

TO: Historic Preservation Board

Item Number: 3

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

DATE: November 1, 2016

SUBJECT: Petition HP-16-97. Mt. Pleasant United Methodist Church, owner. After-the-fact COA for installation of 48" chain link fence. Located at 627 NW 2nd Street. The building is non-contributing to the Pleasant Street Historic District.

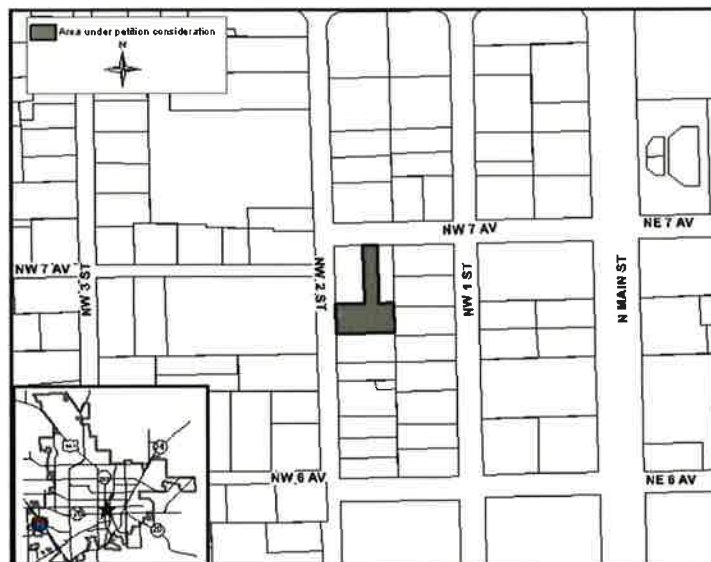
Recommendation

Staff recommends approval of Petition HP-16-97 with the following conditions:

1. Removal of chain link fencing along the east property line of the NW 7th Avenue frontage up to the front face of the Fellowship Hall (approximately 50').
2. That planting material be installed along the length of the fence in front of the Fellowship Hall on NW 2nd Street. Plantings shall have a three-foot growth height within three years. Alternately, the chain link fence could be removed back to the face of the Fellowship Hall for the lot frontage on NW 2nd Street.
3. The chain-link fencing at the rear (south border) of the property can be retained if the Owner plants vegetative material as a screening device. All other chain-link fencing not mentioned specifically can be retained.

Project Description

The property is located at 627 NW 2nd Street and is zoned RC. The parcel (14199-000-000) is located in the Pleasant Street Historic District and is .18 acres. The property is T-shaped with the largest portion of the lot facing NW 2nd Street and a smaller portion facing NW 7th Avenue. The property contains a new L-shaped Fellowship Hall building with frontages on both streets. The building is non-contributing to the historic district.



The applicant has installed a 48" high chain link fence along all of the property lines, except the two street frontages and except along the west side of the NW 7th Avenue lot, where there is a wooden privacy fence. (Note this fence is not part of the application.)

The east property line of the NW 7th Avenue part of the lot is approximately 100' in length and currently has a small wood picket fence along its length. The Fellowship Hall has an approximate 50' front setback from NW 7th Avenue.

The north property line of the NW 2nd Street part of the lot is approximately 50' in length and the south property line is approximately 100' in length. Each side has an existing chain link fence with vegetative growth. The Fellowship Hall has an approximate 15' front setback from NW 2nd Street.

Basis for Staff Recommendation

The staff's recommendation for conditional approval is based on the *Secretary of the Interior's Standards* and the *City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Fences and Garden Walls*:

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.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as "stockade" fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Grid wire fencing supported by metal, wood or masonry piers is acceptable if used as a support for plant materials. Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Recommended

1. *Utilize custom-design fences or walls over pre-fabricated constructions.*
2. *Use design, scale and materials compatible with the context.*

3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

- 1. Use of stockade style fencing.*
- 2. Use of chain link fencing.*
- 3. Use of vinyl fencing.*

The use of chain link fencing is not recommended in the historic district. In particular, installation of chain link fencing against existing fencing calls more attention to the visibility of the fencing and is redundant for defining property lines or keeping trespasses off of property.

