

City of Gainesville Mid-century Survey (1930-1975)
Final Report

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Fig. 1-1 Logo created for the Survey

1- INTRODUCTION

Description of Project

The City of Gainesville Mid-century Survey (1930-1975) is an architectural survey project funded by the Florida Division of Historical Resources. The project grant provided \$40,600 for the project period July 1, 2017- June 30, 2018. The project is a collaboration between the City of Gainesville Planning Division, the University of Florida Historic Preservation program, and the non-profit Gainesville Modern. The goals of the project include surveys of mid-century neighborhoods and individual buildings, and an update of Design Guidelines with recommendations for mid-century architecture and sustainability. Refer to Figs 1-2 and 1-3 for USGS maps of the survey areas.¹

The project funding was granted to the City of Gainesville, a Certified Local Government, who used the funding to hire the UF Historic Preservation program as a consultant for the work. Funding supported two UF graduate assistants and two professors in leading surveys, completing Florida Master Site File (FMSF) forms, research and writing for the context statement and new design guidelines. The City's representative was the Preservation Planner, whose role was mainly administrative, with additional time spent co-teaching the Spring Practicum class. Gainesville Modern donated time and services in providing a volunteer coordinator for survey days.

A summary of the project is as follows:

- 20 individual buildings were identified and researched
- 57 residential suburban neighborhoods identified, mapped, and summarized
- 10 residential suburban neighborhoods surveyed, including a survey of postwar properties in existing historic districts (six by UFHP and four by volunteers coordinated by Gainesville Modern)

¹ Full size PDFs have been submitted separately under Deliverable #3 for DHR use. Refer to Survey Log sheets, excel chart and matrix for specific addresses of surveyed properties (See Appendix: Accompanying documents, submitted under Deliverable #3).

- 654 new and 45 updated Florida Master Site File forms prepared for individual buildings and neighborhoods (Table 1-1)
- Bios for 16 architects who designed a building(s) during the study period (approximately 12 were based in Gainesville)
- 120+ home builders and / or developers identified

Origin and purpose of project

The City's historic preservation program began in the 1970s, and completed multiple surveys beginning in 1978, with a focus on downtown and the Northeast neighborhood (Duckpond). The 1980 survey included Northeast, Pleasant Street, Southeast (Bed and Breakfast District)- all three of which were eventually designated as Local and National Register historic districts. The survey also covered Porter's neighborhood, 5th Avenue, University Heights, College Park, Florida Court and Downtown including buildings on South Main and some near the Depot. A 1994 survey re-evaluated University Heights North and South, leading to their designation as local historic districts. The survey also covered other University related thematic areas- neighborhoods connected with the growth of the University from the 1920s- 1950s. These neighborhoods included Hibiscus Park, Palm Terrace, Golfview, and College Park.

The previous surveys focused on buildings that were fifty years or older at the time, as fifty years is a national benchmark for when a structure or site is considered old enough to be historic. This means that the previous surveys only evaluated buildings through 1930 and possibly 1940. Historic district buildings considered "significant" or "contributing to the significance of the historic district" are typically from the 1880s through the 1920s, with very few in the 1930s and 1940s. Surveys were needed from Gainesville's largest growth period, the post-war period. The mid-century survey location is within the city limits, and the period is 1930-1975, a this covers building that may not have been surveyed previously, even if their neighborhood was covered, and also buildings slightly younger than fifty years, since there is often a large gap of time between surveys.

Local historic preservation program

The City of Gainesville has five local historic districts, protecting more than 1,500 historic structures.

Pleasant Street Historic District contains the oldest predominantly African-American residential area in Gainesville and the State's first designated as a historic district. Buildings include wood frame vernacular houses, Bungalows, Queen Anne, Colonial and Eastlake Victorian residences and two Romanesque churches. The Pleasant Street Historic District was listed on the Local and National Registers in 1991.

Northeast Residential Historic District is one of the oldest residential areas in Gainesville. The original section was platted in 1854. The buildings in this 80-block area reflect architectural styles prevalent in Florida from the 1880s through the 1950s. The District includes the historic Duck Pond and Sweetwater Branch. The Northeast Residential Historic District was listed on the Local and National Registers in 1985. The district was expanded in 1997.

Southeast Residential Historic District has its origins in post-Civil War development. It includes Queen Anne style and Colonial Revival homes, as well as a French Second Empire home, all of which served as residences for downtown merchants and professionals at the turn of the century. The Southeast Residential Historic District was listed on the Local and National Registers in 1989.

University Heights Historic District - North reflects architectural styles prevalent in Florida from the 1920s to the early 1950s. The district and its significant concentration of historic buildings include the University Terrace and Florida Court subdivisions. The University Heights Historic District - North was listed on the Local Register in 2002.

University Heights Historic District - South reflects typical suburban residential growth patterns of Florida cities in the mid-twentieth century. It is located between the University of Florida and downtown. The University Heights Historic District - South was listed on the Local Register in 2002.

The city also has twelve buildings listed individually on the Local Register of Historic Places. The Local Register was created as a means of identifying and classifying various sites, buildings, structures, objects and districts as historic and/or architecturally significant. The twelve buildings were constructed in the 1930s or earlier. Gainesville has four National Register Historic Districts and 34 buildings listed individually on the National Register of Historic Places. Two of individually listed buildings, the Dan Branch House and the Weil- Cassisi house, are mid-century residences, added to the Register in 2015. In summary, there is a lack of designated structures from the period of significance of this survey project (1940-1975).

In addition to historic structures within the City, the University of Florida has a Campus Historic District, created in 1989, and expanded in 2008 with several post-war structures. Several other structures have reached the age threshold for inclusion in the survey project and also retain sufficient integrity. These buildings include Dickinson Hall, the Fine Arts Complex, and the Architecture building, among others. The City of Gainesville does not have purview over any historic buildings on the UF campus.

The importance of Florida Master Site Files to Gainesville

Gainesville has a demolition delay ordinance, “Sec. 6-19 Waiting period for certain demolition permits,” which allows a ninety-day demolition delay for structures which have a Florida Master Site File and/or are 45 years of age or older.² The demolition delay allows time for further documentation of the structure before demolition, or, in many previous cases of houses, the time to advertise for “free house” and an opportunity to relocate the structure. Sec. 30-4.28(C)2(a) of the Code of Ordinances requires owner consent or a super-majority vote of the

²https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICORR_CH6BUBURE_ARTIIBUCO_S6-19WAPECEDEPE

City Commission and Historic Preservation Board for designation.³ As such, gaining designation against owner's wishes is incredibly difficult, and often FMSF demo-delay documentation is the only form of "preservation."

³https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH30LADECO_ARTIVZO_DIV5SPDI_S30-4.28HIPRCOOV

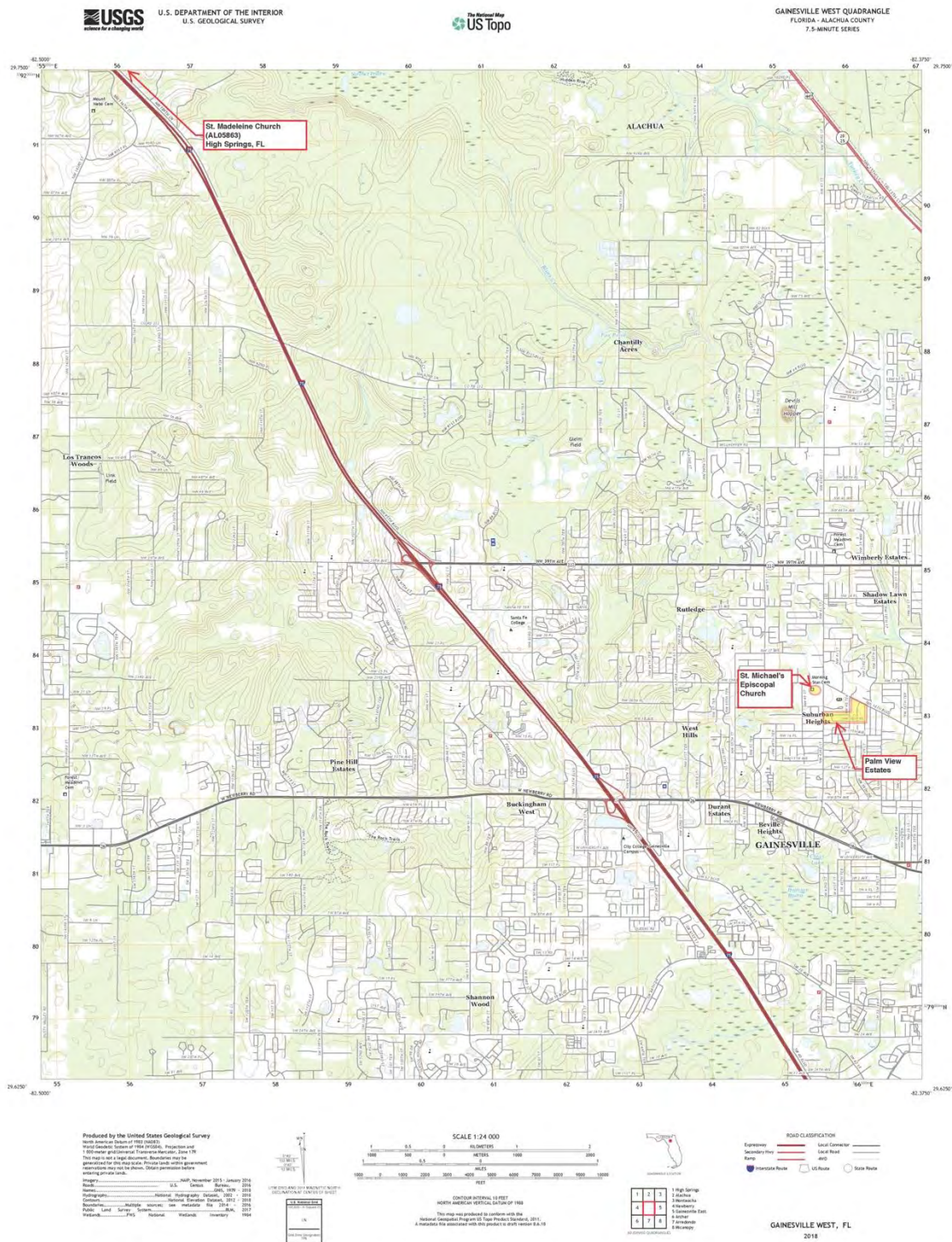


Fig. 1-2: USGS Map: Gainesville West Project Boundaries



2- SUMMARY OF BACKGROUND RESEARCH

Previous Neighborhood Surveys- City of Gainesville

Before the project began, Florida DHR provided a list of FMSF structures and districts in the City of Gainesville. At that time there were 2222 structures listed. Many of those were surveyed as part of the following previous historic district/ thematic neighborhood surveys undertaken by the City of Gainesville and their consultants (Fig. 2-1). Table 1-1 is based on the DHR database:

SiteID	SiteName	Date of Survey
AL00543	NE Gainesville Residential District	1978-1980
AL02313	Downtown Gainesville Historic District	1980
AL02314	University Related Residential Thematic	1980/1994
AL02316	Porter's Quarters Historic District	1980
AL02317	SE Gainesville Residential District	1980/1994
AL02552	University of Florida Campus Historic District	1989/2008
AL02557	Pleasant Street Historic District	1980/1994
AL04956	Hibiscus Park / Golf View Estates	1994
AL05396	NW 5th Avenue	1980/1995
AL05632	University Heights Historic Dist. North	1980
AL05633	University Heights Historic Dist. South	1980
AL05634	Expansion of NE Residential Hist. Dist.	1997

Table 2-1: Previous Neighborhood Surveys

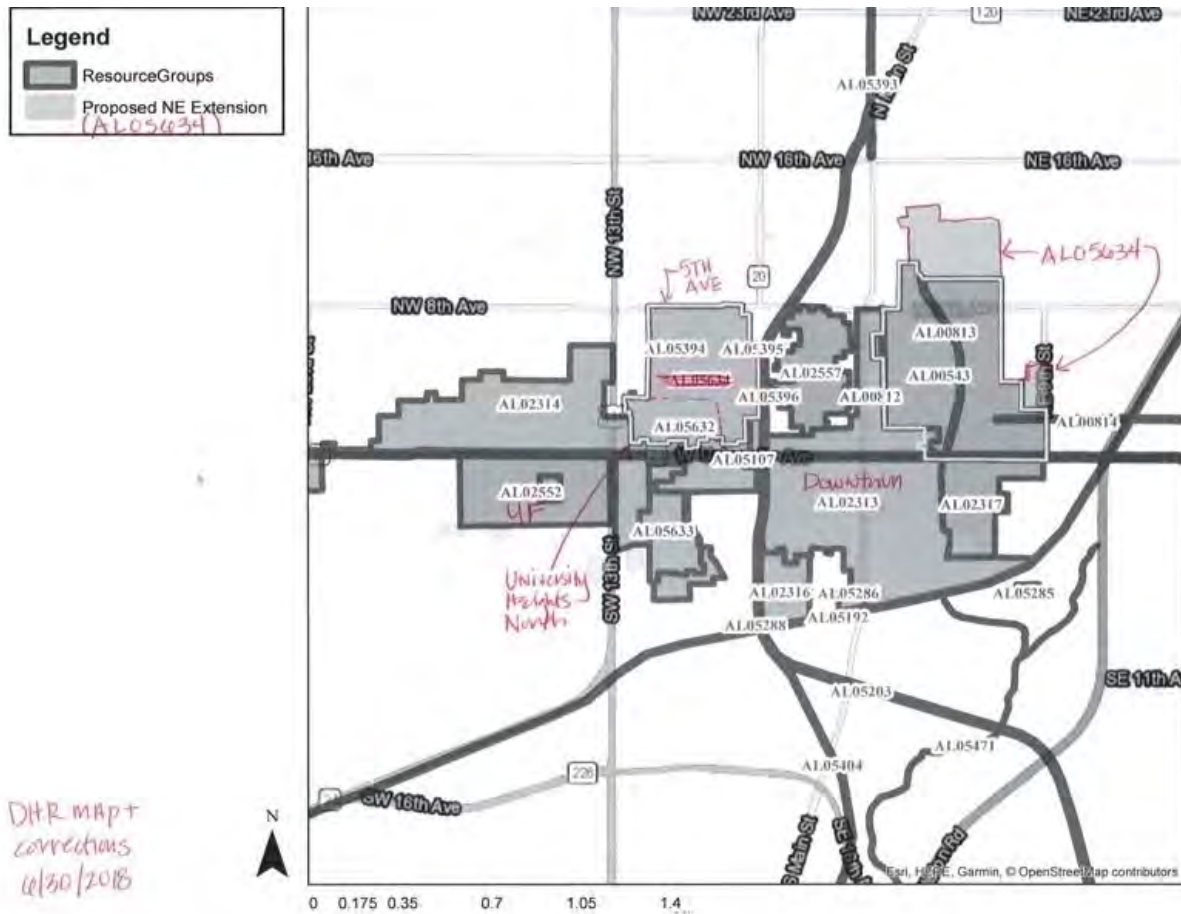


Figure 2-1 DHR Resource Groups Map

Previous Surveys- University of Florida Historic Preservation Program

As part of the coursework for the last three academic years, graduate students conducted preliminary assessments for several dozen individual buildings and for five mid-century neighborhoods. For the individual buildings, research was gathered and a general description written; in some cases, a HABS-style report was written. This documentation formed the basis of the twenty individual building FMSFs created for the grant.

The following neighborhoods were surveyed by the UFHP program from 2016-2017:

Spring 2016 Florida Park: This collection of twentieth-century resources is interlaced with the dynamic topography, creating a distinctive architectural response to the local environment. A team of six students conducted a historical resource survey of the neighborhood during the 2016 Spring semester. The project area is bounded by NW 16th Avenue on the north, NW 8th Avenue on the south, NW 13th Street on the east and NW 23rd Street on the west, and is located within the city limits of Gainesville, just to the north of the University of Florida campus.

The neighborhood has many architect-designed residences set into the landscape, steep grades at lots near creek drainage basins, and a heavy tree canopy cover. Preliminary

recommendations from the students include: consider a historic preservation/ conservation district for sections of the larger neighborhood; preserve the distinct, cultural and natural Floridian landscape; conserve the streetscape character within the various sections of Florida Park; conduct further research on the architect-designed residences; consider individual National Register nominations for some residences.

Fall 2016 Kirkwood & Coclough Hills: With the earliest known house dated from 1938, the Kirkwood neighborhood is a historic neighborhood in Gainesville located southeast of the University of Florida. Kirkwood, regarding its integrity, plan types, and construction dates, has a well preserved cultural and natural Floridian landscape which is enhanced by their lack of sidewalks/hardscape; possessing a medium to high level of integrity. It embodies the physical characteristics of a post-WWII suburban neighborhood by reflecting an array of Florida style, Mid-Century Modern ranch houses, such as Linear, Courtyard, Half Courtyard, Alphabet, and Bungalow. The project area is bounded by SE 16th Avenue on the north, S. Main Street on the east, SE Williston Road on the south, and SW 13th Street west.

The Coclough Hills neighborhood is a historic neighborhood in Gainesville located southeast of the University of Florida, adjacent to Kirkwood. Regarding its integrity, plan types, and construction dates, it is a planned community with a well preserved cultural and natural Floridian landscape and possessing good integrity throughout the neighborhood. It embodies the physical characteristics of a post-WWII suburban neighborhood by reflecting an array of Florida style, Mid-Century Modern ranch houses, such as Compact, Linear, Courtyard, and Half Courtyard. The project area is bounded by SE 16th Avenue on the north, SE Williston Road on the east, and S. Main Street on the west/south.

Both the Kirkwood and Coclough Hills neighborhoods began with homes constructed beginning in 1938. The neighborhoods do not hold a consistent architectural significance for proposal of a historic district designation, yet there are properties that maintain their original integrity of Florida Mid-Century Modern Ranch Style Homes, exemplifying the neighborhood. Preliminary recommendations from the students for both Kirkwood and Coclough Hills include: conduct further research on the architect-designed residences; prepare National Register nominations for some of the individual houses ; develop educational program for realtors; raise interest for preservation through neighborhood associations; explore potential Conservation Overlay District.

Spring 2017 Westmoreland & Palm View Estates: The Westmoreland and Palm View Estates neighborhoods were developed in multiple phases by S. Clark Butler, from the 1950s through the 1970s. Both neighborhoods in terms of integrity, plan types, and construction dates, are very heterogeneous, possessing a medium to high level of integrity. They embody the physical characteristics of a post-WWII suburban neighborhood by reflecting an array of Florida style, Mid-Century Modern ranch houses. The Westmoreland neighborhood is bounded by NW 1th Blvd on the north, NW 38th Street on the east, NW 8th Avenue on the south, and NW 43rd Street on the west. Palm View Estates is bounded by NW 43rd Drive, NW 16th Boulevard, NW 15 Place, and NW 39th Terrace.

Westmoreland does not hold a consistent architectural significance for proposal of a historic district designation, yet there are properties that maintain their original integrity of Florida Mid-Century Modern Ranch Style Homes, exemplifying the neighborhood. Preliminary recommendations from the students include: add the homes of Westmoreland to the Master Site File and consider a Multiple Property listing.

Palm View Estates retains much of its integrity and features Florida Mid-Century Modern Ranch Style Homes. Preliminary recommendations from the students include: consider making Palm View Estates a historic district. The neighborhood holds together the strongest as a historic district, embodying the physical characteristics of post-WWII suburban neighborhood by a developer.

Relevance of major findings of previous surveys to the area currently under study

The early City surveys reflect the importance of the neighborhoods around downtown and the University. Pleasant Street is the first historic district in Florida to be designated for its significance in early- African American history. Unfortunately, many of the neighborhoods that were surveyed and proposed for historic district listing were not designated due to owner objection. Of these, Porter's and Fifth Avenue, both predominantly African-American neighborhoods, are seeing massive physical neighborhood change and gentrification. Neighborhoods near the university that aren't designated, such as College Park, Hibiscus Park, and Golfview are seeing many single-family residential buildings demolished for multi-family student housing, as well as a growth in rental conversions of those previously single-family homes. Porter's and Fifth Avenue do not contain as many mid-century resources as the neighborhoods around the university, but all of these neighborhoods are being affected by Gainesville's rapid growth.

The UF surveys show a prevalence of builder ranch-style neighborhoods as well as some architect designed houses within neighborhoods, the importance of existing landscape and topography, trees and vegetation to the City's physical character. Individual buildings studied represent the mid-century downtown redevelopment into a civic center, often connecting the City government with UF professors through design and planning projects; institutional buildings, such as those on UF's campus, and spiritual buildings that were reflective of the 1950s population boom and a time of cultural cohesion through religious community.

The previously surveyed neighborhoods and buildings reveal the significance of the twentieth-century to Gainesville's growth, and a continuing growth that may not reflect the importance of this heritage. The Gainesville Mid-century survey defines the twentieth-century built environment a character-defining feature of Gainesville, and provides a basis of understanding of this significance for future stewardship.

3- NARRATIVE HISTORY

The Built Resources of Gainesville at Mid-century (1945-1975) (Excerpt from Context Statement)

Early History and Built Environment

Originally part of the land granted to Don Fernando de la Maz Arredondo by the Spanish in 1817, Gainesville, Florida was officially incorporated on April 14, 1869. The city was located along the first railroad to connect the East and Gulf Coasts. The local economy in the late nineteenth century was based primarily on agriculture, including cotton. By 1900, Gainesville was the fifth largest city in the state of Florida. The population further increased when the University of Florida opened in 1906 west of downtown on land donated by the city.⁴

By the Great Depression, Gainesville's population surpassed 10,000. The city's center at this time consisted of approximately ten square blocks of government, commercial, and retail buildings dating from the late nineteenth and early twentieth centuries. Government buildings like the 1911 Federal Building (now the Hippodrome Theater at 25 SE 2nd Place) were designed in the Beaux-Arts style with classically inspired ornament.

