

**TO: Historic Preservation Board**

**Item Number: 2**

**FROM: Planning & Development Services Department  
Staff**

**DATE: April 5, 2016**

**SUBJECT: Petition HP-16-24. Daniel and Angel Schaffer, owners. Exterior rehabilitation. Located at 201 NE 8th Street. This home is contributing to the Northeast Residential Historic District.**

### **Recommendation**

Staff recommends approval of HP-16-24 with the following conditions:

1. Replacement windows be made of wood and match the original in material, size, general muntin/mullion proportion and configuration, and reflective qualities of the glass.



### **Project Description**

The property is located at 201 NE 8<sup>th</sup> Street. The property is zoned RMF-5. The parcel (11940-000-000) is approximately .17 acres in size and is located in the Northeast Residential Historic District.

The proposed exterior rehabilitation includes:

- ❖ Replace broken asbestos siding shingles with 12"x24" Weatherside Purity Shingles;
- ❖ Remove 2 aluminum awning windows on the north elevation and infill with Weatherside Purity Shingles;
- ❖ Replace remaining aluminum awning windows on north elevation;
- ❖ Replace all rotten house and window trim in-kind;
- ❖ Replace 3 exterior doors – Front door (to match existing) Fir 3-lite over 2 raised panels by Rogue Valley – back & side doors Fir 15 lite;
- ❖ Repair fascia/soffit in-kind, including restoring missing corbels;
- ❖ Replace floorboards and stairs on rear porch;
- ❖ Repair or replace wood window screens.

### **Basis for Approval – Secretary of the Interior's Standards for Rehabilitation**

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The *Historic Preservation Rehabilitation and Design Guidelines*, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

#### **EXTERIOR FABRIC**

Applicable Secretary Standards

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.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The 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.

Horizontal wood siding is the predominant exterior finish of residential buildings in Gainesville's Historic Districts. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus, altering the scale and appearance of the building. Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation. Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9. Abrasive cleaning or paint removal are other threats to historic wooden siding and violate Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood; or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

## **Wood**

Wood: Weatherboard, novelty, drop, shingles and other wooden siding.

Identify, retain and preserve historic siding and its material, functional and decorative aspects such as masonry, rubble, clapboard, shiplap and novelty.

### **Masonry**

Repair damaged masonry features by patching, piecing in, or consolidating to match original instead of replacing an entire masonry feature. Repair work should be done by hand in compliance with National Park Service Standards.

If cleaning is necessary, test the cleaner on a small, inconspicuous part of the building. Observe the test patch over a sufficient period of time in order to determine the gentlest cleaning method.

### **Compatibility of Materials and Textures**

The relationship of material and texture of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. For instance, if wood siding is proposed for new construction, the dimensions of the siding should relate to the surrounding buildings. Stucco on concrete masonry unit construction may be appropriate if other architectural details such as window and door trim, door surrounds, and molded cornices are added to enhance the complexity of the design proposal, as is found on Mediterranean influence and Mission style buildings.

### **Recommended**

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material. New construction shall not destroy historic materials that characterize the property. The 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.
3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings.
4. The complexity of architectural articulation on surrounding historic buildings (i.e., bay windows, bracketing, belt courses, and window designs) should be reflected on the new buildings.
5. Wood is preferred siding material when replacing asbestos siding.
6. When repairing stucco, maintain the existing texture as well as the existing decorative elements or details around the windows, doors or roof lines.
7. Use of pervious sealants is acceptable.
8. Clean unpainted masonry with the gentlest effective means possible. The best method is low-pressure water wash (600-1000 pounds per square inch) with detergents and natural bristle brushes.

### **Not Recommended**

1. The use of T111 vertical siding, diagonal siding, vinyl and aluminum siding is discouraged.
2. Do not cover exposed wood, masonry, stone or other surfaces with stucco unless historically documented.
3. Replacement wood siding should be consistent with the original in size, direction, materials and lap dimension. Original wall shingles should be maintained.
4. Synthetic and composition siding is generally not appropriate replacement material for historic buildings. On a case-by-case basis, however, such siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without damaging or obscuring the architectural features of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the building.
5. The use of Portland cement should be avoided when repointing brick unless technical reasons demand its use.
6. Avoid using cleaners that damage masonry or leave chemical residue. Do not clean marble or limestone with acid cleaners. Do not use abrasive cleaning methods such as sandblasting.
7. Do not paint unpainted masonry.
8. Avoid using high-pressure water wash which can damage the brick.

