

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 5

HDRC CASE NO: 2015-188
ADDRESS: 227 FLORIDA ST
LEGAL DESCRIPTION: NCB 3006 BLK 4 LOT 16
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Russell Evatt
OWNER: Russell Evatt
TYPE OF WORK: Re-roof
REQUEST:

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

To replace the existing shingle roof with a new standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Metal 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 227 Florida is a modest single family residence featuring a simple hipped roof and was constructed circa 1910. The applicant is proposing to remove the existing asphalt shingle roof with a standing seam metal roof with a galvalume finish.
- b. Given its approximate time of construction and architectural style, this single family residence would have featured a standing seam metal roof. The applicant's proposal is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi. The applicant should ensure that the new standing seam metal roof include panels that are 18 to 21 inches wide, the seams are an appropriate height (1 to 2 inches), that a crimped ridge seam that is consistent with the historic application is used and that a low profile ridge cap is used if now crimped ridge seam is used.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



 **Flex Viewer**
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