



**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 2, 2020
ITEM NO:	#2 under New Business
PROJECT NAME AND NUMBER:	HP-20-00035, 214 NE 5 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Installation of roof mounted photovoltaic solar system
RECOMMENDATION:	Staff recommends the board hear the request for the solar array as proposed in the application.
CITY PROJECT CONTACT:	Jason Simmons



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: ESD Solar, Inc.
Property Owner(s): Brandon Peterson

SITE INFORMATION:

Address: 214 NE 5th Avenue
Parcel Number(s): 14104-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 2
Historic District: Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1930 ACPA & c. 1922 AL007290

PURPOSE AND DESCRIPTION:

Nolan Beall, ESD Solar, agent for Brandon Peterson. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 214 NE 5th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The contributing building was built in 1922 according to the Florida Master Site File. The property is zoned Urban 2 and is approximately 0.25 acres in size. The house is approximately 2,047 square feet in size. The property is a corner lot with right-of-way frontage on NW 5th Avenue and NW 3rd Street. The existing house is a one and one half story, weatherboard covered bungalow style house that represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn map of 1922. The house has a wood frame structural system, a brick chimney, a brick wall foundation, brick porch columns with brackets, and a gable roof with a shed dormer on the secondary roof structure.

PROPOSED

The applicant is requesting approval of a 15kW solar photovoltaic system on the roof, with 47 Axitec AC-320MH/120S residential modules and 47 Enphase IQ7-60-2-US microinverters, placed on all sides of the roof surface of the principal structure. The modules are the flush mount type to

be installed in the same plane as the roof. This petition is related to a building permit in review for the project, BP-20-00827.

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 subject power system has been 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 is located on a primary roof facade elevation and is in fact located on all sides of the structure. 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; the system is flush to the roof or low profile, to the extent feasible; and the system blends 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 is located on a contributing principal structure and the system is visible from the right-of-way on the primary roof facade elevation as well as the other roof facade elevations. 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; and the panels are the flush mount, low profile type.

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 the board hear the request for the solar array as proposed in the application.

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 AL00729 |
| <u>Exhibit 4</u> | Pictures |
| <u>Exhibit 5</u> | System Layout & 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.

CITY OF
GAINESVILLE

FLORIDA

**CERTIFICATE OF
APPROPRIATENESS
APPLICATION**

Planning & Development Services 300 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
352.334.5022

REVIEW THE CHECKLIST FOR A
COMPLET 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

MAR 19 2020

STAMP

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

PROJECT LOCATION:

Historic District: Northwest

Site Address: 214 NE 5th Ave Gainesville, FL 32601

Tax Parcel # 14104-000-000

OWNER

Brandon Peterson
Owner(s) Name

Corporation or Company

214 NE 5th Ave
Street Address

Gainesville, FL 32601
City State Zip

812-345-8390
Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

brandondean.peterson@gmail.com

APPLICANT OR AGENT
ANDREW HALL

Applicant Name

ESD Solar
Corporation or Company

6036 Park Blvd. N
Street Address

Pinellas Park, FL
City State Zip

727-744-0716
Home Telephone Number

Cell Phone Number

Fax Number

E-Mail Address

office@energysolutionsdirect.com

TO BE COMPLETED BY CITY STAFF
(PRIOR TO SUBMITTAL)

Fee: \$ 127.50

EZ Fee: \$ 63.75

HP # 20-00035

Contributing Y ☒ N ☐

Zoning: Urban 2

Pre-Conference Y ☐ N ☒

Application Complete Y ☒ N ☐

Enterprise Zone Y ☐ N ☒

Request for Modification of Setbacks

Y ☐ N ☒

Received By

Date Received

Jason Simmons
3/20/20

- ☐ 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)

DID YOU REMEMBER?

CHECK YOUR ZONING AND
SUBJECTS 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 days 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 POSTED 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

12/10/19

12/11/19 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.

2-story, single-family home w/ shingle roof

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

Roof mounted PV (photo-voltaic/solar) system.

47 x Arctec 530W panels and 47 x Enphase IQ7 microinverters.

Eco-Fasten stainless-steel mounts

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.

N/A

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.

N/A

PROPERTY OWNER AFFIDAVIT

Owners Name: Peterson, Brandon			
Address: 214 NE 5TH AVE GAINESVILLE, FL, 32601		Phone: 812-345-8390	
		Email: BRANDONDEANPETERSON@GMAIL.COM	
Agent Name: ANDREW HALL ESD HOME SOLUTIONS LLC			
Address: 6070 PARK BLVD PINELLAS PARK FL		Phone: 727-744-0176	
		Email:	
Parcel No.: 14104-000-000			
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: <u>[Signature]</u> Printed name: <u>Brandon Peterson</u> Date: <u>12/10/19</u> The foregoing affidavit is acknowledged before me this <u>10th</u> day of <u>December</u>, 20<u>19</u>, by <u>Brandon Peterson</u>, who is/are personally known to me, or who has/have produced <u>DL</u> as identification. NOTARY SEAL <u>[Signature]</u> Signature of Notary Public, State of _____ RECEIVED STAMP OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR THE COUNTY OF FLORIDA GAINESVILLE, FLORIDA			

FLORIDA MASTER SITE FILE

Site Inventory Form

8AL00 729

EXHIBIT

tabbies

3

FDAHR

Site No. _____

Site Name 214 N.E. 5th Av. 830== Survey Date 7804 820==Instruction for locating (or address) 214 N.E. 5th Av.Gainesville, FL 32601 813==Location: _____ 868==
subdivision name / block no. / lot no.County: Alachua 808==Owner of Site: Name: Gaston, W. G. Jr. ;Address: 530 N.E. 3rd St.Gainesville, FL 32601 902==

