

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-640
ADDRESS: 526 E MYRTLE
LEGAL DESCRIPTION: NCB 1753 BLK 4 LOT 3
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Kyle Voorhees
OWNER: Kyle Voorhees
TYPE OF WORK: Removal of standing seam metal roof and installation of composition shingles
APPLICATION RECEIVED: December 03, 2017
60-DAY REVIEW: February 02, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove an original standing seam metal roof and install a composition shingle roof in its place.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

FINDINGS:

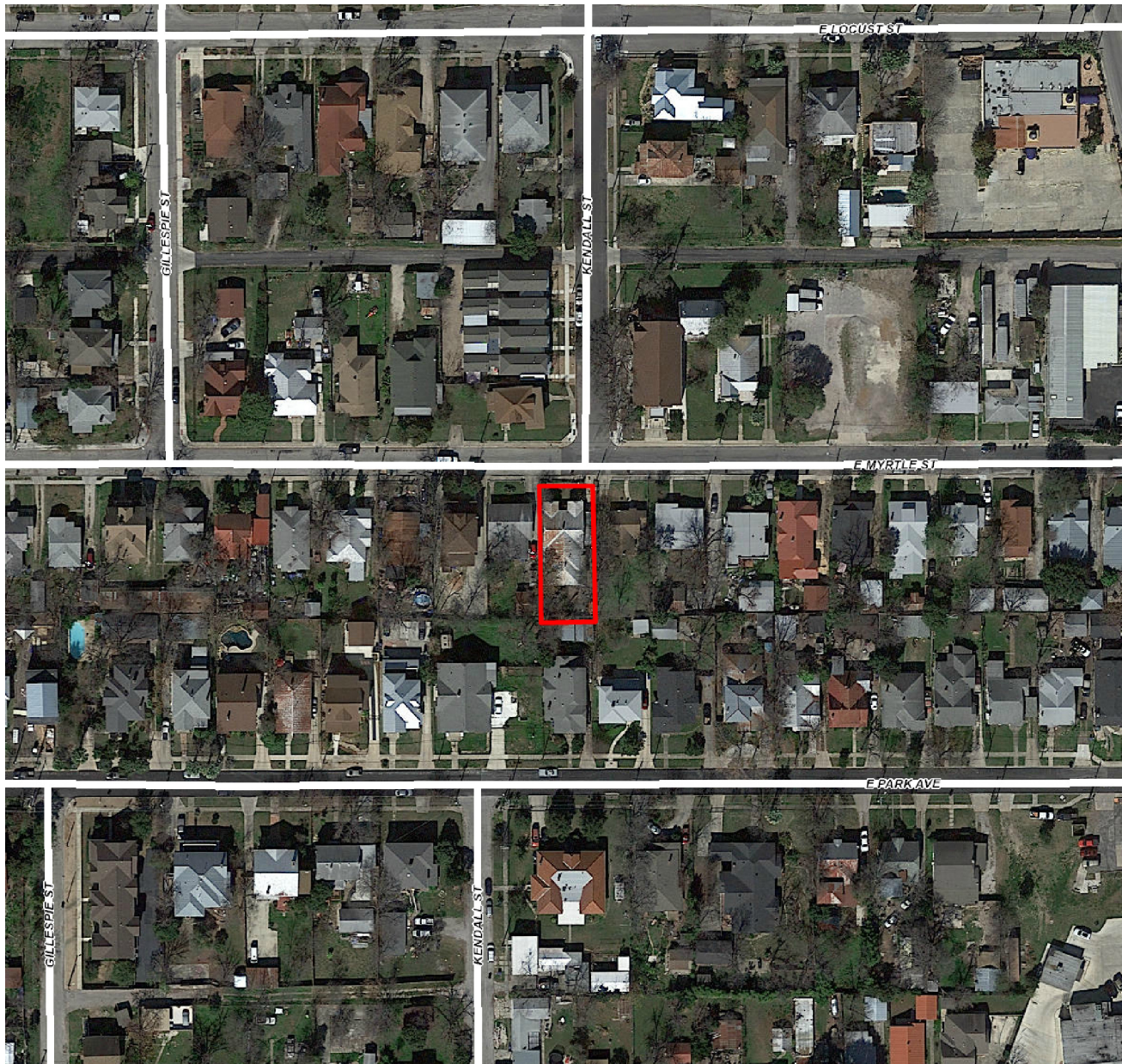
- a. The primary historic building located at 526 E Myrtle is a 1-story duplex structure constructed circa 1935. The home is designed in the Craftsman style and features a side gabled roof with half hipped peaks, two half hipped porch roofs with decorative bracketing, and paired windows on the side facades. The structure is contributing to the Tobin Hill Historic District.
- b. ROOF REPLACEMENT – The applicant is requesting to replace the existing standing seam metal roof with a new composition shingle roof. 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 standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. 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

