



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	September 14, 2018
ITEM NO:	1 under New Business
PROJECT NAME AND NUMBER:	HP-18-00082, 303 NE 6 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Re-roof metal
RECOMMENDATION:	Staff recommends approval of the application with the condition that the roof be standing seam and that the finish be Galvalume or a light to medium gray paint finish.
CITY PROJECT CONTACT:	Jessica Leonard

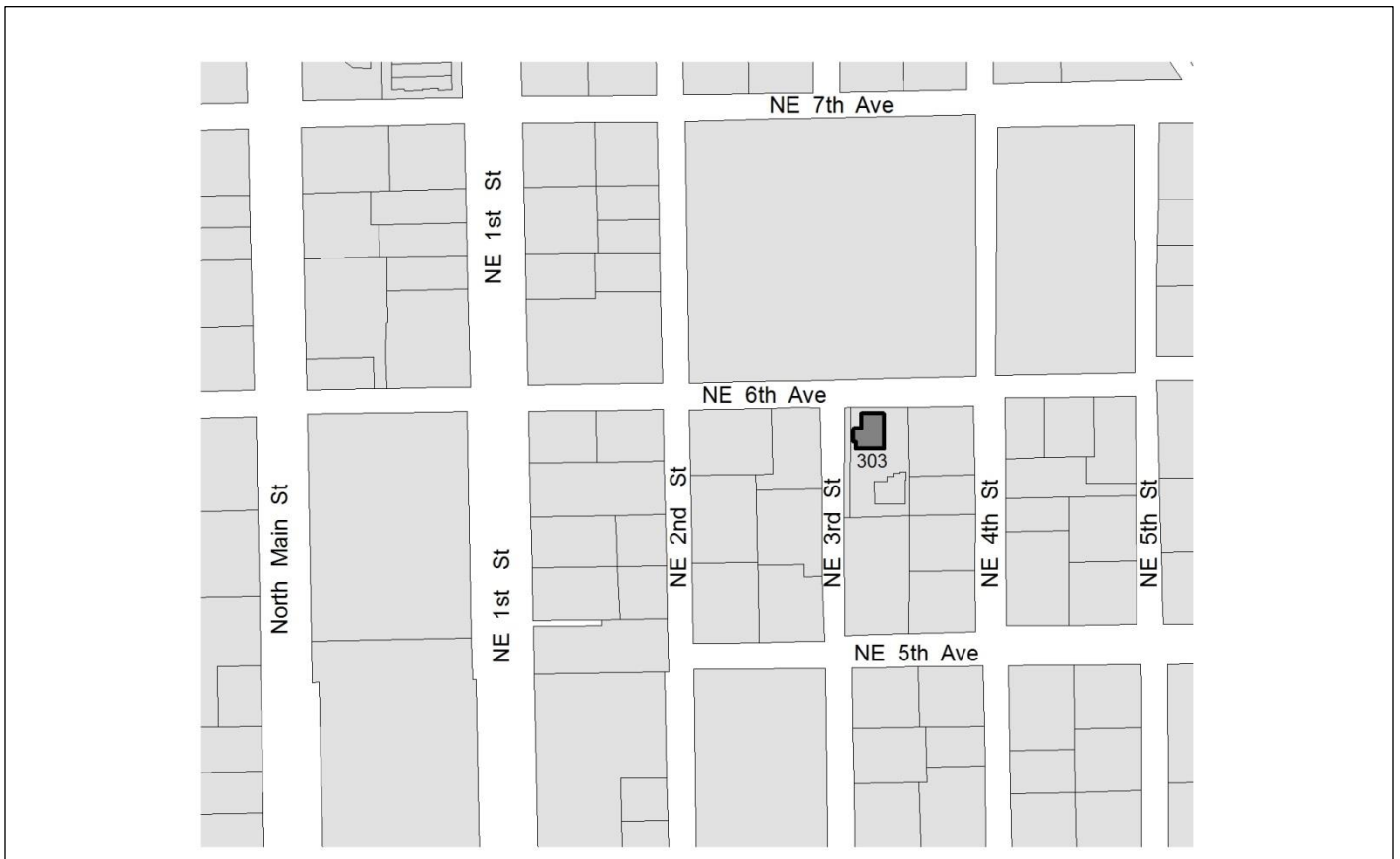


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: James R. Wheeler, Hickman Metal Roofing
Property Owner(s): Kristin Joos

SITE INFORMATION:

Address: 303 NE 6th Avenue
Parcel Number(s): 12600-303-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 2
Historic District: Northeast Historic District
Historic District Status: Contributing
Date of construction: c. 1912 (ACPA)

PURPOSE AND DESCRIPTION:

James R. Wheeler, Hickman Metal Roofing, agent for Kristin Joos. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 303 NE 6th Avenue. This building is contributing to the Northeast Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is an 1 1/2 Story, frame vernacular Bungalow, with asbestos shingle siding and a gable roof. The existing condition is a shingle roof over conventional framing. The existing roof surface is asbestos diamond shaped composition shingles. The proposal would install Titanium Underlayment over the existing shingle roof and then install a standing seam 16" wide metal panel on top.

Built as rental property by Edmenson E. Cannon, this shingle style bungalow became the residence for his son, E. Finley Cannon, Sr., and his wife, Louise De Pass, in 1921 and the house remained in their family until 1975. E. Finley, Sr., founded a prominent Gainesville insurance agency, still in operation today, besides serving as president of the Rotary Club and the Chamber of Commerce. In 1986 architect Andrew Kaplan remodeled the house into a duplex with a small cottage built in the rear (See Exhibit 1).

PROPOSED

The proposal would install Titanium Underlayment over the existing shingle roof and then metal panels on top. The proposed work is to install a standing seam 16" wide metal panel roofing system from GulfCoast Supply (See Exhibits 1, 4).

REVIEW

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. Recommended metal roofing for most buildings in the historic district is a 5v crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

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.*

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

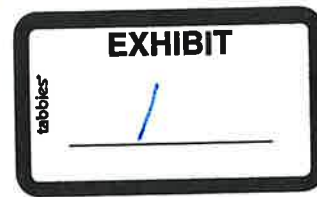
1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high 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.

RECOMMENDATION

Staff recommends approval of the application with the condition that the roof be standing seam and that the finish be Galvalume or a light to medium gray paint finish.

LIST OF EXHIBITS:

- | | |
|-------------------------|---|
| <u>Exhibit 1</u> | Letter to Request Board Denial of Petition |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL742 |
| <u>Exhibit 4</u> | Photographs |
| <u>Exhibit 5</u> | Roofing Information |



To : The Historic Preservation Board, City of Gainesville, Fl.

From: Jonathan A. Balk, 307 NE 6th Ave, Gainesville, Fl.

Date: 6/25/2018

Subject: Request for Board Denial of a Significant Change to a Historic Building Roof

The house located at 303-305 6th Ave NE, Gainesville is part of the property on the corner of 3rd Street NE and 6th Ave NE that was built in 1912 and is a contributing element to the Duckpond historic district.

The house has a shingle roof that will be replaced in the near future; the replacement details should come before the HPB for review and approval, and a permit.

In 1985-6 that house was remodeled as a 2 apartment condominium. At the same time, a 2nd house was designed by a local architect as part of the same project, a single unit condominium, a small house called "the bungalow", and a 2 stall garage for 303-305 was also built. Both the 1912 house and its garage building and the new "bungalow" house had shingle roofs. All the neighboring houses have shingle roofs, including the contributing houses.

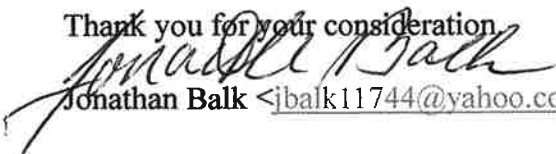
From the 6th Ave sidewalk and from the Historic Thomas Center which is directly across the avenue, the buildings visually appear to be unified in design and color. In fact, the "bungalow" with its siding color, window design, and roof appear almost to be an "L" extension of the historic 1912 building, a smooth and attractive look.

In 2017 the roof of the "bungalow" was replaced, with HPB permit, in conformance with the appearance of all the buildings on the property, and similar to all of the neighboring houses.

As of a condo association meeting held on 6/24/2018, the residents of 303-305 6th Ave NE have decided that they want a metal roof. This was not a unanimous decision of the 3 member Board, but a 2-1 decision. There was no prior review of details provided. There was no discussion of architectural impact on the appearance of the property's buildings. There was no presentation at a general meeting of the members of the Association.

I object to this proposed significant change to the appearance of a structure in our historic district, and more specifically, to the conflicting metal roof appearance proposed for 303-305 6th Ave NE and its garage building with the current coordinated shingle roofs of all the buildings on the property, including 307 NE 6th Ave. I also think that the proposed metal roof will conflict with the other contributing homes that neighbor our property, and that it will stand out as detrimental to the neighborhood.

Thank you for your consideration


Jonathan Balk <jbalk11744@yahoo.com>



**CERTIFICATE
OF APPROPRIATENESS
APPLICATION**

EXHIBIT
2

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**

RECEIVED

AUG 31 2018

STAMP

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

PROJECT LOCATION:

Historic District: NORTHEAST
Site Address: 303 NE 6TH AVE
Tax Parcel # 12600 -303-000

OWNER

KRISTIN JOOS
Owner(s) Name

Corporation or Company

303 NE 6TH AVE
Street Address

GAINESVILLE, FL 32601
City State Zip

Home Telephone Number

352-316-9196
Cell Phone Number

Fax Number

E-Mail Address

APPLICANT OR AGENT

James R. Wheeler
Applicant Name

Hickman Metal Roofing
Corporation or Company

6201 N.W. 123rd Place
Street Address

Gainesville, FL 32653
City State Zip

352/377-2101
Home Telephone Number

352/538-1887
Cell Phone Number

Fax Number

E-Mail Address

sandywheeler.hmr@gmail.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 121.50
EZ Fee: \$ 60.75 PAID 8/3

HP # 18-00082

Contributing Y ☒ N ☐

Zoning U2

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

8/31/18

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 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 — 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 8/31/2018

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.

Re-roof an existing structure. This will be a roof-over existing shingles with a natural finish (galvalume) standing seam (concealed fastener) metal 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.

Will be re-roofing entire structure. Synthetic underlayment to be installed over existing shingles. The GuleCoast Manufacturing Gule-Lok Standing Seam hidden fastener panel is to be used. It is a 16" wide panel. All materials to be installed per Gule-Coast eng. specifications.

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 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
Survey and Site Plan	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"/>
Drawings to Scale <ul style="list-style-type: none"> Elevations Floor Plan Square Footage Dimensions & Height Materials & Finishes 	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. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input type="checkbox"/>	<input type="checkbox"/>
Photographs	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"/>
Specific Items	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"/>
Modification of Existing Zoning	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"/>
Demolition Report	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"/>
Notarized Consent Letter	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*.

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:

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*.