Occupant, Tenant, or Manager:

Name: _____ 904==

Type of Ownership private 848== Recording Date _____ 832==

Recorder:

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

818==

Condition of Site: Integrity of Site: Original Use private residence 838==

Check one

Check one or more

☒ Excellent 863 ☐ Altered 858
☐ Good 863 ☒ Unaltered 858
☐ Fair 863 ☐ Original Site 858
☐ Deteriorated 863 ☐ Restored () Date () 858
☐ Moved () Date () 858

Present Use private residence 850==Dates: Beginning +1922c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

☐ Zoning () _____ () 878== ☐ Transportation () _____ () 878==
☐ Development () _____ () 878== ☐ Fill () _____ () 878==
☐ Deterioration () _____ () 878== ☐ Dredge () _____ () 878==
☐ Borrowing () _____ () 878==
☐ Other (See Remarks below) _____ 878==

Areas of Significance: architecture 910==

Significance:

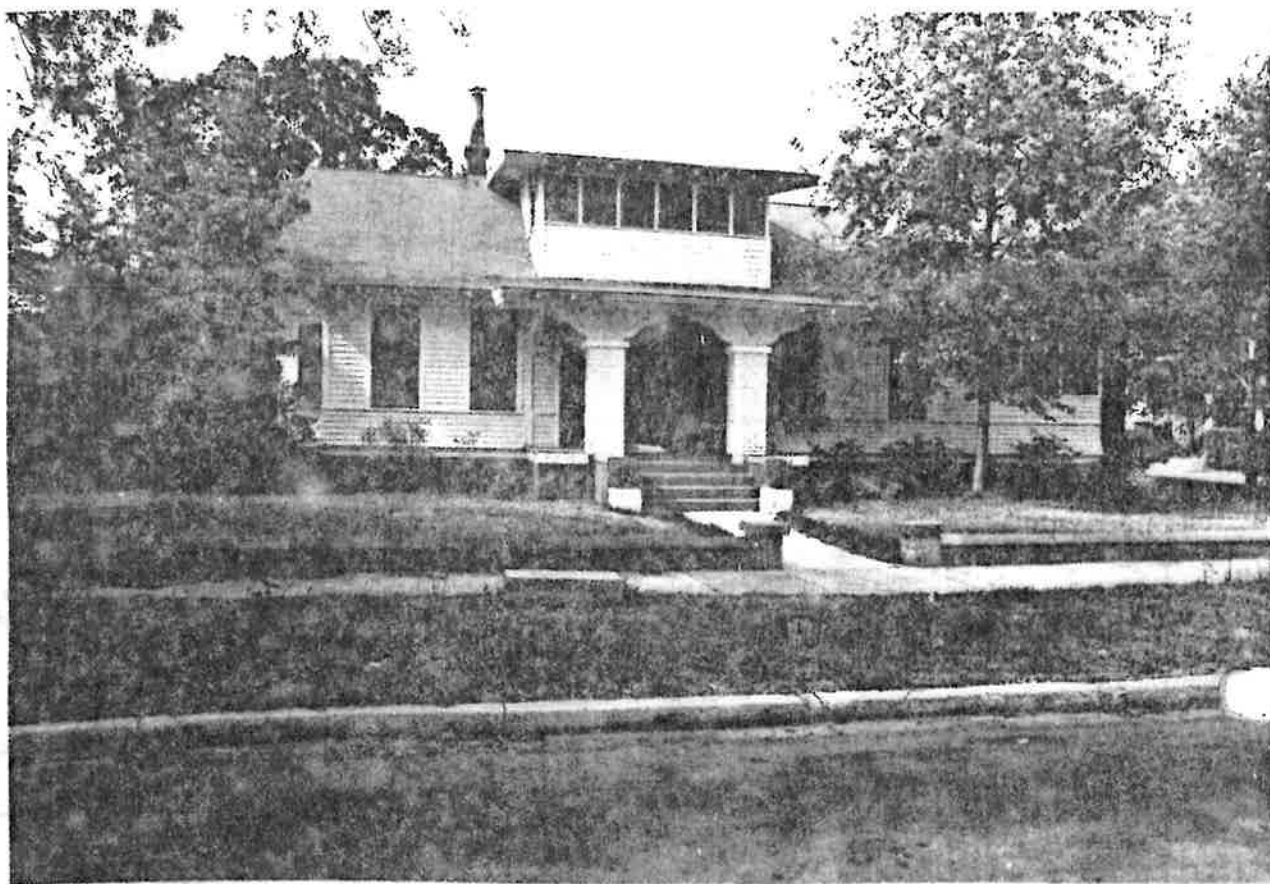
This weatherboard covered bungalow represents a
typical Gainesville dwelling of the 1920's. It appears on
the Sanborn Map of 1922.

911==

Photographic Record Numbers HGI 4-20 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Bungalow 964==
 PLAN TYPE rectangular, central hall 966==
 EXTERIOR FABRIC(S) weatherboard 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick wall 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): shed dormer 942==
 CHIMNEY LOCATION: end, exterior 942==
 WINDOW TYPE: DHS 1/1 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: brick po-ch columns, brackets 882==
 NO. OF CHIMNEYS 1 952== 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: _____

LOCA





Solar Array

Write a description for your map.

