



HISTORIC PRESERVATION BOARD (HPB)

September 1, 2020 (Virtual Meeting)

Staff Report | HPB 20-50

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

www.cityofgainesville.org
HPB@cityofgainesville.org

Owner/Applicant:	Elliot Larkin – Larkin Rentals II LLC, owner
Property Address:	NE 9th Street (S of 835 NE 3rd Avenue)
Parcel(s):	11936-0002-000
Year Built:	N/A
Contributing Status:	Non-Contributing
District:	NE Residential Historic District
FL Master Site File #:	N/A
Current zoning:	U2
Existing uses on the site:	Vacant
Requested action:	Certificate of Appropriateness (COA) to construct a two-story, single-family dwelling. (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.



Figure 1- Location Map

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a two-story, single –family dwelling of approximately 2,045 sq. ft. under roof (1751 sq. ft. heated/cooled). The home will feature stemwall construction and utilize Hardilap cementitious siding, architectural shingles, and single-hung vinyl windows. The proposed project is the identical home (mirrored) to another being proposed on the adjacent parcel. The parcels measure 36.5’ wide by 100’ deep. The homes will be accessed through a shared curb cut.

The applicant is also seeking a modification to allow for the front porch depth to be reduced to 6’ from the 8’ that is required.

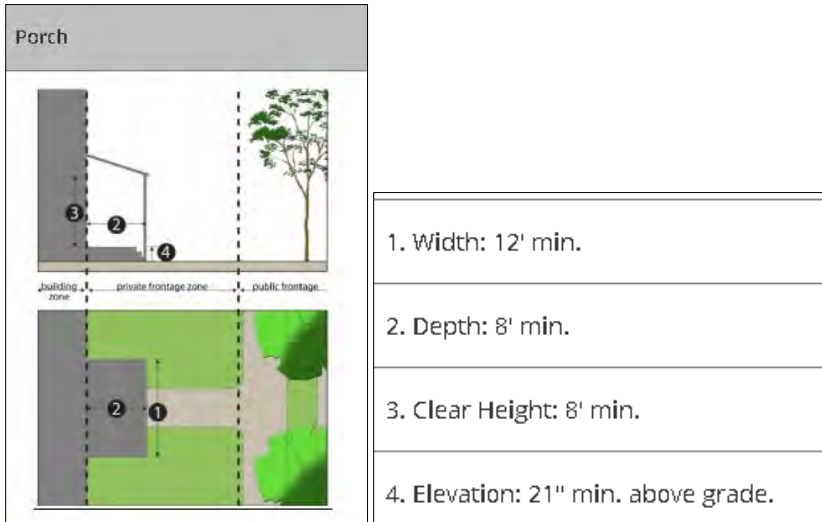


Figure 2 - Land Development Code Table V-3: Building Frontage Dimensional Standards

APPLICABLE GUIDELINES:

[Secretary of the Interior's Standards for Rehabilitation](#)

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.

[Historic Preservation Rehabilitation and Design Guidelines](#)

RECOMMENDED (pg. 167)

- Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.
- Employ contemporary design that is compatible with the character and feel of the historic district.

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.

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 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.

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 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 & 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.

[City of Gainesville Comprehensive Plan: Historic Preservation Element](#)

[City of Gainesville Code of Ordinances](#)

SEC. 30-4.28(D)

1. *Modification of existing zoning requirements.* Placement of sites, buildings, structures, objects, or districts on the local register of historic places is an overlay district classification, and the underlying zoning district categories are neither abandoned nor repealed. The existing regulations remain in effect and are modified only to the extent provided for in this section.
2. *Modification of dimensional requirements.* 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 designee 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:
 - a. The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;

- b. 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;
- c. The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and
- d. 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 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, 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.

ANALYSIS:

The proposed two-story single family dwelling is compatible in scale and massing with the neighborhood, but lacks a level of detail that is characteristic of the district. The project could be enhanced with modifications such as more traditional trim around doors and windows, simulated divided lites, foundation detailing and articulation such as false piers/ infill, more traditional window proportions, shutters, porch railings, etc.

