



Department of Doing
Planning Division
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TO: Historic Preservation Board
FROM: Department of Doing, Planning Staff

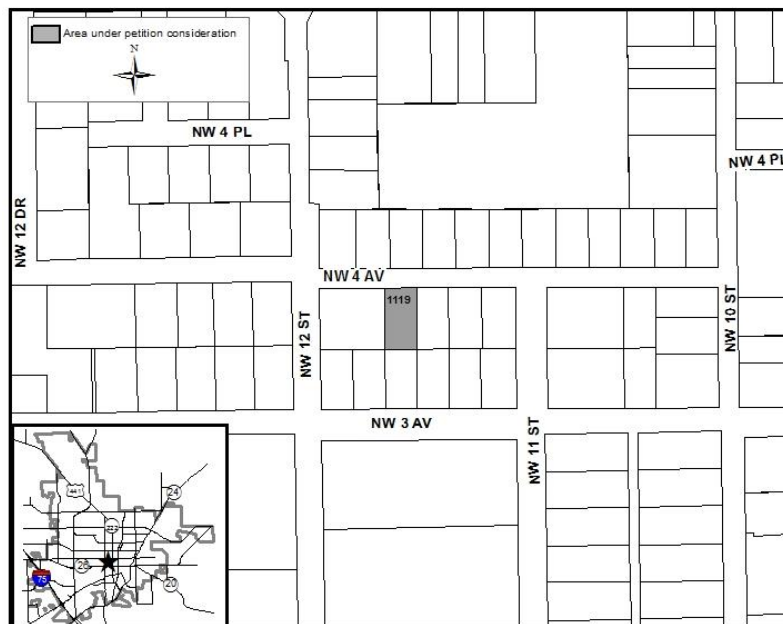
Item Number: 1
DATE: March 7, 2017

SUBJECT: **Petition HB-17-07.** Bonita & Paul Seide, owners. Enclosure of a front corner porch and rear corner porch. Located at 1119 NW 4th Avenue. The building is contributing to the University Heights Historic District- North.

Recommendation

Staff recommends approval of Petition HB-17-07 with the following conditions:

- Recess new exterior partitions 3-4" from exterior face of the brick walls . Construct new partitions on top of existing porch floor, so that existing brick sill remains visible, and that the existing wood beams are retained.
- Existing exterior brick walls on enclosed porches to remain as-is, without installation of sheetrock or paint.
- Interior grilles on new rear window should attempt to follow proportion and size of panes of existing rear façade windows.
- Construction documents will be reviewed by Historic Preservation Staff once submitted for permitting.



Project Description

The property is located at 1119 NW 4th Avenue. The parcel (13944-000-000) is zoned RMF-5. The structure was built in 1948 and is a contributing structure to the University Heights- North Historic District.

The applicant is proposing to enclose the existing two porches, one on the front and one on the back of the house.

The existing front porch is located on the northeast corner of the house, and is enclosed by a screened partition with decorative wood framing at its base (See exhibit 3, photos 1, 2, 3, and 4). The proposal for the front porch includes installing two new partitions between the house and an existing brick pillar at the exterior corner of the porch. A 27" "kneewall" with woodgrain vertical Hardi-panel cladding will act as the base of the new partitions and will be installed at approximately the same height of the existing wooden railing.

To maintain the open screened porch look, windows will be installed between the knee wall and the existing wood beam (see exhibit 3, photo 3). The windows will be 1/1 single-hung aluminum sash (see exhibit 5, windows). An existing wood-paneled door (see exhibit 3, photo 7) will be relocated from the rear porch to the side elevation of the new front porch enclosure. The two existing exterior brick walls on the porch will remain as-is.

The existing rear porch is located at the southeast corner of the house and is enclosed by dilapidated plywood siding (see exhibit 3, photos 5 and 6). The proposal includes enclosing the rear porch for use as a bathroom. The exterior will be clad with the same woodgrain vertical Hardi-panel as used on the front porch. A single-hung aluminum window with 4/4 interior grilles will be installed in the rear wall of the enclosure (see exhibit 5, windows). The two existing exterior brick walls on the porch will remain as-is.

Basis for Approval

Consideration of a Certificate of Appropriateness application is pursuant to the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation*.

1. Staff Recommendation for Front Porch

This section references the Entries, Porches and Balconies section and the Exterior Fabric section of the *Historic Preservation Rehabilitation and Design Guidelines* (see exhibit 1).

Staff finds the front-porch enclosures appropriate due to 1) plans to maintain the overall character and look of the screened in porch by maintaining a knee wall design and 2) maintaining the openness of the porch through the use of transparent materials, such as the one-over-one windows. Per the guidelines, *"If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured."*

Per the guideline, *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

2. Staff Recommendations for Rear Porch

This section references the Entries, Porches and Balconies section, the Exterior Fabric section, and the Windows, Shutters and Awnings section of the *Historic Preservation Rehabilitation and Design Guidelines* (see exhibit 1).

