

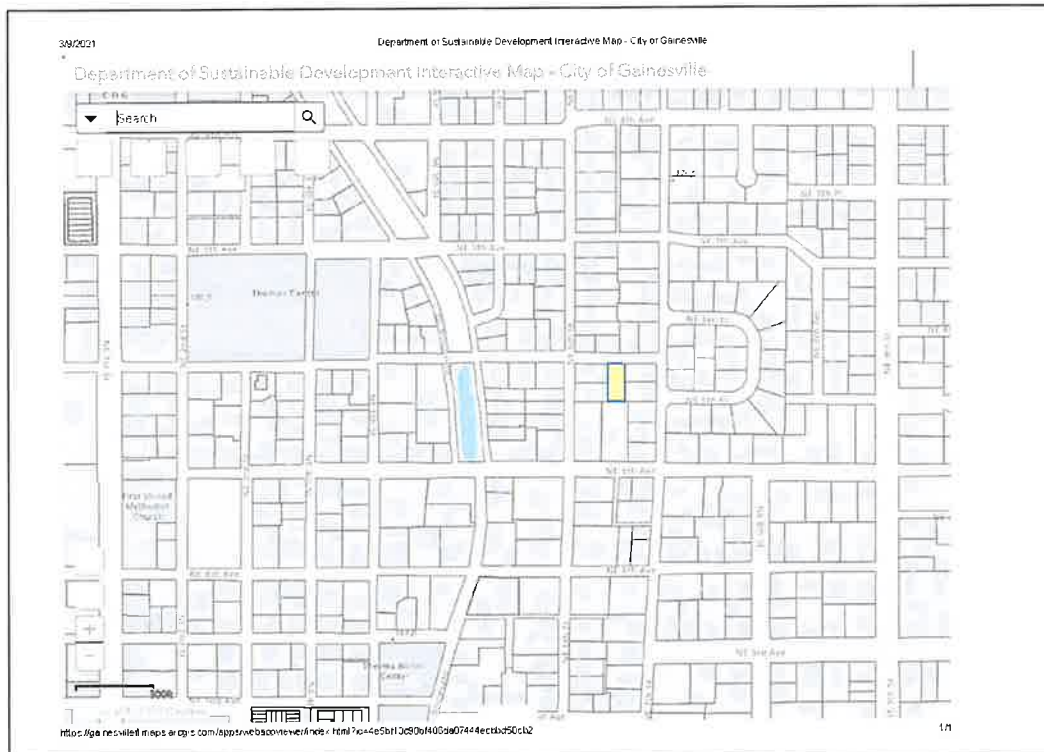


**City of Gainesville  
Department of Doing  
Planning Division**

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

## HISTORIC PRESERVATION BOARD STAFF REPORT

<b>PUBLIC HEARING DATE:</b>	April 6, 2021
<b>ITEM NO:</b>	#2 under New Business
<b>PROJECT NAME AND NUMBER:</b>	HP-20-00120, 619 NE 6 <sup>th</sup> Avenue
<b>APPLICATION TYPE:</b>	Quasi-Judicial: Installation of roof mounted photovoltaic solar system
<b>RECOMMENDATION:</b>	Staff recommends approval of the solar array system as proposed in the application.
<b>CITY PROJECT CONTACT:</b>	Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Barry Jacobson, Solar Impact  
**Property Owner(s):** Carla Mavian

**SITE INFORMATION:**

**Address:** 619 NE 6<sup>th</sup> Avenue  
**Parcel Number(s):** 12619-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-3  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** c. 1946 ACPA

**PURPOSE AND DESCRIPTION:**

Barry Jacobson, Solar Impact, agent for Carla Mavian. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 619 NE 6<sup>th</sup> Avenue. This building is a contributing structure to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The contributing building was built in 1946 according to the Alachua County Property Appraiser records. The property is zoned RSF-3 and is approximately 0.21 acres in size. The house is approximately 1,596 square feet in total area, with 1,578 square feet of heated area. The property is an interior lot with right-of-way frontage on NE 6<sup>th</sup> Avenue. The house is a one story, concrete block house.

**PROPOSED**

The applicant is requesting approval of a Tier One 6.66kW roof mounted solar photovoltaic system, to be installed on the rear slope of the roof, which is on the south side of the house. The system will tie into the existing roofing structure with attachments. The 18 black 370W Bovie modules are the flush mount type to be installed in the same plane as the roof. The system also includes a Solar Edge 6kW inverter.

