

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-466
ADDRESS: 410 N OLIVE ST
LEGAL DESCRIPTION: NCB 578 BLK D LOT 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jenny Hernandez
OWNER: Jason Beltran
TYPE OF WORK: Amendment to a previously approved design to include a standing seam metal roof with a ridge cap
APPLICATION RECEIVED: September 07, 2018
60-DAY REVIEW: November 06, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness to include a standing seam metal roof with a ridge cap.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

FINDINGS:

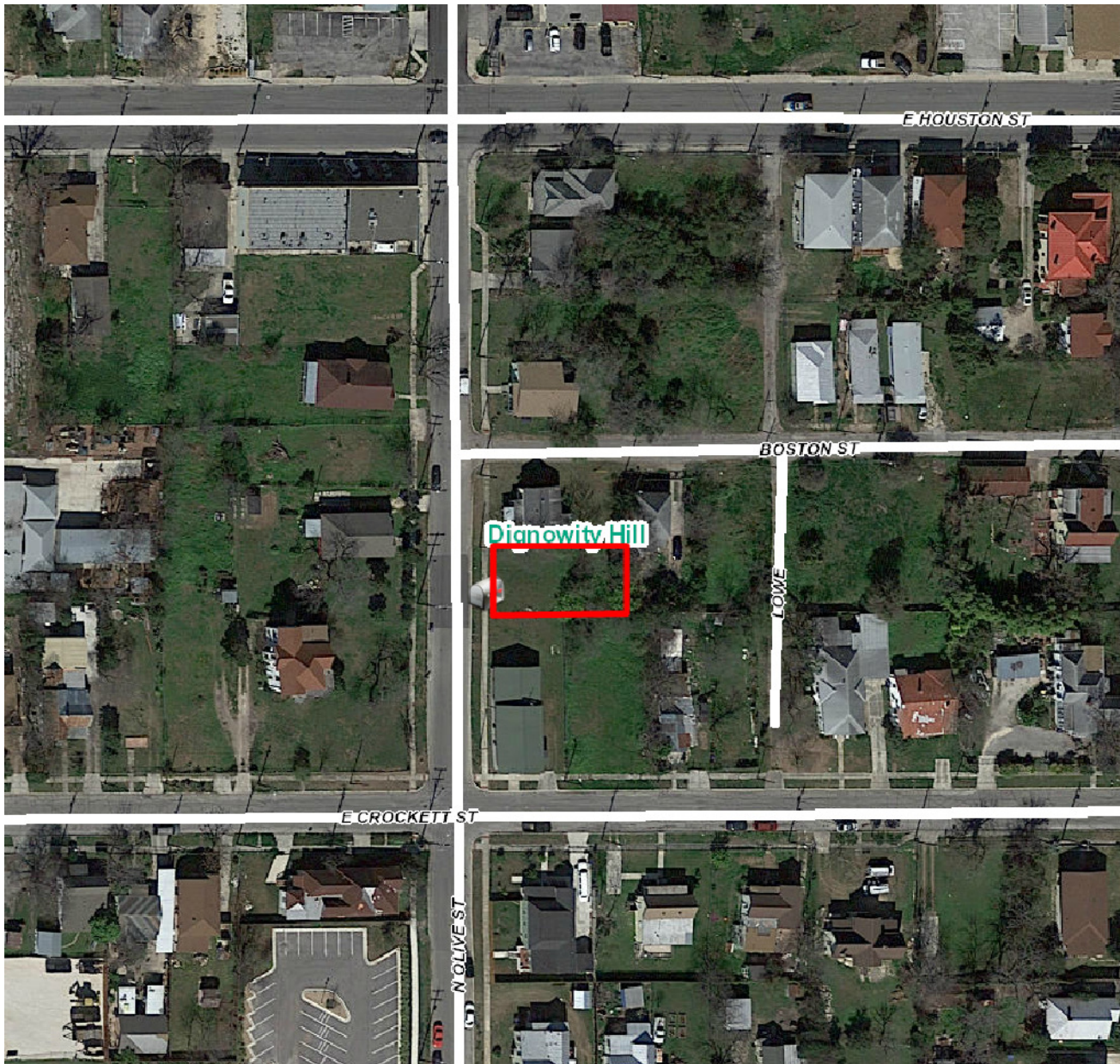
- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness to include a standing seam metal roof with a ridge cap. The Historic and Design Review Commission issued approval for the proposed new construction on July 6, 2018.
- b. The Guidelines for New Construction 3.A.iv. notes that new metal roofs should be constructed in a similar fashion as historic metal roofs. The Historic Design Guidelines Roofing Specifications notes that standing seam metal roofs should feature seams that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. The installation of a ridge cap on a historic structure would not be appropriate; however, staff finds that a low profile ridge cap for new construction would be appropriate.

