



City of Gainesville Historic Preservation Board

MINUTES

DATE: Tuesday, July 5, 2022

TIME: 5:30 p.m.

PLACE: City Hall Auditorium, 200 East University Avenue, Gainesville, FL 32601

I. CALL TO ORDER

The meeting was called to order by Chair Reeves at 5:33 p.m.

II. ROLL CALL

Nathaniel Courtney		Absent
Phil Haight	Present	
Liz Hauck	Present	
Michelle Hazen		Absent
Michael Hill	Present	
Rachel Iannelli	Present	
Dr. Azza Kamal	Present	
Bridgette Murphy (student)	Present	
Jay Reeves (Chair)	Present	
Bill Warinner (Vice-chair)	Present	
Kathleen Kauffman (HPO)	Present	

III. APPROVAL OF MINUTES

Motion to approve made by Bill Warinner, 2nd by Michael Hill.

Motion carried, 7-0.

IV. PUBLIC COMMENT

The public may comment on any item on this agenda that is not a part of the public hearings.

Betsy Waite, Director of Wild Spaces, Public Places, and Peter McNiece, Project Manager for Wild Spaces Public Places – Gave an update on the Thelma Bolton Center.



Melanie Barr - Spoke in favor of preserving the Thelma Bolton Center. Gave a brief history of the building and talked about its significance to the community. Showed some examples of buildings in worse off condition that were brought back to life through proper preservation efforts.

The Historic Preservation Board requested that the Engineering Firm who submitted the report on the condition of the building present those findings to the Board at an upcoming meeting.

V. BOARD PRESENTATION

A. Metal Roofs in Historic Districts

Staff gave a presentation of the metal roof issue in historic districts (see attached document at end of minutes).

Motion to adopt Staff recommendations made by Bill Warinner, 2nd by Rachel Iannelli, Motion carried, 7-0.

VI. PUBLIC HEARING

A. Swearing in of the Public

B. Requests for Deferral

Deferring items PH 4 and PH 5. Items were requested to be pulled by the applicant so that they can get an additional structural engineer report.

C. Continued Items

D. New Items

PH1: Petition COA22-000053

209 NW 11th Street, in the University Heights-North Historic District, owned by Robert Pierce. This is a Certificate of Appropriateness to replace the roof with a standing seam metal roof.

Motion to approve made by Bill Warinner, 2nd by Michael Hill.
Motion carried, 7-0.

PH2: Petition COA22-000057

1021 SW 2nd Place, in the University Heights – South Historic District, owned by Fred Rowe. This is Certificate of Appropriateness to install a standing seam metal roof on a non-primary structure.

Motion to approve made by Bill Warinner, 2nd by Liz Hauck.
Motion carried, 7-0.



PH3: Petition COA22-000058

628 NE 2nd Street, in the Northeast Historic District, owned by Joseph Nicholson. This is a Certificate of Appropriateness to construct an addition to the rear of the house.

Motion to approve made by Bill Warinner, 2nd by Liz Hauck, with the following conditions:

Condition 1 – All new windows shall be aluminum

Condition 2 – Roofing material will be composite shingle

Motion carried, 7-0.

PH4: Petition COA22-000059

Parcel No: 14190-000-000, in the Pleasant Street Historic District, owned by Jamal Toghiyani. This is a Certificate of Appropriateness to construct a new home with one attached, and one detached, ADU.

Motion to defer this item to August meeting to allow architect more time to reduce the impact and visual height of the detached ADU made by Michael Hill, 2nd by Phil Haight.

Motion carried, 7-0.

PH5: Petition COA22-000064

406 NW 5th Avenue, in the Pleasant Street Historic District, owned by Randolph Amaya. This is a Certificate of Appropriateness for demolition.

PH6: Petition COA22-000065

406 NW 5th Avenue, in the Pleasant Street Historic District, owned by Randolph Amaya. This is a Certificate of Appropriateness for construction of a new Bed and Breakfast.

