



HISTORIC PRESERVATION BOARD (HPB)

September 1, 2020 (Virtual Meeting)

Staff Report | HPB 20-65

Owner/Applicant:	Godwin Green Roofing, agent for Joseph Montalto Jr. (Magnolia Bed & Breakfast), owner
Property Address:	301 SE 7 th Street
Parcel(s):	12196-001-000
Year Built:	1940 (ACPA)
Contributing Status:	Contributing
District:	SE Historic District
FL Master Site File #:	8AL2097
Current zoning:	U3
Existing uses on the site:	Bed & Breakfast
Requested action:	Certificate of Appropriateness (COA) to replace shingle roof with 5V crimp galvanized metal roofing (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.



Figure 1- Location Map

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to replace the current asphalt and metal roof with 5V crimp metal roofing.

APPLICABLE GUIDELINES:

[Secretary of the Interior's Standards for Rehabilitation](#)

[Historic Preservation Rehabilitation and Design Guidelines](#)

[City of Gainesville Comprehensive Plan: Historic Preservation Element](#)

ANALYSIS:

Although metal roofing was not typically found on historic homes in the district, its durability has made it an increasingly popular choice for roofing material. The board has recognized this trend and allowed for the use of standing seam metal roofing on historic structures in this district. As 5V crimp metal roofing was historically typically found only on outbuildings, its use on contributing historic structures is inappropriate.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

Staff recommends:

Approval of HP-20-65 with the condition:

1. The metal roof be standing seam in design.

MOTION TO CONSIDER:

I move to **approve or deny** HPB case number HP-20-65 **with or without** conditions;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-20-65, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HP-20-65 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

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 301 SE 7th st. Gainesville, FL
 Parcel ID #(s) 12196-001-000

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 <u>Joseph Montalto, Jr.</u>	Applicant Name <u>Christopher Tenney</u>
Company (if applicable) <u>Magnolia Bed & Breakfast</u>	Company (if applicable) <u>Godwin Green Roofing</u>
Street Address <u>309 SE 7th st.</u>	Street Address <u>3424 SW 84th st.</u>
City State Zip <u>Gainesville, FL</u>	City State Zip <u>Gainesville, FL 32608</u>
Telephone Number	Telephone Number <u>352-538-4795</u>
E-Mail Address	E-Mail Address <u>godwinroofing@yahoo.com</u>

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).

Existing B&B has metal and shingles currently. We would like to tear off the shingles and metal to replace with galvanized 5-V silver metal.

The roof is approx. 75% shingles with a metal roof on the back porch. We are tearing the whole thing off and replacing it all with the metal listed below.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Gulf Coast Supply	Gulf-Rib 26 gauge over 1x4 wood Purlins	5 V crimp, silver Galvanized metal
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



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)

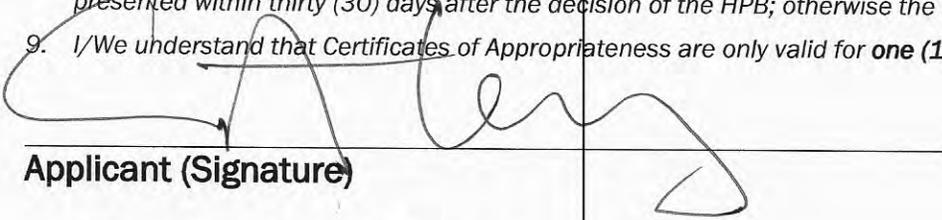
- Front, Side, Or Rear Building Setback Line
- Building Height
- Building Separation
- Floor Area Ration
- Maximum Lot Coverage

<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.



7/8/2020
Date

Applicant (Signature)

Christopher Tenney
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 _____	Received By: _____
HP 20-		<input type="checkbox"/> Staff Approval – No Fee <input 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:		
Contributing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Pre-Conference?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Enterprise Zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input 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 Joseph Montalto Jr.
(print name of property owner(s))

hereby authorize: Godwin Green Roofing
(print name of agent)

to represent me/us in processing an application for: metal re-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.

[Signature]
(Signature of owner)

Cindy Montalto
(Signature of owner)

Joe Montalto
(Print name of owner)

Cindy Montalto
(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 13 day of July, 2020,

by Joe Montalto and Cindy Montalto

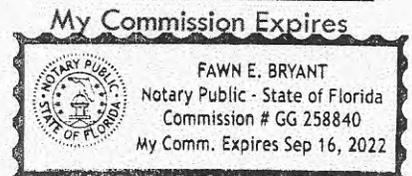
Fawn E. Bryant
Notary Public

Fawn E. Bryant
Printed Name

Personally Known
OR

Produced Identification

ID Produced: Drivers License





Mrs. Hines
Cottage

30