During this period, most of Gainesville's residents lived in neighborhoods located within approximately a two mile radius of downtown. The Duck Pond community in the northeast was comprised of a mix of architectural styles ranging from Neoclassical to Colonial Revival to Arts and Crafts Bungalows. In the northwest, the Pleasant Street neighborhood became home to many of the city's African-American residents who occupied vernacular wood frame houses including Shotgun types and, later, Bungalows.

The early buildings of the University of Florida were designed in a Collegiate Gothic style made of mostly red brick with lime- and cast-stone details. The original campus plan was developed by architect William August Edwards of Columbia, South Carolina with later changes and buildings by Rudolph Weaver who became the first Dean of the School of Architecture when it opened in 1925. Weaver oversaw the growth of the campus in the postwar period and the transition from Collegiate Gothic to modern architecture as the University rapidly expanded following the Second World War.

Postwar Growth

Mirroring the situation across Florida and the country, Gainesville experienced significant growth during the decades that followed World War II. The increase in population can be attributed to a number of factors. Florida, for example, became a significant training ground for the military. Bases like Camp Blanding – located some 35 miles from Gainesville – trained tens

⁴ *A Guide to Gainesville* (2007). Steve Rajatar.

of thousands of soldiers, some of which, upon returning, chose to relocate to the state.⁵ As described by historians Nick Wynne and Richard Moorhead,

Many of those who came to the state looking for work or who were stationed here in the military stayed or returned, and in 1950, the permanent population of the state was recorded at 2.8 million, up from the 1.9 million recorded in 1940.⁶

Known as the ‘Baby Boom,’ the marked increase in the postwar birth rate also contributed to the period’s growth. Between 1940 and 1980, the population in Gainesville increased by more than 67,000 residents. The increase in school-age children led to the need for more classroom space and public schools. In 1948, the Alachua County School Board predicted that the situation would become a “dire emergency” in Alachua County over the next two and half years. Gainesville architect Sanford Goin offered a plan for constructing 30 by 35-foot individual wooden class rooms on school campuses, as a temporary form of housing until permanent school facilities could be designed and constructed.⁷

Perhaps the greatest reason for Gainesville’s dramatic growth was the expansion of the University of Florida. With the introduction of the GI Bill and full integration as a co-educational institution, the University’s enrollment dramatically increased from 587 to some 8,000 in the year that followed the end of the war (1945-1946). African American students added to these numbers following desegregation of the campus in 1958. By 1960, there were some 20,000 students and faculty. The dramatic increase in students, particularly married students, and faculty and staff that were year-round residents created a demand for housing and helped fuel the city’s suburban growth.

In 1950, a quadrant street system was proposed to assist in planning the city’s growth. University Avenue became the east-west axis and Main Street was made the north-south axis forming the quadrants: northeast, northwest, southeast, and southwest. With the exception of University Avenue, Main Street, Waldo Road, and Depot Street, existing streets names were converted to a grid of numbered streets, avenues, places, roads, and lanes.⁸

Redevelopment of Urban Core

The urban core of Gainesville also transformed during this period. The approach to the redevelopment of the City reflected what was happening nationally with the federal Urban Renewal Program.

The major period of urban renovation in the United States began with Title I of the 1949 Housing Act: the Urban Renewal Program, which provided for wholesale demolition of slums and the construction of some eight-hundred thousand housing

⁵ *Florida in World War II: Floating Fortress* (2010). Nick Wynne and Richard Moorhead. Charleston, SC: History Press.

⁶ *Ibid*, 14.

⁷ “Alachua Said Facing School Housing Crisis,” *The Tampa Tribune*, December 15, 1948, Page 2.

⁸ Rajatar.

units throughout the nation. The program's goals included eliminating substandard housing, constructing adequate housing, reducing de facto segregation, and revitalizing city economies. Participating local governments received federal subsidies totaling about \$13 billion and were required to supply matching funds.⁹

In Gainesville, five new government buildings were constructed between 1958 and 1978. Housing city, county, and federal functions, these buildings were designed in modern styles and were surrounded by public plazas and open space. Collectively, these buildings and the open space that connected them established a new civic center. The re-envisioning of the City's civic center with modern buildings and spaces aligned with the optimism and progress that has come to define the period.

The first project was a new courthouse. The 1885 building was demolished in 1960 after the first phase of a new courthouse was erected adjacent to the original. L-shaped in plan and facing First Street (east) and East University (north), the new structure was designed in a modernist style and constructed in two stages (1958 and 1962). Among the buildings more prominent features were vertical louvers that helped modulate sunlight along a three-story glass wall that faced south. Architect Arthur Campbell designed the building. A graduate of the University of Florida, Campbell worked with Guy Fulton, Architect of the Florida Board of Control, before beginning his own practice. He became one of Gainesville's more prolific designers of the postwar era.

At the dedication of the new courthouse, US Representative D.R. (Billy) Matthews said the courthouse would "bring new life to the older section of downtown" and that "the great architectural beauty" of the modernist building would inspire more attractive construction. "No community can progress without respect for esthetic values," according to Matthews.¹⁰

Two years after the new Alachua County Courthouse was completed, the "Federal Building" opened housing a unique combination of courthouse and post office. The building's most prominent architectural feature was a cast concrete screen of a geometric pattern that wrapped the upper floors of the building. At the January 11, 1965 dedication, U.S. Representative D.R. (Billy) Matthews used the new, modern style building as a symbol of the City's growth, "Gainesville has shed its swaddling clothes. Its educational institutions and the University of Florida Medical Center for a solid base for progress."¹¹ Florida State Representative Don Fuqua was the keynote speaker and used the occasion to address the need for "order:"

⁹ <https://www.encyclopedia.com/history/united-states-and-canada/us-history/urban-renewal>

¹⁰ "New Courthouse Addition Dedicated at Gainesville," *Tampa Tribune*, December 8, 1962, Page 2-B.

¹¹ "New Federal Building Dedicated to "Progress" by Ben Garrett, *The Tampa Tribune*, January 11, 1965, Page 4.

The projected growth in North Florida can be a blessing if there is planning and orderly progress, or it can be a blight on the land if allowed to grow with complete disregard for order.¹²

Order through a modernist approach to architecture and urban design was a focus of a “downtown renewal” study commissioned by the City of Gainesville the same year the Federal Building opened. Published in 1965, the final report included an assessment of existing buildings and proposed a master plan for the redevelopment of the City’s core. One of the principal goals was to make the urban center more accessible by car. Design objectives included: circulation and parking, public transportation, land use, civic center, retail centers, and design. The proposed land use changes suggested replacing existing, prewar residential neighborhoods with retail and business. The design recommendations were intended to “achieve order and visual identity in the city” as opposed to ‘chaos and sprawl.’”¹³ Illustrating the report’s concepts and recommendations, one perspective showed First Street converted into a pedestrian mall with late-nineteenth and early-twentieth century buildings replaced with modern ones.

In 1969, a new City Hall and Public Library were opened along East University Avenue just north of the Alachua County Courthouse and Federal Building. The two buildings were connected by a plaza with a canal-like water features lined with rough-hewn rock. The buildings were designed by architects David Reaves and Dan Branch. Made of concrete and glass, City Hall was designed in a Brutalist style. Popular from the 1950s through the 1970s, especially for government and civic buildings, Brutalist architecture was defined by heavy massing and the use of exposed, textured concrete. The vertical elements and overall composition of Gainesville City Hall recalled architect Paul Rudolph’s 1962 Yale School of Art and Architecture building. At the building’s dedication, Mayor-Commissioner Walter Murphee stressed the need for “revitalizing and improving” downtown Gainesville.¹⁴

A 1973 study was completed for the City by University of Florida Professor of Architecture and practicing architect Harry Merritt to examine potential locations for an Alachua County Judicial Center. The chosen site was on the corner of East University and Second Street opposite the 1969 City Hall. The proposal also called for a “New City Plaza” that would extend from the new building to the Alachua County Courthouse (1958, 1962). The Judicial Center commission was awarded to Craig Salley. Like the City Hall, the four-story Judicial Center was designed in a Brutalist style and clad with precast concrete panels, some with vertical striations and others embedded with pebbles. The greatest amount of change in postwar Gainesville, however,

¹² Ibid.

¹³ Redevelopment Report.

¹⁴ “Gainesville Buildings are Dedicated,” *Tampa Bay Times*, April 15, 1969.

“Gainesville Dedicates City Hall, Library Governmental Complex,” *Tampa Tribune*, April 15, 1969, Section B – Local News

occurred with the expansion of the suburbs including residential neighborhoods and civic and commercial development along primary transportation corridors.

Housing Demand and Suburban Development

Across the United States, the return of World War II veterans and increase in birth rates spurred a demand for middle-class housing. New mortgage opportunities and the use of industrialized, prefabricated materials and standardization of construction methods helped provide housing quickly and alleviate some of the need. In 1950, some 1.7 million single-family houses were constructed up from only 114,000 new units in 1944. Working through UF's Bureau of Economic and Business Research, Assistant Professor Carter C. Osterbind found that Florida had a 50% housing increase between 1940 and 1950.¹⁵ With the proliferation of automobile ownership and use, most of these homes were built in the burgeoning postwar suburbs. By 1955, suburban residences accounted for more than 75% of the U.S. housing market.

The postwar housing shortage was particularly pronounced in Gainesville as the University of Florida rapidly expanded its faculty and enrolled more students, many of whom were supported by student loans authorized through the federal "GI Bill" (Serviceman's Readjustment Act of 1944). Forecasting the need to house married students, then UF President John J. Tigert told the state board of control in October 1945 that "everything indicates there is going to be an abnormal concentrated [sic] of these married veterans in Florida and California. This thing is going to hit us hard."¹⁶ Up from approximately 800 during the Second World War, by 1948, UF was housing nearly 4,832 students including 3,784 single men, 240 single women, and 80 couples. That year, the University appealed to admitted students "to delay their entrance until February, when more accommodations will be available."¹⁷ Faculty housing was also a challenge.¹⁸ That same year, the University leased rooms at a local hotel to house 28 faculty members and their families for an extended period of time.¹⁹

In meeting the housing shortage, Gainesville began to physically expand as new homes were added to vacant lots in existing neighborhoods and new parcels were created on annexed land. Early expansion was particularly concentrated in areas within close proximity of the University. Some of these suburban neighborhoods were initially platted and developed prior to the war. North of campus, for example, new residences were constructed in suburban neighborhoods like University Park and Florida Park. Located between campus and the growing northern suburbs, College Park began to develop as a mixed-use area with commercial structures, churches and small-scale apartment complexes, among other buildings.

¹⁵ "Home Construction Gains 50 Percent," *The Tampa Tribune*, September 8, 1952, 24.

