

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-361
ADDRESS: 515 E PARK AVE
LEGAL DESCRIPTION: NCB 1753 BLK 4 LOT 11
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: MORGAN PENIX/ADAPT ARCHITECTURE AND CONSTRUCTION
OWNER: JESSE MATA
TYPE OF WORK: Roof replacement, rear chimney flue removal, construction of a rear addition
APPLICATION RECEIVED: August 14, 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 to:

1. Construct a 1-story rear addition.
2. Replace the existing standing seam metal roof with a new standing seam metal roof, to include a ridge cap.
3. Remove a rear secondary brick flue.

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.

Standard Stipulations for Standing Seam Metal Roofs

- Panels that are 18 to 21 inches in width.
- Seams are 1 to 2 inches in height.
- Panels should be smooth without striation or corrugation.
- Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
- Roof color will feature a standard galvalume finish or match the existing historic roof.

FINDINGS:

- a. The primary structure located at 515 E Park Ave is a 1-story residential structure constructed circa 1920 in the Craftsman style. The home features a primary front gable, woodlap siding, wood windows, and a full width front porch with paired and triple square columns. The structure is contributing to the Tobin Hill Historic District.
- b. REAR ADDITION – The applicant has proposed to construct a rear addition to the primary structure. As presented, the proposal is eligible for administrative approval.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof with a new standing seam metal roof to feature a ridge cap. The existing roof appears to be original. While staff finds the roof replacement in-kind eligible for administrative approval, staff does not find the use of a raised ridge vent appropriate.
- d. REAR ROOF VENT REMOVAL – As part of the roof replacement request, the applicant has proposed to remove an existing rear brick roof flue. The flue is located behind the primary hipped ridgeline of the existing structure. According to the Historic Design Guidelines, existing historic roof vents and flues should be retained. 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. Staff does not find the proposal consistent with the Guidelines.

RECOMMENDATION:

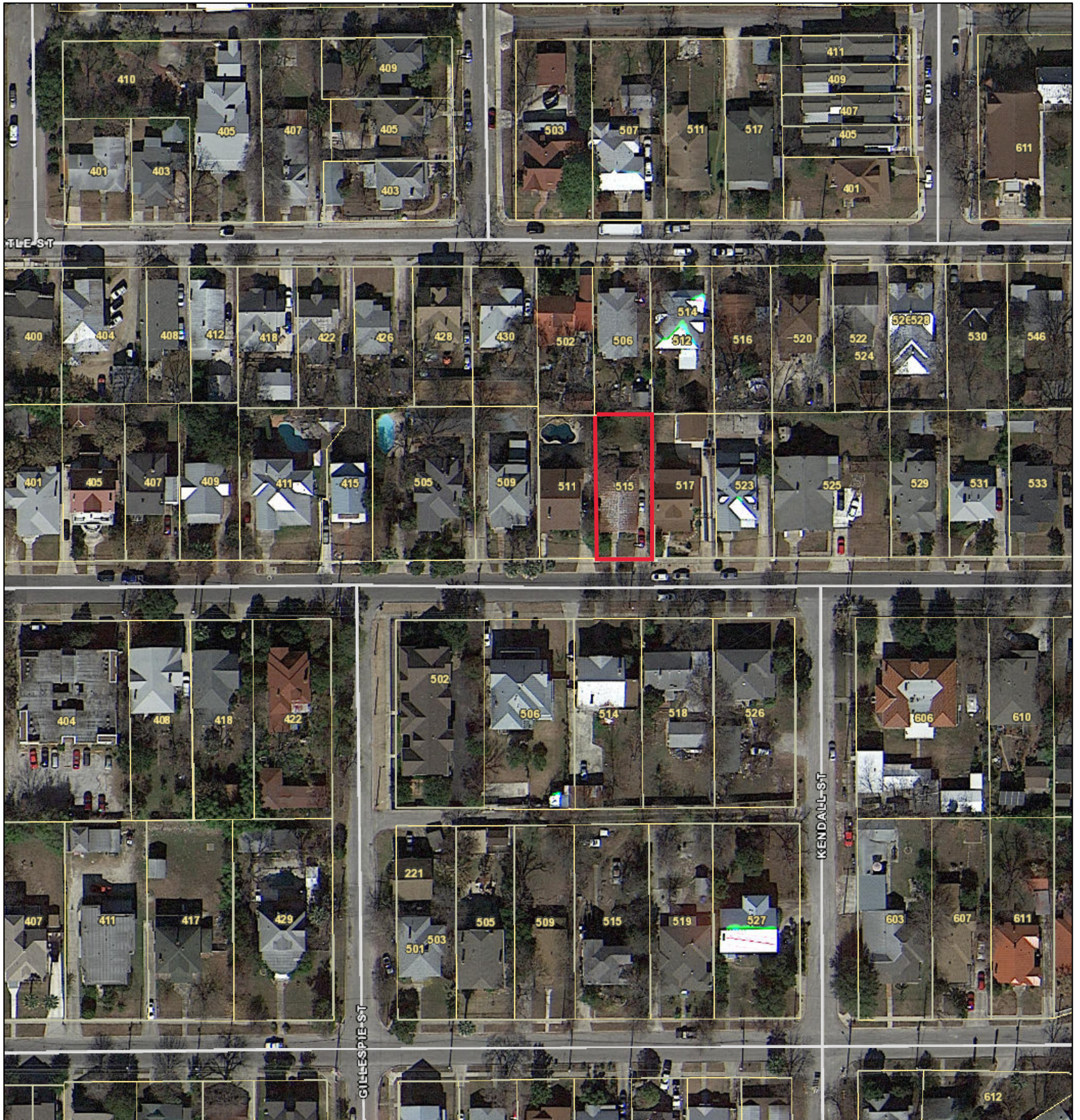
Item 1, Staff recommends approval of the rear addition based on finding b.

Item 2, Staff recommends approval of the roof replacement based on finding c with the following stipulations:

- i. That the applicant installs a standing seam metal roof featuring 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. Panels should be smooth without striation or corrugation. 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.

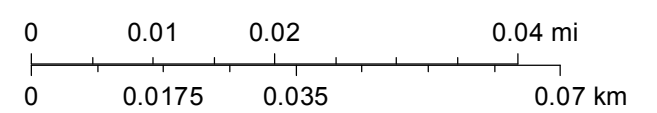
Item 3, Staff does not recommend approval of the removal of the rear brick flue based on finding d.

City of San Antonio One Stop



August 28, 2020

1:1,000

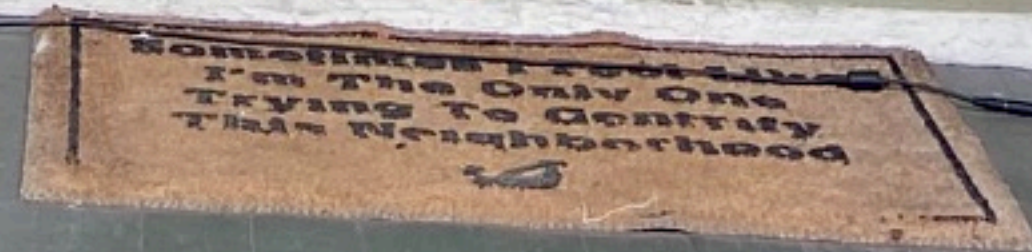
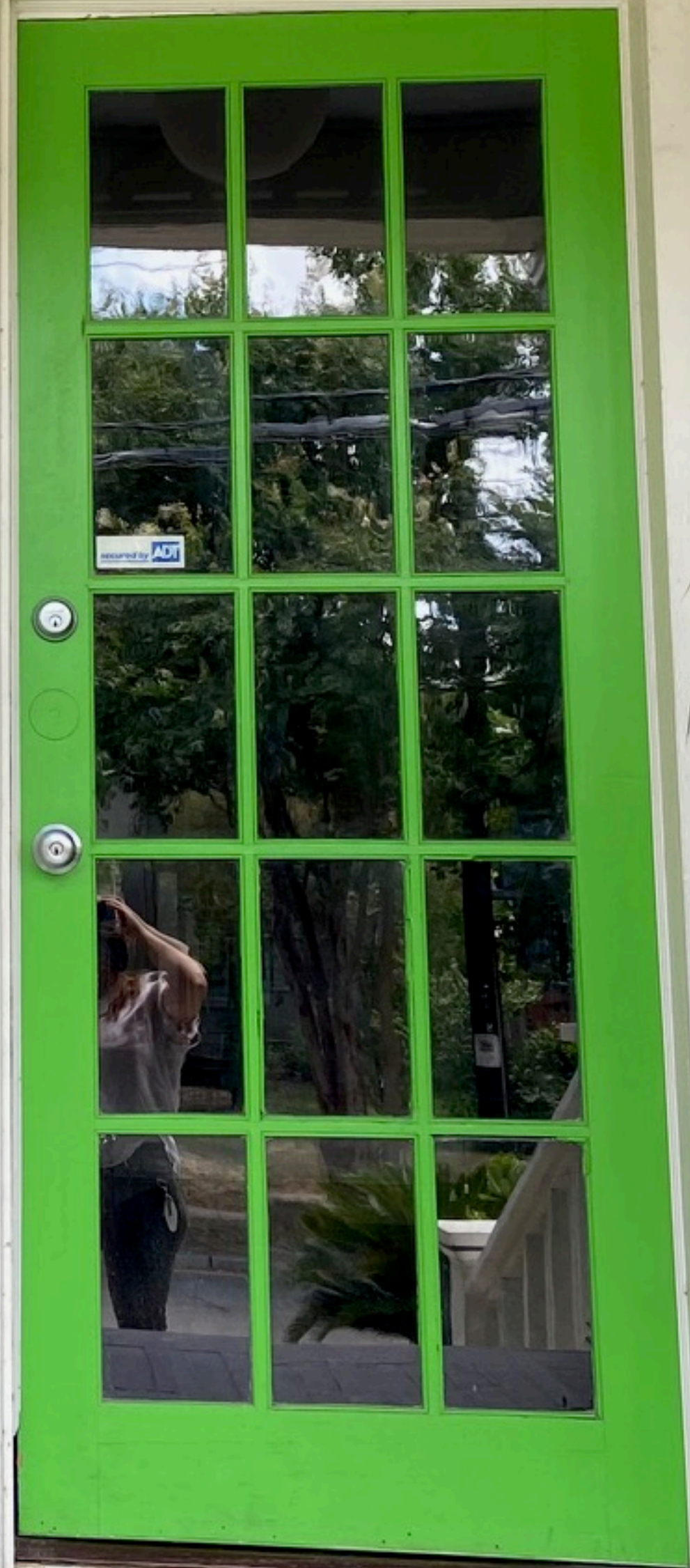




