



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

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

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:

August 6, 2019

ITEM NO:

Information Item A

PROJECT NAME AND NUMBER:

441 NW 6th Place

APPLICATION TYPE:

Information

RECOMMENDATION:

Staff recommends that the Historic
Preservation Board review the Code
Enforcement designation of a dangerous
building.

CITY PROJECT CONTACT:

Jason Simmons



Figure 1: Location Map

APPLICATION INFORMATION:

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

SITE INFORMATION:

Address: 441 NW 6th 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 6th 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

tabbed

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

tabbies

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Google Earth

© 2018 Google
© 2019 Google

N

8.03 ft









7/23/2019

Property Search Results

Parcel: 14448-000-000

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

tables

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| | |
|---|--|
| Taxpayer: BONABY JOHN | Legal: 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 |
| Mailing: 408 W UNIVERSITY AVE #206D GAINESVILLE, FL 32601 | |
| Location: 441 NW 6TH PL GAINESVILLE | |
| Sec-Twn-Rng: 05-10-20 | |
| Property Use: 00700 - MISC. RESIDENCE | |
| Tax Jurisdiction: GAINESVILLE - 3600 | |
| Area: PLEASANT ST AREA | |
| Subdivision: BRUSH ADDN TO GVILLE BLK 26 | |

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

| Imprv Detail Type | Description | SqFt/Unit | Quality | Qual Desc | Bldg Use | BUse Desc | Attribute | | Attribute Desc | | Units |
|-------------------|--------------------|-----------|---------|-----------|----------|-----------|-----------|----------|------------------|-------------------|-------|
| | | | | | | | Bathrooms | Bedrooms | Exterior Wall | Floor Cov | |
| BAS | BASE AREA | 1052 | 3 | Average | 0500 | NO VALUE | | | 04-SINGLE SIDING | 09-PINE/SOFT WOOD | 100 |
| UOP | UNFIN OPEN PORCH | 25 | 3 | Average | 0500 | NO VALUE | | | HC&V | 04-FORCED AIR | 100 |
| FSP | FIN SCREENED PORCH | 98 | 3 | Average | 0500 | NO VALUE | | | 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

| Imprv Detail Type | Description | SqFt/Unit | Quality | Qual Desc | Bldg Use | BUse Desc | Sales | | | | | | |
|-------------------|-------------|-----------|---------|-----------|----------|-----------|------------|-------|---------|----------------------------|---------|---------|------------|
| | | | | | | | Date | Price | Vac/Imp | Qualified | OR Book | OR Page | Instrument |
| 1321 | HOUSE SAL | 1 | | | R2 | RES | 2015-10-01 | 45000 | No | 03-Qualified, Physical Chg | 4382 | 1644 | WD |
| 0958 | FP 1 | 1 | | | R7 | RES | 2006-05-17 | 22000 | No | Q-OLD SALE - QUALIFIED | 3375 | 441 | WD |
| | | | | | | | 2006-04-28 | 11000 | No | Q-OLD SALE - QUALIFIED | 3375 | 440 | WD |
| | | | | | | | 1989- | 100 | No | U-OLD SALE - | 1750 | 1511 | QD |

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 |

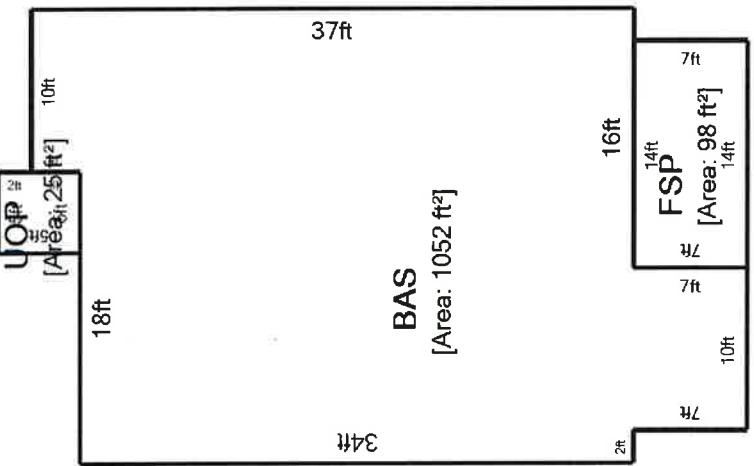


Home Searches > Tangible Property Menu > Search Help > Forms > Tax Roll Data > Our Office > 

