



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:	June 04, 2019
ITEM NO:	#5 under New Business
PROJECT NAME AND NUMBER:	HP-19-00056, 1114 NE 6 th Street
APPLICATION TYPE:	Quasi-Judicial: Installation of roof mounted photovoltaic solar system
RECOMMENDATION:	Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.
CITY PROJECT CONTACT:	Jason Simmons

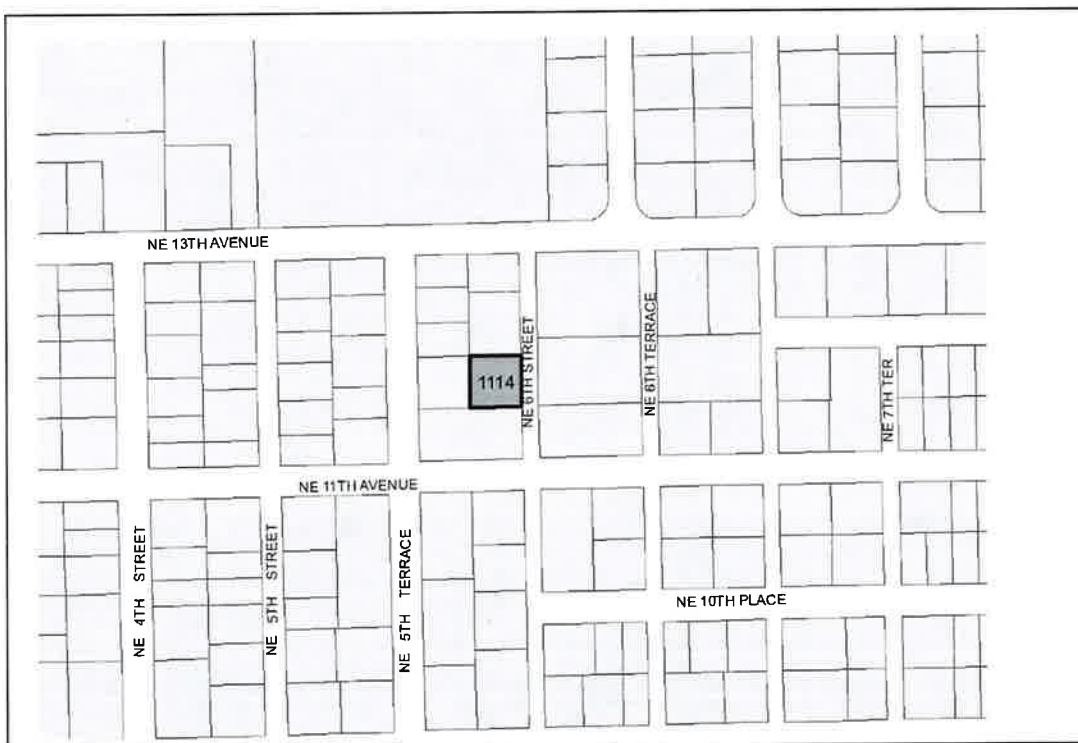


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Randall Wilhoit, Solar Impact, Inc.
Property Owner(s): Wesley M. Jones

SITE INFORMATION:

Address: 1114 NE 6th Street
Parcel Number(s): 10360-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District: Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1953 (ACPA & AL03500)

PURPOSE AND DESCRIPTION:

Randall Wilhoit, Solar Impact, Inc., agent for Wesley Jones. Install a roof mounted photovoltaic solar system on a single-family house. Located at 1114 NE 6th Street. This building is contributing to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing house is a one-story, Ranch style house dating back to 1953, with architectural details such as casement windows and a strong horizontal emphasis which was characteristic of buildings in the period after World War II. The house is a typical Ranch with a very low pitched roof and a broad rambling facade. The Ranch style is characterized by a strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which can partially enclose a larger private yard and patio in the back. According to the Florida Master Site File, the house at 1114 NE 6th Street retains its essential form and integrity. The house has a masonry structural system, stem wall foundation, block exterior fabric, a chimney on the rear roof slope, and casement windows.

PROPOSED

The applicant is proposing to install a 7.04kW photovoltaic system on the roof, with black framed modules with black racking to be placed on the east, west, and south facing roof surfaces of the principal structure. The modules are to be installed in the same plane as the roof and conduit will be run through the attic to maintain a clean appearance.

REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The proposed power system will be placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system will be located in a location that affects the primary roof facade elevation. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation will be reversible; the system will be flush to the roof or low profile, to the extent feasible; and the system will blend into the surrounding features of the historic resource to the extent possible.