The applicant is also requesting a modification of requirements for the Building Frontage Dimensional Standards as outlined in Land Development Code Table V-3. The request is for a reduction of front porch depth to 6' from the required 8'. Eight feet represents the standard acceptable minimum for front porch depths on new construction as shallower depths minimize functionality, rendering the porch more of a decorative element.

SEPTEMBER UPDATE:

The applicant has submitted revisions based on Board comment at its last meeting.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff recommends:

Approval of HP-20-50

MOTION TO CONSIDER:

I move to **approve or deny** HPB case number HP-20-50 **with or without** conditions;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-20-50, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HP-20-50 Application and Backup Materials

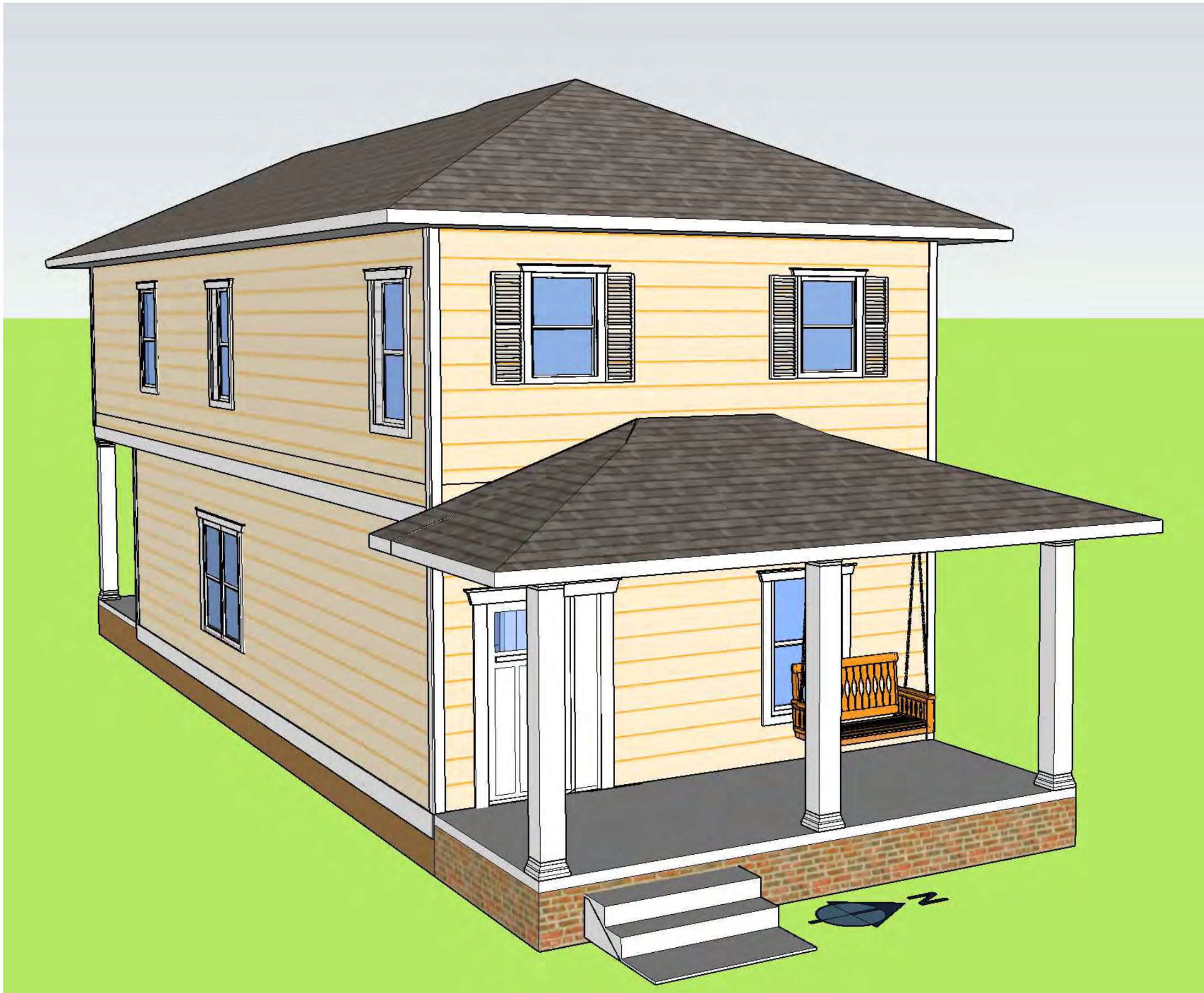
Respectfully Submitted,



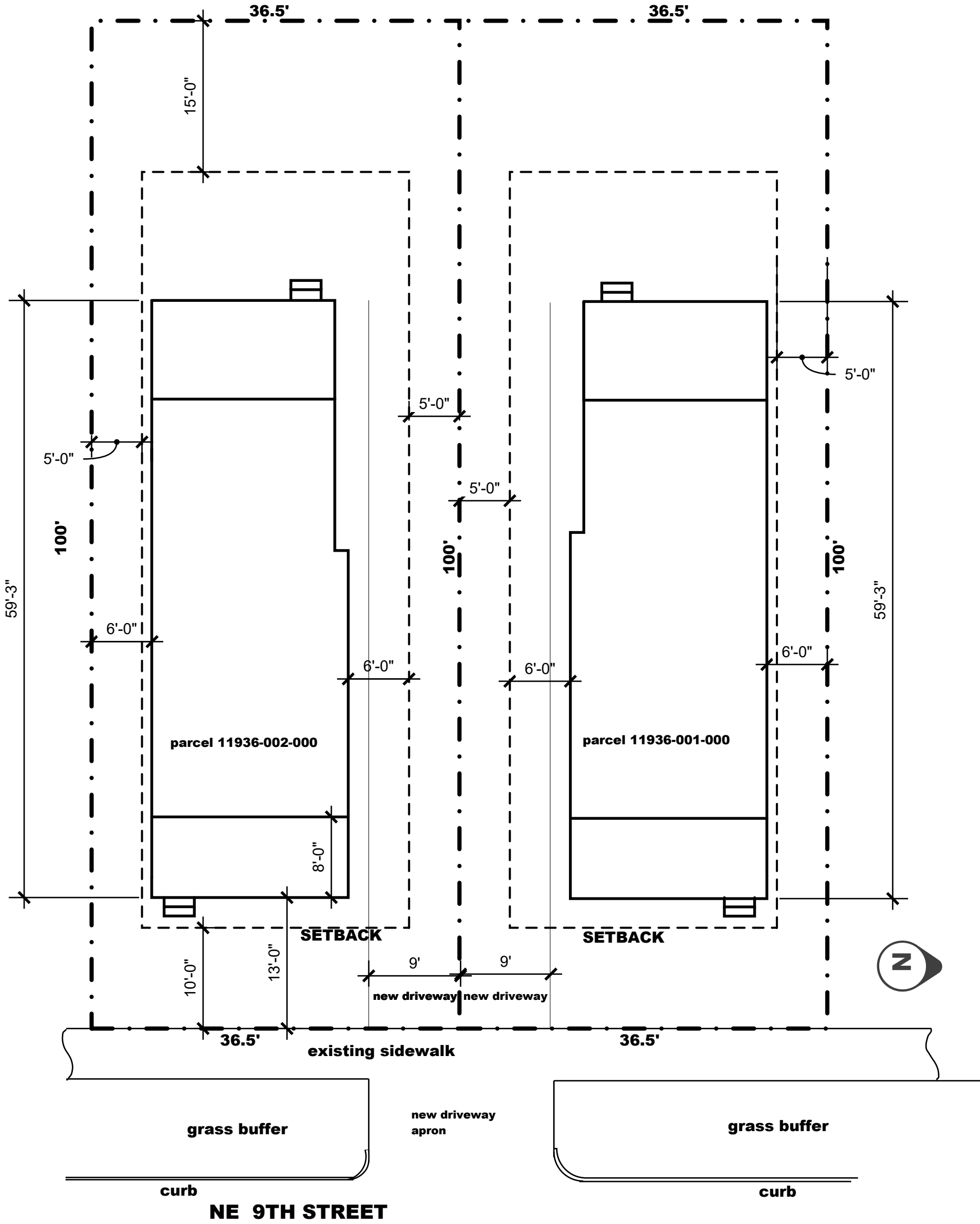
Salvatore J. Cumella
Historic Preservation Planner

LARKIN HOMES

NE 9TH ST.
GAINESVILLE, FL



FRONT 3D OF HOME ON LEFT OR S. SIDE OF DOUBLE LOT



2

SITE PLAN 1" = 10'

INDEX

C1 COVER SITE

A1 PLAN NO DIMENSIONS - 3ds

A1.1 PLAN W/ DIMENSION

A2 ELEVATIONS.

