



STAFF REPORT

City of Gainesville Historic Preservation Board

AGENDA ITEM:	Public Hearing 2 Petition HP-21-00089, Certificate of Appropriateness to install a 5V Crimp roof over existing shingle roof.
ADDRESS/PARCEL:	630 NE 6 th Avenue 12404-000-000
DESIGNATION/ CLASSIFICATION:	Northeast District (Duckpond), Contributing Structure
DATE OF CONSTRUCTION:	c. 1929 (ACPA) and c. 1913 AL00752 (FMSF report indicates this structure shows up in the 1913 Sanborn map.)
OWNER:	Elizabeth A. Willis
PROPERTY DESCRIPTION:	The property located at 630 NE 6 th Avenue is a contributing structure in the Northeast historic district. The frame vernacular home features a side gable roof with composition shingle and a full length integrated porch that is partially enclosed with screen on the eastern half. The building is a stunning example of early Gainesville architecture, reflective of the homes being built in the early pioneer days. Simple porch columns sit on top of square brick piers, and siding on the original portion of the house is Dutch lap (or drop) siding. The lower portion of the porch, and the lower half of what appears to be a rear addition (but still a very old addition) is clad in shingle siding.
PROJECT DESCRIPTION:	The applicant is proposing to install a 5V crimp metal roof on top of the existing asphalt shingle. The applicant is elderly and has had to continually deal with roofing leaks. The applicant's son has been representing her, and has advised Staff that at this time, the metal roof being proposed is much more cost effective than to replace the roof with material similar to what is existing, the composition shingle.



STAFF

EVALUATION:

When roofs are proposed to be replaced on significant structures within historic districts, the recommended material is to return to the material that would match what was on the structure originally. In Gainesville, and other north central Florida surrounding areas, structures of this age most likely started out with cedar shake shingles. Because of its extreme cost and high maintenance requirements, wood shingles would only be recommended if the building still retained its historic wood shake or shingle.

The existing composition roof shingle has probably been the home's primary roofing material for many decades. We do not have evidence of what the original roofing material was. This home was one of the first properties surveyed in the City of Gainesville in the 1978 survey. Though the black and white photo is hard to discern, it does appear that the home may have had a diamond shaped asphalt shingle, often known as a Cascade shingle. This roofing material is often recommended for properties in historic districts because it was so prevalent in the early 20th century, particularly on homes with steep-pitched roofs.

The photo from the 1993 survey shows what appears to be a regular composition shingle roofing material. The owner has provided photographs that show the neighboring property with a metal roof, which it already had at the time of the 1993 survey. The property owner's son has also indicated that insurance is becoming an issue with the shingle material, and since his mother is elderly, he prefers to have a roof that will ensure her safety without too much maintenance required from her.

It has been the preference of this Board to previously recommend that homes in the Northeast District, (aka the Duckpond,) utilize standing seam metal roofs as opposed to the 5V crimp, since it is a more stylized version of the two metal roofs. However, the fact that neighboring properties have metal roofs does not mean a metal roof is the accurate historic material or what is appropriate for this structure.

This is a very early Gainesville home, modest in nature, and reminiscent of the early railroad-era buildings. If the durability of a metal roof is desired, there are steel panel roofing products that imitate the look of a weathered shake panel.



**APPLICABLE
STANDARDS:**

The *Secretary of the Interior's Standards for Rehabilitation* are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards that apply, in this situation, are Standards 2 and 4.

STANDARD 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.

The existing composition shingle is not the historic material, but there is no documentation to determine that the roof should be metal.

