

# HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

**HDRC CASE NO:** 2020-269  
**ADDRESS:** 717 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 2882 BLK 7 LOT E IRREG 135.4 FT OF 5  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** guadalupe navarro/Navarro Roofing  
**OWNER:** REBECCA WITTE/WITTE JERRY D & REBECCA L  
**TYPE OF WORK:** Roof replacement from composition shingle to standing steam metal  
**APPLICATION RECEIVED:** June 08, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingles and install a standing seam metal roof.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

## FINDINGS:

- a. The property located at 717 E Guenther is a 1-story single family home constructed circa 1920 in the Craftsman style. The home features a side gable configuration with a large front dormer, a woodlap and wood shingle facade, and a full-width front porch with decorative bracketing. The home is a contributing structure in the King William Historic District. The applicant is requesting approval to replace an existing composition shingle roof with a new standing seam metal roof.
- b. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Based on Sanborn Maps, this structure featured a combustible roof, likely wood shake shingles based on the style. However, staff finds standing seam metal to be an appropriate material for the style of the house provided that the specifications for historic metal roofs are met.

## RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

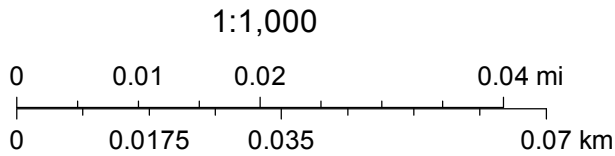
- i. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site 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.



Print Map



June 24, 2020











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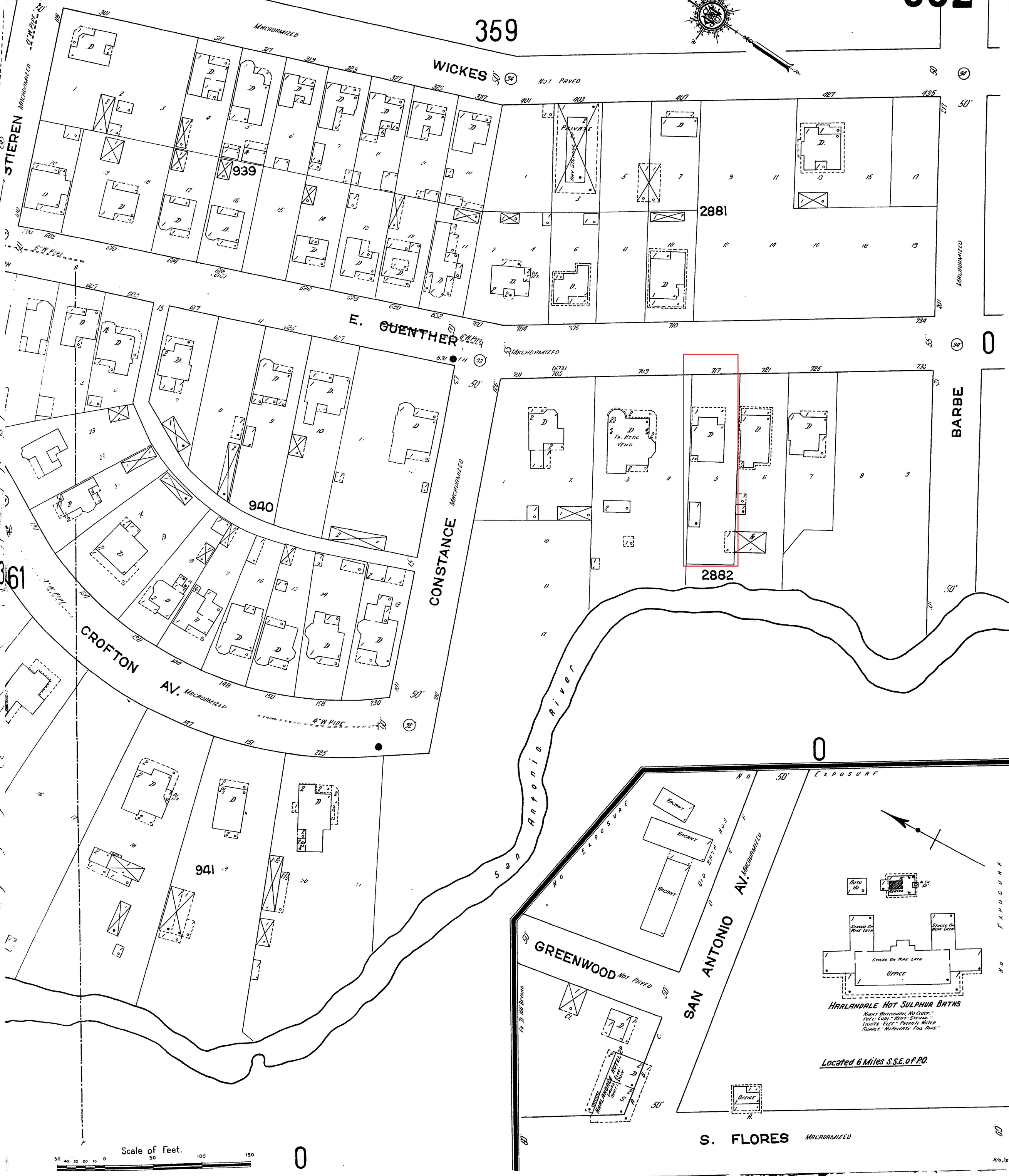
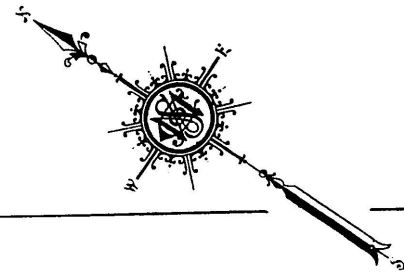








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BARBE

**HARLANDALE HOT SULPHUR BATHS**  
Night Watchman, No Clock.  
Pipes: Copper - Hot - Steam -  
Covers: Elec - Running Water  
Supply: No Private Fire Arms

Located 6 Miles S.E. of P.O.

Scale of Feet.

S. FLORES