



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM:	Public Hearing 1 Petition HP-21-00134, Certificate of Appropriateness for demolition and new construction
ADDRESS/PARCEL:	221 NW 4 th Place 14229-002-000
DESIGNATION/ CLASSIFICATION:	Pleasant Street Historic District, contributing structure
DATE OF CONSTRUCTION:	c. 1930 (ACPA) and c. 1928 (FMSF, AL00910)
OWNER:	Pleasant Homes II LLC/ Randolph Amaya
PROPERTY DESCRIPTION:	<p>The property located at 221 NW 4th Place is a simple, wood-frame vernacular "shotgun" style home, amidst a row of similar historic homes on a narrow, tree-lined street. All of the properties on that block, with the exception of one small auxiliary building, are contributing structures to the historic district.</p> <p>The long, narrow building features a front-facing gable-on-gable roof structure. The siding is horizontal clapboard, with vertical venting strips in the gable eave. The narrow wood floor front porch is supported by four simple square wood posts, and the whole house appears to be set on concrete block foundation piers.</p> <p>It does not appear that any windows remain in the house as it is boarded up, but the original windows on this structure were 2/2 double hung sash wood windows.</p>
PROJECT DESCRIPTION:	The project proposes to demolish the original structure and replace it with a new 2-story single family home.



The proposed new construction is a 2-story wood frame house with front facing gable. Proposed materials include a shingle roof, a pine shiplap horizontal siding, and a full-width front porch supported by simple, but elegant piers.

Windows are 2/2 SHS, and the rear of the house also features a porch. There is no separate garage proposed.

The home will have 3 bedrooms and 2.5 baths, with a total square footage of 1567 square feet.

DISTRICT

CHARACTERISTICS:

The house forms and styles of the Pleasant Street Historic District are representative of those of many American communities affected by the rapid growth of the nation's railroads during the 1850 to 1890 period. The majority of the historic residences are wood frame vernacular structures that reflect the six distinctive varieties of house shapes that dominated American domestic construction for almost the first five decades of the twentieth century: gable front, gable front and wing, hall and parlor, I-house, side gable and pyramidal. The district also contains a number of Bungalows and residences reflecting the Queen Anne and Colonial Revival traditions.

Gable front houses, including the shotgun, bungalow, and their variations, appear to be the most common types in the district.

DEMOLITION

CRITERIA:

There are special criteria for reviewing demolition requests within the Pleasant Street Historic District is found in Section 30-4.28(F)(4) of the Historic Preservation Ordinance (within the Land Development Code).

The Pleasant Street Historic District criteria is different from the regular criteria that the Board must use when considering demolition applications. This is because Pleasant Street had seen more demolitions and new construction infill that eroded the historic building stock more than any other historic neighborhood. Rising property values were overriding the ability for small, vernacular structures to be preserved, and a significant Gainesville African American neighborhood was, and still is, at risk for total loss.



A decision by the Historic Preservation Board to approve a COA for demolition in Pleasant Street must be guided by the following criteria:

a. ***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: 1) It maintains its basic plan and additions, if any, were made to non-prominent elevations and porches were not enclosed; 2) Its features are unique and there are few remaining occupied buildings of its type in the neighborhood; or 3) 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.

b. ***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.

c. ***Condition of the building.*** The historic preservation board will evaluate the structural integrity, weather-tightness 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.

**DEMOLITION
CRITERIA
ASSESSMENT:**

According to the provided criteria, this property shall be considered “significant” by the Board because it meets *Criteria a(i)*; the property is located on an identified important street (NW 4th Place) and is within a cluster of historic buildings.

The application for demolition does provide definitive plans for redevelopment (*Criteria b*). However, the evaluation of the proposed reuse of the property must consider what effect those plans will have on the surrounding area. The two-story structure is out of character for this street and block, and would negatively impact the small-scale, one-story rhythm that currently exists.

The structural integrity of the building has been completely compromised (*Criteria c*). The building is not weather-tight, and is in danger of collapsing onto itself. There is nothing left within the interior. The economic feasibility of restoration of existing materials would be hard to attain since everything on the structure would have to be reconstructed and replaced, and to new building code requirements.