| Land Use | Land Use Desc | Zoning Desc | Zoning Type | Sq Feet |
|----------|----------------|-------------|-------------|---------|
| 0700 | MISC RESIDENCE | | RC | 6534 |

Improvement: 11118-000-000 / 88600 - 628990

| Improvement Use Code | Improvement Desc | Actual Year Built | Effective Year Built | Sq Feet |
|----------------------|------------------|-------------------|----------------------|---------|
| 500 | NO VALUE | 1995 | 1995 | 1052 |



8AL001423

EXHIBIT

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHFM

Tables

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Rev 3/78

Site No. 830 = Survey Date 8007 820 = =

Site Name

Address of Site: 441 NW 6 Place, Gainesville, Fla. 32601 905 = =

Instruction for locating

(Tax No. 14448) 26 Lot 9 Less W 2' 813 = =

Location: Brush's Addition subdivision name

block no. 868 = =

lot no. 808 = =

County: Alachua

Owner of Site: Name: Sallett, Jack & Sorilla

Address: 441 NW 6 Place

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 DF Atlanta, Ga. 30308 818 = =

Original Use private residence 838 = =

Condition of Site:

Integrity of Site:

Check One

- Excellent 863 = =
- Good 863 = =
- Fair 863 = =
- Deteriorated 863 = =

Check One or More

- Altered 858 = =
- Unaltered 858 = =
- Original Site 858 = =
- 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 = =

NR Classification Category: building

Threats to Site:

Check One or More

- Zoning (X) 878 = =
- Development (X) 878 = =
- Deterioration (X) 878 = =
- Borrowing (X) 878 = =
- Other (See Remarks Below): 878 = =

 Transportation (X) 878 = = Fill (X) 878 = = Dredge (X) 878 = =

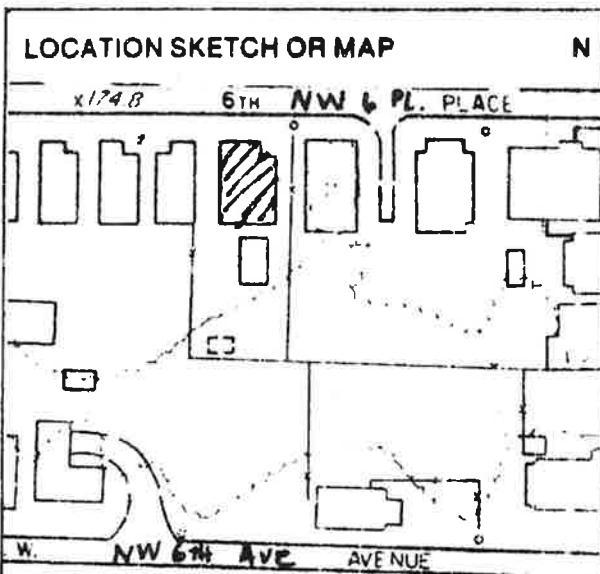
Areas of Significance: architecture, local history 910 = =

Significance:

This house contributes in scale and character to the Fifth Avenue Neighborhood which has been evolving since the mid-nineteenth century. 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 964 = = | | | |
| PLAN TYPE | irregular: irregular 966 = = | | | |
| 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 |
|------------------|----------|-----------|
| T05 | R20E | S05 |
| 812 = = | | |
| UTM Coordinates: | | |
| Zone | Eastings | Northings |
| 890 | = | |

Photographic Records Numbers 3 B9, house on L of photo 860 = =
DBO-218

Contact Print

