



Legislation Text

File #: 210048., Version: 1

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

Petition HP-21-49. Carson James, Whitton Roofing Company, agent for David Harlos and Darcie MacMahon, owners. Certificate of Appropriateness to reroof an existing single-family dwelling with a metal roof. Located at 618 NE 9th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The existing single-family dwelling is a one-story, stone bungalow that was built in 1926 according to the Alachua County property appraiser's office, and c. 1928 per the Florida Master Site File AL00776. It appears on the Sanborn map of 1928. The house is masonry structure with stone and rubble for exterior materials, a masonry wall foundation, a stone columns porch, a port cochere, stucco covered chimney, and a hip roof with a hip, cross gable secondary roof structure with composition shingles. The building is approximately 1,949 square feet of heated space and 2,567 square feet of total area and it is a contributing structure to the Northeast Residential Historic District.

The proposal under consideration with this application would remove the existing architectural shingles from the house and the detached garage and install a 5V Crimp metal roof over 1 x 4 purlins. The proposed roofing is Galvalume in color and is manufactured by Tri-County Metals.

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 principal structure has a hip roof that is somewhat screened from the street because of the amount of trees in the front yard, such that it is not easy to see the full surface of the roof from the right-of-way. The installation of a metal roof on this structure will have very little visual impact on the surrounding neighborhood. The proposed metal roofing is compatible with the surrounding neighborhood. However in light of recent discussions among the board members about the suitability of 5-V crimp metal roofs on architecturally significant homes in the Northeast Residential Historic District, the board should discuss how suitable this style of metal roof is for this particular structure.

Staff to the Historic Preservation Board - Staff recommends approval of the reroof from shingle to metal with the condition that the finish be Galvalume or a light to medium gray paint finish.