



City of Gainesville  
Department of Doing  
Planning Division

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
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## HISTORIC PRESERVATION BOARD STAFF REPORT

**PUBLIC HEARING DATE:** February 2, 2021  
**ITEM NO:** #6 under New Business  
**PROJECT NAME AND NUMBER:** HP-21-00001, 102 NW 9<sup>th</sup> Terrace  
**APPLICATION TYPE:** Quasi-Judicial: Reroof from shingle to metal  
**RECOMMENDATION:** Staff recommends approval of the application with the condition that the finish be Galvalume or a light to medium gray paint finish.

**CITY PROJECT CONTACT:** Jason Simmons

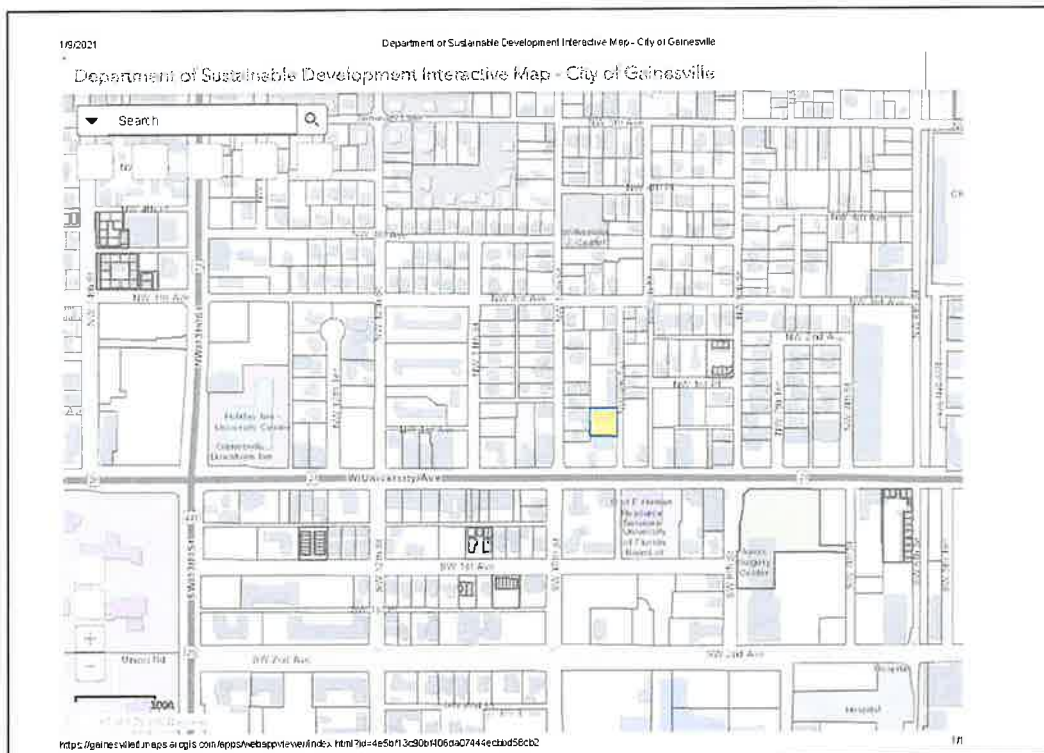


Figure 1: Location Map

**APPLICATION INFORMATION:**

**Agent/Applicant:** Carl Warmack  
**Property Owner(s):** Leon Wetherington

**SITE INFORMATION:**

**Address:** 102 NW 9<sup>th</sup> Terrace  
**Parcel Number(s):** 13723-000-000  
**Existing Use(s):** Multiple-Family Residential  
**Zoning Designation(s):** Urban 6  
**Historic District** University Heights – North  
**Historic District Status:** Non-contributing  
**Date of construction:** 1997 per ACPA

**PURPOSE AND DESCRIPTION:**

Carl Warmack, Allen Roofing LLC, agent for Leon Wetherington, owner. Certificate of Appropriateness to reroof an existing multiple-family building with a metal roof. Located at 102 NW 9<sup>th</sup> Terrace. This building is a non-contributing structure to the University Heights Historic District - North.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing multiple-family building is a two-story, non-contributing structure, that was built in 1997. It is a 5-unit building with approximately 4,656 square feet of heated space and 4,760 of total area. The existing gable/hip roof has asphalt shingles.

**PROPOSED**

The proposal would install a 26 gauge rib panel metal roof over the existing asphalt shingle roof using purlins. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals. (See Exhibit 3).

**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 5-V 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. The existing structure is a non-contributing multiple-family building that sits back in a wooded area just south of another non-contributing multiple-family building, north of a vacant convenience store, and across the street from a fast food drive-thru facility. Noting the mix of roof types in the University Heights Historic District – North, the proposed metal roofing is compatible with the neighborhood.

