



**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:	May 4, 2021
ITEM NO:	#5 under New Business
PROJECT NAME AND NUMBER:	HP-21-00039, 1021 NE 4 th Street
APPLICATION TYPE:	Quasi-Judicial: Install pool, masonry wall, and a fence
RECOMMENDATION:	Staff recommends approval of the application.
CITY PROJECT CONTACT:	Jason Simmons

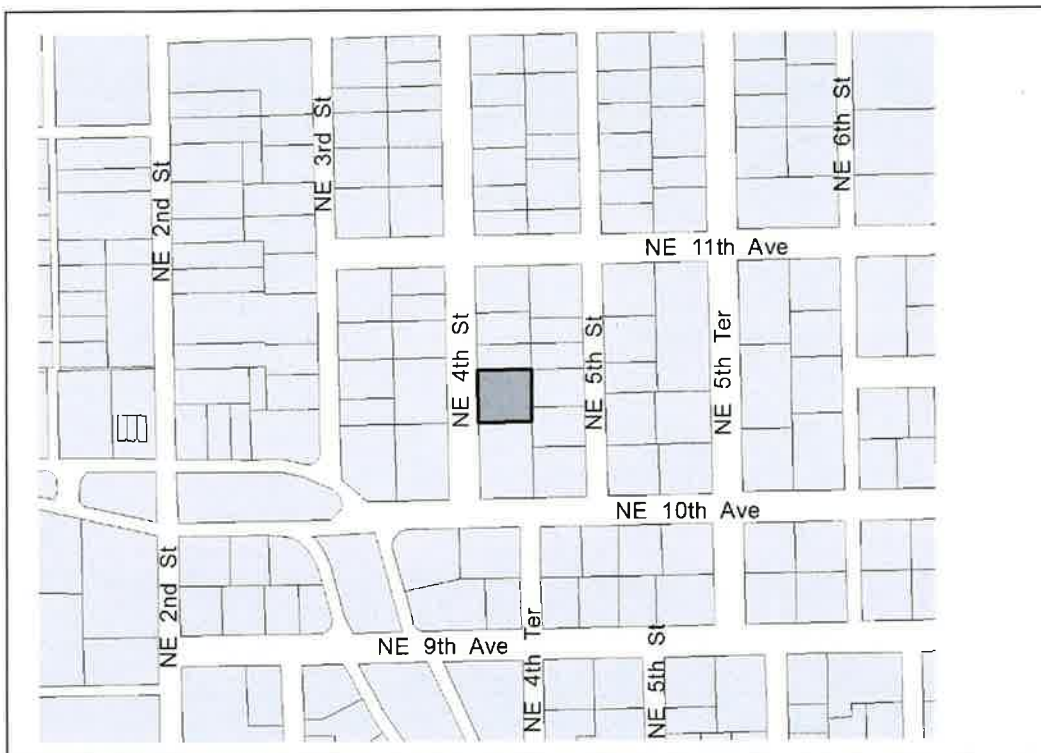


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Jay Reeves
Property Owner(s): Oscar Sanchez & Lida Rodriguez-Taseff

SITE INFORMATION:

Address: 1021 NE 4th Street
Parcel Number(s): 10316-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District: Northeast Residential
Historic District Status: Contributing
Date of construction: 1948 (ACPA), c. 1946 - 1949 per AL03445

PURPOSE AND DESCRIPTION:

Jay Reeves, agent for Oscar Sanchez & Lida Rodriguez-Taseff, owners. Certificate of Appropriateness for installation of a pool, a masonry wall and a fence for a single-family dwelling. Located at 1021 NE 4th Street. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The site contains a one-story gable-front and wing house, built in 1948 according to the Alachua County Property Appraisers Office and listed as a contributing structure to the Historic District. The site also contains a single-story, flat roofed, non-contributing garage with a studio that lies to the side of the principal structure. The property is zoned RSF-3 and is approximately 0.25 acres in size. The house has masonry bearing wall - brick shaped concrete block and is an example of the Early Ranch style. The roof has asphalt shingles over a low pitched wood structured gable roof. The interior walls are rough stucco plaster over concrete masonry unit (CMU) blocks. The doors and the primarily 3 over 1 windows are wood.

In March of 2020, this property received approval for the construction of two small additions and an alteration of the roof garage, along with approval of the Part 1 ad valorem tax exemption application (HP-20-8 & HP-20-22).

