

December 16<sup>th</sup>, 2020

To: Historic Preservation Board

Attn: Jay Reeves, Chairman  
Bill Warinner, Vice Chair  
Jason Simmons, City Staff Liaison  
Yvette M. Thomas, City Staff Liaison  
Michelle Hazen  
Elizabeth Hausauer  
Danielle Masse  
Kyra Lucas  
Nicole Nesberg  
Elizabeth Hauck  
Michael Hill

From: Historic Masonic Gainesville, LLC.

Attn: Keith Perry  
812 NW 8<sup>th</sup> Street  
Gainesville, FL. 32601

Re: **Acceptance of Window Sash Replacement**  
**Masonic Lodge – Interior Renovations & Remodel to an Existing Building**  
**215 N. Main Street**  
**Gainesville, FL. 32601**

To All:

On November 10<sup>th</sup> at the Historic Preservation Board meeting, the Board unanimously approved, the 2-story ADA addition proposed on the east side of the existing structure and issued a "Certificate of Appropriateness" so that the building permit application could proceed. Coincidentally, at this same meeting, and even though it was not on the agenda, the Board disapproved the (2) sample window sash replacement, that were installed on the north side of the building (see attachment "A" photos). There was no written comment back to the Owner backing up this rejection, just verbal comments about not matching the window configuration, too much variance from the original architectural design and not coinciding with the time period. There was also some discussion by the Board if the window sash replacement was a true divided lite (the photos marked as attachment "B" will confirm that they are).

On Friday December 4<sup>th</sup>, Joyner Construction received a conference call from the City (Planning and the Building Department) stating that they have put this window issue back on the agenda for the January 5<sup>th</sup> Historic Preservation Board meeting for a follow up review and evaluation.

The following is a timeline and comments on this issue in support of the window sash replacement and a plea for acceptance.

1. Joyner Construction along with Jay Reeves were hired by the City to do an evaluation and associated cost to make this structure into an event center, in the pretense that the

City would use this data to purchase the building and land. After months of meetings, the final analysis was presented to the City Commissioners who decided to pass on procuring the Masonic Lodge.

2. At that point it went back on the open market. Many interested buyers looked at this project for all different scenarios. There were no local restrictions in place (exterior or interior) as the building was not within the Downtown Historic District and the building was not listed on the local historic record. The building could have been demolished and a new structure put in its place.
3. Along came a buyer, Historic Masonic Gainesville, LLC whose principle like myself are extremely committed to our community, and the desire to maintain the work and integrity of the Masonic Lodge. Through years of neglect, the building had some major issues with water intrusion, which if left unaddressed would have let the structure slip into an unsurmountable rehab project. To date, the new Owner has installed a new Ludowici clay tile roof with all accessories (he could have installed shingles)/Reworked all flashing caps and gutters/downspouts in copper. (he could have installed galvanized)/Re-roofed with TPO the front entry and replaced all the wood underneath that was nearly rotted away/Replaced all brick that was compromised, pointed & tucked all mortar joints/Patched and repaired all precast sills & lintels/Patched, repaired and repaired the fascia & dentil tin moldings around the perimeter and painted with enamel/Primed and painted the entire structure with 2 coats of elastomeric paint.
4. The new Owner's next step was to install new windows (sash only) on the entire exterior window sashes.
5. This new Owner is self-financing and not seeking any grant money or concessions from the City or the state.
6. The new Owner contacted the building department to see if a permit was required to replace the sash only in the existing windows. He was informed that this was classified as a repair and a permit was not required. The new Owner hired Anderson Windows to come and measure all of the existing windows (no alteration to any of the openings) – going back in the same jambs & trim to preserve the workmanship of the era of the building. The Owner requested 2 sample window sashes – 1 with an arch top and 1 with a flat top. These new sashes are insulated, individual panes, aluminum clad dark bronze on the outside and wood mullions to be stained on the inside to match (see attachment "C"). These 2 samples arrived and were installed on the North side of the building (1 on the 1<sup>st</sup> floor & 1 on the 2<sup>nd</sup> floor) so that people could review & comment. The Owner placed the order for these windows at \$105,000. They are now manufactured and ready to deliver the 1<sup>st</sup> week in January 2021.
7. After the November Board meeting in which the windows were not approved, we rode to the Hippodrome (see attachment "D") as that is the closest building in age to the Masonic Lodge and saw that these windows were individually mullied, just like the sashes that the Owner ordered. These are the same configuration as the Thomas Center also. There are many other examples of this window configuration in historic buildings in Gainesville as well as UF campus.