**APPLICABLE
STANDARDS
FOR NEW
CONSTRUCTION:**

The City’s Design Guidelines for New Construction, and specifically for the Pleasant Street District, can be found starting on page 164 of the City of Gainesville’s Rehabilitation and Design Guidelines (Supplement to Land Development Code Section 30-112).

The “Guidelines” help ensure that new construction will complement historic architecture. With sound planning and good design, new construction can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished buildings to be successful. Instead it utilizes significant patterns, such as height,



materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

There are 12 criteria used to evaluate the compatibility of new construction proposed for the historic districts; including:

1. *Rhythm of the Street.* The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.

In Pleasant Street, the lots and blocks are primarily rectangular; lot sizes are typically small with low to medium density. One of the most common repetitive features are front porches. The proposed structure does feature a full-width front porch, however the size and height of the structure will create a discernible and visual difference from the adjoining historic structures that does not compliment those patterns and rhythm of the street.

2. *Setbacks.* The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.

In Pleasant Street, setbacks can vary considerably, with some sited at the front property line, while others have a depth ranging from 10 to 15 feet or more. The zoning for this parcel requires a 10' front setback, 20' rear setback, and 5' side setbacks. The project complies.

3. *Height.* The overall height of buildings and structures related to those sharing the same street or block.

In those parts of Pleasant Street that still have not been subject to rapid redevelopment, the buildings are primarily single story. This proposed new structure is two stories in height. All of the structures around this property are one story in height, with the exception of the one two-story structure on the block. The massing and height of the proposed building is far greater than those in the immediate vicinity.

4. *Roof Forms.* The shape of a building or structure roof system in relationship to its neighbors.

In this district, the primary roof forms are either side or front gable roofs, with v-crimp metal or asphalt shingles. The material proposed for this project is fiberglass shingles and the front facing gable with vented eaves is consistent with roofing styles found throughout the district.



5. *Rhythm of Entrances and Porches.* The relationship of entrance elements and porch projections to the street.

In the Pleasant Street district, porches are strongly encouraged and should have sufficient size to accommodate outdoor furniture and easy accessibility. Their widths and depths should reflect that which can be found on other historic buildings in the district. The proposed new structure provides a full-width front porch with appropriately designed post supports.

6. *Walls of Continuity.* Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.

In this particular district, streetscape features are minimal, such as sidewalks and concrete curbing. There are few fence-lined properties and virtually no walls. This project does not propose any fencing or walls along the street.

7. *Scale of Building.* Relative size and composition of openings, roof forms and details to the building mass and its configuration.

On this street which has been determined as a significant street within the district, the building scale is relatively small, with one-story residences, low pitch roofs, proportional bays and openings, and details that reflect the modest character of the neighborhood. The proposed new structure has good proportions of openings on the front façade, less so on the side facades. The proposed structure is significantly bigger in scale than the typical building on this block in terms of massing and configuration.

8. *Directional Expression.* The major orientation of the principle facade of a building or structure to the street.

Within the vicinity of the subject property, there are many single rectangular forms which are more horizontal (square) in expression, such as the bungalows. But there are also some gable-end forms more vertical in expression. Since there are a variety of vertical and horizontal expressions, the front-facing gable orientation of the proposed project is appropriate.



9. ***Proportion of the Front Facade.*** The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.

The height to width ratios establish a pattern of proportions that follow from building to building, despite differences in height and style. This ratio test can be applied to the façade of any building to check its relationship to structures along the street and block. Similar to the directional expression, there are a variety of proportional relationships in the historic district. Though the building is of an appropriate width, the height is not in scale with the adjacent structures, the structures across the street, nor in scale with the majority of the buildings on the entire block.

10. ***Proportion of Openings.*** The width and height relationship of the windows and doors in a building or structure to the principle facade.

On the primary façade, the width and height relationship of the windows and doors are compatible compared to the opening proportions of other buildings that are within the visual proximity.

