

**GAINESVILLE HISTORIC PRESERVATION COMMISSION  
MINUTES OF MEETING  
AUGUST 1, 2016**

**Members present:** Chairman Dick Bachman, Vice Chairman Kevin Meyer and Commissioners Jack Bailey, Jim Walters and Bill Bush

**Members absent:** None

**Staff present:** Special Projects Manager Jessica Tullar

**Others present:** Bobby Chambers, Applicant

**CALL TO ORDER**

The meeting was held in the Green Street Station Conference Room and was called to order by Chairman Bachman at 5:30 p.m. He also welcomed Bill Bush to the Commission.

**MINUTES OF DECEMBER 7, 2015 MEETING**

**Motion to approve the Minutes as presented.**

Motion made by Vice Chairman Meyer  
Motion seconded by Commissioner Walters

**Vote – 5 favor**

**NEW BUSINESS**

**A. Certificate of Appropriateness**

- 1) Request from **Bobby Chambers** for a Certificate of Appropriateness for a Major Work Project involving a building change on a 0.23± acre tract located on the north side of Ridgewood Avenue, 131± feet west of its intersection with Crestview Place (a/k/a **612 Ridgewood Avenue, NW**).

Ward Number: Five

Local Historic District: Ridgewood Neighborhood

Tax Parcel Number(s): 01-042-002-018

Proposed Work Project: Building change involving the replacement of horizontal slider windows with twin wooden double-hung windows with the 6-over-1 light pattern

**Applicant Presentation: Bobby Chambers** presented current pictures of the house since some pruning was completed. He stated the existing windows worked and are actually wooden, double-hung windows which were installed horizontally instead of vertically which he had never seen before. The porch was enclosed at some point over the years and the horizontal windows were installed on the front and side of the house. He shared the dimensions of the other windows on the front of the house and stated he would like to install windows that were 2-feet, 8-inches wide by 4-feet, 10 inches tall if he could find them and if the HPC granted approval. He stated he would use a mull treatment to make the windows meet lengthwise, but he may have to install windows that were 2-feet, 4-inches wide by 4-feet, 6-inches tall instead if he is unable to locate the desired size.

**Discussion:** Special Projects Manager Jessica Tullar stated she located a Sanborn Fire Insurance Map which showed the open porch area from 1952 and historical survey information indicated it was enclosed in the 1960s. She added the original house was built in 1932.

Vice Chairman Meyer asked if the goal was to make the windows look similar to the other windows on the front of the house or simply because he would like a longer window in that room. Mr. Chambers stated his goal was to please his wife who didn't like that the windows on the front of the house do not match. Mr. Meyer stated that the design guidelines provide for additions to either match almost identically to the rest of the home or to be so dissimilar that it is obvious it is an addition.

Commissioner Bailey asked for clarification whether the proposed windows would exactly match the other windows on the front of the house or be shorter and/or wider. Mr. Chambers stated he would like to locate some windows which would be the correct size to match the other windows; however, if he could not, he would like to find someone to make the exact windows, if affordable. Due to the 20-year old vinyl siding being hard to match up with new siding, he would need to get a wider window because of the window opening even with a wide mull between the windows.

Vice Chairman Meyer stated if Mr. Chambers could not match the windows perfectly, he would be more inclined to see him make them obviously different.

Chairman Bachman asked if the former porch would be used as a bedroom because there is a 42-inch height requirement on exit windows. Mr. Chambers stated the woman who wanted to lease the house would use it for an office.

Commissioner Bailey clarified that Mr. Chambers planned to have two wider windows to replace the slider windows but the wide mull would match the other windows on the front of the house.

Discussion was held regarding the shutters and whether or not they would be removed and also the desired size of the proposed windows.

Commissioner Walters asked if only the front slider windows would be changed. Mr. Chambers clarified the side slider windows would be changed out as well, noting those windows face the driveway instead of the street.

Commissioner Walters recommended giving Mr. Chambers some flexibility in regards to size so he would not have to return to the HPC if he could not locate the exact size for the replacement windows.

**Public Comments:** None

### **Statement of Finding**

The site consists of a historic principal building that has been modified over time. The proposed work project, involving the replacement of existing horizontal, slider-type wood windows with vertical, 6-over-1 wooden windows, will be comprised of wood materials and have a glazing pattern similar to the original historic windows. Also, the proposed change involves a modified, non-original section of the house. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, it appears that the proposed

material change in the exterior appearance of the building would not adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the historic district; and therefore, is in compliance with Section 3.2.5 of the adopted Design Guidelines.

**Modifications/Conditions:**

- 1) The dimensions of the replacement windows shall be between 2-feet, 4-inches and 2-feet, 8-inches in width and between 4-feet, 6-inches and 5-feet, 2-inches in height.**

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

Mr. Chambers asked if he could remove the storm windows from the other existing windows on the front of the house. Special Projects Manager Jessica Tullar stated the design guidelines address storm windows and noted they would not prevent him from removing them.

**MISCELLANEOUS**

**Training Opportunity Available**

Special Projects Manager Jessica Tullar stated there was a Historic Preservation Commission training scheduled for November 4<sup>th</sup> and 5<sup>th</sup> in Columbus. She stated everyone needed to attend since each member should attend at least one training per term. She stated a one-day training opportunity should be offered in the spring.

**Gainesville Downtown Master Plan**

Special Projects Manager Jessica Tullar provided a copy of the completed Downtown Master Plan to each Commissioner and shared some information from the Plan.

**ADJOURNMENT**

Meeting adjourned at 6:00 p.m. by Chairman Bachman.

Respectfully submitted,

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Dick Bachman, Chairman

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Jessica Tullar, Special Projects  
Manager