



Legislation Details

File #: 200663. **Version:** 1 **Name:**
Type: Petition **Status:** To Be Introduced
File created: 1/4/2021 **In control:** Historic Preservation Board
On agenda: 1/5/2021 **Final action:**
Title: Reroof single-family dwelling with a metal roof (B)

Petition HP-20-105. Alejandro & Camille Pauly, owners. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 300 NE 10th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The existing single-family dwelling is a one-story early Ranch style house with a hipped roof form and a horizontality characteristic of the style. There is a masonry structural system with concrete blocks, a stem wall foundation with concrete block, a chimney, asphalt shingles on the roof, a shed roof for the porch, and metal casement windows. The house is a contributing structure that was built in 1948 according to the Florida Master Site File. The property is zoned RSF-3 and is approximately 0.340 acres in size. The house is approximately 3,414 square feet in total area, 3,365 square feet in heated area.

The proposal replaced the existing shingle roof with a new acrylic coated 26 gauge grade 80 residential panel in Galvalume from Reed’s Metals. The work involved renailling the decking to meet building code requirements, building up the flat section of the roof, replacing the drip edges, sealing all of the penetrations, installation of the underlayment, and installing the panels. The roof has already been installed. The applicants submitted a Certificate of Appropriateness application for the proposal to be heard at the December Historic Preservation Board meeting. However, the roofing company started work on the project prematurely, which prompted a stop work order from Code Enforcement. At that time some of the house was exposed to the elements and a determination was made by the Building Official to let the applicants complete the work, since at that time there was almost a month to go before the December meeting, too much time to leave the roof open to the elements.

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. In this case the low profile roof of a Ranch house further limits the view of the exposed fasteners.

Sponsors:

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Attachments: 1. 200663_Jan2021_HP-20-105_Reroof@300NE10thAve_20210105

| Date | Ver. | Action By | Action | Result |
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| 1/5/2021 | 1 | Historic Preservation Board | | |