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 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

Operator: Michael Hoge

Receipt no: 77592

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00082 00303 NE 6TH AVE Kristin Joys Reroof	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	2092	\$60.75
Total:					\$60.75

Transaction Date: 08/03/2018

Time: 14:32:36 EDT



PROPERTY OWNER AFFIDAVIT

Owners Name:

Kristin Joys

Address:

305 NE 6th Ave

Phone:

352-316-9196

Email:

hello@kristinjoys.com

Agent Name:

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:

Kristin Joys

Printed name:

Kristin Joys

Date:

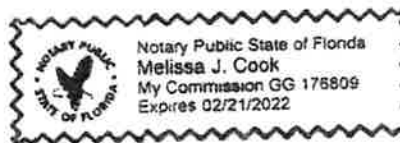
8/31/2018

The foregoing affidavit is acknowledged before me this 31st day of August, 2018, by Kristin Joys, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Melissa J. Cook

Signature of Notary Public, State of FL



Cultural Resource Detailed Report

9/12/2018

AL742 - 303 NE 6TH AVE

Historic Structure

SHPO Evaluation

Not Evaluated by SHPO

Address

303 NE 6TH AVE

Year Constructed

1917

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Bungalow

Exterior Fabrics

Wood shingles

Roof Type

Flat

Hip

Quad Map Names

GAINESVILLE EAST

City

GAINESVILLE

Township | Range | Section

10S | 20E | 4

Field Visit Dates



Site Inventory Form

Site No. 8A1742 FDAHRM 802== 1009==

Recorder: Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist)
Address: FDAHRM

818==

Condition of Site:		Integrity of Site:		Original Use <u>private residence</u> 838==	
Check one		Check one or more		Present Use <u>private residence</u> 850==	
<input checked="" type="checkbox"/> Excellent	863==	<input type="checkbox"/> Altered	858==	Dates: Beginning <u>+1913c 1917</u> 844==	
<input type="checkbox"/> Good	863==	<input checked="" type="checkbox"/> Unaltered	858==	Culture/Phase <u>American</u> 840==	
<input type="checkbox"/> Fair	863==	<input type="checkbox"/> Original Site	858==	Developmental Stage <u>20th century</u> 842==	
<input type="checkbox"/> Deteriorated	863==	<input type="checkbox"/> Restored () Date: () 858==			
		<input type="checkbox"/> Moved () Date: () 858==			
NR Classification Category: <u>building</u>				916==	

Check one or more

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

Areas of Significance: architecture 910==

Areas of Significance: architecture 910==

This wood shingle covered bungalow represents a typical Gainesville house of the 1910's. It is noteworthy for its details. It appears on the Sanborn Map of 1913.

911==

Photographic Record Numbers HGI 13-3/18-15/18-16 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Bungalow 964==
 PLAN TYPE rectangular, irregular 966==
 EXTERIOR FABRIC(S) wood shingles 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: hip 942==
 SECONDARY ROOF STRUCTURE(S): cross gable, hip dormer 942==
 CHIMNEY LOCATION: lateral slope, rear slope 942==
 WINDOW TYPE: DHS 1/1 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ~~ORNAMENT EXTERIOR~~ columns 882==
 ORNAMENT EXTERIOR: porch- wood shingle balustrade, paneled 882==
 NO. OF CHIMNEYS 2 952== NO. OF STORIES 1 1/2 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____ 800==

LOCATION SKETCH OR MAP

N

Township

Range

Section

812==

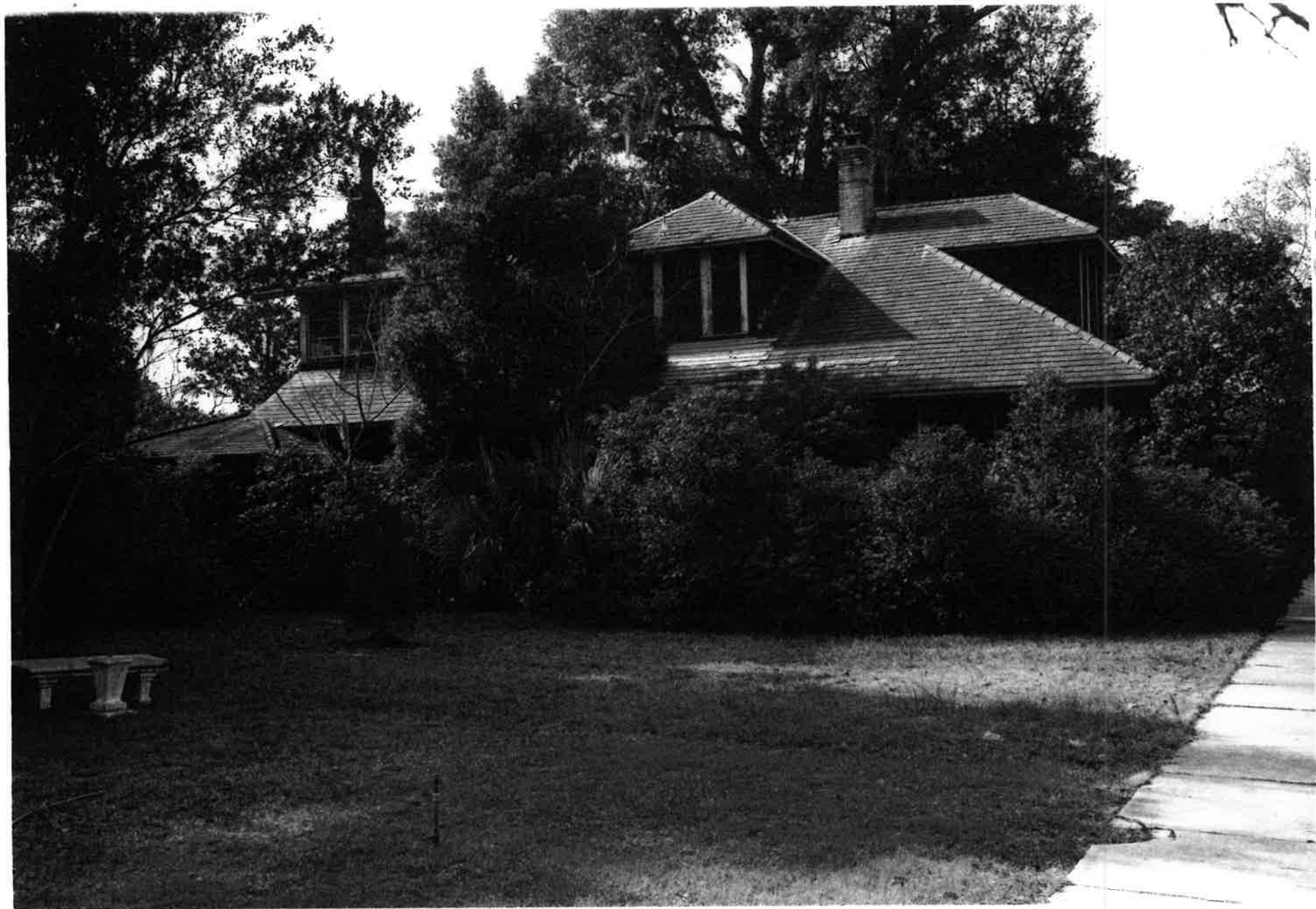
UTM Coordinates;

890==

Zone Easting

Northing

Contact Print







303-305 NE 6th Avenue

Write a description for your map.

Legend

 303 NE 6th Ave

EXHIBIT

tabbles

4



Google Earth

© 2018 Google

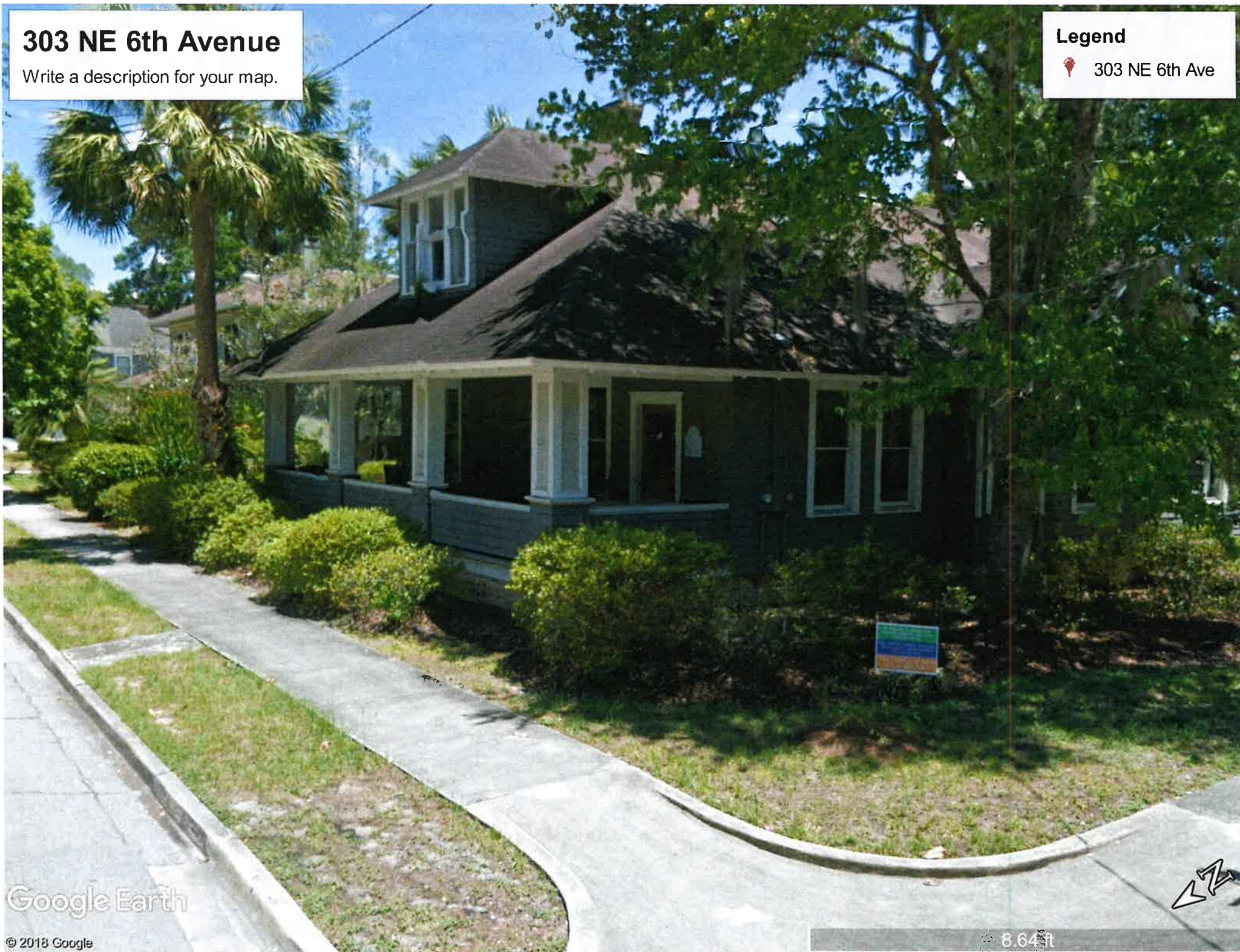
7.86 ft

303 NE 6th Avenue

Write a description for your map.

