

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 21

HDRC CASE NO:	2015-124
ADDRESS:	2046 W MISTLETOE
LEGAL DESCRIPTION:	NCB 1963 BLK 1 LOT 23 & E 15 FT OF 22
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Fivel Leal
OWNER:	Fivel Leal
TYPE OF WORK:	Replace roof

REQUEST:

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

Replace the existing asphalt shingle roof at 2046 W. Mistletoe with a new, standing seam metal roofing system. The requested color is Dark Bronze.

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:

- a. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi, new metal roofs should adhere to the following specifications:
 1. *Use panels that are 18 to 21 inches in width*; the proposed product meets this specification.
 2. *Seams should be 1 to 2 inches in height*; the proposed product meets this specification.
 3. *Use a crimped ridge seam that is consistent with the historic application*; applicant has indicated that a crimped ridge seam will be used.
 4. *Match the existing historic roof color or use the standard galvalume*; the material of the existing roof is asphalt shingle. The applicant has proposed a dark bronze colored metal roof. Both the proposed material and color of the roof would be inappropriate for the house type and would not be compatible for what is typically found in the area.
- b. No photographic evidence has been submitted to show that the house originally would have had a metal roof.
- c. The minimal traditional style house with ranch style details has been modified over the years. Homes in the area typically have shingle roofs; however, the proposed metal roof would be appropriate for this building.

RECOMMENDATION:

Staff recommends approval as submitted based on the findings.

CASE MANAGER:

Alyson Smith





2046 Mistletoe Ave.

Printed: Mar 30, 2015

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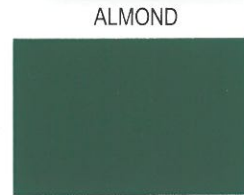
For accurate color viewing.



BUCKSKIN



PARCHMENT



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AGED BRONZE



SHASTA WHITE

FOREST GREEN



PATINA GREEN



SIERRA TAN



MEDIUM BRONZE



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HEMLOCK GREEN



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TERRA-COTTA



DARK BRONZE



ZINC GREY



HARTFORD GREEN



ROYAL BLUE



COLONIAL RED



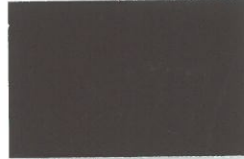
COPPER BROWN



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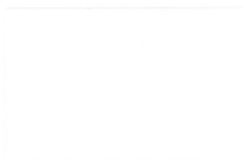
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PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



NATURAL WHITE



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METALLIC COLORS

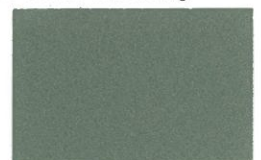
Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.



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All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12.

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