



City of Alachua

Planning & Community Development Department Staff Report

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

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following: (1) demolish three existing accessory structures totaling \pm 627 square feet; (2) erect a new \pm 840 square foot accessory structure; and (3) change the existing paint color on the principal structure from pink to beige

APPLICANT/AGENT: Leroy and Sioban Hanes

PROPERTY OWNER: Leroy and Sioban Hanes

LOCATION: 14720 Main Street

PARCEL ID NUMBER: 03654-000-000

ACREAGE: \pm 0.5 acres

PROJECT PLANNER: Adam Hall, 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 Leroy and Sioban Hanes, applicants and property owners, for the approval of a Certificate of Appropriateness for the following alterations: (1) demolish three existing accessory structures totaling ± 627 square feet; (2) erect a new ±840 square foot accessory structure; and (3) change the existing paint color on the principal structure from pink to beige.

The subject property is ±0.5 acres in area, and is located at 14720 Main Street between NW 148th Place and NW 147th Avenue. It is currently developed with the principal structure (the structure proposed to be altered) and two enclosed accessory structures, and one partially enclosed accessory structure.

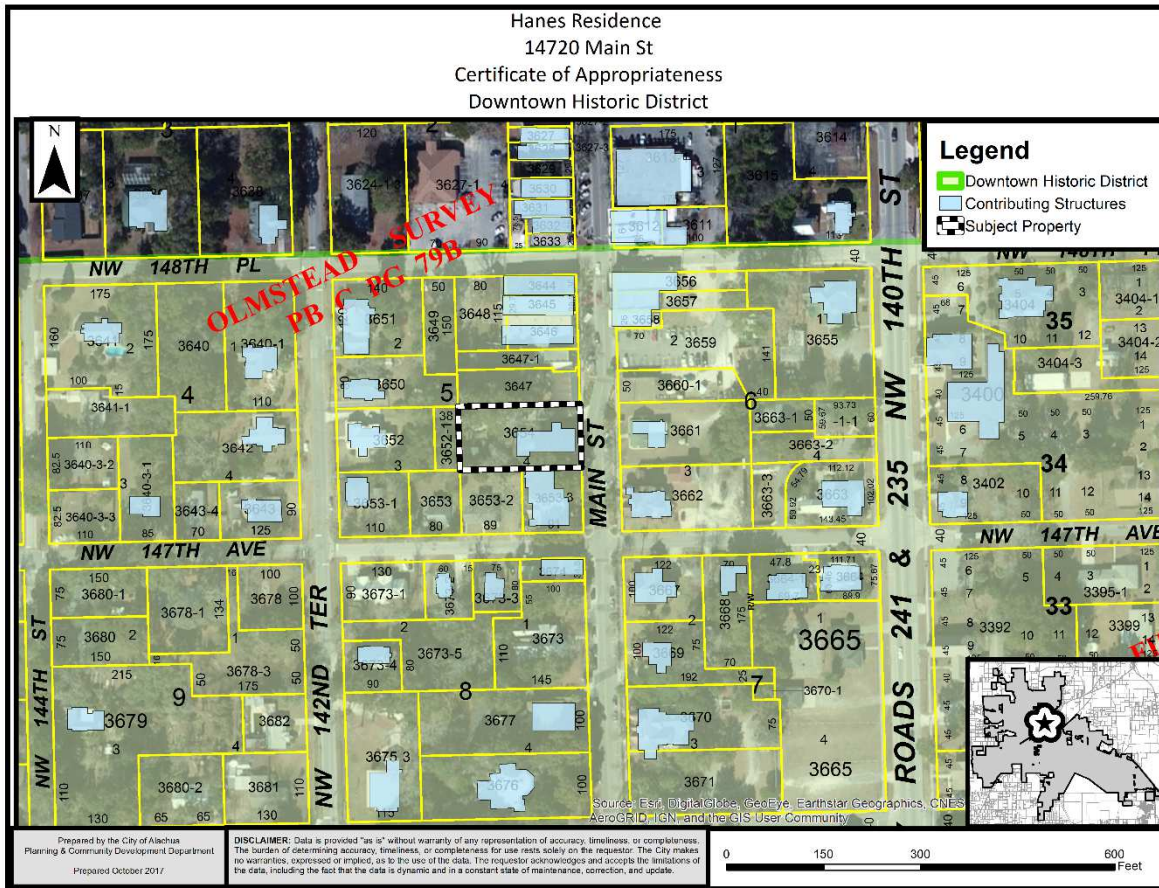
The principal structure is listed as a contributing structure to the Downtown Historic District as designated by the National Register of Historic Places, and is identified as the “Thigpen House.” Alachua County Property Appraiser records and the National Register of Historic Places indicate that the structure was built in 1920.

