



**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:	November 10, 2020
ITEM NO:	#1 under New Business
PROJECT NAME AND NUMBER:	HP-20-00080, 805 NE 5 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Installation of roof mounted photovoltaic solar system
RECOMMENDATION:	Staff recommends approval of the solar array system as proposed in the application.
CITY PROJECT CONTACT:	Jason Simmons

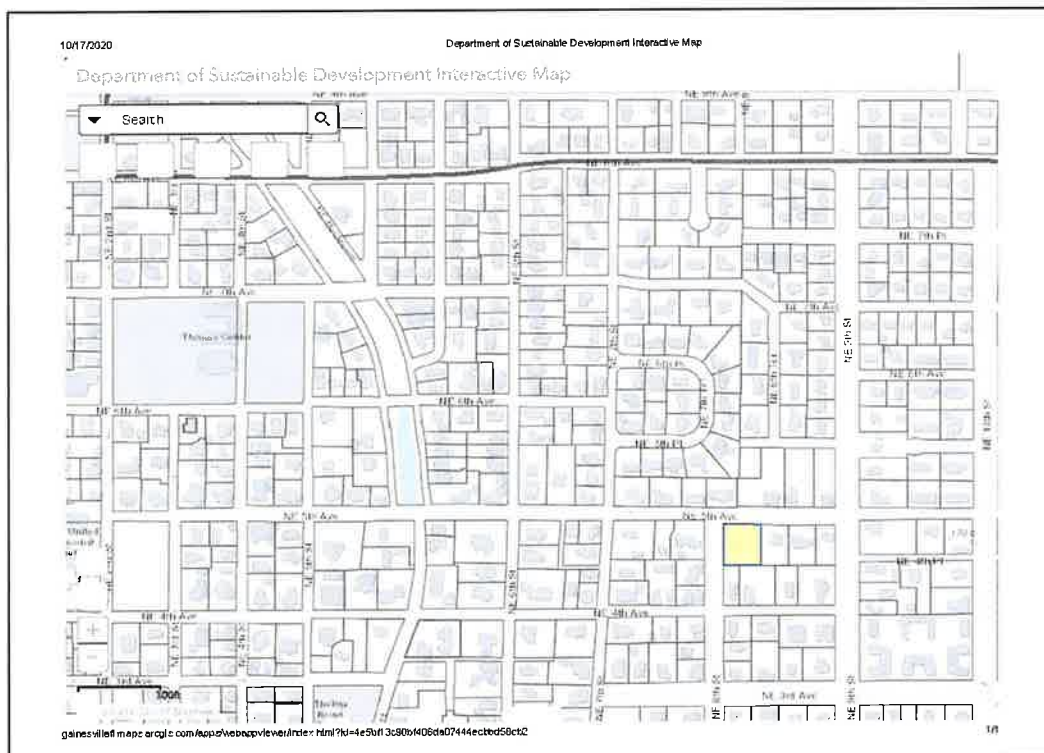


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Barry Jacobson, Solar Impact
Property Owner(s): Masse & Ross

SITE INFORMATION:

Address: 805 NE 5th Avenue
Parcel Number(s): 11888-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-2
Historic District: Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1937 ACPA & c. 1937 AL002144

PURPOSE AND DESCRIPTION:

Barry Jacobson, Solar Impact, agent for Masse & Ross. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 805 NE 5th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The contributing building was built in 1937 according to the Florida Master Site File and the Alachua County Property Appraiser records. The property is zoned RSF-2 and is approximately 0.48 acres in size. The house is approximately 3,606 square feet in total area, with 3,207 square feet of heated area. The property is a corner lot with right-of-way frontage on NE 5th Avenue and NE 8th Street. The house is a two story, masonry house that features a main entrance that projects from the house with an embellished door surround with a denticulated semi-elliptical arch resting on an architrave decorated with triglyphs and flanked by blinds. Above the front door is a shuttered window and a semi-circular vent that is located under the gable with returns. There are two wall dormers on the front and an enclosed one story sun porch located on the east side of the house, with a scalloped frieze under a copper standing seam concave hip roof.

PROPOSED

The applicant is requesting approval of a 6.5kW solar photovoltaic system on the rear slope of the roof, with Tier 1 solar modules and a roof mounting system. The system will tie into the existing

roofing structure with attachments. The twenty, black 325W Q. Cells modules are the flush mount type to be installed in the same plane as the roof.

REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The subject power system has been placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system is located on a secondary roof facade elevation and will not be visible from NE 5th Avenue. However the system will be visible from NE 8th Street. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

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:

Within the City of Gainesville Land Development Code, Section 30-4.28.E.4., indicates the staff approval guidelines for the review of rooftop solar photovoltaic systems. Those criteria are listed below:

4. ***Staff approval.*** The City Manager or designee may issue a certificate of appropriateness if the work will either result in the original appearance of the structure, as defined in this chapter, or will meet the city's Historic Preservation Rehabilitation and Design Guidelines on file with the city. The City Manager or designee shall refer the application to the Historic Preservation Board if the work cannot be approved pursuant to this subsection.

- a. *Rooftop solar photovoltaic power systems.* For the installation of a rooftop solar photovoltaic power system, as defined in this chapter, the City Manager or designee may issue a certificate of appropriateness if the system: 1) will not be seen from any street frontage, 2) will meet the city's Historic Preservation Rehabilitation and Design Guidelines, and 3) will meet the following additional design criteria as applicable:
 - i. The system will be installed on a non-contributing accessory structure, such as a shed or garage, to a contributing or individually listed structure, or on a non-historic portion of a contributing or individually listed structure;
 - ii. The system will be located in a manner such that it does not affect the primary roof facade elevations;
 - iii. Installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers;
 - iv. Installation will not result in the removal or permanent alteration of historic fabric and is reversible;
 - v. The system will be flush to the roof or low profile, to the extent feasible;
 - vi. On flat roofs, the system will be set back from the edge. If there is a parapet, the system will be located behind the parapet walls; and
 - vii. The system will blend into the surrounding features of the historic resource.

The reason this petition is before the Historic Preservation Board for review is that the photovoltaic solar system is located on a contributing principal structure and the system is visible from the right-of-way on the NE 8th Street side of the building where the secondary roof facade elevation is visible. However, the installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible in that the solar panels can be removed in the future without permanent alteration of the historic fabric of the house; and the panels are the flush mount, low profile type.

The proposed solar panel installation does conform to the Secretary of the Interior's Standards for Rehabilitation, particularly Standard 2:

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.*

and Standard 9:

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.*

RECOMMENDATION

Staff recommends the board approve the request for the solar array as proposed in the application.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:*
Roof and Roof Structures**
- Exhibit 2** **COA Application**
- Exhibit 3** **Florida Master Site File AL002144**
- Exhibit 4** **Pictures**
- Exhibit 5** **System Layout & 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.

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
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: Installation of roof mounted solar array.
 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 805 NE 5th Ave Gainesville FL 32601
 Parcel ID #(s) 11888-000-000

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	Masse & Ross	Applicant Name	Barry Jacobson
Company (if applicable)		Company (if applicable)	Solar Impact
Street Address	805 NE 5th Ave	Street Address	4509 NW 23rd Ave Ste 20
City State Zip	Gainesville FL 32601	City State Zip	Gainesville FL 32606
Telephone Number	(401) 640-0284	Telephone Number	(352) 338-8221
E-Mail Address	dmmasse@yahoo.com	E-Mail Address	brian.leverette@solarimpact.com

Historic Preservation Board Meetings are held the 1st 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).

We propose to install a 6.5kw solar system on the back roof of this home. We will be using Tier 1 solar modules and a roof mounting system. We will tie into existing roofing structure with our attachments.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other	Q Cells eCells	325W	Black/ x20

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



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:

(select only those that apply)

- Front, Side, Or Rear Building Setback Line
- Building Height
- Building Separation
- Floor Area Ration
- Maximum Lot Coverage

<i>Required</i>	<i>Existing</i>	<i>Proposed</i>

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.

07/16/20

Applicant (Signature)

Date

Danielle Masse

Applicant (Print)



Please submit this application and all required supporting materials via email to 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>9/17/20</u>	Received By: <u>Jason Simmons</u>
HP 20- <u>00080</u>		<input type="checkbox"/> Staff Approval – No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input 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>RSF-2</u>		
Contributing?	<input checked="" type="checkbox"/> Yes <input 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
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
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 Danielle Masse & Kathryn Ross
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(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.

Danielle Masse
Digitally signed by Danielle Masse
Date: 2020.07.16 12:20:21 -04'00'
(Signature of owner)

Kathryn Ross
Digitally signed by Kathryn Ross
Date: 2020.07.16 12:18:38 -04'00'
(Signature of owner)

Daneille Masse
(Print name of owner)

Kathryn Ross
(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF ALACHUA }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____.

