



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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TO: City Plan Board**Item Number: 6****FROM: Planning & Development Services Department
Staff****DATE: January 22,
2015**

**SUBJECT: Petition PB-14-155 MSC. City Plan Board. Amend the NE Residential
Historic District Map to add 207 NE 7th Street as a contributing property.
Located at 207 NE 7th Street.**

Recommendation

Staff recommends approval of Petition PB-14-155 MSC.



Description

On December 2, 2014, the Historic Preservation Board approved Petition HP-14-68, which made a finding that the two buildings at 207 NE 7th Street are contributing structures in the NE Residential Historic District. In addition, the Historic Preservation Board included in its approval of the petition a recommendation that the item be referred to the City Plan Board to amend the NE Residential Historic District map to show these buildings as contributing structures. This procedure is specified in Section 30-112 (d) (3) 5 of the Land Development Code. Per the Code, this process is handled as a rezoning by the Plan Board.

The parcel is approximately 0.48 acres in size. The property has RMF-5 zoning, which is a low-density, multi-family zoning. The buildings on the property are in use as a nursing home.

Background Information

On January 6, 2009, the Historic Preservation Board heard Petitions 4COA-09HPB and 1AVT-09HPB. These petitions concerned rehabilitation/renovation of two residences that were moved from SW 9th Road to 207 NE 7th Street in the NE Residential Historic District. In addition, there was a request for an ad valorem tax exemption related to the work on the buildings. At that meeting, there was a mention in the staff report that the HPB make a determination that the buildings be eligible for the tax exemption and contributing structures to the NE Residential Historic District. Unfortunately, the recommendation about the structures being contributing was not explicitly stated in the motion for approval of the petitions. There was also no formal recommendation to amend the NE Residential Historic District map to show the buildings as contributing. Since changes to contributing status on historic district maps also require an action by the City Plan Board and the City Commission to amend the map to show properties as contributing, staff requested that the Historic Preservation Board make that recommendation as part of Petition HP-14-68.

Basis for Recommendation

Based on the findings made by the Historic Preservation Board that the buildings are contributing to the NE Residential Historic District, this petition requests a rezoning by the City Plan Board to add the property at 207 NE 7th Street as a contributing property with two contributing buildings. The HPB findings were based on the following:

1. The buildings meet the age criteria for contributing structures. According to the Alachua County Property Appraiser's Office, one structure was built in 1935 and the other was built in 1939.
2. The buildings possess original architectural details and distinctive characteristics of the period and contribute to the historic fabric of the district.

Petition PB-14-155 MSC
January 22, 2015

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

List of Exhibits

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| Exhibit 1 | Application |
| Exhibit 2 | Map showing proposed designation of property with contributing structures |
| Exhibit 3 | Photos of the property |
| Exhibit 4 | Petition HP-14-68 |