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:

Within the City of Gainesville Land Development Code, Section 30-4.28.E.4., indicates the staff approval guidelines for the review of rooftop solar photovoltaic systems. Those criteria are listed below:

4. ***Staff approval.*** The City Manager or designee may issue a certificate of appropriateness if the work will either result in the original appearance of the structure, as defined in this chapter, or will meet the city's Historic Preservation Rehabilitation and Design

Guidelines on file with the city. The City Manager or designee shall refer the application to the Historic Preservation Board if the work cannot be approved pursuant to this subsection.

- a. *Rooftop solar photovoltaic power systems.* For the installation of a rooftop solar photovoltaic power system, as defined in this chapter, the City Manager or designee may issue a certificate of appropriateness if the system: 1) will not be seen from any street frontage, 2) will meet the city's Historic Preservation Rehabilitation and Design Guidelines, and 3) will meet the following additional design criteria as applicable:
 - i. The system will be installed on a non-contributing accessory structure, such as a shed or garage, to a contributing or individually listed structure, or on a non-historic portion of a contributing or individually listed structure;
 - ii. The system will be located in a manner such that it does not affect the primary roof facade elevations;
 - iii. Installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers;
 - iv. Installation will not result in the removal or permanent alteration of historic fabric and is reversible;
 - v. The system will be flush to the roof or low profile, to the extent feasible;
 - vi. On flat roofs, the system will be set back from the edge. If there is a parapet, the system will be located behind the parapet walls; and
 - vii. The system will blend into the surrounding features of the historic resource.

The reason this petition is before the Historic Preservation Board for review is that the photovoltaic solar system will be located on a contributing principal structure and the system will be visible from the right-of-way on the primary roof facade elevation. However, the installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible in that the solar panels can be removed in the future without permanent alteration of the historic fabric of the house; the panels will be low profile and the system will have conduit that runs through the attic to the maximum extent possible in order to minimize the conduit on the roof.

The proposed solar panel installation does conform to the Secretary of the Interior's Standards for Rehabilitation, particularly Standard 2:

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.*

and Standard 9:

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.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- The solar panels and mounting systems should be compatible in color to the extent possible with the established roof material to limit visibility.
- Notify staff of any changes during installation.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines:</i> Roof and Roof Structures |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL03500 |
| <u>Exhibit 4</u> | Picture and Renderings of the Solar Panels |
| <u>Exhibit 5</u> | Product Information |

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

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 weathertight. 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 non-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.

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 weathertight 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 sand-blasted.
4. Avoid applying paint or other coatings to roofing materials which historically have not been painted.

Staff Approval Guidelines

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

Vents and pipes for water heaters, dryers, stoves, etc., are appropriate;

Skylights which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;

Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of way and do not destroy or damage historic roofing features, shapes or materials;

Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials but distinguishable from the historic portions.

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials which seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

CERTIFICATE OF APPROPRIATENESS APPLICATION

EXHIBIT

tabbles

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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: Northwest Residential
Site Address: 1114 NE 6th St, Gainesville FL 32601
Tax Parcel # 10360-000-000

OWNER

Owner(s) Name
Wesley M Jones
Corporation or Company
N/A
Street Address
1114 NE 6th St.
City State Zip
Gainesville, FL 32604
Home Telephone Number
(202) 487-5828
Cell Phone Number

Fax Number

E-Mail Address
wesmjones@gmail.com

APPLICANT OR AGENT

Applicant Name
Randall Wilhoit
Corporation or Company
Solar Impact, Inc.
Street Address
4509 NW 23rd Ave, Ste. 20
City State Zip
Gainesville, FL 32606
Home Telephone Number
(352) 338-8221
Cell Phone Number
(352) 226-7271
Fax Number
(352) 395-7659
E-Mail Address
richie@solarimpact.com

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$
EZ Fee: \$ 40.75

HP # 19-00056
Contributing Y ☒ N ☐
Zoning RSF-3
Pre-Conference Y ☒ N ☐
Application Complete Y ☒ N ☐
Enterprise Zone Y ☒ N ☐

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

Request for Modification of Setbacks
Y ☐ N ☒

Received By Jason Simmons
Date Received 5/14/19

RECEIVED

MAY 14 2019

STAMP

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SETBACKS FOR
COMPLIANCE

REVIEW THE HISTORIC
PRESERVATION
REHABILITATION AND
DESIGN GUIDELINES

REVIEW THE SECRETARY
OF INTERIOR'S STANDARDS
FOR REHABILITATION

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

THE HPB MEETINGS ARE
HELD MONTHLY AT CITY
HALL, 200 EAST

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

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

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

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

OVERVIEW

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

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment 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 5-8-19 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.

