
Regarding: **715 South Few – Third Lake Ridge Historic District -
Exterior alteration involving installation of metal shingle roof
(Legistar #22945)**

Date: June 27, 2011
Prepared By: Amy Scanlon

General Information:

The Applicant is requesting approval for an exterior alteration to remove the existing asbestos shingle roof and replace with metal shingles.

Applicable 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.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

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

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
 2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
 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:

The Applicant was unaware that the property is located in the Third Lake Ridge Historic District and subsequently, the materials for the requested roofing proposal have already been ordered. The Applicant is planning to bring more product information and samples to the meeting. Because the materials have already been ordered, Staff placed this item on the agenda to expedite the decision of the Landmarks Commission even though a complete application had not been received.

A metal shingle roof has previously been approved by the Landmarks Commission in the Third Lake Ridge Historic District (1126 Spaight, February 2009).

Staff also understands that the Applicant is planning to install solar panels on the roof. Staff requested that the panels be installed to follow the existing slope of the roof instead of on a stand that alters the slope and height of the roof plane. The Applicant shall review the solar panel installation with Staff for administrative approval and at Staff's discretion, review by the Landmarks Commission.

Staff has no recommendation at the time of mailing.