



Legislation Text

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

Petition HP-21-2. Lawrence C. Hood, owner. Certificate of Appropriateness to reroof a portion of an existing single-family dwelling with a metal roof. Located at 629 NE Boulevard. This building is a non-contributing structure to the Northeast Residential Historic District.

Project Description

The existing single-family dwelling is a one-story, non-contributing structure, that was built in 1954. It has a mid-century modern style architectural style with a gable/hip roof, a portion of which is flat and the rest has a low slope. The building is approximately 1,492 square feet of heated space and 2,062 square feet of total area. The existing roof has a tar and gravel surface and is currently leaking, causing wood rot to the fascia boards and ceiling damage in the kitchen. The applicant indicates that he cannot find anyone in town that will replace the built-up roof with the same materials. This type of roofing material is also used on the separate 2-car carport structure in the back of the primary structure.

The proposal under consideration with this application would install a 26 gauge Ultra-Lok panel metal roof over 15/32" plywood. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals. The primary structure has a slightly sloped roof on the approximately front 2/3's of the house; the back 1/3 is flat, along with the carport. The metal roof is proposed only for the sloped portion of the roof. The flat roof portion of the house as well as the carport will be replaced with TPO (Thermoplastic Polyolefin), which is a single-ply roofing membrane that can be used to cover flat roofs.

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 single-family building but was part of the recent mid-century modern survey of the City. The covering on flat roofs is not visible from the right-of-way. The principal structure has a low slope roof and it is not easy to see the surface of the roof from the right-of-way. The installation of a metal roof on this structure will have very little visual impact on the surrounding neighborhood. The proposed metal roofing is compatible with the surrounding neighborhood.

Staff to the Historic Preservation Board - Approve Petition HP-21-2 with the condition that the finish be Galvalume or a light to medium gray paint finish.