



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM: **Public Hearing 1**
Petition HP-21-00080, Certificate of Appropriateness to replace windows

ADDRESS/PARCEL: 1115 NE 5th Street
10288-000-000

**DESIGNATION/
CLASSIFICATION:** Northeast District (Duckpond), Contributing Structure

**DATE OF
CONSTRUCTION:** c. 1947 (ACPA) and 1948 AL003442

OWNER: William Cervone

**PROPERTY
DESCRIPTION:** The property located at 1115 NE 5th Street is a contributing property in the historic district. It is a modest one-story cross-gable structure that is identified as a Ranch in the Florida Master Site File form, but considering the date of construction, it is more closely aligned with the Minimal Traditional style. This was a prominent post-War building typology since small, affordable houses were in high demand. Minimal Traditional homes were modest in nature but still exhibited some stylistic elements from previous traditional styles. This home has classic Minimal Traditional features such as the cross gable roof with slat vents in the eave, projecting bay window, central chimney and scalloped siding in the front gable eave.

**PROJECT
DESCRIPTION:** The applicant is replacing non-historic jalousie and single-hung aluminum windows with 1/1 double-hung Fibrex windows where possible, and Fibrex sliding windows at locations that had too small of a window opening for the double-hung window. Fibrex is a composite material that combines reclaimed wood fibers with vinyl to produce a material that has more of the look of wood windows than the typical vinyl windows and casing.

The original application had proposed a 1/1 double-hung window to one side of the front door and a slider window on the other side. After a



consultation with Staff, the owner agreed to be consistent on the main façade of the house and changed the order to put in double-hung windows on either side of the main entry.

STAFF

EVALUATION:

Windows are an important character defining feature of historic homes, and whenever possible, non-historic windows should be replaced with windows that match what was on the home originally, if known.

When surveyed in 1996, this home already had one pair of windows replaced with the jalousies, but the remaining windows were 2/2 double hung sashes. The replacement of these with the jalousie windows, a popular window typology during the mid-century, probably began in the late 1950s or early 1960s.

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. The Standards that apply, in this situation, is Standard 2.

STANDARD 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.

There are not historic materials (windows) to be preserved, and the reintroduction of the double-hung sash is more in keeping with the historic character than the jalousie windows.

RECOMMENDATION

FROM STAFF:

Staff recommends that application 21-00080, for the replacement of non-historic windows, as detailed in the window schedule, be approved.

EXHIBIT 1:

Map of the property

EXHIBIT 2:

Photographs

EXHIBIT 3:

COA Application

EXHIBIT 4:

Florida Master Site File AL003442



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 1, Petition HP-21-00080

EXHIBIT 1: Maps of Property located at 1115 NE 5th Street
Source: Alachua County Property Appraiser



1005E	10070-2	1007C	100	1007	68 1024
NE 13TH AVE					
1 2 10257 3 A 4 10260 5 10261 6 PARCEL 3 10262 10263 PARCEL 4 10263 9 10264 1 10300 3 10301 F4 5 10302 6	1 2 10265 3 10266 4 10267 5 10267-1 7 10268 8 16 10274 15 10273 14 10272 13 10271 12 10270 11 10269 9	10275 2 10276 3 4 10277 5 10278 6 10280 10280-1	10285 15 14 13 10284 10283 11 10282 10 10281	10286 2 10287 3 10287-1 10288 5 6 10289 7 10290	10294 16 15 10293 14 13 10292 12 10291-1 11 10291 9
NE 11TH AVE					
1 2 10300 3 10301 F4 5 10302 6	1 2 10305 3 10306 4 10306-1 6 10308-1	1 2 10314 3 10315 4 10316	18 10323 17 16 10322 10321 10320 14 13	1 2 10324 3 10326 4 10326-1 6 10327	1 2 10332 3 10334 5 10333 6
NE 6TH ST					
NE 3RD ST					
NE 4TH ST					
NE 5TH ST					
NE 5TH TER					



Department of Sustainable Development

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HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 1, Petition HP-21-00080

