



## HISTORIC PRESERVATION BOARD (HPB)

August 3, 2020

Staff Report | HPB 20-48

# City of Gainesville

## DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B  
306 NE 6th Ave Gainesville, FL 32601  
352.393.5022

[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto:HPB@cityofgainesville.org)

<b>Owner/Applicant:</b>	Jones & Saillant, owners
<b>Property Address:</b>	516 NE 2nd Street
<b>Parcel(s):</b>	14113-000-000
<b>Year Built:</b>	1937 (ACPA)
<b>Contributing Status:</b>	Contributing
<b>District:</b>	NE Residential Historic District
<b>FL Master Site File #:</b>	8AL1577
<b>Current zoning:</b>	RSF3
<b>Existing uses on the site:</b>	Single-Family Residential
<b>Requested action:</b>	Certificate of Appropriateness (COA) to re-roof with a change in materials to 26 gauge, standing seam, galvalume (mill finish). (Quasi-Judicial)

All required application materials have been received. All fees have been paid. All required notices have been made.



Figure 1- Location Map

## **SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

---

The applicant is seeking to replace the current asphalt shingle roof with a 26 gauge, galvalume (mill finish) standing seam metal roof.

## **APPLICABLE GUIDELINES:**

---

### [Secretary of the Interior's Standards for Rehabilitation](#)

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.

### [Historic Preservation Rehabilitation and Design Guidelines](#)

**Recommended** (pg. 94)

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.

### [City of Gainesville Comprehensive Plan: Historic Preservation Element](#)

### [City of Gainesville Code of Ordinances](#)

## **ANALYSIS:**

---

The current asphalt shingles are a non-original material on this contributing structure. In the past, the Board has recognized the transitory nature of roofing materials and allowed for the replacement of shingle roofing with metal roofing that is standing seam in design and a natural finish.

## STAFF RECOMMENDATION:

---

Staff finds that the requested action, as presented, is consistent with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines.

**Staff recommends:**

**Approval of HP-20-48**

## MOTION TO CONSIDER:

---

I move to approve or deny HPB case number HP-20-48 with or without conditions;

AND I move that the HPB make the following findings of fact and conclusions of law part of the record:

That HPB case HP-20-48, as presented, is or is not substantially compliant with the Secretary of the Interior's Standards, and the Historic Preservation, Rehabilitation, and Design Guidelines to warrant approval at this time.

## LIST OF EXHIBITS:

---

**EXHIBIT 1      HP-20-48 Application and Backup Materials**

**EXHIBIT 2      Florida Master Site File 8AL2322**

Respectfully Submitted,



**Salvatore J. Cumella**  
**Historic Preservation Planner**

## EXHIBIT 1

*HP-20-48 Application & Backup Materials*

## HISTORIC PRESERVATION BOARD (HPB)

## Certificate of Appropriateness (COA) Application

## USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

## FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or Its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): If work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

## BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

## PROJECT TYPE:

☐ New Construction   ☐ Addition   ☐ Alteration   ☐ Demolition   ☐ Fence

☐ Relocation   ☐ Repair   ☒ Re-roof   ☐ Sign

☐ Other: \_\_\_\_\_ ☐ Amendment to COA (HP \_\_\_\_ - \_\_\_\_ )

## APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)☐ Staff Approval☐ Board Approval: ☐ Conceptual or ☐ FinalPROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)Historic District: ☒ Northeast (Duckpond)   ☐ Southeast   ☐ Pleasant Street☐ University Heights - North☐ University Heights - SouthSite Address 516 NE 2nd Street, Gainesville, FL 32601Parcel ID #(s) 14113-000-000

## OWNER OF RECORD

As recorded with the [Alachua County Property Appraiser](#)

## APPLICANT OR AGENT

If other than owner. If an agent will be representing the owner, an [Owner's Authorization For Agent Representation](#) form must be included

Owner(s) Name

Jones & Saillant H/W

Company (if applicable)

NA

Street Address

516 NE 2nd Street

City State Zip

Gainesville, FL 32601

Telephone Number

E-Mail Address

cjijms@gmail.com

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

E-Mail Address

Historic Preservation Board Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 02 2019	Jan 06 2020	Feb 03 2020	Mar 02 2020	Apr 09 2020	May 04 2020	Jun 04 2020	Jul 06 2020	Aug 03 2020	Sep 07 2020	Oct 05 2020	Nov 02 2020
Meeting Date	Jan 07 2020	Feb 04 2020	Mar 03 2020	Apr 07 2020	May 05 2020	Jun 02 2020	Jul 07 2020	Aug 04 2020	Sep 01 2020	Oct 06 2020	Nov 03 2020	Dec 01 2020

## IMPORTANT NOTES



### PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



### CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



### APPLICATION REQUIREMENTS

- ☐ A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ 1 digital set of elevations & plans (to scale);
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a Window Survey must be completed.

## PROJECT DESCRIPTION

### DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Re-roof with standing seam metal roofing material. 26 gauge, galvalume (mill finish) in color. Current shingles to be removed. Approximately 1,200 square feet.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Tri County Metals	TCM LOK - standing seam	Galvalume
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**





### DID YOU REMEMBER...

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable [Guidelines](#);
- ☐ Review the [Secretary of the Interior's Standards](#);
- ☐ A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- ☐ *Historic preservation/conservation overlay* – see Sec. 30-4.28.
- ☐ *Historic Preservation Board*– see Sec. 30-3.5.
- ☐ *Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

[www.municode.com](http://www.municode.com)



### APPEALS

**Board Decisions** - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

**Administrative Decisions** - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

### DEMOLITIONS (If Applicable)

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.

