



# STAFF REPORT

## City of Gainesville Historic Preservation Board

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<b>AGENDA ITEM:</b>	<b>Public Hearing 5</b> Petition HP-21-00102, Certificate of Appropriateness to replace a composition shingle roof with a 5V crimp metal roof.
<b>ADDRESS/PARCEL:</b>	438 NE 9 <sup>th</sup> Avenue 10353-000-000
<b>DESIGNATION/ CLASSIFICATION:</b>	Northeast District (Duckpond), Contributing Structure
<b>DATE OF CONSTRUCTION:</b>	c. 1927 (ACPA) and c. 1928 AL00771
<b>OWNER:</b>	Sanjeev Koppal
<b>PROPERTY DESCRIPTION:</b>	The property located at 438 NE 9 <sup>th</sup> Avenue is a large contributing structure with multiple cross-gables and an attached porte-cochere. It is one of the best examples of the Bungalow style in the district, with its stucco and stone cladding, central chimney clad in stone, and large screened entry porch.
<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to change the composition shingle roof to a metal 5V crimp roof.
<b>STAFF EVALUATION:</b>	When roofs are proposed to be replaced on significant structures within historic districts, the recommendation 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 or wood shake shingles. Because of its extreme cost and high maintenance requirements, actual wood shingles are generally not required as a replacement material.



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.

The applicant has provided a series of slides, including a map that shows other properties in the neighborhood with 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. Additionally, since this is such a pure form of the Bungalow style, a metal roof would look incredibly non-characteristic for this historic building.

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 original historic material, but there is no documentation that indicates 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.**

As far back as we have permit records and photographic documentation, this property has never had a metal roof on it, therefore there is no precedent for a metal roof.

**RECOMMENDATION  
FROM STAFF:**

Staff recommends that application 21-00102, for the installation of a new roof be approved, with the following conditions:



*Condition 1:* The roofing material shall be a composition shingle that will replicate the existing, or one that resembles a wood shake, or a metal panel roof that imitates the weathered shake look. 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 AL00771





**Department of Sustainable Development**

PO Box 490 Station 11

Gainesville, FL 32627

**EXHIBIT**

**2**

**HISTORIC PRESERVATION BOARD**

**November 2, 2021**

**PUBLIC HEARING 5, Petition HP-21-00102**

**EXHIBIT 2:** Photographs of Property located at 438 NE 9<sup>th</sup> Avenue  
*Source: Google Maps, 2014*





HP 21-00102

# City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

## HISTORIC PRESERVATION BOARD (HPB)

### Certificate of Appropriateness (COA) Application

Thomas  
306 NE 6th Ave

www

EXHIBIT

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#### 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 began 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 438 NE 9th Avenue Gainesville, FL 32601

Parcel ID #(s) 10353 - 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 Sanjeev Koppal  
 Company (if applicable)

Applicant Name James M. Whitten  
 Company (if applicable) Whitten Roofing Company

Street Address 438 NE 9th Ave.

Street Address 275 Fox Run Rd.

City State Zip Gainesville, FL 32601

City State Zip Keystone Heights, FL 32656

Telephone Number 725-941-7946

Telephone Number 352-473-8962

E-Mail Address Koppaldev@

E-Mail Address Whittenroofingco@bellsouth.net

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 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).

Re-roof with 5v metal product + approval # 4595.2 & modified bitumen FL product approval # 2533.1 "Certainted Pliantastic"  
290

### List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	"Certainted" Bitumen 5v Skim "First Coast Metals" 5v metal		"Certainted Pliantastic" 4595.2 & 2533.1
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.

# City of Gainesville

## DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center 3rd  
306 NE 6th Ave Gainesville  
35  
www.ci.gainesville.fl.us

### HISTORIC PRESERVATION BOARD (HPB)

### Owner's Authorization for Agent Representation

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 SANJEEV J. KOPPAL  
(print name of property owner(s))

hereby authorize: WHITTON ROOFING  
(print name of agent)

to represent me/us in processing an application for: NEW ROOF INSTALLATION  
(print type of application)

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

[Signature]  
(Signature of owner)

(Signature of owner)

SANJEEV J. KOPPAL  
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF ALACHUA

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

this 20th day of September, 2021

by SANJEEV KOPPAL

Gilbert Ray Cauton III  
Notary Public

Printed Name



☐ Personally Known

OR

☒ Produced Identification

ID Produced: FL DL



## 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.

X James Whitten  
Applicant (Signature)

9-21-21  
Date

X James Whitten  
Applicant (Print)



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

[cogplanning@cityofgainesville.org](mailto:cogplanning@cityofgainesville.org)

