

**TO: Historic Preservation Board**

**Item Number: 3**

**FROM: Planning & Development Services Department  
Staff**

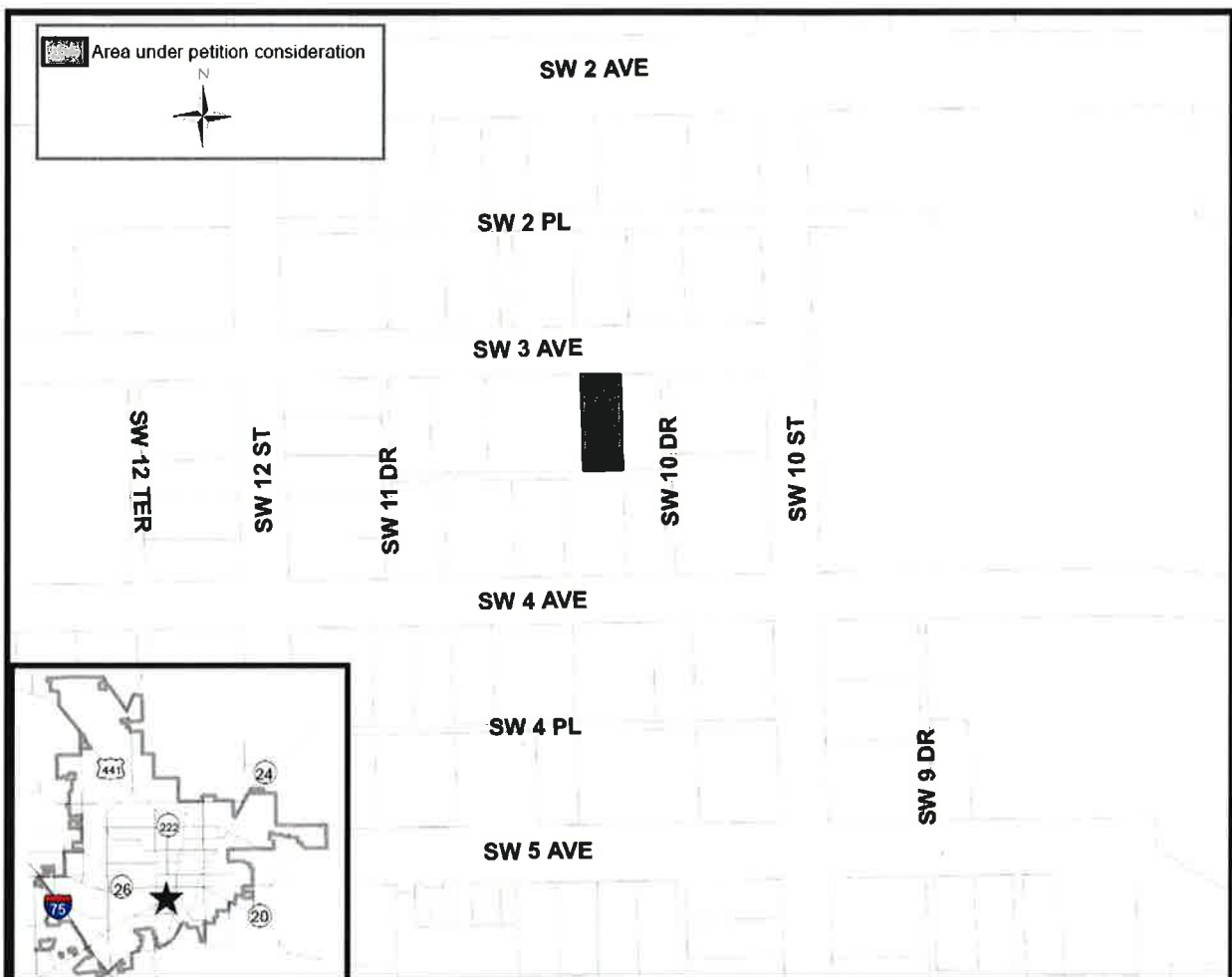
**DATE: Nov. 3, 2015**

**SUBJECT: Petition HP-15-72. Ricardo Cavallino, agent for SHD Development.  
Demolish a contributing auxiliary structure. Located at 1021 SW 3<sup>rd</sup> Avenue.  
Related to HP-15-68, HP-15-69, and HP-15-70. This building is a  
contributing structure to the University Heights Historic District – South.**

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## 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 condition:

1. Building will be deconstructed and materials salvaged for re-use.

### **Project Description**

This project involves the demolition of a contributing auxiliary structure. The demolition will facilitate redevelopment of the site to create multi-family housing on Parcels 13095-000-000, 13096-000-000, and 13098-000-000.

### **Background**

The structure to be demolished is a one-story auxiliary structure that is approximately 240 square feet in size. This structure does not appear on the 1928 Sanborn map, but does appear in all subsequent overlays along with main house. It is a contributing structure to the University Heights Historic District – South.

### **Basis for Staff Recommendation**

#### ***City of Gainesville, Historic Preservation Rehabilitation and Design Guidelines***

#### **Demolition**

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Demolition is an important issue in historic districts. The main reasons for demolition are institutional and commercial expansion, and condemnation by cities, principally due to fire damage and deterioration.

Demolition exerts a negative impact on historic districts. In many historic districts, zoning, land-use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape leaves a conspicuous void, or the replacement is usually insensitive to the existing historic context.

Demolition of significant buildings, out-buildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of significant later additions to historic buildings.

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant out-buildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under the Secretary of the Interior's Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

**In addition, to the above criteria, issuance of a COA for demolition is also governed by the Land Development Code Sec. 30-112(d)(6)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 auxiliary structure under consideration for demolition is a contributing structure to the historic district. It is of typical design for a structure of its period and function.**

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

**The auxiliary structure is complimentary in design and materials to the main structure. It is located at the rear of the property and is not visible from the street. Because of its location, it has no effect on the ambience of the district.**

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

**The auxiliary structure 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 auxiliary structure is a wood-frame building with lap siding as the exterior fabric, so it is not one of the last remaining examples of its type.**

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 3<sup>rd</sup> 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 auxiliary structure 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.

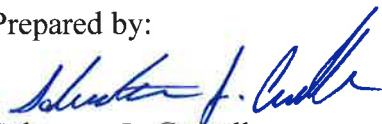
**As an auxiliary structure, it is not capable of earning reasonable economic return on its value.**

Respectfully submitted,



Ralph Hilliard  
Planning Manager

Prepared by:



Salvatore J. Cumella

#### **List of Exhibits**

- |                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| <b>Exhibit 1</b> | <b>Photos</b>                                                        |
| <b>Exhibit 2</b> | <b>Application</b>                                                   |
| <b>Exhibit 3</b> | <b>Florida Master Site File 8AL1136 (1021 SW 3<sup>rd</sup> Ave)</b> |
| <b>Exhibit 4</b> | <b>Site Plan</b>                                                     |