## REVIEW

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

The system is located on a secondary roof facade elevation and will not be visible from NE 6<sup>th</sup> Avenue or any side streets. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

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

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

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

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

4. *Staff approval.* The City Manager or designee may issue a certificate of appropriateness if the work will either result in the original appearance of the structure, as defined in this chapter, or will meet the city's Historic Preservation Rehabilitation and Design Guidelines on file with the city. The City Manager or designee shall refer the application to the Historic Preservation Board if the work cannot be approved pursuant to this subsection.
  - a. *Rooftop solar photovoltaic power systems.* For the installation of a rooftop solar photovoltaic power system, as defined in this chapter, the City Manager or designee may issue a certificate of appropriateness if the system: 1) will not be seen from any

street frontage, 2) will meet the city's Historic Preservation Rehabilitation and Design Guidelines, and 3) will meet the following additional design criteria as applicable:

- i. The system will be installed on a non-contributing accessory structure, such as a shed or garage, to a contributing or individually listed structure, or on a non-historic portion of a contributing or individually listed structure;
- ii. The system will be located in a manner such that it does not affect the primary roof facade elevations;
- iii. Installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers;
- iv. Installation will not result in the removal or permanent alteration of historic fabric and is reversible;
- v. The system will be flush to the roof or low profile, to the extent feasible;
- vi. On flat roofs, the system will be set back from the edge. If there is a parapet, the system will be located behind the parapet walls; and
- vii. The system will blend into the surrounding features of the historic resource.

The reason this petition is before the Historic Preservation Board for review is that the photovoltaic solar system is located on a contributing principal structure. The system will not be visible from the right-of-way since it is on the south slope of the building and there are no side streets adjacent to the property. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible in that the solar panels can be removed in the future without permanent alteration of the historic fabric of the house; and the panels are the flush mount, low profile type.

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

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

and Standard 9:

- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

## **RECOMMENDATION**

Staff recommends the board approve the request for the solar array as proposed in the application.

**LIST OF EXHIBITS:**

- Exhibit 1**      **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:***  
**Roof and Roof Structures**
- Exhibit 2**      **COA Application**
- Exhibit 3**      **Pictures, System Layout & Product Information**

## **Exhibit 1      Historic Preservation Rehabilitation and Design Guidelines**

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

### **Roof and Roof Structures**

#### **Applicable Secretary Standards**

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

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped

gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

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

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

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

#### **Recommended**

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

#### **Not Recommended**

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

### **Staff Approval Guidelines**

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

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

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

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

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

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

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

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

### **Board Approval Guidelines**

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

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

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

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

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

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

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

## HISTORIC PRESERVATION BOARD (HPB)

## Certificate of Appropriateness (COA) Application

Thomas Center - Building B  
308 NE 6th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto: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: Installation of roof mounted PV system    ☐ 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](http://www.alachua.com)

Historic District: ☒ Northeast (Duckpond)    ☐ Southeast    ☐ Pleasant Street  
☐ University Heights (North)    ☐ University Heights (South)    ☐ Not in an HD

Site Address 619 NE 6th Ave Gainesville FL 32609

Parcel ID #(s) 12619-000-000

## 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  
**Carla Mavian**

Applicant Name  
**Barry Jacobson**

Company (if applicable)

Company (if applicable)  
**Solar Impact**

Street Address  
**619 NE 6th Ave**

Street Address  
**4509 NW 23rd Ave Ste 20**

City State Zip  
**Gainesville FL 32609**

City State Zip  
**Gainesville FL 32606**

Telephone Number  
**352-213-2304**

Telephone Number  
**352-338-8221**

E-Mail Address  
**cmavian@gmail.com**

E-Mail Address  
**brian.leverette@solarimpact.com**

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

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

## IMPORTANT NOTES



### PRE-APPLICATION MEETING

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

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



### CONCEPTUAL APPROVALS

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



### APPLICATION REQUIREMENTS

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

## PROJECT DESCRIPTION

### DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

We are proposing installing a Tier 1 6.4kw roof mounted solar PV array. We will be installing said system on the south side of the residence and will not be visible from the street front or any side streets. We will be using UL listed electrical equipment and engineer approved attachments. We will also be tying our attachments in the roof structure without any changes done to the roof underlying structure.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other	Q.Cells	Q Peak DUO L-G5.3	16/BLK

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



### DID YOU REMEMBER...

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



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

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

The Code of Ordinances is available for review at

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



### APPEALS

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

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

### DEMOLITIONS (If Applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object.

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.

