

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-291
ADDRESS: 607 PIEDMONT AVE
LEGAL DESCRIPTION: NCB 1404 BLK 2 LOT 6 & 7
ZONING: RM-4,HL
CITY COUNCIL DIST.: 2
LANDMARK: New Light Baptist Church
APPLICANT: Odie Davis/Proline Construction
OWNER: New Light Baptist Church
TYPE OF WORK: Replacement of standing seam metal roof with shingles
APPLICATION RECEIVED: June 01, 2018
60-DAY REVIEW: July 31, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof with a new shingle roof.

APPLICABLE CITATIONS:

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 primary structure located at 607 Piedmont Ave is the New Light Baptist Church, designated as a local historic landmark on January 18, 2018, as part of a greater Eastside Churches landmark initiative. The church is constructed primarily of red brick and is an excellent example of a new-classical style church in San Antonio. The congregation was organized November 1870, and the church building was built in 1941. There is a cornerstone that reads “New Light Baptist Church, Organized Nov. 1870, erected 1941” which was placed January 18, 1942. This sanctuary building was designed by KD Beckmann, and the builder was WC White. Along the main façade

there are 4 classical columns with three double door entrances. The brick building has a standing seam metal hipped roof set behind a parapet wall, with wood windows with 6 over 6 dividing lights, each of a different color stained glass. There is a second educational building made of brick that was built in 1962. It is set to the left and set back from the front façade of the sanctuary building, features stained glass windows and steel casement windows and a flat roof. The Baptist denomination and congregation have not changed since its original establishment. It retains a high level of its historic and architectural integrity.

- b. **ROOF REPLACEMENT** – According to the Guidelines for Exterior Maintenance and Alterations 3.B.iv., roofing materials should be replaced in-kind whenever possible when the roof must be replaced. Historic materials should be retained and reused when large-scale replacement of roof materials is required 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. The primary standing seam metal roof is not highly visible from the public right-of-way and is partially concealed by a parapet. Staff finds that the replacement of the metal roof with composition shingles in this location would not compromise the architectural integrity of the structure. However, staff finds that the standing seam metal roof on the steeple is integral to the overall design of the structure and should be retained.

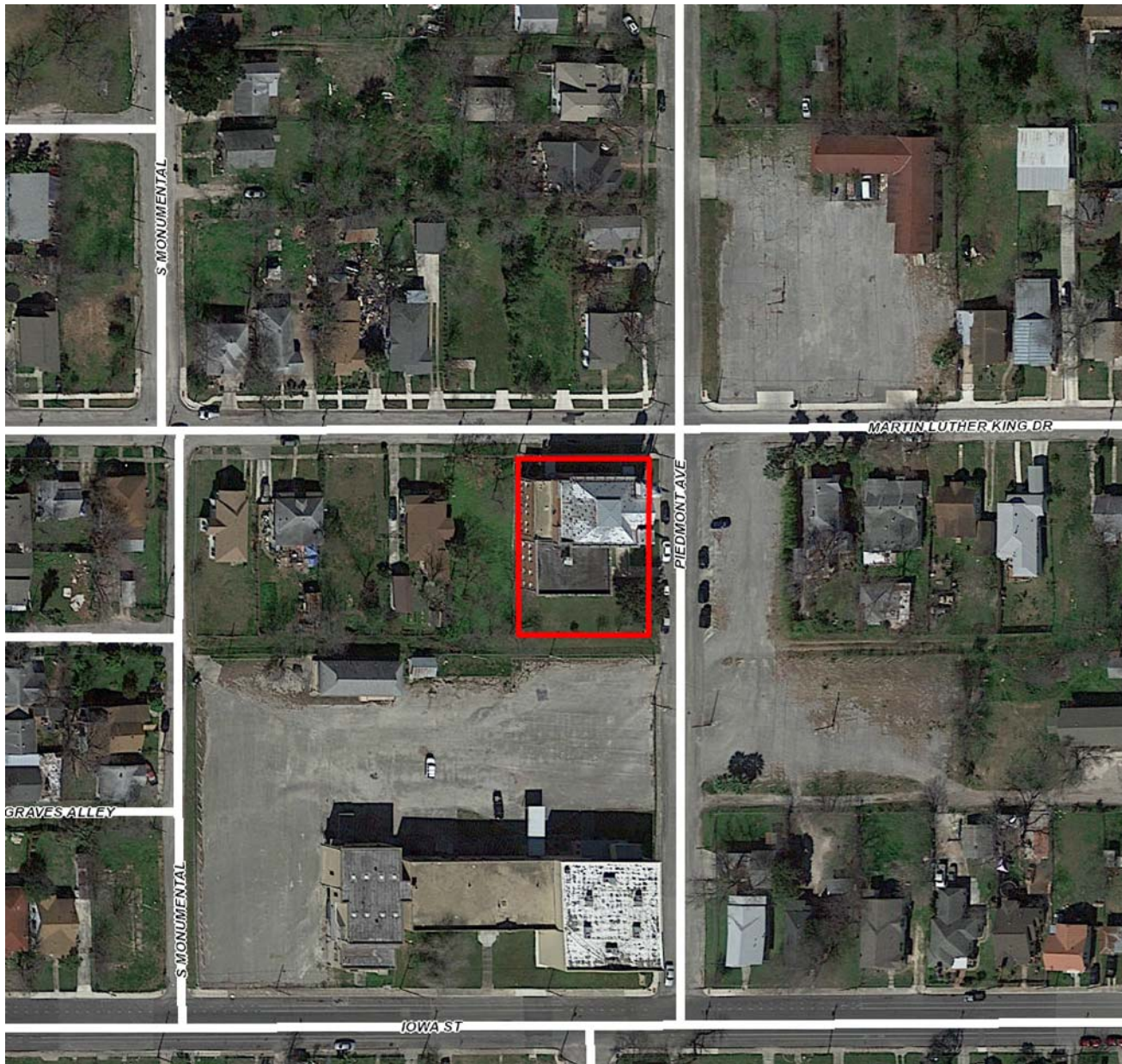
RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

