



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	October 02, 2018
ITEM NO:	2 under New Business
PROJECT NAME AND NUMBER:	HP-18-00093, 510 NW 3 rd Street
APPLICATION TYPE:	Quasi-Judicial: Re-roof metal
RECOMMENDATION:	Staff recommends approval of the application with the condition that the roof finish be Galvalume or a light to medium gray paint finish.
CITY PROJECT CONTACT:	Jason Simmons

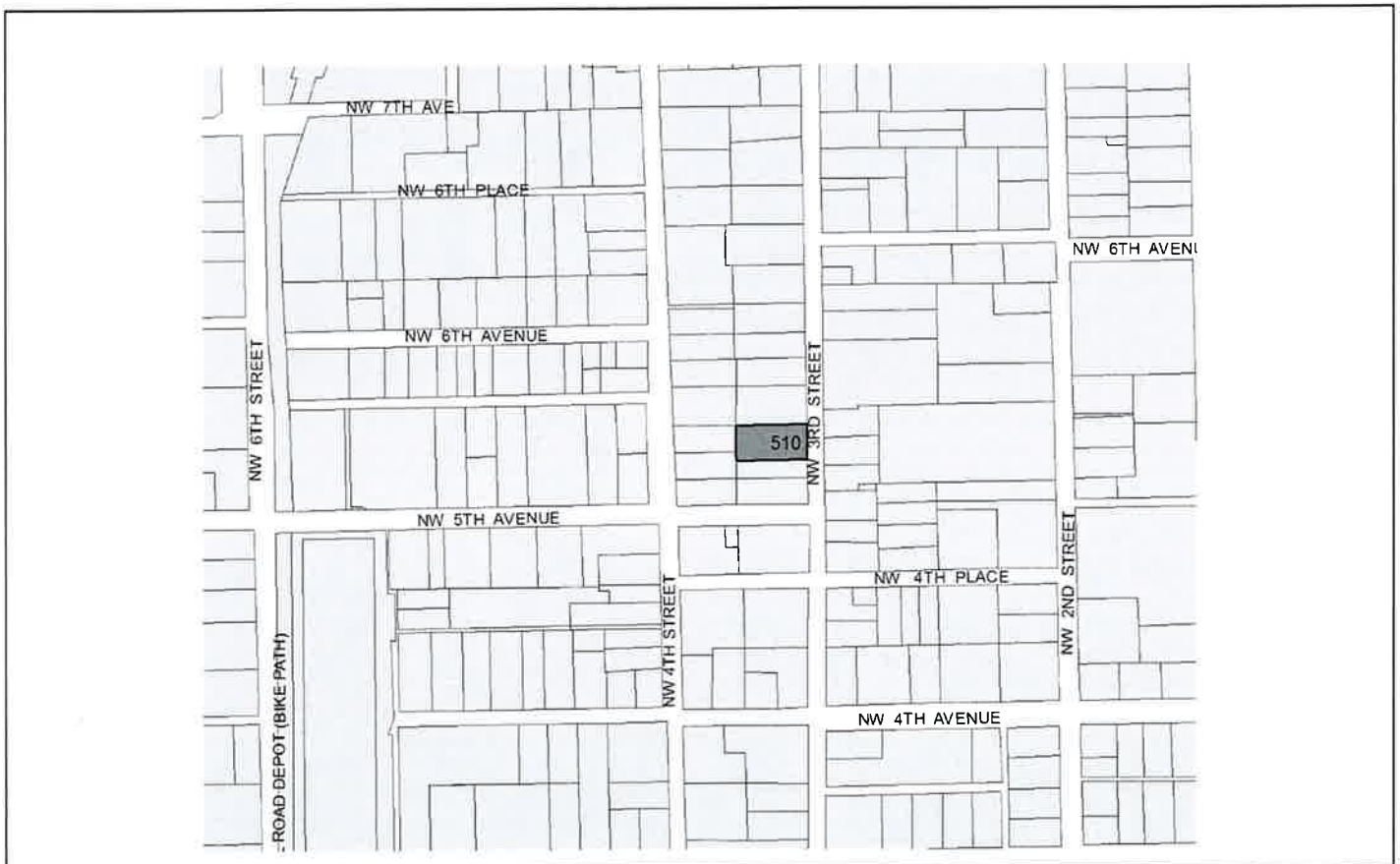


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Ben Keeler, Keeler Roofing LLC
Property Owner(s): Jason Atkins Tuff

