



**Cultural Heritage Board
Certificate of Appropriateness (CR) Staff Report**

AGENDA ITEM NO.: 2

WARD: 1

MEETING DATE: July 20, 2011

PLANNING CASE P11-0142: Proposal by Armando Dupont to consider a Certificate of Appropriateness for the replacement of roofing materials on an existing single family residence at 4471 Fourth Street, within the Colony Heights Historic District, situated on the northeasterly side of Fourth Street, between Pine Street and Redwood Drive in the R-1-7000-CR – Single Family Residential and Cultural Resource Overlay Zones in Ward 1 **Contact Planner:** Kyle Smith (951) 826-5220 kjsmith@riversideca.gov

PROJECT BACKGROUND/DESCRIPTION:

At the April 20, 2011 Cultural Heritage Board (CHB) meeting, Board members considered a request for a Certificate of Appropriateness to allow the applicant's proposal for a terra cotta machine formed lightweight fiberglass "S" tile clad with a roughened texture at the subject residence, the Frank W. Parsons Home. This proposal was unanimously approved by the CHB subject to the condition that the applicant work with Planning Staff on an alternate roofing material that is closer to and in conformance with the existing formed tin roofing material. Additionally, the same condition of approval states that if an agreement between the applicant and staff cannot be reached on the alternate roof material the proposal will need to be reconsidered by the CHB.

Subsequent to the CHB meeting, Staff researched and provided the applicant a list of locally available roofing material distributors. In mid-June 2011 the applicant provided a sample of a machine formed smooth metal roofing panel, painted a terra cotta color, for Planning Staff consideration. For the reasons detailed in the analysis section of this report, Planning Staff was unable to determine the proposed roof material to be acceptable for the Frank W. Parsons Home or that it satisfies the intent of the condition of approval. This proposal is being referred to the CHB for further consideration as the applicant has indicated that the proposed sample is the best material that could be found.

Please refer to Exhibit D - Cultural Heritage Board Staff Report dated April 20, 2011 for additional information and background.

ANALYSIS:

Compliance with section 20.25.030 of the City of Riverside Municipal Code:

The proposal has been analyzed for conformance with Title 20 of the Municipal Code and the Secretary of the Interior's Standards. As will be detailed below in the Facts for Findings, the proposed metal roofing material provides the appropriate smooth metal texture similar to that found historically on the Frank W. Parsons house; however, it does not provide the character defining style, size and scale historically provided by the distinctive ridgelines and smooth formed tin with white mortar which emulates the appearance of stacked clay tile. Thus, the proposed machine formed smooth metal roofing

material can be found to be inconsistent with the historic integrity of the residence and would create an incompatibility with other historic district structures and their character defining elements. Therefore, pursuant to Section 8.5 (Roofs) of the *Citywide Residential Historic District Design Guidelines* which state, “Historic specialty roofing materials should be preserved in place or replaced in kind”, Staff recommends denial of this case as the project does not comply with Title 20 or the Secretary of the Interior’s Standards.

Should the Cultural Heritage Board wish to approve this case, Staff would recommend a condition of approval requiring a formed, smooth metal roofing material painted to match the existing terra cotta color in style, size and scale be utilized and installed to the satisfaction of Cultural Heritage Board staff. Additionally, the historic, distinctive roof ridgeline shall be emulated to appear as stacked metal tiles to the satisfaction of Cultural Heritage Board staff.

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

FINDINGS: The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: A character-defining formed tin roofing material has been utilized on the Frank W. Parsons residence since its construction in 1913. Further, the distinctive ridgelines that appear as stacked metal tiles can be considered a character defining feature of the residence. The newly proposed machine formed smooth metal roofing panel is not consistent with the design guidelines for roofing materials of the architectural period or the Mission Revival architectural style.

FINDINGS: The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements.

FACTS: As noted above, the Frank W. Parsons residence is a contributor to the Colony Heights Historic District as it contains unusual example of the Mission Revival architectural style. The historic formed tin roofing material is a distinct character-defining element of the residence. The introduction of elements, such as the newly proposed machine formed smooth metal roofing panel, is inconsistent with the historic integrity of the residence and would create an incompatibility with the existing adjacent structures within the Colony Heights Historic District and the design guidelines.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent structures.

FACTS: As noted earlier, the newly proposed machine formed smooth metal roofing panel is not consistent with the historically appropriate roofing materials of the architectural period or the Mission Revival architectural style. The recommended formed smooth metal roofing material painted to match the existing terra cotta color will provide aesthetic consistency with the methods and materials of construction consistent with the period of the Frank W. Parsons Home and the Colony Heights Historic District. The applicant proposed roofing material is not appropriate as it would not resemble a roofing material of the appropriate period.

