

FINAL REPORT - PLEASANT STREET/5TH AVENUE TASK FORCE  
Submitted at the request of Task Force by Ruth S. Brown, Chairperson

On February 26, 2001, the Gainesville City Commission authorizes the formation of the Pleasant Street/Fifth Avenue Task Force to address the problems presented by the residents of the Pleasant Street/ Fifth Avenue area, the Gainesville Historic Preservation Board and the Fifth Avenue /Pleasant Street Advisory Board.

Issues to be addressed include:

1. Suggested resolutions to the removal and/or demolition of the two (2) boarded historic houses (located on NW 4th Avenue) owned by Santa Fe Community College.
2. The negative or positive impact on the Pleasant Street Historic District of any proposed development of land or demolition of houses within the boundaries of Pleasant Street Historic District which are currently owned by Santa Fe Community College.
3. The exploration for funds needed to address the cost of rehabilitation and resale of existing properties (to include the National Trust for Historic Preservation and other sources of funding).
4. Identification and evaluation of needed services and/or the community awareness of the level of existing services offered by the City Government including code enforcement, street maintenance, police involvement in community safety, business enhancements and all other city offerings that could impact the area.
5. Development of programs and methods designed for marketing the historic significance of the Pleasant Street Historic District and the contributions of the early African American settlers to the growth and prosperity of the City of Gainesville.

The Pleasant Street/Fifth Avenue Task Force, with a membership of fifteen residents, met every second and fourth Mondays for six (6) months ending on August 20, 2001. A listing of Task Force Members is attached to this report.

ISSUES 1 & 2:

Issue #1: The two (2) Boarded houses located on NW 4th Avenue and now owned by Santa Fe Community College

Issue #2: Santa Fe Community College's properties located within the Pleasant Street Historic District:

ACTION APPROVED: The Task Force recommends that the City of Gainesville inform Santa Fe Community College of the requirement to be in compliance with the 2001 Comprehensive Plan: Objectives 1:4.2, 1.4.3 and 1.4.4. When considering any and all land use, housing, transportation, and economic development to assure consistent with and facilitate historic preservation.

2001 Comprehensive Plan: Objectives 1.4.2, 1.4.3. and 1.4.4. - Objective 1.4

Ensure that the City's land use, housing, transportation, and economic development policies are consistent with and facilitate historic preservation.

1.4.2 The city shall encourage Santa Fe Community College to develop a master plan for its downtown campus to ensure that future development is sensitive to the historic Character of the Pleasant Street Historic District.

1.4.3 The residential character of an historic district, as defined by the National Register Jurisdictional line, shall be protected from encroachment by incompatible non-Residential Uses.

1.4.4 The character of an historic district shall be protected from encroachment of Incompatible uses.

FORMAL RECOMMENDATIONS:

Issue #1: The two houses located on NW 4th Avenue and now owned by Santa Fe Community College should be developed within the context of the 2001 Comprehensive Plan's Historic Preservation Element Goals, Objectives and Policies, Objectives 1.4.2, 1.4.3 and 1.4.4.

Issue #2: The City of Gainesville approach Santa Fe Community College to develop other properties owned by Santa Fe Community College, now and in the future, and located within the Pleasant Street Historic District in order to be in compliance with Objectives 1.4.2, 1.4.3, and 1.4.4.

The Task Force also agreed on the following concepts for consideration:

The earlier discussions, prior to the formal recommendations stated above, involving Santa Fe Community College's presence and development within the Pleasant Street Historic District resulted in the following concepts:

- Encourage Santa Fe Community College to develop within the context of the historic district and zoning.

- Encourage Santa Fe Community College to consider developing along the Commercial corridors of NW 6th Street, NW 5th Avenue and University Avenue.

- Maintain the Pleasant Street historic district boundaries as they exist now.

- Property that Santa Fe Community College owns which is zoned Commercial within the historic district should not be used for parking lots, but for buildings for classrooms and meeting facilities. An architect should present plans for such buildings to the Historic Preservation Board. Areas outside of the historic district, near Northwest 6th Street, should be used to develop parking garages.

- Compromise with Santa Fe Community College to allow them to use the residentially-zoned Hodge house property and change the zoning to Commercial on that property in order for Santa Fe Community College to have a commercial block to develop.

- Encourage Santa Fe Community College to pursue a cooperative agreement with the shopping center on NW 6th Street to use that parking lot at night.

- Encourage Santa Fe Community College to plan cooperatively with the City in its Comprehensive Plan and with adjoining neighborhoods.

- Consider the Edwards Waters College report as a model to encourage Santa Fe to coordinate with residents and City staff regarding Santa Fe's development of the area so that the City and community are included during the planning stage.

- Promote the neighborhood to the private sector with marketing strategies, including that it is on the Black HERITAGE TRAIL.