SITE INFORMATION:

Address: 510 NW 3rd Street
Parcel Number(s): 14304-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RC
Historic District: Pleasant Street
Historic District Status: Contributing
Date of construction: c. 1940 (ACPA), c. 1912 per AL1477

PURPOSE AND DESCRIPTION:

Ben Keeler, Keeler Roofing LLC, agent for Jason Atkins Tuffs. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 510 NW 3rd Street. This building is contributing to the Pleasant Street Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, wood frame house, with brick piers and a gable roof with composition shingles. According to the Florida Master Site File, the house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. The 1913 Sanborn map shows a large one story house at this location and the outline correlates with the outline of the current house, but the current building has been severely remodeled such that it is almost unrecognizable if it is the same one. The gable-end of the roof is facing the street. The existing condition is a shingle roof over conventional framing.

PROPOSED

The applicant is proposing to install an Ultra rib metal roofing system in Galvalume, with 26 gauge metal panels to replace the existing grey 3-tab shingles. (See Exhibit 4)

REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5v crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

It should be noted that rib style metal roofing has not been found to be inappropriate for residential use. The three houses located across the street and to the south of the subject property at 505, 501, and 429 NW 3rd Street all have metal roofs. The house at 501 NW 3rd Street has a sheet metal, 3- V crimp roof. This is the historic roof surface according to the Florida Master Site File for this structure which was built circa 1930 according to the site file and the Alachua County Property Appraisers Office. Directly behind the subject property is 509 NW 4th Street, which currently has a house with a 5-V crimp metal roof. A variety of metal roof types are evident in the Pleasant Street neighborhood. The staff recommendation is that the roof finish for the proposed metal roof be Galvalume or a medium to light gray paint finish, which is consistent with the finish/color recommendation adopted by the Historic Preservation Board on April 2, 2013.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

Roof and Roof Structures

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship*

that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

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.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in

- composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
 8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

RECOMMENDATION

Staff recommends approval of the application with the condition that the roof finish be Galvalume or a light to medium gray paint finish.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | COA Application |
| <u>Exhibit 2</u> | Florida Master Site File AL1477 |
| <u>Exhibit 3</u> | Photographs |
| <u>Exhibit 4</u> | Roofing Information |

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST

UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment - Citizen Advisory Boards - Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner

Applicant or Agent



Date

Date 01/22/18

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334.5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS APPROVED DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Single Family home w/ 20(4)yr old 3-tab shingles. (grey)

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Installation of a Ultra rib metal roofing system in Galvalume.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

N/A

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b. Please describe the zoning modification and attach completed, required forms.

N/A

A pre-application conference with the Historic Preservation Planner is required before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is an application fee. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. The COA review time period will not commence until your application is deemed complete by staff.

The application is due by 11:00 a.m. on the application deadline date as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>



PROPERTY OWNER AFFIDAVIT

Owners Name:

Jason Atkins Tuffs

Address:

923 NW 44th Ave

Phone: 352 214-4563

Email: jratkinstuffs@gwpfit.com

Agent Name:

Address:

Phone:

Email:

Parcel No.: 14324-000-000

Acreage: 0

S:

T:

R:

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____

Printed name: _____

Jason Atkins Tuffs

Date: 8-22-18

The foregoing affidavit is acknowledged before me this 22 day of August, 2018, by Jason Atkins Tuffs, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL *Silken Shiffner*
Signature of Notary Public, State of Florida