- i. That the applicant submits a specification for the composition shingles to staff for review and approval prior to receiving a Certificate of Appropriateness. Staff finds that gray shingles are most appropriate.
- ii. That the metal roof on the steeple is retained as noted in finding b. If replacement is required, staff recommends that the new standing seam metal roof 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.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 11, 2018

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NEW LIGHT
BAPTIST CHURCH
807 PIEDMONT AVE
Rev. Fred G. Wilkerson, Sr., Pastor



Photo Sheet

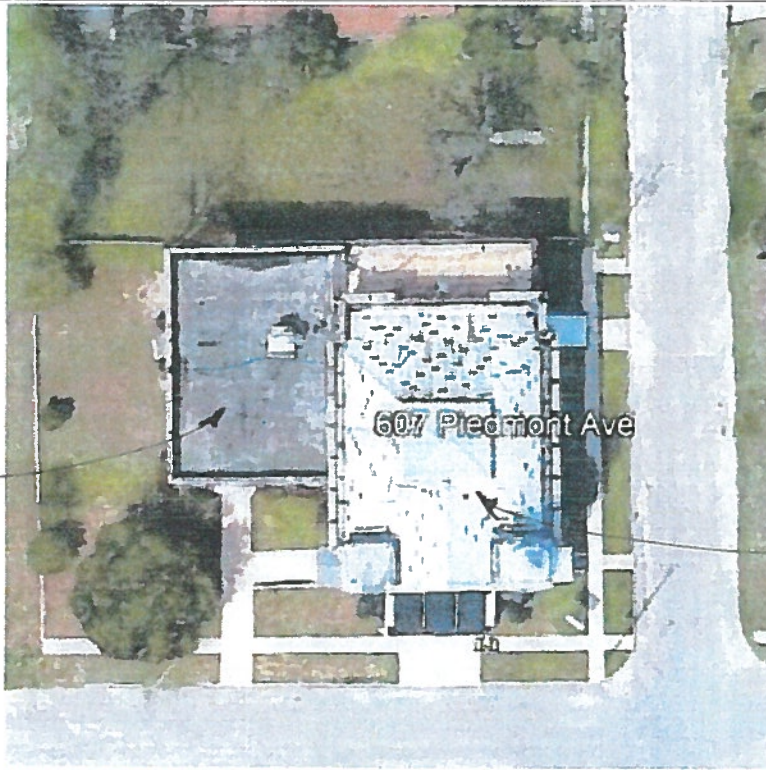
South Texas Claim & Appraisal Service, Inc.

601 Richfield Dr.
San Antonio, TX 78239
Phone: (210) 590-0711
Fax: (210) 590-0761

Insured: NEW LIGHT BAPTIST CHURCH

Claim #: 1332090

Policy #: 030539802950407



1

Date Taken:

Taken By: TJ Dohogne

Aerial image of risk located at 607
Piedmont Ave. in San Antonio, TX.



2

Date Taken: 10/25/2017

Taken By: TJ Dohogne

Risk sign.

