



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

February 9, 2016

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following alterations to an existing structure: (1) replace an existing shingle roof with a metal roof; and (2) change the color of the exterior paint from white to a medium green with white trim

APPLICANT/AGENT: Derek Hickman, Hickman Metal Roofing

PROPERTY OWNER: Rudy Rothseiden

LOCATION: 14804 NW 140th Street

PARCEL ID NUMBER: 03655-000-000

ACREAGE: ±0.76 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness.*

SUMMARY

This application is a request by Derek Hickman of Hickman Metal Roofing, as applicant and agent, for Rudy Rothseiden, property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing structure: (1) replace an existing shingle roof with a metal roof; and (2) change the color of the exterior paint from white to a medium green with white trim.

The subject property is ±0.76 acres in area, and is located at 14804 NW 140th Street, southwest of the intersection of NW 140th Street (also known as State Roads 235 and 241) and NW 148th Place. It is currently developed with the main structure (the structure proposed to be altered) and a partially enclosed accessory structure.

The structure is listed as a contributing structure to the Downtown Historic District as designated by the National Register of Historic Places, and is identified as the “Pearson-Braswell House.” Alachua County Property Appraiser records indicate that the structure was built in 1925 (the National Register of Historic Places indicates the structure was built circa 1900.)

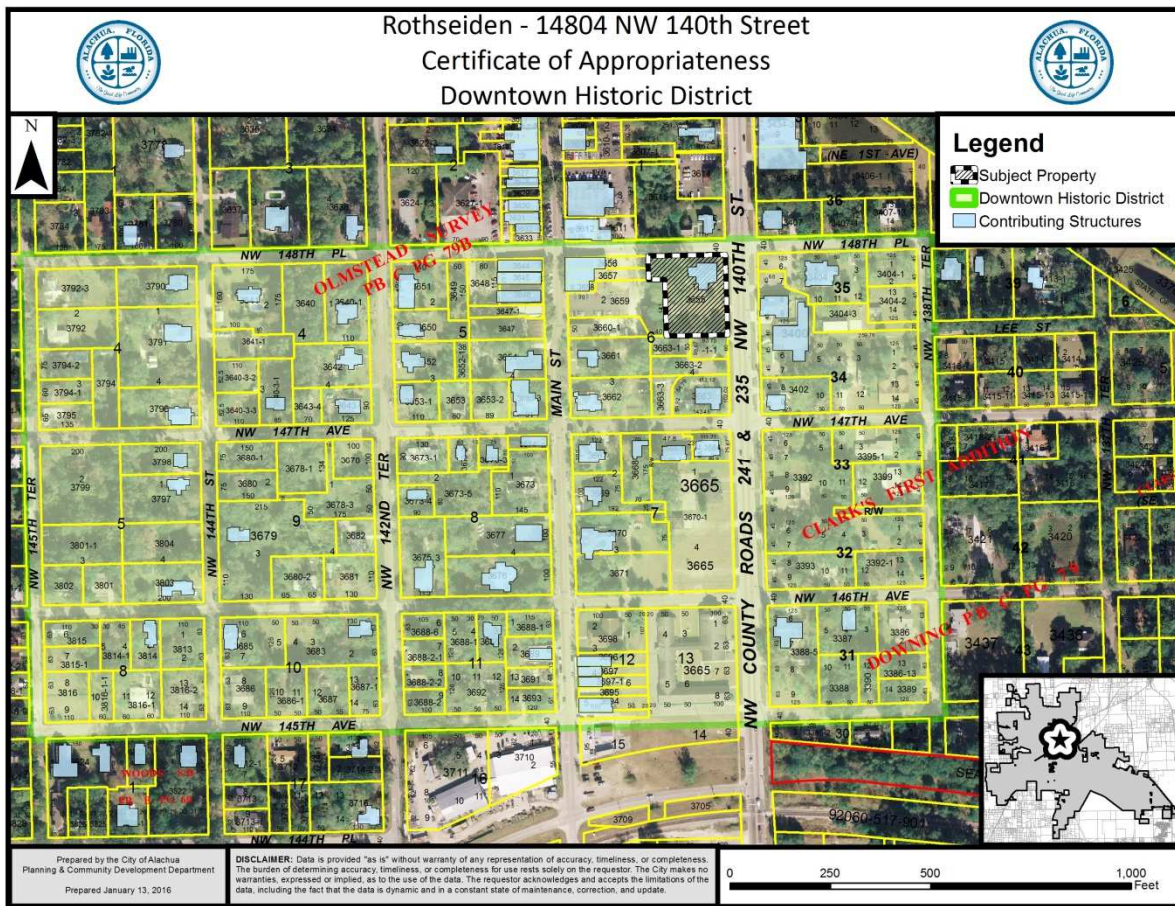
As part of the application package, the applicant has submitted pictures of the existing structure depicting its current condition. The applicant has also specifications of the proposed roofing material, as well as color swatches depicting the proposed paint color scheme. Pictures have also been submitted of the structures on surrounding properties to demonstrate that the proposed improvements are consistent with the character of adjacent properties.

