

TO: Historic Preservation Board

Item Number: 1

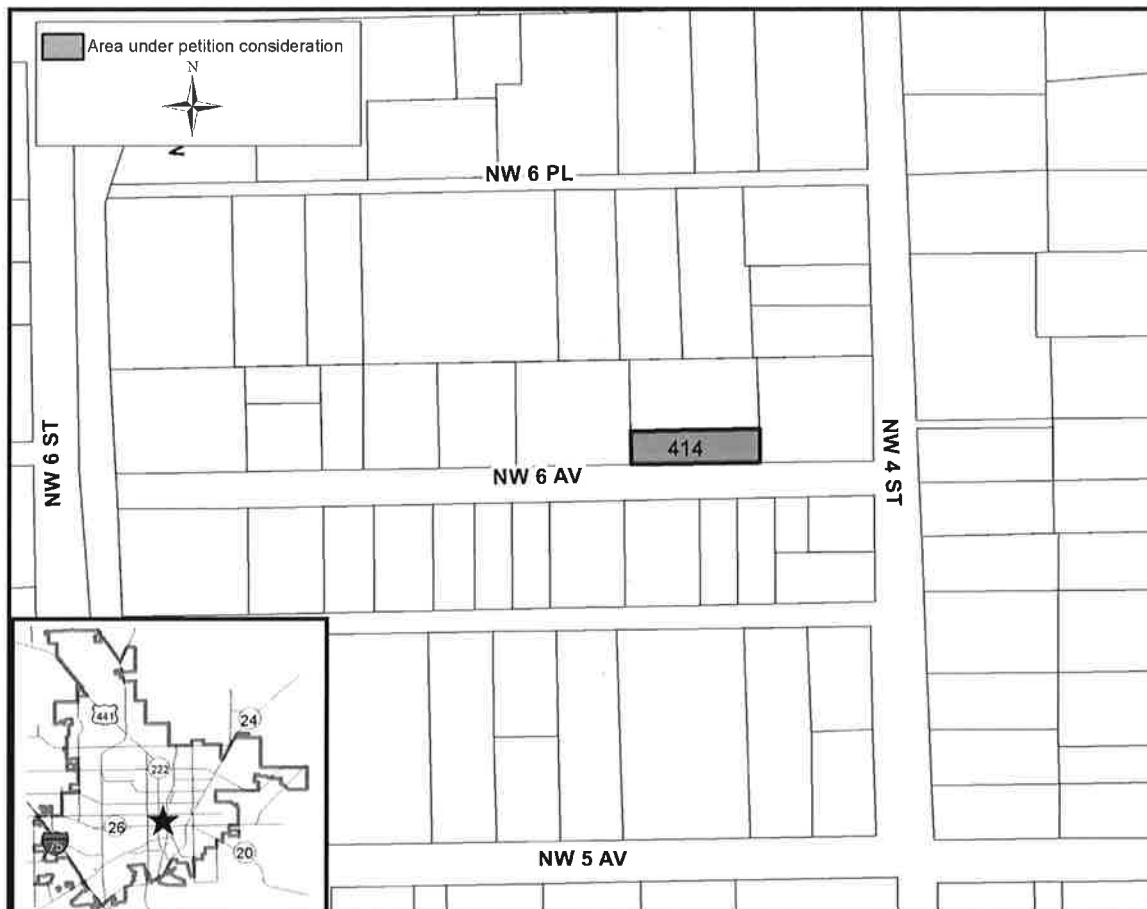
FROM: Planning & Development Services Department Staff

DATE: August 2, 2016

SUBJECT: Petition HP-16-56. Robert Pratt, owner. Demolish a single-family dwelling located at 414 NW 6th Avenue. This home is contributing to the Pleasant Street Historic District.

Recommendation

Staff recommends approval of Petition HP-16-56 with the condition as noted on page 2.



Conditions of Approval

Staff's recommendation of approval for the petition is based on the following condition:

1. The permit to demolish the structure shall not be issued until the finalization of the lot split associated with this property.

Project Description

This project involves the demolition of the structure that is currently located at 414 NW 6th Avenue. The structure was built in 1929, according to the Alachua County Property Appraisers Office. However, the Florida master site file for this property indicates that a house has been on this site since 1909 according to the Sanborn maps. The property is zoned RC and is approximately 0.06 acres in size. The building is a contributing structure to the Pleasant Street Historic District. The proposal is to demolish the house to allow for the future construction of a new single-family dwelling.

Background

The structure to be demolished at 414 NW 6th Avenue is a one story single-family house that is approximately 608 square feet in size. There is a Florida Master Site File available for the house. The house is a bungalow that has wood horizontal siding with cornerboards. There is a one-story screened porch on the front of the house with a gable roof. The roof is a 3-V Crimp metal roof. The Florida master site file describes the significance of the house, indicating that it contributes in scale and character to the Fifth Avenue Neighborhood which has been evolving since the mid-nineteenth century. A current survey of the property indicates that a part of the home sits in the 30 foot right-of-way of NW 6th Avenue. The front entrance into the building faces east towards the side property line. The side of the house is parallel with the street frontage. Approximately 5 feet of the side of the house lies within the right-of-way.

In April of 2016, there was a Notice of Violation given to the property at 414 NW 6th Avenue because the structure was found to be a Dangerous Building as set forth in Chapter 16 of the City of Gainesville Code of Ordinances (see Exhibit 5). The remedy for the violation was repair or demolition no later than May 17, 2016. The building was not repaired or demolished by that date, thus a hearing was requested with the Special Magistrate on May 18, 2016. The public hearing before the Special Magistrate was held on June 9, 2016, where it was determined that the violations were not corrected and the property owner was guilty of violating Sec. 16-19 of the City of Gainesville Code of Ordinances. If the property is not in compliance within 90-days from the date of the signing of the Order (June 21, 2016), a daily fine of \$25.00 per day will accrue until compliance is met.

Attached to this staff report in Exhibit 6 is a summary report of a structural evaluation of the house by GSE Engineering & Consulting, Inc., conducted in June of 2016. The house was unoccupied at the time of their visit to the property. They noted that the overall building envelope is in poor condition, and that most of the individual foundations were improperly designed and constructed. In order to bring the structural framing up to current Florida Building

Code requirements to meet lateral wind load requirements and provide proper support for the roof and the floor, the report recommends the following:

1. Remove all roofing and siding to re-plumb all bearing walls, inspect the condition of the wall and roof framing, replace all damaged and rotted framing members, and re-install roof sheathing and siding.
2. Remove all first floor sheathing to inspect the floor framing, replace all damaged and rotted framing members, to replace a majority of the foundations pads, and replace a majority of the floor sheathing with new, undamaged sheathing.

The report concludes with the opinion that the cost of repairing and replacing structural elements within the home to meet the current Building Code requirements would exceed the cost of replacing the home.

For the past several months, the property has been posted with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties the opportunity to move the structure upon consent of the owner.

Basis for Staff Recommendation

The demolition of historic structures is discussed in the City Of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines: Demolition* (see Exhibit 1). As stated in the Guidelines:

“Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique. Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2. Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.”

Within the City of Gainesville Land Development Code, Section 30-112(d)(6)c., indicates that the Historic Preservation Board will consider certain factors related to the issue of demolition. Those criteria are listed below:

1. The historic or architectural significance of the building, structure, or object;

The house under consideration for demolition is a contributing structure to the historic district. Demolition of this resource would reduce the historic inventory in this neighborhood, which has a mix of historic structures and new construction that is compatible with the historic structures in the neighborhood.

2. The importance of the building, structure, or object to the ambience of a district;

The house is compatible in scale and character with the Pleasant Street neighborhood, which is the oldest African American residential area in Gainesville. It is a contributing structure to the Pleasant Street Historic District as it is compatible in scale and character to the houses in the nearby area.

3. The difficulty or impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The house could be reproduced with a similar design, texture, materials, and details.

4. Whether the building, structure, or object is one of the last remaining examples;

The house is not one of the last remaining examples of its type.

5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect 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;

The structure is located on a property that has been reviewed for a lot split with the adjacent property to the north. That property is currently vacant but is landlocked as it has no direct access to a right-of way. If the lot split is finalized, there would be two buildable lots created with access to NW 6th Avenue. New structures would be able to develop on the property and existing structures would be out of the right-of-way.

6. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The building is not in imminent danger of collapse. As noted in the summary report of a structural evaluation for the house, the building envelope is in poor condition, and most of the individual foundations were improperly designed and constructed.

7. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The building has been determined to be a dangerous building and in its current state, is not capable of earning reasonable economic return on its value. Based on the conclusion of the summary report of a structural evaluation of the house by GSE Engineering & Consulting,

Inc., the cost of restoring and replacing structural elements within the home to meet current building code requirements would exceed the cost of replacing the home.

Additionally, the Land Development Code states that a demolition decision by the Historic Preservation Board approving or denying a Certificate of Appropriateness in the Pleasant Street Historic District shall be guided by the significance of the property, plans for redevelopment and the condition of the building.