Photo Sheet

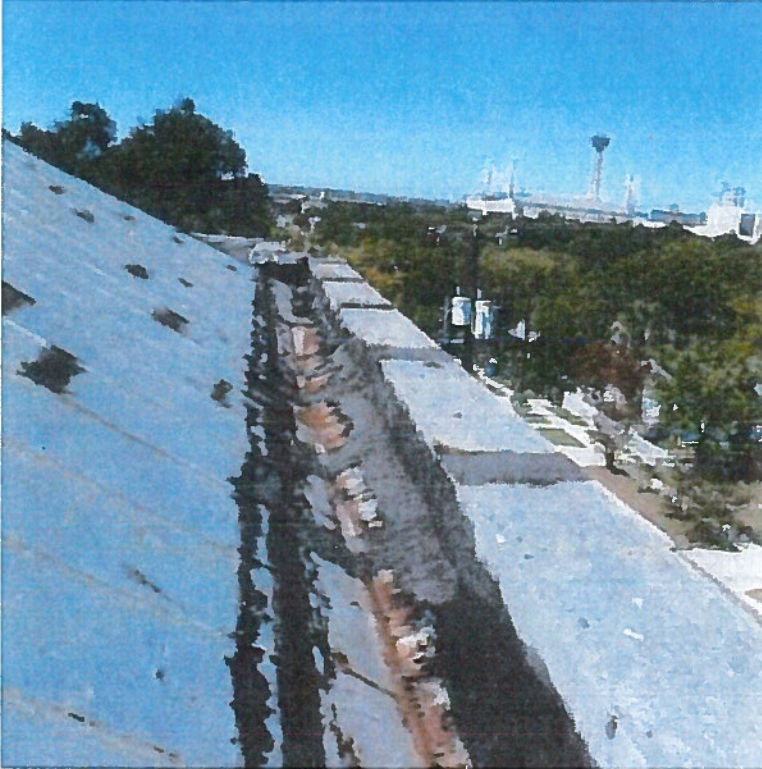
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31

Date Taken: 10/25/2017

Taken By: TJ Dohogne

Overview of right slope of metal roof.



32

Date Taken: 10/25/2017

Taken By: TJ Dohogne

Close up of right slope of metal roof.

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33

Date Taken: 10/25/2017

Taken By: TJ Dohogne

Close up of right slope of metal roof.



34

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Close up of right slope of metal roof.

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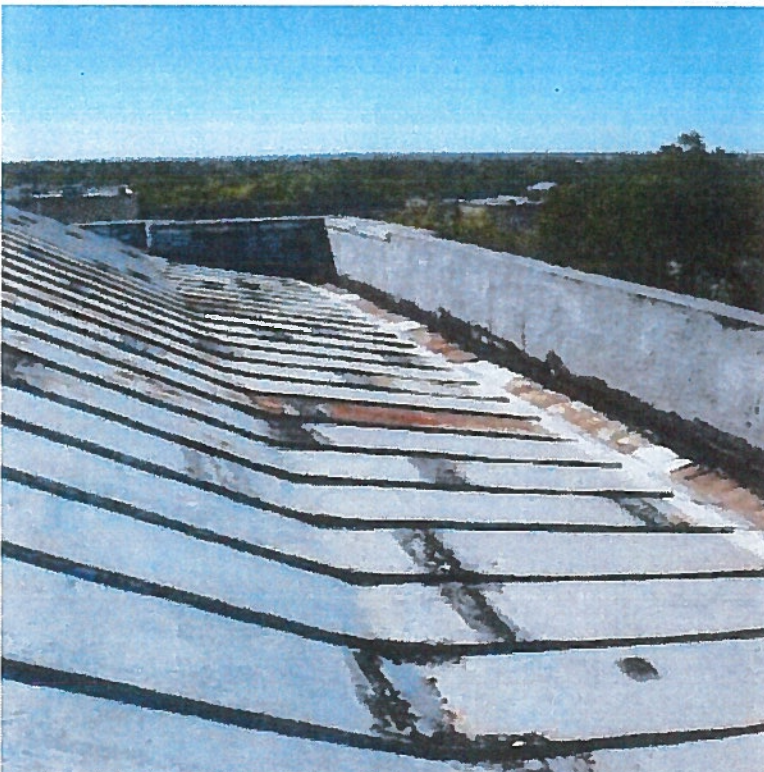


35

Date Taken: 10/25/2017

Taken By: TJ Dohogne

Overview of back slope of metal roof.



36

Date Taken: 10/25/2017

Taken By: TJ Dohogne

Overview of back slope of metal roof.