



**City of Gainesville  
Department of Doing  
Planning Division**

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

## HISTORIC PRESERVATION BOARD STAFF REPORT

<b>PUBLIC HEARING DATE:</b>	August 6, 2019
<b>ITEM NO:</b>	Information Item A
<b>PROJECT NAME AND NUMBER:</b>	441 NW 6 <sup>th</sup> Place
<b>APPLICATION TYPE:</b>	Information
<b>RECOMMENDATION:</b>	Staff recommends that the Historic Preservation Board review the Code Enforcement designation of a dangerous building.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Code Enforcement Division  
**Property Owner(s):** John Bonaby

**SITE INFORMATION:**

**Address:** 441 NW 6<sup>th</sup> Place  
**Parcel Number(s):** 14448-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RC  
**Historic District:** Pleasant Street  
**Historic District Status:** Contributing  
**Date of construction:** c. 1935 (ACPA), c. 1920s per AL 001423

**PURPOSE AND DESCRIPTION:**

The subject building is a single-family house located at 441 NW 6<sup>th</sup> Place. It is currently shown as a contributing structure to the Pleasant Street Historic District. The property is zoned RC, Residential Conservation. The building is a one-story bungalow house that was built in 1935 according to the Alachua County Property Appraisers Office. According to the Florida Master Site File, the house contributes in scale and character to the Fifth Avenue Neighborhood.

The Notice of Violation is dated June 24, 2019, indicating that the violations that led to the dangerous building designation must be abated no later than July 25, 2019. The property owners have expressed an interest in fixing up the house to settle the issue of daily fines that could accrue if repairs are not made. They may want to address the board in determining the right course of action to repair and renovate the house in accordance with the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines.

**LIST OF EXHIBITS:**

**Exhibit A-1** Notice of Violation

**Exhibit A-2** Photos

**Exhibit A-3** Property Appraisers Information for Tax Parcel 14448-000-000

**Exhibit A-4** Florida Master Site File AL001423



# CITY OF GAINESVILLE

*Department of Neighborhood Improvement  
Code Enforcement Division*

EXHIBIT

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A-1

## NOTICE OF VIOLATION DANGEROUS BUILDING AND OR/HAZARDOUS LAND

DATED 06/24/2019

BONABY JOHN  
408 W UNIVERSITY AVE #206D  
GAINESVILLE, FL 32601

YOU ARE HEREBY NOTIFIED that the property in which you have an interest, located in the City of Gainesville, Florida at **441 NW 6TH PL**, TAX Parcel No. **14448-000-000**, 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 **July 25, 2019**. 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.

Todd Martin  
Code Enforcement Officer  
(352) 334-5030

CASE# CE-19-01356

**Exhibit "A"**

14448-000-000

441 NW 6TH PL Gainesville, FL

CASE NO: CE-19-01356

**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.

House is unfit and the exterior is rotten and the foundation is also rotten

Cited as a Notice of Violation



# Dangerous building designation

Write a description for your map.

## Legend

- 📍 441 NW 6th Pl
- 🏠 Pleasant Street Historic Inc

EXHIBIT

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8.03 ft

Google Earth

© 2018 Google  
© 2019 Google



















Parcel: 14448-000-000

Search Date: 7/23/2019 at 6:00:13 PM

<b>Taxpayer:</b>	BONABY JOHN	<b>Legal:</b>	BRUSH ADDN DB O-218 BK 26 PLAT IN N 1/2 OF BK 26 PB A-88 LOT 9 LESS W 2 FT) OR 4382/1644
<b>Mailing:</b>	408 W UNIVERSITY AVE #206D GAINESVILLE, FL 32601		
<b>Location:</b>	441 NW 6TH PL GAINESVILLE		
<b>Sec-Twn-Rng:</b>	05-10-20		
<b>Property Use:</b>	00700 - MISC. RESIDENCE		
<b>Tax Jurisdiction:</b>	GAINESVILLE - 3600		
<b>Area:</b>	PLEASANT ST AREA		
<b>Subdivision:</b>	BRUSH ADDN TO GVILLE BLK 26		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	MISC. RESIDENCE	29400	0	5900	35300	26610	8690	35300	0	0	8690	35300
2017	Misc. Residence	2000	0	5900	7900	0	7900	7900	0	0	7900	7900
2016	Misc. Residence	2000	0	5900	7900	0	7900	7900	0	0	7900	7900
2015	Single Family	2000	0	5900	7900	1030	6870	7900	0	1030	6870	6870
2014	Single Family	2000	0	5900	7900	1650	6250	7900	0	1650	6250	6250

## Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
0700	MISC RESIDENCE	RC	RESIDENTIAL CONSERVATION	1	0.15	6534

## Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
0500	NO VALUE	1935	1945	1052	1

## Improvement Details

## Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	1052	3	Average	0500	NO VALUE	Bathrooms	1.0-Baths	1
UOP	UNFIN OPEN PORCH	25	3	Average	0500	NO VALUE	Bedrooms	3-3 BEDROOMS	1
FSP	FIN SCREENED PORCH	98	3	Average	0500	NO VALUE	Exterior Wall	04-SINGLE SIDING	100
							Floor Cov	09-PINE/SOFT WOOD	100
							HC&V	04-FORCED AIR	100
							Heat System	03-GAS	100
							HVAC	01-NONE	100
							Interior Wall	02-WALL BOARD/WD	100
							Num Res Units	Num Res Units	1
							Roof Type	03-GABLE/HIP	100
							Roofing	01-MINIMUM	100

## Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

## Improvement Details

## Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Sales																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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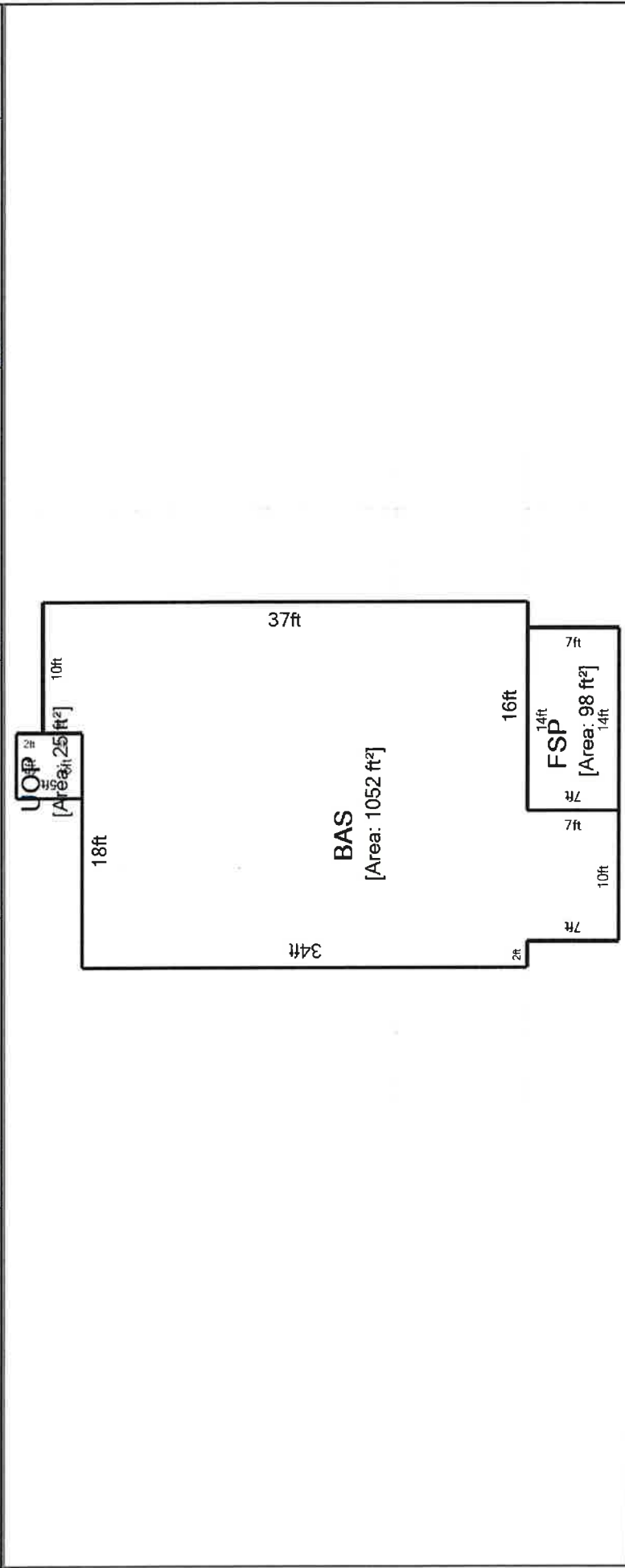
## Property Search Results

10-09			UNQUALIFIED			
1984-05-01	7000	No	U-OLD SALE - UNQUALIFIED	1564	2999	DD
1982-07-01	0	No	U-OLD SALE - UNQUALIFIED	1424	74	WD
1982-07-01	0	No	U-OLD SALE - UNQUALIFIED	1424	72	WD