Legend

📍 214 NE 5th Ave

214 NE 5th Ave

Google Earth

©2021 Google

40 ft

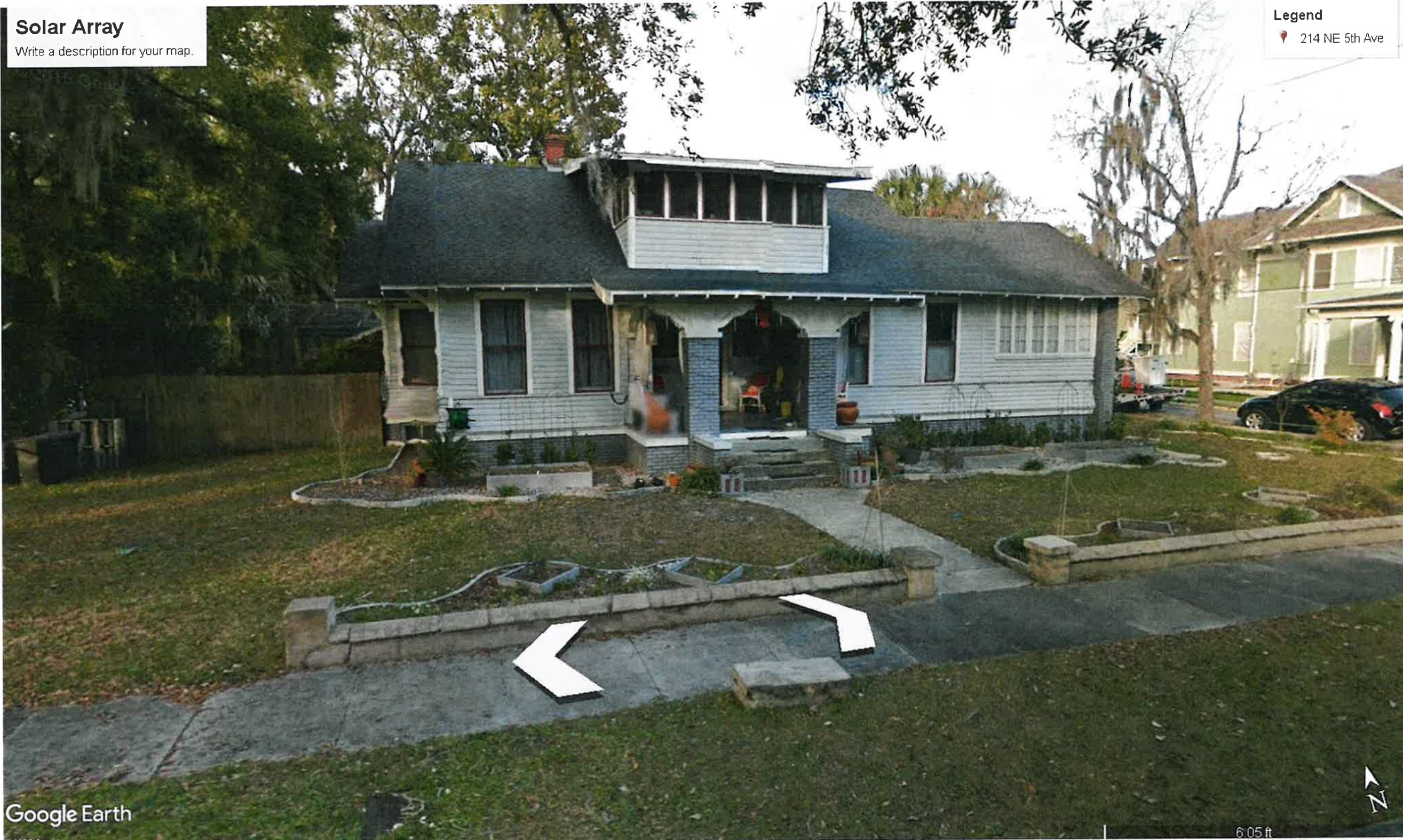


Solar Array

Write a description for your map.

Legend

📍 214 NE 5th Ave



Solar Array

Write a description for your map.

Legend

📍 214 NE 5th Ave



Solar Array

Write a description for your map.

Legend

📍 214 NE 5th Ave



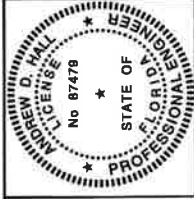
15kW SOLAR ARRAY PLANS
FOR
BRANDON PETERSON
214 NE 5TH AVE
GAINESVILLE, FLORIDA 32601

PROJECT DESCRIPTION:
47 MODULES - AXITEC - AC-320WH/120S
47 INVERTERS - ENPHASE: IQ7-60-2-US

GOVERNING CODES:
2017 FLORIDA PLUMBING CODE, 6TH EDITION
2017 FLORIDA BUILDING CODE, 6TH EDITION
2017 FLORIDA MECHANICAL CODE, 6TH EDITION
NEC 2014
NFPA 1 2015

GENERAL NOTES:

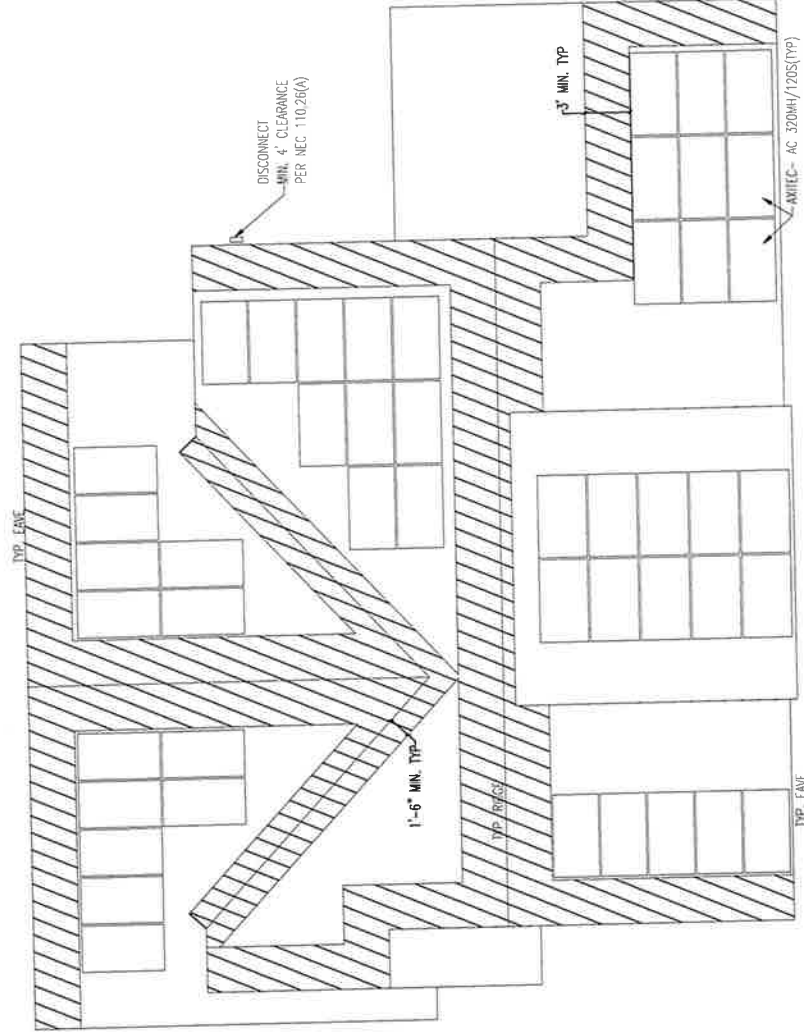
1. THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS CONFORM WITH FLORIDA BUILDING CODE 2017 WITH ALL EXEMPTIONS AND AMENDMENTS.
 2. ALL PRODUCTS ARE LISTED TO THE MANUFACTURER'S WRITTEN SPECIFICATIONS.
- I, ANDREW D. HALL, PEJ 87479, AN ENGINEER LICENSED PURSUANT TO CHAPTER 471, CERTIFY THAT THE PV ELECTRICAL SYSTEM AND ELECTRICAL COMPONENTS ARE DESIGNED AND APPROVED USING THE STANDARDS CONTAINED IN THE MOST RECENT VERSION OF THE FBC, FBC 107.



DRAWN BY: BCC
CHECKED BY: A.D. HALL
DATE: 12/17/19
SCALE: AS NOTED
JOB NO.: 219-1041

UNIQUE ENGINEERING SOLUTIONS LLC
3235 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
PHONE (352) 345-8443
COA# 30913

BRANDON PETERSON
EC1300844
SOLUTIONS DIRECT
214 NE 5TH AVE

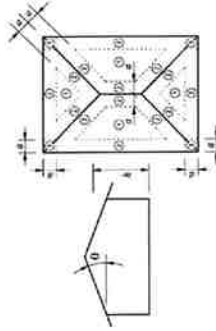


Wind Design Data

Wind Speed	130 mph
Risk Category	II
Exposure	B
gust Factor	±0.18
"A" Dimension	3 ft

Roof Pressure for Components and Cladding:

Zone 1	10.50 psf	-16.00 psf
Zone 2	10.50 psf	-29.00 psf
Zone 3	10.50 psf	-43.00 psf



DRAWING INDEX:

- S-1 COVER
- S-2 ARRAY LAYOUT & DETAILS
- S-3 ELECTRICAL
- S-4 NOTES
- S-5 SPECIFICATIONS
- S-6 SPECIFICATIONS
- S-7 SPECIFICATIONS
- S-8 SPECIFICATIONS

MODULE ROOF LAYOUT
NS

Andrew Hall
Digitally signed by Andrew Hall
Date: 2020.01.30 17:07:20 -05'00'

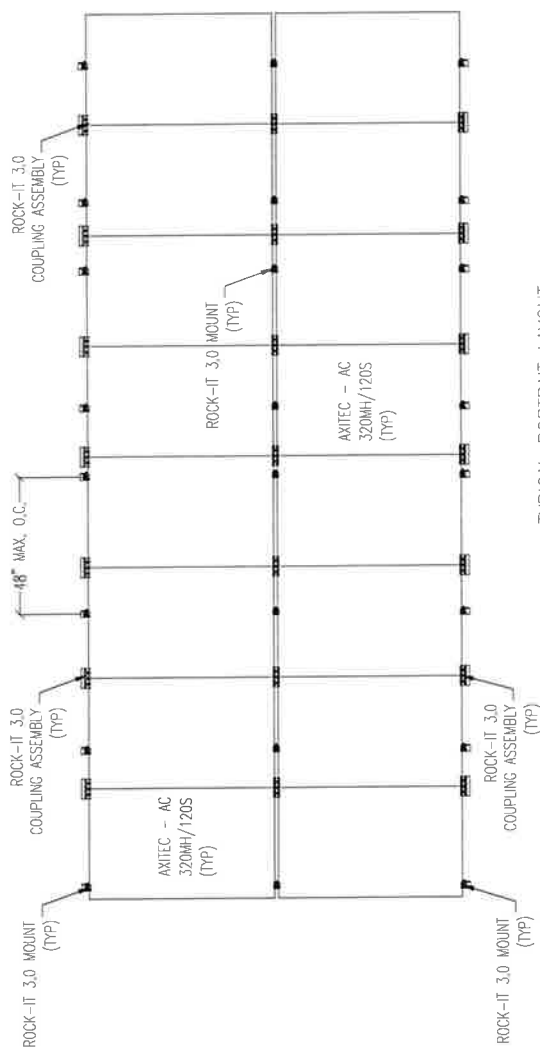
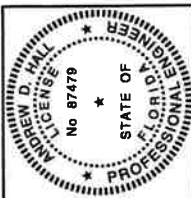
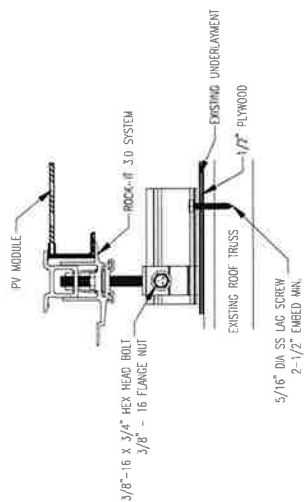
EXHIBIT