### **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 reroof from shingle to metal with the condition that the finish be Galvalume or a light to medium gray paint finish.

**LIST OF EXHIBITS:**

- Exhibit 1**      **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Structures***
- Exhibit 2**      **COA Application**
- Exhibit 3**      **Product Information**

## **Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines**

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

### **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.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped

gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

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 weathertight. 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 non-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.

#### **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 weathertight 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 sand-blasted.
4. Avoid applying paint or other coatings to roofing materials which historically have not been painted.

### **Staff Approval Guidelines**

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

*Vents and pipes for water heaters, dryers, stoves, etc., are appropriate;*

*Skylights which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;*

*Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of way and do not destroy or damage historic roofing features, shapes or materials;*

*Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and*

*Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials but distinguishable from the historic portions.*

### **Board Approval Guidelines**

*Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.*

*Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.*

*Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.*

*Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.*

*Roof decks and balconies should be composed of materials that are sympathetic with the historic building.*



*Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights which project minimally from the roof, are the recommended treatment.*

*The design of roofing features, shapes or materials which seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.*

HP 20 - 00001

**City of Gainesville**  
**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022

[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

**HISTORIC PRESERVATION BOARD (HPB)**  
**Certificate of Appropriateness (COA) Application**

**USE THIS FORM TO**

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

**FEES**

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or Its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

**BASIS FOR REVIEW**

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

**PROJECT TYPE:**

- New Construction     Addition     Alteration     Demolition     Fence  
 Relocation     Repair     Re-roof     Sign     Request to lift demolition delay  
 Other: \_\_\_\_\_     Amendment to COA (HP \_\_\_ - \_\_\_)

**APPROVAL TYPE:**

See [Certificate of Appropriateness Matrix](#)

- Staff Approval  
 Board Approval:     Conceptual    or     Final

**PROPERTY INFORMATION:**

Property information can be found at the [Alachua County Property Appraiser's Website](#)

- Historic District:     Northeast (Duckpond)     Southeast     Pleasant Street  
 University Heights (North)     University Heights (South)     Not in an HD

Site Address 102 NW 9th Terrace

Parcel ID #(s) 13723-000-000

**OWNER OF RECORD**

As recorded with the [Alachua County Property Appraiser](#)

**APPLICANT OR AGENT**

If other than owner, if an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name  
Wetherington, Leon

Applicant Name  
CARL WARMACK

Company (if applicable)

Company (if applicable)  
Allen Roofing LLC

Street Address  
3730 SE 14th Ter

Street Address  
3915 SW 18th St

City State Zip  
Gainesville, FL 32641

City State Zip  
Gainesville, FL 32608

Telephone Number  
352-538-6096

Telephone Number  
352 217 4873

E-Mail Address  
kenwetherington@yahoo.com

E-Mail Address  
Carl@allenroofingllc.com

Historic Preservation Board Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

## IMPORTANT NOTES



### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



### APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- For window replacement, a [Window Survey](#) must be completed.

## PROJECT DESCRIPTION

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).

INSTALL a STANDARD rib panel <sup>METAL</sup> roof over an asphalt shingle roof using purlins.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	TRICOUNTY METALS	26 GAUGE METAL 3fr	Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



### DID YOU REMEMBER...

- Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- Review the applicable [Guidelines](#);
- Review the [Secretary of the Interior's Standards](#);
- A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- Historic preservation/conservation overlay* – see Sec. 30-4.28.
- Historic Preservation Board*– see Sec. 30-3.5.
- Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at [www.municode.com](http://www.municode.com)



### APPEALS

**Board Decisions** - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

**Administrative Decisions** - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

### DEMOLITIONS (If Applicable)

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.

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.

### RELOCATIONS (If Applicable)

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.

**MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)**

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

<i>(select only those that apply)</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>
<input type="checkbox"/> <u>Front, Side, Or Rear Building Setback Line</u>			
<input type="checkbox"/> <u>Building Height</u>			
<input type="checkbox"/> <u>Building Separation</u>			
<input type="checkbox"/> <u>Floor Area Ration</u>			
<input type="checkbox"/> <u>Maximum Lot Coverage</u>			

# 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 have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), 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 Department of Sustainable Development 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 the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the 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).
6. I/We understand 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 Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.