Issue #3: Exploration for funds needed to address the cost of rehabilitation and resale of existing properties (to include the National Trust for Historic Preservation and other sources of funding)

Recommendations:

- That the City, in recognition of the extended neglect of the area, should seek additional funding for rehabilitation of the community,
- That the City should employ and assign additional city staff in the area in the same pattern and level as in other area of the city (ex. Code Enforcement Officers).
- That the City should maintain a detail progress record of efforts to improve Pleasant Street/5th Avenue district.
- The City should not rely on the Community Redevelopment funds (CRA) for the main source of funding the massive number of issues that need to be address.
- The City should form partnerships with non-governmental units (Habitat for Humanity and others) to assure that the renovation of existing homes and the construction of new houses reaches the maximum level.

ACTION APPROVED: That the City authorizes funds to be designated as 5th Avenue/Pleasant Street Revitalization Fund.

Purpose and use of funds: To develop a need-driven analysis of the area and to correct the physical and environmental deficits resulting from the neglect of area.

- To renovate Boarded houses and other houses as designated by a to-be established procedure.
- To improve the infrastructure of the total area
- To employ staff-
  - Rehab Specialist with experience in historic construction for determining the structural soundness of houses to be renovated.
  - Two staff persons with the expertise in renovating historic and older structures,
  - A minimum of Two Code Enforcement Officers

-An Area Planner to develop a plan (to be approved by the Gainesville Historic Society) and to supervise the implementation of the plan-

- Plan should provide for the following factor

- To assist local businesses to improve existing buildings and to assist in the construction of new structures
- To promote the historic origin of the area
- To provide for the amenities needed for a successful community (I.e. - community center, etc.)
  
- To establish a revolving loan program for improvement cost.

ISSUE #4: Identification and evaluation of needed services and/or the community awareness of the level of existing services offered by the City:

SEE ATTACHED SHEET.

ISSUE # 5: Development of programs and methods designed for marketing the historic significance of the Pleasant Street Historic District and the contributions of the early African American settlers to the growth and prosperity of the City of Gainesville.

Recommendations:

- Reproduce copies of History of Pleasant Street for distribution.
- Design plaques or commemorative inscribed tablet to identify houses and important contributions.
- Support the establishment of a Pleasant Street Historic Day Celebration. And other historic celebrations within the area.
- Identify historic structures (commercial and residential) within the 5th Avenue community.

SOURCE OF FUNDING:

City should implement the provision that allows for the use of funds that will accumulate in future years.

The loan (if needed) by the city should be based on the total assessed value of taxable property in the Pleasant Street/5th Avenue Neighborhood Area.

(Note: Total value as of March 27, 1995 (Ordinance No. 0-95-19)  
Was \$ 5,947,440.)?

Recommendation:

TOTAL FUNDING: \$ 5,000,000

DATE OF IMPLEMENTATION - OCTOBER, 2001

**MEMBERS OF THE  
PLEASANT STREET/FIFTH AVENUE TASK FORCE**

**Ruth Brown, Chairperson**  
395-7427

**Joel Buchanan, Vice Chair**  
392-9075

**Alvin C. Butler, Jr.**  
372-1122

**Mariam Douglas**  
371-2697

**Joan Gowan**  
378-6837

**Dennis Lee Egan**  
379-7580

**Reverend B.L. Mack**  
271-8689

**Odessa F. McClendon**  
376-1938

**Carl Rose**  
376-3560

**Cleve Sharpe**  
376-0882

**George Tedford**  
376-4203

**John L. Warren**  
379-1025

**H.F. Wetterquist**  
371-4066

**Dorothy Butler**  
375-3323

**Mike Curry**  
395-5200

**Susie Mae White**  
373-8797

**Mamie Parks**  
372-8367

D R A F T 3-26-01

1 1.3.4. The City shall implement a mechanism by which the Code Enforcement Division  
2 can continue to ensure enforcement of the Historic Preservation/Conservation  
3 Ordinance, by procedures such as requiring the posting of a copy of an approved  
4 Certificate of Appropriateness (COA) application along with a building and or  
5 demolition permit, and requirement of an after-the-fact COA for fee, according to  
6 a schedule.

7  
8 1.3.5 By 2003, the City shall prepare a conservation district overlay ordinance and  
9 identify distinctive neighborhoods in Gainesville for inclusion. The conservation  
10 overlay shall seek to preserve those neighborhoods from significant alterations of  
11 architectural features through adoption and implementation of policies to be  
12 placed in the Land Development Regulations.

13  
14 1.3.6 The City shall inventory threatened historic structures in the Pleasant Street,  
15 Northeast, and Southeast Historic Districts.

16  
17 1.3.7 The City shall target a portion of its Community Development Block Grants  
18 toward historic districts such as the Pleasant Street and NW Fifth Avenue  
19 neighborhoods to better leverage existing resources.

