



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM:	Public Hearing 1 Petition HP-21-0064, Certificate of Appropriateness to install fencing
ADDRESS/PARCEL:	502 NE 8 th Avenue 12304-000-000
DESIGNATION/ CLASSIFICATION:	Northeast Residential District, Non-contributing structure
DATE OF CONSTRUCTION:	c. 1948 (ACPA); c. 1950 per FMSF ALO3472
OWNER:	Larina Hintze
PROPERTY DESCRIPTION:	This is a one-story Ranch-style block structure (half-height concrete block) that was built circa 1949 and features double-hung, 6/6 wood windows with brick sills. The Ranch style is expressed by the massing's horizontal emphasis and one-car garage incorporated at the end of the structure. The lot is located on the northeast corner of NE 8 th Avenue and NE 5 th Street.
APPLICATION BACKGROUND:	This application came to the Board on August 17, 2021, to request the installation of a fence on top of a small perimeter wall that runs along the front of the property (NE 8 th Avenue) and along a portion of the sides of the property (NE 5 th Street and the eastern property line). Though the metal picket fence is an approved fencing material, the overall fence height (the 4' proposed fence on top of the existing 1.5' wall) would have been 5.5 feet, which necessitated Board review. Current Design Guidelines allow for staff approval if the overall height does not exceed 4', if the fencing is more than 50% transparent. The Board denied the application.
PROJECT DESCRIPTION:	The applicant has provided a revised application which proposes the same location for the metal picket fence but at a height of 3', on top of the existing 1.5' wall. This is a reduction of the proposed fence by 1'. Added to



the height of the existing wall, it still creates a situation that necessitates Board approval, since it will be a total of 54", or 6" over what could be approved by Staff. There are currently 8' shrubs that are planted just behind the low wall along NE 8th Avenue (the front of the property.)

STAFF

EVALUATION:

A metal picket fence is an allowed material in the *Historic Preservation Rehabilitation and Design Guidelines* (see Fences and Garden Walls Section, Page 134) and is considered a "mostly open" design, since the visibility through a picket fence is more than 50%.

The property owner desires to protect her property and pets from the traffic on NE 8th Avenue, and the low wall that exists is not enough to contain the animals. The location of the proposed fence remains the same as in the original application. The fence will be placed on top of the wall along NE 8th Avenue (the front of the property,) for 17' on the west side (along NE 5th Street), and between the adjacent property to the east for 30.68 feet.

At the front of the property, there is already an 8' hedge, which would mostly eliminate any visual impact of the metal picket fence.

The property owner has investigated the cost of the fencing, and is proposing 3', even though it is still half a foot over what is acceptable for Staff review, because fencing under 3' is considered a custom build and is much more costly.

APPLICABLE

STANDARDS:

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Many of the Standards do not apply to new fencing which encroach upon the structure itself very minimally, and particularly since this property is classified as a Non-Contributing Structure.

STANDARD 2: The historic character of a property shall be retained and preserved. The alteration of features and spaces that characterize a property shall be avoided.



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

This fence project does not affect a historic property, does not negatively impact neighboring Contributing Structures, and does not alter the character of the space, since the yard is already enclosed with a wall on the same location as the proposed fence.

STANDARD 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.

The proposed fence (related new construction) is not affecting historic materials. Again, this is a building that has been classified as Non-Contributing.

RECOMMENDATION

FROM STAFF:

Staff recommends the approval of Application HP-21-00064, providing for the 6" fence height variance, as the proposal conforms to the applicable Secretary of the Interior's Standards.

- | | |
|-------------------|---|
| EXHIBIT 1: | Map of the property |
| EXHIBIT 2: | Photographs |
| EXHIBIT 3: | New diagram showing location and height of proposed fence |
| EXHIBIT 4: | Original COA Application |
| EXHIBIT 5: | Florida Master Site File AL03472 |