SUBCONTRACTORS AND CONTRACTORS SHALL BE IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL DISCREPANCIES WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.;

THIS DRAWING IS PROTECTED BY COMMON LAW COPY RIGHTS AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CHANGES TO THE DRAWING MAY ONLY BE MADE BY THE ARCHITECT. ANY OTHER CHANGES SHALL BE CONSTRUED AS A DEROGATION OF THE ARCHITECT'S COPY RIGHTS OR OTHER RESERVED RIGHTS.

VICTOR E RAYMOS JR.
ARCHITECT'S SEAL

NOT VALID WITHOUT ORIGINAL SIGNATURE, DATE & RAISED SEAL OR DIGITAL SIGNATURE & DATE.

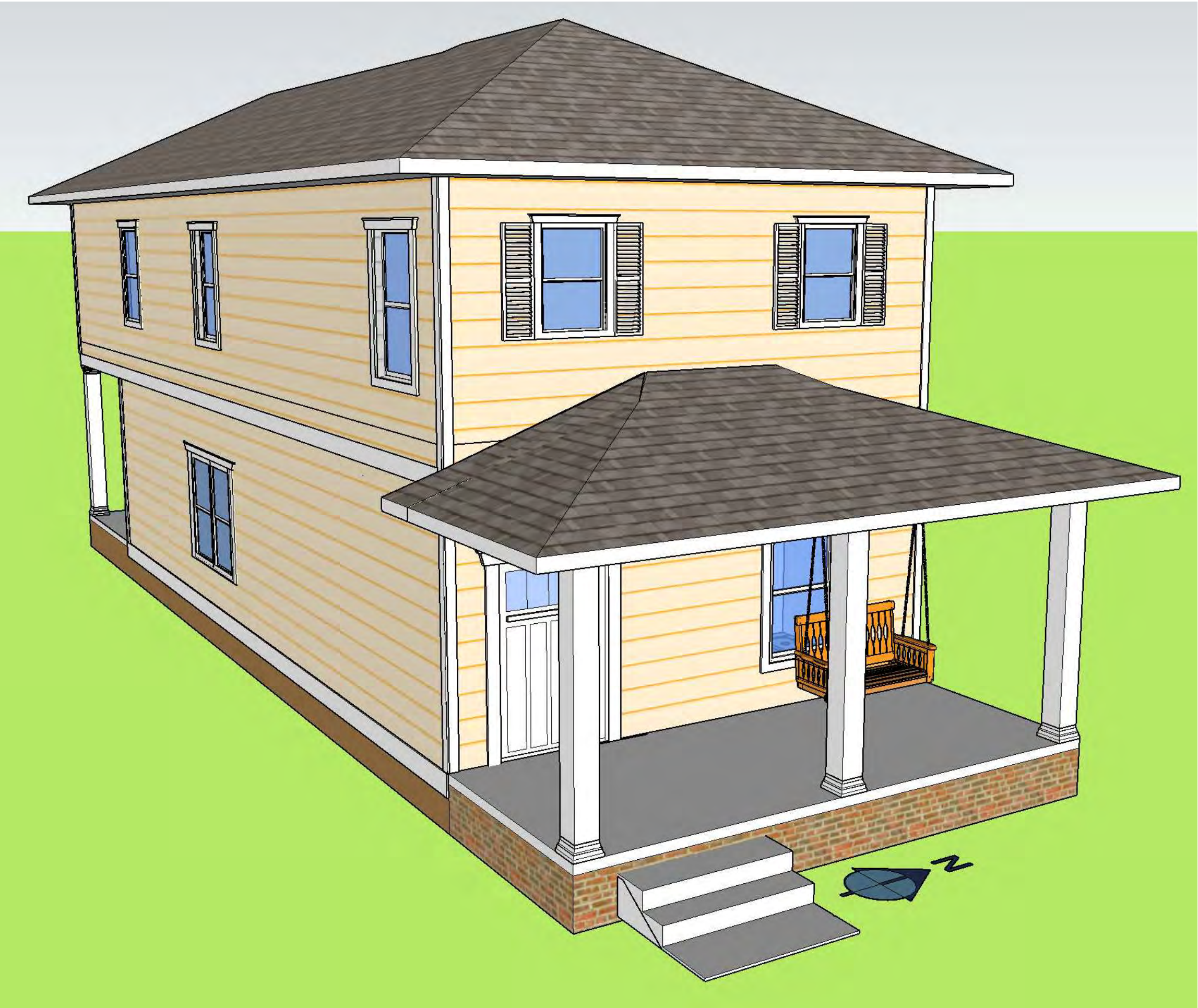
Larkin Home
Gainesville, FL

Job Number:585

Document Date:
8/16/20

rev.	date	remark
------	------	--------

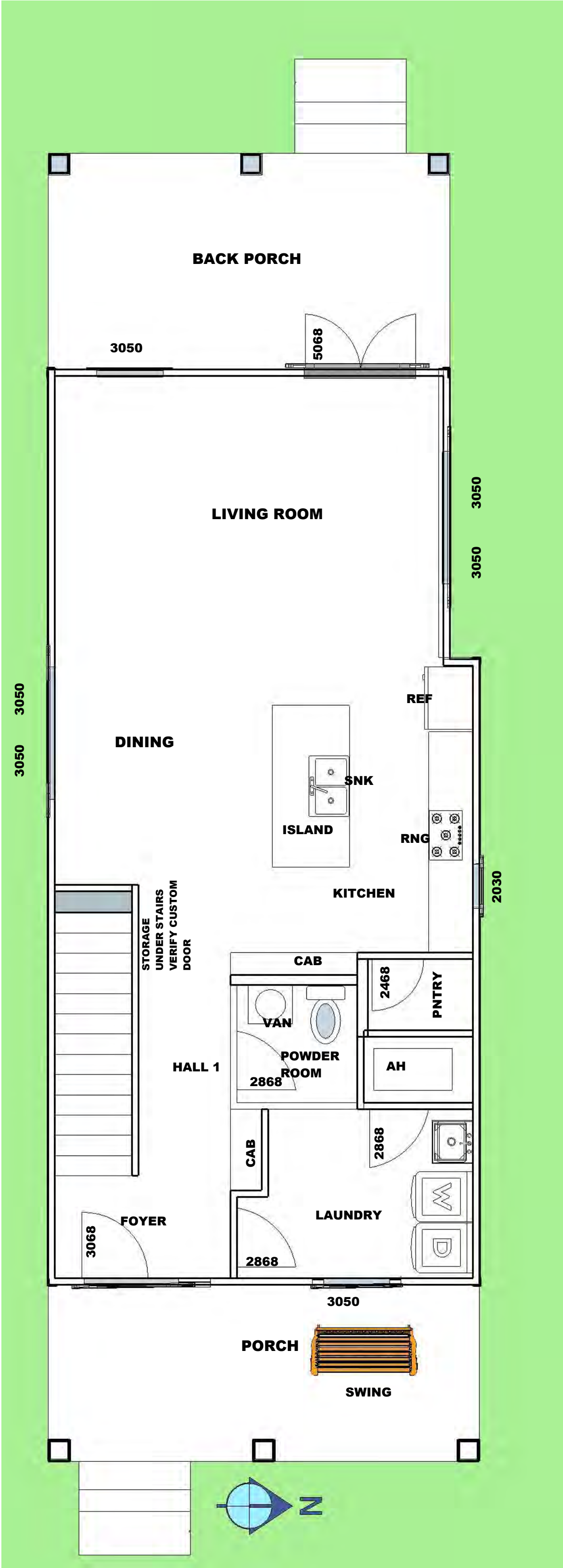
C1



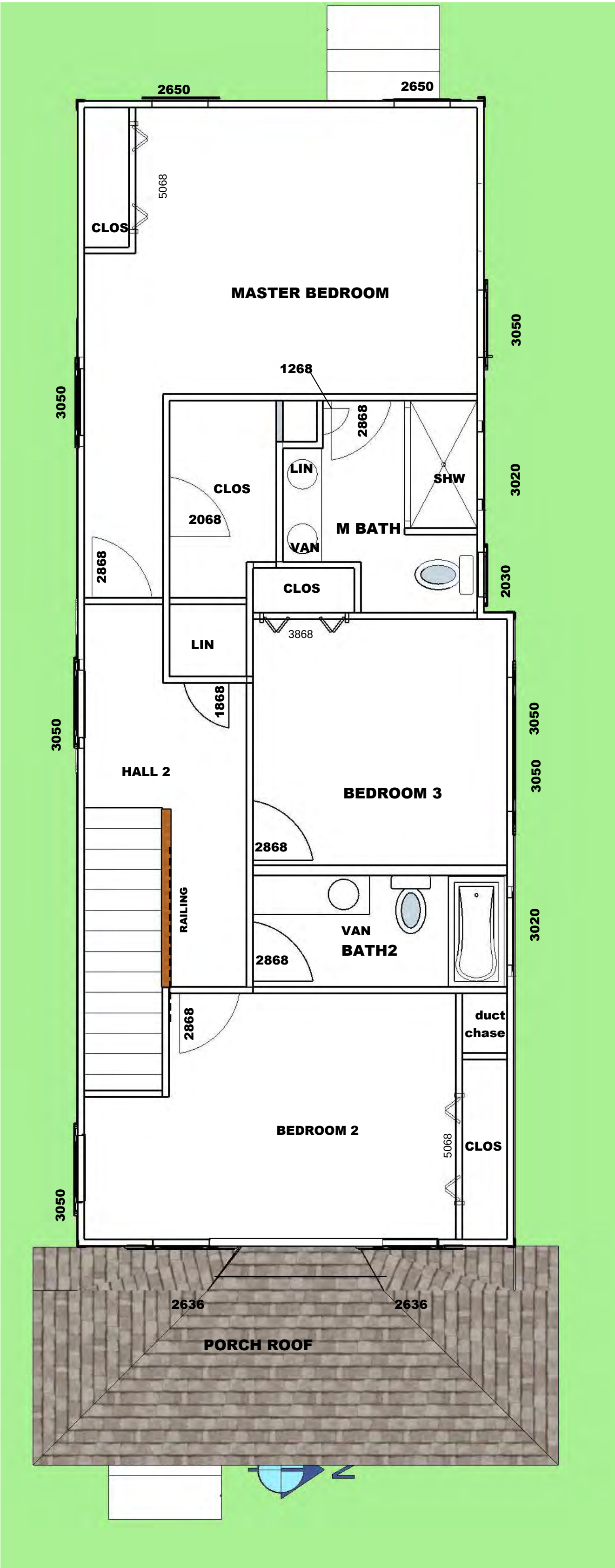
FRONT 3D



BACK 3D



1ST FLOOR PLAN 1/4" = 1'-0"



2ND FLOOR PLAN 1/4" = 1'-0"

SUBCONTRACTORS AND CONTRACTORS SHALL BE IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL DISCREPANCIES WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.

THIS DRAWING IS PROTECTED BY COMMON LAW COPY RIGHTS AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CHANGES TO THE DRAWING MAY ONLY BE MADE BY THE ARCHITECT. ANY OTHER CHANGES SHALL BE CONSTRUED AS A DEROGATION OF THE ARCHITECT'S COPY RIGHTS OR OTHER RESERVED RIGHTS.

VICTOR E RAYMOS JR.
ARCHITECT'S SEAL
NOT VALID WITHOUT ORIGINAL SIGNATURE, DATE & RAISED SEAL OR DIGITAL SIGNATURE & DATE.

Larkin Home

Gainesville, FL

Job Number:585

Document Date:
8/16/20

rev. date remark

SUBCONTRACTORS AND CONTRACTORS SHALL BE IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL DISCREPANCIES WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.;

THIS DRAWING IS PROTECTED BY COMMON LAW COPY RIGHTS AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CHANGES TO THE DRAWING MAY ONLY BE MADE BY THE ARCHITECT. ANY OTHER CHANGES SHALL BE CONSTRUED AS A DEROGATION OF THE ARCHITECT'S COPY RIGHTS OR OTHER RESERVED RIGHTS.

