

**TO: Historic Preservation Board**

**Item Number: 4**

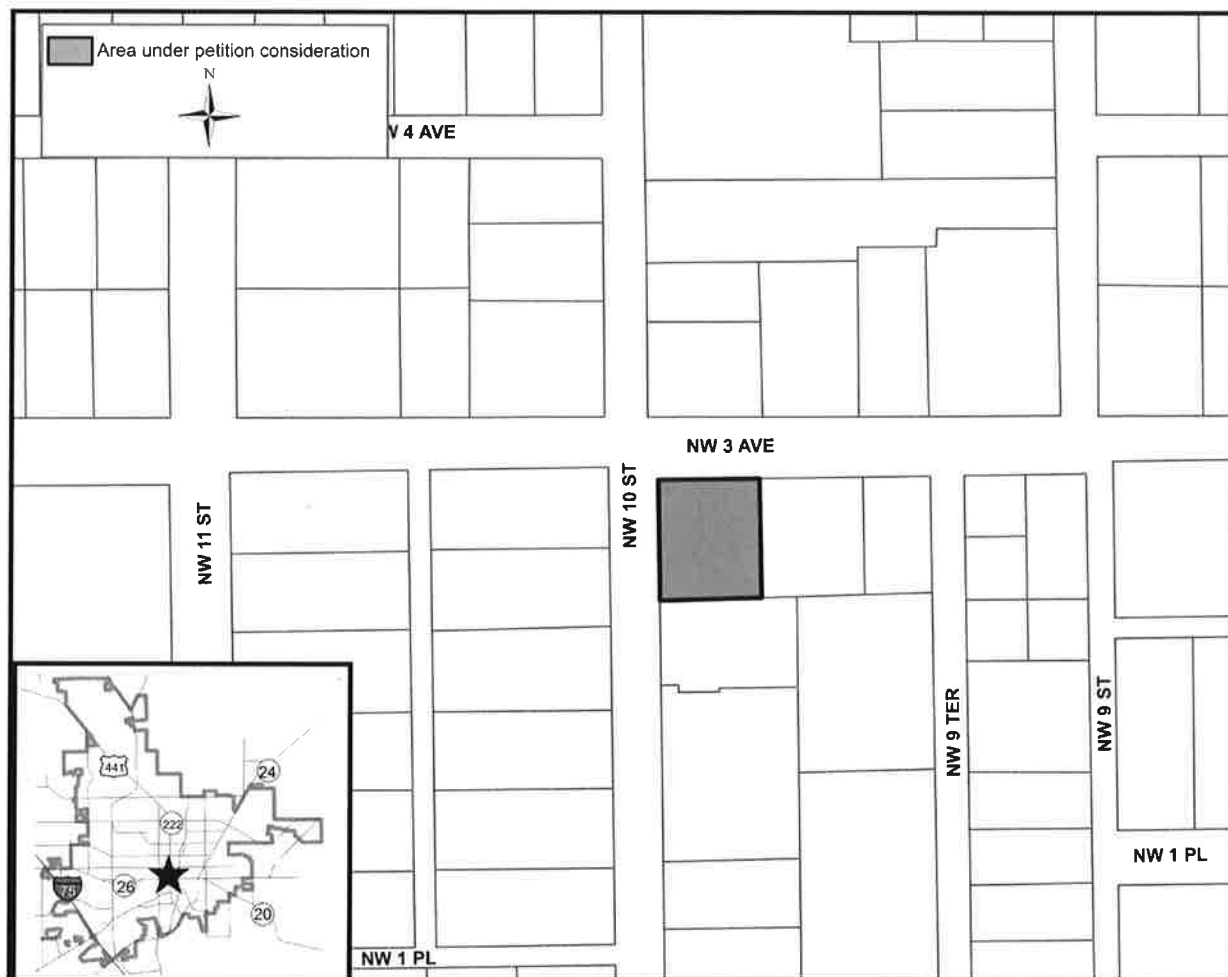
**FROM: Planning & Development Services Department  
Staff**

