

Department of Doing  
Planning Division  
PO Box 490, Station 11  
Gainesville, FL 32602-0490  
306 N.E. 6<sup>th</sup> Avenue  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

**TO:** Historic Preservation Board

**Item Number: OB2**

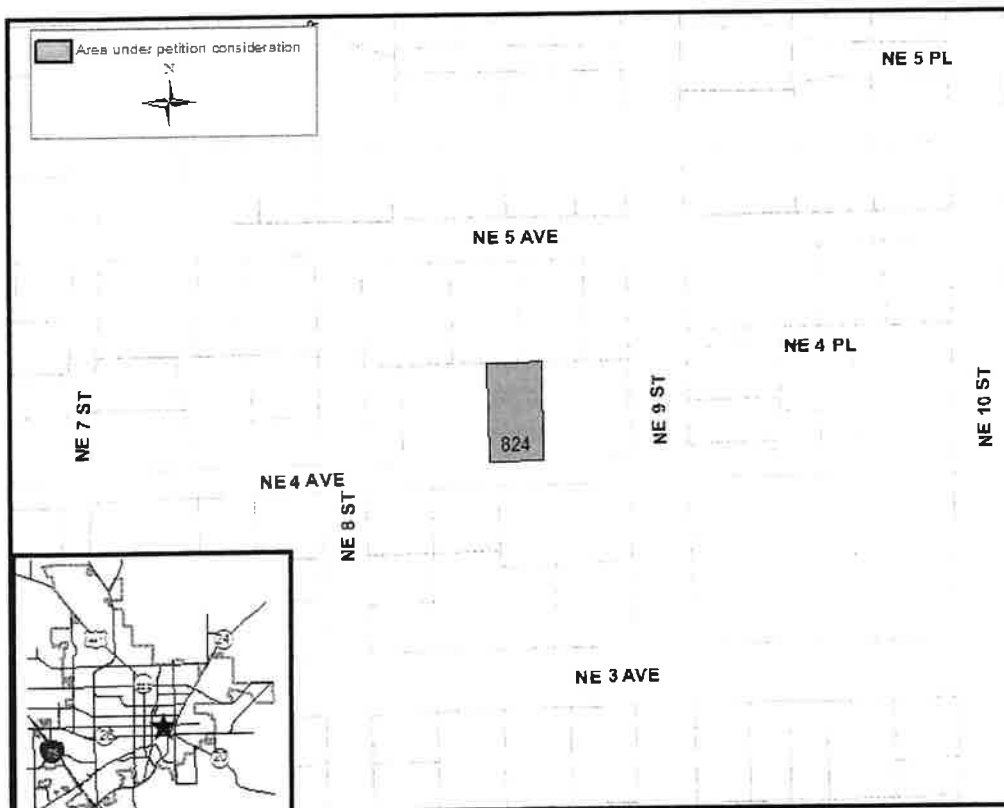
**FROM:** Department of Doing, Planning Staff

**DATE: October 3, 2017**

**SUBJECT:** Petition HP-17-35. Ron Thomas and Denise Guerin, owners. Certificate of Appropriateness to re-roof a single-family dwelling with a metal roof. Located at 824 NE 4<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.

### Recommendation

Staff recommends approval of the application with the condition that the roof be 5-V Crimp and that the finish be Galvalume or a light to medium gray paint finish.



## Conditions of Approval

Staff's recommendation of approval for the petition is based on the following conditions:

1. The roof shall be 5-V Crimp and that the finish will be Galvalume or a light to medium gray paint finish.

## Project Description

The property is located at 824 NE 4<sup>th</sup> Avenue. The contributing structure was built in 1934, according to the Alachua County Property Appraisers Office. The property is zoned RMF-5. The building is a contributing structure to the Northeast Residential Historic District.

The applicant is proposing to roof-over the existing asbestos shingle roof with a Galvalume 5-V Crimp metal roof system. The back porch area is not included in the new roof-over as it has a 5-V Crimp metal roof that was approved by the Historic Preservation Board in 2013 as part of a Certificate of Appropriateness for a laundry room and a rear porch addition.

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.

