

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-334
ADDRESS: 318 MISSION ST
LEGAL DESCRIPTION: NCB 944 BLK LOT 33
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Ruppertsberg House
APPLICANT: Accu-rite Roofing
OWNER: Joe Mansbach
TYPE OF WORK: Roofing
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing asphalt shingle roof and install a standing seam metal roof.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

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.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

FINDINGS:

- a. The house at 318 Mission was constructed circa 1910 and is the Folk Victorian style featuring two side gabled roofs; one high and one low pitched as well as a front gabled roof; characteristics typical of the gable front and side wing plan. Currently, the house features a composite shingle roof.
- b. A stop work order was issued for the installation of a new, standing seam metal roof without a Certificate of Appropriateness. As of August 13, 2015, all associated HDRC Application fees have been paid.

- c. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style of construction period. Regarding the structure at 318 Mission, a standing seam metal roof is appropriate for both the architectural style, Folk Victorian as well as the period of construction.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the applicant use 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 application, use a low profile ridge cap and use a galvalume finish.

CASE MANAGER:

Edward Hall





Flex Viewer

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