

TO: Historic Preservation Board **Item Number: 1**

FROM: Planning & Development Services Department **DATE:** Feb. 1, 2016
Staff

SUBJECT: Petition HP-16-1. Doug Nesbit, agent for Dylan Klempner. Demolish an existing accessory structure and construct a new accessory structure in the original footprint. Located at 724 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of Petition HP-16-1 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 Historic Preservation Board concurrently approves the Application for Modification of Existing Zoning Requirements reducing the rear setback from 7.5 feet to 3 feet and reducing the side setback from 7.5 feet to 3 feet.

Project Description

This project involves the demolition of the accessory structure that is currently located at 724 NE 5th Terrace. The accessory structure, as well as the contributing principal structure single-family dwelling, was built in 1929, according to the Alachua County Property Appraisers Office. The property is zoned RSF-3 and is approximately 0.13 acres in size. The accessory structure is a contributing structure to the Northeast Residential Historic District. It appears to have been a one-car garage with an enclosed unconditioned area. The proposal is to demolish the structure and rebuild a structure of equal size and appearance in the original footprint.

Background

The property at 724 NE 5th Terrace includes a one-story brick single-family dwelling and a one-story wood-frame accessory structure. This accessory structure is approximately 400 square feet in size and includes a garage section and an enclosed unconditioned area. The garage section had a garage door removed and replaced with fixed and hinged louvered doors, with a floor added. The unconditioned enclosed area became a finished area, including a small full bathroom. The structure has wood lap siding, wooden double-hung windows, a nine-light wood entrance door, exposed rafter tails and an asphalt shingle roof. The single-family dwelling is wood-frame with brick veneer and wood lap siding on the gables, with wooden double-hung windows, wood doors, wood soffit and fascia and an asphalt shingle roof.

The proposal would demolish the existing accessory structure because of the deterioration of the structural qualities of the building. The proposed new construction would build an accessory structure of equal size and general appearance on the original footprint of the existing structure. The new building will have wood lap siding, wooden double-hung windows, a wood entrance door, wood exposed rafter tails and a fiberglass shingle roof.

The applicant is requesting a modification of existing zoning requirements to allow a 3-foot side and a 3-foot rear setback. The required side setback for an accessory structure in the RSF-3 zoning district is 7.5 feet; the required rear setback for an accessory structure is also 7.5 feet. Staff has evaluated the Application for Modification of Existing Zoning Requirements and recommends approval of the setback modification. The 3-foot side and rear setback is appropriate with the historic development pattern in the district and are the existing setbacks for the current contributing accessory structure.

Basis for Staff Recommendation

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.

The demolition of historic structures is discussed in the City Of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines: Demolition* (see Exhibit 1).

Within the City of Gainesville Land Development Code, Section 30-112(d)(6)c., indicates that the Historic Preservation Board will consider certain factors related to the issue of demolition. Those criteria are listed below (Staff responses in **bold**):

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

The accessory structure under consideration for demolition 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 accessory structure is compatible in scale and character with the house, which is the contributing principal structure on the property, and the Northeast Residential Historic District neighborhood, which reflect the architectural styles prevalent in Florida from the 1870's through the 1930's. The proposed new construction should be compatible with the house and the district in general in order to maintain 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 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 structure 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;

This petition involves the demolition of the accessory structure and replacement with a structure of the same size in the same footprint, with historical details that would be compatible with the principal structure on the property.

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

The structure is not in good condition but is not in danger of collapse.

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

The structure would need extensive renovation in order to be capable of earning a reasonable economic return on its value.

The staff's recommendation for approval is based on the following:

The proposed new construction was reviewed in accordance with the 12 criteria listed in the City's Historic Preservation Rehabilitation and Design Guidelines (see Exhibit 1). Staff's responses to each of the criteria are shown in bold beneath the criteria.

1. Rhythm of the street.

Compatible. Staff finds that the proposed new structure is being built on the original footprint of the existing contributing structure and that the placement on the lot retains the same position relative to the street, thus maintaining the rhythm.

2. Setbacks.

Compatible. Staff finds that the proposed new structure maintains the original side and rear setbacks and maintains the same placement on the lot relative to the street.

The applicant has completed an *Application for Modification of Existing Zoning Requirements* (see Exhibit 2) as required by City of Gainesville Land Development Code Sec. 30-112(d)(4)b. *Modification of Existing Zoning Requirement*. The parcel is zoned RSF-3, which requires a side interior setback of 7.5 feet and a rear setback of 7.5 feet for an accessory structure. A modification of both setbacks to 3-feet is appropriate with the historic development pattern in the district and would match the setback for the existing contributing structure.

3. Height.

Compatible. Staff finds that the proposed new structure maintains the single-story profile of the original building.

4. Roof forms.

Compatible. Staff finds that the proposed roof style and material matches the roof on the original contributing structure and is consistent with the principal structure and neighboring property roofing styles.

5. Rhythm of Entrances and Porches.

Compatible. Staff finds that the proposed structure maintains the same relationship of the front door entry and porch to the street.

6. Walls of Continuity.

Compatible. As the proposed structure is to be constructed within the original footprint, there is no change along the street frontage.

7. Scale of Building.

Compatible. The proposed new building is the same size as the existing structure. Staff finds that the size of the proposed new building and its massing are compatible with the contributing principal structure and neighboring structures.

8. Directional Expression.

Compatible. Staff finds that the orientation of the proposed structure to the street (front facing) is consistent with the current contributing structure at the site.

9. Proportion of the front facade.

Compatible. Staff finds that the width of the building relative to the height of its front elevation is in keeping with the context of neighboring properties.

10. Proportion of Openings.

Compatible. Staff finds that the windows and door opening at the front façade are in keeping with the original contributing structure and to surrounding properties.

11. Rhythm of Solids to Voids.

Compatible. Same as Number 10 above since the principal façade and front façade are the same.

12. Details and materials.

Compatible. Staff finds that the proposed materials (wood lap siding) is compatible in the neighborhood context and that the roofing material (fiberglass shingle) is acceptable in the historic setting.

Respectfully submitted,

Andrew Persons
Senior Planner



Prepared by:



Jason Simmons
Planner

List of Exhibits

**Exhibit 1 City Of Gainesville Historic Preservation Rehabilitation and Design
Guidelines**

**Exhibit 2 COA Application and Application for Modification of Existing Zoning
Requirements**

Exhibit 3 Site plan, Elevations and Floor Plan

Exhibit 4 Photos of Property