

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-472
ADDRESS: 1022 HAYS ST
LEGAL DESCRIPTION: NCB 1658 BLK F LOT 9
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Vincent Rodriguez
OWNER: Joseph Cochran
TYPE OF WORK: Replacement of metal roof with composition shingles
REQUEST:

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

FINDINGS:

- a. The structure located at 1022 Hays is a 2-story single family home constructed in approximately 1920. The home features woodlap siding, an asymmetrical front porch, hipped roof form with front and side gables, and standing seam metal roof that appears to be original. The home is a contributing structure in the Dignowity Hill Historic District.
- b. The applicant has requested to replace the existing standing seam metal roof with a new composition shingle roof in gray. According to the Historic Design Guidelines, when roof replacement is required, the roof should be repaired in-kind. According to Sanborn Maps, this property historically had a metal roof. The roof also appears to

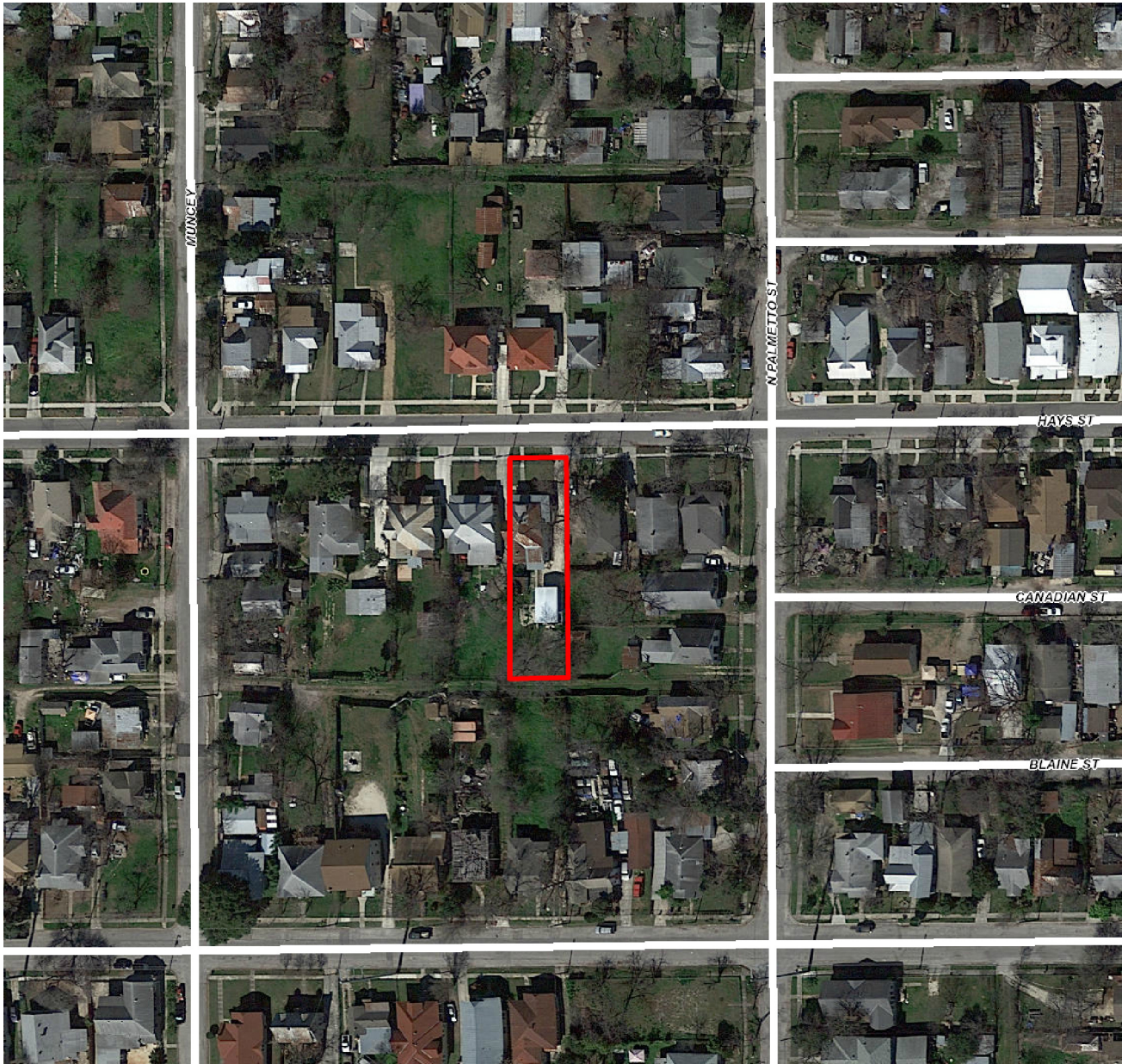
be original or has been in place for several decades. Metal roofs in the existing configuration are typical of the style of the home. Staff does not find the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a and b. If replacement is necessary, staff recommends that the applicant install a new standing seam metal roof to match the existing. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. A bulky, raised ridge cap should not be used. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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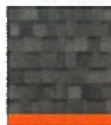


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Product Information



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