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 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:

### 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 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.

Petition HP-17-35  
October 3, 2017

Respectfully submitted,



Andrew Persons  
Interim Principal Planner

Prepared by:



Jason Simmons  
Planner

**List of Exhibits**

- Exhibit 1      Application**
- Exhibit 2      Photos**
- Exhibit 3      Product Information**

Planning & Development Services 306 N.E. 6th Avenue  
Gainesville, Florida 32601  
352.334.5022 Fax 352.334.3259  
www.cityofgainesville.org/planningdepartment

**REQUIREMENTS**

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

PROJECT TYPE: Addition  Alteration  Demolition  New Construction  Relocation   
Repair  Fence  Re-roof  Other

**PROJECT LOCATION:**

Historic District: NE  
Site Address: 824 NE 4th Ave  
Tax Parcel #: 11891-000-000

OWNER	APPLICANT OR AGENT
Ron Thomas & Denise Guerin Owner(s) Name	
Corporation or Company	Applicant Name
824 NE 4th Ave Street Address	Corporation or Company
Gainesville FL 32601 Street Address	Street Address
City State Zip	City State Zip
352-284-7939 Home Telephone Number	Home Telephone Number
same Cell Phone Number	Cell Phone Number
Cell Phone Number	Cell Phone Number
Ø Fax Number	Fax Number
Fax Number	Fax Number
E-Mail Address	E-Mail Address
denise.guerrin2@gmail.com	

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL)

Fee: \$ \_\_\_\_\_  
EZ Fee: \$ 57.88

HP # 17-35  
Contributing Y  N   
Zoning RMF-5  
Pre-Conference Y  N   
Application Complete Y  N   
Enterprise Zone Y  N

- Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)
- Single-Family requiring Board approval (See Fee Schedule)
- Multi-Family requiring Board approval (See Fee Schedule)
- Ad Valorem Tax Exemption (See Fee Schedule)
- After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- Account No. 001-660-6680-3405
- Account No. 001-660-6680-1124 (Enterprise Zone)
- Account No. 001-660-6680-1125 (Enterprise—Credit)

Request for Modification of Setbacks  
Y  N

Received By Jason Simmons  
Date Received 7/27/17

RECEIVED

JUL 27 2017

STAMP

**DID YOU REMEMBER?**

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

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

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

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

**PERSONS WITH DISABILITIES AND CONTACT INFORMATION**

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

**OVERVIEW**

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

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

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

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

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

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

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

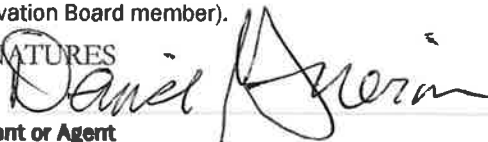
**CERTIFICATION**

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

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

**SIGNATURES**

Owner  
Applicant or Agent



Date 7-24-17  
Date

**PROJECT DESCRIPTION**

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

Asbestos shingle roof

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

Re-roof with metal / over-roof

Porch roof not included (added 3 y ago)  
E. metal

**DEMOLITIONS AND RELOCATIONS (If Applicable)**

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

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

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



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

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

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

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

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

A completed application may include the following:

## SUBMITTAL REQUIREMENT CHECKLIST

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

**CERTIFICATE OF APPROPRIATENESS**

(TO BE COMPLETED BY CITY STAFF)

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

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

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HISTORIC PRESERVATION PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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THE BASIS FOR THIS DECISION WAS:

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

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CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

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

**After the application approval, the COA is valid for one year.**

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



**Property Search Results**

The data displayed is the most current data available to the Property Appraiser.

Search Date: 7/27/2017 at 5:51:22 PM

Printer Friendly Page

Parcel: 11891-000-000 [GIS Map](#)

<b>Taxpayer:</b> GUERIN & THOMAS W/H <b>Mailing:</b> 824 NE 4TH AVE GAINESVILLE, FL 32601 <b>Location:</b> 824 NE 4TH AV GAINESVILLE <b>Sec-Twn-Rng:</b> 04-10-20 <b>Property Use:</b> 00100 - Single Family <b>Tax Jurisdiction:</b> Gainesville 3600 <b>Area:</b> Duck Pond Area <b>Subdivision:</b> Doig & Robertson Blks 1&2 Rges 1&2	<b>Legal:</b> DOIG/ROBERTSON ADD DB N-486 LONGS S/D PB A-123 E 13 1/3 FT OF LOT 9 & 10 BK 2 RG 1 OR 4155/2042
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Year	Property Use	Land Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable	Total Taxes
2016	Single Family	52000	52000	90500	1400	143900	40310	103590	103590	50000	25000	53590	78590	1451.4
2015	Single Family	52000	52000	87100	1500	140600	37730	102870	102870	50000	25000	52870	77870	1470.66
2014	Single Family	52000	52000	85000	1500	138500	36440	102060	102060	50000	25000	52060	77060	1465.22
2013	Single Family	52000	52000	77000	1000	130000	59880	100060	100060	50000	25000	50060	75060	1421.66
2012	Single Family	52000	52000	73000	1000	126000	0	126000	126000	50000	25000	76000	101000	2032.35
2011	Single Family	52000	52000	77700	1000	130700	0	130700	130700	50000	25000	80700	105700	2182.07
2010	Single Family	52000	52000	85400	1000	138400	4480	133920	133920	50000	25000	83920	108920	2248.57
2009	Single Family	52000	52000	86300	1000	139300	8900	130400	130400	50000	25000	80400	105400	2182.3
2008	Single Family	52000	52000	86300	1000	139300	9030	130270	0	50000	0	80270	0	2013.88
2007	Single Family	52000	52000	85600	1000	138600	12120	126480	0	25000	0	101480	0	2287.31