Legend

 303 NE 6th Ave



Google Earth

© 2018 Google

8.64 ft

303-305 NE 6th Avenue

Write a description for your map.

Legend

 303 NE 6th Ave

Google Earth

© 2018 Google

10 ft





HIDDEN SCREW ROOF SYSTEM

ALSO AVAILABLE IN:

OceanGuard™

EXHIBIT

5

tabbles®



GulfCoast
SUPPLY & MANUFACTURING

GULFLOK™

PREMIUM METAL ROOFING

FLORIDA COUNTY
ADDITIONAL



AESTHETICALLY PLEASING & STRUCTURALLY SOUND

The GulfLok™ panel is one of our most popular and cost-effective standing seam solutions. It is the panel of choice among most roofing contractors for standing seam projects.

Featuring a 1" seam with a slotted screw strip on the under-lap side for concealed fasteners, the GulfLok™ panel is both aesthetically pleasing and structurally sound. It can be roll-formed on site in custom lengths to fit almost any project.



HIDDEN SCREW ROOF SYSTEM

PREMIUM PAINT COATING
KYNAR 500®
PVDF RESIN-BASED FINISH

ACCESSORY OPTIONS FOR + THE GULFLOK™ SYSTEM

**METAL ROOF COLOR
THAT LASTS!**

Take the fade test challenge now...
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Titanium® Underlayment

- Water Proof
- Mold & Tear Resistant
- 100% Synthetic
- 25-50 Year Warranty



Titebond® Metal Roof Sealant

- Exceptional Adhesion
- Permanently Flexible



Color Match Pipe Boots

- Seal unsightly roof penetrations.
- Ask about color selection

Vented Ridge System

Maintain cooler attic temperatures effectively reducing energy costs.



VELUX® Skylights

Replace traditional skylights with energy efficient metal roof skylights.



GULFLOK™

PROFILE SPECIFICATIONS



Colors: 40+ Colors & Mill Finished Gulfalume Available

Coverage: 12" & 16" Net Coverage

Material: 26 & 24 Gauge Steel, 0.032 & 0.040 Aluminum*

Substrate/ AZ-50 Gulfalume / 35/30 Year Premium Paint Finish Warranty

Warranty: AZ-50 Gulfalume / 40/30 Year Standard Paint Finish Warranty

AZ-55 Gulfalume / 25 Year Unpainted Mill Finish Warranty

25 Year OceanGuard™ Salt Water Warranty*

Approvals: Miami-Dade NOA: 14-0520.03

FL Product Approval No. 11651.2, 11651.9, 11651.15, 11651.16

Min. Slope: 3:12 FOR APPLICATIONS ON LOWER SLOPES, CONTACT MANUFACTURER

Substructure: 15/32" (min.) Plywood

*Available options for OceanGuard™ Coastal Aluminum Roofing Series

GulfCoast
SUPPLY & MANUFACTURING

PREMIUM METAL ROOFING



TOLL FREE: 1.888.393.0335

www.GulfCoastSupply.com

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DETAIL MANUAL

A COMPREHENSIVE GUIDE TO METAL ROOFING



GULFLOKTM
HIDDEN SCREW METAL ROOF SYSTEM





Gulf Coast Standing Seam Roofing Panels

Since 2004, Gulf Coast Supply and Manufacturing has been happy to offer the addition of two styles of Standing Seam roofing to its other popular lines of roofing panels. Standing seam, the Cadillac of roofing panel systems, offers the advantage of a completely hidden fastening system, eliminating the worry that sometimes accompanies the exposed fasteners of other styles of roofing.* Formed from 24 gauge AZ-50 Galvalume® coated steel, coated with the best paint system available in any

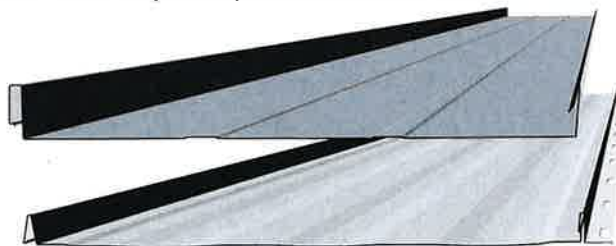


Fig. 2 The *Gulf Seam* panel (top) features 1 3/4" ribs and mounts with special clips; the 1" high *Gulf Lok* "nail-strip" panel (bottom) is our most popular standing seam panel. The "rib" profile is shown on the upper panel, the "striation" profile on the lower.

most popular and economical standing seam panel style, features approximately one-inch high ribs and a net panel coverage of either 12 or 16 inches. The "nail strip" and screws that attach each panel are in turn covered by each subsequent panel as each overlapping panel locks in place over the previous one (see Fig. 7). The *Gulf Seam* panel also uses a locking rib feature, but offers a 1 3/4-inch rib that attaches with specially designed clips. It comes in widths of 14, 16, and 18 inches.

Both styles of standing seam panel are available with either striations or ribs, either of which affords an attractive appearance according to the tastes of the customer. Consult Figure 2 for the profile you would like for your standing seam roof.



Fig. 1 The Gulf Coast facility

roofing, and with the added advantage of on-site panel manufacture (our most common arrangement for sale), we believe our product to be the best and most affordable of its kind in north central Florida.

Gulf Coast standing seam roofing comes in two styles, and each style is available in either of two distinct profile patterns. *Gulf Lok*, our

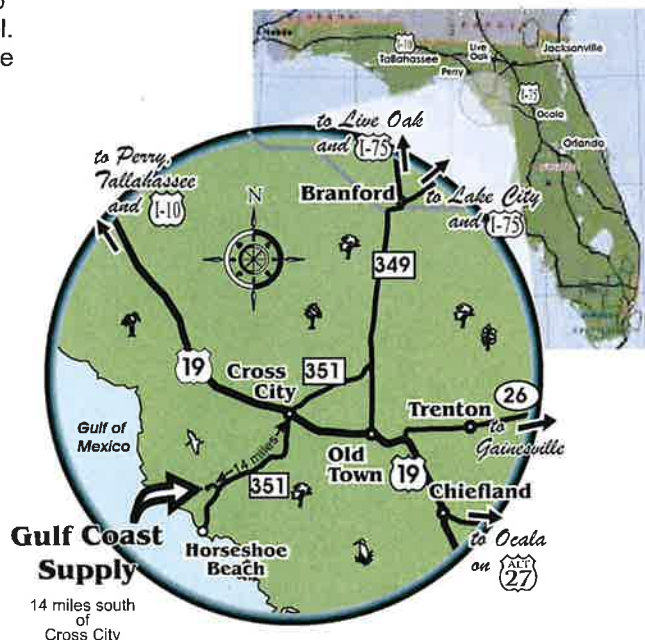


Fig. 3 Gulf Coast Supply is located between Cross City and Horseshoe Beach.

*Any roofing system with exposed fasteners can be applied leak-proof if installed properly. We recommend employing only proven and reputable roofing installers.



Gulf Coast standing seam roofing is available in either 25-year acrylic-coated Galvalume® or any of over 20 colors, comprising of 40-year low gloss .7 to .9 mil full strength 70% Kynar 500/Hylar

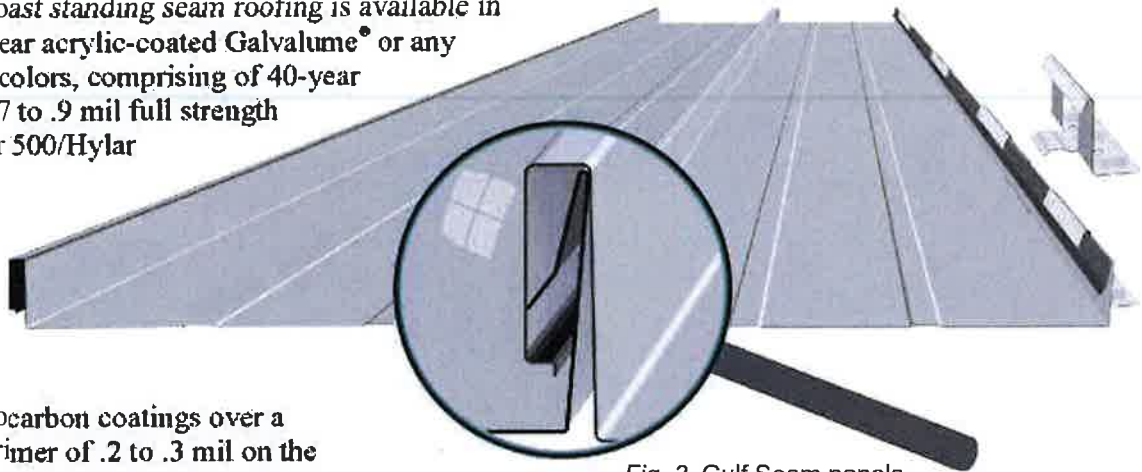


Fig. 3 Gulf Seam panels, showing lap detail and placement of UL-90 clips.

5000 fluorocarbon coatings over a urethane primer of .2 to .3 mil on the finish side, with primer and washcoat on the reverse side. Metallic coatings are also available and carry the same 40-year warranty. We manufacture both stock and custom trims and flashings, and provide screws and other accessories specific to standing seam installation (*see back page*).

Gulf Coast Supply recommends the convenience of on-site manufacturing with our portable roll-former. Delivery or customer pick-up of crated panels is also available at our facility near Horseshoe Beach, Florida (crating and delivery charges apply).

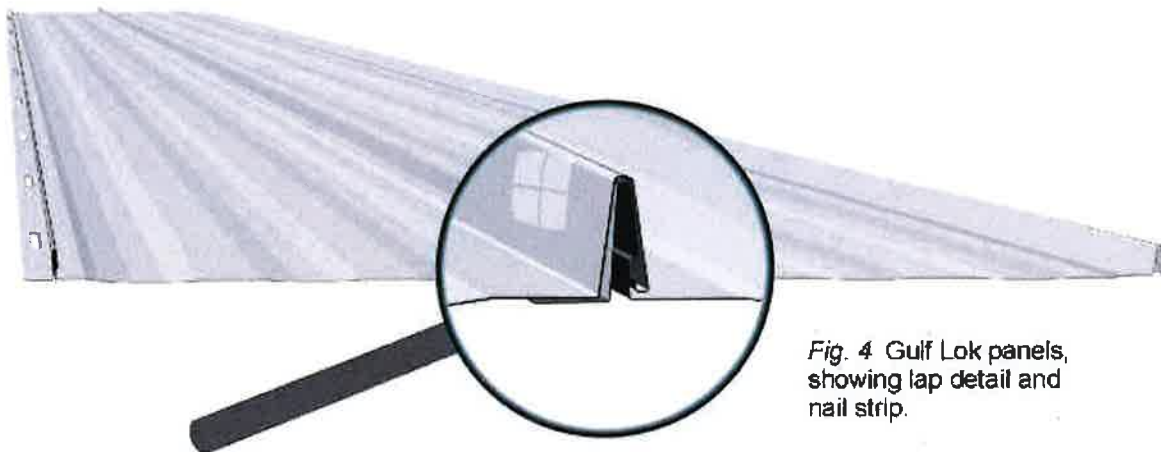


Fig. 4 Gulf Lok panels, showing lap detail and nail strip.

