



Legislation Details (With Text)

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On agenda:	12/2/2015	Final action:			
Title:	Northeast Residential Historic District - Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling (B)				
	Petition HP-15-74. Jack Davis and Sonya Rudenstine, owners. Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling. Located at 1221 NE 3rd Street.				
Sponsors:					
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Attachments:	1. 150578A_staff report_20121202.pdf, 2. 150578B_Exh1_COG HP Rehabilitation and Design Guidelines Roof and Roof surface_20121202.pdf, 3. 150578C_Exh2_Elevations and Roof Plan_20121202.pdf, 4. 150578D_Exh3_Photos_20121202.pdf, 5. 150578E_Exh4_FI Master Site File_20121202.pdf, 6. 150578F_Exh5_Application_20121202.pdf				

Date	Ver.	Action By	Action	Result
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Northeast Residential Historic District - Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling (B)

Petition HP-15-74. Jack Davis and Sonya Rudenstine, owners. Modify an existing flat roof to create a gable roof on a 2006 addition of a single-family dwelling. Located at 1221 NE 3rd Street.

The proposed project will convert an existing section of flat roof, approximately 350 square feet, to deal with a rainwater leak and correspond with the original 3:12 gable roof that defines the rest of the house. The modification will tie new rafters into the existing rafters. The roofing will be white electrogalvanized 5V-crimp metal panels to match the existing roof. The gable end will be reconstructed to match the existing, using 1x6 and stained tongue-and-groove planking. As this work is being proposed on a modern addition, it will not affect any historic materials.

The home is a mid-century ranch style house, built in 1948. The parcel number is 10265-000-000. It has had a number of additions over the years including the addition affected by the proposed roof modification which was constructed in 2006 to expand the home's living room area. As this is a corner lot, the addition is highly visible from both NE 3rd Street and NE 13th Avenue. The addition was constructed with a flat roof that has been problematic in that it causes water intrusion into the structure. This home is a contributing structure to the Northeast Residential Historic District.

The staff recommendation is based on the City of Gainesville, *Historic Preservation Rehabilitation and Design Guidelines - Roof and Roof Surface*.

The proposed modification to the roof will occur on a non-historic portion of the home and will be compatible

in scale, design, and materials.

None

Staff to Historic Preservation Board - Approval of HP-15-74.