

Submitted by ^{Comm} Barrow 8AL00 864
 George Tedford
 Citizen Council Item
 1/22/01
001071

STATE OF FLORIDA
 DEPARTMENT OF STATE
 Division of Archives, History
 and Records Management
 DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
 Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name _____ Site No. _____
 Address of Site: 502 NW 4th AVE 830 == Survey Date 8007 820 ==
 Instruction for locating _____ (Tax no. 14511) 813 ==
 _____ 868 ==

Location: Brush's Addition 27 subdivision name block no. 7 lot no. 808 ==

County: Alachua
 Owner of Site: Name: Williams, Lucille K.

Address: 730 NW 25th St
Gainesville, FL 32601 902 ==

Type of Ownership private 848 == Recording Date _____ 832 ==

Recorder:
 Name & Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 ==

Condition of Site: Integrity of Site: Original Use private residence 838 ==

Check One	Check One or More	Present Use <u>private residence</u> 850 ==
<input type="checkbox"/> Excellent 863 ==	<input type="checkbox"/> Altered 858 ==	Dates: Beginning <u>c. 1880c</u> 844 ==
<input type="checkbox"/> Good 863 ==	<input type="checkbox"/> Unaltered 858 ==	Culture/Phase <u>American</u> 840 ==
<input type="checkbox"/> Fair 863 ==	<input type="checkbox"/> Original Site 858 ==	Period <u>19th-20th century</u> 845 ==
<input type="checkbox"/> Deteriorated 863 ==	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 ==	
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 ==	

NR Classification Category: building 916 ==

Threats to Site:

Check One or More

<input type="checkbox"/> Zoning (<u>X</u>) 878 ==	<input type="checkbox"/> Transportation (<u>X</u>) 878 ==
<input type="checkbox"/> Development (<u>X</u>) 878 ==	<input type="checkbox"/> Fill (<u>X</u>) 878 ==
<input type="checkbox"/> Deterioration (<u>X</u>) 878 ==	<input type="checkbox"/> Dredge (<u>X</u>) 878 ==
<input type="checkbox"/> Borrowing (<u>X</u>) 878 ==	
<input type="checkbox"/> Other (See Remarks Below): _____ 878 ==	

Areas of Significance: architecture, local history 910 ==

Significance:

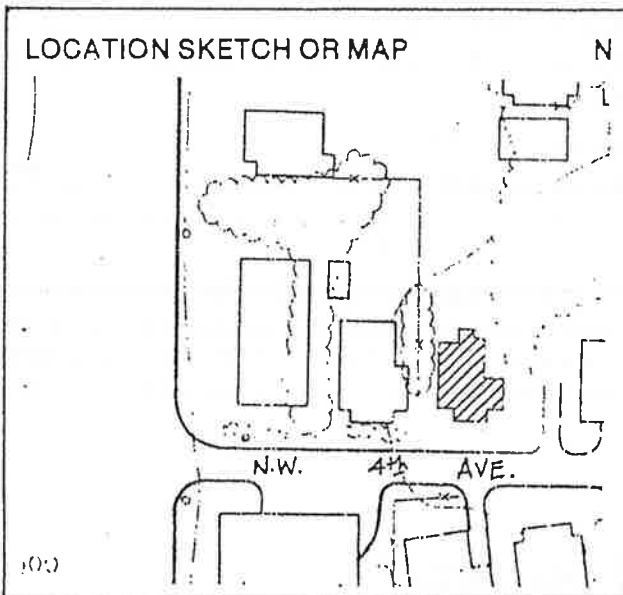
This structure contributes to the character of the Pleasant Street Historic District. It is an excellent example of the frame vernacular. The house was built about 1880 for Ceaser Joyner who served a a city policemen during reconstruction.



John Barrow
 cc: ceom
 cf/mgr.

911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE rectangular: hall and parlor 966 ==
 EXTERIOR FABRIC(S) wood: novelty 854 ==
 STRUCTURAL SYSTEM(S) wood: balloon frame 856 ==
 PORCHES S/ 2 bay _____
 _____ 942 ==
 FOUNDATION: pier: brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): porch: shed 942 ==
 CHIMNEY LOCATION: _____ 942 ==
 WINDOW TYPE: DHS, 2/2 wood 942 ==
 CHIMNEY: _____ 882 ==
 ROOF SURFACING: metal, sheet:3-V crimp 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS _____ 852 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (Incl. scale & date) _____
 _____ 809 ==
 Latitude and Longitude: _____
 _____ 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



