof forms dating from the 1940's and 50s. These structures trace their influence to the Sarasota School in Florida and are beginning to come of age for historic recognition. Commercial buildings found within the Pleasant Street District generally have flat roofs with parapets. In general, roof designs should be compatible with surrounding buildings.

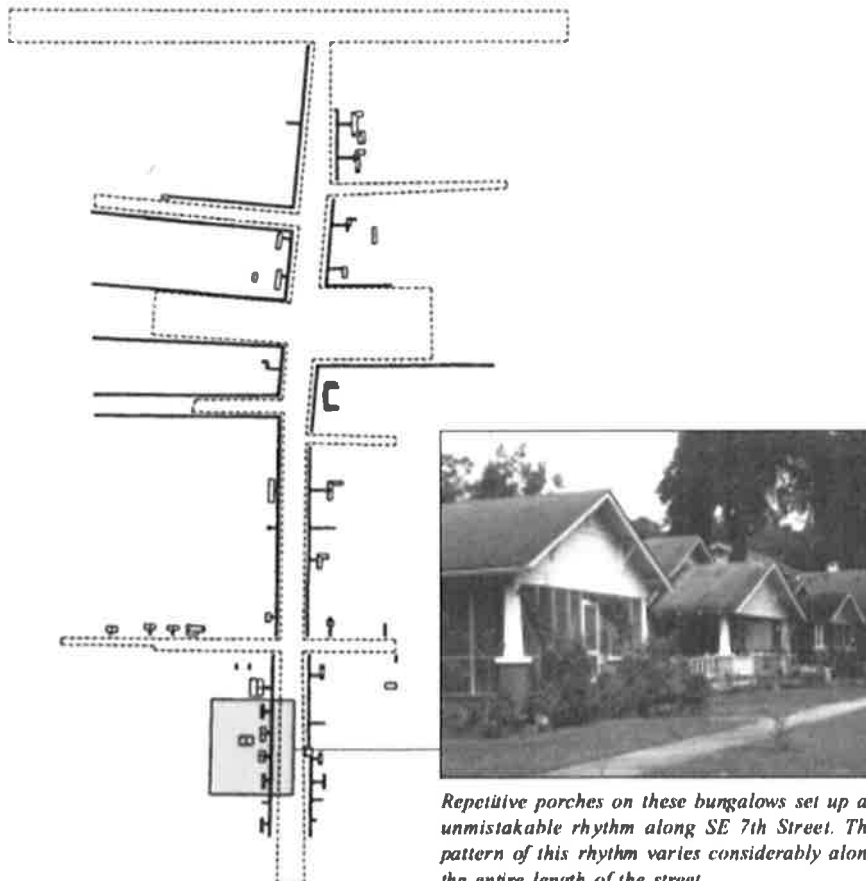


Southeast District, SE 7th Street

RHYTHM OF 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 or porches of existing historic buildings found along the street and contribute to a continuity of features.