1. The significance of the property. The significance of the building has to meet one of the three criteria as stated in Sec. 30-112 (d) (6) d in order for the property to be considered significant. Staff finds that the property is not located on an important street as listed in Sec. 30-112 (d) (6) d.1.i., nor is located in a cluster of historic buildings. The property has not been evaluated for its architectural quality to determine that it merits preservation.
2. Plans for redevelopment. The applicant has submitted plans for a lot split involving the property where the historic structure lies and the adjacent property to the north, which is also owned by the applicant and does not have access to the public right-of-way. The lot split would revise the lot lines such that two buildable lots with frontage on NW 6th Avenue. Any new home construction on these two lots would have to appear before the Historic Preservation Board for approval, who would look to ensure compatibility of the new structures with the area.
3. Condition of the building. As noted earlier, a summary report of a structural evaluation of the house by GSE Engineering & Consulting, Inc., was conducted in June of 2016 (see Exhibit 7). They noted that the overall building envelope is in poor condition, and that most of the individual foundations were improperly designed and constructed. In order to bring the structural framing up to current Florida Building Code requirements to meet lateral wind load requirements and provide proper support for the roof and the floor, the report recommends removal of all roofing and siding to re-plumb all bearing walls, inspect the condition of the wall and roof framing, replace all damaged and rotted framing members, and re-install roof sheathing and siding. Additionally, there would need to be removal of all first floor sheathing to inspect the floor framing, replace all damaged and rotted framing members, to replace a majority of the foundations pads, and replace a majority of the floor sheathing with new, undamaged sheathing. The conclusion is that it is their opinion that the cost of repairing and replacing structural elements within the home to meet the current Building Code requirements would exceed the cost of replacing the home.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:

Jason Simmons
Planner

List of Exhibits

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Demolition***
- Exhibit 2** **Section 30-112 (d) (6) c and d**
- Exhibit 3** **Application**
- Exhibit 4** **Florida Master Site File 8AL1414**
- Exhibit 5** **Photos of Property and Streetscape**
- Exhibit 6** **Notice of Violation: Dangerous Building and/or Hazardous Land**
- Exhibit 7** **Summary Report of a Structural Evaluation**
- Exhibit 8** **Proposed Lot Split Parcels**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Demolition

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Demolition is an important issue in historic districts. The main reasons for demolition are institutional and commercial expansion, and condemnation by cities, principally due to fire damage and deterioration.

Demolition exerts a negative impact on historic districts. In many historic districts, zoning, land-use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape leaves a conspicuous void, or the replacement is usually insensitive to the existing historic context.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of significant later additions to historic buildings.

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or nonsignificant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

Recommended

1. Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
2. Retain the historic relationship between buildings and landscape and streetscape features.
3. Remove nonsignificant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Not Recommended

1. Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
2. Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
3. Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

Staff Approval Guidelines

Staff can approve demolition requests meeting the following conditions:

Selective removal on non-contributing additions, features, or materials that have obscured historic elements;

The structures are shown to be non-contributing axillary structures, garages or carports.

Board Approval Guidelines

Historic or contributing structures in an advanced state of deterioration can be demolished if evidence is presented showing that rehabilitation is unfeasible.

Exhibit 2 Section 30-112 (d) (6) c and d

- c. Demolition. A decision by the historic preservation board approving or denying a certificate of appropriateness for the demolition of buildings, structures or objects other than those in the Pleasant Street Historic District shall be guided by:
 1. The historic or architectural significance of the building, structure or object;
 2. The importance of the building, structure or object to the ambience of a district;
 3. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail or unique location;
 4. Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the county or the region;
 5. 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;
 6. Whether reasonable measures can be taken to save the building, structure or object from collapse; and
 7. Whether the building, structure or object is capable of earning reasonable economic return on its value.
- 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.

HP1546
HAI586

EXHIBIT
3



COA APPLICATION REQUIREMENTS

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

DID YOU REMEMBER?

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

ATTACH A SITE PLAN OR CERTIFIED SURVEY

PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS

IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, 10 COLLATED REDUCED INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNTER (1ST FLOOR, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

CHECKLIST REMINDER

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.

FAILURE TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.

RECEIVED
STAMP

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation

Repair Fence Re-roof Other

PROJECT LOCATION:

Historic District: Pleasant St.
Site Address: 414 NW 6th Ave
Tax Parcel #: 1444 3-000-000

OWNER

Robert Pratt
Owner(s) Name

APPLICANT OR AGENT

Robert Pratt
Applicant Name

Corporation or Company

13724 S. Hwy 441
Street Address
Micanopy, FL 32667
City State Zip

Corporation or Company

13724 Hwy 441 S
Street Address
Micanopy, FL 32667
City State Zip

Home Telephone Number

352 222-3514
Cell Phone Number

Home Telephone Number

(352) 222-3514
Cell Phone Number

Fax Number

Fax Number

E-Mail Address

PrattB466@BellSouth.net

E-Mail Address

TO BE COMPLETED BY CITY STAFF

Fee: \$ 115.75
EZ Fee: \$ 57.98

(PRIOR TO SUBMITTAL AT PLANNING COUNTER)

HP # 16-56

Contributing Y N

Zoning RC

Pre-Conference Y N

Application Complete Y N

- Staff Approval—No Fee (HP Planner initial _____)
- Single-Family requiring Board approval (See Fee Schedule)
- Multi-Family requiring Board approval (See Fee Schedule)
- Ad Valorem Tax Exemption (See Fee Schedule)
- After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- Account No. 001-660-6680-3405
- Account No. 001-660-6680-1124 (Enterprise Zone)
- Account No. 001-660-6680-1125 (Enterprise—Credit)