### **Staff Approval Guidelines**

Staff can approve alterations to siding that utilizes compatible materials, matches existing depth and width and type of lap and approximates textures consistent with the historic building. Alterations to non-historic portions of contributing buildings can be approved by staff provided they are compatible in scale, design and materials.

### **Board Approval Guidelines**

Wood siding for new additions should match existing materials, if present, in terms of lap width, type and depth.

When matching brick and tile work with new brick and tile work, care must be taken to match the color, texture, composition and size of the bricks or tile, the width or the joints between the bricks and tile, the color and tone of the mortar and the type of joint with the original.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Andrew Persons', with a long horizontal flourish extending to the right.

Andrew Persons  
Interim Principal Planner

Prepared by:

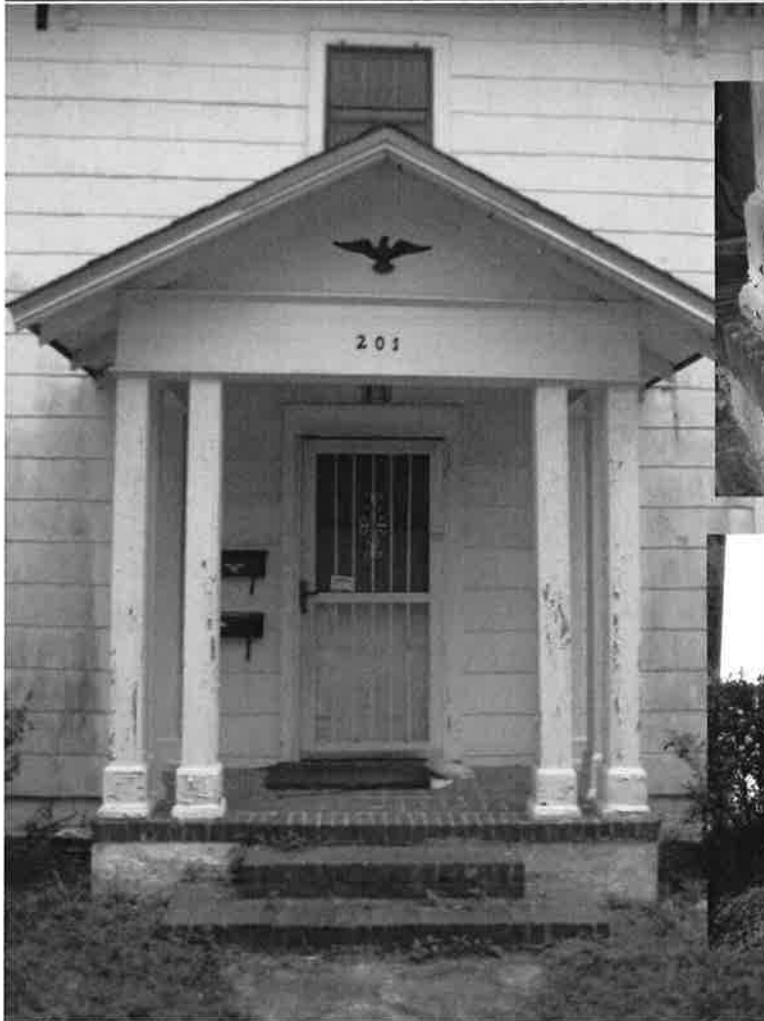
A handwritten signature in blue ink, appearing to read 'Salvatore J. Cumella', with a long horizontal flourish extending to the right.

Salvatore J. Cumella

**List of Exhibits**

- |                  |                                     |
|------------------|-------------------------------------|
| <b>Exhibit 1</b> | <b>Photos</b>                       |
| <b>Exhibit 2</b> | <b>Materials</b>                    |
| <b>Exhibit 3</b> | <b>FL Master Site File (8AL673)</b> |
| <b>Exhibit 4</b> | <b>Elevations/ Floorplans</b>       |
| <b>Exhibit 5</b> | <b>COA Application</b>              |

## Exhibit 1













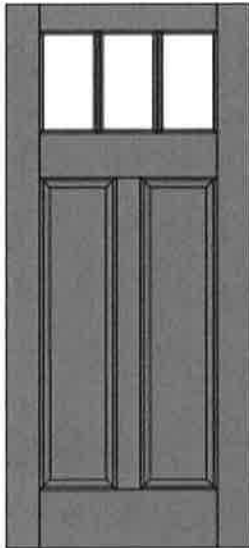
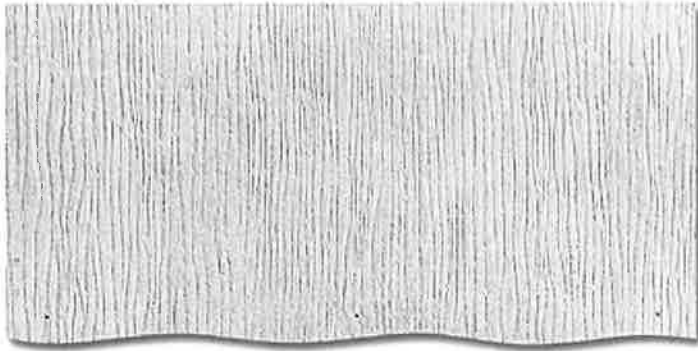








