



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:

December 1, 2020

ITEM NO:

#13 under New Business

PROJECT NAME AND NUMBER:

HP-20-00111, 626 NW 1st Street

APPLICATION TYPE:

Quasi-Judicial: New construction of a
residential dwelling

RECOMMENDATION:

Staff recommends approval with
recommendations as noted under
"Recommendations" at the end of this report.

CITY PROJECT CONTACT:

Jason Simmons

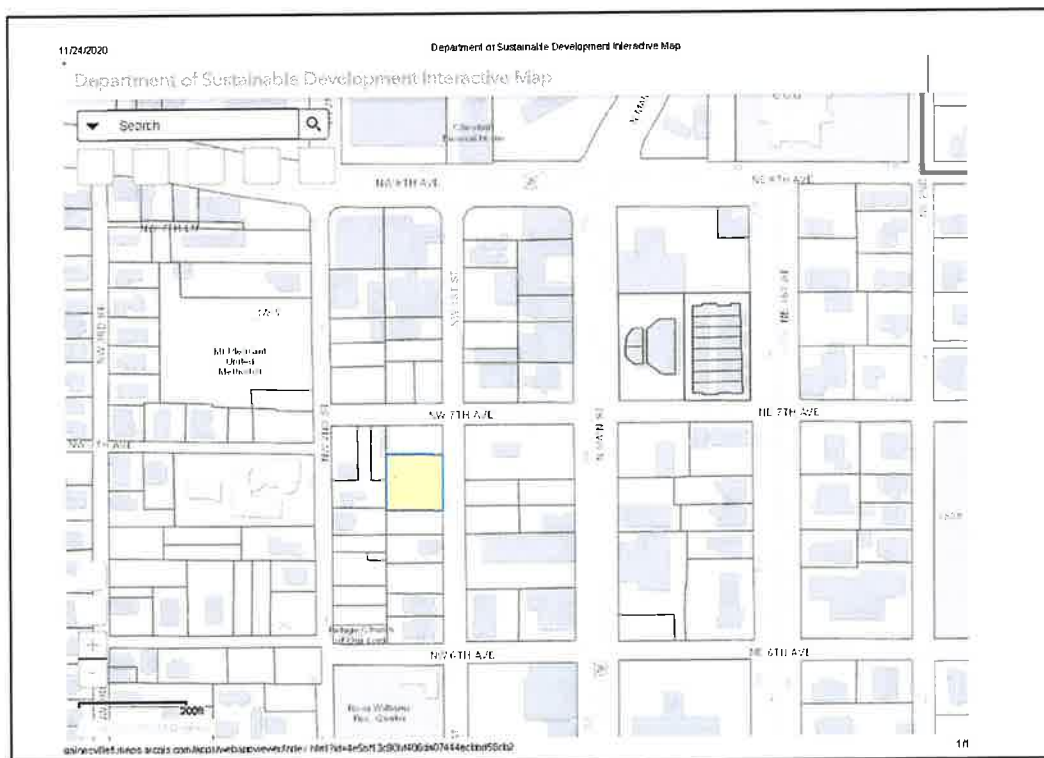


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Alan G. Weinstein
Property Owner(s): Alan G. Weinstein

SITE INFORMATION:

Address: 626 NW 1st Street
Parcel Number(s): 14941-000-000 & 14941-001-000
Existing Use(s): Vacant
Zoning Designation(s): RC
Historic District Pleasant Street
Historic District Status: NA
Date of construction: NA

PURPOSE AND DESCRIPTION:

Petition HP-20-111. Alan G. Weinstein, owner. Certificate of Appropriateness to construct a single-family dwelling. Located at 626 NW 1st Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The property is located at 626 NW 1st Street on the west side, with a zoning designation of RC (Residential Conservation) (See Figure 1). The site was a combination of two tax parcels (14941-000-000 & 14941-001-000) which have since been combined into one tax parcel, 14191-000-000. The site is located in the Pleasant Street Historic District and is approximately 0.250 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

PROPOSED

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 3 bathrooms, with approximately 1,800 to 2,000 square feet of conditioned space and a detached garage of approximately 600 square feet. It will be a 1 story structure that will be facing NW 1st Street. The house will feature a brick foundation; horizontal siding; a fiberglass shingle roof; a stucco chimney; a 2-car detached garage with two garage doors and horizontal

siding; a breezeway connecting the house with the garage featuring brick and decorative metal; an arbor located in the back yard; and a pool with pavers around it. There is a proposed arch over the door in the breezeway and the house features several gable vents. (See elevations in Exhibit 3)

REVIEW

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.

