

TO: Historic Preservation Board **Item Number: 2**

FROM: Planning & Development Services **DATE: September 6, 2016**
Department Staff

SUBJECT: Petition HP-16-73. Eastwood Holdings I, LLC, owner. New construction of footings, foundation and structural framing for a single-family dwelling. Setback modification request for front and rear. Located at 625 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

Recommendation

Staff recommends approval of Petition HP-16-73 with the following conditions:

1. All approvals are based upon the active lot split application AD-15-00082, currently noted by the Technical Review Committee as "approvable with conditions". If the lot split is revised in any way affecting the dimensions of the two parcels as shown in the AD application, the applicant shall return to the HPB Board
2. Approve the *Application for Modification Existing Zoning Requirements* requesting a modification of the front setback from 17.5' to 11' and a rear setback modification from 20' to 13'-11".

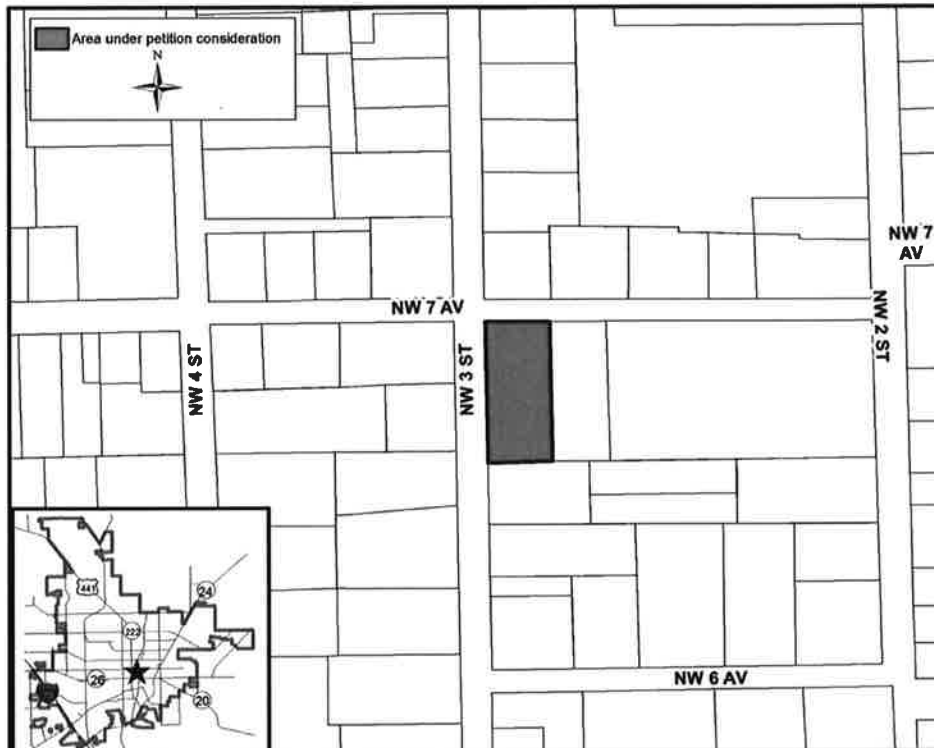
Note: A signed and notarized application has not been submitted by applicant. If the application is different from this approval, the applicant shall return to the HPB Board.

3. COA approval for only the foundation plan layout for the house as meeting the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines* for new construction. Staff cannot recommend framing approval as of this time.

Note: Application is missing height dimensions on drawings and therefore complete compliance with Guidelines has not been determined. Applicant must provide full height information in time for the HPB to review its compliance with the Guidelines in the matter of height and scale.

Note: Staff recommends that window openings be re-designed to be less vertical in proportion, as a means of reducing the overall vertical emphasis of the elevations. As the window openings affect the framing plan, the framing plan cannot be recommended for approval at this time.

4. Applicant will return for a separate COA for exterior materials and enclosures, including but not limited to windows, doors, siding and roofing.



Project Description

The property is located at 625 NW 3rd Street. The property is zoned RC. The parcel (14385-000-000) is located in the Pleasant Street Historic District and is currently undergoing an application for a lot split (AD-15-00082). The existing parcel is .20 acres but will be split into two lots, Parcel A (on the corner of NW 7th Ave. and NW 3rd St.) and Parcel B (south of Parcel A). Both parcels will be approx. 4,211 sf; this application is only for Parcel B. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

The applicant is requesting to build a house facing NW 3rd Street, with side setbacks of 18', a rear setback of 13'-11" (proposed modification), and a front setback of 11'-0" (proposed modification). The new single-family residence will be a 1 1/2 story "gable-front-and-wing" building form of Vernacular design to complement existing architecture in the historic district. The house will be approximately 1,890 square feet, including two small, inset corner porches on the front and back of the house. A driveway will be located on the north side of the house. **It should be noted that the applicant is not proposing to build the chimney as shown, so the elevations presented in this application are not completely accurate.**

This petition is only for the approval of the foundation and framing of the house. Though drawings show exterior design intent, those items will come before the HPB under a separate application. The applicant has requested this unique review and approval so that construction of the foundation and framing may begin while exterior design details are being finalized. As such, no review of materials and exterior design shown in these drawings are being commented on by staff. HPB board will have the opportunity to comment on the proposed exterior design in a

concept review during the meeting, but separate from this application. The applicant intends to submit finalized exterior drawings for the next HPB meeting.

