



# Model Block Architectural and Structural Review & Deconstruction

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November 17, 2008





## Model Block Architectural and Structural Review & Deconstruction

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- Phase1
- Feasibility Report
- Architectural and Structural review of the existing structures
- Overview of the Model Block Program
- Infill Lots owned by the CRA
- Deconstruction of the Model Block Homes



## Revision of the Model Block Program

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- Phase 2
- Deconstruction of the model block homes
- Revised Model Program to reflect the current market
- Implementation strategies



## Overview of the Model Block Program

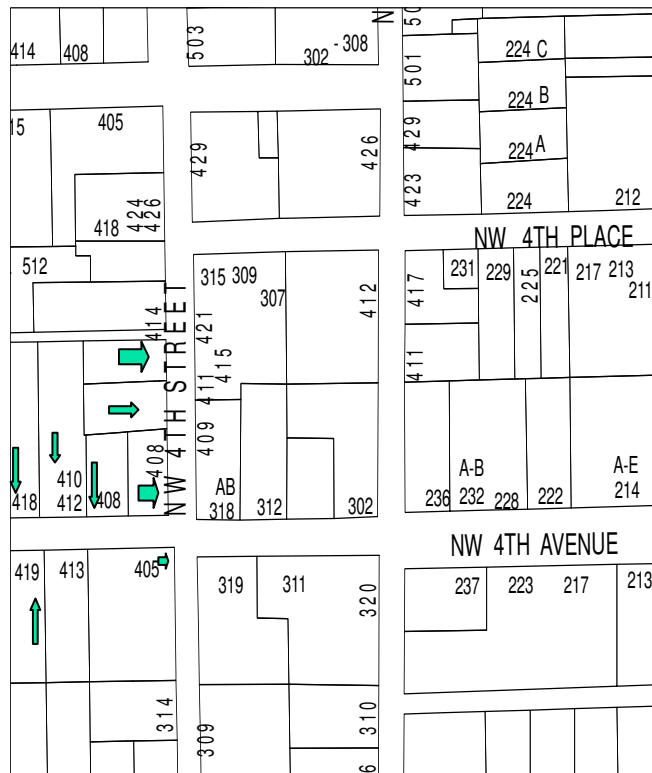
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- The Fifth Avenue/Pleasant Street (FAPS) Redevelopment Plan in 1997 identified the issue of abandoned and vacant land
  - This initiative created the Model Block Program in partnership with the National Trust for Historic Preservation through their Inner City Venture Fund
  - A revolving line of credit of \$300,000 was established with the National Trust for Historic Preservation
  - CRA purchased five vacant houses and five vacant lots
  - After the sale of the houses, the proceeds were used to pay the draw from the revolving line of credit and the remaining proceeds were used to fund the next house