Received By Sal Currella
Date Received 12/28/15

Request for Modification of Setbacks
Y N

PAID
STAMP

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

This 600 square foot structure has been neglected for many years. There is rotted wood from the roof to the foundation. The leaking roof has rotted the studs in the interior walls and the bead board waffle are buckling. Water run off from the street caused the bricks and mortar pillows to shift and the foundation to completely fail to support the house. The shifting pillows have caused the porch to separate from the house. All efforts to replace the failed brick and mortar pillows caused the porch to further separate from the house. The lot has 100 feet on the street and is less than 25 feet wide (see recent survey).

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

The structure was built in the right-of-way and the house does not face the street. The lot is to be split and two new residents will be constructed. The project will be brought back to the Board for approval of the architectural drawings and the materials to be used.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

There are no ornate or architectural features to this structure. Efforts to save the building from collapse failed and caused further damage. The structure has been condemned by the Codes Enforcement and has many violations.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

A pre-application conference with the Historic Preservation Planner is required before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. The COA review time period will not commence until your application is deemed complete by staff.

The application is due by 11:00 a.m. on the application deadline date as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

| | | Applicant | HP Planner |
|---|---|-------------------------------------|--------------------------|
| Survey and Site Plan | A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Drawings to Scale | One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction. | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes | | | |
| Photographs | Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Specific Items | Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship. | <input type="checkbox"/> | <input type="checkbox"/> |
| Modification of Existing Zoning | Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b. | <input type="checkbox"/> | <input type="checkbox"/> |
| Demolition Report | In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Notarized Consent Letter | Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS APPROVED DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11

Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

PROPERTY OWNER AFFIDAVIT

| | | | |
|---|------------------------------|----|----|
| Owner Name: <u>ROBERT PRATT</u> | | | |
| Address: <u>13724 Hwy 441 S MIRAMONTE, FL 33467</u> | Phone: <u>(352) 222-3514</u> | | |
| Agent Name: | | | |
| Address: <u>414 NW 6 Ave</u> | Phone: | | |
| Parcel No.: <u>1444 3-000-000</u> | | | |
| Acreage: | S: | T: | R: |
| Requested Action: | | | |

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Robert Pratt

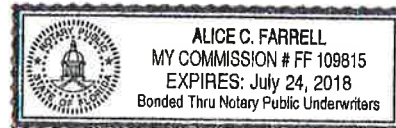
Printed name: ROBERT PRATT

Date: 7-18-16

The foregoing affidavit is acknowledged before me this 18th day of July, 2016, by Robert Pratt, who is/are personally known to me, or who has produced FL Driver License as identification.

NOTARY SEAL Alice C. Farrell

Signature of Notary Public, State of FL





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 _____ 830 = = Site No. P AL 1414
Address of Site: 414 NW 6 Ave, Gainesville, Fla. 32601 Survey Date 8007 820 = =
Instruction for locating _____ 905 = =

Location: Brush's Addition 26 (Tax No. 14443) 813 = =
subdivision name block no. See tax roll 868 = =
lot no.

County: Alachua 808 = =

Owner of Site: Name: Albritton, C. B. & Clara
Address: 334 SE 21 Street
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 = =

- | | | |
|--|--|--|
| 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+1905</u> 844 = = |
| <input type="checkbox"/> Good 863 = = | <input type="checkbox"/> Unaltered 858 = = | Culture/Phase <u>American</u> 840 = = |
| <input checked="" type="checkbox"/> Fair 863 = = | <input type="checkbox"/> Original Site 858 = = | Period <u>20th Century</u> 845 = = |
| <input type="checkbox"/> Deteriorated 863 = = | <input type="checkbox"/> Restored () (Date: <input checked="" type="checkbox"/>) 858 = = | |
| | <input type="checkbox"/> Moved () (Date: <input checked="" type="checkbox"/>) 858 = = | |

NR Classification Category: building 916 = =

- Threats to Site:
- Check One or More
- | | |
|--|---|
| <input type="checkbox"/> Zoning (<input checked="" type="checkbox"/>) 878 = = | <input type="checkbox"/> Transportation (<input checked="" type="checkbox"/>) 878 = = |
| <input type="checkbox"/> Development (<input checked="" type="checkbox"/>) 878 = = | <input type="checkbox"/> Fill (<input checked="" type="checkbox"/>) 878 = = |
| <input type="checkbox"/> Deterioration (<input checked="" type="checkbox"/>) 878 = = | <input type="checkbox"/> Dredge (<input checked="" type="checkbox"/>) 878 = = |
| <input type="checkbox"/> Borrowing (<input checked="" type="checkbox"/>) 878 = = | |
| <input type="checkbox"/> Other (See Remarks Below): _____ 878 = = | |

Areas of Significance: architecture, local history 910 = =

Significance:

This house contributes in scale and character to the Fifth Avenue Neighborhood which has been evolving since the mid-nineteenth century.