As part of the application package, the applicant has submitted pictures of the existing structures depicting their current condition. The applicant has also provided specifications for the proposed new accessory structure as well as color swatches depicting the proposed paint color scheme of the principal structure. 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.

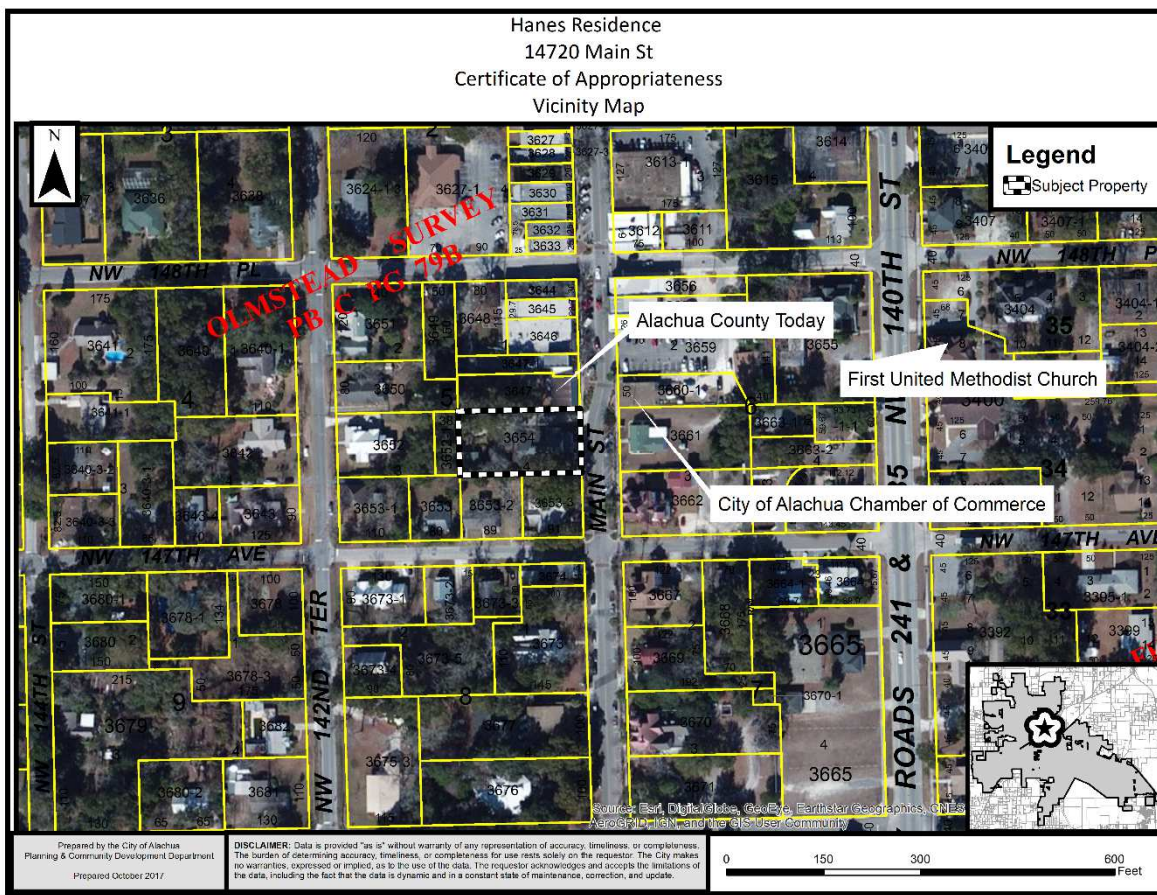
Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown 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 located on Main Street between NW 148th Place and NW 147th Avenue. The Chamber of Commerce Building is located on the same Main Street block to the north-east and the Alachua City Park Skinner Field is located further north along Main 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.

