

GAINESVILLE MID-CENTURY DESIGN GUIDELINES (1930-1975)

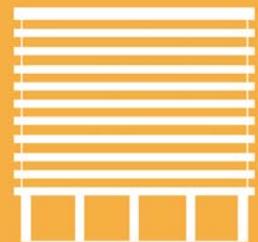


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Historic postcard of downtown Gainesville



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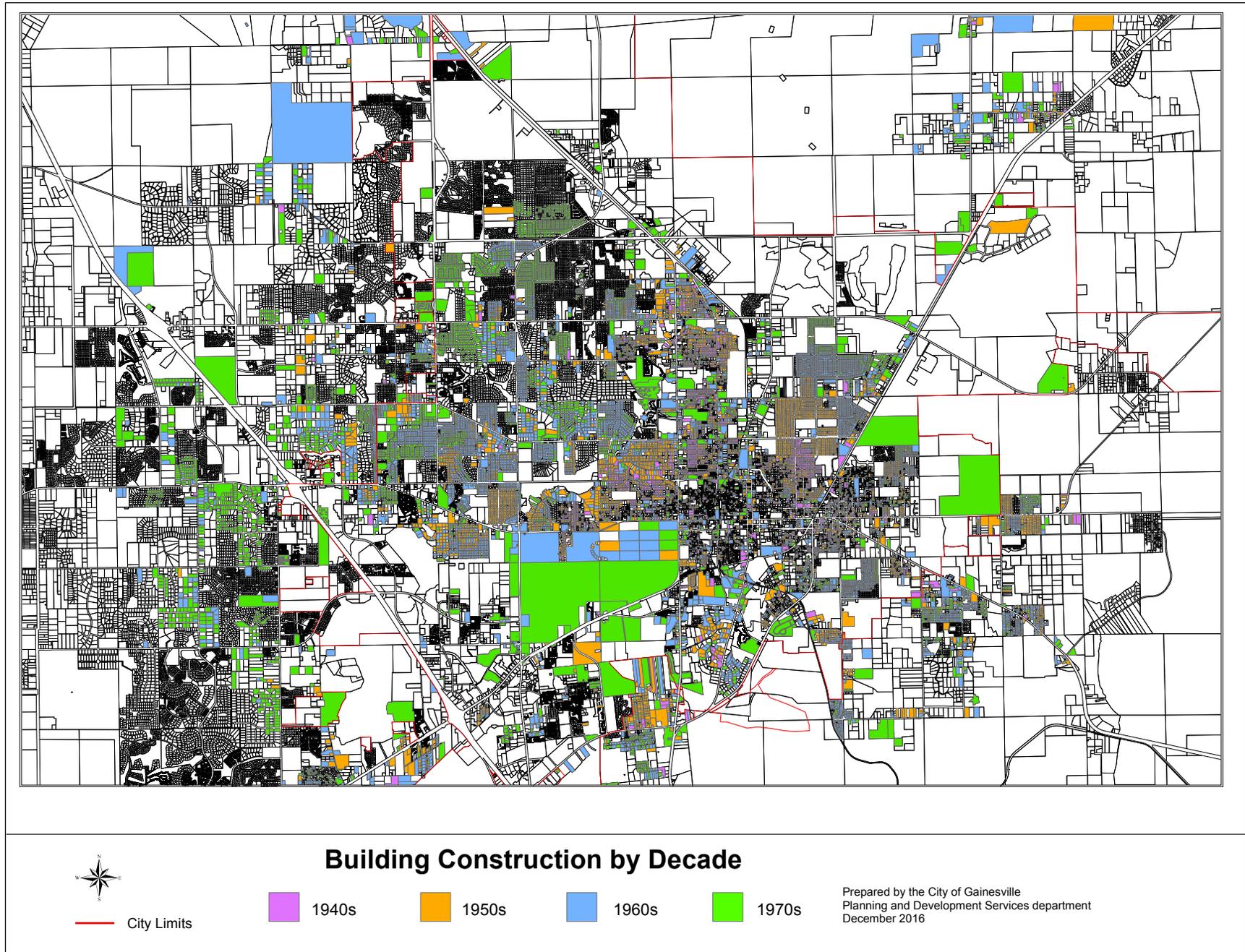


FIGURE 1-1 CITY OF GAINESVILLE MAP WITH BUILDING CONSTRUCTION BY DECADE, AS OF DECEMBER 2016
 SHOWING THE EXTENT OF ARCHITECTURAL RESOURCES THAT WERE BUILT DURING THE POST WAR MID-CENTURY PERIOD

1

INTRODUCTION

CELEBRATING A RICH HERITAGE

For more than 150 years, the City of Gainesville has enjoyed a rich architectural heritage. Preserving this heritage has been important to the residents, beginning in the post-World War II era. In an age that worshiped economic optimism and modernity, the trend of aggressive urban redevelopment threatened to destroy much of the pre-war built environment. In response, in the early 1970s, citizens from several neighborhoods created a robust historic preservation movement to preserve architectural resources from 1870 to 1940. From the 1980s through the early 2000s, five historic districts and twelve individual buildings were designated as historically significant.

To protect the character-defining features of these districts and properties the City created a historic preservation ordinance, first enacted in 1994, embedded within the local planning process. *The City of Gainesville Historic Preservation Rehabilitation and Design Guidelines* were also created at this time and

have not been updated since.

The years from 1940 through 1975 witnessed remarkable growth in the City. In fact, tens of thousands of structures were built during these years, characterizing the majority of Gainesville's built landscape as “modern” post-war architecture. (Figure 1-1)

Gainesville's growing prominence as a center for innovative architectural design was due to the University of Florida's architecture program, which attracted gifted architects of the post-war period to serve as faculty. These architects in turn inspired a generation of students to produce significant works of architecture across the state of Florida, and regionally, within Alachua County and the City of Gainesville.

And it was not just high-style design that marks this era. A modern aesthetic was championed by local builders and informed the design of the new suburban neighborhoods surrounding the historic core of the city and the University of Florida. Even modestly-scaled homes celebrated

the modern design trend, creating an extraordinarily rich built environment.

HISTORICAL CONTEXT 1940S-1980S

Following the nation-wide trend, Gainesville saw limited construction for both residential and commercial structures between 1940 and 1945. When construction resumed during the early post-war years, the new spirit of modernity and economic optimism, coupled with a housing shortage, drove the demand for suburban development with a decidedly modern architectural character. In lieu of historically referenced traditional houses, both architect-designed and builder model homes featured open floor plans, rambling and linear house forms, shallow-pitched gable or hip roofs, and facades built with a mix of materials.

The Minimal Traditional style small house adopted during the Depression morphed into the Ranch house, with its rich palette of modernist features applied to a wide variety of plan types and stylistic expressions. Mid-century design features celebrated the flow

of space between exterior and interior and emphasized the use of natural light as a design tool.

The influence of the Architecture program at the University of Florida following the war years has molded the architectural traditions of the City. Decidedly grounded in modern tenets of architecture, the faculty and students of this post-war period produced works of architecture that captured the essence of the major design trends of these decades, as seen in the early modernist office complexes along NE 1st Street, Brutalist-style public buildings, and the celebration of Organic architecture, inspired by the work of Frank Lloyd Wright. Using a palette of local materials, these designers and architects created a regional modernist style that is unique to north Florida.

The 1960s and 1970s brought examples of geometric forms in residential architecture, in the form of A-frame roofs, geodesic dome kits and large mansard roofs. Popularized by design magazines in the late 1960s, the Shed style adopted from California appeared in Gainesville, and featured steeply pitched roofs, minimal eave projection, and an emphasis on geometric massing, and smooth-textured wood vertical siding.

Towards the end of the 1970s, Post Modern influences emerged, in features such as the exaggerated scale of historically-influenced architectural details, oversize columns, geometric banding at opening surrounds, and ironic historical references.

Today, these structures are over forty-five years old and are threatened by the intense development pressures of a growing city. The significance of the post-war modern period in architecture has been recognized by professionals and the public alike, sparking a movement towards preservation of modern heritage. The City of Gainesville Planning Division, in collaboration with the University of Florida Historic Preservation Program, commenced a multi-year historical/ architectural survey of properties, constructed between 1930-1975, resulting in an inventory of historical/ architectural resources from this period. The first phase of work (2017-2018) has produced close to 600 Florida Master Site File forms, maps and photographs, with more to come in the future.

UPDATING THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

This update to the *City of Gainesville Historic*

Preservation Rehabilitation and Design Guidelines is intended to help property owners preserve, repair and rehabilitate these newly recognized historic resources of the modern era. The original *Guidelines* document focused on resources constructed prior to 1940. These updated guidelines are intended for buildings built after 1940.

As with the preceding document, these updated guidelines are based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, the federally-recognized benchmark for appropriate treatment of historical resources. The National Historic Preservation Act (1966) is implemented by the federal government through the Department of Interior and administered through the National Park Service. The *Secretary of the Interior's Standards*, in particular the *Standards for Rehabilitation*, act as general guidance for work on all historic properties and have been adopted at the federal, state and local levels of government. The intent of the *Standards* is to encourage the protection and the preservation of historic buildings. The *Standards* are referenced in the City of Gainesville's Historic Preservation Ordinance. (Sec. 30-4.28).

HOW TO USE THESE GUIDELINES

By recognizing the character-defining features of architectural design, materials and workmanship, property owners can plan projects that preserve the historical, cultural and economic value of their properties.

Owners of historic properties should begin with Chapter 2, which contains general guidance on how to plan maintenance, repair or rehabilitation work on the property, and provides the owner with general principles and the hierarchy of action steps to implement their project.

To determine the architectural style of the historic building, consult Chapter 3 for residential buildings and Chapter 4 for commercial, public and institutional buildings. These visual style guides describe the major architectural styles from the late 1930s through the 1980s, and are illustrated with local examples of each style.

Chapter 5 includes checklists and procedures for maintaining the building. This chapter is organized by building component and materials, and focuses on those materials common to the post-war architecture described in these guidelines. Chapter 6 provides guidance on rehabilitation,

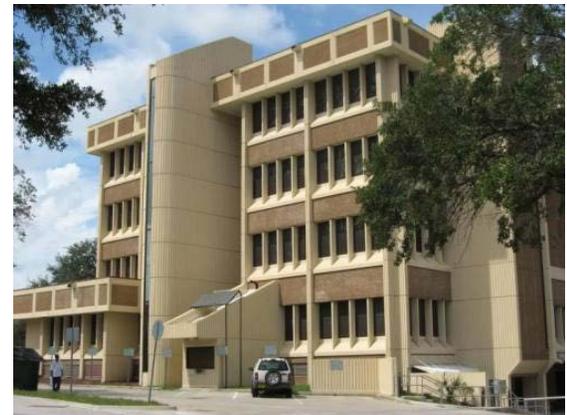
additions or new construction within a historic district.

A widely-held tenet of historic preservation and environmental conservation is that the “greenest building is the one that is already built.”¹ Chapter 7 provides guidance on best practices for integrating sustainability into historic preservation work.

Chapter 8 contains a glossary of architectural terms that describe features and characteristics of the architecture of the recent past. For additional reading and information, consult the resources and references listed in Chapter 9.

Appendix A provides guidance on the City of Gainesville’s special procedural and regulatory requirements for implementing a historic preservation project, including instructions for the Certificate of Appropriateness application process.

1. Carl Elefante, FAIA, Forum Journal. Summer 2007. Volume 21, No 4 (pp.27-37)



2

GUIDANCE FOR PROPERTY OWNERS

PURPOSE

These updated Design Guidelines are intended to help property owners protect and enhance the historic character of their properties. These guidelines apply to properties in both National Register and locally-designated historic districts well as to individually designated historic structures.

WHAT IS A HISTORIC DISTRICT?

Historic districts in Gainesville are primarily residential neighborhoods that contain buildings considered historically and culturally important by our citizens.

WHY IS HISTORIC DESIGNATION IMPORTANT?

Historic district designation protects the visual beauty of neighborhoods, promotes a unified sense of place and can positively impact property values. Other benefits of historic preservation designation include the regulatory relief from certain building and zoning code requirements and property tax, or *ad valorem* tax exemptions. ([Code of Ordinances, Article IV, Section 25-61.](#))

WHAT IS A CONTRIBUTING BUILDING?

To be considered as *contributing* to a designated historic district, a building must retain its architectural integrity and contribute to the district's sense of time, place, and historical development. Integrity is measured by seven criteria developed by the federal government; these are the location, design, setting, materials, workmanship, feeling, and association of the property.

A building listed as *non-contributing* is one which does not add to the district's significance, sense of time and place, and historical development; or one where the location, design, setting, materials, workmanship, feeling, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

Individually-designated historic building

Your building could be designated individually as a historic building if it meets the requirements of significance and retains its architectural integrity. Significance means

the building can be associated with one of these criteria.

1. Events that are significant to our local, state, or national history;
2. Embodies the distinctive characteristics of a type, period, or method of construction;
3. Represents the work of a master;
4. Possesses high artistic values
5. Represents a significant and distinguishable entity whose components may lack individual distinction.

(Code of Ordinances, Article IV, Sec. 30-4.28).

WHAT IS A CERTIFICATE OF APPROPRIATENESS (COA)?

Before working on your historic building, it is important to check with the [City of Gainesville Planning Division](#) on whether the proposed work may need a Certificate of Appropriateness (COA). Normally, exterior alterations, rehabilitation, additions, demolition and relocation will require a COA. Interior work is only reviewed for ad valorem tax exemption applications.

See Appendix A for more details on the policies and procedures for obtaining a COA.

When planning a project, owners of historic buildings should look for the character-defining features of architectural design, materials and workmanship., in other words, the physical features that comprise the appearance of each historic building. Character-defining elements often include the overall shape of the building, the materials, craftsmanship, decorative details, as well as the various aspects of the natural and built environment, landscape and relationship to surrounding properties.

TREATMENT APPROACH OPTIONS

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior Standards (SOIS) define four treatment options for historic properties: Preservation, Restoration, Rehabilitation and Reconstruction.¹

Preservation emphasizes the stabilization, maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. The building and its character-defining features are protected and stabilized. Preservation addresses the need for an ongoing maintenance program.

See Chapter 5 for maintenance plan recommendations and checklists.

Restoration is the act of returning the visual appearance of a property to a particular period of time in its history, and may involve removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Rehabilitation acknowledges the need to alter a historic property to meet the requirements of contemporary living while retaining the property's character-defining features.

Many projects undertaken on historic buildings in Gainesville will largely be considered a rehabilitation, yet may have elements for the other three treatment options. These design guidelines are based upon the Secretary of the Interior's Standards for Rehabilitation. (See page 2-4.)

To maintain viability of a historic building a new use is sometimes necessary, this intervention is known as adaptive reuse. The challenge with adaptive reuse is clearly stated in SOIS #1. "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the

defining characteristics of a building, its site and environment."

GENERAL PRINCIPLES AND HIERARCHY OF ACTION STEPS

The *Standards for Rehabilitation* recommend the following hierarchy of action steps in planning your project and in taking care of your building's historic features and materials

Identify, retain and preserve.

Before making changes, first identify those character-defining features, details, forms, and materials that are important to the building. See Chapters 3 and 4 for help in determining a building's character-defining features.

Protect and Maintain.

Maintain and preserve those character-defining elements. Protection generally involves the least degree of intervention. See Chapter 5 for guidance on maintenance.

Repair rather than replace. Always try first to repair deteriorated features. *Replace* deteriorated features and materials. only if repairs are not possible. It is referred to replace materials in kind, but if this is not possible, substitute materials may be used..