Background

HP-11-03 (separate applicant)

March 1, 2011

The Historic Preservation Board approved demolition of both homes on Parcel #14385-000-000.

BP-12-00159 (separate applicant)

January 12, 2012

Demolition Permit issued

HP-15-20 (separate applicant)

May 5, 2015

COA approved for a single-family residence and setback modification. No work commenced.

Basis for Staff Recommendation

The staff's recommendation for approval is based on the following:

1) City of Gainesville *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

- a) Proposed home **meets** the Guideline's criteria for New Construction in the categories of:
 - i) rhythm of the street
 - ii) setbacks
 - iii) roof forms,
 - iv) rhythm of entrances and porches,
 - v) walls of continuity,
 - vi) directional expression,
 - vii) proportion of front façade,
- b) Proposed home **does not meet** the Guideline's criteria for New Construction in the categories of:
 - i) height
 - ii) scale
 - iii) proportion of openings
 - iv) rhythm of solids and voids

Pleasant Street Historic District- Development Pattern (Guidelines Ch. 6)

There are two distinct historic areas of development in the Pleasant Street Historic District, identified as zone A and B, which date between 1875 and 1935.

The first area, Zone A, includes all but a small enclave in the southeast corner of the district. This portion is a historically African American residential neighborhood. The second area, Zone B, is a traditionally white neighborhood that developed during the same period in conjunction with the downtown commercial area.

Staff Comment: This proposal is sited within Zone A. Per a windshield survey, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, with very few two-story houses in Zone A. However, detailed design and changes in massing, such as the

gable-front-and-wing form, help to modulate massing of the proposed 1 ½ story house.

General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

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 residences in both zones 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 appear to be the most common types in the district. These include the shotgun houses and bungalows and variations on the type found in the district...

Staff Comment: In the vicinity of the proposal, houses are mostly one-story vernacular wood frame houses. Plan shapes are simple: the gable front, gable front and wing, hall and parlor, and shotgun. The general physical character of the proposed house is appropriate for its context. (Refer to Exhibit 4: Context photos).

Setting

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, fence lined properties, concrete curbing, and no walls.*
- *Subdivision layout: rectangular lots and blocks flanking the primary streets.*
- *Facade lines, front and side setbacks: detached residences with minimal front setbacks and minimal side setbacks.*
- *Lot size and density of development: small lot size and low to medium density.*
- *Block patterns: Commercial: 300 feet in length on east and west and 400-600 feet on their north and south ends. Residential: rectangular 300 feet in length on east and west and 300 feet on their north and south ends.*
- *Patterns of vacant lots and open spaces: vacant lots throughout.*

Building Characteristics

- *Height: number of stories: Primarily single story. Range of 1-2.*
- *Width: number of bays or vertical divisions: one.*
- *Types: residential, commercial.*
- *Predominant architectural styles and design influences: Frame.*
- *Massing or overall form: single rectangular structures.*
- *Orientation: both compass orientation and horizontal or vertical orientation.*
- *Foundations: Residential elevated wood frame on brick piers or masonry piers. Commercial: continuous brick or masonry perimeter wall and slab on grade.*
- *Roofs: primary and secondary roof structures: gable, hip with standard pitch.*
- *Materials: Primarily wood frame*
- *Windows: Primarily wood frame double hung sash in 6/6, 2/2, or 1/1 light pattern.*

- *Repetitive features: Porches and detached outbuildings*
- *Decoration: Minimal. Religious: brick corbeling. Stained glass. Residential: minimal wood millwork such as brackets, fretwork, spindles.*
- *Predominate Architectural Styles: Wood Frame Vernacular, Queen Anne and Eastlake influence, Romanesque Revival*

Materials

Wood frame and siding is the primary and traditional construction material within the district. Weatherboard and drop siding types are prominent.

Staff Comment: Materials are not being reviewed at this time.

Building Styles

Wood frame vernacular houses represent the largest building category in the district with 123 examples. Bungalows are the second largest category style with 91 examples. The buildings are traditionally wood frame residences raised on brick or concrete piers ranging in size, form and style. On the small scale are Shotgun and hall and parlor vernacular structures to the larger structures of two-story I- houses and Queen Anne residences with large porches and verandahs.

Staff Comment: The building style is a wood frame residence with a vernacular gable-end-and-wing form. The proposal is consistent with the historic building styles in the district.

Plans

The floor plans of the smaller houses are generally simple rectangular plans with a small rear ell, or are variations of the L-plan. Few residences have garages or other outbuildings on the same property.

Staff Comment: The building plan is a T-plan, which is similar to an L-plan, as both can be considered “wing” forms. There is no garage or outbuilding proposed. The proposal is consistent with other historic residences in the district.

Basis for Review – 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, has become the authoritative guidelines for rehabilitation.

Review of the criteria for Design Guidelines for New Construction using the General Physical Character of the Pleasant Street Historic District (Guidelines Ch. 6)

1. Rhythm of the Street.

In the Pleasant Street Historic District, the subdivision layout is mostly rectangular lots and blocks flanking the primary streets. Lot sizes are typically small with low to medium density.

Repetitive features are porches.

The proposal complies with the existing rhythm of the street. In the immediate vicinity of the proposal, porches are a variety of full-front or recessed into a corner. The proposed location and size of the porch complements the existing repetitive feature of the district.

