



Legislation Details (With Text)

File #: 150888. **Version:** 1 **Name:**
Type: Petition **Status:** To Be Introduced
File created: 3/29/2016 **In control:** Historic Preservation Board
On agenda: 4/5/2016 **Final action:**
Title: Northeast Residential Historic District - New construction of a multiple-family development at 734 E. University Avenue (B)

Petition HP-16-27. Brian Ray, agent for Talia Krugman-Kadi. New construction of a multiple-family development. Located at 734 E. University Ave. These buildings will be non-contributing to the Northeast Residential Historic District.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150888_Staff report and Exh 1- Exh 5_20160405.pdf

Date	Ver.	Action By	Action	Result
4/5/2016	1	Historic Preservation Board		

Northeast Residential Historic District - New construction of a multiple-family development at 734 E. University Avenue (B)

Petition HP-16-27. Brian Ray, agent for Talia Krugman-Kadi. New construction of a multiple-family development. Located at 734 E. University Ave. These buildings will be non-contributing to the Northeast Residential Historic District.

This project involves the construction of two multiple-family buildings on a vacant lot, which currently serves as a parking lot. The property is located at 734 E. University Avenue. The property is zoned MU-1 and is approximately 0.32 acres in size. The project would construct six townhouse dwelling units, in two separate buildings. These buildings will be non-contributing to the Northeast Residential Historic District. The townhouses will be three-stories. With six units proposed on the 0.32 acre property, the density with six dwelling units would be 18.75 dwelling units per acre, which is under the 20 units per acre by right density for the RMF-8 zoning district.

The architectural features include the proposed use of Hardie Plank or Panel as the primary exterior finish material. Lap siding could have either a rough sawn appearance or a smooth, grain free finish. If Hardie Panel is used there would be no lap and the finish could be rough sawn or smooth. Colors will tend to be lighter hues with white trim and accents, including white vertical trim board at the building corners and white handrails at the balconies. Windows would be wood double hung windows with a colonial grille, with trim wrapping around all sides of the window. The design will include gable roofs with asphalt shingles and diagonal trim at the underside of the roofs.

With a front setback of over 33 feet, the proposed building facing East University Avenue has been placed at a front setback that is approximately the same as the adjacent contributing structure located at 728 East University Avenue. Staff felt that it was more important to line up as closely as possible with the facade of the

existing historic structure than moving the new building up to the 20-foot build-to line. The 20-foot build-to line can be met on the secondary street (NE 8th Street) side. The side interior setback minimum is 8 feet in accordance with residential use in the MU-1 zoning category, which requires compliance with the requirements of the RMF-6 through the RMF-8 zoning districts. The requirement for the rear setback is the 45 degree angle of light obstruction, which would be the distance of the height of the building from the rear property line. Based on the elevations provided, the distance would be approximately 38 feet from the rear property line. The applicant has requested a modification of the rear setback to 18 feet from the 45 degree angle of light obstruction.

Staff's recommendation of approval for the petition is based on the condition that HPB approve the rear setback distance of 18 feet from the 45 degree angle of light obstruction, as proposed with the modification of zoning setbacks. The staff recommendation is based on the City of Gainesville, *Historic Preservation Rehabilitation and Design Guidelines - New Construction in the Northeast, Southeast, & Pleasant Street Historic Districts*.

None

Staff to Historic Preservation Board - Approve Petition HP-16-27 with condition:

1. The HPB approve the rear setback distance of 18 feet from the 45 degree angle of light obstruction, as proposed with the modification of zoning setbacks.