



PLANNING AND DEVELOPMENT SERVICE DEPARTMENT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PERMIT NO. 4010A-08HPB Parcel # 14507-000-000

OFFICE USE ONLY
[ ] Staff Approval - No Fee
[ ] Single-Family Board Approval - \$100. [ ] Multi-Family Board Approval - \$500.00
Fee: \$ 100/50.00 Receipt No.
[ ] Account No. 001-790-7920-3401 [X] Account No. 001-790-7920-1124 (Enterprise Zone)

Table with 2 columns: Name of Applicant/Agent (Please print or type), Name, Address, City, State, Phone No. (Home), Phone No. (Work), E-mail Address, Zip. Handwritten entries: JAY REEVES, 725 NE. 157 ST., GAINESVILLE, FLORIDA, 371-3205, 32601.

A. IDENTIFICATION

Owner CITY OF GAINESVILLE Contractor

Address/Zip Address/Zip

E-mail Address E-mail Address

Phone (Hm) (Wk) Phone (Hm) (Wk)

Occupant 412 N.W. 4th Ave Agent

Address/Zip 32201 Address/Zip

Phone (Hm) (Wk) Phone (Hm) (Wk)

B. TYPE OF PROJECT

Addition Alteration [X] Demolition Relocation [X] New Building Repair Other

C. DESCRIPTION OF PROPOSED PROJECT

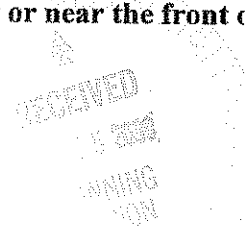
DEMOLISH EXISTING STRUCTURE, BUILD NEW RESIDENCE. OR REHABILITATE STRUCTURE.

The information on this application represents an accurate description of the proposed project. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of an "Application for Permit to Build" by the City of Gainesville Building Division.

Signatures: Owner Date Agent Jay Reeves Date 7-15-08

\*\*\*Please post this certificate and any attachments at or near the front of the building.\*\*\*

Comprehensive Planning Division 306 NE 6th Avenue Thomas Center-Building B Phone: 352-334-5022



FOR BOARD USE

Date Application Received 7-15/08

Received by **D. Henrichs, Historic Preservation Planner**

If staff approval allows issuance of Certificate of Appropriateness, the basis for the decision was:


Date: SEPT. 4, 2008 MEETING Preservation Planner: [Signature]

The HISTORIC PRESERVATION BOARD considered the application of 40COA-08HFB at the SEPT. 4, 2008 meeting. There were 5 members present.

The application was APPROVED by a 5-0 vote, subject to the following conditions:

STAFF RECOMMENDATIONS

AS STATED IN STAFF REPORT,


The basis for this decision was:


Chairperson

[Signature]

Date

4 September 2008

**Compatible with Conditions.**

A decision to demolish a structure is guided by the structure's significance, its ambiance to the historic district, and is one of the last remaining examples of its kind in the neighborhood. This structure has historical significance to the neighborhood going back to its original ownership of freed slaves first settling in Gainesville. The contributing structure, for this reason, represents the built environment of primarily residential community with a few churches and commercial buildings with the majority of the buildings built between 1875 and 1935.

The district is the oldest African-American neighborhood in conjunction with an equally historic traditionally white neighborhood associated with the downtown. Initially most of the houses in this area of the district were small one room wood frame vernacular structures and this is no exception. It grew with additions as the families grew in size. Wood frame vernacular houses on brick or concrete piers represent the largest category of buildings in the historic district, therefore it is not the last remaining examples of its kind in the neighborhood, however the loss of three houses in two blocks does represent an erosion of the architectural heritage and loss of the ethnic and social history. This valuable history became the City of Gainesville's initiative to create the Pleasant Street Historic District.

The Community Redevelopment Agency has been charged with the protection of the houses in the Model Block Project (See map) since 2002/2003 when it was created. The structures have suffered from Demolition by Neglect, a term that is used in preservation when an owner deliberately neglects the property and in the case of these three structures, which have been subjected to water infiltration and termites which have deteriorated the houses beyond conventional rehabilitation methods, building codes and finances. In 2002, these houses could have been rehabilitated. The main condition that accelerated the deterioration process was failed roofing material and water infiltration that could have been economically corrected. At the point, no reasonable measures can be taken to save the building from collapse.

Another guide is the "difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location". This building is a simple vernacular structure and has no uniqueness of material or location that can not be duplicated.

The final guide is "whether there are definite plans for 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". With this guide, it is important for the revitalization of new compatible construction in the historic district to continue to occur as originally created in the Model Block Plan.

Staff recommends **APPROVAL with Condition** of the application provided the applicant complies with staff recommendations to deconstruct the structure and recycle building materials into the remaining Model Block historic residence at 419 N.W. 4<sup>th</sup> Avenue or into the community. Staff recommends that the structure be photo documented according to the National Park Service, Bulletin 16A, *How to Complete the National Registration Form* and that the Community Redevelopment Agency's actions comply with the City of Gainesville's Codes and Building Department requirements. In addition to the above requirements and in accordance with the Land Development Code Section 30-112(d)(6)c5, staff recommends a Certificate of Appropriateness (COA) and plans from the Community Redevelopment Agency (CRA) for development of the vacant lot be submitted within one year of the issuance of this COA. This is to insure redevelopment of N.W. 4<sup>th</sup> Avenue and the revitalization of the neighborhood as was initially envisioned by the Model Block Project.

