

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-622
ADDRESS: 123 W CEVALLOS
LEGAL DESCRIPTION: NCB 1009 BLK LOT E 59.38 FT OF 39 & W 112.81 FT OF 40
ZONING: I-2, RIO-7E
CITY COUNCIL DIST.: 1
APPLICANT: Cole DeSanta/iConstruction Services
OWNER: Joyce Klein/123-125 CEVALLOS LLC
TYPE OF WORK: Roofing
APPLICATION RECEIVED: October 16, 2019
60-DAY REVIEW: December 15, 2019
CASE MANAGER: Edward Hall

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:

Unified Development Code Section 35-676 – Alteration, Restoration, and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

- a. The structure at 123 W Cevallos was constructed circa 1935 and is found on the 1951 Sanborn Map. The structure features a commercial storefront immediately adjacent to the right of way at W Cevallos with a front facing roof covered with a parapet wall. The original structure currently features a standing seam metal roof. Much of the structure has been altered, including the storefront systems and windows being enclosed. The structure features a number of additions, which feature asphalt shingle roofs. This property is zoned RIO-7E.
- b. ROOF REPLACEMENT – As noted in finding a, the applicant has proposed to replace the existing, standing seam metal roof with an asphalt shingle roof. While the standing seam metal roof is the existing, and original roofing material, staff finds that the replacement material would not be visible when viewing the structure from its façade and would match the existing roofing material found on the other portions of the structure.

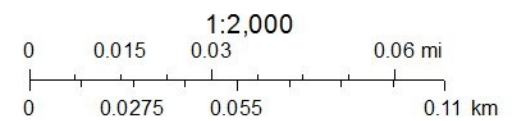
RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

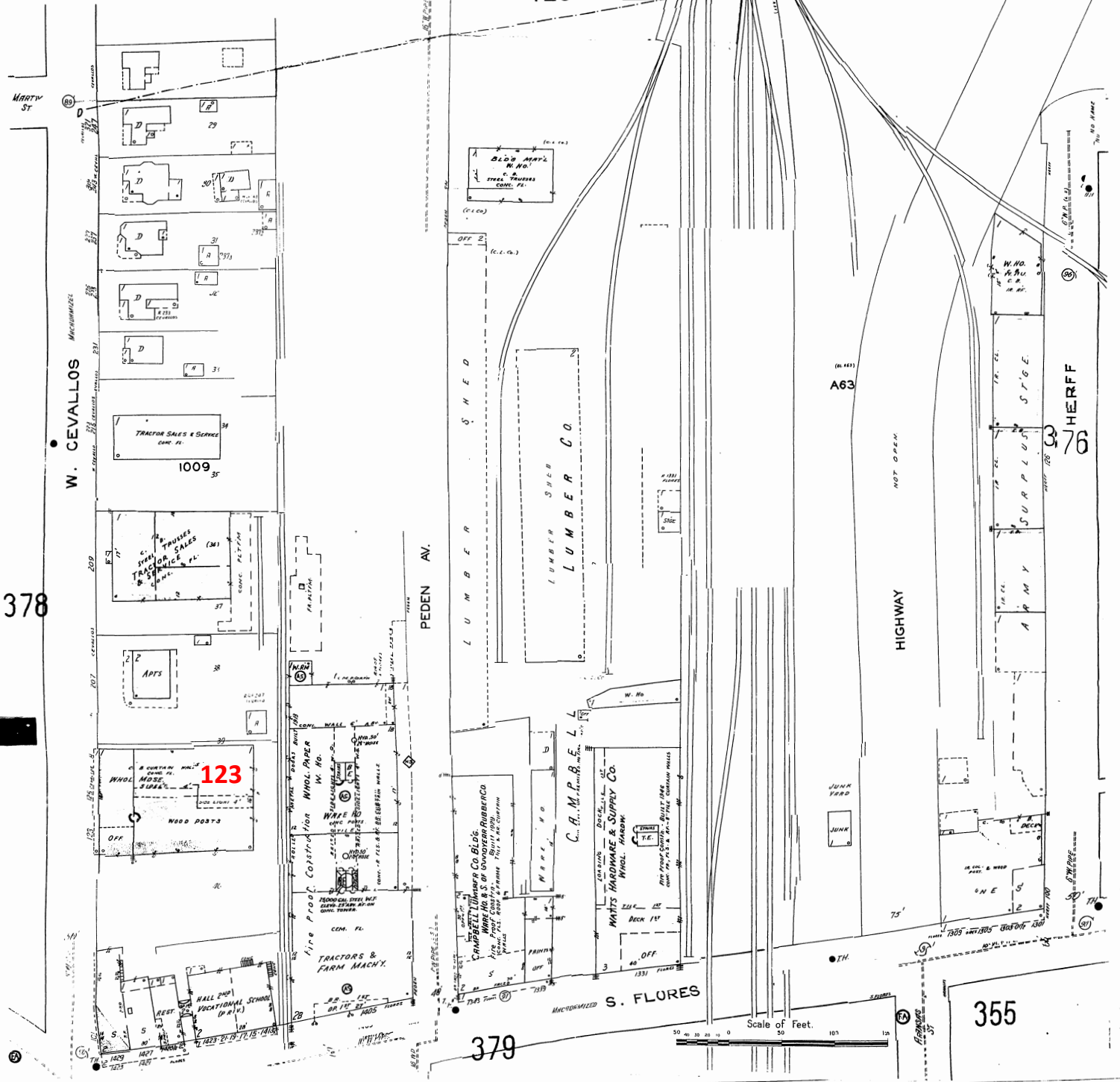
City of San Antonio One Stop



October 23, 2019







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HERFF
376

355

379

Scale of Feet.



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FAMILY FURNITURE

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