

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-405
ADDRESS: 106 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 6381 BLK 1 LOT 15, 16, E 12.5 FT OF 14 & W 24.5 FT OF 17
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: James Bondoc/Bondoc Roofing
OWNER: George Dullnig
TYPE OF WORK: Final Approval for Installation of Copper Roof to Small Overhang at Entry
REQUEST:

The applicant is requesting approval to remove the existing canvas material from the front A-frame portico at the entrance at 106 W Gramercy and replace it with custom fabricated copper sheets.

APPLICABLE CITATIONS:

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

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 106 W Gramercy was constructed in 1928 in the Colonial Revival style featuring a side-gabled roof and a brick façade and is contributing to the Monte Vista Historic District. The applicant is proposing to retain and reuse the existing portico, and is only proposing a change in the finish roofing material, currently canvas, which is not appropriate.
- b. The portico measures 46 inches from the apex to the front façade of the house, and the total width of the portico is 51 inches.
- c. According to the Guidelines for Exterior Maintenance and Alterations 3, B, iv., replacement materials should be in-kind whenever possible or should be consistent with the building style when in-kind replacement is not possible. Staff finds that the current canvas material is not appropriate and that a replacement of copper would be more appropriate for the existing architectural setting.


RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Katie Totman





106 W Gramercy Place

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W. GRAMERCY



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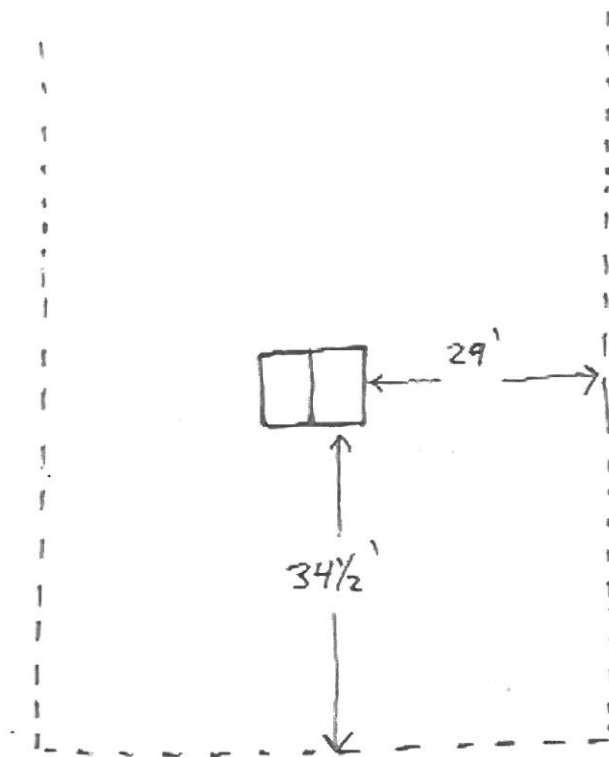
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