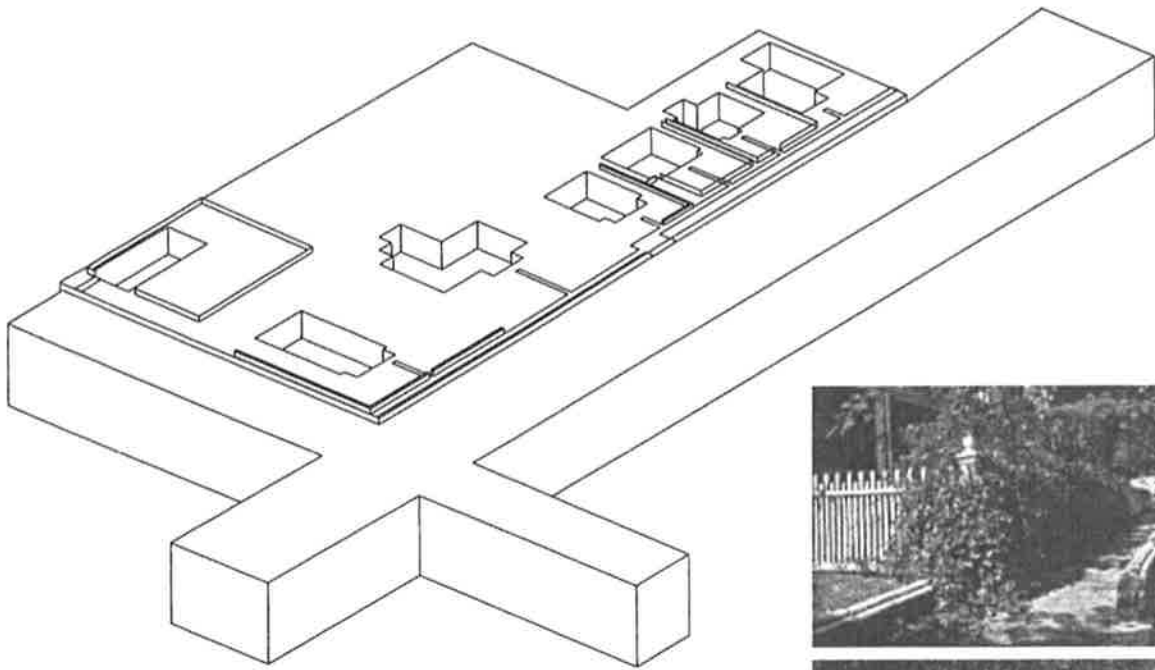
Porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district.



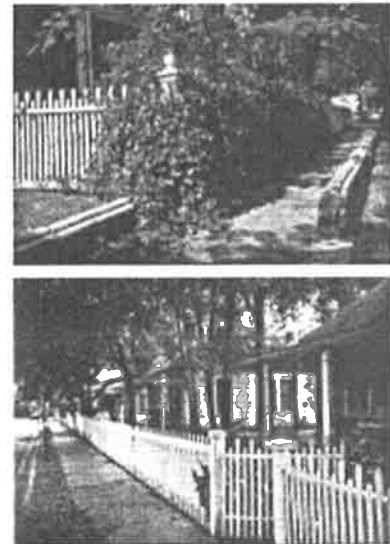
Repetitive porches on these bungalows set up an unmistakable rhythm along SE 7th Street. The pattern of this rhythm varies considerably along the entire length of the street.

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 are defined as “walls of continuity.” These conditions are by no means uniform along streets and illustrate the importance of relating individual properties to their context. The drawing on this page shows how walls, fences, and landscape elements create the impression of a surface along the street edge.



Southeast District, corner of SE 7th Street and SE 4th Street.



SCALE OF BUILDING

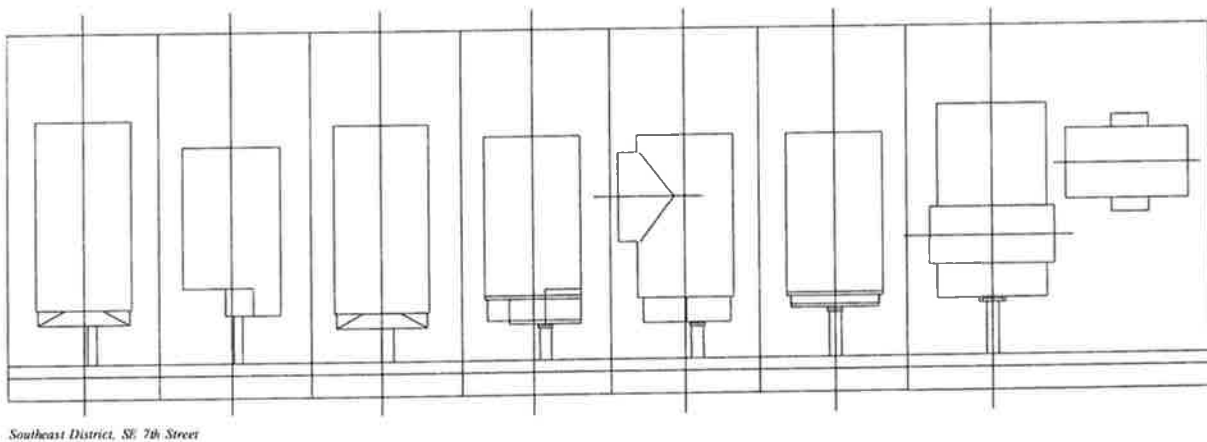
Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration. The examples shown are buildings selected at random from the three districts.