11. ***Rhythm of Solids to Voids.*** The pattern and overall composition of openings such as windows and doors in the front facade. This relationship of the width of the windows in a building should be visually compatible with the context of the district block and street. The rhythm and ratio of solids (walls) and voids (windows and doors) of new construction should relate to and be compatible with adjacent historic buildings.

The pattern and overall composition of the openings on the main façade are compatible with the adjacent historic buildings. The amount of space the windows take up within the front facade are in an appropriate ratio.

12. ***Details and Materials.*** The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

The proposed project is utilizing shingles for the roof, horizontal plank siding, a full-width porch, and multi-light sash windows; all materials that relate to the existing context of the historic neighborhood.



**APPLICABLE
FEDERAL
STANDARDS**

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards that apply, in this situation, are Standards 2 and 9.

STANDARD 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.

While there may be justification for this demolition, it would result in the total loss of historic materials, features, and spaces that currently characterize that property.

STANDARD 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. New work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed new construction is successful in exhibiting common architectural features found elsewhere in this district, but the massing and scale, especially the height of the structure, is out of character compared to the adjacent historic buildings along the street.

**STAFF
EVALUATION**

Based on Staff's review of the property on site, and the new engineering report, there is sufficient evidence to suggest that the demolition of the property is appropriate in terms of what historic materials remain and the economic feasibility of such a rehabilitation.

However, this particular property is situated on an identified "important, significant" street within the district, and sits within a cluster of historic buildings. Therefore, the proposed replacement structure design is of utmost importance in the consideration of the demolition request.



The proposed building fails to meet four of the compatibility criteria for new construction within a historic district, and does not meet the two key Federal Standards that apply for this demolition request.

RECOMMENDATION

FROM STAFF:

Staff recommends that application HP-21-00134 for demolition of 221 NW 4th Place and the subsequent new construction be approved with the following conditions:

Condition 1: The vernacular architectural vocabulary of the new project shall be retained as designed but shall be reconfigured to be a one-story residence.

Condition 2: The gable eave vent feature shall be changed to the vertical slat configuration as exists on the building now, as a way to pay homage to the lost historic structure.

Condition 3: The windows shall be designed as 2/2 SHS as a way to pay homage to the lost historic structure, since that was the original configuration, according to the Florida Master Site File form and survey.

EXHIBIT 1:

Map of the property

EXHIBIT 2:

Contextual Photographs

EXHIBIT 3:

COA Application (including engineer's report with photographs)

EXHIBIT 4:

Florida Master Site File Form AL00910



EXHIBIT 1

HISTORIC PRESERVATION BOARD

May 3, 2022

PUBLIC HEARING 1, Petition HP-21-00134

Map of 221 NW 4th Place

Source: Department of Sustainable Development Interactive Map;

Green buildings are contributing, blue are non-contributing





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

HISTORIC PRESERVATION BOARD

May 3, 2022

PUBLIC HEARING 1, Petition HP-21-00127

EXHIBIT 2

Context Photos of properties adjoining 221 NW 4th Place

Source: Google Maps, March 2021





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627



Street context (near 221 NW 4th Place)





