



Model Block Architectural and Structural Review & Deconstruction

November 17, 2008





Overview of the Model Block Program

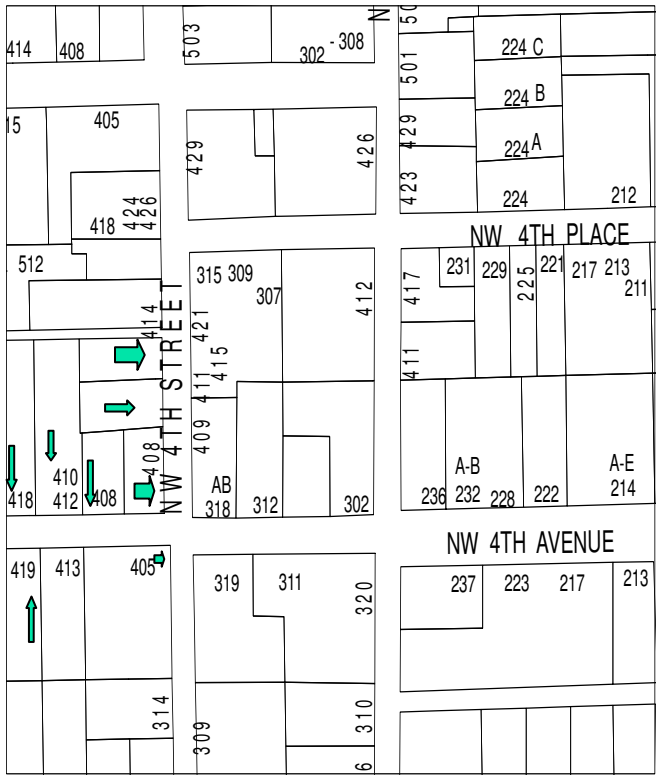
- The Fifth Avenue/Pleasant Street (FAPS) Redevelopment Plan in 1997 identified the issue of abandoned and vacant land
 - This initiative created the Model Block Program in partnership with the National Trust for Historic Preservation through their Inner City Venture Fund
 - A revolving line of credit 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
- Concepts of preserving neighborhood history, affordable housing, green building, and encouraging homeownership are upheld in the current (2008) FAPS Redevelopment Plan



Overview of the Model Block Program

- Program consists of clustered properties in the Pleasant Street section of the Redevelopment Area
 - 7 total lots
 - 3 homes completed
 - 2 vacant “infill” lots
 - 2 lots with structures
- Also includes “infill lots” throughout the Fifth Ave portion of the Area
 - 3 lots
 - All lots are vacant “infill” lots

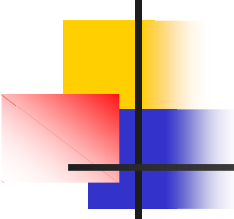
Pleasant Street Infill lots



409 NW 4th



402 NW 4th Street



Site A – Pleasant Street Lots with Structures





Site A – Pleasant Street
408 NW 4th Street



Sold for \$159,000



Site B – Pleasant Street 408 NW 4th Avenue





Pleasant Street – Site D 418 NW 4th Avenue – Cook House



Sold for \$162,000

NW 5th Avenue Area

Infill lots



321 NW 7th Terrace



403 NW 8th Street



725 NW 4th Avenue



Model Block

- The CRA is committed to the Model Block program and to implementing additional projects
- Must understand current issues and opportunities to move forward with projects
 - 3 homes have been reconstructed for home-ownership
 - 5 vacant infill lots can accommodate projects
 - 2 lots with structures... contained unknown issues that will affect implementation
 - Condition of the structures
 - Structural integrity
 - Architectural importance
 - Historic importance
 - For these reasons, CRA conducted an analysis of these sites
- CRA will also consider the program as a whole, in order to implement projects in the best manner possible



Model Block Architectural and Structural Review

- The CRA contracted with the architectural firm of Jay Reeves & Associates to obtain a feasibility study on 412 NW 4th Avenue and 419 NW 4th Avenue.
 - To determine the structural integrity, architectural value, and historic significance of the homes.

- The Feasibility Report contained:
 - 1) Photographs of the interior and exterior of the homes
 - 2) Field Notes

- Overall evaluation and recommendations:
 - 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.

412 NW 4th Avenue Architectural Review

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



412 NW 4th Avenue

412 NW 4th Avenue Structural Engineering Findings

- 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 structurally deficient/failing
- Original portion of the 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

412 NW 4th Avenue Historical Findings

- 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 4th Avenue

419 NW 4th Ave Architectural Findings

- Original structure is in fair condition
 - except for the rear additions that are in disrepair and should be removed as soon as possible.
- Structure should be treated for insects, boarded
 - Protect the structure until plans to move forward are finalized.
- Recommend the rear additions should be deconstructed and the original structure should be rehabilitated as part of the Model Block program.



419 NW 4th Avenue

419 NW 4th Avenue Structural Engineering Findings

- 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



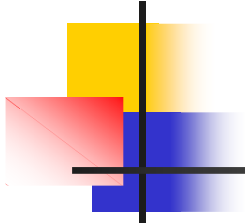
419 NW 4th Avenue

419 NW 4th Avenue Historical Findings

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



419 NW 4th Avenue



419 NW 4th Ave

**Preservation with partial
deconstruction**



412 NW 4th Ave

**Deconstruction with salvaging of
usable materials**





Gainesville Historic Preservation Board

- 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 4th 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 4th 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

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