UN DÍA
A LA VEZ

WE'RE ALL IN
THIS TOGETHER







TEXAS
LKP-0091



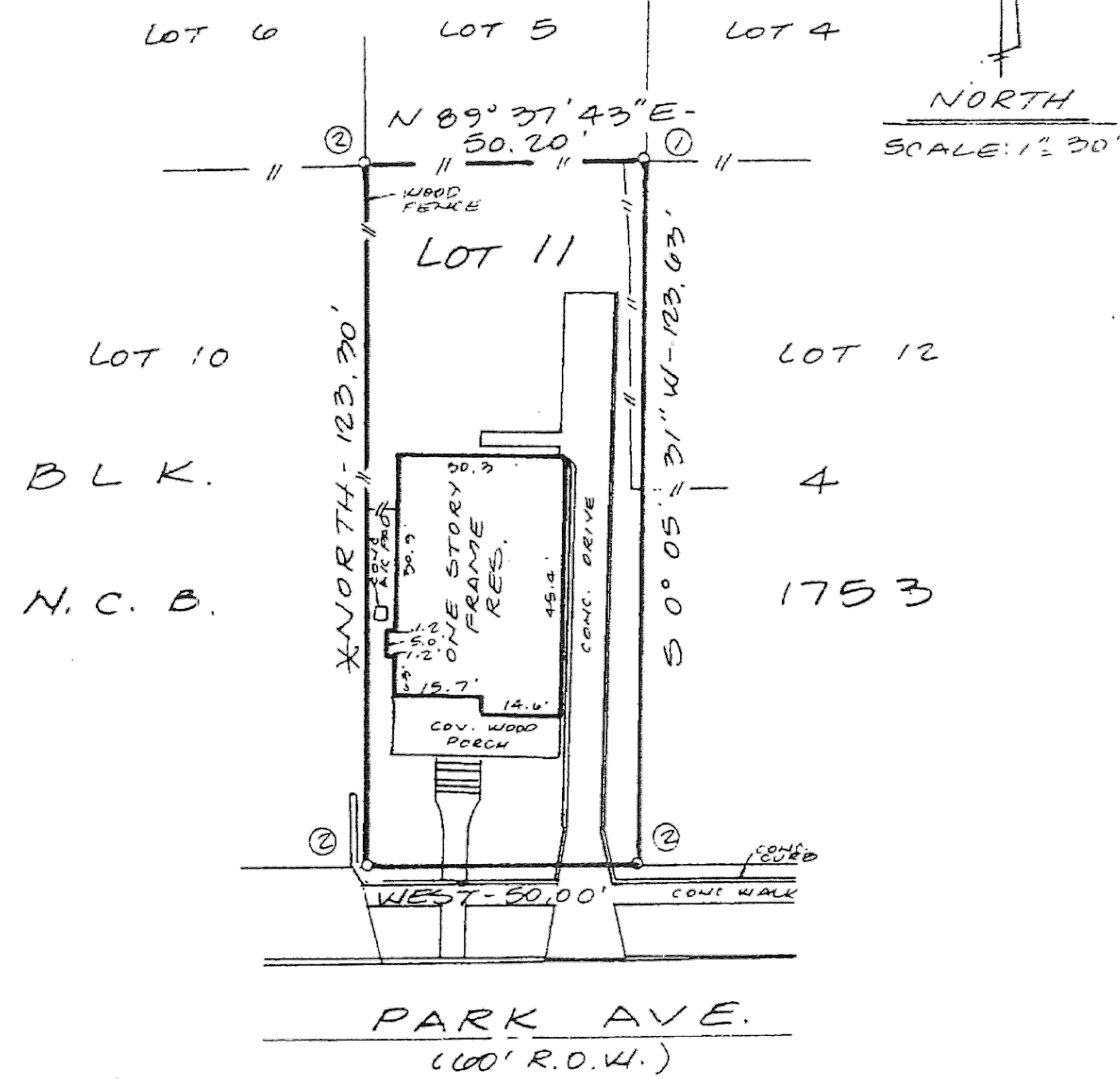






THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, BEAR CO TEXAS; FLOOD BOUNDARY MAP NUMBER 500230022E AS DATED FEB 10, 1990

*- REFERENCE BEARING FROM SUBDIVISION PLAT (SEE TITLE). ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.



AREA : 0.142 ACRE
(10185 SQUARE FEET)

SURVEY OF
LOT 11, BLOCK 4
NEW CITY BLOCK 1753
MYRTLE ADDITION
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

WE, SINCLAIR & ASSOC., INC. HAVE MADE A SURVEY ON THE PART OF THE FOREGOING PROPERTY AND WE CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN.

BY: *Lemuel T. Sinclair*
LEMUEL T. SINCLAIR
PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: JUNE 24, 1990
REVISED: JULY 6, 1990

REFERENCE: VOL. 105 PG. 97
REFERENCE: DEED
REFERENCE: DEED
REFERENCE: DEED

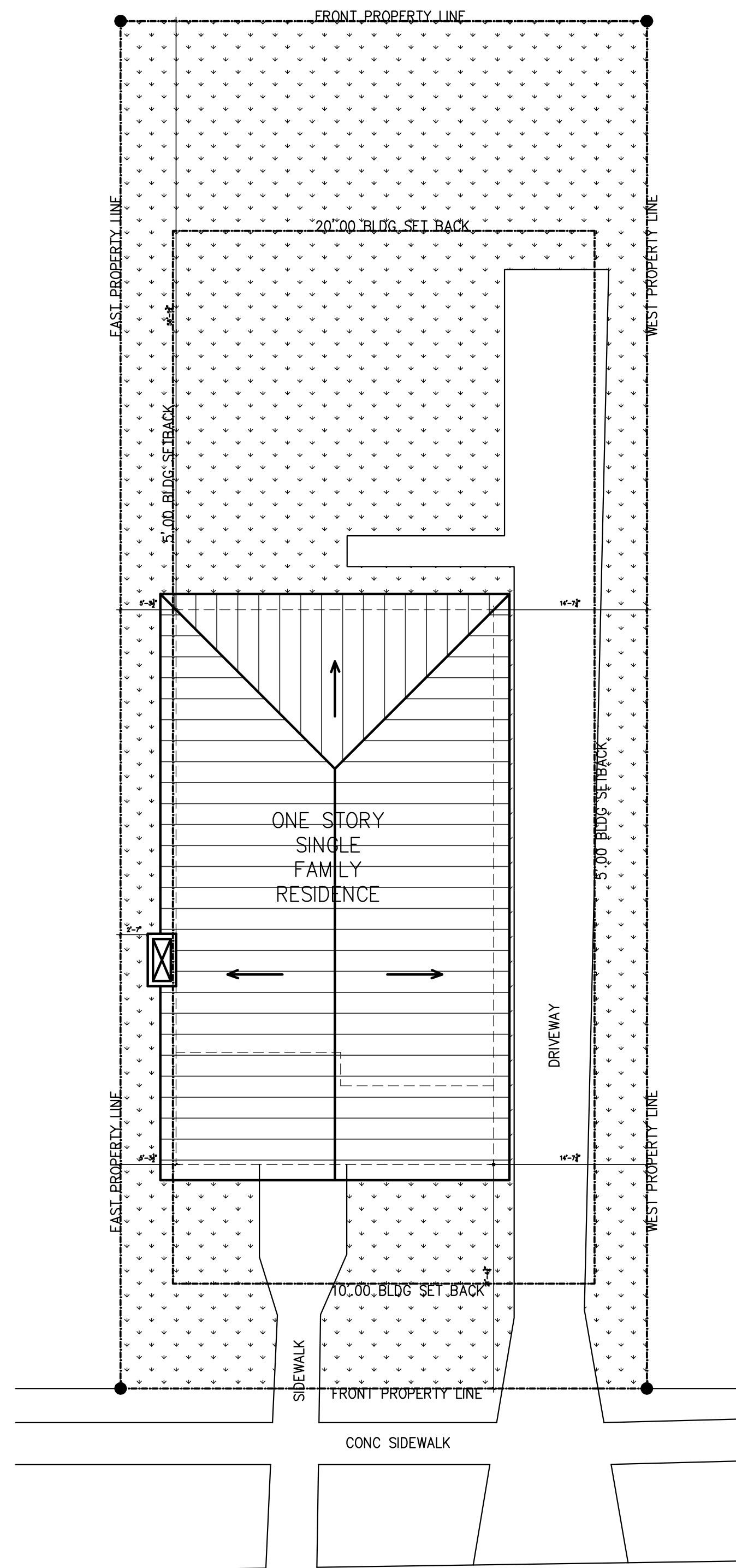
5142
PROFESSIONAL LAND SURVEYOR NO. 5142