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

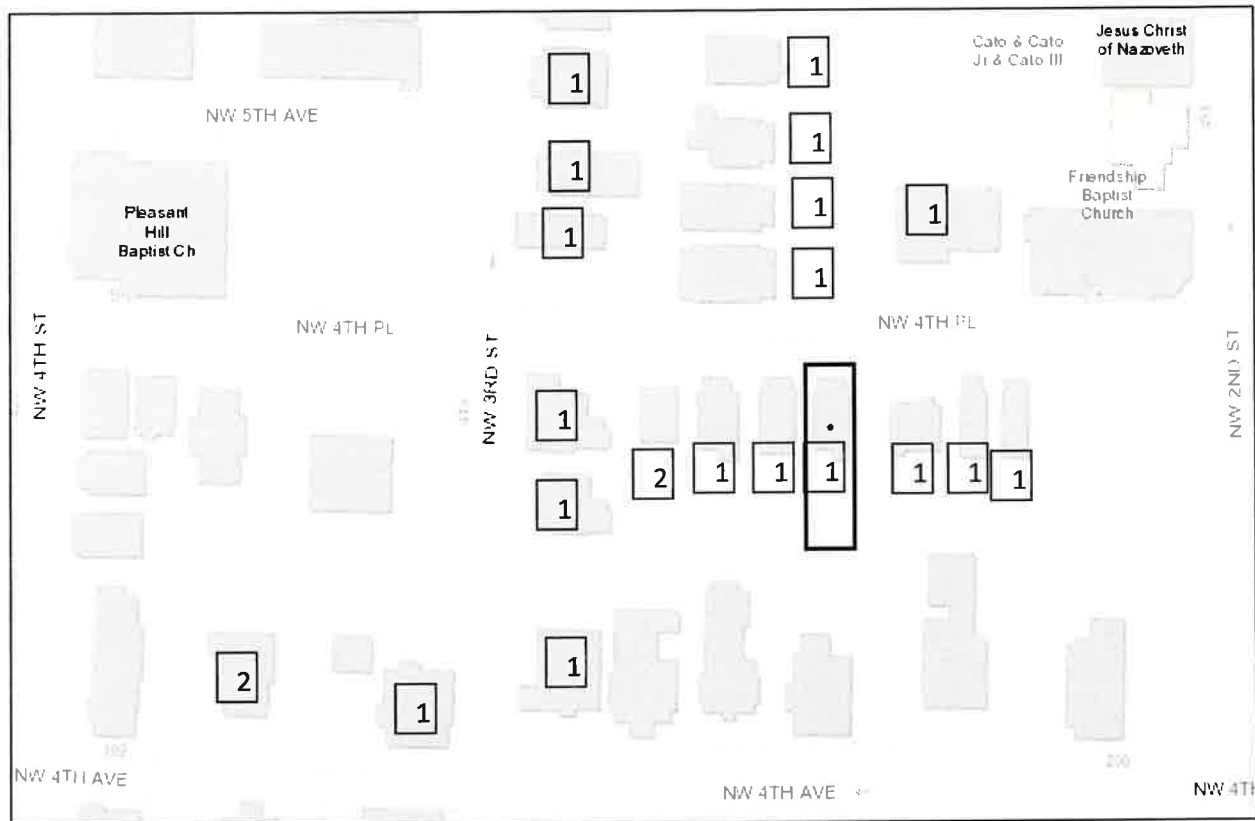




Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627



The 2-story structure on the block takes up 472 square feet of lot (with 432 square feet on 2nd floor)

HP-21-00134

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

306 NE

EXHIBIT

3

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- ☒ New Construction
 ☐ Addition
 ☐ Alteration
 ☒ Demolition
 ☐ Fence
☐ Relocation
 ☐ Repair
 ☐ Re-roof
 ☐ Sign
 ☐ Request to lift demolition delay
☐ Other:
 ☐ Amendment to COA (HP ____ - ____)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- ☐ Staff Approval
☒ Board Approval:
 ☐ Conceptual
 or
 ☐ Final

PROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)

Historic District:
 ☐ Northeast (Duckpond)
 ☐ Southeast
 ☒ Pleasant Street
☐ University Heights (North)
 ☐ University Heights (South)
 ☐ Not in an HD

Site Address 221 NW 4 TH PLACE

Parcel ID #(s) 14229002000

OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name

RANDOLPH AMAYA

Applicant Name

RANDOLPH AMAYA

Company (if applicable)

PLEASANT HOMES 1 LLC

Company (if applicable)

Street Address

7516 W NEWBERRY RD

Street Address

City State Zip

GAINESVILLE FL 32606

City State Zip

Telephone Number

305-815-4776

Telephone Number

E-Mail Address

randolph.ark@gmail.com

E-Mail Address

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a [Window Survey](#) must be completed.

PROJECT DESCRIPTION

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).

The house was designated a contributing property that is consistent with some of the other nearby houses. It has been allowed to deteriorate and has been gutted, through no fault of mine, to the point that it is in very poor structural shape and partially collapsing. In this condition it is no longer making much of a contribution to the District. The Engineer recommends demolishing it.