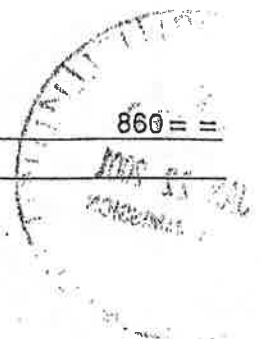
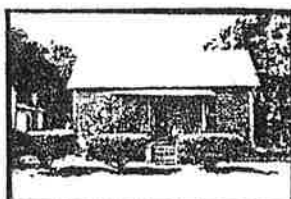
Township	Range	Section
10S	20E	05

UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers 2D16

Contact Print



8AL00 862

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**FLORIDA MASTER SITE FILE
Site Inventory Form**

FDAHRM 802 ==
1009 ==

Site Name _____ Site No. _____
Address of Site: 508 NW 4th Ave 830 == Survey Date 8007 820 ==

Instruction for locating _____ 905 ==

Location: Brush's Addition (Tax no. 14512) 813 ==
subdivision name 27 block no. 8 lot no. 868 ==

County: Alachua 808 ==

Owner of Site: Name: Cato, James & Christina

Address: 508 NW 4th Ave Gainesville, Fla. 32601 902 ==

Type of Ownership private 848 == Recording Date _____ 832 ==

Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 ==

Condition of Site: Integrity of Site: _____ Original Use private residence 838 ==

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|---|--|--|
| Check One | | Check One or More |
| <input checked="" type="checkbox"/> <u>Excellent</u> 863 == | | <input checked="" type="checkbox"/> <u>Altered</u> 858 == |
| <input type="checkbox"/> <u>Good</u> 863 == | | <input type="checkbox"/> <u>Unaltered</u> 858 == |
| <input type="checkbox"/> <u>Fair</u> 863 == | | <input type="checkbox"/> <u>Original Site</u> 858 == |
| <input type="checkbox"/> <u>Deteriorated</u> 863 == | | <input type="checkbox"/> <u>Restored () (Date: X) 858 ==</u> |
| | | <input type="checkbox"/> <u>Moved () (Date: X) 858 ==</u> |

Present Use private residence 850 ==
Dates: Beginning 1897-1903 844 ==
Culture/Phase American 840 ==
Period 19th century 845 ==

NR Classification Category: building 916 ==

Threats to Site:

Check One or More

- | | |
|---|---|
| <input checked="" type="checkbox"/> <u>Zoning (X) 878 ==</u> | <input type="checkbox"/> <u>Transportation (X) 878 ==</u> |
| <input type="checkbox"/> <u>Development (X) 878 ==</u> | <input type="checkbox"/> <u>Fill (X) 878 ==</u> |
| <input type="checkbox"/> <u>Deterioration (X) 878 ==</u> | <input type="checkbox"/> <u>Dredge (X) 878 ==</u> |
| <input type="checkbox"/> <u>Borrowing (X) 878 ==</u> | |
| <input type="checkbox"/> <u>Other (See Remarks Below):</u> 878 == | |

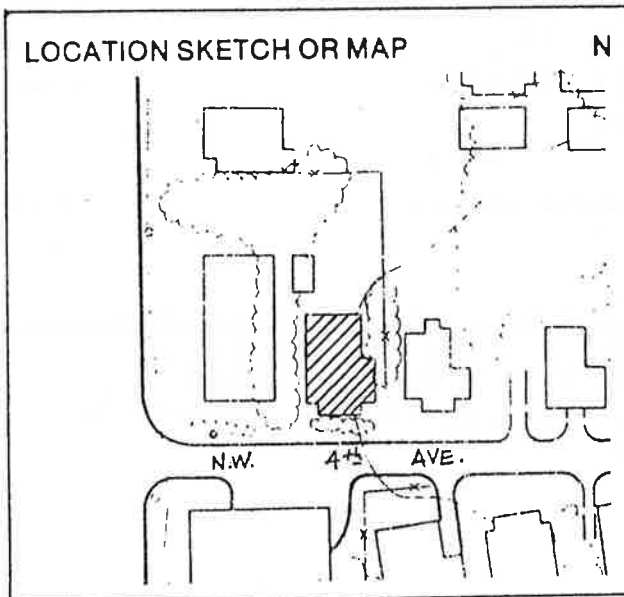
Areas of Significance: architecture, local history 910 ==

Significance:

This early frame vernacular dwelling has received a new concrete addition on the south and is the home of the Rev. and Mrs. Cato, pastor of the Church of God. The house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid- nineteenth century.