Design for replacement of missing features. Lost features should be reconstructed where possible. Reconstruction is only appropriate, however, if it is based upon physical or documentary evidence, such as old photographs, drawings, or like examples seen on similar buildings.

Alterations and Additions for New Use. When adaptive reuse is a part of the rehabilitation project, respect the original design. All proposed treatments should consider the original design, form, materials and feeling of the historic building. See Chapter 6 for recommendations on alterations and additions.

Code-required work, including accessibility and life safety. Finding a sensitive solution to the regulatory requirements of improved accessibility and life-safety codes requires an assessment of the potential impact on the historic resource, building, site and setting. See Chapter 6 for recommendations. and consult with a design professional for guidance.

Resilience planning
Assess the inherent qualities of the historic building to see if there are characteristics that can be used to mitigate the impact of natural hazards, and to minimize the impact

of adding new features to increase resiliency. See Chapter 6 for recommendations and consult with a professional for guidance.

Sustainability

Historic buildings by their existence can be considered sustainable through the energy embodied in the materials already used in constructing the building. Certain character-defining features such as large windows contribute to sustainable design goals of daylighting and natural ventilation. The updated *Secretary of the Interior's Standards Guidelines for Rehabilitation*, published in December 2017, recommend minimizing the impact on the character of the building by limiting sustainability treatments to updating existing features and systems. See Chapter 7 for more specific recommendations.

Some best practices include:

- Creating a balance of new and historic features
- All proposed treatments should consider the original design, form, materials and feeling of the historic building.
- Design new features to be subordinate to historic features
- Allow new features to be seen as a product of their time, yet compatible with the historic features

- Specific recommendations for building features and components can be found in Chapter 6.



1. Four Approaches to the Treatment of Historic Properties. National Park Service. <https://www.nps.gov/tps/standards/four-treatments.htm>

TEN STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



3

VISUAL GUIDE TO ARCHITECTURAL STYLES RESIDENTIAL BUILDINGS



The City of Gainesville has a rich and diverse architectural tradition. As much of the City was developed in the post-war era, the modern style prevailed during the period from 1945-1980.

Local examples are used to illustrate each style. The date ranges noted for each of the styles reflects the local conditions and may be earlier or later than other communities.



MINIMAL TRADITIONAL (1935-1950)

The Minimal Traditional House was a popular housing form during the 1930s and 1940s. Designed to meet the need for affordable housing during the Great Depression, these small houses featured common elements drawn from the Small House and Cottage movements of the 1920s.

Minimal Traditional is distinguished by simplified facades and minimal applied ornament. The few ornamental features are typically drawn from the vocabulary of Colonial Revival, Tudor Revival or Spanish Cottages.

A regional sub-type is the Chert house, a Minimal Traditional cottage with exterior walls built from the local chert stone. These cottages often have brick detailing at door and window surrounds.

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.



ABOVE: Minimal Traditional, Florida Park

BELOW: Minimal Traditional, Florida Park
Chert house, brick trim



MAIN STYLISTIC FEATURES

- Compact size and floor plan
- Typically one story height
- Moderate slope on roof, gable or hip
- Minimal overhang at eaves
- Simplified facade details drawn from earlier historical architectural styles
- Chimneys usually placed at gable ridge, brick or painted stucco



MASSING, ROOFS, EAVES & SOFFITS

MASSING & COMPOSITION

- Floor plan has defined spaces
- One story mass with gable eaves parallel to street is most common form
- Symmetrical placement of doors and windows

ROOFS, EAVES & SOFFITS

- Gable roof pitch range from 3:12 to 6:12
- Moderate slope on cross gables facing street
- Minimal overhang at eaves, boxed eaves sometimes used
- Ornamental cornice, depending on architectural theme of house
- Original roof cladding materials: wood, asphalt or asbestos shingles
- Replacement roof materials: asphalt, fiberglass shingles



ABOVE: Minimal Traditional, Florida Park

BELOW: Minimal Traditional, Florida Park
Dormers, windows, entrance details



WALLS

- Cladding materials may include narrow horizontal wood siding, wood shingles, asbestos siding, aluminum siding, brick veneer
- A regional variation uses local chert stone with brick accents

ORNAMENTAL FEATURES

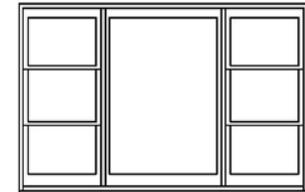
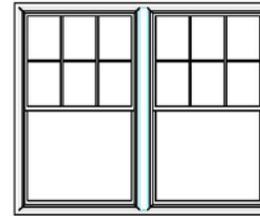
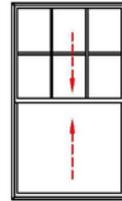
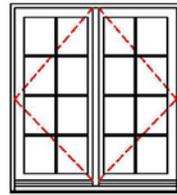
- Simplified ornamental features, shutters, box eaves, simplified moldings
- Shutters: Original wood louvered or raised panel design



WINDOWS & DOORS

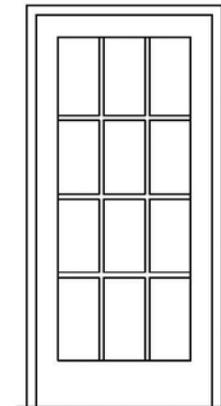
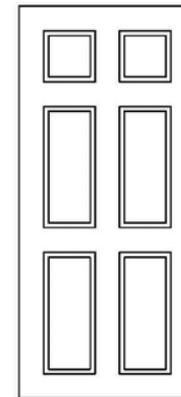
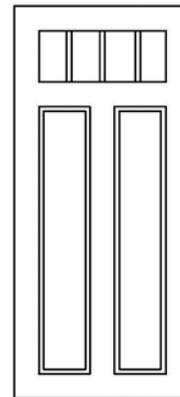
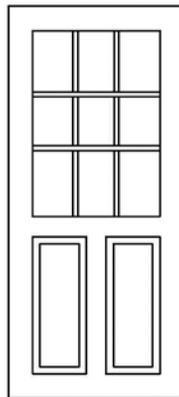
WINDOWS

- Small windows, usually wood, painted finish
- Some chert homes features steel frame casement and fixed windows
- Windows are often grouped in pairs to create feeling of larger openings
- Special features on street elevation often include one large picture window
- Multi-lite sash on styles predating World War II



DOORS

- Entry doors typically 4 panel or 6 raised panels with traditional stile and rail proportions
- Original materials: wood
- Replacement materials: fiberglass, wood or composite





TRANSITIONAL RANCH (1945- 1955)

Transitional Ranch houses were built in suburban communities developed to house the population boom of the post war period. These buildings featured simplified details and construction methods and could be built quickly. The mass construction of homes met the demands for expanded opportunities for home ownership through government subsidized mortgage programs.

The design of these homes represents a transition from the pre-war Minimal Traditional cottages to the innovative design features of the fully developed Ranch House of the mid 1950s through the 1970s.

Both the Transitional Ranch and the Ranch House share many of the same stylistic features.

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.

MAIN STYLISTIC FEATURES

Compact size and floor plan similar to Minimal Traditional
Typically one story height
Simplified architectural details

WINDOWS & DOORS

- Picture, double-hung, casements
- Special features on street elevation often include one large picture window
- Entry doors typically 4 panel or 6 panel with traditional stile and rail proportions

ROOFS, EAVES & SOFFITS

- Moderate to low pitch side gable roof
- Some cross gables over projecting wing
- Shallow overhang at eaves
- Original roof cladding materials: composition or asbestos shingles
- Replacement roof materials: asphalt, fiberglass shingles



ABOVE: TRANSITIONAL RANCH, Westmoreland

BELOW: TRANSITIONAL RANCH, Florida Park





RANCH HOUSE (1955-1975)

The Ranch House style covers a wide range of features and plan layouts.

As modern design trends became established in the popular media in publications such as *Sunset* magazine and *Better Homes and Gardens*, the variety of Ranch House forms and style expanded to suit a wide range of tastes. The defining features were house forms that were long, low and one-story, open floor plans, a mix of materials, and provisions for the sheltering of an automobile.

Because of the relatively mild climate in Gainesville, the transition between interior and exterior space was celebrated with screened porches. Chimneys may be used as architectural statements. Mass-produced and innovative materials were used as cladding, along with more traditional materials.

Regionally-produced materials, such as Ocala block and screen block give the Gainesville Ranch Houses a distinctive character.





MAIN STYLISTIC FEATURES

MAIN STYLISTIC FEATURES

- Typical one story height
- Open floor plan, variety of plan shapes and layouts, see Ranch, Plan Types
- Variety of applied architectural details inspired from different styles, see Ranch Styles
- Variety of finishes; cladding materials include narrow horizontal wood siding, wood shingles, asbestos shingles, aluminum siding, brick veneer, stone veneer, concrete block, Ocala block, wood panel materials
- Contrasting materials used for accents on exterior
- Includes covered area for automobiles: integrated carport or garage
- Special features on street elevation often include one large picture window

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.

GALLERY





WALLS & ORNAMENTAL FEATURES

MASSING & COMPOSITION

- Variety of plan types; linear, compact, rambling, courtyard, see Ranch, Plan Types

ROOFS, EAVES & SOFFITS

- Roof forms: side gable, front gable, hip, shed, inverted gable (butterfly)
- Shallow slopes on pitched roofs
- Medium to wide overhang at eaves
- Cross gables over projecting wings
- Original roof cladding materials: composition shingles, wood shingles, asphalt shingles.
- Replacement roof materials: asphalt or fiberglass shingles



ABOVE: RANCH, mix of materials

BELOW: RANCH, Incised porch with ornamental metal column



WALLS

- Main entry recessed or sheltered by roof extension
- Wall cladding materials; horizontal wood siding, wood shingles, plywood panels or T1-11 siding, asbestos siding, aluminum siding, brick veneer, stone veneer, concrete block, Ocala block

ORNAMENTAL FEATURES

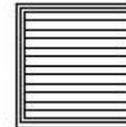
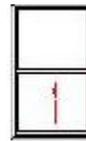
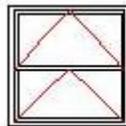
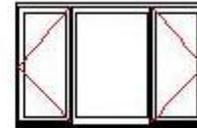
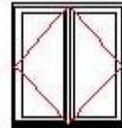
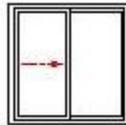
- Simplified ornamental features
- Shutters: original wood louvered or raised panel design, stucco panels applied to façade to simulate shutters
- Decorative metal posts for porch columns, often with floral scroll-work
- Planter boxes as design elements



WINDOWS & DOORS

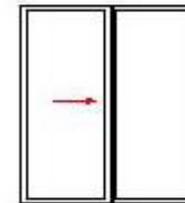
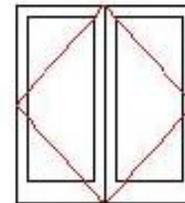
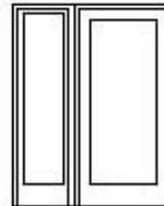
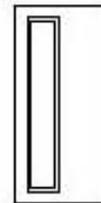
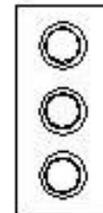
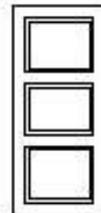
WINDOWS

- Variety of window types
- Horizontal arrangement of windows
- Picture window flanked by casement windows
- Metal awning windows
- Jalousie windows
- Corner windows



DOORS

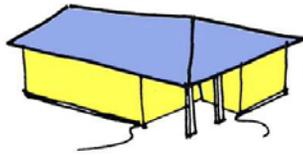
- Entry doors typically flush or solid panel wood doors, some with geometric-shaped glass panes (circles, diamond or linear)
- Decorative metal screen doors
- Original materials: Wood slab, wood panel or wood and glass
- Replacement materials: Fiberglass, wood or composite





RANCH HOUSE, PLAN TYPES

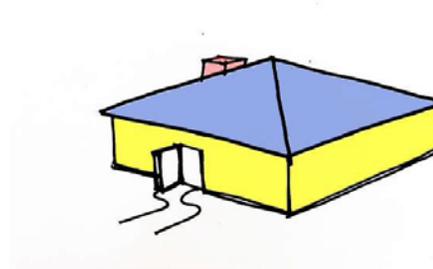
With a design emphasis on horizontality, long low profile, and connections from interior to exterior, the Ranch House comes in a variety of plan types, shapes and forms.



Sketches by M. Chawla

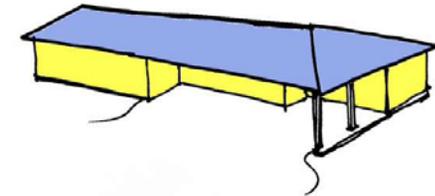
COMPACT

Rectangular elevation, plan is slightly longer than deep, may be set with long side parallel or perpendicular to the lot, with length to width ratio less than 2:1, living area may be expanded with side porch or carport



BUNGALOW

Square shape plan, long, low and large hip roof



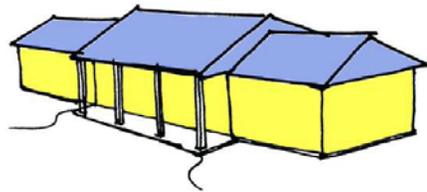
LINEAR

Rectangular length to width ratio of 2:1
Single roof form over the floor plan



RANCH HOUSE, PLAN TYPES

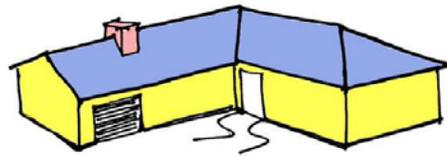
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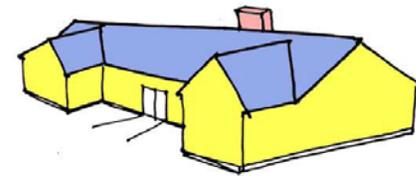
LINEAR WITH CLUSTERS

Linear Ranch with cluster of spaces that project or recede from the main rectangular form, usually with cross gable or cross-hip



HALF-COURTYARD

L-shaped plan



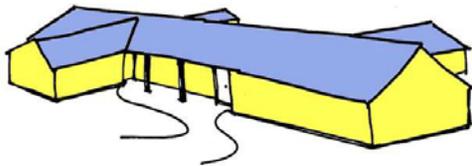
COURTYARD

Two wings define a courtyard where main entrance is usually located



RANCH HOUSE, PLAN TYPES

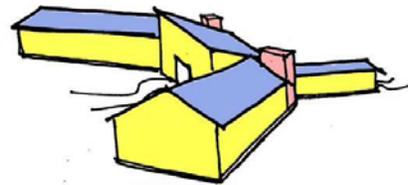
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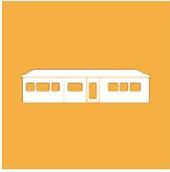
RAMBLING

Long linear plan with at least three offsets, some projecting and some recessed, plan exceeds length to width ratio of 2:1



ALPHABET

Rambling floor plan in shape of letter



RANCH HOUSE, STYLES

While the typical Ranch houses may have some features derived from older architectural precedents, a Styled Ranch House featured a more complete set of details that give the house a distinctive stylistic flavor. Each of these variations incorporated key features from the historical style precedent.