2. Setbacks.

In the Pleasant Street Historic District, building setbacks vary considerably, with some buildings sited at the front property line while others are sited at a depth ranging from 10 to 15 feet or more. The district is comprised of all or portions of 15 rectangular blocks of varying size, which are laid out on an irregular grid pattern. The blocks contain lots ranging in size from 40' x 60' to 100' by 200'.

(See Exhibit 7 for Land Development Code requirements for RC districts). The proposal is requesting zoning modification for the front and rear setbacks. The rear requirement is 20' and the proposal is requesting 13' 11". The front requirement is the average up to 20' of the front setback of the two adjacent lots. The lot to the south has an HPB approved front setback of 15' (HP-15-41). The vacant lot to the north is calculated at 20'. The average of the two would be 17.5'. The applicant is requesting 11'. The side requirements are 5' and the proposal is for 18' on either side.

The proposal complies with side setback requirements. The proposed modifications for rear are front setbacks are appropriate for the historic district. Using the Land Development Code requirements as an additional basis for review, the modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic district," as the front setbacks vary; "the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district," and "the proposed complies with utility, stormwater, access requirements and other requirements related to site design in the land development code." The front setback of 11' allows room for future sidewalk and street tree installation. Further, the modifications to the setback do not exceed the RC Zoning maximum lot coverage of 50%.

Lastly, per the Land Development Code, "where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner." As this pertains to the rear yard setback, the adjacent lot owner been notified.

3. Height.

In the Pleasant Street Historic District, the buildings are primarily single story with one bay in width. Zone A is primarily one-story residences.

The proposal is a 1 ½ story residence, which will be taller than the surrounding historic buildings. RC zoning allows three-story. The modulation of the height and massing by the gable-front-and-wing form will help to reduce the visible impact of the additional height of the proposal.

Though the proposal complies with zoning, staff cannot make a determination of complete compliance with historic district guidelines, as no height dimensions have been submitted by the applicant. A three-story new construction is often much taller than a three-

story historic building, as interior floor-to-ceiling heights are taller. The height is estimated to be between 25' and 30', which in historic heights could be a three-story building. However, this height may be compliant with the guidelines if other design criteria are used to modulate it and make it visibly compatible.

4. Roof Forms.

In the Pleasant Street Historic District, the roofs represented are either side or front gable roofs with v-crimp metal sheeting or asphalt shingles.

In the vicinity of the proposal, roof forms are a mixture of front and side gable. The proposal complies with roof forms, as it is a gable-end-and-wing form. The pitch of the roof is 12 over 12, which may be steeper than many of the adjacent historic roofs. This pitch allows there to be two interior, fully habitable floors, while providing an exterior form of only 1 ½ stories and is modulated by the gable end and wing form.

5. Rhythm of Entrances and Porches.

In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches. In the vicinity of the proposal, buildings that are midblock face NW 3rd Street and porches are one-story, wooden open or screened in. There are many full-front porches and some recessed corner porches.

The proposal complies as it faces NW 3rd Street and the recessed corner porches are of similar height, depth, scale and materials as the other residences in the vicinity.

6. Walls of Continuity.

In the Pleasant Street Historic District, streetscape feature are minimal sidewalks, fence lined properties, concrete curbing, and no walls. In the vicinity of the proposal, there are no fences or walls of continuity. Some residences have low fences, but not so many that it creates a wall of continuity.

The proposal itself complies as there is no proposed fence or other appurtenance to make a wall of continuity.

7. Scale of Building.

Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

In the Pleasant Street Historic District, Zone A, the scale is relatively small, with one-story residences, low pitch roofs, regular openings and details that keep the scale small.

The drawings for the proposal show many of these same qualities, as the openings are regular and rhythmic, and materials and details are shown in a manner consistent in modulating the larger scale of the proposed building to be more consistent with the existing historic scale.

However, as no height dimensions have been provided by the applicant, a determination of scale appropriateness cannot be made at this time.

8. Directional Expression.

In the Pleasant Street Historic District, orientation is both compass orientation and horizontal or vertical orientation. Massing or overall form is typically single rectangular

structures.

In the vicinity of the proposal, there are many single rectangular forms, such as bungalows and shotguns, which are more horizontal, or square in expression, and also some gable-end-and-wing-forms, which are more vertical in expression.

As there are a variety of vertical and horizontal expressions in the district and vicinity of the proposal, its vertical orientation is appropriate and complies with the guidelines.

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 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.

Similar to the directional expression, there is a variety of proportional relationships in the historic district. Though no height dimension has been provided by the applicant, the proportions of the building are visible in the elevations and appear to be appropriate and compliant with the guidelines.

10. Proportion of Openings.

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

In the Pleasant Street Historic District, there are both vertical and horizontal proportions of windows. In the vicinity of the proposal, there are more squared-proportion windows than vertical, although vertical do exist.

The proposal contains windows and doors that are extremely vertically oriented, and, when combined with the overall height and vertical orientation of the building, out of character with the district. As the proposed building has an overall vertical orientation, and the height will be much taller than the surrounding historic buildings, it is recommended to change the design of the window openings on all elevations to a less vertical orientation, while still maintaining the historic proportions of openings to walls, per the next guideline criteria.

As there will be no chimney, window modification on the south elevation and the north elevation should be of similar window design. Applicant should resubmit elevation drawings that will specifically show the exterior design without the chimney.

11. 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.

