

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-239
ADDRESS: 224 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT B
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Mark Campos/Tick Tock Construction
OWNER: Peter Matthew Prince
TYPE OF WORK: Installation of a standing seam metal roof
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof on the two story historic structure at 224 E Carolina.

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:

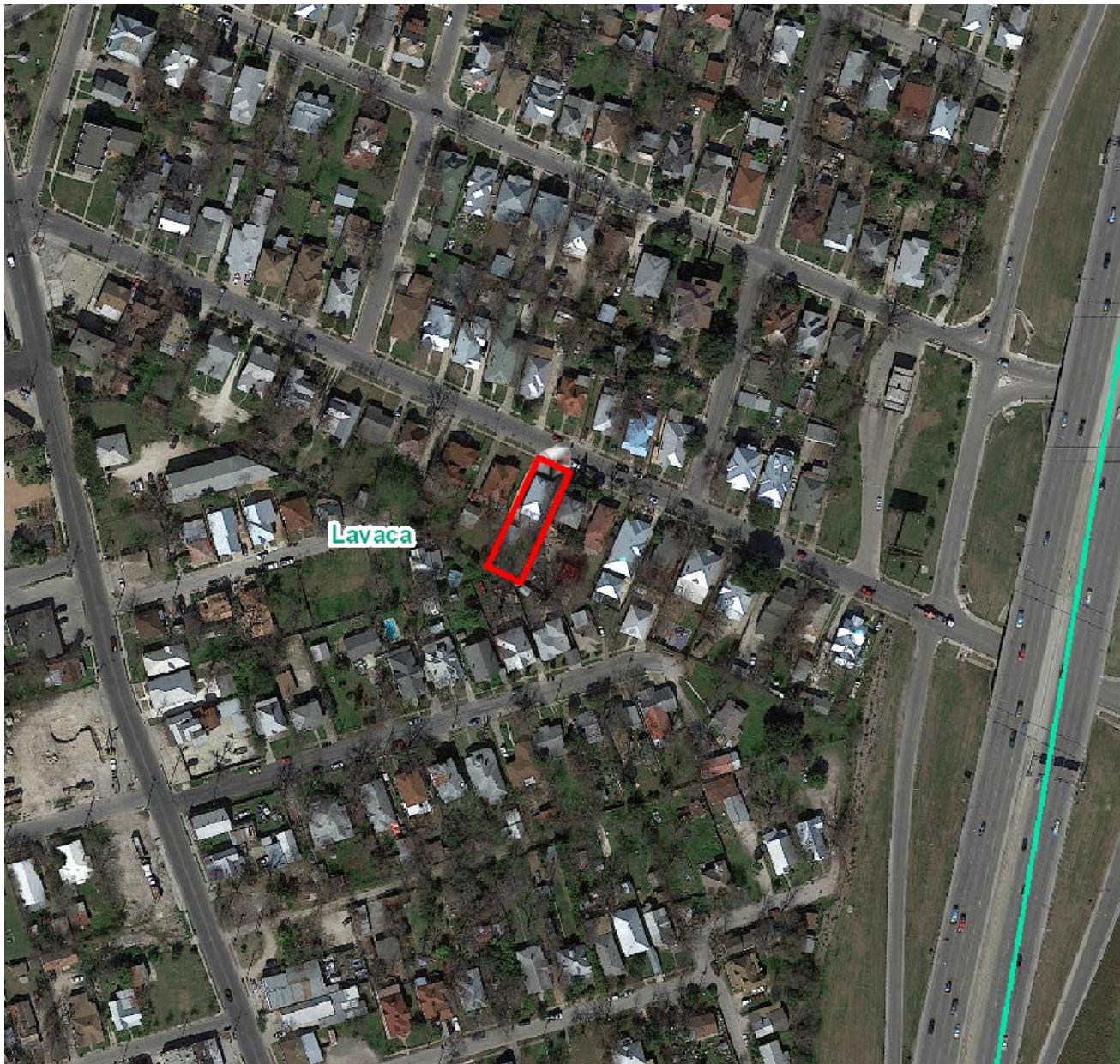
- a. The structure at 224 E Carolina was constructed circa 1905 in the Neoclassical style and appears on the 1912 Sanborn Map. The structure originally featured a double height front porch, double height columns and brick chimneys. Historic and Design Review Certificates of Appropriateness have been issued for the reconstruction of the front porch, the repair of wood windows, the repair of the porch foundation and column repair.
- b. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Standing seam metal roofs are often original to Neoclassical structures and is consistent with the Guidelines. The applicant should ensure that a standing seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish

RECOMMENDATION:

Staff recommends approval based on finding b with the stipulation that the standing seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish

CASE MANAGER:

Edward Hall



Flex Viewer

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224 Carolina Street

Carolina St

1912 SANBORN MAP