**Purity(TM) Shingle - Wavy Edge w/Textured Surface - 12" x 24"**



**Front Door – Fir 3-lite over 2-raised panel pre-hung door**

**By Rogue Valley**



**Side and Back door – Fir 15-Lite**

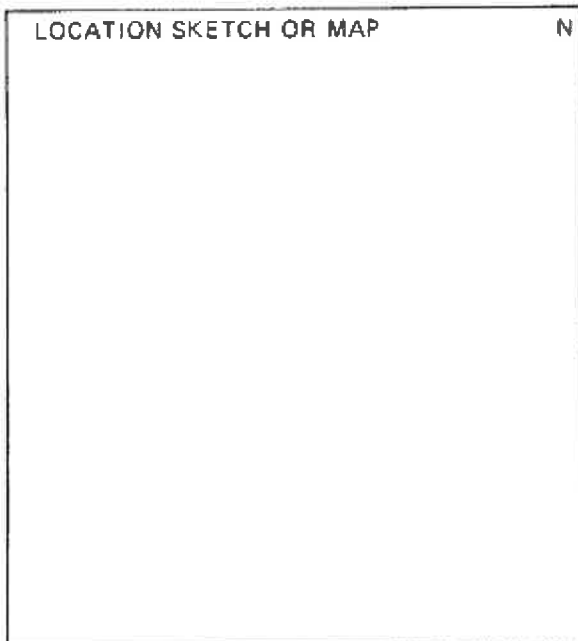
**By Rogue Valley**



17

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE Colonial Revival (low) 964==  
 PLAN TYPE rectangular, central hall 966==  
 EXTERIOR FABRIC(S) asbestos siding 854==  
 STRUCTURAL SYSTEM(S) wood frame 856==  
 FOUNDATION: brick piers 942==  
 ROOF TYPE: gable 942==  
 SECONDARY ROOF STRUCTURE(S): 942==  
 CHIMNEY LOCATION: interior, end 942==  
 WINDOW TYPE: DHS 6/6 942==  
 CHIMNEY: brick 882==  
 ROOF SURFACING: composition 882==  
 INTERIOR WALLS: 882==  
 ORNAMENT INTERIOR: brackets 882==  
 ORNAMENT EXTERIOR: 1 story, portico at entry, dentils & 882==  
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 2 950==  
 OTHER (SPECIFY) 954==  
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==  
 Latitude and Longitude: " " " " 800==

LOCATION SKETCH OR MAP N



Township	Range	Section

812==

UTM Coordinates;