While there are many possible trim and attachment solutions in the application of standing seam roofing, the Gulf Coast sales team endorses the methods shown in this manual as being among the best recommended in the standing seam industry. We are glad to offer our advice, suggestions, or comments to those who prefer variations of these procedures. We cannot endorse methods that are unfamiliar to the industry, however, and can only support those which meet the standards of engineering that have been passed in controlled tests, or have been shown reliable by experienced contractors.



Standing Seam Trim

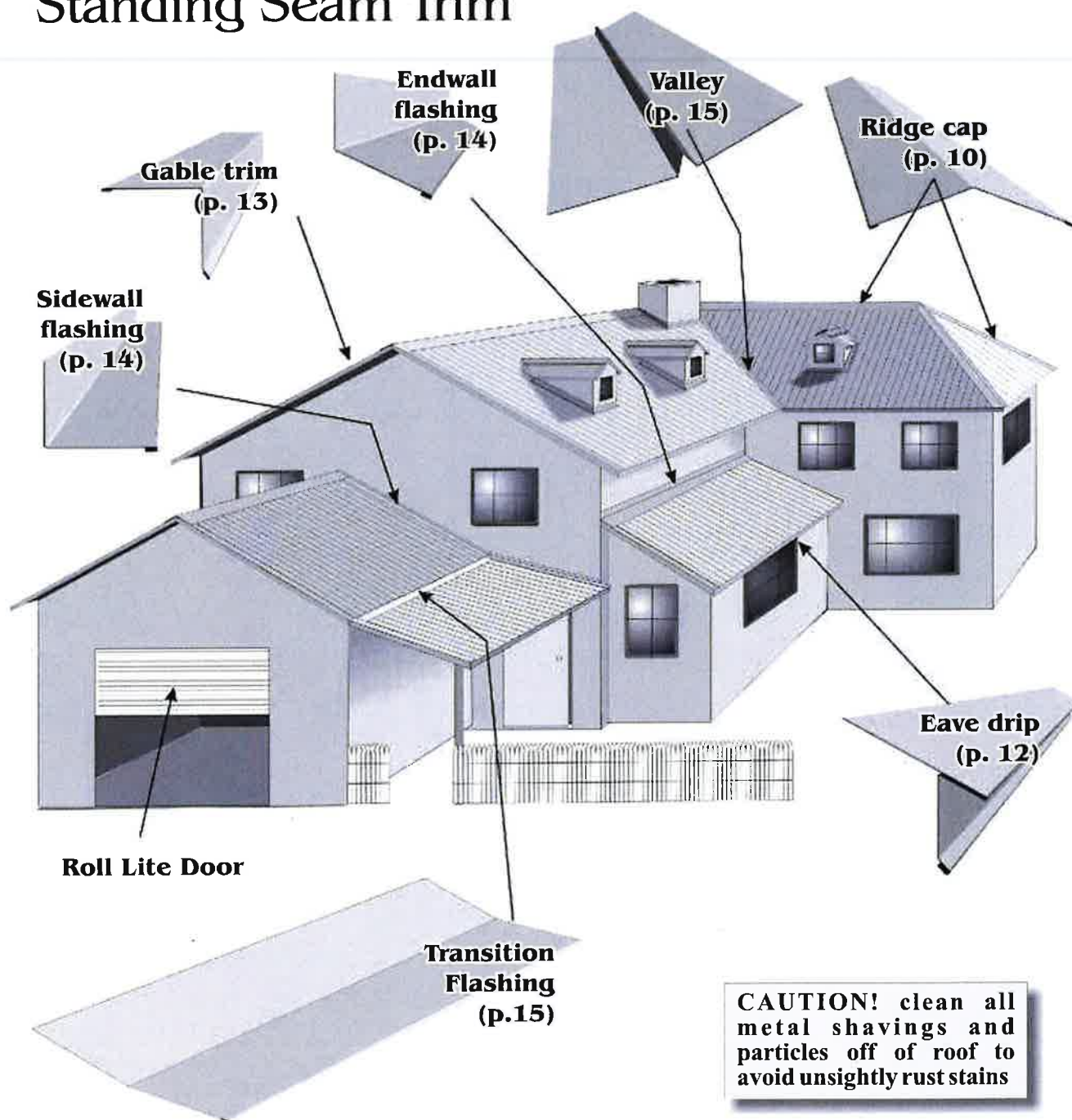


Fig. 5 Roofing trims and flashings are named by the location or function of that particular piece on the building.



Installation of Panels

Roof Pitch

Florida Building Code requires a minimum pitch of 2/12 for the 1¾" Gulf Seam, and 3/12 pitch for the 1" Gulf Lok, to ensure proper water drainage. This means that the minimum roof slope required for all panels is either 2 or 3 inches of rise per foot, depending on which profile you choose. Consult our representative for recommendations for your particular roof pitch, and about roofing options if you have less than either of these minimums.

Ordering and Applying Trim

The most common flashing for standing seam roofing is the **ridge cap**, which is used at the peak of a roof where two opposing roof slopes join, and attaches to the roof with **z-flashing**. Other flashings that attach with z-flashing include **transition flashing** (which also requires panel starter), **end wall** and **sidewall flashings**. **Panel starter** is required to attach panels over **valleys**. Eave flashings include **gable flashing**, which runs up the sloped ends of the roof, and **eave drip**, which trims out the lower ends of the panels and provides a surface for the attachment of the lower end of the panel. Both gable flashing and eave drip are often applied above **fascia** trim, and may be attached with either surface screws or hidden **eave cleats**. For details about the application of each type of trim, see the details provided on pgs. 10-15.

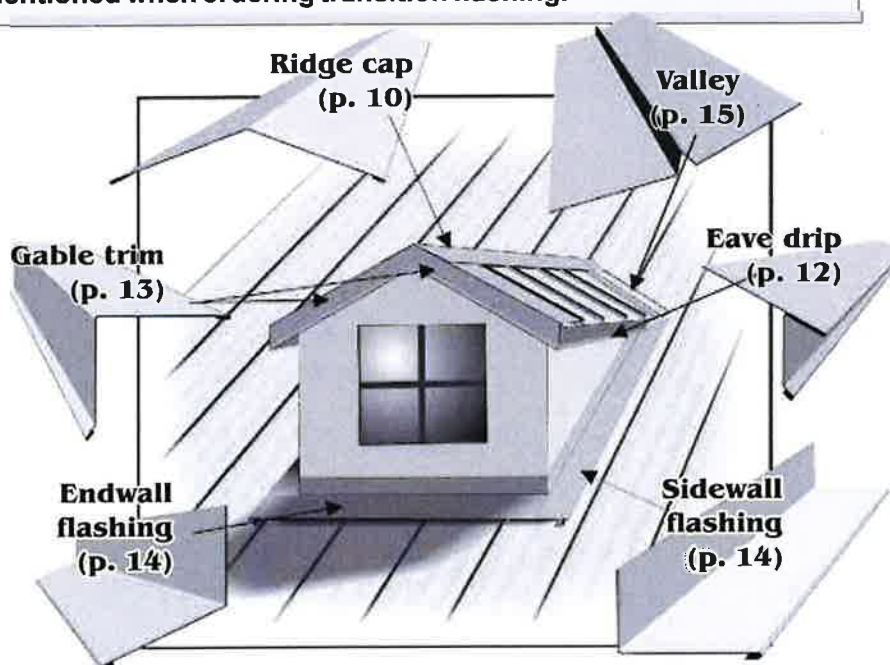
Roof Preparation

Oil-canning is a wave-like, rippled appearance extending up the length of the panel after it has been installed on the roof. Any irregularities in the roof, including uneven plywood joints, warped plywood, uneven trusses, poor application of underlayment, the use of button caps with felt paper, etc., can promote oil-canning. **Care should be taken to provide a flat, uniform surface on which to attach the panels.** See page 8 for more details.

Roof pitch must be given when ordering ridge caps, endwalls, valleys, and eave drip. When a steeper roof slope meets a lesser slope, both slopes should be mentioned when ordering transition flashing.

Dormer detail

Fig. 6 Most of the basic standing seam trims are used on dormers. The bottom corners of the dormer are similar to the placement of sidewall and endwall flashings on chimneys. All but valleys and eave drip require z-flashing; valleys require panel starter, and eave drip may be screwed or fastened with eave cleats.





General Principles of a Typical Installation—Hidden Fastener System

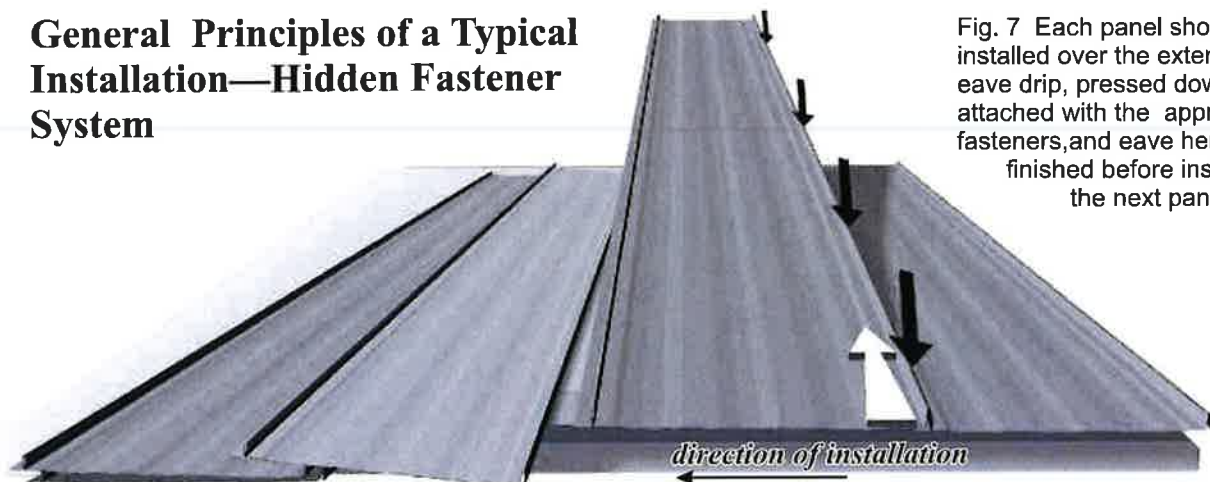


Fig. 7 Each panel should be installed over the extended eave drip, pressed down and attached with the appropriate fasteners, and eave hems finished before installing the next panel.

