
Regarding: **943 Williamson Street – Third Lake Ridge Historic District - Exterior alteration involving roof replacement (Legistar #21964)**

Date: April 11, 2011
Prepared By: Amy Scanlon

General Information:

The Applicant began roof replacement work on this house without a building permit or Landmarks Commission approval. Staff received complaints from neighbors and Building Inspection issued stop work orders. Staff explained that this type of metal roof is not appropriate in the historic district and that it should be removed. The Applicant asked to appear before the Landmarks Commission to request a Certificate of Appropriateness so they can obtain a building permit and complete the work.



Assessor photograph of property (image approximately 15 years old)

The Assessor information states that this residence was constructed in 1894. It is currently zoned C2.

Applicable Landmarks Ordinance sections:

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

4. Alterations of the roof of any existing structure shall retain its existing historical appearance.
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Staff Comments:

The proposed new roof is a sheet product in galvanized metal. The Landmarks Commission has set precedent for approving standing seam metal roof systems when there is historic evidence that such a roof was once present on the building. These

previously approved standing seam metal roof systems are constructed out of individual metal pans that have standing seams that are folded/fabricated in place.

Staff explained that administrative approval could be granted for replacement with 3 tab asphalt shingles.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are not met and does not recommend approval by the Landmarks Commission.