RECOMMENDATION:

Staff recommends approval based on finding b with the stipulation that the applicant present a ridge cap to staff for review and approval prior to the issuance of a Certificate of Appropriateness and installation. A large, commercial grade ridge cap would not be appropriate for the Dignowity Hill Historic District.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 07, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



ar Education

410 North Olive Street

N Olive St

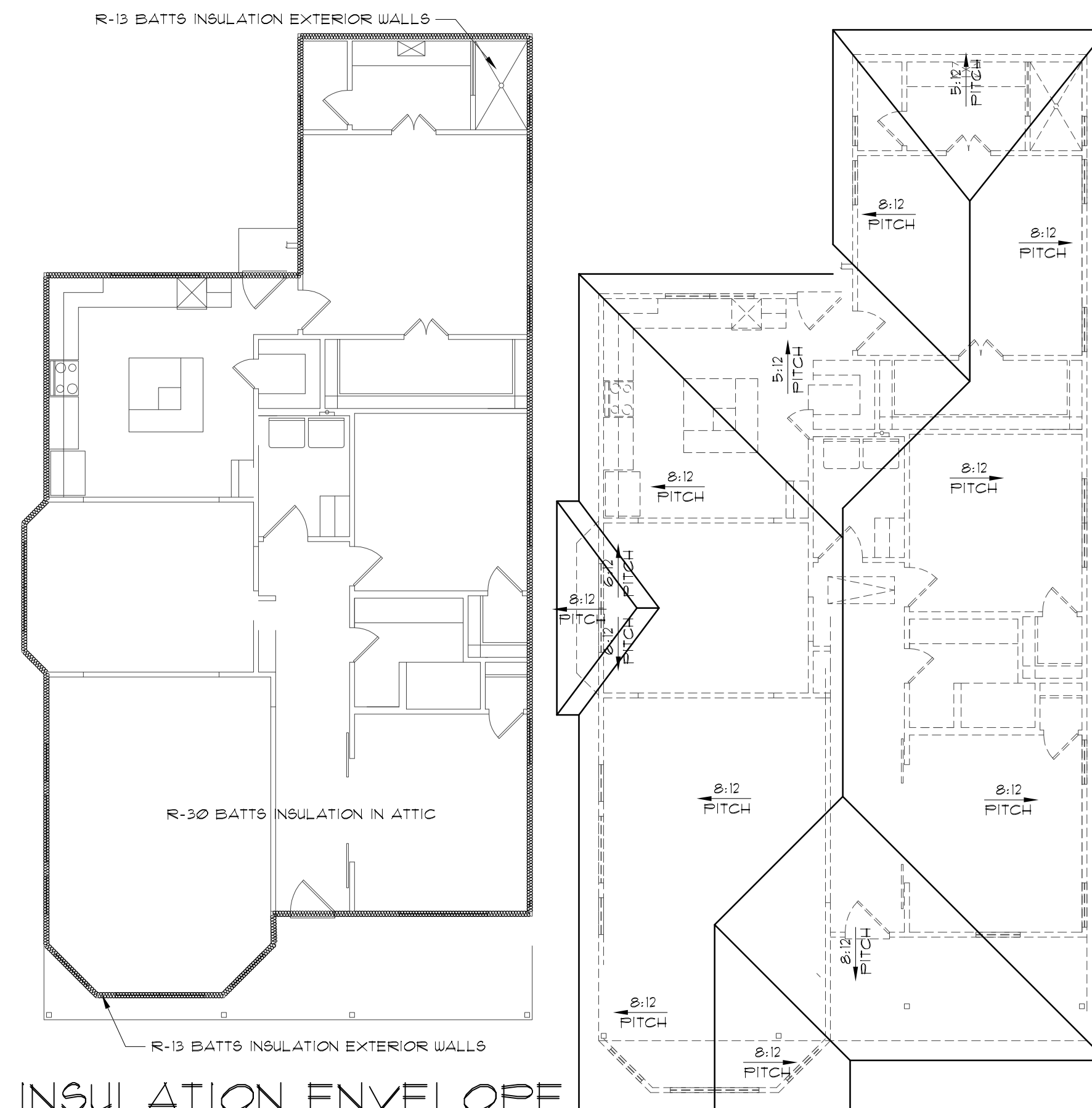
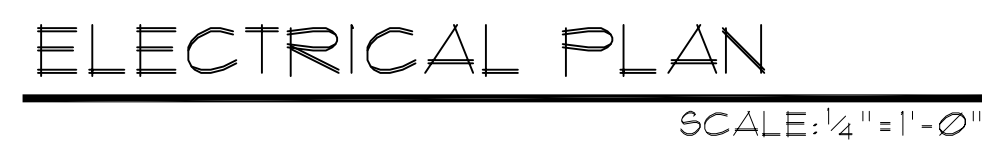
N Olive St