8. Even though the Building Department waived any permit requirement, we were informed the window sash replacement submittal would have to get approval from planning.
9. The only reason I can figure planning is involved is to keep the wishes of the Historic Board in force.
10. The major problem is the windows have been ordered, manufactured and are set to be shipped. After the verbal disapproval at the November board meeting, we contacted Anderson to see if production could be stopped but were informed not, as the process was too far along.

If our timeline and account of this issue is incorrect or different from the Planning's position – please let us know so that we can inform the Owner. We want us all to be on the same page and come up with a solution to satisfy all parties.

In closing, we have attached photos of the (2) sample window sash replacements on the north side, Anderson windows submittal and a letter from an Architect with historical background commenting on the window sash replacement on behalf of the Owner.

We are requesting the Historic Preservation Board to take another review of the window sash replacement and move toward acceptance.

Should after your review you have any questions or require further documentation, please do not hesitate to contact any of our team members.

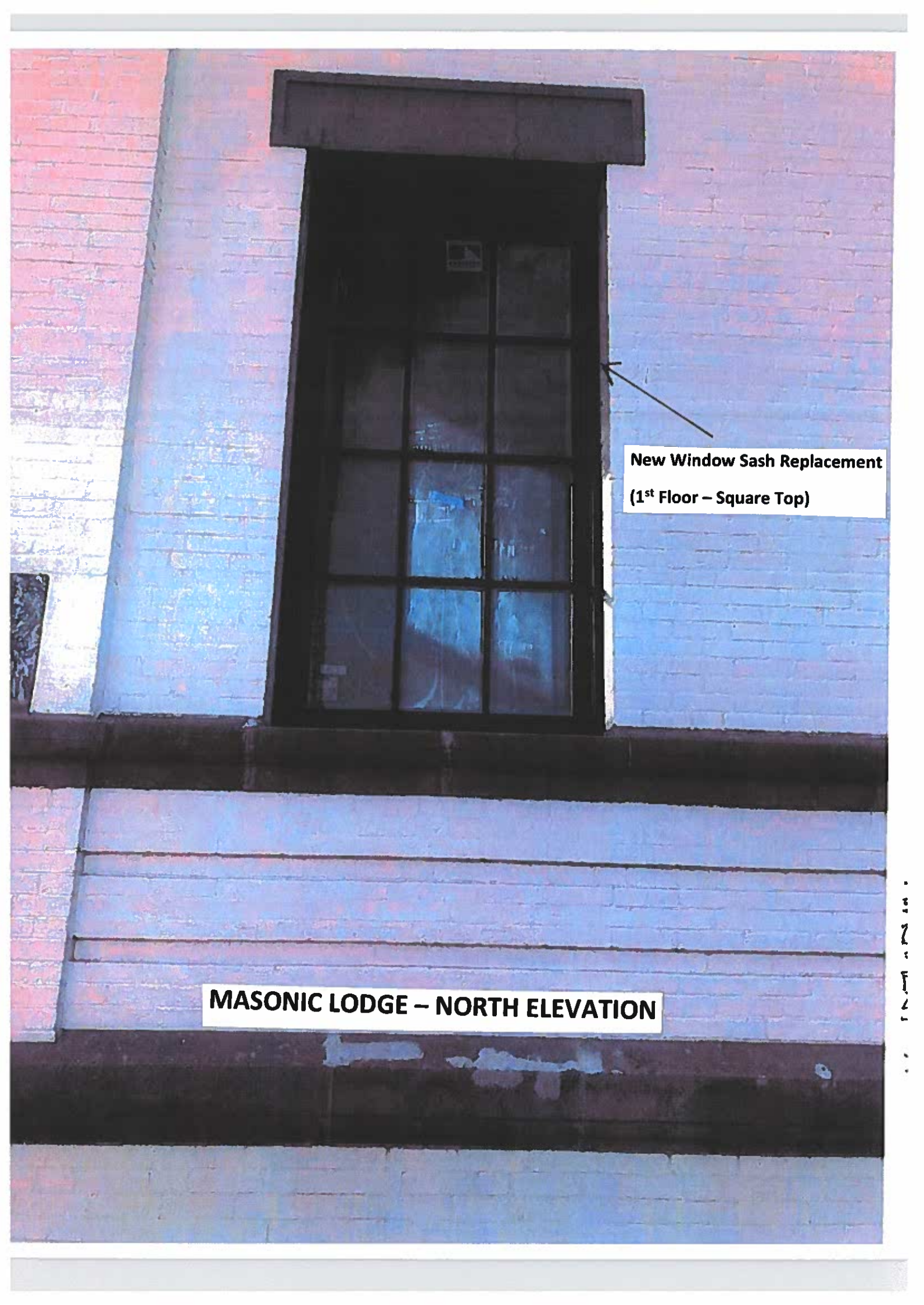
Thank you for your time and understanding on this matter.