The chain link fencing along the east property line of the NW 7th Avenue is adjacent to an existing wood picket fence. The adjacent property is owned by the City. The wood fence is in good condition, but could use cleaning and paint touch-ups. The City will clean the fence and touch-up paint where needed so that the edge of the property is more visibly defined and maintains a neat appearance. As such, staff recommends that the length of chain link fence along this white picket fence be removed. The entire length of the fence is approximately 80' before it turns east; staff recommends that the fence be removed up to the front face of the Fellowship Hall, approximately 50'.

For the lot frontage on NW 2nd Street, a main street through the historic district, the chain link fence is a visible detraction from the historic character of the buildings around it. Staff recommends that the chain link fence be a vehicle for landscape planting, similar to what is permitted with grid wire fencing. Planting recommendations typically include a three-foot growth height within three years. Alternately, the chain link fence could be removed to the face of the Fellowship Hall, as there already exists chain link fencing on the sides of the lot, making the new fencing redundant.

The chain-link fencing at the rear (south border) of the property is visible from NW 7th Avenue; staff recommends that it can be retained if the Owner plants vegetative material as a screening device. All other fencing on the rear sides of the property is not visible from the street and does not negatively impact the historic character of the district. As such, staff recommends allowing the rest of the chain link to remain.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Cleary Larkin, AIA
Planner

List of Exhibits

Exhibit 1 **Photos**

Exhibit 2 **COA Application**

Exhibit 3 **City of Gainesville *Historic Preservation Rehabilitation and Design*
*Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts***

Exhibit 1- Photos



Top: Frontage along NW 7th Avenue with chain link fence on the east (left) property line.
Bottom: Chain link fence is adjacent to an existing wooden picket fence in good condition.

Exhibit 1- Photos



Top: Chain link fence adjacent to existing wooden fence, the length of the eastern property line.
Bottom: Detail of fencing past the front face of the Fellowship Hall.

Exhibit 1- Photos



Top: Rear yard fencing

Bottom: Frontage on NW 2nd Street, chain link fencing along both sides of the front yard.

Exhibit 1- Photos



Top: Frontage on NW 2nd Street, chain link fencing along north property line.

Bottom: Frontage on NW 2nd Street, chain link fencing along south property line.

Exhibit 2- COA Application



Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

RECEIVED

STAMP

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☐
Repair ☐ Fence ☒ Re-roof ☐ Other ☐

PROJECT LOCATION:

Historic District: Pleasant St
Site Address: 627 NW 2nd St / 630 NW 2nd St. (vacant)
Tax Parcel # 1499-000-000 / 14301-000-000

OWNER	APPLICANT OR AGENT
<u>Mt. Pleasant United Methodist Church</u>	
Owner(s) Name	Applicant Name
<u>630 NW 2nd St.</u>	<u>Geraldine McClellan</u>
Corporation or Company	Corporation or Company
Street Address	Street Address
City State Zip	City State Zip
<u>352-372-4872</u>	
Home Telephone Number	Home Telephone Number
Cell Phone Number	Cell Phone Number
Fax Number	Fax Number
E-Mail Address	E-Mail Address

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$
EZ Fee: \$ 57.88

HP # 16-00096 / 16-00097
Contributing Y ☐ N ☒
Zoning RC
Pre-Conference Y ☐ N ☐
Application Complete Y ☐ N ☐
Enterprise Zone Y ☐ N ☐
Request for Modification of Setbacks Y ☐ N ☐
☒ Staff Approval—No Fee (HP Planner Initial _____)
☐ Single-Family requiring Board approval (See Fee Schedule)
☐ Multi-Family requiring Board approval (See Fee Schedule)
☐ Ad Valorem Tax Exemption (See Fee Schedule)
☒ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
☐ Account No. 001-660-6680-3405
☐ Account No. 001-660-6680-1124 (Enterprise Zone)
☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By _____
Date Received _____