  
Applicant (Signature)

10/13/20  
Date

Carla Mavian

Applicant (Print)



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

Once the application is reviewed 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

10-25-21

Received By:

JASON SUMMERS

HP 20-90102

Zoning: PSF-3

Contributing?

☐ Yes ☒ No

Pre-Conference?

☒ Yes ☐ No

Application Complete

☒ Yes ☐ No

Enterprise Zone?

☒ Yes ☐ No

Request for Modification of Setbacks?

☐ Yes ☒ No

☐ Staff Approval - No Fee

☐ Single Family Structure or its Accessory Structure

☐ Multi-Family requiring Board approval

☐ Ad Valorem Tax Exemption

☐ After-The-Fact Certificate of Appropriateness

☐ Account No. 001-660-6680-3405

☐ Account No. 001-660-6680-1124 (Enterprise Zone)

☐ 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 8th Ave Gainesville, FL 32601  
352.393.5022  
[www.cityofgainesville.org](http://www.cityofgainesville.org)  
[HPB@cityofgainesville.org](mailto: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 Carla Mavian  
(print name of property owner(s))

hereby authorize: Solar Impact  
(print name of agent)

to represent me/us in processing an application for: Solar Installation Review  
(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)

CARLA MAVIAN  
(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 26 day of March, 2021,

