



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:

January 5, 2021

ITEM NO:

#3 under New Business

PROJECT NAME AND NUMBER:

HP-20-00105, 300 NE 10th Avenue

APPLICATION TYPE:

Quasi-Judicial: Reroof from shingle to metal

RECOMMENDATION:

Staff recommends approval of the application.

CITY PROJECT CONTACT:

Jason Simmons

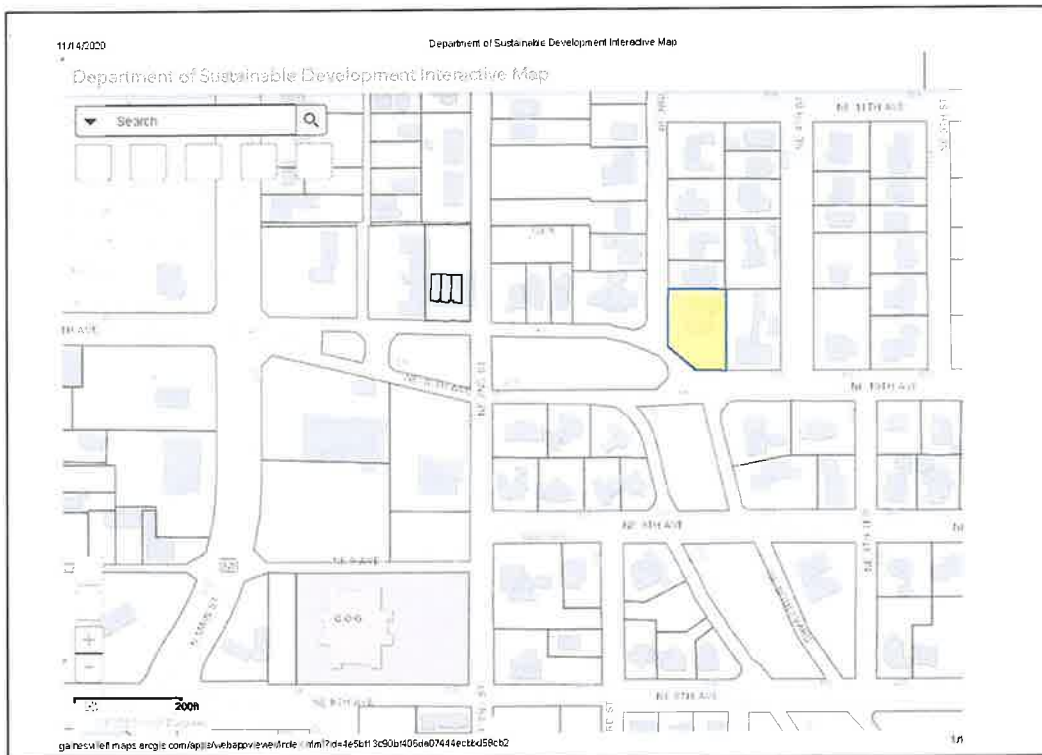


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Alejandro Pauly
Property Owner(s): Alejandro Pauly

SITE INFORMATION:

Address: 300 NE 10th Avenue
Parcel Number(s): 10308-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): RSF-3
Historic District Northeast Residential
Historic District Status: Contributing
Date of construction: c. 1948 ACPA & c. 1948 AL 003439

PURPOSE AND DESCRIPTION:

Petition HP-20-105. Alejandro & Camille Pauly, owners. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 300 NE 10th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing single-family dwelling is a one-story early Ranch style house with a hipped roof form and a horizontality characteristic of the style. There is a masonry structural system with concrete blocks, a stem wall foundation with concrete block, a chimney, asphalt shingles on the roof, a shed roof for the porch, and metal casement windows. The house is a contributing structure that was built in 1948 according to the Florida Master Site File. The property is zoned RSF-3 and is approximately 0.340 acres in size. The house is approximately 3,414 square feet in total area, 3,365 square feet in heated area. It is located in the Highland Heights subdivision, platted in 1925 and characterized by curb-and-gutter facilities, mature tree canopy and standardized suburban setback and platting practices. It is typical of American suburban development during the World War Two era. The dwelling retains its essential form and integrity.

PROPOSED

The proposal replaced the existing shingle roof with a new acrylic coated 26 gauge grade 80 residential panel in Galvalume from Reed's Metals (See Exhibit 5). The work involved renailling the

decking to meet building code requirements, building up the flat section of the roof, replacing the drip edges, sealing all of the penetrations, installation of the underlayment, and installing the panels. Please note that the roof has already been installed. The applicants submitted a Certificate of Appropriateness application for the proposal to be heard at the December Historic Preservation Board meeting. However, the roofing company started work on the project prematurely, which prompted a stop work order from Code Enforcement. At that time some of the house was exposed to the elements and a determination was made by the Building Official to let the applicants complete the work, since at that time there was almost a month to go before the December meeting, too much time to leave the roof open to the elements.

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. In this case the low profile roof of a Ranch house further limits the view of the exposed fasteners.

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 acrylic coated 26 gauge grade 80 residential panel metal roof in Galvalume from Reed's Metals.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Structures</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Florida Master Site File AL003439 |
| <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 - 00105

Permit Bp2007144

City of Gainesville

DEPARTMENT OF SUSTAINABLE

 The
306 NE 6th Ave

EXHIBIT

2

HISTORIC PRESERVATION BOARD (HPB)

Certificate of Appropriateness (COA) Application

www.cityofgainesville.org
HPB@cityofgainesville.org

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 300 NE 10th Avenue, Gainesville, FL 32601

 Parcel ID #(s) 10308-000-000

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

Alejandro Pauly

Company (if applicable)

Applicant Name

Company (if applicable)

Worthmann LLC

Street Address

300 NE 10th Avenue

City State Zip

Gainesville, FL 32601

Telephone Number

(352) 256-8672

E-Mail Address

alejandro.pauly@gmail.com

Street Address

7325 NW 13th Blvd Suite 88

City State Zip

Gainesville, FL 32653

Telephone Number

(352) 472-3228

E-Mail Address

info@worthmannroofing.com

 Historic Preservation Board Meetings are held the 1st 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).

- Remove existing shingles
- Renail decking to code
- Build up the flat section of the roof
- Replace all drip edge
- Seal all penetrations
- Install underlayment
- Install acrylic coated 26 GA grade 80 residential panel in galvalume from Reed's Metals

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	Reed's	Gr 80 residential panel	26 GA 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



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.

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.

RELOCATIONS (If Applicable)

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

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

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
<input type="checkbox"/> Front, Side, Or Rear Building Setback Line			
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ration			
<input type="checkbox"/> Maximum Lot Coverage			

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.




11/02/2020

Applicant (Signature)

Date

Drew Worthmann, Worthmann LLC

Applicant (Print)

 <p>Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.</p> <p>Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022</p>	TO BE COMPLETED BY CITY STAFF		Date Received <u>10/29/20</u>	Received By: <u>Jason Simmons</u>
	HP 20-00105			
	Zoning: <u>RSF-3</u>			
	Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Staff Approval — No Fee	
	Pre-Conference?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure	
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Multi-Family requiring Board approval	
Enterprise Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Ad Valorem Tax Exemption		
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<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)		

City of Gainesville

HISTORIC PRESERVATION BOARD (HPB)

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Owner's Authorization for Agent Representation

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

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE Alejandro Pauly
(print name of property owner(s))

hereby authorize: Drew Worthmann for Worthmann, LLC
(print name of agent)

to represent me/us in processing an application for: Certificate Of Appropriateness
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.