**Land**

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR	RMF5		Unit	1
			2016 Certified Land Just Value: 52000	2016 Certified Land Assessed Value: 52000

**Building**

<b>Actual Year Built</b>	1934
<b>Effective Year Built</b>	1982
<b>Building Quality</b>	Average
<b>Building Style</b>	01
<b>Building Use</b>	0100 - Single Family
<b>Bedrooms</b>	2
<b>Baths</b>	1.0
<b>Stories</b>	1.0
<b>Exterior Wall 1</b>	Asbestos
<b>Exterior Wall 2</b>	N/A
<b>Interior Wall 1</b>	Plaster
<b>Interior Wall 2</b>	N/A
<b>Floor Cover 1</b>	Hardwood
<b>Floor Cover 2</b>	N/A
<b>Roof Cover</b>	Asbestos Shing
<b>Roof Structure</b>	Gable/Hip
<b>AC</b>	Central
<b>Heating Type</b>	Forced Air
<b>Heating System</b>	Electric
<b>Total Square Feet</b>	1623
<b>Heated Square Feet</b>	1257
<b>Area Type</b>	<b>Square Footage</b>

BAS (BASE AREA)	1257
FSP (FIN SCREENED PORCH)	366

Miscellaneous

Description	Unit Type	Units
0958 - FP 1	UNITS	1
0800 - Drive/Walk	SF	100
0800 - Drive/Walk	SF	300
<b>2016 Certified Miscellaneous Value: 1400</b>		

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
12/07/2012	176000	I	Q	4155	2042	WD	<a href="#">Official Public Record</a>
11/10/2005	194000	I	Q	3258	1417	WD	<a href="#">Official Public Record</a>
05/09/2005	100	I	U	3121	954	CT	<a href="#">Official Public Record</a>
06/24/1994	55000	I	Q	1969	2643	WD	<a href="#">Official Public Record</a>
12/01/1987	100	I	U	1684	393	DD	<a href="#">Official Public Record</a>
09/01/1987	100	I	U	1675	260	SD	<a href="#">Official Public Record</a>
08/01/1987	58500	I	U	1673	424	CT	<a href="#">Official Public Record</a>
08/01/1986	100	I	U	1633	737	QD	<a href="#">Official Public Record</a>
02/01/1986	46600	I	Q	1618	520	WD	<a href="#">Official Public Record</a>

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
13-06117	BA	11/07/2013	05/21/2014	02/12/2014	PORCH EXTENSION

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name

HP-17-35

Applicant (Owner or Agent)

Denise Guerin / Ron Thomas

Tax parcel(s)

11891-000-000

Being duly sworn, I depose and say the following:

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

7.

*Denise Guerin*

Denise Guerin

8.

Applicant (signature)

Applicant (print name)

STATE OF FLORIDA,  
 COUNTY OF ALACHUA  
 Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 16<sup>th</sup> day of August, 2017, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.  
Merrill Ellis Notary  
 Public  
 My Commission expires:

**RECORDING SPACE**



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

**FOR OFFICE USE ONLY**

Petition Number \_\_\_\_\_ Planner \_\_\_\_\_



824

CITY OF GAINESVILLE  
**NOTICE**  
OF PUBLIC  
**HEARING IN REGARDS TO**  
**LAND USE ACTION**  
A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR...  
THE DATE AND TIME OF THE PUBLIC HEARING WILL BE...  
THE LOCATION OF THE PUBLIC HEARING WILL BE...  
FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 352-399-5000  
Additional details will be posted on the website prior to the hearing.  
Please visit us at www.gainesville.org/planningdepartment