Notary Public Printed Name My Commission Expires

Personally Known
OR
 Produced Identification ID Produced: _____



HISTORIC

1850-1860

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STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 8 AL 2144
Site Name _____ 830 = = Survey Date 8007 820 = =
Address of Site: 805 NE 5th Ave, Gainesville, FL 32601 905 = =
Instruction for locating _____ (tax no. 11888) 813 = =

Location: Doig/Robertson's Addition 2 5,6 868 = =
subdivision name block no. lot no.

County: Alachua 808 = =

Owner of Site: Name: Arinson, Janice D. ;
Address: 805 NE 5th Ave, Gainesville, FL 32601 902 = =

Type of Ownership private 848 = = Recording Date _____ 832 = =

Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant) ;
Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 = =

Condition of Site: Integrity of Site: Original Use private residence 838 = =

Check One	Check One or More	Present Use <u>private residence</u> 850 = =
<input type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+1937</u> 844 = =
<input checked="" type="checkbox"/> Good 863 = =	<input type="checkbox"/> Unaltered 858 = =	Culture/Phase <u>American</u> 840 = =
<input type="checkbox"/> Fair 863 = =	<input type="checkbox"/> Original Site 858 = =	Period <u>20th Century</u> 845 = =
<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 916 = =

Threats to Site:
Check One or More

<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 = =	

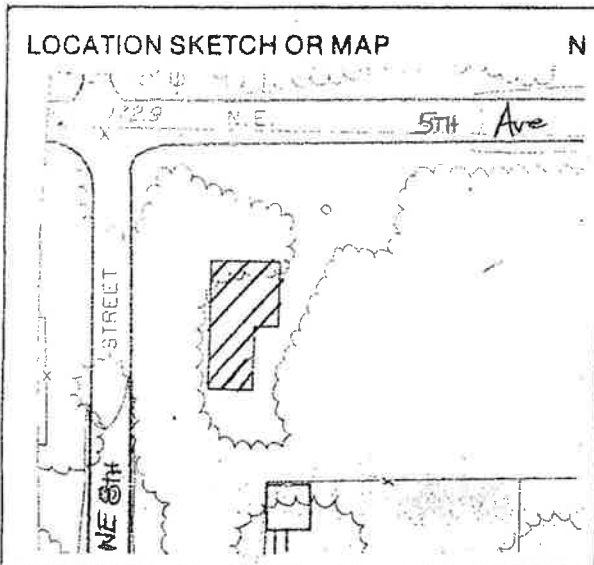
Areas of Significance: architecture, local history 910 = =

Significance: This two story masonry house features a main entrance projecting from the house with an embellished door surround with a denticulated semi-elliptical arch resting on an architrave decorated with triglyphs and flanked by blinds. A shuttered window is located above the door and a semi-circular vent is tucked under the gable with returns. Two wall dormers pierce the roofline, and an enclosed one story sun porch located on the east wall has a scalloped freize under a copper standing seam concave hip roof.

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

911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD _____ 964 ==
 PLAN TYPE _____ irregular: irregular 966 ==
 EXTERIOR FABRIC(S) _____ brick 854 ==
 STRUCTURAL SYSTEM(S) _____ masonry: brick 856 ==
 PORCHES _____ E/ 1 story enclosed sun porch _____ 942 ==
 FOUNDATION: _____ continuous: brick 942 ==
 ROOF TYPE: _____ cross gables 942 ==
 SECONDARY ROOF STRUCTURE(S): _____ porch: concave hip 942 ==
 CHIMNEY LOCATION: _____ ridge 942 ==
 WINDOW TYPE: _____ DHS, 6/6, wood 942 ==
 CHIMNEY: _____ brick 882 ==
 ROOF SURFACING: _____ composition shingles # metal, sheet: standing seam 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS _____ 1 952 == NO. OF STORIES _____ 2 950 ==
 NO. OF DORMERS _____ 2 954 ==
 Map Reference (Incl. scale & date) _____ 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ LT 1 833 ==



Township	Range	Section
T0S	20E	04

UTM Coordinates:

Zone _____ Easting _____ Northing _____ 890 ==

Photographic Records Numbers _____ 50B17, DB N-486 860 ==

Contact Print

2



EXHIBIT

tabbles®

4





Solar installation

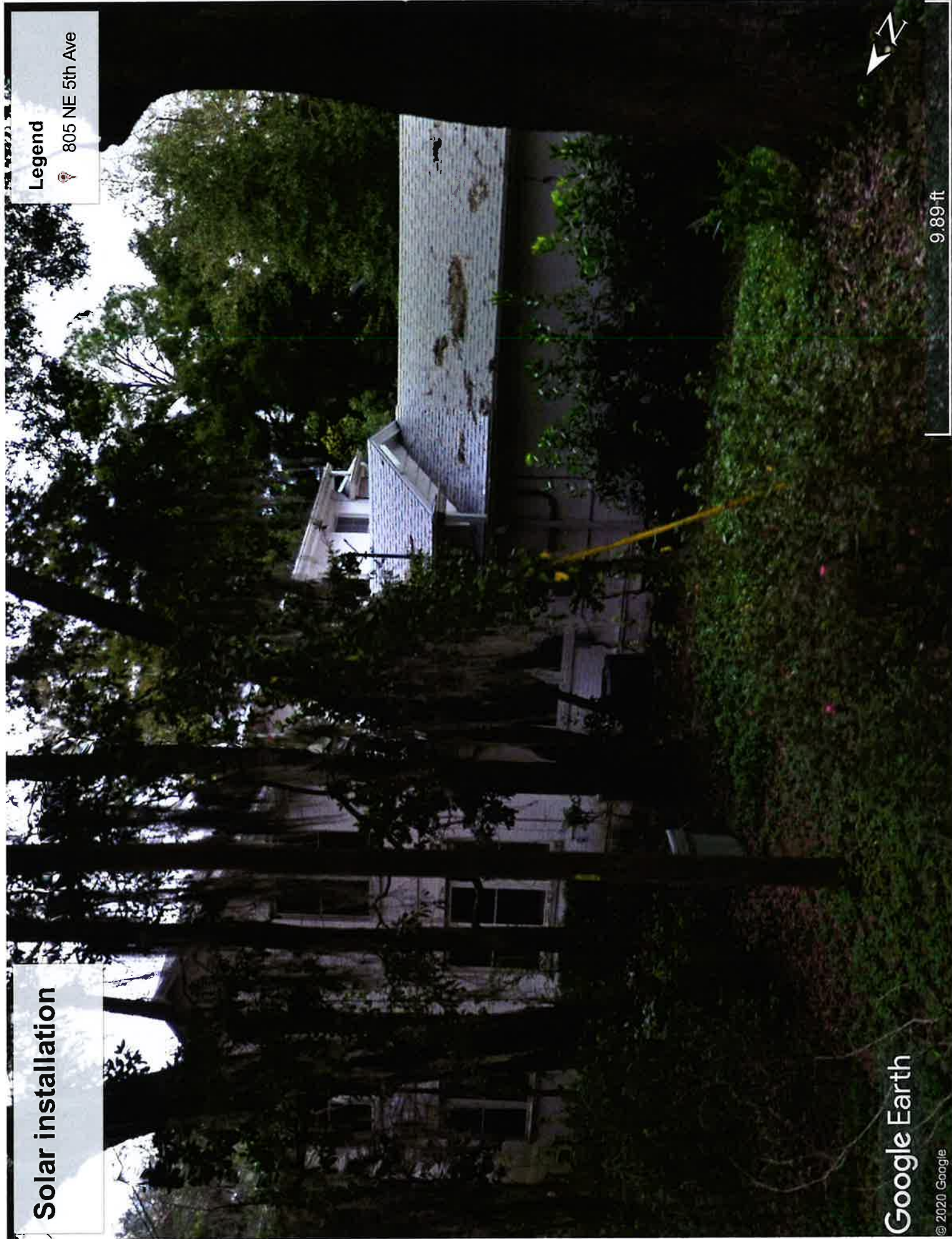
Legend

📍 805 NE 5th Ave

Google Earth

© 2020 Google

9.89 ft



6.5kW Roof-Mounted PV Array
20x 325W Q Cells Modules
20x SolarEdge P400 Optimizers
1x SolarEdge 6kW Inverter
August 4, 2020



