

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-094
ADDRESS: 1017 N PALMETTO
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 47 FT OF S 93 FT OF 8 & 9 ARB A-3
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: GUIZAR AUTO CENTER LLC & GUIZAR BUILDING LLC
OWNER: GUIZAR AUTO CENTER LLC & GUIZAR BUILDING LLC
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: February 24, 2020
60-DAY REVIEW: April 24, 2020
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the standing seam metal roof with composition shingles.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alteration

3. Materials: Roofs

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.

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.

Specifications for Metal Roofs

- *Panels that are 18 to 21 inches in width*
- *Seams are 1 to 2 inches in height*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*

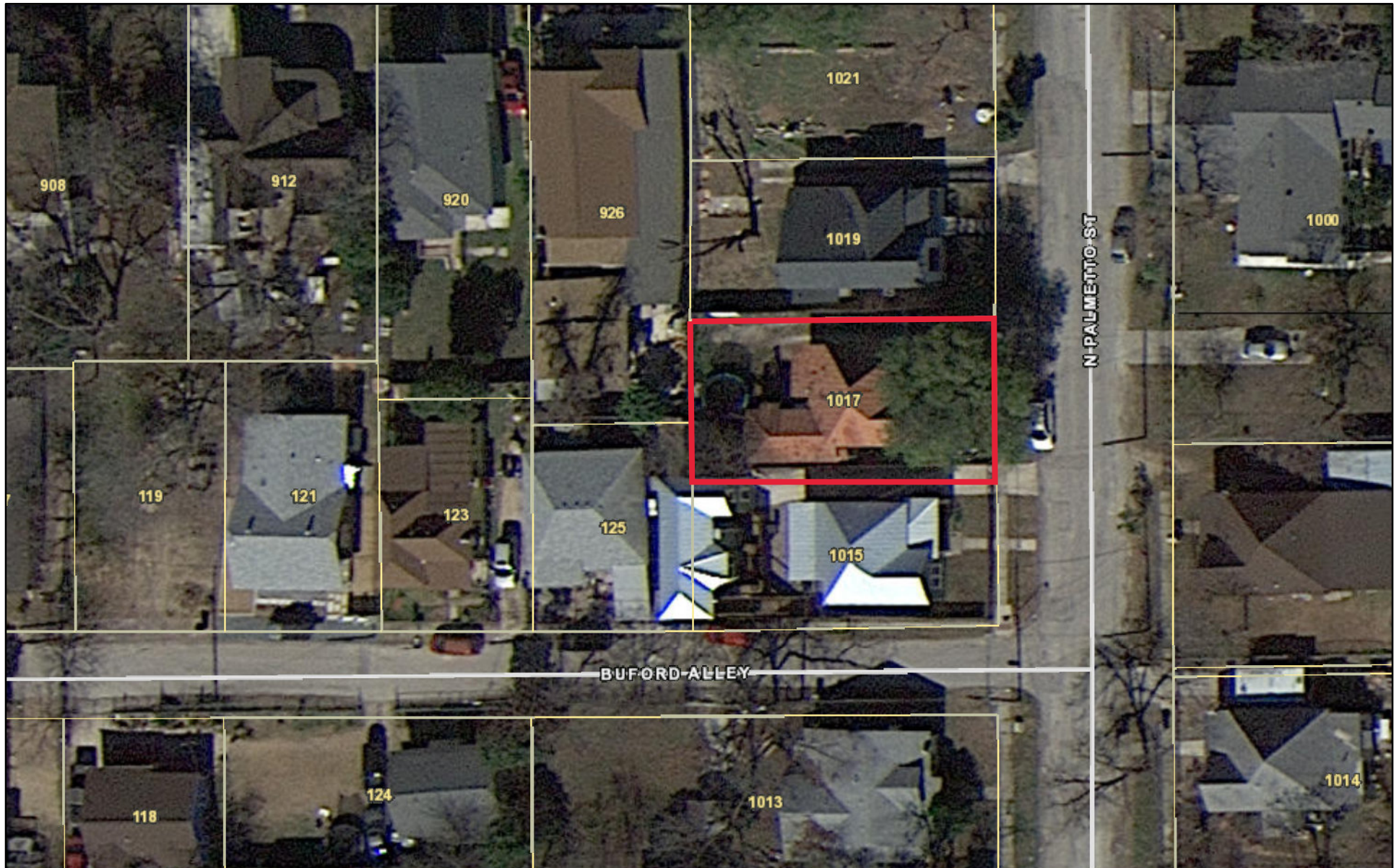
FINDINGS:

- a. The primary historic structure at 1017 N Palmetto was constructed circa 1910 in the Folk Victorian style, first appears on the 1912 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story, single-family structure features a primary standing seam hipped roof with a front facing gable with a flanking covered porch, Folk Victorian spindle work and turned columns, wood lap siding.
- b. COMPLIANCE – During the review of the current request, staff found that the front door was recently placed prior to approval. Other non-conforming alterations performed circa 2013 and earlier include window replacement and front door opening removal per the 1994 photograph.
- c. ROOF – The applicant has proposed to replace the existing, red standing seam metal roof with a new composition shingle roof. Per the Guidelines for Exterior Maintenance and Alterations 3.iv., applicants should replace roofing materials in-kind whenever possible when the roof must be replaced. Per the 1912 Sanborn map, staff finds that the standing seam metal roof is an original feature of the structure and should be replaced in-kind per the standard specifications for metal roofs.