FINDINGS: The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The applicant's newly proposed machine formed smooth metal roofing panel would adversely affect the aesthetic integrity of the Frank W. Parsons Home, as the proposed contemporary machine formed roofing material would not be in keeping with the historic smooth metal roofing material of the residence.

FINDINGS: Such other standards as are adopted by resolution of the Cultural Heritage Board or the City Council.

FACTS: All applicable City codes and standards will be followed.

ENVIRONMENTAL ASSESSMENT:

The proposal consists of a Minor addition and alteration to a historic resources and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines.

RECOMMENDATION:

That the Cultural Heritage Board:

1. **DENY** Planning Case P11-0142.
2. Should the Cultural Heritage Board wish to approve this proposal and thereby issue a Certificate of Appropriateness for the project, recommended conditions of approval have been prepared by staff.

EXHIBITS:

- A. Photo of April 2011 proposed roofing material
- B. Photo of July 2011 proposed roofing material
- C. Cultural Heritage Board approved conditions from April 20, 2011
- D. Cultural Heritage Board Staff Report (with Exhibits) dated April 20, 2011
- E. CHB Minutes from April 20, 2011

(Applicant proposed roofing material sample will be available for view at the July 20, 2011 Cultural Heritage Board meeting)

RECOMMENDED CONDITIONS OF APPROVAL (IF APPROVED)

Case Number: P11-0142

Meeting Date: July 20, 2011

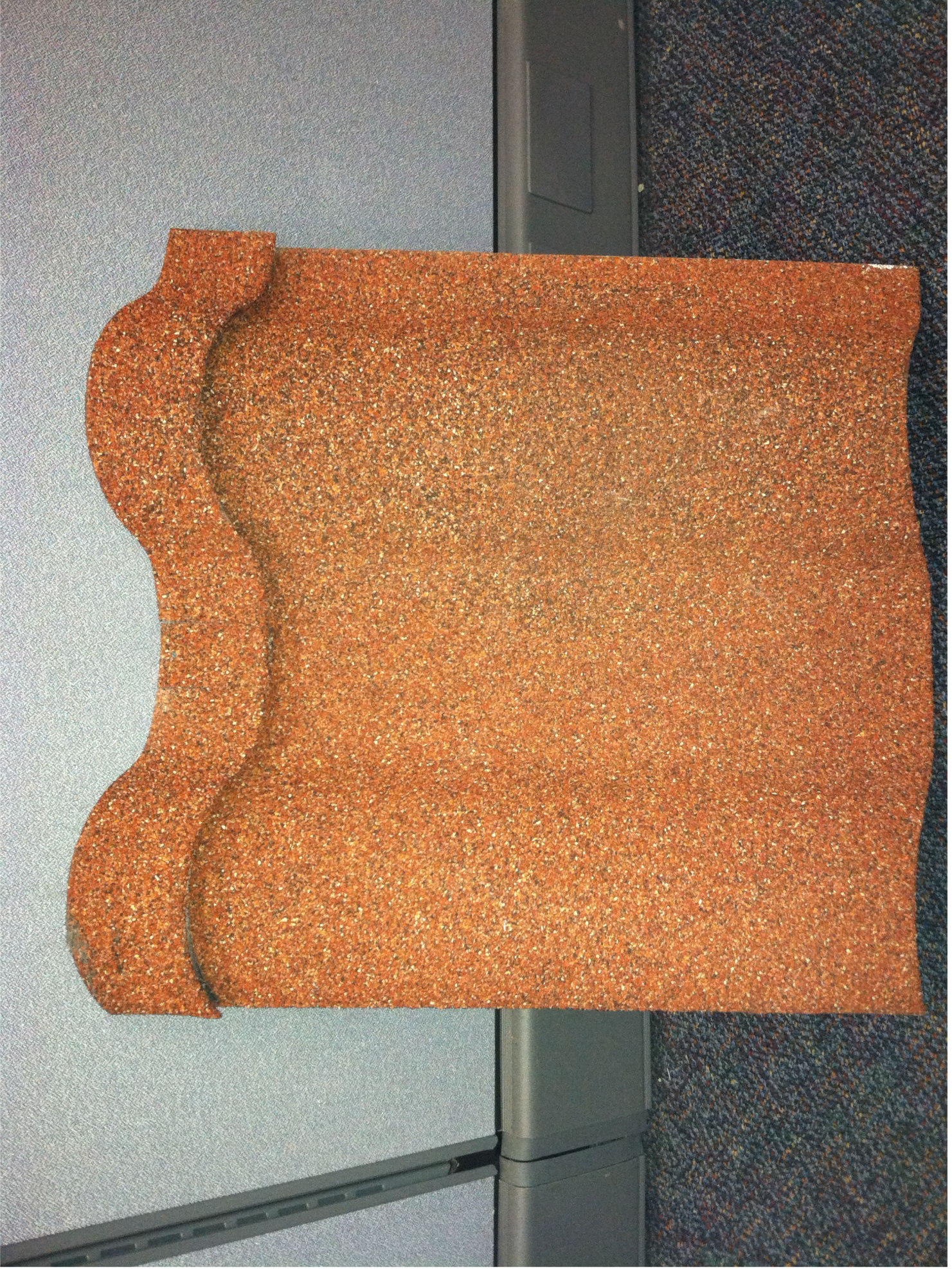
Should the Cultural Heritage Board wish to approve Planning Case P11-0142, Staff recommends the following conditions of approval:

General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten day appeal period that will lapse at 5:00 p.m. on July 30, 2011. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on July 20, 2012

Specific Conditions of Approval

4. A formed, smooth metal roofing material painted to match the existing terra cotta color in style, size and scale shall be utilized and installed to the satisfaction of Cultural Heritage Board staff. A sample of the proposed roof material shall be provided for Cultural Heritage Board staff prior to installation.
5. The historic, distinctive roof ridgeline shall be emulated to appear as stacked metal tiles to the satisfaction of Cultural Heritage Board staff.



P11-0142, Exhibit A - April 2011 Proposed Roofing Material



P11-0142, Exhibit B - July 2011 Proposed Roofing Material

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

Case Number: P11-0142

MEETING DATE: April 20, 2011

General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten day appeal period that will lapse at 5:00 p.m. on May 2, 2011. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on April 20, 2012

Specific Conditions of Approval

1. A formed, smooth metal roofing material painted to match the existing terra cotta color in style, size and scale shall be utilized and installed to the satisfaction of Cultural Heritage Board staff.
2. The historic, distinctive roof ridgeline shall be emulated to appear as stacked metal tiles to the satisfaction of Cultural Heritage Board staff.
3. The applicant is to provide staff with list of roofing contractors contacted by him as well as provide any brochures. Staff and applicant will collaborate together to determine whether an alternate material that is closer to and in conformance with the conditions of approval exists. There is a three week or less time limit by which staff can approve the proposed roof material submitted by the applicant, should staff determine that a more appropriate alternate is not available. If an alternate material is identified and an agreement between staff and the applicant cannot be reached, the case will return to the Cultural Heritage Board for final determination.

**Cultural Heritage Board
Certificate of Appropriateness (CR) Staff Report**

AGENDA ITEM NO.: 1

WARD: 1

MEETING DATE: April 20, 2011

PLANNING CASE P11-0142: Proposal by Armando Dupont to consider a Certificate of Appropriateness for the replacement of roofing materials on an existing single family residence at 4471 Fourth Street, within the Colony Heights Historic District, situated on the northeasterly side of Fourth Street, between Pine Street and Redwood Drive in the R-1-7000-CR – Single Family Residential and Cultural Resource Overlay Zones in Ward 1 **Contact Planner:** Kyle Smith (951) 826-5220 kjsmith@riversideca.gov

PROJECT BACKGROUND/DESCRIPTION:

The Frank W. Parsons Home, which was constructed in 1913, is a contributor to the Colony Heights Historic District and has previously been determined to be eligible for the National and California Registers because it is an unusual example of the Mission Revival style with adobe brick construction, a material revived in Riverside by designer/builder Albert Schliem. Frank Parsons was listed as proprietor of the Mission Garage in the 1914 City of Riverside Directory. Albert Schliem, a local building contractor from 1913-1918, constructed twenty-five adobe brick residences in Riverside. The residence has a square floor plan and a hip roof with two roof planes for the first and second stories. The original roofing material was formed tin painted to look like terra cotta tile. The siding is stucco and the foundation appears to be rock masonry. The front façade features a center hip roof porch extension supported by two stucco pillars. Stucco pedestals and concrete steps appear on either side of the porch. The front façade is symmetrical with a door flanked by vertical windows under the porch. On both ends of the front façade are large windows with multi-pane upper portions. The second story features a ribbon of five casement windows under the hip roof. The left façade contains three casement windows on the first story and two pair of casement windows on the second story. The right façade features a first story square hip roof bay with a large window flanked by vertical windows. Four windows are visible to the right of the bay. The second story contains two pair of casement windows. A brick interior chimney protrudes from the second story roof on the right façade.

The property has been the subject of Code Enforcement action (CV09-01386), specifically to address the use of tarps on the roof during the recent rainy season. Upon the submittal of this Certificate of Appropriateness request, the applicant has indicated that the existing roof is leaking in many areas and the terra cotta colored formed smooth tin roof is 50 years old and would be difficult to repair and/or replace. Thus, the applicant is proposing a machine formed lightweight fiberglass “S” tile clad with a roughened texture (similar to composition shingle finish) in a terra cotta color.