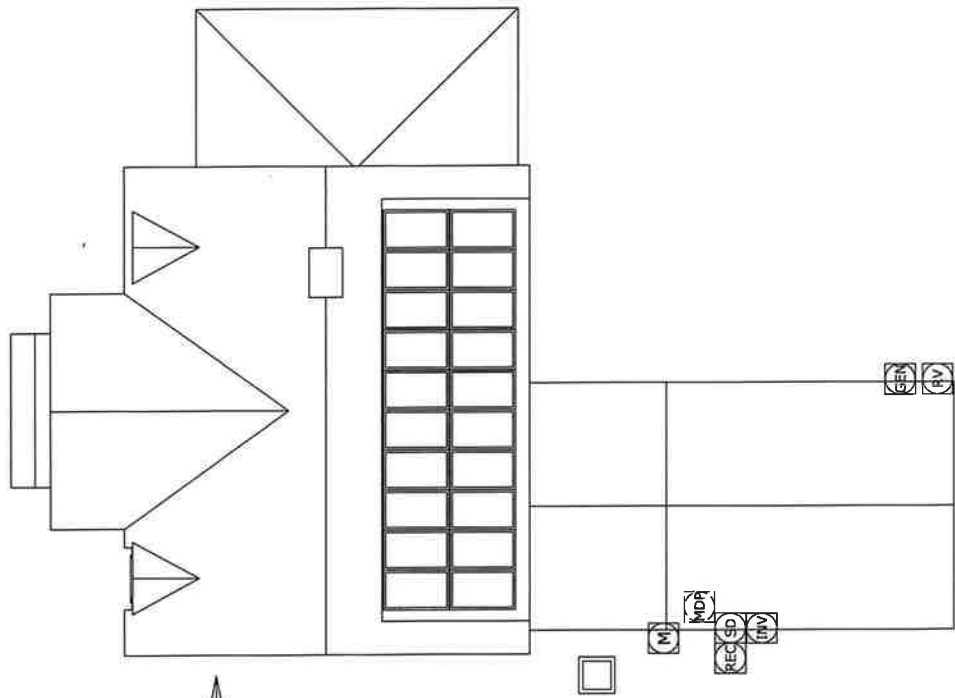
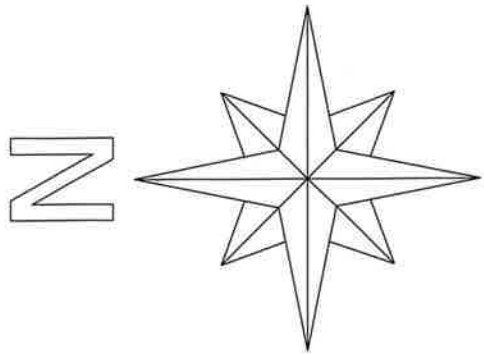
Danielle Masse
805 NE 5th Ave.
Gainesville, FL 32601
Site Plan

EXHIBIT
5
tabbles



Scale: 1"=100'

- Meter
- Main Disconnect Panel
- Solar Disconnect
- REC Meter
- Inverter
- Generator Outlet
- RV Outlet



Scale: 1"=10'

6.5kW Roof-Mounted PV Array
 20x 325W Q.Cells Modules
 20x SolarEdge P400 Optimizers
 1x SolarEdge 6kW Inverter
 August 4, 2020

