

TO: Historic Preservation Board

Item Number: 1

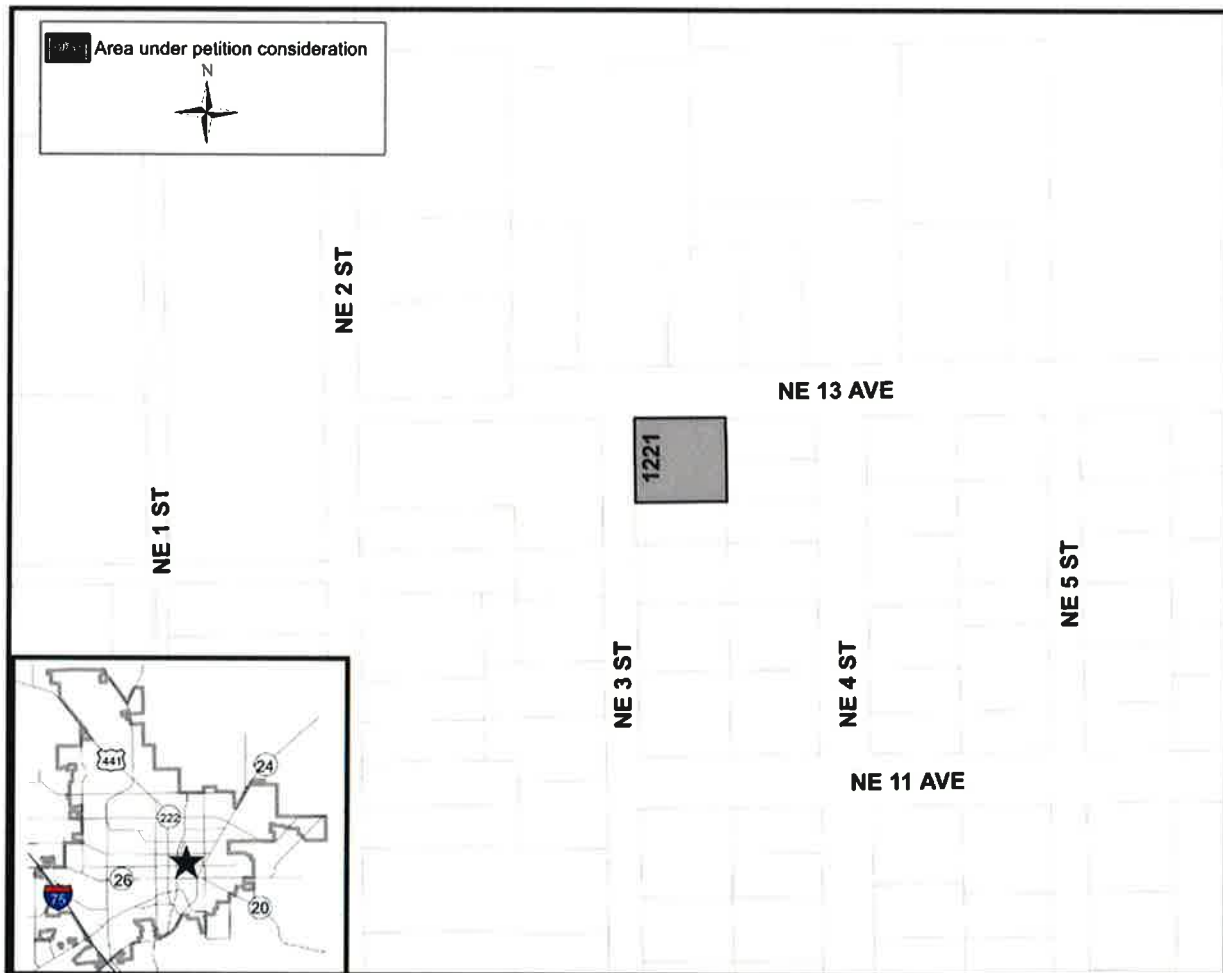
FROM: Planning & Development Services Department
Staff

DATE: Dec. 3, 2015

SUBJECT: Petition HP-15-74. Jack Davis and Sonya Rudenstine, owners. Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling. Located at 1221 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of HP-15-74.



Project Description

The proposed project will convert an existing section of flat roof, approximately 350 square feet, to deal with a rainwater leak and correspond with the original 3:12 gable roof that defines the rest of the house. The modification will tie new rafters into the existing rafters. The roofing will be white electrogalvanized 5V-crimp metal panels to match the existing roof. The gable end will be reconstructed to match the existing, using 1x6 and stained tongue-and-groove planking. As this work is being proposed on a modern addition, it will not affect any historic materials.

Background

The home is a mid-century ranch style house, built in 1948. The parcel # is 10265-000-000. It has had a number of additions over the years including the addition affected by the proposed roof modification which was constructed in 2006 to expand the home's living room area. As this is a corner lot, the addition is highly visible from both NE 3rd Street and NE 13th Avenue. The addition was constructed with a flat roof that has been problematic in that it causes water intrusion into the structure.

Basis for Staff Recommendation

Roofs are discussed in the City Of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines: Roof and Roof Surface*.


The proposed modification to the roof will occur on a non-historic portion of the home and will be compatible in scale, design, and materials.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Salvatore J. Cumella

List of Exhibits

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design***
 Guidelines: Roof and Roof Surface
- Exhibit 2** **Elevations and Roof Plan**
- Exhibit 3** **Photos**
- Exhibit 4** **Florida Master Site File 8AL3446 (1221 NE 3rd Street)**
- Exhibit 5** **Application**