

*E. F. B. Support Systems*  
1427 Park Avenue  
Plainfield, New Jersey 07060

CITY OF GAINESVILLE  
CITY COMMISSION

060944

Office: 908-754-2350

2007 FEB - 1 AM 9:08 Fax: 908-754-2350

Mr. Kurt Lannon  
Clerk of the Commission  
P.O. Box 490  
Station 19  
Gainesville, Florida 32602

Re: Petition 9COA-07HPB – Appeal

Dear Mr. Lannon:

I sincerely hope that my appeal reaches you in the prescribed time. I don't know if this is the proper procedure for making this appeal, but when I called your office, they said write an appeal and attach all of your documents. I hope I've done everything required.

I am writing to you regarding the Decision of the Historic Preservation Board's denial of my petition to have the House located at 506 N.W. 6<sup>th</sup> Avenue demolished.

The decision for this denial was based on the following:

1. Demolition of significant buildings, outbuildings, and individual features conflict with Standards 2 and 4. The residence is a "significant" contributing structure to the Pleasant Street Historic District.
2. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2.

Before I invest my time and money rehabilitating an historic building that is almost 100 years old, I would like to request of the Clerk of the Commission to have the Historic Preservation Board evaluate the structural integrity, weather tightness and the economic feasibility of rehabilitation based on the condition of the roof, foundation and walls as well as the cost of replicating features and details on the historic building for a proposal for new development and to determine if reasonable measures can or cannot be taken to save the building, structure, or object from collapse.

I really don't think that the Historic Board has looked at the house nor have they had someone to really see what condition the house is in prior to making their decision. And, if there is a report, I would like to see what their decision was based on. The house has been sitting vacant for 20 years and based on what we have been told, the main beam holding up the house has been eaten away by termites.

I am asking the Clerk of the Commission to please take a look into this, if the house has to be fixed o.k., but if its beyond repair that another story.

Thank you for your attention in this matter

Sincerely,

  
Eveline F. Gillead

E. F. B. Support Systems



# CITY OF GAINESVILLE

## Department of Community Development

January 3, 2007

Ms. Gillead  
EFB Support Systems  
1427 Park Avenue  
Plainfield, New Jersey 07060

Re: Petition 9COA-07HPB. 506 N.W. 6<sup>th</sup> Avenue. Demolition of structure. This is a contributing structure in the Pleasant Street Historic District. Alma G. Collins, Owner. Eveline F. Gillead, Agent.

Dear Ms. Collins and Gillead,

The Historic Preservation Board heard the above-cited item at its January 3, 2007 public meeting. The Board DENIED the request to demolish a structure at 506 N.W. 6<sup>th</sup> Avenue in the Pleasant Street Historic District.

The recommendation is based on the following findings as stated in the Guidelines:

- *Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. The residence is a "significant" contributing structure to the Pleasant Street Historic District.*
- *Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2.*

The recommendation was based on the following findings as stated in the Land Development Code:

Section 30-112 of the Land Development Code guides demolition requests in the Pleasant Street Historic District which require the board to take the following criteria into account:

- d. *Demolition in Pleasant Street Historic District. A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures, or objects in the Pleasant Street Historic District shall be guided by:*
  1. *The significance of the property. Significance concerns historic or architectural aspects of the building, structure, or object. A property shall be considered to be significant if it meets one the following criteria:*

- i. *The property is located on an important street and within a cluster of historic buildings. Cluster of historic buildings is defined by the presence of three historic buildings adjacent to each other on the same block as the property proposed for demolition, either on the same side of the street, across the street, or on adjacent side street of the block containing the property. Important streets is defined as NW 2nd, 3rd, or 4th Street, NW 2nd, 3rd, or 4th Avenue, NW 4th or 6th Place, the 200--600 block of NW 1st Street, the 200--400 block of NW 7th Avenue, and the 300 block of NW 5th Avenue.*
- ii. *The property is located on an important street or within a cluster of historic buildings, and meets one of the following criteria:*
  - (A) *It maintains its basic plan; additions, if any, were made to nonprominent elevations and porches were not enclosed.*
  - (B) *Its features are unique and there are few remaining occupied buildings of its type in the neighborhood.*
  - (C) *It is associated with an important person based on original ownership documentation contained in the nomination of Pleasant Street to the National Register of Historic Places.*
- iii. *The property is not on an important street and not within a cluster of historic buildings, but it has been evaluated for its architectural quality and structural condition and merits preservation.*


2. *Plans for redevelopment. Demolition of historic building without definitive plans for redevelopment is discouraged. This factor evaluates the proposed reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.*