ANALYSIS:

Compliance with section 20.30.030 of the City of Riverside Municipal Code:

The proposal has been analyzed for conformance with Title 20 of the Municipal Code and the Secretary of the Interior's Standards. As will be detailed below in the Facts for Findings, the proposal as previously described cannot be considered compatible with other historic district structures and their character defining elements. Under normal circumstances, it may be appropriate to recommend denial of the proposed lightweight fiberglass roofing material with a roughened finish as it does not represent a historically accurate or acceptable roofing material for the Frank W. Parsons residence, a property eligible for the National Register. However, as the applicant indicated that the roof is severely leaking likely due to walking, denting and inappropriate repair over the years; Staff is recommending approval of the requested Certificate of Appropriateness with the condition that a formed, smooth metal roofing material emulate the historic material and roof ridgelines be installed to the satisfaction of Cultural Heritage Board staff. Pursuant to Section 8.5 (Roofs) of the *Citywide Residential Historic District Design Guidelines*, "Historic specialty roofing materials should be preserved in place or replaced in kind".

The owner/applicant has indicated a difficulty in matching the existing roofing material and that the proposed sample is the best material that could be found. In addition, the applicant indicated that the texture of the proposed roofing material would provide sound relief as the existing metal roof can be loud during rain. However, the proposed roofing does not meet these criteria because the shape, material and texture do not match the existing historic roof. With the implementation of the recommended condition of approval, the project will not adversely affect the historic character of the Colony Heights Historic District. Thus, with the recommended conditions of approval, the project complies with Title 20, the Secretary of the Interior's Standards.

FACTS FOR FINDINGS: (From Section 20.30.060 of the Riverside Municipal Code)

FINDINGS: The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: A character-defining formed tin roofing material with has been utilized on the Frank W. Parsons residence since its construction in 1913. Further, the distinctive ridgelines that appear as stacked metal tiles can be considered a character defining feature of the residence. The proposed lightweight fiberglass formed "S" tile clad with a roughened texture in a terra cotta color is not consistent with the design guidelines for roofing materials of the architectural period or the Mission Revival architectural style. With the recommended condition of approval to install a formed, smooth metal roofing material painted to match the existing terra cotta color, the character-defining integrity of the residence will remain intact.

FINDINGS: The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements.

FACTS: As noted above, the Frank W. Parsons residence is a contributor to the Colony Heights Historic District as it contains unusual example of the Mission Revival architectural style.

The historic formed tin roofing material is a distinct character-defining element of the residence. The introduction of elements, such as a fiberglass roof tile with a roughened finish in a terra cotta color, is inconsistent with the historic integrity of the residence and would create an incompatibility with the existing adjacent structures within the Colony Heights Historic District and the design guidelines. Therefore, Staff recommends that a smooth formed metal roofing material painted to match the existing terra cotta color be installed as to retain the compatibility with existing adjacent or nearby landmark structures and preservation district structures.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent structures.

FACTS: As noted earlier, the proposed lightweight fiberglass formed “S” tile clad with a roughened texture in a terra cotta color is not consistent with the historically appropriate roofing materials of the architectural period or the Mission Revival architectural style. The recommended formed smooth metal roofing material painted to match the existing terra cotta color will provide aesthetic consistency with the methods and materials of construction consistent with the period of the Frank W. Parsons Home and the Colony Heights Historic District. The applicant proposed lightweight fiberglass roofing material is not appropriate as it would not resemble a roofing material of the appropriate period.

FINDINGS: The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The applicant proposed lightweight fiberglass roofing material would adversely affect the aesthetic integrity of the Frank W. Parsons Home as the historic smooth metal roofing material would be replaced with a contemporary machine formed material with a rough texture. Therefore, Staff recommends that a smooth metal roofing material painted to match the existing terra cotta color be installed as to retain the appeal of the unique historic feature of the residence.

FINDINGS: Such other standards as are adopted by resolution of the Cultural Heritage Board or the City Council.

FACTS: All applicable City codes and standards will be followed.

ENVIRONMENTAL ASSESSMENT:

With implementation of the recommended conditions of approval for a like roofing material to that existing on the residence, the proposal consists of a Minor addition and alteration to historic resources that are consistent with the Secretary of the Interior’s Standards are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines.

RECOMMENDATION:

That the Cultural Heritage Board **APPROVE** Planning Case P11-0142, thereby issuing a Certificate of Appropriateness for the project, with the attached conditions.

EXHIBITS:

1. Location Map
2. Aerial Photo
3. Project Plans
4. Photos of Existing Site

(Applicant proposed roofing material sample will be available for view at the April 20, 2011 Cultural Heritage Board meeting)

RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P11-0142

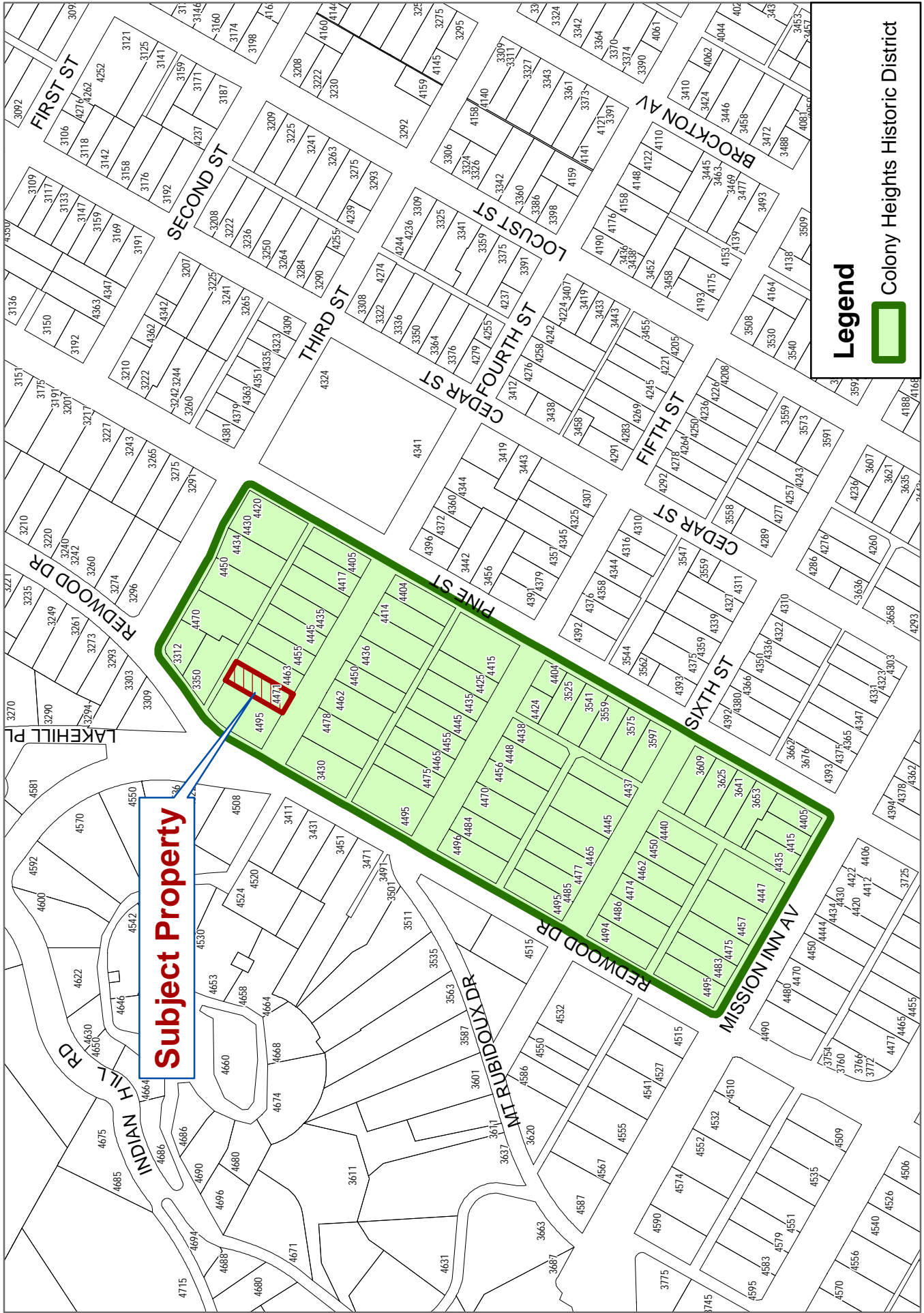
Meeting Date: April 20, 2011

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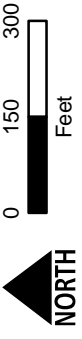
Specific Conditions of Approval

1. A formed, smooth metal roofing material painted to match the existing terra cotta color in style, size and scale shall be utilized and installed to the satisfaction of Cultural Heritage Board staff.
2. The historic, distinctive roof ridgeline shall be emulated to appear as stacked metal tiles to the satisfaction of Cultural Heritage Board staff.