001-660-1124 (EZ zone) \$ 121.50
001-660-1125 (EZ credit) \$ 60.75

SEP - 6 2018

Operator: Michael Hoge

Receipt no: 78458

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00093 00510 NW 3RD ST Keeler Reroof	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CREDIT		\$60.75
Total:					\$60.75

Transaction Date: 09/06/2018

Time: 12:53:43 EDT



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name Reroof 510 NW 3rd St

Applicant (Owner or Agent) Jason Atkins-Turfs

Tax parcel(s) 14304-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

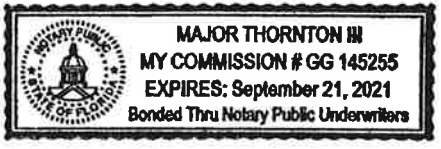
7. [Signature]

8. [Signature] Applicant (signature)

Applicant (print name)

STATE OF FLORIDA,
COUNTY OF ALACHUA
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 6th day of September, 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.
Major Thornton III Notary
Public
My Commission expires: 09/21/21

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
Petition Number HP-18-00093 Planner Jason Simmons



510

Work on this property is in progress. Please do not enter. (If you are a resident, please call the City of Gainesville at 352-339-2211 for more information.)
Project ID: 157-00013
Contractor Name: [redacted]
Contractor Phone: 352-241-2211
Contractor Email: [redacted]

HISTORIC
Alteration or Repair Demolition
New Construction

City of Gainesville
A Division of the City of Gainesville



HISTORIC
National Historic Landmark
National Register of Historic Places
National Park Service
U.S. Department of the Interior

510

Cultural Resource Detailed Report

8/30/2018

EXHIBIT

tabbles

2

AL1477 - 510 NW 3RD ST

Historic Structure

SHPO Evaluation

Not Evaluated by SHPO

Address

510 NW 3RD ST

Year Constructed

c1912

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Frame Vernacular

Roof Type

Gable

Gable on hip

City

GAINESVILLE

Township | Range | Section

10S | 20E | 5

Field Visit Dates



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
 1009 = =

Site Name _____ Site No. 8 AL 1477
 Address of Site: 510 NW 3 St, Gainesville, Fla. 32601 Survey Date 8007
 Instruction for locating _____ (Tax No. 14304)

Location: Brush's Addition 23 Lot 4 & N 16' of Lot 5
subdivision name block no. lot no.

County: Alachua
 Owner of Site: Name: Hurst, Mable C.

Address: 510 NW 3 St
Gainesville, Fla. 32601

Type of Ownership private Recording Date _____

Recorder: Name & Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308

Condition of Site: Integrity of Site: _____ Original Use private residence

Check One	Check One or More	Present Use <u>private residence</u>
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>C+1912</u>
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u>
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period <u>20th Century</u>
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <input checked="" type="checkbox"/>) 858 = =	
	<input type="checkbox"/> Moved () (Date: <input checked="" type="checkbox"/>) 858 = =	

NR Classification Category: building

Threats to Site:

<input type="checkbox"/> Zoning (<input checked="" type="checkbox"/>) 878 = =	<input type="checkbox"/> Transportation (<input checked="" type="checkbox"/>) 878 = =
<input type="checkbox"/> Development (<input checked="" type="checkbox"/>) 878 = =	<input type="checkbox"/> Fill (<input checked="" type="checkbox"/>) 878 = =
<input type="checkbox"/> Deterioration (<input checked="" type="checkbox"/>) 878 = =	<input type="checkbox"/> Dredge (<input checked="" type="checkbox"/>) 878 = =
<input type="checkbox"/> Borrowing (<input checked="" type="checkbox"/>) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): 878 = =	