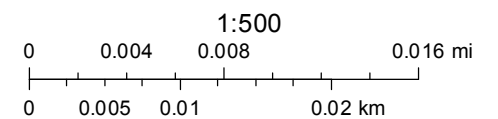
RECOMMENDATION:

Staff does not recommend approval of changing roofing material based on finding b and c. In-kind replacements of standing seam metal roofs are eligible for administrative approval with the standard specifications. All work without approval, such as door replacement, must be address with corrected or approved prior to the issuance of future Certificates of Appropriateness.

1017 N Palmetto



March 8, 2020





1017 North Palmetto



N Palmetto

1017 North Palmetto

Buford

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Buford

N Palmetto

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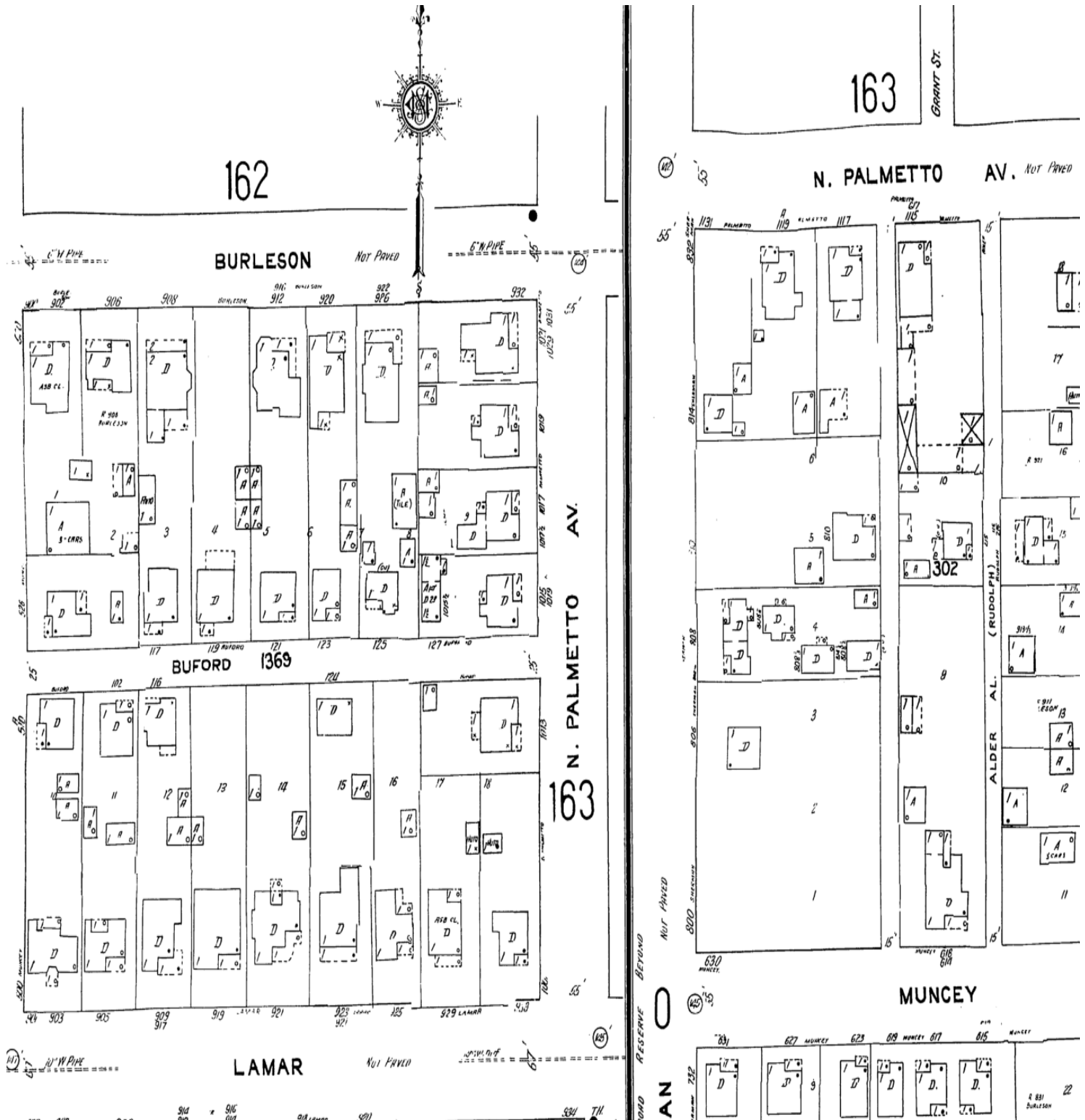












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