The exterior of the home is white brick/block. The roof is brown architectural shingle. The front (street side) of the home is to the east.

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.

We will be installing black framed modules w/ black racking on the south, east and west facing roof surfaces. Modules will be installed in the same plane as the roof and conduit will be run through the attic to maintain a clean appearance.

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.

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.

PROPERTY OWNER AFFIDAVIT

Owners Name:

Wesley M Jones

Address:

1114 NE 6th St

Phone: 202-487-5828

Email: wesmjones@gmail.com

Agent Name:

Solar Impact, Inc.

Address:

4509 NW 23rd Ave.

Phone: 352-338-8221

Email: richie@solarimpact.com

Parcel No.: 10300-000-000

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:

Wesley Jones

Printed name:

Wesley Jones

Date:

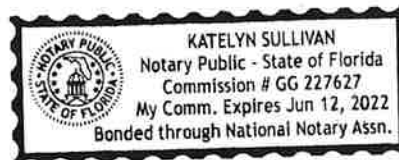
5/7/19

The foregoing affidavit is acknowledged before me this 7th day of May, 2019, by Wesley Jones, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Katelyn Sullivan

Signature of Notary Public, State of Florida



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-19-00056

Applicant (Owner or Agent) Randall R. Wilhoit

Tax parcel(s) 10360-000-000

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. [Signature]

8. RANDALL R. WILHOIT

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 17th day of May, 2019, 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.