¹⁶ "Married Students Give U. of F. Housing Headache," *Tampa Bay Times*, October 14, 1945, 49.

¹⁷ "Florida U. Asks Student To Wait Until February," *The Tampa Tribune*, August 20, 1946.

¹⁸ "Space for Students Available at U. of F.," *Tampa Bay Times*, August 22, 1948.

¹⁹ "State Leases Gainesville Hotel to House Professors," *The Tampa Tribune*, September 19, 1946, Page 12

Carol Estates was one of the earliest suburban residential developments annexed into the City. Located on land that was possibly used for growing pine trees and harvesting turpentine, the neighborhood's original plat was 1955 with a second plat in 1965. The neighborhood was designed and built as a whole and was intended to be a community with services including commercial area and new schools (Metcalf Elementary and Howard Bishop Junior High). Original owners were offered a choice of residential types and plans that included linear ranch homes (the most prevalent) and a mid-century modern house option. The developer, Hugh Edwards, Inc. would become one of the leading builders in North Central Florida.

There are approximately 57 residential, suburban neighborhoods that were developed in Gainesville from 1927 to 1977. Ten of these neighborhoods were platted during the 1920s and 1930s with many of the houses being constructed in a suburban ranch or mid-century modern style in the two decades that followed the end of World War II. During this period, the population of Gainesville shifted west and the majority of these suburban residential communities were constructed in the City's northwest quadrant. The move west was prompted in part by the opening of Interstate 75 from Lake City to Tampa in 1964.

Commercial businesses began to appear along the major transportation corridors that connected downtown Gainesville with the emerging suburbs, in particular, NW 13th Street. Forming the eastern boundary of the University of Florida campus, NW 13th Street between NW 16th and NW 39th Avenues experienced significant development. This development was spurred in part by the construction of the Gainesville Mall, "the first regional shopping center" and the "largest center between Orlando and Jacksonville."²⁰ The mall provided a controlled environment of 284,000 square feet, supported 35 stores and offered 2,000 parking spaces. The mall was developed by Asa G. Candler V, great grandson of the founder of Coca Cola Company, in partnership with Robert S. Griffith of Atlanta.²¹ The area also included a movie theater (south) and Howard Johnson Motel (north).

Although much of the new suburban development occurred west of downtown and the University of Florida, residential neighborhoods and commercial enterprises also appeared east of the City during this period. The distinction between these zones of developments was largely based on race.

Racial Divide

The Civil Rights movement significantly changed the social and cultural context of post-World War II Florida. The U.S. Supreme Court's ruling on *Brown v. Board of Education of Topeka* in 1954 helped move Florida toward integration of public schools. Federal legislation, however, would take another decade: Civil Rights Act (1964) and Voting Rights Act (1965). Progress toward equality was slow in Florida and the south. *Florida Memory* describes the resistance of integration:

²⁰ "Air-Conditioned Mall Center for Gainesville," *The Tampa Bay Tribune*, March 26, 1967.

²¹ Ibid.

On May 17, 1954, the modern Civil Rights Movement had its first major victory on the federal level with the Brown v. Board of Education decision that found the segregation of public schools unconstitutional. But public opinion in the nation was far from unanimous on the issue of segregation. U.S. Representative John Bell Williams (D-Miss) called the day the decision was made "Black Monday." Organizations of white pro-segregationists called White Citizens' Councils formed across the South to organize opposition, sometimes violent. Governors and state legislators were slow to enact integration.²²

Since the end of the Civil War and the Reconstruction that followed, a racial divide occurred in Gainesville that continued through the postwar period and the era of Jim Crow.²³ Caucasians made up the residents of the suburbs that expanded west as I-75 was completed in 1964. The residents of the suburban neighborhoods east of the City became predominantly African-American. Some eastside neighborhoods were developed specifically for families of color at a time when they could not secure loans. Lincoln Estates, for example, drew national attention.

Starting in Miami, Florida, Philip (Phil) I. Emmer moved to Gainesville, Florida where he became "one of the largest developers" of "turnkey public housing projects" sponsored through the Department of Housing and Urban Development. Some 600 residential units were built in Lincoln Estates between 1960 and 1969. Home prices started at \$9,000.00 with a down payment of \$250.00. Lincoln Estates became a national model and Emmer began to advise federal officials and builders who were interested in affordable housing communities.²⁴ In 1966, the National Home Builders Association in Washington, DC made Emmer, Chairman of the Low Income Housing Committee.²⁵

Ten years after Brown v. Board of Education of Topeka, the integration of Alachua County Schools began. The process was at times challenging, including a riot that broke out at Gainesville High School. Full integration took place in February 1970 with the closing of Lincoln High School.²⁶

Town and Gown Modernism

A significant number of the new buildings that were constructed in Gainesville at mid-century were designed by faculty and graduates of the University of Florida – the first architecture program in the state public university system. In 1925, renowned architect Rudolph Weaver was appointed Director of the newly established School of Architecture at the University of Florida. The school was originally located within the College of Engineering and offered a four-

²² https://www.floridamemory.com/photographiccollection/photo_exhibits/civil-rights/civil-rights2.php

²³ Define Jim Crow Laws: <https://www.britannica.com/event/Jim-Crow-law>

²⁴ Gainesville's Greatest Leaders, Gainesville Biz Report (December 14, 2010) <https://gainesvillebizreport.com/gainesvilles-greatest-leaders/>

²⁵ Tampa Bay Times, May 8, 1966, Lincoln Estates—Dreams Now a Reality

²⁶ Matheson Museum exhibition "Integration of Alachua County Schools."

year program leading to a Bachelor of Science in Architecture. Four years later, the program became an independent unit – the School of Architecture and Allied Arts. Weaver, who remained Director until 1944, earned a national reputation as the architect to the Florida State Board of Control of Institutions of Higher Learning and was responsible for campus planning for educational institutions around the state.

Despite the financial challenges of the Great Depression, the School of Architecture established Landscape Architecture (1933) and Building Construction (1935). In 1948 and 1949, Interior Design and Community Planning (later renamed Urban and Regional Planning) were established as the fourth and fifth units in what became the School of Architecture and Allied Arts, which was later renamed the College of Architecture and Allied Arts. In 1957, Turpin Chambers Bannister was appointed Dean of the reamed College of Architecture and Fine Arts. Bannister was responsible for working with F. Blair Reeves to introduce historic preservation research and coursework and for recruiting leading modernist architects like Harry C. Merritt.

Harry Merritt was one of the more prominent, regional modernists who managed to support a prolific practice while serving full time as a faculty member in the University of Florida's School of Architecture beginning in 1960. Born in Wilmington, North Carolina in 1929, Merritt received his Bachelor of Science in Architecture degree from Clemson University in 1951. From 1951 to 1954, Harry served as a First Lieutenant in the Army Corps of Engineers during the Korean War. After, Merritt continued his studies at Harvard University's Graduate School of Design, receiving his Master of Architecture in 1955. Former Bauhaus Founder and Director Walter Gropius had been appointed Chair of the GSD Department of Architecture in 1937. Merritt described his experience at Harvard and how an interaction with Gropius changed the trajectory of his career:

At Clemson most of my classmates were from South Carolina, but at Harvard my classmates were the best students from around the world, often from the best universities. My new classmates were graduates from Yale and Princeton and the best universities in Europe and Japan. They had all traveled abroad and had seen the great architecture of the world. However, it was not just the talented classmates that I had, or the wonderful education I received at Harvard that changed the direction of my life, but it was the great architect and teacher, Walter Gropius whose values and aura infected the entire academic community with an urge to be the best architects, and to create the best architecture. When I entered Harvard, Walter Gropius had just retired and Jose Lluís Sert had taken over as Dean of the GSD. Gropius visited the GSD from time to time and gave casual advice to a few students. Unfortunately, I never received a review of my work from Gropius. However, I received something from him that was far more valuable.

Walter Gropius advised, "You must work for one of the best architects that will hire you, and you should learn how to make a real building. You will not be paid the salary that this firm in South Carolina will pay you, but your life will be richer." At the urging of Paul Rudolph, Merritt moved to Florida in 1955 to work with Gene Leedy in Winter Haven. For the four years he was

employed by Leedy, Merritt worked on numerous residences and public commissions throughout Florida. Merritt moved to Gainesville in 1959 when he joined the University of Florida.

Merritt like other faculty members were among the first generation of American-born architects to be trained to design in a modern style. Learning from Walter Gropius and other modernist designers who immigrated to the United States during the Second World War, Merritt and many of his colleagues – both professors and practicing professionals – applied and adapted the tenets of International Style modernism to the climate, geography, and socio-cultural context of Gainesville and northcentral Florida.

The work of local designers like Harry Merritt, Arthur Campbell, David Reaves, Dan Branch, and other practicing in the 1950s and 1960s, displayed a range of architectural and aesthetic expression that can be classified as mid-century modern. Though varied, there were certain concepts and principles that many of these architects explored and that resulted in various built characteristics.

ADAPTATION: The regional adaptation of modernist, often international design principles. This includes the visual and physical connection to the distinct natural setting of Gainesville and northcentral Florida. Walls of glass – both moveable and fixed – often open interiors to exteriors. In the absence of air condition, many of the houses and buildings were designed to promote air flow and alleviate heat. A 1973 article in *The Orlando Sentinel*, relayed Merritt's position on the need to adapt buildings to their settings and to construct them where they cause the least harm to the environment: "He [Harry Merritt] is not against growth, but he warned that homes must be built to take advantage of the natural factors – such as breezes for cooling – and they must be built where they will do the least amount of harm."²⁷

EXPERIMENTATION: An overall spirit of experimentation and progress pervaded the designs of UF architecture professors and graduates working in Gainesville. These architects explored emerging technologies and new materials, many of which had been developed as part of the war effort. Some of the prominent materials and features that were used during the 1950s and 1960s include breeze block, hopper windows (wood and aluminum jalousie), glass sliding doors and walls, terrazzo floors, laminated wood structural members, and concrete blocks.

STRUCTURAL EXPRESSION: Rather than concealed with finished ceilings and walls, many of Gainesville's mid-century buildings, particularly residences, had exposed roof and walls structures. Lacking air conditioning and insulation and vapor barriers, the load bearing block walls were frequently exposed on the interior.

MODES OF LIVING, WORKING, AND WORSHIPING: Open floor plans are prevalent among the architect-designed, mid-century modern residences of Gainesville as postwar families

²⁷ "Merritt Plans Polk Development Study," Bob Bobroff, *The Orlando Sentinel*, December 21, 1973.

developed a more informal way of life and interaction. Local mid-century modern architects also used commissions for civic buildings to explore new approaches to creating space.

For Architect Bios, refer to full Context Statement, Deliverable #3.

4- RESEARCH DESIGN

Introduction & Objectives

The City of Gainesville is a Florida Certified Local Government,²⁸ a designation denoting that historic preservation is a matter of public policy, and requires the integration of historic preservation planning within the comprehensive planning decisions.