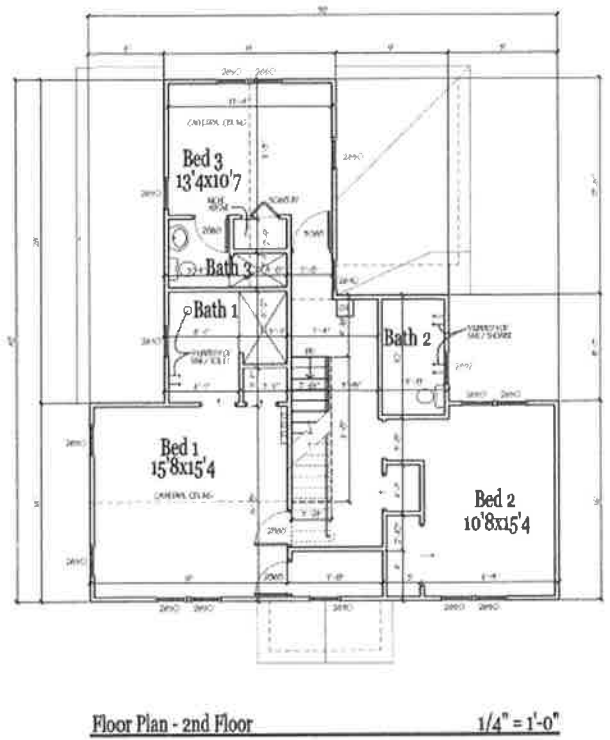
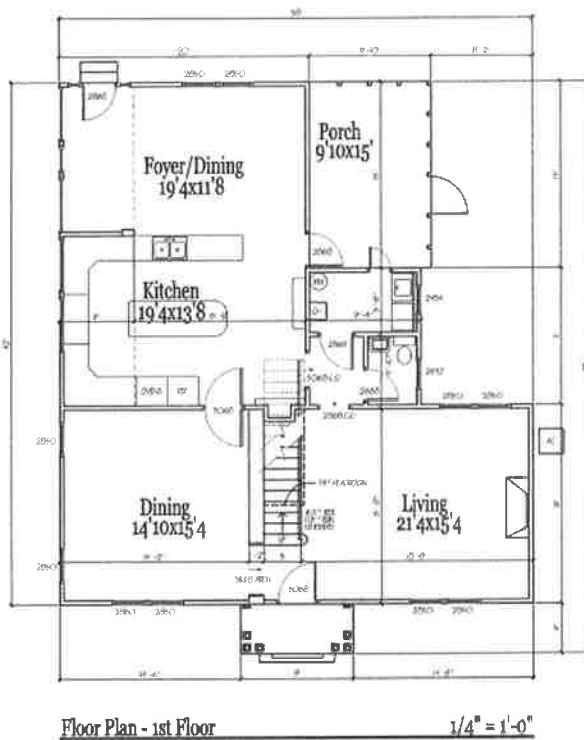
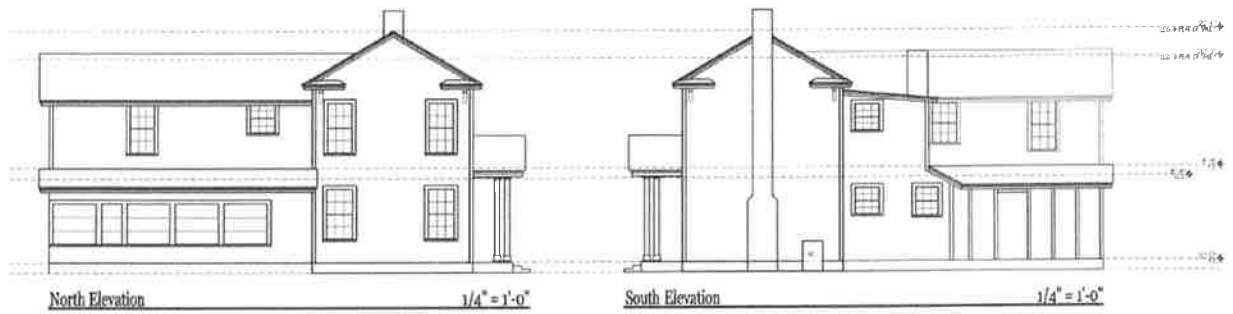
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Zone	Easting	Northing