Except for only a few differences, the high-rib Gulf Seam panels and the low-rib Gulf Lok panels are installed in the same general fashion. Where pancake screws are applied to the “nailstrip” of the Gulf Lok panel, special clips (that require 2 screws each) are used for the Gulf Seam panel.

When used, extended eave drip should be installed first along the drip edge of the roof. The lower end of each panel is then trimmed and the hem pre-bent before installation (see p. 12). The starter panel is laid out with the overlap side against an eave or wall and the hem pulled up tight and then compressed around the eave drip. The “nailstrip” (or clips, in the case of Gulf Seam) is screwed off completely with pancake screws before the next panel is installed. Care should be taken that the starter panel is square with the roof, since the first panel determines the lay of all that follow it.

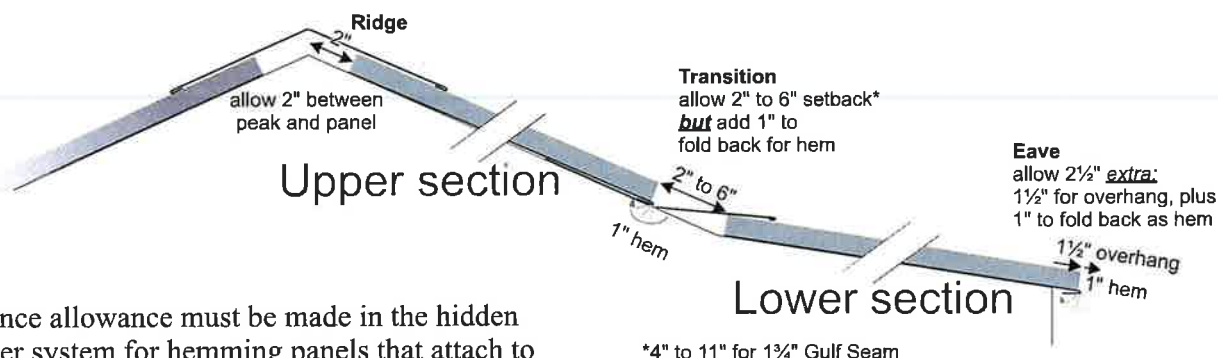
The pre-bent eave end of the next panel is then pulled tight against the eave drip and pressed or “walked” down over the first panel, its nailstrip secured, and the next panel applied, and so on. Each panel is always screwed off and the hem finished before installing the next. The unfastened length against the gable or wall is secured (then or later) with z-flashing and either gable rakes (on the gable eave) or sidewalls (against a wall).

Ordering Roof Panels and Screws

Care should be taken to order panels of the correct length to avoid having to make corrective measures after purchase. Panel lengths should fall 2 to 3 inches short of the ridge *when a vented ridge is desired*, and should be ordered to extend 2½ inches past the eave when being attached to extended eave drip (see p. 9 or, if being used with gutters, p. 6). The Gulf Coast sales personnel are ready to assist customers with information specific to their particular roof.

Special, flat-headed screws called *pancake screws* are used to attach either nail strip panels or the clips that secure the locking panels. Woodgrip® pancakes are used when going into wood decking, or self-drilling pancakes for going into metal purlins. The same screws also secure attachment flashings like z-flashing, panel starter, and eave cleats. 1/8-inch stainless rivets are recommended for attaching ridge caps, endwall and sidewall flashings, transition flashings, and any other flashings that attach to z-flashing. See page 6 for more information on screw spacing and ordering.

On Gulf Lok (nailstrip) panels, screws should be centered in slot and should not be tightened completely to allow for panel expansion.



*4" to 11" for 1 3/4" Gulf Seam

Fig. 8 Allowances must be made when ordering panels to allow for hemming of panels, overhang, ridge venting, and errors.

Since allowance must be made in the hidden fastener system for hemming panels that attach to extended eave drip (see p. 12), these panels should be ordered approximately 2 1/2" longer than the substrate decking to allow panel length for the 1 1/2" nose on extended eave drip plus the 1" hem.

Likewise, panels ending in valleys should be ordered 1" longer for hemming, but with allowance made for a 3 or 4" passageway between the panel and the valley diverter to allow for the flow of water (subtract 3 or 4").

Where the deck makes a transition from a higher to lesser pitch, lower panels should be ordered from the transition point downward allowing for eave drip (as above), and upper panels must allow for a setback away from the transition point depending upon the roof pitch, the less the difference in pitch, the greater the setback, and the more the need for a longer length on the lower side of the transition flashing (see p. 15 for details).

The general principles of attaching the upper and lower edges of standing seam roofing are most thoroughly covered in the sections on "Eave drip" (p. 12) and "Ridge caps" (p. 10).

Trimming and Cutting Steel Panels

The best devices for cutting steel panels *across the profile* are circular saws, nibblers, and various shear attachments for drills. Hand operated snips also work. Nibblers, and especially Carborundum blades on electric saws, however, do have a tendency to either leave hot metal particles that can burn paint surfaces or leave rust marks on panels and trim. The same is true of any filings left on the roof caused by the application of screws. Care should be taken to brush all such particles from roof surfaces immediately after application.

To *cut panels lengthwise*: Note carefully where the panel is to be cut, and, using a straightedge, score deeply down the length of the panel with a sharp-pointed utility knife. Folding the panel along the score mark, and bending back again if necessary, should produce a clean break in the panel.

Keep Materials Dry!

Paint and finishes of Gulf Coast panels and trim are designed to withstand severe rain and wet weather conditions. Neither paint, galvanized, or Galvalume finishes, however, are designed to be in continuous contact with water for long periods of time. **Damage will result if uninstalled panels or trim are allowed to remain wet in storage.** Be sure to store material that will not be installed immediately in a dry location. Wet material should be air-dried and re-stacked if installation is not planned right away.



How to Figure and Apply Screws Cleats, and Other Accessories

Standing seam roofing is particularly noted for its use of hidden fasteners. *Pancake screws* are used because they are strong and yet have a low profile that does not interfere with panel and trim installation. For nailstrip panels, one pancake screw is required every 10¼ inches, (every other slot), which comes out to 86 screws per 100 sq. ft of roof for 16 inch panels. This makes the number of screws necessary equal to the linear footage of the order *times* 1.15:

$$\# \text{ screws} = \text{linear ft of panels} \times 1.15$$

Since other panel widths make the total for the entire roof to vary, please confirm all estimates with your Gulf Coast representative when you place your order.

For Gulf Seam panels, one clip is applied every 2 feet, with 2 pancake screws holding each clip. This makes 38 clips and 75 screws per square of 16-inch roofing.

For solid decking, at least ½-inch structural plywood (5/8" for Metro-Dade new construction and for any high

<i>Gulf Lok</i>	z-flashing	eave cleats	panel starter	rivets	pancake screws	hemming tool	butyl tape	caulk (tubes)
Ridge cap	2			16	30			2
Extended Eave drip		1			8	yes		
Gable trim	1	1		8	12		10'	
Sidewall	1			8	12		10'	
Endwall	1			8	15		10'	1
Transition flashing	1		1	8	23	yes	10'	1
Valley			2		12	yes	20'	

Fig. 9 Above chart is for a typical Gulf Lok roof with all hidden fasteners. For each type of trim on the left, the amount of the necessary accessory at the top of the chart is shown in each box. While caulk will work where butyl sealant is shown, we recommend butyl sealant on full lengths of trim because it is economical and easy to apply.

Policies

All standing seam trim and panels are manufactured from 24-gauge *prime* coil stock. Trim is returnable as long as it is deemed as being in good, clean, resalable condition by our company's representative, free from scratches, mars, and other damage. The same general principle applies also to the return of accessories such as screws, boots, closures, etc. Trim that is custom-made is not returnable, and is considered the property of the customer once it has been made, whether paid for or not. See below for details.

Delivery policy Delivery charges apply to all orders where delivery is requested, as well as crating charges when crating is necessary. Please consult your Gulf Coast sales department for details.

Sales tax All orders picked up at Gulf Coast Supply, and all orders delivered within the state of Florida, are subject to state sales tax. Tax exemptions should be verified prior to delivery or customer pickup. Orders delivered out-of-state are tax exempt.

Warrantied products Painted standing seam panels come with a 40-year coil manufacturer's warranty, and unpainted Galvalume® comes with a 25-year warranty. All trim is manufactured from the best grade of stock in the particular color ordered.

Indemnity All prices and designs are subject to change without notice

Disclaimer While we have made every attempt at accuracy in this manual, we are not responsible for typographic, printing, or technical errors.

Oil Canning—a repeating, wave-like appearance in the length of the panel—is a common and often unavoidable phenomenon in all profiles of standing seam roofing due to the large, flat areas within the panel. It is therefore not a defect, nor a cause for rejection. Since ordering panels without striations greatly increases the risk of oil canning, striated panels are recommended for standing seam.

Return policy All panel orders and special order (non-stock) trim are considered the property of the customer and non-returnable once they are manufactured. Only trim made from our normally stocked colors may be returned for a refund providing it is returned in a clean, resalable condition. Restocking charges apply.



Fastening Schedule for Various Wind Speeds

Roof Zone	Fastener Type A	Substrate	Wind Speed Zone			
			110 MPH	120 MPH	130 MPH	140 MPH
			On Center Spacing	On Center Spacing	On Center Spacing	On Center Spacing
Zone 1	#10-12x1"	CDX*	10¼"	10¼"	10¼"	10¼"
Zone 2	#10-12x1"	CDX*	10¼"	10¼"	10¼"	5⅝"
Zone 3	#10-12x1"	CDX*	10¼"	10¼"	10¼"	5⅝"

* 15/32" CDX / 19/32" CDX



Roof Zone	Fastener Type A	Substrate	Wind Speed Zone			
			110 MPH	120 MPH	130 MPH	140 MPH
			On Center Spacing	On Center Spacing	On Center Spacing	On Center Spacing
Zone 1	#10-12x1"	CDX*	24"	24"	24"	24"
Zone 2	#10-12x1"	CDX*	24"	24"	24"	12"
Zone 3	#10-12x1"	CDX*	24"	24"	24"	12"

* 15/32" CDX / 19/32" CDX

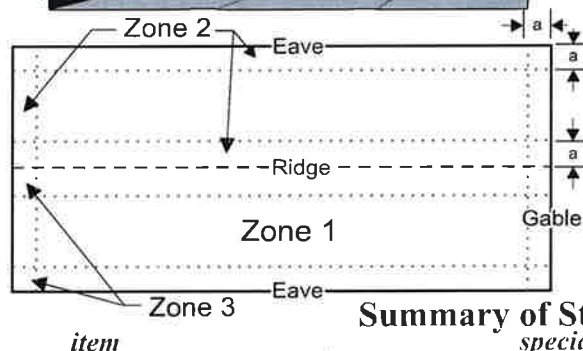


Fig. 23 Note: Dimension **a** is defined as 10% of the minimum width of the building, or 40% of the mean height of the roof, whichever is smaller; however, **a** cannot be less than either 4% of the minimum width of the building, or 3 feet.

