



City Commission Appeal April 2, 2015

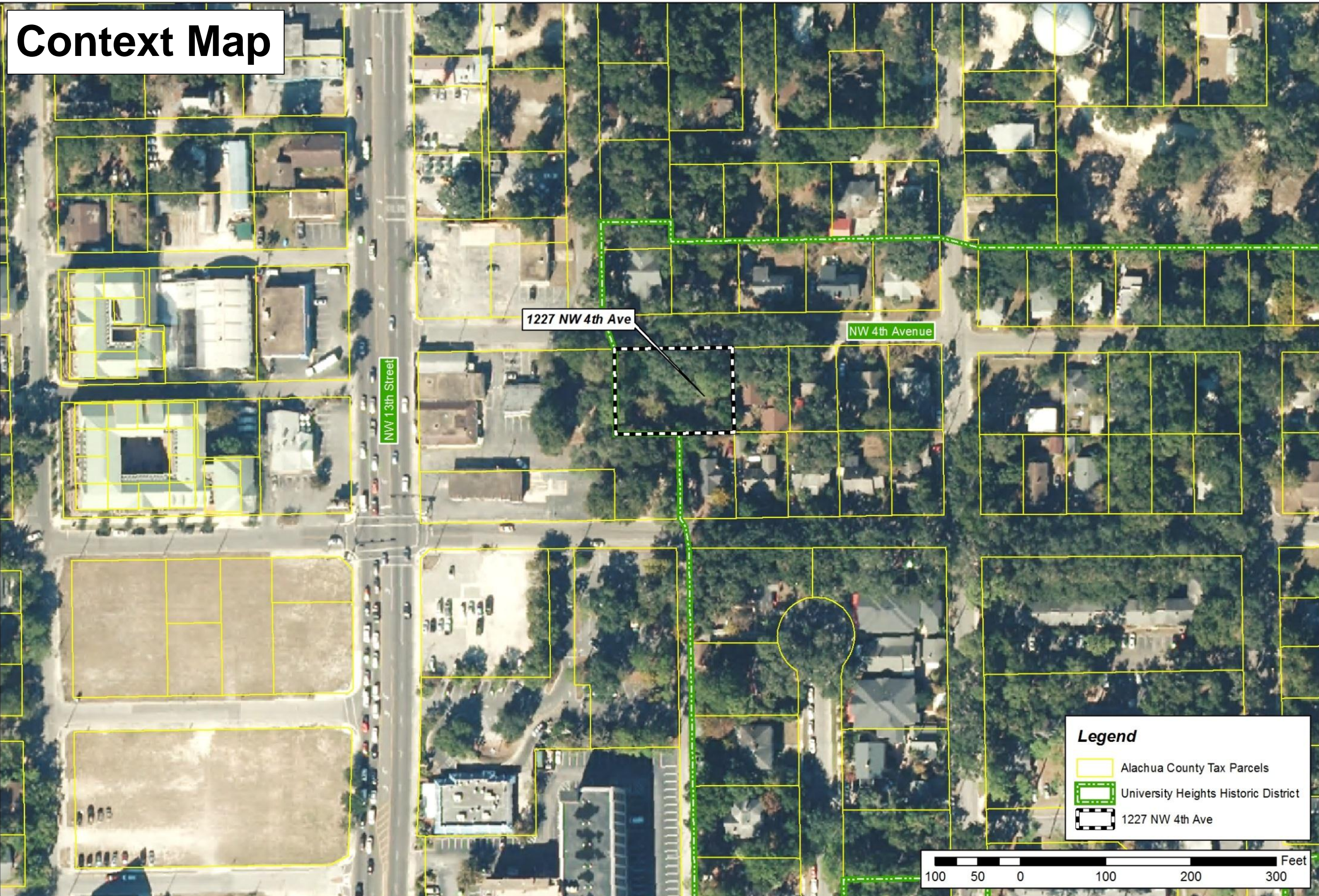
Demolition of a
single structure at
1227 NW 4th Avenue



CAUSSEAUX, HEWETT, & WALPOLE, INC.

Civil **Engineering** Land **Surveying** Land **Planning** Construction Engineering **Inspection**

Context Map



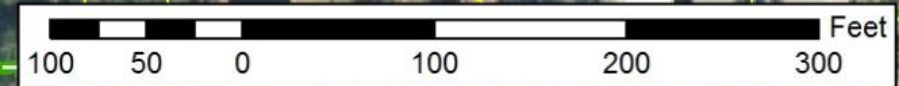
1227 NW 4th Ave

NW 4th Avenue

NW 13th Street

Legend

- Alachua County Tax Parcels
- University Heights Historic District
- 1227 NW 4th Ave



1227 NW 4th Avenue
Certificate of Appropriateness



Prepared by: Employee ##
Date: July 1, 2014
CHW
132 NW 70th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
GAINESVILLE LOCAL
GOVERNMENT
FLORIDA
OK 6075

City of Gainesville LDR 30-112 (d)(6)c - Criteria



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.