DIRECTIONAL EXPRESSION

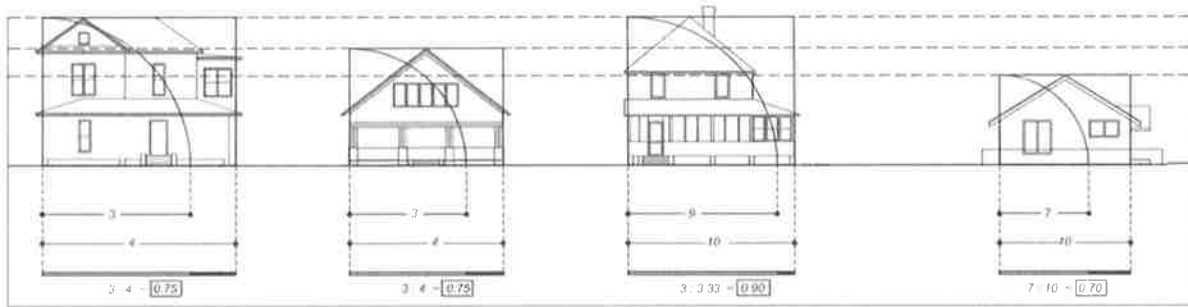
New buildings should visually relate to adjacent buildings in the directional character of its facade. The directional expression may be vertical, horizontal, or non-directional, and it encompasses structural shape, placement of openings, and architectural details.

The drawing below shows a plan view of a group of buildings along S.E. 7th Street with axis lines indicating the directional expression of each structure towards the street.



PROPORTION OF THE FRONT FACADE

In the examples below from N.E. 6th Street in the Northeast district, the height to width ratios establish a pattern of proportions that follow closely from building to building despite differences in height and style. This ratio test can be applied to the facade of any building to check its relationship to structures along the street and block.



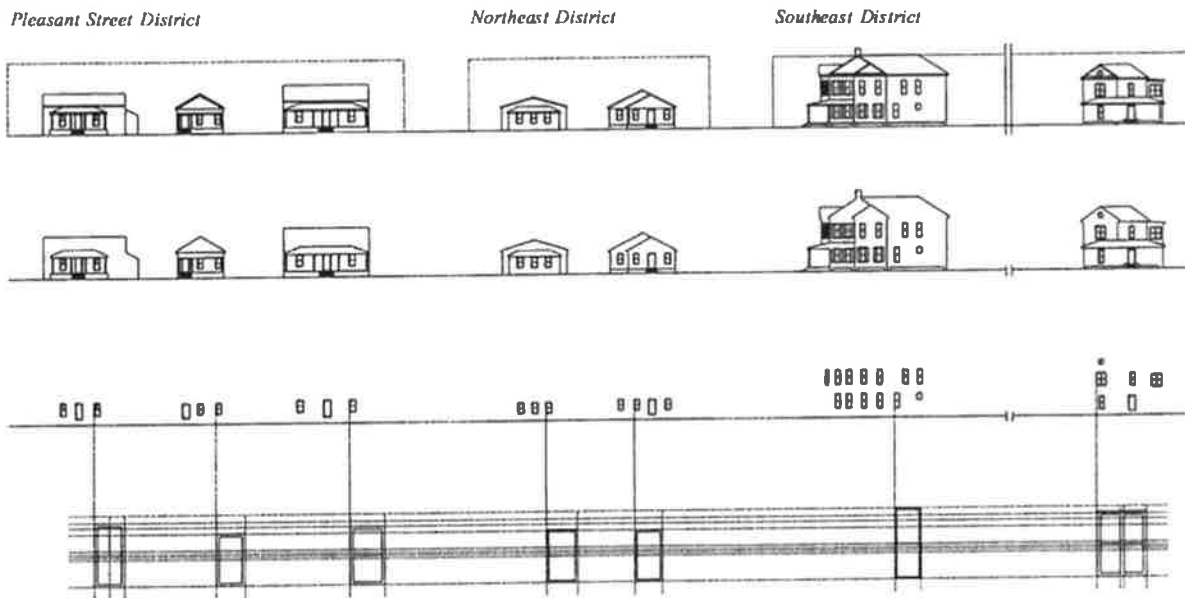
Northeast District, NE 6th Street

PROPORTION & RHYTHM OF OPENINGS

The relationship of the width of the windows in a building, structure or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.