**DATE: Sept. 6, 2016**

**SUBJECT: Petition HP-16-80, Robert Pearce, owner. Re-roof a single-family dwelling with a metal roof. Located at 927 NW 3<sup>rd</sup> Avenue. This building is contributing to the University Heights Historic District – North.**

### Recommendation

Staff recommends approval of the application with the condition that the roof be standing seam or 5V 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 condition:

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

## Project Description

The property is located at 927 NW 3<sup>rd</sup> Avenue. The contributing structure was built in 1930, according to the Alachua County Property Appraisers Office. The property is zoned RH-1. This building contributes in scale and character to the Fifth Avenue neighborhood. The building is a contributing structure to the University Heights Historic District – North.

The applicant is proposing to replace the existing shingle roof with GulfRib metal panels. The product is a 26 gauge GulfRib panel over 1 x 4 wood purlins over 15/32 plywood. The manufacturer is Gulf Coast Supply (see Exhibit 3).

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:

### 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 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.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Andrew Persons', with a long horizontal flourish extending to the right.

Andrew Persons  
Interim Principal Planner

Prepared by:

A handwritten signature in blue ink, appearing to read 'Jason Simmons', with a long horizontal flourish extending to the right.

Jason Simmons  
Planner

**List of Exhibits**

- Exhibit 1      Application and Photos**
- Exhibit 2      Florida Master Site File 8AL1555**
- Exhibit 3      GulfRib Product Evaluation Report**

# CERTIFICATE OF APPROPRIATENESS APPLICATION

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: UNIV. Heights North  
Site Address: 927 N W 3rd Ave  
Tax Parcel #: 13714-000-000

OWNER Robert Pearce APPLICANT OR AGENT

Owner(s) Name

Corporation or Company

Street Address 714 NW 36 Ave  
GAINESVILLE, FL 32609  
City State Zip

Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

Thomas Whitten  
Applicant Name

Whitten Roofing Co  
Corporation or Company

P O Box 775  
Street Address  
MELROSE FL 32666  
City State Zip

352 473 8962  
Home Telephone Number

352 339-5194  
Cell Phone Number

352 473-8967  
Fax Number

WhittenRoofingCo@  
E-Mail Address  
Bellsouth.net

## TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 115.75

EZ Fee: \$ 57.88

HP # 16-80

Contributing Y ☒ N ☐

Zoning RA 1

Pre-Conference Y ☐ N ☒

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks

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)

Received By Jason Simmons  
Date Received 8/2/16

## 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

Date



8/2/16 2

## 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.

Reroof / remove shingles install GULF RIB  
metal panels

Fl. Product Approval 11651.21 R2

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.

Reroof / Remove shingles install GULF-RIB  
Metal panels

Fla Product approval 11651.21 R2

## 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.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b>	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"/>
<ul style="list-style-type: none"> <li><b>Elevations</b></li> <li><b>Floor Plan</b></li> <li><b>Square Footage</b></li> <li><b>Dimensions &amp; Height</b></li> <li><b>Materials &amp; Finishes</b></li> </ul>			
<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 checked="" 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.

# TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

## An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at [www.municode.com](http://www.municode.com) for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11  
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