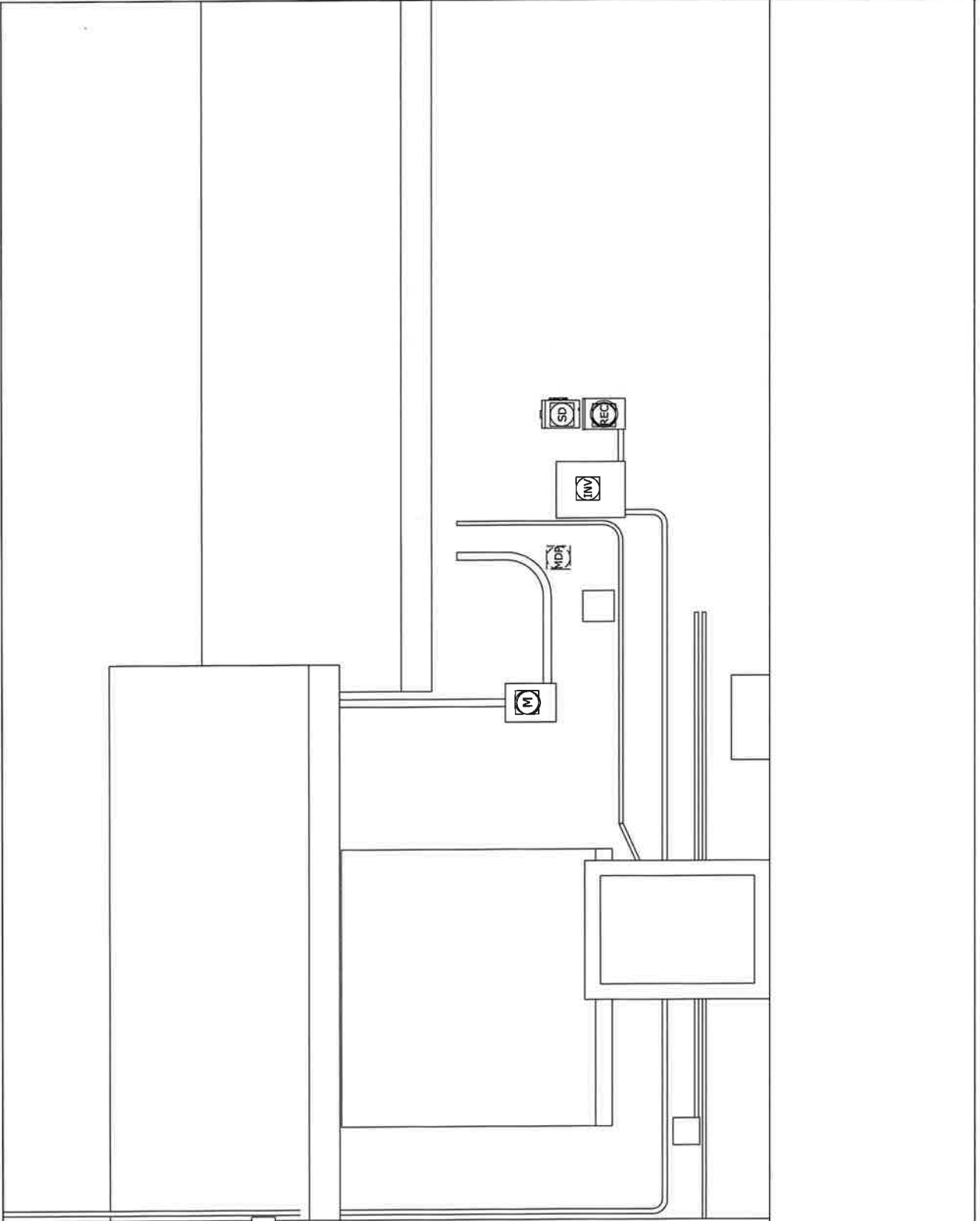


Danielle Masse
 805 NE 5th Ave.
 Gainesville, FL 32601
 Module Layout

Danielle Masse
805 NE 5th Ave.
Gainesville, FL 32601
Electrical Riser



6.5kW Roof-Mounted PV Array
20x 325W Q.Cellis Modules
20x SolarEdge P400 Optimizers
1x SolarEdge 6kW Inverter
August 4, 2020



- M Meter
- MDF Main Disconnect Panel
- SD Solar Disconnect
- REC REC Meter
- INV Inverter

Scale: 1/2"=1'0"

Danielle Masse
805 NE 5th Ave.
Gainesville, FL 32601
Street View



6.5kW Roof-Mounted PV Array
20x 325W Q Cells Modules
20x SolarEdge P400 Optimizers
1x SolarEdge 6kW Inverter



NOTE: ALL MODULES LOCATED ON SOUTH FACING ROOF AND ARE NOT VISIBLE FROM THE STREET.

August 4, 2020

powered by

Q.ANTUM DUO

Q.PEAK DUO-G5 315-330

Q.ANTUM SOLAR MODULE

The new Q.PEAK DUO-G5 solar module from Q CELLS impresses thanks to innovative Q.ANTUM DUO Technology, which enables particularly high performance on a small surface. Q.ANTUM's world-record-holding cell concept has now been combined with state-of-the-art circuitry half cells and a six-busbar design, thus achieving outstanding performance under real conditions - both with low-intensity solar radiation as well as on hot, clear summer days.



Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.9%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID and Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa) regarding IEC.



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance guarantee².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.



ID. 40032587



¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168 h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Rooftop arrays on residential buildings



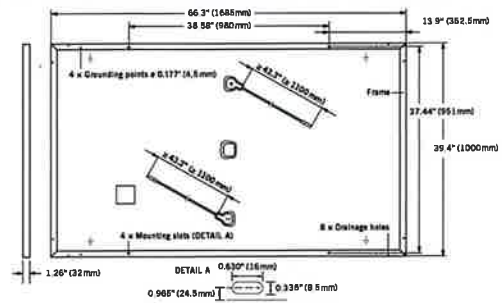
Rooftop arrays on commercial/industrial buildings

Engineered in **Germany**

Q CELLS

MECHANICAL SPECIFICATION

Format	66.3 in × 39.4 in × 1.26 in (including frame) (1685 mm × 1000 mm × 32 mm)
Weight	41.2 lbs (18.7 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 20 monocrystalline Q.ANTUM solar half-cells
Junction box	2.76-3.35 in × 1.97-2.76 in × 0.51-0.83 in (70-85 mm × 50-70 mm × 13-21 mm), decentralized, IP67
Cable	4 mm ² Solar cable; (+) ≥43.3 in (1100 mm), (-) ≥43.3 in (1100 mm)
Connector	Multi-Contact MC4, IP68