911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE rectangular; hall and parlor 968 ==
 EXTERIOR FABRIC(S) wood: novelty, cornerboards, cornice returns 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 858 ==
 PORCHES _____ 942 ==
 FOUNDATION: piers: brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): hip: enclosed porch 942 ==
 CHIMNEY LOCATION: offset north 942 ==
 WINDOW TYPE: awning, 3 lights, metal 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: metal; 3 v crimp 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS 1 954 ==
 Map Reference (incl. scale & date) _____ 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section
10S	20E	05

UTM Coordinates:

Zone _____ Easting _____ Northing _____

Photographic Records Numbers 2D14 860 ==

Contact Print



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GILCHRIST continued on Page 4B

KAREN VOYLES/The Gainesville Sun

ITEM.

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SFCC expansion may demolish historic homes



KIM BAULDREE/The Gainesville Sun

Two houses on NW 4th Avenue are located on property near the downtown campus of Santa Fe Community College that is needed for parking by the college.

Rebuilding history

By BOB ARNDORFER
Sun staff writer

Neighbors fight to save the houses

A house built for a Gainesville lawman shortly after Reconstruction, along with its younger neighbor next door, faces the possibility of deconstruction. And that's building resentment among some residents of the Pleasant Street Historic District and Santa Fe Community College.

"We really don't want a parking lot in our neighborhood," said George Tedford, president of the Pleasant Street Historical Society.

SFCC is in the early stages of planning for the expansion of its downtown campus, which now is housed mostly in a remodeled train depot along NW 6th Street between 3rd and 5th avenues. The college owns several parcels in the area just east of the school, including two vacant, historical houses at 502 and 508 NW 4th Ave., which may be demolished to

make way for a parking lot. "We've offered those houses to the city and to anyone who wants to move them," said Michael Curry, coordinator of development activities for the SFCC Endowment Corp., which owns the property and will coordinate the expansion project.

Fund raising for the estimated \$30 million expansion hasn't yet begun, so actual construction may be years off, said Portia Taylor, SFCC's vice president for college and community services. And Curry said a site plan has not been established, so the ultimate use of the 4th Avenue lots hasn't been decided.

PARKING continued on Page 4B

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PARKING: No demolition permit yet

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"If I had to guess today, I'd say there'd be some sort of parking or something there," he said. "A big part of the concern of expanding the campus down there is parking. But whether those would be used for parking, I just don't know."

The Pleasant Street Neighborhood Association is circulating a petition expressing its concerns over SFCC's plans for the 4th Avenue property, as well as some nearby vacant lots the college owns on NW 5th Avenue.

Pieces of history

The petition asks SFCC to "save and restore" the houses "on their original lots." It also asks that property on NW 5th Avenue be used "for a purpose other than a parking lot." The petition suggests construction of a building for classrooms, or a recreation or eating establishment.

"We're just against them coming in and intruding into the neighborhood," said Larry Hamilton, president of the Pleasant Street Neighborhood Association. "We feel these houses are contributing structures to the Pleasant Street Historic District, and we're not in favor of Santa Fe coming in and making a parking lot."

The houses lie within locally and nationally recognized historic districts, said Tom Saunders, the city's community development director. And they're considered "contributing properties," he said, a classification that means a building has historical significance and contributes to the historical character of the neighborhood.

As such, Saunders said, the buildings are afforded some protection from outright demolition.

He said SFCC hasn't yet requested a demolition permit.

Before a permit can be issued for structures within a historic district, a certificate of appropriateness for the demolition must be obtained from the city's Historic Preservation Board. Once a permit is approved, an automatic demolition delay is put in place, which Saunders said typically is 90 days, to allow time to find someone willing to move the building.

"The Pleasant Street district is a remarkably cohesive neighborhood



ROB MACK/The Gainesville Sun

of houses that represent an early period in Gainesville architecture and where the community still maintains that historic fabric," Saunders said.

"I do think it's important that these structures be preserved. And typically the city prefers preservation in place on site, but we certainly work with owners so that houses can be moved and protected as a last resort," he said.

Houses date to 1880s

The house at 502 NW 4th Ave. was built in about 1880 for Cesar Joyner, a black man who died in 1903 at age 64, said D. Henrichs, historic preservation planner in the city's Comprehensive Planning Department. She said one historic reference identified Joyner as a city police officer during Reconstruction, although his obituary said only that he was "a law-abiding man."

The house at 508 NW 4th Ave. was built between 1897 and 1903, although it includes a concrete block addition that probably dates to the 1950s or later. For many years it was the home of the late Rev. James Cato, a well-known preacher, and his family.

"These are excellent examples of early-frame vernacular style," Henrichs said.