Subject Property

Legend
 Colony Heights Historic District



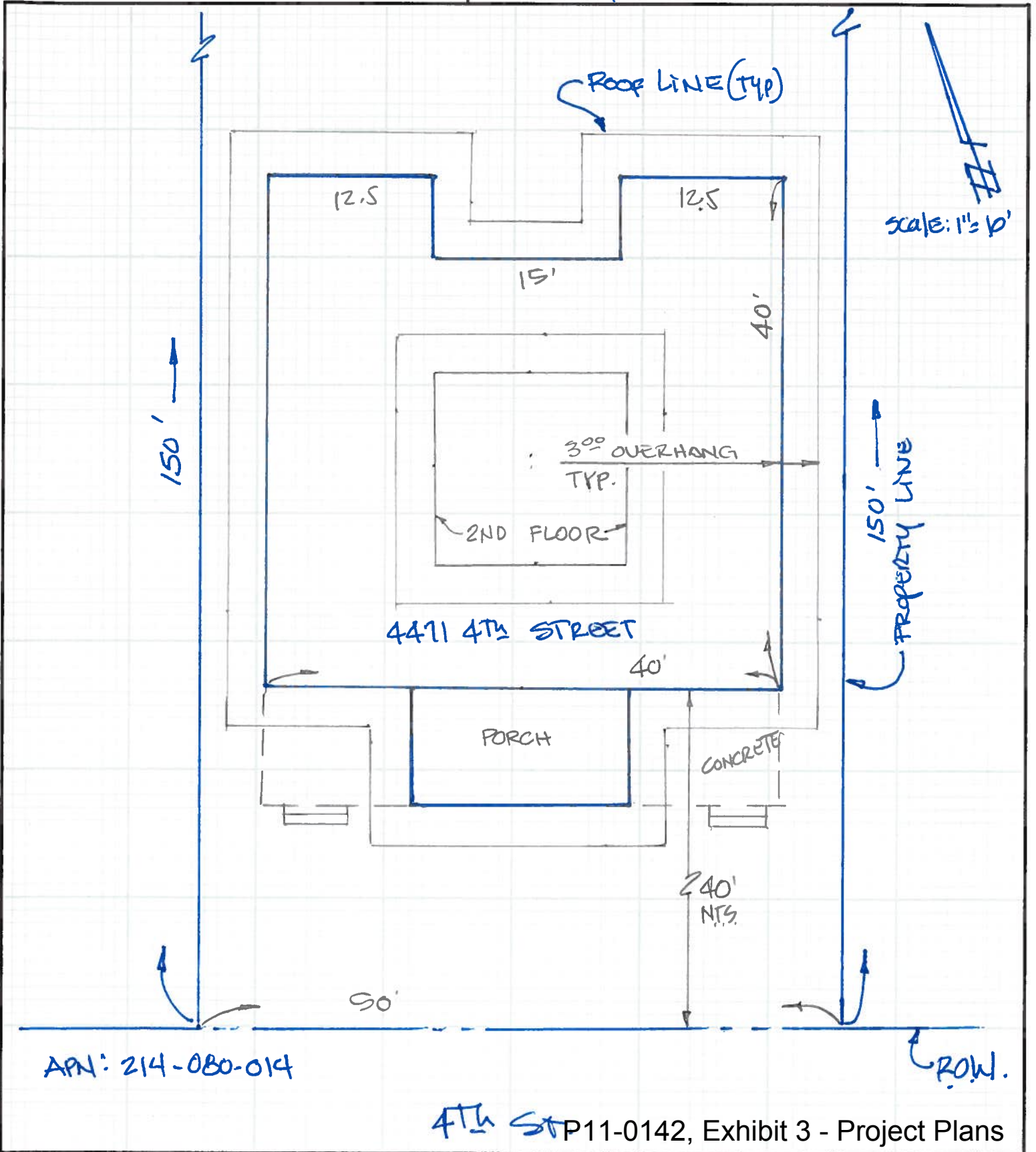
P11-0142, Exhibit 1 - Location Map

Title: **ROOF REPLACEMENT**
4471 4TH ST.
RIVERSIDE CA. 92501

Prepared by:

Date: **3/10/11**

Job Number:





P11-0142, Exhibit 4
Photos of Existing Site



P11-0142, Exhibit 4
Photos of Existing Site



P11-0142, Exhibit 4
Photos of Existing Site

EXHIBIT E

D. DISCUSSION CALENDAR:

1. **PLANNING CASE P11-0142:** Proposal by Armando Dupont to consider a Certificate of Appropriateness for the replacement of roofing materials on an existing single family residence at 4471 Fourth Street, within the Colony Heights Historic District, situated on the northeasterly side of Fourth Street, between Pine Street and Redwood Drive in the R-1-7000-CR – Single Family Residential and Cultural Resource Overlay Zones in Ward 1.

Kyle Smith, Associate Planner, presented the staff report. He distributed a sample of the roof tile proposed by the applicant for the residence. He noted that the roofing material does not represent a historically accurate or acceptable material for this residence pursuant to Section 8.5 of the Citywide Residential Historic District Design Guidelines.

Chair Megna asked if the applicant was present.