VII. Board BUSINESS

A. Board "Items of Interest" were provided by email

B. Florida Trust for Historic Preservation Annual Conference – Preservation on Main Street: Conference is in Deland this year at the end of July, there is a special government rate that Board members can utilize.

C. National Register Preliminary Submittal for Crown of Life Ministries Church, 302 SW 8th Avenue

Motion to support the nomination with a board resolution made by Bill Warinner, 2nd by Michael Hill.

Motion carried, 7-0.



VIII. Member COMMENTS

A. Liz Hauck brought up the issue of the upcoming single family zoning vote. Board members are worried that no specific impact analysis has been done to show how this would affect established neighborhoods with such broad sweeping changes. Board is concerned how this would impact the potential designation of other endangered neighborhoods not yet protected by designation.

Motion made by Bill Warinner to draft a resolution to the city commission to voice those concerns, 2nd by Michael Hill.

Motion carried, 7-0.

B. Board wanted an update on the 12-story building project proposed for SW 2nd Avenue. Staff was not sure of the actual hearing date, as it has changed several times, but will be sure to let the Board members know.

IX. NEXT MEETING DATE

Regularly scheduled meeting was moved to Monday, August 8, to avoid quorum issues.

X. ADJOURNMENT

Chair Reeves adjourned the meeting at 7:59 p.m.

AUTHORITY OF THE BOARD

Section 30-3.5 of the Land Development Code establishes the Historic Preservation Board including its composition and duties and authority. The Historic Preservation Board procedures are set forth in Sec. 30-4.28G of the Land Development Code. Appeals of Historic Preservation Board decisions are to the Hearing Officer and must be filed within 30 calendar days of the effective date of the board decision at issue. The appeal procedure is specified in Sec. 30-3.58C. of the Land Development Code.

Motion to approve these minutes were made by _____, seconded by _____. ***Motion carried/did not carry by a vote of _____.***

Chair, Historic Preservation Board
Jay Reeves, Jr.

Date

Historic Preservation Officer
Kathleen Slesnick Kauffman



CITY OF GAINESVILLE HISTORIC PRESERVATION BOARD DISCUSSION ON METAL ROOF ISSUE

The Historic Preservation Board has been seeing an increase in applications requesting metal roofs for a number of reasons:

- They last longer than the asphalt/composition shingles
- There is (typically) less maintenance
- In recent years, homeowners with shingle roofs were being threatened to have their coverage canceled by the insurance companies if their older roof wasn't replaced immediately

There is a reason the Historic Preservation Board does not approve metal roofs for certain houses in our historic districts. The Preservation Board is tasked with preserving historic structures and the character of our historic districts. Our guidelines were created from Federal guidelines, and so the Board is simply following the best practices utilized around the country in reviewing restoration and rehabilitation applications. The *Secretary of the Interior's Standards for Rehabilitation* assist us in interpreting and applying these best practices. Because the roof is a major character defining feature, there are certain materials that are, and are not, appropriate for each style or type of historic property.

Roof materials, and their compatibility and appropriateness, are reviewed on a case-by-case basis and are determined by historical documentation (if it exists) or what material was known to be on the structure the longest within the last 50 years.

It is an incorrect assumption that a particular roofing material should be approved just because other houses in the vicinity have that same material. As stated before, an appropriate roof material is based on the specifics of that property; the house's age, style, and historic integrity all contribute in considering what is appropriate.

The other reason why the Board has not wanted to approve metal roofs in historic districts is because the bright silver aluminum metal is so reflective and obvious that it can detract from the building visually. When several houses along one block or street change to a non-compatible material, the character of that street, neighborhood, or even the whole district is impacted; something the Historic Preservation Board is trying to minimize.

LEGISLATIVE REVIEW

The Florida Legislature concluded a Special Legislative Session to address property insurance as it relates to roofs. The Legislature passed two bills, **Senate Bill 2D** and **Senate Bill 4D**, both of which had elements in them on this topic.