Historic Masonic Team

Keith Perry 352-538-1854, Managing Partner

Joshua Shatkin 352-222-3443, Architect

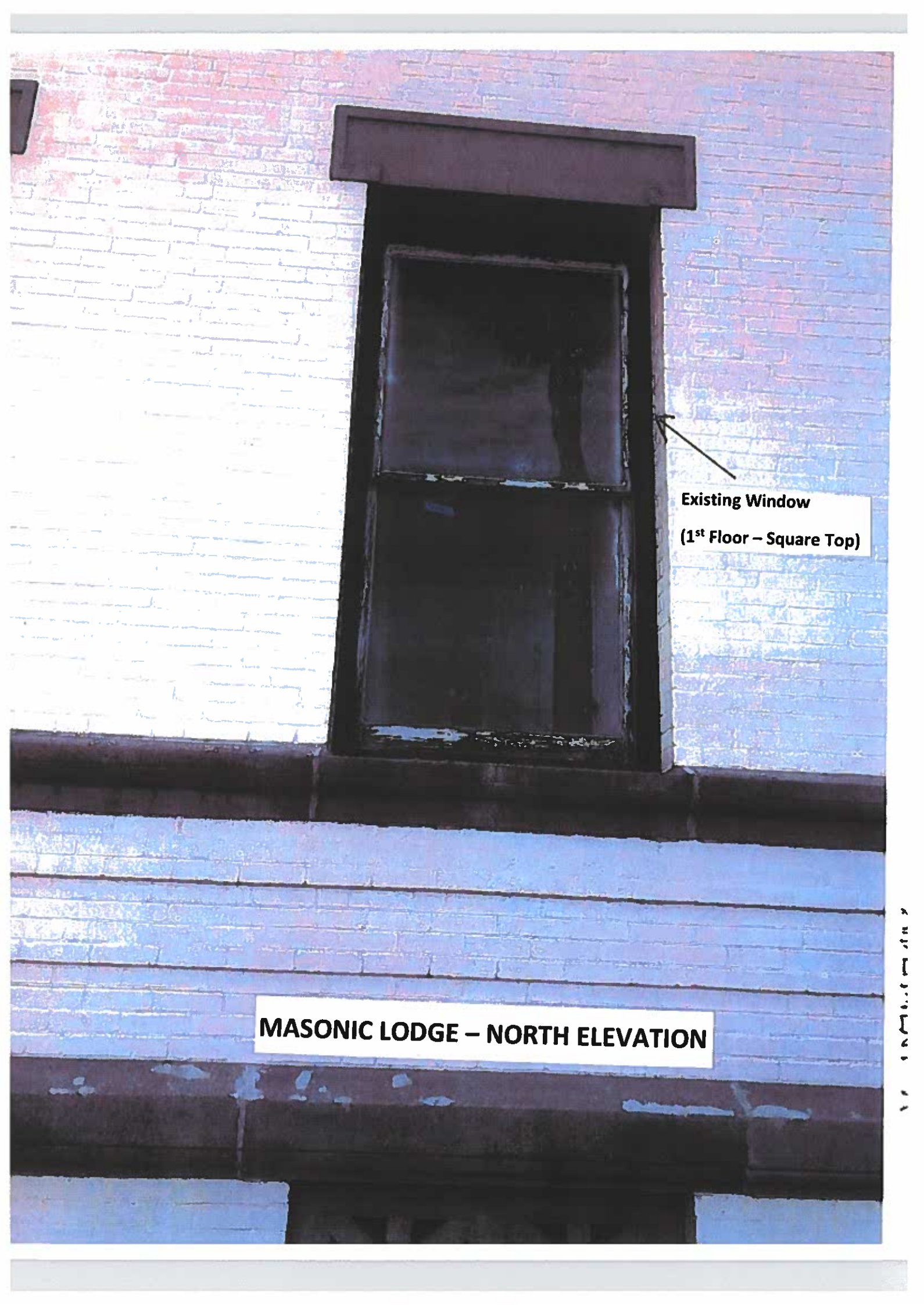
Richard Wagner 352-538-1988, Contractor



**New Window Sash Replacement  
(1<sup>st</sup> Floor – Square Top)**

**MASONIC LODGE – NORTH ELEVATION**





**Existing Window  
(1<sup>st</sup> Floor - Square Top)**