by Carla Mavian  
Larry M. Saunders  
Notary Public



Printed Name Larry M. Saunders Commission Expires

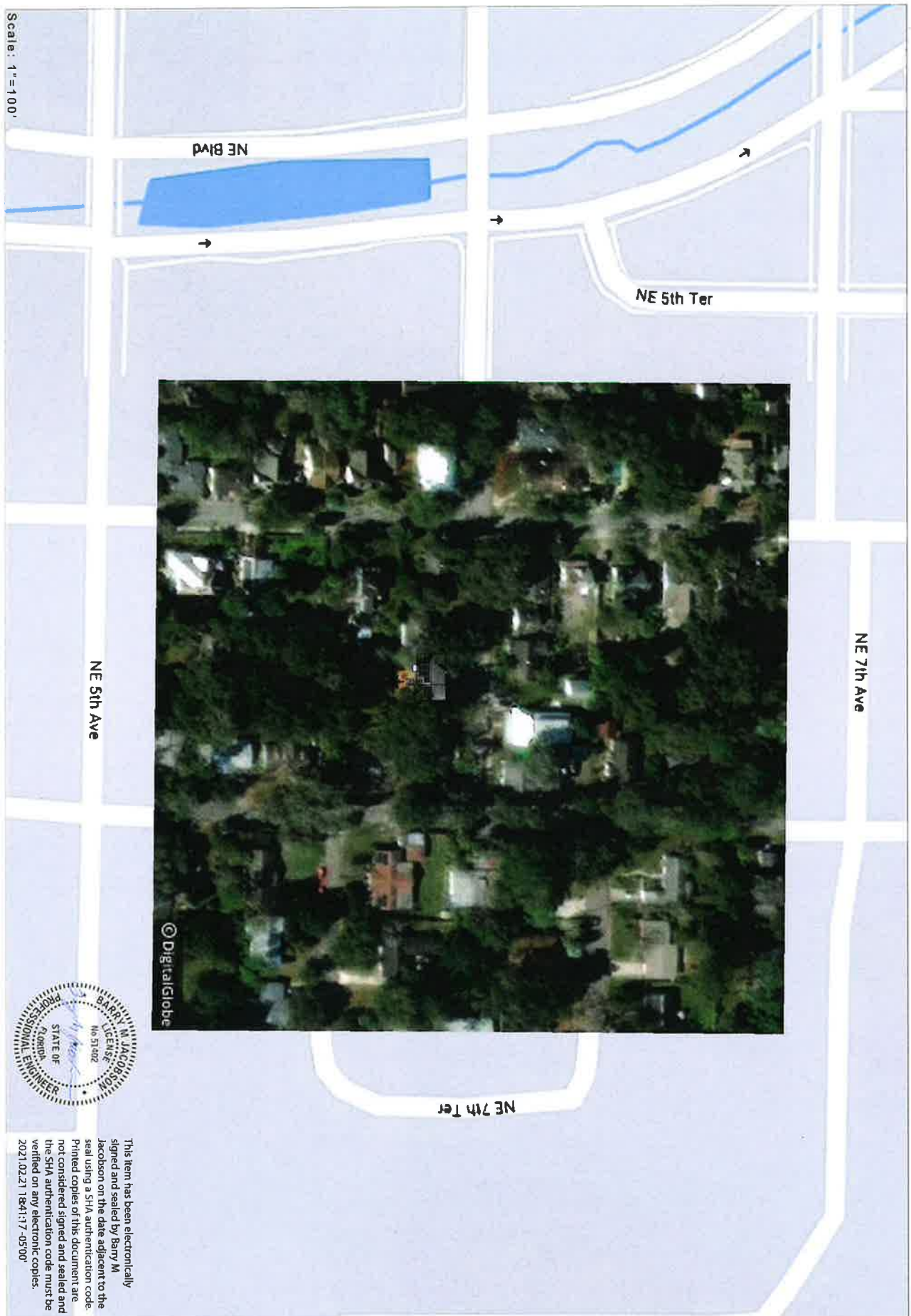
☐ Personally Known  
OR

☒ Produced Identification ID Produced: M150-114-82-9070  
FL License





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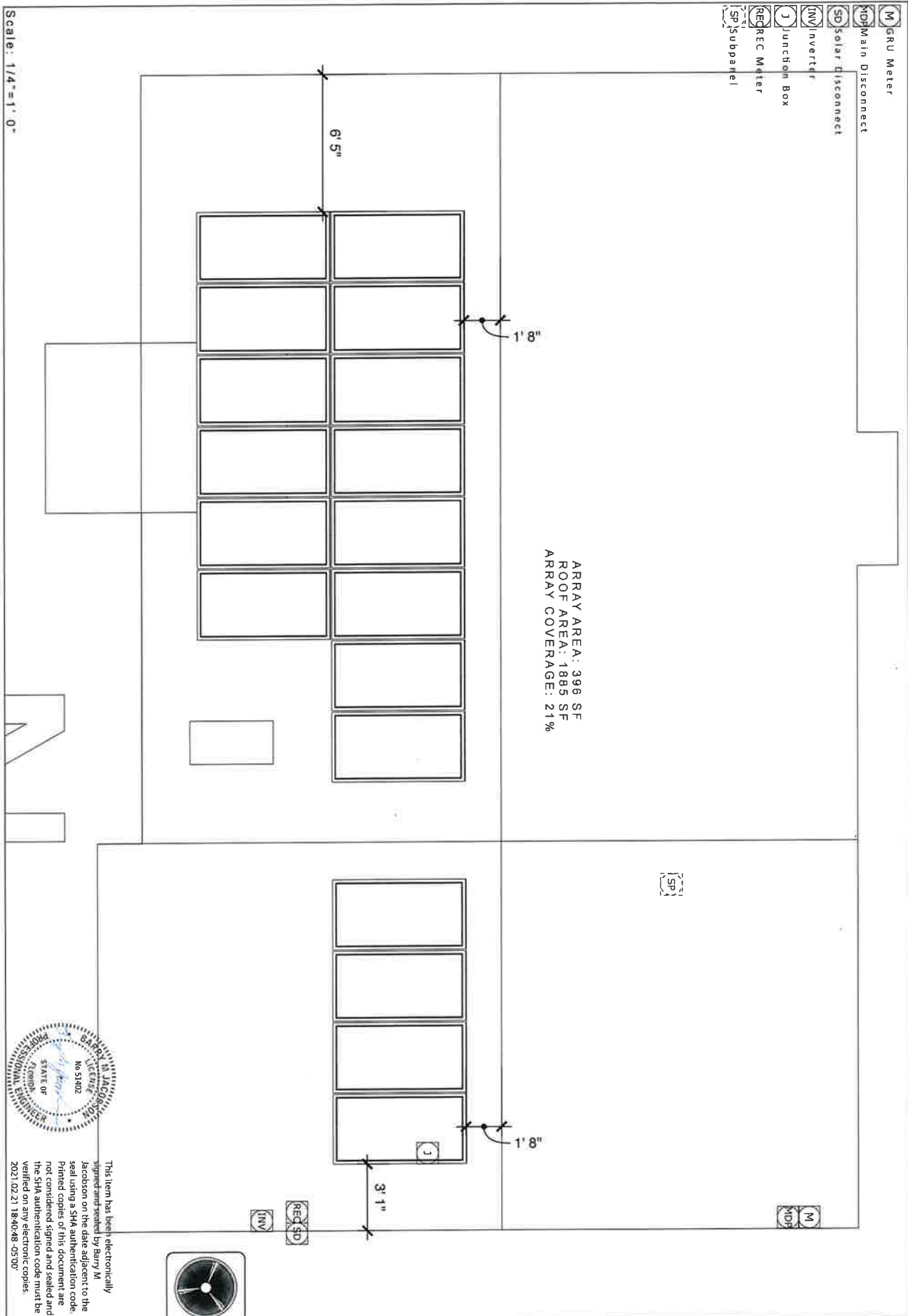
Carla Mavian  
619 NE 6th Ave.  
Gainesville, FL 32609  
Site Plan