STANDARD 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

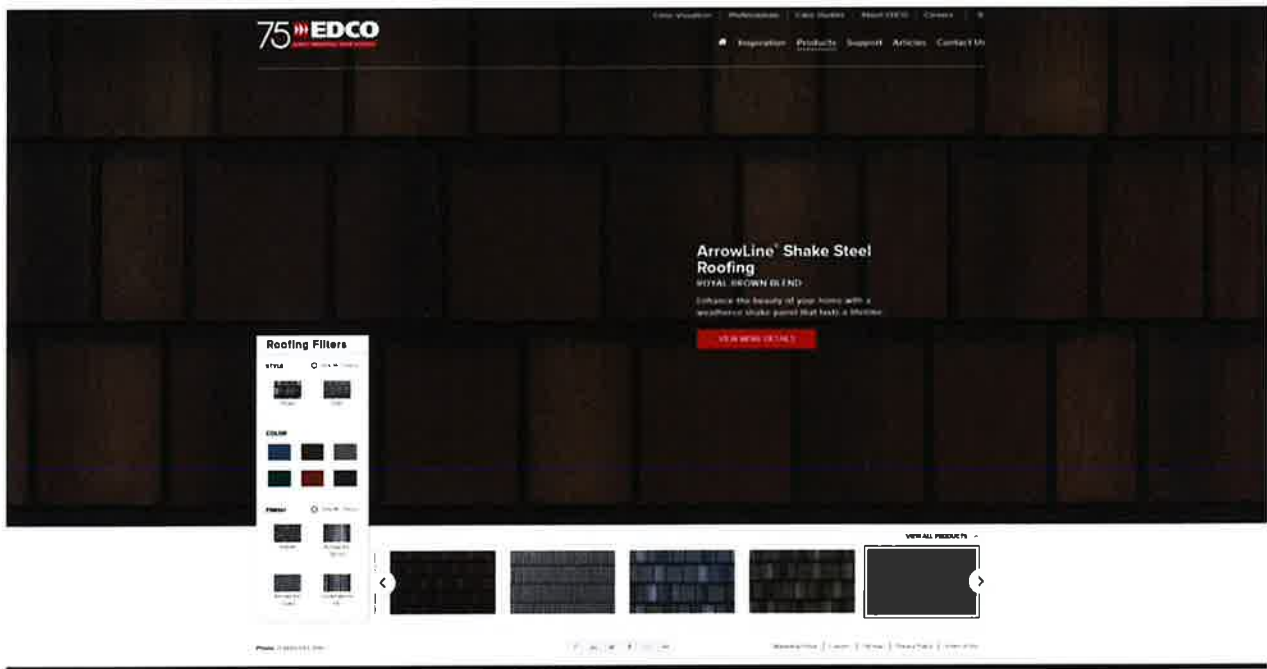
It is hard to say what the original roofing material was, and when it may have changed to composition shingle. Old photographs may be showing the shingle had a different shape, possibly the diamond pattern known as the Cascade shingle. There is no evidence that shows when that roof type would have been first used.

**RECOMMENDATION
FROM STAFF:**

Staff recommends that application 21-00089, for the installation of a new roof be approved, with the following conditions:

Condition 1: The roofing material shall be a composition shingle in the Cascade diamond pattern, or a regular composition shingle that will most closely match a wood shake in size and color, or a metal panel roof that imitates the weathered shake panel. Final product selection to be approved by Staff.

- EXHIBIT 1:** Map of the property
- EXHIBIT 2:** Photographs
- EXHIBIT 3:** COA Application
- EXHIBIT 4:** Florida Master Site File AL00752



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OXFORD SHINGLE



BEAUTIFUL

- Available in a variety of Kynar 500® or Hylar 5000® PVDF resin-based finishes
- Concealed fasteners for ultimate protection
- Maintenance free: will not rust, crack, or rot
- Resists streaking and staining
- Works well for even harsh coastal applications

STRONG

DURABLE

ENVIRONMENTALLY SMART

SPECIFICATIONS

WARRANTY INFORMATION

DOWNLOADABLE BROCHURE

COLORS



SEE YOUR ROOF IN OXFORD SHINGLE!



This product is Certified 'Premium' under the Metal Construction Association Certified Roofing Panels program.

PHOTO GALLERY



THE LOOK OF COMPOSITION SHINGLES WITH THE BENEFITS OF METAL ROOFING

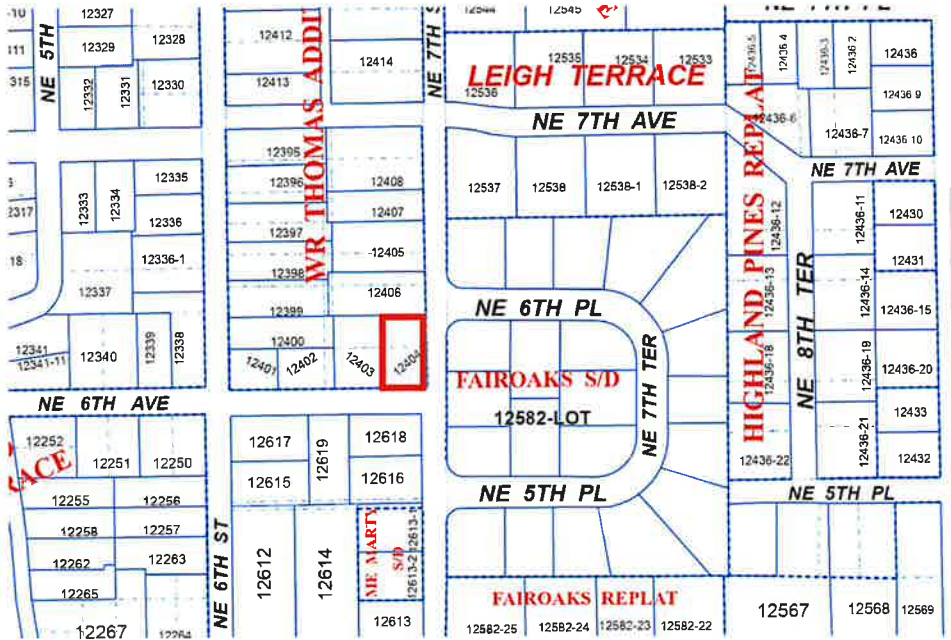
Oxford Shingle metal roofing panels bring traditional style and long-life to your roof.

