

## HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

**HDRC CASE NO:** 2018-544  
**ADDRESS:** 832 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 2916 BLK 5 LOT 8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Rodrigo Lillo  
**OWNER:** Lillo Investment Inc  
**TYPE OF WORK:** Metal roof replacement in kind with ridge cap  
**APPLICATION RECEIVED:** October 12, 2018  
**60-DAY REVIEW:** December 11, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to amend a previously issued Certificate of Appropriateness for the re-roofing of a standing-seam metal roof to include the installation of a ridge cap.

### APPLICABLE CITATIONS:

2. Guidelines for 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.

#### Checklist for Metal Roofs

- Panels that are 18 to 21 inch in width
- Seams that are appropriate height for the slope of the roof (1 to 2 inches)
- Crimped-ridge or double-munch seam that is consistent with the historic application
- Low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- Standard galvalume finish or color matching historic roof; modern manufacturers' colors are not recommended.

**FINDINGS:**

- a. The primary historic structure at 832 E Guenther was constructed circa 1925 in the Craftsman style and is contributing the King William Historic District. The structure first appears on the 1951 Sanborn map featuring a non-combustible roof, which would likely have been a standing-seam metal roof that is typical of the Craftsman style in the neighborhood. Prior to replacement, the structure featured a red standing-seam metal roof with crimped ridge seams.
- b. The applicant received administrative approval on August 24, 2018 to replace the existing standing-seam metal roof with the standard specifications: *The new metal roof may be silver or red (existing roof is red), and should adhered to the following stipulations: 18-21 inch wide panels, a 1-2 inch tall ridge seam, double munch ridge seam. Vented or other ridge caps are not approved at this time, and any such request will require HDRC approval.* After an inspection on October 11, 2018, staff notified the owner/applicant that the ridge cap installed did not adhere to the specifications noted in the Administrative Certificate of Appropriateness. On October 12, 2018, the owner/applicant requested to be heard at the November 7, 2018 HDRC hearing to amend the previous approval to allow for the use of a ridge cap. If the HDRC denies the request, the applicant is to remove or reverse the outstanding violation within 30 days.
- c. RIDGE CAP – The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that new metal roofs should adhere to the standard specifications, which notes that a low-profile ridge cap with no ridge cap vent or end cap may be considered when a crimped ridge is not used. Staff finds that the proposed ridge cap includes an end cap and a wide and flat form that is a departure from the crimped ridge seam. If a cap must be used to fasten the pre-cut panels at the ridge, a thin ridge cap that mimics the form of a crimped ridge is more appropriate.

**RECOMMENDATION:**

Staff does not recommend approval of the ridge cap as proposed based on finding c. Staff recommends the installation of a thin ridge cap that mimics the form of a crimped ridge when a standard crimped/double-munch ridge is not feasible.

**CASE COMMENT:**

The applicant received administrative approval on August 24, 2018 to replace the existing standing-seam metal roof to feature the standard stipulations: *The new metal roof may be silver or red (existing roof is red), and should adhered to the following stipulations: 18-21 inch wide panels, a 1-2 inch tall ridge seam, double munch ridge seam. Vented or other ridge caps are not approved at this time, and any such request will require HDRC approval.* After an inspection on October 11, 2018, staff notified the owner/applicant that the ridge cap installed did not adhere to the specifications on the Administrative Certificate of Appropriateness. The applicant submitted a request for the HDRC to amend the approval, thereafter. If the HDRC denies the request, the applicant is to remove or reverse the outstanding violation within 30 days.

