

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-747
ADDRESS: 420 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1732 BLK 5 LOT 4 & W 19.4 FT OF 5, 6 & E 36.2 FT OF 5
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: ELIZONDO LUIS A
OWNER: ELIZONDO LUIS A
TYPE OF WORK: Replace shingle roof with metal roof
APPLICATION RECEIVED: December 13, 2019
60-DAY REVIEW: February 12, 2020
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing composition shingle roof with standing seam metal roof.

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.

Standard Specifications for Standing Seam Metal Roofs

- *Panels that are 18 to 21 inches in width*
- *Seams are 1 to 2 inches in height*
- *Roof color will feature a standard galvalume finish or match the existing historic roof*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*

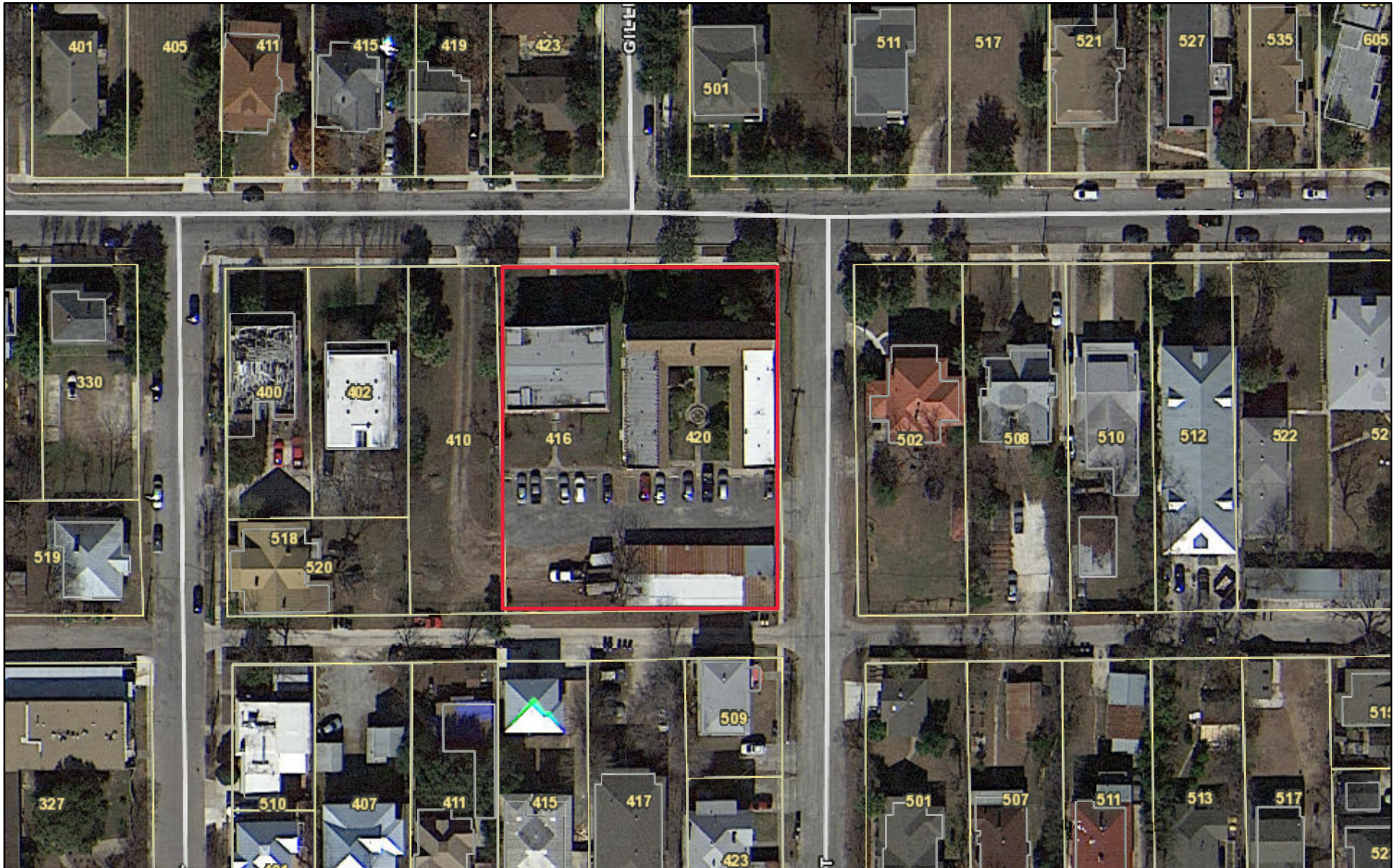
FINDINGS:

- a. The primary historic structure at 420 E Dewey was constructed circa 1925 and first appears on the 1951 Sanborn map. The two-story multiple-family apartment complex features a symmetrical configuration with a turned gabled flanked by two flat-roof masses to the rear, forming a rear-facing interior courtyard. The structure features raised parapets at each gable, a Gothic Revival style arched front doorway, a brick masonry façade, with composition shingle on the sloped roof portions.
- b. **CHANGE IN ROOFING MATERIAL** – The applicant has proposed to change the shingle portions of the roof from composition shingle to standing seam metal. Per the Guidelines for Exterior Maintenance and Alterations 3.A.iv. applicants should 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. Staff finds that the composition shingles are not original to the structure and may be replaced with an appropriate new material. Staff finds that standing seam metal roofs are found in the Tobin Hill District and may be appropriate for structures of similar style and massing. The new roof should adhere to the Standard Specifications for Standing Seam Metal Roofs and feature a brown or copper finish instead of galvalume.

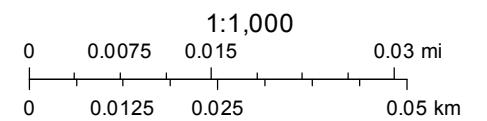
RECOMMENDATION:

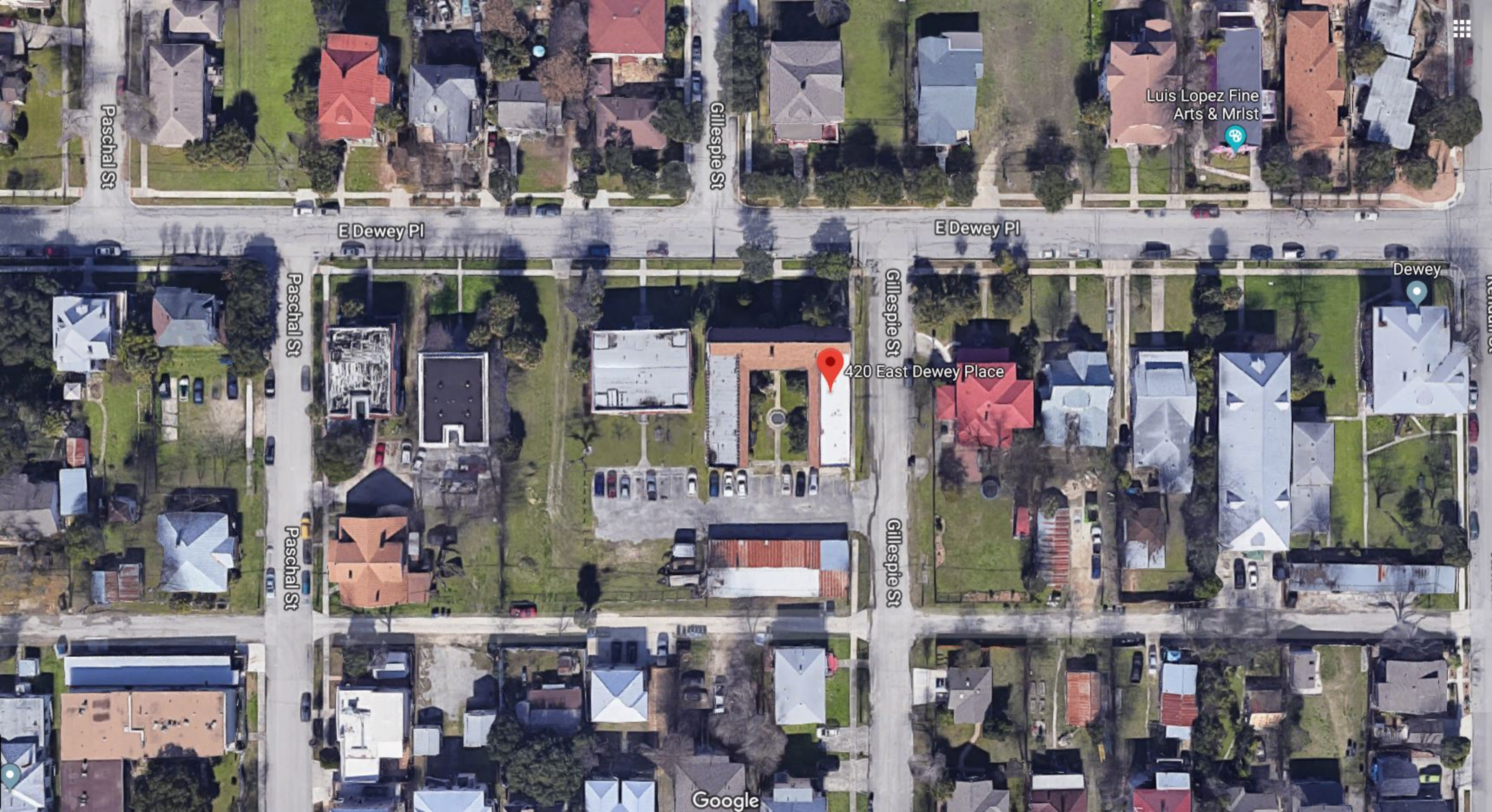
Staff recommends approval based on finding b with the stipulation that the new roof must adhere to the Standard Specifications for Standing Seam Metal Roofs and feature a brown or copper finish instead of galvalume.

