

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes May 27, 2014

Minutes for the May 27th, 2014 Meeting

The meeting was called to order by Chairperson Robbie Correa at 4:06 pm. Other members present included Larry Beaton, Lynda Little Crabill, Meri Rees and Elizabeth Van Rensburg. The following members were absent: Robert Goodwin, Laura Schoenberger, and Gilbert Evans Jr. Staff present: Planning Director Thad Crowe, and Recording Secretary Ke'Ondra Wright.

APPROVAL OF MINUTES

Motion made by Ms. Van Rensburg to approve the May 1st, 2014 minutes, seconded by L. Crabill motion passed unanimously.

APPEALS PROCEDURE

Chairperson Correa read the appeals procedures.

NEW BUSINESS

Case:	HB 14-12
Address:	314 Madison St.
Parcel Number:	42-10-27-6850-0180-0030
Applicant:	John Wadman
Request:	Certificate of Appropriateness to reroof structure with 30-year architectural shingle (FL Approval No. 1956.3) Shingle color- rustic black drip edge color-black

Mr. Crowe summarized his report and recommendations. He noted that the applicant was in the process of restoring this structure, which is one of the older and finer homes in the North Historic District. He reviewed the applicability of pertinent criteria as represented in the staff report. The first criterion [Sec. 54-19(a)] requires consideration of the design of the structure, including materials, textures and colors. The Board has approved certificates of appropriateness (COAs) for roofs in the past. The roof types used in Palatka's historic period were sheet metal, metal shingles, or wood shingles. However just before the turn of the century composition (asphalt) shingles came into use and while such materials do not have much resemblance to modern architectural shingles, both roof types are composed of asphalt material. From a very strict standpoint the architectural shingles do not resemble the other historical materials that were used during that time in the 1890s. He noted that historic buildings are not frozen in time and in later periods past the turn of the century it is quite logical that newer roofing materials could have been used. So the potential for an asphalt roof to be used during the 20s and 30s reroofing could be entirely possible. However architectural shingles did not come into use until modern times.

Mr. Crowe reminded the Board that the COA criteria guide them to look at the immediate surroundings in the North Historic District. In this area the predominate form of roofing is metal (galvanized "V" crimp metal roofing). There are a very few slate, metal shingle, and wood shingle roofs remaining and we are losing these roofs because they are very expensive. The applicant advised Mr. Crowe that other homes do have architectural shingles, but these homes did not come before the Board for approval since staff at that time was (incorrectly) approving such requests administratively.

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes May 27, 2014

Mr. Crowe added that another COA criterion steers the Board to consider reasonable justice and equity for the property owner. In recent cases, namely St. Marks and First Presbyterian Church demolition COAs, the Board used factors such as economic circumstances, economic hardships or practical hardships. In using the test Staff did not see that any of these factors were proven, mostly because the architectural shingles themselves are an expensive alternative and the metal is more of an affordable material. This reduces the request as a matter of the Applicant's aesthetic preference, which from Staff's perspective is difficult to quantify and review under relevant COA criteria.

Mr. Crowe addressed the other issue regarding the precedence set by previous approval of architectural shingle roofs. He said that there were about a half dozen homes in the North Historic District that have architectural shingles. However the Board does not have to approve this certificate of appropriateness on the basis of precedence because the Board did not approve these actions - all were incorrectly approved by Staff. This is an important case as it will set the precedent for the Board to approve architectural shingle roofs in the future.

Mr. Crowe concluded that said in Staff's opinion this architectural shingle roof does not comply with the COA standards and Staff recommended denial. However the Board is free to make their own findings that the request is in keeping with the COA criteria and that architectural shingles are similar to historic roof types such as slate, metal, composition asphalt, or wood shingles. He noted that he had suggested to the Applicant that there might be another architectural shingle that is not as pronounced and visibly different from historic roof types, but the Applicant did not pursue this recommendation. This request is up to the Board on whether to approve or deny the request. Mr. Crowe is recommending denial because Staff has to stay as close to the ordinance as possible but the Board has the ability to differ from such interpretations.