A house has been on this site since 1909 according to the Sanborn maps.

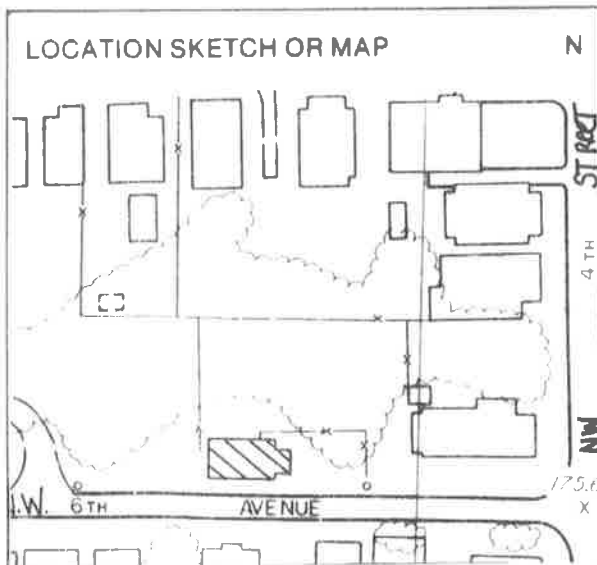
SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

5

1

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD bungalow 964 = =
 PLAN TYPE irregular: unknown 966 = =
 EXTERIOR FABRIC(S) wood horizontal siding with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES S/ 1 story screened in porch with gable roof _____
 _____ 942 = =
 FOUNDATION: piers 942 = =
 ROOF TYPE: intersecting gable 942 = =
 SECONDARY ROOF STRUCTURE(S): porch: gable 942 = =
 CHIMNEY LOCATION: W: wall, exterior 942 = =
 WINDOW TYPE: DHS, 3/1, wood, single and paired 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: metal, sheet: 3-V crimp 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS _____ 952 = = 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 _____

2 B 26, frame 26A

DBO-218

Contact Print



2



<< Previous Next >>

Record 1 of 1



AL1414 - 414 NW 6TH AVE

Historic Structure

SHPO Evaluation

Not Evaluated by SHPO

Quick Search
(Enter SiteID or MS#)

Address

414 NW 6TH AVE

Year Constructed

c1905

[New Search](#)

[Back to Results](#)

Structure Uses

Private Residence (House/Cottage/Cabin)

[Print/Save Report](#)

Style

Bungalow

[View Scanned Forms & Documents](#)

Exterior Fabrics

Wood siding

Roof Type

Cross-gabled
Gable on hip

City

GAINESVILLE

Township | Range | Section

10S | 20E | 5

Field Visit Dates

tabbies
EXHIBIT
5



























Google earth

feet 10
meters 3





Google earth

feet
meters





Google earth

feet
meters





CITY OF GAINESVILLE

Department of Neighborhood Improvement
Code Enforcement Division



NOTICE OF VIOLATION DANGEROUS BUILDING AND OR/HAZARDOUS LAND

DATE: 04/06/2016

ROBERT PRATT
13724 S HIGHWAY 441
MICANOPY, FL 32667

YOU ARE HEREBY NOTIFIED that the property in which you have an interest, located in the City of Gainesville, Florida at **00414 NW 6TH AVE**, TAX Parcel No. **14443000000**, has been found to be a Dangerous Building and/or Hazardous Land within the standards set forth in Chapter 16 of the City of Gainesville Code of Ordinances. As a result, you are in violation of Section 16-19 of the City of Gainesville Code of Ordinances by reason of creating, keeping, maintaining, or allowing the existence of a dangerous building and/or hazardous land in or on the subject property. See **Exhibit "A"** for a description of the violation.

TO REMEDY THIS VIOLATION said building must be repaired or demolished and/or said hazardous land must be abated no later than **05/17/2016**. Building permits will be required for any building repair/demolition and can be obtained at the Building Inspection office at the Thomas Center, 306 NE 6th Avenue. Applications for demolition permits may be subject to a maximum 90-day delay by the Historic Preservation Planner. **If you fail to repair or remedy this violation, the City of Gainesville may cause the building to be demolished and/or the hazardous lands to be abated and charge the costs thereof against the parties having an interest in the subject property.** In that instance, if the costs are not paid within ninety (90) days from receipt of invoice, the City may place a lien against the property in the amount of the charges, including advertising, title research, and related costs.