Miranda B. Searing Notary
Public
My Commission expires: 4/4/22

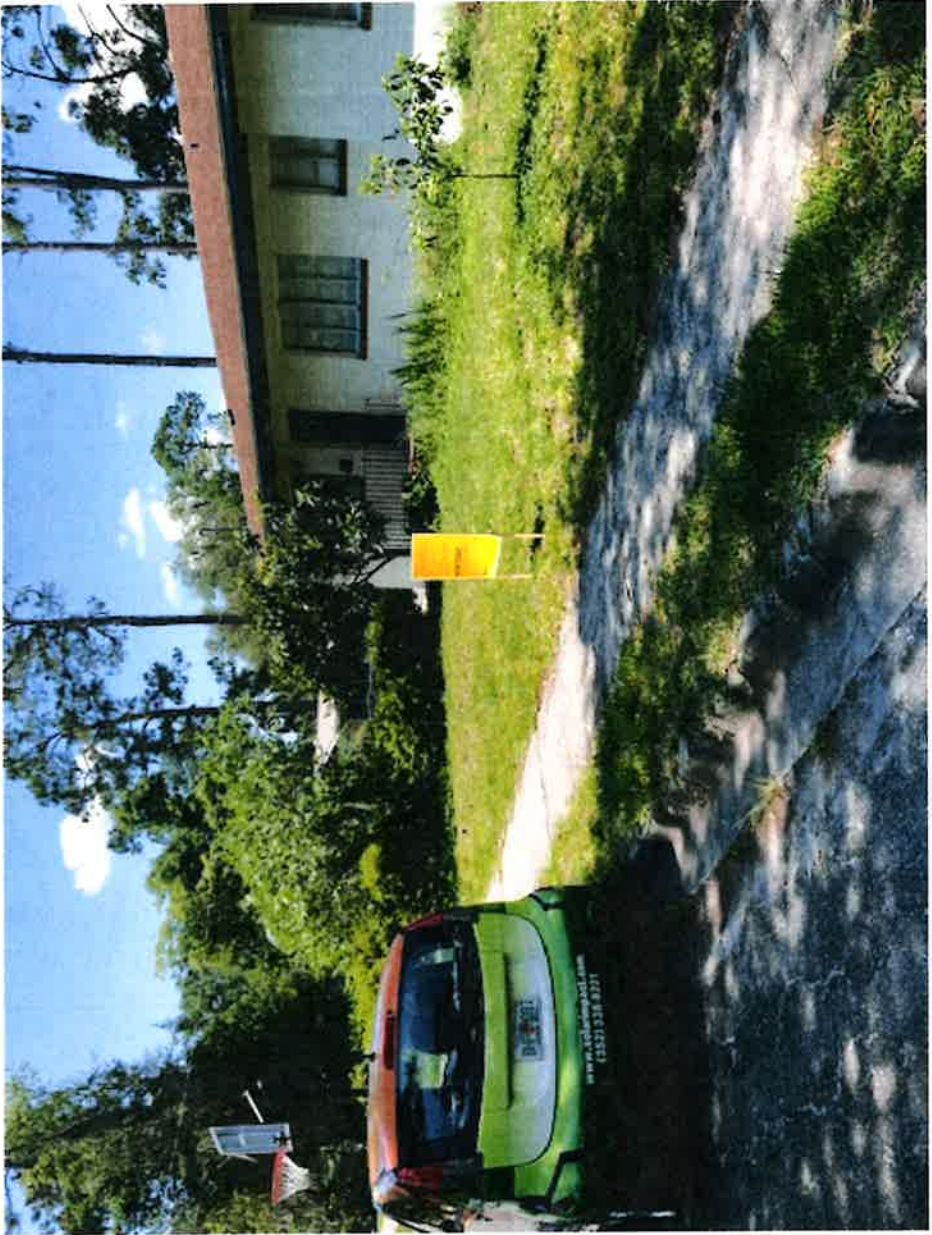
RECORDING SPACE



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

FOR OFFICE USE ONLY

Petition Number HP-19-00056 Planner Jason Simmons





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 3500
Recorder #
Field Date Summer 1996
Form Date January 1997

☒ Original
☐ Update

ITE NAMES (addr. if none) 1114 NE 6th Street [MULT. LIST. #8]
URVEY Northeast Historic District Expansion [SURVEY #]
ATIONAL REGISTER CATEGORY ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) see above
CROSS STREETS nearest/between
NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY Alachua County TAX PARCEL # 10360
SUBDIVISION NAME Elliot & L Engles BLOCK B5R5 LOT NO.
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☐ priv-indiv ☒ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park)
ROUTE TO

MAPPING

USGS 7.5' MAP NAME Gainesville, FL East
TOWNSHIP 9s RANGE 20e SECT. 33 1/4 3852/4-1/4 IRREG. SECT.? ☐ y ☒ x ☐ n
UTM: ZONE 16 17 EASTING 11111101 NORTHING 11111101
E T OR OTHER MAP (Map's name, location) PB J-230 City of Gainesville

DESCRIPTION

STYLE Early Ranch EXTERIOR PLAN rectangular NO. STORIES 1
STRUCTURAL SYSTEMS masonry
FOUNDATION: Types stem wall Materials block
EXTERIOR FABRICS block
ROOF: Types side gabled Materials asphalt
Secondary strucs. (dormers etc.) carport
CHIMNEY: No. 1 Materials metal LOCATIONS rear
WINDOWS (types, materials, and placements) 2 paired 4 pane casement windows on either side of entry; one single 4 pane casement window north on facade
MAIN ENTRANCE (stylistic details) flush entry stoop
PORCHES: #open #closed #incised Locations
Porch roof types
EXTERIOR ORNAMENT

INTERIOR PLAN irr. CONDITION: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☒ n (No-explain; yes-attach!)
ifacts or other remains no surveys or sites have been conducted in neighborhood

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
see attachment

Page 2



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1953 CIRCA yes x no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES yes x no Dates _____ Orig. addr. _____
 ALTERATIONS yes x no Dates _____ Nature _____
 ADDITIONS yes x no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ Residential _____
 INTERMEDIATE USES (give dates) _____ Residential _____
 PRESENT USES (give dates) _____ Residential _____
 OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? xyes no insuff. info
 Individually elig. for Nat. Register? yes xno insuff. info
 Potential contributor to NR district? xyes no insuff. info

Local Designation Category
District _____HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) see attachmentEXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
see attachment

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. 3NE-NC5

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Rick D. Smith, City of Gainesville
Box 490 Station 11 Gainesville, FL 32602 (352) 334-5022FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY*	y	n	pe	ii	Date
DELIST DATE		SHPO-NR ELIGIBILITY*	y	n	pe	ii	Date
		LOCAL DESIGNATION*					Date
		Local office					Date

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF _____

**1114 NE 6th Street
Elliot & L Engles Subdivision**

NARRATIVE

This simple Ranch style house dates to 1953 and evinces architectural details such as casement windows and a strong horizontal emphasis characteristic of building in period after the second World War. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

By the early 1950s, the minimal traditional style was being replaced by the Ranch style which would be popular well into the 1980s. The style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th Century. Ranch homes are one-story houses with very low pitched roofs and broad rambling facades. Wide lots accommodating the wide "rambling" design of Ranch houses is in marked contrast to early periods where lots were typically deeper than wide. The ranch style owes a considerable debt to Frank Lloyd Wright in both architectural stylings and philosophical underpinnings. Wright's horizontal emphasis in his Prairie designs are aptly recreated in the ubiquitous Ranch design's strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which partially enclosed a larger private yard and patio at the back".

