

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-613
ADDRESS: 635 MISSION ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT N 40 FT OF 20
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Norma Gomez
OWNER: Norma Gomez
TYPE OF WORK: Chimney flue removal, roof replacement
APPLICATION RECEIVED: December 05, 2018
60-DAY REVIEW: February 04, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove a rear chimney flue and patch the opening.
2. Replace the existing metal roof with composition shingles.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

FINDINGS:

- a. The primary structure located at 635 Mission St is a 1-story single family structure constructed in approximately 1925 in the Craftsman style. The home features woodlap siding, an asymmetrical front porch with brick column bases, a double front gable, exposed rafter tails, decorative bracketing, and a metal roof with two brick chimney flues on the east side of the primary gable. The structure is contributing to the King William Historic District.
- b. FLUE REMOVAL – The applicant has proposed to remove an existing brick chimney flue. The flue is located near the eastern rear of the 1-story structure. Over the past several years, the flue has deteriorated due to vines and other plan growth, but the base and general form remain. According to the Historic Design Guidelines, existing roof vents should be preserved. Though the flue is located towards the rear and is not the primary chimney on the structure, rear vents are characteristic of this style of home and period of construction and can be found on several historic structures on the block and in the district. The flue is also original to the structure and visible from the public right-of-way. Staff does not find its removal consistent with the Guidelines.
- c. 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. 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. Metal roofs are characteristic of Craftsman style structures built of this area, and the roof appears to be original. Staff does not find the installation of shingles appropriate.

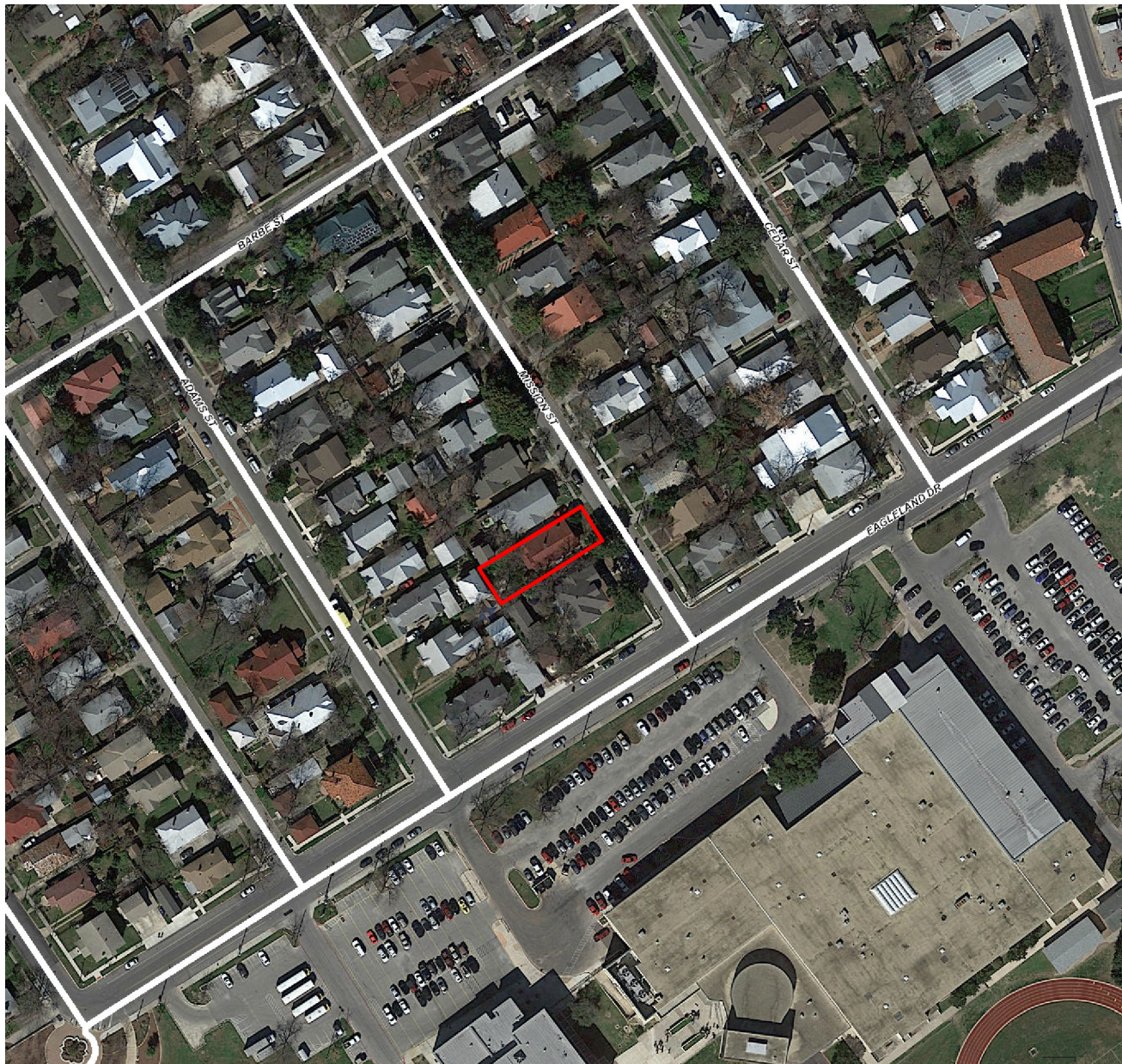
RECOMMENDATION:

Item 1, Staff does not recommend approval of the chimney flue removal based on findings a and b.

Item 2, Staff does not recommend the replacement of the metal roof with shingles based on findings a and c. The in-kind replacement of the standing seam metal roof is eligible for administrative approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

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