



Legislation Text

File #: 180580., Version: 1

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

Petition HP-18-121. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness to reroof an existing duplex with a metal roof as part of the conversion of the duplex into a single-family dwelling. Located at 106 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73 and HP-18-74.

The existing structure is a one-story, duplex cottage on brick piers, with wood framing, wood windows and trim, a multiple gabled roof, three screened porches and an open carport on the rear (west) elevation. The approximately 1,180 square foot duplex has separate entrances and it appears that the building may have been built in two stages and not originally built as a duplex. However, it shows up on the 1928 Sanborn maps as a duplex with the carport in the back. The existing roof has asphalt shingles.

The proposed roofing work will be part of the overall renovation that includes the conversion of the existing duplex into a single-family dwelling with three bedrooms and three bathrooms. This work received a Certificate of Appropriateness on August 7, 2018. At that time the roof was to be reroofed from the old existing shingles to new architectural shingles. The house at 114 SE 6th Street was to be reroofed from its existing 5V Crimp metal roof to architectural shingles, to match the residence at 106 SE 6th Street. However, after renovation work started at 114, it was apparent that the roof did not have the structural elements to support a shingle roof system without a new truss system being constructed. These cottages are part of a development with a common entry so the desire is for the roofs to match for the two structures. Therefore, this petition requests a reroof for 106 to now change the material from the existing shingles to 5V Crimp metal, with a color to match the color at 114.

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-18-121.