(Signature of owner)

(Signature of owner)

Alejandro Pauly
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA


COUNTY OF ALACHUA

SS }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 21st day of October, 2020,

by Alejandro Pauly


Notary Public

Kelly A. Waffner

Printed Name

5/3/2024

My Commission Expires

☐ Personally Known
OR

☒ Produced Identification

ID Produced: FL DL P400000791840





HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

Site #8 3439
Recorder #
Field Date Summer 1996
Form Date January 1997

 ^x Original
Update

SITE NAMES (addr. if none) 300 NE 10th Ave [MULT. LIST. #8]
 SURVEY Northeast Historic District Expansion [SURVEY #]
 NATIONAL REGISTER CATEGORY ☒ building structure district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) see above
CROSS STREETS nearest/between _____
NEAREST CITY/TOWN Gainesville IN CURRENT CITY LIMITS yes no
COUNTY Alachua TAX PARCEL # 10308
SUBDIVISION NAME Highland Heights BLOCK G LOT NO. 7-9
OWNERSHIP private-profit private-nonprofit private-indiv ☒ private-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) _____
ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME Gainesville, FL East
TOWNSHIP 9S RANGE 20E SECT. 33 1/4 3852 1/4-1/4 IRREG. SECT.? y x n
M: ZONE 16 17 EASTING 1 1 1 0 NORTHING 1 1 1 0 1
PLAT OR OTHER MAP (Map's name, location) PB B-9 City of Gainesville

DESCRIPTION

STYLE Ranch EXTERIOR PLAN rectangular NO. STORIES 1
STRUCTURAL SYSTEMS masonry
FOUNDATION: Types stem wall Materials concrete block
EXTERIOR FABRICS concrete block
ROOF: Types hipped with intersects Materials asphalt
Secondary strucs. (dormers etc.) _____
CHIMNEY: No. 1 Materials block LOCATIONS center
WINDOWS (types, materials, and placements) one bank of casement windows (4 paned)
on southwest corner of the building: bank of trebled casement windows
(4 paned) on hipped wing: 1 casement window on entry
MAIN ENTRANCE (stylistic details) stoop panelled door
PORCHES: #open x #closed _____ #incised _____ Locations _____
Porch roof types shed
EXTERIOR ORNAMENT _____

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

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

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



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1948 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES

☐ yes ☒ no

Dates _____

Orig. addr. _____

ALTERATIONS

☐ yes ☒ no

Dates _____

Nature _____

ADDITIONS

☐ yes ☒ no

Dates _____

Nature _____

ORIGINAL USES (give dates) _____

Residential _____

INTERMEDIATE USES (give dates) _____

Residential _____

PRESENT USES (give dates) _____

Residential _____

OWNERSHIP HISTORY (especially original owner) _____

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. infoPotential contributor to NR district? ☒ yes ☐ no ☐ insuff. infoLocal Designation Category
District _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

see attachment

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

see attachment

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. 2NE-NC 19

RECORDER

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

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

* y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE

**300 NE 10th Avenue
Highland Heights**

NARRATIVE

This early version of the Ranch displays the hipped roof form and horizontality characteristic of the style. Metal casement windows and picture windows which would become ubiquitous in later versions of the Ranch are clearly evident on this dwelling. The Highland Heights subdivision is characterized by curb-and-gutter facilities, mature tree canopy and standardized suburban setback and platting practices. The subdivision is typical of American suburban development during the World War Two era.

HISTORICAL ASSOCIATION

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

Like the other early 20th Century subdivisions within the Northeast Residential Historic District such as Highlands and Highland Terrace, the Highland Heights subdivision reflects standardized subdividing practice with most lots platted with dimensions of 50'x100'. Larger lots are simply 1.5 or 2 times as wide as the standard. Unlike the tract development that followed the Second World War, the Highlands Realty and Investment Company sold the lots without building speculative housing. Consequently, lot owners provided their own architectural designs which accounts for the variation of styles within the survey area. The Highland Heights subdivision became a popular neighborhood for the "well-off" of Gainesville and remained an exclusive residential neighborhood in the City throughout the 1930s and 1940s.

EXPLANATION OF EVALUATION

According to the Sanborn Maps, the dwelling was constructed between 1941 and 1963. Tax records at the Alachua County property appraisers office indicate the dwelling was constructed between 1946 and 1949. The Highland Heights subdivision was platted in 1925 and approximately 90% of the dwellings were constructed prior to 1955 and approximately 75% were built before 1951. The dwelling retains its essential form and integrity.

St Patricks
Sch

ST

185

NE 16TH

NE 6TH

NE 7TH

33

City
Park

NE

13TH

AVE

NE

12TH

GAINESVILLE

NE

10TH

AVE

S

Shopping
Center

U S Naval
Trainin
176

NE

8TH

U S Army Reser
AVE Training Cente

183

7TH

9TH

ST

NE

5TH

167

NE

NE

11TH

BLVD

NE

3D

City

Kirby-Smith

NE 2 ST

Q 10 E 552
F 552
10 YR E 177.1
F 177.1
100 YR E 177.3
F 177.3

Q 10 E 552
F 552
10 YR E 176.5
F 176.5
100 YR E 176.8
F 176.8

NE 10 AVE

Q 10 E 552
F 552
10 YR E 176.6
F 176.6
100 YR E 176.9
F 176.9

AVENUE

BRANCH

X 176.2

X 178.2

X 177.2

X 177.1

X 178.8

NE 9 AV

Q 10 E 736
F 736
10 YR E 175.2
F 175.2
100 YR E 175.5
F 175.5

Q 10 E 736
F 736
10 YR E 175.3
F 175.3
100 YR E 175.9
F 175.9

177.8 X

S 206 + 60

BLVD

BLVD

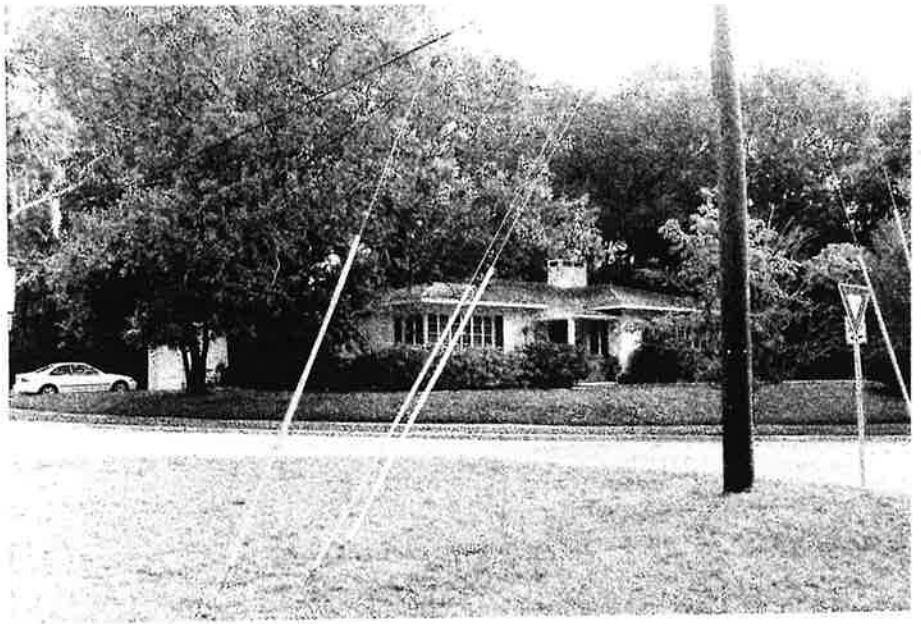
9TH

C.B.

C.B.

X 174.2

E 2,692,000



Reroof - Shingle to metal

Legend

📍 300 NE 10th Ave

tabbies®

EXHIBIT

4





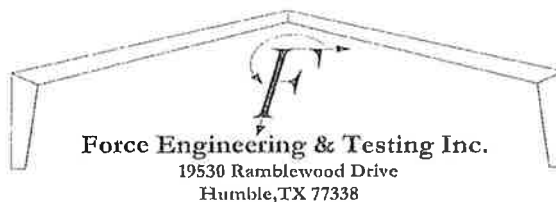












Product Evaluation Report
REED'S METAL, INC.

Residential, 26 Ga. Roof Panel over 15/32" Plywood

Florida Product Approval # 12725.2 R3

Florida Building Code 2017

Per Rule 61G20-3

Method: 1 -D

Category: Roofing

Subcategory: Metal Roofing

Compliance Method: 61G20-3.005(1)(d)

NON HVHZ

Product Manufacturer:

Reed's Metals, Inc.

19 E. Lincoln Drive NE

Brookhaven, MS 39601

Engineer Evaluator:

Terrence E. Wolfe, P.E. # 44923

Florida Evaluation ANE ID: 1920

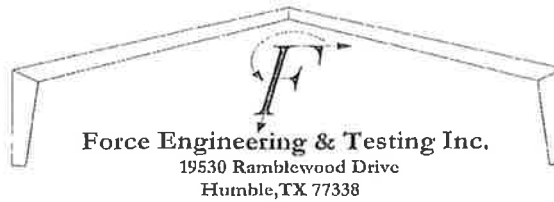
Validator:

Brian Jaks P.E. #70159

Contents:

Evaluation Report Pages 1 – 4





Compliance Statement: The product as described in this report has demonstrated compliance with the Florida Building Code 2017, Sections 1504.3.2.

