

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-232
ADDRESS: 520 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2964 BLK 3 LOT 16
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Mario Herrera
OWNER: Ralph Cortez/KD Houses and Properties
TYPE OF WORK: Replace shingle roof with metal
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing shingle roof with standing seam.

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:

- e. Consistent with the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Although Craftsman style houses typically have shingle roofs, many Craftsman style houses within the Tobin Hill Historic District have metal roofs. Installation of a metal roof may be appropriate if properly dimensioned and detailed.

RECOMMENDATION:

Staff recommends approval based on finding a with the following stipulations:

- a. Panels are 18-21” wide and seams are no taller than 2”
- b. A double munched ridge seam or a low profile cap with no ridge vent is used
- c. Color is galvalume

CASE MANAGER:

Adriana Ziga