Elliot and L Engles subdivision is characterized by two distinct geographic areas -- the westernmost being included in the proposed expansion to the Northeast Residential Historic District. This section is distinguished by its rough metalled roads, swales and heavily wooded lots which give it a rustic quality. The subdividing pattern is typified by wide lots perhaps representing its later development in comparison with Highland Heights.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed before 1955 while the 1953-54 City Directory indicates a dwelling at the address. The Elliot and L Engles subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 60% were built before 1951. The dwelling retains its essential form and integrity.

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Solar Installation

Write a description for your map.

Legend



1114 NE 6th St

EXHIBIT

4

tabbles®

Google Earth

© 2018 Google

© 2019 Google

6.64 ft





Wes Jones
1114 NE 6th St.
Gainesville, FL 32601
Street View



7.04kW Photovoltaic System
22x Q.Cells 320W Modules
1x SolarEdge 7.6kW Inverter

May 10, 2019

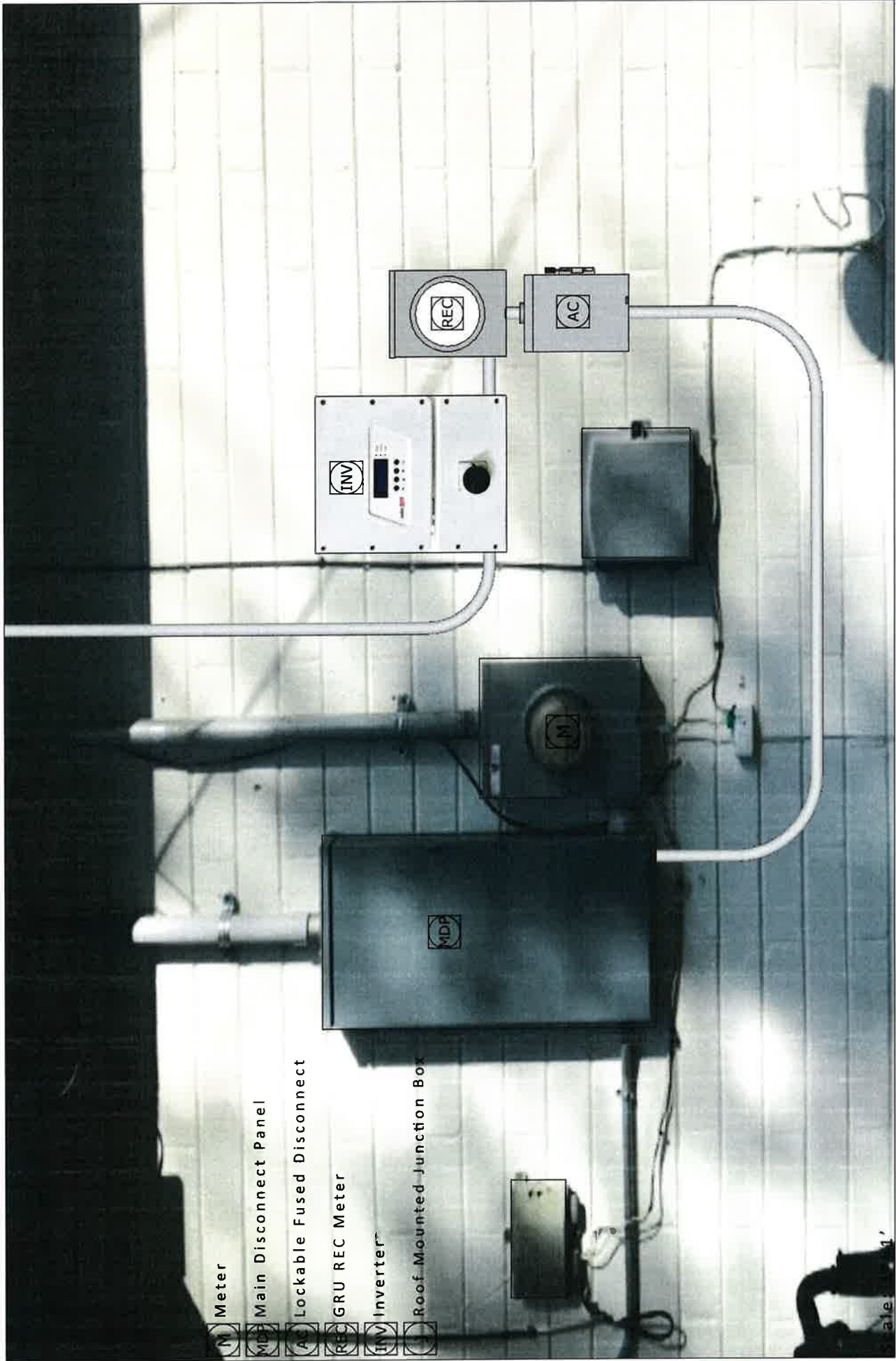


Wes Jones
1114 NE 6th St.
Gainesville, FL 32601
Isometric View



7.04kW Photovoltaic System
22x Q.Cells 320W Modules
1x SolarEdge 7.6kW Inverter

May 20, 2019



Meter

MDP Main Disconnect Panel

AC Lockable Fused Disconnect

REC GRU REC Meter

INV Inverter







J Roof Mounted Junction Box

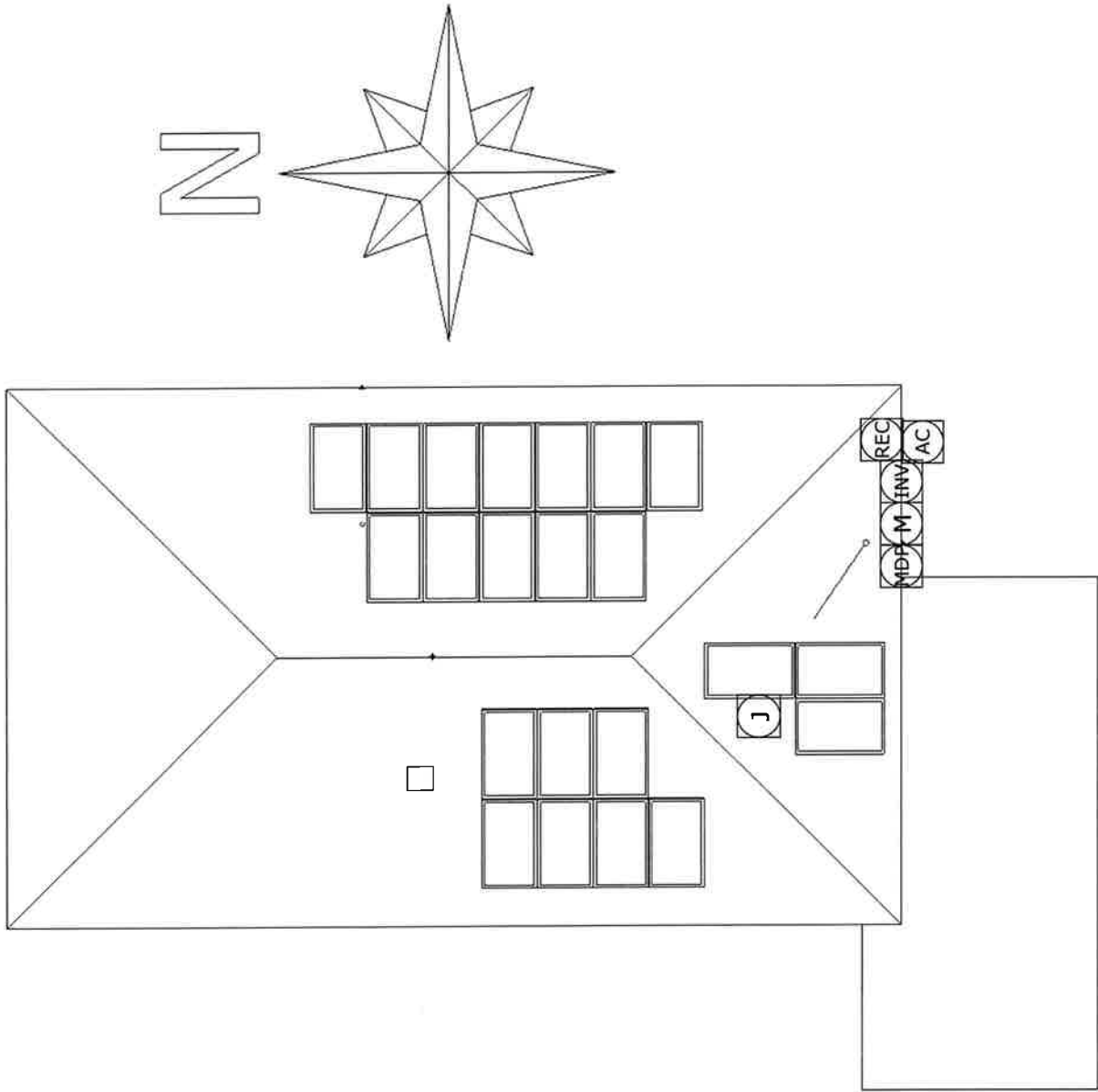
Wes Jones
1114 NE 6th St.
Gainesville, FL 32601
Electrical Riser