Department of Sustainable Development

PO Box 490 Station 11

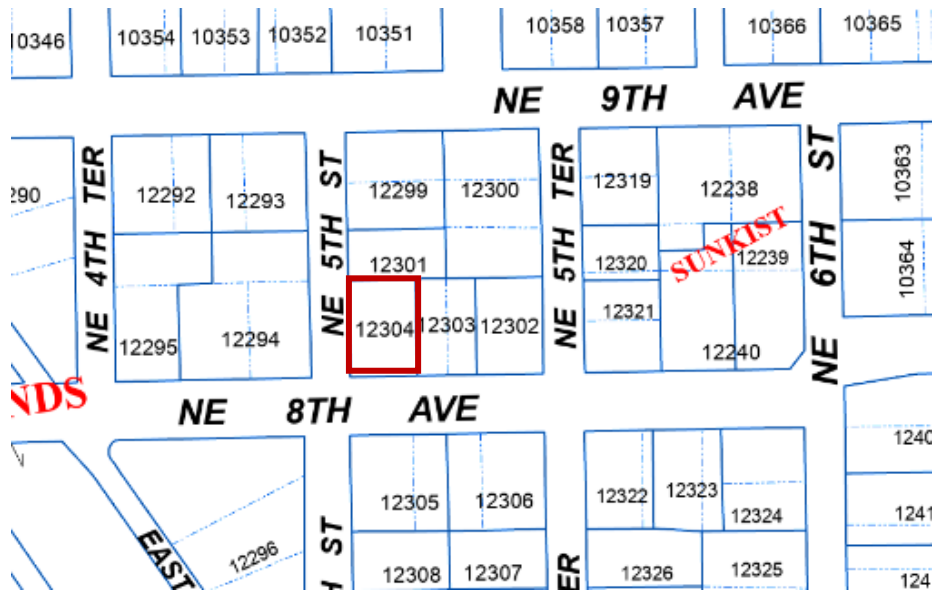
Gainesville, FL 32627

HISTORIC PRESERVATION BOARD

September 21, 2021

PUBLIC HEARING 1, Petition HP-21-0064

EXHIBIT 1: Map of Property located at 502 NE 8th Avenue





Department of Sustainable Development

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Gainesville, FL 32627

HISTORIC PRESERVATION BOARD

September 21, 2021

PUBLIC HEARING 1, Petition HP-21-0064

EXHIBIT 2: Photographs of Property located at 502 NE 8th Avenue



Existing wall and hedge
along NE 8th Avenue



Detail of 1.5' wall



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627



Existing wall and hedge
along NE 8th Avenue



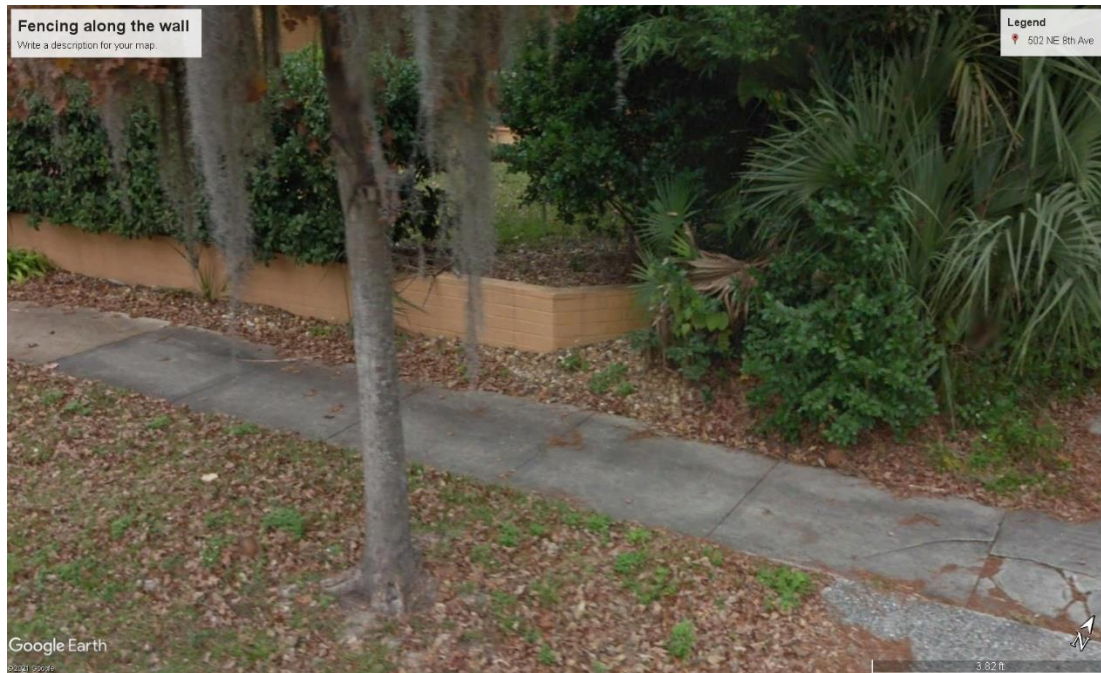
Arch feature to side of house, on NE 5th
Street, where fence will terminate at a
gate within the arch