5

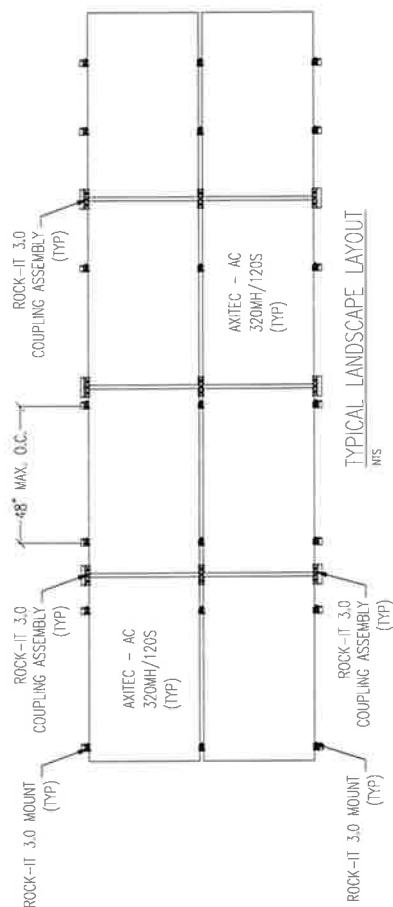
CLIENT: ENERGY SOLUTIONS DIRECT	EC13008844
PROJECT NAME: BRANDON PETERSON	
ADDRESS: 214 NE 5TH AVE	
ARRAY LAYOUT & DETAILS	

UNIQUE ENGINEERING SOLUTIONS LLC
3255 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
PHONE (352) 345-8443 COA# 30913

DRAWN BY: BCC	CHECKED BY: A.D. HALL
DATE: 12/17/19	
SCALE: AS NOTED	
JOB NO.: 219-1041	

TYPICAL PORTRAIT LAYOUT
N15

TYPICAL SHINGLE ROOF ATTACHMENT



TYPICAL LANDSCAPE LAYOUT

ROCK-IT SYSTEM 3.0

SYSTEM SPECIFICATIONS

Max No. of Panels	300 Modules per ground lug	Min Height	300 Series Stainless, 6000 Series Aluminum
Max System Voltage	1000VDC	Coating	Black Anodization/Mill Finish
Class A Fire Rating	With UL1703 Type 1 Rated Modules	Lug Specifications	Burndy CL50-1TN Ground Lug (UL Listing #RDR1 E9999)
Traveling Range	3' - 4'	Ground Wire	14 AWG - 4 AWG Copper
Rock-It Slide Comp Range	3"	Per above Lug spec.	
Rock-It Slide Tile	7"	Max Module Size	64.96" (1650mm) x 39.65" (1005mm) x 2" (50mm)
Min/Max Roof Slope	1/2" - 12/12	Max Downforce/Updraft Rating	45 PSF
Max Anchor Spacing (15mm/40mm)	7' 2"	Rock-It Mount Load Rating	3/4" lbs with Single 5/16" Lag J.B
Slide Box QTY	6 units	Safety Factor	5/16" diameter
Mount Box QTY	12 units	Slide Fastening Hole	Aluminum cantilever is 1/2"
Rock-It Slide Box QTY	50 units	Module Cantilever	Rock-It's spacing
Coupling Box QTY	12 units	Warranty	20 Year Material and Workman-ship

Codes: National Electric Code, ANSI/NFPA 70, NEC 250, NEC 690, IRC, IBC
Standards: UL 2703; First Edition, UL 1703

FEATURES

- New and improved design
- Fastest, easiest to level system on the market
- Integrated electrical bonding
- SIMPLE- only 5 components
- North-South adjustability
- Only one tool required (1/2" deep well socket)
- Vertical adjustment of 3"-4"

GROUNDING INFORMATION

The rail-free Rock-It System may be used to mount and ground PV modules that comply with UL 1703, only when that specific module has been evaluated for mounting and grounding, in compliance with the included installation instructions.

Note: Grounding lug must be visible to inspectors from the entire perimeter of the PV array.

Multiple Use Grounding Pins

Grounding pins within the MidClamp are multiple use bonding/grounding devices. Modules will need to be adjusted if the MidClamps are loosened to ensure there is "new" metal to pierce into upon retightening.

Grounding Method

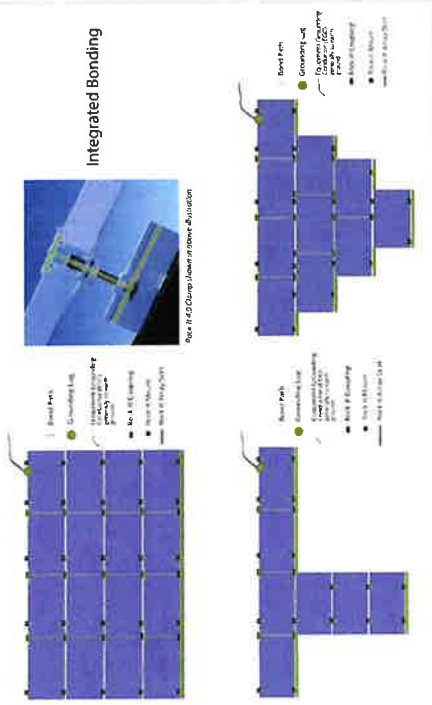
Rock-It 3.0 Mount bonds N-Rows of modules

Rock-It 3.0 Coupling bonds E-Rows of modules

Rock-It Array Skirt bonds E-W along the entire array when installed

One approved ground lug is required per PV array, limited to 300 modules placed in either portrait or landscape orientation.