This proposal is sited within Zone A. In general in the neighborhood, the majority of two-story residences in the Pleasant Street Historic District are located in Zone B, or at the north border of the district with very few two-story houses throughout Zone A. In recent years however, there have been more two-story homes that have been proposed and are currently built or under construction throughout Zone A and not just on the north border.

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.

Setting

- *Entrances: facing all primary streets.*
- *Streetscape features: minimal sidewalks, some 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, institutional*
- *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.

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.

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.

The review is based on the Secretary of the Interior's Standards and City of Gainesville's *Historic Preservation Rehabilitation & Design Guidelines*.

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

Attached are the Design Guidelines for New Construction in the Pleasant Street Historic District.

The proposed new structure was reviewed in light of the 11 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines. New construction should 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.

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 Guidelines state that rhythm is the layering of many features that add up to what is generally described as “character.” The careful placement of buildings on lots is essential to maintaining the building patterns of each district. The construction of the 1 story residence with a compatible setback to other buildings in the area will improve the rhythm of the street as the new structure will be consistent in scale and spacing with the adjacent historic contributing buildings. It will also occupy a vacant lot, thus filling in a “gap” in the street rhythm.

Compatible

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'.

The applicants did not provide setbacks on the drawings. The required front yard setback in the RC zoning district is ten feet. The applicants are indicating an approximately 10 foot setback from the property line to the front of the porch on NW 1st Street. The required side yard setback in the RC district is five feet; the applicants are indicating much more than the 5 foot required setback from the property lines to the side walls of the building. The required rear yard setback is 20 feet in the RC zoning district and the rear setback for the proposed structure cannot yet be determined.

Compatible

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 proposed new 1 story structure is comparable in height to the surrounding historic buildings and compatible with new construction in the area. The RC zoning district allows a maximum height of up to three stories.

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.

The material to be used for the roof is fiberglass shingles. The proposed roof is consistent with roofing styles found throughout the Pleasant Street Historic District.

Compatible

5. *Rhythm of Entrances and Porches.* In the Pleasant Street Historic District, entrances face all primary streets and repetitive features are porches.

The Guidelines state that 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 maintains the same relationship of the front door entry and porch to the street, with adequate space for outdoor furniture.

Compatible

6. *Walls of Continuity.* In the Pleasant Street Historic District, streetscape features are minimal sidewalks, fence lined properties, concrete curbing, and no walls.

Compatible

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 building scale is relatively small, with one-story residences, low pitch roofs, regular openings and details that keep the scale small. The proposed new structure is bigger in scale than the typical and adjacent structures in terms of massing and size, composition of openings, roof forms and details to the building mass and its configuration. However it appears to be compatible in scale to recent new construction in the area.

Compatible

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 subject property, 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 subject property, the horizontal orientation of the proposed house is appropriate and complies with the guidelines.

Compatible

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 are a variety of proportional relationships in the historic district. The proposed new structure has compatible height with its adjacent neighbors and a proposed width not out of scale with structures throughout the Pleasant Street Historic District.

Compatible

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.

Compatible

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.

The rhythm of solids to voids is appropriate for the historic district, as there is more wall surface than window surface.

Compatible

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.
- Provide information sheets for the proposed windows, doors, and roofing material.
- Notify staff of any changes during construction.

| |
|--------------------------|
| LIST OF EXHIBITS: |
|--------------------------|

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | <i>City Of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Site Plan, Elevations, and Floor Plan |

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

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.

