



Legislation Text

File #: 201012., **Version:** 1

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

Petition HP-21-19. James Whitton, agent for Brooke & Nicholas Armfield. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof and remove a chimney. Located at 530 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Project Description

The existing house is a one and a half-story, wood frame Craftsman Bungalow house with wood shingle siding, a brick pier foundation, a hip roof with asbestos composition shingles, a secondary roof structure with a hip dormer and a cross gable, two brick chimneys, and both double hung 1/1 wood windows and several multi-pane wood windows. The house has a porch-wood shingle balustrade and paneled columns. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's. The structure appears on the 1928 Sanborn map.

The applicant is requesting the removal of 3,100 square feet of asbestos roofing tiles, and the installation of 26 gauge Galvalume "Snaplok" standing seam metal roofing system from Tri County Metals. The proposal also includes a request to remove an existing chimney that lies on the rear slope of the house, not visible from the right-of-way. The main chimney that is a prominent feature of the historic house is to remain. The secondary chimney has no more functional use. The chimney is not an interior feature anymore as it has been completely closed in and walled over. Additionally, the chimney was retrofitted at some point to vent a furnace, evidenced by a large hole on the side of the inside of the attic. The chimney does not have a significant height above the roof tiles and is structurally unsound as there is significant movement of the feature when it is pressed against, leading the applicants to assume that the structural integrity was compromised when the interior work closed in the chimney, or during the retrofit, or possibly when it was modified from its original brick appearance.

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.

As indicated in the guidelines, removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. However, interior photos of the house indicate that there is no interior chimney space as it has been closed in and walled over. The chimney no longer works and it does not have working interior applications.

Staff recommends approval of the reroof and the request to remove the chimney as proposed in the application.