



## Legislation Text

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File #: 201015., Version: 1

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### ..Title

**Reroof a duplex dwelling with a metal roof and add windows on north elevation (B)**

**Petition HP-21-24. Lily R. Lewis, owner. Certificate of Appropriateness to reroof an existing duplex with a metal roof and add windows to the north elevation. Located at 517 NE 4<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.**

### Project Description

The existing residential building is a one story, drop siding wood frame vernacular house with a gable roof and a hip porch secondary roof structure, a brick pier foundation with concrete block infill, a brick chimney located on a lateral slope, double hung 1/1 windows and composition shingles on the roof. The wood porch has Doric columns and a plain balustrade. According to the Florida Master Site File, the house represents a typical Gainesville dwelling of the 1920's. The structure appears on the Sanborn map of 1922.

The current shingle roof is leaking around the chimney flashing, causing water damage on the first and second floors of the home. Previous repairs around the flashing have been inadequate. The applicant is requesting the removal of the existing shingle roofing system and renail wood deck to code and replace with a 1 inch standing seam metal roof, 26 gauge with non-painted panels and concealed fasteners over Rhino underlayment. The panels will have a mill finish (silver)

Another project associated with this structure involves the remodeling of a guest room. The project involves replacement of drywall, insulation, and floor surfaces, rewiring of electrical components, and adding two windows that are on the north side elevation. The previous owners altered a porch and converted it into a guest room. The old house elevation had windows on this north elevation and adding windows back to this elevation will restore a historic presence of windows on the north side of the building.

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 two windows are to be placed on a visible secondary elevation, one of which is on a portion of the building which is less than halfway behind the front of the building and is highly visible from the street. The windows chosen are the Pella (R) 850 Series double hung wood clad windows in a size chosen to match the original windows in the back of the house. The size of the new windows will allow the applicant to preserve the original porch banister that is visible in the interior of the guest room.

Staff recommends approval of the reroof from shingle to a standing seam metal roof system and the window additions.