Carl Wasmach  
Applicant (Signature)

12/23/2020  
Date

CARL WARMACK  
Applicant (Print)

**i**

Please submit this application and all required supporting materials via email to [cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022

TO BE COMPLETED BY CITY STAFF		Date Received: <u>DEC 23 2020</u>	Received By: <u>Jason Simmons</u>
<del>HP-21-0001</del> <u>HP-21-0001</u>		<input type="checkbox"/> Staff Approval – No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input checked="" type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	
Zoning: <u>Urban 6</u>			
Contributing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Pre-Conference?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

# City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B  
308 NE 6th Ave Gainesville, FL 32601  
352.393.5022

[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

## HISTORIC PRESERVATION BOARD (HPB)

### Owner's Authorization for Agent Representation

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE Ken Wetherington  
(print name of property owner(s))

hereby authorize: CARL WARMACK, Allen Roofing LLC  
(print name of agent)

to represent me/us in processing an application for: INSTALLING METAL ROOF  
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Ken Wetherington  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

Ken Wetherington  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF ALACHUA }  
ss }

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization,  
this 22nd day of December, 20 20

by Ken Wetherington

Matthew S. Allen  
Notary Public

Matthew S. Allen  
Printed Name

Personally Known  
OR

Produced Identification ID Produced: \_\_\_\_\_







**Reroof - Shingle to metal**  
Write a description for your map.

**Legend**  
📍 102 NW 9 Terrace



# FLORIDA PRODUCT APPROVAL # 4595.19 R4

Minimum 29 Ga. Ultra-Lok Roof Panel Over 1x4 Wood Purlins Over 15/32 Plywood/Shingles



EXHIBIT

3



Force Engineering & Testing Inc.  
19530 Ramblewood Drive  
Houston, TX 77058

## 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 16<sup>th</sup> 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

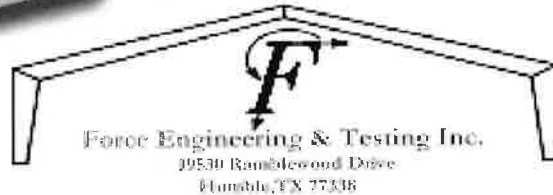
## ULTRA-LOK

# 4595.19 R4

Aug. 14, 2017

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Minimum 29 Ga. Ultra-Lok Roof Panel Over 1x4 Wood Purlins Over 15/32 Plywood/Shingles



- 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: 3/8" major rib at 9" O.C.
- Panel Fastener:** #9-15 x 1-1/2" HWH Woodgrip with sealing washing or approved equal 3/8" 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.

**ULTRA-LOK**

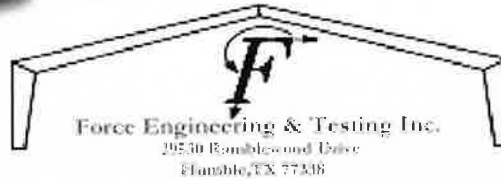
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**TRI COUNTY METALS**  
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<b>Code Compliance:</b>	The product described herein has demonstrated compliance with The Florida Building Code 2017, Section 1504.3.2, 1504.7.
<b>Evaluation Report Scope:</b>	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.
<b>Performance Standards:</b>	The product described herein has demonstrated compliance with: <ul style="list-style-type: none"><li>▪ UL 580-06 - Test for Uplift Resistance of Roof Assemblies</li><li>▪ UL 1897-2012 - Uplift Test for Roof Covering Systems</li><li>▪ FM 4471-92 - Foot Traffic Resistance Test</li></ul>
<b>Reference Data:</b>	<ol style="list-style-type: none"><li>1. UL 580-06 / 1897-04 Uplift Test Force Engineering &amp; Testing, Inc. (FBC Organization # TST-5328) Report No. 136-0027T-12A, B, Dated 02/16/2012.</li><li>2. FM 4471-10, Section 4.4 Foot Traffic Resistance Test Force Engineering &amp; Testing, Inc. (FBC Organization # TST-5328) Report No. 136-0027T-12C, Dated 02/16/2012</li><li>3. Certificate of Independence By Terrence E. Wolfe, P.E. (No. 44923) @ Force Engineering &amp; Testing, Inc. (FBC Organization # ANE ID: 1920)</li></ol>
<b>Test Standard Equivalency:</b>	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.
<b>Quality Assurance Entity:</b>	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.
<b>Minimum Slope Range:</b>	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.
<b>Installation:</b>	Install per manufacturer's recommended details.

**ULTRA-LOK**

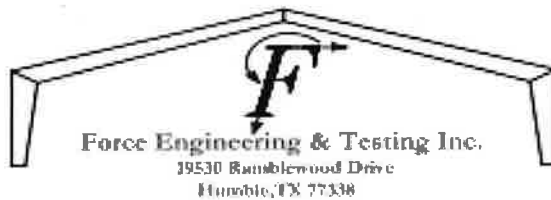
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<b>Underlayment:</b>	Per Florida Building Code 2017, Section 1507.1.1 and manufacturer's installation guidelines.
<b>Roof Panel Fire Classification:</b>	Fire classification is not part of this acceptance.
<b>Shear Diaphragm:</b>	Shear diaphragm values are outside the scope of this report.
<b>Design Procedure:</b>	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.

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