Product Description: Residential Roof Panel, Min. 26 Ga. Steel, 36" Wide, through fastened roof panel over 15/32" APA Plywood decking. Non-Structural Application.

Panel Material/Standards: Material: Minimum 26 Ga. Steel, ASTM A792 or ASTM A653 G90 conforming to Florida Building Code 2017 Section 1507.4.3. Paint finish optional
Yield Strength: Min. 80.0 ksi
Corrosion Resistance: Panel Material shall comply with Florida Building Code 2017, Section 1507.4.3.

Panel Dimension(s): Thickness: 0.0185" min.
Width: 36" maximum coverage
Rib Height: 3/4" major rib at 9" O.C.
Panel Rollformer: MRS Metal Rollforming Systems

Panel Fastener: #9-15 x 1-1/2" HWH Woodgrip with sealing washing or approved equal
1/4" minimum penetration through plywood
Corrosion Resistance: Per Florida Building Code 2017, Section 1507.4.4.

Substrate Description: Min. 15/32" thick, APA Rated plywood over supports at maximum 24" O.C.
Design of plywood and plywood supports are outside the scope of this evaluation. Substrate must be designed in accordance w/ Florida Building Code 2017.

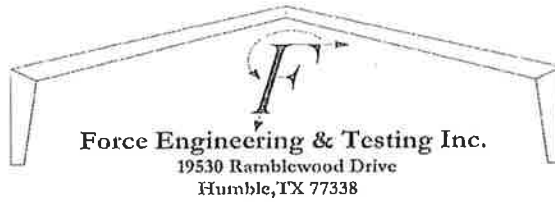
Allowable Design Uplift Pressures:

Table "A"

Maximum Total Uplift Design Pressure:	69.25 psf	146.0 psf
Fastener Pattern:	9"-9"-9"-9"	6.5"-2.5"-6.5"-2.5"-6.5"-2.5"-6.5"
Fastener Spacing:	24" O.C.	12" O.C.

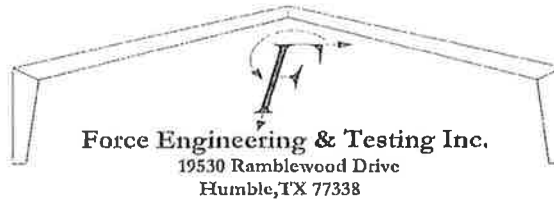
*Design Pressure includes a Safety Factor = 2.0.





Code Compliance:	The product described herein has demonstrated compliance with The Florida Building Code 2017, Section 1504.3.2.
Evaluation Report Scope:	The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2017, as relates to Rule 61G20-3.
Performance Standards:	<p>The product described herein has demonstrated compliance with:</p> <ul style="list-style-type: none">▪ UL 580-06 - Test for Uplift Resistance of Roof Assemblies▪ UL 1897-2012 - Uplift Test for Roof Covering Systems
Reference Data:	<ol style="list-style-type: none">1. UL 580-94 / 1897-98 Uplift Test Force Engineering & Testing, Inc. (FBC Organization # TST-5328) Report No. 101-0304T-05 & 101-0508T-08, Dated 05/05/05 & 07/09/082. Certificate of Independence By Terrence E. Wolfe, P.E. (No. 44923) @ Force Engineering & Testing, Inc. (FBC Organization # ANE ID: 1920)
Test Standard Equivalency:	<ol style="list-style-type: none">1. The UL 580-94 test standard is equivalent to the UL 580-06 test standard.2. The UL 1897-98 test standard is equivalent to the UL 1897-2012 test standard.
Quality Assurance Entity:	The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
Minimum Slope Range:	Minimum Slope shall comply with Florida Building Code 2017, including Section 1507.4.2 and in accordance with Manufacturers recommendations. For slopes less than 3:12, lap sealant must be used in the panel side laps.
Installation:	Install per manufacturer's recommended details.
Underlayment:	Per Florida Building Code 2017, Section 1507.1.1 and manufacturer's installation guidelines.
Roof Panel Fire Classification:	Fire classification is not part of this acceptance.





Shear Diaphragm:

Shear diaphragm values are outside the scope of this report.

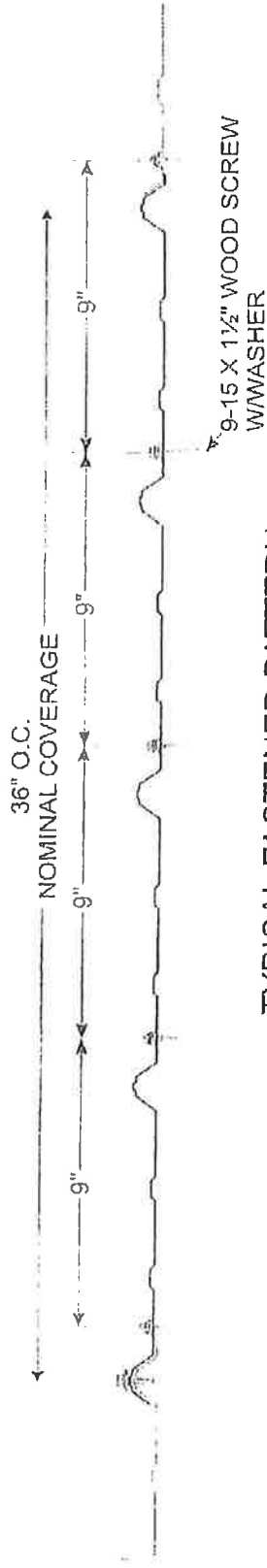
Design Procedure:

Based on the dimensions of the structure, appropriate wind loads are determined using Chapter 16 of the Florida Building Code 2017 for roof cladding wind loads. These component wind loads for roof cladding are compared to the allowable pressure listed above. The design professional shall select the appropriate erection details to reference in his drawings for proper fastener attachment to his structure and analyze the panel fasteners for pullout and pullover. Support framing must be in compliance with Florida Building Code 2017 Chapter 22 for steel, Chapter 23 for wood and Chapter 16 for structural loading.



26 Ga. Residential over 15/32" Plywood

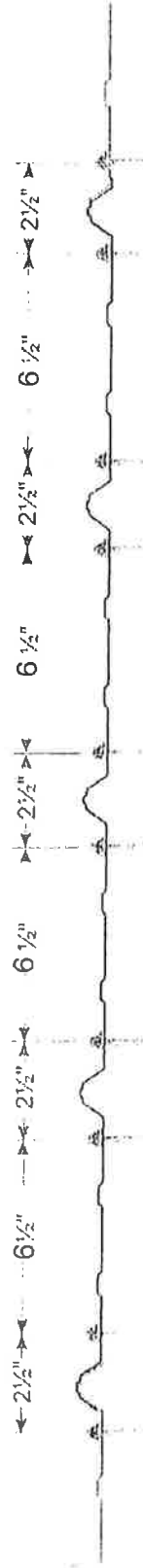
EXPOSED FASTENER SYSTEM



TYPICAL FASTENER PATTERN

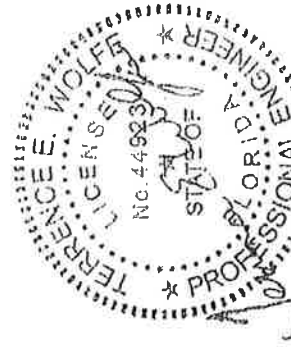
1/4 x 14-7/8 LAP TEK
W/WASHER 24" O.C. AND
CONTINUOUS TAPE SEAL
REQUIRED IF LESS THAN
3/12 PITCH

