



**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:	November 10, 2020
ITEM NO:	#3 under New Business
PROJECT NAME AND NUMBER:	HP-20-00089, 524 SE 4 th Avenue
APPLICATION TYPE:	Quasi-Judicial: Reroof from shingle to metal
RECOMMENDATION:	Staff recommends approval of the application with the condition that the finish be Galvalume or a light to medium gray paint finish.
CITY PROJECT CONTACT:	Jason Simmons

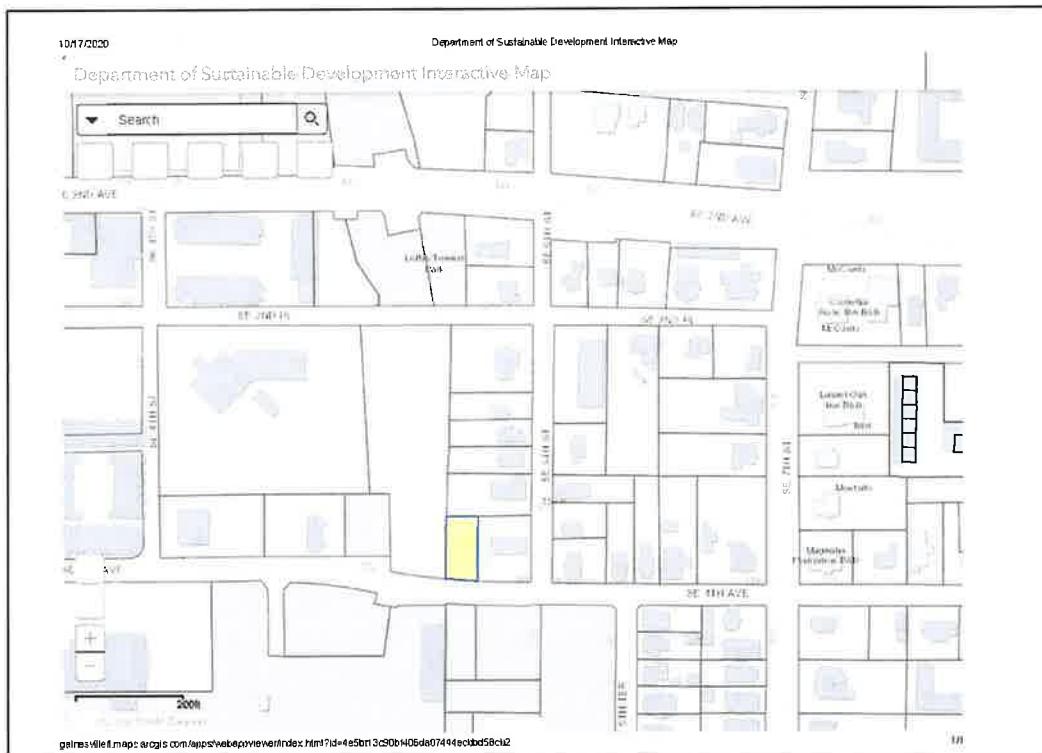


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Steven L. Winfrey
Property Owner(s): Steven L. Winfrey

SITE INFORMATION:

Address: 524 SE 4th Avenue
Parcel Number(s): 12182-001-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 3
Historic District Southeast Residential
Historic District Status: Contributing
Date of construction: c. 1927 ACPA & c. 1926 AL002073

PURPOSE AND DESCRIPTION:

Steven Winfrey, owner. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 524 SE 4th Avenue. This building is a contributing structure to the Southeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing single-family dwelling is a one-story frame house with a bungalow character, intersecting gables, and exposed rafters. There is a gable roof with composition shingles and a secondary roof structure for the gable porch, which is decorated with lattice and stickwork. The house is a contributing structure that was built in 1927 according to the Florida Master Site File. The property is zoned Urban 3 and is approximately 0.16 acres in size. The house is approximately 1,193 square feet in total area, 1,089 square feet in heated area. It is located in the Roper's Addition subdivision, platted in 1877.

PROPOSED

The existing roof has leaks. The proposal would replace the existing shingle roof with a new 26 gauge standing seam style roofing system, with a Galvalume finish from Tri County Metals (See Exhibit 5). The use of the lighter weight looking roofing system will allow the restoration of a thinner roof drip edge and will help expose the original roof rafter tails and give back the rhythm and interest to the edge of the simple roof system. The owner points out that the house is set off in the

trees somewhat separate from nearby homes. The house on the corner of SE 4th Avenue and SE 6th Street is a contributing structure in the district that has a 5V crimp roof.

REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

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

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

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

Roof and Roof Structures

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic*

materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

RECOMMENDATION

Staff recommends approval of the reroof from shingle to the standing seam metal roof.

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 AL002073 |
| <u>Exhibit 4</u> | Pictures |
| <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.

HP 20 - 00089

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
308 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.cityofgainesville.org
HPB@cityofgainesville.org

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 ☐ Request to lift demolition delay
☐ Other: ☐ Amendment to COA (HP ____ - ____)

APPROVAL TYPE:

See Certificate of Appropriateness Matrix.

- ☐ Staff Approval
☒ Board Approval: ☐ Conceptual or ☐ Final

PROPERTY 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 (South) ☐ Not in an HD

Site Address 524 SE 4TH AVE, Gainesville, FL 32601

Parcel ID #(s) 12182-001-000

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

Steven L. Winfrey

Applicant Name

Company (if applicable)

Company (if applicable)

Street Address

524 SE 4TH AVE

Street Address

City State Zip

Gainesville, FL 32601

City State Zip

Telephone Number

(912) 657-0322

Telephone Number

E-Mail Address

winfreysteve@gmail.com

E-Mail Address

The Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:00PM in the City of Gainesville, 308 NE 6th Ave, Gainesville, FL 32601.

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
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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 08 2020	Nov 03 2020	Dec 01 2020
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Simmons, Jason A.

From: Steven Winfrey <winfreysteve@gmail.com>
Sent: Tuesday, October 20, 2020 9:05 AM
To: Simmons, Jason A.
Subject: Re: Florida product code number
Attachments: 34358-Tri-County-Core-Defender-Standing-Seam_WEBCARD-1.PDF

Jason,
I am changing my submission from a 5v crimp panel to standing seam.

Please amend my submission to the following:

Petition # HP-20-00089

Tri County Metals
TCM LOCK Standing Seam
16" wide with minor ribs
Galvalume finish
Florida Product Approval #23302.10

On Fri, Oct 16, 2020, 4:21 PM Simmons, Jason A. <simmonsja@cityofgainesville.org> wrote:

Good Afternoon:

I am writing this note to get the Florida product code number for the proposed metal roof that you have listed in the COA application for a reroof at 524 SE 4th Avenue. I am assuming that this is a product of Tri County Metals (TCM) but at this point for the HPB I need the product code number or at least a product information brochure to include in the staff report. We will need the product code number in the review of a building permit.

Thank you very much.

Sincerely,

Jason Simmons
Planner
Department of Sustainable Development - City of Gainesville
Telephone: (352) 334-5022
simmonsja@cityofgainesville.org

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).

Replace end of life existing leaking asphalt roof with new ~~5V crimp~~ roofing system. Roof panels to have natural Galvalume mill finish. Use of the lighter weight looking roofing system will allow restoration of a thinner roof drip edge and help expose the original roof rafter tails, and give back the rhythm and interest to the edge of the simple roof system. The house although urban, it sets in the woods" with the nearest neighbor on 4th Ave a block away at 606 SE 4th Ave. They have a V crimp roof with solar panels on their west roof slope.

I just purchased the house and it clearly needs the roof leaks stopped to save the other wood components. Thank you.

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	TCM	5V Metal Roof Panel 26 Gauge Steel	Galvalume AZ55 Mill Finish.
Fascia/Trim	TCM	Drip edge, Gable Endstep Flashing	Galvalume AZ55 Mill Finish.
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



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

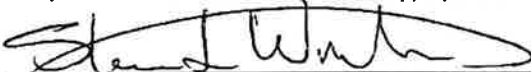
Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

NA

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 Oct 2020
Date

Steven L. Winfrey
Applicant (Print)

 Please submit this application and all required supporting materials via email to development@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.	TO BE COMPLETED BY CITY STAFF		Date Received <u>10/1/20</u>	Received By: <u>Jason Simmons</u>
	HP 20-00089 Zoning: <u>Urban 3</u>		<input type="checkbox"/> Staff Approval -- No Fee <input checked="" 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)	
	Contributing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	Pre-Conference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	Application Complete <input type="checkbox"/> Yes <input type="checkbox"/> No			
	Enterprise Zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	Request for Modification of Setbacks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			



HISTORIC

Admission to Support  Black Community Fund



STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 = =

1009 = =

Site No. 8 AL 2073830 = = Survey Date 8007 820 = =Address of Site: 524 SE 4th Ave, Gainesville, FL 32601 905 = =

Instruction for locating _____

(tax no. 1282-1) 813 = =Location: Roper's Addition 1 W 30' of S 125' of 868 = =

subdivision name

block no.

lot 3

lot no.