COLONIAL REVIVAL STYLE

- Symmetrical composition or symmetrical central block with wings
- Side gable or hipped roof
- Wall cladding: brick or horizontal lap siding
- Front doors with Colonial Revival inspired surround or entry porch



SPANISH STYLE

- Stucco wall cladding, stucco or buff brick
- Roof cladding, clay or concrete tile
- Round arches over windows, doors and porch openings
- Exposed roof rafters, with rounded ends or decorative shapes
- Ornamental metal grills, balconettes and porch columns
- Battered chimney walls



NEOCLASSICAL STYLE

- Symmetrical composition or symmetrical central block with wings
- Side gable or hipped roof
- Wall cladding: brick or horizontal lap siding
- Front doors with Colonial Revival inspired surround or entry porch



RANCH HOUSE, STYLES



MODERN RANCH, (NO DOMINANT STYLE)

- Shallow roof pitch
- Wide overhanging eaves
- Contrasting exterior materials, brick, stone and wood
- Geometric pattern of solid walls and voids
- Floor to ceiling glass



EICHLER-INSPIRED STYLE

- Broad front-facing shallow pitch gable roof
- Exposed roof beams
- Angled clerestory glass under eaves
- Solid front wall and floor to ceiling rear wall
- Interior ceilings follow slope of roof



WRIGHT-INFLUENCED (PRAIRIE) STYLE

- Shallow roof pitch
- Wide overhanging eaves
- Contrasting exterior materials, brick, stone and wood
- Horizontal bands of windows
- Geometric pattern of solid walls and voids
- Floor to ceiling glass
-



SPLIT LEVEL (1950-1975)

SPLIT LEVEL

A distinctive house form which expresses the different functional zones of the house (public, private, garage), separated by changes in level. Split Levels share many stylistic features in common with Ranch Houses.

MAIN STYLISTIC FEATURES

- Typically two or three levels
- Floor levels are staggered, usually by half a level
- Relates to topography and landscape
- Accompanying style (Typically some type of Ranch House styling)

MASSING & COMPOSITION

- Overall emphasis horizontal massing
- Entry split between levels, or on middle level
- Entrance is often on intermediate floor level, with an adjacent two-story wing set to one side.





WALLS & ORNAMENTAL FEATURES

WALLS

- Wall cladding materials; horizontal wood siding, wood shingles, asbestos siding, aluminum siding, brick veneer

WINDOWS

- Special features on street elevation often include one large picture window
- Picture, double-hung, casement windows
- Corner windows

DOORS

- Entry split between levels, typically on middle level
- Garage door a prominent feature in design
- Entry doors typically 6 panel with vision lites
- Original materials: wood, metal
- Replacement materials: fiberglass, wood or composite

ROOFS, EAVES & SOFFITS

- Shallow pitch gable roof
- Some cross gables over projecting mass
- Overhang at eaves
- Original roof cladding materials: composition shingle
- Replacement roof materials: asphalt, fiberglass shingles

ORNAMENTAL FEATURES

- Simplified ornamental features
- Shutters: Original wood louvered or raised panel design
- Decorative metal posts for porch columns





MID-CENTURY MODERN (BUILDER STYLE) (1950-1965)

Builders experimented with house forms and non-traditional materials in the post war period, building with economy in mind. Along with the Ranch House styles favored by developers of the expanding suburban developments, Mid-century Modern design features were applied to these small “starter” homes. Typical features include the play between solid and voids on the facades, use of decorative screen walls and clean roof lines associated with Modern architecture.



For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.

MASSING & COMPOSITION

- Symmetrical shallow pitched street-facing gable end, or asymmetrical form





MAIN STYLISTIC FEATURES

MAIN STYLISTIC FEATURES

- Small structures were designed as starter homes, usually 2 or 3 bedrooms and one bath
- Flat or low pitched roofs
- Open floor plans
- Visual connection between interior and exterior
- Integrated carports

ROOFS, EAVES & SOFFITS

- Roofs typically gable, hip , flat or shed roofs, butterfly roofs
- Wide overhang at eaves
- Exposed rafters and beams
- Exposed wood roof deck boards at soffits
- Original roof cladding materials:
 - flat roofs: tar and gravel, built-up roofs
 - pitched roofs: roll roofing, composition shingles
- Replacement roof materials:
 - flat roofs: membrane materials, consider color compatibility with other materials
 - pitched roofs: fiberglass shingles





WALLS & ORNAMENTAL FEATURES

WALLS

- Facades with contrasting masses and voids
- Mix of materials on front facade
- Wall cladding materials:
 - wood tongue and groove siding,
 - plywood and T1-11 panels
 - Aluminum, vinyl)
 - Metals
 - Masonry, brick veneer,
 - concrete block
 - Ocala block
 - Concrete, precast panels
 - formed and poured)
- Wall finish treatments;
coatings and paint



ABOVE: Mid century modern, Palm View Estates

BELOW: Mid-century modern, Carol Estates



ABOVE: Breeze block wall, Palm View Estates

BELOW: Mid-century modern, Palm View Estates

ORNAMENTAL FEATURES

- Screen walls of breeze block, patterned concrete block, or decorative metal panels
- Shutters: wood or metal
- Decorative ornamental metal posts for porch columns
- Lally columns at carports and porches

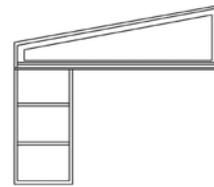
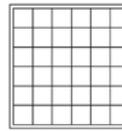
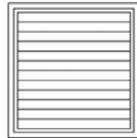
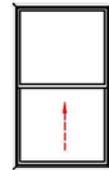
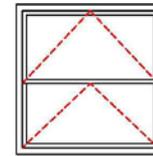
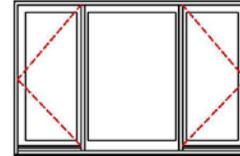
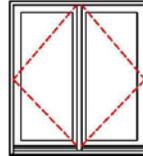
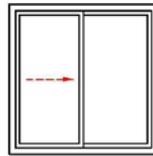




WINDOWS & DOORS

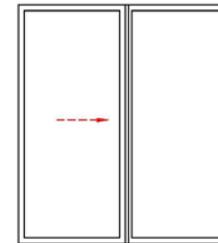
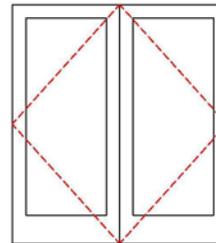
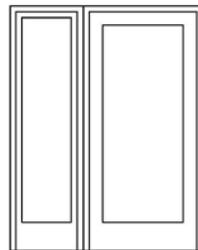
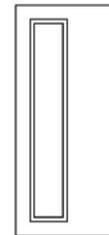
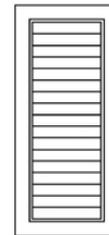
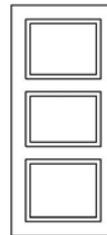
WINDOWS

- Large windows or vertically stacked horizontal windows
- Metal awning windows
- Jalousie windows
- Clerestory windows
- Corner windows



DOORS

- Entry doors either facing street or on side facing carport
- Original materials: wood or metal
- Replacement materials: fiberglass, wood or composite





MID-CENTURY MODERN (ARCHITECT-DESIGNED) (1950-1975)

Mid-century modern architect-designed homes feature a wide range of character-defining features. Homes were designed in response to the topography of the lot and the surrounding landscape. Building facades were composed using the play of solid wall surfaces and openings, creating a musical pattern of solids and voids.

A rich palette of regional materials was skillfully incorporated, resulting in highly individualized designs. These materials include local stone, concrete block and concrete brick, Ocala block, red or buff colored brick, and stained or painted cypress wood siding.

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.





MAIN STYLISTIC FEATURES

MAIN STYLISTIC FEATURES

- Flat or low pitched roofs, typical
- Dramatic roof forms
- Open floor plans
- Spatial and visual connection between interior and exterior
- Integrated carports or garages





MASSING, ROOFS, EAVES & SOFFITS

MASSING & COMPOSITION

- Asymmetrical profiles of roof form

ROOFS, EAVES & SOFFITS

- Roof forms: gable, flat, shed, butterfly
- Wide overhang at eaves
- Exposed rafters and beams
- Exposed wood roof deck boards at soffits
- Original roof cladding materials:
 - flat roofs: tar and gravel built-up roofs
 - pitched roofs: roll roofing, composition shingles
- Replacement roof materials:
 - flat roofs: membrane materials,
 - pitched roofs: fiberglass shingles





WALLS & ORNAMENTAL FEATURES

WALLS

- Facades with contrasting masses and voids
- Mix of materials on front facade
- Wall cladding materials:
 - wood tongue and groove siding, plywood and T1-11 panels
 - Aluminum, vinyl)
 - Metals
 - Masonry, brick veneer, concrete block
 - Ocala block
 - Concrete, precast panels (formed and poured)
- Wall finish treatments; coatings and paint



ORNAMENTAL FEATURES

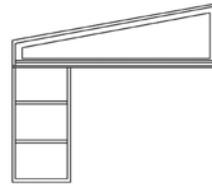
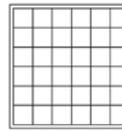
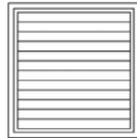
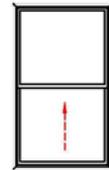
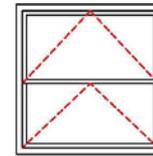
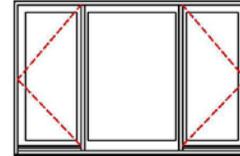
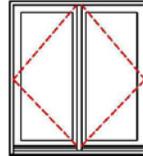
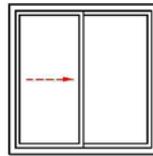
- Screen walls of breeze block, patterned concrete block, or decorative metal panels
- Shutters: Wood or metal
- Decorative ornamental metal posts for porch columns
- Lally columns at carports and porches



WINDOWS & DOORS

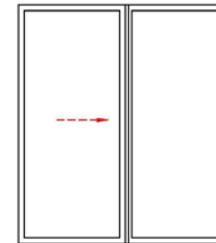
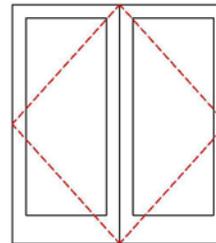
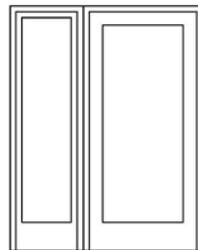
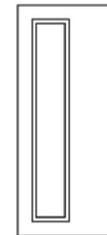
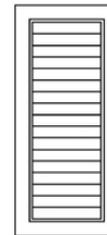
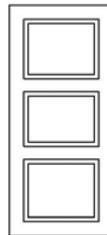
WINDOWS

- Large windows or vertically stacked horizontal windows
- Metal awning windows
- Jalousie windows
- Clerestory windows
- Corner windows
- Floor to ceiling window walls



DOORS

- Entry doors either facing street or on side entrance
- Original materials: wood or metal
- Replacement materials: fiberglass, wood or composite





POLYNESIAN-INSPIRED DESIGN (1950-1965)

One trend in Mid-century design reflected the fascination with Asian-Pacific cultural artifacts and in Polynesian “tiki” forms and architecture. Polynesian-inspired design was mostly expressed through the roof forms and details. Typically the building would feature a double pitched roof, steep over the main mass and shallower at the eaves, and expressed structural framing elements at eaves and ridges,

MAIN STYLISTIC FEATURES

- Double-pitched roof; steeper gable or hip over central part of house with shallow hip at eaves
- Exposed rafters or ridge combs
- Integrated carports or garages

ROOFS EAVES & SOFFITS

- Roof eave may have soffits or exposed framing
- Roof materials, usually shingles

MASSING

Massing is like that of a linear ranch house may have clusters under the roof eave.



ABOVE: POLYNESIAN - INSPIRED DESIGN

ORNAMENTAL FEATURES

- Walls, windows and doors similar to ranch house features
-

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.



A-FRAME (1950S-1970S)

A-frame buildings express the structural system of the roof and define the shape of the floor plan. Often built from kits, these small buildings can have a single steeply sloped massing or an L-shaped plan with a cross gabled roof.

MAIN STYLISTIC FEATURES

- The plan is defined by the building roof form with a steeply-pitched symmetrical gable facing the street
- Living space expanded through porches and decks

WINDOWS

- Front wall mostly glass
- May have dormers

DOORS

- Entry doors typically
- Original materials
- Replacement materials: fiberglass, wood or composite



MASSING & COMPOSITION

- Rectangular-shaped floor plan
- Interior loft spaces, occasionally with exterior balcony or deck
- Open floor plan, with Great Room

ROOFS, EAVES & SOFFITS

- Roof forms the A-frame with steep symmetrical pitch
- Eaves reach or almost reach the ground with deep overhang
- Original roof cladding materials: wood or asphalt shingles
- Replacement roof materials: wood or fiberglass shingles

WALLS

- Wall cladding materials; typically wood siding, wood shingles

ORNAMENTAL FEATURES

- Minimal use of ornamental features



GEODESIC DOME (1965-1980)

The Geodesic Dome was popularized by Buckminster Fuller, who patented his construction method of domes in 1954. These hemispherical thin shelled structures could be built from kits and assembled within a few days by connecting the triangular shaped wall and roof panels.

MAIN STYLISTIC FEATURES

- Dome shape
- Space frame structural system
- Wood porches
- Compact size

MASSING & COMPOSITION

- Floor plan shape and size defined by dome diameter
- Living area expanded to exterior with wood decks
-
-

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.

-
-



ABOVE: Dome house, Florida Park

BELOW: Dome house, Florida Park



ROOFS, EAVES & SOFFITS

- Segmented dormers
- Original roof cladding materials: wood shingle, asphalt 3-tab shingles
- Replacement roof materials: fiberglass shingles
-

WALLS

- Wall cladding materials; horizontal wood siding, wood shingles, stone veneer, plastic, T-1-11 siding panels

ORNAMENTAL FEATURES

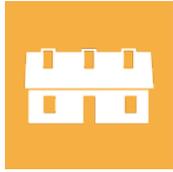
- Simplified ornamental features
- Shutters: Original wood louvered or raised panel design
- Decorative metal posts for porch columns
-

WINDOWS

- Picture, double-hung, casement windows
- Trapezoidal windows under roof eaves

DOORS

- Entry doors typically flush wood or metal



NEO-MANSARD (1970-1985)

Based loosely on the roof form of the Second Empire style of the 1880s, the Neo-mansard is characterized by the steeply sloped roof that encloses the upper story. This style was used both for residential and commercial structures during the 1970s and 1980s.

MAIN STYLISTIC FEATURES

- Mansard roof dominates the facade
- Flat roof area
- Minimal overhang at eaves
- Segmented arches or dormers

MASSING & COMPOSITION

- Two or more stories
- Rectangular floor plan
- Segmented arches or dormers
-
-

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.



ABOVE: Neo-mansard, Florida Park

BELOW: Neo-mansard house, Florida Park



ROOFS, EAVES & SOFFITS

- Original roof cladding materials: asphalt shingles, wood shingles, tile, membrane on flat roof section
- Replacement roof materials: fiberglass shingles, wood shingles, membrane on flat roof section
-

WALLS

- Cladding materials: horizontal wood siding, wood shingles, aluminum siding, brick veneer

ORNAMENTAL FEATURES

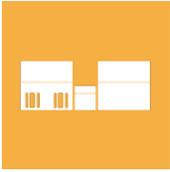
- Parapets used to disguise mechanical equipment
- Shutters: wood louvered or raised panel design
-

WINDOWS

- Picture, double-hung, casement windows

DOORS

- Entry doors centered on facade
- Original materials: Wood or metal, raised panel doors
-



SHED STYLE (1970-1985)

Characterized by a complex assembly of geometric shapes and steeply sloped shed roofs, this style was based on designing in response to topography and solar orientation. Clad with tongue and groove smooth siding and with minimal eave overhang, the essence of the style is the geometry and smooth surface of the walls and glass

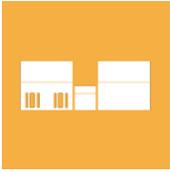
Note: Because of minimal eave depth and tongue and groove wood siding, this style is not particularly well-suited to the rainy, humid Florida climate and requires attentive maintenance.