TYPE 1



FASTENER PATTERN @ PANEL END & LAPS

TYPE 2



State of Florida
C.O.A.
25778

October 2, 2017



METAL ROOFING • METAL BUILDINGS • POLE BARNs • MINI STORAGEs

DETAIL MANUAL

and guide to Reed's Metals products



Residential Roofing and Siding Panels & Accessories

SALES AND MANUFACTURING LOCATIONS

Brookhaven, MS
19 E. Lincoln Drive NE
Brookhaven, MS 39601
601-823-6516

Lake Charles, LA
1909 Ruth Street
Sulpher, LA 70663
337-625-5051

Tupelo, MS
120 Industrial Park Rd
Saltito, MS 38866
662-869-7797

Benton, AR
12655 I-30 South
Benton, AR 72015
501-776-3825

Jackson, TN
1070 S Highland Ave.
Jackson, TN 38301
731-300-3200

Holden, LA
5321 Arundel Rd
Meridian, Ms 39307
601-482-1500

Jasper, TX
3931 Hwy 96 S
Jasper, TX 75951
409-384-5777

Scott City, MO
1616 E. Rd.
Scott City, MO 63780
573-803-4700



Reed's Metals

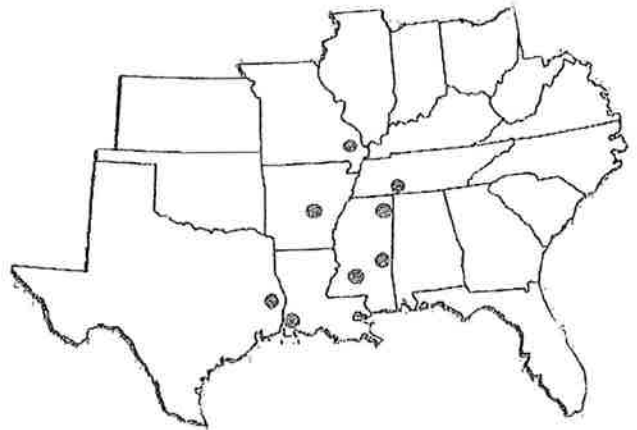
Since 1998, Reed's Metals, Inc. has proudly served the Southeast as a high-quality manufacturer of metal roofing and pre-engineered steel buildings. Headquartered in Brookhaven, Mississippi, Reed's Metals 20-acre, state-of-the-art fabrication facility produces multiple roofing panel profiles in over 20 colors; fabricates purlins, trim and associated roofing accessories; and produces steel buildings of any size for commercial, industrial, residential, agricultural, and arena applications. Reed's Metals prides itself on fast, friendly and efficient operations. With locations in Brookhaven, MS;

Lake Charles, LA; Tupelo, MS; Benton, AR; Jackson, TN; Holden, LA; Jasper, TX; and Scott City, MO. Reed's Metals provides same day pick-up on most orders. Our number one priority is customer satisfaction, and we stand behind our reputation of excellent service. Reed's Metals offers prompt delivery for metal roofing materials and preengineered steel buildings. On most orders, our delivery fleet can deliver and unload directly at your jobsite. For standing seam installations, we can even create your panels on-site to ensure the best quality. We supply you with the customized service to keep you up to code, on time and under budget.

We Manufacture Quality

We start with quality materials. We choose prime steel. The paint systems employed on our standard products hold a 40 year warranty. As a Keystone Quality Partner, we follow tight quality procedures. Our computer-controlled equipment assures consistent production. Many of our products meet the most rigorous standards for quality in the industry for fire, winduplift resistance and impact resistance -- UL 580, UL 790, UL 2218 & Florida

2010 Building Code certifications. Our welders are AWS certified. As well, we have design project managers trained in MBS and AppliCAD to help plan your project. As one of the South's most experienced manufacturers, we have the products, the processes and the people to ensure a quality experience and product from beginning to end.



*Serving the Central
and Southeastern U.S*

Customer Satisfaction is our TOP PRIORITY! . . .

a credo we live by at Reed's Metals. We manufacture and deliver to your specifications and greatly appreciate the opportunity to serve you.

Installation of Panels

Roof Pitch

Reed's Metals roofing panels require a certain degree of pitch to ensure proper water drainage. Mississippi Building Code allows a minimum pitch of 2/12 for Residential panels as long as lap screws and sealant are applied to the laps to prevent water from siphoning over the ribs (see Fig. 5 on p. 4). Lap screws and sealant are optional when the pitch is 4/12 or greater (4/12 pitch means that there is 4 inches of rise for every 12 inches running horizontally). As a general principle, the less steep the roof, and the more necessary also that sealant be used at all side-laps. Consult our representative for recommendations for your particular roof pitch, and about roofing options if you have less than a 3/12 pitch.

Roof Application

Panel installation should begin at the gable end of the roof opposite the prevailing rain-bearing wind (this will provide added assurance against wind-driven rain being forced under the laps). Measure one panel width in from the roof edge. At this point chalk a line from ridge to eave. Place the leading edge of the first panel along this line. It is extremely important that this panel be laid square to the eave and ridge so that the remaining panels will line up square on the roof frame. It is wise to have a person at the eave and at the ridge to ensure that the proper panel coverage is being maintained across the roof. Also be sure that the panels are properly side-lapped (see fig. 7 on page 7).

In applications where end-lapping is necessary, the upper panel on the slope should lap over the panel that is lower on the slope. Lower roof pitch requires a greater amount of panel overlap. All end-lap applications require two horizontal rows (across the panel) of butyl sealant tape and proper fastening to provide a maximum water seal.

An overhang of 2 to 3 inches is recommended to provide a drip edge, while only 1 inch overhang is necessary where gutters are used. The open panel ribs at the eave can be sealed with inside closures. For maximum weather-tightness, a row of butyl tape can be applied above and beneath closures material.

Trimming and Cutting Steel Panels

The best device for cutting steel panels across the profile is either a portable or hand shear or a nibbler. Nibblers, and especially Carborundum blades on electric saws, however, do have a tendency to either leave hot metal particles that can burn paint surfaces or leave rust marks on panels and trim. The same is true of any filings left on the roof caused by the application of screws. Care should be taken to brush all such particles from roof surfaces after application.

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

CAUTION! Clean all metals shavings and particles off of roof to avoid unsightly rust stains.

