

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-420
ADDRESS: 401 E LOCUST
LEGAL DESCRIPTION: NCB 1737 BLK 6 LOT 7 (CARLA HILLS)
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Carlos McDermott
OWNER: Carla Properties LP
TYPE OF WORK: Approval for Tax Certification and Exterior Modifications
REQUEST:

The applicant is requesting approval for the following items:

1. Historic Tax Certification for the property at 401 E Locust.
2. To increase the slope on a small portion of the existing roof above the front entrance.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select

materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

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.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

FINDINGS:

- a. The house at 401 E Locust was built ca. 1935 and exhibits several different identifying features not common in a single architectural style. These include ionic columns and a full transom lit doorway at the front entrance of the house (Greek revival), a varying hipped roof form with front and side gables (Queen Anne) and an inconsistent fenestration pattern.
- b. The applicant is requesting Historic Tax Certification for the property located at 401 E Locust. The scope of work consists of various items that have been administratively approved including repairs to the foundation, roofing, wood window repair, exterior painting and trim repair.
- c. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- d. The existing roof over the entrance is flat except for a steep angle that starts below the window sill at the front gable and slopes downward, meeting the flat roof.
- e. The homeowner is seeking to increase the pitch of the roof in order to mitigate the possibility of further water damage to the structure, as well as the burden of frequent necessary maintenance. The proposed modification is to build up the flat section so the roof line starts below the window sill of the front gable and slopes downward. This is meant to increase sufficient drainage.
- f. Staff finds that due to the lack of a single architectural style of the home and the roof being out of the public right-of-way due to its height that a change to the existing slope would not detract from the character of the structure or the district.

RECOMMENDATION:

Staff recommends approval of item 1 based on findings b and c. Staff recommends approval of item 2 based on finding a and d through f.

CASE MANAGER:

Katie Totman

401 E. Locust

Proposed Renovations and Cost

This is a complete renovation of the property. At some point in time, this home was converted into a 4-plex. I am now taking it back to its original purpose which is a single family residence. The work includes complete foundation, structural reinforcement, plumbing, electrical, a complete new kitchen as well as two and a half new bathrooms, new roof, and complete central air conditioning system. The original wooden windows will be rebuilt and re-used. Also the exterior siding will be reused and or replaced as needed. The front columns will be restored to their original look. Due to the complexity in working with old buildings, the estimate at this time for the renovation is \$150,000.

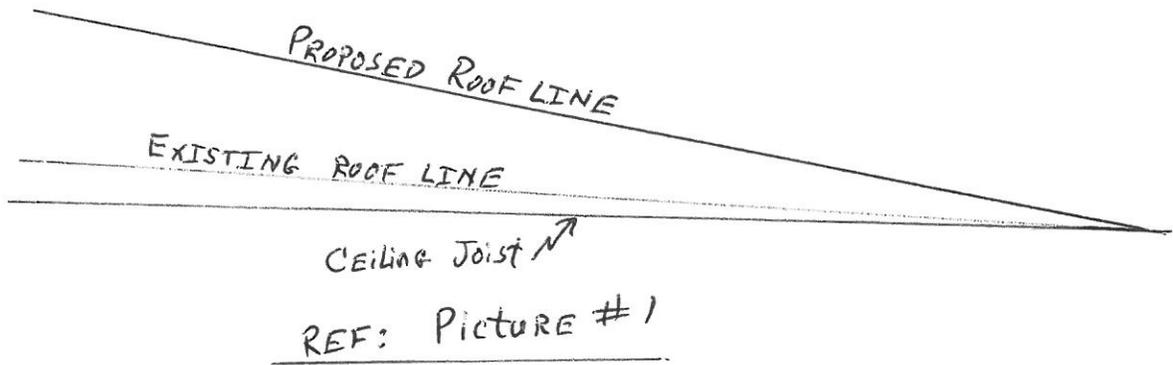
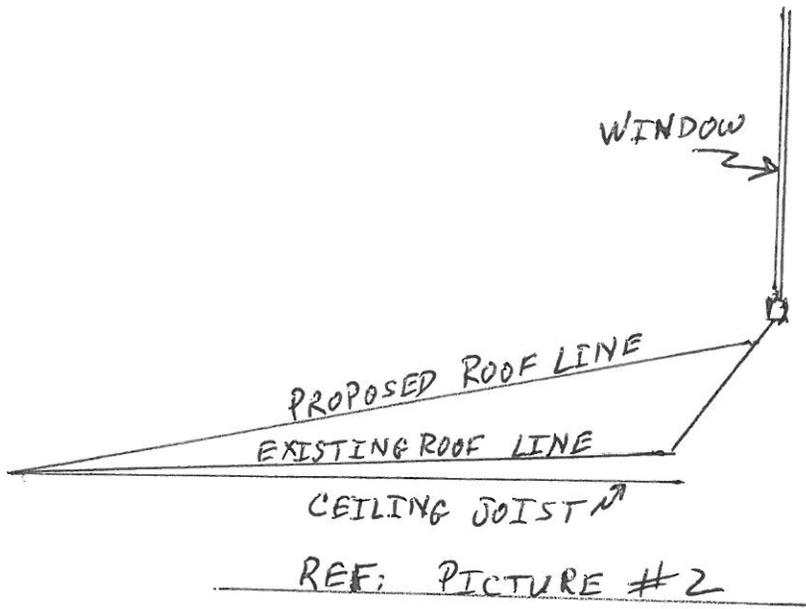
This project should take approximately 6 months to complete.

