



Legislation Text

File #: 180510., Version: 1

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-18-106. Tracy Cantley, Tracy Cantley & Company, Inc., agent for Marian Keesling. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 716 NE 6th Street. This building is non-contributing to the Northeast Residential Historic District.

The existing house is a one-story, concrete block house, which is currently designated as a non-contributing structure within the Northeast Residential Historic District. It is a simple Ranch-style building with 6/6 double hung windows and decorative iron porch supports indicative of dwellings constructed immediately before and after the Second World War. The existing roof is a side gable roof with a 3 tab asphalt shingle roof system that has reached its full life potential. Records of the structure indicate that the original roof was metal. One layer of shingles was inspected and no asbestos was found.

The project involves the complete reroof of the house with the installation of a 26 gauge standing seam steel metal roof with 16 inch panels in Galvalume or Nevada silver color. It would be a 2,400 square foot gable roof system. There will be replacement of rotted novelty siding with concrete hardy board.

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 5v 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.

Staff to the Historic Preservation Board - Approve Petition HP-18-106 with the condition that the finish shall be Galvalume or a light to medium gray paint finish.