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

352 393-5022

TO BE COMPLETED BY CITY STAFF

Date Received

10-13-21

Received By:

Kathleen Kaulfuss

HP-21-00102

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)

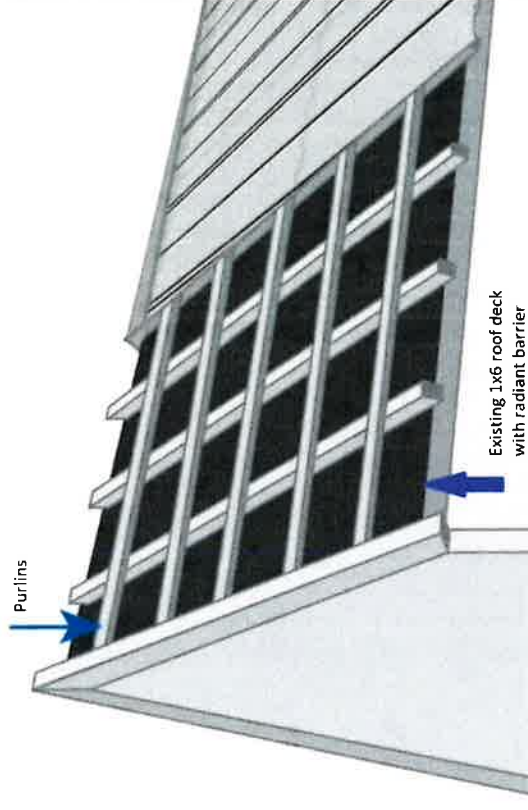
☐ Account No. 001-660-6680-1125 (Enterprise—Credit)



438 NE 9<sup>th</sup> Ave.  
Gainesville, FL



- Removal of non historic material.
- Installation of 26ga 5V crimp metal, no striations, over 1x4 yellow pine purlins and insulated radiant barrier



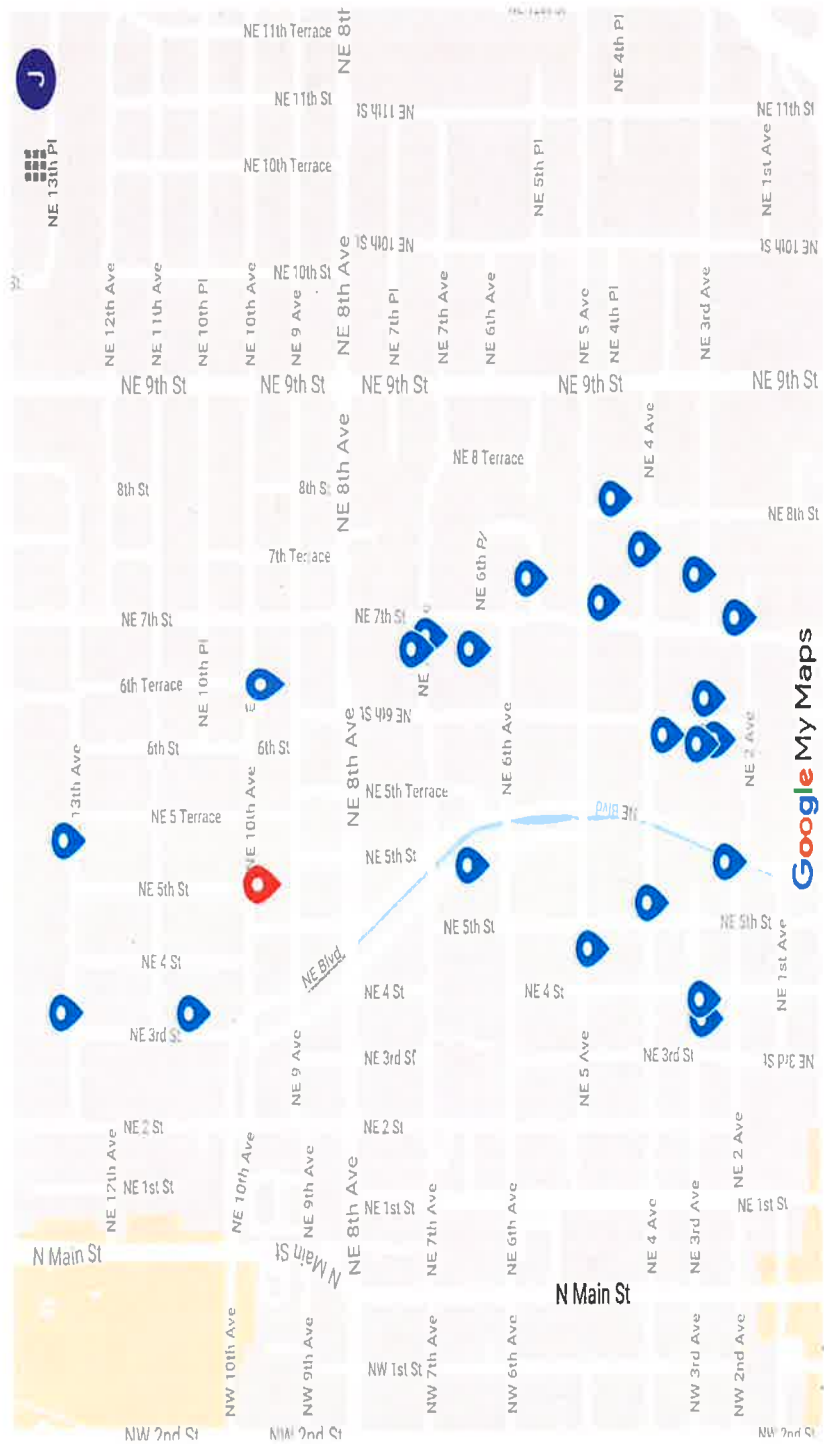
# Brief History of Iron roofing.