Summary of Stock Trims and Flashings

item	special order information
Ridge caps (RC-7)	State roof pitch when ordering. Also available in larger widths. Attached with Z-flashing (2 per ridge cap) and rivets.
Eave drip (ED-7, ED-8)	Specify roof pitch when ordering. ED-7 extended eave drip recommended (cleats necessary for hidden fastener installation.) Special tools required to attach panels. ED-8 requires exposed screws on panel.
Gable flashings (EF-7, EF-8, EF-9, EF-10)	Screwless and step rakes available. Cleats necessary for screwless rakes. Use butyl sealant between step rake and panel.
Valleys (PV-1)	Specify pitch when ordering. Panel starter necessary for hidden screw application. Butyl sealant used under starter.
Sidewall (SW-7, SW-8, SW-9, SW-10)	SW-7 & SW-9 (Gulf Seam) require Z-flashing and rivets. Use butyl sealant between SW-8 & SW-10 step sidewall flashings and panel.
Endwall (EW-7)	Specify pitch when ordering. Attaches with Z-flashing and rivets.
Transition flashing	Specify pitches of both roof sections. Attaches with Z-flashing and rivets (lower) and panel starter with pancake screws (upper).



Ridge Cap

The Ridge Cap is used to seal the upper point at which two slopes meet. This can be both along the ridge of the roof as well as the covering for a hip, as well as on the ridge of dormers.

Attachment to the roof is most generally accomplished through the use of z-flashing. Z-flashings are either notched or cut to length (to fit between panel ribs) and attached with screws to the roof through the panels.

Ridge caps are in turn attached with rivets to the z-flashing. Whether the z-flashing is notched or cut to length, gaps between it and the panels should be kept to a minimum (no more than 1/4 inch) since the gap will be sealed with caulk.

Z-flashing must be sealed both beneath and where it butts against the panel ribs with Solar Seal 900® caulk or equivalent. Thus sealed, z-flashing forms a water-proof barrier to protect the roof peak from leaks from blowing rain. When used on a hip roof, z-flashing is cut or notched at whatever widths are appropriate for the pitch and cut of the hip.

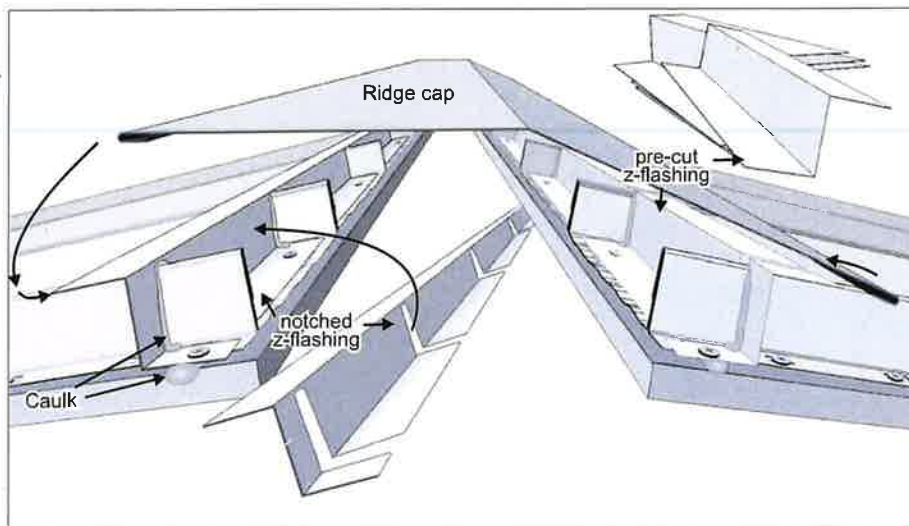


Fig. 10 To attach ridge caps, z-flashings are either notched (left) or cut into pieces (right) and mounted with screws at the upper ends of the panels. Caulk is applied on the bottom side and around the panel ribs to seal the ridge against rain. The mounted ridge cap is attached to the z-flashing with rivets.

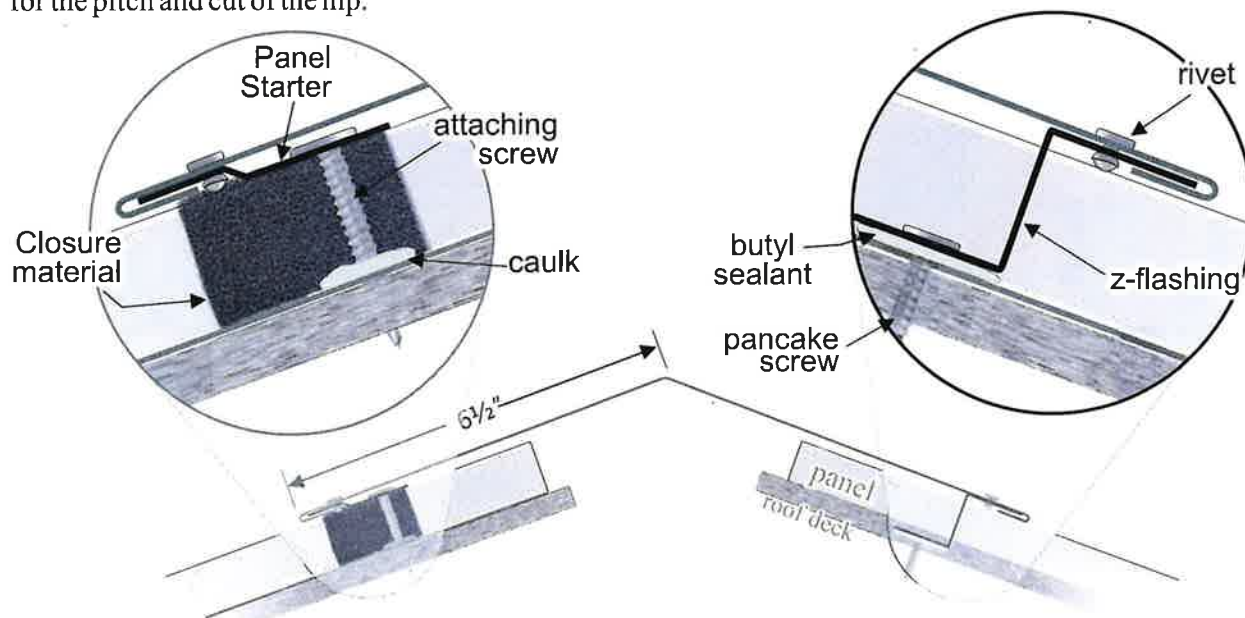


Fig. 11 Ridge caps can be installed as vented (using panel starter and vent material) or sealed (using z-flashing), as shown also in Fig. 12.

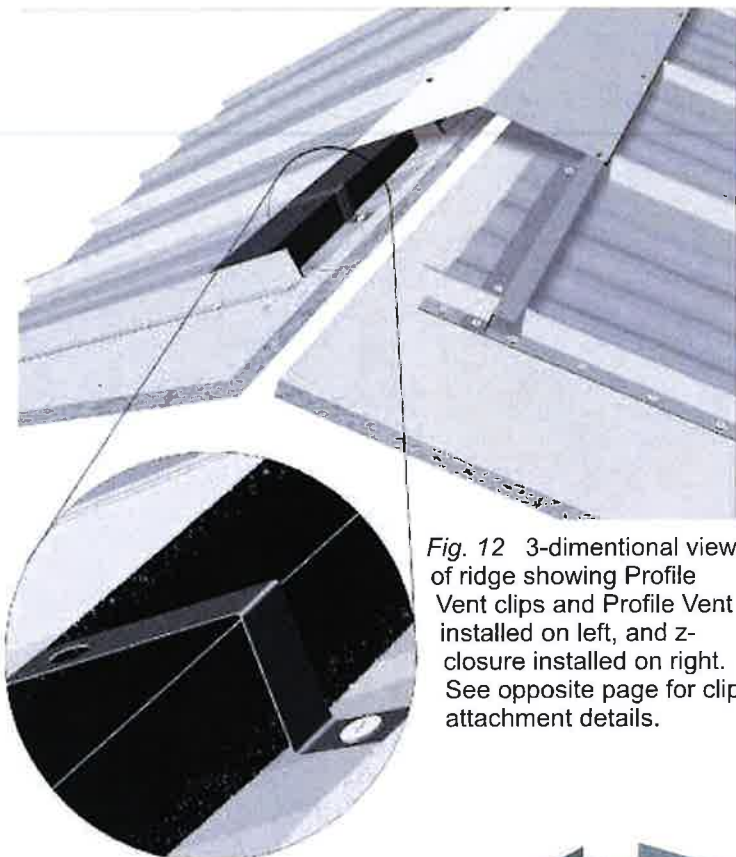


Fig. 12 3-dimensional view of ridge showing Profile Vent clips and Profile Vent installed on left, and z-closure installed on right. See opposite page for clip attachment details.

Attachment flashings

- *Eave cleats* allow the hidden fastener system to work with eave drip and gable rakes. The factory-hemmed edge of the rake or eave drip fits around the “kick-out” of the cleat, which is attached to the fascia board with pancake screws.
- *Panel starter* is used to attach the lower ends of hemmed panels over trim above the eave, as with valleys and transition flashing. It is attached with pancake screws and sealed beneath with butyl sealant.
- *Z-flashing* is the basis for attaching five basic trims to the roof. When attaching ridge caps, transition flashing, and endwalls, z-flashing must be notched or cut to fit *between* panel ribs. when attaching gable trim and sidewalls, the z-flashing is not cut, but is mounted parallel to the ribs. Z-flashing must be attached with screws and, to prevent leaks, with butyl tape (or equivalent) underneath. Order ZF-7 for Gulf Lok, and EF-9 for Gulf Seam. For specifics, see each type of trim being attached.

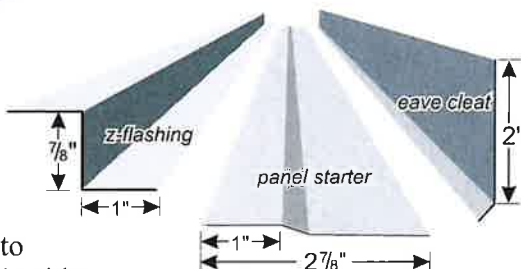


Fig. 13 Pipe Boots provide a water-tight seal around roof vents and come in a variety of sizes. They seal with caulk under the base and around the pipe. To assure water tightness of the roof, avoid installing over panel ribs.