SINCLAIR & ASSOC., INC.
8026 VANTAGE ST. 228
SAN ANTONIO, TEXAS 78230
210-341-4518

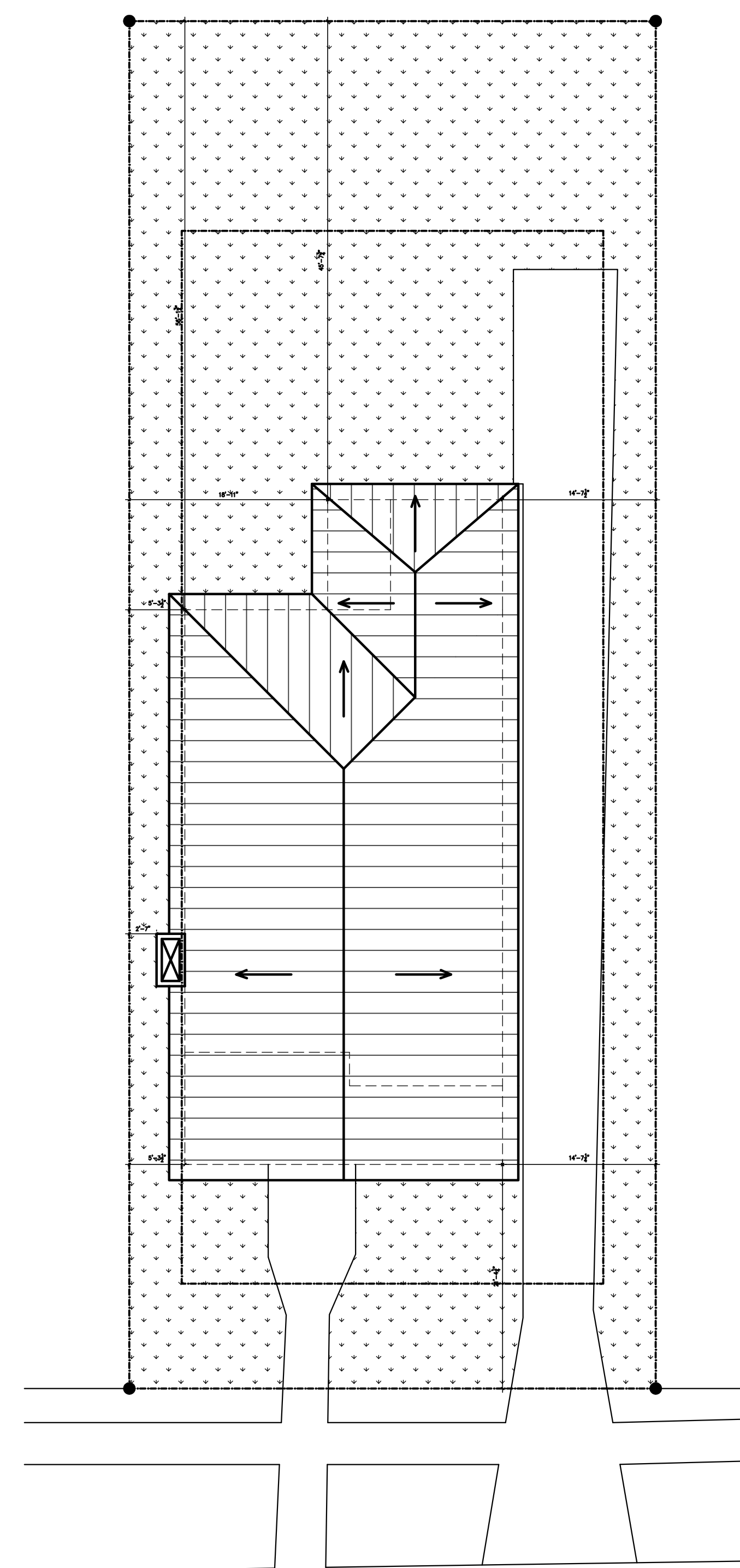
JEFFREY LAURI DAHL
PROFESSIONAL LAND SURVEYOR NO. 9610417615

5905078

1 SURVEY
SCALE: 1:300



2 EXISTING SITE PLAN
SCALE: 1:10



3 NEW SITE PLAN
SCALE: 1:10

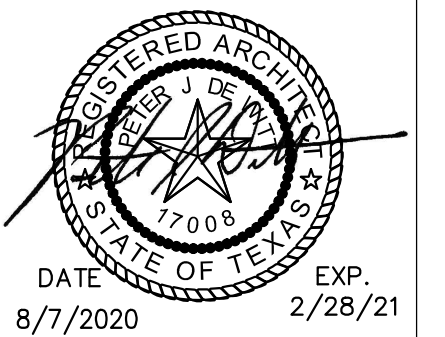
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MATA
RESIDENCE

515 E. Park Ave.
San Antonio, TX 78212

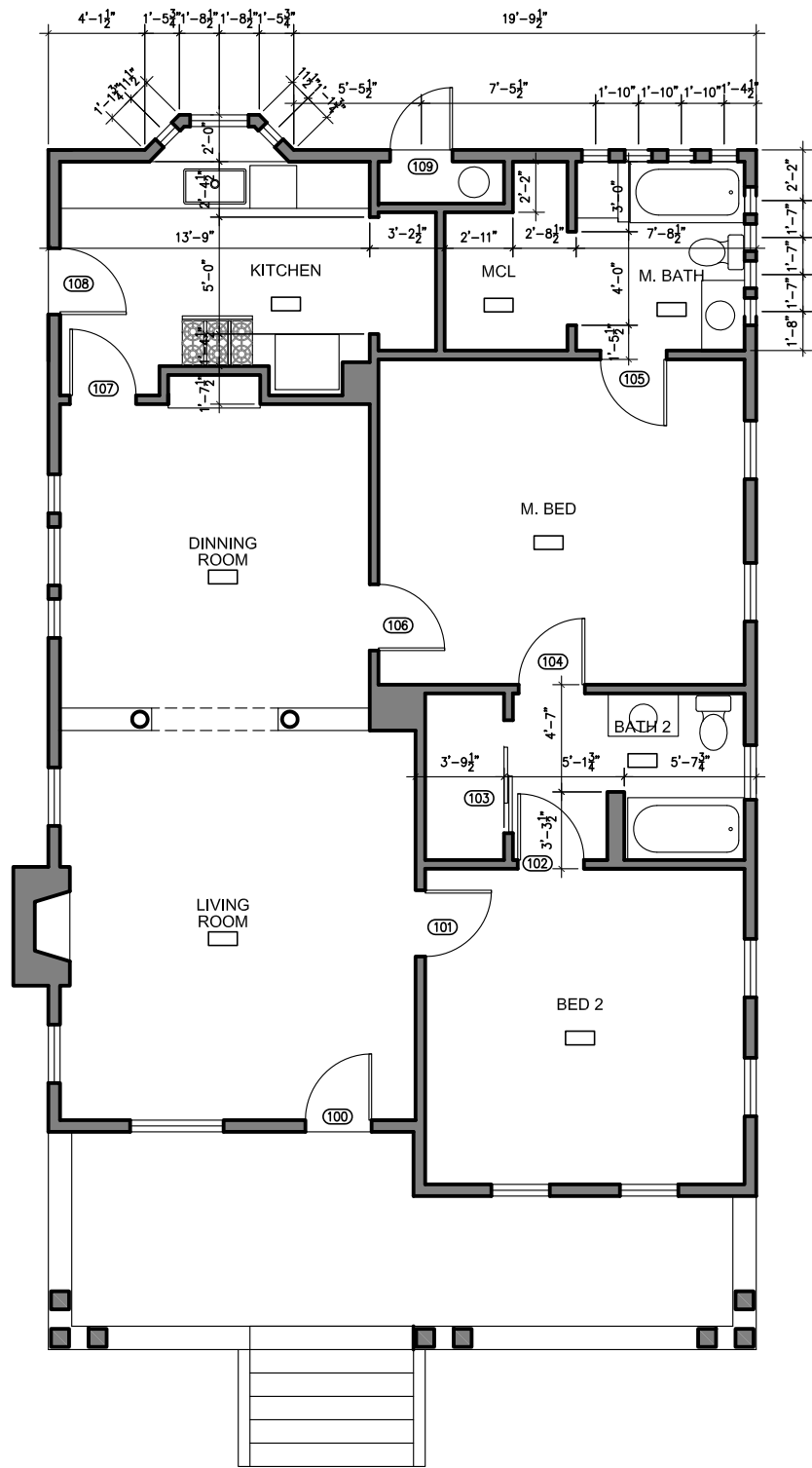


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NO. | DATE | ISSUED FOR:
1 | 8/7/2020 | HDRC