Areas of Significance: architecture, local history

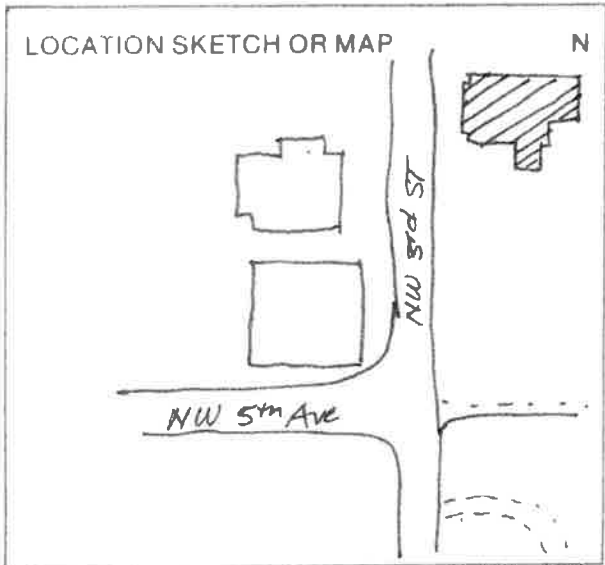
Significance:

This house contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century. A large 1 story house is first shown in this location on the 1913 Sanborn map. The outline correlates with the outline of this house, but the present building is so severely remodeled it is almost unrecognizable if it is the same one.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD irregular: irregular 964 = =
 PLAN TYPE _____ 966 = =
 EXTERIOR FABRIC(S) wood frame:balloon 854 = =
 STRUCTURAL SYSTEM(S) _____ 856 = =
 PORCHES _____ 942 = =
 FOUNDATION: piers: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): 942 = =
 CHIMNEY LOCATION: 942 = =
 WINDOW TYPE: awning, metal 942 = =
 CHIMNEY: 882 = =
 ROOF SURFACING: composition shingles 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
105	20E	05

UTM Coordinates: _____ 812 = =

Zone _____ Easting _____ Northing _____ 890 = =

Photographic Records Numbers 6 B9, DB0-218, PBA-88 860 = =

Contact Print



2

Reroof - Shingle to metal

Write a description for your map.