This criteria is inherently related to the previous criteria. As the proposal was submitted, the rhythm of solids to voids is appropriate for the historic district. However, since staff is

recommending a change to the proportion of the openings, this criteria must be re-reviewed after the recommended change.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Andrew Persons', with a long horizontal flourish extending to the right.

Andrew Persons
Interim Principal Planner

Prepared by:

A handwritten signature in blue ink, appearing to read 'Cleary Larkin', with a stylized, cursive script.

Cleary Larkin, AIA
Planner

List of Exhibits

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| Exhibit 1 | City of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts</i> |
| Exhibit 2 | Site Photos |
| Exhibit 3 | Drawings |
| Exhibit 4 | Context Photos |
| Exhibit 5 | COA Application |
| Exhibit 6 | <i>Application for Modification Existing Zoning Requirements</i> (MISSING) |
| Exhibit 7 | Land Development Code: RC Districts |

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

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.

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. 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 try to 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.

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.

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.

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 can be found on other historic buildings in the district.

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.

SCALE OF THE BUILDING

Scale is defined as relative size and composition of openings, roof forms and details to the building mass and its configuration.

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.

PROPORTION OF FRONT FACADE

In examples from 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.

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 muntin 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.

DETAILS AND MATERIALS

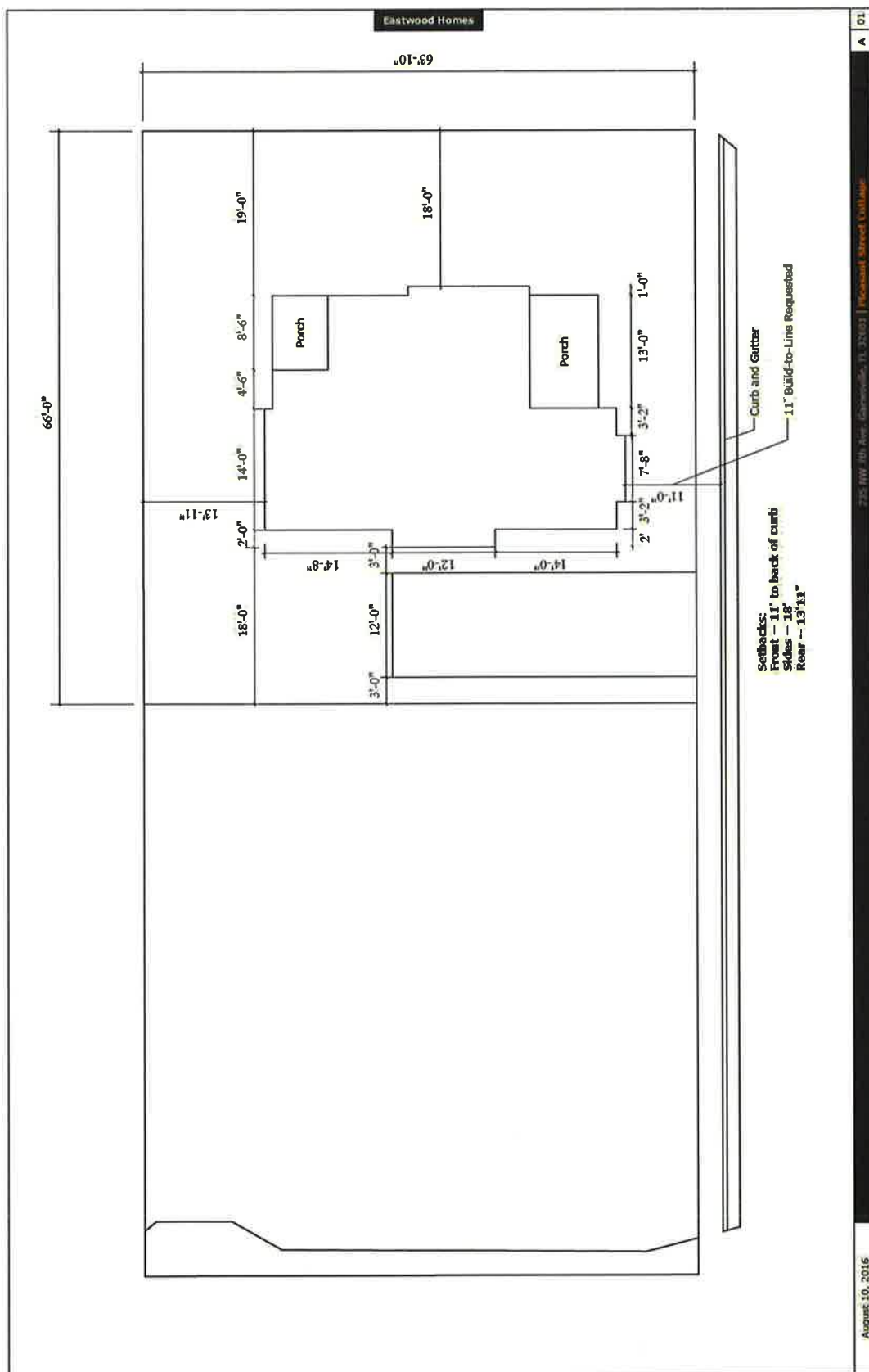
Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used in new construction. Buildings in the Pleasant Street, Northeast and Southeast Districts exhibit a superb library of material juxtapositions, detailing, and craft.