For guidance on appropriate treatments, see Chapter 5 for Maintenance and Chapter 6 for Rehabilitation, Alterations and Additions.

MAIN STYLISTIC FEATURES

- Asymmetrical forms and strong lines
- Multiple, steeply sloping roof lines
- Large interior volumes of space





WALLS & ORNAMENTAL FEATURES

WALLS

- Cladding: Wood vertical, diagonal, horizontal or tongue and groove siding, wood shingles
- Blank wall surfaces facing street

ORNAMENTAL FEATURES

- Minimal ornamental features if any, Decorative metal posts for porch columns
-
-

WINDOWS

- Asymmetrical window placements
- Long geometrically shaped windows
- Clerestory windows

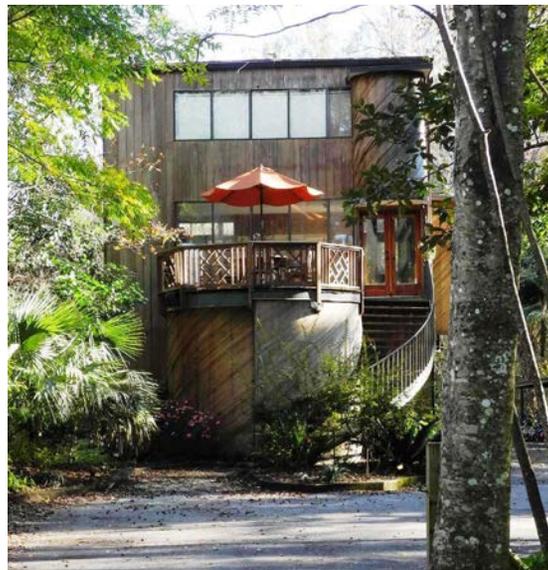
DOORS

- Recessed entry, entry on side
- Original materials: wood flush doors
- Replacement materials: fiberglass, wood or composite



ABOVE: Shed style, Florida Park

BELOW: Shed style, Florida Park



MASSING & COMPOSITION

- Complex massing
- Colliding geometric shapes
- One to two stories

ROOFS, EAVES & SOFFITS

- Moderate to steep slope on shed roof
- Intersecting gable and shed roofs
- Minimal or no projecting eaves
- Original roof cladding materials: wood or asphalt shingles
- Replacement roof materials: wood, fiberglass or metal panels

NEO-TRADITIONAL (1990-2000s)

Closely associated with the New Urbanism movement of the early 1990s, Neo-traditional design represents a return towards the planning and design principles of the early 20th century, and a renewed interest in historical styles of the period.

While this design style is outside our period of study and is not yet considered old enough to have attained potential historical significance in its own right, this style is highly prevalent in new constructions and is often used in infill design scenarios..

This style can be seen in new developments based on the pre-World War II walkable neighborhoods or as infill design in older historic areas, such as the Pleasant Street historic district. While emulating features of traditional architecture, the compositional rules are applied loosely, often reflecting the function of the interior plan arrangement.

Often, the size and scale of these buildings and their placement on the lot are not compatible with the size and scale of the older historic buildings in the district.



ABOVE: Neo-traditional, Pleasant Street Historic District

MAIN STYLISTIC FEATURES

The better quality examples should be difficult to discern from the historical models, and it is this design intent to represent the features in a more traditional and accurate manner that differentiates the Neo-traditional from the preceding style of Postmodern design.

MAIN STYLISTIC FEATURES

- Two or more stories
- Larger footprints than historic precedents
- Imitates historical style and architectural details
- Porches with traditional columns and railings

ROOFS

- Traditional roof forms, multiple gables, dormers and hip roofs,
- Slopes typically 6:12 or steeper
- Materials: Fiberglass shingles, sheet metal roofs, standing seam, 5-V crimp

WALLS

- Modern materials that mimic historic materials: vinyl siding, fiber cement siding (Hardiplank)
- Applied decorative features

ORNAMENTAL FEATURES

- Simplified ornamental features
- Shutters: wood or plastic, louvered or raised panel design, not usually operable

BELOW: A more successful example of compatible scale infill in Neo-traditional style within the Pleasant Street Historic District.

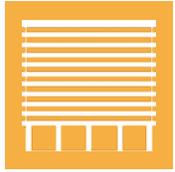


WINDOWS

- Double-hung, casement, and fixed windows
- Simulated multi-lite window sash
- Window materials, clad-wood, vinyl

DOORS

- Entry doors typically fiberglass, clad wood, stile and rail panel doors



MULTI-FAMILY BUILDINGS

MULTI FAMILY- LOW RISE

Low-rise multi-family housing is typically one to three stories in height, built from a variety of materials and in styles ranging from Minimal Traditional to Mid-century Modern

MAIN STYLISTIC FEATURES

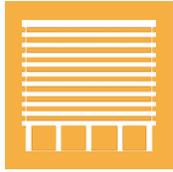
- Height between one and three stories
- Units organized in linear arrangement or clustered around a central court.
- Character-defining features depend on the architectural style of the building



ABOVE: Multi-family low rise Northeast Historic District

BELOW: Multi-family in Northeast Historic District





MULTI-FAMILY BUILDINGS

MULTI FAMILY - HIGH RISE

LAKESHORE TOWERS

While few examples of this building type exist in the area, the building conveys important design trends of mid-century design. The building concept expresses the design concept of the tower set into an open, park-like settings

MAIN STYLISTIC FEATURES

- Strong geometric forms
- Concrete balconies wrap around exterior,
- Horizontality emphasized with alternating bands of solid balcony rails and open area above
- Solid balcony rails with precast panels
- Flat roof
- Taller first floor with columns
- Curtain wall plane recessed from balcony railing
-



ABOVE: Multi-family high rise - Lakeshore Towers

RIGHT: Balcony Detail



4

VISUAL GUIDE TO ARCHITECTURAL STYLES COMMERCIAL, PUBLIC & INSTITUTIONAL BUILDINGS



The City of Gainesville has a rich and diverse architectural tradition. As much of the City was developed in the post-war era, the modern style prevailed during the period from 1945-1980. Local examples are used to illustrate each style. The date ranges noted for each of the styles reflects the local conditions and may be earlier or later than other communities.



MID-CENTURY MODERN (1945 - 1965)

MID-CENTURY MODERN BUILDINGS

Gainesville's mid-century modern architecture featured major design trends that were popular during the period of study. A simpler and more economically-driven design style was used for low-rise commercial buildings and roadside architecture.

More formal and even dramatic design concepts were applied to institutional and cultural buildings, as seen in the design of the religious structures of the period.

GALLERY - INSTITUTIONAL/CULTURAL



ABOVE:





MID-CENTURY MODERN (1945 - 1965)

MAIN STYLISTIC FEATURES

- Geometric roof forms, accordion folded roof plate, acute angles, parabolas, delta wings
- Dramatic roof forms for some institutional structures
- Wide eaves and overhangs
- Flat or shallow pitch roofs
- Facade composition based on rhythm of solids and voids
- Mix of materials; poured concrete, plate glass, architectural screen block
- Open air corridors
- Paired, clustered lally (pipe) columns
- Flexible plans
- Patterned, textured stucco

GALLERY





ROADSIDE COMMERCIAL (1945 - 1965)

Roadside commercial buildings were designed to attract attention from passing motorists, either through evocative forms and associations, or through the use of attention-grabbing signage.

Gainesville has a collection of these small-scaled and simple and utilitarian masonry buildings. Some structures feature odd shapes, angled walls or unusual building forms.

MAIN STYLISTIC FEATURES

- Single-story masonry box
- Large storefront facing onto the street
- Unusual shapes or forms
- Eye-catching signage

BELOW: Roadside commercial, slanted wall with glass storefront, concrete fins and eye-catching signage





POLYNESIAN-INSPIRED “TIKI” ARCHITECTURE

One trend in Mid-century design reflected the fascination with Asian-Pacific cultural artifacts and in Polynesian “tiki” forms and architecture. Polynesian-inspired design was mostly expressed through the roof forms and details. Typically the building would feature a double pitched roof, steep over the main mass and shallower at the eaves, and expressed structural framing elements at eaves and ridges.

MAIN STYLISTIC FEATURES

- Double-pitched roof; steeper gable or hip flares out to a shallower pitched roof at eaves
- Exposed rafters or ridge combs

ROOFS EAVES & SOFFITS

- Roof eaves typically features exposed rafter or glu-lam roof framing



BELOW: University Lutheran Church





CURTAIN WALL (1945 - 1975)

The Curtain wall style was the dominant expression for multi-story commercial and institutional buildings in the post-war years. Using prefabricated components, the curtain wall system consisted of cladding panels mounted on a metal frame. Panel materials included precast concrete panels in a variety of textures, metal panels, brick infill, porcelain tile panels and glass. Rooftops were usually flat, enclosed by a parapet, forming a convenient location for mechanical equipment.

MAIN STYLISTIC FEATURES

- Simple geometric forms
- Curtain wall; modular wall cladding system
- Rectangular massing
- Structural frame is expressed on exterior
- Flat roofs
- Bands of glass and glazing
- Non contextual
- Open interior plan
- Lack of applied ornament

Exterior cladding can include large panels of glass, metals, tiles, concrete in a variety of finishes, masonry (brick, block or stone) panels

BELOW: Gainesville City Hall





NEW FORMALISM (1955 - 1980)

New Formalism combines the modernist aesthetic of simplified forms and play of solids and voids with an interest in proportion, procession and spatial hierarchy inspired by classical architecture. Colonnades, arches, columns and entablatures stripped of classical ornament are incorporated in the composition of institutional and commercial buildings. Buildings are often set on a podium or base, with alternating solids and voids forming the main facade composition. In addition to concrete, brick and glass, more opulent materials such as marble, copper and bronze are sometimes used.

MAIN STYLISTIC FEATURES

- Monumental character
- Single spatial volume
- Symmetrical plans and facades
- Classical elements reinterpreted in a modern manner
- Heavy projecting flat roof slab
- Stylized full height columns
- Repeating arches or round-topped openings

- Exposed construction
- Building plane set on a podium
- Hierarchical spatial relationships
- Formal landscape design, fountains, reflecting pools, plazas with significant works of sculpture
- Materials typically concrete and glass
- Large screen walls of perforated metal, grillwork, pierced blocks or cast stone
- Luxurious materials, marble, granites
- Spaces organized on axes

BELOW: Fine Arts Complex,
University of Florida





BRUTALISM (1955 - 1970)

Brutalist architecture derives its name from the rough texture of the primary exterior material, exposed concrete, *béton brut* in French. The style features these main character-defining features; exposed structure, use of contrasting and sculptural forms to signify discrete functions, and the honest expression of materials.

MAIN STYLISTIC FEATURES

- Expression of structure
- Building functions expressed on exterior through use of different forms and treatments
- Exposed concrete finish
- Emphasis on texture of materials
- Glass, wood and stone materials
- Sculptural use of concrete
- Facade is composed of masses and voids
- Abstract form
- Exposed concrete waffle slabs
- “Raw”, often unpainted materials
- Repetitive patterns
- Traditional cladding materials, wood and brick
- Flexible design



ABOVE: Alachua County Courthouse



ORGANIC STYLE (1955 - Present)

Organic architecture was a philosophy articulated by Frank Lloyd Wright and his followers. The style favored forms derived from nature, unusual geometries and the coalescence of the architectural form with nature, allowing the design to respond to the natural environment. Materials include wood, brick and stone. Natural light is used as a design element for dramatic effect and to punctuate the circulation path.

MAIN STYLISTIC FEATURES

- Strong sculptural and distorted forms
- Organic design, inspired by nature
- Experimental materials
- Unconventional roof design
- Irregularly-shaped windows
- Materials carried through exterior and interior
- Roofs as continuation of walls
- Topography expressed as a design element
- Traditional cladding materials, wood and brick
- Laminated wood structural features



ABOVE: St. Michael's Episcopal Church



REGIONALISM/ ENVIRONMENTALLY RESPONSIVE (1960 - 1980)

As a forerunner to the 21st century interest in sustainable design, environmentally responsive buildings grounded in regionalism were designed by Gainesville architects. Notable architects include Dan Branch, who co-authored an article with James Marston Fitch on “Primitive Architecture and Climate” (Scientific American, 1961), and William Morgan, a renowned practitioner with numerous works in central and north Florida.

This trend embodies a philosophy of architecture, rather than a discrete style. The Florida Natural History Museum exemplifies this particular approach, with earthen berms masking a four-story mass on the street side, opening to a terraced interior-facing courtyard. Materials were expressed directly, concrete, brick and glass for structure and walls. The climatic conditions of sun and wind were the primary drivers of design, along with Morgan's abiding interest in pre-Columbian architecture.

MAIN STYLISTIC FEATURES

- Building to suit climate is primary design feature
- Inspired by primitive indigenous or vernacular architecture
- Terraced massing
- Cladding materials: precast concrete, cast-in-place concrete, wood siding, panelized siding, brick, stone

BELOW: Florida Museum of Natural History
University of Florida



POSTMODERN (1965-1980)

The Postmodern Style was a rejection of modern design principles of the expression of function, structure and geometrical form. Instead, the Style reformulated the principles of classical architecture and applied the elements in an exaggerated altered or whimsical manner.

Some historic buildings dating from the late 19th to mid-20th century were “updated” with a Postmodern cladding of an EIFS system with applied details, as in the case of this example to the right.

MAIN STYLISTIC FEATURES

- Borrows forms from historical and vernacular architecture
- Exaggerates traditional architectural details
- Mixes traditional and modern construction methods



ABOVE: Downtown Gainesville

WALLS & ORNAMENTAL FEATURES

WALLS

- Cladding materials mimic traditional materials
- (EIFS) synthetic stucco on foam insulation system
- Architectural details typically composed of synthetic stucco over foam material

MASSING & COMPOSITION

- Multiple geometric forms
- Prominent entrances
- Typically two or more stories

ROOFS, EAVES & SOFFITS

- Commercial structures feature flat roofs and exaggerated parapets
- Articulated bands at spandrel panels

ORNAMENTAL FEATURES

- Whimsical or exaggerated architectural details
- Decorative banding around openings, Applied over-scaled contemporary ornament
- Pediments
- Exaggerated columns

BELOW: Commercial building, N. Main Street



5

MAINTAINING YOUR BUILDING

Maintenance = Preservation

In addition to providing a community its identity, buildings also represent a major investment of financial resources. One key to successful management of these resources is having a plan for regular and cyclical maintenance. Building materials and features are subject to decay from both environmental and human forces, and deferred maintenance takes a toll on these features and accelerates their deterioration. Left untreated, this damage can eventually affect the structure of the building, creating the need for expensive intervention and in the worst cases, result in demolition of the resource.

The City Gainesville Land Development Code defines “Ordinary Maintenance” as work which does not require a building permit and is done to repair damage or prevent deterioration or decay and returns the building to its condition prior to the decay or deterioration. See Code of Ordinances, Chapter 13 Housing and Commercial Building Codes, for additional guidance. <https://>

library.municode.com/fl/gainesville/codes/code_of_ordinances?nodet=PTIICOOR_CH13HOCOBUCO

Maintenance is an act of preservation, and an important part of a sustainable approach. By prolonging the life of original materials on a structure, the use of new materials can be postponed. Often, older materials are of better quality than newer ones and have longer usable life spans, Examples include old-growth wood used in windows and traditional thicker applications of plaster and stucco instead of synthetic stucco applied over foam insulation board.