Staff finds enclosing the rear-side porch for the purpose of creating an additional bathroom appropriate due to this enclosure's location at the rear of the house, which is not visible from the street, and that the new enclosure will not permanently impair the form and historic integrity of the house.

3. Recommendation for Enclosures of Front and Rear Porches

Staff recommends that the new partitions be recessed 3-4 inches behind exterior face of the brick walls (see exhibit 2), so the enclosure reads as a new insertion. Staff also recommends construction of the new partitions on top of the existing porch floor, so that the existing brick sill remains visible. Per the guidelines, *"Place enclosures behind significant detailing so that the detailing is not obscured."*

Per the guideline, *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

4. Recommendation for Window

"The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare."

The owner proposes to add a window on the rear wall of the enclosure. This window will be aluminum with interior grilles. Staff finds the interior grilles appropriate as the new window will be on the rear enclosure wall and not visible from the street. Staff recommends that the proportion and size of the new window panes closely follow the existing rear façade windows.

Per the guidelines, *"the addition of modern windows, metal sash, sliding glass windows or any type of window which is inappropriate to the period shall be confined to "less visible secondary elevations."*

Respectfully submitted,



Andrew Persons, AICP, Principal Planner

Prepared by:



Megan Echols, Planner

List of Exhibits

- Exhibit 1 City of Gainesville Historic Preservation Rehabilitation Guidelines
- Guidelines: Entries, Porches and Balconies
- Guidelines: Exterior Fabric
- Guidelines: Windows, Shutters and Awnings
- Exhibit 2 Sketches
- Exhibit 3 Site Photos
- Exhibit 4 Schematic Drawings
- Exhibit 5 Cut Sheets
- HardiePanels
- Windows
- Site Survey

Exhibit 1

Entries, Porches and Balconies

Applicable Secretary Standards

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Porches

Porches have been a traditional and significant feature of architecture. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jigsawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted. Removal or encasement of significant porch features or enclosures with non-transparent materials are not acceptable treatments. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch would remain.

Extant porches which have previously been enclosed or otherwise altered are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

Recommended

3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
4. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch.

Not Recommended

3. Enclosing porches in a manner that destroys their historical appearance.

Exterior Fabric

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.

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.

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.

3. Artificial siding may be permitted if the material is shown to be compatible in quality, shape and scale with the historic buildings

Windows, Shutters and Awnings

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.

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows is often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are doublehung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements.

Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

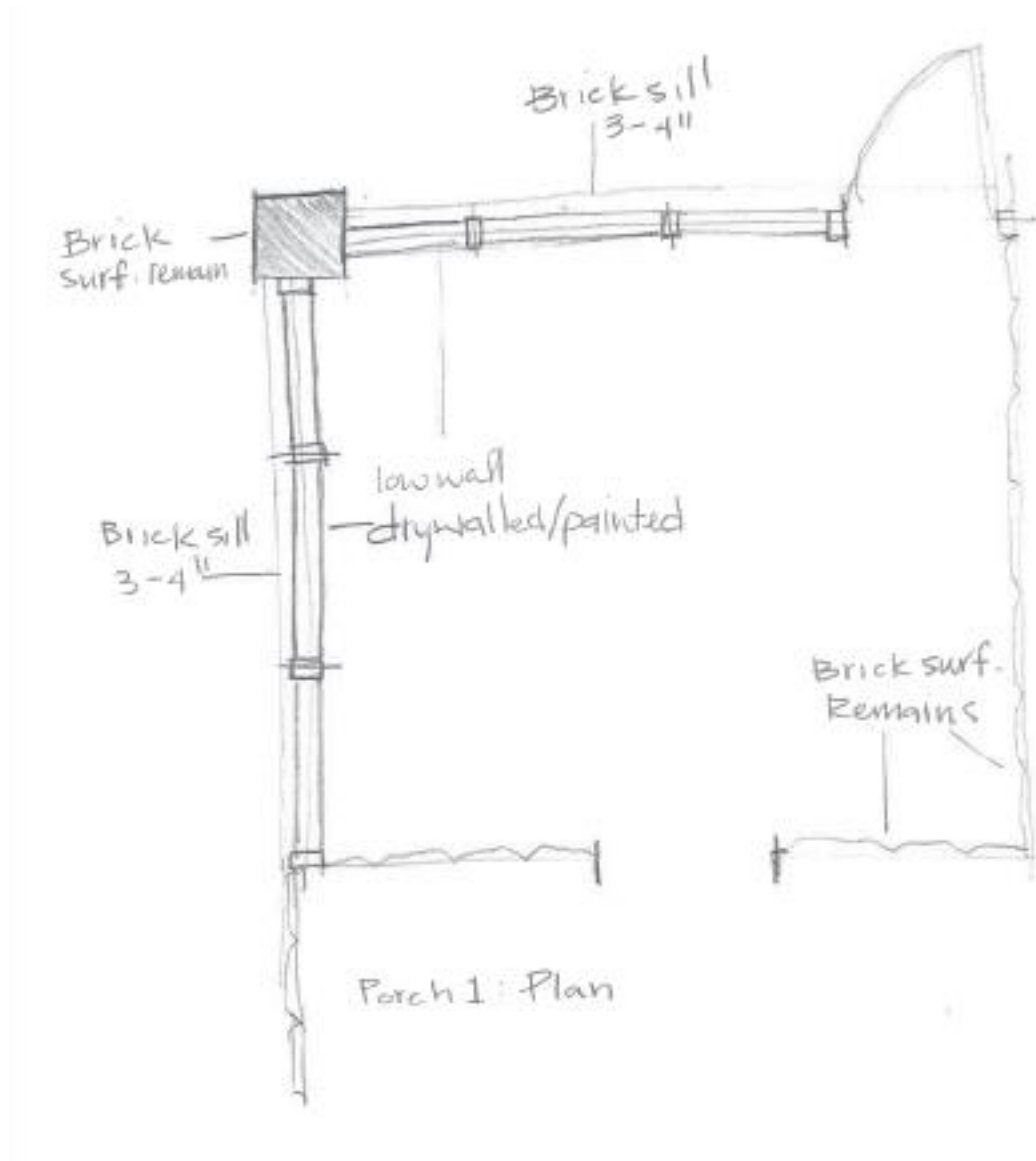
The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations. The addition of modern windows, metal sash, sliding glass windows or any type of window which is inappropriate to the period shall be confined to “less visible secondary elevations.”

