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CERTIFICATE OF APPROPRIATENESS REPORT

TO: Steven Dush, AICP, Planning and Development Services Director PN 13-0515
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: January 5, 2015
RE: Gainesville Mixed Use on NW 13th Street Certificate of Appropriateness (CoA)



Map 1. Overall Project Site and University Heights North Historic District Boundaries

The purpose of this CoA request is to justify the demolition of an abandoned residential property on parcel 14012-000-000 on the edge of the Historic District Boundary. Relative to this site, both the approved Planned Development (PD) and the proposed amendment include a mixed-use building with an attached parking garage that creates a unique circumstance where only a portion of the project is located within a historic district.

As shown on Map 1, two (2) residential parcels within the site are located within the University Heights North Historic District (UHNHD) on tax parcels #14012-000-000 and #14021-000-000, totaling ± 0.46 acre in size. A portion of the parking garage will be constructed on these two (2) parcels. Therefore, it is important to design the project in a way that creates a uniform and cohesive design for the building and parking garage while achieving compatibility with the surrounding neighborhood. And the Historic Preservation Board has approved the design.

Both the City's Land Development Code Section 30-112 and the *Historic Preservation Rehabilitation and Design Guidelines* manual identify criteria to evaluate new construction within

historic districts. This analysis documents the approved redevelopment project and necessity for demolition of a dangerous residential structure. The 2104 Draft Florida Building Code, which should be adopted in March 2015, defines Dangerous as:

Any *building, structure* or portion thereof that meets any of the condition as described below shall be deemed dangerous:

1. The *building or structure* has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the *building or structure* under service loads.

The on-site single-family residential home on Parcel 14012-000-000 is shown below. This brick cottage home was a student rental property years ago. Its condition quickly deteriorated due to vandalism and theft, as documented in the attached report.



Photo 1. 1227 NW 4th Avenue

1. Rhythm of the Street. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.

The approved mixed-use project is a positive infill redevelopment within the City of Gainesville's core area. This request facilitates the construction of the approved project. Specifically the project requires the removal of a residential structure that is structurally compromised from its decaying foundation up to and including roofing members. The structure's exterior and interior sheathing are physically destroyed and all mechanical systems have been stolen, rendering the structure in a dangerous condition (**See Above**). Repeated efforts to secure the property are met with continued trespass and illegal habitation. Such occupancy has further degraded the structural and physical condition beyond practical repair, restoration, and/or rehabilitation.

2. Setbacks. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

Since the building is proposed for removal, this category is not applicable.

3. Height. The overall height of buildings and structures related to those sharing the same street or block.

Since the building is proposed for removal, this category is not applicable.

4. **Roof Forms. The shape of a building or structure roof system in relationship to its neighbors.**
Since the building is proposed for removal, this category is not applicable.
5. **Rhythm of Entrances and Porches. The relationship of entrance elements and porch projections to the street.**
Since the building is proposed for removal, this category is not applicable.
6. **Walls of Continuity. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.**
Since the building is proposed for removal, this category is not applicable.
7. **Scale of Building. Relative size and composition of openings, roof forms and details to the building mass and its configuration.**
Since the building is proposed for removal, this category is not applicable.
8. **Directional Expression. The major orientation of the principle facade of a building or structure to the street.**
Since the building is proposed for removal, this category is not applicable.
9. **Proportion of the Front Facade. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.**
Since the building is proposed for removal, this category is not applicable.
10. **Proportion of Openings. The width and height relationship of the windows and doors in a building or structure to the principle facade.**
Since the building is proposed for removal, this category is not applicable.
11. **Rhythm of Solids to Voids. The pattern and overall composition of openings such as windows and doors in the front facade.**
Since the building is proposed for removal, this category is not applicable.
12. **Details and Materials. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.**
Since the building is proposed for removal, this category is not applicable.

THE ATTACHED SOUTHARD ENGINEERING INC. REPORT PROVIDES COMPETENT AND SUBSTANTIAL EVIDENCE IN SUPPORT OF THE REQUESTED DEMOLITION.

- c. Demolition. A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures or objects other than those in the Pleasant Street Historic District shall be guided by:
 1. **The historic or architectural significance of the building, structure or object;**
The Florida Master Site File (FMSF) lists under significance for the residential structure:

This house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. This common bond brick house is period revival cottage with classical tendencies. The door surround is made up of two Corinthian pilasters with entablature. The house is located in Shellie Court which was platted in 1935, although the tax assessor's reported date of construction is 1933.

The FMSF does not list the structure as architecturally significant, historically significant, relevant to any event contributing to Gainesville's evolution, history, nor culture. In addition, The Florida Master Site File has no active role in local governmental matters like zoning or permitting decisions.

2. **The importance of the building, structure or object to the ambience of a district;**
Again, the FMSF only states the structure's scale and character contribute to the neighborhood. The structure is not unique, architecturally significant, nor historically tied to Gainesville's evolution, history, nor culture.
3. **The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail or unique location;**
Reproducing such a building, structure, or object such as a Corinthian pilaster with entablature is possible. Editorially, the wooden door frame and molding very loosely meet the criteria for pilasters and what is noted as entablature amounts to nothing more than the header.
4. **Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the county or the region;**
Numerous examples of small brick construction proliferate the neighborhood, Gainesville, Alachua County, and north central Florida.
5. **Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;**
The property is part of an approved Planned Use District (PUD) and Planned Development (PD). The approved building brings a tremendous redevelopment catalyst in the form of a mixed-use multi-story to the economically challenged NW 13th Street corridor. Specifically, up to 46,000 square feet of non-residential will be constructed creating much needed retail, office, and related jobs to the corridor and neighborhood. Additionally, the residential units will create added activity and commerce to the neighborhood and City as a whole
6. **Whether reasonable measures can be taken to save the building, structure or object from collapse; and**
The building has deteriorated beyond practicable financial measures to save the building. Given the buildings small size, common construction materials and methods, replacement of the structure with a catalyst or transformational project provides greater merit to the City of Gainesville, its residents, and the short- and long-term economic viability so greatly needed in the University Context Area.
7. **Whether the building, structure or object is capable of earning reasonable economic return on its value.**
The building has deteriorated beyond practicable financial measures to earn a reasonable economic return on its value. Restoration of the small structure poses a disproportionate expense compared to new construction. Building construction techniques, material

efficiencies, and mechanical modernization would all favor new construction in a holistic evaluation of the merit of relocation, restoration, or reconstruction in lieu of removal.

In compliance with City of Gainesville Land Development Code 30-112 e.1 ii , iv, & v., it is the applicant's desire to present this information proactively to the Historic Preservation Board and avoid the necessity to "consider relevant evidence of hardship" if the Board denies the requested CoA. Accordingly, the applicant will be present to testify and can have expert witnesses available to substantiate the facts presented in this document.

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