20  
21 Objective 1.4

22  
23 Ensure that the City's land use, housing, transportation, and economic development  
24 policies are consistent with and facilitate historic preservation.

25  
26 1.4.1 By 2004, the City shall identify commercial areas in Gainesville appropriate for  
27 designation as a "Florida Main Street Community."

28  
29 1.4.2 The City shall encourage Santa Fe Community College to develop a master plan  
30 for its downtown campus to ensure that future development is sensitive to the  
31 historic character of the Pleasant Street Historic District.

32  
33 1.4.3 The residential character of an historic district, as defined by the National Register  
34 jurisdictional line, shall be protected from encroachment by incompatible non-  
35 residential uses.

36  
37 1.4.4 The character of an historic district shall be protected from encroachment of  
38 incompatible uses.

39  
40 Objective 1.4.1.5

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42 By 1993, The City shall develop a program that increases public and private  
43 involvement in the preservation, protection, enhancement and support of historic,  
44 archaeological and cultural resources.



**Examples of Recent and Current Services and Funding  
Levels in Fifth Avenue/Pleasant Street**

Housing renovations and new construction (City, NHDC and Habitat). See Attachment D for City rehabs list. All rehab funds have been from CDBG, HOME and state SHIP funds (with recent addition of tax increment funds under CRA's residential rehab program.)

One code enforcement officer covering this neighborhood along with much larger area.

Periodic street resurfacings as part of \$300,000 per year citywide for resurfacings.

Other Public Works improvements such as sidewalks, stormwater maintenance, traffic circles and speed humps. See Attachment E for a sample list of Public Works operating expenses during FY99-00 in Fifth Avenue as an example.

Annual tax increment funding (for residential acquisition and rehabs, gateway project and 6<sup>th</sup> Street streetscape project, facade grants, fences program, black-and-white historic street signs, Jesse Wiles' contractual work toward expanding grant funding sources). The tax increment revenue for Fifth Avenue/Pleasant Street. The tax increment typically rises each year and was \$98,000 for FY 00-01.

Renovation of Pleasant Place funds were \$182,000 from CDBG. No general funds were used.

Neighborhood cleanups sponsored by Public Works Department and Keep Alachua County Beautiful.

Renovation (new fence and playground equipment etc.) of Pleasant Park - \$25,000 in Block Grant funds budgeted in FY00-01 and \$30,000 in general funds budgeted for FY01-02.

Renovation of Wilhelmina Johnson Center - approximately \$100,000 CDBG and \$140,000 general fund.