Residential Trim Location

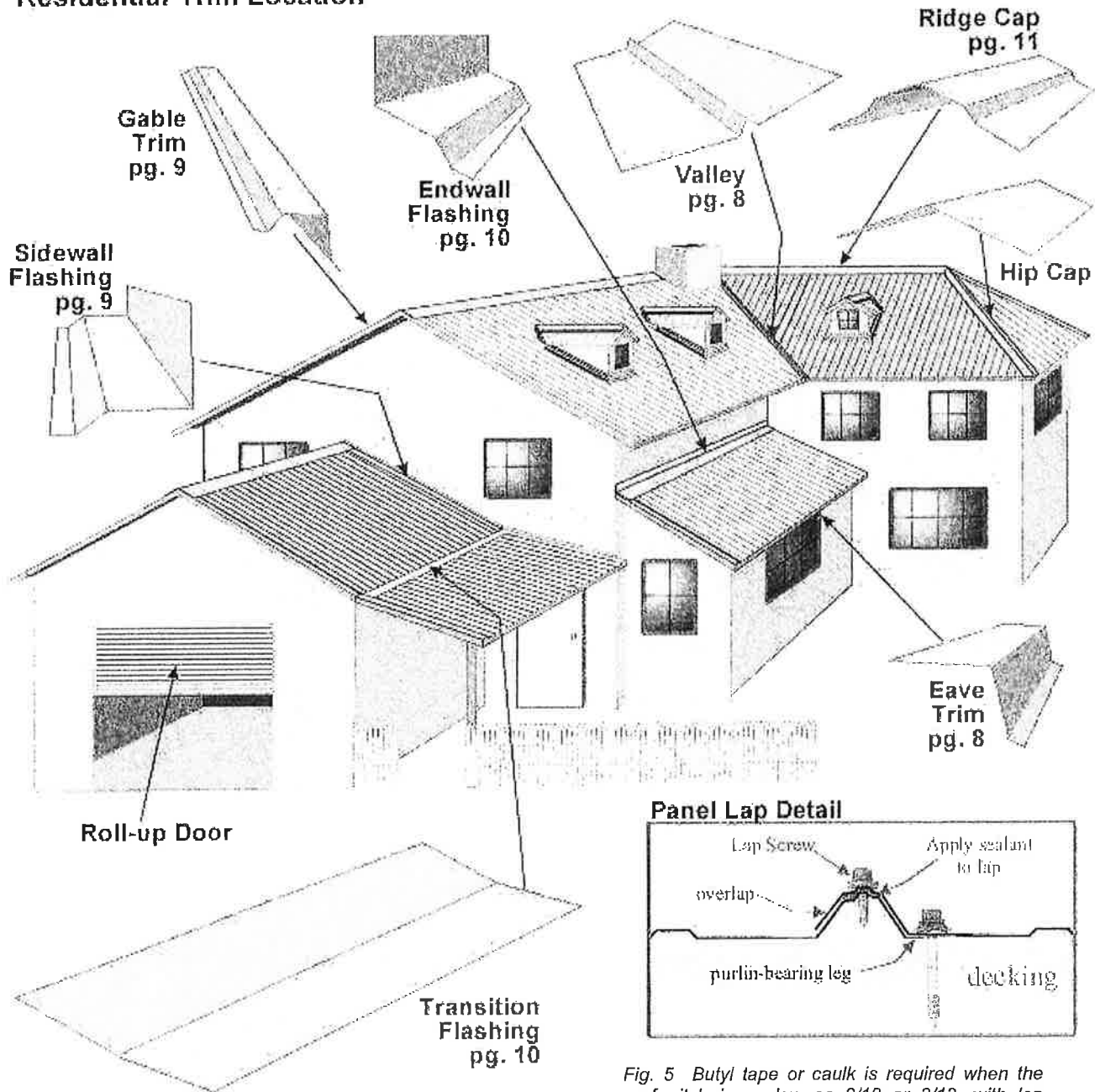


Fig. 4 Roofing trim and flashings are named by the location or function of that particular piece on the building

Panel Lap Detail

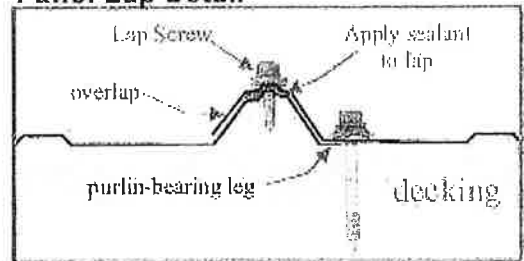


Fig. 5 Butyl tape or caulk is required when the roof pitch is as low as 2/12 or 3/12, with lap screws applied every 2 feet to keep water from overflowing the lap. On pitches greater than 3/12, lap screws and butyl tape are optional. For more details on screws, see pg. 6.



Ordering Roof Panels and Screws

Care should be taken to order panels of the correct length to avoid having to make corrective measures after purchase. Panel lengths should fall 2 to 3 inches short of the ridge when a vented ridge is desired, and should extend 2 to 3 inches past the eave to allow a sufficient drip edge (except as noted on pg. 3 concerning gutters). When a roof transition is involved, panels of the upper portion should be shortened to allow placement of the transition flashing (see diagram on page 10). The Reed's Metals sales personnel are ready to assist customers with information specific to their particular roof.

Specially-washed screws applied through the flat of the metal is the most recommended method used to attach roofing panels. 1-inch screws can be used if penetration of only $\frac{3}{4}$ inch is either necessary or desired; otherwise, 1½ inch screws are usually recommended. 2½ inch screws are also available, and are often used by those who adhere to through-the-rib fastening, and for ridge-cap application. See pages 6 and 7 for more information on screw spacing and ordering.

Ordering and Applying Trim

The most common flashing for metal roofing is the ridge cap, which is used at the peak of a roof where two opposing roof slopes join. Other flashings include transition flashing, end wall and sidewall flashings, and valleys (see diagram on right for application). Eave flashings include gable flashing and eave drip, either of which are often applied above fascia trim. When roof pitch exceeds 5/12 (a 5 inch rise in 12 inches), the slope of the roof should be mentioned when ordering ridge caps, endwalls, and eave drip. When a steeper roof slope meets a lesser slope, both slopes should be mentioned when ordering transition flashing.

At the gable edge the use of gable trim adds to the appearance of the structure and protects the fly-rafter, and sidewall flashing is used where the side of a panel butts up against an adjacent wall. In either case, the installer should be careful to seal between the gable rake or sidewall and panel with butyl sealant tape, and to fasten the rake every 6" to 12" up the slope of the roof with the appropriate screws. If eave drip is used on the gable, the number of 90 degree eave drip should be specified separately from that used on the drip edge when ordering.

To prevent penetration of water, insects, and debris at the ridge, outside closures may be inserted between the ridge cap and the top end of the panel*. Screws are applied through the ridge cap, closure, and rib in at least every other rib of the panels. At least a 1½" (or preferably 2½") screw should be used for attaching ridge caps. Self-drilling lap screws can also be used to attach ridge caps.

Keep Materials Dry!

Paint and finishes of Reed's Metals panels and trim are designed to withstand severe rain and wet weather conditions. Neither paint, galvanized, nor Galvalume finishes, however, are designed to be in continuous contact with water for long periods of time. Damage will result if uninstalled panels or trim are allowed to remain wet in storage. Be sure to store material that will not be installed immediately in a dry location. Wet material should be air-dried and re-stacked if installation is not planned right away.

How to Figure and Apply Screws

Reed's Metals carries screws in 3 different lengths: 1 inch, 1½ inch, and 2 ½ inch. 1-inch screws will barely penetrate a 1x4, but the 1½ inch are the best all-purpose size. **1½- or 2½-inch screws are necessary for attaching ridge caps.** The table on the right (Figure 6) can be used to figure approximate quantities of screws for various purlin spacings and sizes of roofs. For 2-foot spacing between rows of screws, multiply the total linear feet of metal times 2.7.

	Screw (purlin) Spacing			
	12 inch	18 inch	24 inch	30 inch
50	270	180	135	108
100	540	360	270	216
200	1080	720	540	432
300	1620	1080	810	648
400	2160	1440	1080	864
500	2700	1800	1350	1080
600	3240	2160	1620	1296
700	3780	2520	1890	1512
800	4320	2880	2160	1728
900	4860	3240	2430	1944
1000	5400	3600	2700	2160
1100	5940	3960	2970	2376
1200	6480	4320	3240	2592

Fig. 6 Residential Panel screw calculation chart

Example: your order is 1250 feet of Residential roofing. $1250 \times 2.7 = 3375$ screws

Please confirm all estimates with your Reed's Metals representative when placing your order.

Codes allow re-roofing over shingles without the use of battens providing the roof has been checked by a licensed roofing contractor to insure levelness and pullout integrity.

Residential metal roofing can be separated from the moisture barrier by minimum, nominal 1"x3" yellow pine battens spaced on maximum 24" centers, or according to ASCE calculations where applicable. Since **direct contact between pressure treated lumber and metal roofing must be avoided to prevent potential corrosion**, Reed's Metals sells only untreated battens.

CAUTION: Battens must be fastened to the roof deck with minimum #6 screws at 12" on-center, or two minimum 8d common or pneumatic nails spaced 8" on-center, or one every 4" on-center (or by applicable calculations according to ASCE 7-98). **Battens must be installed to support the entire width and length of ridge, eave, hip, valley, and gable-end trims.**

For solid decking, at least 15/32-inch structural plywood supported on rafters at a maximum of 24" on center is required.

If care is taken, metal roofing application can be aided by pre-drilling panels, allowing screws to go quickly and accurately into the desired spacing. Pre-drilling will work provided that pilot holes are placed accurately in the proper locations on panels. Purlin spacing must be uniform and carefully measured. For panel lap details, see Figure 5 on page 4.

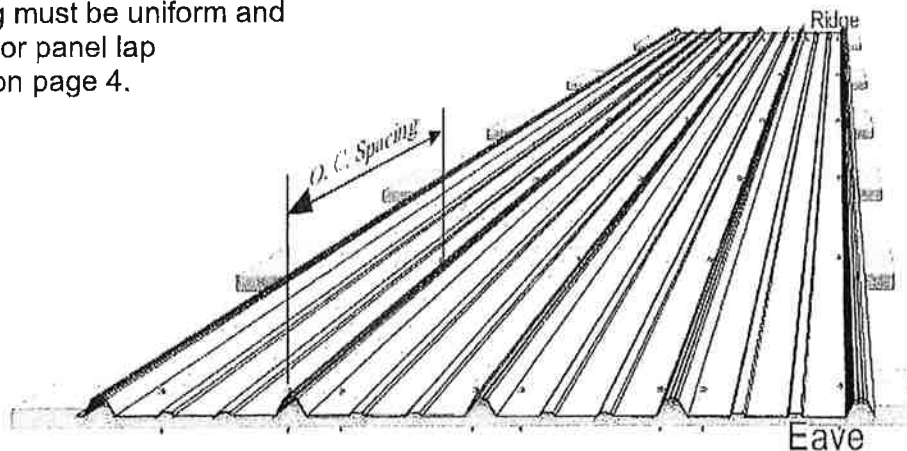


Fig. 7 Screws should be placed on both sides of the ribs at both eave and ridge.