Developed in 1830s & 40s with the introduction of the galvanizing process, where the iron is coated in a thin layer of zinc and further advancements in the rolling mill, early models in existence in the 1720s in England.

The American Rolling Mill Company (ARMCO) catalogue for 1921 comments that V crimp is the oldest type of iron roofing available.









# Comparison

- 48% increase in cost of material on standing seam.
- Increased labor cost, due to complexity and seaming the panels.
- Snap lock panel would require 24ga to reach 16" on center fastener spacing based on engineering for use over purlins. Current fastener spacing on 26ga snap lock standing seam is 4.5"



# Modesty

## Garages

1915 article promoting the use of metal or garages for improved ventilation and reducing the risk of fire hazards due to automobiles.

Garages typically had a span of 8-12' eave to ridge, and gable to gable construction. This size was and design conducive to use of sheet metal roofing.

## FLORIDA MASTER SITE FILE

## Site Inventory Form

FDAH RM

Site No. \_\_\_\_\_

EXHIBIT

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Site Name 438 N.E. 9th Av. 830== Survey Date 7804 820==Instruction for locating (or address) 438 N.E. 9th Av.Gainesville, FL 32601 813==Location: subdivision name / block no. / lot no. 868==County: Alachua 808==Owner of Site: Name: Jones, Rex C. ;Address: 438 N.E. 9th 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: Integrity of Site: Original Use private residence 838==

Check one

Check one or more

☒ Excellent 863== ☐ Altered 858== Present Use private residence 850==☐ Good 865 ☒ Unaltered 858 Dates: Beginning +1928c 844==☐ Fair 863 ☐ Original Site 858 Culture/Phase American 840==☐ Deteriorated 863== ☐ Restored ( ) Date ( ) 856 Developmental Stage 20th century 842==☐ Moved ( ) Date ( ) 858NR Classification Category: building 916==

Threats to Site:

Check one or more

☐ Zoning ( ) ( ) 878 ☐ Transportation ( ) ( ) 878==☐ Development ( ) ( ) 878 ☐ Fill ( ) ( ) 878==☐ Deterioration ( ) ( ) 878== ☐ Drudge ( ) ( ) 878==☐ Borrowing ( ) ( ) 878☐ Other (See Remarks below) 878Areas of Significance: architecture 910==

Significance: This stucco and stone bungalow with attached port cochere is one of the best examples of a bungalow in the district. The use of materials is unusual.

911==

Photographic Record Numbers HGI 4-13 860==

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE Bungalow 964==  
 PLAN TYPE rectangular, irregular 966==  
 EXTERIOR FABRIC(S) stucco, textured; stone, rubble 854==  
 STRUCTURAL SYSTEM(S) masonry 856==  
     FOUNDATION: masonry wall 942==  
     ROOF TYPE: hip 942==  
     SECONDARY ROOF STRUCTURE(S): cross gables 942==  
     CHIMNEY LOCATION: end, exterior, lateral slope 942==  
     WINDOW TYPE: DHS multi/1 casement, wood 6 pane 942==  
     CHIMNEY: stone 882==  
     ROOF SURFACING: composition 882==  
     INTERIOR WALLS: \_\_\_\_\_ 882==  
     ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
     ORNAMENT EXTERIOR: bargeboard, port cochere 882==  
     NO. OF CHIMNEYS 2 952== NO. OF STORIES 1 950==  
     OTHER (SPECIFY) \_\_\_\_\_ 954==  
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==  
 Latitude and Longitude: \_\_\_\_\_

LOCA