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

Thomas Center Building
306 NE 6th Ave Gainesville, FL 32601
352-393-5022
www.cityofgainesville.org
HPB@cityofgainesville.org

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

| Type of Review | Fee | EZ Fee |
|---|---------------------------------|---------------------------------|
| Certificate of Appropriateness (COA): Staff Review | FREE | FREE |
| Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure | \$127.50 | \$63.75 |
| Certificate of Appropriateness (COA): Board Review - All Other Structures | \$638.25 | \$319.13 |
| After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA | \$473.25 + above applicable fee | \$473.25 + above applicable fee |

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- ☒ New Construction
 ☐ Addition
 ☐ Alteration
 ☐ Demolition
 ☐ Fence
☐ Relocation
 ☐ Repair
 ☐ Re-roof
 ☐ Sign
 ☐ Request to lift demolition delay
☐ Other:
 ☐ Amendment to COA (HP ___ - ___)

APPROVAL TYPE:

See Certificate of Appropriateness Matrix

- ☐ Staff Approval
☒ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY INFORMATION: Property information can be found at the Alachua County Property Appraiser's Website

Historic District: ☐ Northeast (Duckpond) ☐ Southeast ☒ Pleasant Street
☐ University Heights (North) ☐ University Heights (South) ☐ Not in an HD
 Site Address 646 NW 1st St, Gainesville FL 32601
 Parcel ID #(s) 14191 = 14191-001 (Pending to be combined)

OWNER OF RECORD

As recorded with the Alachua County Property Appraiser

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

Owner(s) Name

Alan G. Weinstein

Applicant Name

Company (if applicable)

Company (if applicable)

Street Address

2242 NW 2nd Ave.

Street Address

City, State Zip

Gainesville FL 32603

City State Zip

Telephone Number

(352) 222-1422

Telephone Number

E-Mail Address

AGW1967@yahoo.com

E-Mail Address

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

| Application Deadline (12:30PM) | Dec 02 2019 | Jan 06 2020 | Feb 03 2020 | Mar 02 2020 | Apr 09 2020 | May 04 2020 | Jun 04 2020 | Jul 06 2020 | Aug 03 2020 | Sep 07 2020 | Oct 05 2020 | Nov 02 2020 |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Meeting Date | Jan 07 2020 | Feb 04 2020 | Mar 03 2020 | Apr 07 2020 | May 05 2020 | Jun 02 2020 | Jul 07 2020 | Aug 04 2020 | Sep 01 2020 | Oct 06 2020 | Nov 03 2020 | Dec 01 2020 |



DID YOU REMEMBER...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable Guidelines;
- ☐ Review the Secretary of the Interior's Standards;
- ☐ A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- ☐ Historic preservation/conservation overlay - see Sec. 30-4.28.
- ☐ Historic Preservation Board - see Sec. 30-3.5.
- ☐ Variances - see Sec. 30-3.55.

The Code of Ordinances is available for review at
www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 - *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 - *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

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.

N/A

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.

N/A

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

N/A

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

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a Window Survey must be completed.

PROJECT DESCRIPTION

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).

*Single Family home with Free Standing Garage and pool.
(Please refer to drawings by Andy Kaplan, Architect).*

List proposed materials:

As per drawings

| Project Scope | Manufacturer | Product Description | Color (Name/Number) |
|---------------------|--------------|---------------------|------------------------|
| Exterior Fabric | | | |
| Doors | | | |
| Windows | | | |
| Roofing | | | |
| Fascia/Trim | | | |
| Foundation | | | |
| Shutters | | | |
| Porch/Deck | | | |
| Fencing | | | |
| Driveways/Sidewalks | | | |
| Signage | | | |
| Other | | | |

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

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 shall 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.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

N/A

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)

- ☐ Front, Side, Or Rear Building Setback Line
- ☐ Building Height
- ☐ Building Separation
- ☐ Floor Area Ratio
- ☐ Maximum Lot Coverage

| Required | Existing | Proposed |
|----------|----------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |

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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.


Alan G. Weinstein


Applicant (Signature)

10/30/20
Date

Alan G. Weinstein

Applicant (Print)

| | | | | |
|---|---------------------------------------|---|----------------------------------|--------------------------------------|
|  <p>Please submit this application and all required supporting materials via email to reg.tamplin@cityofgainesville.org</p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p> | TO BE COMPLETED BY CITY STAFF | | Date Received <i>10/30/20</i> | Received By: <i>Jason Simmons</i> |
| | HP 20-00111 | | | |
| | Zoning: <i>RC</i> | | | |
| | Contributing? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| | Pre-Conference? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| | Application Complete | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | Enterprise Zone? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| | Request for Modification of Setbacks? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| | | <input type="checkbox"/> Staff Approval — No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <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) | | |