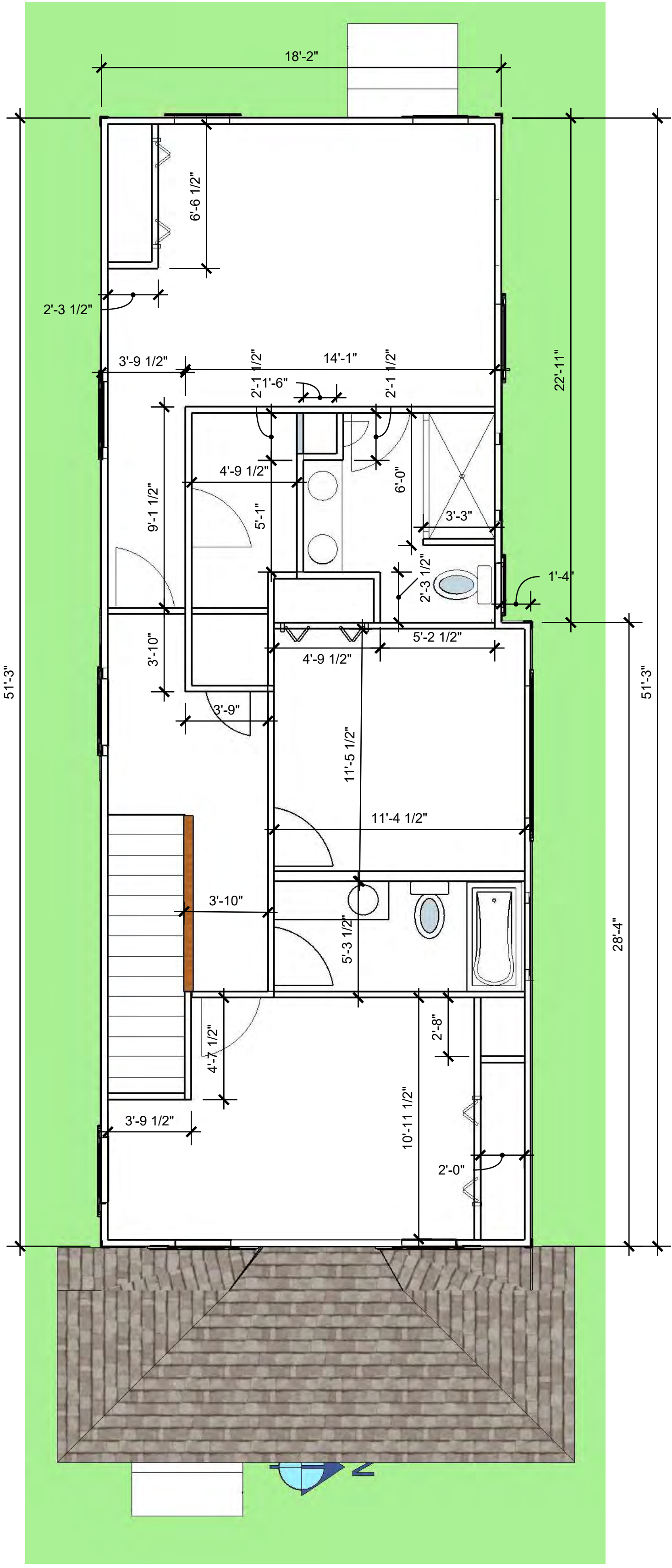
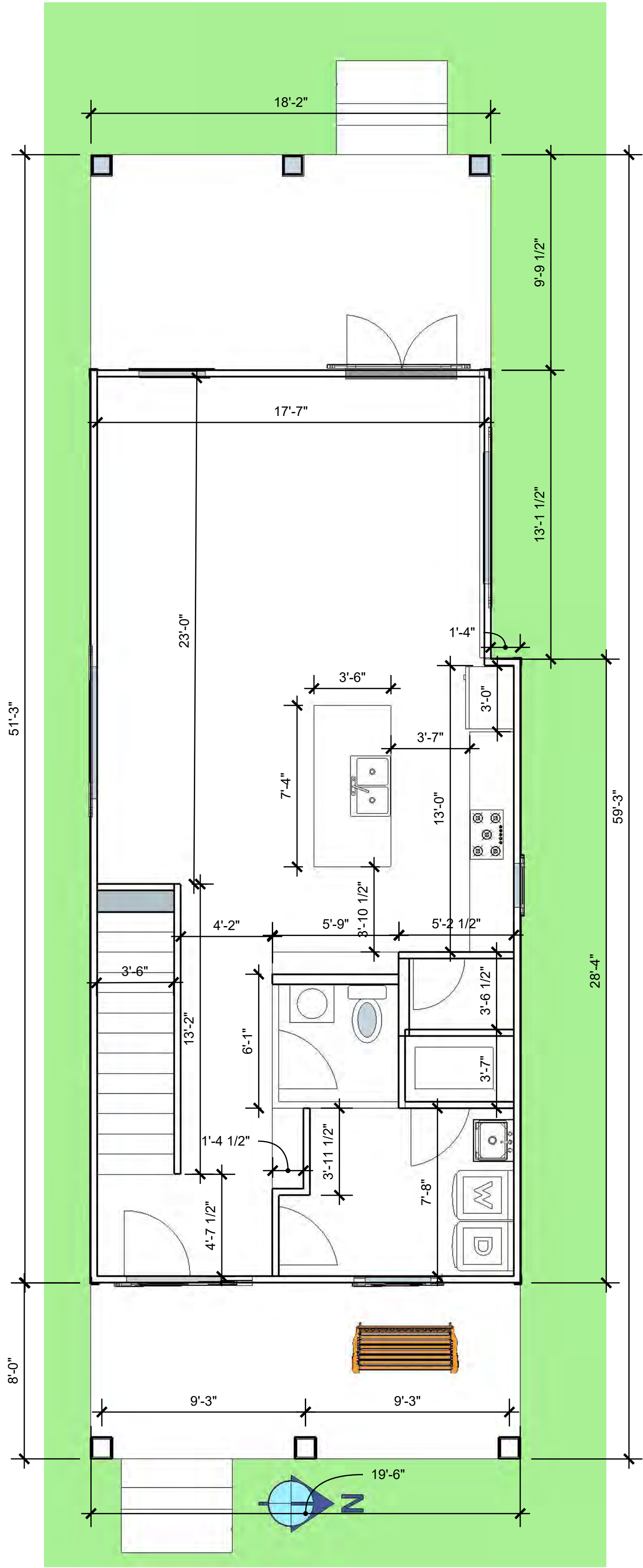
VICTOR E RAYMOS JR.
ARCHITECT'S SEAL
NOT VALID WITHOUT ORIGINAL SIGNATURE, DATE & RAISED SEAL OR DIGITAL SIGNATURE & DATE.