County: Alachua 808 = =Owner of Site: Name: Touchton, W.G. & Helen ;Address: 524 SE 4th Ave, Gainesville, FL 32601 902 = =Type of Ownership private 848 = = Recording Date _____ 832 = =

Recorder:

Name & Title: Ann DeRosa Byrne, (Consultant) ;Address: The History Group 300 W. Peachtree St.Suite 16 DE Atlanta, Ga. 30308 818 = =Condition of Site: Integrity of Site: Original Use private residence 838 = =

Check One

Check One or More

☐ Excellent 863 = =☐ Altered 858 = =☒ Good 863 = =☐ Unaltered 858 = =☐ Fair 863 = =☐ Original Site 858 = =☐ Deteriorated 863 = =☐ Restored () (Date: X) 858 = =☐ Moved () (Date: X) 858 = =Present Use private residence 850 = =Dates: Beginning c. +1926 844 = =Culture/Phase American 840 = =Period 20th Century 845 = =NR Classification Category: building 916 = =

Threats to Site:

Check One or More

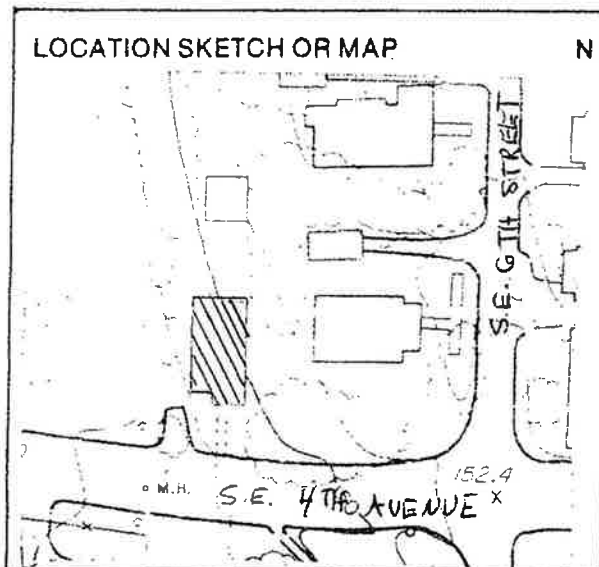
☐ Zoning (X) 878 = =☐ Transportation (X) 878 = =☐ Development (X) 878 = =☐ Fill (X) 878 = =☐ Deterioration (X) 878 = =☐ Dredge (X) 878 = =☐ Borrowing (X) 878 = =☐ Other (See Remarks Below): 878 = =Areas of Significance: architecture, local history 910 = =

Significance: This house exhibits bungalow character with its intersecting gables, exposed rafters and frame construction. The porch gable is decorated with lattice and stickwork. The house is first shown on the 1928 Sanborn map. Roper's Addition was platted in 1877.

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

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ bungalow 964 = =
 PLAN TYPE _____ irregular: irregular 966 = =
 EXTERIOR FABRIC(S) _____ wood: novelty siding with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) _____ wood frame: balloon 856 = =
 PORCHES S/ 1 story, bay screened porch _____
 _____ 942 = =
 FOUNDATION: piers _____ 942 = =
 ROOF TYPE: gable _____ 942 = =
 SECONDARY ROOF STRUCTURE(S): porch: gable _____ 942 = =
 CHIMNEY LOCATION: E: wall, exterior _____ 942 = =
 WINDOW TYPE: DHS, 1/1, wood; paired _____ 942 = =
 CHIMNEY: brick _____ 882 = =
 ROOF SURFACING: composition shingles _____ 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS 1 _____ 952 = = NO. OF STORIES 1 _____ 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____
 _____ 809 = =
 Latitude and Longitude: _____
 _____ 800 = =
 Site Size (Approx. Acreage of Property): LT 1 _____ 833 = =



Township	Range	Section	
10S	20E	04	812 = =
UTM Coordinates:			
Zone	Easting	Northing	890 = =

Photographic Records Numbers _____ 47B1, PB J-50 _____ 860 = =

Contact Print



Reroof - Shingle to metal

Write a description for your map.