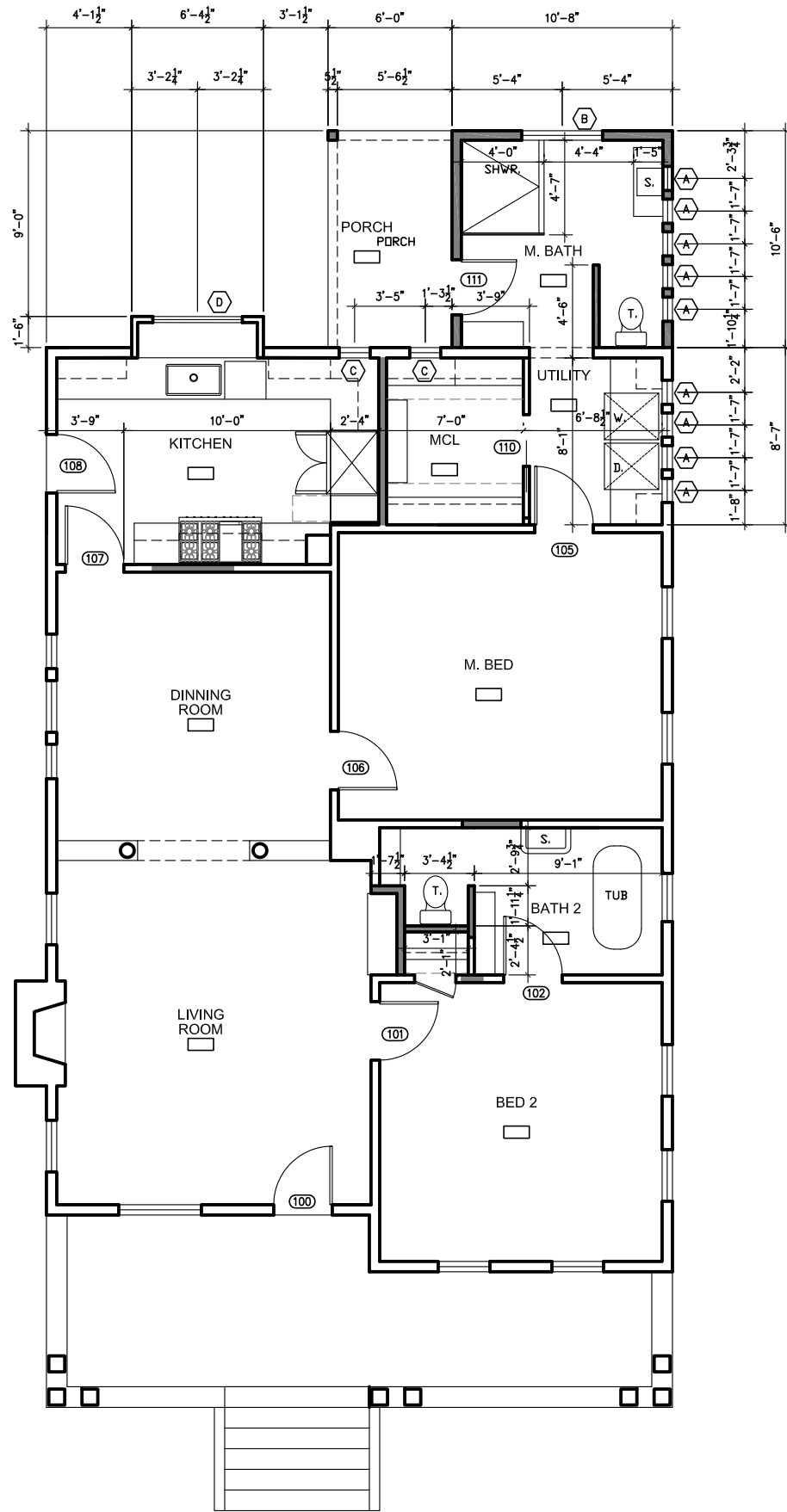
EXISTING
ELEVATIONS

A1.00
OF --



1 EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

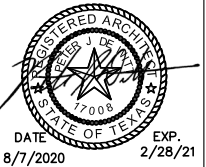


2 NEW FLOOR PLAN

SCALE: 1/4"=1'-0"

MATA RESIDENCE

515 E. Park Ave.
San Antonio, TX 78212

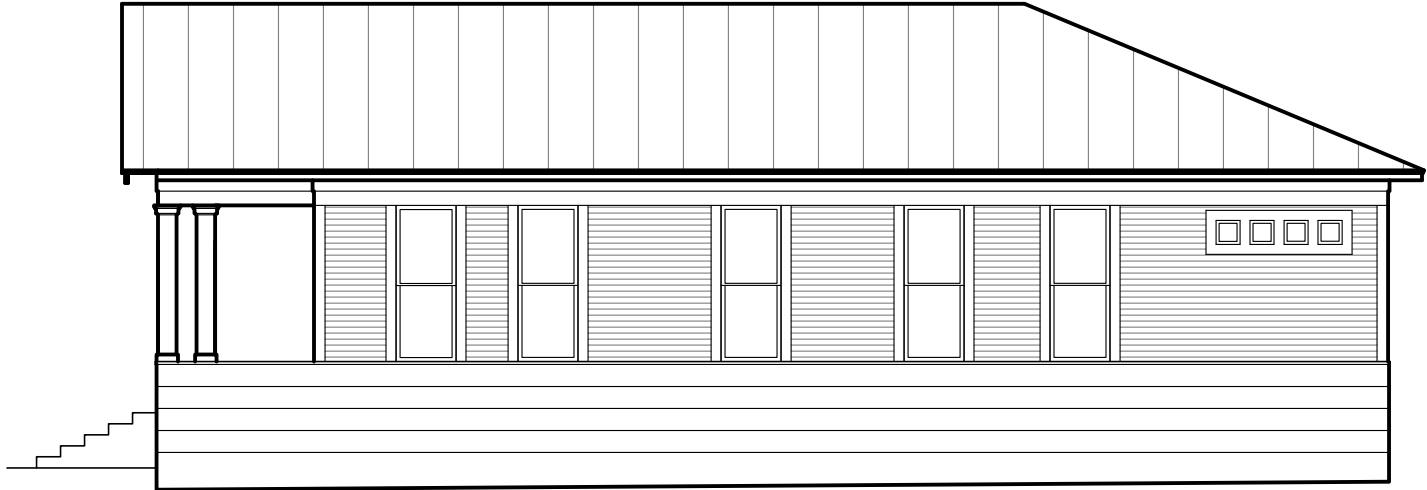


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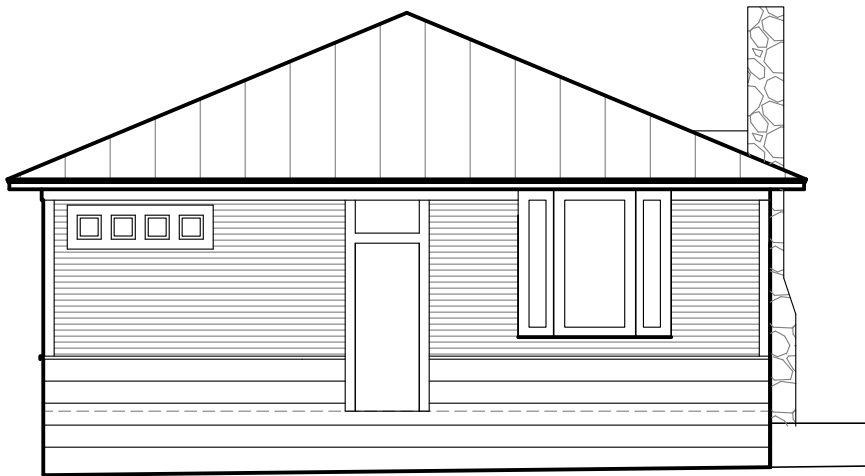
NO. | DATE | ISSUED FOR:
1 | 8/7/2020 | HDRC



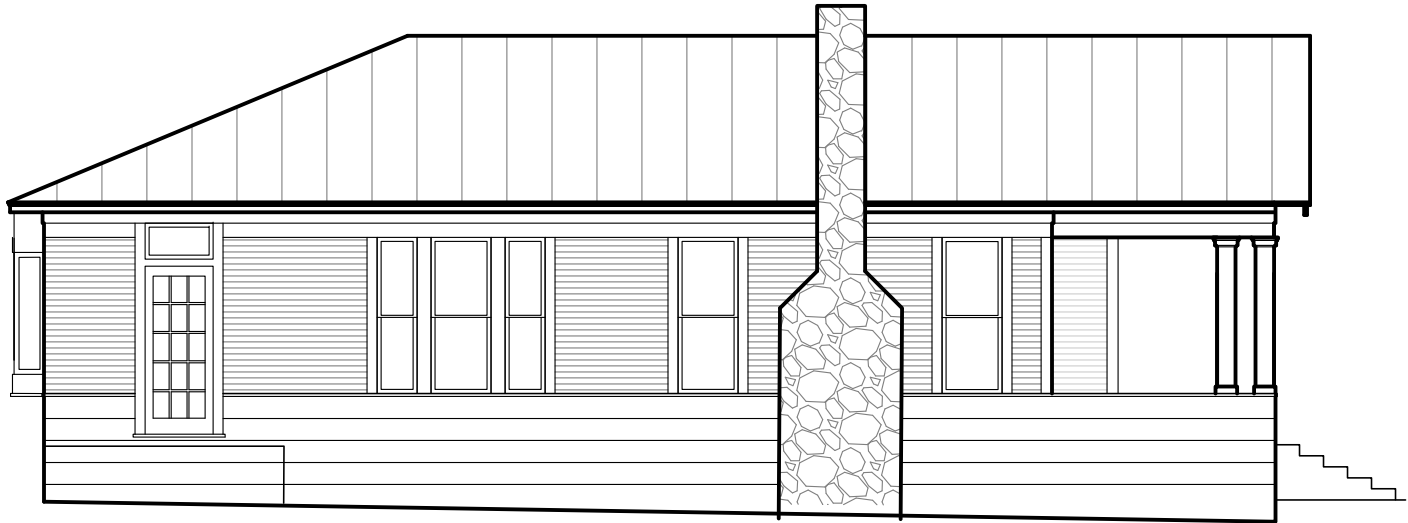
1 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



2 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



4 WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"

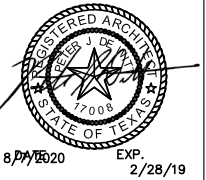
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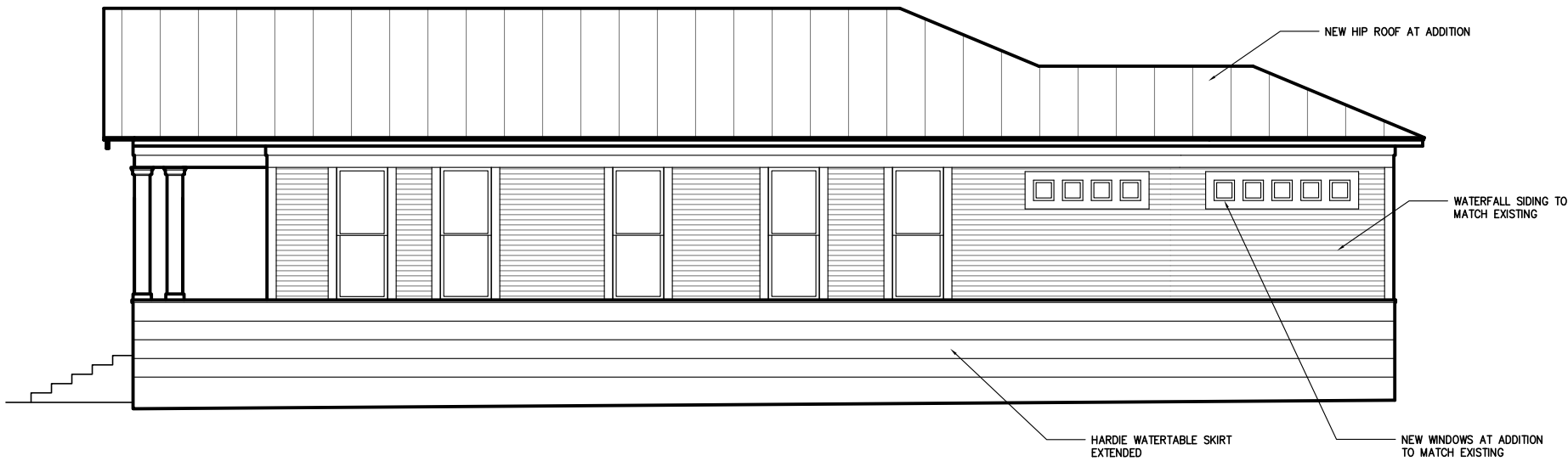
NO.	DATE	ISSUED FOR:
1	8/7/2020	HDRC