Exhibit 2: Sketches



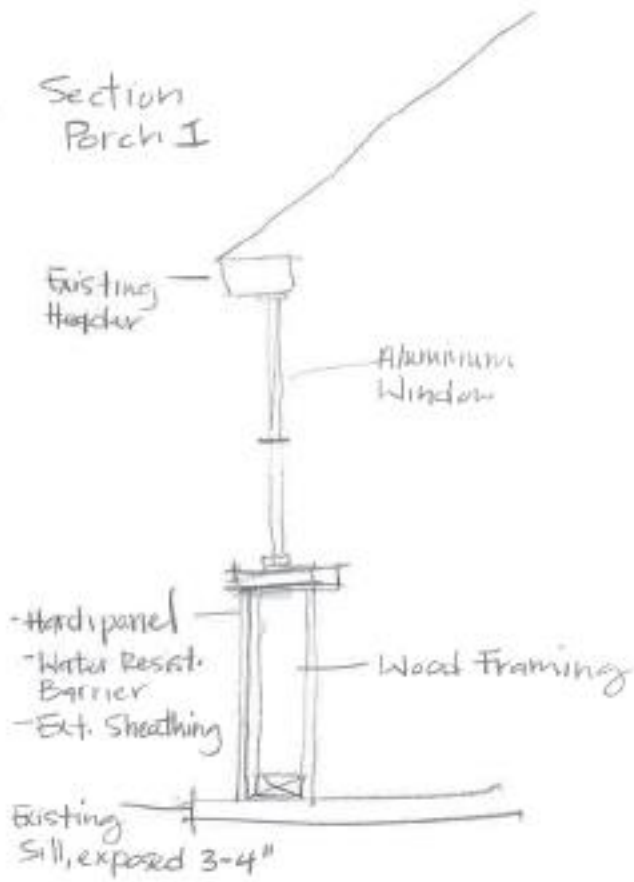


Exhibit 3: Site Photos



(Photo 1; Left, Street View of Structure and Front Porch)



(Photo 2; Left View of Front Porch Exterior)



(Photo 3; Interior Panoramic Photo of Front Porch)



(Photo 4; Interior of Front Porch, brick column detail)



(Photo 5; Rear Elevation of Structure)



