

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO: 2019-493
ADDRESS: 619 BARBE ST
LEGAL DESCRIPTION: NCB 2877 BLK 2 LOT 14
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: henry rodriguez/Queta Construction Group, LLC
OWNER: NEW HORIZONS ARC LLC
TYPE OF WORK: Amendment to previously-approved roofing
APPLICATION RECEIVED: August 16, 2019
60-DAY REVIEW: October 15, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to install a ridge cap on the newly-installed standing seam metal roof on the primary structure at 619 Barbe St. The crimped ridge seam was installed incorrectly and the requested ridge cap is proposed in an effort to aesthetically mitigate the seam.

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.

OHP Standing Seam Metal Roofing Policy Stipulations

Standing metal roofs should feature 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. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

FINDINGS:

- a. The historic structure at 619 Barbe was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements and is contributing to the King William Historic District.
- b. ROOF AMENDMENT – The applicant is requesting approval to install a ridge cap on the primary structure. Administrative approval was granted on May 20, 2019, to replace the standing seam metal roofing in-kind. The approval included the following stipulations: panels should be 18-21 inches wide; seams should be 1-2 inches tall; a crimped ridge seam should be used; and a ridge cap is not permitted. The applicant has stated that the crimped ridge seam was installed incorrectly and is seeking approval to install a ridge cap to cover the irregular seams. The property also received approval for Historic Tax Certification on June 24, 2019. According to the Historic Design Guidelines and OHP standing seam metal roof policy, ridge caps should not be used. Staff finds that the applicant should correct the ill-installed crimped ridge seam in lieu of proposing a non-functional ridge cap to cover the seam.

RECOMMENDATION:

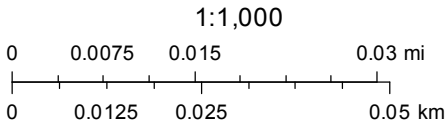
Staff does not recommend approval based on findings a and b. Staff finds that the applicant should correct the ill-installed crimped ridge seam in lieu of proposing a non-functional ridge cap to cover the seam.

619 Barbe



June 11, 2019

— User drawn lines





619 Barbe Street

Moxie Salon & Style Gallery

Subway

Children's Shelter-Thrift Str

Southwest Texas Equipment Distributors

New Shine Auto Bath & Detailing

San Antonio White Fellowship

South Saint Mary's Street Parking Lot

San Antonio Fire Department Station #7

Danny Alanis Auto Towing

Hermanitas Boutique

AAA Freight Salvage Groceries

Kwik Wash (Operated by EZ Wash)

Taco Haven

S St Mary's St

S St Mary's St

S St Mary's St

S St Mary's St

S St Mary's St

Florida St

S Presa St

Vance St



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