Printed: Dec 07, 2017

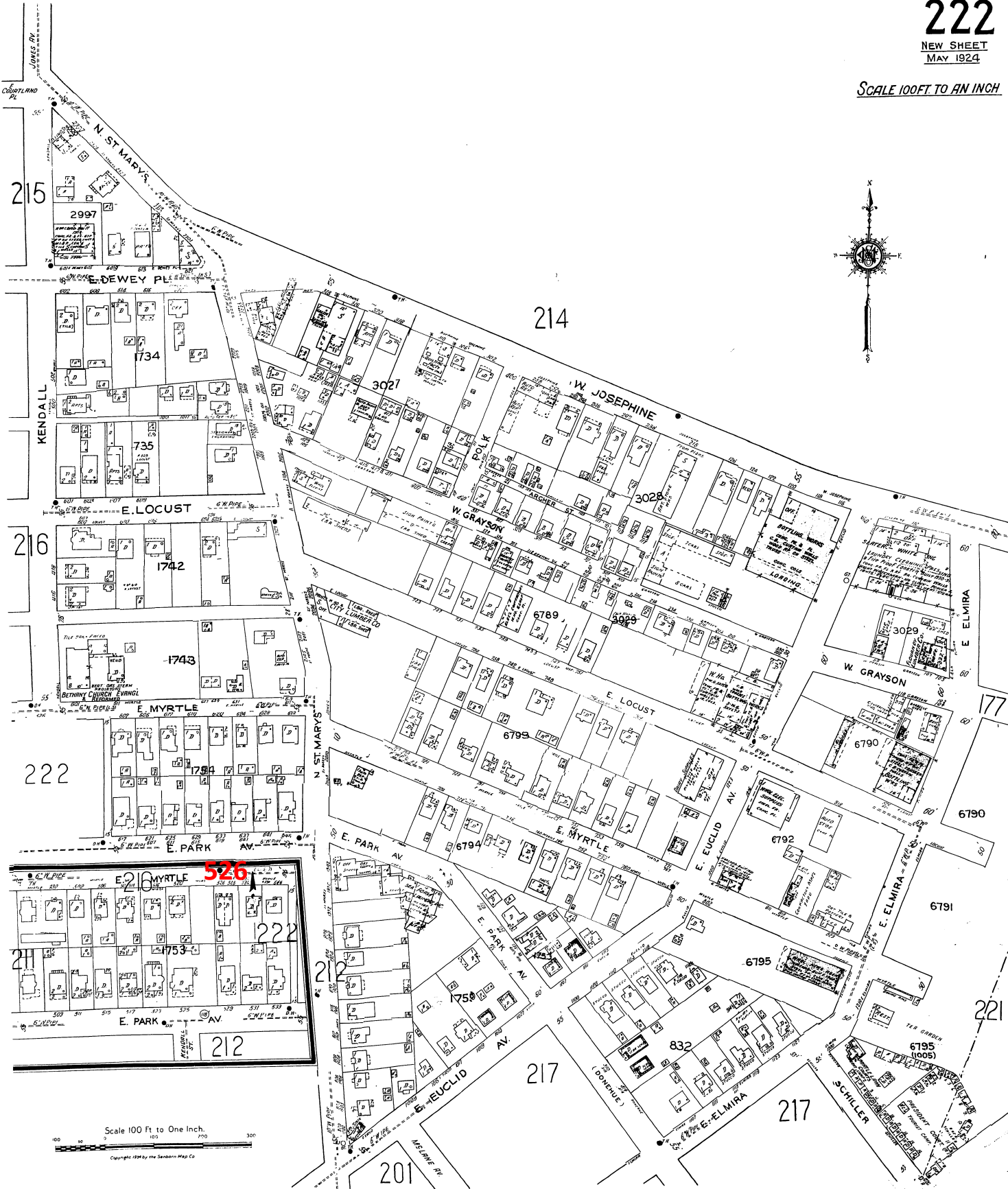
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SANBORN MAP 1911-1951

222
NEW SHEET
MAY 1924

SCALE 100 FT TO AN INCH



Scale 100 Ft to One Inch.
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526

FOR SALE





