

LEGISLATIVE #

100515B



PLANNING DEPARTMENT

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Item # 1

To: City Plan Board

Date: March 25, 2010

From: D. Henrichs, Historic Preservation Planner

Subject: **Petition PB-10-11 ZON** City of Gainesville. Rezone the A. Quinn Jones House to apply a historic preservation conservation overlay on property zoned RC (12 units/acre residential conservation district). Located at 1013 Northwest 7th Ave.



Location Map

 Subject Site



SUMMARY

Project Description

Listing the A. Quinn Jones Home on the Local Register of Historic Places. The building is approximately 900 sq. ft.

Property Information

The property is zoned RC (Residential Conservation) and the Future Land Use is RL (Residential—Low).

The depot was built in 1925 and is on the National Register of Historic Places.

Public Notice

A public notice sign was placed on the property 10 days prior to the Historic Preservation Board hearing and the Clerk of the Commission has received notice of the Historic Preservation Board meeting that was held on February 2, 2010. On the date of that meeting, the Historic Preservation Board unanimously approved the nomination of the A. Quinn Jones Home to the Local Historic Register of Historic Places.

NOMINATION HISTORY

The property is located at 1013 N.W. 7th Avenue, one lot east of N.W. 10th Street on the south side of N.W. 7th Avenue and is on the National Register of Historic Places. Mr. Jones home is directly across N.W. 7th Avenue from the school, a two-story red brick building he directed for thirty-four years now know as the A. Quinn Jones Center but was built in 1923 as Lincoln High School.

The home is a one-story modest building influenced by the Bungalow style that was popular during the first part of the twentieth century. The period of significance, from 1925-1957 is the period of time that Mr. Jones was principal of Lincoln High School and most of his educational work and his community activities were composed and generated from the office in his home.

EXPLANATION

In order to be listed on the local register, a building must be significant and possess integrity. To be significant, a building, object, structure, or district must meet at least three of the criteria listed below, or, if approved by six votes or more of the historic preservation board, it must meet at least one of the criteria listed below.

- *Is associated with events that are significant to our local, state, or national history;*
- *Embodies the distinctive characteristics of a type, period, or method of construction;*
- *Represents the work of a master;*
- *Possesses high artistic values; or*
- *Represents a significant and distinguishable entity whose components may lack individual distinction.*

Staff has found the A. Quinn Jones Home to be significant relative to one criteria – associated with events that are significant to not only our city’s history but also contribute to history and knowledge of African-American education in the State of Florida.

A local nomination must also possess integrity as defined by the National Park Service Bulletin #15: How to Apply the National Register Criteria for Evaluation.

RECOMMENDATION

Staff recommends **APPROVAL** of the nomination of the A. Quinn Jones Home to the Local Register of Historic Places.

The recommendation is based on the following findings:

Consideration of a Local Nomination pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s *Historic Preservation Rehabilitation and Design Guidelines*, the Historic Preservation Board shall adhere to local nomination process in the City of Gainesville’s Land Development Code.

Sec. 30-112. Historic preservation/conservation.

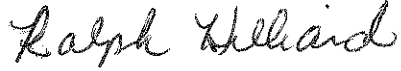
(d) *Local register of historic places.*

- (1) *Creation.* A local register of historic places is hereby created as a means of identifying and classifying various sites, buildings, structures, objects and districts as historic and/or architecturally significant. The local register will be kept by the city manager or designee.
- (2) *Placement of sites, buildings, districts, etc., on local register--Initiation.* Placement of sites, buildings, structures, objects or districts on the local register may be initiated by the city commission or the historic preservation board. In addition, placement may be initiated by the owner of the site, building, structure, object or area; or, in the case of a district, by the owner of a site, building, structure, object or area within the proposed district.
- (3) *Procedure.*
 - a. The following procedure shall be followed for placement of sites, buildings, structures, objects, areas and districts on the local register:
 1. An appropriate nomination form shall be completed by the applicant and returned to the department of community development. Nomination forms shall be available at the department of community development.
 2. Upon receipt of a completed nomination form, including necessary documentation, the city manager or designee shall place the nomination on the agenda of the next regularly scheduled meeting of the historic preservation board. If the next regularly scheduled meeting of the board is too close in time to allow for the required notice to be given, the nomination shall be placed on the agenda of the succeeding regularly scheduled meeting.
 3. Adequate notice of the board's consideration of the nomination shall be provided to the public at large, and to the owners of the nominated property(ies), at least 15 days in advance of the meeting at which the nomination will be considered by the board.

4. The historic preservation board shall, within 90 days from the date of the meeting at which the nomination is first on the board's agenda, review the nomination and write a recommendation thereon. The recommendation shall include specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the local register. The recommendation shall also include any owner's objection to the listing. If the nomination is of a district, the recommendation shall also clearly specify, through the use of maps, lists or other means, those buildings, objects or structures which are classified as contributing to the historical significance of the district.
5. The nomination form and the board's recommendation shall be sent to the city plan board. The nomination shall then be handled as any other rezoning and the procedure for amendments to the Land Development Code set forth in section 30-6 et seq. of this chapter shall be followed. From the date the board recommends the nomination to the city plan board until the city commission either approves or denies the amendment to the Land Development Code, or until one (1) year has elapsed, whichever shall occur first, no permit for the demolition or relocation of a structure nominated for individual listing on the local register or of a structure classified as contributing to the character of a district nominated for listing on the local register shall be issued unless the board follows the procedures and requirements for a certificate of appropriateness set forth in subsections 30-112(d)(5) through 30-112(d)(7) and finds that such a permit may be issued.
6. In order to be listed on the local register, a site, building, object, structure, or district must be determined to be significant and to possess integrity. To be significant, a building, object, structure, or district must meet at least three of the criteria listed below, or, if approved by a six to nine vote of the historic preservation board, it must meet at least one of the criteria listed below. A site, building, object, structure, or district must possess integrity as defined by the National Park Service in National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in a district, site, building, structure, or object when the district, site, building, structure, or object:
 - i. Is associated with events that are significant to our local, state, or national history;
 - ii. Embodies the distinctive characteristics of a type, period, or method of construction;
 - iii. Represents the work of a master;
 - iv. Possesses high artistic values; or
 - v. Represents a significant and distinguishable entity whose components may lack individual distinction.
- b. Nominations of individually listed properties to the local register of historic places by the city commission or the historic preservation board must have the consent of the property owner or must be approved with a four-fifths vote of the city commission and a six-ninths vote of the historic preservation board.
- c. Upon placement of a property or properties on the local register, the board shall cause this designation to be recorded in the official record books of the county.

- d. Application may be made for the removal of a property from the local register, and the same procedure shall be employed as in the placement of a property or properties under this section. A property may be removed if the board makes a new and negative evaluation of the reasons for its original recommendation or for any other valid reason approved by the board.

Respectfully Submitted,



Ralph Hilliard



Prepared by D. Henrichs