I intend to build a 2 story house to replace it that is consistent with the 2 story house 2 lots to the west in the same block, and the several 2 story houses being built on the next corner to the west.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric		pine lap siding	
Doors		front wood	
Windows		clad vinyl	
Roofing		shingles	
Fascia/Trim		smooth hardie	
Foundation		CMU/BRICK	
Shutters		N/A	
Porch/Deck		CONCRETE	
Fencing		N/A	
Driveways/Sidewalks		CONCRETE/GRAVEL	
Signage		N/A	
Other		N/A	

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



DID YOU REMEMBER...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable [Guidelines](#);
- ☐ Review the [Secretary of the Interior's Standards](#);
- ☐ A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- ☐ *Historic preservation/conservation overlay* – see Sec. 30-4.28.
- ☐ *Historic Preservation Board*– see Sec. 30-3.5.
- ☐ *Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

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.

The significance is that this is a typical small narrow house of its time, many exist in the neighborhood and on same street.

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.

I just purchased ,
i hired a structural engineer to inspect the property condition and his recommendations are that this structure is beyond repair , the damages are too extensive. framing, over spanned members are extensively deteriorated there is no sheathing , house is collapsing by its own weight.

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

n/a

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.

Proposed narrow 2 story home , similar in massing to home 2 lots to the west.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.

Applicant (Signature)

RANDOLPH AMAYA

Applicant (Print)

04/04/2022

Date



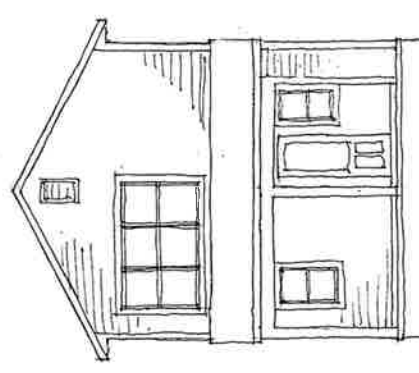
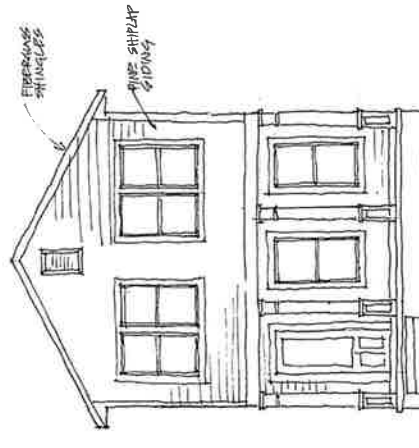
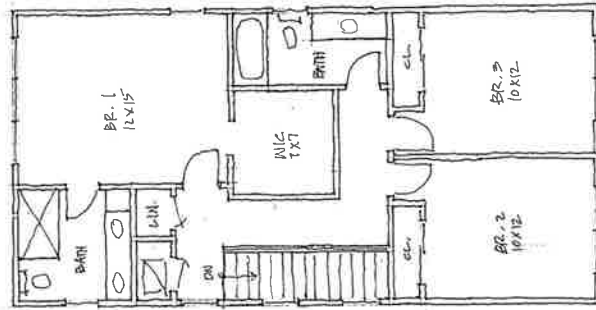
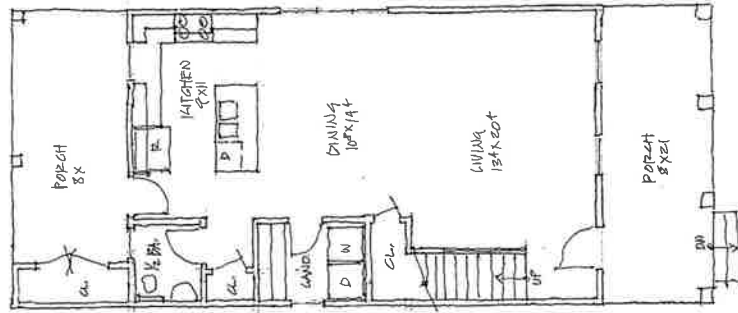
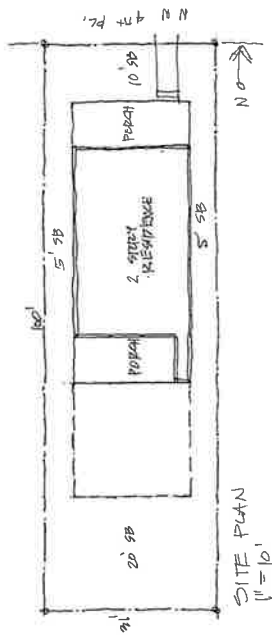
Please submit this application and all required supporting materials via email to