Armando Dupont, applicant, addressed the Board. He stated that he purchased the home in December and stated that he has been trying to match the existing roof but it has been almost impossible. It has been three months since then and every professional roofer he has spoken with states that they do not make this type of roof anymore. Each of the contractors he has spoken to has brought this same sample, which is what he is proposing. He asked the Board provide him with the go ahead to replace the roof because it is leaking and damaging the inside of the residence. He noted that all of the ceilings inside are plaster. He stated that he did ask one of the roofing contractors to attend the meeting today but they were unable to be here.

Board Member Murrieta arrived at this time.

Board Member Leach inquired if there was any problem as far as emulating the ridgelines. The roofing material that is being distributed, does that come with ridgeline pieces similar to the existing ridge line?

Mr. Dupont replied that this was also very difficult and that he would look for the ridgelines to be as close as possible. The new material does not come in the same format, but from the street it would look similar.

Board Member Garafalo noted that specific condition of approval #2 will require that the applicant emulate the stacked metal tiles ridgeline. It sounds like he is saying he can come close to it but could not find an exact match.

Mr. Dupont said that he is asking the board is to consider this material which is the only thing he can find. There is nothing else available.

Board Member Leach commented that, in her opinion, it is not a bad alternate. She was curious what pieces they would use for the ridgelines, because this is clearly a different piece. She asked what Mr. Dupont's solution for the ridgeline was.

Mr. Dupont explained that their solution would be to go with whatever goes with this sample material which has been provided. This same material will overlap and from the street it will look like that.

EXHIBIT E

Chair Megna inquired if staff had researched the supplier or the catalog to determine whether or not ridgeline pieces exist for this material.

Mr. Smith stated that he would assume that they make a separate piece at the ridge line but staff has not seen anything that matches the existing ridgeline.

Mr. Dupont added that if staff finds anything that matches, he would purchase it.

Chair Megna noted that the proposed material is a formed metal product and it has been coated with granule material. He suggested that the this same material could be available in a anodized or otherwise painted surface that is closer to what exists now. He asked if it has been determined whether or not the supplier of this sample can provide something that does not have a matte granular surface?

Mr. Dupont said that he posed the same question to the contractors and the answer was that they do not make it that way. He could probably special order it but the cost may be beyond the cost of the house.

Chair Megna asked staff to address this issue.

Ms. Gettis discussed this material with Mr. Dupont when he first brought the sample in for staff's review. He was challenged by staff to come up with other solutions that were very much like the conditions listed in this report. Just doing a quick Google search, she was able to find several smooth finish metal tile roof companies. Not having the ability to request samples from all of them, she challenged him to follow-up with some of those companies to demonstrate to staff that this was the only option available. Staff has not seen any documentation from the roofing companies the applicant has spoken to, or seen any other sample, even though she was able to find them online.

Board Member Field commented that it appeared to him that the metal roof is designed to emulate an actual ceramic tile roof and architecturally that could be the correct thing to go on this house? He asked what was wrong with going with material like that versus the metal?

Ms. Gettis thought that visually, that would be better. Typically on a couple of other properties with metal roofs, 3 others in the city, it is a weight issue. The ceramic tile requires structural engineering and that isn't something we want to burden Mr. Dupont with.

Board Member Field said that in these days that isn't necessarily always the case, there are some other materials out there, fiber glass, etc. but maybe they are exorbitantly expensive. It certainly is not his intent to burden the property owner with that. He agreed with Ms. Gettis, without knowing whether or not they make something that would look similar to the existing, it could be a fairly significant change in the appearance of the home.

Board Member Garafalo said that if the Board approves staff's recommendation, that will leave the applicant with the burden of proof and he has come up with what staff is asking for.

Chair Megna added that the Board can choose to approve the Certificate of Appropriateness as recommended by staff, with the understanding that staff could work with the applicant to determine whether a substitute material is appropriate. It appears the applicant has gone half

EXHIBIT E

way, in that he is proposing a metal material but the surface of it will represent a change in look from what exists now. There is also the open ended question about how the ridgelines get resolved. The Board would like to work with the applicant to get his roof done but on the other hand, he may need to bring his roofer in to meet with staff and go over the material specifications. Clearly this is material that people do not keep in stock locally. No matter what happens it has to be ordered from somewhere. He asked the applicant if he was willing to go along with the conditions of approval with the understanding that staff will work with him to try to identify a material that is closer to the surface that he is trying to duplicate?

Mr. Dupont stated that he has already put in over \$35,000 in refurbishing the residence. The roof is damaged and he needs to replace the roof as soon as possible. He has spoken with several contractors and everyone brings something similar to the proposed sample. He said he could assure the Board that it will look pretty much the way it looks now from the street.

Board Member Treen noted that the applicant has not found any materials but apparently Ms. Gettis has. She suggested that they need to get together and provide the applicant with those leads.