Exhibit 2- Site Photos



Top: Aerial Photo shows the empty lot at the southwest corner of NW 7th Avenue and NW 3rd Street.

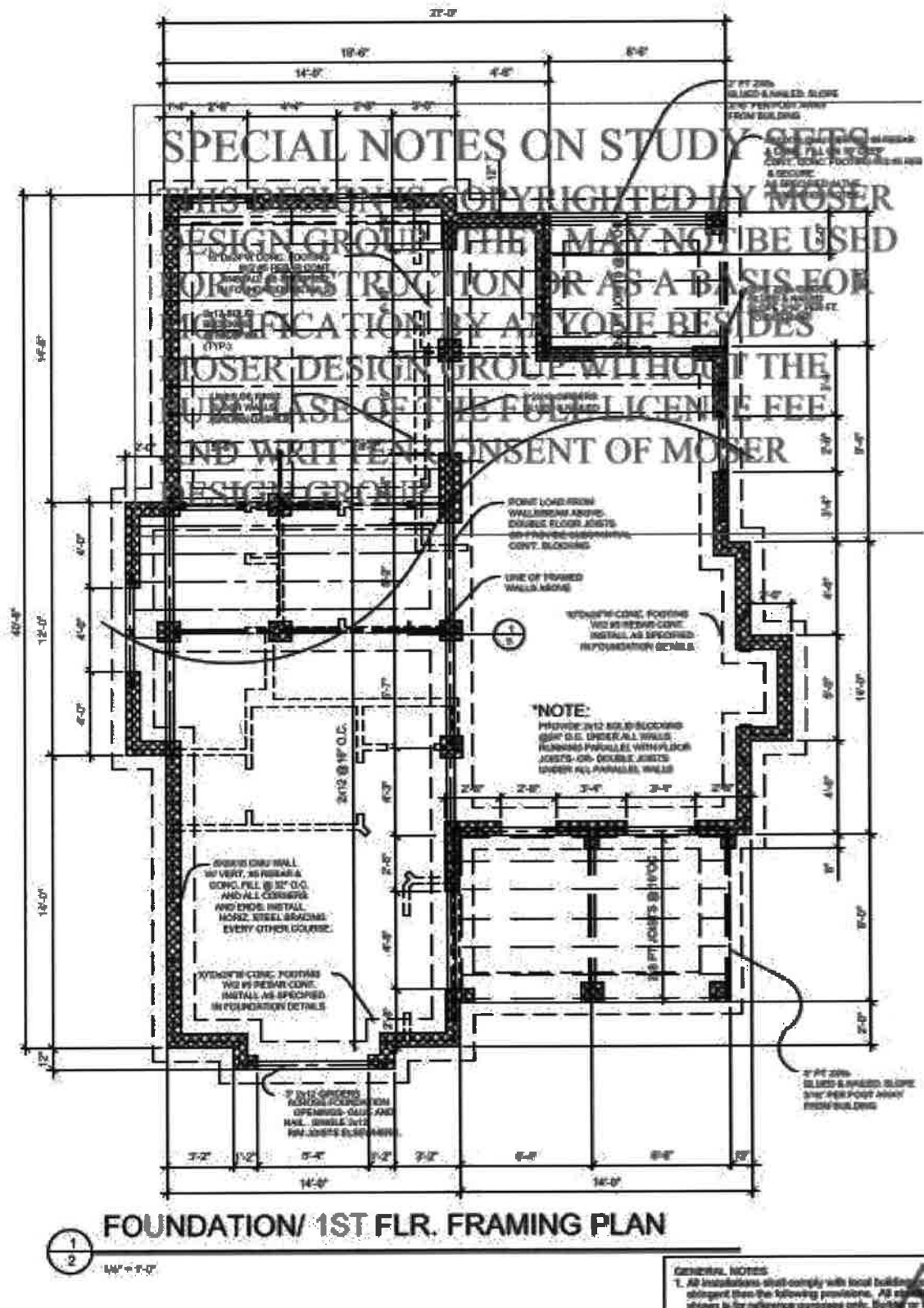
Bottom: View from NW 7th Avenue of the empty lot. The blue house beyond is the adjacent property, new construction that was approved in September of last year (HP-15-41).