**CITY OF GAINESVILLE  
 HOUSING DIVISION**

**HOUSING REHABILITATION PROGRAM  
 PLEASANT STREET/FIFTH AVENUE NEIGHBORHOODS**

	CLIENT	LOCATION	AMOUNT	STARTED	COMPLETED
1	City of Gainesville	707 NW 7th Avenue	\$23,124.00	8/1/2001	
2	City of Gainesville/CRA- Joint Project	407 NW 8th Street	\$84,530.00	Pending	
3	Anderson, Burneather	605 NW 3rd St.	\$18,360.00	12/1/2000	6/6/2001
4	Hodge House	505 NW 3rd St.	\$68,000.00	4/12/2000	10/1/2000
5	Reatha Ellis	906 NW 5 AVE	\$47,845.00	1/12/1999	5/13/1999
6	Bass, Horace	623 NW 4th Ave.	\$39,780.00	10/22/98	1/28/1999
7	Pleasant Place	729 NW 4th St.	Rental Rehab	2/9/1998	9/27/1998
8	Harris, Richard	224 NW 4th Place	\$18,730.00	10/1/1997	1/1/1998
9	Nattiel, Donnie	1012 NW 4th Avenue	\$37,205.00	10/1/1997	1/1/1998
10	Walden, Frankie	311 NW 8th Street	\$39,650.00	9/12/1997	11/6/1997
11	Williams, Herbert	409 NW 7th Avenue	\$41,415.00	2/24/1997	7/17/1997
12	Ewell, Pauline	732 NW 7th Street	\$28,553.00	7/2/1996	11/13/1996
13	SCRIVENS (AUCTION)	731 NW 3RD ST	\$53,675.00	1/1/1996	6/20/1996
14	Auction House	722 NW 7th Ave	\$8,000.00	1/1/1996	3/4/1996
15	Auction House	706 NW 7th Ave	\$13,067.00	11/1/1995	12/12/1995
16	Auction House	823 NW 6th Ave	\$6,490.00	11/18/1995	12/8/1995
17	AUCTION HOUSE	725 NW 3RD ST	\$45,900.00	7/20/1995	11/30/1995
18	AUCTION HOUSE	538 NW 3RD ST	\$43,300.00	5-95	11/30/1995
19	CITY RENTAL	111 NW 7TH AVE	\$25,000.00	3/1/1995	7/1/1995
20	WESLEY, LORINE TURNAROUND HOUSE	526 NW 3RD ST	\$51,000.00	7/10/1994	12/16/1994
21	HARRIS, OVIEDA	224-C NW 4TH PL	\$31,107.00	6/17/1994	10/1/1994
22	WATSON, QUEEN	724 NW 9TH ST	\$167.00	9/1/1994	10/1/1994
23	ROBINSON, BERNICE	229 NW 4 PL	\$18,650.00	7/19/1993	2/1/1994
24	KATZ, SETON	316 NW 7 TERR	\$14,950.00	8/30/1993	1/24/1994
25	HARRIS, RICHARD	224 NW 4 PL	\$15,850.00	2/16/1993	9/10/1993
26	WILLIAMS, GLORIA	906 NW 6 AVE	\$33,395.00	4/5/1993	8/13/1993
27	STAFFORD HOUSE/BETSY MILLER	518 NW 2 ST	\$51,948.00	05/00/93	8/4/1993
28	DAVIS, EMILY	708 NW 6 AVE	\$25,472.00	5/19/1992	7/23/1993
29	WILLIAMS, ANNIE	511 NW 8 ST	\$31,511.00	2/12/1993	7/2/1993
30	FREEMAN, INEZ	618 NW 1 ST	\$17,805.00	04/00/93	7/1/1993
31	TAYLOR, ROSETTA	715 NW 7 AVE	\$15,265.00	1/13/1993	2/28/1993
32	RIGGINS, SUZETTA	426 NW 4 AVE	\$30,588.00	8/18/1992	11/24/1992
33	DANIELS, ESTER	830 NW 7 AVE	\$23,970.00	5/2/1992	10/30/1992
34	HODGE, WILLIE MAE	408 & 410 NW 5 AVE	\$74,000.00		10/15/1992
35	HEARST, QUEENIE	313 NW 7 AVE	\$13,050.00	1/9/1992	2/14/1992
36	BRYANT, ROSA LEE	1210 NW 5 AVE	\$16,200.00	10/14/1991	12/16/1991
37	EVANGLIST, JAMES	809 NW 4 AVE	\$19,045.00	12/12/1990	4/20/1991
38	THURSTON, ADA	441 NW 6 PL	\$19,255.00	4/24/1990	7/30/1990
39	NELSON, RACHEL COTTMON	420 NW 10 ST	\$14,010.00	10/30/1989	12/15/1989
40	MYRICK, MARY LEE	224-A NW 4 PL	\$17,935.00	3/20/1989	6/19/1989
41	WILLIAMS, MARY CECLIA	1112 NW 7 AVE	\$22,366.00	2/8/1989	6/8/1989
42	COOPER, GENEVA	411 NW 3 ST	\$18,024.00	6/6/1988	8/25/1988
43	JORDON, THELMA	612 NW 4 ST	\$20,297.00	9/8/1987	1/15/1988
44	CATO, JAMES	508 NW 4 AVE	\$20,700.00	5/18/1987	11/4/1987