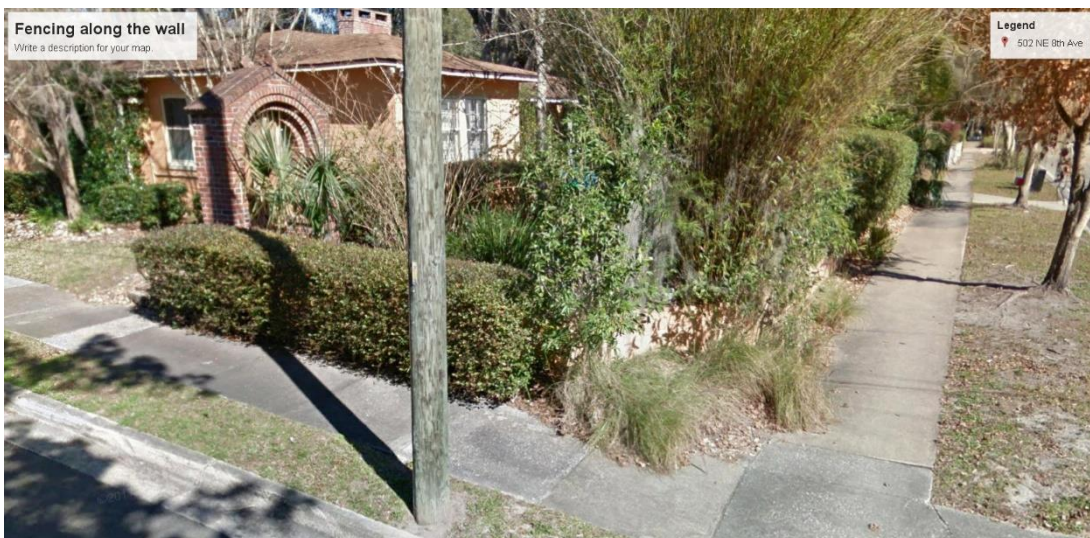
Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627



