

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

**HDRC CASE NO:** 2017-171  
**ADDRESS:** 501 HAYS ST  
**LEGAL DESCRIPTION:** NCB 529 BLK 2 LOT 8  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** John Goodwin  
**OWNER:** John Goodwin  
**TYPE OF WORK:** Front yard fence and new metal roof  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Install a 4-foot tall wrought iron fence in the front yard.
- 2) Remove existing roof shingles and install a metal roof.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.

### *Maintenance and Alterations Checklist for Roofs*

1. Preserve the original roof shape and overhang when replacement is necessary.
2. Preserve and repair distinctive roof features.
3. Replace sloped roofing materials with in-kind materials when possible.
4. Clean gutters and downspouts regularly to prevent water damage to historic materials.
5. Match downspouts and gutters to those historically used or to the color and finish of the building as to not distract from the character of the building.
6. Inspect roofs regularly and replace before deterioration of the roof surface reaches significant levels.

7. A modern standing seam metal roof may not be a suitable replacement for historic standing seam roof.

#### *Checklist for Metal Roofs*

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

1. Use panels that are 18 to 21 inches in width.
2. Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
3. Use a crimped ridge seam that is consistent with the historic application.
4. Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
5. Match the existing roof color or use the standard galvalume; modern manufacturer's colors are not recommended.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

##### 1. Topography

##### 2. Fences and Walls

##### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

##### B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

##### C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

## **FINDINGS:**

- a. The structure located at 501 Hays St is a two-story single family home designed in the Queen Anne style. The home features several key Queen Anne characteristics, including a steeply pitched hipped roof with lower cross gables, a partial-width asymmetrical porch, and scalloped wood shingle siding on the front gable. The house is a contributing structure in the Dignowity Hill Historic District.
- b. **FENCE INSTALLATION** - The applicant has proposed to install a four foot wrought iron fence in the front and side yards of the property. The home is located on a corner lot. The guidelines stipulate that new fences should be limited to a maximum of four feet and be constructed of materials that are similar in scale, texture, color, and form to those historically used in the district. Some original wrought iron fences exist in the Dignowity Hill Historic District and there is a precedent for front yard fences along Hays St. The use at this particular property

relates to the wrought iron window bars on the primary structure. Staff finds the proposal consistent with the guidelines.

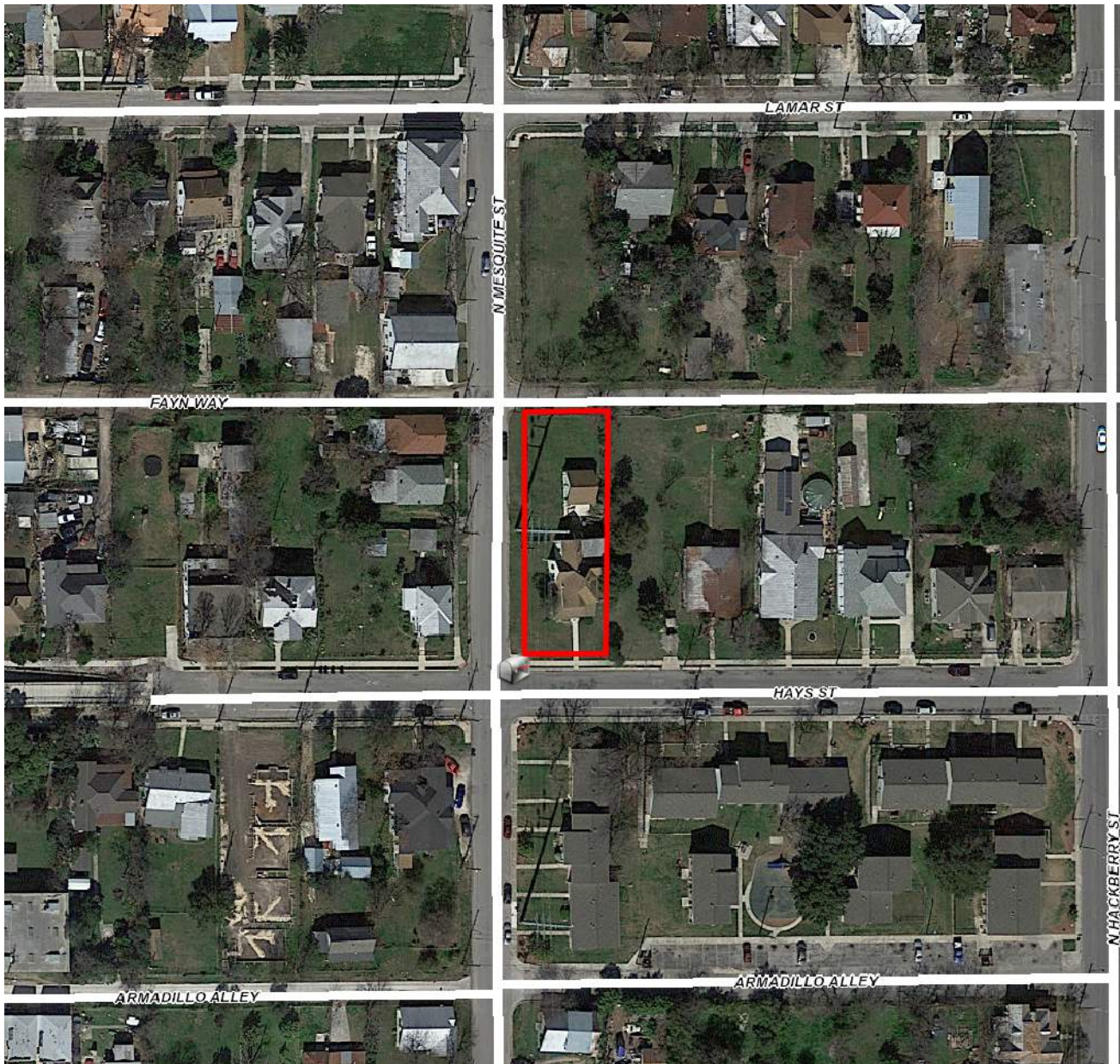
- c. **ROOF REPLACEMENT** - The applicant has proposed to replace the existing shingle roof with a new metal roof. According to the Historic Design Guidelines, metal roofs can be installed on structures that historically had a metal roof, where a metal roof is appropriate for the style or construction period, or where there is precedent in a district for metal roofs on similar structures. Metal roofs were commonly installed over wood shingles on Queen Anne homes, and there is a precedent for metal roofs on similar homes in the district. Staff finds the proposal consistent with the guidelines.