CITY OF GAINESVILLE  
**NOTICE**  
OF PROPOSED  
**LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

*Petition HP-17-35 : Ron Thomas & Denise Guerin Owners. Certification of  
Appropriateness to re-roof a single family dwelling with a metal roof.  
Located at 824 NE 4<sup>th</sup> Avenue. This building is a contributing structure  
to the Northeast Residential Historic District.*

WHEN: *Meeting: September 5, 2017, 5:30 PM* WHERE: *City Hall Auditorium  
200 E. University Ave.*

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023  
Additional details will be posted on our website prior to the meeting.  
Please visit us at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)



**MAC JOHNSON ROOFING, INC**  
**ROOFING CONTRACTOR** CCC1325497

PO Box 367 Newberry, FL 32669  
(352) 472-1365 FAX (352) 472-1369  
(866)376-4943

7/20/2017

To: Denise Goverin  
Project: Goverin Residence  
Address: 524 NE 4<sup>th</sup> Ave, Gainesville, Fl

Mac Johnson Roofing, Inc. proposes to supply labor and materials for the above listed project as follows:

**Standing Seam Option**

- Obtain Re-roofing permits.
- Supply a approved Asbestos Debris Container and lining.
- Tear off existing asbestos roof down to original roof deck.
- Clean and prepare Deck for installation.
- Supply and install synthetic underlayment.
- Supply and install new Painted 26ga Eave Drip around perimeter.
- Supply and install new 16" Advantage-Lok 2 Standing Seam Roof system.3
- Supply and install New Pipe Flashings.
- New Continuous Ridge Cap, Rake Metal, and Valley Metal
- Dispose of all asbestos debris in a approved landfill.
- Manufacturers standard 25 Year warranty, 5 year workmanship warranty

**Price for above.....Galvalume:\$20,150.00**

**5V Metal Option**

- Obtain Roof-over permits.
- Clean and prepare Deck for installation.
- Supply and install 1"x4" Wood purlins 2' On Center Over existing asbestos Roof system.
- Supply and install new 26ga Eave Drip around perimeter.
- Supply and install new 5V Metal Roof System
- Will Be fastened to code and Installation applications recommendation.
- Supply and install New Pipe Flashings.
- New Continuous Ridge Cap, Rake Metal, and Valley Metal
- Dispose of all debris in a approved landfill.
- Manufacturers standard 25 Year warranty, 5 year workmanship warranty

**Price for above.....Galvalume:\$12,450.00**

**50% Due at the Time of Contract Signing, 50% to be due within 5 days of completion.**

*Chosen*



NOTE: PRICING GOOD FOR THIRTY DAYS THEREAFTER, MAY BE SUBJECT TO MANUFACTURES PRICE INCREASES.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving additional cost will be executed only upon written orders and become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, delays beyond our control. This proposal subject to acceptance within 60 days and is void thereafter at the option of the undersigned.

Any rotten decking or lumber replacement will be done as an add to contract amount unless otherwise noted in proposal. Plywood to be replaced at \$60.00 a sheet installed and wood work to be performed at \$50.00 a man hour plus materials and taxes.

A carrying charge of 1.5% per month will be added to any unpaid balance after 30 days. The customer will be responsible for all reasonable costs of collection, including attorney's fees.

Mac Johnson Roofing, Inc. appreciates the opportunity to submit this proposal. We look forward to working with you toward the successful completion of your project.