6.66kW Roof-Mounted PV Array  
18x 370W Boviet Modules  
1x SolarEdge 6kW Inverter

February 18, 2021

- ☒ M GRU Meter
- ☒ MD Main Disconnect
- ☒ SD Solar Disconnect
- ☒ INV Inverter
- ☒ J Junction Box
- ☒ REC REC Meter
- ☒ SP Subpanel



NOTE: No modules visible from the street (NE 6th Ave.)



This item has been electronically signed and sealed by Barry M. Jacobson on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.  
2021.02.21 18:39:55 -05'00'










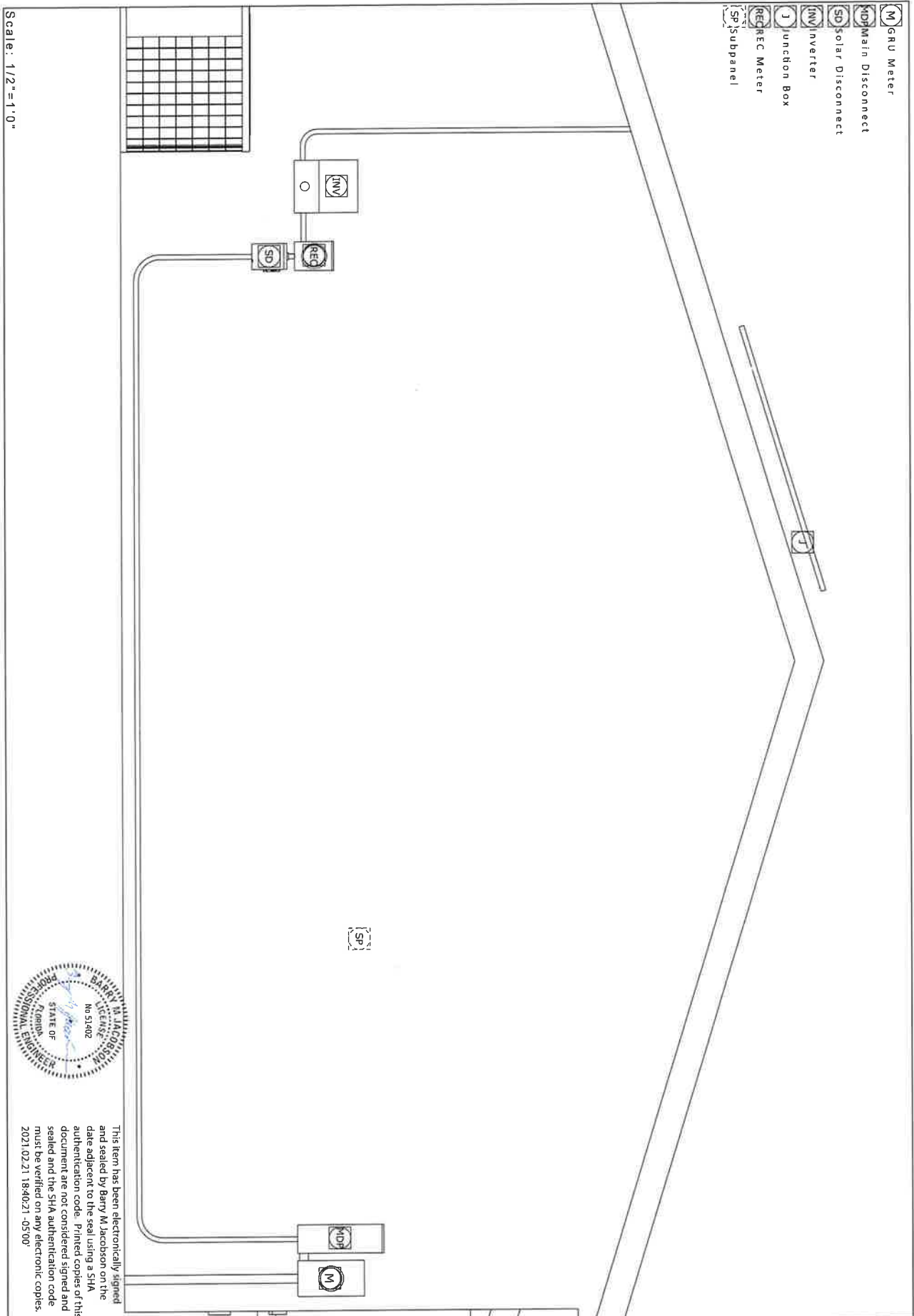
Carla Mavian  
619 NE 6th Ave.  
Gainesville, FL 32609  
Street View