EXISTING
ELEVATIONS

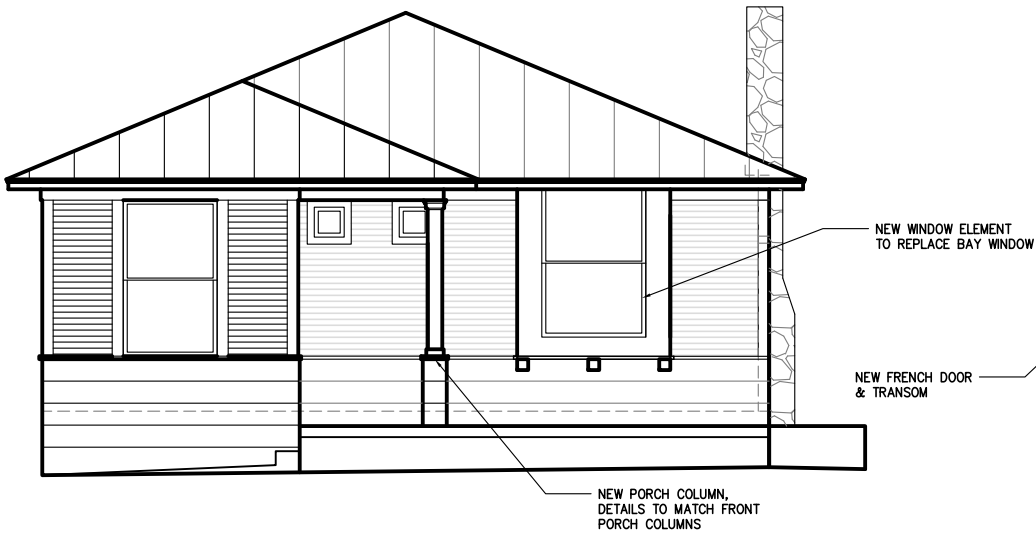
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OF --



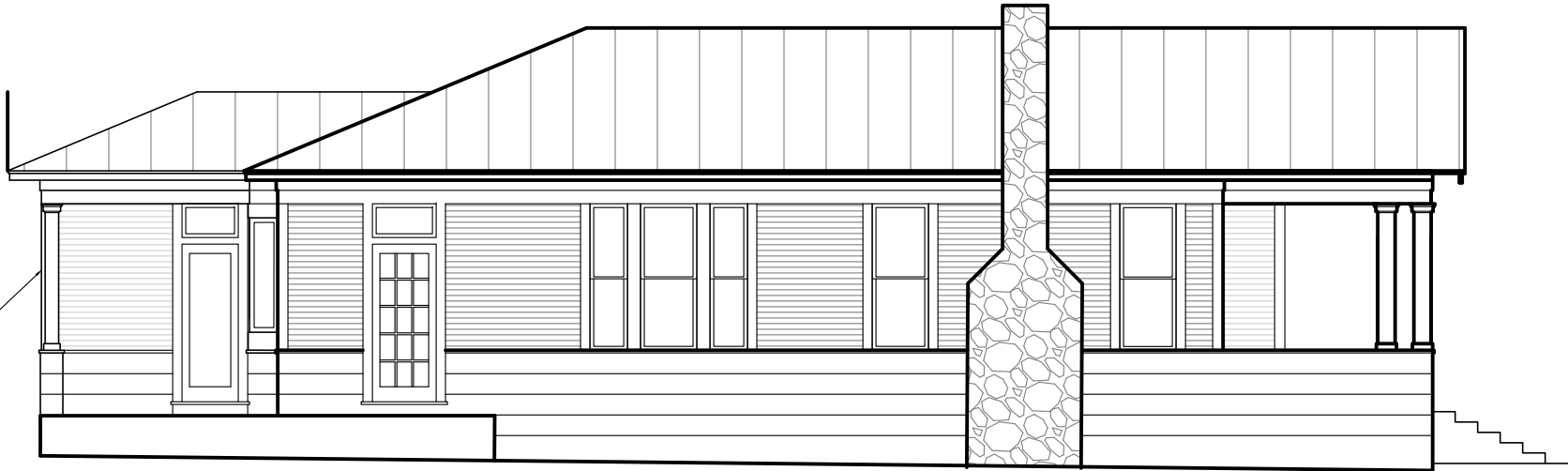
1 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



2 EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



4 WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"

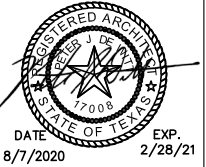
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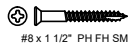


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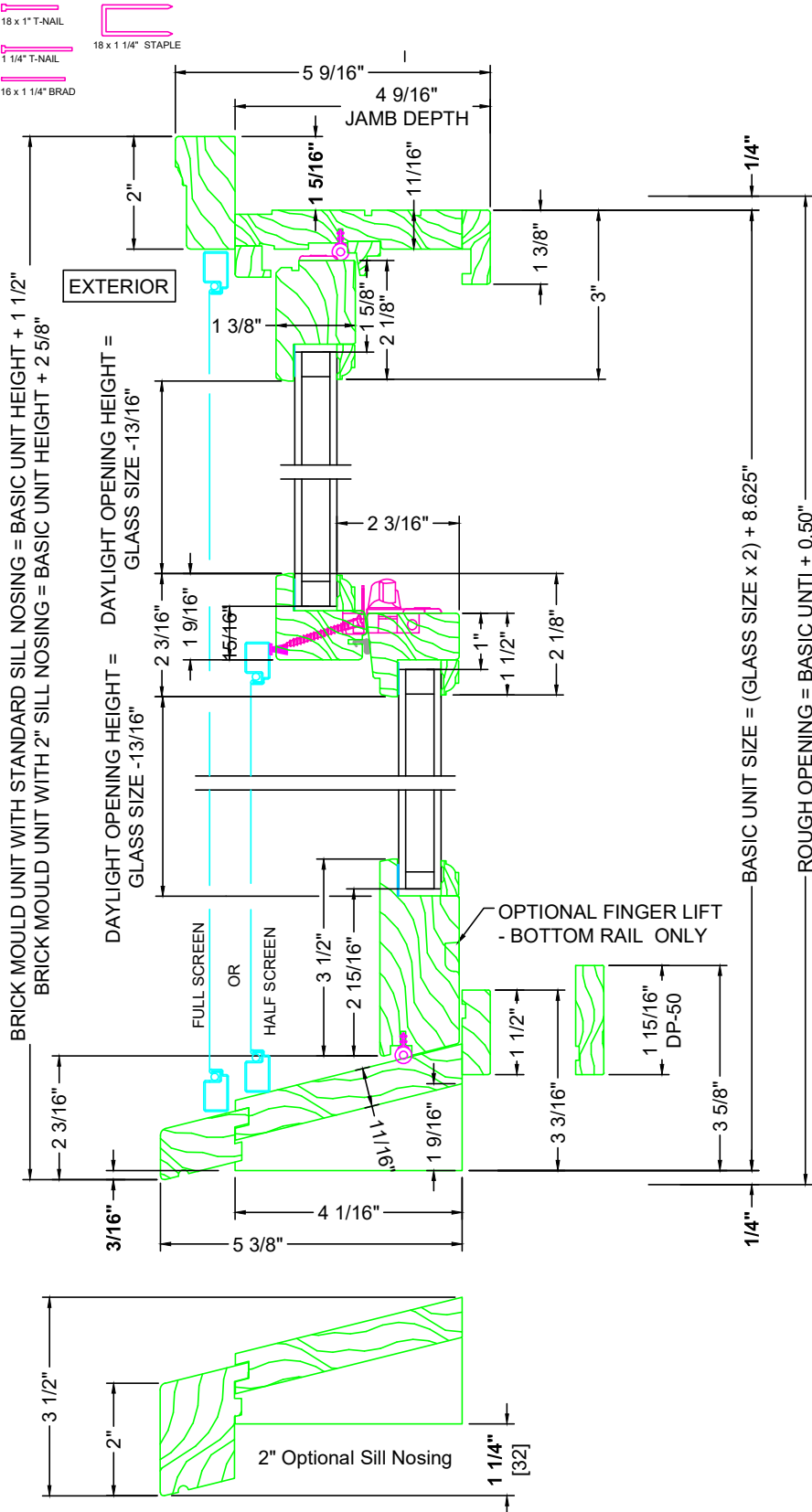
PROPOSED
ELEVATIONS

A3.10
OF --

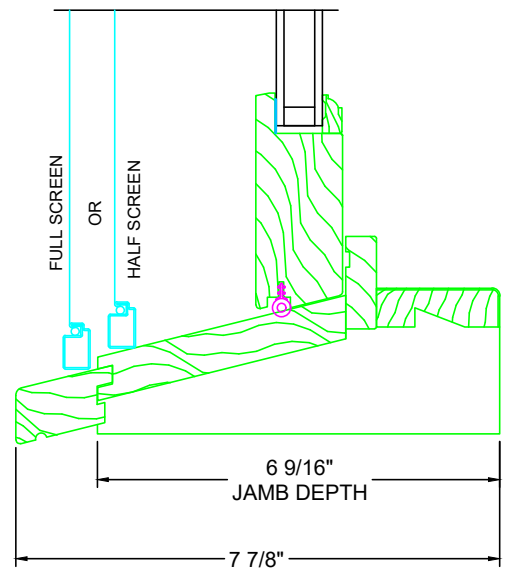
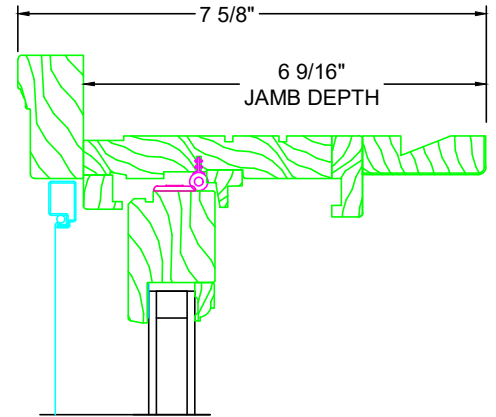