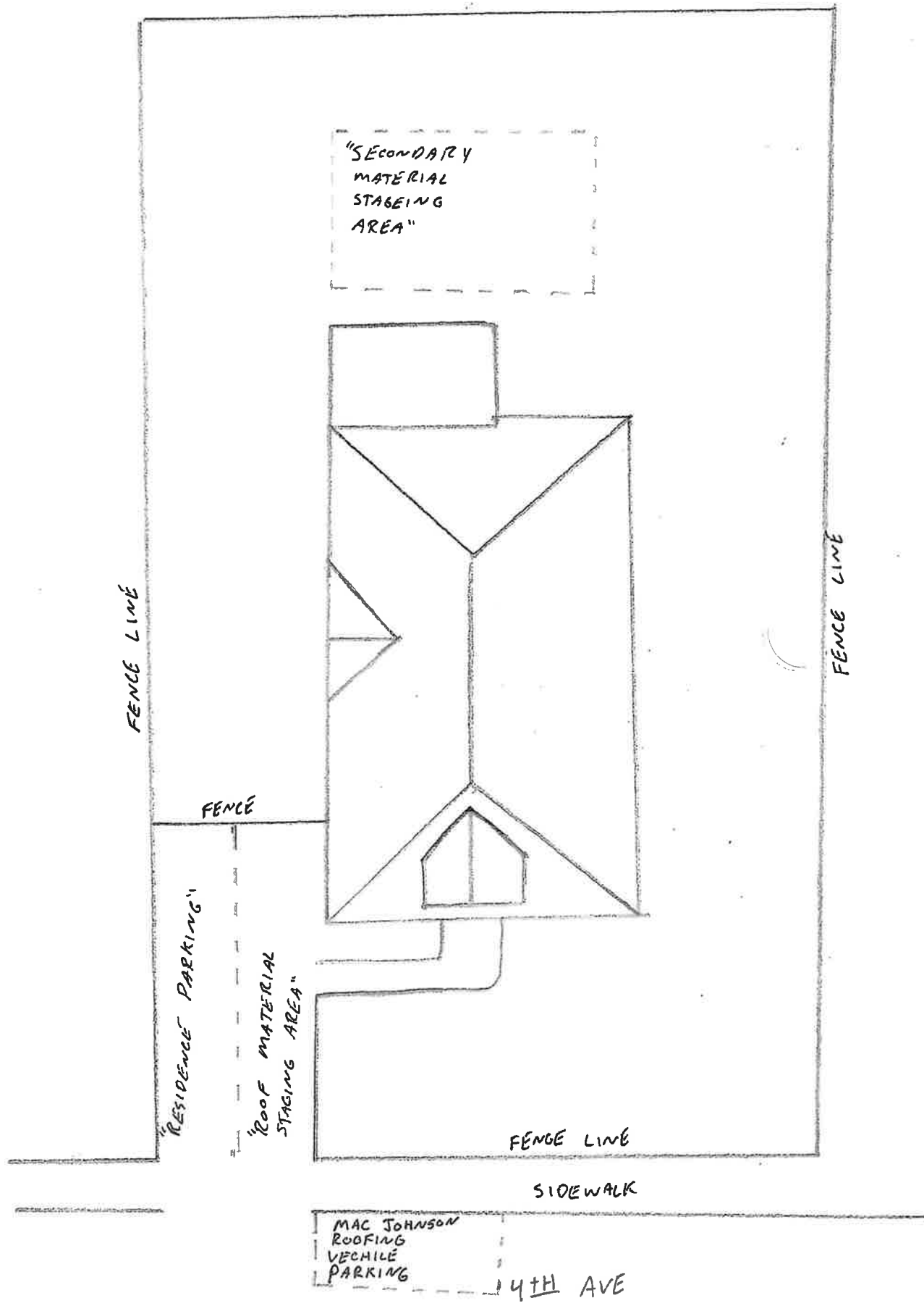
Daniel Byrd

Accepted by:



Date:

7-24-17



BACK PORCH  
NOT INCLUDED  
IN NEW ROOF

NAME: DENISE GUERIN

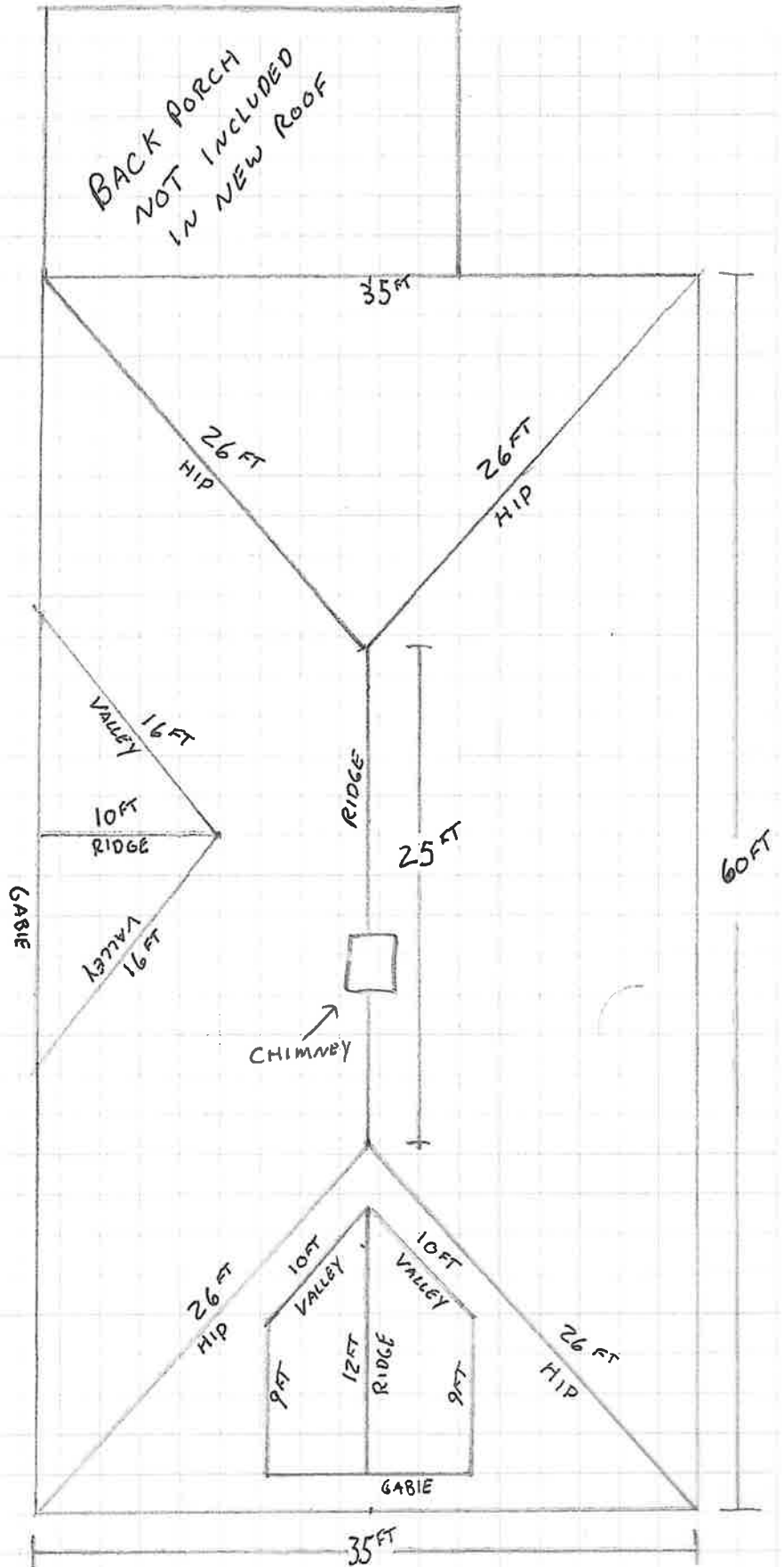
ADDRESS: 824 NE 4<sup>TH</sup> AVE  
GAINESVILLE, FL  
32601

NEW ROOF PROPOSED:

#1"x4" PURLINS 16" O.C.

\*26 GAUGE GALVALUME

5V METAL ROOF.



SCALE: 1/8" PER 1'