3. *Condition of the building. The historic preservation board will evaluate the structural integrity, weathertightness and the economic feasibility of rehabilitation based on the condition of the roof, foundation and walls as well as the cost of replicating features and details on the historic building in any proposal for new development, and will determine if reasonable measures can be taken to save the building, structure, or object from collapse. The applicant shall allow the city manager or designee to inspect the structure with reasonable notice.*

Section 30-112 of the Land Development Code also allows any person aggrieved by a decision rendered by the Historic Preservation Board (HPB) to appeal the decision within 14 days from the date the decision by the HPB is reduced to writing and served by certified or registered mail, return receipt requested, to such person. Filing a written notice of appeal within the above-proscribed time period with the Clerk of the Commission shall make the appeal. The notice shall set forth concisely decision appealed from and the reasons or grounds for the appeal.

If appealed, it will be heard by the city commission at its next regular meeting, provided at least 14 days have intervened between the time of the filing of the notice of appeal and the date of such meeting. If you have any questions, please do not hesitate to contact me at (352) 334-5022.

Sincerely,



D. Henrichs  
Historic Preservation Planner

Cc: Historic Preservation Board  
Tom Saunders  
Ralph Hilliard  
John Wachtel

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December 8, 2006

Ms. D. Henrichs  
Historic Preservation Planner  
306 N. E. 6<sup>th</sup> Avenue  
Bldg. B  
Gainesville, Florida 32602

Re: 506 N.W. 6<sup>th</sup> Avenue - Certificate of Appropriateness

Dear Ms. Henrichs:

Thank you for your quick response to my letter and my apologies for not signing at the bottom of the certificate, I thought the signature as agent would suffice.

Enclosed, please find a booklet with the items you requested for the Certificate of Appropriateness for demolition.

As for the COA for new construction, I'm going to hold off with that request until I know what the outcome will be with the COA for demolition. Once that is determined, I can either start the process of applying for the COA for new construction or deal with Code Enforcement to bring structure up to compliance.

Peace on earth and happy holidays!

Sincerely,



Eveline F. Benbow-Gillead

efbg/enc.

060944

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**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
FOR  
506 N.W. 6<sup>TH</sup> AVENUE  
GAINESVILLE, FLORIDA 30602**

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**Drawing giving dimensions of property, location of building(s) showing distances  
from property lines, etc.**

**Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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See Attached

*E. F. B. Support Systems  
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*Office: 908-754-2350*

*Fax: 908-754-2350*

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**Written Description  
of  
Proposed Work and Materials  
Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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**Demolition**

To raze existing structure located @ 506 N.W. 6<sup>th</sup> Avenue (Parcel #9)

**Exterior Alterations/Repairs**

- None

**Interior Alterations/Repairs**

- None



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**One Complete Set of plans (w/elevations) and Specification for the project**

**Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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The request is for demolition; therefore there are no plans w/elevations/specifications.

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**Samples of exterior materials to be used**

**Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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None

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**Photographs of existing structure**

**Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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See Attached

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**Specific items, as requested, such as landscape plans, verification of economic hardship, or in the case of demolition, explanation of the future use of the site.**

**Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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- Specific item requested is **demolition.**
- At present, no plans for landscape
- There is presently a lien on the property being incurred at \$100.00 a day imposed by the Code Enforcement Board, which poses an economic hardship.
- Applicant's future use of the site would be to replace with new structure that meets historic preservation guidelines.

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**Letter of Consent from property Owner**

**Alma G. Collins % Delores Benbow-Webb  
506 N.W. 6<sup>th</sup> Avenue – Parcel #9  
Gainesville, Florida**

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To: Historic Preservation Board

December 8, 2006

From: Eveline F. Gillead/Heirs of Alma Collins

Subj: **Letter of Consent**

We the heirs and owners of 506 N.W. 6<sup>th</sup> Avenue, do hereby give consent for the demolition of existing structure at 506 N. W. 6<sup>th</sup> Avenue, Gainesville, Florida.

Sincerely,

Eveline F. Gillead & Heirs of Alma Collins

/efbg

**Lannon, Kurt M.**

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**From:** Gillead, Eveline [CRDUS] [EGillead@CRDUS.JNJ.COM]  
**Sent:** Wednesday, January 31, 2007 4:41 PM  
**To:** Lannon, Kurt M.  
**Subject:** RE: REQUEST FOR APPEAL RE: PETITION 9COA07HPB-506 N.W. 6th Avenue

Mr. Lannon,

That is correct, but as I stated, I'm not familiar with your rules and I'm an out-of-state person, no one has offered to assist me in any of these matters, I have had to read and find out as much as I could on how to do things. My last date to file was January 23, minus one holiday (MLK) which would of taken me to Monday January 26th. I called your office on January 27th to proceed with my appeal, I called and spoke with Jeff Hilliard, he said he did not know who the Clerk of Commission was, gave me a number to call. If I had been given the correct information, my appeal would have went in on the 14th.