## **RECOMMENDATION:**

1. Staff recommends approval of the front yard fence installation based on findings a and b with the following stipulation:
  - i. That the fence height is no taller than four feet along the sidewalk in the front yard. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.
2. Staff recommends approval of the roof replacement based on findings a and c with the following stipulation:
  - i. That the applicant adheres to the Checklist for Metal Roofs in the Historic Design Guidelines.

## **CASE MANAGER:**

Stephanie Phillips



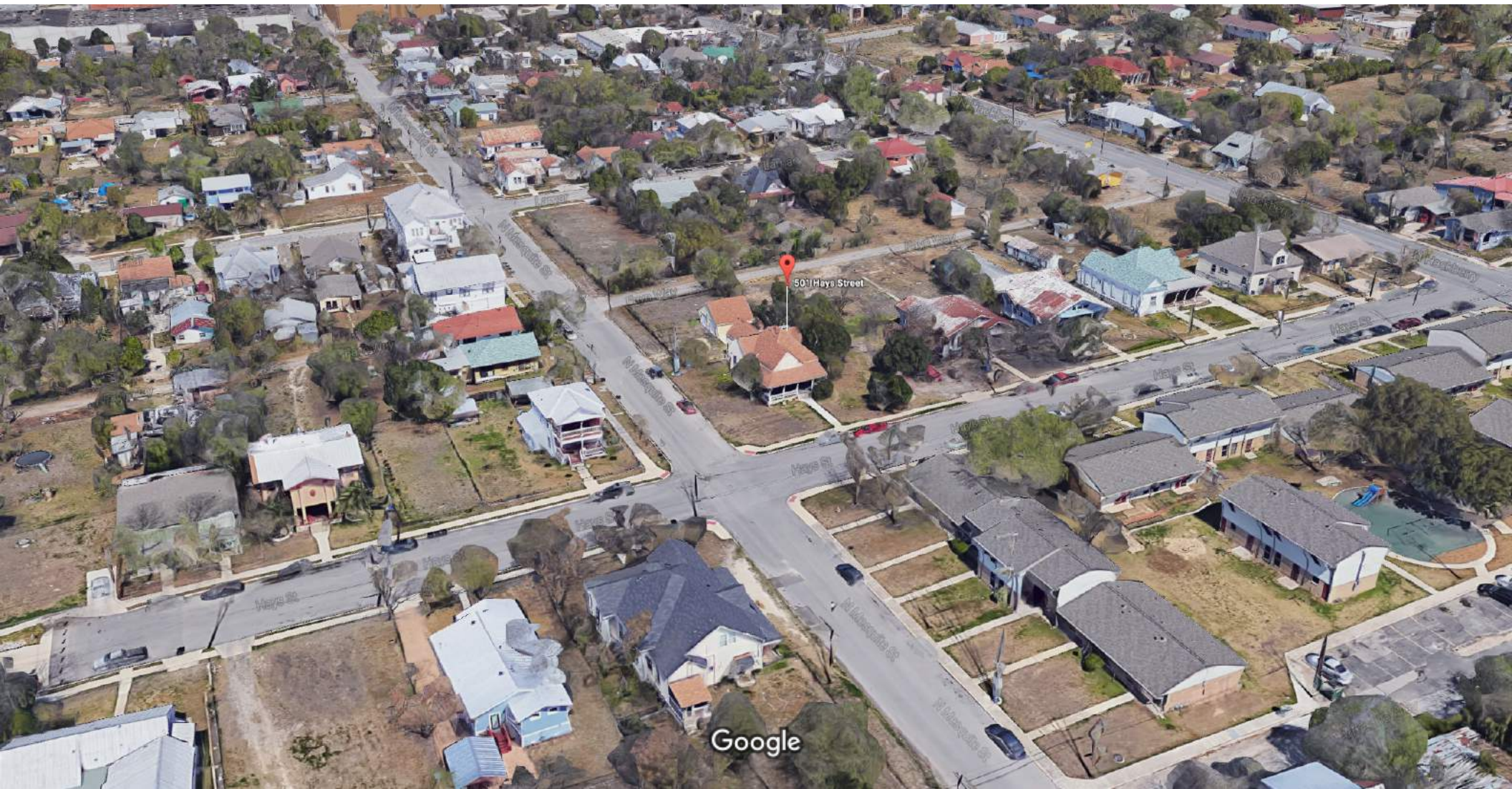
## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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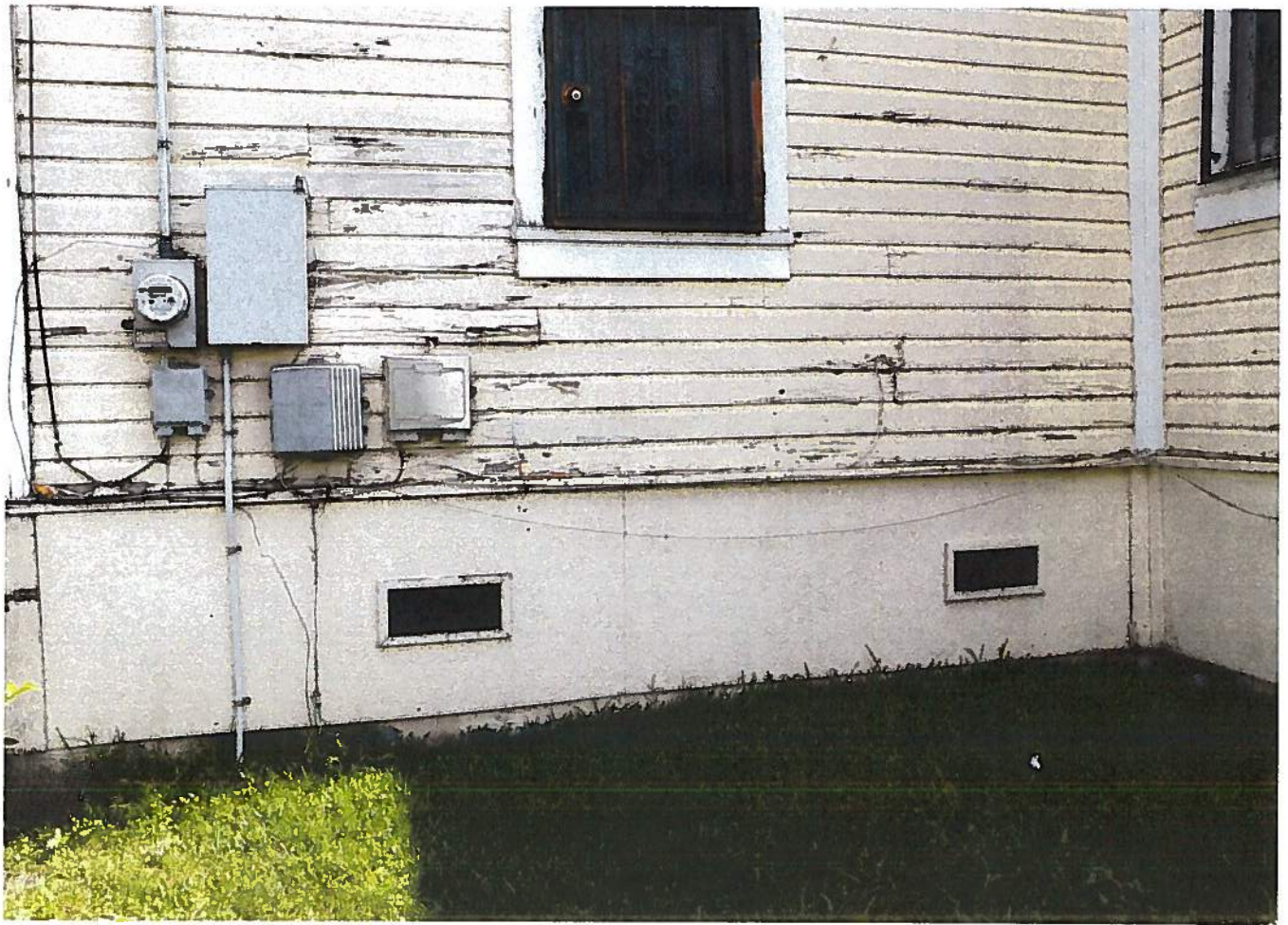






