She refers to an architectural style in which the skills needed to build the house are handed down within a family. Usually no architect, designer or engineer was involved in the construction, which typically addressed the climate of the region.

"These are modest houses, but they're among the housing stock that is part of Gainesville history, and we really need to be mindful of that when we do projects in an area," Henrichs said.

Next to the houses is the Gainesville 4th Avenue Church of God, which lies just outside the historic

district. Curry said SFCC is working to find another location for the church. The college doesn't yet own the church property.

As for using the houses for classrooms, Curry said, "It's just not economically feasible. It's not cost-effective to bring them up to Department of Education code."

No urgency

The clearing that has taken place around the houses, Curry said, isn't a prelude to their demise.

"That's just us trying to get rid of the trash trees and underbrush and debris to clean up the properties," he said.

Curry said of the 15 or 16 parcels SFCC owns in the area — most of them west of 6th Street — only about four had buildings on them when bought. And none of the buildings was occupied, he said.

Since construction isn't imminent, he said, there's no real hurry to move or demolish the 4th Avenue houses.

"The urgency is from a liability standpoint," Curry said. "We chase the homeless folk out of there on a regular basis, and we're just afraid someone's going to hurt themselves or start a fire."

Hamilton said the neighborhood association has scheduled a meeting with SFC President Larry Tyree "to see what his thoughts are on this."

"There hasn't been a lot of communication here," he said. "We feel we need to increase the communication so we can work with them instead of having constant conflict."

Bob Arndorfer can be reached at 374-5042 or arndorb@gvillesu.com.

"We feel these houses are contributing structures to the Pleasant Street Historic District, and we're not in favor of Santa Fe coming in and making a parking lot."

LARRY HAMILTON
Pleasant Street
Neighborhood
Association
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VIII. Discussion Items

Stormwater Basin at Northeast Park

Chair Boyes noted that she and other board members had received communications from citizens regarding the construction of a stormwater basin in Northeast Park. She requested that staff bring information to the board on the project. She explained that the concerns expressed were for the trees to be removed and the shape of the basin. She discussed private developments that required hand grading to save trees and an irregularly shaped basin. Chair Boyes suggested that the plan could be feasible with redesign. She asked that it be an agenda item.

The two structures within the Pleasant Street Historic District slated for demolition by Santa Fe Community College.

Chair Boyes indicated that she had received a number of letters on the item.

Ms. Henrichs indicated that staff had also received letters on the matter. She explained that she had received two demolition permits for the structures at 502 and 508 NW 4th Avenue and had placed a ninety-day demolition delay on the structures. She discussed the structures, both constructed in the 1880's, and both in very good condition. Ms. Henrichs explained that, after the ninety days, the board would receive a request for a Certificate of Appropriateness.

Chair Boyes requested that staff explain the process of the demolition delay. She asked if the board could refuse to allow a building to be demolished.

Ms. Henrichs stated that the board could refuse to allow demolition. She discussed the procedure of the demolition delay.

Chair Boyes opened the floor to public comment.

Mr. Edward Earl Young was recognized. Mr. Young indicated that he was the owner of Clean Cut Barbershop in the 500 block of NW 5th Avenue. He explained that he had lived and worked in that area for many years. He noted that his concern was the intrusion by Santa Fe properties into the neighborhood.

Mr. Ferman Wallace, 318 NW 2nd Street, was recognized. Mr. Wallace indicated that he believed Santa Fe served the community and the immediate area. He noted, however, if all of the houses in that immediate area were turned into buildings and parking, it would no longer do so.

Celia Fareweather, 1004 SW 1st Avenue, was recognized. Ms. Fareweather discussed the history of the Pleasant Street Neighborhood. She cited concerns about the houses to be destroyed.

Mr. George Tedford, member of the Pleasant Street Historical Society, was recognized. Mr. Tedford requested that Santa Fe's demolition permit be denied when it came before the board. He indicated that the houses were an integral part of the Historic District and the history of the community.

Mr. Tom Faye, resident of the Pleasant Street Historic District, was recognized. Mr. Faye cited grave concerns about the expansion of Santa Fe into the neighborhood. He requested that the board deny the demolition permit when presented.

Ms. Anita Hurd was recognized. Ms. Hurd explained that her home was at 1115 NW 5th Avenue and that neighborhood had been destroyed. She requested that the board not allow the homes to be destroyed. She cited concerns about after hours crime.

Mr. Sputo requested that staff take a count of the number of people present and place it in the record of the meeting. He explained the matter had brought out many citizens from Pleasant Street.

Ms. Henrichs counted 29 people present from Pleasant Street.