Legend

📍 524 SE 4th Ave

EXHIBIT

4

tabbies



7.53 ft

Google Earth

© 2020 Google



FLORIDA DEPARTMENT OF
Business & Professional Regulation



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Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

► OFFICE OF THE
SECRETARY

FL # FL23302-R0
Application Type New
Code Version 2017
Application Status Approved

Comments
Archived

Product Manufacturer
Address/Phone/Email

Tri County Metals
301 SE 16th Street
Trenton, FL 32693
(352) 463-8400
chrisw@tricountymetals.com

Authorized Signature

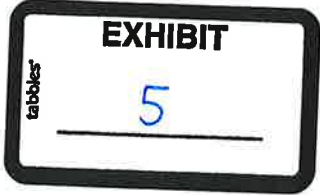
Chris Weatherilt
chrisw@tricountymetals.com

Technical Representative
Address/Phone/Email

Quality Assurance Representative
Address/Phone/Email

Category
Subcategory

Roofing
Metal Roofing



Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
 Evaluation Report - Hardcopy Received


Florida Engineer or Architect Name who developed the Evaluation Report Bala Sockalingam

Florida License PE-62240

Quality Assurance Entity Keystone Certifications, Inc.

Quality Assurance Contract Expiration Date 05/25/2024

Validated By Yoosef Lavi, P.E.

 Validation Checklist - Hardcopy Received

Certificate of Independence [FL23302_R0_COI_CertificateIndependence.pdf](#)

Referenced Standard and Year (of Standard)

Standard

UL 1897

UL 580

Year

2012

2006

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

09/29/2017

Date Validated

10/06/2017

Date Pending FBC Approval

10/06/2017

Date Approved

12/12/2017

Date Revised

10/13/2020

Summary of Products

FL #	Model, Number or Name	Description
23302.1	TCM Lok	Max 15.75" wide, 26 ga. concealed fastener roof panel over min 15/32" thick plywood deck or 7/16" thick OSB.
<div><div>Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: +N/A/-112.5 Other: Uplift load of 67.5 psf at fastener spacing of 4.5" o.c. in 15/32" plywood or 7/16" OSB. Uplift load of 112.5 psf at fastener spacing of 4.5" o.c. with structural sealant in 15/32" plywood or 7/16" OSB.</div><div>Installation Instructions EL23302 R0 II EvaluationReportC2198 1.pdf Verified By: Bala Sockalingam PE 62240 Created by Independent Third Party: Yes Evaluation Reports FL23302 R0 AE EvaluationReportC2198 1.pdf Created by Independent Third Party: Yes</div></div>		

Back

Next

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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Product Approval Accepts:



Credit Card
Safe



**EVALUATION REPORT OF
TRI COUNTY METALS
'26 GA. TCM LOK'**

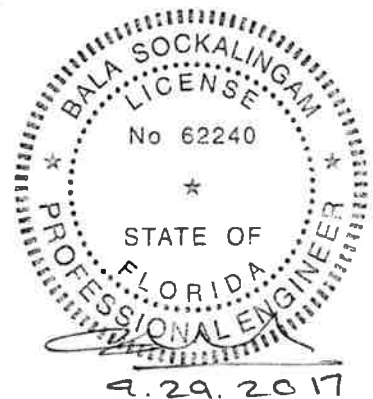
**FLORIDA BUILDING CODE 6TH EDITION (2017)
FLORIDA PRODUCT APPROVAL
FL 23302.1
ROOFING
METAL ROOFING**

**Prepared For:
Tri County Metals
301 SE 16th Street
Trenton, FL 32693
Telephone: (352) 463-8400
Fax: (352) 463-0785**

**Prepared By:
Bala Sockalingam, Ph.D., P.E.
Florida Professional Engineer #62240
1216 N Lansing Ave., Suite C
Tulsa, OK 74106
Telephone: (918) 492-5992
FAX: (866) 366-1543**