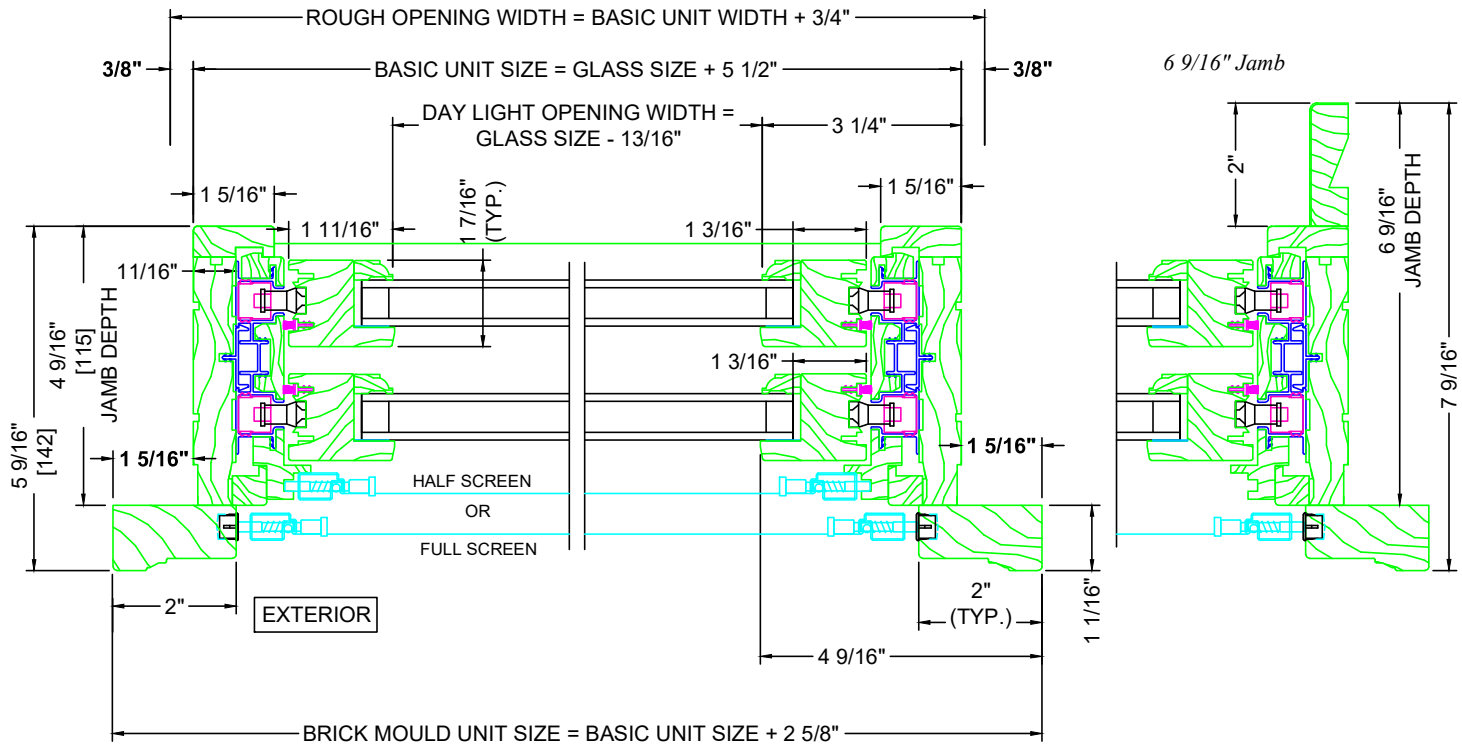
*JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (1/4) x 1-1/4" STAPLE.

BRAD NAILS, 1" or 1 1/4" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).



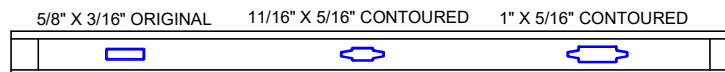
6 9/16" Jamb



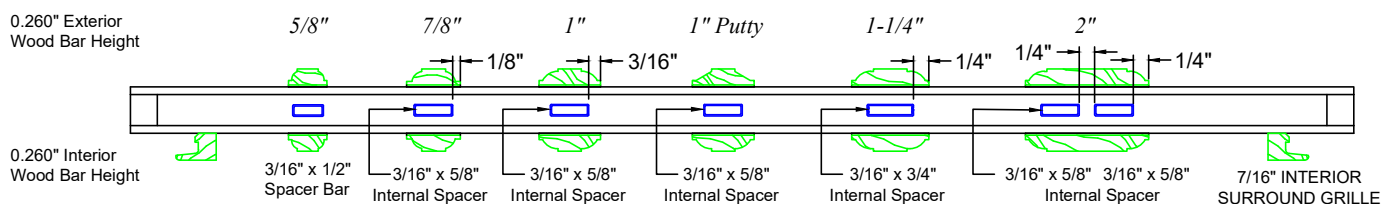


GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.
Grille in Airspace

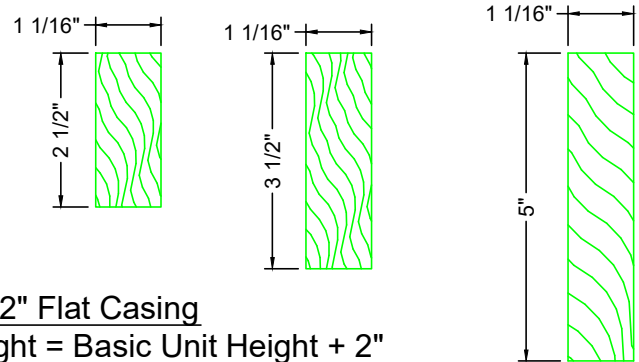
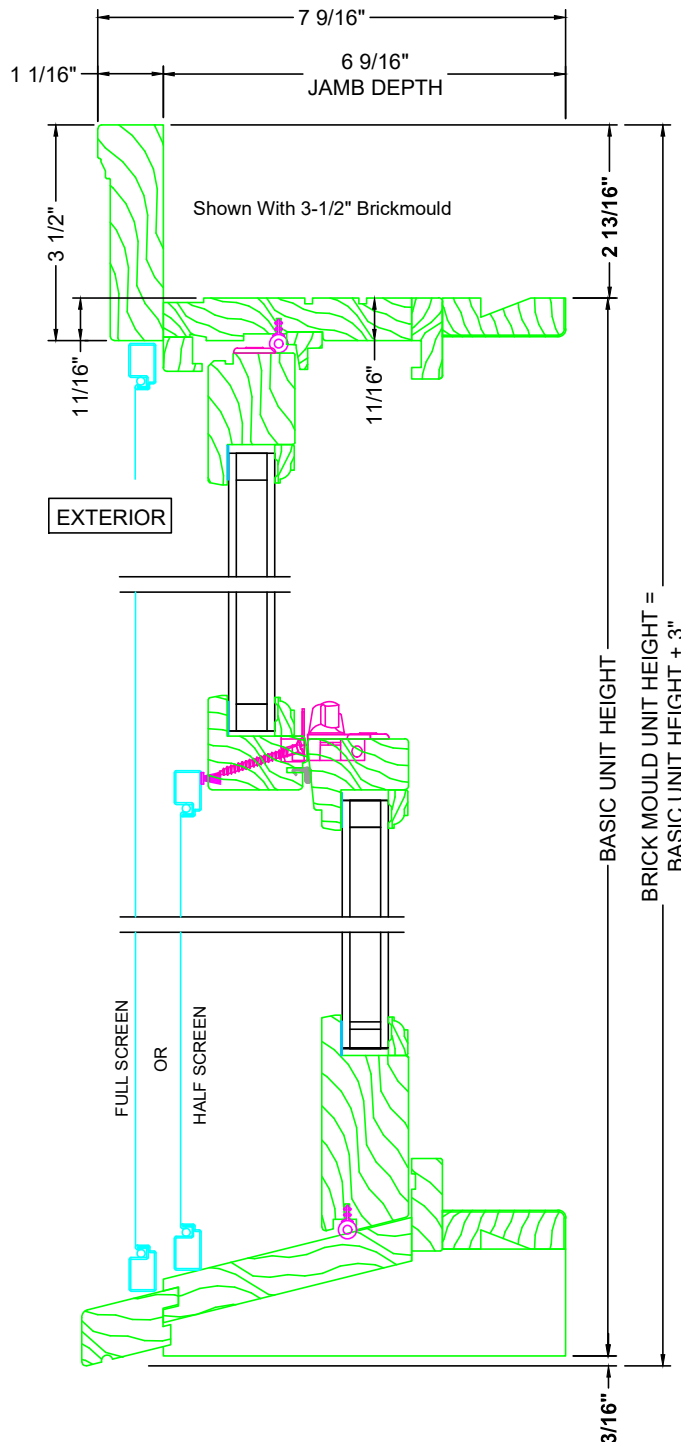


HDL, Surround and KD Grille Bar Chart



PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

2 1/2", 3 1/2" & 5" Flat Casing also Available



2 1/2" Flat Casing

Height = Basic Unit Height + 2"

Width = Basic Unit Width + 3.625"

3 1/2" Flat Casing & 3 1/2" Brick Mould Width

Height = Basic Unit Height + 3"

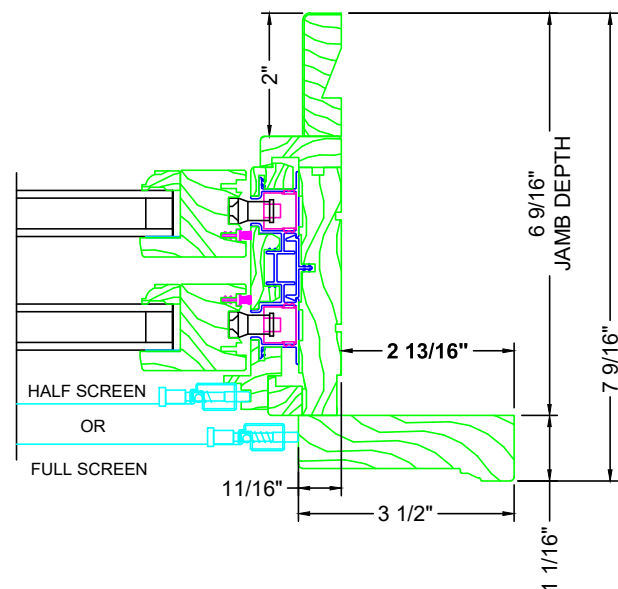
Width = Basic Unit Width + 5.625"