Mr. David Dilger, 505 NE 5th Avenue, was recognized. Mr. Dilger indicated that he was a member of the Pleasant Street Historic Society. He noted that Santa Fe presented itself as a community based facility but the destruction of two historic homes to build a parking lot did not seem to be a responsible action. He requested that the board let Santa Fe know that the residents of the area were concerned about the demolition of the homes.

Ms. Vivian Willis, 710 NW 4th Street, was recognized. Ms. Willis cited concerns about her neighborhood and suggested that the homes be preserved and moved to empty lots. She noted the history of the neighborhood.

Ms. Mary Green, 543 NE 6th Avenue, was recognized. Ms. Green cited a concern about the preservation of the neighborhood. She noted that students could walk or take a bus to Santa Fe.

Ms. Melanie Barr was recognized. Ms. Barr pointed out that the property of the proposed parking lots was zoned Residential Conservation. She indicated that all that could be done was to build new houses.

Mr. Oliver Maxie was recognized. Mr. Maxie indicated that he had lived in Gainesville since 1950. He cited a concern about the effect of the parking lots on the community.

Mr. Alvin Butler was recognized. Mr. Butler indicated that he had lived in the neighborhood for 54 years and was one of the original members of the Historic Society. He cited a concern that Santa Fe would encroach further into the historic district. He requested that the board deny the demolition.

Mr. Fredrick Wetterqvist was recognized. Mr. Wetterqvist cited a concern that a community college was not acting as part of the community. He pointed out that, while Santa Fe had applied for a demolition permit, no plans for future use of the property had been presented. He noted that Santa Fe had already made use of existing buildings and the action seemed out of character. He pointed out that the property was zoned Residential Conservation and using it for other purposes set a precedent.

Mr. Frank Washington was recognized. Mr. Washington indicated that he grew up in the Pleasant Street neighborhood. He agreed that, while education was important, he cited a concern about destroying houses for parking lots.

Chair Boyes asked if there was an inventory of the number of houses torn down in the Pleasant Street Neighborhood. She pointed out that, if enough structures were demolished, an application could be made to take the neighborhood off the list. She encouraged persons in the audience to get with staff and other interested parties to do an inventory of the number of demolitions.

Ms. Dottie Fabasie was recognized. Ms. Fabasie indicated that she lived in a home that was saved from demolition and moved to NW 3rd Street. She requested that the board try to stop the demolitions in the neighborhood.

Mr. Tedford explained that Santa Fe had approached neighbors further to the east about buying their properties. He cited a concern about further encroachment. He discussed a fence around empty lots and the regulations on fencing in the neighborhood.

Chair Boyes noted that there had been plans for the redevelopment of the NW 6th Street area.

Mr. Wetterqvist discuss the redevelopment plans.

Chair Boyes indicated that the concept suggested a special area plan. She noted that, in the past the City Commission had enacted moratoriums to prevent destruction or construction of certain properties. She suggested that the Commission be requested to stop all demolitions until the matter could be studied.

Ms. Henrich discussed regulations on fencing and noted that legal staff had indicated that the regulations on fencing were tied to a structure and not vacant property.

There was discussion about the issue of fencing in the Historic District.

Ms. Gowan urged interested neighborhood citizens to go to the Commission and speak about their concerns.

Ms. Lamme asked staff's recommendation on the demolition and what could be done with the homes.

Mr. Tedford indicated that he had spoken with persons at Santa Fe and made suggestions for adaptive reuse of the property. He explained that Santa Fe was not interested in proceeding in that manner. He suggested that the homes could be purchased and restored on site. He indicated that the concern was the boundary of the district.

Ms. Henrich indicated that the houses could be rehabilitated.

Ms. Donna Drake was recognized. Ms. Drake suggested that Santa Fe use the derelict buildings on NW 6th Street rather than encroach into the neighborhood.

Chair Boyes reiterated that a moratorium could be requested from the City Commission.

Ms. Gowan cited a concern about the purchase of more homes by Santa Fe.

There was discussion of a moratorium or special area study.

Ms. Gowan made a motion to request the moratorium. Mr. Hoskinson seconded the motion.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

Mr. Sputo requested that the neighborhood just outside the boundaries of the district be included in the motion.

<u>Motion By:</u> Ms. Gowan	<u>Seconded By:</u> Mr. Hoskinson
<u>Moved To:</u> Request that the City Commission place a moratorium on demolitions in the Pleasant Street Historic District and adjacent properties for at least six months until the issue can be studied and resolved.	<u>Upon Vote:</u> Motion Carried Unanimously