cogplanning@cityofgainesville.org

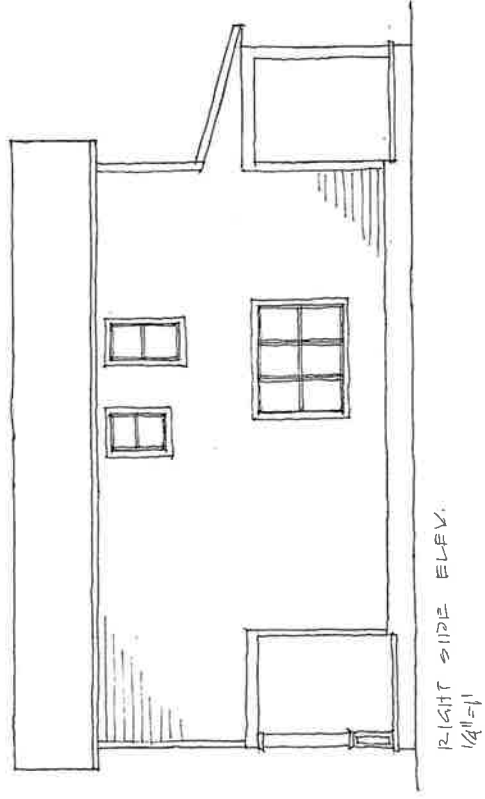
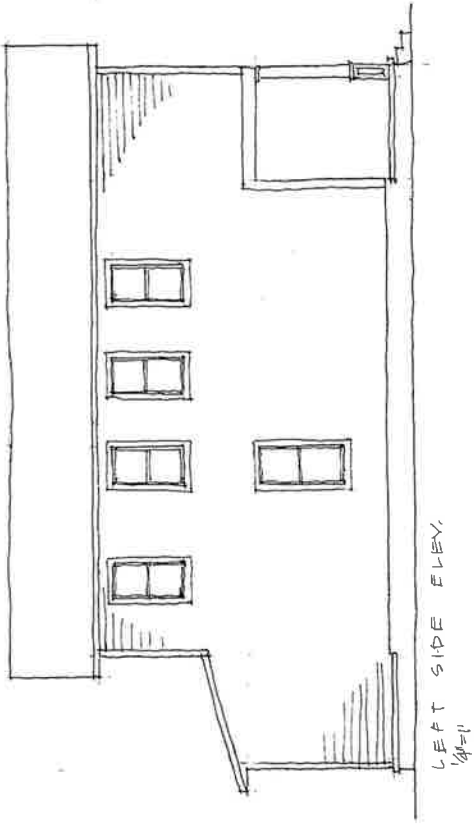
Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call

352 393-5022

TO BE COMPLETED BY CITY STAFF		Date Received LATEST INFO ON: <u>4/7/22</u>	Received By: <u>Kathleen Karth</u>
HP 21-00134			
Zoning: RC			
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee	
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
		<input type="checkbox"/> Account No. 001-660-6680-3405	
		<input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone)	
		<input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	



APR 4TH
421 NN 4TH PL.
2-25-22
A-KRAN



ARK 4TH
421 4TH PL.
2-25-22
A. KAPLAN

Tech 101 LLC
N. NAWARI, P.E.
1210 NW, 106TH ST, Gainesville, FL 32606
Ph. 330-573-6640

STRUCTURAL INSPECTION

PROJECT:
221 NW 4th Place,
Gainesville, FL 32601

THIS LETTER SUMMARIZES THE RESULTS OF MY VISUAL STRUCTURAL INSPECTION ON THE 8TH OF FEBRUARY 2022 OF A SINGLE-FAMILY HOME LOCATED AT 221 NW 4TH PLACE, GAINESVILLE, FL 32601.