APPEALS of this enforcement action may be made by any person aggrieved or affected by this Notice of Violation by submitting a written petition to the Planning and Development Services Department, 306 NE 6th Avenue, Gainesville, FL 32627 within fourteen (14) days after this notice of violation has been served. Upon expiration this **NOTICE SHALL BECOME AN ORDER** and shall be **EXECUTED** and **RECORDED**. If the **ORDER** is not complied with in the timeframe given the City of Gainesville may take action.

A REQUEST FOR AN EXTENSION OF TIME may be made by filing a written petition in the office of the Code Enforcement Division on or before the expiration date found in the second paragraph of this notice.


Ryan Hinote
Code Enforcement Officer
(352) 334-5030

CASE No. CE-15-00943
PCID# DBDEMO

91 7199 9991 7032 3493 3471

Exhibit "A"

14443000000

00414 NW 6TH AVE

CASE No.: CE-15-00943

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

Structure damage to the front right and back left side of building. Front porch is leaning.

Cited as a Notice of Violation

PCID #: DBDEMO

GAINESVILLE CODE ENFORCEMENT DIVISION

CITY OF GAINESVILLE,

Petitioner,

VS.

PRATT, ROBERT

Respondents.

STATE OF FLORIDA:

COUNTY OF ALACHUA:

Affidavit of Posting – Notice of Violation

BEFORE ME, the undersigned authority, personally appeared **Ryan Hinote**, who states: (1) Affiant is a Code Enforcement Officer of the City of Gainesville, Florida, and (2) On the 6 day of April, 2016, Affiant has, pursuant to section 162.12, Florida Statutes, sent the Notice of Violation by first class mail directed to the addresses furnished to the local government and personally posted the Notice of Violation on the property located at **00414 NW 6TH AVE**, Tax Parcel **14443000000**, Gainesville, Florida, and at City Hall, 200 E. University Avenue, Gainesville, Florida, in the above-captioned case at least 10 days prior to the expiration of any deadline contained in the notice.

FURTHER AFFIANT SAYETH NOT.

Ryan Hinote 4-12-16
Ryan Hinote Date

I HEREBY CERTIFY, that on the 12th day of April, 2016, before me, the undersigned authority, personally appeared **Ryan Hinote**, known to me to be the person(s) described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposed therein mentioned.

WITNESS my hand and official seal the date aforesaid.

Alice C. Farrell

NOTARY PUBLIC

My Commission Expires:
PCID: 2001_15
CE Case No.: CE-15-00943



GAINESVILLE CODE ENFORCEMENT SPECIAL MAGISTRATE CASE

CITY OF GAINESVILLE,

PETITIONER,

SM CASE NO. SM 2016-056

VS.

ROBERT PRATT

RESPONDENT,

STATEMENT OF VIOLATION AND REQUEST FOR HEARING
As to Notice of Violation

Pursuant to the Code of Ordinances of the City of Gainesville, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Code of the City of Gainesville, as more particularly described herein, and hereby requests a public hearing before the Code Enforcement Special Magistrate.

- 1. Violation of City Code: See attached Exhibit "A"
2. Location/address where violation exists: 00414 NW 6TH AVE
Tax Code No. 14443000000
3. Name and address of owner/person in charge of location where violation exists:
PRATT, ROBERT, 13724 S HIGHWAY 441
MICANOPY, FL 32667
4. Description of violation: See attached Exhibit "A"
5. Date of notice of violation (copy attached): 04/06/2016
6. Date on which violation to be corrected: 05/17/2016
7. Date of re-inspection: 5/18/2016
8. Results of re-inspection: Not in Compliance

Based upon the foregoing, the undersigned Code Enforcement Officer, Todd Martin, hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the Code have failed as aforesaid, and that the violation should be referred to the Code Enforcement Special Magistrate for a public hearing.

DATED THIS 18 Day of May, 2016.

Todd Martin
Code Enforcement Officer
(352) 334-5030

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY, that on the 18 day of May, 2016, before me, the undersigned authority, personally appeared Todd Martin, known to me to be the person(s) described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposed therein mentioned.

WITNESS my hand and official seal the date aforesaid.

Alice C. Farrell

NOTARY PUBLIC

My Commission Expires:

Code Enforcement Activity No.CE-15-00943
PCID #: 2002_12

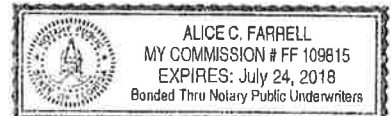


Exhibit "A"

14443000000

00414 NW 6TH AVE

CE CASE NO.: CE-15-00943

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful. It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

Structure damage to the front right and back left side of building. Front porch is leaning.

Cited as a Notice of Violation

PCID #: 2002_12

CITY OF GAINESVILLE SPECIAL MAGISTRATE

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 2016-056
CE NO.: 15-00943

vs.

