



Legislation Text

File #: 190207., **Version:** 1

Northeast Residential Historic District. Request to Enclose 2nd Floor Screen Porch with Vinyl Slider Windows (B)

Petition HP-19-63. The Home Depot, agent for Judith Coffey Russell Life Estate, owner. Certificate of Appropriateness for the replacement of the existing screen on the second floor porch with three windows on a single-family house. Located at 516 NE 4th Street. This building is a contributing structure to the Northeast Residential Historic District.

The existing house is a two-story, Colonial Revival house dating back to the early 1920's, with architectural details such as narrow weatherboard siding, a hip roof with a cross gable secondary roof structure, a brick chimney, a foundation of brick piers, double hung 1 over 1 windows and a composition shingle roof. The porch has masonry plinths and paneled columns. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's, appearing on the Sanborn Map of 1922. The project involves the existing screen porch on the second floor of the house. The existing screen framing is white and the screen is clear. The house has wood framed walls and headers. The existing wood frame knee wall and the existing abutting frame wall are to remain.

The applicant is proposing to install 3 windows into the existing wood frame openings to create a Category II sunroom of 98 square feet (14 x 7). The windows will be the Simonton/Ply Gem 6500 Series, 5500 Reflections vinyl 3 panel horizontal slider windows. The proposed windows have white vinyl frames and the glass is clear, with no grids. The series features a deeply beveled miter-cut sash to create the classic look of wood. ProSolar Low E glass with Argon gas or ProSolar Shade Low E and triple pane options are available. The 3-lite design features two operable sashes at both ends of a fixed center window.

Staff finds that proposed alteration of the second story porch into a sunroom does generally meet the guidelines. Transparent materials such as clear glass enclosures will maintain the visual openness of the porch. The porch is on the second floor of the house and on a less visible secondary elevation. The distinctive lattice material will be removed but this feature can be easily replicated and put back in the future. However, the subject property is a contributing structure within the Northeast Residential Historic District, and the Historic Preservation Board has clearly indicated that the preservation of the historic features of the structures is paramount. Although the project is on a less visible secondary elevation, the new windows to be added are not proposed to utilize the same material as the nearest historic windows. The board can approve windows not of the same material on a case-by-case basis.

Staff recommends the board hear the request for vinyl windows to be allowed due to the location of the proposed sliding glass windows on a less visible secondary elevation.