5" Flat Casing

Height = Basic Unit Height + 4.500"

Width = Basic Unit Width + 8.625"

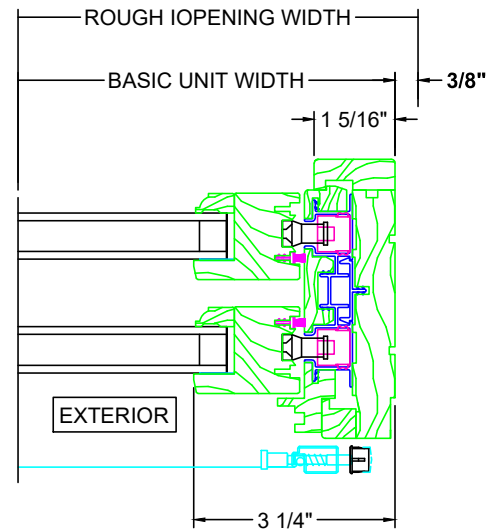
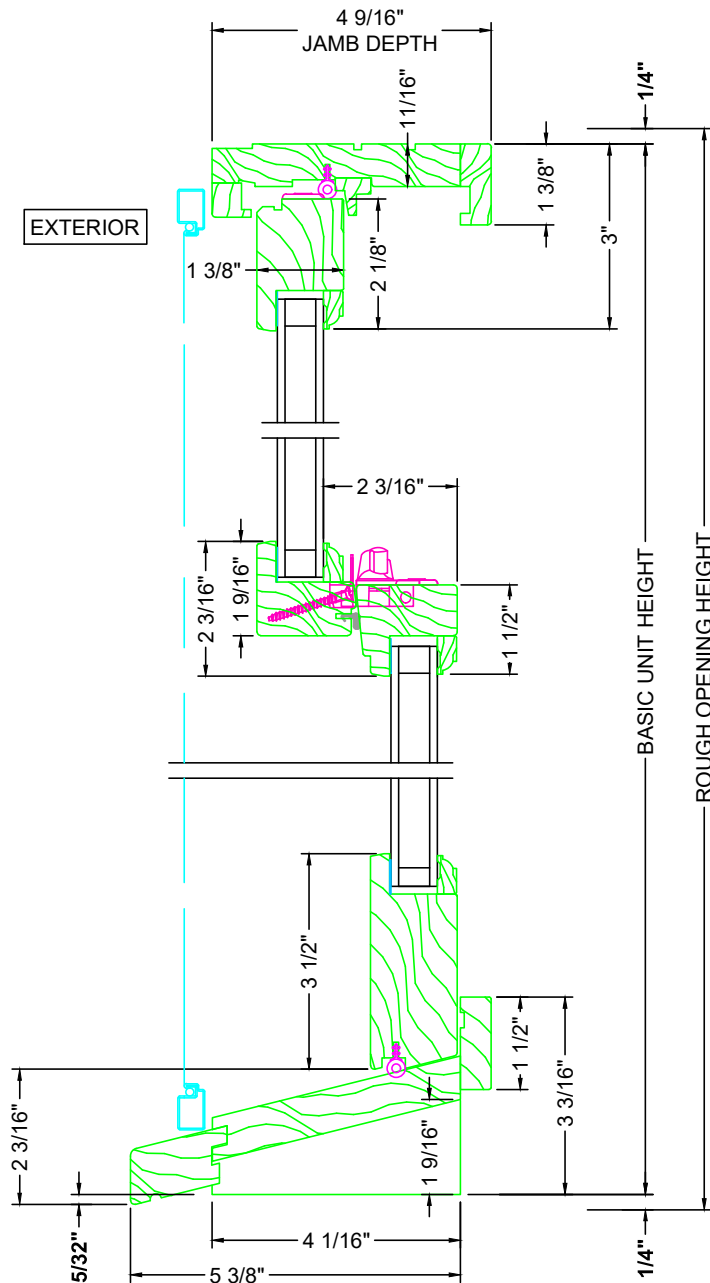
For Heights the Sill nosing adds 3/16" to the overall Brick Mould / Flat Casing Height

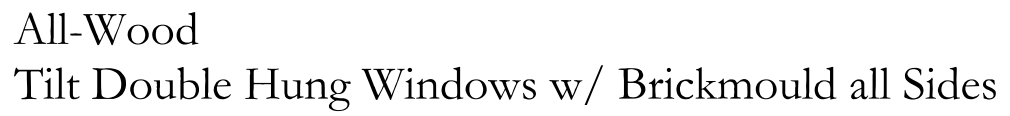




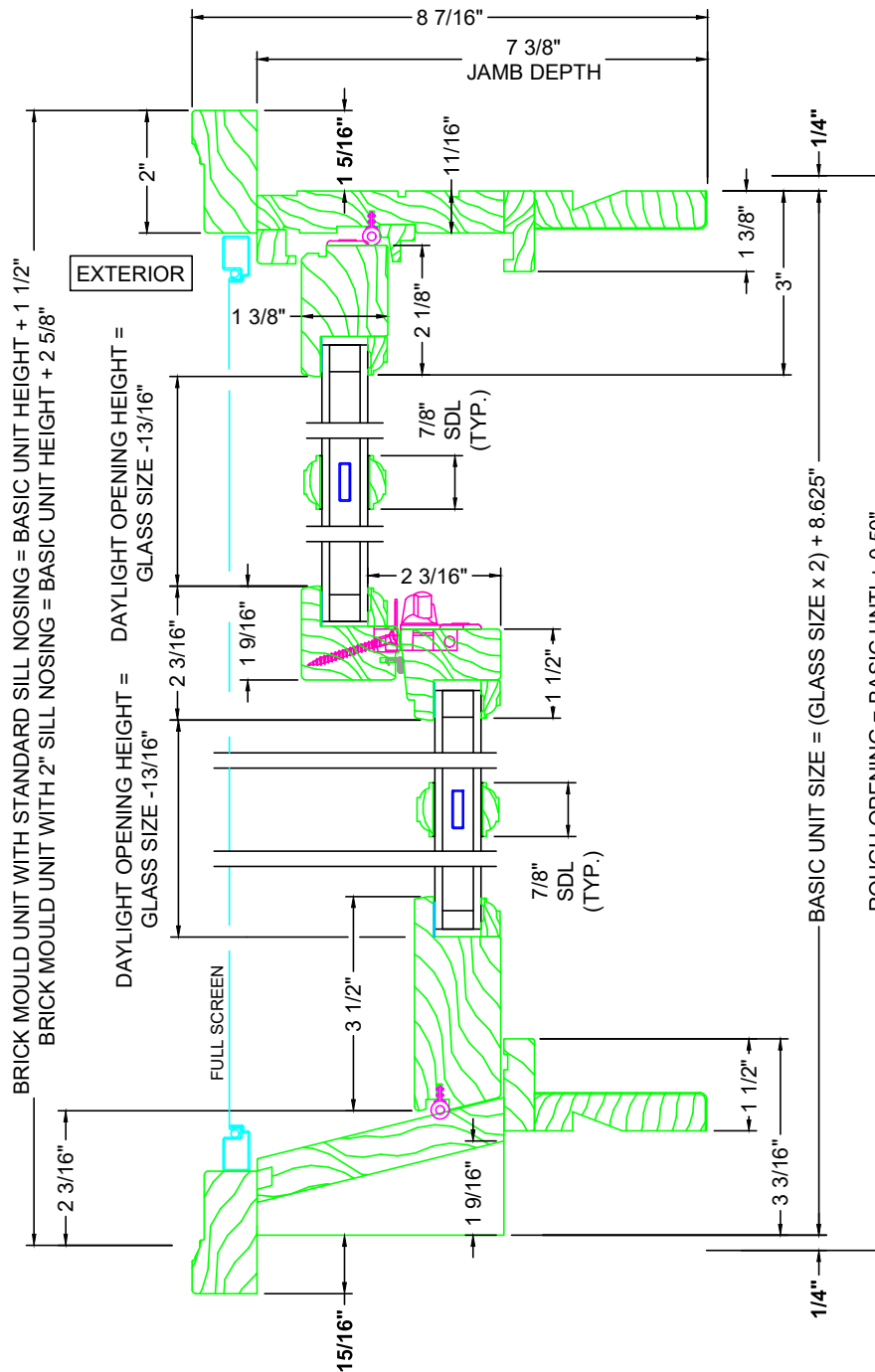
All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

Head & Sill Details
Page 1 of 8
Drawn to Full Scale
Printed Scale 4" = 1'