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lois	Acres	Sq Feet
0700	MISC RESIDENCE	RC	RESIDENTIAL CONSERVATION	1	0.15	6534

Improvement: 14418-000-000 / 88600 - 628990

Improvement Use Code	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
0500	NO VALUE	1935	1945	1052	1





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STATE OF FLORIDA  
DEPARTMENT OF STATE  
Division of Archives, History  
and Records Management  
DS-MSP 3AAA Rev. 3 76

# FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM

Site No. 830 = Survey Date 8007 820 =  
Address of Site: 441 NW 6 Place, Gainesville, Fla. 32601 905 =  
Instruction for locating (Tax No. 14448) 813 =  
Location: Brush's Addition 26 Lot 9 Less W 2' 868 =  
County: Alachua 808 =  
Owner of Site: Name: Sallett, Jack & Sorilla  
Address: 441 NW 6 Place 902 =  
Gainesville, Fla. 32601 832 =  
Type of Ownership private 848 = Recording Date 832 =  
Recorder: Name & Title: Ann DeRosa Byrne, (Consultant)  
Address: The History Group 300 W. Peachtree St. 818 =  
Suite 16 DE Atlanta, Ga. 30308 838 =  
Condition of Site: Integrity of Site: Original Use private residence 850 =  
Check One 863 = Check One or More 858 =  
☐ Excellent 863 = ☐ Altered 858 =  
☐ Good 863 = ☐ Unaltered 858 =  
☒ Fair 863 = ☐ Original Site 858 =  
☐ Deteriorated 863 = ☐ Restored ( ) (Date: X) 858 =  
☐ Moved ( ) (Date: X) 858 =  
Present Use private residence 850 =  
Dates: Beginning C+1920 844 =  
Culture/Phase American 840 =  
Period 20th Century 845 =  
916 =

NR Classification Category: building

Threats to Site:

Check One or More X 878 = ☐ Transportation ( X ) 878 =  
☐ Zoning ( X ) 878 = ☐ Fill ( X ) 878 =  
☐ Development ( X ) 878 = ☐ Dredge ( X ) 878 =  
☐ Deterioration ( X ) 878 = ☐ Borrowing ( X ) 878 =  
☐ Other (See Remarks Below): 878 = 910 =

Areas of Significance: architecture, local history

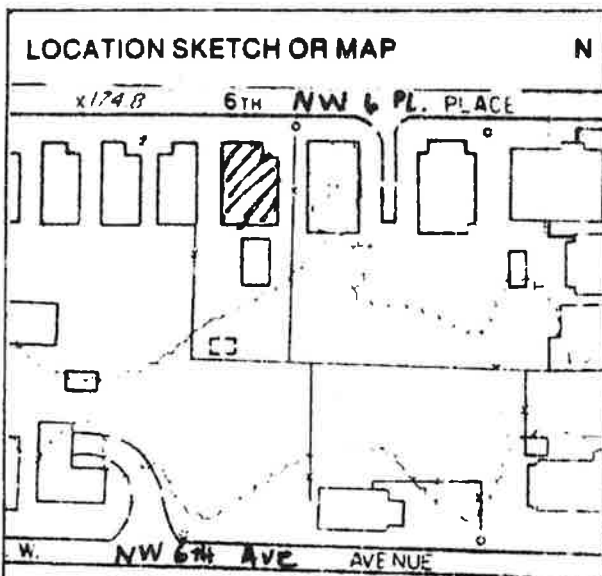
Significance:

This house contributes in scale and character to the Fifth Avenue Neighborhood which has been evolving since the mid-nineteenth century. This bungalow has a stickwork diamond shape in the porch gable with a small shed roof projecting from the same gable. The columns rest on masonry bases. This house first appears on the 1922 Sanborn map but previous editions did not show the area.

911 =

ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD bungalow 954 = =  
 PLAN TYPE irregular: irregular 986 = =  
 EXTERIOR FABRIC(S) wood: horizontal board 854 = =  
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =  
 PORCHES N/ 1 story screened in porch, lower part is closed in,  
square columns rest on masonry bases. 942 = =  
 FOUNDATION: piers 942 = =  
 ROOF TYPE: intersecting gable 942 = =  
 SECONDARY ROOF STRUCTURE(S): porch: gable 942 = =  
 CHIMNEY LOCATION: 942 = =  
 WINDOW TYPE: DHS, wood 942 = =  
 CHIMNEY: 882 = =  
 ROOF SURFACING: 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: \_\_\_\_\_ 890 = =  
 Zone Easting Northing

Photographic Records Numbers \_\_\_\_\_ 3 B9, house on L of photo 860 = =  
 DB0-218

Contact Print