PROPOSED

The applicant is proposing a new in-ground swimming pool at the north side yard behind a front wall. A new 5 foot tall masonry block wall with smooth stucco and a 48 inch wood gate and a brick cap with five 16 inch by 16 inch brick topped columns at 5 feet 8 inches, to run for a distance of 64 linear feet and to be located flush with the front wall of the house and at the west elevation in front of the proposed pool. A new 6 foot tall wooden stockade fence is to be installed to match the existing fence at the north property line for a distance of 25 feet to connect with the proposed new wall.

During the review of HP-20-8 last year, the work proposed for the flat roofed garage with studio was to change the roofline in order to have a new conventionally framed gable roof to match the house. An existing door on the north side of the garage is to be removed and infilled with CMU block. A gable end will now face the street and a new carriage style roll up door was to replace the existing garage door. The gable end will have wood siding to match the house. The new garage roof will have architectural shingles to match the roof of the house. A revision was made to the proposed work on the garage that removes the 10 foot by 14.5 foot front portion of the structure, which will eliminate the garage use. The building will become a laundry room with a pool house/guest room. The west elevation will now include a pair of relocated wood windows from the house as part of the work to add additions.

REVIEW

The proposed five foot tall masonry wall in the front yard of the property is taller than the height that can be approved by staff and therefore requires approval of the Historic Preservation Board (HPB). In addition, the pool location requires approval of the HPB since it will be sited in front of the rear wall line of the principal building. Swimming pools should be located at the rear of a structure and not be visible from the front of the property. The only other statement about pools is about the pool enclosure to be set to the rear of the house, that it does not obscure significant features of the building, and is subordinate to the primary building. However these provisions are not applicable as there is no pool enclosure proposed with this application. Although the pool is proposed to be placed in the side yard of the house, the proposed wall will effectively screen the view of the pool from the front.

Both wall and fence are to be built in the field and are not pre-fabricated constructions. The wall is to have brick topped columns to provide vertical accent elements, and a wood gate will tie in to the existing wooden fencing on the property in terms of material. The 25 foot section of new wooden fencing will match and tie in to the existing fencing on the north property line and is in compliance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines for fencing because it is in the side and rear yard and does not extend in to the front yard beyond the front wall of the house, it is proposed to be made of wood, and it would be no greater than six feet in height.

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 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.

RECOMMENDATION

Staff recommends approval of the application.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines</i>:
Fences and Garden Walls; Landscape Structures |
| <u>Exhibit 2</u> | COA Application with Pictures |
| <u>Exhibit 3</u> | Florida Master Site File 8AL 3445 |
| <u>Exhibit 4</u> | Site Plan & Elevations |

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:

Fences and Garden Walls

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 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.*

Fences, walls and hedges can define the private landscape of personal property and make the spatial order of the district visible. Fences and walls designed in this manner combine personal expression with civic order.

The term “fence” generally applies to a lightweight construction of wood or metal whereas “wall” applies to a more substantial barrier constructed of stone or masonry. Hedges are lines of enclosure constructed of natural material such as shrubs or flowers. Trees may also be used to define space in the landscape.

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Grid wire fencing supported by metal, wood or masonry piers is acceptable if used as a support for plant materials.

Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Applicants who live on corner lots must design fences to comply with the City's intersection visibility requirements. The State of Florida's Department of Transportation and the City of Gainesville have adopted The American Association of State Highway and Transportation

Officials (AASHTO) guidelines for determining visibility at intersections. If you have any questions concerning the requirements, call the City of Gainesville's Public Works.

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

1. Use of stockade style fencing.
2. Use of chain link fencing.
3. Use of vinyl fencing.

Staff Approval Guidelines

Fences and walls extending in to the front yard beyond the front wall of the house or with a highly-visible side or rear yard must meet the following conditions:

Constructed of wrought iron, masonry, wood or stucco;

No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);

No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);

Where the lot is higher than the sidewalk or street, the fence height should be reduced, where practical, by the difference between the height of the lot and the sidewalk;

Align with adjacent fences, if appropriate, in terms of height (where permissible) and materials;

Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.

Comply with the AASHTO Standards.

New construction should include fence-lines/walls when adjacent to historic properties with fence-lines and walls.