**MASONIC LODGE - NORTH ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12



**New Window Sash Replacement**  
(2<sup>nd</sup> Floor - Arched Top)

**Existing Window**  
(2<sup>nd</sup> Floor - Arched Top)

**Existing Window**  
(1<sup>st</sup> Floor - Square Top)

**MASONIC LODGE - NORTH ELEVATION**

PHOTOGRAPH BY [unreadable]





EXTERIOR

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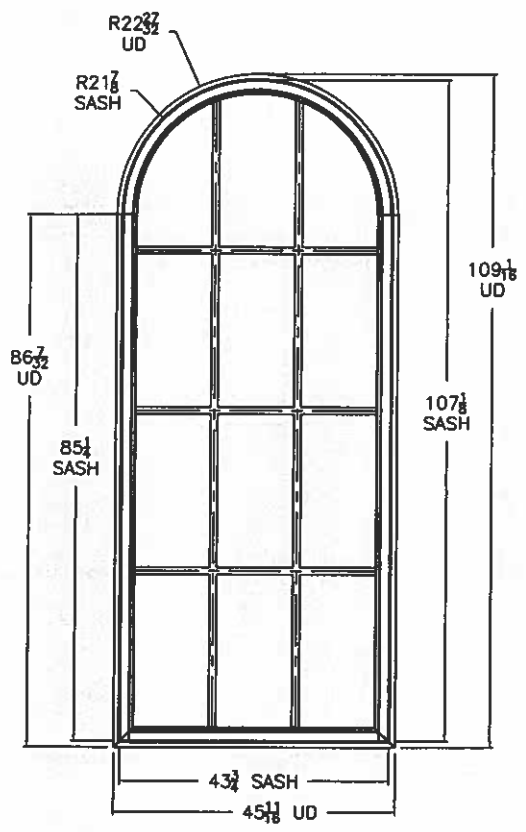
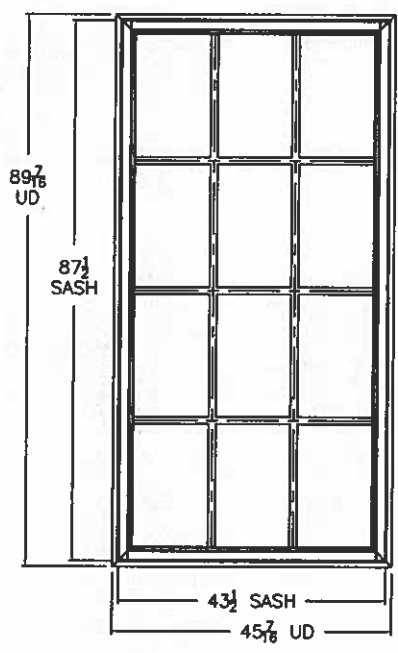


