HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016 Agenda Item No: 27

HDRC CASE NO: ADDRESS:	2016-031 244 LOVERA BLVD
LEGAL DESCRIPTION:	NCB 9005 BLK 3 LOT 29 30 AND 31
ZONING:	R4 H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Jose Rodriguez
OWNER:	Jose Rodriguez
TYPE OF WORK:	Reroofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an asbestos shingle roof with a standard galvalume metal roof, 18 inch panels, with a raised ridge cap vent at 244 Lovera Blvd.

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. The applicant has proposed to install a standing seam metal roof on the main structure at 244 Lovera Blvd to feature the standard dark galvalume color and 18 inch panels. The structure at 244 Lovera is a mid century house of modest size featuring two front gable roofs and an asphalt shingle roof.
- b. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs are to be used on structures that historically had metal roofs or where a metal roof is appropriate for the style or construction period. Staff performed a site visit on January 6, 2015, and found the combination of this architectural style and a standing seam metal roof is prominent on this particular block. Staff finds the applicant's proposal of a standing seam metal roof appropriate.

RECOMMENDATION:

Staff recommends approval based on finding a through b with the stipulation that seams are 1 to 2 inches in height and that the applicant use a low-profile ridge cap with no ridge cap vent.

CASE MANAGER:

Lauren Sage



N	244 Lovera	
\mathbf{A}	Roof	Printed:Jan 06, 2016

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244 Lovera Blvd



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