Fences in backyards shall be no more than six feet in height and constructed of wood or masonry; and

Picket designs should draw inspiration from architectural elements of the historic structure.

Board Approval Guidelines

None required if all conditions are met.

Landscape Structures

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 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.*

Parks, streetscapes, lawns and gardens are highly significant components of historic districts. Built structures such as gazebos, pergolas, decks, patios, retaining walls and pools are often featured as principal elements in historic landscapes. Brick paved streets, patterned sidewalks, granite curbing and street trees are important urban design features.

Recommended

1. The design of landscape features should complement the character of the principal structure.
2. Swimming pools should be located at the rear of a structure and not be visible from the front of the property.

Not Recommended

1. Removing or altering historic landscape structures.
2. Adding new landscape features that obscure important architectural features of a historic structure.
3. The use of railroad ties as retaining walls.

Staff Approval Guidelines

Landscape structures which meet all of the italicized conditions can be approved by staff:

Can be located in front, side, or rear yard;

Are compatible with the scale, historic materials, style and detailing of the principal building; and

Do not obscure architectural details which are significant in defining the character of the historic structure.

Swimming pools that meet all of the italicized conditions can be approved by staff:

Sited behind the rear wall line of the principal building; and

The pool enclosure does not impact or obscure significant features of the building.

Board Approval Guidelines

Landscape structures should be constructed of materials that are compatible with and complement the design of the main structure.

A pool enclosure is acceptable provided that it is set to rear of the house and subordinate to the primary building. (See also "Auxiliary Structures.")

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

Thomas Center - Building B
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
☐ 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

Site Address 1021 N.E. 4th ST.Parcel ID #(s) 1031600000

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

RODRIGUEZ-TASEFF & SANCHEZ

Company (if applicable)

Street Address

110 WASHINGTON AVE

City State Zip

MIAMI BEACH, FL. 33139

Telephone Number

(305)-607-7931

E-Mail Address

OSCAR@OASMEDATION.COM

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

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

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).

A NEW IN GROUND POOL AT NORTH SIDE YARD BEHIND FRONT WALL OF HOUSE.

A NEW 5' MASONRY BLOCK WALL W/ SMOOTH STUCCO AND (1) 48" WOOD GATE AND BRICK CAP.

(5) 16"X16" BRICK TOPPED COLUMNS @ 5'-8" - 6' LF

LOCATE FLUSH W/ FRONT WALL OF HOUSE AND AT WEST ELEVATION IN FRONT OF POOL.

A NEW 6' STOCKADE FENCE (WOOD) TO MATCH EXISTING FENCE @ NORTH PROPERTY LINE FOR 25 L.F. TO NEW WALL ABOVE.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	Field Built	WOOD STOCKADE / CMU BLOCK	
Driveways/Sidewalks			
Signage			
Other		POOL - IN GROUND.	

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



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.

None

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.

RELOCATIONS (If Applicable)

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

None

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.

VARIANCE FROM EXISTING ZONING REQUIREMENTS (If Applicable)

Does this project require any variance from the Land Development Code (ex. setbacks, height, driveway widths, etc.)?

If so, a separate variance application will be required to be heard by the board either in advance or concurrently with this application. Separate variance application fees will apply.

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.

Applicant (Signature)

Date

Applicant (Print)



Please submit this application and all required supporting materials via email to

ceplanning@cityofgainesville.org

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF		Date Received <u>4/5/21</u>	Received By: <u>Jason Simmons</u>
HP <u>21-00039</u>		<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)	
Zoning: <u>RSF-3</u>			
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Request for Modification of Setbacks (or other variances)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		









HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 344
Recorder #
Field Date Summer 1996
Form Date January 1997

☒ Original
☐ Update

SITE NAMES (addr. if none) 1021 NE 4th Street [MULT. LIST. #8]
SURVEY Northeast Historic District Expansion [SURVEY #]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) see above
CROSS STREETS nearest/between
NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY Alachua TAX PARCEL # 10316
SUBDIVISION NAME Highland Heights BLOCK H LOT NO. 5-6
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☐ priv-indiv ☒ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park)
ROUTE TO

MAPPING

USGS 7.5' MAP NAME Gainesville, FL East
TOWNSHIP 9S RANGE 20E SECT. 33 1/4 3852 1/4-1/4 IRREG. SECT.? ☐ y ☒ x ☐ n
M: ZONE 16 17 EASTING 111101 NORTHING 111101
AT OR OTHER MAP (Map's name, location) PB B-9 City of Gainesville