PRATT, ROBERT
Respondent,

_____ /

**FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE, having come for Public Hearing before the Special Magistrate on June 09, 2016, after due notice to the Respondent, and the Magistrate having heard testimony under oath, received evidence and heard argument, the Magistrate issues its Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1. That the Respondent, PRATT, ROBERT owns that certain property located 414 NW 6TH AVE, also known as Alachua County, Florida, Tax Parcel 14443-000-000.

2. That on April 05, 2016 an inspection of said property by a Code Inspector of the City of Gainesville revealed that Respondent was found to be violating; **Sec. 16-19**, of the Gainesville Code of Ordinance, which consist of allowing the existence of a dangerous building and hazardous land. That re-inspection, made on May 18, 2016, confirmed the condition as being the same.

3. The Respondent received notice by certified mail, sent by regular mail and posted property and City Hall on April 06, 2016, that the aforesaid condition constituted a violation of the Gainesville Code of Ordinances, and was to be corrected by May 17, 2016, but that the correction has not been made.

4. The Petitioner incurred costs in prosecuting this case in the amount of \$102.65.

CONCLUSIONS OF LAW

5. The Special Magistrate has jurisdiction over this matter pursuant to Chapter 162, Florida Statutes, and Section 2-377, Gainesville Code of Ordinances.

6. The Respondent PRATT, ROBERT by reason of the foregoing is in violation of the Gainesville Code of Ordinances:

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

7. The Petitioner is entitled to recover from the Respondent costs incurred in the prosecution of this case in the amount \$102.65.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is ORDERED:

1. That Respondent PRATT, ROBERT is found GUILTY of violating Sec. 16-19 of the Gainesville Code of Ordinances existing at 414 NW 6TH AVE, also known as Alachua County, Florida, Tax Parcel 14443-000-000.

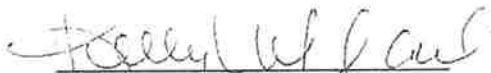
2. That Respondent shall have 90-days from the date of the issuance of this Order to correct the violation and to come into compliance with the Code of Ordinances of the City of Gainesville. If not in compliance within 90-days from the date of the signing of this Order, a daily fine of \$25.00 per day will accrue until compliance is met and the administration cost of prosecution of \$102.65 will be owed. If compliance is met before the 90-days has expired, then the administration cost of \$102.65 will be waved.

3. **That upon complying, Respondent shall notify the Code Inspector and request a re-inspection of the property to verify that said compliance was met.**


DONE AND ORDERED this 21st day of June, 2016, at Gainesville, Florida.

ATTEST:

SPECIAL MAGISTRATE



Clerk to the Special Magistrate

By:


Jefferson M. Braswell, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the above Order has been sent to Respondent, ROBERT PRATT 13724 S HIGHWAY 441 MICANOPY, FL 32667 by U.S. Mail, this 22 day of, June, 2016


Clerk to the Special Magistrate

CITY OF GAINESVILLE SPECIAL MAGISTRATE

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 2016-056
CE NO.: 15-00943

vs.

PRATT, ROBERT
Respondent.

ORDER IMPOSING FINE AND COSTS


THIS CAUSE, having come for Public Hearing before the Special Magistrate on June 09, 2016, after due notice to Respondent, Pratt, Robert, the Magistrate issues its Order Imposing Fine and Costs as follows:

It is ORDERED that:

1. That Respondent Pratt, Robert is found GUILTY of violating Sec. 16-19 of the Gainesville Code of Ordinances existing at 414 NW 6th Ave, also known as Alachua County, Florida, Tax Parcel 14443-000-000.
2. Respondent shall have 90-days from the date of the issuance of this Order to correct said violations and to come into compliance with the Code of Ordinance.
3. Should Respondent fail to comply with the Order by said date, then in that event, Respondent shall pay a fine of \$25.00 per day for each and every day said violations continue to exist at the above address past the time set by the Magistrate.
4. Should the Respondent fail come into compliance within the 90-days allotted, costs for prosecuting this case in the amount of \$102.65 shall be payable by the Respondent to the Petitioner.

If not complied with, this Order shall constitute a lien against Tax Parcel 14443-000-000, also known as 414 NW 6th Ave and any and all real or personal property owned by PRATT, ROBERT pursuant to Sec. 162.09, F.S., and may be recorded in Public Records of Alachua County.

DONE AND ORDERED this 21st day of, June 2016, at Gainesville, Florida.

ATTEST:

Clerk to the Special Magistrate

SPECIAL MAGISTRATE
By: 
Jefferson M. Braswell, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the above Order has been sent to Respondent, ROBERT PRATT
13724 S HIGHWAY 441 MICANOPY, FL 32667 by U.S. Mail, this 28 day of June
2016


Clerk to the Special Magistrate



Engineering & Consulting, Inc.