420 E Dewey



January 3, 2020





Paschal St

Gillespie St

Luis Lopez Fine
Arts & Mrlst

E Dewey Pl

E Dewey Pl

Paschal St

Gillespie St

420 East Dewey Place

Dewey

Paschal St

Gillespie St

Google



420 East Dewey Place

Google

546 Gillespie St
San Antonio, Texas

Google

Street View



Paper Tiger

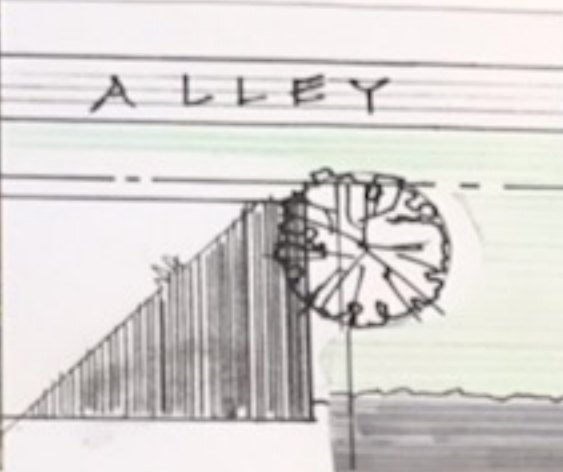
420 East D

TOBIN H