DESCRIPTION

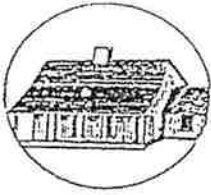
STYLE Early Ranch EXTERIOR PLAN L-plan NO. STORIES 2
STRUCTURAL SYSTEMS masonry
FOUNDATION: Types stem wall Materials concrete block
EXTERIOR FABRIC brick
ROOF: Types gable front and wing Materials asphalt
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials brick LOCATIONS front
WINDOWS (types, materials, and placements) paired 3/1 dhs on gable wing; 1/1 picture window with shutters by entry

MAIN ENTRANCE (stylistic details) glazed door with decorative iron posts
PORCHES: #open ☒ #closed ☐ #incised ☐ Locations center
Porch roof types belcast
EXTERIOR ORNAMENT lapped siding in gabled ends

INTERIOR PLAN
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial A residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)
detached garage

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☒ y ☒ n (No-explain; yes-attach!)
Artifacts or other remains no surveys or sites have been conducted in neighborhood

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1948 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ Residential _____
 PRESENT USES (give dates) _____ Residential _____
 OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> insuff. info	Local Designation Category District _____
Individually elig. for Nat. Register?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> insuff. info	
Potential contributor to NR district?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> insuff. info	

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____ see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
 see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. 4NE-NC 30

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville,
 Box 490 Station 11, Gainesville, FL 32602 (352) 334-5022

FOR DETAILED INSTRUCTIONS: Guide to the 1992 Historic Structure Form of the Florida Site File.

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE	/ /	KEEPER-NR ELIGIBILITY*	y	n	pe	ii	Date / /
DELIST DATE	/ /	SHPO-NR ELIGIBILITY*	y	n	pe	ii	Date / /
		LOCAL DESIGNATION*					Date / /
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE. PREFER B&W AT LEAST ONE

**1021 NE 4th Street
Highland Heights**

NARRATIVE

The one-story gable-front and wing house embodies the simple horizontal designs of the Ranch style. Its paired 3/1 DHS windows evince architectural features from earlier periods. The Highland Heights subdivision is characterized by curb-and-gutter facilities, mature tree canopy and standardized suburban setback and platting practices. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

Like the other early 20th Century subdivisions within the Northeast Residential Historic District such as Highlands and Highland Terrace, the Highland Heights subdivision reflects standardized subdividing practice with most lots platted with dimensions of 50'x100'. Larger lots are simply 1.5 or 2 times as wide as the standard. Unlike the tract development that followed the Second World War, the Highlands Realty and Investment Company sold the lots without building speculative housing. Consequently, lot owners provided their own architectural designs which accounts for the variation of styles within the survey area. The Highland Heights subdivision became a popular neighborhood for the "well-off" of Gainesville and remained an exclusive residential neighborhood in the City throughout the 1930s and 1940s.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. The Highland Heights subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 75% were built before 1951. The dwelling retains its essential form and integrity.

