

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
SEPTEMBER 9, 2013**

Members present: Chairman Dick Bachman, Vice Chairman Kevin Meyer and Commissioners Cheryl Morrow, Jim Walters and Jack Bailey

Members absent: None

Staff present: Special Projects Manager Jessica Tullar and Recording Secretary Judy Foster

Others present: A. C. Marshall, Ace Marshall, Mimi Moyer, Martha Hodge and Adelaide Norton

CALL TO ORDER

The meeting was held in the Green Street Station Training Room and was called to order by Chairman Bachman at 5:30 p.m.

MINUTES OF AUGUST 1, 2013 MEETING

Motion to approve the Minutes as presented.

Motion made by Commissioner Walters
Motion seconded by Vice Chairman Meyer
Vote – 5 favor

NEW BUSINESS

A. Certificate of Appropriateness

- 1) Request from **The Fudgery, Inc.** for a Certificate of Appropriateness for a Major Work Project involving building and site changes on a 0.52± acre tract located on the west side of Green Street at its intersection with Green Street Place (a/k/a **393 Green Street, NW**).

Ward Number: Four
Local Historic District: Green Street
Tax Parcel Number(s): 01-024-004-027
Proposed Work Project: Building and site changes involving windows within an enclosed porte-cochere and an existing freestanding sign

Applicant Presentation: A. C. Marshall stated that they brought their business to Gainesville 27 years ago from Norfolk, VA and has been in their current location at 119 Green Street for 14 years. He stated that they like being near downtown and have been looking for just the right building, noting they have admired the 393 Green Street property for a long time. He stated that the porte-cochere, basically a drive thru carport, which is located on the left side of the house and the porch, which may have been a sun porch at one time and is located on the right side of the house, were both enclosed at some time in the past.

He presented the minimal changes they would like to make for the Commission's consideration, which are basically four changes: 1) to replace two 6 over 6 windows on

the front side of the porte-cochere (located on the left side of the house) with four 6 over 6 wood, double hung windows with a solid glass transom to mimic the arch above the windows; 2) to replace three 6 over 6 windows on the side of the porte-cochere with five 6 over 6 wood, double hung windows with a solid glass transom to mimic the arch above the windows; 3) to replace two 6 over 6 windows on the front side of the porch (located on the right side of the house) with three 6 over 6 wood, double hung windows with a solid glass transom to mimic the arch above the windows; and 4) to replace two 6 over 6 windows on the side of the porch with four 6 over 6 wood, double hung windows with a solid glass transom to mimic the arch above the windows.

The other proposed changes such as replacing diseased landscaping with like landscaping, and changing out windows with bad seals with similar new, wood windows are considered ordinary repair and maintenance and do not require a Certificate of Appropriateness. Also, proposed sign changes which will be of a similar style with no change in size would not require a Certificate of Appropriateness.

Mr. Marshall shared some information he learned about English Tudor Revival style homes and how they would like to make these changes to preserve and maintain the integrity of the architectural style.

Special Projects Manager Jessica Tullar presented sketches to the Commission as provided by the applicant to demonstrate their proposal.

There was some discussion regarding the solid glass transom, and how the windows will be installed, noting they will have to be anchored to something. It was clarified that there would be some space in between some of the windows in order to space them out evenly within the area of the opening (between the bricks). Mr. Marshall stated that to the best of his understanding, there will be hardware attached to the brick that is surrounded by the archway and the windows would be attached thereto.

Special Projects Manager Jessica Tullar stated that the windows will fit into the opening as it is recessed which will make the surrounding brick and stone more noticeable. She stated that she did a lot of research on this style house and there are a variety of different options available. However, the most common style is that the windows are taller, narrow, and more vertical than not and are made of wood.

Upon inquiry by Vice Chairman Meyer regarding the timeline of the project, Mimi Moyer stated that they plan to begin with the front sides of both the porte-cochere and the porch within a month and complete the sides of both within another month. Mrs. Tullar stated that they would have 18 months to complete the project with the Certificate of Appropriateness.

Mrs. Tullar stated that at least a minimum building permit would be required of the applicant before starting work and noted that if there are any changes after checking with the building official, it would be shared via email with the HPC for consideration.

Motion to approve the request for a Certificate of Appropriateness for a Major Work Project involving building changes at 393 Green Street as presented with the following condition/modification:

Modification/Condition:

Before obtaining a permit for the window replacement project, the applicant shall provide manufacturer's shop drawings of the final designs for all of the proposed replacement transoms and windows for review by the GHPC.

Motion made by Commissioner Bailey
Motion seconded by Commissioner Walters

Vote – 5 favor

More discussion was held regarding the transoms and the possibility of changing to wood header or surrounds if needed. It was determined that once the shop drawings are obtained, the HPC would review them via email and determine whether or not another meeting would be required.

ADJOURNMENT

Motion to adjourn the meeting at 5:56 PM.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey

Vote – 5 favor

Respectfully submitted,

Dick Bachman, Chairman

Judy Foster, Recording Secretary