



Planning and Development Services Department

Appeal of HPB Decision on HP-15-02

Certificate of Appropriateness for demolition of a
single-family dwelling

Legistar Item No. 140813

City Commission

4/2/2015

Prepared by Jason Simmons

Appeal of HPB Denial of Petition HP-15-02: Background

- **February 3, 2015**
 - HPB heard Petition HP-15-02 – Request for a COA to demolish a single-family dwelling that is a contributing structure in the University Heights Historic District North
 - HPB voted 5-0 (w/ 2 members recusing themselves due to voting conflicts) to deny Petition HP-15-02
- **Denial was summarized in a written Order that included Findings of Fact and Discussion**

Appeal of HPB Denial of Petition HP-15-02; Background

- **March 3, 2015**
 - HPB rendered its Order to deny Petition HP-15-02 by a vote of 5-0 (w/ 2 members recusing themselves due to voting conflicts)

- **March 5, 2015**
 - Appeal of the Historic Preservation Board's Order for denial of Petition HP-15-02 filed by applicant

Appeal of HPB Denial of Petition HP-15-02

- **City Commission hears appeals of HPB decisions**
- **City Commission may affirm, amend or reverse the Historic Preservation Board's decision.**
- **City Commission's decision shall constitute final administrative review.**
- **Appeals from the City Commission may be made to the courts as provided by law.**

Original Presentation

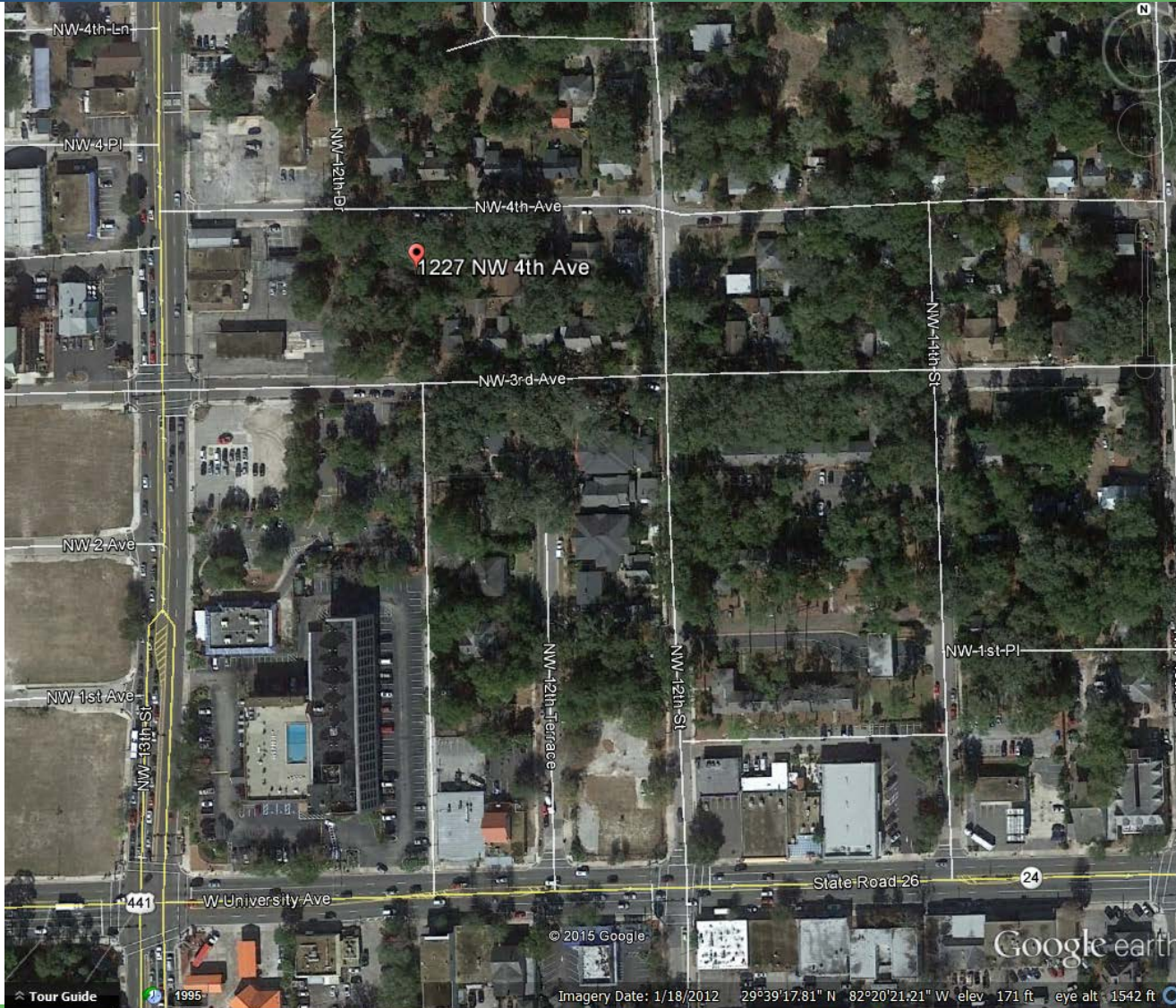
Made to HPB on February 3, 2015

- 1227 NW 4th Avenue
- Zoning: PD (Planned Development), has a PUD (Planned Use District) land use
- Acres: 0.31
- Contributing structure to the University Heights - North Historic District.



