



Legislation Text

File #: 170437., Version: 2

Northeast Residential Historic District -Replace Windows and Doors on Single-Family Dwelling at 425 NE 10th Avenue (B)

Petition HP-17-47. Carol F. Barron, agent for Randi H. Cameon. Replacement of windows and doors on a single-family dwelling. Located at 425 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

The property is located at 425 NE 10th Avenue. The contributing structure was built in 1920, according to the Alachua County Property Appraisers Office. The property is zoned RSF-3 and the building is a contributing structure to the Northeast Residential Historic District. The house is a one-story Tudor Revival building with a wood frame and stucco over wood construction.

Original features to the house include 11 windows that are on the perimeter of the house and 4 doors. The exterior windows and doors are painted with lead-based paint. A majority of the windows are 6/6 double hung with broken sashes. The remaining windows are 8-12 pane casement windows in poor working condition. Most of the window frames suffer deterioration. There is significant wood rot on the sills and possibly in the adjacent areas that are stuccoed to the extent of the window trim. Repair of the existing windows is not considered feasible. The front entrance door is solid wood and the two sets of French doors are single pane 1-lite wooden doors. There is a utility room door on the south elevation of the house that is a half-lite with 3 panel door. The front entrance door and the French doors have screen doors that are aluminum.

The applicant is proposing to remove the 11 windows that are original to the house and replace them with windows that will have the same architectural detail but will be made of vinyl, a non-historic material. The original windows are to be replaced with Norandex Extreme vinyl windows that are actually made by Atrium. This includes the casement windows which are from the Atrium Series 700. There are existing jalousie windows for the third bedroom/study and the main bathroom. The windows for the bedroom/study will be replaced with egress windows while the bathroom window will be replaced with a casement window. The other windows used to replace the 6/6 double hung windows will be from the Norandex Extreme 3000 series, which are also made by Atrium.

The four doors are proposed to be replaced as well, including the existing entrance door to be replaced with a cypress V-Groove door; the French doors to be replaced with a cypress full-lite French door; the utility room door on the south elevation will be replaced with a cypress door; and the aluminum screen doors will be replaced with cypress screen doors. The doors will be custom built.

Staff to Historic Preservation Board - Staff recommends continuation of this petition in order for the petitioner to properly address board comments and gather additional information.