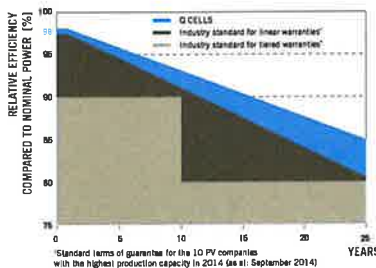


ELECTRICAL CHARACTERISTICS

POWER CLASS		315	320	325	330	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5 W / -0 W)						
Minimum	Power at MPP¹	P_{MPP} [W]	315	320	325	330
	Short Circuit Current¹	I_{SC} [A]	10.04	10.09	10.14	10.20
	Open Circuit Voltage¹	V_{OC} [V]	39.87	40.13	40.40	40.66
	Current at MPP¹	I_{MPP} [A]	9.55	9.60	9.66	9.71
	Voltage at MPP	V_{MPP} [V]	32.98	33.32	33.65	33.98
	Efficiency¹	η [%]	≥ 18.7	≥ 19.0	≥ 19.3	≥ 19.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²						
Minimum	Power at MPP	P_{MPP} [W]	235.3	239.0	242.8	246.5
	Short Circuit Current	I_{SC} [A]	8.09	8.13	8.17	8.22
	Open Circuit Voltage	V_{OC} [V]	37.52	37.77	38.02	38.27
	Current at MPP	I_{MPP} [A]	7.52	7.56	7.60	7.64
	Voltage at MPP	V_{MPP} [V]	31.30	31.62	31.94	32.25

¹Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5G according to IEC 60904-3 - ²800 W/m², NMOT, spectrum AM 1.5G

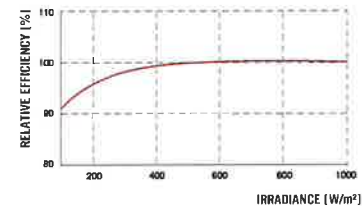
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	-0.28
Temperature Coefficient of P_{MPP}	γ	[%/K]	-0.37	Normal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{sys}	[V]	1000 (IEC) / 1000 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating	C (IEC) / TYPE 1 (UL)
Max. Design Load, push²	[lbs/ft²]	75 (3600 Pa) / 55 (2667 Pa)	Permitted module temperature on continuous duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull²	[lbs/ft²]	113 (5400 Pa) / 84 (4000 Pa)	² see installation manual	

QUALIFICATIONS AND CERTIFICATES

UL 1703; VDE Quality Tested; CE-compliant;
IEC 61215:2016; IEC 61730:2011, application class A



PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per 53' Trailer	30
Number of Pallets per 40' High Cube Container	26
Pallet Dimensions (L × W × H)	69.3 in × 45.3 in × 46.9 in (1760 mm × 1150 mm × 1190 mm)
Pallet Weight	1415 lbs (642 kg)

NOTE: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.