The City possesses a rich and diverse architectural heritage, and interest in preserving the heritage of Gainesville began as a community initiative in the 1970s in the neighborhood around the “duck pond,” now called the Northeast Residential Historic District. The first comprehensive survey of the City was conducted in 1980 and resulted in listing over 1,773 properties on the Florida Master Site files [ii], the inventory system used by the State of Florida. This early survey work recognized the historical and architectural significance for many of the City’s historical and architectural resources that predated World War II. Subsequent survey projects have resulted in a total listing of over 5,800 properties in Alachua County prior to the start of this survey project.

Gainesville experienced explosive growth after World War II, driven by national cultural trends and by the expansion of the University of Florida. Returning servicemen were encouraged to attend college through the GI Bill. Increased job opportunities spurred the construction of new commercial and institutional centers to provide services for the burgeoning population. New housing developments, financed by government backed entities that dictated specific design features, were built on both the east and west sides of the historic urban core of the city.

Many of these structures embraced a new style of architecture. These structures incorporated principles of Modern design with a distinctive regional style. This unique architectural character was promulgated and celebrated by the faculty and students of the School of Architecture at the University of Florida, which had become a renowned center for avant-garde design. Through their local commissions this innovative group of architects explored the relationship between buildings, topography, landscape and the semi-tropical natural environment, using a modern architectural vocabulary and a palette of local and regional materials. Some notable faculty members included Dean Bryant Vollendorf, who had studied under Frank Lloyd Wright. Other notable local architects who practiced in the region include Harry Merritt, Jack Moore, David Reaves, Dan Branch, and Gene Leedy.

Unfortunately, many potentially significant examples from this period of architecture have already been demolished or are under severe threat from development pressures. Two notable losses are the Bambi Motel and the Brasington Cadillac dealership. Current threatened sites include potentially significant structures such as St Michael’s Episcopal Church, an example of Organic design principles applied to a modernist structure, and designed by Nils

²⁸ <http://dos.myflorida.com/historical/preservation/certified-local-governments/> (accessed 04/22/18)

M. Schweizer, another disciple of Frank Lloyd Wright; and the Florida Motel, and early 1940s chert-village motel with a sign exemplary of roadside architect.

In response to these losses and threats to the City's post World War II heritage, concerned citizens formed Gainesville Modern Inc., a non-profit group dedicated to increasing awareness of, and advocating for, the study and preservation of the built environment. Through a preliminary windshield survey, the group identified hundreds of potential sites for inclusion in an inventory of historical and architectural resources of the period.

The Historic Preservation Program at the University of Florida built upon this interest in post-war heritage to incorporate these studies in the curriculum. The program's graduate students inventory and assess both individual buildings and contributing structures in neighborhoods, with the aim of identifying those resources for inclusion on the Florida Master Site File and for potential eligibility for the National Register of Historic Places. In the last three years, students have conducted preliminary assessments for several dozen individual buildings and the neighborhoods of Florida Park, Kirkwood, Colclough Hills, Palm View Estates and Westmoreland.

The UF Historic Preservation Program, the City of Gainesville Planning Department (Dept. of Doing), and Gainesville Modern Inc. have successfully partnered on this 2018 Small Matching Grant from the Florida Division of Historical Resources. The scope of work include a survey of eligible resources, preparation of new and updated Florida Master Site File Forms, development of a Postwar Context statement, and an update of the City's historic preservation design guidelines.

Objectives of the grant are:

- Increasing awareness of the mid-century era as the single-most important era for defining Gainesville's current built environment.
- Increasing awareness of Gainesville's mid-century structures and neighborhoods, as well as the role of local builders, developers, and architects, especially those connected with University of Florida.
- Surveying and creating FMSF for a minimum of 500 new structures.
- Making recommendations for significance of these structures.
- Advocating for means of their future preservation.
- Document and curate Gainesville's mid-century history through collection of archival material and placement in. historic repository.
- Promoting distribution of the project research to the general public and to the city government through presentations, digital platforms, and future exhibits.
- Educating future professionals in historic preservation in survey and research methodologies, and in the importance of preservation of the recent past.

Survey criteria- Federal and State Standards

The Florida Master Site File (FMSF) is the State of Florida's official inventory of historical, cultural resources. Criteria for assessing a site's potential for inclusion on the inventory are based on the National Register of Historic Places (NRHP). The Florida Division of Historical Resources (FDHR) uses this same criteria, but in a less restrictive manner for assessing which properties to record in the Florida Master Site File. Properties that are significant on a local level, and which may not be eligible for inclusion in the NRHP, could potentially be included on the FMSF. The Florida Master Site file documents create a permanent database of the state's historical resources.

Factors to be considered include the *age of the resource*, its *integrity*, and *significance*. The NRHP recognizes those resources that are usually at least 50 years of age. The FMSF uses 45 years of age as a guide. However, if the resource is of exceptional importance, more recent resources can be included in the listings.

Integrity is the ability of the property to convey its significance and relates to one or more of these seven aspects; location, design, setting, materials, workmanship, feeling and association. Extensive alterations can affect integrity, such as the use of incompatible replacement materials which alter the character-defining features, or out-scaled additions to the structure.

Significance asks the question: Is the property associated with events, activities, or developments that were important in the past? The resource must be associated with one or more of the following criteria:

- a) events that have made a significant contribution to broad patterns of our history;
- b) lives of persons significant in the past;
- c) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d) yield or may be likely to yield information important to pre-history or history.

Certain properties are not ordinarily considered for inclusion in the NRHP. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;

- A building or structure moved from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life;
- A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- A property achieving significance within the past fifty years if it is of exceptional importance.

City of Gainesville additional criteria

Our criteria for the survey generally follow State and Federal standards, however, the project team established additional selection criteria for determining which sites to include in this grant-funded scope of work. By assessing and identifying a variety of development scenarios, examples were selected from each of the following conditions.

1. Previously established historic districts with resources that postdate the original period of significance and were deemed non-contributing at the time, and/or with later resources that were not included for assessment.
2. Neighborhoods dating from the post-war period that were built at one time or in discrete phases, and whose buildings embody the modernist design aesthetic of the post-war period.
3. Individual buildings that date from the post-war period that may be significant historically and architecturally.
4. Individual buildings that post-date the period of significance but are potentially eligible for listing on the NRHP due to their exceptional character.

Period of significance: While the survey focuses on post-war resources, the team decided to also include resources built between 1930 to 1945, as many of these resources were not assessed in the 1980 survey because they were not yet 50 years old. We have also at times included buildings up to 1980, if they are part of a larger neighborhood context, as a future survey for re-assessing these neighborhoods will likely not happen in the next decade during which time those 1980 resources will be of 45 years of age.

Survey Methodology

After establishing the criteria for assessing potential historical resources, a survey is the next step in managing cultural and historical resources. A survey is defined as a systematic investigation of properties. There are several different types of surveys. Thematic surveys identify structures of a distinct type or set of criteria. Geographic surveys examine all structures within a defined geographic area to determine eligibility for further study, based on age and integrity, for potential inclusion in an inventory. Both types of surveys were used in this study, thematic for individual buildings, and geographic for neighborhoods. Based on available funds, a target for the minimum number of surveyed properties was established in the grant proposal of between 500 and 1,200 forms.

Documentary research

The first phase consisted of gathering information on the City's history, architecture and neighborhood development patterns. A variety of primary and secondary sources were consulted for identifying individual structures and neighborhoods for potential examination. These include previously conducted historical/ architectural surveys, review of City of Gainesville reports,²⁹ interviews with locals, archival research at the Matheson History Museum and the Public Library, articles from newspapers, architectural journals and other publications from the period of significance, and previous research projects completed by the UF Historic Preservation Program.

The changing design aesthetic of mid-century architecture was examined on a broad scale, both for institutional/ commercial structures and for residential buildings. By studying scholarly and popular sources on the evolution of ranch house design and mid-century modern design, the team distilled and disseminated this information to the survey team participants, which provided a rational basis for assessing the potential for including a resource in the survey and for determining its significance.

The Florida Master Site File database of previously recorded sites and districts within the City limits of Gainesville was also obtained from the Florida Division of Historical Resources. Some of these areas contained non-contributing resources that had not yet achieved the recommended minimum age of 50 years at the time of the survey.

Preliminary Site Selection

A preliminary list of individual buildings³⁰ was created from a windshield survey performed by the team leaders, previous research performed by UF students, and supplemented by Gainesville Modern's Modern House Tours and *Moderns That Matter* list.³¹ The Alachua County Property Appraiser's database³² and Map Genius application³³ were used to determine

²⁹ Submitted during Reporting 2 as "Task 1- City of Gainesville Report Inventory & Documentation" and "Task 1- City of Gainesville Timeline of Documents."

³⁰ Submitted during first reporting as "Deliverable #1 Update."

³¹ <http://gainesvillemodern.org/moderns-that-matter/>

³² <http://www.acpafl.org/searchaddr.asp>

³³ <http://mapgenius.alachuacounty.us/>

information on individual parcels, including the listed construction dates, the location data and building materials.

Mid-century neighborhoods were identified in a two-step process, first creating a preliminary map of potential survey neighborhoods, then using the remainder of the grant period to perform additional research at a neighborhood scale for use in for future projects. First, using the Alachua County Property Appraiser's building construction data, the project team leaders created a GIS map of the dates of every building extant in the city, grouped by decades 1940-1980 (Fig. 4-1). The neighborhoods that fell within the date range were highlighted for a windshield survey by team leaders. After observing a number of neighborhoods that featured mid-century architecture with significant design integrity, three potential east side neighborhoods (Highland Court Manor, Carol Estates, Lincoln Estates) were identified as potential for the Spring Practicum survey, and other neighborhoods were identified as potential for survey; these were mapped for the first public presentation in October 2017 (Fig. 4-2).

