



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM:	Public Hearing 2 Petition HP-21-00119, Certificate of Appropriateness to replace existing shingle roof with a metal 5v crimp roof
ADDRESS/PARCEL:	116 NW 9 th Street 13708-000-000
DESIGNATION/ CLASSIFICATION:	University Heights North, Contributing Structure
DATE OF CONSTRUCTION:	c. 1945 (ACPA)
OWNER:	C&C Properties and Investments NW 9 th LLC
PROPERTY DESCRIPTION:	The property located at 116 NW 9 th Street is a contributing property in the historic district. It is a modest one story, side gabled masonry structure and features 3-over-1 wood windows and a brick exterior end chimney.
PROJECT DESCRIPTION:	The applicant would like to replace the asphalt shingle roof with a metal, 5v crimp roof.
STAFF EVALUATION:	The recommended treatment for the replacement of roofing materials on contributing structures is to match what was on the structure originally. The existing composition roof shingle has probably been the home's primary roofing material for many decades, and there is no evidence that this property originally had a metal roof.
APPLICABLE STANDARDS:	The <i>Secretary of the Interior's Standards for Rehabilitation</i> are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.



The Standards that apply, in this situation, are Standards 2 and 4.

STANDARD 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.

There is no documentation to determine that the roof was originally metal, therefore it would not be recommended to introduce a new material not a part of the original structure. When individual properties continue to make changes to the roofing material, the result of many properties undertaking such changes, over time, can have a dramatic effect on the overall character of the neighborhood.

STANDARD 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

It is hard to say what the original roofing material was, but this property has likely had a composite shingle roofing system for several decades.

RECOMMENDATION

FROM STAFF:

Staff recommends that application 21-00119, for the replacement of the roof be approved with the following condition:

Condition 1: The roofing material shall be a composite shingle, with color and style to be approved by the Historic Preservation Officer.

EXHIBIT 1:

Map of the property

EXHIBIT 2:

Photographs

EXHIBIT 3:

COA Application



Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

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HISTORIC PRESERVATION BOARD

December 7, 2021

PUBLIC HEARING 2, Petition HP-21-00119

EXHIBIT 1: Maps of Property located at 116 NW 9th Street
Source: Department of Sustainable Development Interactive Map





