# LEGISLATIVE # 110147C

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City of Gainesville
Planning and Development Services
Attn: Lawrence Calderon

**BY EMAIL**

Re: Petition DB-11-38 SPA

As the owner and occupant of the adjacent property at 10 SW 1st Ave, I wish to submit these comments for consideration. I mildly support the efforts by Mr. Chick to bring his property back to a revenue generating state. My comments are mostly concerned with the protection of my property.

As are most of the other pre-1900's brick buildings downtown, my building is constructed with walls of soft, poorly fired brick, sitting on a foundation of these soft bricks laid directly on the soil. The bricks are laid in a soft lime mortar. Additionally, these brick buildings relied upon the adjacent structures for "mutual support." Since the demolition of the adjacent structure by Mr. Chick, I have begun to see evidence of structural movement of the east wall, which was formerly braced by the roof framing of the demolished building. I attribute the movement to the combined effects of the loss of mutual support, and from rainwater infiltration into the soil adjacent to the soft brick foundation. With these comments, I am seeking to provide for an adequate level of protection for my building.

1. Drawing Sheet C1.00. Provide a 5-foot wide concrete slab (sidewalk), immediately adjacent to the east wall of my building, running the full length of the site. This slab should be pitched from west to east to prevent rainwater from infiltrating the soil adjacent to the building, and to direct water away from my building.

2. Drawing Sheet C1.00. The paver detail shows a 6" compacted limestone base under the pavers. I am concerned that compaction efforts will cause damage to the brick walls of my building. Extensive engineering literature shows that vibrations within 15 or 20 feet of brittle structures can cause structural damage. The plans should have a note that requires manual compaction of the limestone base within 20 feet of the east wall of my building.

3. Drawing Sheet C2.00. I am concerned by the proximity of the detention tanks to the east wall of my building. The tanks are approximately 10 feet from my east wall, and will require a 6-foot excavation. While this separation would be adequate when adjacent to a modern building, I am concerned that the proximity of the excavation to the east wall of my building will cause further damage to my structure. I recommend that these tanks be located no closer than 20 feet to the east wall of my building. This can be accomplished by shifting tank volume to the east end of the tank structure.

4. General. Require that the approved development plan include a requirement to allow for reasonable maintenance access to the east wall of 10 SW 1st Ave for the owner of that building.

5. General. Require that the approved development plan prohibit attachment of any sign or structure, or other modification to the east wall of 10 SW 1st Avenue, except as required for maintenance of the wall by the owner of 10 SW 1st Avenue.

5. The demolition permit for the buildings that were demolished by Mr. Chick required that the walls of the adjacent buildings (both 16 S. Main Street and 10 SW 1st Avenue) be repaired by the demolition contractor as a stipulation of the permit. Because Mr. Chick did not proceed with repairs to the east wall of 10 SW 1st Ave in a timely manner, I caused the repairs to be made at my expense. The repairs were required to maintain the water resistance of the now exposed wall and to prevent further increased deterioration. These repairs cost me $4834.72, for which I have not been compensated by Mr. Chick. I request that a stipulation be placed that the development permit not be issued until the requirement of the demolition permit is satisfied; that is to compensate me for the costs incurred in making the repairs required by the demolition permit.

Sincerely,

Thomas Sputo, Ph.D., P.E.