N Olive St

E Crockett St

E Crockett St

E Crockett St

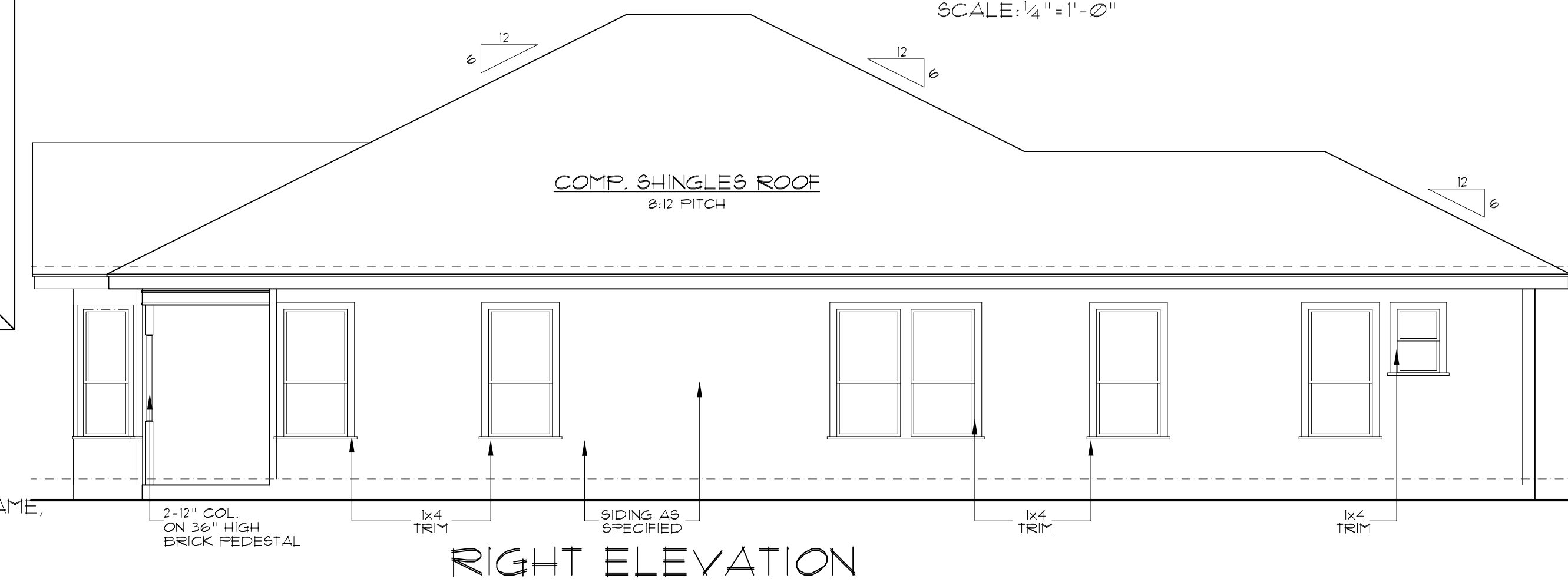


INSULATION ENVELOPE
SCALE: 1/8" = 1'-0"

[illegible]