401 E. Locust

Proposed roof line change in front of structure

The existing roof line in the front of the building is almost flat and it is a metal roof. The rest of the structure is composition shingles. The flat roof has caused many a leak in the past and is evident in the rotten decking which is underneath.

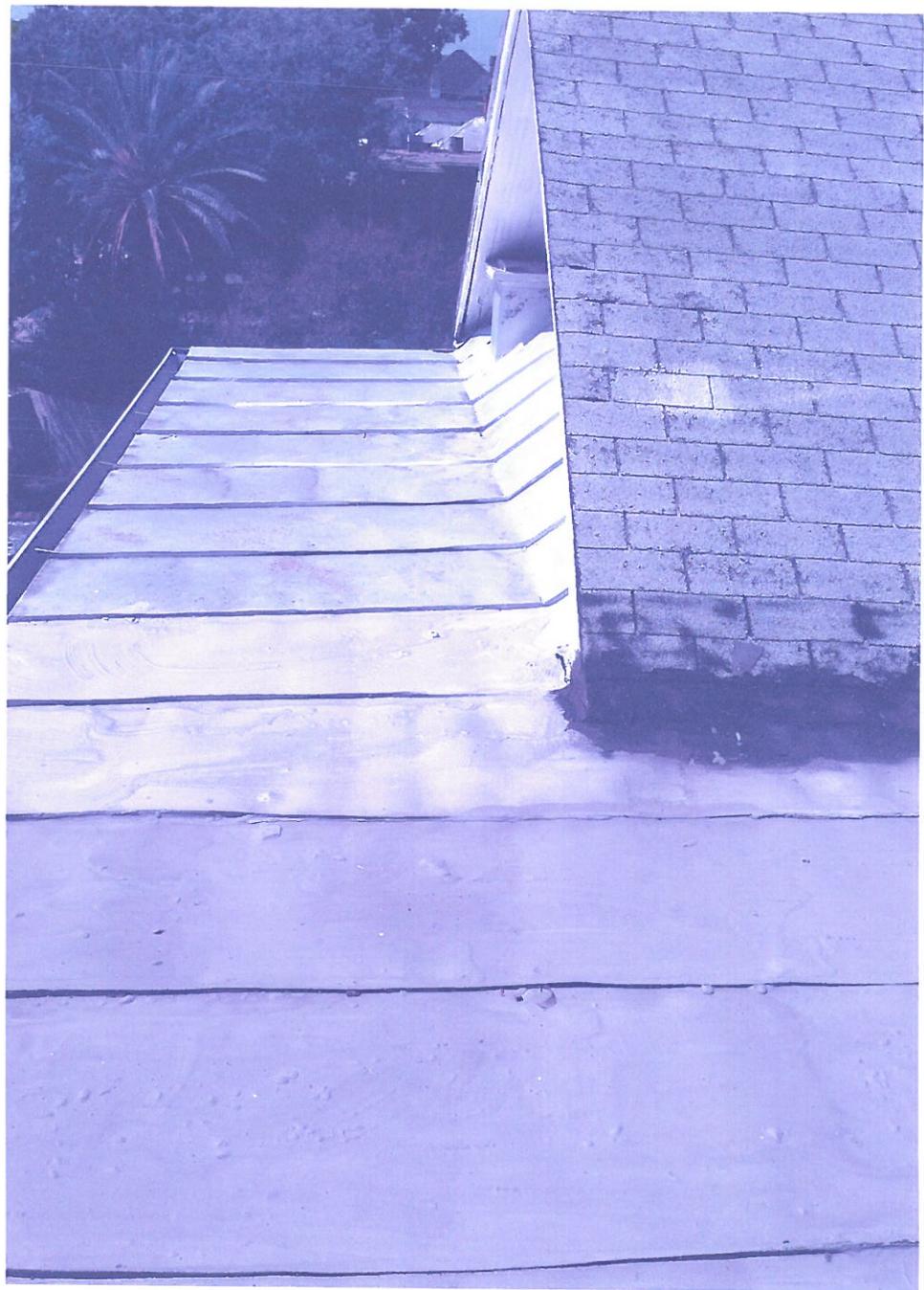
I would propose to change the roofline in this section of the roof to increase the pitch and therefore prevent future leaks. The change would not be visible because of the height of the structure and it would be below the existing window. By changing the pitch, I would also be able to use the same asphalt shingles as will be used on the re-roof portion of this project.





Section to Change





PICTURE #2