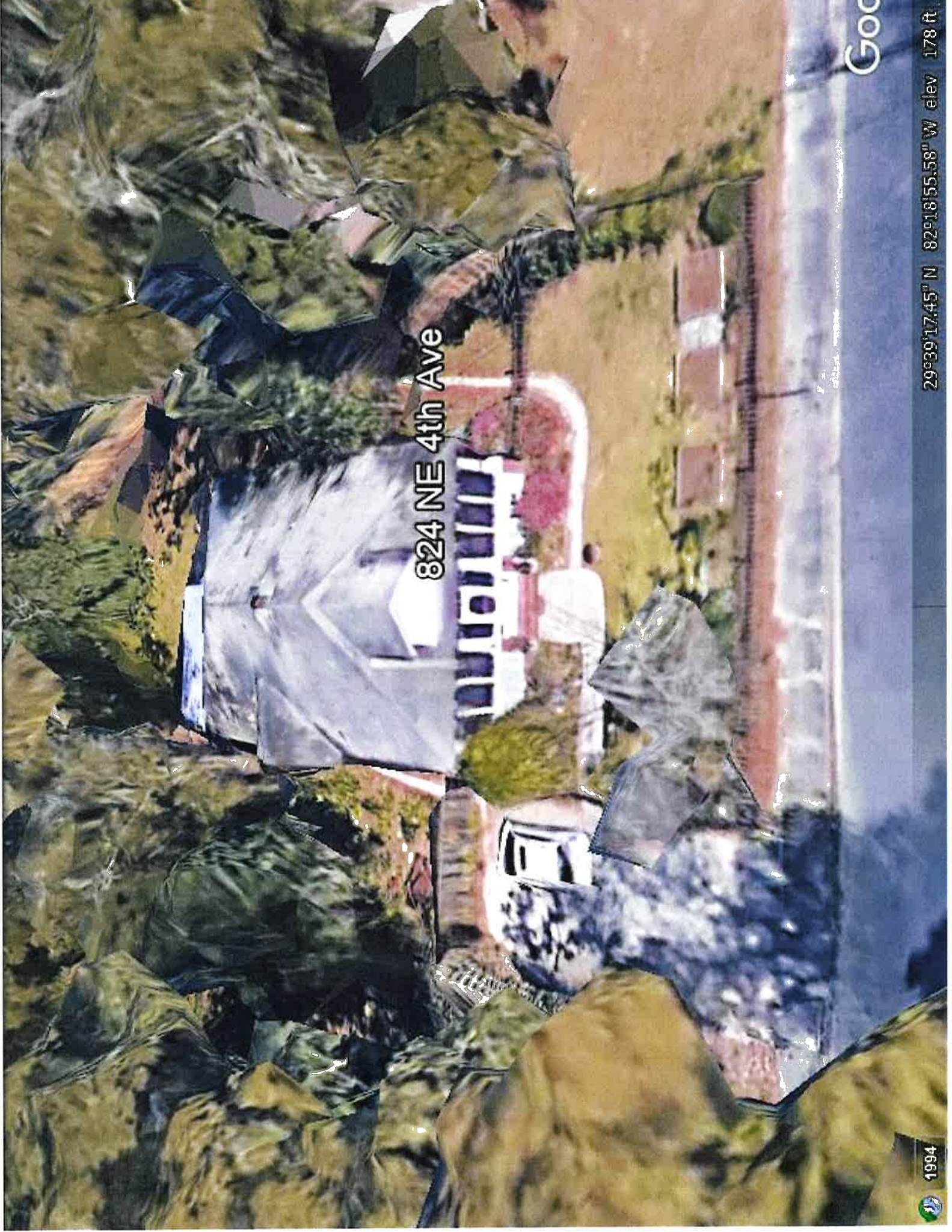


Google Earth

feet 10  
meters 3

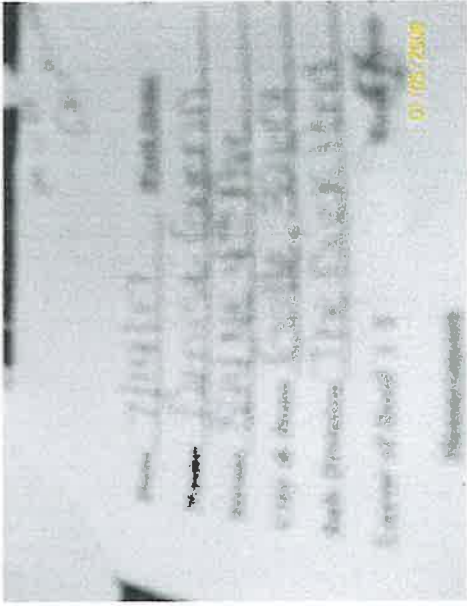


tabbles*	<b>EXHIBIT</b>
	<u>2</u>



824 NE 4th Ave

100000



# Florida Product Approval I # 4595.2 R3

26 Ga. 5V Crimp Roof Panel over 1x4 Wood  
Purlins over 15/32" Plywood

**TRI COUNTY  
METALS**  
Make Your Next Roof Your Last

EXHIBIT

tabbles®

3

**Product Evaluation Report  
TRI COUNTY METALS**

***Min. 26 Ga. 5V Crimp Roof Panel over 1x4 Wood Purlins over 15/32" Plywood***

**Florida Product Approval # 4595.2 R3**

Florida Building Code 2014

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:**

Locke Bowden, P.E., FL #49704

9450 Alysbury Place

Montgomery, AL 36117

**Contents:**

Evaluation Report Pages 1 - 4

**5V Crimp**

# 4595.2 R3

April 9, 2015

# Florida Product Approval I # 4595.2 R3

## 26 Ga. 5V Crimp Roof Panel over 1x4 Wood Purlins over 15/32" Plywood



**Compliance Statement:**

The product as described in this report has demonstrated compliance with the Florida Building Code 2014, Sections 1504.3.2, 1504.7.

**Product Description:**

5V Crimp Roof Panel, Min. 26 Ga. Steel, 24" coverage, 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. 26 Ga. Steel, conforming to Florida Building Code 2014 Section 1507.4.3. Paint finish optional.  
Yield Strength: Min. 80.0 ksi  
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2014, Section 1507.4.3.