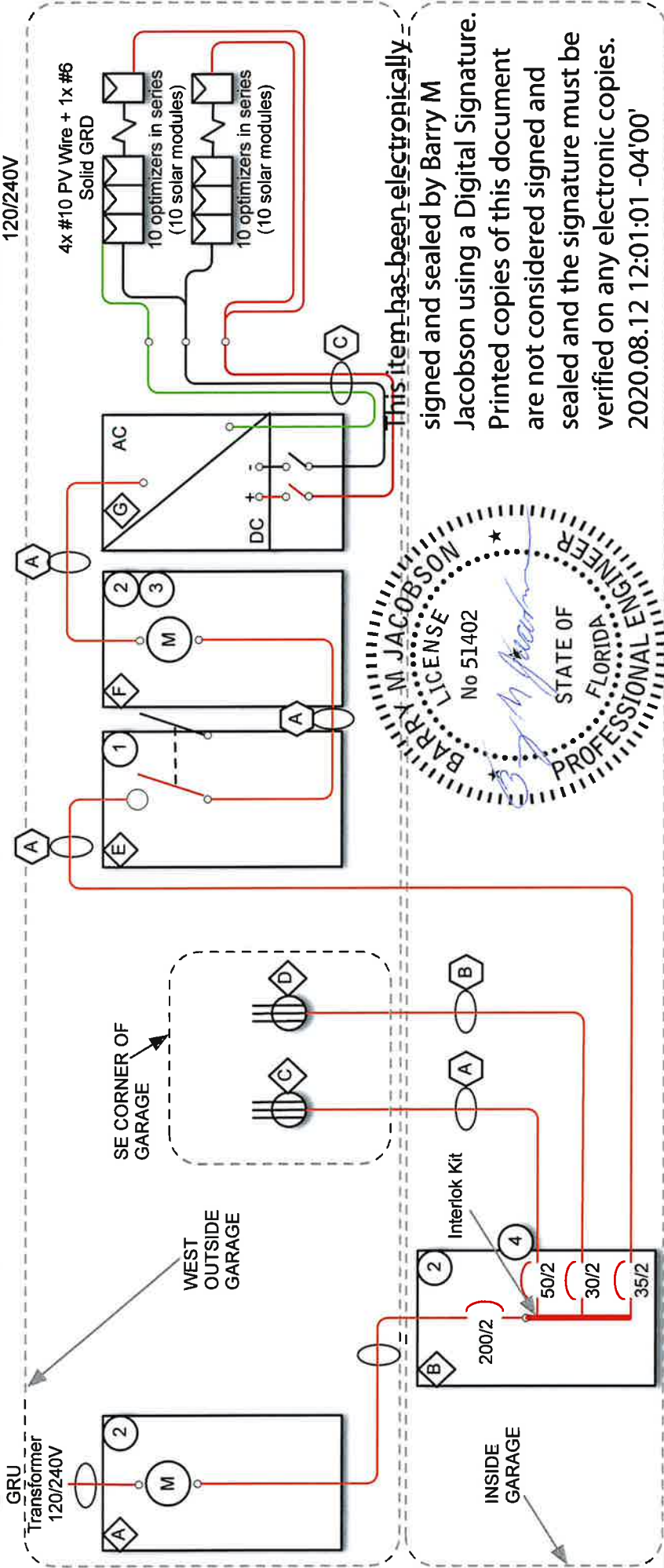
300 Spectrum Center Drive, Suite 1250, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us



Solar Impact, Inc.
4509 NW 23rd Ave, Suite 20
Gainesville, FL 32606
352-338-8221

Danielle Masse
805 NE 5th Ave.
Gainesville, FL 32601
GRID-TIED SYSTEM

6.5kW PV Grid-Tied System
20x 325W Q.Cells Modules
20x SolarEdge P400 Optimizers
1x SolarEdge SE6000H-US Inverter
120/240V



This item has been electronically signed and sealed by Barry M Jacobson using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2020.08.12 12:01:01 -04'00'



Conductor Sizes

- (A) (1 Set) 2X #8 CU + 1X #8 CU NEUTRAL + 1X #10 CU GRD IN 0.75°C.
- (B) (1 Set) 2X #10 CU + 1X #10 CU NEUTRAL + 1X #10 CU GRD IN 0.75°C.
- (C) (2 Sets) 2X #10 CU PV WIRE + 1X #10 CU GRD IN 0.75°C.

Required Placards

- 1 "Auxiliary Generation Disconnect"
- 2 "Warning: electric shock hazard. Do not touch terminals. Terminals on both the line and load sides may be energized in the open position."
- 3 "REC"
- 4 "Warning: Turn off solar inverter prior to energizing generator."

Equipment Schedule

- (A) Existing Meter, 200A, 120/240V, 1Ø, 3W
- (B) Existing Main Disconnect Panel, 200A, 120/240V, 1Ø, 3W (200A Main Breaker)
- (C) New NEMA 14-50 Enclosure, NEMA 3R, 120/240V, 1Ø, 3W
- (D) New NEMA 14-30 Enclosure, NEMA 3R, 120/240V, 1Ø, 3W
- (E) New Solar Disconnect, Un-Fused, 60A, 120/240V, 1Ø, 3W
- (F) New REC Meter, 125A, 120/240V, 1Ø, 3W (Pull Neutral Straight-Through)
- (G) SolarEdge SE6000H-US Solar Inverter, 120/240V, 1Ø, 3W

"Note: NEC 705.95(B) says "Neutral Conductor for Instrumentation, Voltage Detection or Phase Detection". A conductor used solely for instrumentation, voltage detection, or phase detection and connected to a single-phase or 3-phase utility-interactive inverter, shall be permitted to be sized at less than the ampacity of the other current-carrying conductors and shall be sized equal to or larger than the equipment grounding conductor."

One-Line Diagram developed by Barry M Jacobson, PhD, PE, CV (licenses PE51402, CVC56761) August 4, 2020