Ms. Gettis pointed out that she did give Mr. Dupont a print out of the materials she found online.

Mr. Dupont reiterated that when he called the contractors out to the home, they tell him that they do not make the material anymore.

Board Member Field commented that there has to be something that covers the ridgeline.

Mr. Dupont agreed and stated that there is but not necessarily in the existing format.

Chair Megna asked what the Board's preference would be on this.

Board Member Garafalo asked if it would help if the Board moved staff's recommendation with an addition, that staff help determine whether this is the best that can be provided?

MOTION MADE by Board Member Garafalo, **SECONDED** by Board Member Leach, **TO APPROVE** Planning Case P11-0142 subject to staff's recommendations, with modification to direct staff to meet with the applicant to determine whether or not this is the only alternative or whether there is another alternative that is closer to and in conformance with the conditions of approval, without some radical change in cost.

Ms. Gettis asked whether the Board would also include a timeline by which staff and the applicant should come to an agreement. Will the Board also be providing Mr. Dupont with direction to provide other samples to staff. She noted that up to this point, Mr. Dupont has had the benefit of the entire application period, a month and a half, to provide another material.

Board Member Leach stated that she would like to know if this manufacturer makes a smooth product. That should be an easy to find out.

Kristi Smith, Supervising Deputy City Attorney, clarified that based on the Board's comments, they are providing staff with the discretion to accept the sample material if an alternative cannot be found.

EXHIBIT E

Chair Megna agreed and said they were trying to offer staff a more proactive position. Either we know now or learn quickly who the manufacturer of this sample material is and ask staff to assist the applicant to research and determine if the manufacturer makes a similar product to the original roof.

Mr. Dupont provided the Board with a manufacturer's sample brochure.

Ms. Gettis suggested they look at the ridgeline pictured in the brochure.

Chair Megna noted that while they provide a ridgeline solution it is not the same as the original.

Board Member Field inquired if staff knew if the original house had ceramic tiles and whether the home could handle the weight structurally.

Ms. Gettis replied that staff did not know but there are a few historic examples in town not far from this house that do not have tile. As far as staff knows, the metal roofing is the original roof. She added that typically staff approves roofing issues at the counter when like for like is proposed.

Chair Megna restated the Board's motion: to approve the Certificate of Appropriateness consistent with the conditions of approval identified in the staff report with the guidance to staff to work with the applicant to see if this manufacturer, or another, is capable of supplying the material which is closer in finish and shape to the original.

Board Member Field added that it should be in an expedited as possible fashion.

Mr. Dupont said he understood staff was willing to work with him but what if he cannot match the closeness staff is looking for? He has already done his work but if staff could provide him some options that would be great.

Chair Megna stated that he was not sure the Board could anticipate every contingency but he would say there are probably more than one manufacturers of this material.

Ms. Gettis pointed out that the Mr. Dupont did have another catalog brochure from another manufacturer that makes the same coated material. She distributed the sheet to the Board.

Board Member Leach commented that the ridgeline look was better than the first sample sheet distributed.

Mr. Dupont clarified that he has also Googled the material and has also found the same misleading information. He has called these places and met with them only to be told that they do not manufacture this anymore.

Chair Megna said that it is reasonable to say that metal roofs are not terribly popular any longer which is one of the things that underscores the fact that this is probably the original roof. Under Title 20, given the fact that this is in a historic district and the residence has been determined significant on an individual basis, the Board's responsibility is fairly clear. Title 20 says that the first obligation is to replace this with in kind materials and design. That is

possible, that we have some indication that a material that is similar or identical to what is there is available. He called for the vote on the motion.

Board Member Gilleece asked if staff and the applicant cannot come to a conclusion, would the proposal return to the Board?

Ms. Smith responded that the Board could condition that.

Board Member Gilleece said she would like to add this to the conditions.

Board Member Murrieta noted staff was also asking for a timeline, correct?

Ms. Gettis replied affirmatively. She suggested that if in three weeks time, staff cannot produce another type of roofing then staff could proceed and approve the current sample before the Board.

The maker and second to the motion were in agreement.

Board Member Leach pointed out to the applicant that the Board would leave this at staff's discretion. Staff may be able to make that determination in three weeks or less.

Ms. Smith clarified that this proposal would only return to the Board if staff determines there is an alternative and the applicant disagrees with the alternate material.

Ms. Gettis also stated that Mr. Dupont can assist staff by providing the list of contractors he has contacted and any brochures from other companies he may have.

Mr. Dupont agreed to provide this information to staff.

MOTION CARRIED unanimously.

AYES:	Field, Garafalo, Gilleece, Leach, Megna, Murrieta, Preston-Chavez, Treen
NOES:	None
DISQUALIFIED:	None
ABSTAINED:	None
ABSENT:	None