Having a cyclical maintenance plan in place helps property owners keep ahead of needed repairs. Periodic inspections identify problems before they can cause significant damage. Regularly scheduled maintenance will stop minor deterioration of features. The plan allows for forecasting repairs in order to prevent loss of character-defining features through deterioration or replacement with inappropriate material or treatments.

Recommended hierarchy of action:

- For character defining features, stabilize and protect the feature.
- Repair should focus on the damaged area of material, and be unobtrusive.
- When repair is not possible, replace-in-kind, using materials that match the original feature as closely as possible. Use sustainable and salvaged materials that are compatible with the feature.

Repair & Replace

When features are too damaged, repairs or replacement-in-kind are necessary. The repairs should maintain the weather-resistance of the building envelope and the stability of the structural system. When repair is not possible, replacement-in-kind is the preferred approach. Refer to Chapter 6 for guidance on rehabilitation work, including repairs, replacement-in-kind or replacement with compatible materials.

Water is the enemy

Water is a main cause of building material decay and failure.

Environmental sources of a moisture problem

- Precipitation, rain and ice
- Major storm events, high wind and rain
- Poor site drainage
- Flooding emergency
- Rising damp
- Misdirected irrigation system, i.e. sprinkler heads

Signs of a moisture problem

- Blistering or peeling paint and exterior coatings
- Exterior surfaces covered with mildew
- Growth of plants on the building envelope (in building materials, not in containers)
- Insect infestations (Termites,)
- Masonry with surface layers falling off
- Spotty white haze on masonry surface (efflorescence)
- Rotted and damaged wood on exterior walls and roofs
- Damage to interior, check floors, walls and ceilings
- Damage to structural system, roof framing and floor framing
- Increased interior relative humidity

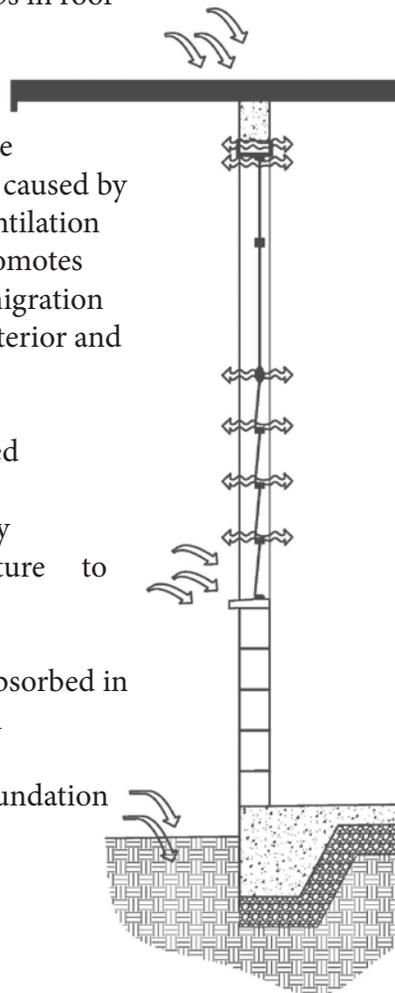
Building sources of moisture

Water from roof may enter through leaks or gaps in roof membrane

Air pressure differential caused by wind or ventilation systems promotes moisture migration between interior and exterior

Deteriorated materials or gaps may allow moisture to enter

Moisture absorbed in ground can wick up through foundation



- Roof drainage system issues, missing or inadequate gutters, scuppers or downspouts
- Defective caulking, sealants
- Damaged coatings and paint
- Damage or missing sections of exterior materials, holes, open gaps in materials
- Insufficient ventilation of interior moisture

Other sources of deterioration

- UV degradation from sunlight
- Wind damage
- Atmospheric chemicals

ABOVE: Water and the building envelope`

Checklists for maintenance inspections and frequency of inspections.

- The checklists on the following pages identify typical issues for features and materials and can be customized to suit a specific building.
- Review the building components once or twice a year. In spring, the review can focus on work that should be completed prior to the storm season of the summer and early fall. The fall review can assist in planning maintenance and repair projects for the following year.

The cyclical maintenance plan

Inspecting your property

- Start inspection from ground level, use binoculars to see above first floor level.
- Use extreme caution if using a ladder, be careful not to damage features by leaning ladder against them,
- Don't damage materials, avoid walking across roof shingles
- Work methodically and systematically, inspect each facade in turn, top to bottom
- Use sample checklists, adjust for your building's needs
- Begin with street facade and inspect each facade in turn
- Make notes and take photographs
- If you cannot access parts of the building, consider hiring a professional to handle inspections. This is especially important for roofing and related roof features

Checklist of inspection equipment

- Inspection checklists
- Paper or notebook
- Extending ladder
- Binoculars
- Flashlight
- Metal probe to check soundness of wood
- Plumb bob and string, carpenters level
- Safety equipment; gloves, eye protection

HAZARDOUS MATERIALS

Be aware of hazardous materials that may be disturbed or uncovered during maintenance and repair work

- Asbestos - <https://www.hud.gov/states/shared/working/r4/environment/guidanceother1>
- Lead - <https://www.hud.gov/states/shared/working/r4/environment/guidanceother1>
- Radon - <https://www.epa.gov/radon>
- Mold - <https://www.epa.gov/mold>

ROOFING & ROOF DRAINAGE

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Roofing – General	Sagging or bowing at roof ridge, eave lines, or along rafters	Twice annually and after major storm event	Could mean structural problem – consult with architect or structural engineer recommended
	Loose or missing fasteners at metal, tile and shingle roofs	Twice annually and after major storm event	Replace with compatible and appropriate fasteners
Flat Roofs, Membrane roofs	Ponding water on roof Bubbles in membrane, separation or cracking of membrane layers Feels spongy, bouncy underfoot Surface coating worn away Material looks dry or cracked Check condition of the roof substrate	Annually and after major storm event	Patch seams with compatible materials when repair area is isolated and small Consider roof replacement if deterioration is substantial or leaking. Replace areas of damaged roof substrate
Metal Roofs	Large amount of rust or corrosion Signs of previous repairs including tar or roofing cement patches Check condition of the roof substrate	Annually and after major storm event	Patch seams with compatible materials when repair area is isolated and small Consider roof replacement if deterioration is substantial or leaking. Replace areas of damaged roof
Asbestos Shingles	Nails popping up or deteriorated	Annually and after major storm event	Refasten or replace affected nails with compatible fasteners
	Moss, mold, algae growing on roof surface Individual shingles are cracked or uniformly thin from erosion	Annually and after major storm event	Clean and treat surface to inhibit future growth Trim back overhanging tree limbs to allow direct sunlight on roof surface
	Missing shingles	Annually and after major storm event	Replace deteriorated shingles with visually similar non-asbestos roof shingles Consider roof replacement if deterioration is substantial or leaking.
Asphalt shingle	Nails popping up or deteriorated	Annually and after major storm event	Refasten or replace affected nails with compatible fasteners
	Moss, mold, algae growing on roof surface Individual shingles are cracked or uniformly	Annually and after major storm event	Clean and treat surface to inhibit future growth Trim back overhanging tree limbs to allow direct

ROOF & ROOF DRAINAGE

	Individual shingles are cracked or uniformly thin from erosion	after major storm event	Trim back overhanging tree limbs to allow direct sunlight on roof surface
	Mineral granules in gutters Mineral granules worn away Edges of shingles look worn Missing shingles Lifting shingles/ curling edges	Semi-annually and after major storm event	Replace deteriorated shingles with visually similar roof shingles Consider roof replacement if deterioration is substantial or roof is leaking.
Wood shingles	Moss, mold, algae growing on roof surface	Semi-annually and after major storm event	Clean and treat surface to inhibit future growth Trim back overhanging tree limbs to allow direct sunlight on roof surface
	Individual shingles are cracked or uniformly thin from erosion	Semi-annually and after major storm event	Replace deteriorated shingles with visually similar roof shingles
	Cupping or warping of wood Split shingles Missing shingles	Semi-annually and after major storm event	Replace deteriorated shingles with visually similar roof shingles Consider roof replacement if deterioration is substantial or roof is leaking.
Clay tile Concrete tile	Broken or missing tiles	Semi-annually and after major storm event	Replace deteriorated tiles with visually similar roof tiles from same material as roof tile. Do not mix clay and concrete tiles. Consider roof replacement if deterioration is substantial or leaking.
Flashings	Loose, corroded, broken or missing flashing Roofing cement or tar on flashing Un-caulked openings or gaps at top of flashings Missing base or counterflashing at vertical-horizontal wall connections	Semi-annually and after major storm event	Consider patching or replacement with compatible materials if area of damage is isolated, such as around a chimney Consider replacement if deterioration is substantial
Roof projections	Flashings around roof projections are missing,	Semi-annually and	Consider patching or replacement with compatible

ROOFING & ROOF DRAINAGE

Dormers, antenna, vent pipes, skylights, mechanical equipment	damaged, not watertight	after major storm event	materials if area of damage is isolated, such as around a chimney Consider replacement if deterioration is substantial
Gutters, scuppers and downspouts	Clogged gutters or downspouts	Semi-annually and during major storm event	Review performance of gutter during a rainstorm to ensure water flows through the system and not over the gutter edges Clean out debris at least twice each year, spring and fall, or more often depending on site conditions, adjacent trees, etc.
	Rusty, loose or tilting gutters or downspouts Open or missing seams in hanging gutters Missing section of gutters	Semi-annually and during major storm event	Repair or patching with compatible materials if area of damage is small Consider replacement if deterioration is substantial or sections are missing .
	Broken seams in metal lining of built-in box gutter	Semi-annually and during major storm event	Re-solder open joints Consider replacement if damage is substantial
	Water ponding adjacent to foundation	Semi-annually and during major storm event	Regrade area at foundation to direct water away from the building Install splash blocks or downspout extensions to ensure water exiting at bottom of downspout is diverted away from building

WALLS - SIDING & WOODWORK

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Exterior Walls General	Exterior walls not plumb or straight Bulging walls Door and window frames out of square Siding boards have wavy surface	Semi-annually and after major storm event	Can indicate uneven settlement or significant structural framing problem – consultation with an architect or structural engineer is recommended, especially if condition worsens over time
Water & Insect damage	Vegetation is located immediately adjacent/ touching building Vines growing on building	Semi-annually and after major storm event	Cut back vegetation and inspect wood for signs of rot, remove climbing vines
	Soft, crumbling wood, especially at sills or horizontal surfaces	Semi-annually and after major storm event	May indicate wood rot or insect infestation. eliminate source of moisture and replace materials in-kind
	Wood is in contact with concrete or masonry Wood is located within six inches of ground	Semi-annually and after major storm event	Wood in contact with concrete or masonry or near the ground is susceptible to rot and insect infestation, treat for insects and rot, install termite shield on foundation piers, consult pest management company
	Dirt trails, piles of frass near wood	Semi-annually and after major storm event	May indicate termite damage, consult pest management company
Wood siding, shingles	Loose, cracked, missing or open joints at wood siding, shingles or decorative woodwork Cupping or warping of wood Damaged siding boards Split shingles Missing shingles Individual shingles are cracked or uniformly thin from erosion	Semi-annually and after major storm event	Repair or replace in kind Attempt patching with compatible materials if area of deterioration is small and localized Consider replacement in kind for exterior area of damage Replace missing shingles in kind.
	Mold, algae or mildew on siding or trim, especially on north sides and shaded areas	Semi-annually and after major storm event	Sign of moisture problem. Trim back shrubs and overhanging tree limbs to allow air circulation and sunlight on the wall surface. Clean and treat surface to inhibit future growth – but DO NOT use high pressure water spray for cleaning and rinsing.

WALLS - SIDING & WOODWORK

Asbestos siding	Use care in handling and disposal of asbestos-containing material (ACM), refer to section on hazardous materials See notes above for wood siding issues. Open joints between dissimilar materials.	Semi-annually and during major storm event	Repair or replace with new, visually compatible materials (fiber-cement siding) Consider replacement with compatible materials (fiber cement siding is now made to resemble asbestos siding materials)
Wood siding, panels, plywood, T1-11	Rotted/ damaged panels	Semi-annually and during major storm event	Retain and repair damaged areas Replace in-kinds if deterioration is extensive
Exposed wood features	Rotted/ damaged exposed beams and rafters	Semi-annually and during major storm event	Repair with epoxy systems for painted wood if area of damage is small Replace small areas (dutchmen) with matching wood components, Replace only if damage is severe
Aluminum, vinyl siding	Loose, cracked, missing or open joints at siding/ panels and trim Damaged siding boards Missing siding boards or panels Pitted surface on aluminum siding Vinyl siding subject to UV degradation, faded finish	Annually and after major storm event	Repair or replace in kind Attempt patching with compatible materials if area of deterioration is small and localized Consider replacement in kind for exterior area of damage

WALLS - MASONRY

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Exterior Walls & Piers, General	Cracks in masonry walls Cracks in stucco Vertical or diagonal cracks Bulges in wall plane	Annually and after major storm event	Can indicate uneven settlement or significant structural framing problem – consultation with an architect or structural engineer is recommended, especially if condition worsens over time
	Vegetation adjacent to/ touching building Vines growing on building, in mortar joints Damp walls Moss or algae on masonry, stucco	Semi-annually	Cut back vegetation and remove climbing vines Clean moss or algae from wall surface with low pressure water, use mild non-ionic detergent and soft bristle brushes as needed
	White powdery surface on masonry wall	Annually and after major storm events	Indicates efflorescence (water soluble salts leaching out of masonry)
Mortar	Crumbling or missing mortar Open joints or broken joint bonds	Semi-annually and after major storm event	Verify type, composition of existing mortar. Patch with compatible mortar if area of damage is small Consider replacement/ full repointing if large area of deteriorated mortar.
Brick Brick veneer	Missing brick Cracked brick Spalling surface of brick Missing mortar Loss of hard surface crust, due to abrasive cleaning (sandblasting, high pressure washing)	Semi-annually and after major storm event	Verify causes of spalling on surface; water infiltration, physical damage and correct deficiencies Verify type of brick and color range Patch with compatible mortar mix if area of damage is small (Lime-based manufactured product mix) Consider replacement if full bricks/ large area of deteriorated wall. Refer to mortar section for additional repairs
Stucco	Cracks in stucco Spalling surface	Semi-annually and after major storm event	Verify type and composition of stucco, application method and surface textures Verify causes of spalling on surface; water infiltration, physical damage and correct deficiencies Patch with compatible stucco mix if area of damage is small (Lime-based manufactured product mix) Replicate surface texture as closely as possible
Stone	Missing stones Cracked stones Spalling surface of stone	Annually and after major storm event	Verify causes of spalling on surface; water infiltration, physical damage and correct deficiencies Verify type of stone and color range

WALLS - MASONRY

	Missing mortar		Patch with compatible material if area of damage is small (Lime-based manufactured product mix) Consider replacement if large area of deteriorated wall. Refer to mortar section for additional repairs
Concrete blocks Ocala block	Missing concrete block Cracked concrete block Missing mortar	Annually and after major storm event	Verify causes of spalling on surface; water infiltration, physical damage and correct deficiencies Verify type of brick and color range for unpainted or Ocala block Patch with compatible mortar mix if area of damage is small (Lime-based manufactured product mix) Consider replacement if full bricks/ large area of deteriorated wall. Refer to mortar section for additional repairs

WALLS - CONCRETE

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Exterior Walls & Piers, General	Cracks in concrete walls Horizontal cracks Vertical or diagonal cracks	Semi-annually and after major storm event	Can indicate uneven settlement or significant structural framing problem – consultation with an architect or structural engineer is recommended, especially if condition worsens time
Precast Panels	Panels have moved or shifted	Semi-annually and after major storm event	Check fastening system May need to replace damaged fasteners. If fasteners are not easily accessible, consult professional
	Cracks in panels	Semi-annually and after major storm event	Repair, fill minor cracks Replace in kind if damage is extensive
	Pitted surface from sandblasting or high pressure washing	Semi-annually and after major storm event	More likely to absorb water, may require protective coatings or replacement in kind, consult with professionals.
Poured in place	Open cracks in surface Bulges or spalled concrete Pitted surface from sandblasting or high pressure washing	Semi-annually and after major storm event	More likely to absorb water, may require protective coatings or replacement in kind, consult with professionals. Spalled concrete may be sign of mechanical damage or rusting reinforcement causes by water infiltration. Consult with professionals.