St Patricks
Sch

ST

185

NE

16TH

6TH

7TH

33

City
Park

NE

NE

NE

13TH

AVE

NE

12TH

GAINESVILLE

NE

10TH

AVE

Shopping
Center

U S Naval
Trainin

176

U S Army Reser
AVE Training Cente

NE

7TH

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

BLVD

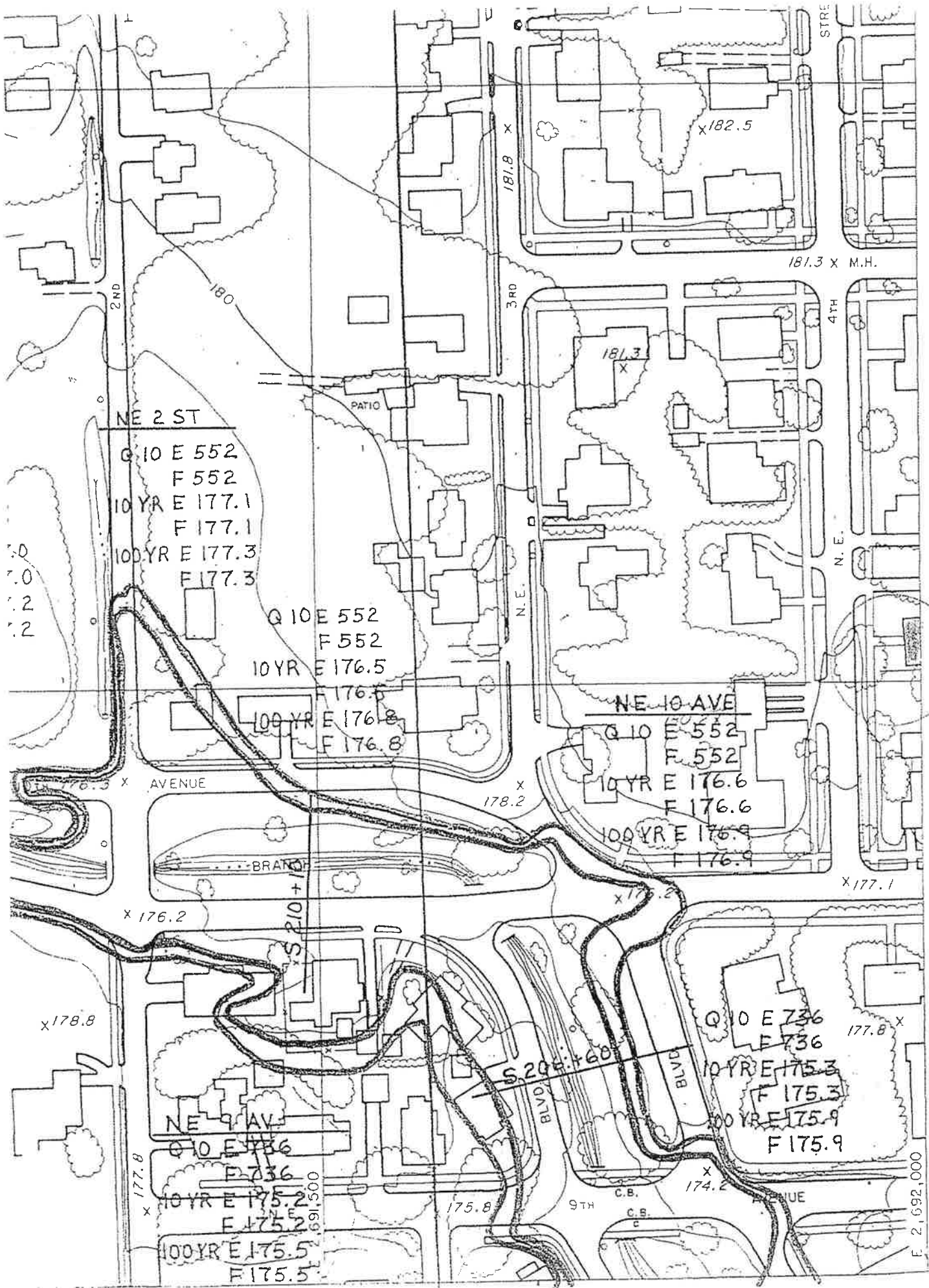
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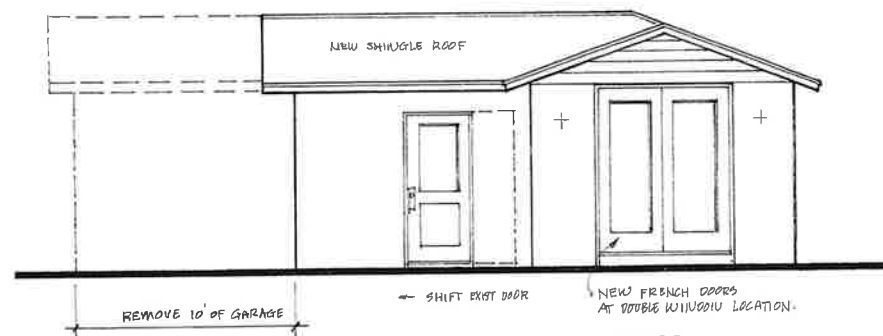
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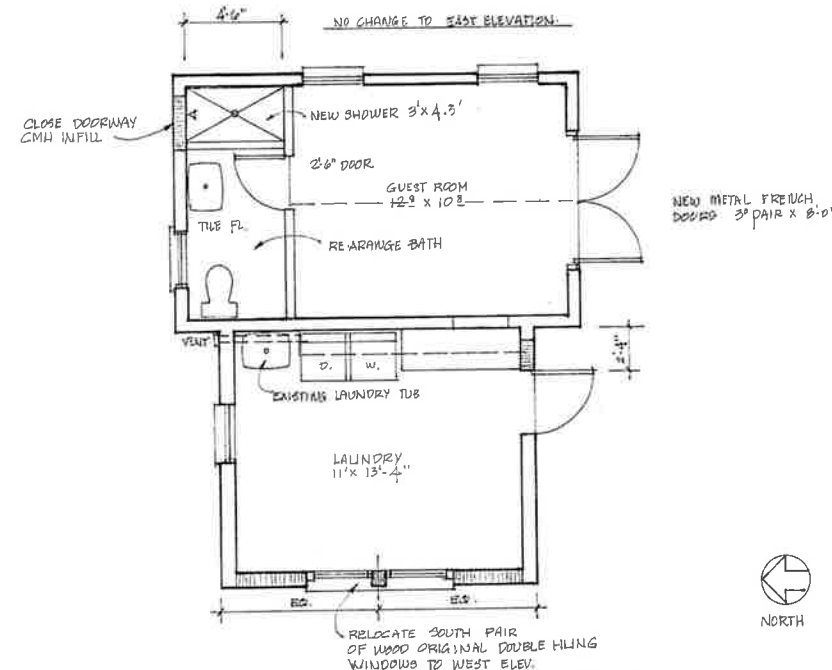
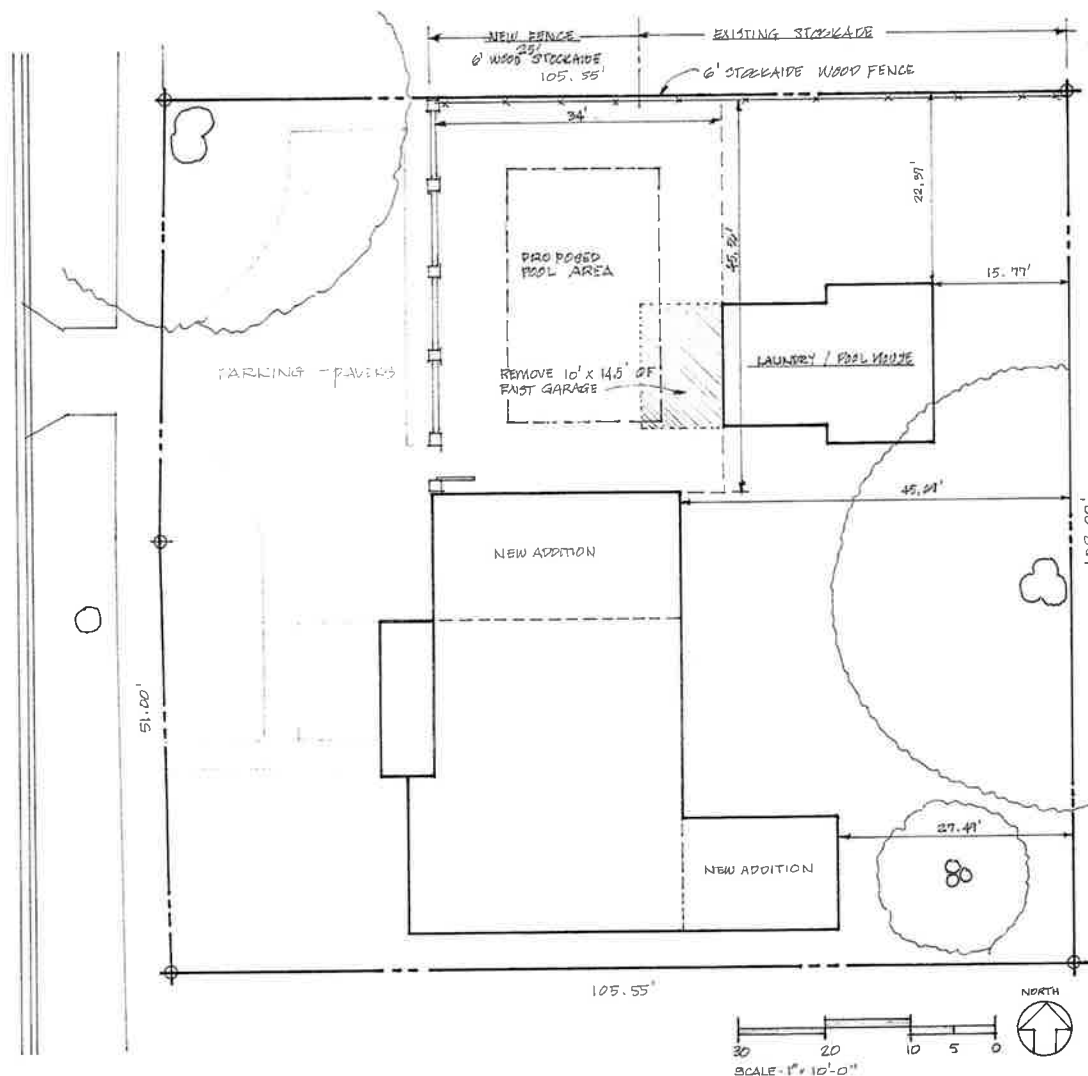
Kirby-Smith



