

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-091
ADDRESS: 240 W WOODLAWN
LEGAL DESCRIPTION: NCB 1859 BLK 2 LOT 1&2
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Tina Badders/Beldon Roofing
OWNER: Millicent LLC
TYPE OF WORK: Replace metal roof with new metal roof, including ridge cap
APPLICATION RECEIVED: March 08, 2019
60-DAY REVIEW: May 7, 2019
CASE MANAGER: Adam Rajper
REQUEST:

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

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.

FINDINGS:

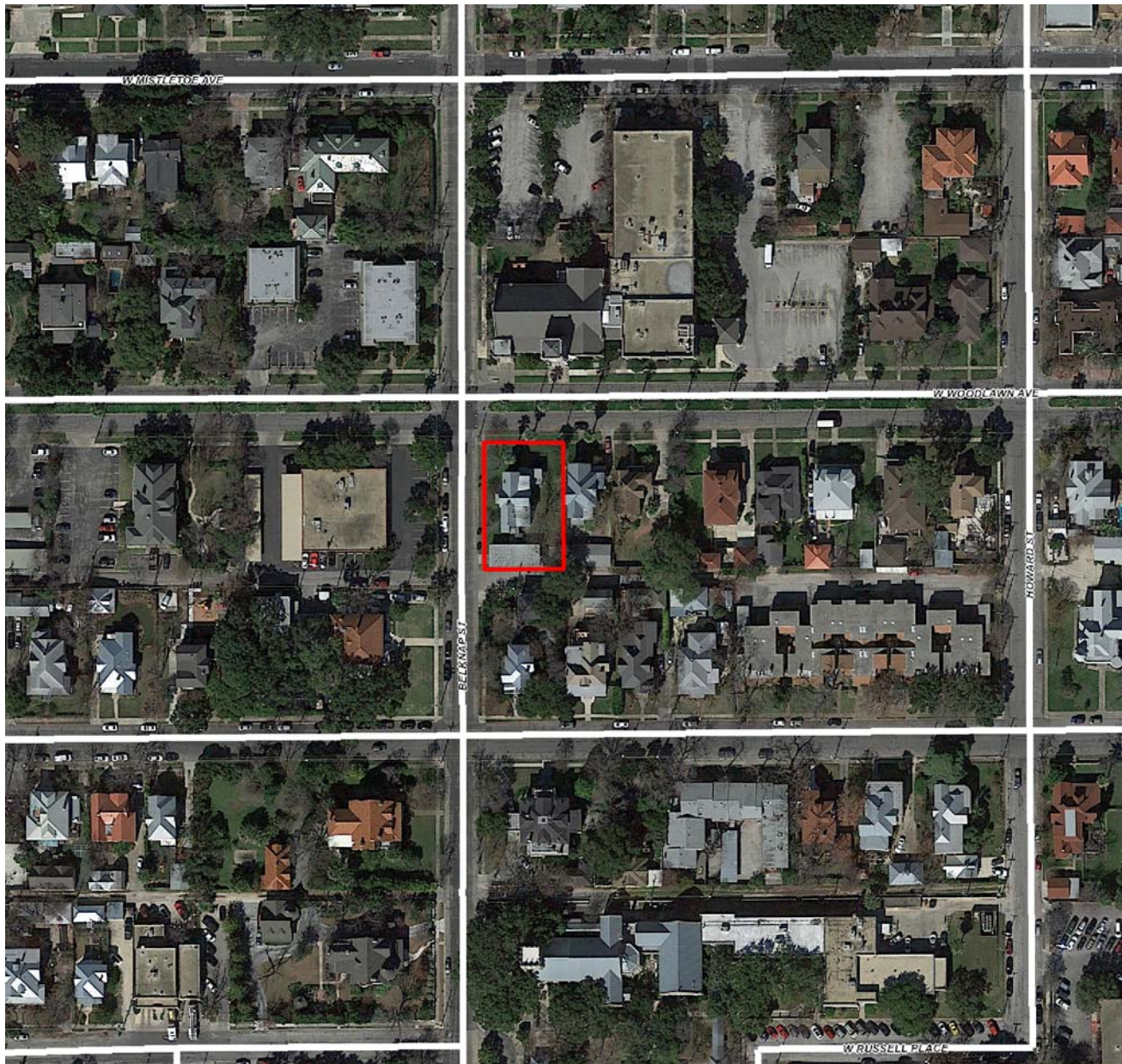
- a. The structure located at 240 W. Woodlawn is a two-story single-family residence constructed in 1905 in the Folk Victorian style. The home features a gable roof with front facing gable, asymmetrical façade composition with a front porch, and one-over-one wood windows. The home is a contributing structure to the Monte Vista Historic District. The applicant is requesting approval to replace the existing standing seam metal roof with a new metal roof, including a ridge cap.

- b. **ROOF REPLACEMENT** – According to the Historic Design Guidelines, new metal roofs should meet the following specifications: 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. The applicant is requesting a new metal roof that features a raised ridge cap. Staff finds that while the existing non-original metal roof has a ridge cap, the replacement of the existing roof with an incompatible feature is not consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the proposed roof replacement based on finds a and b with the following stipulation:

- i. That the roof not feature a ridge cap. The new roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed. The applicant is also required to submit updated specifications that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.



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Printed: Feb 27, 2019

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