

**GAINESVILLE HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING
MARCH 28, 2019**

CALL TO ORDER Chairman Bachman at 5:30 p.m.

Members present: Chairman Dick Bachman and Commissioners Jack Bailey and Jim Walters

Members absent: Vice Chairman Bill Bush and Commissioners Cathy Day

Staff present: Special Projects Manager Jessica Tullar and Recording Secretary Brandy Palmero

Others present: Applicant Edge Roofing, LLC

MINUTES OF January 7, 2019

Motion to approve the Minutes as presented.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 3 favor, 2 absent (Bush and Day)

NEW BUSINESS

A. Certificate of Appropriateness

1) Request from **Edge Roofing, LLC (Casey Crannell)** for a Certificate of Appropriateness for a Major Work Project involving a building change on a 1.35[±] acre tract located on the east side of Green Street, 200[±] feet north of its intersection with Green Street Place (a/k/a **424 Green Street, NE**).

Ward Number:	Four
Local Historic District:	Green Street
Tax Parcel Number(s):	01-024-001-007
Proposed Work Project:	Building change involving the removal of the damaged historic slate roof and replacement with “slate-style” fiberglass-based asphalt shingle

Open Discussion: The applicant’s request is to replace the historic slate roof with a modern “slate-style” asphalt shingle roof. According to the applicant, the existing roof has extensive damage and needs replacing. The applicant has stated that the property owner’s insurance company determined the historic slate roof to be a total loss and will not cover the cost of replacement with new slate. It was noted by the GHPC members that there is no precedence for handling slate roofs in the Green Street district and that installing a natural slate roof is more labor-intensive, and thus, higher labor costs. The board expressed their concern with the economic hardship that installing a natural slate roof would cause. After several examples, the discussion moved forward to approve the applicant’s original request to use “slate-style” fiberglass-based asphalt shingles.

Statement of Finding

The site consists of a historic principal building. The proposed work project, including replacement of a historic slate roof with modern "slate-style" asphalt shingles, will be comprised of modern materials which are intended to mimic the look of natural slate and are consistent with other resources in the district. GHPC determined that installing a new natural slate roof would create an economic hardship due to high costs associated with labor. Thus, in accordance with Section 9-23-3-8 of the Unified Land Development Code, it appears that the proposed material change in the exterior appearance of the building would not adversely affect the historical, architectural, aesthetic, cultural or environmental character or value of the historic property and district; and therefore, is in compliance with Section 4.2.1 of the adopted Design Guidelines.

Therefore, I move to approve the application dated 3/5/2019 for a Certificate of Appropriateness for a Major Work Project involving a building change at 424 Green Street, NE.

Motion made by Commissioner Walters
Motion seconded by Commissioner Bailey
Vote – 3 favor, 2 absent (Bush and Day)

ADJOURNMENT

Motion to adjourn the meeting at 6:00pm

Motion made by Commissioner Walters
Second made by Commissioner Bailey
Vote – 3 favor, 2 absent (Bush and Day)

Respectfully submitted,

Dick Bachman, Chairman

Brandy Palmero, Recording Secretary