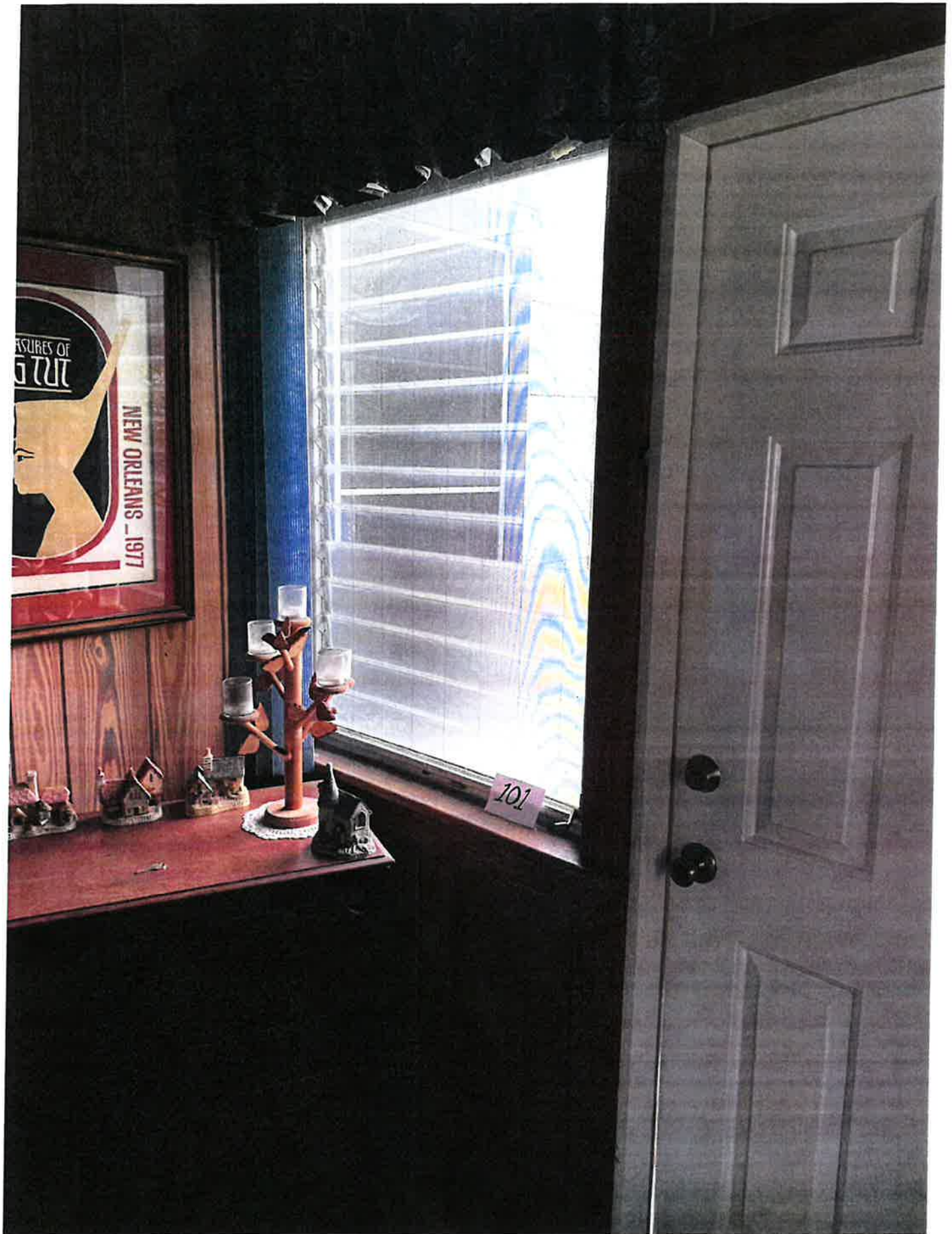
EXHIBIT 2: Photographs of Property located at 1115 NE 5th Street