**CITY OF GAINESVILLE  
HOUSING DIVISION**

**HOUSING REHABILITATION PROGRAM  
PLEASANT STREET/FIFTH AVENUE NEIGHBORHOODS**

	CLIENT	LOCATION	AMOUNT	STARTED	COMPLETED
45	BANKS, LOTTIE	326 NW 9 ST	\$7,510.00	5/30/1986	7/16/1986
46	CARTER, LOTTIE	731 NW 8 ST	\$12,239.00	1/6/1986	4/10/1986
47	WINSTON, ERNESTINE	506 NW 7 TERR	\$6,000.00	2/3/1986	2/27/1986
48	MITCHELL, HARRIET	1102 NW 6 PL	\$14,836.00	12/10/1985	2/10/1986
49	ROSS, ARTIS	615 NW 7 TERR	\$13,311.00	3/22/1985	6/11/1985
50	HICKS, BERNICE C	716 NW 4 AVE	\$3,056.00	7/1/1984	9/27/1984
51	REDEVELOPMENT #14	707 NW 7 AVE	\$19,391.00	2/22/1984	6/18/1984
52	REDEVELOPMENT #13	706 NW 7 AVE	\$22,744.00	1/4/1984	5/7/1984
53	MADDOX, HOLLIE	711 NW 8 ST	\$12,460.00	12/5/1983	4/3/1984
54	BARTON, MARJORIE	724 NW 7 AVE	\$23,695.00	12/5/1983	4/2/1984
55	BLOUNT, JOSEPHINE	829 NW 6 AVE	\$25,232.00	11/17/1983	3/27/1984
56	REDEVELOPMENT #	819 NW 6 AVE	\$18,665.00	9/5/1983	12/12/1983
57	SMART, LILLIE	716 NW 7 ST	\$11,218.00	10/18/1983	12/9/1983
58	REDEVELOPMENT #11	728 NW 7 ST	\$15,838.00	9/6/1983	11/18/1983
59	REDEVELOPMENT #7	1110 NW 6 PL	\$19,125.00	6/20/1983	10/17/1983
60	REDEVELOPMENT #10	736 NW 7 ST	\$15,940.00	8/4/1983	10/17/1983
61	REDEVELOPMENT #9	722 NW 7 ST	\$22,378.00	7/11/1983	10/6/1983
62	REDEVELOPMENT #8	735 NW 7 ST	\$19,225.00	5/19/1983	9/23/1983
63	BUCHANAN, ROSA	739 NW 7 ST	\$16,099.00	4/18/1983	6/30/1983
64	REDEVELOPMENT #6	731 NW 7 ST	\$17,160.00	5/9/1983	6/27/1983
65	B & G PROPERTIES	907 NW 4 PL	\$43,787.00	1/17/1983	5/2/1983
66	REDEVELOPMENT #1	720 NW 7 AVE	\$24,430.00	12/13/1982	3/22/1983
67	REDEVELOPMENT #5	722 NW 7 AVE	\$14,925.00	1/19/1983	3/22/1983
68	REDEVELOPMENT #4	738 NW 7 ST	\$14,323.00	12/13/1982	2/24/1983
69	REDEVELOPMENT #2	815 NW 6 AVE	\$14,859.00	12/13/1982	2/22/1983
70	REDEVELOPMENT #3	823 NW 6 AVE	\$15,950.00	12/13/1982	2/22/1983
71	PURCHASE REHAB #4	1120 NW 6 AVE	\$21,349.00	6/28/1982	11/18/1982
72	PURCHASE REHAB #3	902 NW 7 AVE	\$27,755.00	6/28/1982	11/8/1982
73	MITCHELL, JOSIE	310 NW 8 ST	\$11,951.00	8/9/1982	9/27/1982
74	PURCHASE REHAB #2	509 NW 7 TERR	\$26,570.00	5/21/1982	9/16/1982
75	PURCHASE REHAB #1	1027 NW 6 AVE	\$29,615.00	5/18/1982	7/20/1982
76	MATTIE, JEFFERY	1128 NW 6 AVE	\$27,712.00	10/21/1981	3/10/1982
77	CITY AQUISITON #2	1106 NW 6 AVE	\$20,000.00	6/19/1979	4/22/1980
78	JOHNSON, ETHEL	1225 NW 7 AVE	\$12,906.00	1/2/1980	4/4/1980
79	BYERS, ALVIS	311 NW 7 TERR	\$7,917.00	2/25/1980	4/2/1980
80	COSBY, EDGAR	303 NW 4 ST	\$17,170.00	4/19/1979	9/28/1979
81	HARRIS, EUNICE	224 NW 4 PL	\$13,199.00	4/2/1979	8/20/1979
82	BUCHANAN, JOE	1019 NW 6 AVE	\$14,096.00	9/25/1978	7/16/1979
83	CITY AQUISITION #1	1025 NW 6 PL	\$20,086.00	6/6/1979	7/9/1979
84	ANSLOW, WILLIAM	1119 NW 4 AVE	\$12,594.00	5/24/1979	7/3/1979
85	HALL, ISREAL	1242 NW 5 AVE	\$12,594.00	3/21/1979	6/29/1979
86	HARPER, AZELLA	403 NW 8 ST	\$9,640.00	2/26/1979	4/18/1979
87	MALLOY, MARIAM DOUGLAS	512 NW 6 ST	\$21,725.00	9/1/1978	4/4/1979
88	HUDDLESTON, ALICE	709 NW 6 AVE	\$6,252.00	11/9/1978	2/21/1979