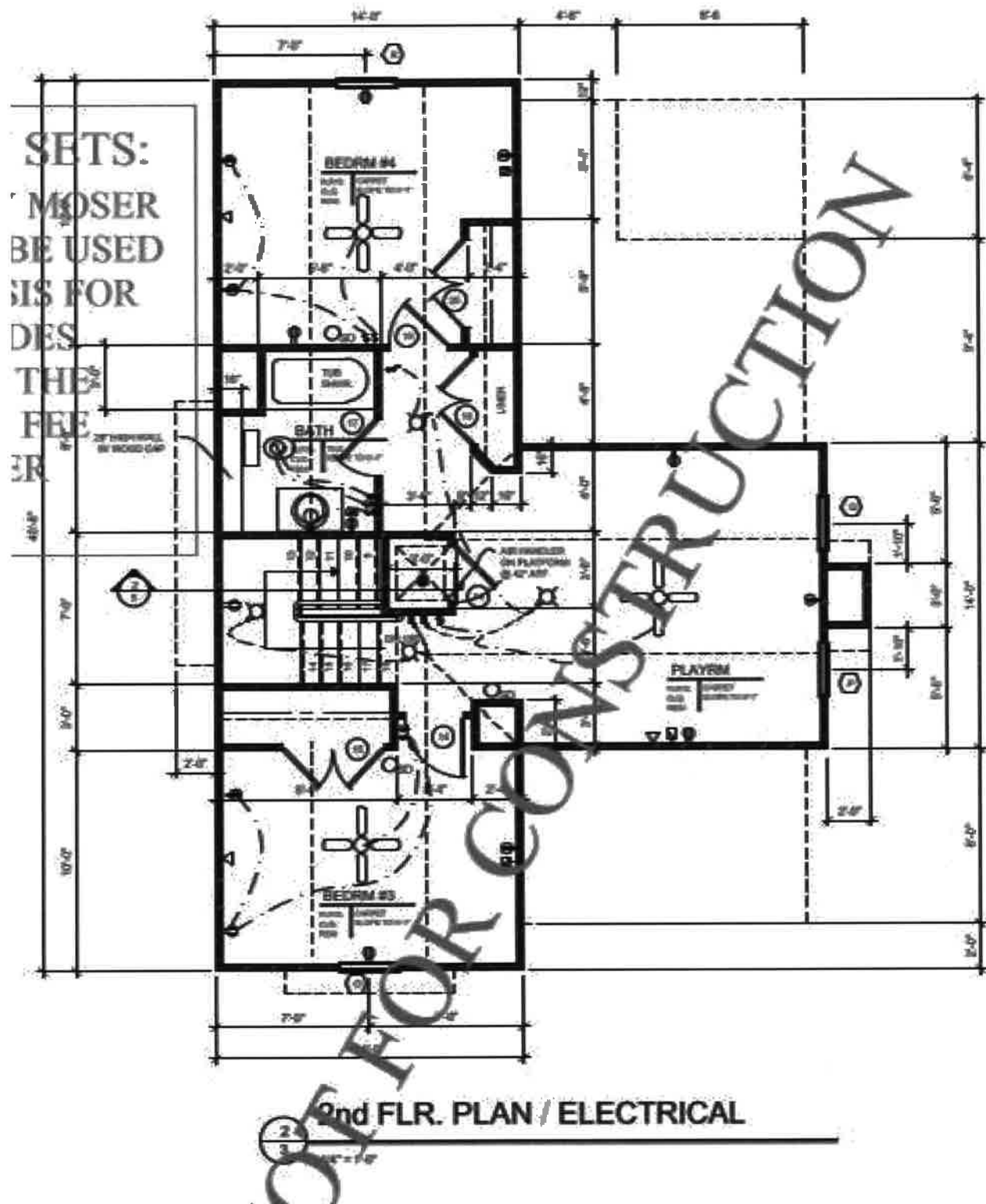


Front Elevation, facing NW 3rd Street: The three-dimensional form of the house will be a 1 ½ story “gable-end-and-wing” house, with a small front porch. The chimney will not be included in the proposed design.

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Foundation Plan: The chimney will not be included in the proposed design.