**CASE MANAGER:**

Huy Pham



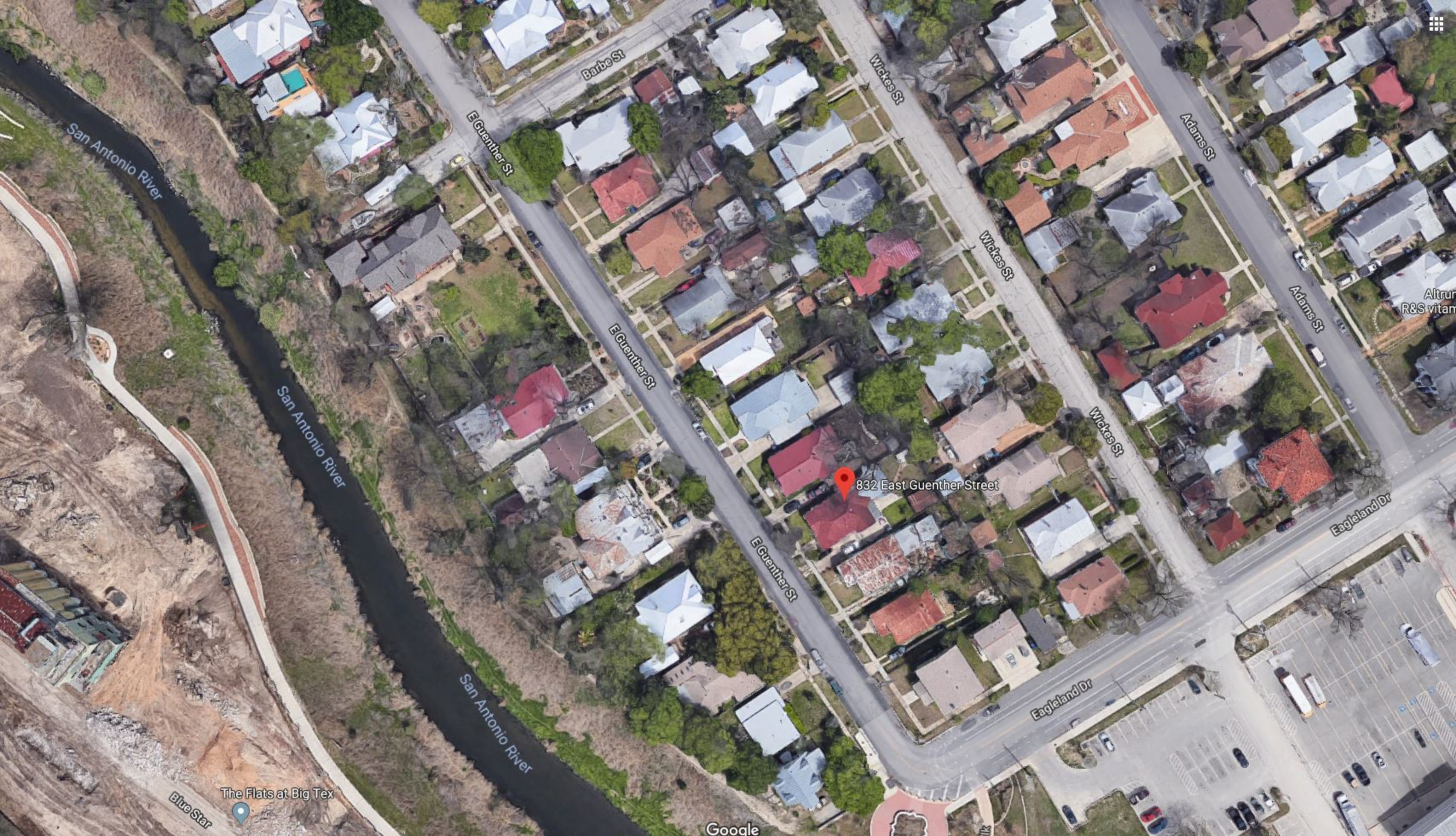
832 E Guenther

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Printed: Nov 01, 2018

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San Antonio River

San Antonio River

San Antonio River

Barbo St

E Guenther St

Wickes St

Wickes St

Adams St

Adams St

Eagleland Dr

Eagleland Dr

E Guenther St

832 East Guenther Street

Blue Star

The Flats at Big Tex

Google

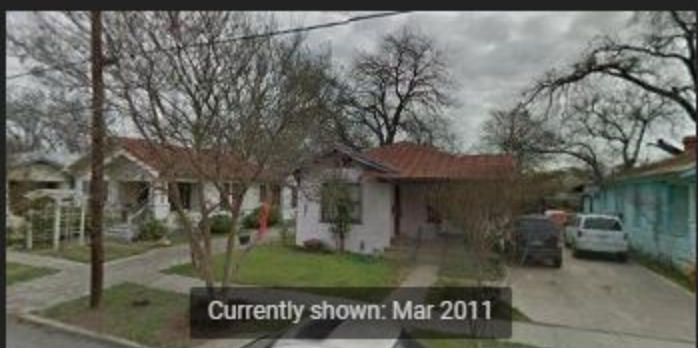
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829 E Guenther St  
San Antonio, Texas

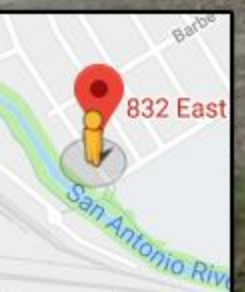
Google, Inc.



Street View - Mar 2011

Currently shown: Mar 2011

2007 2017



Google

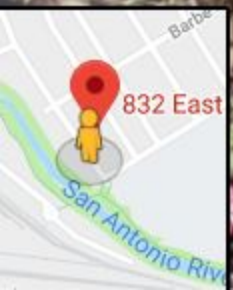




829 E Guenther St  
San Antonio, Texas

Google, Inc.

Street View - Dec 2017



Google



October 30, 2018 at 5:33 PM

837 E Guenther St

San Antonio TX 78210

# United States









October 30, 2018 at 5:32 PM  
840 E Guenther St  
San Antonio TX 78210  
United States





October 30, 2018 at 5:32 PM  
832 E Guenther St  
San Antonio TX 78210  
United States





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