[www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

**Certificate of Appropriateness  
Application Deadline (11:00 a.m.)**

**Historic Preservation Board  
Meeting (5:30 p.m.)**

Tuesday, December 7, 2015

Monday, January 4, 2016

Monday, February 1, 2016

Monday, March 7, 2016

Monday, April 4, 2016

Monday, May 2, 2016

Monday, June 6, 2016

Monday, ~~July 27~~, 2016

Monday, ~~June 27~~  
August 1, 2016

Monday, September 5, 2016

Monday, October 3, 2016

Monday, November 7, 2016

Monday, December 5, 2016

Tuesday, January 5, 2016

Tuesday, February 2, 2016

Tuesday, March 1, 2016

Tuesday, April 5, 2016

Tuesday, May 3, 2016

Tuesday, June 7, 2016

Tuesday, July 5, 2016

Tuesday, August 2, 2016

Tuesday, September 6, 2016

Tuesday, October 4, 2016

Tuesday, November 1, 2016

Wednesday, December 7, 2016

Tuesday, January 3, 2017

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

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PLANNING & DEVELOPMENT SERVICES, PLANNING DIVISION

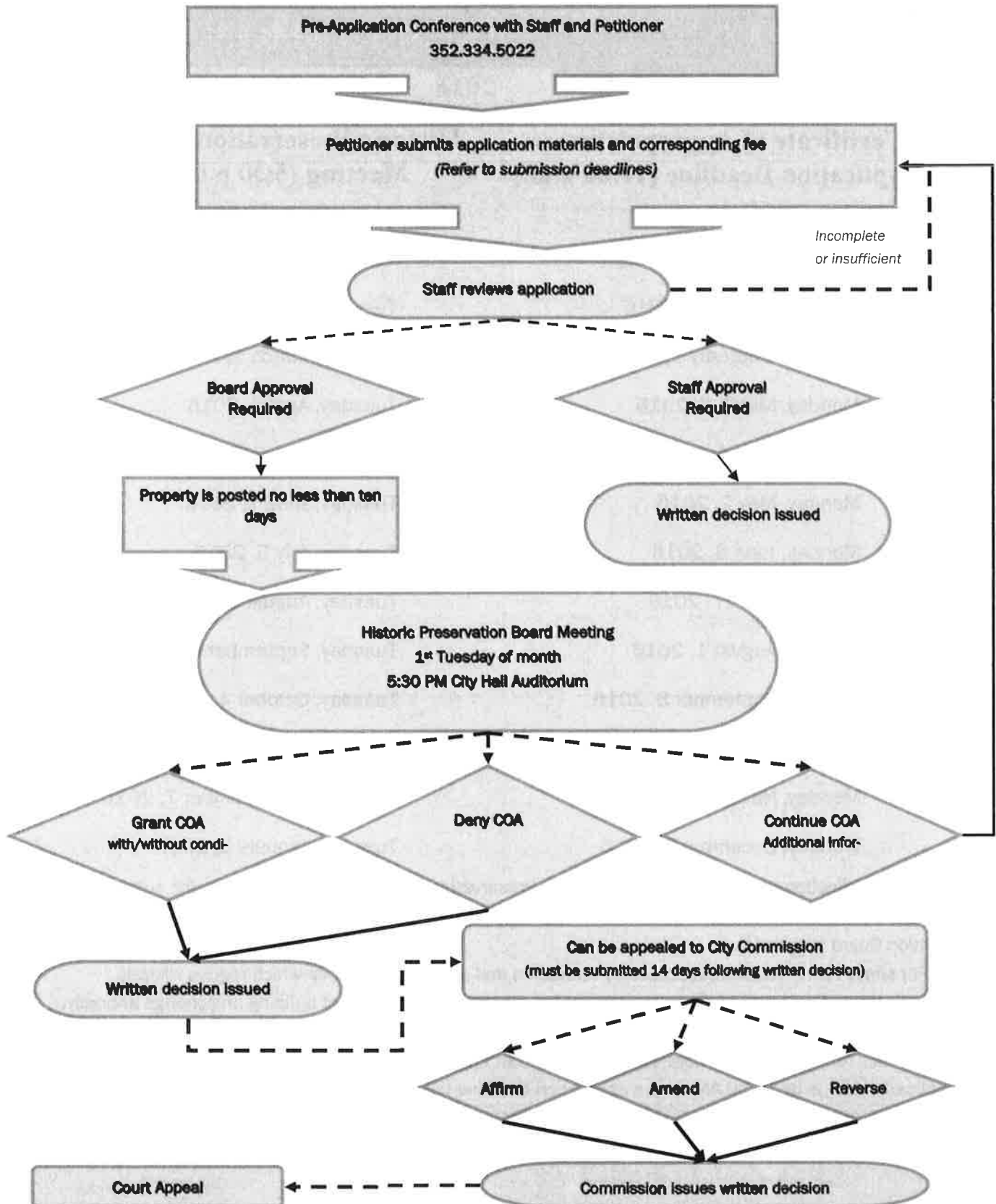
P.O. 490, Station 11

Gainesville, Florida 32627

352.334.5023 or 352.334.5022

Website: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

# CERTIFICATE OF APPROPRIATENESS



# PROPERTY OWNER AFFIDAVIT

Owners Name:

ROBERT PEARCE

Address:

927 NW J AVE

Phone:

352-378-3919

Email:

Agent Name:

WHITTON ROOFING

Address:

Phone:

Email:

Parcel No.:

Acreage:

S:

T:

R:

**I hereby certify that:** I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature:

[Signature]

Printed name:

ROBERT PEARCE

Date:

8/2/16

The foregoing affidavit is acknowledged before me this 2nd day of Aug, 2016, by Robert Pearce, who is/are personally known to me, or who has/have produced FLDL as identification.

NOTARY SEAL

[Signature]

Signature of Notary Public, State of FL



Operator: Ellen Bailey

Receipt no: 58005

Item	Description	Account No	Payment	Payment Reference	Paid
