

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

HDRC CASE NO: 2017-337
ADDRESS: 317 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT 5
ZONING: RM-4, H, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Marcelino & Lucy Rodriguez
OWNER: Marcelino & Lucy Rodriguez
TYPE OF WORK: Installation of a standing seam metal roof
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3.Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

FINDINGS:

- a. The historic structure at 317 Cedar was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements including turned columns and both front and gabled roofs. The structure currently features an asphalt shingle roof which the applicant has proposed to replace with a standing seam metal roof.
- b. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roof should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. A standing seam metal roof is both the architectural style and construction period of this structure. The applicant should ensure that panels are 18 to 21 inches in width, that seams are 1 to 2 inches in height, that a standard galvalume finish is used and that a crimped ridge seam is used. A large profile ridge cap is not appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that panels are 18 to 21 inches in width, that seams are 1 to 2 inches in height, that a standard galvalume finish is used and that a crimped ridge seam is used.

CASE MANAGER:

Edward Hall

CASE COMMENT:

A notice of violation was left by OHP staff on June 28, 2017, after work began without a Certificate of Appropriateness. Work continued without a Certificate of Appropriateness and a stop work order was issued on June 29, 2017. Post work application fees have not been paid at this time.



Flex Viewer

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317 Cedar Street

Cedar St

Cedar St

Cedar St

Cedar St

Cedar St

Cedar St

Cedar St

357

S E E U O I L E T h r e e

DEYING ST

SEYING ST

S. PRESA

MACRODAMIZED

GARDEN

MACRODAMIZED

360

PEREIDA

MACRODAMIZED

351

STIEREN

MACRODAMIZED

CEDAR

MACRODAMIZED

317

MISSION

MACRODAMIZED

MISSION

MACRODAMIZED

FORREST

358

Scale of Feet.



