



Legislation Text

File #: 180512., Version: 1

Re-Roof a Single-Family Dwelling with a Metal Roof (B)

Petition HP-18-109. Clayton L. Crosier, Crosier & Son Roofing Inc., agent for Clifton A. Nelson, III. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 1200 NE 5th Terrace. This building is contributing to the Northeast Residential Historic District.

The existing house is a one-story, gable-front and wing house, which embodies the simple horizontal designs of the early Ranch style architecture. The Ranch style is characterized by a strongly horizontal profile of the roofline and the arrangement of the house toward the front of the lot which can partially enclose a larger private yard and patio in the back. According to the Florida Master Site File, the house at 1200 NE 5th Terrace retains its essential form and integrity. The existing roof is cross-gabled with asphalt shingles and a low slope that has rolled roofing.

On the sloped roof the work will include removing the existing eaves drip and pipe flashings and the installation of 1x4 purlins over existing shingles. There will be installation of a 26 gauge eave drip metal and valley metal and installation of 5V galvalume metal panels using hex head woodfast screws. The low sloped roof will be removed along with the edge metal and pipe flashings. The work involves the nail off of the existing plywood roof sheathing per code; installation of an 84 pound self-adhering base sheet; and application of a 97 pound self-adhering granular cap sheet with replacement of the old material with the same material that is currently on the low sloped roof.

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 5v 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.

Staff to the Historic Preservation Board - Approve Petition HP-18-109 with the condition that the roof shall be standing seam or 5V Crimp and that the finish shall be Galvalume or a light to medium gray paint finish.