Residence at 1115 NE 5th Street

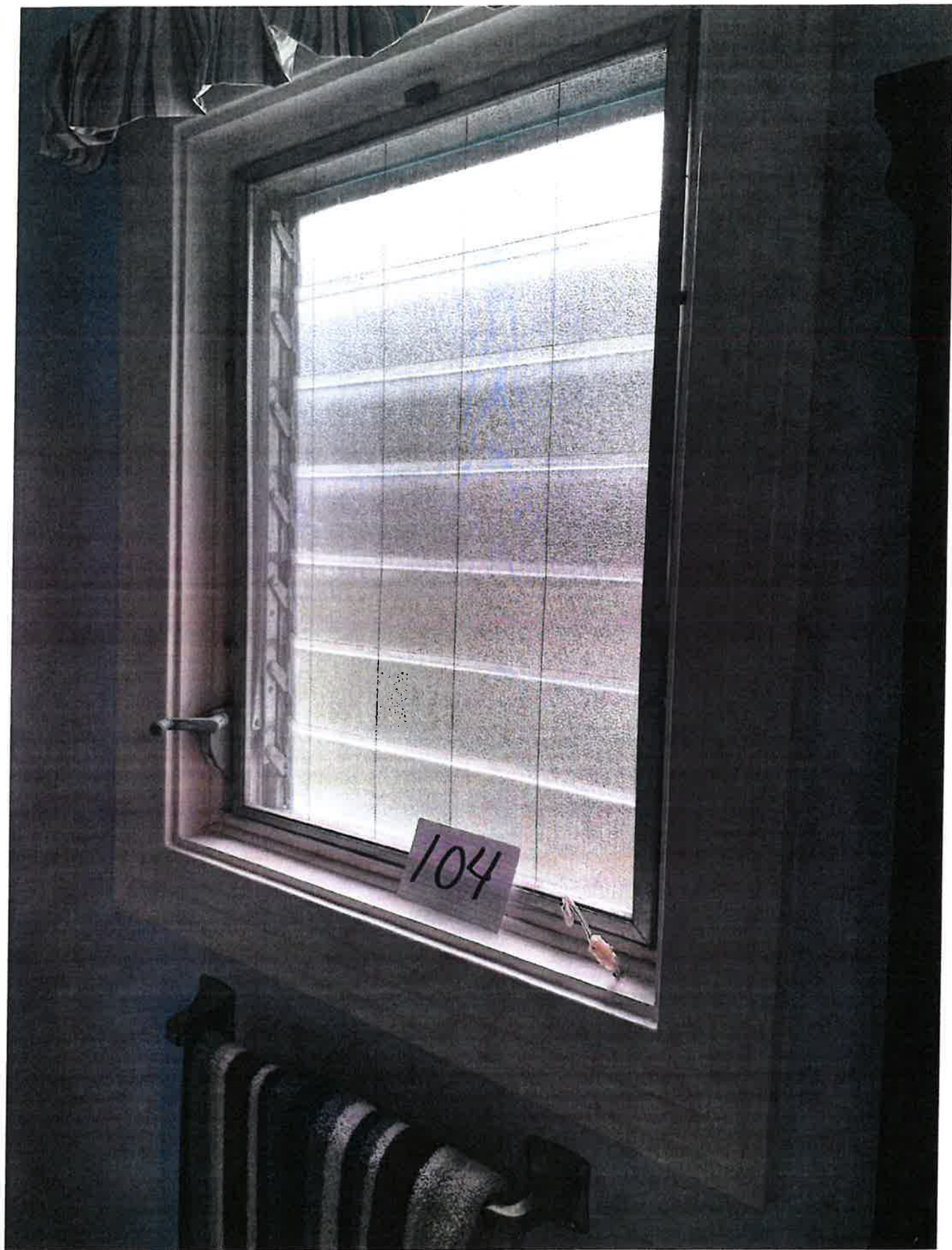
Source: Google maps

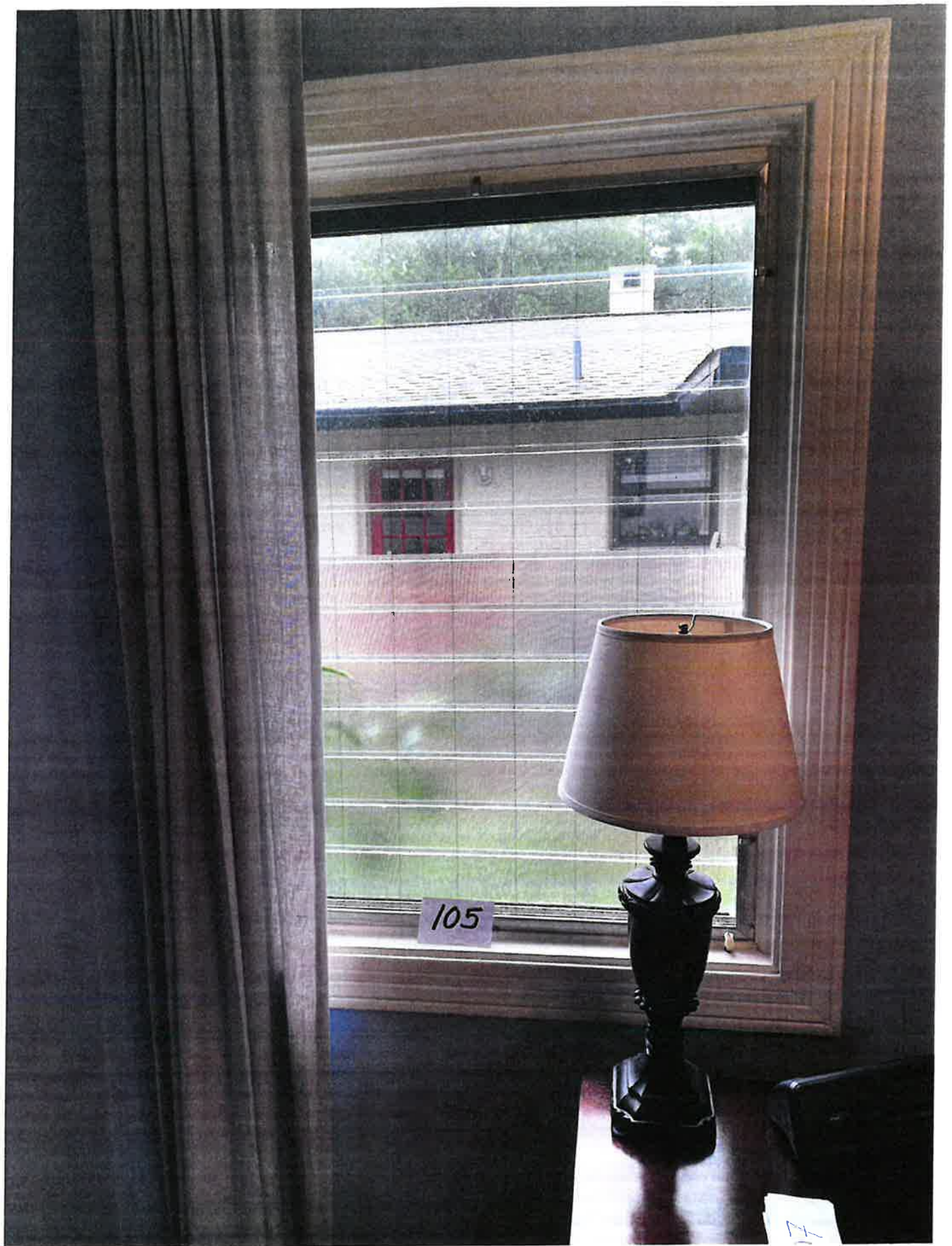


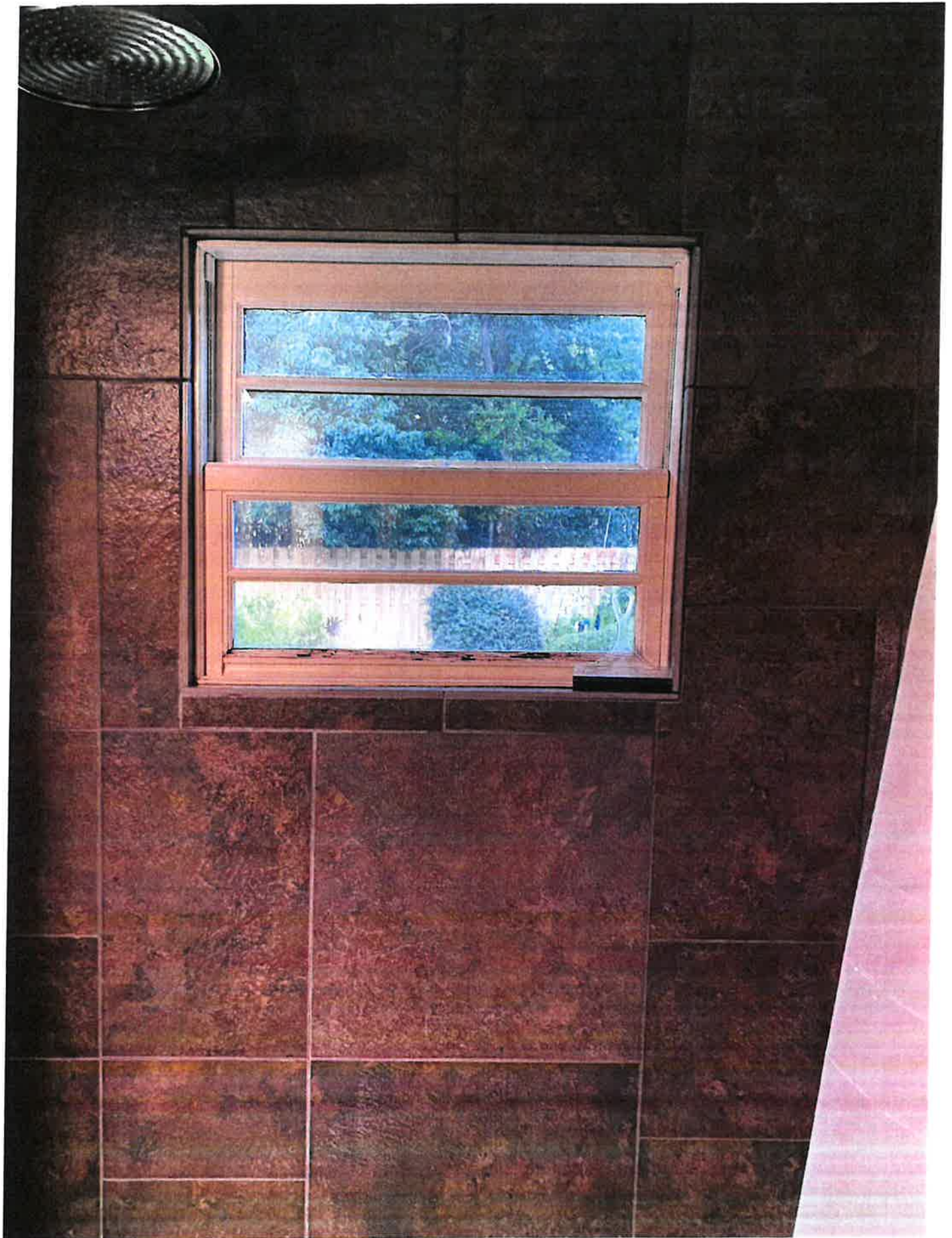




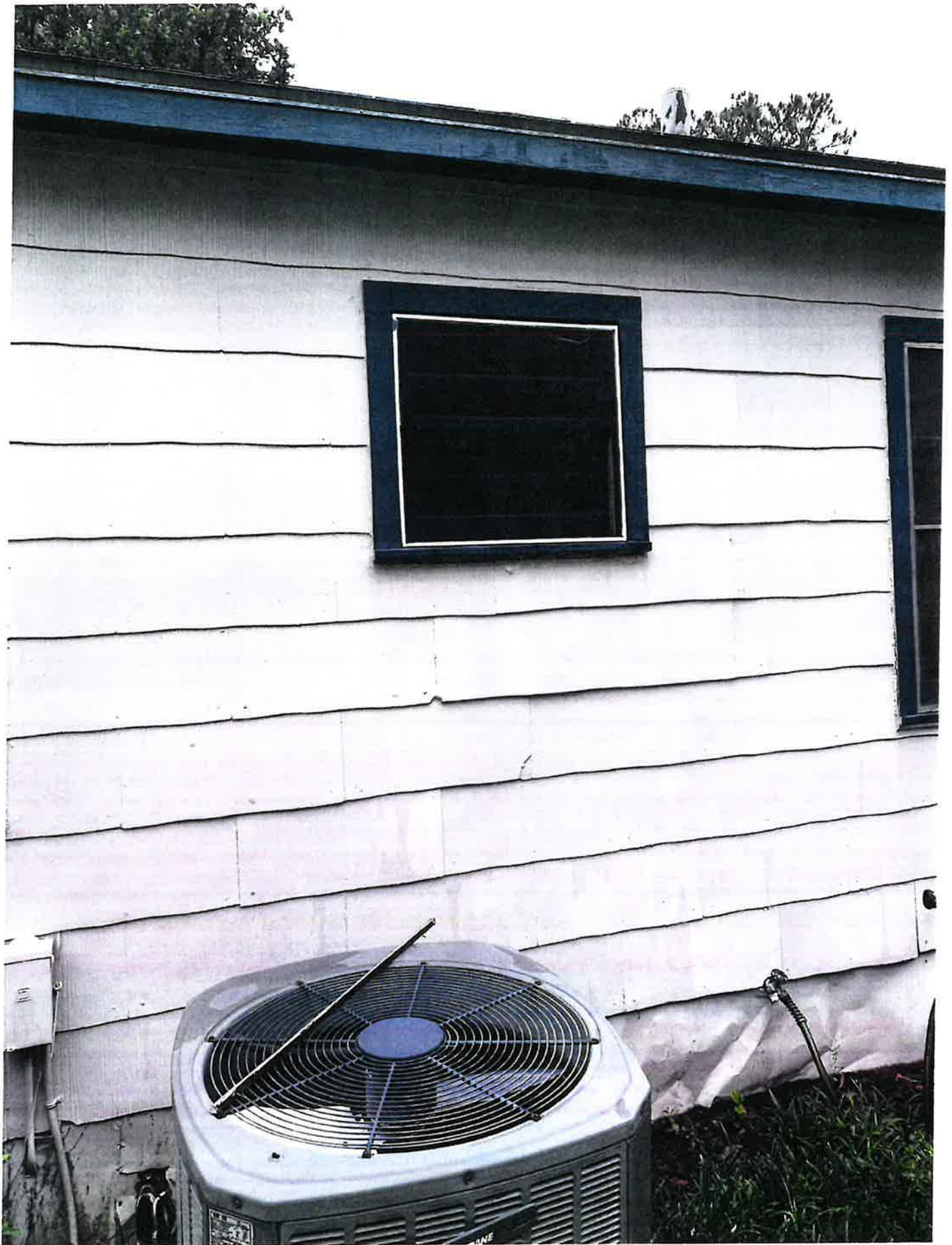




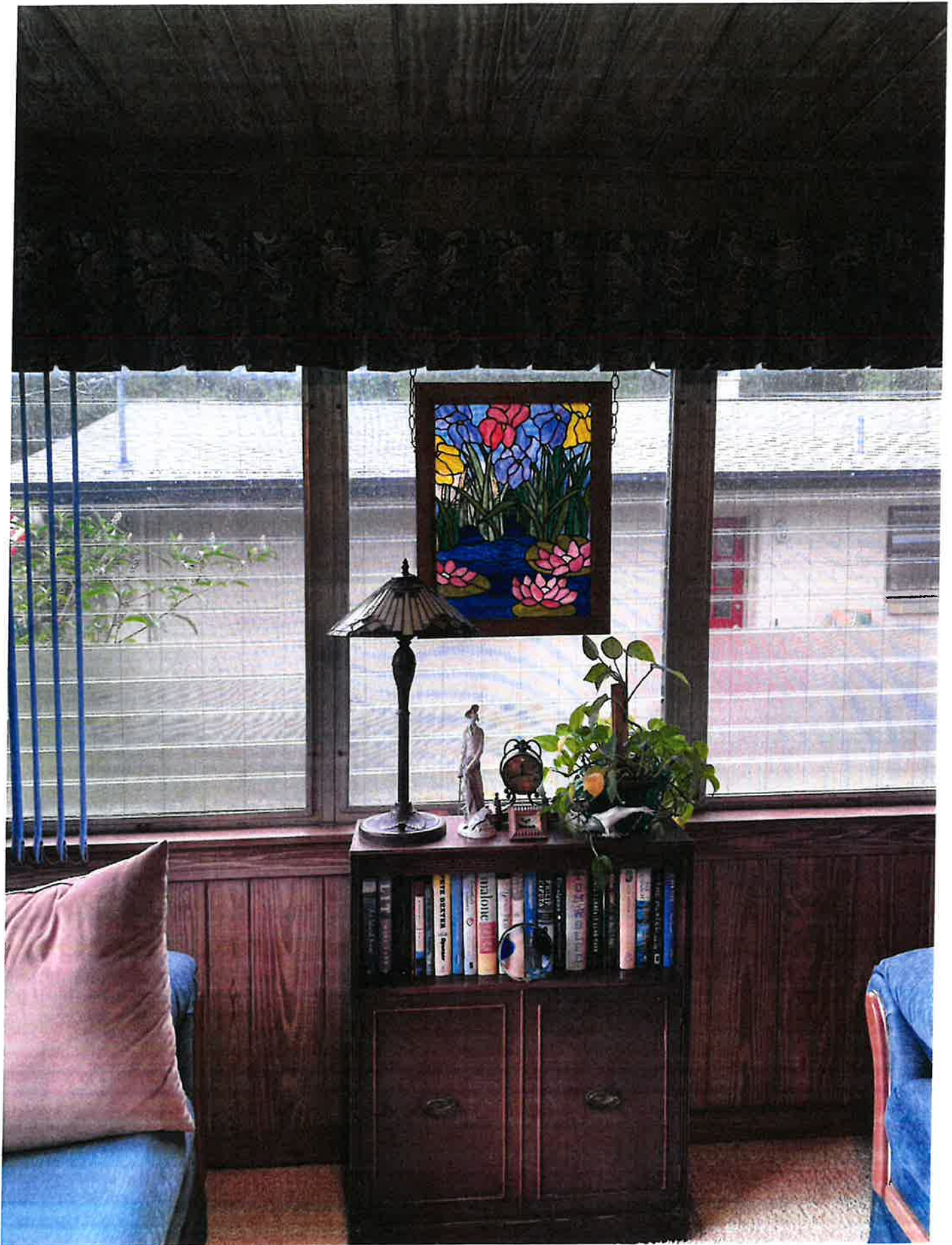




















HP 21-00080

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
308 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

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	\$83.75
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: Replacement ☐ 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 1115 NE 5th St

Parcel ID #(s) 10288-000-000

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

Cervone, William

Applicant Name

Jared Mellick

Company (if applicable)

Company (if applicable)

Renewal By Andersen of

Street Address

1115 NE 5th St

Street Address

997 W Kennedy Blvd

City State Zip

Gainesville, FL 32601

City State Zip

Orlando FL 32810

Telephone Number

352 377 8451

Telephone Number

863 600 4214

E-Mail Address

billcervone@yahoo.com

E-Mail Address

permitting@rbafra.com

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).