Exhibit 2- COA Application

OVERVIEW	
DID YOU REMEMBER?	The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.
CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE	The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.
REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES	After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment - Citizen Advisory Boards - Historic Preservation Board.
REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION	Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized <i>Public Notice Signage Affidavit</i> must be submitted once the sign is posted.
CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY	The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.
THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVE., GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.	In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year. Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.
THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.	CERTIFICATION BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.
PERSONS WITH DISABILITIES AND CONTACT INFORMATION PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.	<ol style="list-style-type: none">1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member). SIGNATURES Owner _____ Date _____ Applicant or Agent <u>David A. Menz</u> Date <u>10/14/16</u>

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

After-the-Fact COA BOARD REVIEW:

Installation of 48" tall chain link fence along East side of fellowship hall (NW 7th Ave), along North & South sides of fellowship hall (NW 2nd St) & along North/West side of empty lot (NW 2nd St, lot # 14381-000-000. See code violation for 14381-000-000.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.

City of Gainesville Historic Preservation Rehabilitation and Design Guidelines: Northeast, Southeast, & Pleasant Street Historic Districts

FENCES AND GARDEN WALLS

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.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Fences, walls and hedges can define the private landscape of personal property and make the spatial order of the district visible. Fences and walls designed in this manner combine personal expression with civic order.

The term “fence” generally applies to a lightweight construction of wood or metal whereas “wall” applies to a more substantial barrier constructed of stone or masonry. Hedges are lines of enclosure constructed of natural material such as shrubs or flowers. Trees may also be used to define space in the landscape.

Fences and walls that are designed to permit the passage of light and air are preferred over totally solid construction. Recommended fence and wall materials are wood, stone, masonry, and metal used separately or in combinations. Fences designed with more than two materials are not recommended. Owner designed solutions are recommended over pre-manufactured fences such as “stockade” fencing due to its ubiquitous use and lack of detailing. Vinyl and recycled prefabricated fence materials are also discouraged for the same reason. The board may approve selected use of these materials on a case-by-case basis. Finish, appropriate detail and compatibility with existing architecture are significant factors to be considered.

Grid wire fencing supported by metal, wood or masonry piers is acceptable if used as a support for plant materials.

Fences should be coordinated with landscaping elements. Taller fences should be placed adjacent to taller landscape elements.

Applicants who live on corner lots must design fences to comply with the City’s intersection visibility requirements. The State of Florida’s Department of Transportation and the City of Gainesville have adopted The American Association of State Highway and Transportation Officials (AAASHTO) guidelines for determining visibility at intersections. If you have any questions concerning the requirements, call the City of Gainesville’s Public Works.

Recommended

1. Utilize custom-design fences or walls over pre-fabricated constructions.
2. Use design, scale and materials compatible with the context.
3. Design features such as vertical accent elements or tapering picket heights to offset repetition of fences.

Not Recommended

1. Use of stockade style fencing.
2. Use of chain link fencing.

Exhibit 3- Design Guidelines

3. Use of vinyl fencing.

Staff Approval Guidelines

Fences and walls extending in to the front yard beyond the front wall of the house or with a highly-visible side or rear yard must meet the following conditions:

Constructed of wrought iron, masonry, wood or stucco;

No greater than 48 inches tall if mostly open (i.e., 50% or more transparent);

No greater than 36 inches tall if mostly closed (i.e., 50% or more opaque);

Where the lot is higher than the sidewalk or street, the fence height should be reduced, where practical, by the difference between the height of the lot and the sidewalk;

Align with adjacent fences, if appropriate, in terms of height (where permissible) and materials;

Vertical elements which break up the repetition of the picket fence should be introduced for every ten feet of picket fence. This can be accomplished by tapering the height of the pickets or interjecting decorative posts at rhythmic intervals.

Comply with the AASHTO Standards.

New construction should include fence-lines/walls when adjacent to historic properties with fence-lines and walls.

Fences in backyards shall be no more than six feet in height and constructed of wood or masonry; and

Picket designs should draw inspiration from architectural elements of the historic structure.

Board Approval Guidelines

None required if all conditions are met.