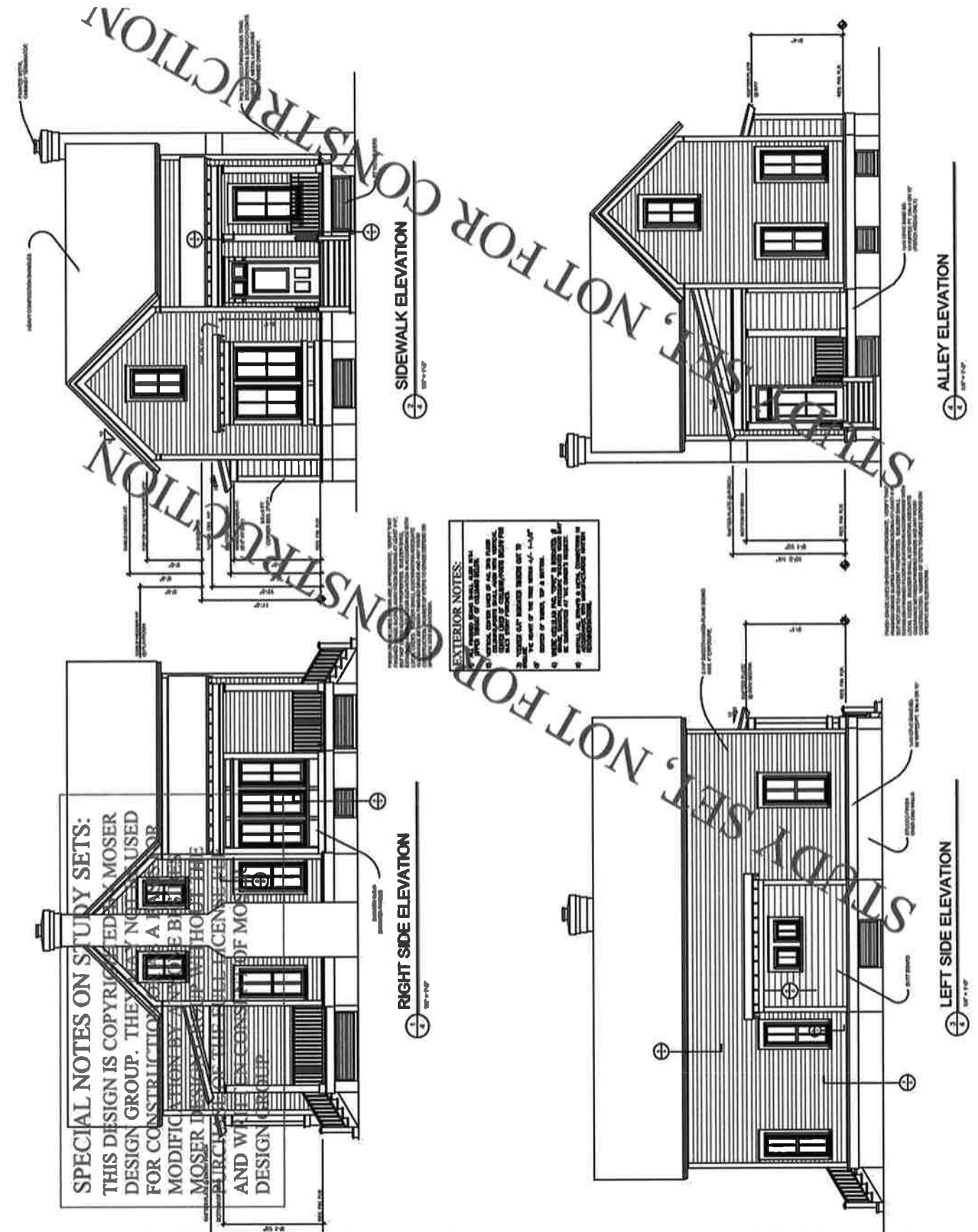


2nd Floor Plan: The chimney will not be included in the proposed design.



- 1) TYPICAL ROOF PITCH: 12/12
- 2) TYPICAL OVERHANG: 1'-4"
- 3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR
- 4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL
- 5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS

Roof Plan: The chimney will not be included in the proposed design.



Design Intent Elevations: (clockwise from upper left) NW 3rd Street (west) elevation, Rear (east) elevation, Side (north) elevation, side (south) elevation. The chimney will not be included in the proposed design.



Exhibit 4- Context Photos



Houses in the immediate vicinity are mostly one-story, wood frame vernacular. There is an even mixture of gable-end and gable-front forms. Shotguns, bungalows and gable-end-and-wing are prevalent. The top photo is the new house to the south, approved in September 2015. The remaining photos in the exhibit are along NW 3rd Street to the immediate north and south.

Exhibit 4- Context Photos



Houses in the immediate vicinity are mostly one-story, wood frame vernacular. There is an even mixture of gable-end and gable-front forms. Shotguns, bungalows and gable-end-and-wing are prevalent. The photos in the exhibit are along NW 3rd Street to the immediate north and south.

Exhibit 4- Context Photos



Houses in the immediate vicinity are mostly one-story, wood frame vernacular. There is an even mixture of gable-end and gable-front forms. Shotguns, bungalows and gable-end-and-wing are prevalent. The photos in the exhibit are along NW 3rd Street to the immediate north and south.

Exhibit 4- Context Photos



Houses in the immediate vicinity are mostly one-story, wood frame vernacular. There is an even mixture of gable-end and gable-front forms. Shotguns, bungalows and gable-end-and-wing are prevalent. The photos in the exhibit are along NW 3rd Street to the immediate north and south.

Exhibit 5- COA Application

CITY OF GAINESVILLE FLORIDA		HISTORIC PRESERVATION BOARD																			
COA APPLICATION ■ REQUIREMENTS																					
Planning & Development Services 306 N.E. 6th Avenue Gainesville, Florida 32601 352.334.5022 Fax 352.334.3259 www.cityofgainesville.org/planningdepartment																					
REQUIREMENTS		PROJECT TYPE: Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Relocation <input type="checkbox"/> Repair <input type="checkbox"/> Fence <input type="checkbox"/> Re-roof <input type="checkbox"/> Other <input type="checkbox"/> 2 X																			
CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022		PROJECT LOCATION: Historic District: Pleasant Street Site Address: NW 3rd Street & 7th Ave Tax Parcel #: 14385-000-000																			
REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)		<table border="1"><thead><tr><th>OWNER</th><th>APPLICANT OR AGENT</th></tr></thead><tbody><tr><td>Owner(s) Name ANDREW COFFEY Eastwood Holdings I, LLC</td><td>Applicant Name</td></tr><tr><td>Corporation or Company</td><td>Corporation or Company</td></tr><tr><td>Street Address 300 E. University Ave, Suite 110</td><td>Street Address</td></tr><tr><td>City State Zip Gainesville, FL 32601</td><td>City State Zip</td></tr><tr><td>Home Telephone Number 352-335-8442</td><td>Home Telephone Number</td></tr><tr><td>Cell Phone Number</td><td>Cell Phone Number</td></tr><tr><td>Fax Number</td><td>Fax Number</td></tr><tr><td>E-Mail Address andy@eastwood-homes.com</td><td>E-Mail Address</td></tr></tbody></table>		OWNER	APPLICANT OR AGENT	Owner(s) Name ANDREW COFFEY Eastwood Holdings I, LLC	Applicant Name	Corporation or Company	Corporation or Company	Street Address 300 E. University Ave, Suite 110	Street Address	City State Zip Gainesville, FL 32601	City State Zip	Home Telephone Number 352-335-8442	Home Telephone Number	Cell Phone Number	Cell Phone Number	Fax Number	Fax Number	E-Mail Address andy@eastwood-homes.com	E-Mail Address
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Cell Phone Number	Cell Phone Number																				
Fax Number	Fax Number																				
E-Mail Address andy@eastwood-homes.com	E-Mail Address																				
PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING: 1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS. LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION A SITE PLAN OR CERTIFIED SURVEY PHOTOGRAPHS OF EXISTING CONDITIONS ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY		TO BE COMPLETED BY CITY STAFF (Prior to Submittal) Fee: \$ EZ Fee: \$ 54.88 pd																			
AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.		HP # 16-73 Contributing Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Zoning RC Pre-Conference Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Application Complete Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Enterprise Zone Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Request for Modification of Setbacks Y <input checked="" type="checkbox"/> N <input type="checkbox"/>																			
MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS. FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY		<input type="checkbox"/> Staff Approval—No Fee (HP Planner initial) <input checked="" type="checkbox"/> Single-Family requiring Board approval (See Fee Schedule) <input type="checkbox"/> Multi-Family requiring Board approval (See Fee Schedule) <input type="checkbox"/> Ad Valorem Tax Exemption (See Fee Schedule) <input type="checkbox"/> After-The-Fact Certificate of Appropriateness (See Fee Schedule) <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)																			
RECEIVED		Received By Jason Simmons Date Received 8/1/16																			
STAMP																					