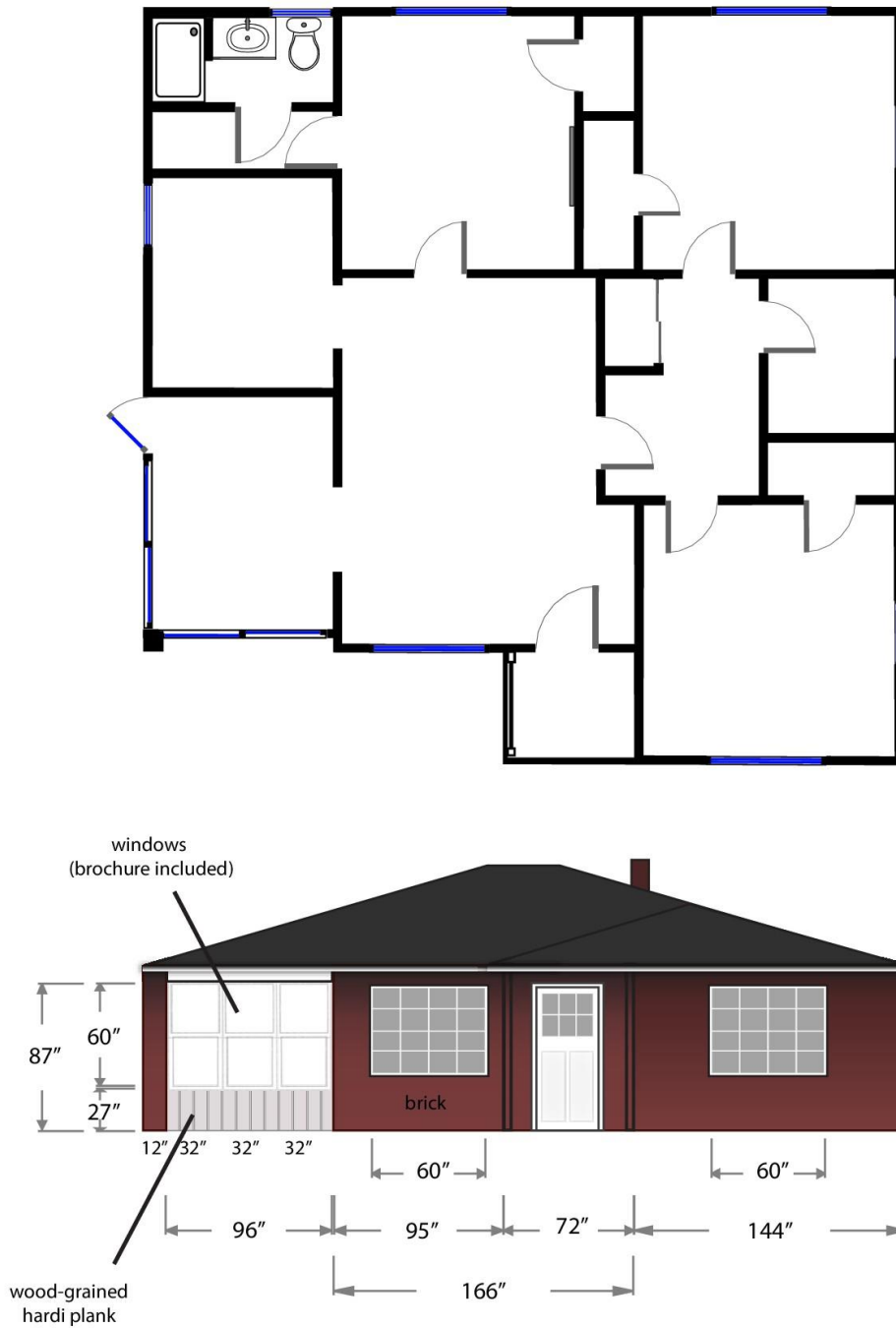
(Photo 6; Exterior of Rear Porch)



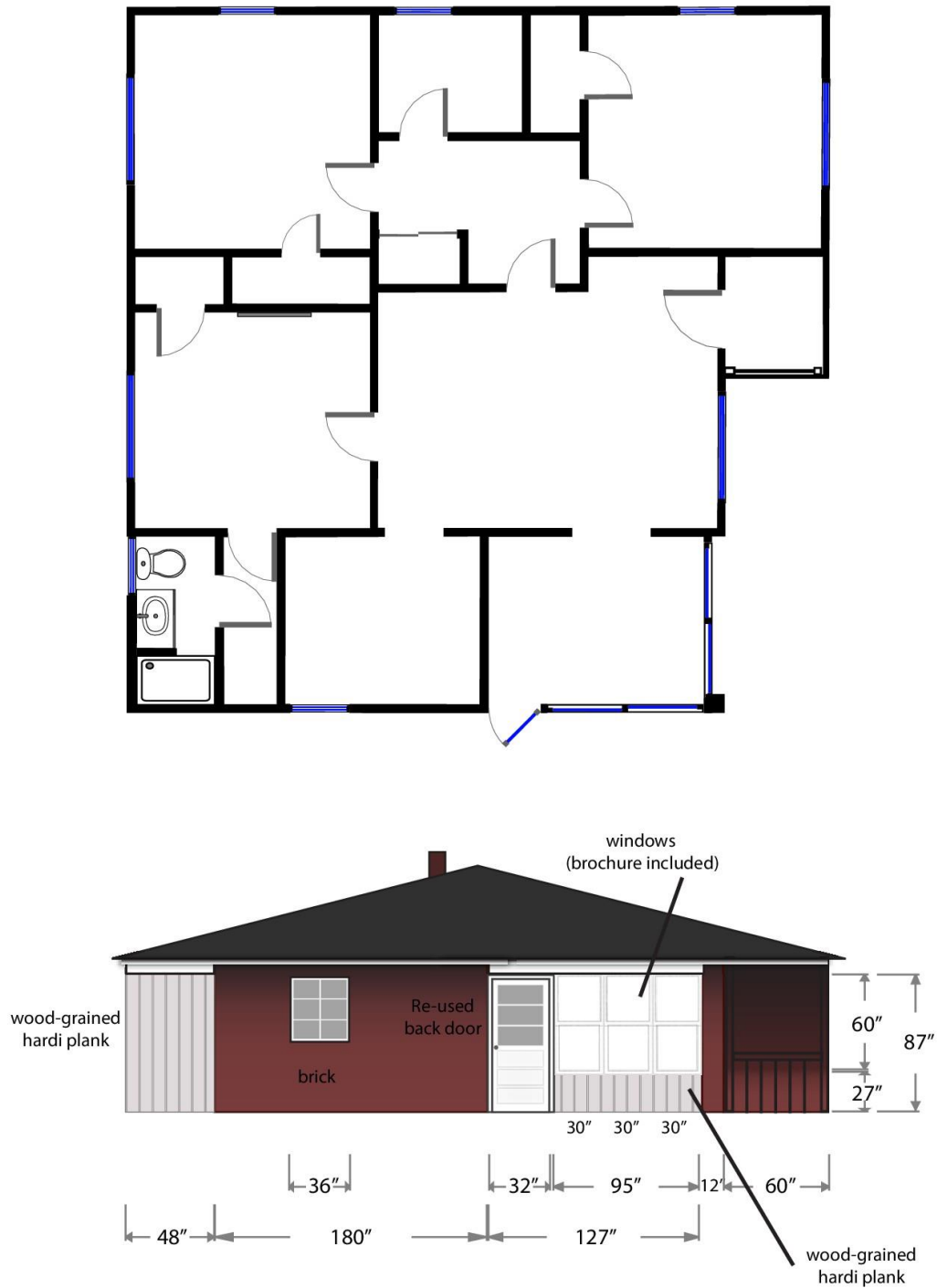
(Photo 7; Back Door)

