

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2015

Agenda Item No: 5

HDRC CASE NO: 2015-089
ADDRESS: 309 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 16 AND 17
ZONING: C1 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Wendell Miller
TYPE OF WORK: Roof replacement and exterior repairs
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Replace composition roof with galvalume standing seam roof 2. Paint exterior white and foundation repair

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

FINDINGS:

- a. The house at 309 N Hackberry was built ca. 1925-30. Several modifications have taken place over the years including replacement of windows and the enclosure of the front porch.
- b. Consistent with the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used where appropriate for the style of construction period. The proposed metal roof is consistent with the guidelines.
- c. The proposed foundation repairs and exterior paint are consistent with the Guidelines for Exterior Maintenance and Alterations.

RECOMMENDATION:

Staff recommends approval of items 1 and 2 with the following stipulations:

- a. Panels are 18-21" wide
- b. Ridges are less than 2" high and a double munch seam or low profile cap is used with no ridge vent

CASE MANAGER:

Adriana Ziga