Legend

📍 510 NW 3 St

EXHIBIT

3

cabble's



Google Earth

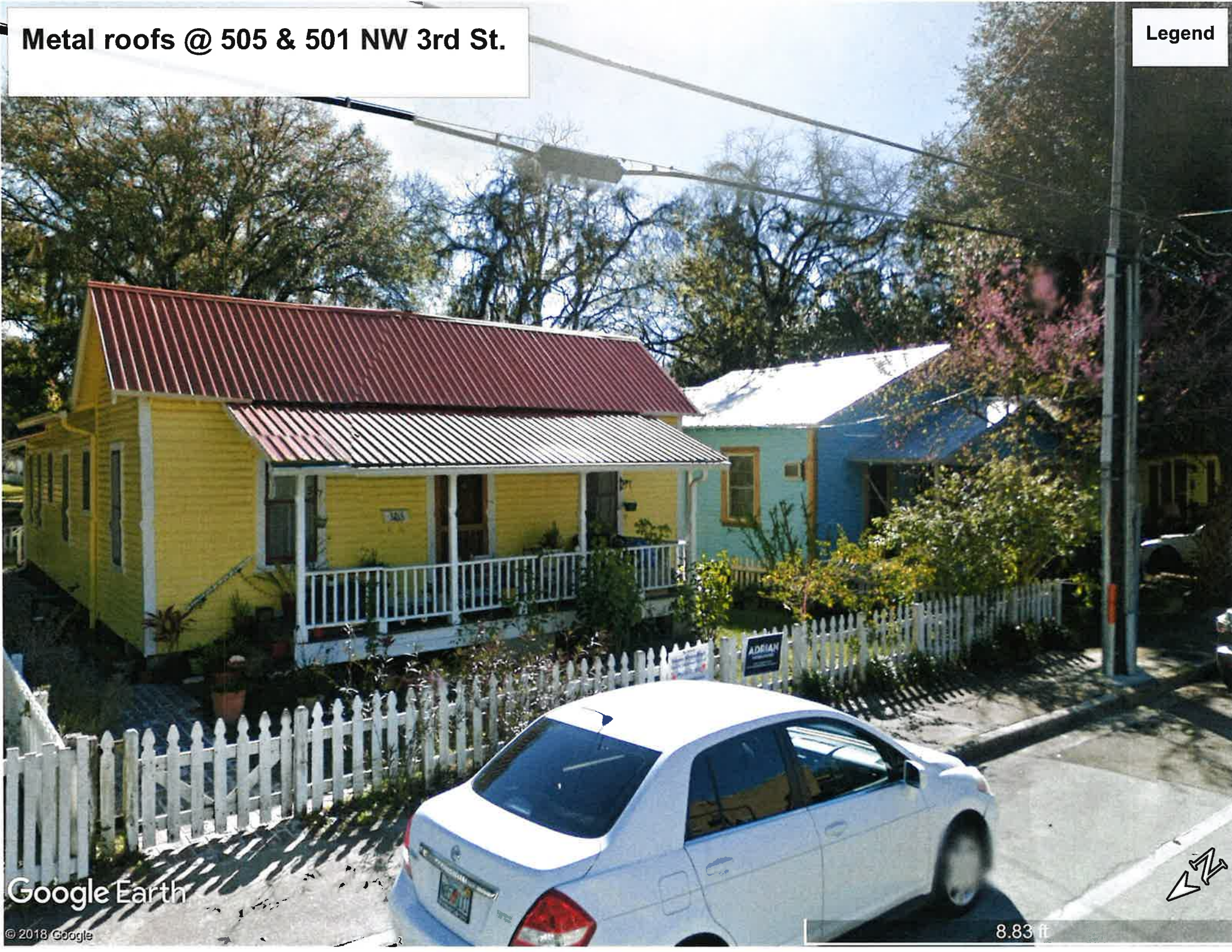
© 2018 Google

7.56 ft



Metal roofs @ 505 & 501 NW 3rd St.

Legend



Google Earth

© 2018 Google

8.83 ft



NW 3rd Street

Looking South

Legend



Google Earth

© 2018 Google

8.31 ft



509 NW 4th Street

Legend

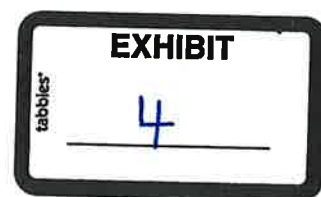


Google Earth

© 2018 Google



9.37 ft



Product Evaluation Report
TRI COUNTY METALS

29 Ga. Ultra-Rib Roof Panel over 1x4 Wood Purlins over 15/32" Plywood

Florida Product Approval # 4595.19 R4

Florida Building Code 2017

Per Rule 61G20-3

Method: 1-D

Category: Roofing

Subcategory: Metal Roofing

Compliance Method: 61G20-3.005(1)(d)

NON HVHZ

Product Manufacturer:

Tri County Metals

301 SE 16th Street

Trenton, Florida 32693

Engineer Evaluator:

Terrence E. Wolfe, P.E. # 44923

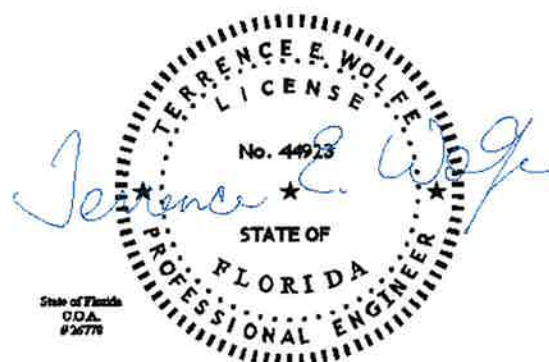
Florida Evaluation ANE ID: 1920

Validator:

Brian Jaks P.E.# 70159

Contents:

Evaluation Report Pages 1 – 4





Compliance Statement: The product as described in this report has demonstrated compliance with the Florida Building Code 2017, Sections 1504.3.2, 1504.7.