7.04kW Photovoltaic System
22x Q.Cells 320W Modules
1x SolarEdge 7.6kW Inverter

April 15, 2019

-  Meter
-  Main Disconnect Panel
-  Lockable Fused Disconnect
-  GRU REC Meter
-  Inverter
-  Roof Mounted Junction Box



Scale: 1"=10'



Wes Jones
1114 NE 6th St.
Gainesville, FL 32601
Module Layout

7.04kW Photovoltaic System
22x Q.Cells 320W Modules
1x SolarEdge 7.6kW Inverter

April 15, 2019

Q.PEAK DUO-G5 315-330

Q.ANTUM SOLAR MODULE

The new Q.PEAK DUO-G5 solar module from Q CELLS impresses thanks to innovative Q.ANTUM DUO Technology, which enables particularly high performance on a small surface. Q.ANTUM's world-record-holding cell concept has now been combined with state-of-the-art circuitry half cells and a six-busbar design, thus achieving outstanding performance under real conditions - both with low-intensity solar radiation as well as on hot, clear summer days.



Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.9%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID and Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa) regarding IEC.



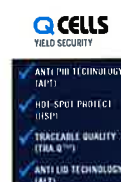
A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance guarantee².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.



THE IDEAL SOLUTION FOR:



Rooftop arrays on residential buildings



Rooftop arrays on commercial/industrial buildings

Engineered in Germany

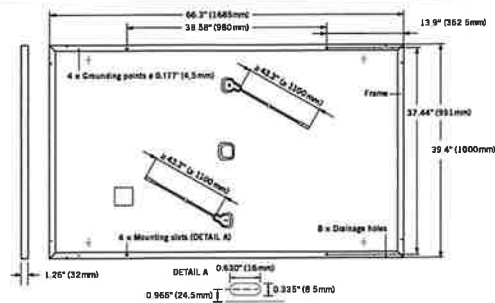
Q CELLS

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168 h)

² See data sheet on rear for further information.

MECHANICAL SPECIFICATION

Format	66.3 in × 39.4 in × 1.26 in (including frame) (1685 mm × 1000 mm × 32 mm)
Weight	41.2 lbs (18.7 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 20 monocrystalline Q.ANTUM solar half-cells
Junction box	2.76-3.35 in × 1.97-2.76 in × 0.51-0.83 in (70-85 mm × 50-70 mm × 13-21 mm), decentralized, IP67
Cable	4 mm ² Solar cable; (+) ≥ 43.3 in (1100 mm), (-) ≥ 43.3 in (1100 mm)
Connector	Multi-Contact MC4, IP68

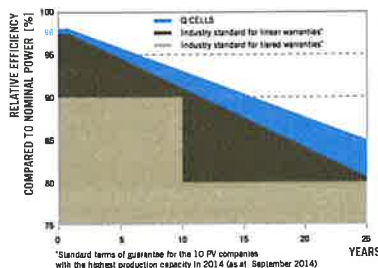


ELECTRICAL CHARACTERISTICS

POWER CLASS		315	320	325	330
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5W / -0W)					
Minimum	Power at MPP ¹	P _{MPP} [W]	315	320	325
	Short Circuit Current ¹	I _{SC} [A]	10.04	10.09	10.14
	Open Circuit Voltage ¹	V _{OC} [V]	39.87	40.13	40.40
	Current at MPP ¹	I _{MPP} [A]	9.55	9.60	9.66
	Voltage at MPP	V _{MPP} [V]	32.98	33.32	33.65
	Efficiency ¹	η [%]	≥ 18.7	≥ 19.0	≥ 19.3
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²					
Minimum	Power at MPP	P _{MPP} [W]	235.3	239.0	242.8
	Short Circuit Current	I _{SC} [A]	8.09	8.13	8.17
	Open Circuit Voltage	V _{OC} [V]	37.52	37.77	38.02
	Current at MPP	I _{MPP} [A]	7.52	7.56	7.60
	Voltage at MPP	V _{MPP} [V]	31.30	31.62	31.94

¹Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 G according to IEC 60904-3 - ²800 W/m², NMOT, spectrum AM 1.5 G