Existing wall does not deter encroachment
on property or contain dogs



Corner view of property from NE 5th Street
and NE 8th Avenue

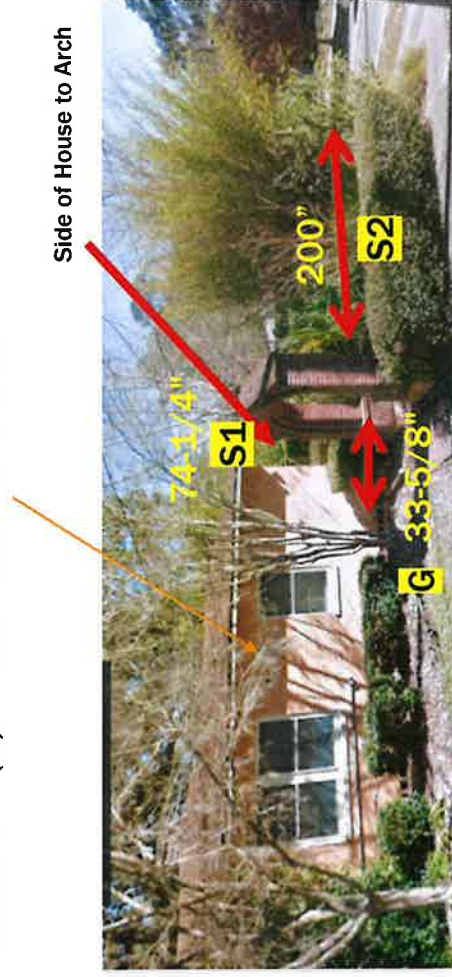
AUG 23 2021

N.E. 5th Street View Side

Section 1 (S1) – Side of house to Arch

Section 2 (S2) – Continue Atop Wall down NE 5th St. to NE 8th Ave

Section G (G) – Gate between arches



N.E. 8th Ave Between Lots

Wall cuts 45 deg



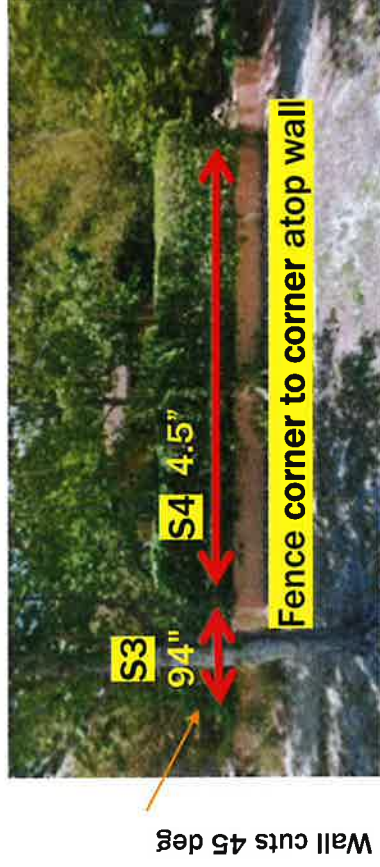
N.E. 8th Ave Facing View

Section 3 (S3) – 45 degree angle

Section 4 (S4) – Cont. atop wall down 8th Ave

Section 5 (S5) – 45 degree angle

Section 6 (S6) – between houses



NOTES:

Wall Height 18" | Fence Height 36" | Shrubs 84" – Fence will be totally covered by shrubs.

S1, S2, S3, S5, S6 – 48" in compliance side yards.

S4 – 18" Wall + 36" Fence = 54" front view variance requested (still below shrubs) and most likely will not be visible as result of shrubs once they grow back out as may need trimmed back to install (not height but width hanging over wall).

AUG 23 2021

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

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 502 N.E. 8th Ave Gainesville FL 32601

Parcel ID #(s) ~~1234-000-000~~ 12304 - 000 - 000

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
502 Hintze Mgmt, LLC

Applicant Name
Larina Hintze

Company (if applicable)

Company (if applicable)

Street Address
502 N.E. 8th Ave

Street Address

City State Zip
Gainesville, FL. 32601

City State Zip

Telephone Number
3522627462

Telephone Number

E-Mail Address
LarinaHintze@Gmail.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 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

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).

See attached PDF for Specs/Fence Photo

List proposed materials:

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

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.

Same design City paid for around Duckpond creek so it goes with overall City theme for this area.

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.)

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.

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:

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

(select only those that apply)	Required	Existing	Proposed
<input type="checkbox"/> Front, Side, Or Rear Building Setback Line			
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ration			
<input type="checkbox"/> Maximum Lot Coverage			

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.

Larina K. Hintze

Applicant (Signature)

Date

Larina Hintze

Applicant (Print)



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

cogplanning@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

5/24/21

Received By:

Jason Simmons

HP 21-00064

Zoning: RSF-3

Contributing? ☐ Yes ☒ No

Pre-Conference? ☒ Yes ☐ No

Application Complete ☒ Yes ☐ No

Enterprise Zone? ☐ Yes ☒ No

Request for Modification of Setbacks? ☐ Yes ☒ No

☐ Staff Approval – No Fee

☒ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

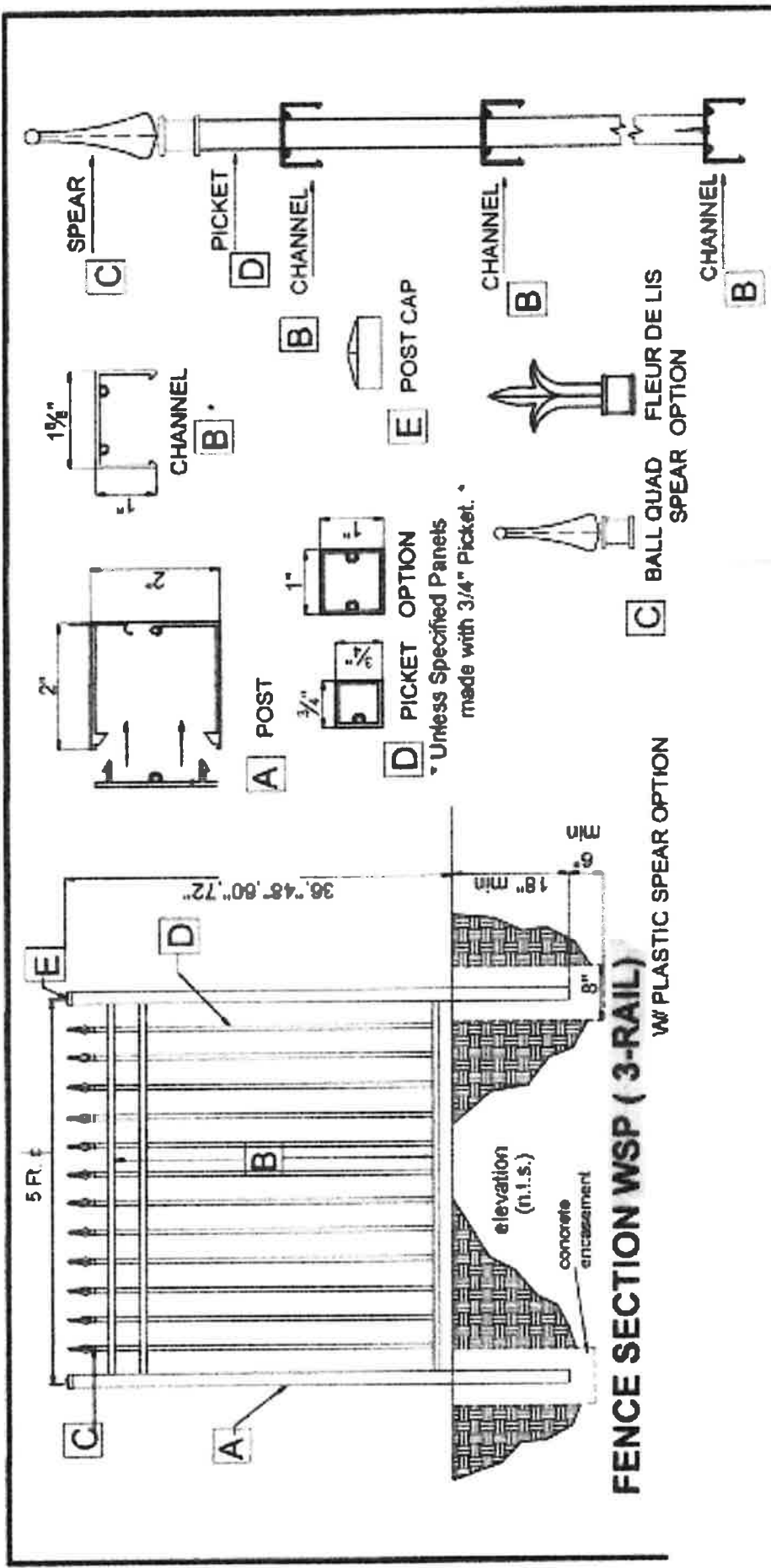
☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)



FENCE SECTION WSP (3-RAIL)

W/ PLASTIC SPEAR OPTION



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE Version 2.0 7/92

Site #8 AL 3472
Recorder #
Field Date Summer 1996
Form Date January 1997

☒ Original
☐ Update

SITE NAMES (addr. if none) 502 NE 8th Avenue [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.) same as above
CROSS STREETS nearest/between
NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY Alachua County TAX PARCEL # 12304
SUBDIVISION NAME Highlands BLOCK 60 LOT NO. 61
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 10s RANGE 20e SECT. 4 1/4 3952 1/4-1/4 IRREG. SECT. ? ☐ y ☐ x ☐ n
[UTM: ZONE 16 EASTING 1 1 1 0 NORTHING 1 1 1 0]
PLAT OR OTHER MAP (Map's name, location) PB A-135 City of Gainesville

DESCRIPTION

STYLE Early Ranch EXTERIOR PLAN L-plan NO. STORIES 1
STRUCTURAL SYSTEMS masonry
FOUNDATION: Types stem wall Materials block
EXTERIOR FABRIC block
ROOF: Types gable front and wing (gable) Materials asbestos
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials brick LOCATIONS center - ridge
WINDOWS (types, materials, and placements) tripartite 6/6 wood dhs east of entry;
paired 6/6 dhs with shutters

