

## HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 7

**HDRC CASE NO:** 2015-129  
**ADDRESS:** 529 E CRAIG PLACE  
**LEGAL DESCRIPTION:** NCB 6204 BLK 5 LOT 25  
**ZONING:** R4 H RIO-1  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Steve Decker  
**OWNER:** Christopher Green  
**TYPE OF WORK:** Re-roof from shingle to standing seam metal  
**REQUEST:**

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

Replace the existing composite shingle and wood 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)

- 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.
- 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 529 E Craig Place is a modest single family residence, ranch style house that currently features a gabled roof that's primarily shingled, portions of the roof that are standing seam metal, stucco siding and wood lattice work. The applicant is proposing to replace the existing composite and wood shingle roof with a galvalume v-crimp standing seam metal roof.
- b. Houses designed in the ranch style generally became popular in the post-war era where asphalt shingles were extremely popular. Given the structure's existing materials including a partial standing seam metal roof and other eclectic features, staff finds the proposed standing seam metal roof appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.

### RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

### CASE MANAGER:

Edward Hall





# Flex Viewer

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Printed: Apr 08, 2015

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