WINDOWS & DOORS

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Windows and doors, General	Windows and doors are out of alignment and do not operate properly Damaged/ rotted wood frames/ sash Rust on steel frames Pitted finish on aluminum frames Cracked glass	Semi-annually and after major storm event	Check for causes, as this may be a sign of building settlement or movement Retain original windows/ doors wherever possible Repair or selectively replace deteriorated components in kind. Replace glazing and glazing installation method to match existing
Windows	Missing or broken hardware	Annually	Repair hardware where possible, selectively replace damaged components Some replacement components for hardware may be found online or at salvage yards
Doors	Missing or broken hardware	Annually	Repair hardware where possible, selectively replace damaged components Some replacement components for hardware may be found online or at salvage yards
Screens	Screen frames or fabric are damaged Screen panels are damaged or torn Hardware is missing	Semi-annually	Repair or selectively replace deteriorated components in kind. Repair hardware where possible, selectively replace damaged components Some replacement components for hardware may be found online or at salvage yards

COATINGS & FINISHES

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Exterior Walls & Coatings, General	Paint surface is chalky Worn Peeling, crazing and blistering	Semi-annually and after major storm event	Check paint for lead prior to work, if lead is found follow proper protocols for treatment Verify causes of damage to surface; water infiltration, physical damage, and correct deficiencies Clean surface with low pressure water, non-ionic detergent and soft brush Remove poorly adhered paint and prep surface for new paint coating Verify that new primer/ paint system is appropriate for the substrate
Paint coatings	Lead based paint*	Before repairing coatings	Test for lead-based paint Follow proper protocols for paint removal, or encapsulate lead paint
	Stained finish/ clear coats	Semi-annually and after major storm event	Follow recommendations for proper preparation of substrate

SITE & LANDSCAPE

MATERIAL	INSPECTION REVIEW ITEMS	FREQUENCY	RECOMMENDATIONS
Water Management	Drainage away from building Ponding water on site	Annually and after major storm event	Regrade site to manage water drainage on site and away from buildings and foundations
Fences	Wood	Annually and after major storm event	Check for deterioration and follow recommendations for woodwork repairs
	Metal	Annually and after major storm event	Check for rust, remove rust and prep for painting
	Masonry	Annually and after major storm event	Check for damage, follow recommendations noted under masonry section for unit masonry, brick, stone or concrete
	Other materials; Stucco on insulation system Vinyl	Annually and after major storm event	Check for damage, Replace small sections in kind; if large sections are damaged replace in kind where possible
Walkway, Patios, pavers	Cast materials Pavers	Annually and after major storm event	Verify condition of sub base Replace missing damaged unit in kind
Paving & Driveways; Asphalt and concrete	Cracked asphalt or concrete Ponding water Subsidence of paving surface	Annually and after major storm event	Seal cracks Repave or reseal entire surface if cracks are large Check condition of subbase for repairs
Landscaping & Irrigation	Trees, shrubs ground cover, vines Irrigation systems	Annually and after major storm event	Check that irrigation system does not spray building surfaces



REHABILITATION, ADDITIONS & NEW CONSTRUCTION

Rehabilitation for historic buildings

For a Rehabilitation treatment, the character-defining features and historic materials are to be protected and maintained, as defined in the Preservation treatment approach. If the work on a building goes beyond ordinary maintenance, the Rehabilitation treatment approach allows for more latitude in the repair or replacement of damaged materials or the recreation of missing features.

Rehabilitation also allows for alterations to the building or for the construction of an addition to accommodate a current or new use for the historic building.

Historic buildings and building codes

Rehabilitation projects also must comply with the all applicable building codes, including the Florida Building Code (FBC), latest edition. The intent of the FBC is to protect the public health safety, and welfare from unsafe or inadequate construction for interior and exterior conditions, building structure and systems, impacts on surrounding property

The FBC recognizes the special characteristics of designated historic properties and allows for some flexibility and alternative means of compliance. These areas can include

- Structural upgrades
- Accessibility
- Life safety
- Energy Code compliance
- Resilience to natural hazards

For more information, see [Applicable Building Codes](#).

Recommended hierarchy of action:

The SOIS recommends a hierarchical approach to Rehabilitation work.

For character defining features, *identify, stabilize and protect* the feature, refer to Chapter 5 Maintenance for additional guidance.

Repair should focus on the damaged area of material, and be unobtrusive.

·When repair is not possible, *replace-in-kind*, using materials that match the original feature as closely as possible in material, scale, size, finish, texture and detailing.

·When replacement-in-kind is not possible, *use compatible materials and methods* to convey a similar appearance to the original feature, and a visual match in design, color, texture, finish and quality of the historic feature.

·
Use *sustainable materials*, wood, and salvaged materials that are compatible with the feature.

Preserve

When character-defining features are still intact, preserve the original architectural style including; materials, form, proportions and overall plan configuration. Do not remove or obscure historic character-defining features. Distinguish between historic materials and inappropriate changes.

Maintenance is a form of preservation. See Chapter 5 for checklists and recommendations for inspection tasks, schedules and recommended treatment of buildings components and materials.



Repair

Repair is preferred to replacement. Repair damaged historic features based on good evidence, (old photographs, remnants of old details, or features found on other similar properties.)

Repairs should match the original features in materials, size, proportions, color, texture and overall visual appearance.

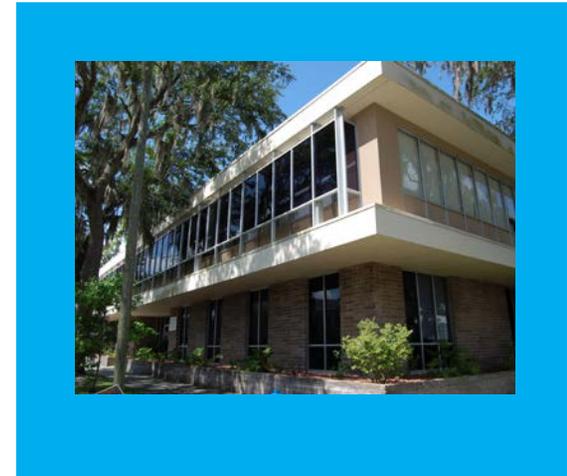


Replace

When a feature cannot be repaired, replace the feature based on good evidence, (old photographs, remnants of old details, or features found on other similar properties.) Replacement materials should match the original features in size, proportions, color, texture and overall visual appearance.

If there is no evidence, consider a simplified version of historic features.

Consider retaining later alterations that are compatible with the historic character of the property.



REHABILITATION - ROOFS - FORMS

ROOF REHABILITATION - GENERAL GUIDELINES FOR ROOF FORM

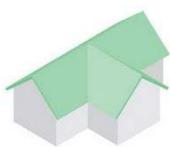
Retain historic roof shape, roof pitch and roof height

Retain historic overhang (depth of eave) and features, including fascia, soffits if any, exposed rafter sizes and profiles

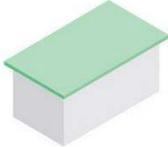
Refer to actual building design, or if previously altered, to visual guides for appropriate roof form

ROOF GALLERY

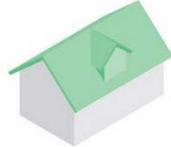
<https://www.homestratosphere.com/home-roof-designs/>



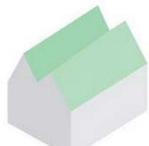
GABLE & CROSS GABLE



FLAT ROOF



GABLE W/ DORMER



SAWTOOTH



GABLE



FLAT ROOF W/ PARAPET



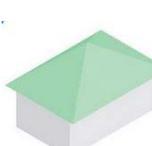
A-FRAME



BONNET



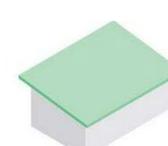
BUTTERFLY



PYRAMID HIP



MANSARD



SHED

ROOF FORMS - REHABILITATION

Ranch house roofs forms were typically shallow pitch gables, hips, flat roofs, shed roofs. less common roof types were butterfly or Polynesian inspired design.

Mid-century Modern house typically shallow gables, shed, mansard or flat roofs. Some mid-century buildings feature dramatic roof forms.

Commercial buildings often have flat roofs with or without parapet walls.

ROOF FORMS - ALTERATIONS

Retain the overall shape of the roof form as it is most often a character-defining feature.

Do not apply roof features if they did not exist on the historic house form (dormers, cupolas, etc.)

Additions such as dormers or other alterations to roof forms may be applied to the rear of a roof where it is not visible from the right-of-way.. (Note that approval of these alterations will be determined on a case-by-case basis by the Historic Preservation Board or staff review).

Skylights are not permitted if visible from the public right-of-way; where allowed, skylights should have a low flat profile, not bubble or pyramidal shape, unless these were on the house originally.

REHABILITATION - ROOFS - MATERIALS

ROOF REHABILITATION - GENERAL GUIDELINES FOR MATERIALS

Wood shingles require adequate ventilation under the shingles to prevent deterioration.

Asbestos shingles are a thin type of tile, usually square or hexagonal. Replacement products that do not contain asbestos are now available.

Asphalt/composition shingles were commonly used on mid-century houses with roof slopes over 3:12.

Metal roofs are usually applied as shingles, or in sheets, which feature different seam patterns and profiles; corrugated, standing seam or 5V crimp are most common. Replacement products should match historic metal roof in size and profile of seams.

Built-up/composition sheet roofing was commonly used on roofs with pitch of 2.5/12 or less, with or without parapet walls enclosing the roof.

ROOF MATERIALS REHABILITATION

Retain the roof's historic roofing materials where possible. If replacement is required, use comparable materials that retain the appearance of the existing materials including size of shingles, exposure and other visual characteristics.

Preservation work includes roof inspection twice a year. See Chapter 5.

For roofs with attic spaces, ensure adequate ventilation in attic space.

Retain low profile flat roofs with thin metal copings.

ROOF MATERIALS GALLERY



ABOVE: Asbestos shingle BELOW: Asphalt Shingle



ROOF MATERIALS ALTERATIONS

Appropriate replacement materials for shingle roofs includes fiberglass shingles, wood shingles or tiles where appropriate to the style. Consider recycled materials.

If metal was not the historic roofing material, do not use as a replacement material.

For roll roofing, bituminous membrane roof systems are a good substitute material.

For flat roofs behind parapets, especially those concealed from view, consider replacement with cool roofs, membrane roofs or "cool roof" systems for energy efficiency.



ABOVE: Metal roof BELOW: Asphalt Roll Roofing



REHABILITATION - ROOFS - CHIMNEYS

ROOF REHABILITATION - GENERAL GUIDELINES FOR CHIMNEYS

Retain historic chimney location, size, shape and materials

Refer to actual building design for chimney feature, or if previously altered, to the visual guides for appropriate forms and materials.

Typical materials for chimney include: masonry; brick or concrete block with painted or stucco covering, Ocala block, metal chimney cap or metal vent pipe.

Chimney flashing is critical to prevent water from entering the building. Check and maintain water tightness at roof penetrations.



CHIMNEY GALLERY



CHIMNEYS - REHABILITATION

For masonry chimneys, repoint mortar and repair or replace any damaged masonry. Please see section on Walls for details on masonry repairs.

Mortar mix composition should match the existing materials, structurally and visually.

CHIMNEYS - ALTERATIONS

Do not remove chimneys if they exist. Ensure water-tight condition at roof penetration.

If recreating a missing chimney, base the design on good documentary evidence, either photographs of the house, or features on houses of the same model and design.

REHABILITATION - ROOFS - OTHER FEATURES

ROOF REHABILITATION - GENERAL GUIDELINES FOR OTHER FEATURES

Gutters and drainage systems

Maintain gutters and drainage systems with regular inspections and removal of debris as noted in Chapter 5.

Patch gutters with a new piece of metal soldered to existing metal, re-solder gaps in joints.

When gutters have deterioration beyond repair, replace with new gutters that match the existing gutters, appropriate to the style of the house.



ALTERATIONS

Dormers

Dormers may be appropriate on Minimal Traditional style houses with steeper roof pitches. Generally dormers should not be added on facades that are visible from the public right-of-way.

Most Ranch houses featured a long low profile and were not constructed with dormers. The exception is the Colonial Revival-inspired style.

Dormers were not a feature of Mid-century Modern design and are not appropriate for this style.

Solar panels

Solar panels should be placed only where not visible from the public right-of-way. Refer to Chapter 7 for additional information.

Flat roofs with parapets

Planted green roofs may be incorporated on flat roofs concealed from view. These systems must be carefully designed to prevent leaks, consult a professional. See Chapter 7 for additional information.

REHABILITATION - WALLS & ACCENT MATERIALS - WOOD

WALLS & ACCENT MATERIALS - GENERAL GUIDELINES FOR WALLS & ACCENT MATERIALS - WOOD CLADDING

Buildings were clad in with a broad range of wood-based products. Cypress and cedar woods were most commonly used for their decay-resistant properties. Wood was either painted or stained.

Siding types include:

- Lap siding
- Vertical board and batten siding
- Tongue and groove siding
- Plywood panels, with a variety of patterns:
 - V-groove panels
 - T1-11 panels

Wood cladding was often used in gable end walls with a different cladding material on the walls of the main house.

Buildings from this period also used other materials (aluminum siding, asbestos siding) to simulate more traditional wood cladding materials.



ABOVE: Wood vertical d=siding under gable



BELOW: Board and batten wood siding, stained finish

WALLS / ACCENTS- WOOD REHABILITATION

Retain and preserve original wood siding, shakes or panels

Do not cover original materials

Do not replace, unless material is too damaged to repair

Replacement in kind; match the width, thickness, profile, lap exposure, reveal between panels, texture, finish and placement of material

WALLS / ACCENTS - WOOD ALTERATIONS

Do not add n accent materials or inappropriate wood ornamentation that did not exist historically

REHABILITATION - WALLS & ACCENT MATERIALS - MASONRY

WALLS & ACCENT MATERIALS - GENERAL GUIDELINES FOR WALLS & ACCENT MATERIALS - MASONRY

A variety of masonry types were used in Gainesville during the period of study. These include regional materials, such as limestone, and chert, as well as brick, glazed and unglazed concrete masonry, limestone and sandstone sourced from other areas.

Ranch houses often feature a mix of materials on the facade, including accent panels of brick or stone set between windows as a decorative feature. Maintain these materials and do not paint if originally unpainted.

Preserve and maintain the original masonry. Avoid harsh cleaning methods, and abrasive treatments such as sand-blasting.

For brick or stonework If mortar joints have deteriorated more than 1/4", repoint the joints, using mortar that matches the original in composition, strength, color and visual appearance. Consult a masonry specialist for guidance.



ABOVE: Brick masonry wall with flash range



ABOVE: Porcelain ceramic tile decorative frieze band
BELOW: Sandstone on masonry wall, ashlar pattern



WALLS / ACCENTS- MASONRY ALTERATIONS

Do not remove character-defining masonry features or accent materials.