So, therefore, Implore you to make an exception to the rule for the above stated reasons.

Thank you.

-----Original Message-----

**From:** Lannon, Kurt M. [mailto:lannonkm@cityofgainesville.org]  
**Sent:** Wednesday, January 31, 2007 4:10 PM  
**To:** Gillead, Eveline [CRDUS]  
**Subject:** RE: REQUEST FOR APPEAL RE: PETITION 9COA07HPB-506 N.W. 6th Avenue

We have been provided documentation that the notification of the Historic Preservation Board action via letter was dated January 3, 2007 and delivered to L. Gillead on January 8, 2007. Using a liberal interpretation of the Code the 14 days would have started on January 8, 2007.

Kurt Lannon  
Clerk of the Commission

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**From:** Gillead, Eveline [CRDUS] [mailto:EGillead@CRDUS.JNJ.COM]  
**Sent:** Wednesday, January 31, 2007 3:47 PM  
**To:** Lannon, Kurt M.  
**Subject:** RE: REQUEST FOR APPEAL RE: PETITION 9COA07HPB-506 N.W. 6th Avenue

Dear Mr. Lannon,

Thank you for our speedy reply. Yes, I am an out of state resident and am not completely familiar with the procedures for the City of Gainesville. I asked Ms. Henrich who was the Clerk for the Commission and she told me "she did not know." I spent all morning trying to obtain your name, after being put on hold, disconnected, and transferred, I was finally able to get your name. So, I apologize for the delay. I think I have 14 days from date stamped on my letter. Is this correct?

It is very important that we try to proceed. I'm trying to follow the correct procedures for rehabilitating the property. But, I can't rehabilitate a house that is beyond repair. That's throwing

good money after bad or I need documentation from an engineer/architect that the house can be repaired. One engineer and I think his name was a "Mr. Redfroe" looked at the house and said to my sister it was beyond repair when she came down last summer.

Thank you for your attention, I await your reply.

-----Original Message-----

**From:** Lannon, Kurt M. [mailto:lannonkm@cityofgainesville.org]

**Sent:** Wednesday, January 31, 2007 3:11 PM

**To:** Gillead, Eveline [CRDUS]

**Subject:** RE: REQUEST FOR APPEAL RE: PETITION 9COA07HPB-506 N.W. 6th Avenue

Dear Ms Gillead:

Thank-you for sending the request in writing as is required. Our office contacted Ms Henrich shortly after your phone call and learned that the 14 day period for filing an appeal had already expired.

Are there any extenuating circumstances for what appears to be a late attempted filing?

Timely filings are placed on a City of Gainesville agenda for consideration by the City Commission. I could try to place this item on an agenda for consideration but I suspect that our Attorney's office would recommend that the matter not be heard, or that if placed or heard, it would appear with a recommendation not to consider.

Please let me know if there were any extenuating circumstances and/or how you would like for me to proceed.

Kurt Lannon  
Clerk of the Commission

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**From:** Gillead, Eveline [CRDUS] [mailto:EGillead@CRDUS.JNJ.COM]

**Sent:** Wednesday, January 31, 2007 2:41 PM

**To:** Lannon, Kurt M.

**Subject:** REQUEST FOR APPEAL RE: PETITION 9COA07HPB-506 N.W. 6th Avenue

Dear Mr. Lannon:

Please find attached, an electronic copy of my letter to you requesting an Appeal of Petition 9COA07HPB, Certificate Appropriate Request and correspondence to Dee Henrich (Historic Preservation Board). Also, I will fedex you the hard copies today 1/31.

If you should need to speak with me directly, or have questions, please don't hesitate to let me know. I can be contacted at the following numbers.

Thank you!

P.S. if you need to see pictures of the property, Dee Henrich of the Historic Planning Board has the entire file.

Eveline F. Gillead  
908-754-2350 - aft. 5:30p.m.  
908-412-3738 - 8-5p.

<<112706dhenrich.doc>>  
<<PETITION9COA07HPB APPEAL-COLLINS.DOC>>

<<120806dhen.doc>>