Reed's Metals Policies

All standard trim not ordered as "economy" is manufactured from our best 29-gauge prime coil stock, and is returnable as long as it is deemed by our company's representative as being in good, clean, resalable condition, free from scratches, mars, and other damage. The same general principle applies also to the return of other accessories such as screws, boots, closures, etc. Trim that is custom-made is not returnable, and is considered the property of the customer once it has been made, whether paid for or not. Roofing panels may be returned in the above same good condition to be resold as "economy" material, and therefore are not fully refundable.

Delivery policy - Delivery charges apply to all orders where delivery is requested. Please consult your Reeds Metals sales department for details.

Sales tax - All orders picked up at Reed's Metals, and all orders delivered within the state of Mississippi, are subject to state sales tax. Tax exemptions must be verified prior to delivery or customer pickup.

Warranted products - Orders designated as "Standard panels" come with a five year adhesive warranty from Reed's Metals. Orders designated "Prime" come with a 25-year coil manufacturer's warranty. All trim is manufactured from the best grade in stock of the particular color ordered. Ask for details.

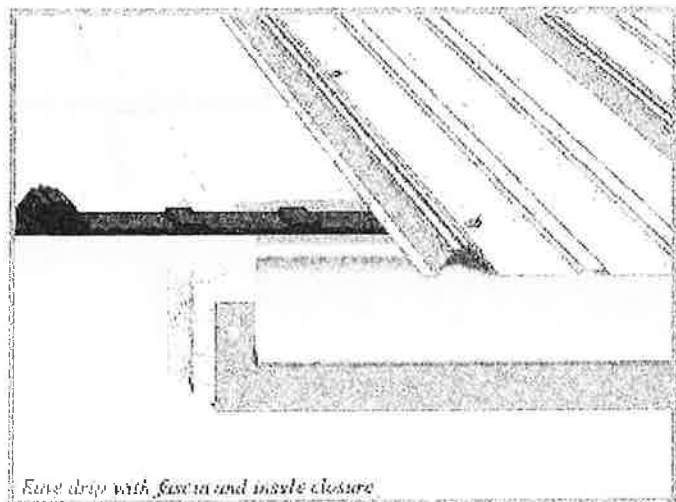
Indemnity - All prices and designs are subject to change without notice.

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

Return Policy - All panel orders and special order (non-stock) trim are considered the property of the customer and non-refundable once they are manufactured. Standard trim and accessories are refundable providing they are returned in a clean, resalable condition. Restocking charges may apply to any items at the discretion of Reed's Metals personnel.

Summary of Stock Trims and Flashings

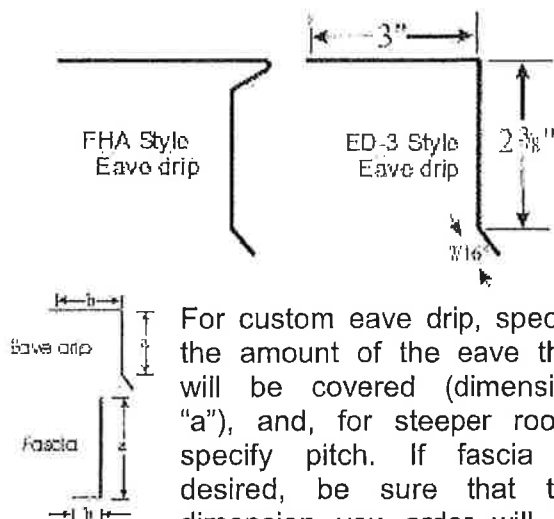
<i>item</i>	<i>special order information</i>
Ridge caps (RC-2)	specify pitch if less than 3/12 or greater than 6/12. Also available in larger widths. Closures recommended.
Eave drip (FHA, ED-3)	2 common styles. FHA style is pre-pitched for 3/12 to 6/12 roofs. For appearance or ease of application, order by either specific pitch or as gable trim (90°).
Gable flashings	Residential (EF-1), large (GR-2), and small (GR-1) rakes available. Use butyl sealant between rake and panel.
Valleys (PV-1)	specify pitch if greater than 7/12. Seal with universal foam closure material. Open-hemmed valleys (PV-2) aid water-tightness.
Sidewall (SW-1)	Use butyl sealant between sidewall flashing and panel.
Endwall (EW-1)	Specify pitch if greater than 5/12. Seal with outside closures.
Transition flashing	Specify pitches of both roofs. Seal lower slope using outside closures and, if desired, inside closures on upper slope.



Eave drip with fascia and inside closure

Fig. 8 Eave drip and fascia give a finished look along the drip eave of the house, as well as providing protection for the materials they cover. The eave drip should completely cover the top edge of the fascia. Inside closures, which seal off the open ribs of the panels, are optional.

◀ Eave Drip & Fascia



For custom eave drip, specify the amount of the eave that will be covered (dimension "a"), and, for steeper roofs, specify pitch. If fascia is desired, be sure that the dimension you order will be hidden by the eave drip.

Preformed Valley ▶

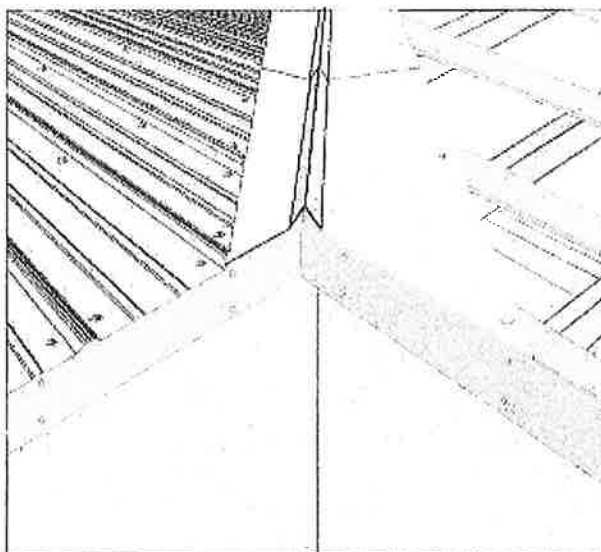
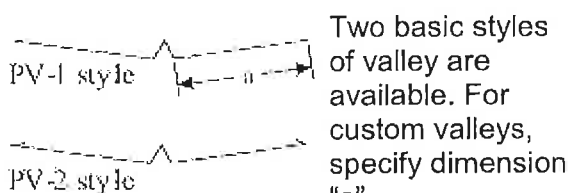
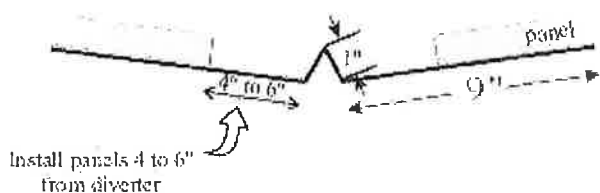


Fig. 9 Pre-formed valleys use a diverter to prevent water from rushing under panels on the opposite side while meanwhile channeling water off the roof. Expanding foam closures are often used to assure a good seal.