Window designs and mutin configurations should reflect that found on historic windows on surrounding contributing structures. Contemporary windows including those in which the meeting rail is not equidistant from window head and sill are discouraged.

New doors should relate to historic door styles found on historic buildings throughout the district.



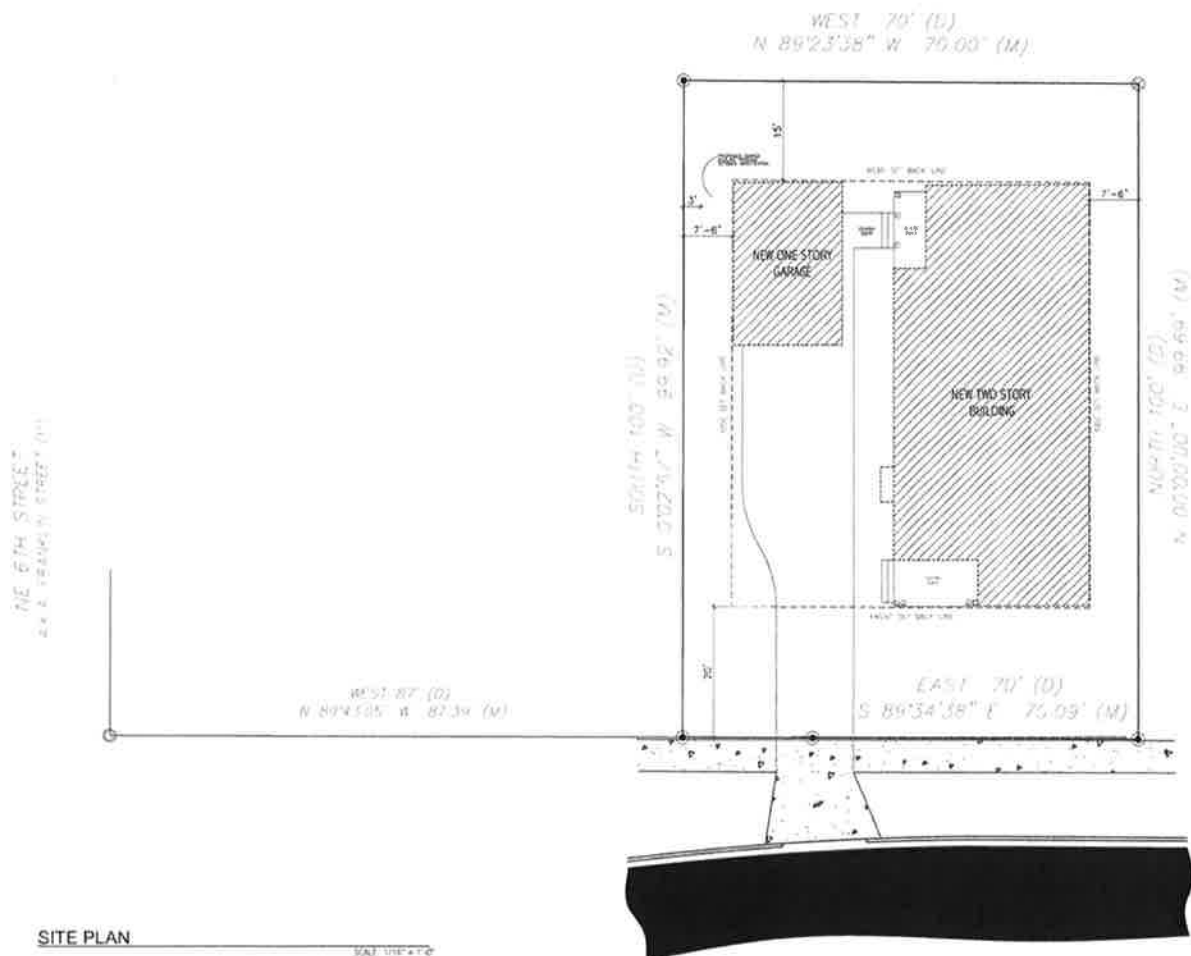
RHYTHM OF SOLIDS TO VOIDS

The relationship of the width of the windows in a building, structure or object 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 