6.66kW Roof-Mounted PV Array  
18x 370W Boviet Modules  
1x SolarEdge 6kW Inverter

February 18, 2021

-  GAU Meter
-  Main Disconnect
-  Solar Disconnect
-  Inverter
-  Junction Box
-  REC Meter
-  Subpanel



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2021.02.21 18:40:21 -0500

Carla Mavian  
619 NE 6th Ave.  
Gainesville, FL 32609  
Electrical Riser 1 of 2



6.66kW Roof-Mounted PV Array  
18x 370W Boviet Modules  
1x SolarEdge 6kW Inverter

February 18, 2021



Advancing the Power of the Sun

72 Cell Mono  
365-385W

BVM6612M

0~+5W  
Power Tolerance

19.9%  
Maximum Efficiency

365-385W  
Power Output Range



High Quality and Reliable Modules

- ◆ Withstand up to 5400 Pa snow load and 2400 Pa wind load
- ◆ 2 EL inspections per cell/module for defect-free consistency
- ◆ Type 1 fire-rating per UL 1703 edition 3
- ◆ High salt and ammonia resistance certified by TUV Rheinland
- ◆ 0~+5 W guaranteed positive tolerance
- ◆ Rugged design for long-term durability; passed extended reliability tests



Warranty

- ◆ 12-year product warranty
- ◆ 25-year linear power output warranty



Comprehensive Certificates for Products and Management

- ◆ UL 1703, IEC 61215, IEC 61730, CEC listed, MCS and CE
- ◆ ISO 9001 for Quality Management Systems
- ◆ ISO 14001 for Environmental Management Systems
- ◆ ISO 18001 Occupational Health and Safety Systems



39.06 x 77.01 Inches  
Silver Frame / White Backsheet

Listed in Bloomberg New Energy Finance's tier 1 list as of 1Q 2018



Boviet Solar USA ♦ 1740 Technology Dr., Suite 205 ♦ San Jose, CA 95110  
BOVIETSOLARUSA.COM ♦ 877.253.2858 ♦ SALES@BOVIETSOLARUSA.COM

## Electrical Characteristics STC

	BVM6612M-365	BVM6612M-370	BVM6612M-375	BVM6612M-380	BVM6612M-385
Maximum Power (Pmax)	365W	370W	375W	380W	385W
Maximum Power Current (Imp)	9.40A	9.50A	9.58A	9.66A	9.74A
Maximum Power Voltage (Vmp)	38.90V	39.02V	39.22V	39.41V	39.60V
Short Circuit Current (Isc)	9.79A	9.89A	9.96A	10.04A	10.11A
Open Circuit Voltage (Voc)	47.6V	47.7V	48.00V	48.30V	48.50V
Module Efficiency	18.8%	19.1%	19.3%	19.6%	19.9%
Power Tolerance	0~+5W	0~+5W	0~+5W	0~+5W	0~+5W

STC: AM1.5, Irradiance 1000W/m<sup>2</sup>, 25°C

## Electrical Characteristics NOCT

	BVM6612M-365	BVM6612M-370	BVM6612M-375	BVM6612M-380	BVM6612M-385
Maximum Power (Pmax)	269W	273W	277W	281W	284W
Maximum Power Current (Imp)	7.50A	7.57A	7.64A	7.71A	7.77A
Maximum Power Voltage (Vmp)	35.9V	36.1V	36.3V	36.5V	36.6V
Short Circuit Current (Isc)	7.98A	8.05A	8.12A	8.19A	8.26A
Open Circuit Voltage (Voc)	44.0V	44.3V	44.6V	44.9V	45.2V

