

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-399
ADDRESS: 203 MARY LOUISE
LEGAL DESCRIPTION: NCB 6701 BLK 11 LOT 1
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: C. Shannon O'Malley
OWNER: CSO Enterprises LLC
TYPE OF WORK: Replace existing clay tile roof material with composition shingles
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing barrel roof tiles with new composition shingle tiles. The roof slope and configuration will not be modified.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

FINDINGS:

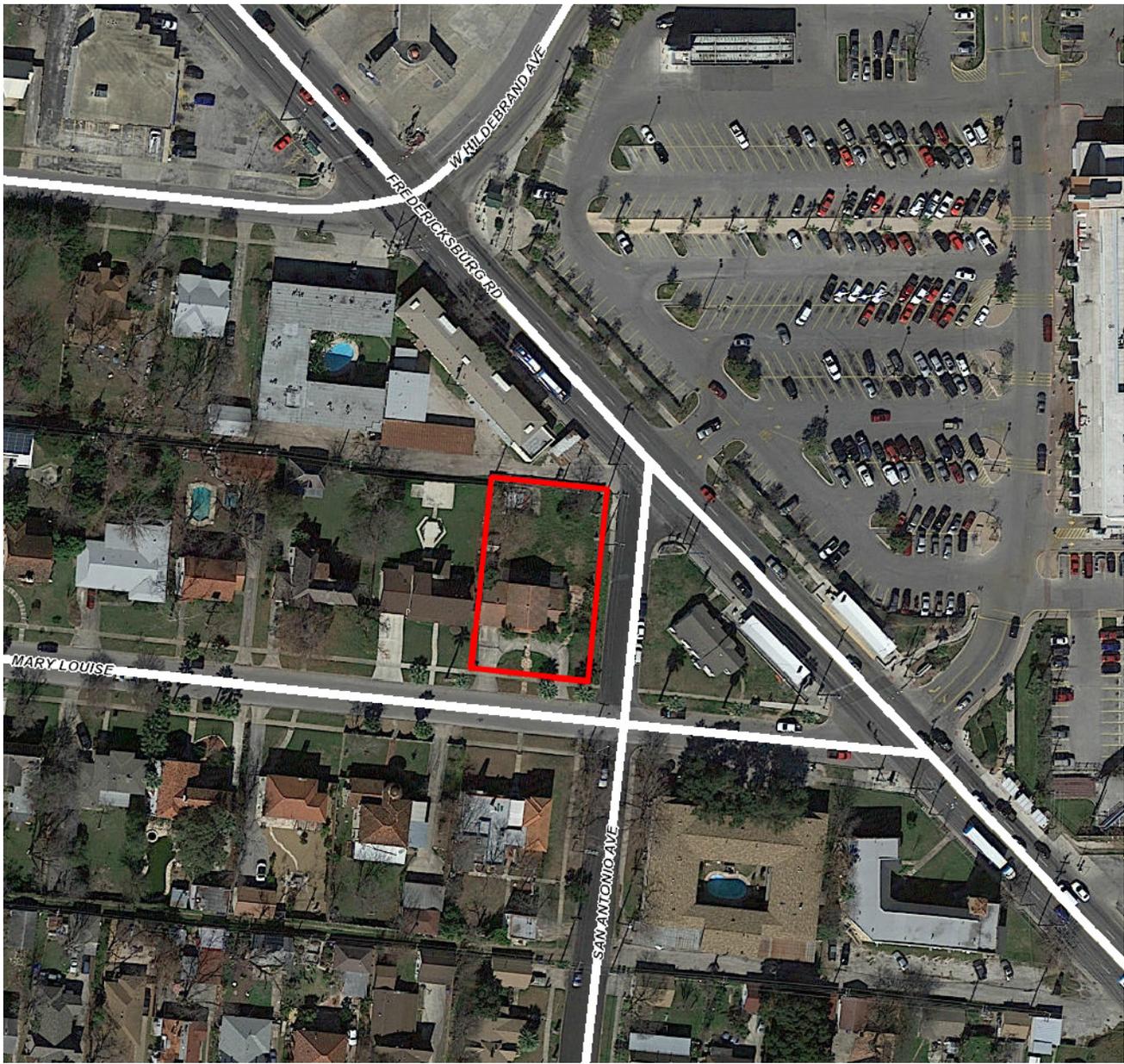
- a. The property located at 203 Mary Louise is a 2-story single family home constructed circa 1981 in the Spanish Eclectic style. The home is a non-contributing structure in the Monticello Park Historic District. The applicant is requesting approval to replace the existing red clay barrel tile roof with a new composition shingle roof.
- b. According to the Guidelines for Exterior Maintenance and Alterations 3.B.iv., roofing materials should be replaced in-kind whenever possible when the roof must be replaced. Historic materials should be retained and reused when large-scale replacement of roof materials is required, specifically roofs constructed of slate or clay barrel tile. New roofing materials to the original materials in terms of their scale, color, texture. The home is not contributing to the district. Staff finds that a composition shingle roof is appropriate for this style of house given its era of construction.

RECOMMENDATION:

Staff recommends approval based on findings a through b with the stipulation that the applicant carefully salvage and donate the existing roof tiles.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

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201 MARY LOUISE

203 MARY LOUISE



203 Mary Louise Dr
Subject Property

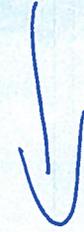




203 Mary Lane
Subject Property



203 Mary Louise Dr.
Subject Property



255 Mary Louise Dr.



229 Mary Louise Dr



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228 May Louise Dr.



303 Mary Louise Dr



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Mary Louise
300 200

STOP