City of Gainesville
Historic Landmark

HISTORIC

Alteration or Repair / ☐ Demolition ☐

New Construction / ☐

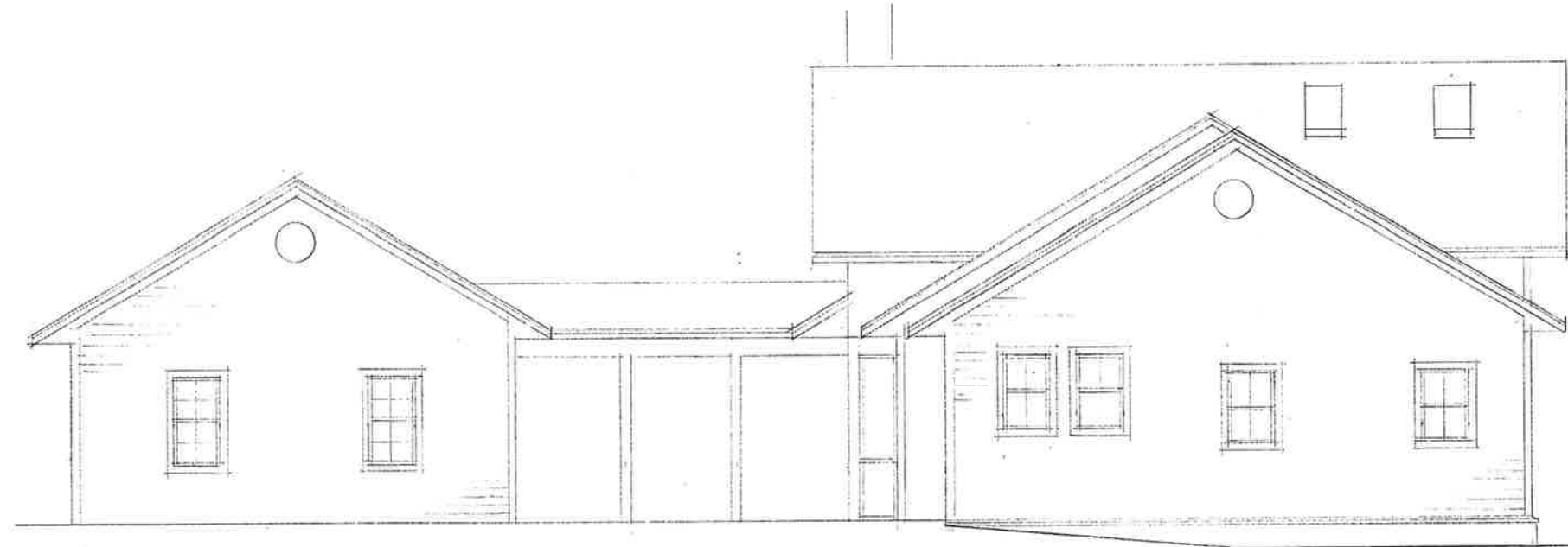
What to do next: many
options: www.gainesville.org



Gainesville
Citizen centered
People empowered



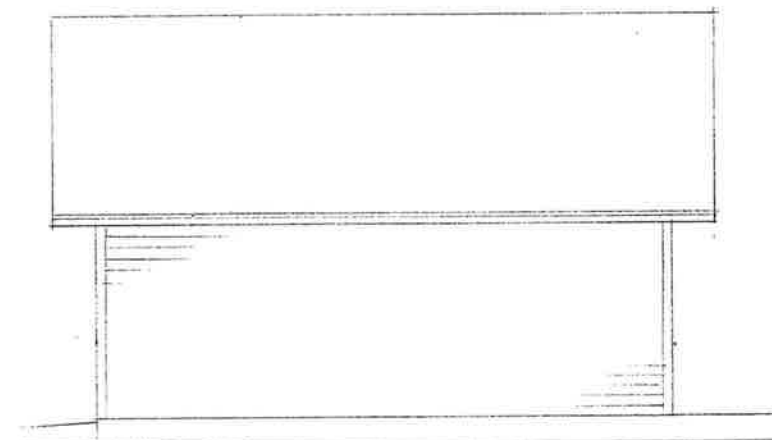




W E S T E L E V.
1/4"=1'



S O U T H E L E V.
1/4"=1'



GARAGE NORTH ELEV.
1/4"=1'