Asphalt or fiberglass composition shingles have by far been the most popular roofing



HISTORIC PRESERVATION BOARD
November 2, 2021
PUBLIC HEARING 2, Petition HP-21-00089

EXHIBIT 1: Maps of Property located at 630 NE 6th Avenue
Source: Alachua County Property Appraiser





Department of Sustainable Development

PO Box 490 Station 11

Gainesville, FL 32627

EXHIBIT

2

HISTORIC PRESERVATION BOARD

November 2, 2021

PUBLIC HEARING 2, Petition HP-21-00089

EXHIBIT 2: Photographs of Property located at 630 NE 6th Avenue



Residence at 630 NE 6th Avenue

Source: Google maps (2014)



430 NE 4th Ave

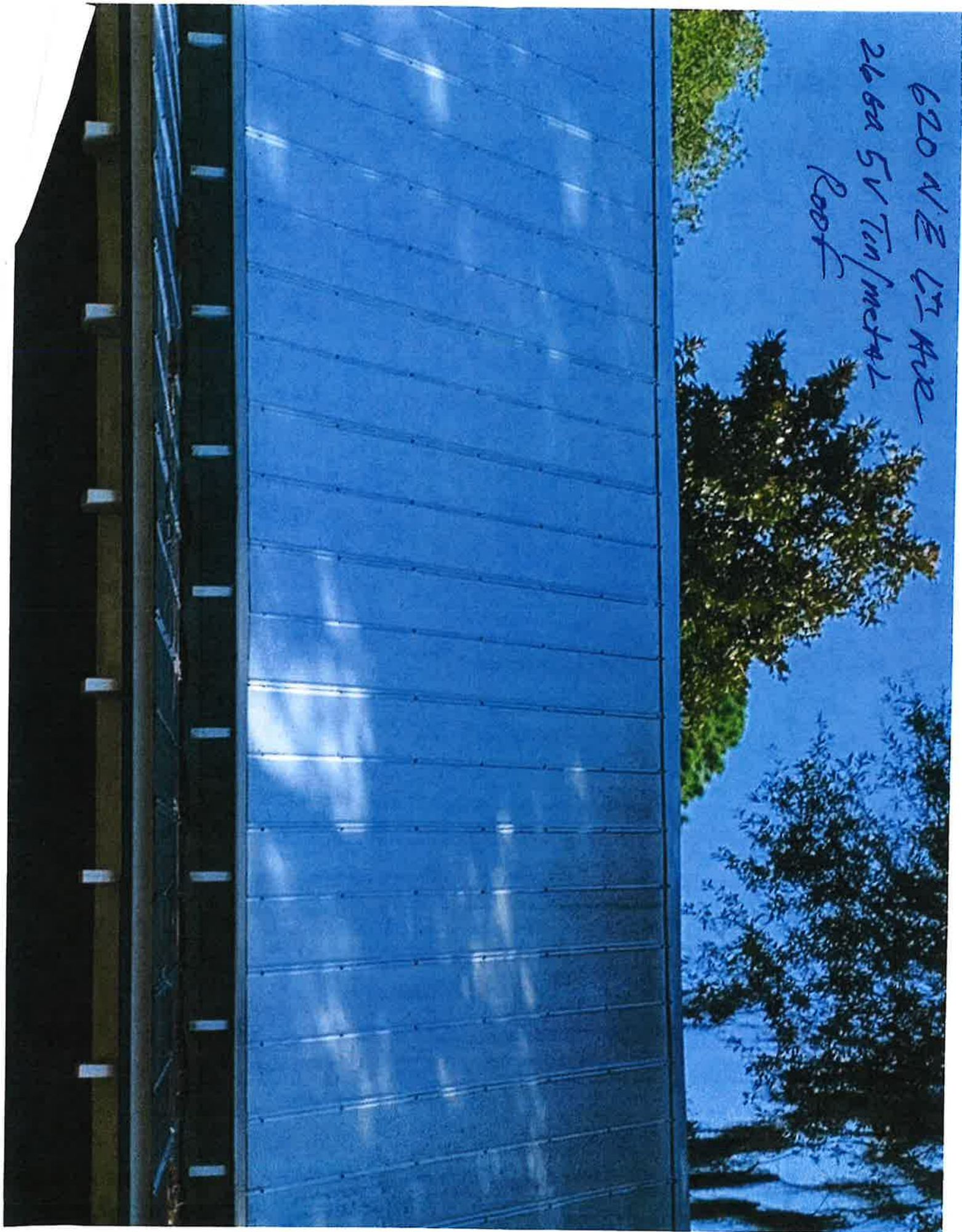




620 NE 68 Ave

630 NE 6 Ave

620 N E 4th Ave
268a 5V Tin/metal
Roof



Neighbor

620-NE 67th Ave



306 NE 6th

EXHIBIT

tabbles

3**HISTORIC PRESERVATION BOARD (HPB)****Certificate of Appropriateness (COA) Application****USE THIS FORM TO**

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

FEES

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

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

BASIS FOR REVIEW

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

PROJECT TYPE:

- ☐ New Construction ☐ Addition ☐ Alteration ☐ Demolition ☐ Fence
☐ Relocation ☐ Repair ☒ Re-roof ☐ Sign ☐ Request to lift demolition delay
☐ Other: ☐ Amendment to COA (HP ____ - ____)

APPROVAL TYPE:See [Certificate of Appropriateness Matrix](#)

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

PROPERTY INFORMATION: Property information can be found at the [Alachua County Property Appraiser's Website](#)

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

Site Address 630 NE 6th AVE. Gville, FL 32601Parcel ID #(s) 12404 -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

Elizabeth A. Willis

Company (if applicable)

Applicant Name

Allen Willis - son

Company (if applicable)

Street Address

630 NE 6th AVE

City State Zip

Gainesville, FL 32601

Telephone Number

352-376-8529

E-Mail Address

WILLISAWK@AOL.COM

Street Address