Applicant John Wadman, 314 Madison St, purchased the house a year ago and is currently slowly renovating the house his self. Mr. Wadman said he didn't think the request for a new roof would be too much to ask for because he isn't going from a historic metal, slate, or wooden shingle roof type to the requested type. Currently on the roof now is molded black asphalt shingles in some areas and brown asphalt shingles where it has been patched up. The roof really needs to be replaced. The roof has been repaired haphazardly by previous owners over the last 20 years. His neighbor has lived in her house for 20 years and never seen a new roof placed on this house. Mr. Wadman showed the Board a sample of the architectural shingle roof. He said that most people these days aren't going to put slate or wood on their roof (due to the cost and scarcity of materials), but they will install metal or asphalt roofing. Mr. Wadman is asking to go from dark brown asphalt shingles to the architectural shingles because it gives more of a three-dimensional appearance. Mr. Wadman has two pictures (file) of Victorian houses from the South Historic District that have architectural shingles to give the Board an idea of what the house would look like. Mr. Wadman said he didn't not think the architectural shingles distracts from the historic setting and make it looks like something from the 21st century. Mr. Wadman said he didn't think that the Board is setting a dangerous precedent on approving the request because every homeowner is going to make a decision on whether to have asphalt or metal. He added that architectural shingles do not make someone question the age of the house.

Ms. Crabill asked Mr. Wadman if the decision of the type of roof was based on the cost or the look of the architectural shingles as opposed to a metal roof, and also what's the difference in cost between the two roofs. Mr. Wadman responded that the cost of the architectural shingle roof will be about \$2,000 higher than a metal roof. Chairperson Correa stated that one can identify the past presence of metal roofs from an attic inspection. Mr. Wadman said he had only been in the attic once and could not tell what type of past roof existed. Ms. Crabill said she used to live in the area and back in the 1950s the house had asphalt shingles then.

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes May 27, 2014

Ms. Van Rensburg declared she had a couple of a very brief discussions with the Applicant, a neighbor, to discuss the COA process. She asked Mr. Wadman if there were any leaks in the roof. Mr. Wadman replied in the affirmative. Mr. Wadman told the Board that he purchased the house a year ago as a bank repossession and the house has been empty for many years. There has been very little maintenance done on this house.

Public Comments

Kate McGovern, 400 N. 3rd St, said she has lived in her current residence for a little over 20 years. She has also known the two previous owners of the property in question. Mrs. Merwin owned the house in the 60s and 70s and showed Ms. McGovern pictures of the house with an asphalt roof. Mr. Greeno owned the house also and during a bad storm he tore off some shingles for an insurance claim that didn't go through. The roof was so bad that Mr. Greeno had to patch up the roof himself, doing a very poor job as the shingles didn't match the existing shingles. Mr. Wadman currently has a lot of problems from the poorly patched up roof. She said she had been in the house after the house was abandoned and the ceiling was soaked and moldy from the leaks. During the rain storms you could see water coming down within the house. Mr. Wadman has an immediate need to get the roof fixed. Ms. McGovern is in favor of the architectural shingle roof.

Anthony Harwell, 322 Madison St, has been inside of the attic and researched the roof and found out the original roof was wood shingle. Mr. Harwell is against making Mr. Wadman put a metal roof on the house. Chairperson Correa advised Mr. Harwell that no one would force a metal roof on the house. Mr. Harwell said that the proper thing to do would be to place the original roof back on the house, but getting a qualified roofer in this area is impossible. The best solution would be to get an architectural shingle that mimics the original roof. Mr. Harwell said he was grateful that the roof is architectural shingles instead of a metal roof. Chairperson Correa agreed with Mr. Harwell that the roof should be architectural shingles instead of a metal roof.

Chairperson Correa said the preferred roof type depends on the era and what type of roof was on the house previously and since the cypress mill was here there probably have been many homes that had the wood shingles. The Board really needs to talk about architectural shingles verses the standard asphalt shingles. Ms. Van Rensburg drove around the North Historic District and spent quite a bit of time looking at the standard plain asphalt roof. She said this roof is just so flat and lifeless and also just looks like a cheap roof. The architectural shingles looks more like the original slate roof and what a wood shingle roof would look like. Ms. Van Rensburg's home at 310 N. 3rd St, fell through the cracks and she wanted to put the best looking roof material on the home back in 2005 when the home was purchased, not knowing that a certificate of appropriateness was needed but it was permitted and they replaced the roof. They took pride in spending the extra money to place the architectural shingle roof on the home. Ms. Van Rensburg said she does not have an issue with the architectural shingle roof.