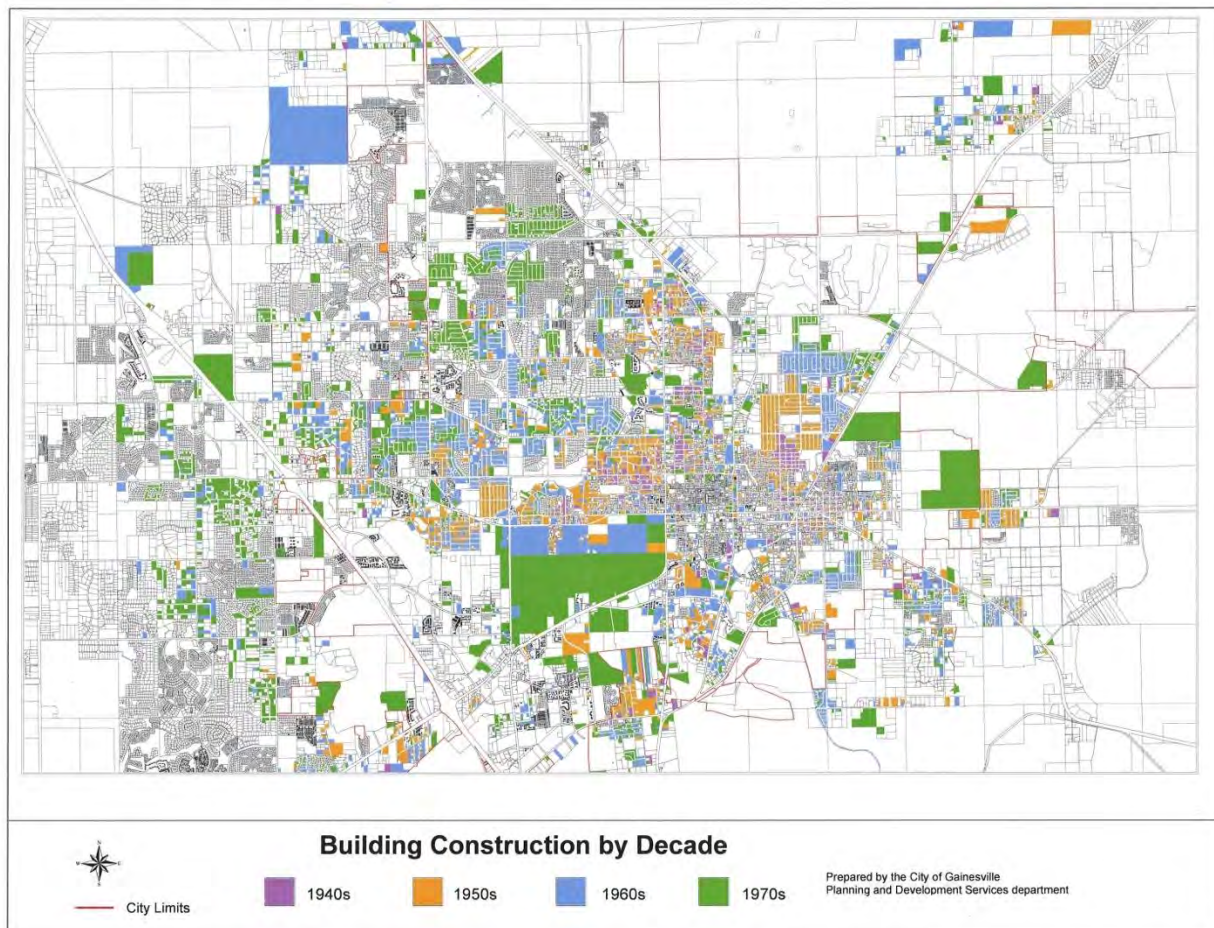


Figure 4-1: City of Gainesville, Building construction dates of extant structures, 1940-1970

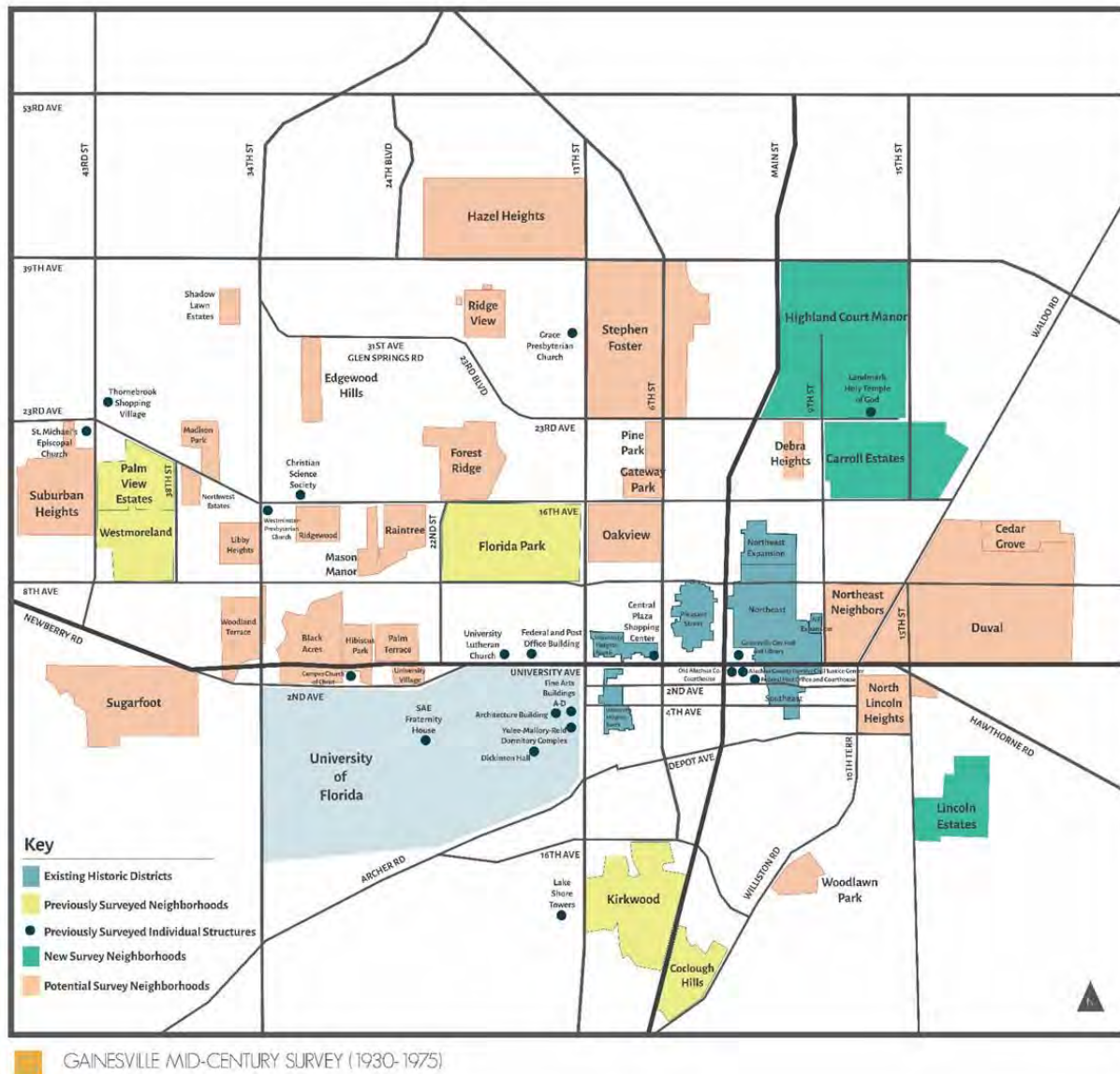


Figure 4-2: Preliminary map of survey locations, presented at Public Meeting #1 (October 2017)

Final Site Selection

Spring Practicum Coursework: The team leaders selected neighborhoods that fulfilled two scenarios described above in the criteria section. For scenario 1, a previously established historic district with resources that postdate the period of significance and were deemed non-contributing at the time, and/or with later resources that were not included for assessment, the team selected the Northeast Residential Historic District. This district contained 55 non-contributing sites that either did not meet the age criteria, or had suffered loss of integrity. In addition, the study included post-war era structures along a commercial strip located on the western boundary of the district, which had replaced the earlier buildings and which possess character-defining features of midcentury commercial architecture. Many of the residential non-contributing buildings are being purchased and renovated yet any work to these buildings

is not reviewed due to their status. Providing an updated survey and FMSF for these structures in Northeast is the first step in changing their historic district status and being able to provide local architectural review.

For scenario 2, a post-war neighborhood that was built at one time or in discrete phases, and whose buildings embody the modernist design aesthetic of the post-war period, the project team decided to focus on the east side of the city. All previous neighborhood surveys were on the west side of Gainesville, which is where most city development has occurred, due to the growth of the University and the construction of I-75 in the 1970s. One goal of this survey was to begin researching and surveying neighborhoods on the east side of town, which was an area of historic development before the interstate was constructed, and historically and currently includes African-American, minority and lower-income neighborhoods. We chose Carol Estates as our first eastside neighborhood survey, as a neighborhood built in multiple phases by one of Gainesville's leading developers of the time, Hugh Edwards. The neighborhood has strong mid-century design, a fairly high level of integrity and is representative of early starter home developments in the city, but also an example of demographic change over time, which is often reflected in architectural changes. Carol Estates was also selected for its noticeable urban plan and was of a manageable size (approximately 400 properties) for a semester-long project.

Neighborhood Reassessments: Grant-funded graduate assistants updated FMSF in Pleasant Street, an existing historic district chosen because the neighborhood has had many demolitions by neglect, and is beginning to gentrify. New construction is slowly changing the architectural character of the district, raising the issues of loss of integrity and design compatibility. A second neighborhood, Golfview, was chosen for re-assessment, as it is not a historic district, due to past opposition to designation, yet has numerous architect-designed mid-century houses that had not been included in the previous survey. The Golfview updates were completed by volunteer hours of local architect and professor, Kim Tanzer, and others assisting her.

New neighborhood surveys: Criteria for new neighborhood surveys also include the resources' location within the city limits of Gainesville. The existing five historic districts and previous surveys prioritized the oldest neighborhoods adjacent to downtown ("original Gainesville") and neighborhoods adjacent to the University of Florida. Our grant-funded and volunteer day surveys mostly continued this trend, as the neighborhoods nearest the University (Florida Park, Black Acres, Libby Heights/ Skyline Heights, Woodland Terrace) are being and will continue to be affected by the rapid growth of UF.

The Florida Park neighborhood was studied as part of a previous UF historic Preservation class. This neighborhood was selected for inclusion in this grant project because of the strong association with the UF architecture program; many faculty members lived here in architect-designed homes. The neighborhood has only three previously recorded structures, and features a rich variety of resources. We also chose to provide FMSF for Palm View Estates, also previously surveyed by UF students, developed by notable local businessman Clark Butler and maintaining a high level of integrity. These two neighborhoods have potential to be

Gainesville's first mid-century historic districts. The FMSF work was performed by grant-funded graduate assistants and volunteers.

Volunteer survey days: The team leaders decided not only to include survey work for the UF Spring Practicum class but also to have volunteer survey days in the Fall, as a means of community involvement and education. After the October public meeting, numerous citizens signed up for volunteering. Four neighborhoods, Black Acres, Libby Heights/Skyline Heights, and Woodland Terrace were chosen for volunteer survey days. These neighborhoods were small enough to be surveyed in one weekend day, and had a resident volunteer to host the survey. (More difficult than finding small neighborhoods with willing participants was the selection of fall days when UF home football games were not happening!)

Individual building surveys: These buildings focused on civic, institutional and religious uses, as these are highly visible and recognizable mid-century structures in Gainesville. Though much of the research had been previously gathered by UF students, grant-funded graduate assistants created FMSF forms, photos and maps. The Florida Motel, St. Michael's Episcopal, and the WGGG radio building were also included on our individual building FMSF list due to their imminent demolition.

