



Legislation Text

File #: 210047., Version: 1

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

Petition HP-21-43. Evan Chance, owner. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 616 SE 4th Avenue. This building is a contributing structure to the Southeast Residential Historic District.

Project Description

The existing single-family dwelling is a one-story bungalow that was built in 1933 according to the property appraiser's office, and in 1925 according to the Florida Master site file AL02082. It appears on the 1928 Sanborn map. It had been severely altered by the enclosure of its porch and the addition of asbestos shingle siding. Since then the porch has been opened back up. The house is a wood frame structure on a brick pier foundation with lattice work, a gable roof with a secondary gable for the porch, and a chimney on the east wall. The building has approximately 1,338 square feet of heated space and 1,482 square feet of total area. The building is a contributing structure to the Southeast Residential Historic District.

The proposal under consideration with this application is the installation of a 26 gauge Polar White standing seam metal roof over underlayment, manufactured by Tri-County Metals. It is a 1 inch standing seam metal roofing system. The work involves removing the existing drip edge and flashing and installing Rex underlayment over the existing shingle roof, installing deck tite plumbing boots and valley metal on ridge ventilation and ridge cap, replacing plywood if necessary, and using dimensional lumber if necessary.

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 installation of a metal roof on this structure will have very little visual impact on the surrounding neighborhood. The applicants are asking to use Polar White panels, which differs somewhat from the standard recommendation for metal roof colors which are Galvalume or a light to medium gray finish. The board should discuss the color choice for the proposal. Staff finds that the proposed metal roofing is compatible with the surrounding neighborhood.

Staff to the Historic Preservation Board - Staff recommends approval of the reroof from shingle to metal with the condition that the finish be Galvalume or a light to medium gray paint finish.