HP-16-00080 00927 NW 3RD AVE	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	14257	\$57.88
<b>Total:</b>					<b>\$57.88</b>

Transaction Date: 08/02/2016

Time: 11:01:06 EDT





**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name

Robert Pearce / Tom Whitton

Applicant (Owner or Agent)

Tom Whitton Whitton Roofing Co

Tax parcel(s)

927 NW 3rd ave, 13714-000-000

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. Tom Whitton

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 29 day of Aug, 2016, 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.

Kelly L. Lofland Notary

Public

My Commission expires:



RECORDING SPACE

Form revised on March 11, 2014 Form location: [www.cityofgainesville.org/PlanningDepartment.aspx](http://www.cityofgainesville.org/PlanningDepartment.aspx)

FOR OFFICE USE ONLY

Petition Number

Planner



20' set Back

16'

lot line

EXISTING SITE PLAN

937 NW 3rd Ave

GAINESVILLE FL

OWNER Robert Pearce

Rear  
addition  
Porch 9'

Roof  
plan

45'

12' set Back

12' set Back

Porch

34'

24' set Back

sidewalk



Google earth

feet 10  
meters 3





Google earth

feet  
meters

10

5





&lt;&lt; Previous

Next &gt;&gt;

Record 1 of 1

**AL1555 - 927 NW 3RD AVE****SHPO Evaluation**

Not Evaluated by SHPO

Historic Structure

**Quick Search**  
(Enter SiteID or MS#)

Go!

**Address**

927 NW 3RD AVE

**Year Constructed**

c1930

[New Search](#)[Back to Results](#)**Structure Uses**

Private Residence (House/Cottage/Cabin)

[Print/Save Report](#)**Style**

Bungalow

[View Scanned Forms & Documents](#)**Exterior Fabrics**

Drop siding

**Roof Type**

Gable

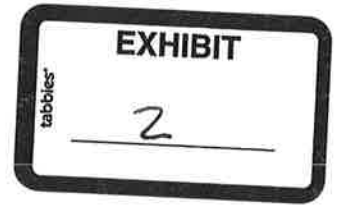
Gable on hip

**City**

GAINESVILLE

**Township | Range | Section**

10S | 20E | 5

**Field Visit Dates**



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =

Site Name \_\_\_\_\_ 830 = = Site No. 8 AL 1555 1009 = =  
Address of Site: 927 NW 3 Ave, Gainesville, Fla. 32601 Survey Date 8007 820 = =  
Instruction for locating \_\_\_\_\_ 905 = =