Field Survey Work

The field work for this survey was conducted by two groups, graduate students from the UF Preservation Program as part of the Spring Practicum class, and volunteer teams aided by students and historic preservation professionals who were familiar with the FMSF process. The project team developed a preliminary survey form for use in the field, basing the content on the FMSF form and capturing site location information and physical description. Through several pilot tests in the field with different user groups, the data capture form was refined.³⁴ From previous UF survey studies, the project team developed a scale for a preliminary ranking of integrity: 1 (most intact), 2 (sensitive or reversible modifications), and 3 (least intact). This scale was used to assist the survey teams in developing an evaluation of significance for meeting the criteria for listing on the NRHP.

Before each survey, a list of addresses in each neighborhood was developed from GIS mapping. For the volunteer survey, a grant-funded graduate assistant pre-labeled the survey forms with addresses, ACPA date, lot number, lot size and other preliminary information. The survey forms were divided by location into groups of ten, with a key map highlighting each group, and given to the volunteers. Once the volunteers finished a set of ten, they could return for more.

The graduate students also developed a visual field guide which identified key stylistic features of post-war architecture.³⁵ During volunteer survey days, an initial "training" was led by one of the team leaders. Using an existing house in the neighborhood as an example, the leader described the house per the elements on the survey form, referring to the visual field guide as a

³⁴ An example of the survey form was submitted during Reporting 2.

³⁵ This visual aid was submitted during Reporting 1 & 2.

resource for selecting the right description. Novice volunteers were paired with team leaders, historic preservation students and professionals in order to assist with survey and answer any questions about the process or mid-century architecture. These teams completed the field survey form and photographed the structures with cameras or cell phones. The images were gathered at the end of the survey day onto a team laptop. The survey packets were gathered and stored for future use in preparing FMSF forms and packets.

Students in the Practicum class were also given a training session in the field for each neighborhood, Northeast and Carol Estates, using the survey form and the visual aid guide. However, their surveys were performed outside of class, with class time used to answer questions about style or mid-century architectural elements.

After the survey, a graduate assistant created a preliminary survey log; each individual building was listed on an excel spreadsheet database. The fields capture the parcel identification, address, date of construction, and architectural data obtained from the ACPA database. As the FMSF forms are completed, the spreadsheet is populated with additional data, including architectural style, key architectural and material features, historical information, integrity ranking and the assessment of significance. Once the field survey work was completed, the number of parcels for inclusion in the survey was established, based on the site selection criteria and the integrity rankings. Upon receipt of the number range on the FDHR Number Assignment Request Form, each eligible parcel was assigned a FMSF number, which was recorded on the spreadsheet master database.

Field Survey Methods

The teams were cognizant of private property rights and recorded the majority of the resources from the right-of-way. In some cases, large setbacks and dense vegetation obscured the view of the property. Where possible, team members spoke with local residents and were often invited onto the properties or into the houses for a closer look. In a few cases, resources that had been shown on maps or on the ACPA database were missing. In other cases buildings had been significantly altered from the descriptions, as in the case of one home in Florida Park that had been designed by one of the most prominent American architects of the post-war period. Although the design had been published in the architectural journals of the period, the original character-defining features were completely obscured by alterations.

Following the field survey work, FMSF forms were created by the graduate assistants and students in the Practicum class. Using the FMSF PDF template, the data entry included the parcel identification data obtained from the ACPA database, architectural data observed in the field, style selection based on the drop-down menu choices, and current and original uses. A short narrative describes the distinguishing architectural features, (including style variants or architectural styles not yet included in the FMSF drop-down menu). The condition assessment for each building is based on field observation of apparent structural integrity, roof condition, exterior wall materials, openings (windows/doors) porches, landscape features, and general appearance. The building description is summarized in the Narrative Description section of the form.

For completing the Research Methods section of the form, each site was researched through a FMSF record search request, property appraiser/tax records, plat maps and a permit search based on the ACPA database records for recent building permits. Many parcels were further investigated through library/archival records at the City of Gainesville and the University of Florida special collections and digital database, other photo collections, neighbor interviews and archival sources noted in the Documentary Research section of this report.

Each site was then assessed for an Opinion of the Resource Significance section of the form. Based on the integrity considerations and rankings, each site was assessed for its potential for listing on the NRHP individually or as part of a district.

Accompanying each FMSF form are the requisite maps, a location map (usually noted on the Quarter section map), and the USGS map. Each file contains at least one photograph, taken with a DSLR camera and complying with FDHR photographic standards. Some files include supplemental information, such as other reports and research papers and presentations, articles and list of references. A quality assessment of FMSF forms, maps and photos was completed by one of the team leaders.

Project completion requirements

At the completion of each neighborhood, Survey Log Sheets were prepared, defining the project boundaries and describing each survey. This final survey report summarizes the results of the survey, key research findings and recommendations for future survey projects, and in conformance with the requirements listed in the FDHR document “Guidelines for Survey Projects, 2011.”

Graphic Design and Logos

In order to put a recognizable face to the survey project, the project leaders decided it was important to have a graphic style for marketing and presentation materials, as well as the Design Guidelines. Graphic Design for the project included development of a color palette, graphic logos that represented iconic Gainesville buildings and typical mid-century architectural types, and a header that could be used on letters, posters, flyers and handouts. The team also created a “Mod Squad” button for the volunteers to wear while surveying.³⁶

Public presentations

Public presentations are an essential tool in disseminating information about this survey grant project. The first public presentation on October 18, 2017 covered the scope of the grant project and solicited for volunteer participants. Over 40 participants attended the meeting, which provided a tool for volunteer identification and community support for the project.³⁷ A second public presentation on April 25, 2018 presented a summary of the grant work, including

³⁶ Graphic Design examples were submitted during Reporting 1. The ModSquad button was submitted during Reporting 2.

³⁷ Public Meeting #1 sign-in sheets, handouts, and presentation were submitted as part of Deliverable #2.

the volunteer survey days and findings of the Spring semester-long research project created by the Practicum students. Over 30 participants attended the meeting.³⁸

Publicity

The publicity for the project comprised multiple media, including written press releases, website updates, social media and email notifications. The City's Communications team worked with the Preservation Planner to write press releases for media pickup and the City's website. One learning experience was that local media makes the decision on picking up press releases; we had not anticipated that many of our press releases wouldn't get picked up. For example, the date of our first public meeting coincided with a heavily publicized and contentious political rally, making media coverage even more difficult. We did have success with two video news releases, one a TV news interview with the City's Preservation Planner at the beginning of the project, and the second a video of the first volunteer survey day, created by the City's Communications team and picked up by TV 12. This video news release interviewed both project team members and volunteers. Additionally, local print media published articles on the events.

In addition, we used social media coverage and website updates to publicize our survey days and two public meetings. These included the Facebook pages and websites of the City, the UF HP program, and Gainesville Modern.

Expected Results and Unexpected Finds

The previous coursework surveys undertaken by the UF Historic Preservation program gave a good introduction to the different types of mid-century neighborhoods we might find. Gainesville seems to have a good mixture of the following: historic neighborhoods (designated or not) with sporadic mid-century infill, likely by owner; mid-century neighborhoods, such as Kirkwood and Florida Park, which strongly relate to the organic landscape and topography of the neighborhood and contain a mixture of builder houses and architect-designed houses; and "pure" builder/ developer neighborhoods, such as Palm View Estates (Clark Butler) and Carol Estates (Hugh Edwards) that use architectural typologies and repetitive plan types as a mid-century selling point for post-war families buying their first homes.

In addition to seeing these typologies across the city, there are also some standard modifications to mid-century buildings, such as enclosing carports for more square footage in smaller starter homes, "neo-trad" facades and additions, and replacement of mid-century materials such as aluminum windows or jalousie windows.

Unexpected finds could include the discovery of Carol Estates as a fairly intact, very early example of mid-century starter homes for white citizens, as today it contains a very diverse demographic. Further, the building-by-building assessment of the professional offices inserted along NE 1st Street in the Northeast Residential Historic District revealed a high level of

³⁸ Public Meeting #2 sign-in sheets and presentation submitted as part of Deliverable #3.

architectural design and beauty, yet one totally at odds with what Gainesville citizens tend to think of when they hear “Duckpond.”

Lastly, the importance of this survey has unexpectedly proven very timely for the St. Michael’s Episcopal Church property, which is currently undergoing a planning petition which may result in demolition. The church structure itself has been described as “ugly” or “Brutalist” by some in the general public, and is indeed a good example of late-modern, organic architecture that has yet to be aesthetically appreciated by many not in the architecture or preservation professions. Information collected through the survey was used in the City’s Preservation Planner report to evaluate the building’s significance, both for Schweizer’s contribution and as a high-integrity example of late-modern organic design. This report was included in the Planning Department’s staff report for the City Plan Board’s consideration of the zoning change petition. Though the petition is still open at this time, the significance of this structure would not have been known had it not been for the Phase 1 survey.

5- DISCUSSION OF THE PROJECT WORK

Individual Buildings

Twenty individual buildings have been surveyed by graduate assistants throughout the project year. The buildings represent a combination of uses and architectural styles from within the project period of significance. Examples include a shopping center, a multi-family apartment building, multiple churches, downtown government buildings, and buildings on UF's campus. The levels of integrity and significance for these buildings are fairly high, and quite a few of the civic, institutional and religious structures were designed by notable UF architects. It is recommended that the buildings be thoroughly reviewed by the City's Historic Preservation Planner in order to develop a list of prioritized potential local or National Register landmarks.



Fig. 5-1 Gainesville City Hall & Library (AL5855)



Fig. 5-2 UF Fine Arts Complex Building B (AL5858)



Fig. 5-3 Lakeshore Towers (AL5845)



Fig. 5-4 Grace Presbyterian Church (AL5847)

Volunteer Survey Days

Black Acres (see attached survey log)

- Plat Dates: Six plats 1951- 1972
- Boundary Streets: NW 32nd Street, NW 4th Lane, NW 28th Street, W University Avenue
- Survey Date: October 2017. Seventy volunteer hours during the survey day plus ten graduate student hours for prep and wrap-up. 212 properties were surveyed.
- Description: Due to its twenty-year span of construction, Black Acres contains a variety of house types, ranging from small builder-type ranch houses to larger architect-designed houses of a variety of styles, including mid-century modern and mansard and Polynesian influenced.
- Recommendation: Future completion of FMSF for neighborhood. Research on architect-designed houses and builder homes. Use survey log to compile data on integrity and create recommendations for significance and contributing status.



Fig. 5-5 312 NW 32nd Street



Fig. 5-6 11 NW 32nd Street



Fig. 5-7 212 NW 28th Street



Fig. 5-8 601 NW 28th Street

Woodland Terrace (see attached survey log)

- Plat Dates: Four plats 1955-1962
- Boundary Streets: NW 34th Street, W. Newberry Road, NW 7th Avenue, NW 36th Street

- Survey Date: November 2017. Thirty-seven volunteer hours during the survey day plus twenty-six graduate student hours for prep and wrap-up. 116 properties/ 204 were surveyed.
- Description: The neighborhood contains a combination of builder mid-century modern and ranch houses.
- Recommendation: Future completion of FMSF for neighborhood. Further assessment of neighborhood could likely provide architectural typologies. Use survey log to compile data on integrity and create recommendations for significance and contributing status.