Eave Drip & Fascia ▶

Fascia and extended eave drip provide a protective covering for the fascia boards and edges of roof decking at the drip eave of the building. Unlike conventional exposed fastener roofing, eave drip on the standing seam roof also acts as an anchoring device for the lower edges of the panels, allowing a continuation of the hidden fastener system all the way down to the soffit. Fascia are overlapped by eave cleats, which approximately line up with the roof edge of the decking, and are held in place by pancake screws. The extended eave drip has an open hem that hooks on to the cleat at its lower end, and is screwed to the decking on the roof side. Panels are trimmed in a specific manner (see diagram below), bent with a hemming tool, and crimped around the extended eave drip, securing the lower end of the panel. Screws applied to the

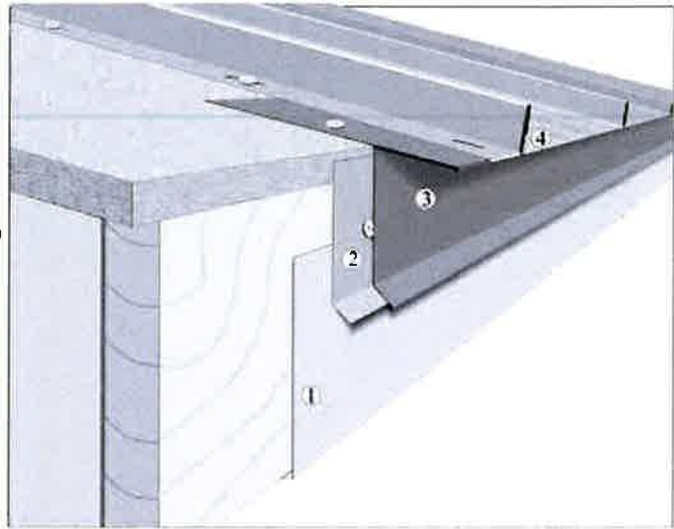


Fig. 14 Layered view of eave, showing fascia (1), cleat (OPTIONAL) (2), extended eave drip (3), and panel (4). Note how the eave drip fits around the cleat (when installed) and how the cut panel fits around the "nose" of the eave drip.

"nail strip" of the Gulf Lok panel (or cleats and screws in the case of Gulf Seam panels) secure the rest of the length of the panel. The same hemming procedure applies to valleys and transition flashing, although these are attached to *roof cleats* instead of the "nose" of the extended eave drip.

See valleys and transition flashing (p. 15) for specific details.

When ordering care must be taken to specify the correct pitch of eave drip to avoid either unnecessary effort in applying the trim

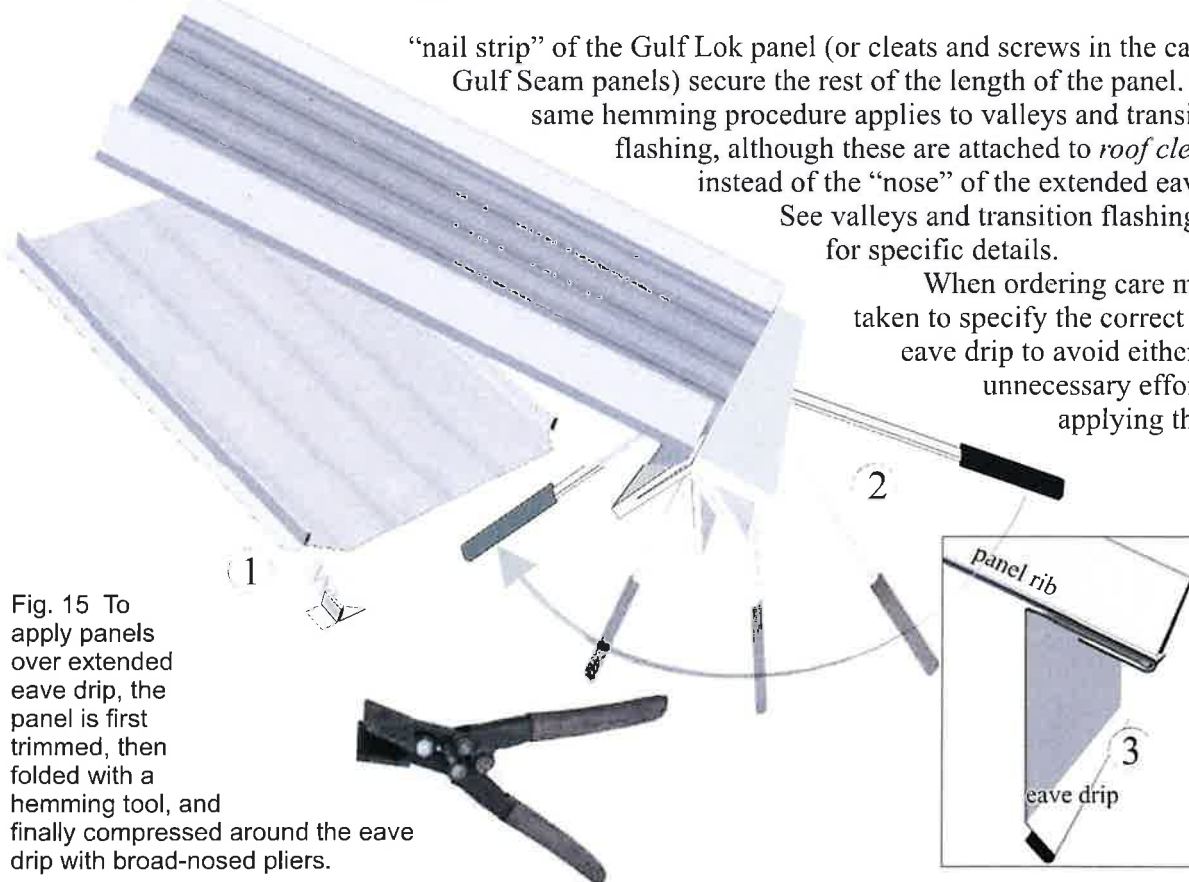
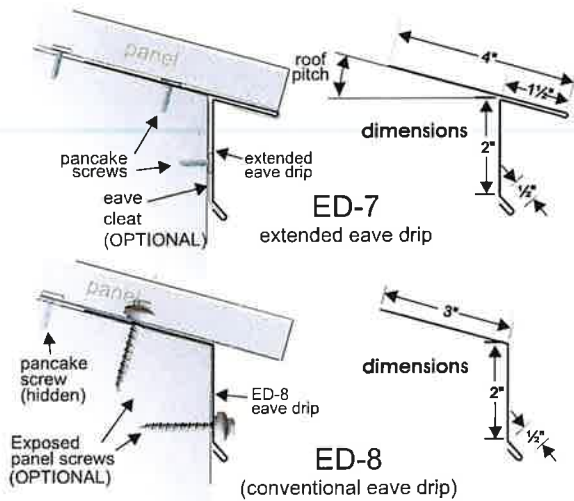


Fig. 15 To apply panels over extended eave drip, the panel is first trimmed, then folded with a hemming tool, and finally compressed around the eave drip with broad-nosed pliers.



too steep). If more than one pitch is involved, specify the number of each pitch (eave drip comes in 10-foot lengths). Order 90 degree eave drip for square-cut eaves.

While the hidden fastener system calls for eave cleats, exposed screws are a simpler and easier-to-install option for eave drip. Surface screws are simply installed at intervals along the face of the trim. Finally, while the remainder of the roof uses hidden fasteners, some installers elect to use screws in the conventional fashion along the eave only of the building. These simplifying procedures both reduce cost and allow faster application of the roofing.

Gable Flashing

Gable trim serves a similar purpose to eave drip, but acts mainly to protect the exposed edge of the gable end of the building from both wind and rain rather than to serve any function in anchoring panels. The attachment of the eave side has the same options described under *Eave Drip and Fascia*, with regard to cleats vs. exposed screws. For the hidden fastener system, the roof side must be attached to *z-flashing* that runs parallel to the panel ribs and is in turn fastened to the roof with screws and sealed with butyl tape or comparable sealant.

A common option in gable trim is the use of the step rake, which simplifies installation by allowing exposed screws at intervals along its length on the roof side (see diagram below).

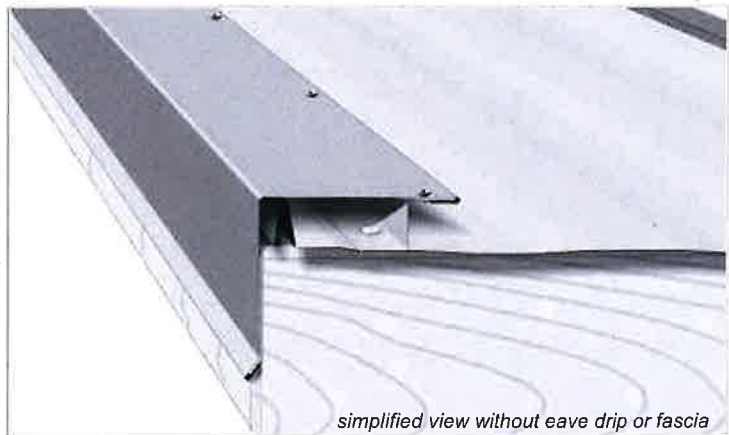
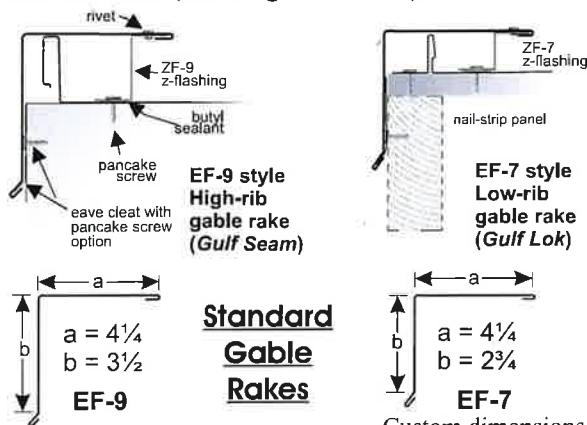
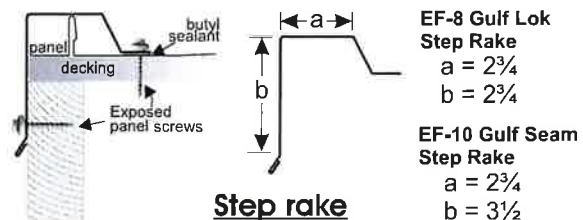


Fig. 16 Standard Gable trim (EF-7) attaches to the z-flashing with rivets and to the fly rafter with either eave cleats (hidden fastener system) or exposed screws. The step rake option is shown below.



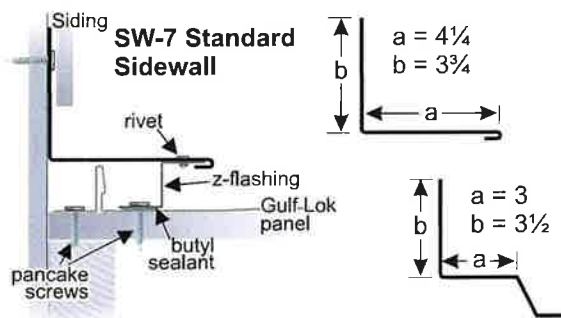
Either type of gable trim *must* be fastened to the eave by either eave cleats (with hidden pancake screws) or exposed fasteners.