Ms. Crabill said she has known this house since the 1940s and that the architectural shingle roof would probably look better than a metal roof.

Ms. Vans Rensburg said she has been very cognizant over the years that the house has been vacant and unsecured at various times and is pleased that something is being done that is making a positive difference in the neighborhood in general.

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes May 27, 2014

Chairperson Correa said that she could agree with everyone's input, but the Board was not here to judge the aesthetics, but to utilize the Secretary of Interior guidelines in making the decision. That makes the decision somewhat difficult. She added that architectural shingles can be attractive on a new home.

Mr. Beaton said he was very sympathetic to the Applicant, but his great concern was the precedent that the Board would be setting. He said that the Board would not only be going against staff recommendations, but also going against some of the federal guidelines. Mr. Beaton would like to know what kind of position this will put the Board in when the next case like this comes up. This was particularly a concern because this is an important contributing house in the North Historic District. He said this is probably the more difficult decision the Board has faced recently, and he was very reluctant to go against the guidelines.

Ms. Crabill asked if the original roof was wood shakes. Chairperson Correa stated that was Mr. Harwell's educated guess. Ms. Crabill said if the roof was wood shakes then putting a metal roof is not going to comply with the standards. Chairperson Correa reminded the Ms. Crabill that there is no request for a metal roof, so it doesn't have to be discussed. Ms. Crabill said the choice would be to have Mr. Wadman put a three tabs asphalt or architectural shingle roof on the house. Chairperson Correa said in fairness to the home owner a wooden roof is cost prohibited and the request is for an architectural shingle roof. Ms. Crabill asked if the Board was trying to set a precedent and if so why. Chairperson Correa replied because the Board has not approved of any architectural shingles as of to date according to staff and the Secretary of Interior guidelines does not seem to support such a roofing material. She said that once the Board passes or denies the certificate of appropriateness today anyone who comes in may come in and say they want to take a metal roof off and put architectural shingles on.

Mr. Beaton asked if the decision of the Board would be to deny the request is there something the Board could do for the Applicant to proceed with another alternative without having to come to the Board again. Mr. Crowe replied that the Board has the ability to approve all alternatives that they believe would be appropriate. He added that there was an appeal procedure on the Board's decision that the homeowner could take to the City Commission. Mr. Beaton said he understood, but wondered if there were any alternatives that the Applicant would accept and if so it would be something the Board could approve today or not. Chairperson Correa asked Mr. Wadman if he was denied the certificate of appropriateness for the architectural shingles what would be the alternative material. Mr. Wadman responded that slate and wood shakes were not viable options, and nobody supported metal, so the only choices were architectural shingles or three-tab asphalt shingles.

Ms. Rees asked Mr. Wadman if he had already purchased the roof materials. Mr. Wadman replied that he put a down payment on the roof pending the certificate of appropriateness approval. If the certificate of appropriateness is denied he would have to renegotiate the contract and change over from the architectural shingles to the asphalt.

Mr. Wadman said he did not think the Board would have a rush of applicants applying for architectural shingles and the neighborhood would go down the drain. He thinks everyone would select the metal or asphalt roofs with two choices the plain or the architectural, and the architectural shingles shouldn't be a problem since they are on several architectural neighboring roofs.

Mr. Harwell stated if the goal of the Board is to preserve then the proper material would be to replace the original roof. So there is no other solution but the original roof verses the three tab. Chairperson Correa advised Mr. Harwell that the house has a different type of roof on there now and someone already made the change to

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes May 27, 2014

the roof type sometime ago and this often happens with roofs. Mr. Crowe advised the Board through research that you really can't particularly tie a particular type roof to a particular architectural style since roofs were used without specific associations. Mr. Beaton asked if this certificate of appropriateness is approved today would the Board be setting precedent for both contributing and non-contributing structures. Mr. Crowe said the Board would have to take each one on a case-by-case basis but the Board should be less concerned with roof types for noncontributing buildings.