NOCT: AM1.5, Irradiance 800W/m<sup>2</sup>, 20°C, Wind speed 1m/s

## Mechanical Characteristics

Solar Cell	Monocrystalline 6.14 x 6.14 inch, 72 (6 x 12) pcs. in series
Glass	High transparency, low iron, AR coated tempered glass 3.2 mm (0.13 inch)
Frame	Anodized aluminum alloy
Junction Box	IP67 rated, with 3 bypass diode
Output Cable	4 mm <sup>2</sup> (EU)/12 AWG (US), 43.30/47.244 inch
Connector	MC4 compatible
Dimension	77.01 x 39.06 x 1.38 inch
Weight	49.61 lb

## Thermal Characteristics

Pmax Temperature Coefficient	-0.40%/K
Voc Temperature Coefficient	-0.31%/K
Isc Temperature Coefficient	+0.06%/K
NOCT	113±3.6°F

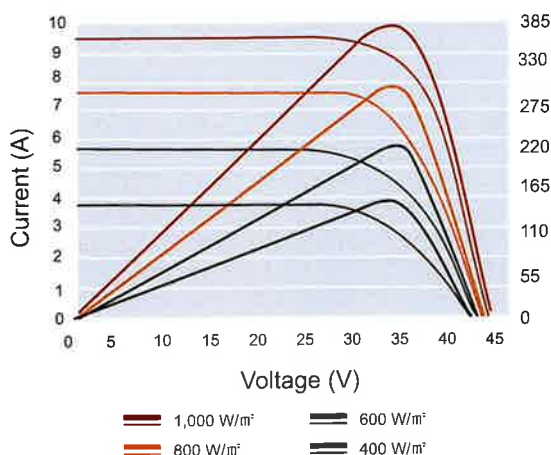
## Maximum Ratings

Operating Temperature	-40°F~185°F
Maximum Series Fuse Rating	20A
Maximum System Voltage	1000/1500V DC

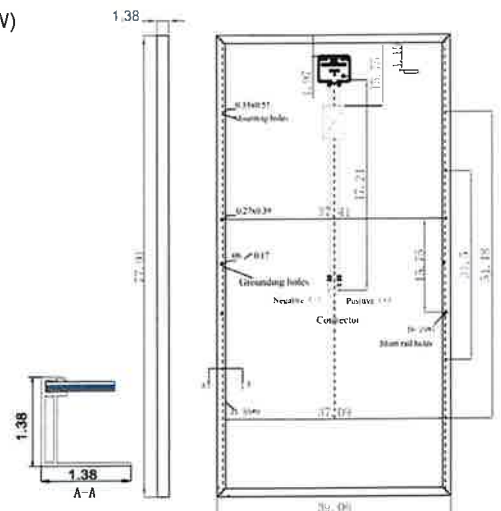
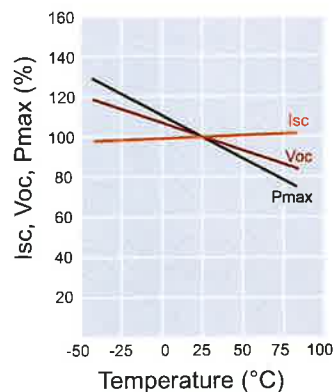
## Packing Information

Pieces per pallet	30
Pallets per container (40HQ)	24
Pieces per container (40HQ)	720
Pallet weight/size	1620.4 lb/78.35 x 43.31 x 45.08 inch