Section 3.7.2(A) of the City’s Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows:

- ❖ to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City’s historic and architectural resources;
- ❖ to protect designated land and buildings or structures having historic and architectural significance;
- ❖ to stabilize and improve property values;
- ❖ to foster civic pride; and,
- ❖ to encourage redevelopment in the City’s downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown in Map 1.

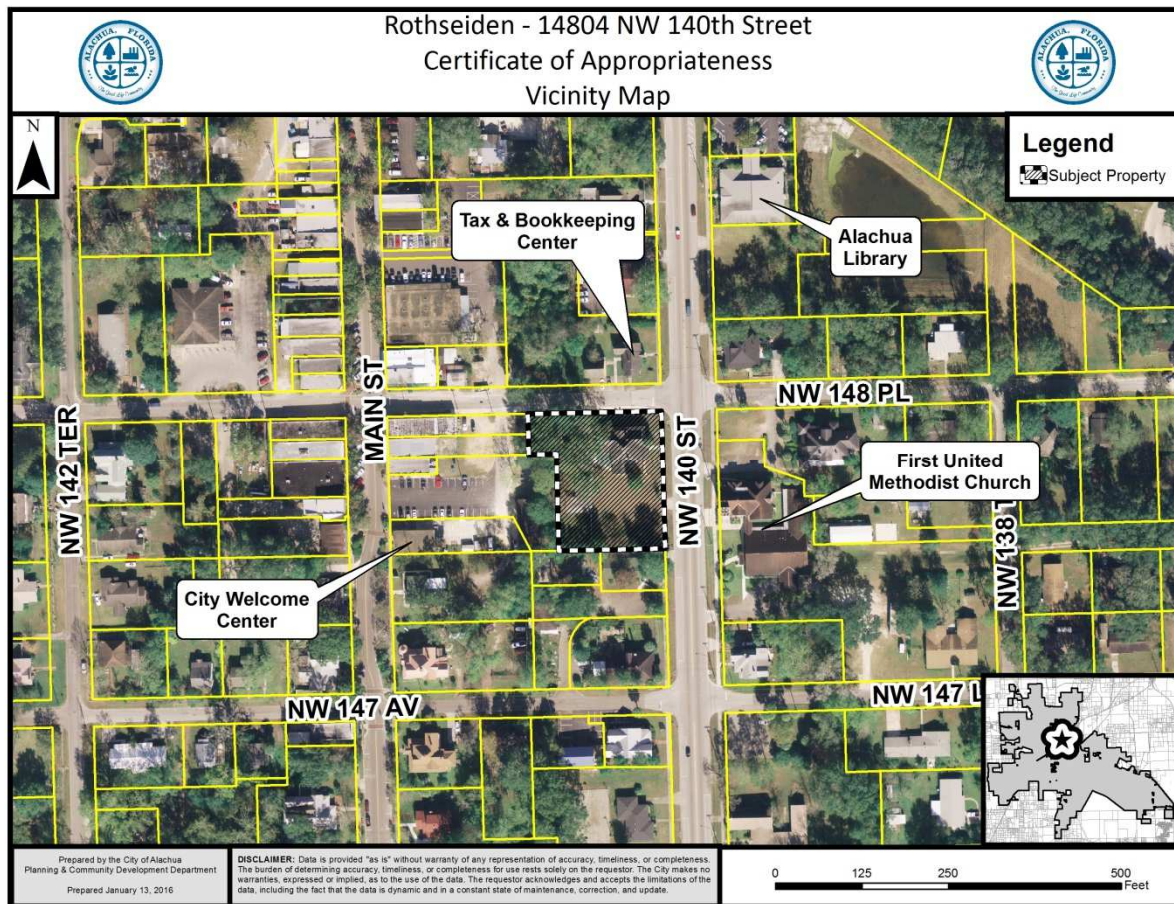
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



Section 3.7.2(A)(5) of the LDRs states, “[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, *Certificate of Appropriateness*.”