MAIN ENTRANCE (stylistic details) decorative iron porch supports; paneled door
PORCHES: #open ☒ #closed ☐ #incised ☐ Locations front
Porch roof types integral
EXTERIOR ORNAMENT

INTERIOR PLAN irr. CONDITION: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

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 1950 CIRCA yes x no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES yes x no Dates _____ Orig. addr. _____ALTERATIONS yes x no Dates _____ Nature _____ADDITIONS yes x 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? xyes no insuff. infoIndividually elig. for Nat. Register? yes xno insuff. infoPotential contributor to NR district? xyes no insuff. info

Local Designation Category

District _____

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. INE-NC 36

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*: <u>y</u> <u>n</u> <u>pe</u> <u>u</u>	Date	/	/	/
DELIST DATE	SHPO-NR ELIGIBILITY*: <u>y</u> <u>n</u> <u>pe</u> <u>u</u>	Date	/	/	/
	LOCAL DESIGNATION*: _____	Date	/	/	/
	Local office				

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

**502 NE 8th Avenue
Highlands Subdivision**

NARRATIVE

The simple Ranch-style dwelling built circa 1949 evinces architectural features such as double-hung wood windows with horizontal rails indicative of dwellings built immediately before and after the Second World War.

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”.

The Highlands Realty and Investment Company was responsible for the development of the Highland Subdivision (formerly named Sun-Kist) which was a primary contributor to the growth which occurred in the Northeast Residential Historic District during the 1920s. In 1922, the Highland Realty and Investment Company was established by M. Tucker, J.H. Parrish and J.A. Phifer. The company purchased property in the northeast quadrant of Gainesville for investment and development purposes. The Highlands subdivisions became popular sections for the “well-off” of Gainesville and remained an exclusive residential neighborhood in the City throughout the 1930s.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. The property tax records from the Alachua County Property Appraisers Office indicate the dwelling was built before 1949 and the 1951-52 City Directory lists the property, although the 1948-49 Directory does not. 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

