



Legislation Details (With Text)

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**Title:** Northeast Residential Historic District - Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling (B)

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.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150578A\_staff report\_20121202.pdf, 2. 150578B\_Exh1\_COG HP Rehabilitation and Design Guidelines Roof and Roof surface\_20121202.pdf, 3. 150578C\_Exh2\_Elevations and Roof Plan\_20121202.pdf, 4. 150578D\_Exh3\_Photos\_20121202.pdf, 5. 150578E\_Exh4\_FI Master Site File\_20121202.pdf, 6. 150578F\_Exh5\_Application\_20121202.pdf

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**Northeast Residential Historic District - Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling (B)**

**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 3<sup>rd</sup> Street.**

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.

The home is a mid-century ranch style house, built in 1948. The parcel number 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. This home is a contributing structure to the Northeast Residential Historic District.

The staff recommendation is based on the City of Gainesville, *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.

None

Staff to Historic Preservation Board - Approval of HP-15-74.