

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-481
ADDRESS: 1811 N PALMETTO
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT 20 & E 27.9 OF S 62.5 OF N 125 OF 7
ZONING: R-6, HS
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Diana Orosco
OWNER: Diana Orosco
TYPE OF WORK: Replacement of the existing, standing seam metal roof with an asphalt shingle roof
APPLICATION RECEIVED: September 14, 2018
60-DAY REVIEW: November 13, 2018
REQUEST:

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

APPLICABLE CITATIONS:

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

3. Materials: Roofs

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.
- 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 historic structure located at 1811 N Palmetto was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a standing seam metal roof, two brick chimneys and turned columns.
- b. ROOF REPLACEMENT – The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roofs should be used on those where a metal roof is appropriate for the style of construction or on structures that historically featured a metal roof. The 1912 Sanborn Map notes a non-combustible roof, in this instance, metal. Staff finds that the proposed asphalt shingle roof is not consistent with the Guidelines and finds that a metal roof should be installed to be consistent with the Guidelines.

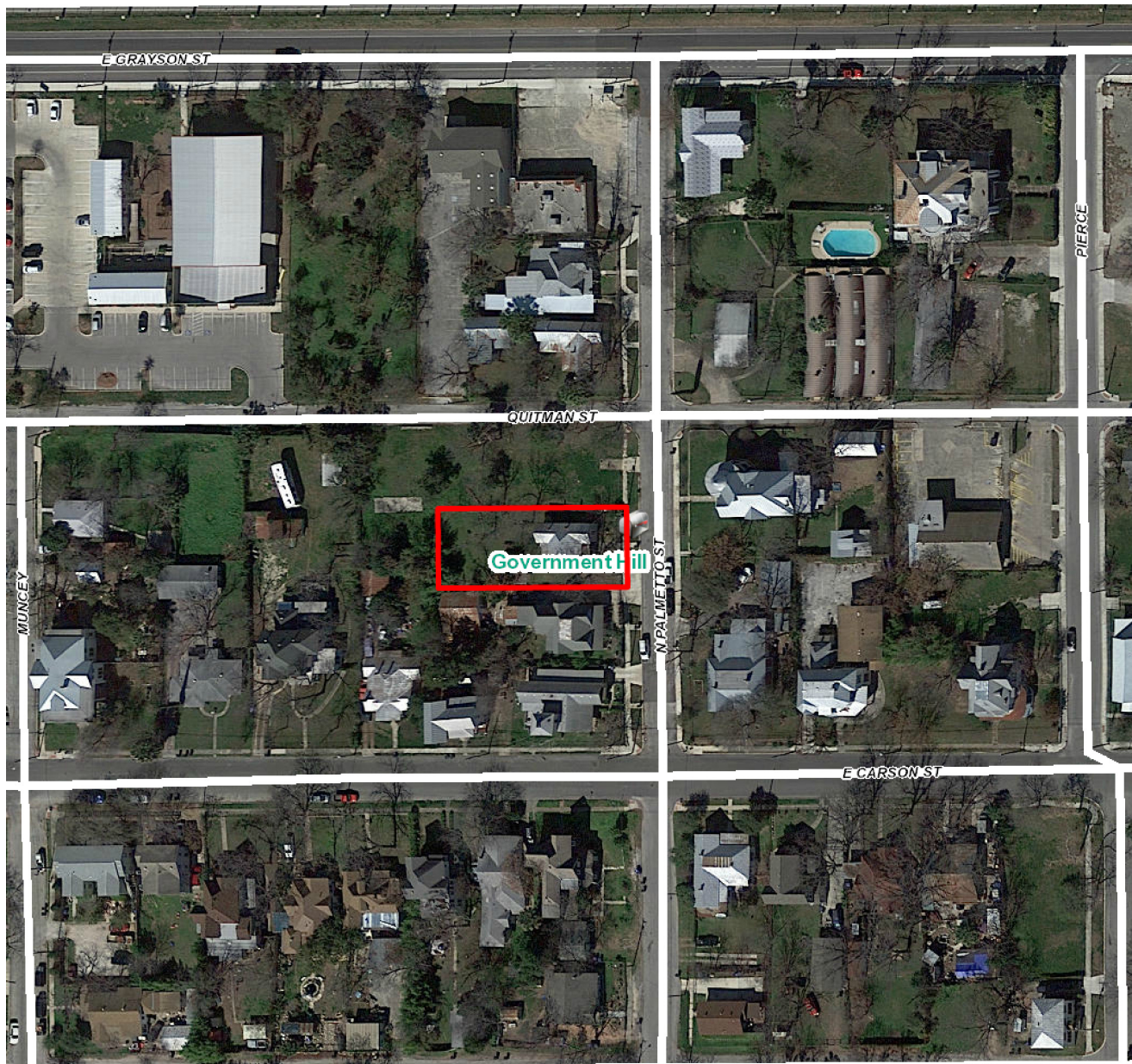
RECOMMENDATION:

Staff does not recommend approval based on finding b. Staff recommends that a standing seam metal roof be installed to feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

A roof inspection is to be scheduled with OHP staff 24 hours prior to the start of roof replacement to ensure that a crimped ridge seam is to be installed.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 24, 2018

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 1811 N PALMETTO
REQUEST: Replacement of the existing,
standing seam metal roof with an
asphalt shingle roof

HEARING DATE: October 03, 2018 at 3:00 PM

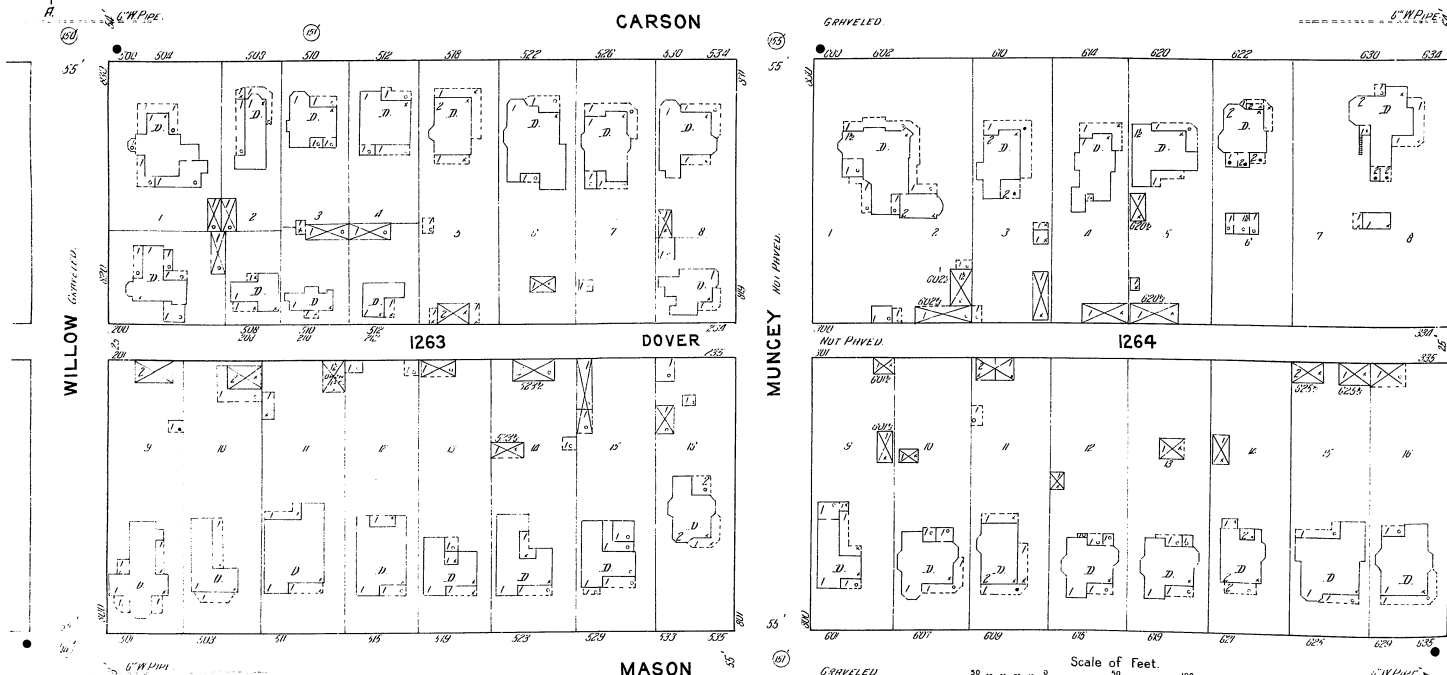
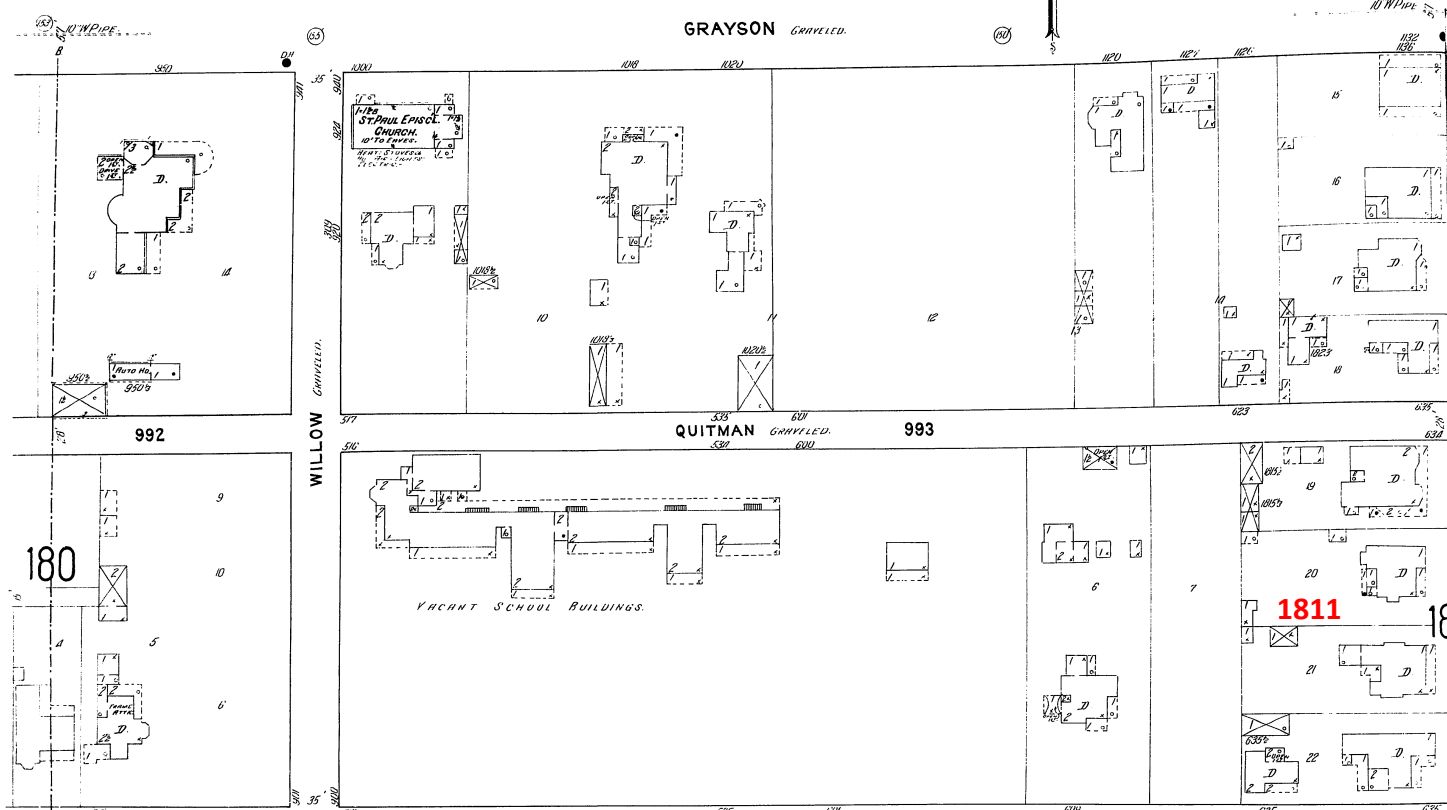
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (214) 207 - 0035 or email info@preservation.com

1912 SANBORN MAP

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N O I A P U S U R O

F O R T S A M H O U S T O N



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1811 N Palmetto