They were signed into law by Governor DeSantis on May 26, 2022, when all changes went into effect immediately.

Senate Bill 2D included language regarding separate roof deductibles, and roof age, specifically:

- Property insurance companies are allowed to offer a policy with a separate roof deductible, and that is an opt-out endorsement, which means that you must be offered, and allowed to decline, that option.
- Insurance companies must offer a premium credit or discount for those that do select a policy with a separate roof deductible.
- An insurance company cannot refuse to issue or renew a homeowners insurance policy on a home with a roof less than 15 years of age solely because of the roof's age
- **If the home is 15 years or older, an insurance company must allow a homeowner to have a roof inspection performed by an authorized inspector before requiring the roof to be replaced in order to have the policy *issued or renewed***
- **The insurance company may not refuse to issue or renew a homeowner's insurance policy on a roof 15 years or older solely because of roof age *if an inspection of the roof indicates that the roof has five years or more of useful life.***

COLORED METAL ROOFS

Colored metal roofs may be a way the Historic Preservation Board can allow homeowners more flexibility with a roof that has twice the lifespan of shingle roofs. A darker color than the bright silver will not generate the blinding reflectiveness that typical metal roofs can create. Metal roofs can also come in very similar colors to what the Historic Preservation Board has been approving in shingles, mostly in grays, tans, and browns.

According to some local metal roof suppliers, galvalume (unpainted silver) metal roofs come with a 25 year guarantee. This doesn't mean that insurance companies will automatically insure roofs for that length of time, but most homeowners feel this lifespan will be a good return on their investment. With the painted metal roofs, the paint application to the metal adds another layer of protection, and the guarantee is up to 40 years.

Creating a matrix for our local Design Guidelines where certain metal roof colors have been pre-approved by the Historic Preservation Board would accomplish several things:



- Simplifies the application process for homeowners to get approved in a timely manner without having to wait for Board approval, especially if anxious about an insurance policy renewal.
- Provides consistent options across all historic districts
- Provides homeowners with an option for the material that is potentially the better investment, but limits the reflective colors that can have a dramatic impact on the district's historic character and integrity

It is important to note that these changes are not based on conditions caused by the insurance industry. Insurance companies are not telling people they can't have shingle roofs. With the new legislation, they cannot deny coverage to any shingle roof that legitimately has five years (or more) of life left to it. There is no way of knowing what the insurance companies will do in the next three, five, or ten years. It is not advisable to hear requests for a metal roof based on insurance company claims, because then the Board should be prepared for every single applicant to come in with that same reasoning, and that application would have to be approved, based on precedent.

THE BOARD APPROVED THE FOLLOWING CHANGES (July 5, 2022 meeting):

- Regular metal roofs (silver, galvalume, or similar) requests should still come to Board on a case by case basis, as is done now.
- Requests for 5v crimp, which is a very basic, utilitarian type of metal roof, has not traditionally been supported by the Board. These requests will still come to the Board on a case by case basis, as is done now.
- Unique historic house styles that utilize a specialized roofing material such as barrel tile, flat concrete tile or shake will still have to come to the Board for a proposed material change. This kind of drastic change would not be recommended by Staff.
- Shingle may be converted to metal (standing seam, ultra-rib) and may be approvable by Staff if an approved color is selected. (Approved colors are from the Tri-County Metals 26-gauge color chart (or comparable color may be chosen from another company's color chart, per the Historic Preservation Officer approval)

Approved Colors: Light Stone, Mocha Tan, Evergreen, Patina Green, Forest Green, Ash Gray, Dark Gray, Charcoal, Clay, Cocoa Brown or Bronze.

Not approved: Colors from the blues or red families, black, white, Ivory, or reflective metals such as copper.



Department of Sustainable Development

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- Staff review is limited to residential structures. Metal roof applications (when metal is not the appropriate material) for public buildings, commercial, or other unique structures will still require Board review.

Motion made by Bill Warinner

2nd by Rachel Iannelli

Motion approved unanimously, 7-0.