630 NE 6th AVE

City State Zip

GAINESVILLE, FL 32601

Telephone Number

601-692-8458

E-Mail Address

WILLISAW1@AOL.COMHistoric 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 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

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).

New 5V Tin Roof to Be installed Over the Shingle Roof. Purlings will Be fastened to the Trusses on top of The Existing Shingles. 26 GA 5V GALV Tin/metal Roof will Be installed and screwed to the New Pressure treated purlings. The 5V galv Roof will match the Neighbor Directly to the West. (620 NE 6th Ave 32601) The Roof Trim will Be installed in the needed areas

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	owens Corning	26 GA 5V Galv Metal and Galv Trim	GALV.
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.

Approx. 40% of the homes in the area have 5V Galv. Roofing installed.

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.

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.

Allen Willis
Applicant (Signature)

8/10/2021
Date

Allen Willis for Elizabeth A Willis
Applicant (Print)



Please submit this application and all required supporting materials via email to

coplanning@cityofgainesville.org

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

352 393-5022

Jason Simmons

TO BE COMPLETED BY CITY STAFF

Date Received

Received By:

HP ~~20~~ 21-00089

Zoning: RSF-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)

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022
www.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 Elizabeth A. Willis
(print name of property owner(s))

hereby authorize: Allen Willis - son
(print name of agent)

to represent me/us in processing an application for: Roof Replacment
(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.

Elizabeth A. Willis
(Signature of owner)

(Signature of owner)

Elizabeth A Willis
(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 10 day of Aug, 20 21,
by Elizabeth A. Willis.