Product Description: Ultra-Rib Roof Panel, Min. 29 Ga. Steel, 36" Wide, through fastened roof panel over 1x4 wood purlins over one layer of asphalt shingles (optional) over min. 15/32" APA Plywood decking. Non-Structural Application.

Panel Material/Standards: Material: Min. 29 Ga. Steel conforming to Florida Building Code 2017 Section 1507.4.3.
Yield Strength: Min. 80.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2017, Section 1507.4.3.

Panel Dimension(s): Thickness: 0.015" min.
Width: 36" maximum coverage
Rib Height: 3/4" major rib at 9" O.C.

Panel Fastener: #9-15 x 1-1/2" HWH Woodgrip with sealing washing or approved equal 1/4" minimum penetration through plywood
Corrosion Resistance: Per Florida Building Code 2017, Section 1507.4.4.

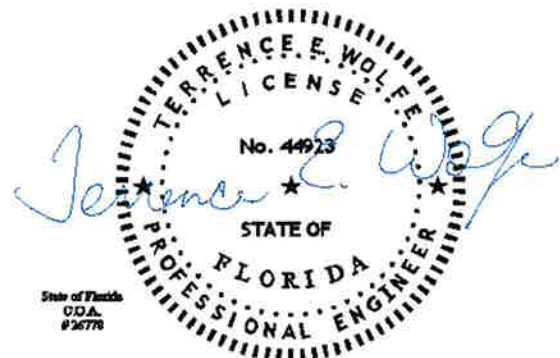
Substrate Description: Min. 1x4 No. 2 SYP wood purlins over maximum one layer of asphalt shingles/felt paper (optional) over min. 15/32" thick APA rated plywood over supports at maximum 24" O.C. The 1x4 wood purlins shall be fastened to the plywood with (1) 8d x 2 1/2" Ring Shank Nail at 4" O.C.. Design of 1x4 wood purlins, plywood and plywood supports are outside the scope of this evaluation. Substrate must be designed in accordance w/ Florida Building Code 2017.

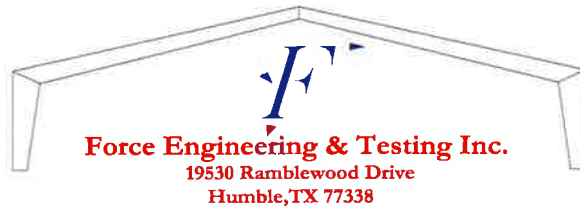
Allowable Design Uplift Pressures:

Table "A"

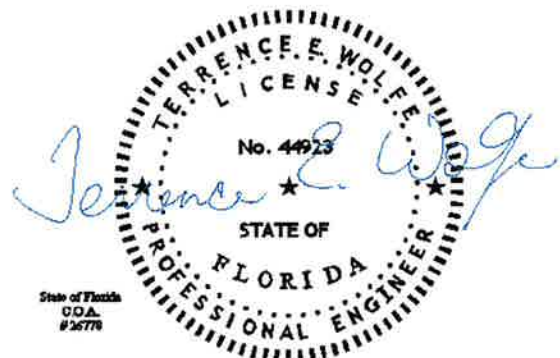
Maximum Total Uplift Design Pressure:	78.5 psf	86.0 psf
Fastener Pattern:	9"-9"-9"-9"	6"-3"-6"-3"-6"-3"-6"
Fastener Spacing:	24" O.C.	24" O.C.

*Design Pressure includes a Safety Factor = 2.0.