Gable Flashing

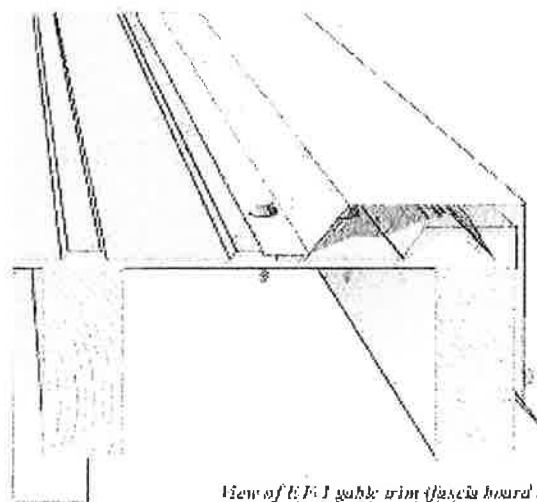
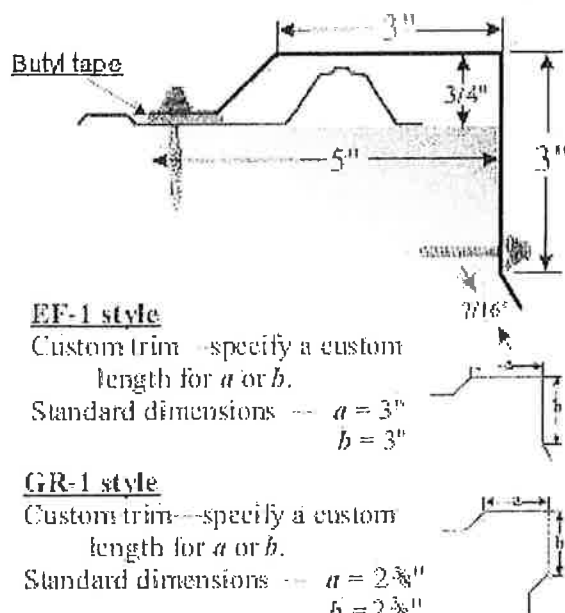


Fig. 10 Gable flashing is used to trim the edge of the roofing panel at the gable end of the roof. It should match the eave drip that extends along the drip edge of the roof. If the panel is allowed to hang over the gable end, eave drip can be used instead. Butyl tape between the trim and panel eliminates leaks.

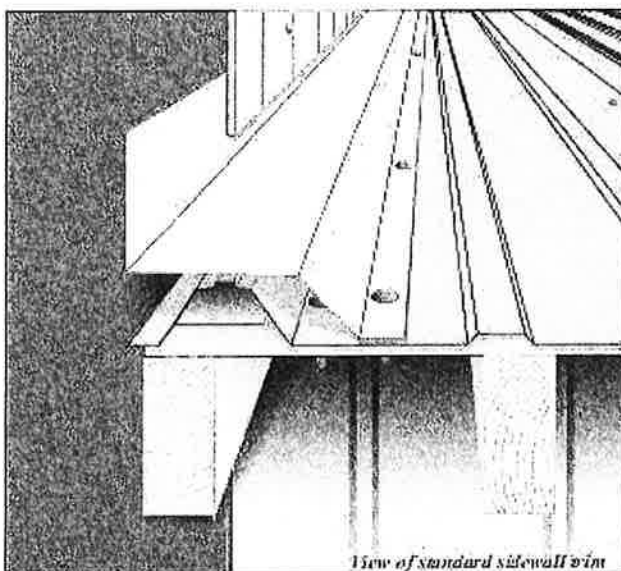
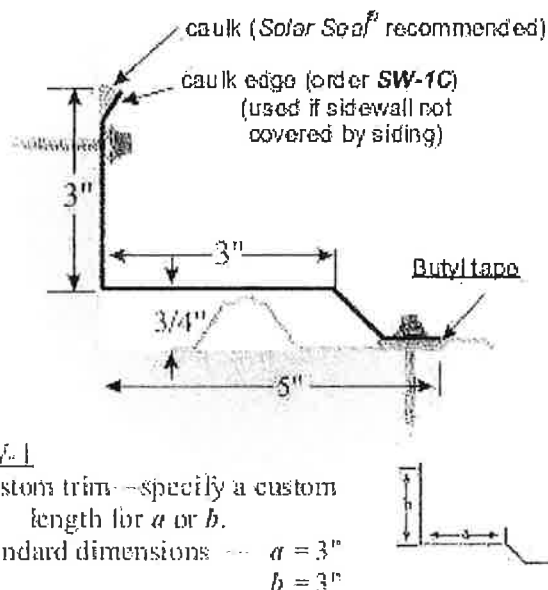


Fig. 11 Sidewall flashing is applied when the side of the roof butts up against an adjacent wall. The wall-side of the flashing can either be covered over with siding or sealed with caulk (order SW-1C). Butyl tape should be applied where the "foot" of the flashing attaches to the roof.

Side-wall Flashing



SW-1

Custom trim—specify a custom length for a or b .

Standard dimensions — $a = 3''$
 $b = 3''$

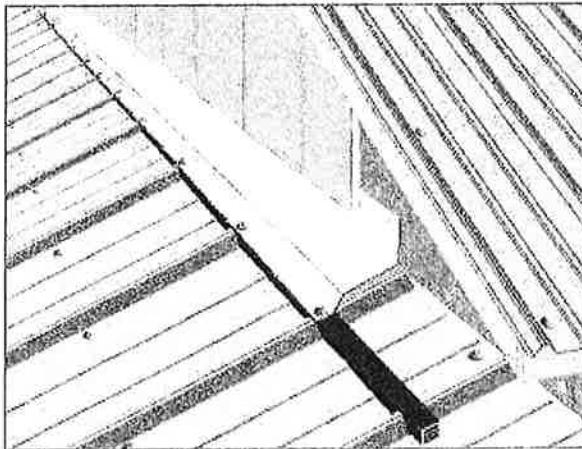
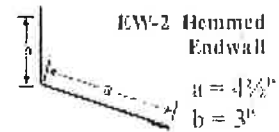
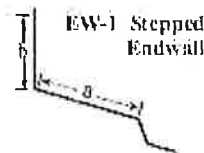
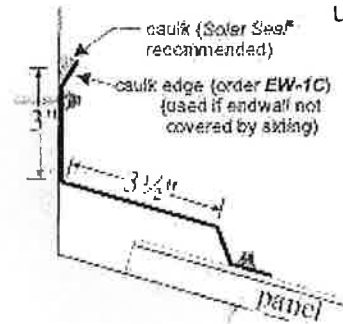


Fig. 12 As with the ridge cap, the **ENDWALL FLASHING** above can be sealed using outside closures.

Use **EW-2** hemmed endwall when cornering endwalls with sidewall flashing, such as with dormers or chimneys. For custom end-walls, specify roof pitch and dimensions "a" and "b".

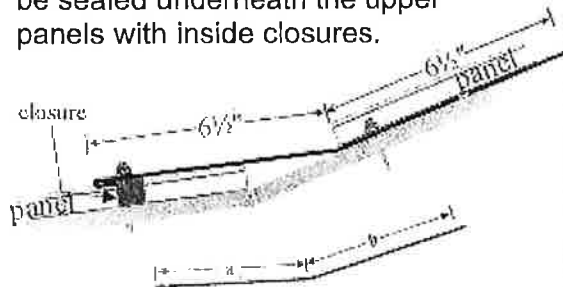
End-wall Flashing

End-wall flashing is applied where the upward slope of a roof meets a wall. The wall side of the flashing can be covered with siding or counter-flashing, and outside closures are used to seal between the flashing and the panel. Roof slope should be mentioned if roof exceeds 5/12 pitch.



Transition Flashing

Transition Flashing prevents leakage at the point where two different roof pitches meet. It is sealed on the lower side with outside closures, and can be sealed underneath the upper panels with inside closures.



For custom transition flashing specify the pitches of the two roof slopes and, if necessary, dimensions "a" and "b".

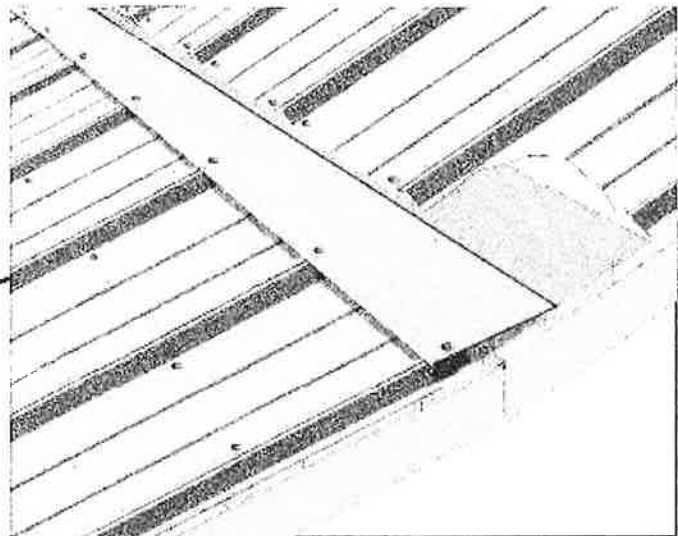


Fig. 13 The transition flashing provides a continuous drainage where two slopes meet.