Contact Print

2





CITY OF GAINESVILLE every path starts with you FLORIDA		HISTORIC PRESERVATION BOARD	
COA APPLICATION		REQUIREMENTS	
Planning & Development Services 306 N.E. 8th Avenue Gainesville, Florida 32601 352.334.5022 Fax 352.334.3259 www.cityofgainesville.org/planningdepartment			
<b>DID YOU REMEMBER?</b>			
CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRELIMINARY DESIGN REVIEW APPOINTMENT. 334.5022			
REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL. (If all requirements are not submitted it could delay your approval.)			
PROVIDE 1 ORIGINAL SET OF PLANS TO SCALE (no larger than 11" x 17", writing to be legible) SHOWING ALL DIMENSIONS AND SETBACKS.			
LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION			
ATTACH A SITE PLAN OR CERTIFIED SURVEY			
PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS			
IF YOUR COA IS A HISTORIC PRESERVATION BOARD APPROVAL, IT COULD BE SUBJECT TO INDIVIDUAL SETS OF THE PLANS WILL BE NEEDED FOR SUBMITTAL.			
AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING COUNCIL (1ST FLOOR, THOMAS CENTER B). PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.			
<b>CHECKLIST REMINDER</b>			
MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS ATTACHED.			
FAILING TO TIMELY COMPLETE THE APPLICATION, COMPLY WITH THE INSTRUCTIONS, AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY MEETING.			
<b>RECEIVED MAR 16 STAMP</b>			
<b>PROJECT TYPE:</b> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input type="checkbox"/> Relocation <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Fence <input type="checkbox"/> Re-roof <input type="checkbox"/> Other <input type="checkbox"/>			
<b>PROJECT LOCATION:</b>			
Historic District: <u>NE Residential</u>			
Site Address: <u>201 NE 8th St</u>			
Tax Parcel #: <u>11940-000-000</u>			
<b>OWNER</b>		<b>APPLICANT OR AGENT</b>	
Owner(s) Name: <u>Daniel &amp; Angel Schaffner</u>		Applicant Name: <u>Schaffner Family Properties LLC</u>	
Corporation or Company:		Corporation or Company:	
Street Address: <u>16405 SW 37 Way</u>		Street Address: <u>Same</u>	
City State Zip: <u>Gainesville FL 32608</u>		City State Zip:	
Home Telephone Number: <u>352 505 5300</u>		Home Telephone Number:	
Cell Phone Number: <u>352 359 2506</u>		Cell Phone Number:	
Fax Number:		Fax Number:	
E-Mail Address: <u>angel.schaffner@yahoo.com</u>		E-Mail Address:	
<b>To Be Completed By City Staff</b>			
(Prior to Submittal at Planning Counter)		Fee: \$ <u>115.75</u>	
HP # <u>16-24</u>		EZ Fee: \$ <u>57.98</u>	
Contributing Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		<input type="checkbox"/> Staff Approval—No Fee (HP Planner Initial _____)	
Zoning <u>RMF-5</u>		<input checked="" type="checkbox"/> Single-Family requiring Board approval (See Fee Schedule)	
Pre-Conference Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		<input type="checkbox"/> Multi-Family requiring Board approval (See Fee Schedule)	
Application Complete Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		<input type="checkbox"/> Ad Valorem Tax Exemption (See Fee Schedule)	
Received By <u>S. J. Curren</u>		<input type="checkbox"/> After-The-Fact Certificate of Appropriateness (See Fee Schedule)	
Date Received <u>3/1/16</u>		<input type="checkbox"/> Account No. 001-660-6680-3405	
Request for Modification of Setbacks		<input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone)	
Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		<input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	

## PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

The home has been vacant for about 10 years. The exterior of the home being of primarily wood construction has fallen into basic disrepair. Lots of wood rot. Damaged asbestos shingles on side of home. Windows that are not original and were added to a porch on side of home are aesthetically horrible. All 3 exterior doors are damaged and do not function well. The exterior siding is moldered and will be painted. Replace or repair the damaged screens.

2. 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). Attach further description sheets, if needed.

See attached.

## DEMOLITIONS AND RELOCATIONS

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

## MODIFICATION OF EXISTING ZONING REQUIREMENTS

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

#### DID YOU REMEMBER?

CHECK YOUR ZONING AND  
SETBACKS FOR  
COMPLIANCE!

REVIEW THE HISTORIC  
PRESERVATION  
REHABILITATION AND  
DESIGN GUIDELINES

REVIEW THE SECRETARY  
OF INTERIOR'S STANDARDS  
FOR REHABILITATION

CHECK TO SEE IF YOU  
WOULD BE ELIGIBLE FOR A  
TAX EXEMPTION FOR  
REHABILITATION OF A  
HISTORIC PROPERTY

THE HPB MEETINGS ARE  
HELD MONTHLY AT CITY  
HALL, 200 EAST

UNIVERSITY AVENUE,  
GAINESVILLE, FL 32601. CITY  
HALL AUDITORIUM AT 5:30PM.  
THE SCHEDULE OF MEETINGS  
IS AVAILABLE ON THE  
PLANNING DEPARTMENT  
WEBSITE.

THE HISTORIC PRESERVATION  
OFFICE STAFF CAN PROVIDE  
ASSISTANCE AND GUIDANCE  
ON THE HP BOARD'S REVIEW  
PROCESS, AND ARE AVAILABLE  
TO MEET WITH PROPERTY  
OWNERS OR AGENTS. IF YOU  
NEED ASSISTANCE, PLEASE  
CONTACT THE HISTORIC  
PRESERVATION PLANNER AT  
(352) 334-5022 OR (352) 334-  
5023

#### PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES  
WHO REQUIRE ASSISTANCE TO  
PARTICIPATE IN THE MEETING  
ARE REQUESTED TO NOTIFY  
THE EQUAL OPPORTUNITY  
DEPARTMENT AT 334-5051  
(TDD) 334-2069 AT LEAST 48  
HOURS PRIOR TO THE  
MEETING DATE.  
FOR ADDITIONAL  
INFORMATION, PLEASE CALL  
334-5022.

#### OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) - Citizen Advisory Boards - Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

#### 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 THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied 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 Planning and Development Services Department 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 Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood 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's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. 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).

#### SIGNATURES

Owner  
Applicant or Agent



Date  
Date

2/29/16  
5