Exhibit 4: Schematic Drawings

1119 NW 4th Ave: Front Elevation



1119 NW 4th Ave: East Elevation



1119 NW 4th Ave: Rear Elevation

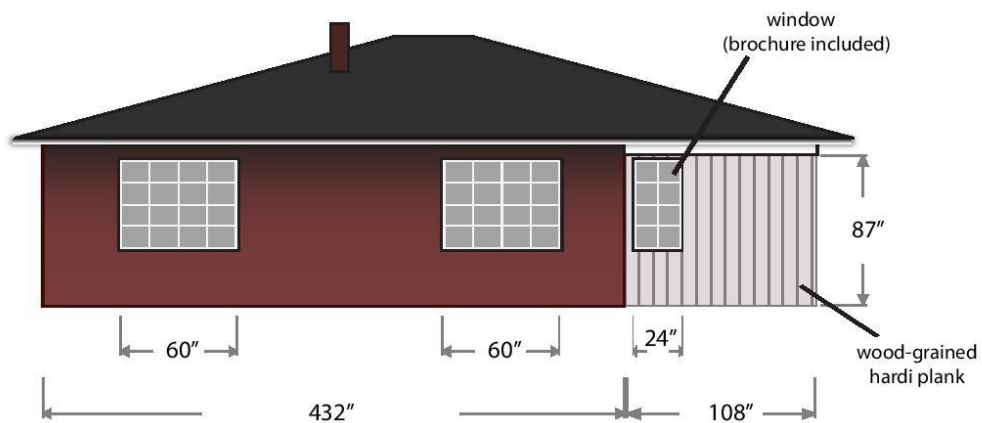
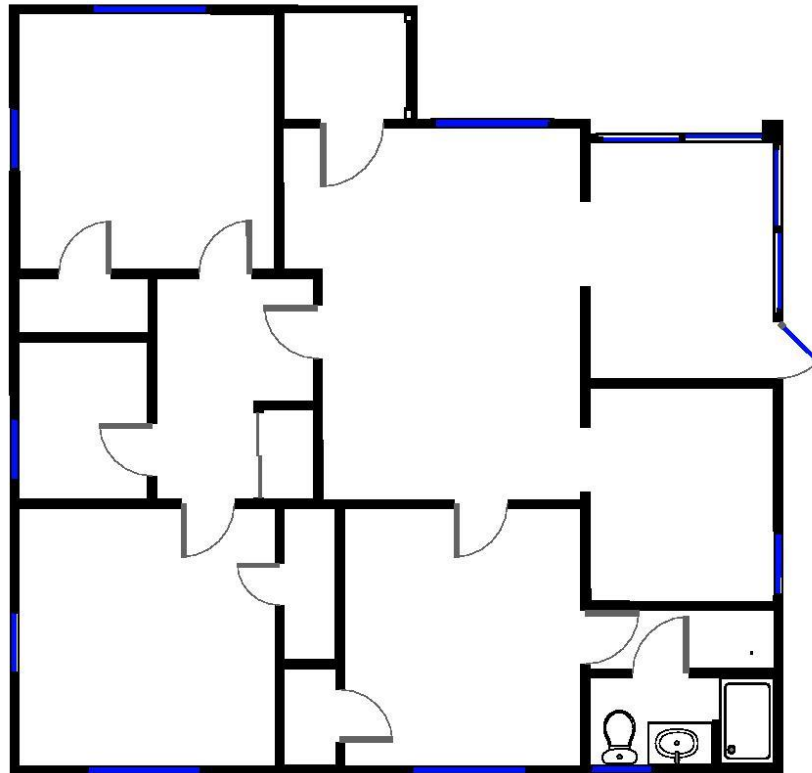