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

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HISTORIC PRESERVATION BOARD

December 7, 2021

PUBLIC HEARING 2, Petition HP-21-00119

EXHIBIT 2: Photographs of Property located at 116 NW 9th Street

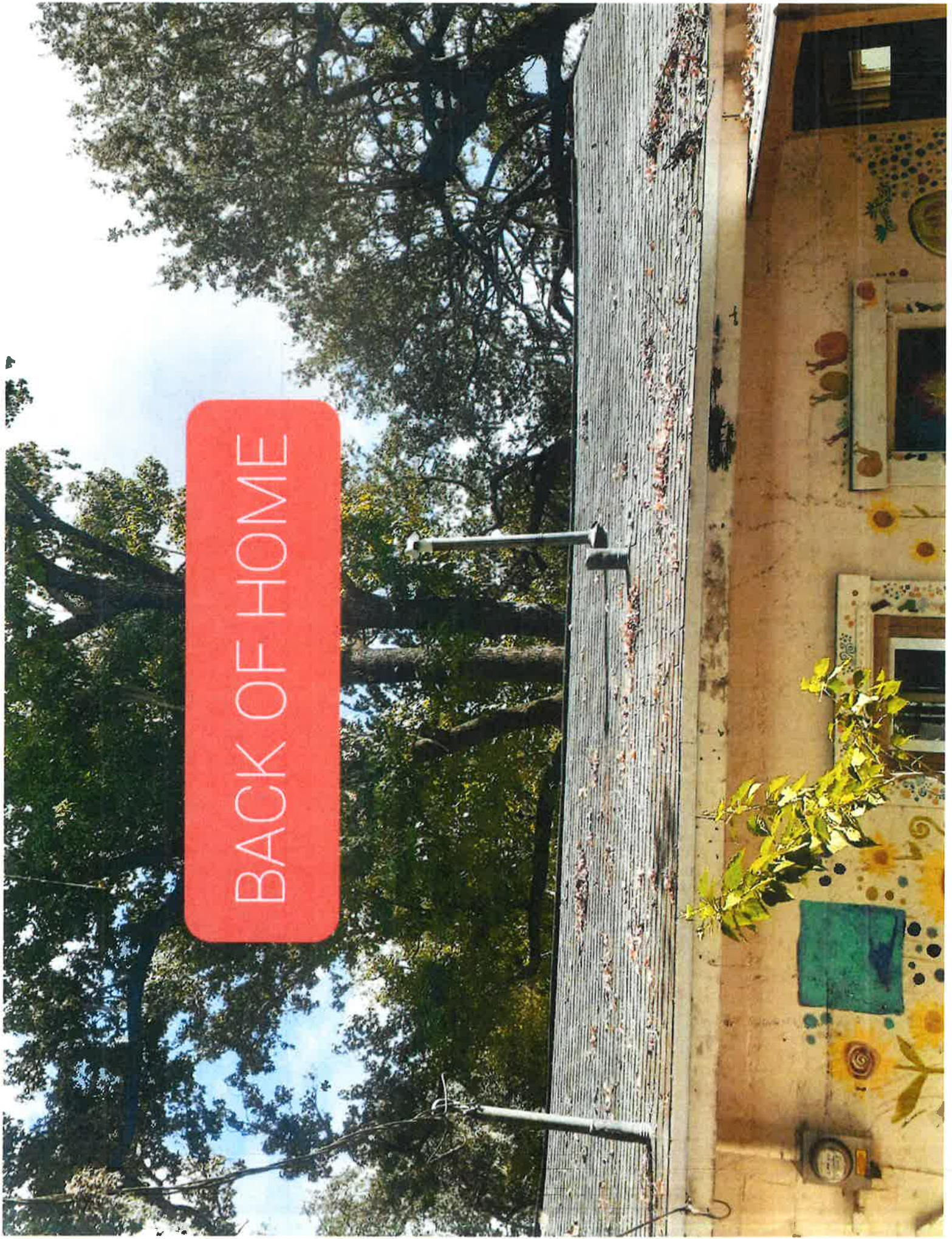
Source: Google Maps, 2018



A photograph of a wooden deck covered in fallen autumn leaves, framed by large trees with green foliage. A red rounded rectangle is centered over the image, containing the text "FRONT OF HOME" in white, uppercase letters.

FRONT OF HOME

BACK OF HOME



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 ☐ FinalPROPERTY 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 116 NW 9th Street, Gainesville, FL 32601Parcel ID #(s) 13708-000-000

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

Britton Jones

Applicant Name

Company (if applicable) C&C Properties and Investments NW 9th LLC

Company (if applicable)

Street Address

527 Turkey Creek

Street Address

City State Zip

Alachua, FL 32615

City State Zip

Telephone Number

352-275-1616

Telephone Number

E-Mail Address

info@durationbuilders.com

E-Mail Address

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 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

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).

Replacing old 3 tab shingles due to age and roof leak, requesting it be replaced with 29 Gauge Galvalume, 5V Crimp Metal Roofing Panels.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Tri-County	29 Gauge Galvalume 5V Crimp Metal Roofing Panels	Silver
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.

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.

Britton Jones
Applicant (Signature)

Digitally signed by Britton Jones
DN: cn=Britton Jones, o=, ou, email=info@durationbuilders.com, c=US
Date: 2021.10.27 12:12:25 -04'00'

10/21/2021
Date

Britton Jones

Applicant (Print)

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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

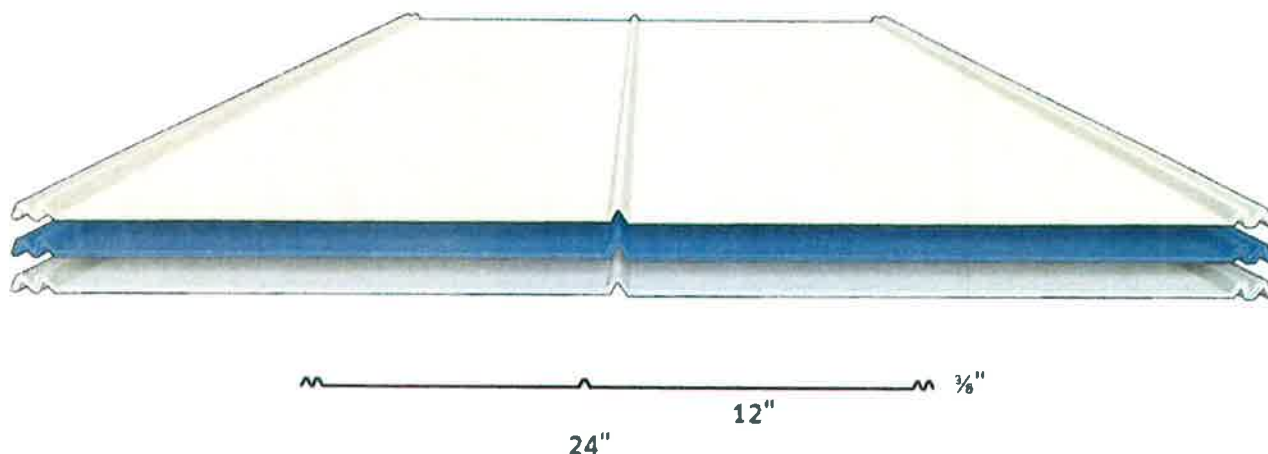
TO BE COMPLETED BY CITY STAFF		Date Received <u>11/22/21</u>	Received By: <u>Kathleen Kaulle</u>
HP-21-00119			
Zoning:	<u>U6</u>		
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee	
Pre-Conference?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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)	

5V Crimp Panel Product Information

- ◇ The 5V Crimp panel features 24" of coverage; 5 ribs at 12" and 24" on center with 3/8" rib height.
- ◇ Applications over 15/32 plywood. Approval #: FL11671.2
- ◇ Available in 26 gauge and *24 gauge
- ◇ Minimum Roof Slope: 1/4:12 with Lap Sealant OR 2:12 without sealant
- ◇ Finish Warranty: 45 year Limited
- ◇ Galvalume Warranty: 25 year

*(minimum order required for 24 gauge material)

NOTE: If your application varies from the application shown here, please advise your sales representative for job-specific accommodations.



Available in different colors. 5V Crimp panels ideal for residential and agricultural. All colors are Energy Star rated. Also available in Galvalume.