

## HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 22

**HDRC CASE NO:** 2015-441  
**ADDRESS:** 2131 W GRAMERCY PLACE  
**LEGAL DESCRIPTION:** NCB 6821 BLK LOT 28, E 25 FT OF 27 & W 25 FT OF 29  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Adan Ochoa/AO Design  
**OWNER:** Jason Bartels  
**TYPE OF WORK:** Approval to Replace Existing Shingle Roof with Standing Seam  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing shingle roof on the main house and garage with standing seam metal the color of charcoal grey.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alternations*

#### 3. 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.
- 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 2131 W Gramercy Place was built ca. 1947 and is an example of neoclassical architecture.
- b. Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes

through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to their fire resistance, ability to be customized in regards to color and shape, and relatively low costs of manufacturing and transportation.

- c. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof and where a metal roof is appropriate for the style or construction period. The proposal to replace the existing shingle roof with a metal standing seam roof is not consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.i, iv and vi.
- d. Historically metal roofs are not typically seen on neoclassical structures. In this instance, staff would find it appropriate to maintain asphalt shingles on the section of the roof that is in the public right of way and install standing seam on the rear portions of the house that are not in the public right of way.

#### **RECOMMENDATION:**

Staff does not recommend approval based on findings a through c. Staff would find it appropriate to install standing seam metal roofing on the portions of the house that are not in the public right of way.

#### **CASE MANAGER:**

Katie Totman





## 2131 W Gramercy Pl

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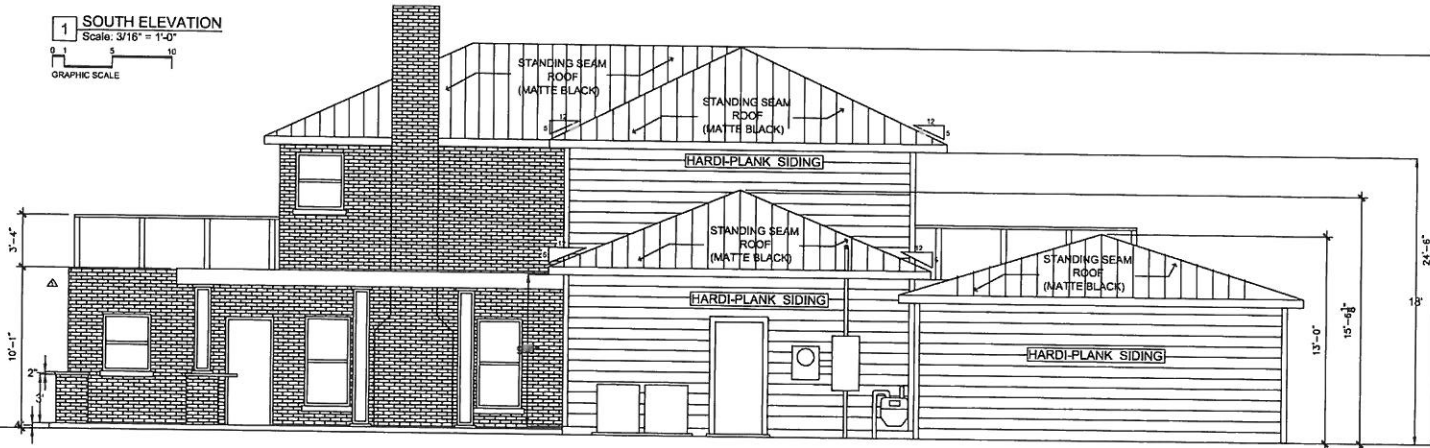
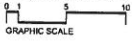