Exhibit 5: Cut Sheets

HardiePanel

FREE SHIPPING ON QUALIFYING ORDERS \$49 OR MORE



Opens at 6AM tomorrow!
Gainesville Lowe's ✓

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

James Hardie HardiePanel Primed Woodgrain Vertical Fiber Cement Siding Panel (Actual: 0.312-in x 48-in x 96-in)

Item # 122950 Model # 617863

★★★★☆ (9 Reviews)





Image depicts product family/texture-may not show the color; see color pallet and contact your store for availability

\$44.56


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✗ Unavailable for Pickup at Gainesville Lowe's



Delivery

✗ Currently unavailable



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\$299 Minimum purchase required. Subject to credit approval. Offers cannot be combined. [Get Details](#)

Product Information

Description

- Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs
- Our natural cedar look has a soft texture that mimics wood
- James Hardie fiber cement siding products are engineered for climate; so no matter where you live, you can be confident that your investment is going to stand up to Mother Nature
- Perfect for your next do-it-yourself project - easy to handle, install and paint
- Primed or available in ColorPlus Technology - a factory applied color finish with a variety of color options
- Fiber cement siding costs less than natural wood siding, doesn't attract pests, and is fire resistant
- James Hardie fiber cement siding products also resist water absorption to help prevent damage from mold, swelling and cracking
- James Hardie fiber cement siding products are backed by a 30-year, non-prorated warranty

Specifications

Series Name	HardiePanel	Painted	×
Actual Thickness (Inches)	0.312	Finish Warranty	None
Actual Length (Inches)	96	Color/Finish Family	Gray
Actual Width (Inches)	48	Type	Vertical
Manufacturer Color/Finish	Primed	Texture	Woodgrain
Warranty	30-year limited	Primed	✓

Windows

6

Aluminum Windows

Ventanas de Aluminio



350F Single Hung Aluminum Window with Nail Fin

Ventana de Aluminio de Guillotina Sencilla modelo 350F, con Aleta para Clavado



Ply Gem Windows are tested to meet the air, water and structural requirements of AAMA/WDMA 101/I.S.2. Our products meet a Design Pressure (DP) rating of 35.

Las ventanas Ply Gem han pasado las pruebas para cumplir los requerimientos estructurales y de resistencia al aire y al agua establecidos en la norma AAMA/WDMA 101/I.S.2. Nuestros productos cuentan con un índice de diseño con resistencia a la presión (DP) de 35.



Our 350F aluminum windows meet Texas Department of Insurance (TDI) WIN985 evaluation.

Nuestras ventanas de aluminio modelo 350F cumplen la norma WIN985 del Departamento de Seguros de Texas (TDI).



Meets Florida building codes for certain zones—visit floridabuilding.org for a list of Ply Gem's Florida-approved products. (FL14039.1)

También cumplen con los códigos de construcción en ciertas zonas de la Florida. Para una lista de los productos Ply Gem aprobados en la Florida visite floridabuilding.org (FL14039.1).

Features

Características

- **2" frame depth manufactured with 75% recycled content to reduce the environmental impact**
Marco de 2" de profundidad fabricado con 75% de contenido reciclado para reducir el impacto ambiental
- **5/8" insulated glass with Warm Edge spacers saves energy**
Vidrio aislante de 5/8" con espaciadores de borde térmico que ahorran energía
- **Block and tackle balance for smooth operation**
Contrapeso del tipo aparejo de poleas para operar sin complicaciones
- **Durable fade-resistant finish**
Duradero acabado que no se decolora
- **Integral nailing fin with 7/8" setback simplifies installation**
Aleta para clavado integral con 7/8" de distancia al borde para simplificar la instalación
- **H-R35 air, water and structural rating**
Índice estructural, de agua y aire: H-R35

Aluminum Windows

Ventanas de Aluminio

5



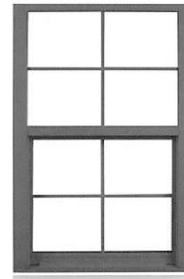
350F Single Hung Aluminum Window with Nail Fin

Ventana de Aluminio de Guillotina
Sencilla modelo 350F, con Aleta
para Clavado



410F Single Hung Aluminum Window with Nail Fin

Ventana de Aluminio de Guillotina
Sencilla modelo 410F, con Aleta
para Clavado



410FL Single Hung Aluminum Window with Flange

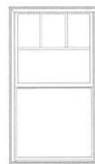
Ventana de Aluminio de Guillotina
Sencilla modelo 410FL, con Brida