June 24, 2016

Mr. Robert Pratt
414 NW 6th Avenue
Gainesville, Florida 32607

Subject: Summary Report of a Structural Evaluation
414 NW 6th Avenue
Gainesville, Alachua County, Florida
GSE Project No. 12810

Dear Mr. Pratt:

GSE Engineering and Consulting, Inc. (GSE) is pleased to submit this summary report of a structural evaluation for the above referenced house. Our services have been provided to meet the intent of your email request dated May 27, 2016

Background Information and Site Observations

Mr. Monrad Thue, P.E. from GSE visited the house on June 8, 2016 to observe the condition of the exposed structural elements and the building as a whole. At the time of our site visit, the house was unoccupied and open for interior and exterior observations. There was inadequate crawl space to observe the entire floor framing system, but we were able to see representative areas of the framing and foundation typically used to support the first floor and perimeter bearing walls. Attached to this report are representative photographs of the damage observed. It is our understanding from you that the house is considered historical, and was built around 1925.

Most of the primary framing members for the roof, walls, and portions of the first floor were not visible for inspection. The first floor wood beams and joists that GSE was able to observe appeared to be in satisfactory condition. Due to excessive movement observed in the walls and roof (see description below and attached pictures), we would recommend destructive investigations to determine the actual condition of the framing members for the roof, walls, and first floor.

A majority of the exterior bearing walls are leaning or listing more than 2 degrees. This amount of leaning or listing is to an extent that a plumb line passing through the center of gravity of the wall will fall outside the middle one-third of the base of the wall. This is considered structural damage as defined in the Florida Statutes, Chapter 627.706.

A majority of the roof framing is warped and appears to be skewed from the originally intended slope. These are indications of excessive movement and possible damage to the roof framing or damage to the connections between framing members.

The majority of foundations observed were leaning and shimmed to the underside of the first floor framing without fasteners or hurricane ties. Some of the foundations were made of concrete blocks laid on their side which provides inadequate bearing capacity. These foundations are considered inadequate in both design and construction.

The exterior sheathing is comprised of wood siding. The siding is warped in many cases and has numerous areas where the fasteners to the wall framing members were compromised by rot.

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ♦ (352) 377-0335 Fax
www.gseengineering.com
Certificate of Authorization No. 27430

JUN 27 2016

The first floor sheathing was in poor condition and gaps were observed where framing and sheathing members have separated due to excessive movement or rot.

Many areas along the base of the exterior walls show signs of excessive wood rot to the wall framing members and wood siding.

The roofing has reached its expected life. Due to the condition of the unoccupied home, we could not determine if excessive roof leaks have occurred.

Summary of Recommended Structural Repairs

Overall, the building envelope is in poor condition, and most of the individual foundations observed were improperly designed and constructed. To adequately restore structural framing to properly support the roof, the floor, and to withstand lateral wind loads meeting the requirements of the Florida Building Code, it is necessary to do the following:

1. Remove all roofing and siding to re-plumb all bearing walls, inspect the condition of the wall and roof framing, replace all damaged and rotted framing members, and re-install roof sheathing and siding.
2. Remove all first floor sheathing to inspect the floor framing, replace all damaged and rotted framing members, to replace a majority of the foundations pads, and replace a majority of the floor sheathing with new, undamaged sheathing.

It is our opinion that the cost of restoring and replacing structural elements within the home to meet current Building Code requirements would exceed the cost of replacing the home.

Limitations

The opinions represented in the report are based upon visual observation only. This report reflects observations and conditions at the time of our site visit and should not be construed to represent a guarantee of future conditions. This report and evaluation is not intended to serve as an acceptance of the original design.

Closing

GSE appreciates the opportunity to have assisted you on this project. If you have any questions or comments concerning this document or if we may be of further assistance, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



Montad R. Thue, P.E.
Principal Engineer
Florida Registration Number 32071



Joakim (Jay) B. Nordqvist, P.E.
Principal Engineer
Florida Registration Number 42681

MRT/JBN:ldj
P:\General\Projects\12810 414 NW 6th Avenue\12797.docx

Attachment: Figure 1

Distribution: Addressee (2)
File (1)

Summary Report of a Structural Evaluation
414 NW 6th Avenue
Gainesville, Alachua County, Florida
GSE Project No. 12810

June 17, 2016

ATTACHMENT



PHOTO 1 WARPED ROOF
ROOFING REQUIRES REPLACEMENT



PHOTO 2 EXTERIOR BEARING WALL LEANING
BEYOND STANDARD TOLERANCE



PHOTO 3 WALL SIDING
OUT OF ALIGNMENT



PHOTO 4 ROTTED WALL FRAMING
AT BASE OF EXTERIOR WALL



PHOTO 5 FOUNDATION SKEWED
AND STRAPS MISSING



PHOTO 6 FLOOR SHEATHING
IN POOR CONDITION

414 NW 6TH AVENUE
GAINESVILLE, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 12810

REPRESENTATIVE PHOTOGRAPHS OF DAMAGE

DESIGNED BY: MRT
CHECKED BY: JBN
DRAWN BY: JMG



FIGURE
1