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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	FDAH RM	802 = = 1009 = = 820 = = 905 = =
Site Name	830 = =	Site No. <u>8 AL 1573</u>	Survey Date <u>8007</u>
Address of Site:	<u>1227 NW 4 Ave, Gainesville, Fla. 32601</u>		
Significance:			
<p>This house <u>contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century.</u> This <u>common bond brick house</u> is period revival cottage with classical tendencies. The door surround is made up of two Corinthian pilasters with entablature. The house is located in Shellie Court which was platted in 1935, although the tax assessor's reported date of construction is 1933.</p>			



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:

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

Significance:

This house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. This **common bond brick house** is period revival cottage with classical tendencies. The door surround is made up of two Corinthian pilasters with entablature. The house is located in Shellie Court which was platted in 1935, although the tax assessor's reported date of construction is 1933.

✓ ***There is no difficulty reproducing common bond brick buildings, structures, or objects with this common design, texture, material, detail, and location.***

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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;

✓ ***Several remaining examples of similar buildings exist in the neighborhood, the County, and the region (as shown, examples of other homes on the same block).***





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:

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;

✓ ***The site has an approved Planned Use District (PUD) and a Planned Development (PD), which authorizes a mixed-use multi-story building program. The City's Historic Preservation Board, Plan Board, and City Commission have all approved the property's reuse, with definitive conditions in the PUD & PD to protect the "character of the surrounding area."***

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

✓ ***Two (2) professional structural engineers and a licensed building contractor have inspected the house and deemed it a dangerous building.***

Evidence of Structural Damage



- Major damage to floor joists
- Hole in the roof large enough to let daylight through



Evidence of Structural Damage



- Roof leak has caused major damage to rafters
- Moisture intrusion, gaps between door frames and walls, algae stains



City of Gainesville LDR 30-112 (d)(6)c - Criteria



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:

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

Parcel: 14012-000-000 [GIS Map](#)

Taxpayer: RBLWP PARCEL D LLC Mailing: % RD MANAGEMENT LLC 810 SEVENTH AVE 10TH FL NEW YORK, NY 10019 Location: 1227 NW 4TH AV GAINESVILLE Sec-Twn-Rng: 5-10-20 Use: Single Family Tax Jurisdiction: Gainesville 3600 Area: Mixed Rentals Subdivision: Browns Addn.-Shellie Court-Block 14	Legal: BROWN ADDN BK 14 PB A-64 SHELLIE CT PB C-61 LOT 5 & 10 FT ADJ ON W SIDE SHELLIECT & LOT 1 BK 3 OF BELLAH S/D PB C-77OR.3826/2134
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Assessment History

**** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. ****

Year	Use	Land	JV Land	Building	Misc	Just Value	Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Single Family	81300	81300	56100	2400	139800	0	139800	0	139800	3338.09
2013	Single Family	81300	81300	55300	2400	139000	0	139000	0	139000	3329.82

- With the entire \$139,800 property and structure needing either complete systems or major rehabilitation and renovation, a further investment of nearly \$200,000 would be needed.
- That fact, coupled with roof removal and rebuilding = \$35,000, moving the structure = \$61,000, and permits = \$24,000 renders the property unable to earn reasonable economic return on a comparable market value for sale.

11. All mechanical, (HVAC, Electrical, Plumbing, & Appliances)
10. Insulation
9. Doors & Windows
8. Interior Plaster
7. Exterior Brick
6. Roofing
5. Framing
4. Flooring
3. Beams & Joists
2. Stem Wall
1. Foundation

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

- Assuming the house was in excellent condition, the rent that could be achieved would be approximately \$1,200/month.
- If you assume 100% occupancy over the year (which is rarely the case) the annual rent would be \$14,400.
- From that, you need to deduct:
 - Real estate taxes (\$3,338/yr);
 - Property insurance (approximately \$1,200 /yr); and
 - Operating expenses estimated at \$3,000/yr.
(lawn care, repairs and maintenance, management fees, extermination, real estate leasing commissions, etc.)
- Based on the above, the annual net rental operating income would be <\$6,862 /year, which would not repay incurred debt.



Recommendation



- Professional City Staff recommends approval with conditions;
- The Applicant has met the Burden of Proof and delivered Competent Substantial Evidence; and
- Applicant requests the City Commission approve demolition of the residential structure at 1227 NW 4th Avenue.



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City of Gainesville LDR 30-112 Criteria



Both the City's Land Development Code Section 30-112 and the Historic Preservation Rehabilitation and Design Guidelines manual identify criteria to evaluate new construction within historic districts. This analysis documents the approved redevelopment project and necessity for demolition of a dangerous residential structure. The 2104 Draft Florida Building Code, which should be adopted in March 2015, defines **"Dangerous"** as:

Any building, structure or portion thereof that meets any of the condition as described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.