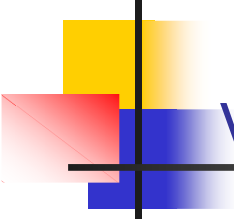
# Model Block

## Historic Pleasant Street District

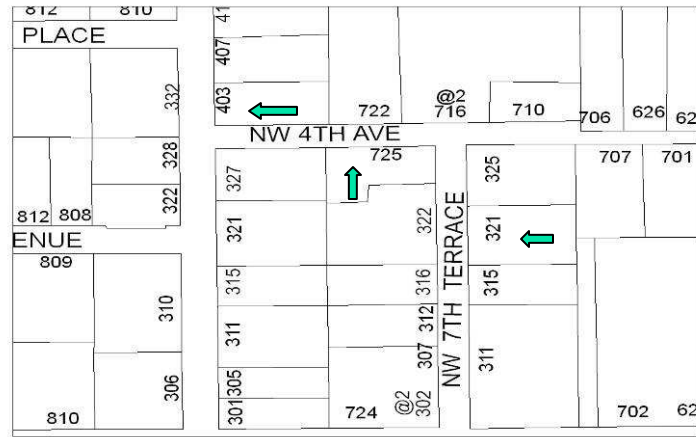
**409 NW 4<sup>th</sup>**



**402 NW 4<sup>th</sup> Street**



# Vacant Infill Lots NW 5<sup>th</sup> Avenue Area



321 NW 7<sup>th</sup> Terrace



403 NW 8<sup>th</sup> Street



725 NW 4<sup>th</sup> Avenue

Site A  
408 NW 4th Street



**Sold for \$159,000**

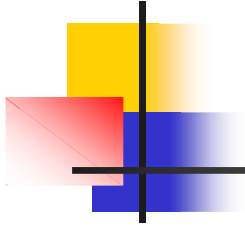


Site B  
408 NW 4th Avenue

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# Site D

## 418 NW 4<sup>th</sup> Avenue – Cook House





## Model Block Architectural and Structural Review

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- The CRA contracted with the Architectural firm of Jay Reeves and Associates to obtain a feasibility study on 412 NW 4<sup>th</sup> Avenue and 419 NW 4<sup>th</sup> Avenue. The study was to determine the structural integrity of the homes.
- The Feasibility Report contained:
  - 1) Photographs of the interior and exterior of the homes
  - 2) Field Notes
- Overall evaluation and recommendations by:
  - 1) Architect Jay Reeves reporting the condition of the structures
  - 2) Engineer Tom Sputo report the structural integrity of the homes
  - 3) Historic significance report by Melanie Barr.



## Jay Reeves Architectural Report

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- Indicated that all additions to the north, approximately 60% of the structure, would need to be deconstructed, including the single room addition at the southeast corner. This addition appears to have been moved from another site.
- The front porch is failing.
- Recommendation is for demolition, saving the archway and salvage materials.



412 NW 4<sup>th</sup> Avenue

## Tom Sputo Engineering Structural Report

- Engineer Tom Sputo stated that the north side addition (approximately 60% of the existing structure) needs to be removed due to damage and substandard construction
- Front porch is failing
- Original portion of structure exhibits rot and termite damage
- Construction does not meet building code. Over 50% replacement requires full compliance with existing codes.



412 NW 4th Avenue

## Melanie Barr Historic Significance

- The contributing structure represents the building environment between 1875 and 1935.
- The historic report by Melanie Barr states the structure has significance to the neighborhood dating back to its original ownership of freed slaves first settling in Gainesville.
- Wood frame Vernacular structures on brick or concrete piers represent the largest category of buildings in the historic district, however the loss does not represent an erosion of the architectural heritage and lost of ethnic and social history



412 NW 4<sup>th</sup> Avenue



## Jay Reeves Architectural Report

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- structure is in fair condition, except for the rear additions that are in disrepair and should be removed as soon as possible.
- The original face should be tented and boarded.
- Recommendation by Jay Reeves is that the rear additions should be deconstructed and the original structure should be rehabilitated as part of the Model Block program.



419 NW 4<sup>th</sup> Avenue



## Tom Sputo Engineering Structural Report

- Engineer Tom Sputo stated that the south addition is nearing collapse and should be deconstructed. Remainder of the structure is salvageable, pending cost effectiveness
- Recommendation of engineer Tom Sputo is that the structure is salvageable



419 NW 4<sup>th</sup> Avenue



## Melanie Barr Historic Significance Report

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- The historic significance report states the structure has significance to the neighborhood due to it being on a block (NW 4<sup>th</sup> Avenue) which contains a cluster of Historic properties.



419 NW 4<sup>th</sup> Avenue





**Partial Deconstruction**  
**419 NW 4<sup>th</sup> Avenue**



**Deconstruction**  
**412 NW 4<sup>th</sup> Avenue**





## Gainesville Historic Preservation Board

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- At the September 4, 2008 Meeting:
- Architect Jay Reeves presented his professional opinion and the Feasibility Report to the Historic Preservation Board on September 4, 2008 .
- The Historic Preservation Board voted unanimously on Petition #40COA-08HPB 412 NW 4<sup>th</sup> Avenue with Staff Recommendation from Dee Henrichs, Historic Preservation Planner City of Gainesville, to deconstruct and recycle building materials.
- The Historic Preservation Board voted unanimously on Petition #43-COA-08HPB 419 NW 4<sup>th</sup> Avenue to deconstruct the rear portion of the structure.
- The FAPS Advisory Board at their October 9, 2008 meeting, voted unanimously with the recommendations of the Gainesville Historic Preservation Board.



## Recommendation

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- CRA Executive Director to the CRA Board: 1) Approve the full deconstruction of 412 NW 4<sup>th</sup> Avenue, and selective deconstruction of 419 NW 4<sup>th</sup> Avenue.