Objective 3.10: The City's Land Development Regulations shall include review procedures to determine the appropriateness of construction, alteration, or demolition of 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 principal 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 "Thigpen House." The applicant has submitted materials to support that proposed changes to the exterior paint of the main structure, demolition of three existing accessory structures and the construction of a new accessory structure is consistent with and sensitive the character of the historic district. The proposed accessory structures to be demolished are not historically or architecturally significant, nor is the proposed replacement accessory structure directly within the public view or impede on the historical character of the district. The proposed color scheme of the principal structure is complementary to nearby historic structures.

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 applicant has submitted pictures and details of the structures proposed to be demolished that indicate they are not historic structures nor are they located within the public view. The applicant has also submitted construction drawings and specifications which demonstrate the proposed new structure

would be consistent with the appearance of like-structures identified within the Historic Overlay District as designated by the National Register of Historic Places. The proposed paint colors for the exterior of the house would also be consistent with the appearance of similar nearby structures.

(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 exterior color of the house is proposed to be painted beige with white trim, and black shutters and door. The proposed color change is more consistent with nearby historic structures than the current house color of pink. The paint change could enhance the City's historic nature and architectural features and encourage redevelopment in the City's Downtown.

The applicant has proposed to demolish two existing sheds and one existing carport located in the back of the property. These structures are documented to be damaged and are not considered to have historic or architectural significance, and do not qualify for protection.

Also proposed is the construction of a new metal box-eave frame garage painted white and light gray located in the back of the property. The proposed structure is consistent with the character of proximate structures, and would be located in the rear of the property and not visible to the public. This structure could act as a replacement of the proposed structures to be demolished.

Staff finds that the proposed alterations to the property would be consistent with the qualities of structures within the Historic Overlay District which the City seeks to protect (See exhibits and construction drawings submitted by the applicant).

(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 seven (7) contributing residential structures, as designated by the National Register of Historic Places, located proximate to the subject property

along Main Street. One (1) property is located directly across Main Street (Alachua Properties Inc.); the remaining four are located to the south of the subject property along Main Street. All of these contributing houses are painted similarly in color to the proposed paint color of the subject house. The proposed color scheme (beige with white trim and black doors and shutters) is complementary and sensitive to the historic character of the Historic Overlay District.

The structures proposed to be demolished are not located within the public view area nor are they considered contributing structures and do not affect neighboring lands of historical significance. The garage proposed to replace these structures is an A frame, boxed eave structure and will be painted white. This structure will not be located within the public view and will be consistent with the new proposed color of the principle structure.

Based upon the preceding information, the proposed alterations will be consistent with the appearance of other proximate structures (see photo exhibits submitted by the applicant), including those identified as contributing structures in the Master Registry of the National Register of Historic Places. The proposed alterations would have a positive effect on neighboring lands.

(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 approval of this application would permit the property owners to demolish damaged structures and construct a new structure that will be used for an art and woodworking studio. Denial of this application would negatively affect the owner's business by not providing an accessory structure commonly associated with residential uses.. Denial of the application would not provide for the paint color of the principal structure to be more consistent with the historic character of other historic structures in the neighborhood.

(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: The proposed structures to be demolished are in disrepair and are not historically or architecturally significant. They are also not located within the public view. The demolition of these structures would allow the owners to more

beneficially use their land by constructing a new structure in that area to be used as a professional art and woodworking studio.