Replacing 8 windows size for size;
 Gliding - Double : FL 19563.1 (x2)
 Double-Hung : FL 27970.1 (x5)
 Gliding - triple : FL 19563.1 (x1)

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows	Andersen Corp	Gliding DG	Canvas Canvas
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.

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)

July 8th, 2021
Date

Jared Mellick
Applicant (Print)



Please submit this application and all required supporting materials via email to ccplanning@cityofgainesville.org

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-6022

TO BE COMPLETED BY CITY STAFF		Date Received	Received By: <u>Jason Simmons</u>
HP <u>21-00080</u>			
Zoning: <u>RSF-3</u>			
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval – No Fee	
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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)	



Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613

997 West Kennedy Blvd. Ste A-18 | Orlando, FL 32810

Phone 407-803-4723 | Fax: 407-386-8262 | concierge@rbafll.com

Measure Tech: Todd Chambers, (512)731-8229

WILLIAM CERVONE

1115 Ne 5th St

Gainesville, FL 32601

H: (352)377-8451 | C:

ID#	ROOM	SIZE	DETAILS
107	guest	74" 50"	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
108	bath 2	30" 27"	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, Obscure, Tempered Glass Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None

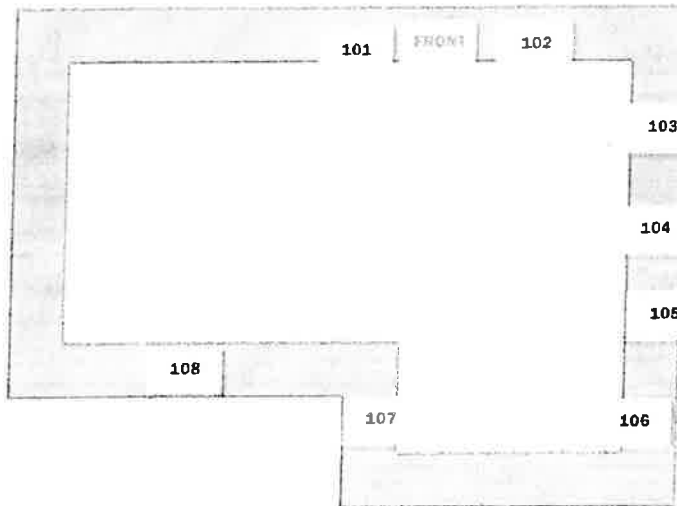
PRODUCTS: 8 WINDOWS: 8 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 5/28/2

JOB NOTES

Estimated Duration:

FLOORPLAN - 1ST FLOOR



UNIT NOTES

JOB PHOTOS



Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
 997 West Kennedy Blvd. Ste A-18 | Orlando, FL 32810
 Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
 Measure Tech: Todd Chambers, (512)731-8229

WILLIAM CERVONE

1115 Ne 5th St
 Gainesville, FL 32601
 H: (352)377-8451 | C:

ID#	ROOM	SIZE		DETAILS
JOB				
102	Room 1	74 "	50 "	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: false rail Construction: None Material: None
101	Room 1	36 "	50 "	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
103	Room 1	110 "	50 "	Window: Gliding, Triple, 1:1:1, Base Frame, Exterior Canvas, Interior Canvas Glass: Sash 1: High Performance SmartSun Glass, No Pattern, Sash 2: High Performance SmartSun Glass, No Pattern, Tempered Glass, Sash 3: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
104	bath	24 "	30 "	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, Obscure, Tempered Glass Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
105	guest	36 "	50 "	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None
106	guest	36 "	50 "	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Canvas, Interior Canvas Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: No Grille Misc: None Construction: None Material: None



Agreement Document and Payment Terms

dba: Renewal By Andersen of Florida

Legal Name: JLM Windows, LLC

CGC1527613

997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810

Phone: 407-803-4723 | Fax: | Customerservice@rbafla.com

William Cervone

1115 Ne 5th St

Gainesville, FL 32601

H: (352)377-8451

William Cervone

05/28/21

Buyer(s) Name

Contract Date

1115 Ne 5th St, Gainesville, FL 32601

(352)377-8451

Buyer(s) Street Address

Primary Telephone Number

Secondary Telephone Number

billcervone@yahoo.com

Primary Email

Secondary Email

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of JLM Windows, LLC d/b/a Renewal By Andersen of Florida("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

Total Job Amount: \$21,854

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Deposit Received: \$7,212

Balance Due: \$14,642

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Amount Financed: \$0

Method of Payment: Check

Notes: Deposit Check provided at measure. Historic approval required.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 06/01/2021 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Signature of Sales Person

Todd Chambers

Print Name of Sales Person

DocuSigned by:

Signature

William Cervone

Print Name

Signature

Print Name



A SUPERIOR COMPOSITE

At a time when more and more industries are looking to alternative building materials, Andersen Corporation introduces Fibrex®, a revolutionary structural material composite technology that blends the very best attributes of thermoplastics and bio-fibers. Durable and versatile, you can count on Fibrex® material for strength, appearance and performance — in a wide variety of applications. Already in use for ten years in many Andersen® products, it performs extremely well in all weather and environmental conditions. Best of all, Fibrex® technology can utilize “reclaimed” wood fiber and vinyl from post production processes, helping to save on natural resources. Fibrex® is a strong cost-to-benefit option for your product needs.