Fig. 5-9 402 NW 35th Terrace



Fig. 5-10 28 NW 35th Terrace



Fig. 5-11 320 NW 34th Terrace

Libby Heights & Skyline Heights (see attached survey log)

- Plat Dates: 1959
- Boundary Streets: NW 34th Street, NW 10th Avenue, NW 36th Street, NW 13th Avenue &
- NW 13th Avenue, NW 36th Drive, NW 36th Terrace, NW 8th Avenue

- Survey Date: December 2017. Sixty volunteer hours during the survey day plus twenty graduate student hours for prep and wrap-up. 163 properties/165 were surveyed.
- Description: The neighborhood contains a combination of builder mid-century modern and ranch houses.
- Recommendation: Future completion of FMSF for neighborhood. Further assessment of neighborhood could likely provide architectural typologies. Use survey log to compile data on integrity and create recommendations for significance and contributing status.



Fig. 5-12 1224 NW 36th Street



Fig. 5-13 1114 NW 34th Street



Fig. 5-14 3624 NW 12th Avenue

Neighborhood Surveys

Pleasant Street Historic District (8AL2557)

Summary: Sixteen non-contributing structures were surveyed by graduate assistants in Fall 2017. Note: these structures don't necessarily fall within the period of significance but were surveyed to meet the contract requirement for updated FMSF forms. Some of the structures are new construction (see Fig. 5-15 below) that have replaced previously documented, historic buildings. It is recommended that the Historic Preservation Planner review the files and verify the local historic district status of each structure.



Fig. 5-15 619 NW 3rd Street (AL01490)

Northeast Residential Historic District (AL00543)

- Summary: 81 non-contributing structures surveyed by HP graduate students in Spring 2018 Practicum course.
- Description: Eighty-one buildings representative of gradual change over time, one site at a time, in a historic, late-nineteenth and early-twentieth century neighborhood. Building types included single family and multi-family residential as well as professional offices. The students found a wide variety of single-family residential styles, including frame vernacular, bungalow, minimal traditional, ranch, and mid-century modern. The students proposed that the stylistic diversity of the mid-century structures related well to the stylistic diversity in the contributing historic structures. Buildings and materials retained a high level of material integrity.
- Recommendations: Expand period of significance up to 1975 in the historic district designation; change the status of 61 buildings as contributing to the historic district; include significance of professional office corridor along NE 1st Street into the historic

district designation; change name of district to Northeast Historic District to reflect inclusion of purpose-built professional offices along NE 1st Street corridor; include Integrity Assessment in revised design guidelines for post-war historic resources both residential and professional offices.



Fig. 5-16 537 NE 7th Avenue (AL03471)



Fig. 5-17 629 Boulevard (AL03496)



Fig. 5-18 510 NE Blvd. (AL05907)



Fig. 5-19 211 NE 1st Avenue (AL5913)



Fig. 5-20 519 NE 1st Street (AL05904)

Golfview (AL04956)

- Survey Date: Additional survey of sixteen mid-century houses completed in Spring 2018 by volunteer, approximately twenty-five hours. FMSF completed by graduate assistant.

- Description: The sixteen buildings in Golfview are representative of gradual change over time, one site at a time, in a historic, early-twentieth century neighborhood. Some houses are typical builder ranches or mid-century modern, with plans and elements that are seen in other builder neighborhoods. Other buildings are architect-designed. These mid-century buildings individually retain a fairly high level of integrity, and are significant additions to the historic neighborhood. Their construction in a historic neighborhood reflects Golfview's "status" location near the university, and is reflective of the mid-century growth of the city.
- Recommendation: Update statement of significance for the neighborhood to include mid-century resources and notable architects. It may be likely that future development continues this trend of new construction infill in a historic, yet non-designated, neighborhood. Re-assess neighborhood's non-historic district status.



Fig. 5-21 2712 SW 5th Place (AL05866)



Fig. 5-22 419 SW 26th Street (AL05873)



Fig. 5-23 311 SW 27th Street (AL05875)

Palm View Estates

- Previously surveyed by UFHP. Survey and FMSF work continued by graduate assistants in Fall 2017 and Spring 2018.

- Description: Developed in four phases (1961-1974) by local developer S. Clark Butler, Palm View contains a variety of Florida style, Mid-Century Modern ranch houses, such as Contemporary, Colonial Revival, Eichleresque, and Plain. Plan typologies are often repeated throughout the neighborhood. The development retains its integrity; its significance is based not only on its mid-century architecture, but also on the connection to Butler.
- Recommendation: Potential local and National Register Historic District. Verify contributing and non-contributing status as first step for historic district designations.



Fig. 5-24 4123 NW 18th Place (AL06004)



Fig. 5-25 1910 NW 39th Drive (AL05964)



Fig. 5-26 4028 NW 18th Place (AL05994)



Fig. 5-27 4103 NW 18th Place (AL06006)

Carol Estates

- Plat Dates: Twelve plats from 1955-1972, developed by Hugh C. Edwards
- Boundary Streets: NE 23rd Avenue, NE 9th Street, NE 16th Avenue, NE Waldo Road

- Survey Date: Previously un-surveyed neighborhood. 435 structures in first six plats surveyed by HP graduate students in Spring 2018 Practicum course.
- Description: The survey included single-family houses, 1 child care center and two schools. The majority of houses (87%) were linear ranch houses, while 9% were a ranch form with mid-century modern details, and 3% were mid-century modern style. The students identified sixteen different architectural typologies. For their integrity assessment, they found 20% of the buildings to be intact, 60% with minor alterations, and 20% to be altered. Carol Estates is significant as a distinctive representative of the early 1950s expansion of Gainesville and for its architectural character of ranch and mid-century details for white middle-class starter houses. The neighborhood is also significant for its developer, Hugh Edwards, who played a large role in forming the physical landscape of the city.
- Recommendations: Continue to survey the remainder of the neighborhood; learn more about what the community wants and needs; engage in educational sessions or information campaign to share history and significance of the neighborhood; consider a historic district, conservation district, or overlay district for portions or for the larger neighborhood; consider design guidelines for infill and for alterations; document the structures in the neighborhood that are representative of the time period and largely unchanged.



Fig. 5-28 1032 NE 19th Place (AL06171)



Fig. 5-29 2110 NE 9th Terrace (AL6076)



Fig. 5-30 2230 NE 9th Terrace (AL6071)



Fig. 5-31 1113 NE 23RD Avenue (AL6048)

Florida Park

- Survey Date: Previously surveyed by UFHP. Survey and FMSF work continued by graduate assistants and a graduate volunteer (approximately 150 hours) in Fall 2017 and Spring 2018.
- Description: The Florida Park neighborhood is a collection of twentieth-century resources that are interlaced with the dynamic topography, creating a distinctive architectural response to the local environment. Almost three-quarters of the houses are variations on the ranch house style, including Inline Ranch, Alphabet ranch, typically L, C and H- layouts, or Composite ranch. Other vernacular architectural styles include Split Level plans, Minimal Traditional, Colonial Revival, cottages and several unique examples of Midcentury Modern and Contemporary architecture. The Florida Park Neighborhood was platted from the 1930s to the 1970s with homes constructed during the period of significance (1930 – 1975) for the Gainesville Mid-century Modern survey. The majority of the neighborhood has retained its integrity; significance is not only for meeting architectural criteria but also for designs by prominent Mid-century Modern architects like Guy Fulton, Gene Leedy, Harry Merritt, Jack Moore, John Grand, Eoghan Kelley, Dan Branch, David Reeves, and F. Blair Reeves.
- Recommendation: Potential local and National Register Historic District. Continue work on completing FMSF for the neighborhood. Verify contributing and non-contributing status as first step for local and National Register historic district designations.



Fig 5.32 1653 NW 16th Avenue (AL06806)



Fig 5.33 1910 NW 14th Avenue (AL06866)



Fig. 5.34 1748 NW 12th Road (AL06876)

6- CONCLUSION

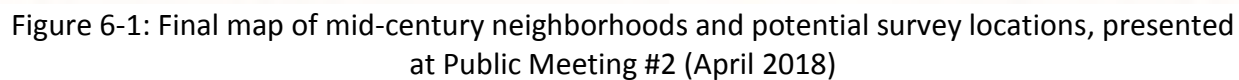
The results of the survey not only provided almost 700 FMSF, but also opened up a broad path for future research into the significance of the mid-century era to Gainesville's built environment. The surveys and research proved significance for National Register Criteria C, for mid-century architecture and design, but may also prove significance for Criteria B, for local significance of certain developers to Gainesville. Although the FMSF have been recorded and basic recommendations for next steps made, there is much work that should be continued by the City to evaluate the full significance of these neighborhoods and buildings, and make a determination of prioritized designations. Gainesville will continue to grow and without acknowledgement of the architectural significance of these resources, they may be lost.

The project has met stated objectives for survey and documentation, as well as beginning to promote awareness of mid-century design in the city. However, there is more to be done. The additional research into neighborhoods integrated a systematic investigation into the construction dates of subdivision plats downloaded from the Alachua County Clerk's office³⁹ and used to determine dates of construction and developers for 55+ mid-century neighborhoods. This research has been compiled into neighborhood descriptions, containing plat and developer information, windshield survey assessment of style and integrity, and recommendations for future surveys.⁴⁰ This process helped identify potential neighborhoods for future investigation (Fig. 6-1). As is visible in this map, the majority of the city still needs to be surveyed, and even a promotion of the large amount of mid-century resources in the city would be helpful. The project team has applied for a Phase 2 of funding to continue survey work.

Additional promotion and education will occur through finalization of this report, to be made public on the UF Historic Preservation website, with links to the City of Gainesville and Gainesville Modern. The project team is also partnering with the Matheson History Museum on a mid-century architecture exhibit, opening November 2018 through March 2019. In conjunction with the Gainesville Modern weekend, including lectures and house tours, the project team aims to bring this important history to light.

³⁹ <http://www.alachuaclerk.org/archive/Image1/Archive/CFDocs/platcondoSubdiSearch2.cfm>

⁴⁰ Refer to Accompanying Documents: "Neighborhood Descriptions" and "Neighborhood Chronology & Developer List."



APPENDIX: ACCOMPANYING DOCUMENTS

Submitted online in Deliverable #3

Project boundaries USGS Map

FMSF Survey Log Sheets, including Northeast and Carol Estates Practicum Logs

Context Statement & Architects Bios

Neighborhood Descriptions

Neighborhood Chronology & Developer List

Design Guidelines

Submitted on Flash Drive

FMSF Forms, Photos and Maps

- Individual Buildings- new forms
- Pleasant Street Historic District- updated forms
- Northeast Residential Historic District- updated/ new forms
- Golfview- new forms
- Florida Park- new forms
- Carol Estates- new forms
- Palm View Estates- new forms

Volunteer Day Survey Logs

- Black Acres
- Woodland Terrace
- Libby Heights/ Skyline Heights

