

TO: Historic Preservation Board

Item Number: 2

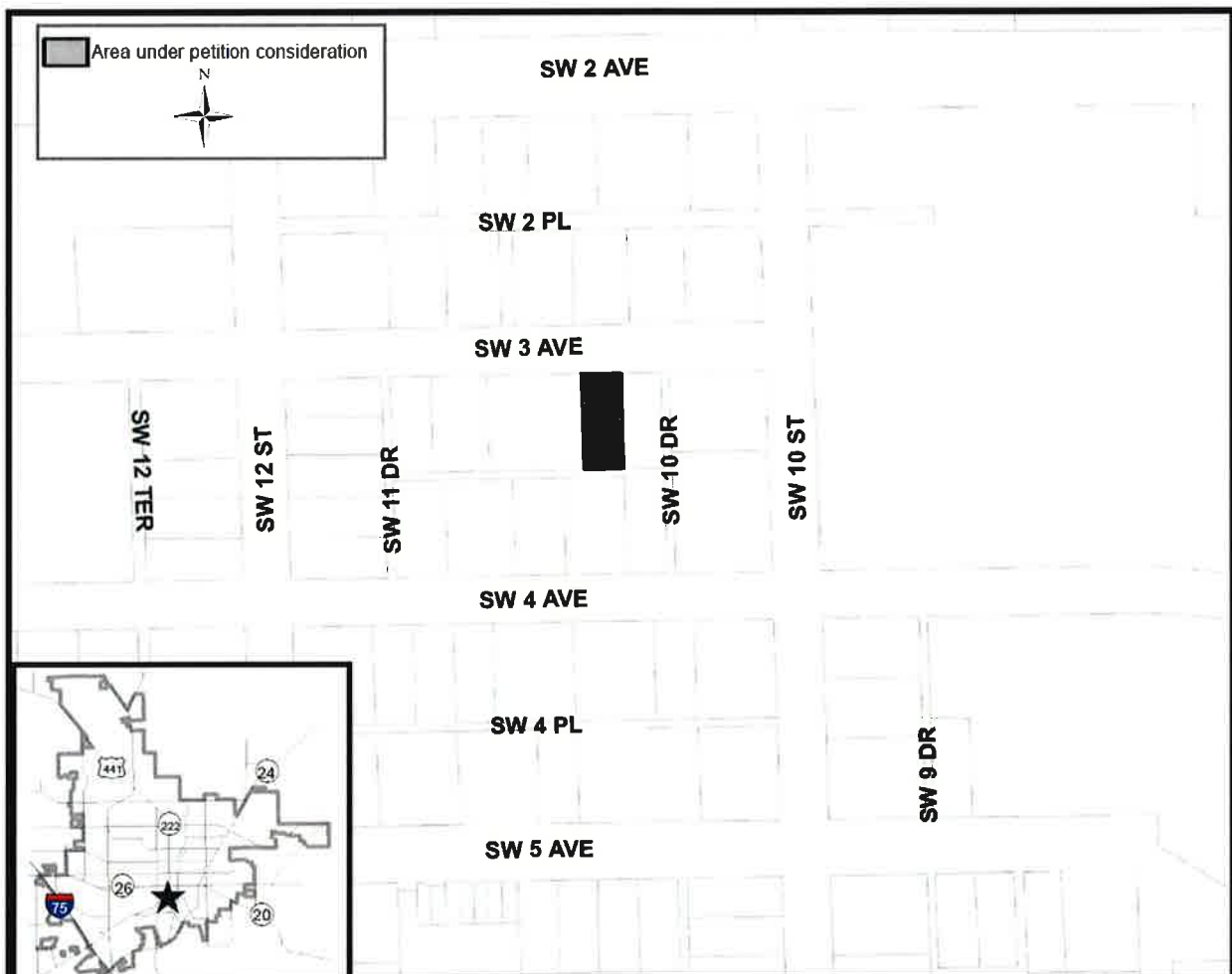
FROM: Planning & Development Services Department
Staff

DATE: Nov. 3, 2015

SUBJECT: Petition HP-15-69. Ricardo Cavallino, agent for SHD Development.
Relocate a single-family dwelling located at 1021 SW 3rd Avenue to the northern portion of parcel #13098-000-000. Related to HP-15-68, HP-15-70, and HP-15-72. This building will remain a contributing structure to the University Heights Historic District – South.

