



Legislation Text

File #: 201019., Version: 1

Relocation of a house within the same lot (B)

Petition HP-21-28. Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to relocate a single-family dwelling within the same parcel. Located at 517 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South. Related to HP-21-25, HP-21-26, & HP-21-27.

Project Description

The existing principal structure is a two-story, Tudor Revival Period house, that was a residence turned sorority and features asymmetric, picturesque massing, cross gables with false half timbering and the small-paned, multi-lighted window type characteristic of the revived 13th -14th century English country house. The exterior fabric includes the half timbering, brick and stucco, with a lifetime Dutch lap asbestos roof surface. There is a Florida Master Site File for the house where it was determined to be a fine university example of a Tudor Revival Period house. The contributing accessory structure is not described in the Florida Master Site file for the property. The house was built in 1960 according to the Alachua County Property Appraisers office. However, both structures are shown on the 1928 Sanborn Map, and the detached accessory structure is indicated as a garage. The site file indicates that the house is located in the 1912 University Heights subdivision but was likely not built until the early 1920s. Brick is the primary building material on the garage structure with two wooden garage doors. The roof type of the house is intersecting gables with pressed metal and a brick chimney while the accessory structure has a metal roof.

The structure to be shifted is a two story single-family house that is approximately 2,814 square feet in total area. The proposed placement of the house has to comply with the building placement standards for transect zones. At this location both SW 10th Street and SW 6th Avenue are local streets, with a building placement requirement of 15 feet minimum and 20 feet maximum from the curb. On a corner lot the street setback is applicable for both street frontage sides meaning 15 feet minimum and 20 feet maximum distance is required along SW 10th Street and SW 6th Avenue. The placement on the SW 6th Avenue side is greater than the 20 foot maximum. The board may want to consider a modification of the existing zoning requirement for the building placement along SW 6th Avenue.

Staff recommends approval of the application with the following condition(s):

1. The board consider a modification of the building placement requirement on the SW 6th Avenue side of the relocated house.
2. Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process.