Repair missing masonry with matching materials. If the material is no longer available, use lime-based cementitious materials that are colored and textured to match the adjacent surface. Consult a specialist in masonry finishes.

Do not apply coatings or paint to originally unpainted masonry; including unpainted brick, Ocala block or stone.

Note: Some communities allow for new murals to be placed on historic masonry buildings to incorporate public art as part of downtown revitalization efforts. At this time, these guidelines do not recommend the direct application of paint to masonry as noted above. If art work is to be applied to buildings, care must be taken to avoid damaging the masonry surfaces.

REHABILITATION - WALLS & ACCENT MATERIALS - MASONRY

GENERAL GUIDELINES FOR WALLS & ACCENT MATERIALS - OCALA LIMESTONE AND OCALA BLOCK

Ocala Limestone and Ocala block have a strong regional association with Gainesville's mid-century architectural tradition.

Available in variety of sizes from narrow brick-like units to regular concrete block units, Ocala block could be installed with a wide range of bond patterns. Examples include running, stacked, alternating rows of narrow and regular height block, all of which add to the rich palette of architectural detail

These are significant character-defining features that should be retained and preserved, following the general principles for masonry rehabilitation listed on the previous page.

Breeze block or screen block is concrete block that is cast in a variety of patterns and used to visually screen areas or to define outdoor space adjacent to the house.



ABOVE: Ocala block laid in alternating courses, regular lock height and "brick" height



BELOW: Chert stone detail



BELOW: Garden Wall detail with fountain and rain chain from eaves



REHABILITATION - WALLS & ACCENT MATERIALS - CONCRETE

WALLS & ACCENT MATERIALS - GENERAL GUIDELINES FOR WALLS & ACCENT MATERIALS - CONCRETE

Concrete (precast, formed and poured) is found in structural framing as well as cladding materials. Common problems with concrete include:

- degrading of the concrete surface,
- chipping,
- spalling (loss of chunks of the material)
- deflection of the panel surface
- staining
- wearing away of the surface finish
- corrosion of reinforcing bars, resulting in rust stains
- corrosion and failure re of metal fasteners.

Replace missing or damaged with concrete with material that matches the historic in material type, color, texture, size, shape, aggregate, pattern and compressive strength

For signs of failure for the concrete panel fasteners, consult a professional



ABOVE: Two concrete panel finish treatments, Concrete screen applied to facade above, aggregate panels below

BELOW: Stucco texture detail



WALLS & ACCENT MATERIALS - GENERAL GUIDELINES FOR WALLS & ACCENT MATERIALS - STUCCO

Stucco is used for cladding walls and for building up ornamental features. Traditional stucco is applied in multiple layers on top of masonry, or lath on wood/ metal framing.

Common problems with stucco include

- degrading of the stucco surface,
- chipping, spalling
- deflection of the panel surface
- staining,
- corrosion of metal fasteners

Exterior Insulation Finish System (EIFS) is a contemporary material using an acrylic based stucco applied over an assembly of foam insulation panels. These systems also can trap moisture if applied over other finishes.

Because EIFS systems differ markedly from stucco and have the potential to harm historic building fabric, the application of synthetic stucco or EIFS to any designated building or structure is not recommended.

REHABILITATION - WINDOWS & DOORS

WINDOWS AND DOORS

Retain the original location, arrangement, groupings, size and proportions of original window and door openings.

New windows and door openings should be located only on secondary facades and be compatible with historic windows arrangement and style

Consider improvement to existing windows (new weatherstripping, repair hardware, clear films, etc..) prior to considering window replacement.

Replacement windows should match the function, materials, dimensions and profile of the original windows.

For improved energy efficiency, consider the addition of weather-stripping where feasible and the use of demountable storm shutters. Refer to Chapter 7 for additional guidance on windows.



ABOVE: Clerestory windows, floor to ceiling glass wall

BELOW: Entrance door, stucco wall and stacked bond Ocala block at entrance



SHUTTERS, AWNINGS AND CANOPIES

During this period of mid-century architecture, shutters were character-defining features, but usually were non-operable. Typically the shutter width would not cover the window opening width. Shutters were treated as a decorative facade element.

Awnings are metal frame structures with either fabric covering or metal panel covering, that is curved or flat. These canopies were hinged and could be closed to partially cover the windows

Canopies are flat and rigid bands of concrete above wall openings that projected and should be retained.

Original shutters should be maintained

New or replacement shutters where visible should be compatible with the architectural style

REHABILITATION - GARAGES & CARPORTS

GARAGES AND CARPORTS

Many post-war homes were built as starter homes with small footprints and with an attached covered area for automobile parking. While it is preferable to retain the original attached carport or garage design

These guidelines recognize the need to accommodate modern living with the enclosure of carports and garages to gain more living space, provided the alteration follows these guidelines.

- Do not remove or obscure the character-defining features.
-
- Set the infill materials for the openings or the garage door back from the plane of the main structural frame.
-
- Comply with guidelines for windows, doors and sidings in this Chapter.
-
- New garages/ carports may be detached or attached to the side facade and not more than two bays in wide.



ABOVE: Carport integrated with house design

RIGHT: Concrete drive with ribbons and later infill
BELOW: Carport and turn-around integrated into site design



DRIVEWAYS

Retain historic configuration and width of driveways, maintain driveway width for a single car; provide wider areas for turn-arounds or at double car garages.

New driveways should integrate into existing topography and avoid removal of trees or mature landscape

Align new driveways with carport/ garage

Materials: poured concrete or concrete with masonry edging

Preserve existing concrete ribbons drives, avoid filling in the center section with solid concrete, use planting materials or gravel infill.



REHABILITATION - PLANTERS, GARDEN WALLS & LANDSCAPES

PLANTERS & GARDEN WALLS

Garden screen walls, in wood, brick or concrete block that create private garden or patio areas. are character-defining features of both Ranch and Mid-century Modern houses

Courtyards and private garden spaces with screen walls of breeze block or other masonry are common.

BELOW: Garden steps and planter wall leading to entrance



BELOW: Composed garden landscape for Mid-century Neo-mansard house



SITE AND LANDSCAPES

An important character-defining feature of mid-century architecture is the treatment of the landscape as an integral part of the design. In subdivisions, open front yards and foundation plantings were key features. These buildings are carefully integrated with the existing vegetation and topography..

REHABILITATION - WALLS - CURTAIN WALLS

GENERAL GUIDELINES FOR WALLS - CURTAIN WALLS

Curtain wall construction features a panelized wall system applied to a metal framing grid. Panels materials include precast concrete, metal, tile, and large panels of glass.

The curtain wall relies on gaskets and sealants to be weather-tight. When these components features fail, the wall assembly must be reconstructed with new gaskets and sealants. In some cases, repair is not possible. and a complete replacement of the curtain wall is the only viable rehabilitation solution.

Replacement wall systems should match the original wall in overall appearance, sizes, mullion profiles, colors, and visual character. With replacement, it may be possible to improve the building's energy performance. Consult an architect for design guidance.



ABOVE: Curtain wall detail

REHABILITATION - COMMERCIAL STOREFRONTS/ SIGNAGE

COMMERCIAL STOREFRONTS

Commercial storefronts feature a frame around large planes of vertical or canted glass floor to ceiling windows..

- Maintain historic storefront components canted or angled storefront glass
-
- Open previously closed windows
-
- Maintain the planes of the historic storefront relative to the building facade including flush or projecting canopies



SIGNAGE

Mid-century signage is an integral part of the design for commercial architecture. Featuring unique shapes, distinctive font styles and often illuminated internally, or with neon, signage is a character-defining feature and should be preserved..

Consult with the City before any work on signs.





ACCESSIBILITY

Planning for improved accessibility

The Americans with Disabilities Act (ADA) enacted in 1992, is intended to improve the quality of life for persons with disabilities by requiring commercial, public and institutional properties to make their buildings more accessible.

Historic buildings are not fully exempt from these requirements. Through careful planning, these buildings, sites or landscapes can comply with the applicable federal, state and local regulations for accessibility while preserving their character-defining features.

Consult with State Historic Preservation Officer on alternative means of compliance allowed by the applicable laws and codes

These alternatives may include:

- Accessible route from site entrance to building
- Accessible building entrance
- Accessible toilet facilities (interiors)
- Access to programmatic features

Recommended

Accessible building entrances

Comply with accessibility requirements while minimizing alterations to the primary building facade and architectural features

Retain the historic entrance stairs.

If possible, add a ramp on the side of entrance stairs, make ramp as visually unobtrusive as possible.

If access to the main entrance is not possible, provide an accessible entrance near the main entrance.

Ramp and railing design should be visually unobtrusive and with materials, that are compatible with the architectural style.

In many buildings of this era, the main floor is at or slightly above adjacent grade. In these cases consider modifying elevation of walks by a few inches to access the entrance level

Consider lifts instead of ramps if less visually obtrusive

Install lift within the building envelope if entrance door can be made accessible

Planning a project

Review criteria that determined the building's significance and identify the character-defining features

Perform a building survey to assess existing level of accessibility

Identify needed modifications to improve accessibility

Evaluate options and balance with impact on historic property

RESILIENCY

What Is Resiliency?

Resiliency is defined as the ability to adapt to changing environmental conditions, including natural hazards, such as high winds, wind-borne debris, wildfire hazard potential and flooding. Protection and mitigation strategies should be incorporated into the Rehabilitation treatment.

General considerations

A historic building may have integral features or materials that resist the impacts of natural hazards. These features should be identified and incorporated into the project planning work. Examples include existing shutters, low walls around property.

Protective treatments should be selected to:

Minimize damage and alteration to character-defining features

Not remove character-defining features

Be reversible

Planning a project

Identify potential impacts from natural hazards (wind, water, fire) on the historic resource

Identify vulnerabilities for the character-defining features

Maintain building, and site in good repair and regularly monitor the condition

Document the property and store documentation in weatherproof location

Identify needed modifications to improve resiliency

Undertake mitigation measures to protect resource from damage and destruction, retain and preserved the character-defining features and overall historic character of the resource

Mitigation strategies



ABOVE: Structural reinforcement at roof

Hazard: High winds and wind-borne debris

Structural reinforcement

Brace the roof. Consult a professional. Additional bracing should be added where it is not seen from the exterior.

Consider addition of hurricane straps or clips, installed in a visually unobtrusive manner or from interior

Secure openings from effects of wind and water

Replace worn weatherstripping, caulk around windows and doors as part of cyclical maintenance work (See Chapter 5)

If operable shutters are a character-defining features, retain, repair hardware and consider reinforcing shutter panel construction.

Provide for temporary protection panels mounting system that is visually unobtrusive

Panels may be pre-cut plywood panels, or fabric storm panels

Interior-mounted protection options; roll down panels, laminated impact resistant glass, wind resistant films or rigid clear plastic



<http://www.theshadingcodallas.com/texas/wp-content/uploads/2016/06/dallas-bahama-shutters-04.jpg>

ABOVE: Opening protections

BELOW: Opening protections



<http://stormcatcher.com/images/gromz.jpg>

Hurricane rated windows and door usually have characteristics that are not compatible with historic windows and doors. Carefully review proportions and profiles of frames muntins and panels for compatibility with the historic features of the original windows and doors.

Retain historic garage doors as character-defining features. Doors may be braced with retrofit kits. When selecting a new garage doors meet code requirements.

Hazard: Heavy rain and flooding

Provide adequate drainage and retain storm water on the property in compliance with local codes

Where appropriate, low retaining walls around the property may provide protection from rising waters

Ensure roof cladding system is securely fastened to the structure and is in weather tight condition

Clean gutters and downspouts to ensure roof drainage systems are free of debris, water-tight at seams and in working condition



ADDITIONS - RESIDENTIAL

BASIC PRINCIPLES FOR ADDITIONS

Additions for residential buildings may be needed to accommodate changes in lifestyles and family size. Some plan types were designed to allow the possibility of future additions.

Meet the development standards and zoning requirements of the Land Development Code including these considerations:

- Allowable lot coverage
- square footage
- height restrictions
- easements
- other development standards.

Refer to Appendix A for additional information

The key character-defining feature of most residential architecture of this period is the emphasis on horizontality, with elongated massing arranged parallel to the street.

Other considerations include

- Building shape
- Proportion of openings
- Rhythm of solids and voids
- Rhythm of entrance and porch projections
- Use of compatible materials, textures and colors; and massing
- Architectural style
- Details and materials
- First floor relationship to grade

Recommendation by style

Ranch House

Preserve the long, low profile of the Ranch house style.

Mid-century modern houses were often conceived of as complete compositions, additions should be placed at the rear of the buildings or joined to main house by a small connector.

Recommendation by style

Split Level

Place additions to side or rear, maintain the front facade massing and change in levels.

A-frame

Additions should not obscure the dominant roof form of the A-frame.

Geodesic Dome

Additions should not obscure the dominant building shape and be subordinate to the main mass of the structure. Small side wings or rear additions may be appropriate.

<https://www.trane.com/residential/en/resources/save-money-energy-costs-trane-environmental-geothermal-systems/>

ADDITIONS - RESIDENTIAL

Additions are not permitted on the front of the house. Located additions in the rear, set-in from the rear corners

Side additions may be used for smaller accessory features such as side porches, carports or garages.

Place side addition set back from the front plane of the front facade.

Side addition should be smaller in scale and subordinate to the main house

Additions should not increase the height of the building, nor the roof pitch.

Second story additions are generally inappropriate for Ranch houses, as they disrupt the horizontality of line

Dormers are inappropriate features for ranch houses, but may be compatible on Minimal Traditional style houses



ABOVE: Compatible additions for Ranch House

INFILL (NEW) CONSTRUCTION

BASIC PRINCIPLES FOR INFILL

Design with the neighborhood context. For post-war neighborhoods, homes were typically set on concrete slabs on or near grade, with an emphasis on horizontal lines and lower profiles.

Consider these design features when building within a historic neighborhood context.

- Street Rhythm
- Scale of adjacent houses
- Height
- Massing
- Roof shape
- Overall building shape
- Proportion of front faced entrances
- Proportion of openings
- Rhythm of solids and voids
- Rhythm of entrance and porch projections
- Placement of carports and garages
- Use of compatible materials, textures
- Details and materials



ABOVE: Compatible infill, Pleasant Street Historic District

Refer to the form-based code in City of Gainesville for Zoning considerations.



SUSTAINABILITY AND HISTORIC PRESERVATION

SUSTAINABLE BENEFITS OF REHABILITATING HISTORIC BUILDINGS

Reusing existing buildings produces a substantially lower environmental impact than new construction. New construction that includes demolition of existing buildings, produces more construction waste, in addition to waste associated with the fabrication of new construction materials.

Preservation and rehabilitation minimizes this wasteful loss of materials while maintaining a distinctive sense of place.

Since historic buildings and structures already exist, they possess a high embodied energy. This is the energy required to fabricate, transport and construct the building materials (lumber, masonry, etc.) that was expended in the past.

Historic buildings often possess intrinsically “green” features such as large areas of glazing for daylighting and operable windows for natural ventilation.

SETTING GOALS FOR SAVING ENERGY AND RESOURCES

Identify existing and missing original energy efficient features of the building. Repair these features first. For example, monitor and repair caulking and sealants as part of regular maintenance

Conduct an Energy Audit to establish a baseline of energy use. For more information, go to [Save Energy](#) from Gainesville Regional Utilities (GRU).

Improve energy-efficiency in a holistic way. Implement simplest methods first. Set reasonable energy goals. Balance improved energy efficiency against the loss of historical materials or features

Upgrade equipment and appliances to more efficient units for air conditioning, water heating and other appliances

Use physical or electronic controls to manage energy demand.