Recommendation

Staff recommends approval of the application with the conditions listed on page 2.



Conditions of Approval

Staff's recommendation of approval for the petition is based on the following conditions:

1. The HPB approve the front setback distance of 8 feet.
2. Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process. (To include replacing chert stem-wall).

Project Description

This project involves the relocation of a single-family dwelling on Parcel #13098-000-000 (1021 SW 3rd Avenue). The home will be moved north on its current lot to have a front setback of 8 feet. This is closer than the required 15-25 feet per the University Heights Special Area Plan and will require the approval of an *Application for Modification of Existing Zoning Requirements*. The move will be part of a larger project to create multi-family housing on Parcels 13095-000-000, 13096-000-000, and 13098-000-000.

Background

The structure to be moved is a one story single-family house that is approximately 1,050 square feet in size. Built in 1930 according to the Alachua County Property Appraisers office, this house features chert fieldstone. There is a Florida Master Site File #8AL1136 recorded with the Florida Division of Historical Resources. It will remain a contributing structure to the University Heights Historic District – South once relocated.

Basis for Staff Recommendation

Relocation of historic structures is discussed in the City Of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines: Relocating Buildings* (see Exhibit 1). As stated in the Guidelines:

“Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique. Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2. Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials,

setback, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.”

The criteria for relocation of an historic structure is stated in Land Development Code Section 3-112(d)(6)b. The criteria are listed below with Planning staff’s responses/findings concerning each criteria shown in bold below it:

1. The historic character and aesthetic interest the building, structure or object contributes to its present setting.

The house is compatible in scale and character with the University Heights South neighborhood, which has provided University-related housing since the early twentieth century.

2. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding areas will be.

The structure is located on a property that is part of a proposed multiple-family development to be located at 1021, 1029, and 1109 SW 3rd Ave. The proposed development is under consideration by the Historic Preservation Board in a related petition (HP-15-70).

3. Whether the building, structure or object can be moved without significant damage to its physical integrity.

Care must be taken during the moving process to ensure that the house retains those features that convey its architectural values and retain integrity of design, workmanship, and feeling. With care, the house should be able to be moved on the property without significant damage to its physical integrity. Features that should be protected and reconstructed once moved include the chert stem-wall and chimney.

4. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure or object.

The house under consideration for relocation would be moving on the same property to the north of its current location, thus remaining in the same neighborhood and the same historic district.

In addition, to the above criteria, issuance of a COA for relocation is also governed by the guidelines concerning demolition (LDC Sec. 30-112(d)(6)c.). Those criteria are listed below:

1. The historic or architectural significance of the building, structure, or object;

The house under consideration for relocation is a contributing structure to the historic district. Demolition of this resource would reduce the historic inventory in this

neighborhood, which has a mix of historic structures and new construction that is compatible with the historic structures in the neighborhood.

2. The importance of the building, structure, or object to the ambience of a district;

The house is compatible in scale and character with the University Heights South neighborhood, which has provided University-related housing since the early twentieth century.

3. The difficulty or impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The house could be reproduced with a similar design, texture, materials, and details.

4. Whether the building, structure, or object is one of the last remaining examples;

The house is a chert craftsman style house. This is a vernacular building material popular during this period in the region. About 140 chert homes remain in the Gainesville area.

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect 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 structure is located on a property that is part of a proposed multiple-family development to be located at 1021, 1029, and 1109 SW 3rd Ave. The proposed development is under consideration by the Historic Preservation Board in a related petition (HP-15-70).

6. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The house is in good condition and is not in danger of collapse.

7. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

Until recently, the home was occupied as a rental. It is in good condition and could continue to generate revenue as a rental property.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:


Salvatore J. Cumella

List of Exhibits

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Relocating Buildings***
- Exhibit 2** **Application**
- Exhibit 3** **Florida Master Site File 8AL1136 (1021 SW 3rd Ave)**
- Exhibit 4** **Photos**
- Exhibit 5** **Site Plan**
- Exhibit 6** **Sanborn Map (1961 Update)**