



HISTORIC PRESERVATION MEETING ZEPHYRHILLS, FLORIDA

**Thursday, April 20, 2023
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President
Roll Call – City Clerk Lori Hillman
Invocation – Councilman Alan Knight
Pledge of Allegiance – Council President

1. CONSENT ITEMS
2. BUSINESS ITEMS
 - 2.1 Certificate of Appropriateness - 38521 5th Avenue
3. DISCUSSION ITEMS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



CITY OF ZEPHYRHILLS

“City of Pure Water”

5335 8th Street • Zephyrhills, Florida 33542-4312
(813) 780-0000 • Fax (813) 780-0005

STAFF REPORT

BUSINESS ITEM 2.1

To: Planning Commission
From: Audrey McGuire, AICP – *Historic Preservation Specialist/Community Planner*
Re: Certificate of Appropriateness – 38521 5th Avenue

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I. BACKGROUND INFORMATION

Request for Certificate of Appropriateness (COA) submitted Randy Bylaska for material changes related to the roof of the Historic Home Theater (38521 5th Avenue).

Subject Property Information

The Home Theater, built by I.A Krusen, is a 1940s frame vernacular style building featuring a WWII-era Quonset Hut at the rear, recessed theater entrance, and original metal/neon marquee. The Home Theater is a local landmark structure and contributing resource to the historic district.

Request for COA

Mr. Bylaska is requesting a COA to make changes to the existing Quonset Hut roof, installing a spray-foam insulation system and grey topcoat, preserving the original roof material while providing added sealant from water and other elements.

I. DATA & ANALYSIS

Quonset Huts – Pre-fabricated steel Quonset Huts were produced and used during WWII for everything from storage of goods to housing. They were later sold to the public for use after the war. There are a few remaining Quonset Huts scattered throughout Zephyrhills today.

City Historic Design Standards – The City’s Historic Design Standards provide the following guidance for changes to roofs:

- Roof Form – “Retain the original roof slope, form, and features important to architectural character. It is not recommended to alter the roof line or add features (such as soffit) not part of the original design.”
 - STAFF FINDINGS: There proposed spray-foam insulation in will have no impact on the roof slope, form or features. No features are proposed to be added.
- Roof Materials – “Installation of new materials should not irreversibly damage or obscure architectural features or trim of the building. Historic roof materials should the retained/repared whenever possible. Apply new roofing material appropriate to the style and building period. It is not recommended to replace the existing roofing material with a style/material not characteristic of the architectural style.”
 - STAFF FINDINGS: The existing metal roofing will remain in place. The proposed spray-foam insulation will not damage any architectural features or trim of the building; however, there is the potential for minor obscuring of the metal roof seams.

CRA Design Standards- The CRA Design standards do not provide guidance on roof materials.

II. RECOMMENDATION – Approval



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Spray foam and coating over an existing metal roof



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