



Legislation Details (With Text)

**File #:** 200791. **Version:** 1 **Name:**  
**Type:** Petition **Status:** To Be Introduced  
**File created:** 2/1/2021 **In control:** Historic Preservation Board  
**On agenda:** 2/2/2021 **Final action:**  
**Title:** Reroof single-family dwelling with a metal roof (B)

Petition HP-21-7. Anthony C. Vargas, owner. Certificate of Appropriateness to reroof an existing multiple-family building with a metal roof. Located at 824 SE 1st Avenue. This building is a non-contributing structure to the Southeast Residential Historic District.

Project Description

The existing multiple-family building is a one-story, non-contributing structure, that was built in 1978. It is a 4-unit building with approximately 2,966 square feet of heated space and 3,692 square feet of total area. The existing gable/hip roof has asphalt shingles.

The proposal would install a 29 gauge Ultra-Rib panel metal roof over the existing asphalt shingle roof with a synthetic underlayment between the old and the new roofing material. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals.

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. Recommended metal roofing for most buildings in the historic district is a 5-V crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible. The existing structure is a non-contributing multiple-family building that sits back approximately 80 feet from the paved area of SE 1st Avenue. Adjacent contributing structures to the east of the subject property have metal roofs, as do two homes across the street from the multiple-family building that are not in the historic district. The proposed metal roofing is compatible with the surrounding neighborhood.

Sponsors:

Indexes:

Code sections:

**Attachments:** 1. 200791\_HP-21-00007\_Reroof@824SE1stAve\_StaffRprt

Date	Ver.	Action By	Action	Result
2/8/2021	1	Historic Preservation Board		

..Title

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

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Project Description

The existing multiple-family building is a one-story, non-contributing structure, that was built in 1978. It is a 4-unit building with approximately 2,966 square feet of heated space and 3,692 square feet of total area. The existing gable/hip roof has asphalt shingles.

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Staff to the Historic Preservation Board - Approve Petition HP-21-7 with the condition that the finish be Galvalume or a light to medium gray paint finish.