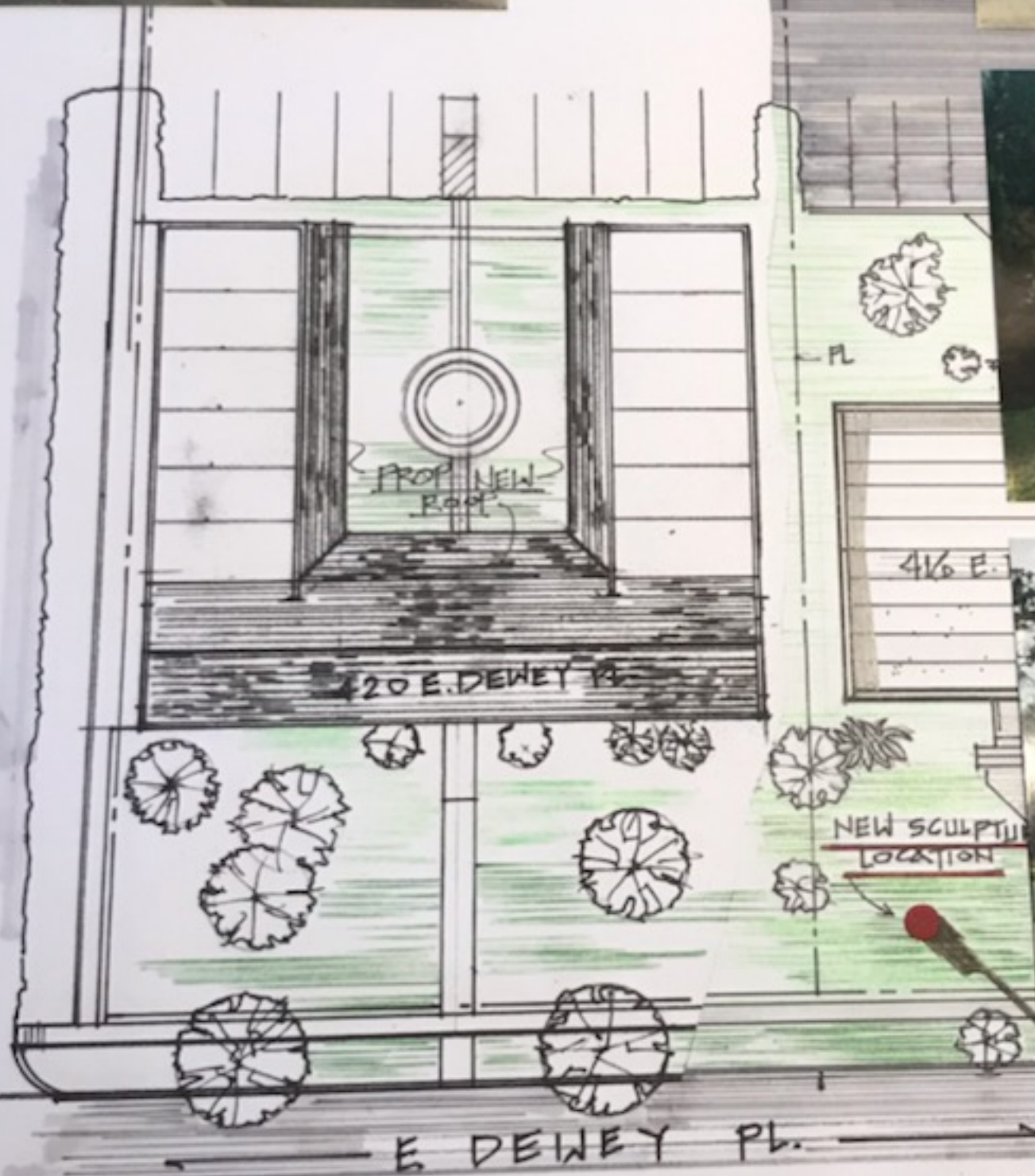
Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons.

Google





GILLESPIE ST.



E DEWEY PL.

420

E. DEWEY PL.



SITE PLAN

SC: 1" = 20'

LEGAL DISC:

Lot 6 and the East 38.2 feet of Lot 5, Block 5, New City Block 1732, situated in the City of San Antonio, Bexar County, Texas







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