
Regarding: 407 – 409 South Livingston – Third Lake Ridge Historic District – Exterior alteration involving the installation of metal roofing on three low pitched roofs. 6th Ald. District. (Legistar #24182)

Date: October 17, 2011
Prepared By: Amy Scanlon

General Information:

The Applicants are proposing to replace the roofing materials on three low pitched roofs with a standing seam steel roof in a blue color. The Applicants are not proposing to use this material on the primary roof.

Relevant Landmarks Ordinance Sections:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(g). (*included below*)
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
 4. Alterations of the roof of any existing structure shall retain its existing historical appearance.
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Staff Comments and Recommendations:

While the Applicants do not have documentation or physical evidence that metal roofing was used in these areas, roof pitches below 3:12 (maybe 4:12 in this climate) would not have been shingled when originally constructed. Staff believes that it is historically appropriate to use metal material on low pitched roofs. The Applicants are proposing the use of a non-traditional standing seam metal roof that has additional ribs between the seams that provide rigidity. The Landmarks Commission recently denied a request to use a similar product on a steeper primary roof that was probably originally shingled.

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission.