

TO: Historic Preservation Board

Item Number: 5

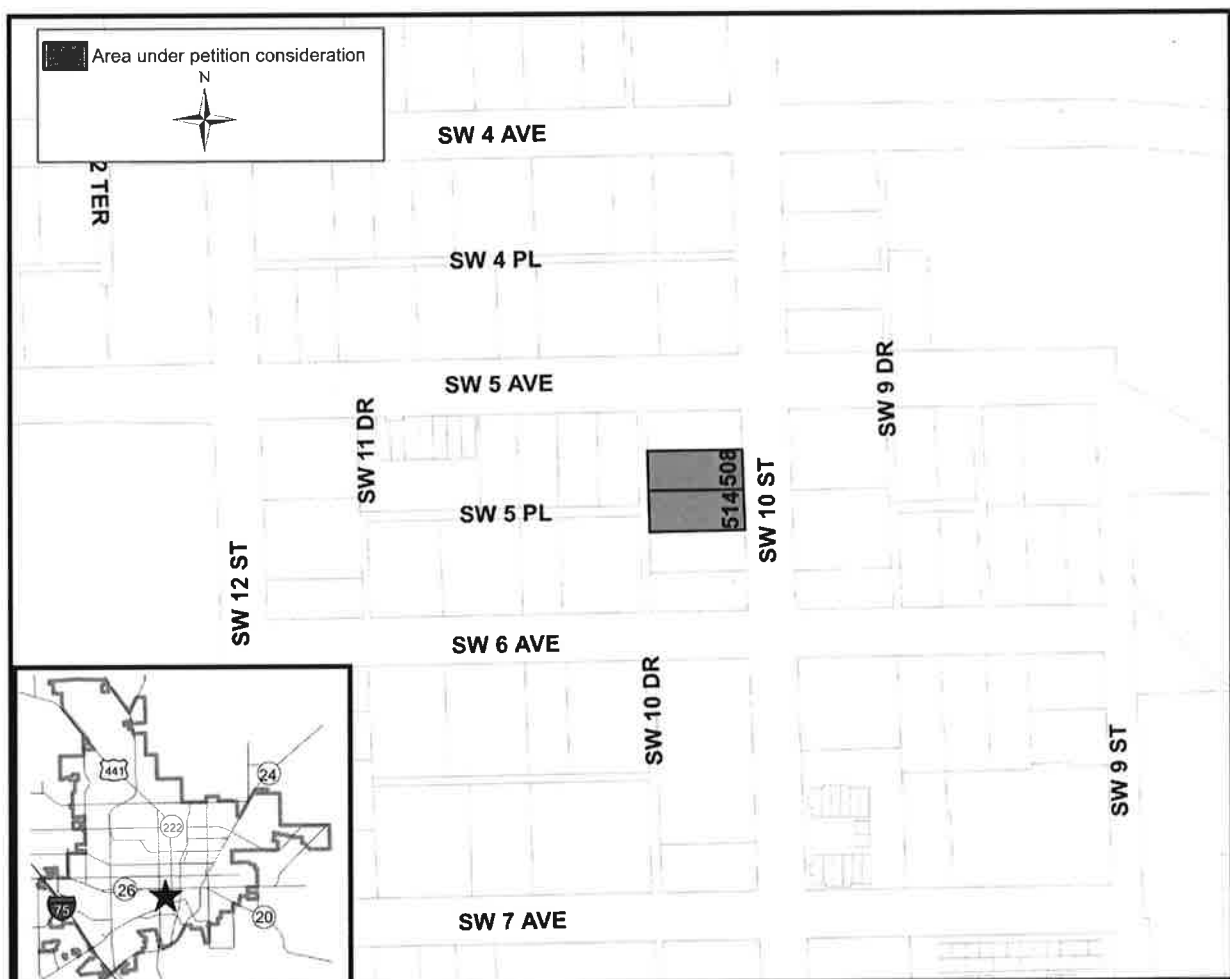
**FROM: Planning & Development Services Department
Staff**

DATE: November 3, 2015

SUBJECT: Petition HP-15-71. Howard Mclean, agent for John Fleming. Rehabilitate a single-family dwelling after relocation to 514 SW 10th Street from the adjacent 508 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South.

Recommendation

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



Conditions of Approval

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

1. The HPB approve the rear setback distance of no less than five feet as shown in the architectural site plan (sheet A0.5).

Project Description

This project involves the rehabilitation of a single-family dwelling that will be relocated from 508 SW 10th Street to 514 SW 10th Street. The structure to be rehabilitated is currently located at 508 SW 10th Street. The structure was built in 1956, according to the Alachua County Property Appraisers Office. The property is zoned RH-2 and is approximately 0.13 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to relocate the house to the adjacent property to the south at 514 SW 10th Street, allowing for more space for a proposed multiple family development.

Background

The first part of this project involves the relocation of a single-family dwelling from 508 SW 10th Street to 514 SW 10th Street. Petition HP-15-58 was approved by the Historic Preservation Board on October 6, 2015 to relocate the house.

The structure is a two story single-family house that is approximately 1,212 square feet in size. There is a Florida Master Site File available for the house for its original address at 1211 SW 4th Avenue. The house was moved to its current location in 1991. It was determined to be a compatible structure in the University Heights South Historic District. The structure has grey shake siding and a gambrel roof. The roof is a shingle roof with exposed rafter tails. The Florida Master Site File describes the significance of the house, indicating that it is an imbricated shingle dwelling with a jerkinhead roof. The previous location was in the University Heights subdivision. It is currently located on a property that is part of a proposed multiple-family development that includes the property at 504 SW 10th Street.

The house is to be moved to the property immediately adjacent to the south at 514 SW 10th Street. This property is approximately 0.14 acres in size, has RH-2 zoning, and is located in the University Heights South Historic District. The existing building on the property is a chert house. The building is a contributing structure to the University Heights South Historic District. According to the Florida Master Site File for the house (see Exhibit 3), it is an example of a simple stone, Provincial Style Period Cottage, that is a typical university-related house located in the 1912 University Heights subdivision.

The plans for the rehabilitation involve changing the orientation of the house from east/west to north/south. A new door opening will be placed on the new west face of the building, replacing the existing window and relocating the window to the south side of the west face in order to save it. The porch will be extended across the new west facade. The roof as well will be extended from the existing porch roof and wraparound the new north elevation, the entire new west

elevation and part of the new south elevation. The existing architectural elements will be extended to the west facade.

Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Jason Simmons
Planner

List of Exhibits

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| Exhibit 1 | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines</i>: Entries, Porches and Balconies; Doors and Entrances; and Roof and Roof Surface |
| Exhibit 2 | Application |
| Exhibit 3 | Florida Master Site Files 8AL1143 (508 SW 10th Street) |
| Exhibit 4 | Architectural Drawings (Floor plans, elevations, site plan, photos) |