**Panel Dimension(s):**

Thickness: 0.018" min.  
Width: 24" maximum coverage  
Rib Height: 3/8" tall ribs

**Panel Fastener:**

#9-15 x 1-1/2" Woodgrip with sealing washing or approved equal  
Corrosion Resistance: Per Florida Building Code 2014, Section 1506.6, 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 3/8" Ring Shank Nail at 4" O.C. or to the wood rafters with (2) #9 x 3" Deck Screws at 24" O.C. Maximum. 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 2014.

**Design Uplift Pressures:**

Table "A"

Maximum Total Uplift Design Pressure:	78.5 psf	101.0 psf
Fastener Pattern:	12"-12"	10"-2 1/4"-10"
Fastener Spacing:	16" O.C.	16" O.C.

**5V Crimp**

# 4595.2 R3

April 9, 2015



# Florida Product Approval I # 4595.2 R3

## 26 Ga. 5V Crimp Roof Panel over 1x4 Wood Purlins over 15/32" Plywood



<b>Code Compliance:</b>	The product described herein has demonstrated compliance with The Florida Building Code 2014, 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 2014, 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 1897-04 - 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. 136-0172T-12</li><li>2. FM 4471-10, Section 4.4 Foot Traffic Resistance Test Force Engineering &amp; Testing, Inc. (FBC Organization # TST-5328) Report No. 136-0172T-12</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 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 2014, 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.
<b>Underlayment:</b>	Per Manufacturer's installation guidelines per Florida Building Code 2014.

**5V Crimp**

# 4595.2 R3

April 9, 2015

# Florida Product Approval 1 # 4595.2 R3

26 Ga. 5V Crimp Roof Panel over 1x4 Wood  
Purlins over 15/32" Plywood

**TRI COUNTY  
METALS**  
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**Shear Diaphragm:**

Shear diaphragm values are outside the scope of this report.

**Design Procedure:**

Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2014 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 2014 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.

**5V Crimp**

# 4595.2 R3

April 9, 2015

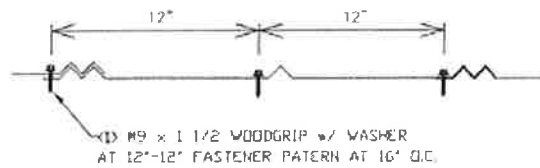
# Florida Product Approval I # 4595.2 R3

26 Ga. 5V Crimp Roof Panel over 1x4 Wood Purlins over 15/32" Plywood

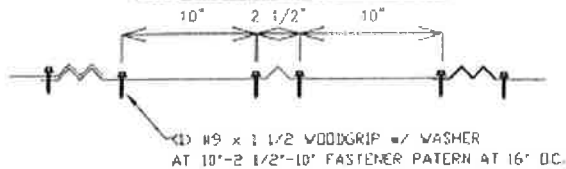
**TRI COUNTY METALS**  
Make Your Next Roof Your Last

MIN. 26 GA. 5V CRIMP PANEL OVER 1X4 WOOD PURLINS

TYPE 1 FASTENER PATTERN AT 16" O.C.



TYPE 2 FASTENER PATTERN AT 16" O.C.



**5V Crimp**

# 4595.2 R3

April 9, 2015



**MAC JOHNSON ROOFING, INC.**  
**ROOFING CONTRACTOR** CCC1325497

PO Box 367 Newberry, FL 32669  
(352) 472-1365 FAX (352) 472-1369  
(866)376-4943

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7/25/2017

Project: Denise Guerin Residence  
Address: 824 NE 4<sup>th</sup> Ave  
Gainesville, FL 32601

**Material List**

- 1. 1,417 Linear feet of 5V Galvalume 26 Gauge metal Panels**
  - 2. 23 Pieces of 26 Gauge Galvalume Eave Drip**
  - 3. 17 Pieces of 26 Gauge Galvalume Ridge Cap**
  - 4. 7 Pieces of 26 Gauge Galvalume Gable Rake**
  - 5. 3 Pieces of 26 Gauge Galvalume Sidewall Flashing**
  - 6. 1 Piece of 26 Gauge Galvalume Endwall Flashing**
  - 7. 6 Universal metal pipe flashings**
  - 8. 130 Feet of outside foam Closures**
  - 9. 235 1"x4" Wood Purlins and Fasteners**
  - 10. 3,500 Galvalume Lifetime Screws**
- All Material Will be Supplied to Mac Johnson Roofing From Tri-County Metals.**