A. BACKGROUND

THE CLIENT PROCURED THE SERVICES OF AN STRUCTURAL ENGINEER VISUALLY TO INSPECT THE STRUCTURE OF A SINGLE-FAMILY DWELLING LOCATED AT 221 NW 4TH PLACE, GAINESVILLE, FL 32601. IT WAS UNOCCUPIED AT THE TIME OF THE INSPECTION.

B. PROCESS

THE DWELLING WAS VISUALLY INSPECTED FOR ANY SIGNS OF STRUCTURAL CONCERNS. THE FOLLOWING ARE THE PRIMARY AREAS FOR THE INSPECTION:

- THE HOUSE'S FOUNDATION WAS VISUALLY INSPECTED FOR ANY SIGNS OF DISTRESS OR STRUCTURAL FAILURE.
- ELEMENTS OF THE STRUCTURE OF THE HOUSE WERE VISUALLY INSPECTED FOR SIGNS OF DAMAGE.

THIS REPORT IS BASED ON A VISUAL AND NON-DESTRUCTIVE ASSESSMENT (INCLUDING MEASUREMENTS) OF THE STRUCTURE. THE INFORMATION PROVIDED IS BASED ON THE PROFESSIONAL ENGINEER'S OPINION, CONSIDERING THE INFORMATION COLLECTED AT THE TIME OF THE INSPECTION. ANY CONCLUSIONS ARE VALID FOR AS LONG AS THE STRUCTURE'S CONDITIONS HAVE NOT CHANGED AND ARE LIMITED TO THE CAPACITY OF THE METHODS USED. THE INFORMATION PROVIDED HEREIN IS FOR THE EXCLUSIVE USE OF THE SPECIFIED CLIENT. TECH 101, LLC SHALL ASSUME NO LIABILITY FOR OTHER PARTIES WHO USE THE REPORT WITHOUT ITS EXPRESS WRITTEN CONSENT.

C. FINDINGS

FOLLOWING ARE THE RESULTS OF THE STRUCTURAL INSPECTION (SEE PHOTOS 1-25):

- THE HOUSE STRUCTURE IS IN POOR CONDITION DUE TO BEING EXPOSED TO THE MOISTURE.
- THE ROOF IS SUPPORTED BY RAFTERS AND RIDGE BEAM: THESE SEEMED TO BE DAMAGED AT CERTAIN LOCATIONS, AND NO HURRICAN TIES WERE OBSERVED.
- THE ROOF CEILING JOISTS HAVE SIGNS OF WATER DAMAGE AND ARE NOT STRUCTURALLY SOUND.
- THE EXTERIOR WALL STUDS SHOW EXTREME DAMAGE DUE TO EXPOSURE TO THE SURROUNDINGS WITHOUT METAL STRAPPING AND SHOULD BE REPLACED.
- BEARING WALL COVERAGE (WOOD SIDINGS) SHOWS NUMEROUS DAMAGES AND IS NOT STRUCTURALLY STABLE.
- THE HOUSE FOUNDATION WALL SHOWS SOME SETTLEMENT AT THE REAR SITE AND CRACKS.
- THE FLOOR JOISTS ARE 2"X10" SPACED AT 24 INCHES ON CENTER. AS PER VISUAL INSPECTION, THEY SHOW SIGNS OF DAMAGE AND ARE NOT STRUCTURALLY SOUND.
-

D. SUMMARY AND RECOMMENDATIONS

AS PER THE STRUCTURAL INSPECTION OF THE HOUSE, THE STRUCTURE IS NOT STABLE, AND THE COMPONENTS ARE EXTREMELY DAMAGED. IT IS RECOMMENDED THAT A NEW STRUCTURE MUST BE INSTALLED. A STRUCTURAL DESIGN SHOULD BE COMMISSIONED AND INCLUDE WIND LOAD COMPUTATIONS AND LATERAL LOAD DESIGN FOR THE STRUCTURE PER FLORIDA BUILDING CODE 2020 - RESIDENTIAL. (SEE PHOTOS 1-25).