INTERIOR

ATTACHMENTS

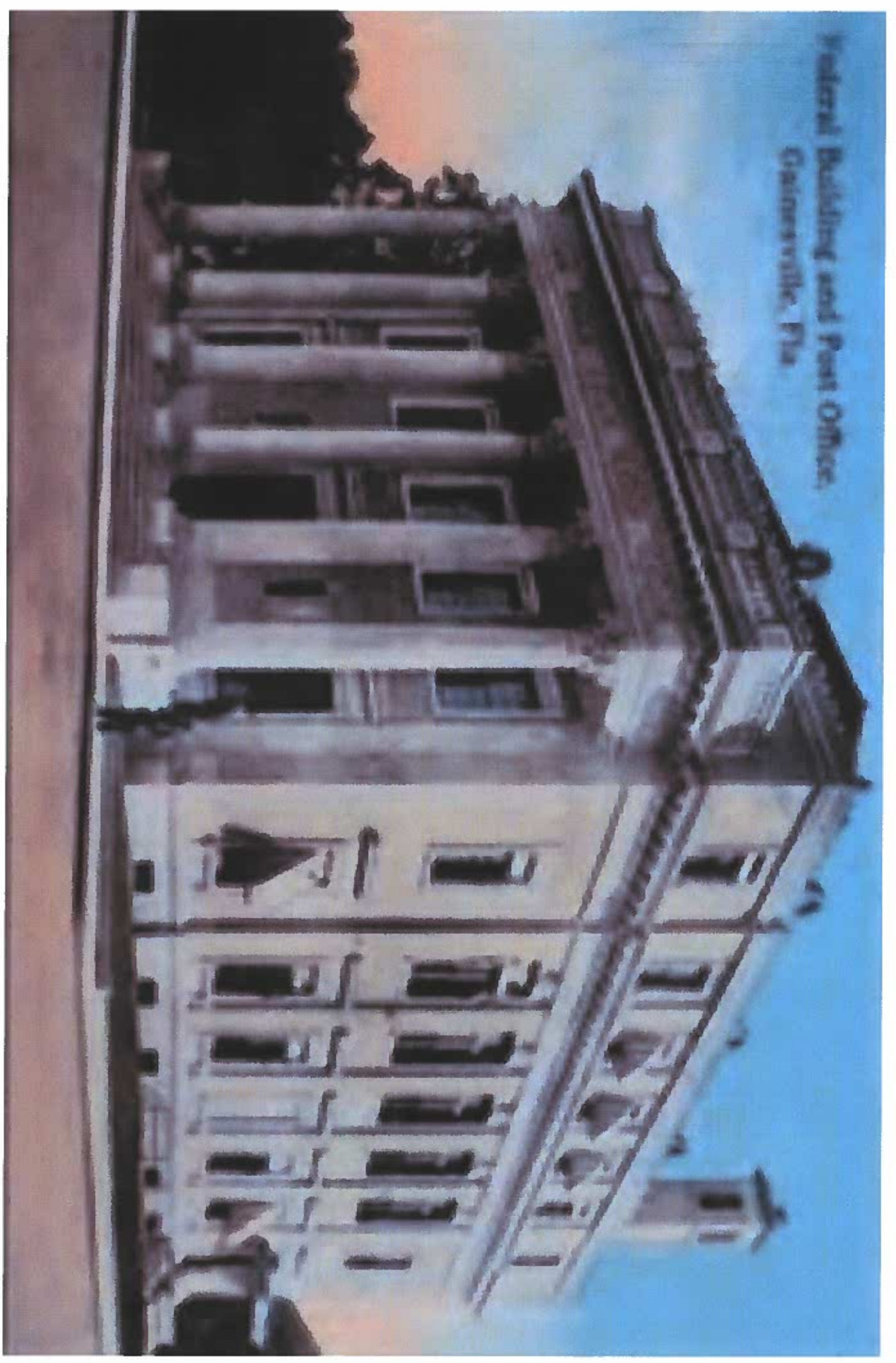


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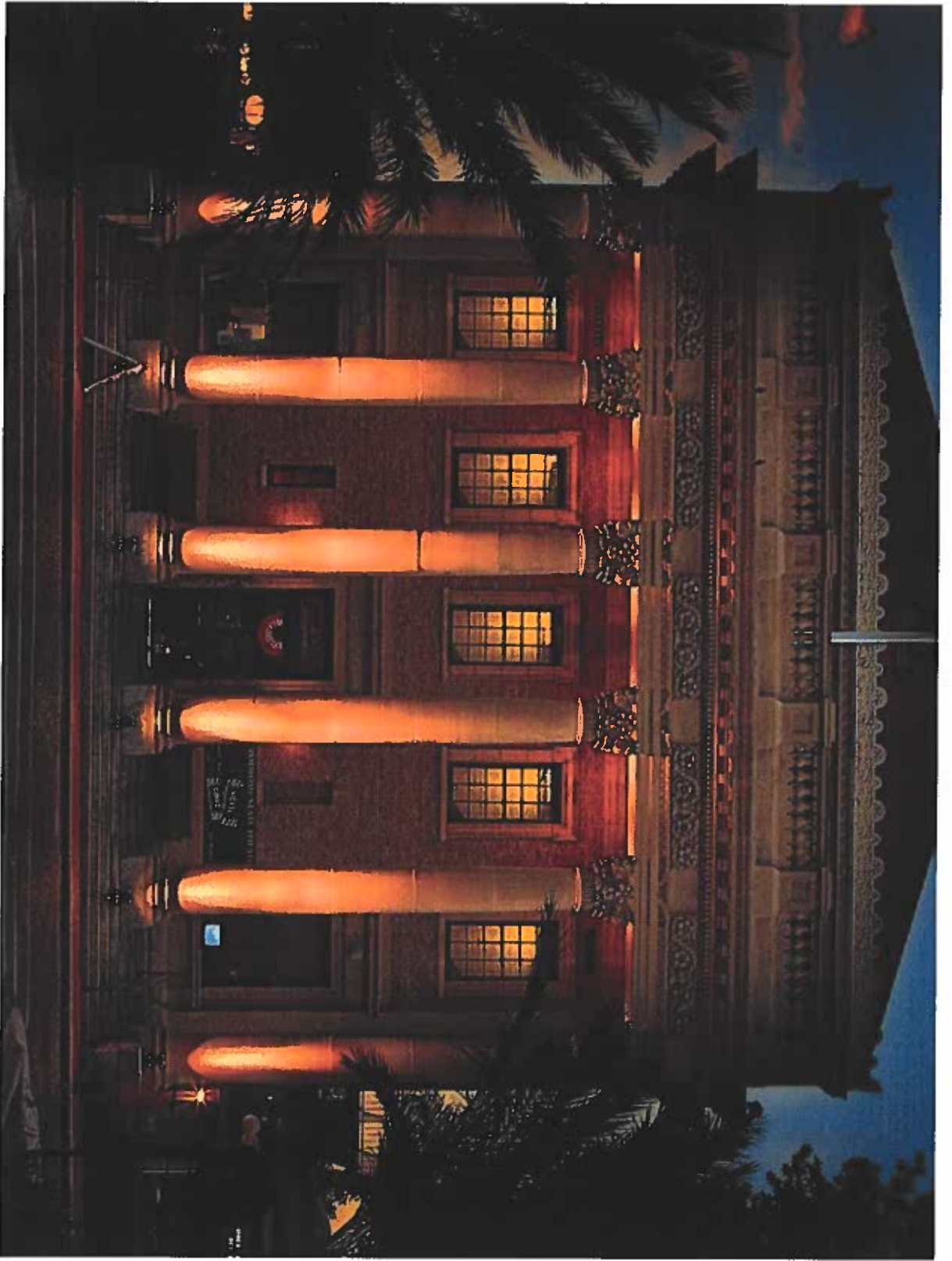
Customer: \_\_\_\_\_  
Date: \_\_\_\_\_  
Job #: \_\_\_\_\_

Federal Building and Post Office,  
Gainesville, Fla.



ATTACHMENT 1 V





*Kevin L. Perry, Architect*  
*1202 Broad St*  
*Camden, SC 29020*  
*Phone 941-504-5765*

December 8, 2020

Historic Masonic, LLC  
812 SW 8<sup>th</sup> Street  
Gainesville, FL 32601

Re: Masonic Lodge Windows 215 N Main Street; Gainesville, FL

To Historic Masonic LLC Owners,

The Gainesville Masonic lodge; built c. 1908 in the Italianate style shows many of the elements of this popular style in America at the turn of the century. It's strong symmetrical facade, arched windows, elaborate cornice and hipped tiled roof would all be considered essential to this archetype. While the Italianate style in American residential architectural was waning at this time, the use of this style, in its more appropriate form, i.e. public, civic and institutional buildings was flourishing. The two-part sash windows found at the Masonic lodge were simply a product of the technical modernization at this time.

Throughout its history, Gainesville (with exception of the University of Florida), has had no architectural types that could possibly be considered a precedent for future design. If we look to other cities in Florida that do have such precedents, for example, St Augustine or Palm Beach, which has one of the strictest architectural review processes in the country we might see a different approach. In these jurisdictions, a multi-pane approach to new windows might be considered appropriate, if not required to rectify an earlier inappropriate decision. A simple search of this architectural type, whether period examples in Europe or revival styles in the United States show the multi-pane approach to be an appropriate aesthetic for the Lodge.

If you have any further question, please feel free to contact me.

Sincerely,

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Kevin L Perry, Architect