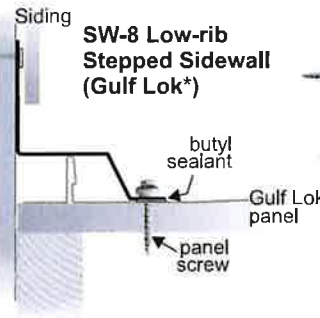
Custom dimensions: specify length for "a" and "b"



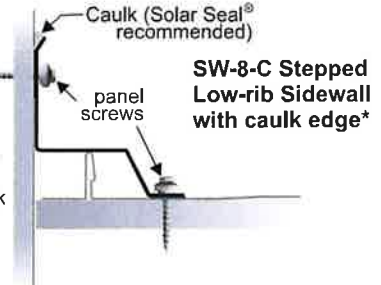
Fig. 17 Standard SW-7 Sidewall attaches to z-flashing with rivets and is covered on the wall side by siding.



For custom sidewalls, order lengths a and b



*Use SW-10 or SW-10-C stepped sidewall for Gulf Seam



Side-wall Flashing

Sidewall installation is similar to that of gable trim. As with the EF-7 gable rake, the standard *SW-7 sidewall* fastens with rivets to z-flashing installed over the roof panel and, like the EF-8 step rake, the *SW-8 step sidewall* mounts directly to the roof with roofing screws. Either style is attached to the wall with flat fasteners like pancake screws if installed under siding (as shown in figure 17), or with panel screws (using the caulk edge *SW-7-C*, *SW-8-C*, or *SW-10-C* counter-flashed version) if the wall side is exposed to weather. In either case butyl tape (or equivalent) is necessary to seal under either the z-flashing or the panel side of the step rake.

End-wall Flashing

Installation of endwalls combines principles similar to those described for sidewalls and ridge caps. Z-flashing is either notched or cut in lengths between ribs, and attached with screws and sealant. The endwall is attached to the z-flashing with rivets, and to the wall with screws. When not covered by siding, the caulk-edge version (*EW-7C*) is necessary to seal the wall side of the endwall. Specify roof pitch when ordering.

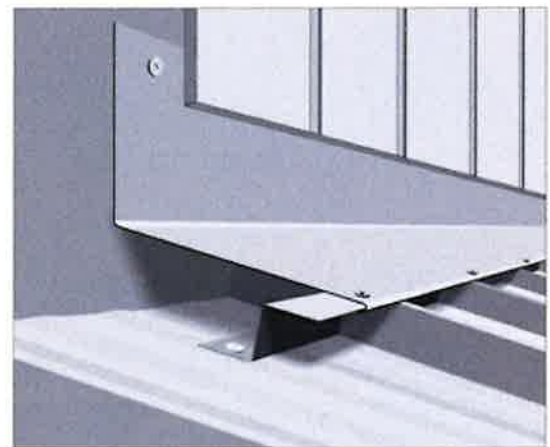
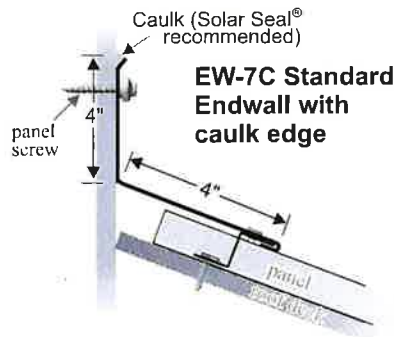
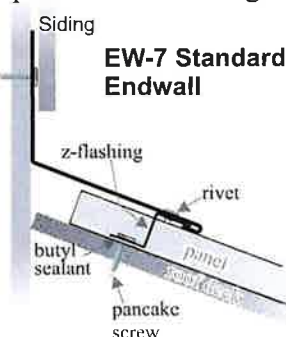
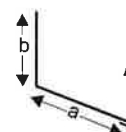


Fig. 18 Endwall flashing is applied where the upper slope of a roof meets a wall.





Preformed Valley

Panels ending in valleys must be cut and hemmed diagonally and attached to panel starter that is screwed down to the roof through the valley (see hemming diagram on p. 12). Because of the amount of water flow in the valley, care should be taken to apply butyl sealant or equivalent between the starter strip and the valley.

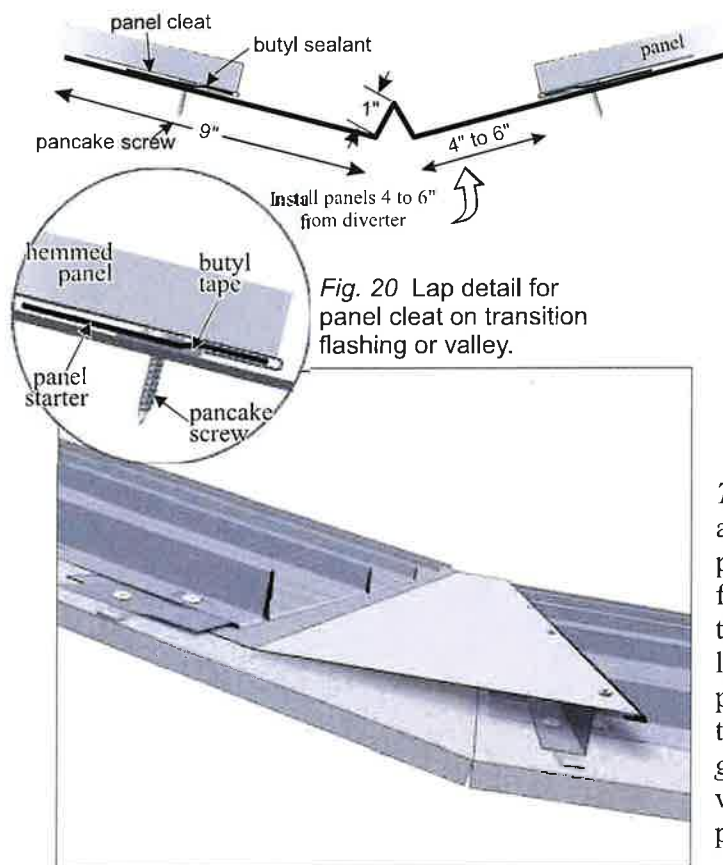


Fig. 20 Lap detail for panel cleat on transition flashing or valley.



Fig. 19 Diagonally-cut panels are hemmed and attached to panel starter that is mounted on the surface of the valley.

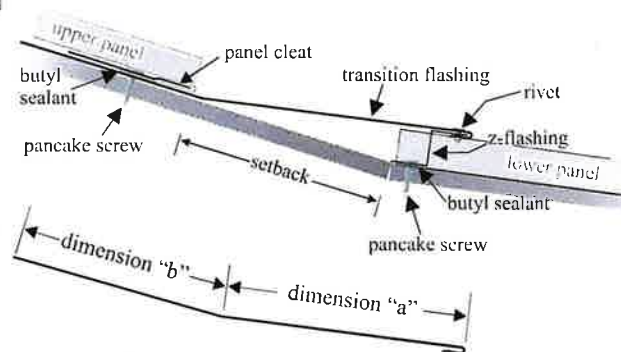
TF-7 Transition Flashing

Transition flashing is required when a roof makes a change from a steeper to a lesser pitch. The panels of the upper slope are hemmed in the same fashion as they are for eave drip and attached in the same way as valleys to panel cleats. On the lower side, the transition flashing extends over the panels and is attached to z-flashing with rivets. If the lower roof is steeper than the upper section, *gambrel flashing* is used, mounted in the same way. Be sure to specify both upper and lower pitches when ordering.





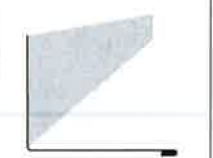

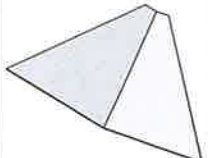

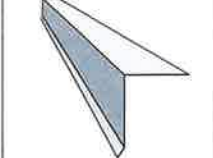
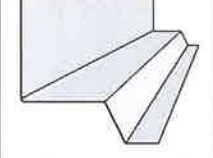

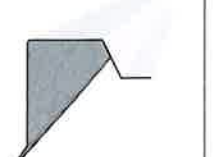
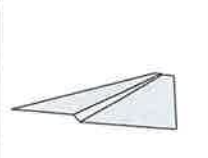











Fig. 21 Transition flashing combines the attachment techniques of valleys (top of page) with that used with ridge caps (p. 10). Notice the panel set-back that allows proper watershed from the upper panels onto the lower. The less the difference in pitch, as well as the flatter the roof, the greater the amount of set-back, and the more need for a longer "a" side on the transition flashing. The need is magnified even more for the higher-ribbed Gulf Seam panel.

Standard dimensions: a = 6 1/2" b = 6 1/2"

Custom dimensions: specify length for "a" and "b"





 RC-7 Ridge cap (pg. 11)	 ED-7 eave drip (pg. 8)	 PV-1 valley (pg. 8)	 EF-7 & EF-9 Gable rakes (pg. 9)	 SW-7 Sidewall (pg. 9)	 EW-7 Endwall (pg. 10)
 TF-7 Transition flashing (pg. 10)	 Eave Cleat	 ED-8 eave drip (pg. 8)	 SW-8 & SW-10 Step Sidewalls	 ZF-7 & ZF-9 Z-flashing	 EF-8 & EF-10 Step rake
 Panel Starter	 UL-90 clips	 Profile Vent [®]	 Vent clips	 Rivets	 Pancake screws
 Butyl Tape	 Solar Seal [®]	 Radiant Foil Insulation	 Pipe Boots (pg. 11)	 Electrical Boots	 Lifetime screws

Guide to Misc. Accessories

<i>item</i>	<i>application</i>
pipe boot	Fits over vent and heat pipes. Available also in <i>heat-resistant</i> boots.
electrical boot	Fits around pipes with inaccessible tops (such as weatherheads).
UL-90 clips	Used to fasten down Gulf Seam panels. Held down with pancake screws.
Peel and Seal [®]	Seals hips under hip caps. Also, a general purpose sealing tape.
touch-up paint	Hides scratches and mars encountered in installation.
butyl tape	General purpose low-cost sealant, used on panel laps and under trim.
Solar Seal [®]	A superior general purpose caulk for all joints. Matches panel colors.
Low profile insulation	Greatly reduces radiant heat when installed under panels.
Pancake screws	Used in all applications attaching metal to wood. 1", 1½", 2½" sizes.
Stainless rivets	Self-drilling TEK screws for metal purlins. Lap TEK screws draw together joints and attach trim.
Lifetime screws	Heavy duty coated screws; available in woodgrip and self-drilling.

Revision date: 16 August 2017.

Major changes: Clarified lanugage that eave cleats are optional. This was original intent of prior manual.

Application: The standards in this manual may be retroactively applied.