**This report consists of
Evaluation Report (3 Pages including cover)
Installation Details (1 Page)**

**Report No. C2198-1
Date: 9.29.2017**



Manufacturer:	Tri County Metals
Product Name:	TCM Lok Panel
Panel Description:	Max. 15.75" wide coverage with 1" high ribs
Materials:	Min. 26 ga., 50 ksi steel. Galvanized coated steel (ASTM A653) or Galvalume coated steel (ASTM A792) or painted steel (ASTM A755).
Deck Description:	Min. 7/16" thick OSB or min. 15/32" thick APA rated plywood or min. 3/4" thick wood plank (min SG of 0.42) for new and existing constructions. Designed by others and installed as per FBC 2017.
New Underlayment:	Minimum underlayment as per FBC 2017 Section 1507.4.5.1. Required for new construction and optional for reroofing construction.
Existing Underlayment: (Optional)	One layer of asphalt shingles over one layer of #30 felt. For reroofing construction only.
Slope:	1/2:12 or greater in accordance with FBC 2017 Section 1507.4.2
Design Uplift Pressure: (Factor of Safety = 2)	67.5 psf at seam fastener spacing of 4.5" o.c. along seam 112.5 psf at seam fastener spacing of 4.5" o.c. along seam with 3/8" diameter continuous bead sealant in panel seam.
Panel Fastener:	#10-12 pancake head wood screws along panel seam. Fastener shall be of sufficient length to penetrate through the deck a minimum of 1/4". Fasteners can be located in fastener slots or through solid portion of fastening flange.
Seam Sealant:	Titebond® WeatherMaster Metal Roof Sealant. In lieu of WeatherMaster, adhesive/sealant with greater or equal tensile properties may be used.
Test Standards:	Roof assembly tested in accordance with UL580-06 'Uplift Resistance of Roof Assemblies' & UL1897-12 'Uplift Tests for Roof Covering Systems'.
Code Compliance:	The product described herein has demonstrated compliance with FBC 2017 Section 1507.4.
Product Limitations:	Design wind loads shall be determined for each project in accordance with FBC 2017 Section 1609 or ASCE 7-10 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded. The design pressure for reduced fastener spacing may be computed using rational analysis prepared by a Florida Professional

Engineer. This evaluation report is not applicable in High Velocity Hurricane Zone. Fire classification is not within scope of this Evaluation Report. Refer to FBC 2017 Section 1505 and current approved roofing materials directory or ASTM E108/UL790 report from an accredited laboratory for fire ratings of this product.

Supporting Documents: UL580 & UL1897 Test Reports
PRI Construction Materials Technologies
TCM-002-02-01, Reporting Date 9/25/17



Galvalume
TSR 25%



Polar White
TSR 64%



Ivory
TSR 66%



Light Stone
TSR 56%



Mocha Tan
TSR 47%



Metallic Copper
TSR 49%



Forest Green
TSR 28%



Evergreen
TSR 35%



Patina Green
TSR 28%



Ash Gray
TSR 46%



Dark Gray
TSR 37%



Charcoal
TSR 29%



Clay
TSR 42%



Hawaiian Blue
TSR 31%



Gallery Blue
TSR 35%



Barn Red
TSR 36%

26 GA

Standing Seam Panels



CORE DEFENDER
paint system®

ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system®. Our Core Defender paint system® offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system® is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.



877-766-3309



TriCountyMetals.com



**Serving
Florida and Georgia**



PROUDLY FINISHED WITH

SHERWIN-WILLIAMS®
Coil Coatings

TCM March 2020



TSR % is the Total Solar Reflectance, the amount of heat reflected by the coated steel. Call for availability. Actual colors may vary from samples shown. Actual color chips available upon request.

Black
TSR 31%



Bronze
TSR 34%



Cocoa Brown
TSR 35%



Burgundy
TSR 29%



Patriot Red
TSR 31%





26 GA
Standing Seam Panels



877-766-3309

info@tricountymetals.com

TriCountyMetals.com



**Offering these
colors for our
TCM-LOK 26 GA**

Why TCM?

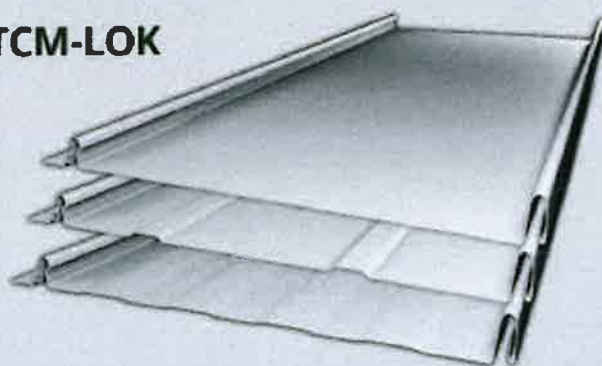
We offer the very best product, at the best prices, with timely service with pick-up or delivery. Let us help you with your project.

- ✓ Color Choices
- ✓ Trims
- ✓ Product Approvals
- ✓ Accessories
- ✓ CAD Services
- ✓ Solid Warranty

Need Financing? We can help!



TCM-LOK



Our Experience

In working with Tri County Metals, both our Customer Service Representatives and Outside Sales Representatives have the experience to help you put together a comprehensive metal roofing package.

**Selecting your new metal roof
IS AS EASY AS 1-2-3!**



LET'S PUT AN ESTIMATE TOGETHER

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