

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-101
ADDRESS: 223 FLORIDA ST
LEGAL DESCRIPTION: NCB 3006 BLK 4 LOT 14
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Aaron Acosta
OWNER: Brian Stress
TYPE OF WORK: Re-roof from shingle to standing seam
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Replace the existing asphalt shingle roof with 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)

- 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.
- 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 house at 223 Florida currently has an asphalt shingle roof. The applicant has proposed to replace the existing asphalt roof with a new standing seam metal roof with a galvalume finish.
- b. Standing seam metal roofs are common throughout the Lavaca Historic District and would be found historically on houses with the architectural style featured at 223 Florida. Staff finds that the installation of a standing seam metal roof is appropriate. This request is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b with the stipulations that the roof panels are 18” to 21” in width, the seams are 1” to 2” inches in height, a crimped ridge seam is used or that a low profile ridge cap with no ridge cap vent or end cap is used if a crimped ridge seam is not used.

CASE MANAGER:

Edward Hall



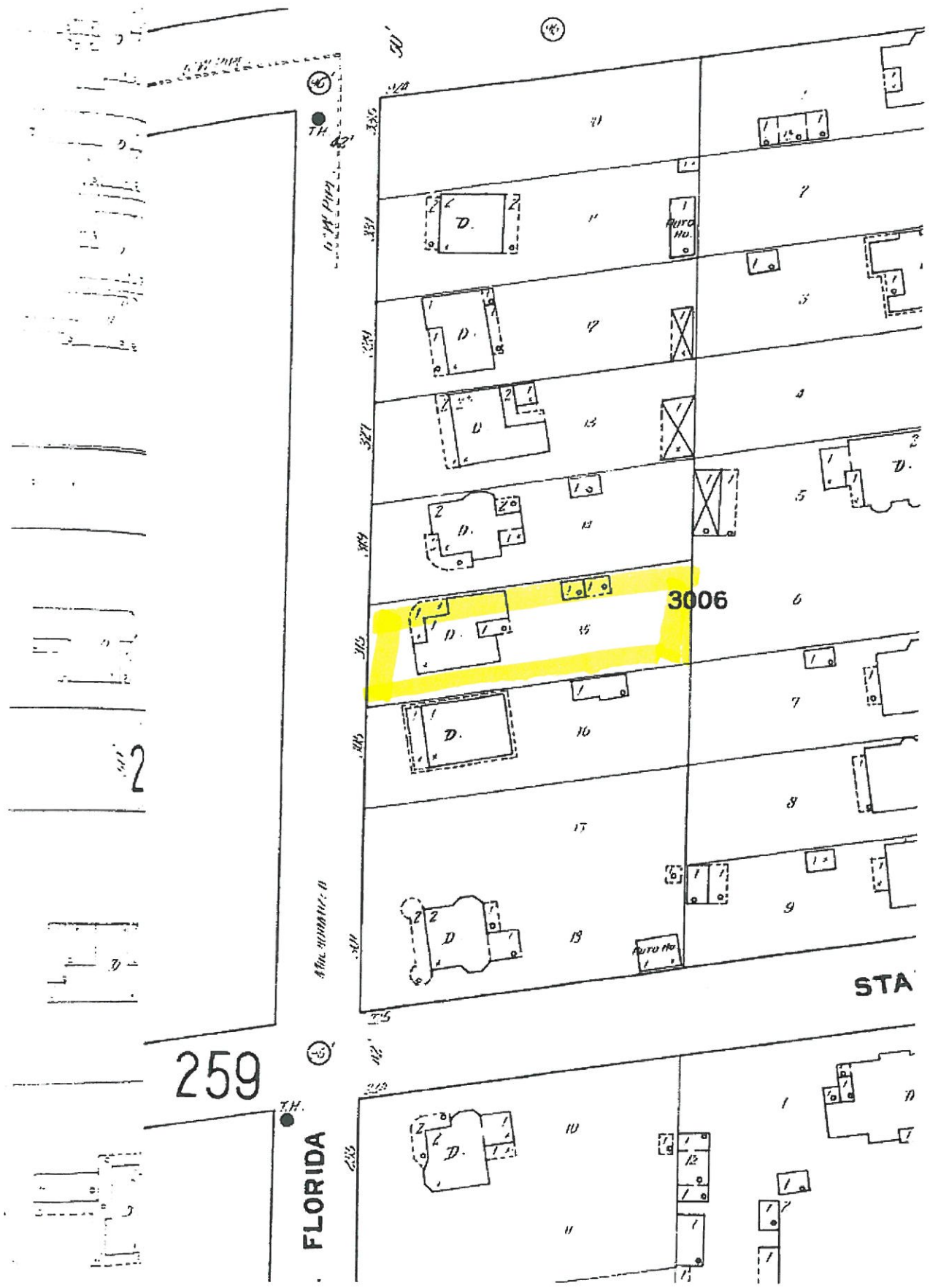


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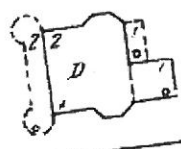
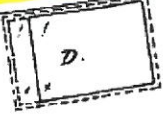
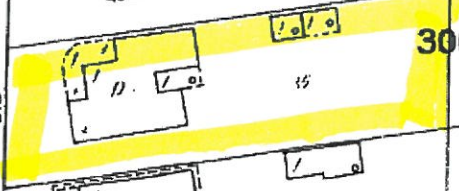
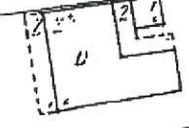
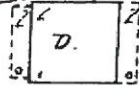


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FLORIDA

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