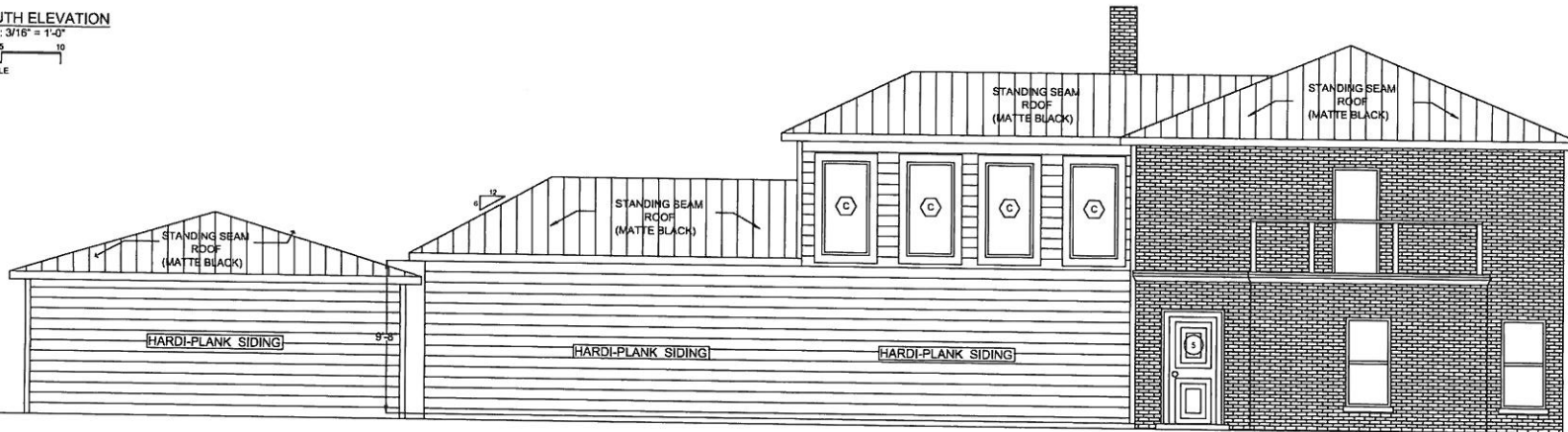
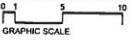




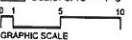
**1 SOUTH ELEVATION**  
Scale: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
Scale: 3/16" = 1'-0"