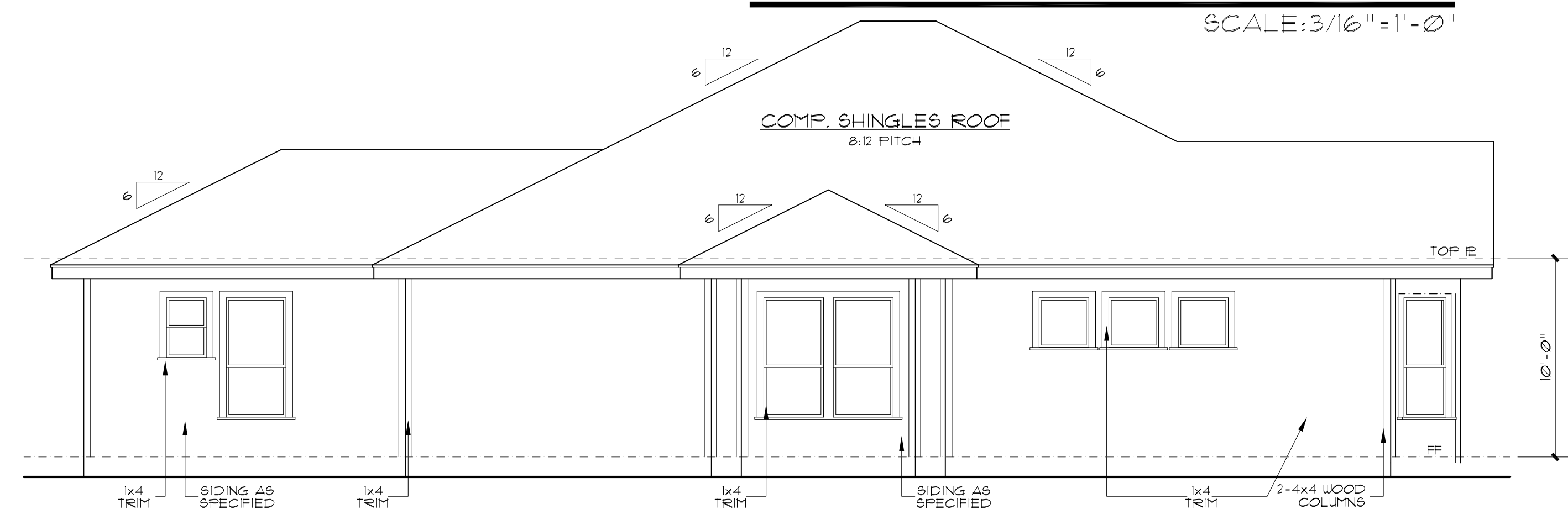
FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1' - 0''$



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



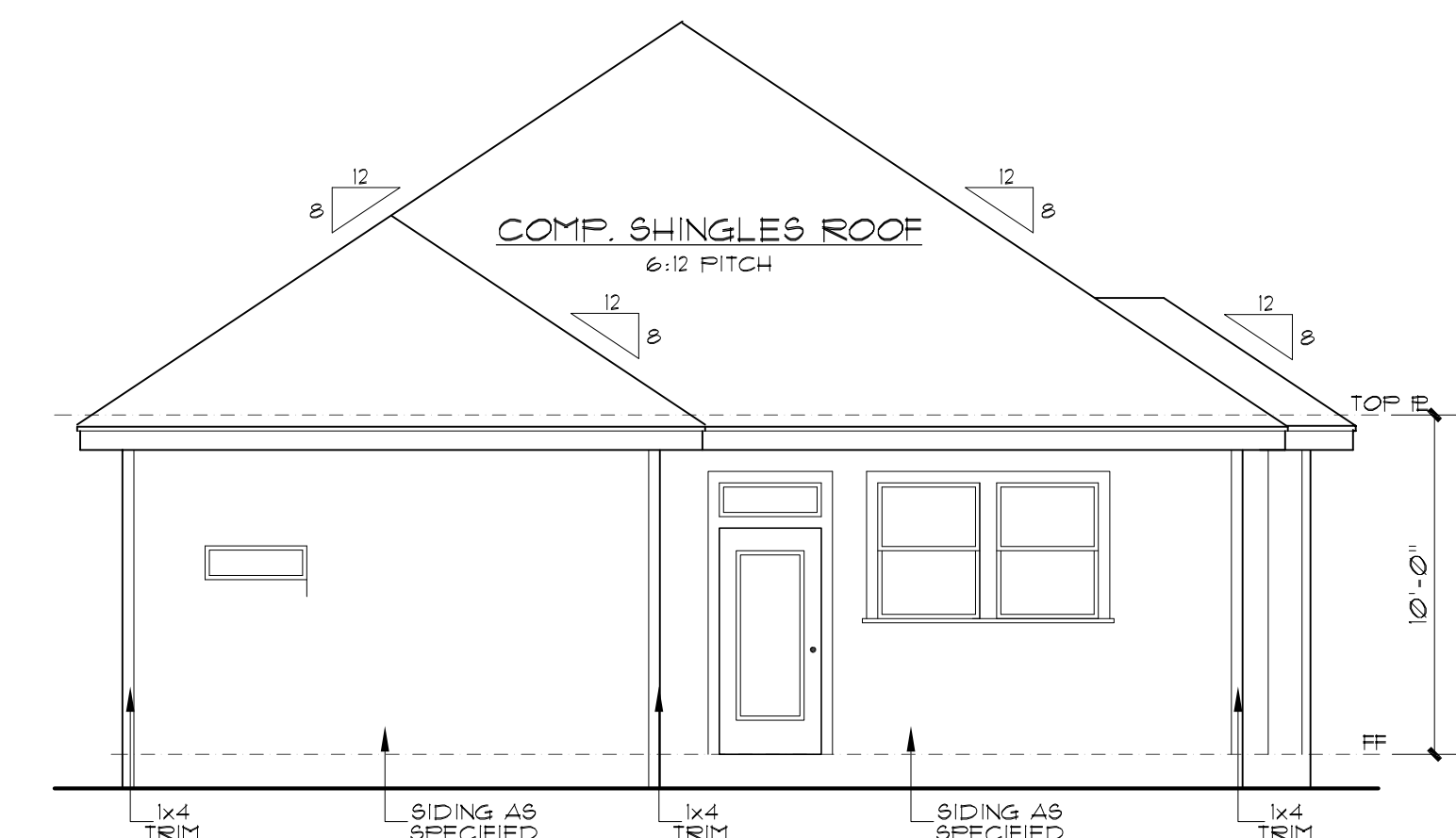
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