Colonial
Colonial



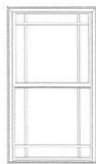
Half Colonial
Mitad Colonial



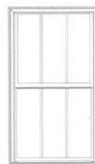
Plaza
Plaza



Prairie
Pradera



Perimeter Prairie
Perimetro Pradera



Three over Three
Tres más Tres



Three over One
Tres más Uno



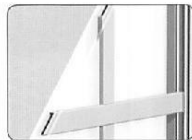
Two over Two
Dos más Dos



Two over One
Dos más Uno

Grille Patterns

Patrones de Rejilla



5/8" Flat Grilles Between Glass
5/8" Rejillas Planas Entre Glass



3/4" Flat Grilles Between Glass
3/4" Rejillas Planas Entre Glass



White
Blanco



Bronze
Bronce



Adobe Grey
Adobe Grey



Single Hung
Soltero Hung

Grille Options

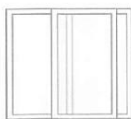
Opciones de Rejilla

Color Options

Opciones de Color

In-Stock Style Options

En Inventario Opciones de Estilo



Sliding Window
Ventana Corredoras



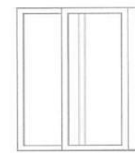
Architectural Shapes
Formas Arquitectónicas



Operating Arch Single Hung
Arco de Funcionamiento
Soltero Hung



Picture Fixed
Imagen Fija

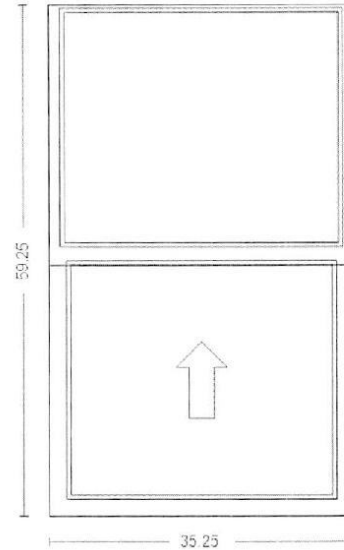


Sliding Patio Door
Corredoras Patio de Puerta

Special Order Options

Opciones de Orden Especial

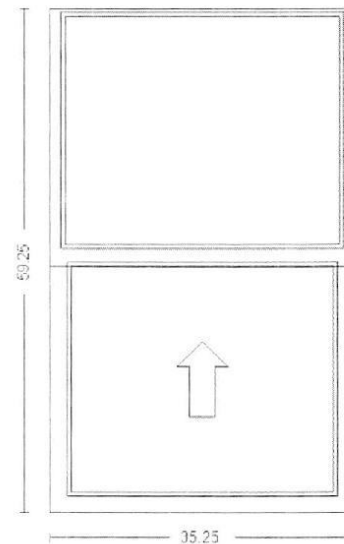
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200-1	<p>410F & 410FL Single Hung Single Hung 35.25 x 59.25</p> <p>Call Width = 3-0, Call Height = 5-0, Frame Width = 35.25, Frame Height = 59.25, Sash Split = Equal</p> <p>Sash Type = Side Load, Unit Type = Complete Unit, Operation / Venting = Single Hung, Thermally Broken</p> <p>Frame = No, Frame Type = Nailing Fin</p> <p>Rating Required = Florida, Required Thermal Performance = None, Positive DP Rating = 20, Negative DP Rating = 25, Performance Rating = H-R50, DP +50/-60, Florida Approval # 14039</p> <p>Color / Finish = White</p> <p>Safety Vent Latch = None</p> <p>Screen Option = Half Screen, Screen Mesh Type = Charcoal Fiberglass, Screen Shipping Method = Shipped Installed</p> <p>Room Location = Custom, Custom Location = side, Is this a Re-make? = No</p> <p>U-Factor = 0.68, Solar Heat Gain Coefficient = 0.66, Visible Light Transmittance = 0.67</p> <p>SKU = 1000017379, MVendorNumber = 60460605, Customer Service = (888) 759-4363, Catalog Version Date = 12/07/2015</p> <p>Unit 1: Glass Package = None, Glazing Type = Double Glazed, Gas Filled = Air, Spacer Package = Warm Edge (WE), Common Glass Options = Match All Glass Panes</p> <p>Unit 1 Lower, 1 Upper: Glass Strength = Annealed, Pattern Glass = No</p> <p>Vertical Factory 0.75" thick, 59.25" length</p> <p>Nail Fin Setback = 1 3/8", Frame Depth = 2 7/16", Frame Pre-Set Combos = 410F, Fin Removal = None</p>	-	\$108.45	1	\$108.45