NA

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.

NA

### RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

NA

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.

NA

### VARIANCE FROM EXISTING ZONING REQUIREMENTS (If Applicable)


Does this project require any variance from the Land Development Code (ex. setbacks, height, driveway widths, etc.)?

If so, a separate variance application will be required to be heard by the board either in advance or concurrently with this application. Separate variance application fees will apply.

## CERTIFICATION


By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Sustainable Development to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for **one (1) year** from issuance.

  
 Applicant (Signature)

5/29/2020  
 Date

Christopher Jones  
 Applicant (Print)



Please submit this application and all required supporting materials via email to [cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call **352 393-5022**

<b>TO BE COMPLETED BY CITY STAFF</b>		Date Received _____	Received By: _____
<b>HP 20-</b>		<input type="checkbox"/> Staff Approval — No Fee <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise—Credit)	
Zoning:			
Contributing?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Pre-Conference?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Enterprise Zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Request for Modification of Setbacks (or other variances)?	<input type="checkbox"/> Yes <input type="checkbox"/> No		





## Department of Sustainable Development

# Memo

To: Phyllis D. Plummer, Billing & Collections Supervisor  
From: Miranda Searing, Permit Expeditor  
Cc: Lila Stewart, Strategic Customer Experience Manager  
Date: 6/1/2020  
Re: Payment for COA on HP-20-00048

---

Chris Jones would like to make a payment over the phone in the amount of \$63.75 to account number 001-660-6680-3405 for a COA application. Please authorize this payment to the aforementioned account. *3275*

Please send the confirmation receipt for this payment, so I can add it to my cash report.

Thank you.

Date: 6/2/2020 9:24 AM MonkDE  
WS: Mai TN/RN: 1 01032731  
License # / Permit  
Document Reproduction Fe \$63.75  
001 660 6680 3405 AR02  
Credit Card Tendered \$63.75

Operator: Miranda Searing

Receipt no: 95281

Item	Description	Account No	Payment	Payment Reference	Paid
HP-20-00048 00516 NE 2ND ST Jones & Salliant	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	OTHER		\$63.75
<b>Total:</b>					<b>\$63.75</b>

Transaction Date: 06/01/2020

Time: 14:16:59 EDT



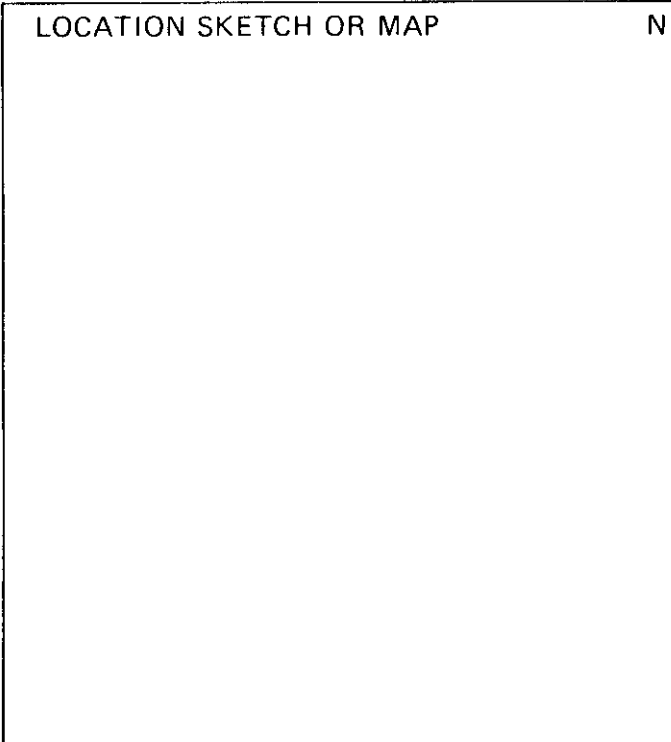
## EXHIBIT 2

*1577*



ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE ~~Front Vernacular~~ Colonial Revival (low) 964==  
 PLAN TYPE rectangular, irregular 966==  
 EXTERIOR FABRIC(S) drop siding 854==  
 STRUCTURAL SYSTEM(S) wood frame 856==  
 FOUNDATION: brick wall 942==  
 ROOF TYPE: hip 942==  
 SECONDARY ROOF STRUCTURE(S): cross gable 942==  
 CHIMNEY LOCATION: lateral slope 942==  
 WINDOW TYPE: DHS 2/2 942==  
 CHIMNEY: brick 882==  
 ROOF SURFACING: novelty shingles 882==  
 INTERIOR WALLS: \_\_\_\_\_ 882==  
 ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
 ORNAMENT EXTERIOR: wood porch; oval window 882==  
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 2 950==  
 OTHER (SPECIFY) \_\_\_\_\_ 954==  
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==  
 Latitude and Longitude: \_\_\_\_\_ 800==

LOCATION SKETCH OR MAP N



Township	Range	Section

UTM Coordinates;

Zone	Easting	Northing

Contact Print



