



Legislation Text

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Reroof office building with a metal roof, add shaker shingles & general repairs (B)

Petition HP-21-14. Eric Leightman, University Realty, LLC, owner. Certificate of Appropriateness to reroof an existing office building with a metal roof, add shaker shingles to a front elevation, and general repairs. Located at 1107 SW 2nd Avenue. This building is a contributing structure to the University Heights Historic District - South.

Project Description

The existing office building was built as a single-family dwelling in 1906, according to the Florida Master Site File AL001125. It is a 1 ½ story frame Craftsman style house featuring a battered pier porch. There is an intersecting gable roof with composition shingles, wood weatherboard siding with 2 inch and 4 inch planks, a pier foundation, and wood windows. The property is zoned Urban 5 and is approximately 0.14 acres in size. The building is approximately 2,419 square feet in total area, and 2,077 square feet in heated area. It is located in the University Place subdivision, platted in 1909.

The proposal would replace the existing shingle roof with a new 26 gauge 5V Crimp style roofing system, with a Galvalume finish from Tri County Metals. The project also involves the placement of shaker shingles (Hardieshingle siding) to replace the siding surrounding the second floor window on the front side of the building; the removal of the existing light fixture on the front porch to be replaced by a light fixture on each side of the porch; repair/removal of broken wood on the ceiling of the entry porch to be stained with an oak finish; and repair/removal of broken wood on the exterior floor of the front porch if needed, to be replaced with similar wood planks and painted dark brown.

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 proposed shaker shingles around the second floor window involves the removal of the existing siding to be replaced with the shingles. The applicant wants this to be an accent to the overall design of the building. They note that the building next door to the west (1113 SW 2nd Avenue) has shaker shingles and that two houses to the east at 1023 SW 2nd Avenue also has shaker shingles. They feel that the addition of the shaker shingles will help the building fit in better with the historic district.

Staff to the Historic Preservation Board - Approval of the reroof from shingle to the 5V-Crimp metal roof and staff recommends the board hear the request for the shaker shingle siding around the second story window above the front porch as proposed in the application.