WEIGHING THE OPTIONS

Rank the options based on these criteria.

- Consider impact on character-defining features for each option
- Levels of intervention - opt for minimally invasive work first, then consider more extensive work.
- Consider rate of return on investment, or the life cycle cost analysis. of the option.

General Guidelines:

Alterations should be as minimally invasive as possible.

Alterations should not damage character defining exterior features.

Alterations should be reversible.

CHALLENGES FOR IMPROVING ENERGY EFFICIENCY IN POSTWAR RESOURCES

Certain architectural features of postwar historical resources can pose challenges to goals of improving energy efficiency.

Some examples include:

-
- Light-weight wall construction systems, curtain walls, panelized systems on metal frames
- Exposed exterior materials on the interior, which minimizes opportunities to add insulation to walls and roofs
- Single-wythe concrete or Ocala block walls, exposed on interior, provide no space for wall insulation
- Underside of exposed wood roof deck boards used as ceiling
- Large areas of single-pane glass
- Metal window frames typically did not incorporate thermal breaks and are good conductors of heat into and out of the building.

CONSERVING HISTORIC WINDOWS

Replacing historic windows with new insulated windows is an expensive option and seldom provides a reasonable return on investment. (ROI)

These guidelines strongly recommend **retaining historic windows and doors** when possible.

Make cost effective improvements to windows and doors.

- Ensure caulking and sealants are in good repair
- Repair or provide new weatherstripping for doors and windows
- Demountable storm windows, either interior or exterior.
- Retain/ repair or restore historic fabric for metal awnings and canopies

Retain/ repair or restore architectural shading devices, based on documentary evidence

Protect and retain landscape features and trees that provide shade, do not over-prune when installing solar or wind energy devices

AIR INFILTRATION SOLUTIONS

While many post-war buildings were constructed with mechanical systems, the buildings were not designed to be completely sealed from air infiltration or exfiltration. Applying current standards for new construction and sealing the building may hasten deterioration of building materials.

Awning and jalousie windows do pose a significant challenge for energy leakage

RECLAIMED MATERIALS

The most appropriate materials for the majority of preservation projects are often historic materials, such as reclaimed wood, rather than non-biodegradable manufactured products such as vinyl and plastics

Consider use of salvaged materials and features reclaimed from demolished buildings if the material or feature is compatible with the architectural style and character-defining feature of your building.

Roofing—consider visually compatible new materials with recycled content.

INTEGRATING SUSTAINABLE ENERGY TECHNOLOGIES

Guidelines for Solar Energy Systems
(Excerpts from *The Alliance Review, Summer 2017, National Alliance of Preservation Commissions and the SOIS Illustrated Guidelines on Sustainability for Rehabilitating Buildings*)

Identify existing and missing original energy efficient features of the building

Implement treatments to improve or restore those original features

Analyze if solar technology can be used successfully, benefit the building and not compromise the character-defining features

Consider installation options

- In unobtrusive location on the site
- On a non-historic building or an addition to the historic building
- On the historic building after other options have been examined

Reduce panel visibility by:

- Installing panels flat or parallel to roof
- Do not install on the principle facade or facades visible from the public rights-of-way



ABOVE: Solar panels concealed by roof parapet



ABOVE: Solar panels on awnings
BELOW: Geothermal system



Refer to City of Gainesville Land Development Code Article 4, Section 30-4.28 (E) (4) (a) for additional recommendations on integrating solar technologies for historic properties.

Other technologies

Geothermal

Geothermal systems generally require little intervention for the exterior of the historic building, but will impact the landscape and site during installation. Consider careful siting of equipment away from main facades and out of view of the public rights-of-way.

Wind Power

As with solar energy systems, the components of wind power must be carefully sited and concealed from view of the principal facades from the public right-of-way. These systems may be best suited to less developed areas with larger lot sizes, or taller buildings in the urban core with large roof areas.

8

GLOSSARY FOR ARCHITECTURAL TERMS

aggregate stones – pebbles, colored gravel in cement, treated to obtain varied textures or polished, and used in walls, floors and paving.

awning – fabric or panel on a metal frame that covers a window or door to provide protection from the weather and the sun

awning window – window that is hinged or pivots from the top and opens outward

boomerangs – symbol of modernity while referencing primitive form, is associated with speed and post and novelty

breeze block, screen block, pierced block – a non-structural, decorative concrete block with patterned design openings, used for garden and screen walls, for space definition, visual privacy, shading, often made from fly ash and portland cement.

butterfly roof – an inverted gable roof



ABOVE: Breeze block/ screen block

BELOW: Clerestory windows



cantilever – structural component that is supported at one end and projects out beyond the supporting column, wall or beam

carport – roofed shelter for an automobile open on two sides or more sides

casement window – window that is side-hinged and opens inward or outward

chert stone – sedimentary rock, found in limestone formations, a mineral form of silicon dioxide SiO_2 , cleaves into sharp planar shapes and was a popular for wall cladding material during the 1930s through the 1950s in the region

clerestory window – a window in the upper part of a wall or high in a space

curtain wall – construction wall system that is non-structural, applied over and attached to the structural frame, metal frame and infill panel (glass, metal, concrete) wall system

EIFS— exterior insulation finish system consisting of acrylic based synthetic stucco applied over rigid insulation board

eyebrows— cantilevered planes over windows to act as sunshades, usually concrete or metal

flash range brick— a range of multicolored brick veneer, traditionally produced by different temperatures within a brick kiln

folded planes— decorative use of concrete slab folded into accordion-like shapes, typically over an entrance

jalousie window— narrow glass panes that pivot to open within an aluminum frame

metal grills— custom designed or standard-design panels used as shading device and decorative element on facade

lally column— slender round hollow metal (steel) column, filled with concrete as support and decorative feature for porch and carport roof supports, vertical or angled placement to roof plane

Ocala block— concrete block made with Ocala limestone aggregate, characteristic range of colors from yellow to buff, intended to be left unpainted

picture window— large fixed pane of glass, often flanked by narrower operable windows, placed to provide an exterior view, often on the front facade

porch— roofed, open-sided area attached to a building, having columns or supports and railings

precast concrete units— modular masonry units cast from concrete

Roman brick— long, thin brick, usually 12 inches long by 4 inches deep by 2 inches tall, emphasizes horizontality

sash— the component of the window inside the window frame, consisting of a wood or metal frame and glass, can be fixed or operable

simulated stone masonry— stone attached to wall framing that simulates stone masonry construction

spandrel panel— wall panel that covers the area between the sill of a window and the head of the window below it in a curtain wall system, usually manufactured from metal, concrete, tile or glass

window wall— non-load bearing wall composed of window units

wing wall— building wall that extends beyond the building envelope, sometimes partially as a support or retaining wall, or enclosing a courtyard

BELOW: Lally columna



9

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<http://gainesvillemodern.org/>

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<http://www.library.ufl.edu/spec/manuscript/guides/gainesvillemodern.htm>

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www.wbdg.org

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Glossary for Modern Architecture
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Additional resources

Historic Preservation Organizations:
National level

Advisory Council on Historic Preservation
www.achp.gov

The National Trust for Historic Preservation.
www.savingplaces.org

National Park Service:
www.nps.gov

Historic Preservation Organizations: State

Florida Division of Historical Resources
<http://dos.myflorida.com/historical/>

Florida Trust for Historic Preservation
<http://www.floridatrust.org>

Historic Preservation Organizations: Local

Gainesville Modern.
<http://gainesvillemodern.org/>

Appendix A

City of Gainesville Historic Preservation-
general information

<https://www.cityofgainesville.org/Planning-Department/HistoricPreservation.aspx>

City of Gainesville
Historic Preservation Ordinance.

Section 30-112

<https://growth-management.alachuacounty.us/historic/gvilleord.htm>

City of Gainesville Ordinance
Chapter 6, Appendix A.
Building and Fire Code Regulations for
Historic Buildings

https://www.municode.com/library/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH6BUBURE_APXABUFI-COREHIBU;

City of Gainesville Ordinance

Chapter 25, Article 4.

Tax Exemption for Historic Properties

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Section 30-4.28

Historic Preservation/Conservation
Overlay

<http://www.cityofgainesville.org/Planning-Department/CurrentPlanning/LandDevelopmentCode.aspx>

City of Gainesville

Historic Preservation Board.

<https://www.cityofgainesville.org/ClerkOfTheCommission/AdvisoryBoardsCommittees.aspx>

City of Gainesville Historic Preservation
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Supplement to the Land Development Code
Section 30-112. 1994



CITY OF GAINESVILLE PROCEDURES FOR HISTORIC PRESERVATION PROJECTS

Reviewing historic preservation projects in the City of Gainesville

If the project involves major alterations, rehabilitation, restoration or new construction, and affects the appearance of an individually designated or a contributing historic building or district, this may impact the historical, architectural or cultural significance of the building or district. These types of projects will require review by the designated city staff, and most projects involving additions, alterations, new construction, relocation and demolition will be referred to the city's Historic Preservation Board (HPB).

The HPB is an advisory board to the City Commission that is composed of volunteers who donate their time and expertise to assist the City in the stewardship of designated historic resources and historic districts. Working with the city staff, the HPB uses the Secretary of the Interior's Standards for Rehabilitation and the City of Gainesville Historic Preservation Design Guidelines, to guide their assessment of the project.

City of Gainesville Land Development Code. Article III Section 30-3.5
Historic Preservation Board
https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodetid=PTIICO-OR_CH30LADECO_ARTIIIHGU_DIV1REAU_S30-3.5HIPRBO

The Certificate of Appropriateness (COA)

After the project review is complete and approved, the City will issue a Certificate of Appropriateness (COA). In addition to the COA, the project may also require a building permit. For historic buildings, the plans reviewer will look for the approved COA as part of the Building Permit Review process. The COA remains active for one year.

What gets reviewed?

Exterior alterations and repairs, including;

- Exterior doors/ frames
- Windows/frames
- Screen doors and window screens
- Wall cladding
- Awnings/ canopies
- Chimneys, roof alterations

- Roof shape
- Fencing
- Painting unpainted masonry
- Porches, steps, balconies, decks
- Stairs and fire escapes
- Siding and trim
- Roofing materials
- Appurtenances; exterior air conditioning units , mechanical equipment, satellite dishes, pool filtration systems
- Solar panels, other alternative energy hardware that affects the visual appearance of the historic resource

Additions to historic structures

New construction of building or ancillary structure within a historic district

Relocating a building or structure that is listed individually or designated as contributing to a local historic district

Demolishing a building or structure that is listed individually or designated as contributing to a historic district on the local register

Items that are not reviewed for a COA

Work done as ordinary maintenance, which does not require a building permit and repairs damage or prevents deterioration (Refer to Chapter 5)

Interior changes if they do not affect exterior features or elements

Paint colors (except for the painting of previously unpainted masonry)

Changes in use are normally handled during the Planning review process and not in the COA process. If you have a question about zoning, use, redevelopment or other planning and building requirements, you can schedule a First Step meeting with the City to review the process.

First Step

<https://form.jotform.com/60775565475165>

Standards, guidelines and regulations for property owners

City of Gainesville Historic Preservation Design Guidelines

<http://www.cityofgainesville.org/Planning-Department/HistoricPreservation/GuidelinesForms.aspx>

Land Development Code, Chapter IV Zoning:

- Zoning regulations
- Setback requirements
- Allowable height and density
- Permitted and allowable uses

<http://www.cityofgainesville.org/Planning-Department/CurrentPlanning/LandDevelopmentCode.aspx>

The City of Gainesville authorizes ad valorem tax exemptions for historic properties. Please refer to the Code of Ordinances, Sec. 25-61 - Tax exemptions for historic properties

https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeld=PTIICOR_CH25TA_ARTIVTAEXHIPR

How to apply for a COA

Refer to flow chart for procedure to apply for a COA available from the City of Gainesville.

Special Issues – Relocation

Why relocate?

While it is recommended to retain buildings on their original sites, relocating to a new property can be a means of preserving the resource when it is threatened by changing environmental conditions (flooding, ground subsidence) or development pressures. The existing context may be just as important as the building, and character-defining aspects of the context should be recreated on the proposed site. Relocating a historic building requires a Certificate of Appropriateness and will be reviewed by the HPB.

Recommended practices

Retaining the building on the original site is preferable, but if the building must be relocated in order to save it from demolition, consider these design issues

If the building is within a historic district, relocate the building within the same district, if possible

Choose a location where the surrounding physical character of the area (context) is visually compatible with the resource.

Consider topography, changes in elevation, landscape features of the existing site when choosing a new site

For urban/suburban settings, consider the height, size and character of other buildings in the area

Review Chapter 6 recommendations for additional guidance on appropriate scale and massing within the proposed area

Consider placement on the property and match the setbacks, building orientation and relationship to the street of other buildings in the proposed area

Relocate accessory site elements; ancillary buildings, fences in same relationship that was existing on the former site to reestablish the visual character of the property.

If the foundation is a significant feature of the building, provide a foundation at the new site that retains the character defining features of the original foundation system, salvage and reuse materials where possible.

Changes in use require additional review.

Not recommended

Relocating a building that is not threatened and can be rehabilitated on existing site

Relocating a building to create a false sense of history

Altering the relationship of the building to the surrounding features and overall context on the new site

HPB Review criteria for Relocation Permits

What does the historic structure contribute to the current location?

Are there plans for the site after relocation and what is the effect on the character of the surrounding area?

Can the building be moved without significant damage to its physical integrity?

Is the new location compatible with the historical and architectural character of the building or structure?

Special Issues – Demolition

Demolition is considered an act of last resort and is rarely a recommended course of action. An applicant will need to prove that there is no other feasible solution to the demolition of the historic building or structure.

The HPB will require a report from a licensed architect or engineer with demonstrated experience in the treatment of historic buildings that documents the physical condition, suitability for rehabilitation and the costs associated with rehabilitation.

NOTE:

A 90 day waiting period for demolition applies to buildings listed on the Florida Master Site File and/ or are 45 years of age or older.

This allows the HPB to pursue options for a feasible alternative to demolition and to document the resource.

The 90 day delay begins after the application for a demolition permit is made.

Refer to Code of Ordinances

Article II, section 6-19.

Waiting period for certain demolition permits

Procedures

Evaluate the resource to understand its significance as an individual or contributing resource to a district

Consult a licensed architect or engineer with documented experience in the treatment of historic buildings, for analysis of the condition of the building, including structural stability, weather-tightness, condition of character-defining features

Thoroughly document the building or structures; photographs, drawings, 3D data capture, reports

Explore all possibilities for reusing the building, including relocation to a new site

If demolition is unavoidable, document the demolition work and salvage significant building materials and features.

See Chapters 3, 4 and 6 for additional guidance on character-defining features and treatment of materials.

Special considerations

Selective demolition of non-significant parts or features of the historic building

Demolition of non-contributing resources whose design is not in keeping with the context and will not have a negative impact

Selective demolition of non-significant ancillary structures on the property adjacent to the historic building

Plans for proposed new construction are developed and submitted with the request for demolition

Do not allow the building to deteriorate due to neglect, perform routine maintenance and protect the structure from further deterioration. See Chapter 5 for guidance on routine and cyclical maintenance consideration.

HPB Review criteria for Demolition Permits

What is the significance of the historic building or structure?

How important is the historic building or structure to the district?

How difficult would it be to reproduce the building or structure, due to its design, materials details or unique location?

Is the building or structure one of the last remaining examples of its kind in the neighborhood, county or regions?

Are there definitive plans for the site after the demolition and what is the effect of the loss of the building or structure on the character of the surrounding area?

Can the building be saved from collapse?

Is the building capable of earning a reasonable economic return on its value?