BONDING ASSEMBLY AND BONDING PATH



www.ecofastensolar.com

Info@ecofastensolar.com

877-859-3947

20

www.ecofastensolar.com

info@ecofastensolar.com

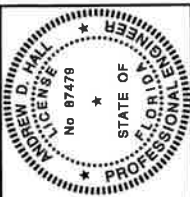
877-859-3947

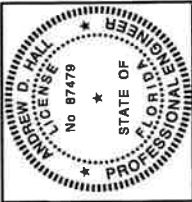
18

CLIENT: ENERGY SOLUTIONS DIRECT	EC13008844
PROJECT NAME: BRANDON PETERSON	
ADDRESS: 214 NE 5TH AVE	
SPECIFICATIONS	

UNIQUE ENGINEERING SOLUTIONS LLC
3255 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
PHONE (352) 345-8443
COA# 30913

DRAWN BY: BCC	CHECKED BY: A.D. HALL
DATE: 12/17/19	SCALE: AS NOTED
JOB NO.: 219-1041	





CLIENT: ENERGY SOLUTIONS DIRECT
PROJECT NAME: BRAYDON PETERSON
ADDRESS: 214 NE 5TH AVE
SPECIFICATIONS

UNIQUE ENGINEERING SOLUTIONS LLC
3255 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
PHONE (352) 345-8443 COAF 30913
DRAWN BY: BCC
CHECKED BY: AD. HALL
DATE: 12/17/19
SCALE: AS NOTED
JOB NO.: 219-1041