S

U S Naval
176 Trainin

Shopping
Center

U S Army Reser
AVE Training Cent

NE

7TH

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

City

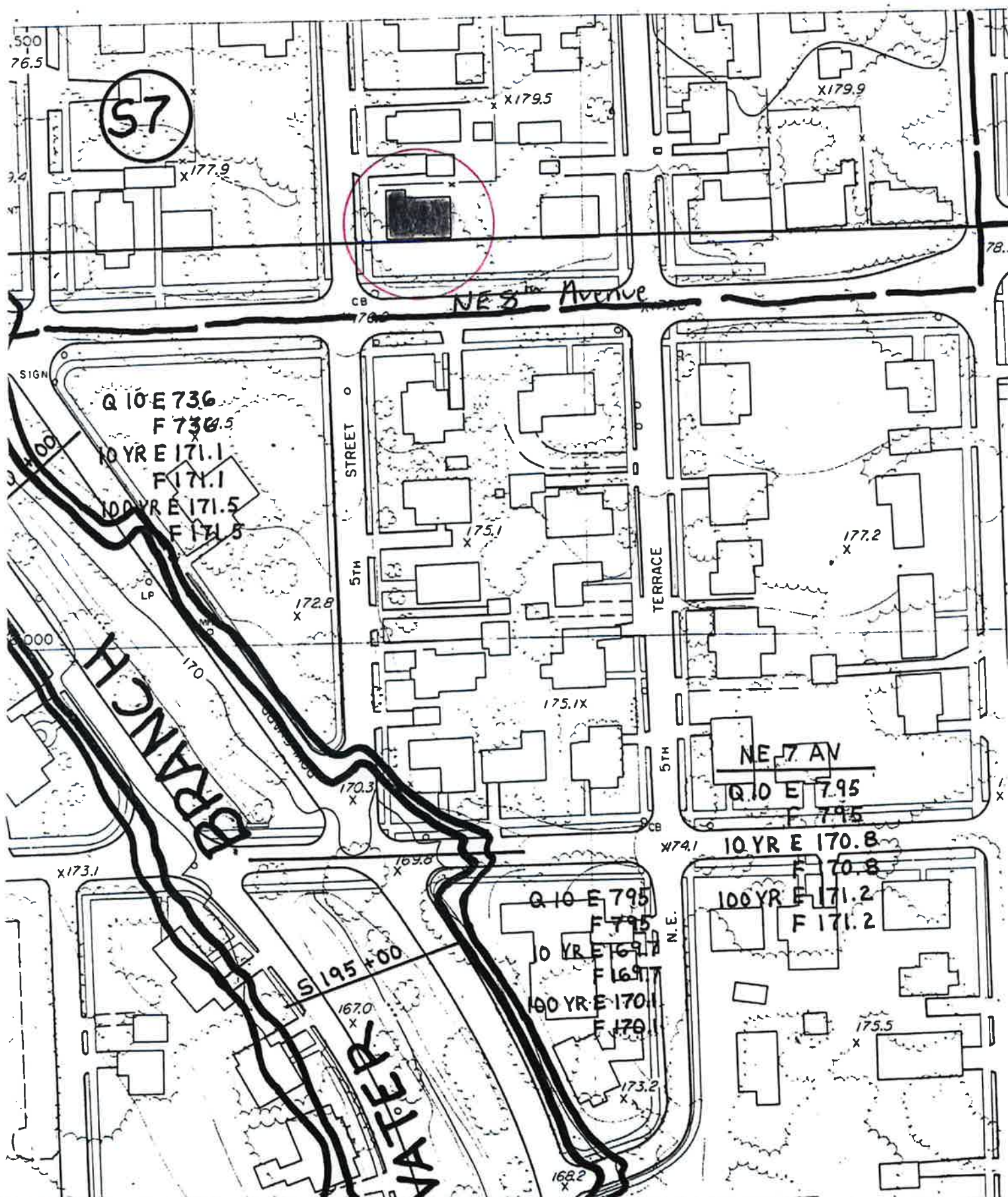
BLVD

NE

3D

NE

Kirby-Smith



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site #8: AL034 / 2
 Field Date: 1/22/18
 Form Date: 2/12/18
 Recorder # _____

Site Name(s) (address if none) 502 NE 8th Avenue Multiple Listing (DHR only)
 Survey Project Name Florida Mid-century Survey 1930-1975 Survey # (DHR only) 25420
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 502 Direction NE Street Name 8th Street Type Avenue Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name GAINESVILLE EAST ☒ USGS Date 1994 Plat or Other Map _____
 City / Town (within 3 miles) Gainesville In City Limits? ☒ yes ☐ no ☐ unknown County Alachua
 Township 9S Range 20E Section 33 1/4 section: ☐ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 12304-000-000 Landgrant _____
 Subdivision Name Highlands Block _____ Lot 60-61
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 372257 Northing 3281782
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1948 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: Residence, private From (year): 1948 To (year): 2018
 Current Use: Residence, private From (year): 1948 To (year): 2018
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address N/A
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature: N/A
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature: N/A
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☒ unknown Describe N/A

DESCRIPTION

Style Ranch Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Single/double-hung covered by screens.

Distinguishing Architectural Features (exterior or interior ornaments) Painted orange masonry is the main building material.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Brick archway leads into landscaped front entry.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER - Determined eligible: ☐ yes ☐ no Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. - 3. -
 Structural System(s): 1. Unknown 2. - 3. -
 Foundation Type(s): 1. Continuous 2. -
 Foundation Material(s): 1. Concrete Block 2. -
 Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Orange-painted concrete masonry house sits on the NE corner of NE 8th Avenue and NE 5th Street. Front facade facing 8th Avenue is blocked by a hedge. There is a brick archway in front of the facade on 5th Street, which leads through the front yard to the front door.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☐ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Ranch style fits within the significance of Gainesville's Northeast Historic District. Distinctive masonry features are important architectural elements of the period.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g., "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. Local 5. Other
 2. Community planning & development 4. Other 6. Other

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type NONE Maintaining organization Other
 Document description _____ File or accession #'s _____
 2) Document type NONE Maintaining organization Other
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Kathleen McDonald Affiliation City of Gainesville
 Recorder Contact Information City of Gainesville Planning Department (352) 334-5023
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.