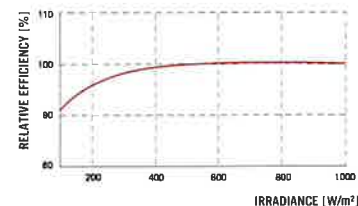
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α	[%/K]	+0.04	Temperature Coefficient of V _{OC}	β	[%/K]	-0.28
Temperature Coefficient of P _{MPP}	γ	[%/K]	-0.37	Normal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{sys}	[V]	1000 (IEC) / 1000 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating	C (IEC) / TYPE 1 (UL)
Max. Design Load, push ²	[lbs/ft²]	75 (3600 Pa) / 55 (2667 Pa)	Permitted module temperature on continuous duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Test Load, Push / Pull ²	[lbs/ft²]	113 (5400 Pa) / 84 (4000 Pa)	² see installation manual	

QUALIFICATIONS AND CERTIFICATES

UL 1703; VDE Quality Tested; CE-compliant;
IEC 61215:2016; IEC 61730:201, application class A



PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per 53' Trailer	30
Number of Pallets per 40' High Cube Container	26
Pallet Dimensions (L × W × H)	69.3 in × 45.3 in × 46.9 in (1760 mm × 1150 mm × 1190 mm)
Pallet Weight	1415 lbs (642 kg)

NOTE: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
300 Spectrum Center Drive, Suite 1250, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

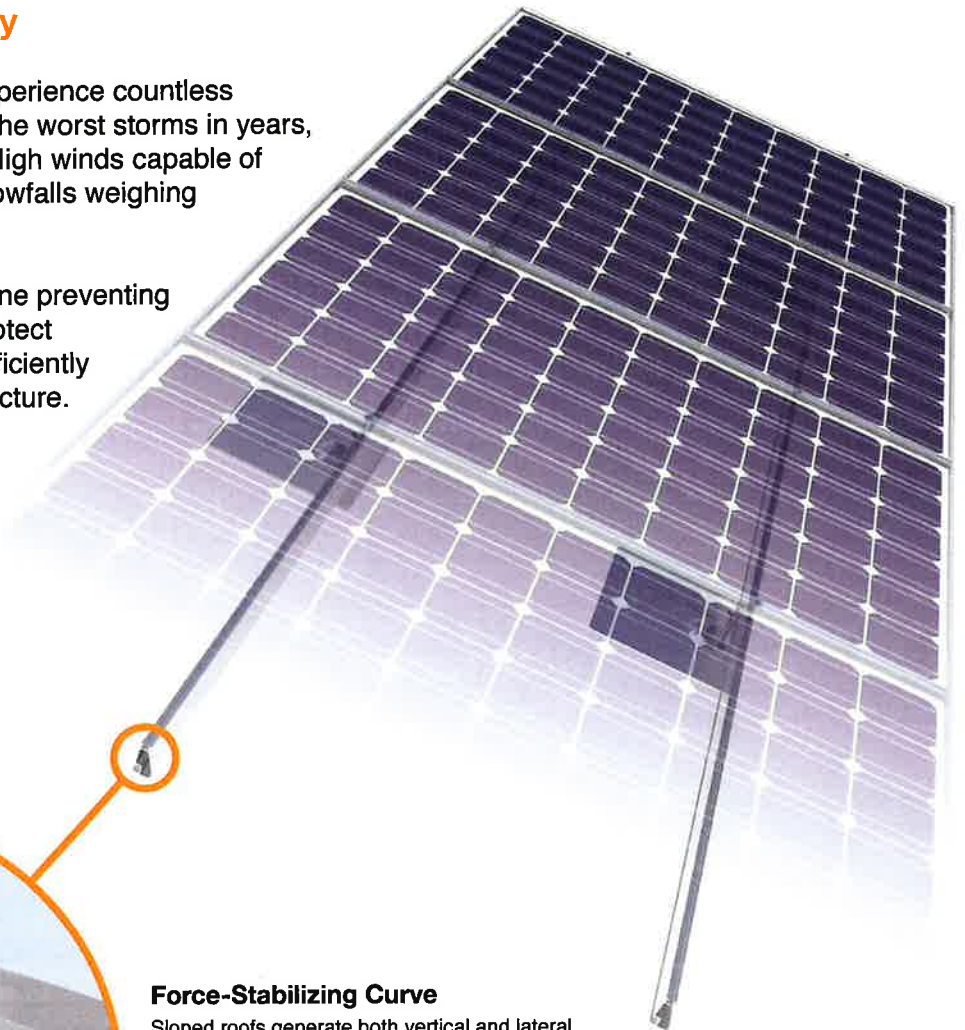


XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlashFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 6 foot spans, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 8 feet.

- 8' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	100	XR10		XR100		XR1000	
	120						
	140						
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	160						
80-90	160						