



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: February 14, 2017
Quasi-Judicial Hearing

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following alterations to an existing structure: replace an existing shingle roof with a metal roof

APPLICANT/AGENT: Derek Hickman, Hickman Metal Roofing

PROPERTY OWNER: Patricia Utter

LOCATION: 14806 NW 142nd Terrace

PARCEL ID NUMBER: 03640-001-000

ACREAGE: ±0.50 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, applicant and agent for Patricia Utter, property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing structure: replace an existing shingle roof with a metal roof.

The subject property is ±0.50 acres in area, and is located at 14806 NW 142nd Terrace, southwest of the intersection of NW 142nd Terrace and NW 148th Place, two blocks south of the City of Alachua Municipal Complex and Downtown Park, and two blocks west of Main Street. It is currently developed with the main structure (the structure proposed to be altered), which is used as a single-family residence.

The structure is listed as a contributing structure to the Downtown Historic District as designated by the National Register of Historic Places. Alachua County Property Appraiser records and the Master Registry of the National Register of Historic Places indicate that the structure was built in 1925.

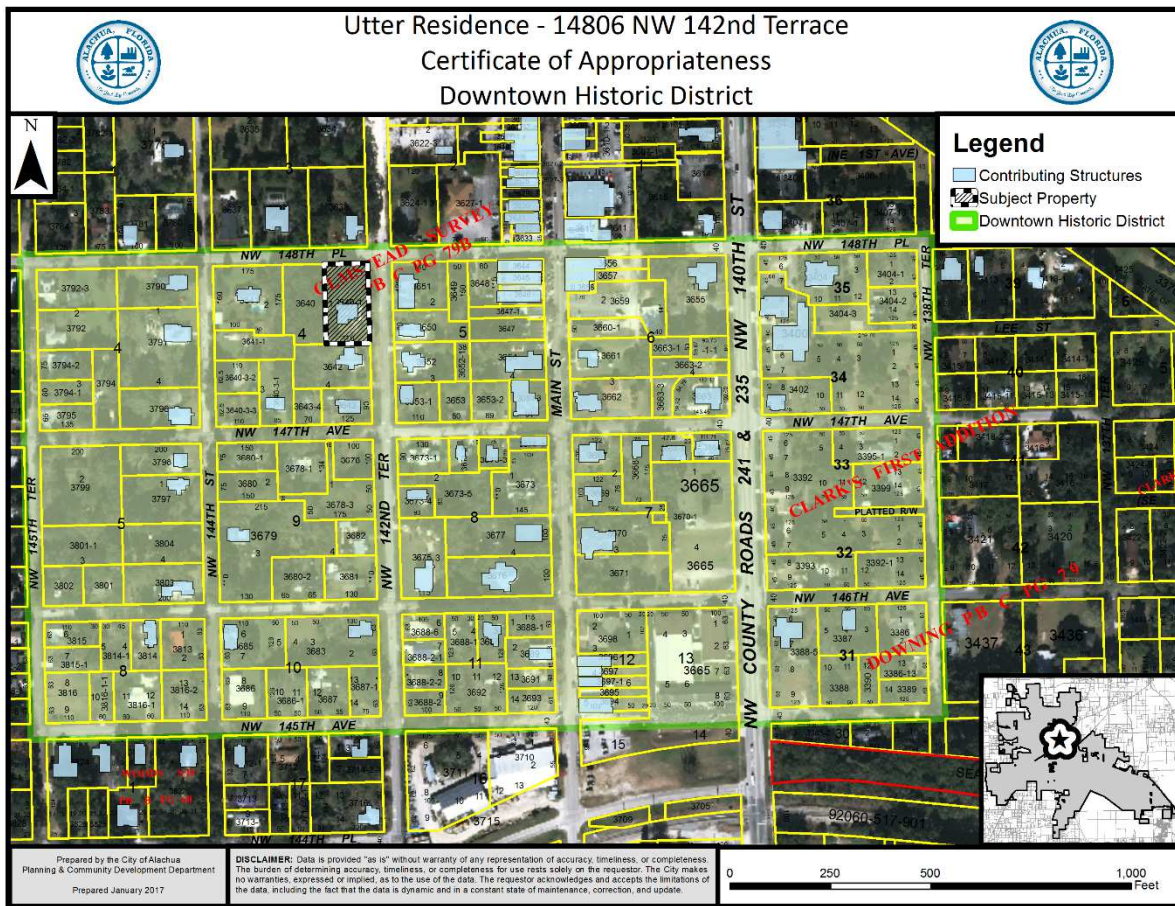
As part of the application package, the applicant has submitted pictures of the existing structure depicting its current condition. The applicant has provided specifications of the proposed roofing material, as well as a digital rendering depicting the proposed improvement. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed improvements are consistent with the character of nearby structures.

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 on Map 1.