Chairperson Correa said that she believes that roofing materials are sometimes specific to a type of architecture, for example most arts and crafts home don't have metal roofs. Mr. Crowe advised the Board that they have the ability as a local Board to set their own community standard. The Secretary of Interior standards are not intended to be strict but are intended to be more of guideline. Some wealthy communities have much higher standards to a certain degree. If the goal is to preserve historic buildings then we have limited resources in doing this and the community standard could be a little more generous or liberal.

Ms. Van Rensburg is really not seeing the problem with the architectural shingles, the warranty is longer than the standard three tab and it has more have depth and is more interesting to look at. She said that she rarely goes against staff recommendations because staff is here for a reason, but she feels in this case that the most important thing is about this house is the house itself. If there is no proper envelope on the house and hasn't been for many years then we are going to be trying to protect something that is really compromised.

Chairperson Correa said she believed that all agree the Board must approve some type of roof, because the Applicant has a leaky roof that needs to be fixed and this cannot drag on.

Ms. McGovern said that in the process of restoring a house there is a lot of times we use materials that weren't original but they are better made and constructed, and often give the appearance of the original material. Going forward we are getting more and more modern materials but if you are trying to retain original appearance the architectural shingles looks more like a wood shake roof than the flat three tab. The Board will have to address the issue sooner or later because houses are deteriorating to the point where we can't find the materials or can't afford the original materials and then the original materials are not at the homeowner's best interest

Motion- made by Mr. Beaton to accept staff recommendation to deny the request. The motion died for lack of a second.

Motion- made by Ms. Van Rensburg to approve the use architectural shingles for this home as a like-kind roofing alternative to wood shingle or slate. The motion was seconded by Ms. Crabill. Motion passed 3-2, with Mr. Beaton and Ms. Correa voting in the negative.

Mr. Crowe asked Ms. Van Rensburg to read the statement on the last page of staffs report for the record. Ms. Van Rensburg stated that the architectural shingles were a like kind roof material that is keeping with the building's architecture, that the material is in keeping with material utilized for historic homes in the vicinity, and that the alteration will not negatively impact the North Historic District.

OTHER BUSINESS – Mr. Crowe said he is still working on bringing back to the Board the zoning issues that was discussed at the previous meeting. Mr. Crowe did propose to the purchaser of the 100 block (Mr. Corky Diamond) that Staff could assist in completing a National Register of Historic Places questionnaire, which would provide input from the State Bureau of Historic Preservation on the likelihood of National Register listing. Mr. Diamond is discussing this with his lawyers and taking it into consideration. Mr. Beaton asked if

HISTORIC PRESERVATION BOARD
CITY OF PALATKA
Meeting Minutes May 27, 2014

Mr. Diamond had the booklet that was prepared that included a detailed history of each of those buildings. Mr. Beaton said the information was from a presentation by Robert Tindall and Ray Hall for the public hearings that was held at the Price- Martin community center to receive public input on whether the City should demolish the buildings. Mr. Beaton said this document included considerable research using the city directory, Sanborn maps, and other materials. Mr. Crowe said he would appreciate this information and would be glad to give Mr. Diamond a copy.

NEW BUSINESS – Mr. Beaton expressed his concerns about the recent frequency of called meetings, and what might be the resulting low attendance. He asked if the Board could get back to regularly scheduled meetings again unless there was a true emergency. The Board is missing some good input from absent members. The people on the Board like the architect, attorney and the representative of the historical society provide a benefit to the applicants with their perspective and expertise. Mr. Crowe said he agreed with Mr. Beaton and that Staff strived to only schedule called meetings in the event of an emergency that could result in damages to an historic structure. Mr. Beaton wanted to mention to the Board because some members have very strict schedules.

Motion to adjourn made by Ms. Rees, and seconded by Chairperson Correa.

ADJOURNMENT

With no further business the meeting was adjourned at 4:43pm