**CITY OF GAINESVILLE  
HOUSING DIVISION**

**HOUSING REHABILITATION PROGRAM  
PLEASANT STREET/FIFTH AVENUE NEIGHBORHOODS**

	CLIENT	LOCATION	AMOUNT	STARTED	COMPLETED
89	BAKER, MADIE	307 NW 2 ST	\$7,895.00	9/19/1978	1/31/1979
90	SAUNDERS, MAMIE	808 NW 7 AVE	\$31,355.00	9/28/1978	1/22/1979
91	MICKLES, SHIRLEY	501 NW 10 ST	\$10,003.00	5/31/1978	1/15/1979
92	WOODARD, LOUVERTA	828 NW 7 PL	\$5,498.00	12/9/1978	1/10/1979
93	DEBOSE, ANNIE	506 NW 7 TERR	\$7,890.00	4/24/1978	1/5/1979
94	HURST, PEARL	1112 NW 7 AVE	\$6,060.00	10/15/1978	11/27/1978
95	COLES, FREDDIE	406 NW 3 AVE	\$6,833.00	8/13/1978	11/21/1978
96	FORD, LILLIE	716 NW 7 ST	\$6,378.00	9/29/1978	11/21/1978
97	EVANS, MARGARIE	812 NW 4 AVE	\$6,835.00	7/19/1978	9/11/1978
98	MCKNIGHT, GLADYS	701 NW 7 AVE	\$6,760.00	6/13/1978	8/11/1978
99	BANKS, LOTTIE	326 NE 9 ST	\$5,685.00	3/31/1978	7/24/1978
100	DOBY, IDELLA	717 NW 8 ST	\$8,426.00	3/15/1978	6/8/1978
101	FORD, OTIS	730 NW 7 ST	\$6,500.00	4/19/1978	6/2/1978
102	PALMORE, EFFIE	606 NW 6 ST	\$14,370.00	12/15/1977	4/7/1978
103	WHITE, WALTER	612 NW 5 AVE	\$15,896.00	3/1/1978	4/6/1978
104	STONE, BEATRICE	1009 NW 6 AVE	\$6,801.00	9/29/1977	12/16/1977
105	TURNIPSEED, ETTA	927 NW 5 AVE	\$8,650.00	8/15/1977	12/5/1977
106	MARTIN, IRENE	517 NW 6 AVE	\$14,700.00	9/27/1977	11/25/1977
107	BROOKS, KARLENE	818 NW 7 PL	\$6,584.00	10/13/1977	11/21/1977
108	LOVE, ROBERT	301 NW 8 ST	\$8,432.00	8/3/1977	10/14/1977
109	JONES, ELIZABETH	1117 NW 6 AVE	\$6,622.00	3/11/1977	8/22/1977
110	HILL, DARVETA	1106 NW 6 AVE	\$6,500.00	8/1/1977	8/22/1977
111	VEAL, JOSEPHINE	424 NW 10 ST	\$6,594.00	4/14/1977	7/29/1977
112	HEARD, ANN NETER	1113 NW 5 AVE	\$17,258.00	6/1/1977	7/1/1977
113	NELSON, RACHEL	420 NW 10 ST	\$6,653.00	4/20/1977	6/30/1977
114	HAYES, BEULAH	901 NW 4 PL	\$10,105.00	3/11/1977	6/2/1977
115	SCOTT, ROBERT	419 NW 12 ST	\$6,490.00	3/22/1977	5/5/1977
116	IVORY, ROBERT	739 NW 8 ST	\$7,505.00	2/10/1977	3/29/1977
117	ROBINSON, CHRISTINE	741 NW 8 ST	\$5,133.00	11/15/1976	1/17/1977
		<b>TOTAL</b>	<b>2,281,122</b>		

**Other Projects:**

Rental Rehabilitation	59	\$1,037,937
Acquisition of Branch Property		\$60,000
Acquisition of Scattered Sites Property		\$168,482
Other Acquisitions		\$185,000



## CITY OF GAINESVILLE

### *Public Works Department*

These are the Operations Division's operating expenses for the 5<sup>th</sup> Avenue Neighborhood for FY 99/00.

Litter control	\$1,130.92
Pavement Maintenance	\$35,224.21
Concrete Maintenance and New Sidewalk Construction	\$64,906.99
Stormwater Maintenance	\$6,877.38
Street Sweeping Residential	\$11,101.83
Street Sweeping Arterial	<u>\$2,287.76</u>
<b>Total</b>	<b>\$122,029.09</b>

Traffic Calming Devices  
Traffic Circles     4 Each  
Speed Humps        13 Each

Attached are Audit sheets for all Work Orders completed in the 5<sup>th</sup> Avenue Neighborhood in Fiscal Year 1999/2000

**Staff Suggestions for Marketing Pleasant Street/Fifth Avenue and Encouraging More Rapid Rehabilitation of Boarded Buildings:**