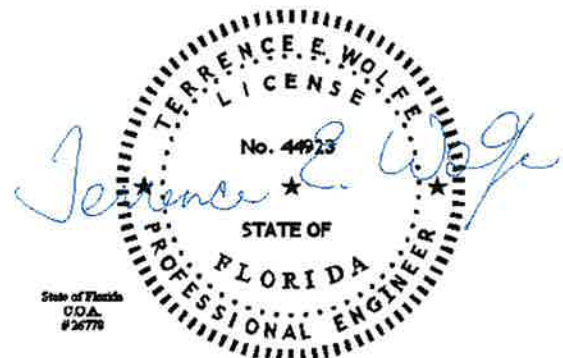


- Code Compliance:** The product described herein has demonstrated compliance with The Florida Building Code 2017, Section 1504.3.2, 1504.7.
- Evaluation Report Scope:** The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2017, as relates to Rule 61G20-3.
- Performance Standards:** The product described herein has demonstrated compliance with:
- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
 - UL 1897-2012 - Uplift Test for Roof Covering Systems
 - FM 4471-92 - Foot Traffic Resistance Test
- Reference Data:**
1. UL 580-06 / 1897-04 Uplift Test
Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
Report No. 136-0027T-12A, B, Dated 02/16/2012.
 2. FM 4471-10, Section 4.4 Foot Traffic Resistance Test
Force Engineering & Testing, Inc. (FBC Organization # TST-5328)
Report No. 136-0027T-12C, Dated 02/16/2012
 3. Certificate of Independence
By Terrence E. Wolfe, P.E. (No. 44923) @ Force Engineering & Testing, Inc.
(FBC Organization # ANE ID: 1920)
- Test Standard Equivalency:** The UL 1897-04 test standard is equivalent to the UL 1897-2012 test standard.
- The FM 4471-10, Foot Traffic Resistance test standard is equivalent to the FM 4471-92, Foot Traffic Resistance test standard.
- Quality Assurance Entity:** The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
- Minimum Slope Range:** Minimum Slope shall comply with Florida Building Code 2017, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.
- Installation:** Install per manufacturer's recommended details.



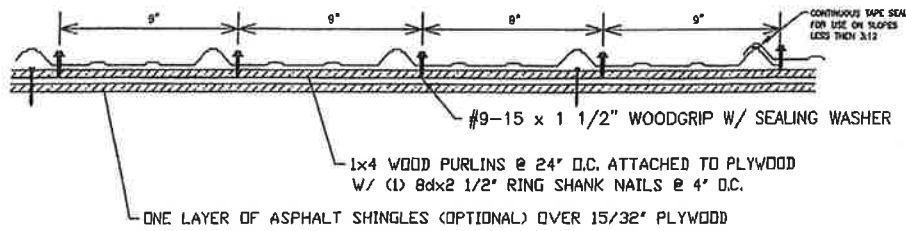


- Underlayment:** Per Florida Building Code 2017, Section 1507.1.1 and manufacturer's installation guidelines.
- Roof Panel Fire Classification:** Fire classification is not part of this acceptance.
- Shear Diaphragm:** Shear diaphragm values are outside the scope of this report.
- Design Procedure:** Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2017 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2017 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

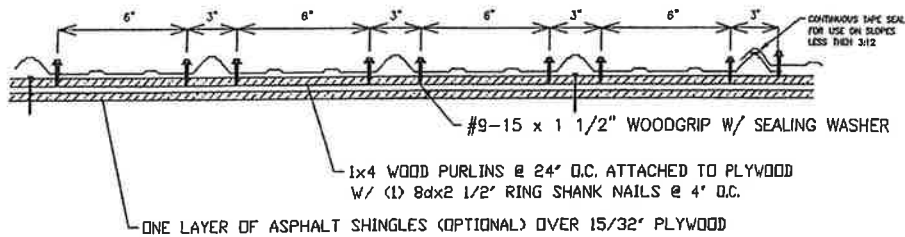


MIN. 29 GA. ULTRA-RIB PANEL OVER 1X4 WOOD PURLINS

TYPE 1 FASTENER PATTERN AT 24" O.C.



TYPE 2 FASTENER PATTERN AT 24" O.C.



State of Florida
C.O.A.
26778



AUG 14 2017