Snow Load 0-20 psf

Modules in Landscape									
Wind Speed ASCE 7-10	ASCE 7-10	Exposure Category	2-12 < Roof Pitch < 6:12			7-12 < Roof Pitch < 12:12			Notes
			Zone 1	Zone 2	Zone 3	Zone 1	Zone 2	Zone 3	
85 mph	110 mph	B	114	67	42	58	53	53	1
90 mph	115 mph	C	96	56	35	51	46	46	2
95 mph	120 mph	D	81	46	31	44	39	39	3
100 mph	125 mph	B	114	67	42	58	53	53	4
105 mph	130 mph	C	96	56	36	51	46	46	5
110 mph	140 mph	D	81	46	31	44	39	39	6
115 mph	145 mph	B	114	67	42	58	53	53	7
120 mph	150 mph	C	96	56	36	51	46	46	8
125 mph	155 mph	D	81	46	31	44	39	39	9
130 mph	160 mph	B	114	67	42	58	53	53	10
135 mph	165 mph	C	96	56	36	51	46	46	11
140 mph	170 mph	D	81	46	31	44	39	39	12
145 mph	175 mph	B	114	67	42	58	53	53	13
150 mph	180 mph	C	96	56	36	51	46	46	14
155 mph	185 mph	D	81	46	31	44	39	39	15
160 mph	190 mph	B	114	67	42	58	53	53	16
165 mph	195 mph	C	96	56	36	51	46	46	17
170 mph	200 mph	D	81	46	31	44	39	39	18
175 mph	205 mph	B	114	67	42	58	53	53	19
180 mph	210 mph	C	96	56	36	51	46	46	20
185 mph	215 mph	D	81	46	31	44	39	39	21
190 mph	220 mph	B	114	67	42	58	53	53	22
195 mph	225 mph	C	96	56	36	51	46	46	23
200 mph	230 mph	D	81	46	31	44	39	39	24
205 mph	235 mph	B	114	67	42	58	53	53	25
210 mph	240 mph	C	96	56	36	51	46	46	26
215 mph	245 mph	D	81	46	31	44	39	39	27
220 mph	250 mph	B	114	67	42	58	53	53	28
225 mph	255 mph	C	96	56	36	51	46	46	29
230 mph	260 mph	D	81	46	31	44	39	39	30
235 mph	265 mph	B	114	67	42	58	53	53	31
240 mph	270 mph	C	96	56	36	51	46	46	32
245 mph	275 mph	D	81	46	31	44	39	39	33
250 mph	280 mph	B	114	67	42	58	53	53	34
255 mph	285 mph	C	96	56	36	51	46	46	35
260 mph	290 mph	D	81	46	31	44	39	39	36
265 mph	295 mph	B	114	67	42	58	53	53	37
270 mph	300 mph	C	96	56	36	51	46	46	38
275 mph	305 mph	D	81	46	31	44	39	39	39
280 mph	310 mph	B	114	67	42	58	53	53	40
285 mph	315 mph	C	96	56	36	51	46	46	41
290 mph	320 mph	D	81	46	31	44	39	39	42
295 mph	325 mph	B	114	67	42	58	53	53	43
300 mph	330 mph	C	96	56	36	51	46	46	44
305 mph	335 mph	D	81	46	31	44	39	39	45
310 mph	340 mph	B	114	67	42	58	53	53	46
315 mph	345 mph	C	96	56	36	51	46	46	47
320 mph	350 mph	D	81	46	31	44	39	39	48
325 mph	355 mph	B	114	67	42	58	53	53	49
330 mph	360 mph	C	96	56	36	51	46	46	50
335 mph	365 mph	D	81	46	31	44	39	39	51
340 mph	370 mph	B	114	67	42	58	53	53	52
345 mph	375 mph	C	96	56	36	51	46	46	53
350 mph	380 mph	D	81	46	31	44	39	39	54
355 mph	385 mph	B	114	67	42	58	53	53	55
360 mph	390 mph	C	96	56	36	51	46	46	56
365 mph	395 mph	D	81	46	31	44	39	39	57
370 mph	400 mph	B	114	67	42	58	53	53	58
375 mph	405 mph	C	96	56	36	51	46	46	59
380 mph	410 mph	D	81	46	31	44	39	39	60
385 mph	415 mph	B	114	67	42	58	53	53	61
390 mph	420 mph	C	96	56	36	51	46	46	62
395 mph	425 mph	D	81	46	31	44	39	39	63
400 mph	430 mph	B	114	67	42	58	53	53	64
405 mph	435 mph	C	96	56	36	51	46	46	65
410 mph	440 mph	D	81	46	31	44	39	39	66
415 mph	445 mph	B	114	67	42	58	53	53	67
420 mph	450 mph	C	96	56	36	51	46	46	68
425 mph	455 mph	D	81	46	31	44	39	39	69
430 mph	460 mph	B	114	67	42	58	53	53	70
435 mph	465 mph	C	96	56	36	51	46	46	71
440 mph	470 mph	D	81	46	31	44	39	39	72
445 mph	475 mph	B	114	67	42	58	53	53	73
450 mph	480 mph	C	96	56	36	51	46	46	74
455 mph	485 mph	D	81	46	31	44	39	39	75
460 mph	490 mph	B	114	67	42	58	53	53	76
465 mph	495 mph	C	96	56	36	51	46	46	77
470 mph	500 mph	D	81	46	31	44	39	39	78
475 mph	505 mph	B	114	67	42	58	53	53	79
480 mph	510 mph	C	96	56	36	51	46	46	80
485 mph	515 mph	D	81	46	31	44	39	39	81
490 mph	520 mph	B	114	67	42	58	53	53	82
495 mph	525 mph	C	96	56	36	51	46	46	83
500 mph	530 mph	D	81	46	31	44	39	39	84
505 mph	535 mph	B	114	67	42	58	53	53	85
510 mph	540 mph	C	96	56	36	51	46	46	86
515 mph	545 mph	D	81	46	31	44	39	39	87
520 mph	550 mph	B	114	67	42	58	53	53	88
525 mph	555 mph	C	96	56	36	51	46	46	89
530 mph	560 mph	D	81	46	31	44	39	39	90
535 mph	565 mph	B	114	67	42	58	53	53	91
540 mph	570 mph	C	96	56	36	51	46	46	92
545 mph	575 mph	D	81	46	31	44	39	39	93
550 mph	580 mph	B	114	67	42	58	53	53	94
555 mph	585 mph	C	96	56	36	51	46	46	95
560 mph	590 mph	D	81	46	31	44	39	39	96
565 mph	595 mph	B	114	67	42	58	53	53	97
570 mph	600 mph	C	96	56	36	51	46	46	98
575 mph	605 mph	D	81	46	31	44	39	39	99
580 mph	610 mph	B	114	67	42	58	53	53	100
585 mph	615 mph	C	96	56	36	51	46	46	101
590 mph	620 mph	D	81	46	31	44	39	39	102
595 mph	625 mph	B	114	67	42	58	53	53	103
600 mph	630 mph	C	96	56	36	51	46	46	104
605 mph	635 mph	D	81	46	31	44	39	39	105
610 mph	640 mph	B	114	67	42	58	53	53	106
615 mph	645 mph	C	96	56	36	51	46	46	107
620 mph	650 mph	D	81	46	31	44	39	39	108
625 mph	655 mph	B	114	67	42	58	53	53	109
630 mph	660 mph	C	96	56	36	51	46	46	110
635 mph	665 mph	D	81	46	31	44	39	39	111
640 mph	670 mph	B	114	67	42	58	53	53	112
645 mph	675 mph	C	96	56	36	51	46	46	113
650 mph	680 mph	D	81	46	31	44	39	39	114
655 mph	685 mph	B	114	67	42	58	53	53	115
660 mph	690 mph	C	96	56	36	51	46	46	116
665 mph	695 mph	D	81	46	31	44	39	39	117
670 mph	700 mph	B	114	67	42	58	53	53	118
675 mph	705 mph	C	96	56	36	51	46	46	119
680 mph	710 mph	D	81	46	31	44	39	39	120
685 mph	715 mph	B	114	67	42	58	53	53	121
690 mph	720 mph	C	96	56	36	51	46	46	122
695 mph	725 mph	D	81	46	31	44	39	39	123
700 mph	730 mph	B	114	67	42	58	53	53	124
705 mph	735 mph	C	96	56	36	51	46	46	125
710 mph	740 mph	D	81	46	31	44	39	39	126
715 mph	745 mph	B	114	67	42	58	53	53	127
720 mph	750 mph	C	96	56	36	51	46	46	128
725 mph	755 mph	D	81	46	31	44	39	39	129
730 mph	760 mph	B	114	67	42	58	53	53	130
735 mph	765 mph	C	96	56	36	51	46	46	131
740 mph	770 mph	D	81	46	31	44	39	39	132
745 mph	775 mph	B	114	67	42	58	53	53	133
750 mph	780 mph	C	96	56	36	51	46	46	134
755 mph	785 mph	D	81	46	31	44	39	39	135
760 mph	790 mph	B	114	67	42	58	53	53	136
765 mph	795 mph	C	96	56	36	51	46	46	137
770 mph	800 mph	D	81	46	31	44	39	39	138
775 mph	805 mph	B	114	67	42	58	53	53	139
780 mph	810 mph	C	96	56	36	51	46	46	140
785 mph	815 mph	D	81	46	31	44	39	39	141
790 mph	820 mph	B	114	67	42	58	53	53	142
795 mph	825 mph	C	96	56	36	51	46	46	143
800 mph	830 mph	D	81	46	31	44	39	39	144
805 mph	835 mph	B	114	67	42	58	53	53	145
810 mph	840 mph	C	96	56	36	51	46	46	146
815 mph	845 mph	D	81	46	31	44	39	39	147
820 mph	850 mph	B	114	67	42	58	53	53	148
825 mph	855 mph	C	96	56	36	51	46	46	149
830 mph	860 mph	D	81	46	31	44	39	39	150
835 mph	865 mph	B	114	67	42	58	53	53	151
840 mph	870 mph	C	96	56	36	51	46	46	152
845 mph	875 mph	D	81	46	31	44	39	39	153
850 mph	880 mph	B	114	67	42	58	53	53	154
855 mph	885 mph	C	96	56	36	51	46	46	155
860 mph	890 mph	D	81	46	31	44	39	39	156
865 mph	895 mph	B	114	67	42	58	53	53	157
870 mph	900 mph	C	96	56	36	51	46	46	158
875 mph	905 mph	D	81	46	31	44	39	39	159
880 mph	910 mph</								