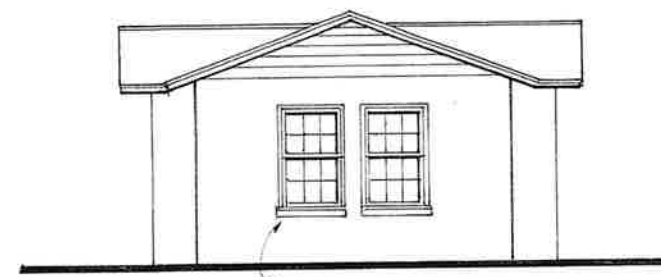




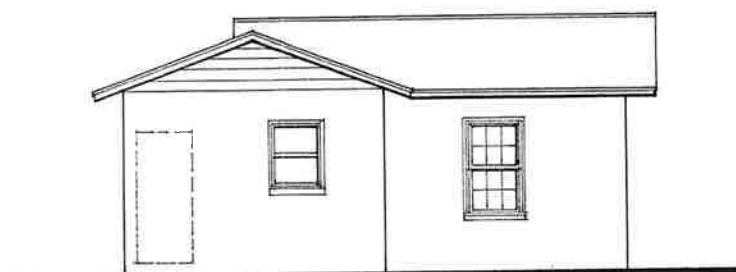
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NEW FLOOR PLAN WITH REDUCTION
SCALE: 1/4" = 1'-0"



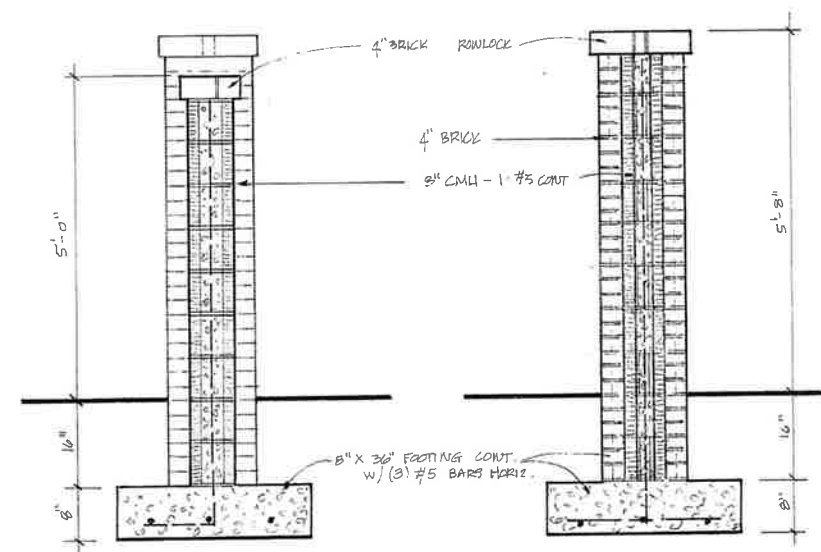
WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



WALL- SECTION

POST- SECTION

HOUSE ADDITIONS AND RENOVATIONS FOR
OSCAR SANCHEZ & LIDA RODRIGUEZ-TASEFF
1021 NE 4TH STREET, GAINESVILLE FLORIDA

GARDEN WALL

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