buildings should relate to and be compatible with facades (i.e., expressed in terms of proportion of wall area to void area) on adjacent historic buildings.

DETAIL & MATERIALS

Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used in new construction. Buildings in the Pleasant Street, Northeast and Southeast Districts exhibit a superb library of material juxtapositions, detailing, and craft.

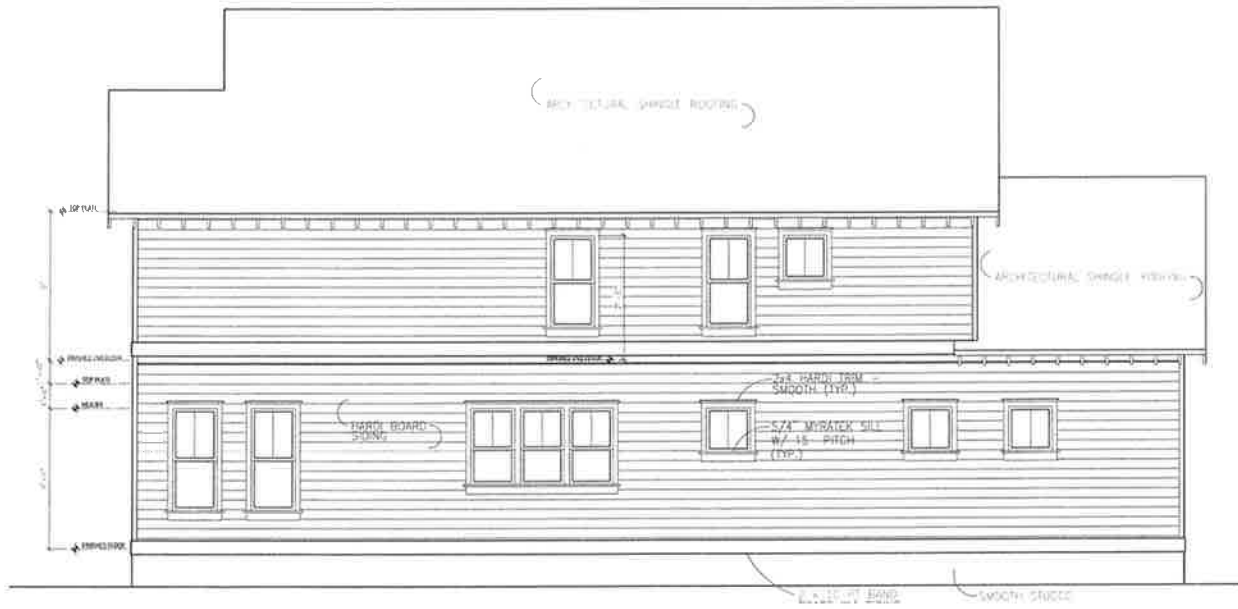
Plans/Elevations





FRONT ELEVATION-1

SCALE: 3/16" = 1'-0"



LEFT ELEVATION-1

SCALE: 3/16" = 1'-0"