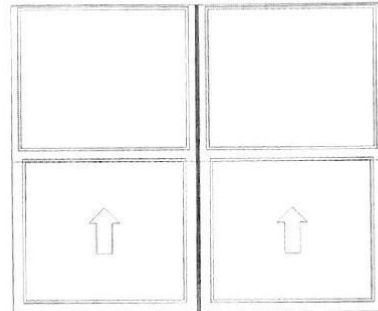
200-2	<p>400 Series Single Hung Rectangle Single Hung 35.25 x 59.25 White</p>	-	\$108.45	1	\$108.45
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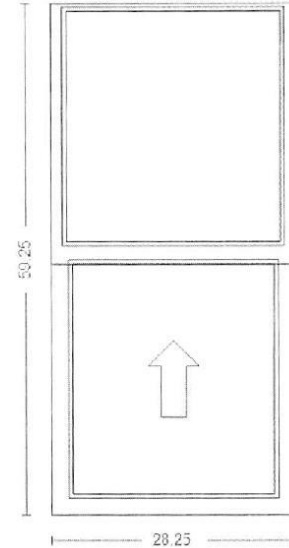
three windows on each side, quote measurments approximate



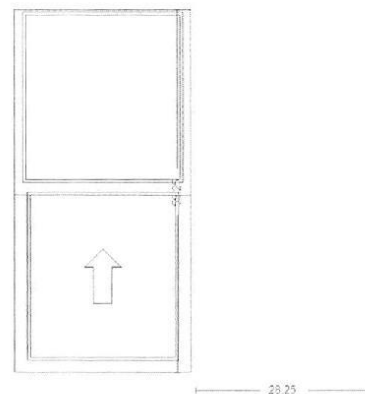
Item #	Item Description	Room Location	Unit Price	Qty	Total Price
200-3	MV1	-	\$28.19	1	\$28.19
					



Item #	Item Description	Room Location	Unit Price	Qty	Total Price
300-1	<p>410F & 410FL Single Hung Single Hung 28.25 x 59.25</p> <p>Call Width = 2-5, Call Height = 5-0, Frame Width = 28.25, Frame Height = 59.25, Sash Split = Equal</p> <p>Sash Type = Side Load, Unit Type = Complete Unit, Operation / Venting = Single Hung, Thermally Broken</p> <p>Frame = No, Frame Type = Nailing Fin</p> <p>Rating Required = Florida, Required Thermal Performance = None, Positive DP Rating = 20, Negative DP Rating = 25, Performance Rating = H-R50, DP +50/-60, Florida Approval # 14039</p> <p>Color / Finish = White</p> <p>Safety Vent Latch = None</p> <p>Screen Option = Half Screen, Screen Mesh Type = Charcoal Fiberglass, Screen Shipping Method = Shipped Installed</p> <p>Room Location = Custom, Custom Location = room, Is this a Re-make? = No</p> <p>U-Factor = 0.68, Solar Heat Gain Coefficient = 0.66, Visible Light Transmittance = 0.67</p> <p>SKU = 1000017379, MVendorNumber = 60460605, Customer Service = (888) 759-4363, Catalog Version Date = 12/07/2015</p> <p>Unit 1: Glass Package = None, Glazing Type = Double Glazed, Gas Filled = Air, Spacer Package = Warm Edge (WE), Common Glass Options = Match All Glass Panes</p> <p>Unit 1 Lower, 1 Upper: Glass Strength = Annealed, Pattern Glass = No</p> <p>Vertical Factory 0.75" thick, 59.25" length</p> <p>Nail Fin Setback = 1 3/8", Frame Depth = 2 7/16", Frame Pre-Set Combos = 410F, Fin Removal = None</p>	-	\$99.49	1	\$99.49



300-2	<p>400 Series Single Hung Rectangle Single Hung 28.25 x 59.25 White</p>	-	\$99.49	1	\$99.49
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Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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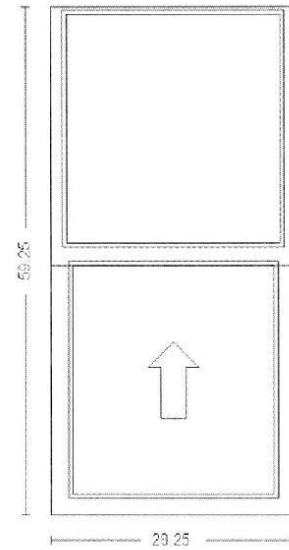
300-3 400 Series Single Hung Rectangle Single Hung 28.25 x 59.25 White



\$99.49

1

\$99.49



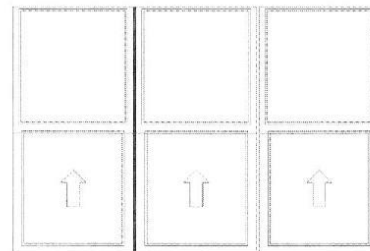
300-4 MV1



\$28.19

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\$28.19



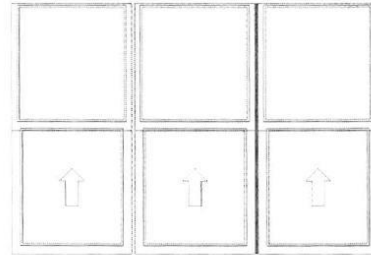
300-5 MV2



\$28.19

1

\$28.19



Pre-Tax Price: \$855.46

**All prices are subject to change

**Customer is responsible for verifying product selections. The Home Depot will not accept returns for the above products

**All graphics viewed from the exterior

Site Survey

