



Legislation Text

File #: 200786., Version: 1

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Reroof multiple-family building with a metal roof (B)

Petition HP-21-1. Carl Warmack, Allen Roofing LLC, agent for Leon Wetherington, owner. Certificate of Appropriateness to reroof an existing multiple-family building with a metal roof. Located at 102 NW 9th Terrace. This building is a non-contributing structure to the University Heights Historic District - North.

Project Description

The existing multiple-family building is a two-story, non-contributing structure, that was built in 1997. It is a 5-unit building with approximately 4,656 square feet of heated space and 4,760 of total area. The existing gable/hip roof has asphalt shingles.

The proposal would install a 26 gauge rib panel metal roof over the existing asphalt shingle roof using purlins. 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 in a wooded area just south of another non-contributing multiple-family building, north of a vacant convenience store, and across the street from a fast food drive-thru facility. Noting the mix of roof types in the University Heights Historic District - North, the proposed metal roofing is compatible with the neighborhood.

Staff to the Historic Preservation Board - Approve Petition HP-21-1 with the condition that the finish be Galvalume or a light to medium gray paint finish.