(1)



(2)



(3)



(4)



(5)



(6)



(7)



(8)



(9)



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(11)



(12)



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(14)



(15)



(16)



(17)



(18)



(19)



(20)



(21)



(22)



(23)



(24)



(25)

8AL00 910

EXHIBIT

4

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

Site No. _____ 830 ==

Site Name _____ Survey Date 8007 820 ==

Address of Site: 211 NW 4th Pl 905 ==

Instruction for locating _____ (see tax roll no. 14225) 813 ==

Location: Brush's Addition 16 3 868 ==
subdivision name block no. lot no.

County: Alachua 808 ==

Owner of Site: Name: Cope, F.H. and Myrtle
Address: 931 SW 8th Lane 902 ==
Gainesville, FL 832 ==

Type of Ownership: private 848 == Recording Date _____

Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant)
Address: The History Group 300 W. Peachtree St. 818 ==
Suite 16 DE Atlanta, Ga. 30308

Condition of Site: Integrity of Site: Original Use private residence 838 ==

Check One Check One or More

☐ Excellent 863 == ☐ Altered 859 == Present Use private residence 850 ==

☒ Good 863 == ☐ Unaltered 858 == Dates: Beginning 1928 c 844 ==

☐ Fair 863 == ☐ Original Site 858 == Culture/Phase American 840 ==

☐ Deteriorated 863 == ☐ Restored () (Date:) 858 == Period 20th century 845 ==

☐ Moved () (Date:) 858 ==

NR Classification Category: building 916 ==

Threats to Site:

Check One or More

☐ Zoning () 878 == ☐ Transportation () 878 ==

☐ Development () 878 == ☐ Fill () 878 ==

☐ Deterioration () 878 == ☐ Dredge () 878 ==

☐ Borrowing () 878 ==

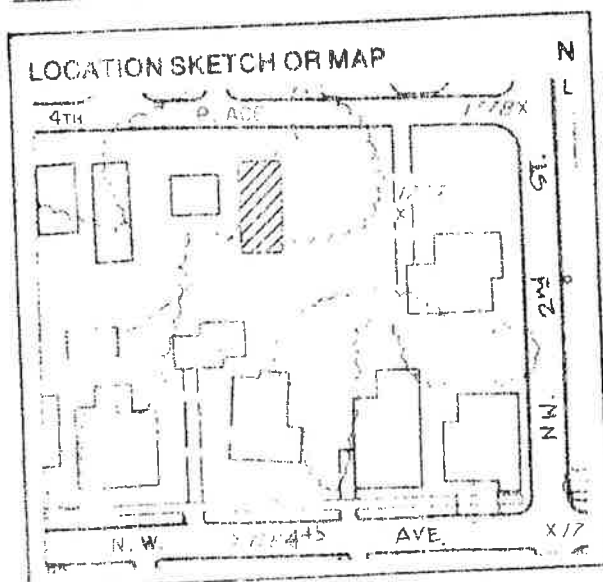
☐ Other (See Remarks Below): 878 ==

Areas of Significance: architecture, local history 910 ==

Significance:
This modified shotgun house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century.

911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD modified shotgun/20th century frame vernacular 984 ==
 PLAN TYPE rectangular 854 ==
 EXTERIOR FABRIC(S) wood: novelty with cornerboards 856 ==
 STRUCTURAL SYSTEM(S) wood f-ame: balloon
 PORCHES N/2 bay, gable end 942 ==
 FOUNDATION: pier: brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: 942 ==
 WINDOW TYPE: DHS, 2/2, wood 882 ==
 CHIMNEY: 882 ==
 ROOF SURFACING: 882 ==
 ORNAMENT EXTERIOR: 950 ==
 NO. OF CHIMNEYS 952 == NO. OF STORIES 1 954 ==
 NO. OF DORMERS _____
 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	812 ==
UTM Coordinates:			
Zone	Easting	Northing	890 ==

Photographic Records Numbers 4D12 860 ==

Contact Print