1. Locate more funds for rehabilitation of houses.
2. Market the neighborhood more widely. Share the community's history. Pleasant Street is the first African American historic district in the state. Its social history and architectural heritage are extraordinary. Create brochures to distribute to everyone in both neighborhoods, and make them widely available to potential buyers and the public (including Realtors).
3. Market the private rehabs in the neighborhood. Create a board showing private rehabs done recently and underway. There are many. Share with Realtors, lenders, appraisers.
4. Continue City rehabs like the Hodge House, that create a positive, fresh exterior for the historic structures.
5. Code enforce steadily. Vacant houses must all be secured. Boarded houses should show progress toward renovation in one year. Lots must not be overgrown. Properties must be maintained to the housing code.
6. Track housing conditions in the area. Track exactly which buildings are still deteriorated or dilapidated, which have best potential for rehab, help market them. Have one responsible point-person for this. Update annually, with property-by-property updates.
7. Renovate the parks and tot lots. The park at 3<sup>rd</sup> Street and 5<sup>th</sup> Avenue is being upgraded now with new picket fence and playground equipment. Upgrade all the neighborhood parks.
8. Use the limited CRA funds to "spruce up" and revitalize. CRA funds are covering/have covered black-and-white historic street signs, fences, sidewalks, facade grants.
9. Use CRA funds to acquire houses least likely to be renovated by others - those with heir owners, back tax and title problems. CRA has bought one for rehab and is negotiating purchase of a nearby lot for new construction.
10. Use CRA funds to cluster rehabs so resale values are supported by other revitalization and new construction nearby.
11. Partner with Habitat for Humanity and NHDC, making houses lots available to those organizations for both renovations and new construction.
12. Make improvements the larger community can see. When 6<sup>th</sup> Street is repaved, the CRA is going to fund textured paver crosswalks, sidewalks and other enhancements. Do other improvements that market the neighborhoods for those who don't see them regularly and don't know their historic character.
13. Work closely with lenders and appraisers. In historic neighborhoods, owners often invest in their properties in levels that go beyond what resale comparables show. Provide all this marketing information to appraisers and lenders so they understand the progress in the neighborhoods.

**PLEASANT STREET/FIFTH AVENUE TASK FORCE  
MEETING MINUTES**

City Hall  
Room 16

August 20, 2001  
7:00 P.M.

MEMBERS PRESENT

Ruth Brown, Chairperson  
Joan Gowan  
Mike Curry  
Dennis Egan  
Susie Mae White  
Carl Rose  
Cleve Sharpe  
George Tedford  
H.F. Wetterquist

STAFF PRESENT

D. Henrichs  
Tom Saunders  
Betsy Byrne  
Karen Slevin  
Jackie Richardson

GUESTS

Shirley Kinsey  
Roberta Parks

I. Call to Order

Chairperson Ruth Brown called the meeting to order at 7:00 p.m.

II. Adoption of Agenda

<u>Motion By:</u> Dennis Egan	<u>Seconded by:</u> George Tedford
<u>Moved to:</u> Adopt the agenda.	<u>Upon Vote:</u> Motion carried unanimously

III. Adoption of Minutes – August 6, 2001

<u>Motion By:</u> George Tedford	<u>Seconded by:</u> Dennis Egan
<u>Moved to:</u> Adopt the minutes of August 6, 2001.	<u>Upon Vote:</u> Motion carried unanimously

#### IV. Discussion with Chair of Santa Fe Endowment Corporation

Chair-Elect Jim Painter of the Endowment Corporation offered his apologies for Ms. Womack's absence, but she had a previous engagement. Mr. Painter gave a brief history of his tenure with Santa Fe Community College. He stated that while he was a City Commissioner, the Commission worked to set up a partnership with Santa Fe Community College. He explained that the Endowment Corporation was formed to promote the benefits of education and training for residents of the City and Alachua County. He discussed the difficulty of preparing a master plan for Santa Fe since it was difficult to determine funding sources, and that no master plan exists at this time.

He explained that Santa Fe spent more money purchasing property than for classrooms. He stated that 20,000 individuals have attended the downtown center over the last twelve years, 5,000 of those African-Americans. He indicated that Santa Fe would work with the community to assure the citizens of Gainesville of Santa Fe's best intentions.

Chairperson Brown asked if Mr. Painter was aware of the purpose of the Task force with regards to development within the historic district. She cited Historic Preservation Element Objectives 1.4.2, 1.4.3 and 1.4.4. She explained that, once the Task Force had completed its charge, she would pass on a list of recommendations to Santa Fe that would include actions Santa Fe could take to benefit the community. She encouraged other Task Force members to submit a list as well.

Mr. Painter explained that the Endowment Corporation was a fund raising organization and did not set policy. He suggested that the Task Force express their concerns to the College's Board of Trustees.

Mr. Rose asked for Mr. Painter's opinion on saving one of the historic homes it owns in the district and converting it to a child care center, liaison admissions office or exterior security office.

Mr. Painter pointed out that there were already two day care homes in the area and he was unsure if the two houses could be brought up to safety codes for those uses.

Mr. Wetterqvist indicated that the Task Force agreed that Santa Fe had added value to the neighborhood. He asked if Mr. Painter believed the Task Force's recommendations were viable.



Mr. Painter stated that he has no problem with Objective 1.4.2 since it used the word "encourage". He indicated that Santa Fe would work in partnership with the Task Force. He stated that when Santa Fe has something tangible they would share it with the task force and work with the City.

Mr. Tedford asked if Santa Fe would be willing to donate the houses, and allow them to remain on site.

Mr. Painter indicated that Santa Fe would be willing to donate the houses to anyone willing to relocate them. He stated that Santa Fe needed to reserve the property for future expansion needs.

Ms. Brown discussed the charge of the Task Force. She indicated that the Task Force's recommendations should be forwarded to the City Commission.