Location: Brown's Addition (Tax No. 13714) 813 = =  
subdivision name 5 block no. S/D of W<sub>2</sub> of Bk 5 lot no. 868 = =

County: Alachua 808 = =

Owner of Site: Name: Capella, J.A. (Trustees) ;

Address: 1400 NW 46 St  
Gainesville, Fla. 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>C+1930</u> 844 = =
<input 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: <u>X</u> )	858 = =	
		<input type="checkbox"/> Moved ( ) (Date: <u>X</u> )	858 = =	

NR Classification Category: building 916 = =

Threats to Site:

Check One or More

<input type="checkbox"/> Zoning ( <u>X</u> )	878 = =	<input type="checkbox"/> Transportation ( <u>X</u> )	878 = =
<input type="checkbox"/> Development ( <u>X</u> )	878 = =	<input type="checkbox"/> Fill ( <u>X</u> )	878 = =
<input type="checkbox"/> Deterioration ( <u>X</u> )	878 = =	<input type="checkbox"/> Dredge ( <u>X</u> )	878 = =
<input type="checkbox"/> Borrowing ( <u>X</u> )	878 = =		
<input type="checkbox"/> Other (See Remarks Below):	878 = =		

Areas of Significance: architecture, local history 910 = =

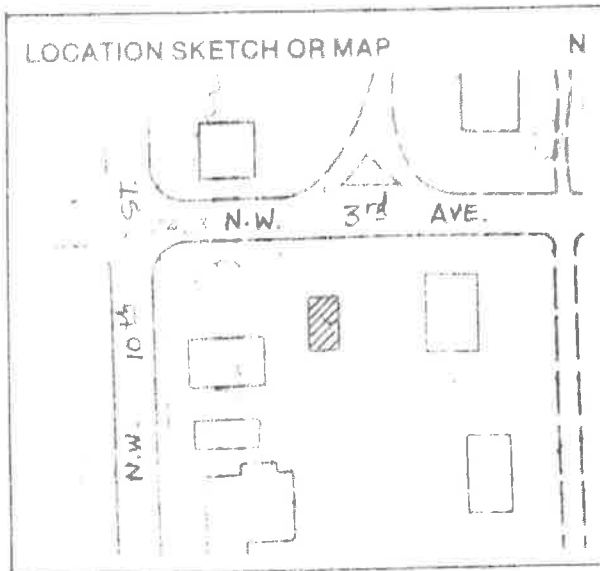
Significance:

This building contributes in scale and character to the Fifth Avenue neighborhood which has been evolving since the mid-nineteenth century.

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

911 = =

ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD bungalow 964 = =  
 PLAN TYPE rectangular: irregular 968 = =  
 EXTERIOR FABRIC(S) wood: novelty siding with cornerboards 854 = =  
 STRUCTURAL SYSTEM(S) wood frame: balloon 858 = =  
 PORCHES N/ 1 story full width porch with columns on brick piers  
 \_\_\_\_\_ 942 = =  
 FOUNDATION: piers 942 = =  
 ROOF TYPE: gable 942 = =  
 SECONDARY ROOF STRUCTURE(S): \_\_\_\_\_ 942 = =  
 CHIMNEY LOCATION: E: wall, exterior. W: wall, exterior 942 = =  
 WINDOW TYPE: DHS, 4/1, wood 942 = =  
 CHIMNEY: brick 882 = =  
 ROOF SURFACING: \_\_\_\_\_ 882 = =  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 882 = =  
 NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1 950 = =  
 NO. OF DORMERS \_\_\_\_\_ 954 = =  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_ 800 = =  
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section	
10S	20E	05	812 = =

UTM Coordinates:

Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_ 890 = =

Photographic Records Numbers 11 B17, PBA-64, PBA-63 860 = =

Contact Print





# GULFRIB™

26 GAUGE GULFRIB™ PANEL OVER 1X4 WOOD PURLINS OVER 15/32" PLYWOOD  
FLORIDA PRODUCT APPROVAL NO. 11651.21 R2

**Product Evaluation Report**  
**GULF COAST SUPPLY & MANUFACTURING, LLC.**



## **26 Ga. GulfRib™ Roof Panel over 1x4 Wood Purlins over 15/32" Plywood**

### **Florida Product Approval #11651.21 R2**

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:**

### **Gulf Coast Supply & Manufacturing, LLC.**

14429 SW 2nd Place, Suite G30  
Newberry, FL 32669

### **Engineer Evaluator:**

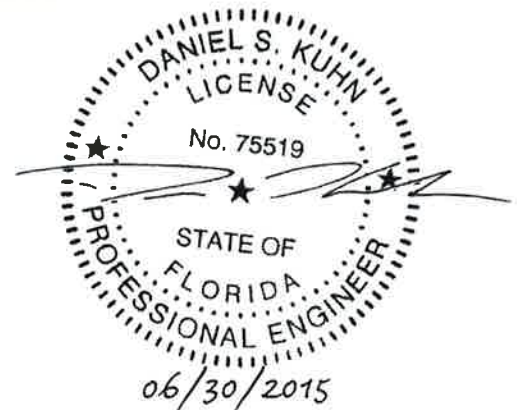
### **Dan Kuhn, P.E. #75519**

Florida Evaluation ANE ID: 10743

### **Validator:**

### **Locke Bowden, P.E. #49704**

9450 Alysbury Place  
Montgomery, AL 36117



### **Contents:**

**Evaluation Report    Pages 1 – 5**

FL# 11651.21 R2 • JUNE 15, 2015

## **PRODUCT EVALUATION REPORT**



**KUHN ENGINEERING, LLC**

11670 ISLAND LAKES LANE, BOCA RATON, FL 33498 • FL COA #30464



# GULFRIB™

26 GAUGE GULFRIB™ PANEL OVER 1X4 WOOD PURLINS OVER 15/32" PLYWOOD  
FLORIDA PRODUCT APPROVAL NO. 11651.21 R2

- 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:** GulfRib™, 3/4" Rib Roof Panel, Minimum 26 Ga. Steel, 36" Coverage, through fastened roof panel over Minimum 1x4 Wood Purlins over minimum 15/32" Plywood Decking. Non Structural application.
- Panel Material/Standards:** Material: Minimum 26 Ga. Steel, ASTM A792 or ASTM A653 G90 conforming to Florida Building Code 2014 Section 1507.4.3.  
Paint Finish Optional  
Yield Strength: Min. 80.0ksi  
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2014, Section 1507.4.3.
- Panel Dimension(s):** Thickness: 0.018" Minimum  
Width: 36" Coverage  
Rib Height: 3/4" Major Rib at 9" O.C.
- Panel Fastener:** #9-15x1.5" HWH with sealing washing or approved equal  
1/4" minimum penetration through plywood.  
Corrosion Resistance: Per Florida Building Code 2014, Section 1506.6, 1507.4.4
- Substrate Description:** Minimum 1x4 No. 2 SYP wood purlins 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 minimum 8D x 2 1/2" Ring Shank Nails at 4" O.C. Design of 1x4 wood purlins, plywood and plywood supports are outside the scope of this evaluation. Must be designed in accordance w/ Florida Building Code 2014.

**Design Uplift Pressures:**

Table "A"		
Maximum Total Uplift Design Pressure	109.25 psf	164.25 psf
Fastener Pattern	9"-9"-9"-9"	9"-9"-9"-9"
Fastener Spacing	24" O.C.	12" O.C.
Design Pressure includes a Safety Factor = 2.0.		