**3 SOUTH ELEVATION**  
Scale: 3/16" = 1'-0"



**General Notes**

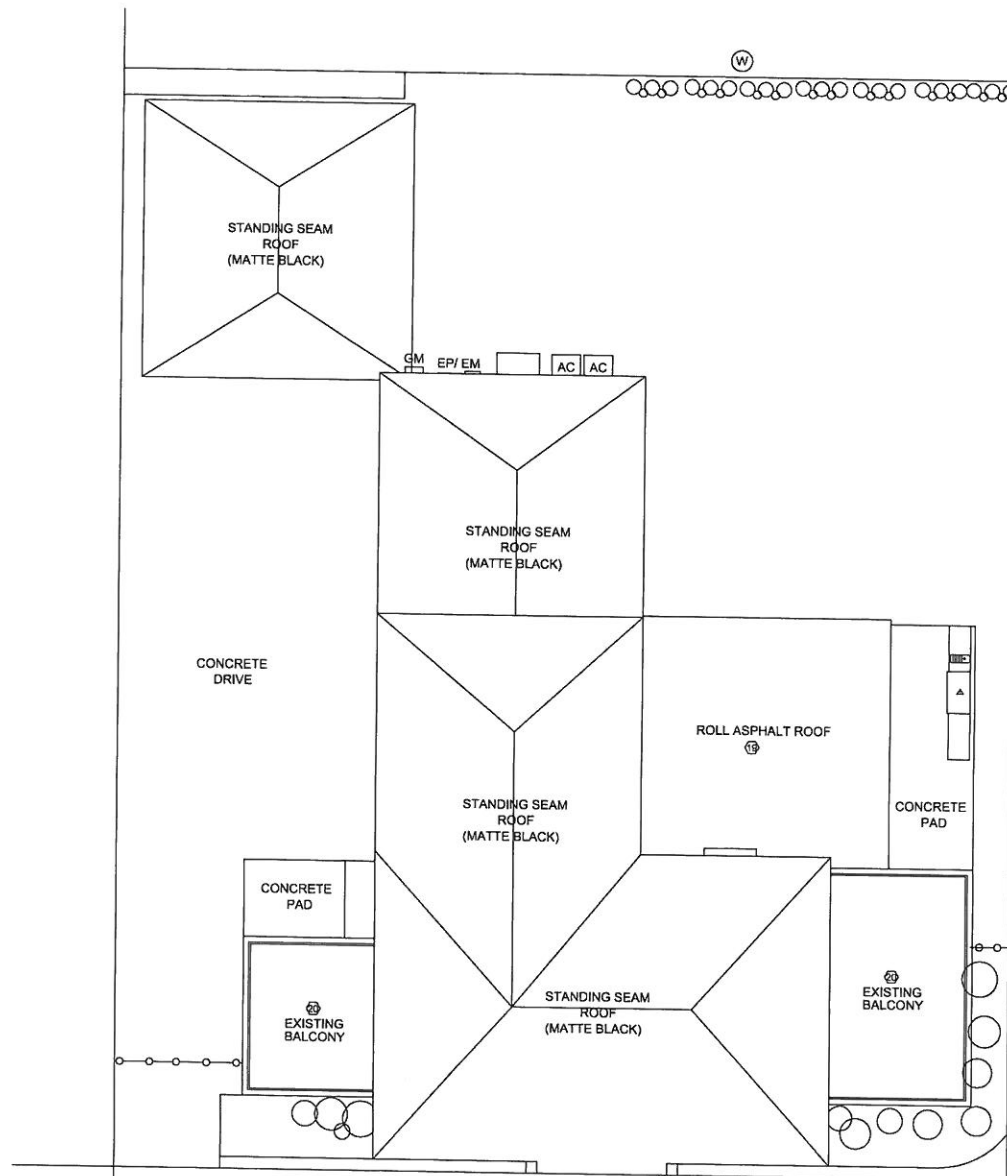
1. EXTERIOR MEASUREMENTS ARE FROM FINISH TO FINISH.
2. ALL EXTERIOR SIDING SHALL BE HARDI PLANK SMOOTH TO MATCH EXISTING ATTACHED GARAGE.
4. SEE DOOR AND WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
5. ALL EXTERIOR WOOD TO BE TREATED AND PAINTED WHITE (COLUMNS, PERGOLA).
6. ALL NEW RAILINGS WILL MATCH EXISTING.

**SHEET INDEX**

EXTERIOR ELEVATIONS

AD DESIGN, LLC,  
DESIGN DRAWINGS AND SPECS  
AS INSTRUMENTS OF SERVICE  
ARE AND SHALL REMAIN  
EXCLUSIVE PROPERTY OF THE  
DESIGNER. WHETHER THE  
PROJECT FOR WHICH THEY  
ARE MADE IS TO BE EXECUTED  
OR NOT AND SHALL BE  
RETURNED TO HIM/HER UPON  
THE COMPLETION OF THE  
CONSTRUCTION WORK. THEY  
ARE NOT TO BE USED BY THE  
OWNER ON OTHER PROJECTS  
OR EXTENSIONS TO THIS  
PROJECT EXCEPT BY  
AGREEMENT IN WRITING FROM  
THE DESIGNER. ANY  
CHANGES MADE OUTSIDE THE  
SCOPE OF WORK AND/OR  
AFTER THE APPROVAL OF THE  
CITY WILL BE THE SOLE  
RESPONSIBILITY OF THE  
CLIENT.

PROJECT NO. 2008-001  
DATE: OCTOBER 07, 2015  
DRAWN BY: ADAN OCHOA  
DESIGNER: ADAN OCHOA  
REVISED DATE:



1 ROOF PLAN  
Scale: 1/8" = 1'-0"  
0 1 5 10  
GRAPHIC SCALE



SHEET INDEX

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PROJECT NO. XXX-XX  
DATE: OCTOBER 07, 2015  
DRAWN BY: ADAN OCHOA  
DESIGNER: ADAN OCHOA  
REVISED DATE:

ROOF PLAN