

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-039
ADDRESS: 103 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 924 BLK 2 LOT 7
ZONING: RM4-CD H HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Wehmeyer, F W - House
APPLICANT: John Strelchun
OWNER: John Strelchun
TYPE OF WORK: Roofing material change
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof with a new standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION AND RECONSTRUCTION)

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.

FINDINGS:

- a. The main house at 103 Callaghan currently has an asphalt shingle roof. The applicant has proposed to replace the existing asphalt roof with a new standing seam metal roof with a galvalume finish and 18 inch wide panels. The structure at 103 Callaghan is a classical revival house with Queen Anne influences in the Lavaca Historic District.
- b. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs are to be used on structures that historically had metal roofs or where a metal roof is appropriate for the style or construction period. Staff performed a site visit on January 24, 2016 and found standing seam metal roofs are common throughout the Lavaca Historic District and would be found historically on houses with the architectural style featured at 103 Callaghan. Staff finds the applicant's proposal of a standing seam metal roof appropriate.

RECOMMENDATION:

Staff recommends approval based on finding a through b with the stipulation that seams are 1 to 2 inches in height and that the applicant use a low-profile ridge cap with no ridge cap vent.

CASE MANAGER:

Lauren Sage



103 Callaghan

Printed: Jan 25, 2016

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Rogelio Aguilar's Roofing

746 Yanticaw Brook
San Antonio, TX 78260

210-857-4668 cell
830-724-7288 fax

Contract

This agreement is being made on January 13th, 2016 between Rogelio Aguilar's Roofing the contractor and John the owner for the property at 103 Callaghan Rd. San Antonio, TX.

Conditions for This Contract

Rogelio Aguilar's Roofing will be responsible for removing the current shingles and installing titanium #30 for the underlayment, 24 Ga. Galvalume, 18" wide panels, And anything else needed to finish the job. Three year labor guaranty.

The Total Price: \$10,750.00

Method of Payment

Rogelio Aguilar will get paid 50% the day that the job starts and the other 50% when the job is completed.

Texas Law Shall Apply

This contract is performable in Texas and any lawsuits arising there from shall be maintained in Texas: contract shall not be for any damage due to settlements, cracks, movements, acts of god, or any other severe weather. Contractor shall not be liable for any interior damage.

Rogelio Aguilar

The owner