# GULFRIB™

26 GAUGE GULFRIB™ PANEL OVER 1X4 WOOD PURLINS OVER 15/32" PLYWOOD  
 FLORIDA PRODUCT APPROVAL NO. 11651.21 R2

**Code Compliance:**

The product described herein has demonstrated compliance with the Florida Building Code 2014, Sections 1504.3.2, 1504.7.

**Evaluation Report Scope:**

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.

**Performance Standards:**

The product described herein has demonstrated compliance with:

- UL 580-06 - Test for Uplift Resistance of Roof Assemblies
- UL 1897-04 - Uplift Test for Roof Covering Systems.
- FM 4471-1992, Section 4.4 Foot Traffic Resistance Test

**Reference Data:**

1. UL 580-94 / 1897-98 Uplift Test  
Force Engineering & Testing, Inc. (FBC Organization # TST-5328)  
Report No. 117-0062T-07D & E, Dated 02/19/2007
2. FM 4471-95, Section 4.4 Foot Traffic Resistance Test  
Force Engineering & Testing, Inc. (FBC Organization # TST-5328)  
Report No. 117-0238T-09D, Dated 07/21/2009
3. Certificate of Independence  
By Dan Kuhn, P.E. (FL# 75519) @ Kuhn Engineering, LLC  
(FBC Organization # ANE ID: 10743)

**Test Standard Equivalence:**

1. The UL 580-94 test standard is equivalent to the UL 580-06 test standard.
2. The UL 1897-98 test standard is equivalent to the UL 1897-04 test standard.
3. The FM 4471-95 test standard is equivalent to the FM 4471-1992 test standard.

**Quality Assurance Entity:**

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.

**Minimum Slope Range:**

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.

**Installation:**

Install per Manufacturer's recommended details.

**Underlayment:**

Shall comply with Florida Building Code 2014 section 1507.4.5.1 and 1507.4.5.2.

FL# 11651.21 R2 • JUNE 15, 2015

## PRODUCT EVALUATION REPORT



**KUHN ENGINEERING, LLC**

11670 ISLAND LAKES LANE, BOCA RATON, FL 33498 • FL COA #30464



# GULFRIB™

26 GAUGE GULFRIB™ PANEL OVER 1X4 WOOD PURLINS OVER 15/32" PLYWOOD  
FLORIDA PRODUCT APPROVAL NO. 11651.21 R2

**Roof Panel Fire Classification:** Fire classification is not part of this acceptance.

**Shear Diaphragm:** Shear Diaphragm values are outside the scope of this report.

**Design Procedure:** For roofs within the parameters listed on the load table, fastening pattern must at a minimum meet those listed for the applicable wind zone. For all roofs outside the parameters listed on the load table, design wind loads shall be determined for each project in accordance with FBC 2014 Section 1609 or ASCE 7-10 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded. This evaluation report is not applicable in High Velocity Hurricane Zone. Refer to current NOA or HVHZ evaluation report for use of this product in High Velocity Hurricane Zone.





# GULFRIB™

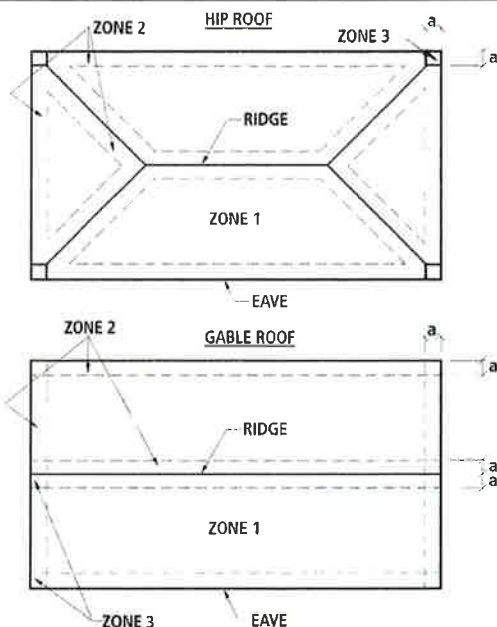
26 GAUGE GULFRIB™ PANEL OVER 1X4 WOOD PURLINS OVER 15/32" PLYWOOD  
FLORIDA PRODUCT APPROVAL NO. 11651.21 R2

