



## Legislation Text

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File #: 200791., Version: 1

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### ..Title

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

**Petition HP-21-7. Anthony C. Vargas, owner. Certificate of Appropriateness to reroof an existing multiple-family building with a metal roof. Located at 824 SE 1<sup>st</sup> Avenue. This building is a non-contributing structure to the Southeast Residential Historic District.**

#### Project Description

The existing multiple-family building is a one-story, non-contributing structure, that was built in 1978. It is a 4-unit building with approximately 2,966 square feet of heated space and 3,692 square feet of total area. The existing gable/hip roof has asphalt shingles.

The proposal would install a 29 gauge Ultra-Rib panel metal roof over the existing asphalt shingle roof with a synthetic underlayment between the old and the new roofing material. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals.

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 multiple-family building that sits back approximately 80 feet from the paved area of SE 1<sup>st</sup> Avenue. Adjacent contributing structures to the east of the subject property have metal roofs, as do two homes across the street from the multiple-family building that are not in the historic district. The proposed metal roofing is compatible with the surrounding neighborhood.

Staff to the Historic Preservation Board - Approve Petition HP-21-7 with the condition that the finish be Galvalume or a light to medium gray paint finish.