I-V Curves at Different Irradiances (375W)  
Test Temperature: 25°C



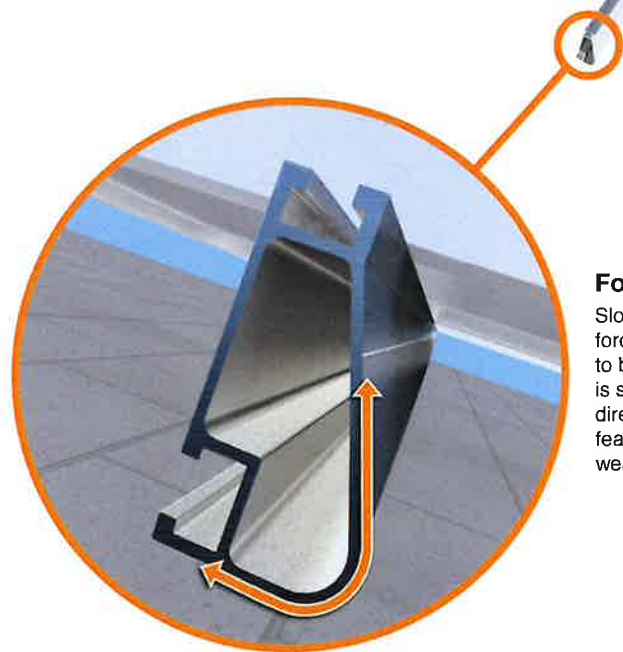
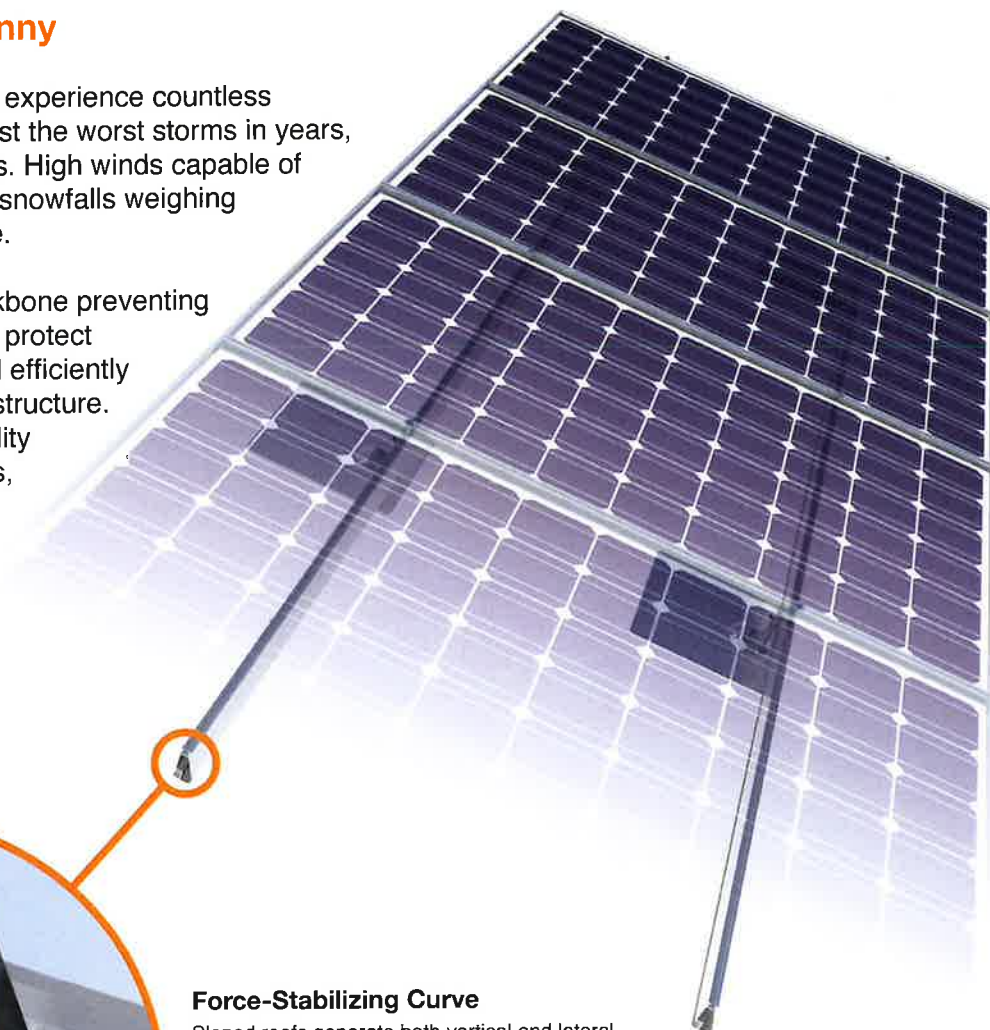
Irradiance: AM 1.5, 1,000W/m<sup>2</sup>(375W)



## Solar Is Not Always Sunny

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

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



### Force-Stabilizing Curve

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

### Compatible with Flat & Pitched Roofs



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



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

### Corrosion-Resistant Materials

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



## XR Rail Family

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



### XR10

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

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



### XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

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



### XR1000

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

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

## Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.\* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit [IronRidge.com](http://IronRidge.com) for detailed certification letters.

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

\*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