SECTION A-A

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



REVISIONS:	
DATE	ITEM
05.15.2018	HDRC COMMENTS
05.21.2018	SIDE SETBACK
05.23.2018	PORCH CHANGE
06.11.2018	PORCH 7"

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 05.03.2018



P.O. Box 6972
SA, TX 78209
O: 210-896-3209
F: 210-290-9249
License # H-924296

"Reputable, Responsive, and Reliable"

Date: August 13, 2017 Client Name: HHGC, LLC
Street: 410 N Olive St City: San Antonio State: Texas Zip: 78202
Phone: 210-386-2629 Email: _____

Bondoc Roofing, LLC hereby proposes to furnish material and labor in accordance with the specifications below, for the sum of \$ 14,800. The sum of \$ 0 is due upon acceptance of this proposal and the remainder, including amounts due for any additional work, is due immediately upon completion of the work. Work will be performed only when (1) this proposal is accepted and signed, (2) the designated initial sum is submitted, and (3) execution of a Pre-Construction Checklist, Know your Rights and Responsibilities Under the Law document, and a Roofing Contract are complete. (4) All proposals must be approved by an office manager. (5) Cash will not be accepted. Checks/Money Orders payable to BONDOC ROOFING, LLC. This Proposal does not include repairs or alterations to structural members, such as rafters, beams, or trusses, etc. Also, this Proposal does not include any carpentry repairs on items like fascia, soffits, trim, etc. Unless specifically stated below. Client may terminate this agreement for a cancellation fee equal to 15% of the total contract price.

Metal Manufacture: McElroy Metals **Metal Gauge:** 24 gauge **Panel width:** 18 inches **Color:** GALVALUME

1. Install metal drip edge and underlayment
2. Cut 3" openings at all ridge locations if needed
3. Install valley metal and all base flashings
3. Install panels with one inch seams
4. Install z-flashings and ridge caps and hip caps
5. Workmanship Warranty 5 years
6. Magnet sweep, clean up and haul off

Comments: Additional \$1750 for standard color

Customer Rights and Responsibilities and Contract Acknowledgement Signature

This Form acts as a comprehensive signature acknowledgement for use with all policies in the Policies section of the packet. Policies include *Know Your Rights and Responsibilities* form and *Contractor Client Agreement* form. By signing below, you acknowledge receipt of the policies as listed above. You further acknowledge that you have read, understand, and accept each policy in its entirety, and have indicated so by initialing above. You acknowledge that you have retained the policies in the Policies section for your records.

Signature of Acceptance: _____ Date: _____



**PREFERRED
CONTRACTOR**