Map 2 depicts the vicinity surrounding the subject property. The subject property is southwest of the intersection of NW 140th Street (also known as State Roads 235 and 241) and NW 148th Place. The Tax and Bookkeeping Center is located to the north and across NW 148th Place; First United Methodist Church is located to the east and across NW 140th Street.

Map 2. Vicinity Map



CONSISTENCY WITH COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below provide a basis to establish consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below. An analysis of the application's consistency with the identified Goals, Objectives, and Policies below has been provided.

Future Land Use Element

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts:

The City of Alachua shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within the district is sensitive to the historic character of any historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall have Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Analysis of Consistency with Goals, Objectives, & Policies: The structure located on the subject property is listed as a contributing structure to the Downtown Historic District as designated by the National Register of Historic Places, and is identified as the “Pearson-Braswell House.” The applicant has submitted materials to support that the proposed alterations to the structure are consistent with and sensitive to the historic character of the historic district. In addition to these alterations, the property owner intends to perform other maintenance to the structure which will further extend the life of the structure and support its continued preservation. The proposed color scheme is complimentary and sensitive to the historic character of the district.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.6(E) of the City’s Land Development Regulations (LDRs) establishes the standards of review for an application for a Certificate of Appropriateness. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.6(E) is provided below.

(1) *Affect Exterior Appearance*

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

Evaluation: The proposed action will affect the exterior appearance of the structure, which is identified as a contributing structure to the Downtown Historic District as designated by the National Register of Historic Places.

(2) *Affect Consistent with Historical, Architectural, or Other Relevant Qualities*

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

Evaluation: Section 3.7.2 of the LDRs establishes the provisions of the City’s Downtown Historic District. The general purposes of the Historic Overlay District are: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City’s historic and architectural resources; to protect designated land and buildings or structures having historic and architectural

significance; to stabilize and improve property values; to foster civic pride; and to encourage redevelopment in the City's downtown.

The applicant has proposed to replace the existing shingle roof with a metal roof and to change the color of the exterior paint from white to a medium green with white trim. Color swatches have been submitted with the application depicting the proposed color scheme. The proposed metal roof is consistent with similar roof products used on proximate structures (see exhibits submitted by the applicant.) Additionally, the proposed color scheme is complimentary and sensitive to the historic character of the district. The proposed alterations to the structure are consistent with the qualities of structures within the Historic Overlay District.

(3) *Negative or Positive Impact on Neighboring Lands of Historical Significance*

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

Evaluation: There are five (5) contributing structures located proximate to the subject property. One (1) structure is located north of the subject property and across NW 148th Place (Tax and Bookkeeping Center;) the remaining four (4) structures are located east of the subject property and across NW 140th Street [Family Medical Center (Dr. Fearing); Law Office of Marvin Bingham, P.A.; and First United Methodist Church (two structures.)) The contributing structure located to the north of the subject property has a metal roof similar to the roof proposed for the structure on the subject property, and is therefore consistent with the appearance of other proximate contributing structures. As previously noted, the proposed color scheme (medium green with white trim) is complimentary and sensitive to the historic character of the Historic Overlay District.

(4) *Effect of Denial*

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

Evaluation: The proposed alterations to the structure will permit the owner to conduct maintenance of the structure, which will further extend the life of the structure and support its continued preservation.

(5) *Demolition*

In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

- (a) That no other feasible alternative can be found;
- (b) The extent to which the land may not be beneficially used without approval of the demolition;
- (c) The ability to obtain a reasonable return from the existing structure(s); and

- (d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

Evaluation: No demolition has been proposed, therefore, this standard is not applicable.