Larkin Home
Gainesville, FL

Job Number:585

Document Date:
8/16/20

rev.	date	remark
------	------	--------



SUBCONTRACTORS AND CONTRACTORS SHALL BE IN CONFORMANCE WITH APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES. ALL DISCREPANCIES WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING. VERIFY ALL FIELD CONDITIONS AND DIMENSIONS.;

THIS DRAWING IS PROTECTED BY COMMON LAW COPY RIGHTS AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CHANGES TO THE DRAWING MAY ONLY BE MADE BY THE ARCHITECT. ANY OTHER CHANGES SHALL BE CONSTRUED AS A DEROGATION OF THE ARCHITECT'S COPY RIGHTS OR OTHER RESERVED RIGHTS.

VICTOR E RAYMOS JR.
ARCHITECT'S SEAL
NOT VALID WITHOUT ORIGINAL SIGNATURE, DATE & RAISED SEAL OR DIGITAL SIGNATURE & DATE.



1 FRONT ELEVATION
A2 1/4" = 1'-0"



2 RIGHT ELEVATION
A2 1/4" = 1'-0"



3 BACK ELEVATION
A2 1/4" = 1'-0"



4 LEFT ELEVATION
A2 1/4" = 1'-0"

Larkin Home

Gainesville, FL

Job Number:585

Document Date:
8/16/20

rev.	date	remark
------	------	--------

A2