

# HISTORIC PRESERVATION AGENCY

## MEETING MINUTES

Date: 06/11/2024

### ROLL CALL:

Mrs. McKellum- Present	Mr. McMahon- Present	Mr. Nelson- Absent
Mr. Lydick- Present	Mrs. Wilson- Present	Mrs. Douglas- Present
City Attorney- Clay Martin- Present		

**MINUTES:** April 09, 2024 Historic Preservation Agency  
May 14, 2024 Historic Preservation Agency

**Comments or Revisions:** None

**Motion to approve 05/14/2024 and 04/09/2024 Meeting Minutes by Mr. McMahon and Seconded by Mrs. McKellum**

### Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions COA 24-11, COA 24-13, and COA 24-12

Mrs. McKellum- No, Mr. McMahon- No, Mrs. Douglas- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if it would those conversations affect your ability to render a fair decision. Mrs. Wilson- No

### OLD BUSINESS: None

**Petition #** COA24-11 **Presented By:** Tyler Turner, as Agent

**And gives address of:** 180 NW Amenity Ct, Lake City, FL

**Staff Sworn in by:** Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Lydick

### Discussion:

Tyler stated that they are looking to replace the existing metal shingle roof with a new metal roof similar in color. He stated that they are going with a rib style three-foot-wide panel. Mr. McMahon asked if there were some other homes in the area that had metal roofs. Tyler stated yes. Mr. McMahon asked when the home was built. Lydick stated early 1900's. Mr. Lydick asked if they were installing the new roof over the old one preserving the metal shingles. Tyler stated no, they would be removing the old roof and installing the new one. Mr. Lydick stated your removing the 100 plus year-old roof. Tyler stated yes. He stated that the current build codes require a vapor barrier to keep the attic secure. Mr. Lydick asked that according to the guidelines in Article 10 did he have a chance to review the Secretary of the Interior standards for rehabilitation of historic structures. Tyler stated no but the do everything to the code for the state of Florida. Mr. Lydick asked what the metal roof was going to look like. Tyler stated that it was going to look like the roof next door and the one across from the home. Mrs. Wilson asked if the neighbors were made aware of the project taking place due to all of the noise when they install the new roof. Tyler stated yes. They had to send certified letters to all of the owners within a certain radius. Mr. Young stated that in the land development regulations that all residents within a 300ft be notified by certified mail.

**Public Comment:** Sylvester Warren stated he stated that he has come to many of these meeting and has seen the new legal counsel in his opinion has put a hamper on the local flavor of how things have been done in the historical district. He thinks that the young man made it extremely explicitly clear and he

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hopes the board grasp what he said. He stated that Tyler stated that his best friend and neighbor does not have a problem with it.

**Motion to close public comment by Mrs. Wilson, seconded by Mr. McMahon.**

### **Board Discussion:**

Mr. Lydick stated he knows that US Department of the Interior Secretary of the Interior Standards for the Rehabilitation and Guidelines for Rehabilitating Historic Structures. He stated that he knows this is not a recommended treatment but they have let these things go by in the past. He stated that he believes in his professional and educated experience he does not believe that this petition complies Article 10.11.2.2 of the Land Development Regulations. He stated however we know that those tiles cannot be replaced in any other monetarily simple way. He stated that we have asked other proponents to do a roof over and some have been able to and some have not. He stated as the proponent said earlier that it depends on the amount of weatherproofing and vapor barrier is existing.

Mr. McMahon stated that there are several times of roofing on the home. Mr. Lydick and Mr. McMahon discussed other homes that have been approved in the past. Mr. Lydick stated that it is hard to replace the old roofs with a similar material and style due to price. Mrs. Wilson stated that they really cannot help the matter except to replace it with the new roofing. She stated that it is almost inevitable. Mrs. Douglas stated that there are already some many homes in the area that already have that type of roof. Mr. Lydick discussed how the LDR gives us some wiggle room.

**Motion to approve COA24-11 as submitted by Mrs. Douglas Seconded by Mrs. McKellum.**

**Mrs. McKellum:** Aye    **Mr. McMahon:** Aye    **Mrs. Douglas:** Aye    **Mrs. Wilson:** Aye  
**Mr. Lydick:** Nye

### **NEW BUSINESS:**

**Petition # COA24-13 Presented By:** Tyler Turner, as Agent

**And gives address of:** 207 S Marion Ave, Lake City, FL

**Staff Sworn in by:** Mr. Martin, City Attorney **Petitioner Sworn in by:** Mr. Lydick

### **Discussion:**

Mr. Young introduced the petition. He stated that they are looking to replace the existing roof with a new shingle roof. He stated that the roof is a wood shake roof. He stated that the color would match the existing roof. He stated that he wants to introduce the packet into record.

Tyler stated that the roof is a cedar shake roof. He stated that he does not believe that the roof is historic and that it was install in the late 90's or early 2000's. He stated that the owner wants to keep some of the historic elements of the roof like the gutter and ridge cap. He stated that some of the roof that looks like it has a metallic roof material is actually a shingle roof. He stated that they have to tear everything down to the trusses.

Mr. Lydick asked about some of the items being keep like the wind vein and ridge caps are being keep. Tyler introduced a color chart from Titan. Mr. Young assigned it exhibit one for the record. Mr.

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Lydick stated that he agreed that the roof is not historic. He asked Tyler why they choose to go with a shingle roof over metal. Tyler stated that the customer wanted a similar look and shingle was the easiest. He stated that shingle make it easier to preserve some of the historic elements.

**Motion to close public comment by Mr. McMahon, seconded by Mrs. Wilson.**

**Board Discussion:** None

**Motion to approve COA24-13 as submitted by Mr. McMahon Seconded by Mrs. Douglas.**

**Mrs. McKellum:** Aye    **Mr. McMahon:** Aye    **Mrs. Douglas:** Aye    **Mrs. Wilson:** Aye  
**Mr. Lydick:** Aye

### CONSENT AGENDA ITEMS:

Dave Young presented COA24-12.

**Motion to approve consent agenda as submitted by Mrs. Wilson Seconded by Mrs. McKellum.**

**Mrs. McKellum:** Aye    **Mr. McMahon:** Aye    **Mrs. Douglas:** Aye    **Mrs. Wilson:** Aye  
**Mr. Lydick:** Aye

### WORKSHOP: None

### ADJOURNMENT:

**Motion to Adjourn by:** Mrs. McKellum **Motion Seconded By:** Mrs. Wilson

**Time:** 7:06pm

**Mr. Lydick closed the meeting.**

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**Mr. Lydick, Board Chairperson**

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**Date Approved**

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**Robert Angelo, Secretary**

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**Date Approved**