

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 18

HDRC CASE NO: 2015-329
ADDRESS: 424 BURLESON ST
LEGAL DESCRIPTION: NCB 520 BLK 24 LOT N 122.3 FT OF 7
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jacob Wittig
OWNER: Jacob Wittig
TYPE OF WORK: Replace shingle roof with metal and new landscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace asphalt shingle roof with standing seam galvalume metal roof. The applicant is also requesting a Certificate of Appropriateness for approval to replace entire front yard, approximately 36' x 16' area, with reclaimed 4" x 12" muted red, orange and yellow bricks installed in a herringbone pattern.

APPLICABLE CITATIONS:

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

1. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Landscape Design

A. PLANTINGS

- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

FINDINGS:

- a. The applicant proposes replacing existing asphalt shingle roof with a galvalume standing seam metal roof. The roof replacement is consistent with the Guidelines on Exterior Maintenance and Alterations, provided the applicant use a standing seam metal roof featuring panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic applications, use of a low profile ridge cap and use a galvalume finish. This is consistent with the Guidelines on Exterior Maintenance and Alterations on Roof Materials, 3.B.iv.
- b. According to the Guidelines on Site Elements on Plantings, 3.A.ii., traditional lawn areas should not be removed or replaced by impervious hardscape. In addition, the Guidelines stipulate historic lawn areas should never be reduced by more than 50%. The applicant proposes replacing over 50% of existing front lawn with impervious brick pavers. This is not consistent with the Guidelines.
- c. The applicant proposes installation of brick pavers to replace majority of existing front lawn. The proposed impervious pavers consist of 4" x 12" muted red, orange and yellow color bricks set in a herringbone pattern. Brick pavers and pattern are not historically accurate to the Dignowity Hill Historic District and are not consistent with the Guidelines for Site Elements on Rocks and Hardscape 3.B.i.
- d. The applicant proposes replacing the majority of front lawn with impervious brick pavers. According to the Guidelines 3.B.ii., new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. The applicant's proposal is not consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of standing seam metal roof request based on finding a., with the stipulation that the applicant follows staff specifications on standing seam metal roof detailing.

Staff does not recommend approval of request for replacing entire front yard with brick pavers set in herringbone pattern based on findings b through d.

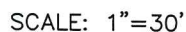
CASE MANAGER:

Adam Ronan





424 Burleson



(55.6' R.O.W.) (BURLESON ST. PER PLAT)

S 89°51'32" E (52.08')
52.18'

N 89°51'32" W
104.35' (104.17')

FENC
OUT 1.

STEPS

COV. WOOD DECK

STONE
- PILLAR
W/ WALL

5.1'

WALK

A/C
PAD

ONE STORY
SIDING

CONC.

SIDING
STORAGE

LOROM LLC &
LUCAS DAVILA
VOL. 17100, PG. 1754

LEWIS M. McNEEL, ET AL
VOL. 14678, PG. 1302-1035

N 00°00'00" E 177.41' (176.39')

LOT 6, BLOCK 24
NCB 520
9,257 SQ. FT.
0.213 ACRES

CONC. RETAINING WALL
S 00°00'00" W 177.41'
(176.39')

54.36'


ROSA RODRIGUEZ PEREZ
TRACT

FENCE
IN 1.0'

N 89°51'32" W 52.18'
(52.08')

ROY RENDON
TRACT
VOL. 8177, PG. 932

LEGEND

 = FND "X" ON CONCRETE
 = WOOD FENCE

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:
424 BURLESON (BURLESON ST. PER PLAT)
Property Description:



















JUN 14 2005

Description

Spanloc100 is a mechanically seamed, architectural standing seam panel; which combines a traditional thin rib profile appearance, superior weather tight capability, and exceptional resistance to wind uplift. Spanloc100 is designed to be applied over a solid substrate such as a roof, mansard, or fascia. Available expansion clip allows for thermal expansion and contraction of the panel if needed. Tapered panels are available up to 29' lengths. SpanLoc100 panel can be curved to a convex radius as small as 10 feet for curved roof applications.

Features

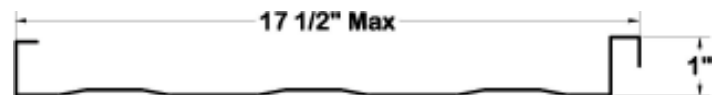
- 1" nominal seam height.
- 17 1/2" panel width.
- Striated pan standard; Optional smooth without Striations.
- Mechanically seamed.
- Minimum 3:12 pitch recommended.
- Optional factory applied sealant in female panel rib.

Performance / Testing

- UL 580 Class 90 Wind Uplift Rated.
- UL 2218 Class 4 Impact Rated.
- UL 790 Class A Fire Rated.



Smooth Panel



Striated Panel



Substrates

- 26, 24, 22 Ga Acrylic Coated Galvalume.
- 26 Ga SMP Color Finish.
- 24 Ga Kynar500 Color Finish.
- 26 & 24 Ga Paint Grip.
- 16 & 20 oz. Copper.
- .032 & .040 Aluminum, Anodized or Kynar500 Color Finish.

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Living Vintage