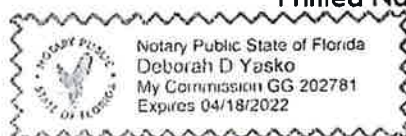
Deborah D. Yasko
Notary Public

Deborah D. Yasko
Printed Name

4/18/2022
My Commission Expires



☐ Personally Known
OR

☒ Produced Identification



ID Produced: W420-221-37-876-0

Duffield Home Improvements
4566 NW 5th Blvd., Suite I
Gainesville, FL 32609
Phone 352-375-7008
Fax-352-375-7014
Lic. #CCC1325785

PROPOSAL SUBMITTED Elizabeth Willis		PHONE: Allen 601-692-8458	Date 8/10/21
STREET: 630 NE 6th Ave		email: willisaw1@aol.com	
CITY, STATE and ZIP CODE: Gainesville, Fl. 32601		JOB LOCATION:	
We hereby submit specifications and estimates for xavrae burse			
<p>Remove existing drip edge, flashings and dispose of in our dumpster.</p> <p>Install 1x4 purlins over existing roof system.</p> <p>Install 26 gauge 5V Metal roofing system over 1x4 with lifetime screws.</p> <p>Install deck tite plumbing boots, valley metal, on ridge ventilation and ridge cap.</p> <p>Clean ground of all debris.</p> <p>Includes permit, dump fee, engineering and 5Yr workmanship warranty.</p> <p>Plywood replacement will be billed @ \$ 110.00 per sheet includes material and labor.</p> <p>Additional dimensional lumber will be billed @ \$7.00 per ft.</p> <p>5V panel 26 gauge galvalume non painted 25 year warranty \$ 19,000.00</p> <p>NO HISTORIC PERMITTING INCLUDED></p> <p>1/3rd down, 1/3rd when materials arrive and balance upon completion</p> <p>All materials are subject to manufacturer's price increases. We cannot hold pricing beyond 30 days.</p>			
Dollars (\$)			
<p>All materials to be as described above and installed to specifications in a workman like manner in accordance to standard practices. Any alteration or deviation from above specifications involving costs will be executed only upon written orders, and will become an extra charge over and above the estimate price. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.</p>		<p>Authorized William Duffield Signature </p> <p style="text-align: center;">William P. Duffield, President/Owner Note: This proposal may be withdrawn by us if not accepted within 30 days.</p>	
<p>Florida Statute Section 404.056 "Radon Gas": Radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.</p> <p>Florida Statute Section 489.1425 "Construction Industries Recovery Fund": Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Construction Industries Recovery Fund law by a State-Licensed Contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: (800) 487-1395, 1940 North Monroe Street, Suite 33, Tallahassee, FL 32399-1039.</p> <p>Florida Statute Chapter 558 "Chapter 558": Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedure under this Florida Law which must be met and followed to protect your interest.</p>			
<p>Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlines above.</p>			
Date of Acceptance: _____		<p>Signature: </p> <p>Print Name: <u>Elizabeth A. Willis</u></p>	

FLORIDA MASTER SITE FILE

12404

Site Inventory Form

8400 752

FDAHRM

Site No. _____

EXHIBIT

4

Site Name 630 N.E. 6th Av. 830== Survey Date 7804 820==Instruction for locating (or address) 630 N.E. 6th Av.
Gainesville, FL 32601 813==Location: subdivision name / block no. / lot no. 868==County: Alachua 808==Owner of Site: Name: Willis, H. F. & Elizabeth ;Address: 630 N.E. 6th Av.
Gainesville, FL 32601 902==Occupant, Tenant, or Manager:
Name: _____ 904==Type of Ownership private 848== Recording Date _____ 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist) ;Address: FDAHRM
_____ 818==

Condition of Site:

Check one

- ☒ Excellent 863==
☐ Good 871==
☐ Fair 863==
☐ Deteriorated 863==

Integrity of Site:

Check one or more

- ☐ Altered 858==
☒ Unaltered 858==
☐ Original Site 858==
☐ Restored () Date: () 858==
☐ Moved () Date: () 858==

Original Use private residence 838==Present Use private residence 850==Dates: Beginning +1913c 844==Culture/Phase American 840==Developmental Stage 20th century 842==NR Classification Category: building 916==

Threats to Site:

Check one or more

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

Areas of Significance: architecture 910==

Significance:

This drop siding covered frame vernacular house
represents a typical Gainesville dwelling of the 1910's. It
appears on the Sanborn Map of 1913.

911==

Photographic Record Numbers HGI 3-16 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Frame Vernacular 964==
 PLAN TYPE rectangular, central hall 966==
 EXTERIOR FABRIC(S) drop siding 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): 942==
 CHIMNEY LOCATION: rear slope 942==
 WINDOW TYPE: DHS 1/1; french doors 942==
 CHIMNEY: brick 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: 882==
 ORNAMENT INTERIOR: 882==
 ORNAMENT EXTERIOR: brick porch plinths, turned posts 882==
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____ 800

LOCAL