**PLOT (SITE) PLAN**  
**(SAMPLE ONLY)**

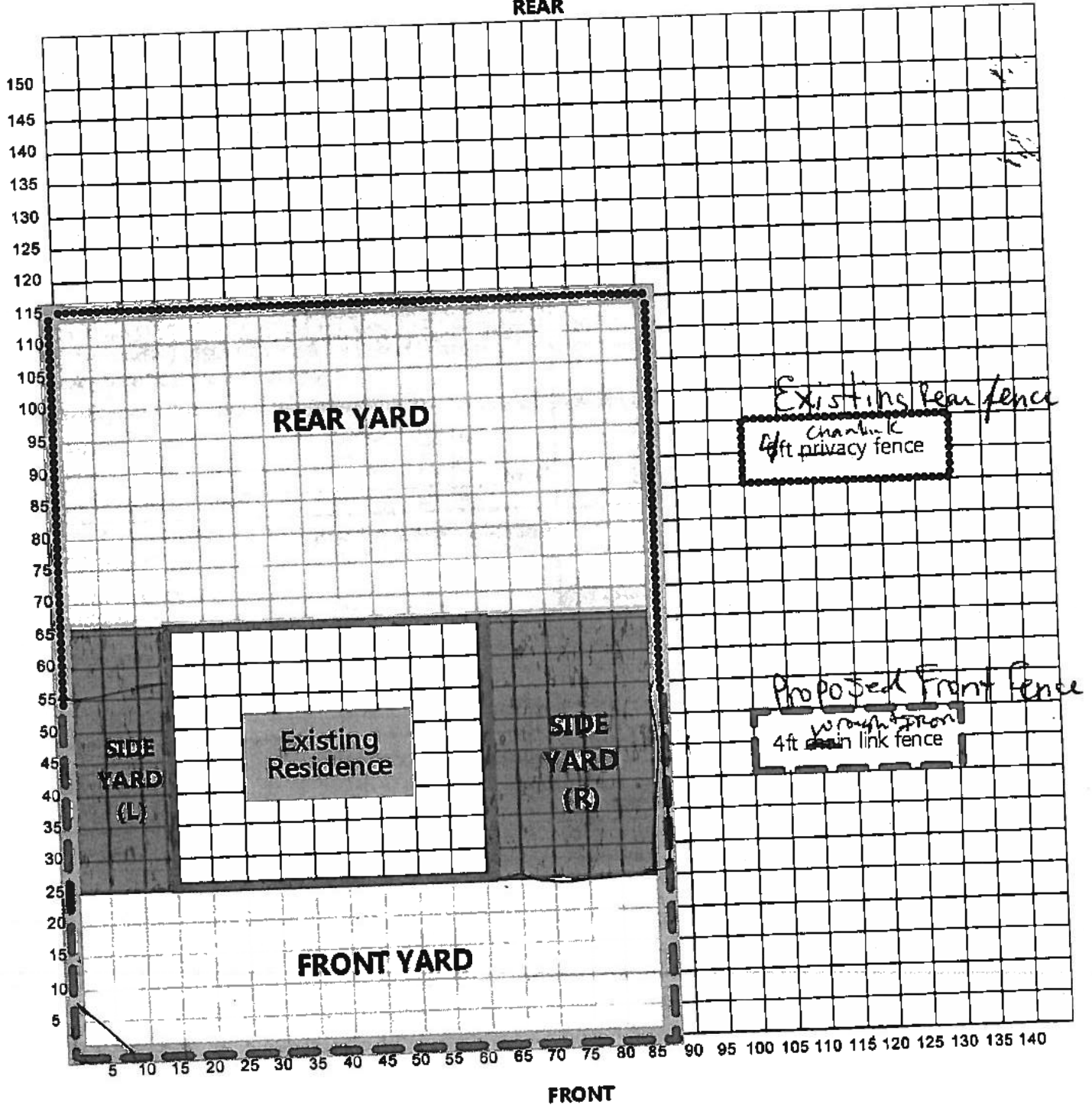
Address: 501 Hays Street

NCB:

Lot:

Block:

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements.  
I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: \_\_\_\_\_

Date: 3/31/17









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City of San Antonio