Project Location

140813S





- **Demolish a vacant single-family dwelling**
- **Contributing structure to the University Heights North District**
- **Property is part of the proposed NW 13th Street Gainesville Mixed Use project**

PUD Ordinance

- **Adopted Planned Use District condition that concern this property:**
 - **PUD Ordinance 130514 – Section 2, Condition 5 – “The relocation or removal/demolition of the two existing historic contributing structures on the site shall require approval from the Historic Preservation Board, or if denied by the Historic Preservation Board then approval by the City Commission on appeal.”**

Findings from Engineer

- **Findings from Southard Engineering Inc.**
Structural Assessment
 - “House has sustained damage to all of the major building component systems including structural, plumbing, mechanical (HVAC), electrical, and finishing.”
 - “The house is not economically viable as a restoration housing project and is certainly not a candidate to be relocated...”

Findings, cont.

- “The plumbing system has sustained damage to the toilets, sinks, and showers.”



- “Plumbing leaks have damaged several floor joists in the crawl space.”



Findings, cont.

- “The electrical system has also sustained damage to all receptacles and switches.”



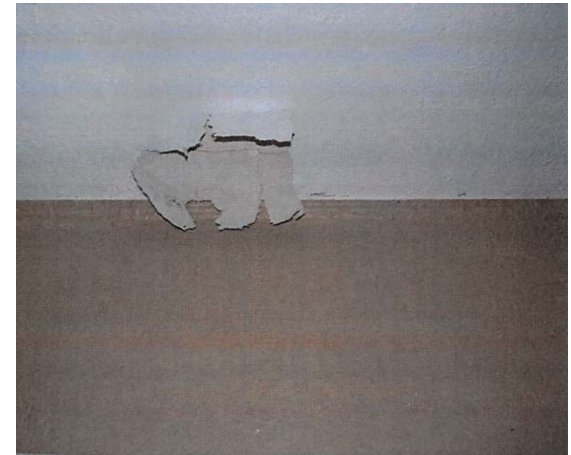
Findings, cont.

- “All of the doors and windows show signs of moisture intrusion and other forms of damage.”



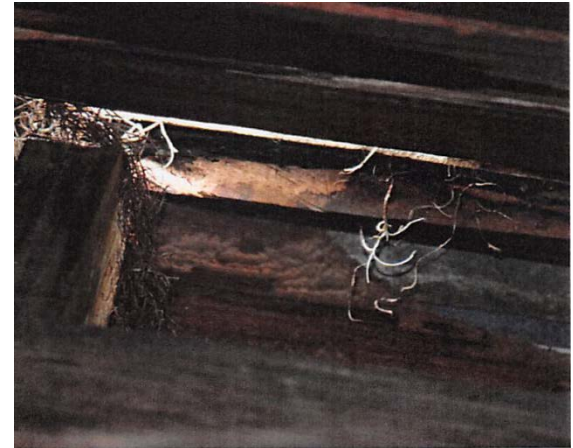
Findings, cont.

- “All of the drywall and ceiling board will need to be completely removed and replaced in their entirety, due to moisture damage from roof leaks and excessive humidity in the house.”



Findings, cont.

- “In five places the roof rafters and planking have sustained significant damage due to water intrusion into the crawl space.”



Findings, cont.

- “It should be noted just how bad the efflorescence buildup on the brick stem walls and veneer is. This is a sign that the brick has been exposed to lots of trapped water which has traveled through the brick depositing salts on the surface of the brick.”















Recommendation to HPB

Staff recommends:

Approval of HP-15-02 with two conditions:

1. The existing and/or proposed PUD and PD ordinance conditions concerning this historic structure be amended to include allowing demolition consistent with the provisions of Land Development Code Section 112; **(PUD Ordinance 130514 adopted 3/5/15)** and,
2. The owner/developer recycle salvageable materials from the structure, to the extent feasible.

Recommendation

The City Commission

- 1. Hear the appeal of the decision of the Historic Preservation Board;**
- 2. Affirm, amend, or reverse the decision of the Historic Preservation Board**