



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM:	Public Hearing 1 Petition HP-21-00115, Certificate of Appropriateness to replace windows and a door in a Florida room
ADDRESS/PARCEL:	805 NE 4 th Terrace 12295-000-000
DESIGNATION/ CLASSIFICATION:	Northeast District (Duckpond), Contributing Structure
DATE OF CONSTRUCTION:	c. 1928 (ACPA)
OWNER:	Eric Yates Pruitt
PROPERTY DESCRIPTION:	The property located at 805 NE 4th Terrace is a contributing property in the historic district. It is a 2-story Colonial Revival that features a classical door surround with engaged pilasters and two one-story rooms capped with balcony railings.
PROJECT DESCRIPTION:	The applicant would like to replace the non-historic aluminum awning windows on the southern one-story Florida room with one-over-one single hung sash vinyl windows and replace the existing wood panel door with a fiberglass door that matches the existing.
STAFF EVALUATION:	Windows are an important character defining feature of historic homes, and whenever possible, non-historic windows should be replaced with windows that match what was on the home originally, if known. The original Florida Master Site File form was not found, but the photo from the original survey does exist. The windows, at that time, were the same as what is existing, so the original windows are not known. It is also likely that it was a screened porch originally and never had windows to begin with.



**APPLICABLE
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, is Standard 2.

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.

There are not historic materials (windows) to be preserved, and the reintroduction of the single-hung sash in a clean, one-over-one configuration is more in keeping with the historic character than the metal awning windows.

The proposed door will be similar to the existing wood panel door.

**RECOMMENDATION
FROM STAFF:**

Staff recommends that application 21-00115, for the replacement of non-historic windows and door be approved.

EXHIBIT 1: Map of the property
EXHIBIT 2: Photographs
EXHIBIT 3: COA Application



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

tabbles

HISTORIC PRESERVATION BOARD

December 7, 2021

PUBLIC HEARING 1, Petition HP-21-00115

EXHIBIT 1: Maps of Property located at 805 NE 4th Terrace

Source: Department of Sustainable Development Interactive Map





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

tabbles

2

HISTORIC PRESERVATION BOARD

December 7, 2021

PUBLIC HEARING 1, Petition HP-21-00115

EXHIBIT 2: Photographs of Property located at 805 NE 4th Terrace
Source: Google Maps, 2014, 2017







HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

306 NE 6th

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 805 NE 4th Terrace Gainesville, FL

Parcel ID #(s) 12295 . 000 . 000

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

Eric Yates Pruitt

Company (if applicable)

Street Address

805 NE 4th Terrace

City State Zip

Gainesville, FL 32601

Telephone Number

7274602313

E-Mail Address

Eypruitt@mac.com

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

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).

We would like to replace the windows in the Florida room with more energy efficient sliding windows. There will be no structural changes to the room and the windows will just be replaced.

The door to that room also suffers from wood rot and will be replaced with a more durable fiberglass door of the same style as the door that is currently there. Again, there will be no structural changes with this door replacement.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors	UNK	Fiberglass door	White (to be paint
Windows	YKK	Single hung double pane	White
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

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

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.

Eric Yates Pruitt

10/15/2021

Applicant (Signature)

Date

Eric Yates Pruitt

Applicant (Print)



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

11/3/21

Received By:

Kathleen Kauffman

HP 21-00115

Zoning:

RSF-3

Contributing?

☒ Yes ☐ No

Pre-Conference?

☐ Yes ☒ No

Application Complete

☒ Yes ☐ No

Enterprise Zone?

☐ Yes ☒ No

Request for Modification of Setbacks?

☐ Yes ☒ No

☐ Staff Approval — No Fee

☒ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ Account No. 001-660-6680-1125 (Enterprise—Credit)