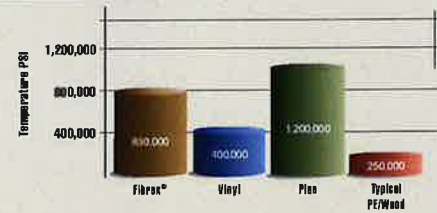
FIBREX®



STIFFNESS

Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex® is over twice the average for vinyl, making it a far more stable and rigid material. And though wood's average stiffness is higher, it is far less predictable than Fibrex®, since wood has natural variations such as grain, knots and moisture content.

Stiffness



THERMAL EXPANSION

Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. Pine has a very low thermal expansion rate. With a rate of 1.6, Fibrex®, like aluminum, expands and contracts very little. Vinyl, with a thermal expansion rate of 4.0, expands and contracts at a rate twice that of Fibrex®, resulting in bowing and cracking over time.

Coefficient of Thermal Expansion (CTE)



CONDUCTIVITY

Fibrex® has a very low thermal conductivity ratio. Its insulating properties can be put on par with pine or vinyl. Unlike aluminum, Fibrex® resists the transfer of heat or cold.

Thermal Conductivity



DECAY RESISTANCE

The special polymer formulations in Fibrex® surround, coat and fill the cell structure of each wood fiber in the manufacturing process, ensuring unsurpassed resistance to rot.

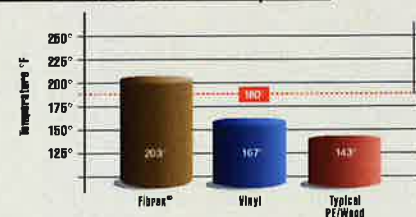
Decay Resistance



HEAT RESISTANCE

High temperatures can result in distortion. At high temperatures, vinyl can bow or sag. In tests, Fibrex® remains rigid and stable to a temperature of 93°C (199°F).

Heat Distortion Temperature





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE Version 2.0 7/92

Site #8 3442
Recorder #
Field Date Summer 1996
Form Date January 1997

☒ Original
☐ Update

SITE NAMES (addr. if none) 1115 NE 5th 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 # 10288
SUBDIVISION NAME Highland Heights BLOCK D 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 38521/4-1/4 IRREG. SECT.? ☐ y ☒ n
M: ZONE 16 17 EASTING NORTHING
AT OR OTHER MAP (Map's name, location) PB B-9 City of Gainesville

DESCRIPTION

STYLE Early Ranch EXTERIOR PLAN Rectangular NO. STORIES 1
STRUCTURAL SYSTEMS frame
FOUNDATION: Types stem wall Materials concrete block
EXTERIOR FABRIC asbestos
ROOF: Types side gable with gable int Materials asphalt
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials brick LOCATIONS center
WINDOWS (types, materials, and placements) bay window with 3 2/2 dhs w/ horizontal rail
one paired set of jalousie windows north of entry way; one 2/2 dhs south
of bay window; paired 2/2 dhs (horiz. rails) on south side of dwelling
MAIN ENTRANCE (stylistic details) flush; stoop with panelled door
PORCHES: #open #closed #incised Locations
Porch roof types
EXTERIOR ORNAMENT scalloped batten board in gable ends
INTERIOR PLAN 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!)

if 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? ☒ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. infoPotential contributor to NR district? ☒ yes ☐ 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. 4NE-NC 5

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville,
Box 490 Station 11, Gainesville, FL 32602 (352) 334-5022FOR 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 3X5

**1115 NE 5th Street
Highland Heights**

NARRATIVE

The one-story cross-gabled house embodies the simple horizontal designs of the Ranch style. The double hung sash with horizontal instead of vertical rails which would become ubiquitous in later versions of the Ranch are clearly evident on this dwelling. 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.

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185

NE 16TH

6TH

7TH

33

City
Park

NE

NE

NE

13TH

AVE

NE

12TH

GAINESVILLE

NE

10TH

AVE

S

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

NE

3D

Kirby-Smith

NE