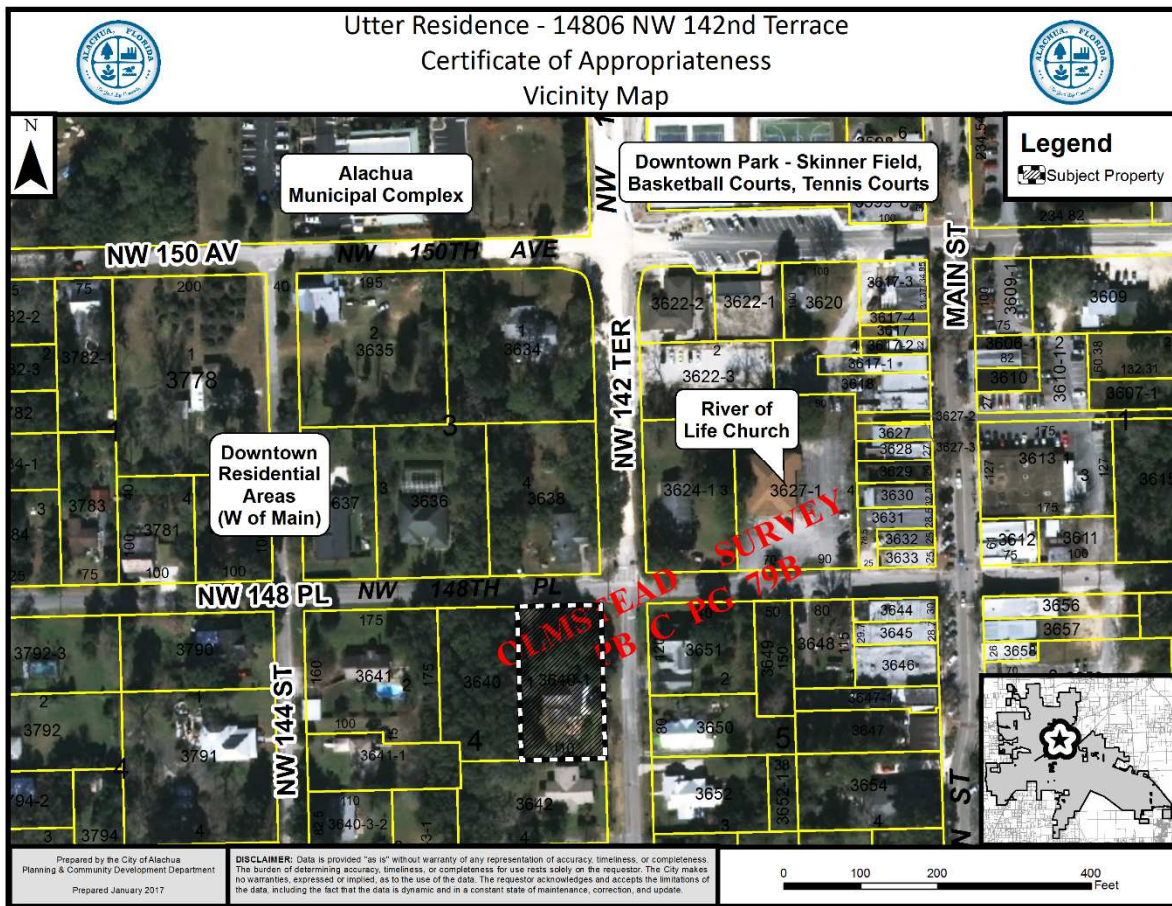
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



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 142nd Terrace and NW 148th Place. The River of Life Church is located to the north east along 148th Place; and the Downtown Park further along 142nd Terrace.

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. 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. The proposed metal roof and 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. The proposed metal roof is consistent with similar roof products used on

proximate structures (see exhibits submitted by the applicant). The proposed alteration to the structure is consistent with the qualities of structures within the Historic Overlay District, and with existing metal roofing materials on a portion of the structure.

(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: The applicant has identified seven (7) structures located proximate to the subject property which presently use a roofing material similar to the roofing material proposed. Two (2) structures are located east of the subject property and across NW 142nd Terrace (14801 NW 142nd Terrace and 14732 NW 142nd Terrace;) three (3) are near the corners of 148th Place and NW 140th Street [Alachua Integrative Medicine, 14804 NW 140th Street; Bookkeeping & Tax Center, Inc., 14020 NW 148th Place;], one (1) residence is located at the corner of NW 140th Street and NW 147th Street (14707 NW 140th Street); and the one (1) remaining contributing structure located west of the subject property is at the corner of NW 144th Street and NW 148th Place (14404 NW 148th PL). All of the mentioned structures have a metal roof similar to the roof proposed for the structure on the subject property

There are two (2) structures identified as contributing in the Master Registry of the National Register of Historic Places located proximate to the subject property, east of and along NW 142nd Terrace. Both contributing structures (located 14801 NW 142nd Terrace and 14732 NW 142nd Terrace) use a metal roofing material similar to that proposed by the applicant.

Based upon the preceding information, the proposed roofing material will be consistent with the appearance of other proximate structures, including those identified as contributing structures in the Master Registry of the National Register of Historic Places.

(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.