Mr. Painter suggested that it might be five to ten years before any action would be taken on the properties.

Ms. Gowan noted that the house to the west, the Cato home, had never been boarded and sealed. She pointed out that the roof of the Williams house had caved in, leaving it open to the elements and demolition by neglect.

Mr. Painter indicated that he would look into Ms. Gowan's concerns. He stated that the Endowment Corporation would be happy to participate in any way they could.

#### V. Strategies for Boarded Buildings

Ms. Brown handed out information that she drafted on recommendations on boarded buildings. She indicated that she used the Task Force's recommendations in preparation of the document. She stated that the requests were: that the City authorize funds for renovation of boarded homes and other homes; provide additional staff; two staff persons with expertise in renovating historic and older structures; retain an area planner to develop a plan (to be approved by the Historic Preservation Board) and to supervise the implementation of a plan; assist local businesses to improve existing buildings and to assist in the construction of new structures; promote the historic origin of the area; provide for the amenities needed for a successful community (i.e., community center); and establish a revolving loan program for homeowner's improvement cost. She suggested that the City provide funding of \$5,000,000,000 and begin immediate implementation.

Ms. Gowan pointed out that, except for the proposed funding, Ms. Brown's recommendations were similar to staff's recommendations. She stated that the task force needed to persuade the City Commission to provide more funds for the area.

Mr. Rose noted that there was a new procedure for boarded buildings.

Ms. Brown presented information on the financial plans from the 2001 - 2005 Capital Improvement Summary. She discussed the financial plan for FY-2002, which showed the revenue from tax increment, expenditures for Downtown, 5<sup>th</sup> Avenue/Pleasant Street, and College Park redevelopment funds. Ms. Brown pointed out that, with the current rate of incoming funds, the neighborhood would never catch up.

Mr. Tedford asked if the City could float a loan.

Ms. Slevin indicated that Jesse Wiles of Asset Property Disposition, Inc. would complete his study on developing a strategy for seeking additional funding sources for the Fifth Avenue/Pleasant Street neighborhoods in October 2001. She stated that the 5<sup>th</sup> Avenue/Pleasant Street Advisory Board could borrow money from a large vendor and use the tax increment to make payments.

Mr. Tedford indicated that he would like to begin marketing the neighborhoods in other cities throughout Florida, as well as in Gainesville. He noted that the neighborhood was on the Black Heritage Trail. He would like to include this as the last recommendation on the previous list of eight recommendations.

Ms. Brown stated that there are ten addresses on a list of boarded building in Pleasant Street dated 1993 that are still boarded. She stated that the City has been neglecting the 5<sup>th</sup> Avenue historic district.

Mr. Rose stated that the City needed to address deteriorating houses as well as boarded houses.

Mr. Curry pointed out that the two homes in question were featured in "This Old House" magazine. He suggested it was great marketing for the neighborhood and stressed that the task-force should use other national publications.

Mr. Rose suggested using web sites for marketing.

Ms. Gowan suggested using the State Historic Preservation Office for marketing.

Mr. Saunders presented budget histories of the Code Enforcement and Housing divisions. He pointed out that the Housing budget indicated the overall percentage budgeted for Pleasant Street, and the Code Enforcement information detailed the budget for the last ten years. The City has added three Code Enforcement Officers in the last few years.

#### **VI. Finalize Recommendations to City Commission**

Ms. Brown suggested that the two recommendations approved by the task force at the August 6, 2001 meeting be sent to the City Commission as an agenda item with additional backup for explanation.

Ms. Gowan suggested giving the recommendations to the City Commission and reconvening after Jesse Wiles gives his presentation to the CRA.

Mr. Rose stated that the recommendations were ambiguous and not specific. He suggested that the Task Force wait until the City Commission responded to the recommendations before they reconvene.

Ms. Gowan indicated that she did not believe the recommendations were ambiguous.

Susie Mae White asked if the task force intended to make a statement on every recommendation.

Mr. Saunders suggested sending an agenda item to the City Commission with the Task Force's recommendations and concerns about boarded buildings and funding issues now and not wait until October. Mr. Saunders indicated that staff would be happy to assist the task force with the agenda item and backup.

Mr. Tedford cited a concern about the legal issues involved with Santa Fe including the neighborhood in their plans. He indicated that he wanted to ask the legislature to include junior colleges under the same law that applied to state colleges.

Ms. Gowan suggested contacting the State Historic Preservation Office for an answer to the legal question so the answer could be included when the information packet was mailed to the Task Force.

Mr. Rose cited a concern that the Preservation Element was only adopted on first reading.

Mr. Saunders stated that second reading would be later in the year.

Ms. Gowan thanked the Chairperson Brown for the work that she had done for the group.

**VII. Adjournment**

The meeting adjourned at 8:30 p.m.