



Legislation Details (With Text)

File #: 150761. **Version:** 1 **Name:**
Type: Petition **Status:** To Be Introduced
File created: 2/17/2016 **In control:** Historic Preservation Board
On agenda: 3/1/2016 **Final action:**
Title: Reroof a single-family dwelling with a metal roof (B)

Petition HP-16-9. John Cowvins, owner. Reroof with Ultra rib metal roof. Located at 427 NW 7th Avenue. This home is contributing to the Pleasant Street Historic District.

Sponsors:

Indexes:

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Attachments: 1. 150761_Staff report and Exhibits 1-3_20160301.pdf

| Date | Ver. | Action By | Action | Result |
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| 3/1/2016 | 1 | Historic Preservation Board | | |

Reroof a single-family dwelling with a metal roof (B)

Petition HP-16-9. John Cowvins, owner. Reroof with Ultra rib metal roof. Located at 427 NW 7th Avenue. This home is contributing to the Pleasant Street Historic District.

The applicant is proposing to replace the existing shingles with a metal 5 rib Galvalume roof. The property is located at 427 NW 7th Avenue. The contributing structure was built in 1940, according to the Alachua County Property Appraisers Office. The property is zoned RC. The building is a contributing structure to the Pleasant Street Historic District.

Roofs are a highly visible component of historic buildings and are an integral part of a building’s overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building.

It should be noted that rib style metal roofing has not been found to be inappropriate for residential use. The house located next door to the subject property at 425 NW 7th Avenue has a sheet metal, 3- V crimp roof. This is the historic roof surface according to the Florida Master Site File for this structure which was built in 1926 according to the Alachua County Property Appraisers Office. The site file for the house at 413 NW 7th Avenue, also built in 1926, indicates a sheet metal, 3- V crimp was the historical roof surface. The non-contributing structure at 412 NW 7th Avenue received a Certificate of Appropriateness for the installation of a 26 gauge rib style metal roof. A variety of metal roof types are evident in the Pleasant Street neighborhood. The staff recommendation is that the roof finish for the proposed metal roof be Galvalume or a medium to light gray paint finish, which is consistent with the finish/color recommendation adopted by the Historic Preservation Board on April 2, 2013.

Staff to the Historic Preservation Board - Approve Petition HP-16-9 with the condition that the roof finish be Galvalume or a light to medium gray paint finish.