## ENGINEER LOAD TABLE: 26 Ga. GulFRib™ Panel over 1x4 Wood Purlins over 15/32" Plywood

Buildings having a Roof Mean Height  $\leq 20'-0"$ ; Roof Slope:  $2"/12"$  -  $12"/12"$  Gable or Hip Roof; Wind Speeds 120-180mph, Exposure C, Risk Category II, Enclosed Building, based on Florida Building Code 2014.

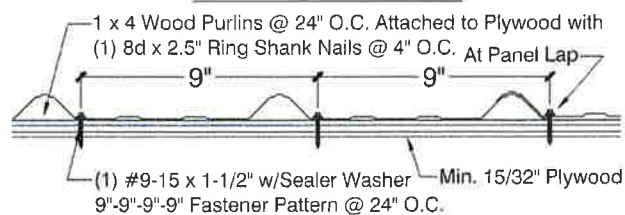
WIND SPEED	FASTENER (MIN. 1/4" Penetration)	SUBSTRATE	120	130	140	150	160	170	180
			ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING
ZONE 1	#9-15X1.5"	1x4 Wood Purlins	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1
ZONE 2	#9-15X1.5"	1x4 Wood Purlins	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1
ZONE 3	#9-15X1.5"	1x4 Wood Purlins	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1	24", TYPE 1

- 1.) **PANEL DESCRIPTION:** GULFRIB™, MIN. 26 GA., GRADE 80, 36" COVERAGE, 3/4" TALL.
- 2.) **PANEL FASTENER:** #9-15X1.5" HWH WITH SEALING WASHER OR APPROVED EQUAL
- 3.) **MAXIMUM ALLOWABLE PANEL UPLIFT PRESSURE:** 109.25 PSF @ 24" O.C. FASTENER SPACING TYPE 1 FASTENER PATTERN, 164.25 PSF @ 12" O.C. FASTENER SPACING TYPE 2 FASTENER PATTERN BASED ON TAS 125, UL 580/UL 1897 TESTING.
- 4.) **SUBSTRATE:** 1X4 WOOD PURLINS OVER MIN. 1/2" THICK PLYWOOD. WOOD PURLINS ATTACHED TO PLYWOOD W/ MIN. 8D X 2 1/2" RING SHANK NAILS AT 4" O.C. PURLINS AND PLYWOOD MUST BE DESIGNED IN ACCORDANCE WITH FBC 2014
- 5.) **ROOF SLOPE:** ON ROOF SLOPES LESS THAN 3:12, LAP SEALANT MUST BE USED IN PANEL SIDE LAPS.
- 6.) **LOAD TABLE** BASED ON WIND PRESSURES CALCULATED PER ASCE 7-10 ( $KD = 0.85$ ) MULTIPLIED BY 0.6 PER FLORIDA BUILDING CODE 2014

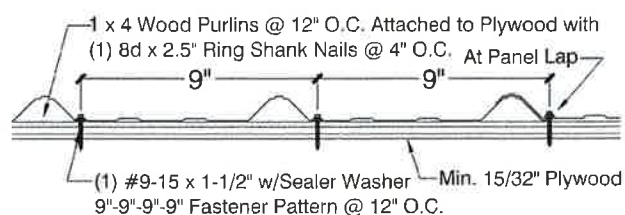


Note: Dimension (a) is defined as 10% of the minimum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.

### TYPE 1 FASTENER PATTERN



### TYPE 2 FASTENER PATTERN



FL# 11651.21 R2 • JUNE 15, 2015

## PRODUCT EVALUATION REPORT



**KUHN ENGINEERING, LLC**

11670 ISLAND LAKES LANE, BOCA RATON, FL 33498 • FL COA #30464