



Legislation Text

File #: 191073., Version: 1

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Reroof a single-family dwelling with a metal roof(B)

Petition HP-20-10. Shane Smalley, Atlantic Roofing & Exteriors, agent for Barbara Watson, owner. Certificate of Appropriateness to reroof a single-family dwelling with a metal roof. Located at 426 NW 7th Avenue. This building is a non-contributing structure to the Pleasant Street Historic District.

Project Description

The existing house is a two-story, non-contributing structure, that was built in 1997. It is a 3-bedroom, 2 bathroom house with 2,376 square feet of heated space and hardie board siding. The existing gable/hip roof has 3-tab asphalt shingles. The applicant is proposing to install an Ultra rib metal roofing system in Galvalume, with 26 gauge metal panels over 15/32 " plywood, to replace the existing grey 3-tab shingles. The project involves tearing off the existing shingles and the installation of Atlas Summit 60 underlayment. The metal roofing panels will be installed over the underlayment.

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.

It should be noted that rib style metal roofing has not been found to be inappropriate for residential use. The house located across the street from the subject property at 425 NW 7th Avenue has a sheet metal, 3-V crimp roof. This is the historic roof surface according to the Florida Master Site File for this structure which was built in 1926 according to the Alachua County Property Appraisers Office. The house at 427 NW 7th Avenue received a Certificate of Appropriateness (COA) for an Ultra rib Galvalume metal roof in 2016. The site file for the house at 413 NW 7th Avenue, also built in 1926, indicates a sheet metal, 3-V crimp was the historical roof surface. The non-contributing structure at 412 NW 7th Avenue is the same architectural style as the subject property and received a COA for the installation of a 26 gauge rib style metal roof. A variety of metal roof types are evident in the Pleasant Street neighborhood. The staff recommendation is that the roof finish for the proposed metal roof be Galvalume or a medium to light gray paint finish, which is consistent with the finish/color recommendation adopted by the Historic Preservation Board on April 2, 2013.

Staff to the Historic Preservation Board - Approve Petition HP-20-10 with the condition that the roof finish be Galvalume or a light to medium gray paint finish.