April 1, 2020

To: **Local Review Committee**

Gainesville, FL

Re: **Brandon Peterson PV System Installation**

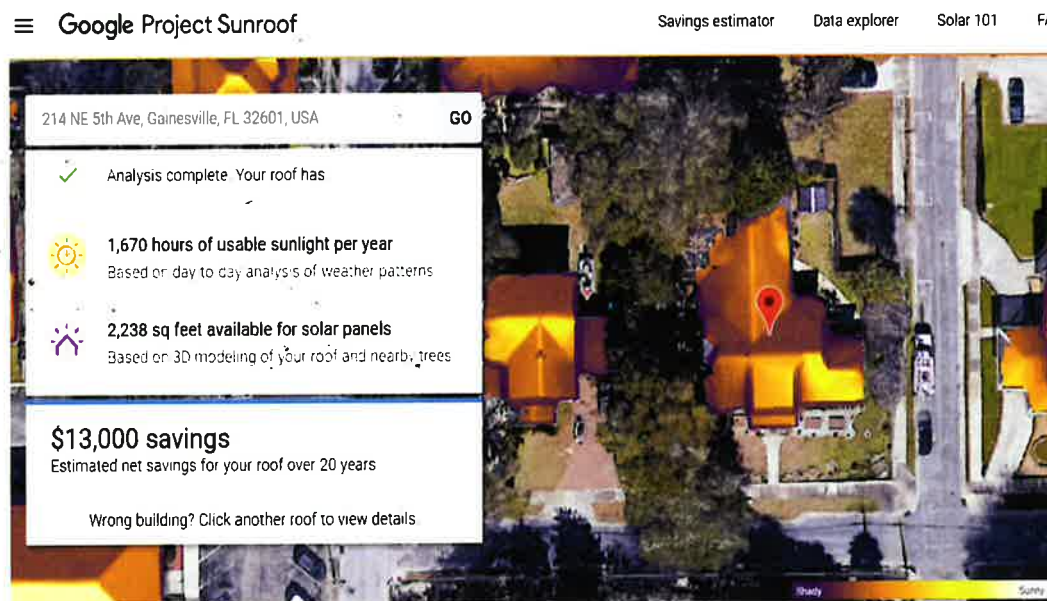
Case #: xxx

214 NW 5th Ave.

Gainesville, FL 32601

The purpose of this letter is to clarify that the Brandon Peterson PV Panel Array installation is necessary for PV Production and was selected based on the property's location, orientation and sun light capture analysis.

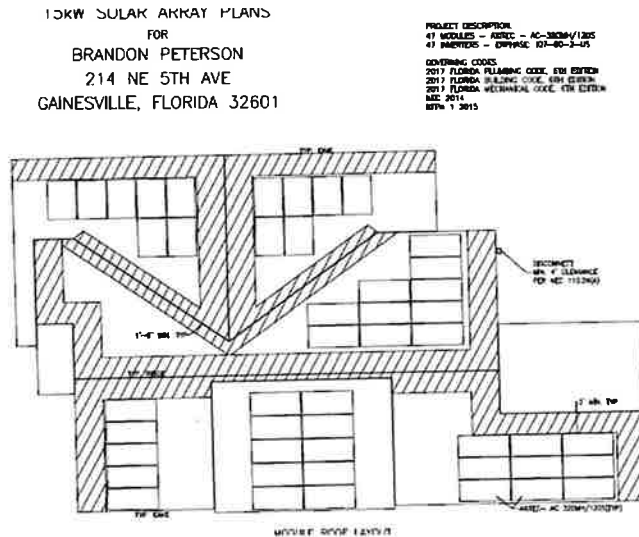
Please refer to Picture #1 below where you can see that the current location of the PV modules follows the roofline sections that can capture the sun light necessary to carry the calculated electrical load.



Picture #1.



Picture #2 below has the current PV array installation.



Picture #2.

Moving the PV panels to any other location would negatively affect the production of the PV system and defeats the purpose of helping carry the electrical load using renewable energy instead of the traditional electrical utility.

Best Regards,

Pedro E. Cruz, PE
ESD Home Solutions
6076 Park Blvd. N
Pinellas Park, FL 33781
407-627-7636

