



Legislation Details (With Text)

File #: 200789. **Version:** 2 **Name:**
Type: Petition **Status:** To Be Introduced
File created: 2/1/2021 **In control:** Historic Preservation Board
On agenda: 2/2/2021 **Final action:**
Title: Reroof single-family dwelling with a metal roof (B)

Petition HP-21-4. Kim Popejoy, owner. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 300 NE 13th Avenue. This building is a non-contributing structure to the Northeast Residential Historic District.

Project Description

The existing single-family dwelling is a two-story, non-contributing structure, that was built in 1996-1998 in its current state. The original structure which was a one-story brick house was built in 1935. It has a gable/hip roof and wood shingle and brick exterior walls. The building is approximately 2,328 square feet of heated space and 2,798 square feet of total area. The existing roof has architectural asphalt shingles that are at the end of their useful life.

The proposal under consideration would overlay the current shingles with metal roofing. The project involves the installation of purlins over the top of the existing roof material. The purlins will be installed and nailed to the decking as well as the rafters. A 29 gauge galvalume, ultra-rib metal roofing panel system will be placed over the top of the purlins. Panels will be fastened to the purlins with metal roofing screws and all flashings will be installed over the eave, gable, ridge, valley, chimney stack, vent, and pipe boots. 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 single-family building. The structure has a high slope roof but it is not highly visible from the street since the slope faces away from the street. In addition, there is currently extensive tree cover on either side of the house, further limiting the visual impact of a metal roof on the adjacent neighboring properties. 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 200789_HP-21-00004_300NE13thAve_StaffRprt_20210302

Date	Ver.	Action By	Action	Result
3/2/2021	1	Historic Preservation Board		
2/8/2021	1	Historic Preservation Board		

..Title

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Staff to the Historic Preservation Board - Approve Petition HP-21-4 with the condition that the finish be Galvalume or a light to medium gray paint finish.