Ridge Cap

The Ridge Cap is used to seal the point at which two upward slopes meet. This can be both along the ridge of the roof as well as a covering for a hip. Either woodgrip or selfdrilling lap TEK screws are applied through the ribs of the metal.

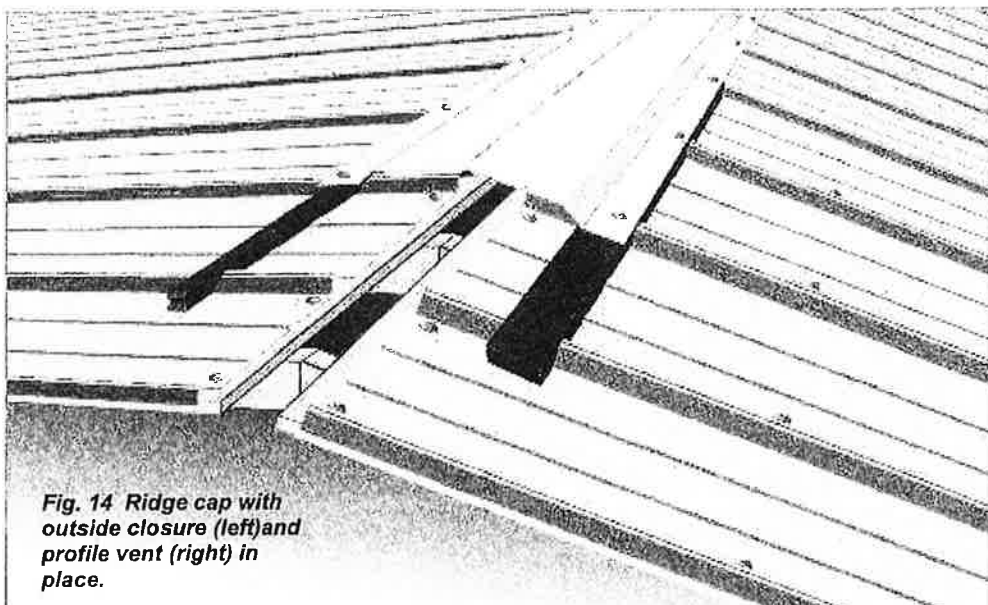


Fig. 14 Ridge cap with outside closure (left) and profile vent (right) in place.

Debris, insects, and blowing rain can find easy access under the ridge cap, so closures are often used to either completely or partially seal the opening. Closures under ridge caps come in 3 types: solid, vented, and hip tape.

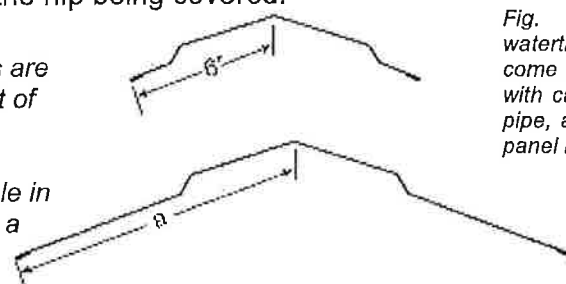
Solid closures ("Outside Closures") are the same width as the panels. They lock together in a row placed directly under the screws that attach the ridge cap, and form a solid, water-tight, air-tight barrier. (see Figure 14).

Profile Vent comes in 50 foot rolls, is 3 inches wide, and forms a water-retardant, insect resistant barrier that allows hot air to escape from the attic, and is superior to many more elaborate and expensive vent systems. Any length may be ordered.

Hip closure tape (Peel and Seal) is a sticky, adhesive-backed metallic tape that seals the hip roof. It is 6 inches wide and comes in 33½ foot rolls. Because it must be conformed to the rise and fall of the panel ridges, approximately 10% extra may be needed beyond the length of the hip being covered.

Standard 12 inch ridge caps are economical and adequate for most of your roofing needs.

Over-sized ridge caps are available in 18 inch widths (hem to hem) or as a custom trim item in other widths.



Available in total widths (2 times "a") of 14-, 16-, 18-, 20-, 22-, and 24-inch

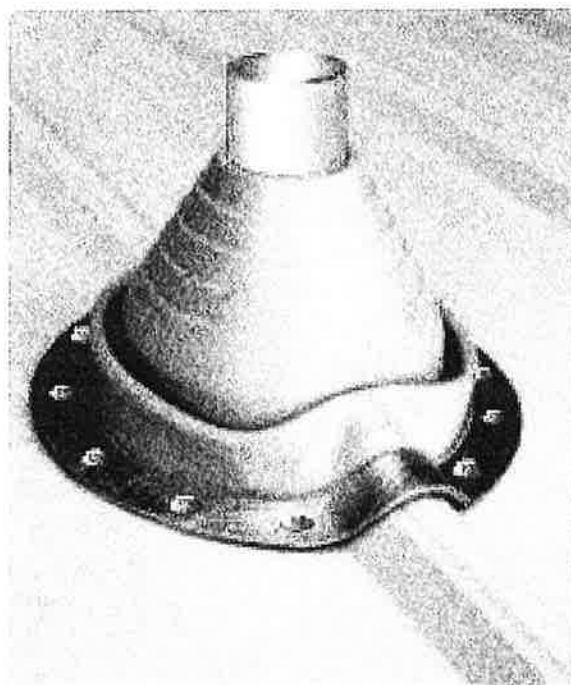







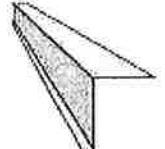

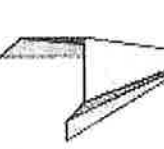

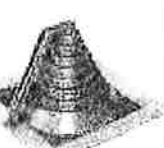
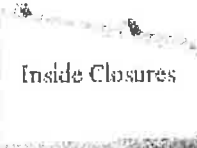











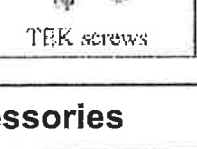
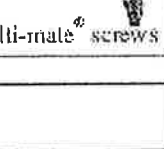


Fig. 15 Pipe Boots provide a watertight seal around roof vents and come in a variety of sizes. They seal with caulk under the base and around pipe, and conform to the shape of the panel ribs.

 RC-2 Ridge cap (pg. 11)	 FHA eave drip (pg. 8)	 PV-1 valley (pg. 8)	 BF-1 Gable rake (pg. 9)	 SW-1 Sidewall (pg. 9)	 EW-1 Endwall (pg. 10)
 TF-1 Transition flashing (pg. 10)	 ED-3 eave drip (pg. 8)	 GF-1 Gambrel flashing	 GR-1 Gable rake (pg. 9)	 Pipe Boot (pg. 11)	 Electrical Boot
 Inside Closures	 Versa-Vent®	 Profile Vent®	 Expanding Foam	 Peel and Seal®	 Touch-up Paint
 Outside Closures	 Butyl Tape	 Solar Seal®	 Foil-backed thermal barrier insulation	 Woodgrip® Screws	 TEK screws
				 Lap TEK	 Ulti-mate® screws

Reed's Metals Guide to Misc. Accessories

item	application
pipe boot	Fits over vent and heat pipes. Available also in <i>heat-resistant</i> boots.
electrical boot	Fits around pipes with inaccessible tops (such as weatherheads).
outside closures	Seals under ridge caps and transition and endwall flashings.
inside closures	Seals under panels, particularly on the eave.
Profile Vent®, Versa-Vent®	Vented closure material surpassing many other venting systems.
expanding foam	Compressed adhesive foam expands to seal between valleys and panels.
Peel and Seal®	Seals hips under hip caps. Also, a general purpose sealing tape (6" wide).
touch-up paint	Hides scratches and nicks encountered in installation. Over 20 colors.
butyl tape	General purpose low-cost sealant, used on panel laps and under trim.
Solar Seal®	A superior general purpose caulk for all joints. Matches panel colors.
Low profile insulation	Greatly reduces radiant heat when installed under panels.
Woodgrip® screws	Used in all applications attaching metal to wood. 1", 1½", 2½" sizes.
TEK screws	Self-drilling TEK screws for metal purlins. Lap TEK screws draw together joints and attach trim.
Ulti-Mate® screws	"Lifetime" screws; 1½", 2½", threaded for wood; self-drilling available.