Revised February 24, 2016

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

CHECK TO SEE IF YOU
WOULD BE ELIGIBLE FOR A
TAX EXEMPTION FOR
REHABILITATION OF A
HISTORIC PROPERTY

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST
UNIVERSITY AVE,
GAINESVILLE, FL 32601, CITY
HALL AUDITORIUM AT 5:30PM.
THE SCHEDULE OF MEETINGS
IS AVAILABLE ON THE
PLANNING DEPARTMENT
WEBSITE.

THE HISTORIC PRESERVATION
OFFICE STAFF CAN PROVIDE
ASSISTANCE AND GUIDANCE
ON THE HP BOARD'S REVIEW
PROCESS, AND ARE AVAILABLE
TO MEET WITH PROPERTY
OWNERS OR AGENTS. IF YOU
NEED ASSISTANCE, PLEASE
CONTACT THE HISTORIC
PRESERVATION PLANNER AT
(352) 334-5022 OR (352) 334-
5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES
WHO REQUIRE ASSISTANCE TO
PARTICIPATE IN THE MEETING
ARE REQUESTED TO NOTIFY
THE EQUAL OPPORTUNITY
DEPARTMENT AT 334-5051
(TDD 334-2069) AT LEAST 48
HOURS PRIOR TO THE
MEETING DATE.
FOR ADDITIONAL
INFORMATION, PLEASE CALL
334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of a structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner

Applicant or Agent

Date

Date

2

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Vacant.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

2 single family homes

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

~~Requested 11' front build-to-line; 5' rear and side setbacks.~~

PREFER TO DWG

Exhibit 6- Zoning Modification Application

MISSING

Exhibit 7- Land Development Code: RC Districts

City of Gainesville Land Development Code Sec. 30-52. *Residential low density districts (RMF-5, RC and MH) (see Exhibit 5).*

TABLE 2. DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL
LOW DENSITY AND RC DISTRICTS
Principal Structures

	MH	RMF-5	RC
Maximum density	12 du/a	12 du/a	12 du/a
Minimum lot area ¹ :			
Single-family dwelling unit	3,000 sq. ft.	3,500 sq. ft.	3,000 sq. ft.
Two-family dwelling unit ¹	N/A	7,000 sq. ft. ²	6,000 sq. ft. ³
Three-family dwelling unit	N/A	10,500 sq. ft. ⁷	N/A
Four-family dwelling unit	N/A	14,000 sq. ft. ⁷	N/A
Minimum lot width at minimum front yard setback:			
Single-family dwelling unit	N/A	40 ft.	35 ft.
Two-family dwelling unit	N/A	75 ft. ⁴	70 ft. ⁴
Three-family dwelling unit	N/A	85 ft. ⁷	N/A
Four-family dwelling unit	N/A	100 ft. ⁷	N/A
Five and six-family dwelling unit		120 ft. ⁷	N/A
Minimum yard setbacks:			
Front	15 ft.	20 ft.	The average of the actual distance (up to 20 feet) between the street right-of- way and principal structures on the 2 adjoining lots, using 20 feet for any adjoining vacant lot.
Side (interior)	5 ft.	7.5 ft. ⁵	5 ft. ⁶
Side (street)	N/A	10 ft.	N/A
Rear	15 ft.	20 ft.	20 ft.
Maximum building height	25 ft.	3 stories	3 stories

Maximum lot coverage	N/A	35%	50%
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City of Gainesville Land Development Code Sec. 30-112(d)(4)b. Modification of Existing Zoning Requirement

*b. Modification of existing zoning requirements. The listing of a building, structure, object, site or district on the local register of historic places shall modify the regulations and procedures set forth in chapter 30 to the extent stated in this article. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designated department head or the appropriate board within the development review process may determine dimensional requirements such as front, side and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. **Any change shall be based on competent demonstration by the petitioner of the following:***

- 1. The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;**
- 2. The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear and side yard setbacks, maximum lot coverage and large floor area ratios;**
- 3. The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and**
- 4. The proposed complies with utility, stormwater, access requirements and other requirements related to site design in the land development code.**

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 days of the date from which the notice was mailed, the request shall be referred to the board of adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.