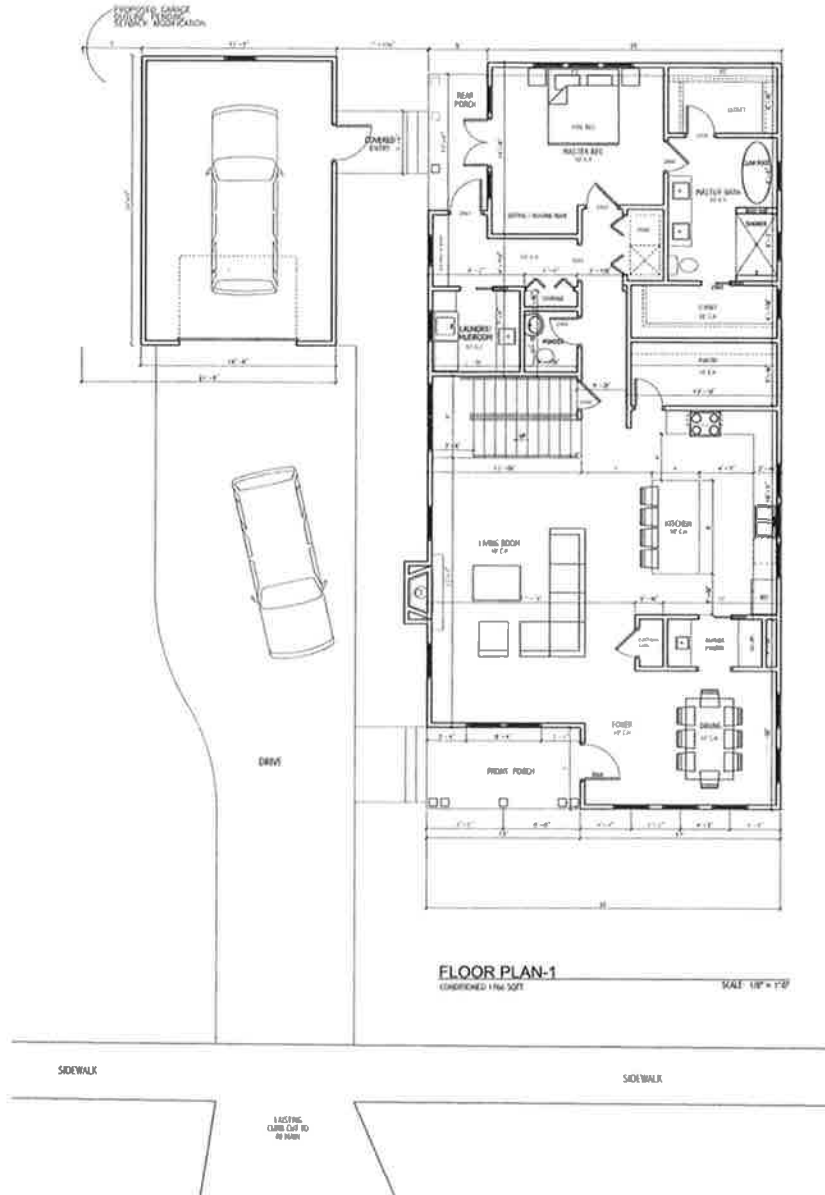
RIGHT ELEVATION-1

SCALE: 3/16" = 1'-0"



REAR ELEVATION-1

SCALE: 3/16" = 1'-0"





SECOND FLOOR PLAN-1
CONDITIONED 1085 SQFT

SCALE: 1/8" = 1'-0"

SQFT AREA:

First Floor Conditioned Space:	1766 SQFT GROSS
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Second Floor Conditioned Space:	1085 SQFT GROSS
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Total Conditioned:	2851 SQFT GROSS
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Front Porch	91 SQFT
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Back Porch	58 SQFT
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Garage	415 SQFT
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Total SQFT	3415 SQFT GROSS
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Materials

- HardiePlank Lap Siding
- HardiShingle Siding
- ThermaTru Classic Craft American Style Fiberglass Entry Door
- Marvin Integrity Windows or Jeld-Wen V-2500 Double Hung



15'

7'-6"

3'

7'-6"

NEW ONE-STORY GARAGE

NEW TWO-STORY BUILDING

20'

100' (D)
S 0°02'51" W 99.92' (M)

100' (D)
N 00°00'00" E 99.69' (M)

70' (D)
E 89°34'38" E 70.09' (M)


15' SET BACK LINE

20' SET BACK LINE

7'-6" SET BACK LINE

Petition HP-16-5
March 1, 2016

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Salvatore J Cumella