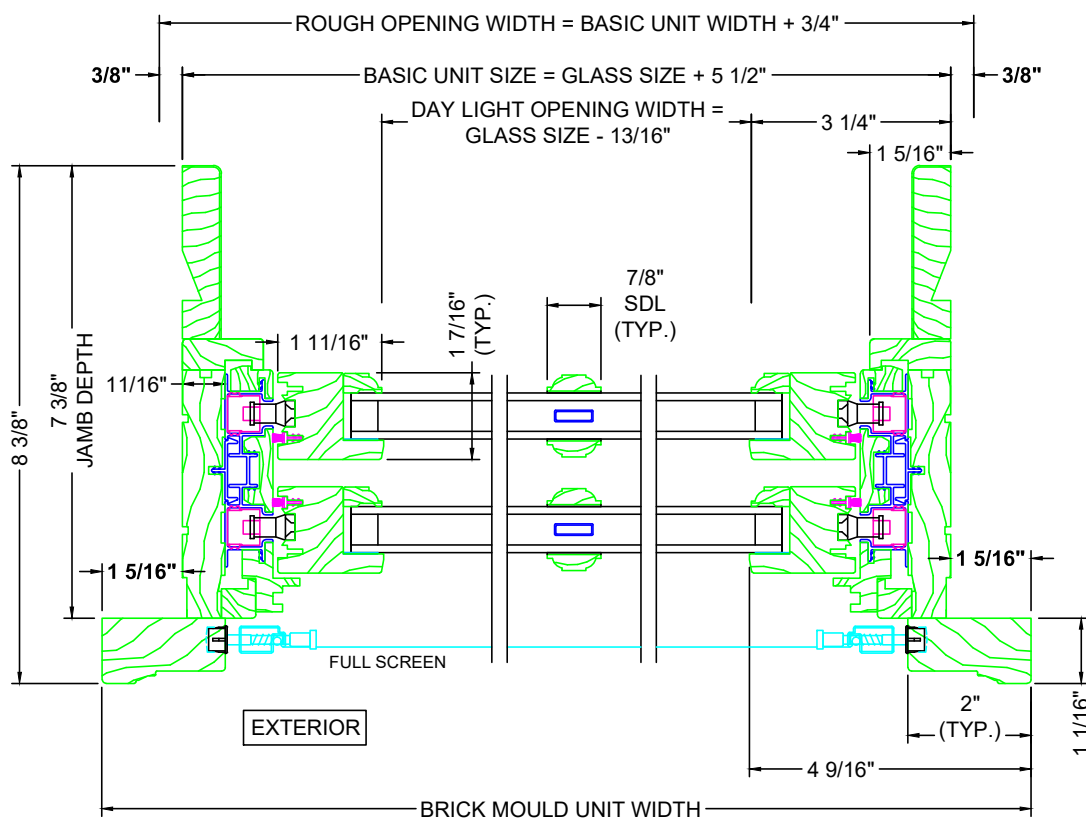
Head & Sill Details
Drawn to Full Scale
Printed Scale 4" = 1'





All-Wood Tilt Double Hung Windows w/ Brickmould all Sides

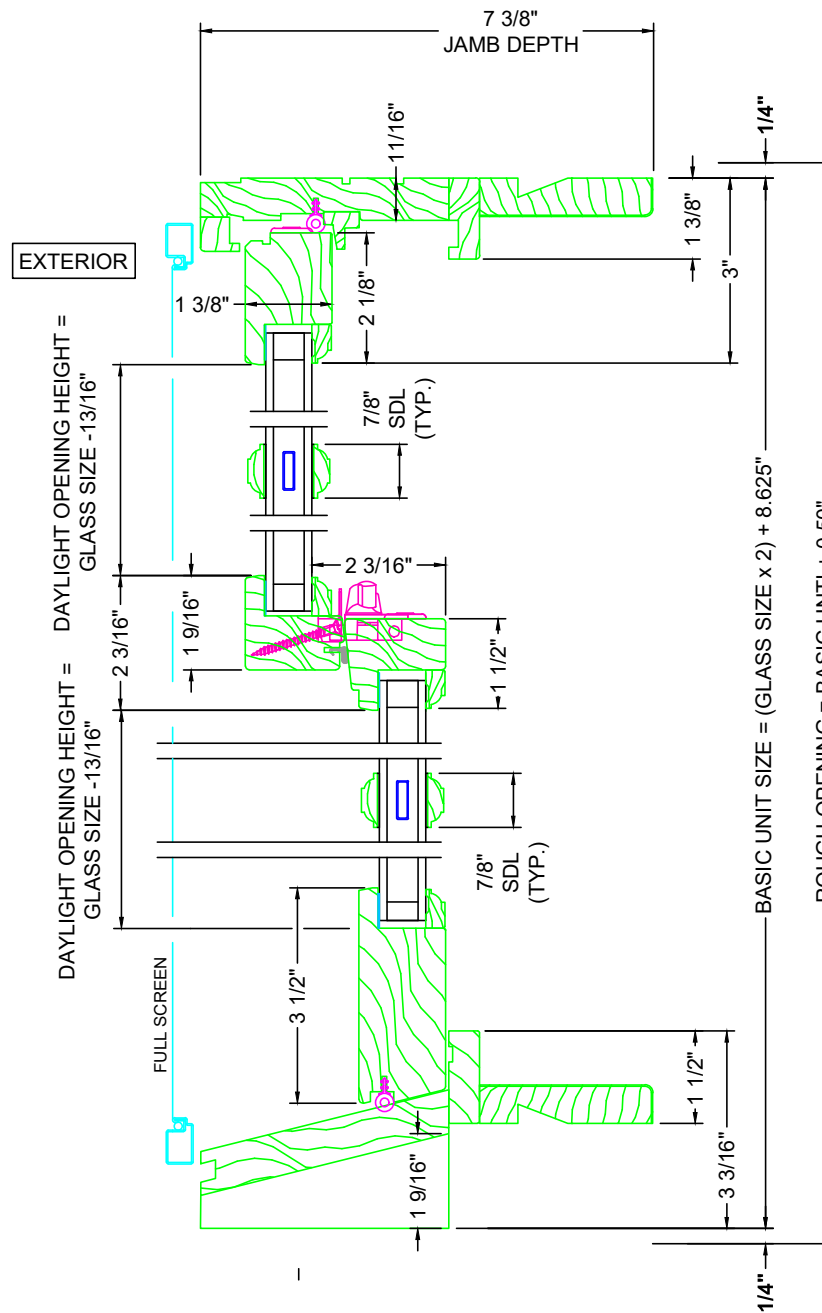
Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'





All-Wood Tilt Double Hung Windows w/ NO Brickmould

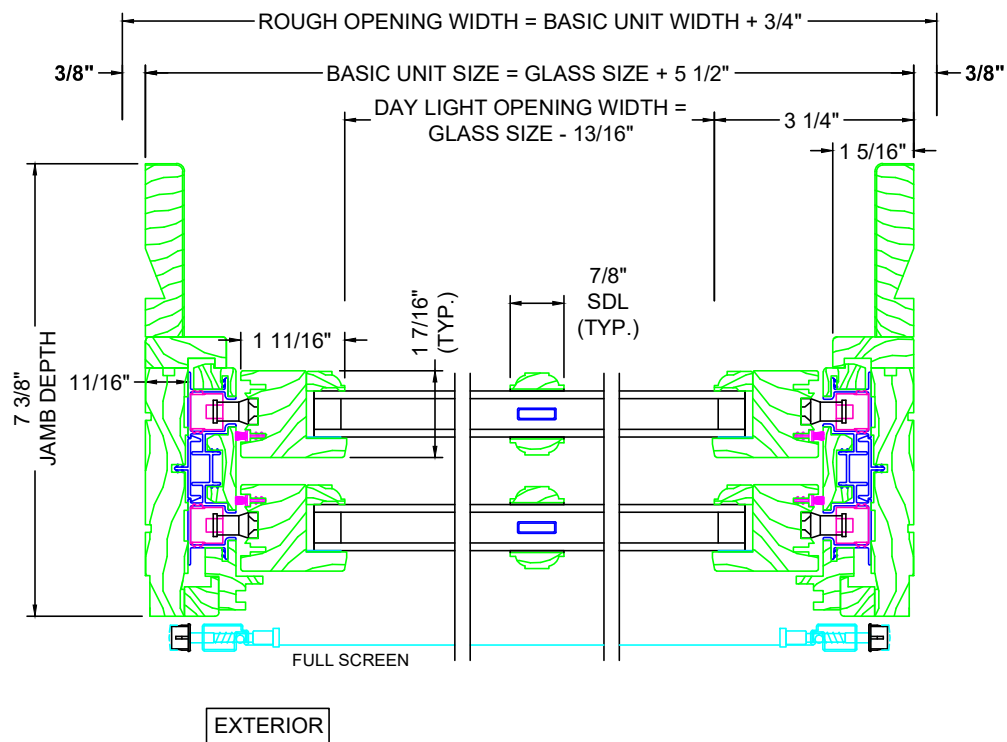
Head & Sill Details
Drawn to Full Scale
Printed Scale 4" = 1'





All-Wood Tilt Double Hung Windows w/ NO Brickmould

Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'

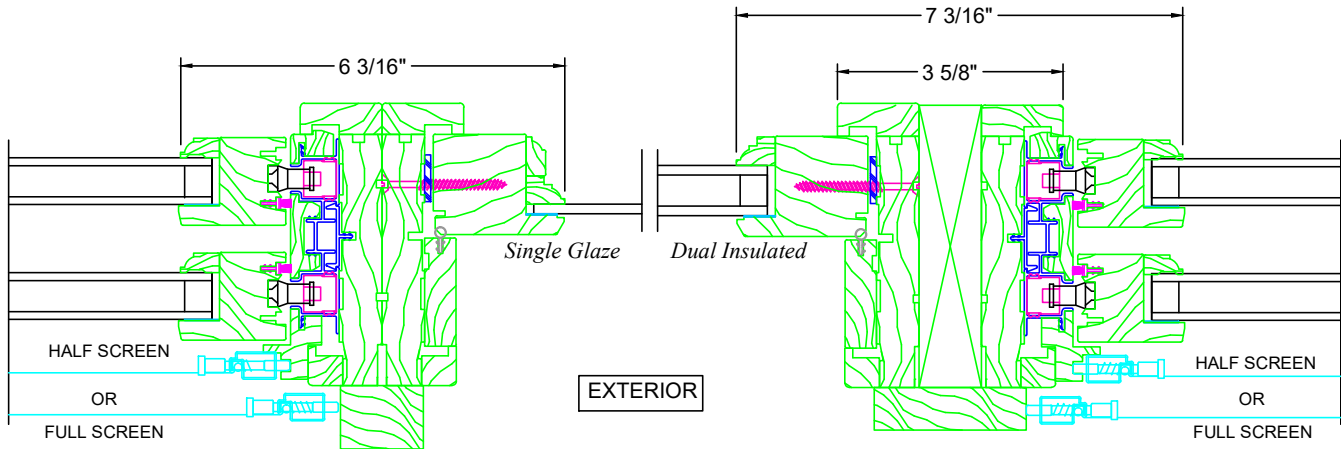




SIERRA
PACIFIC
WINDOWS

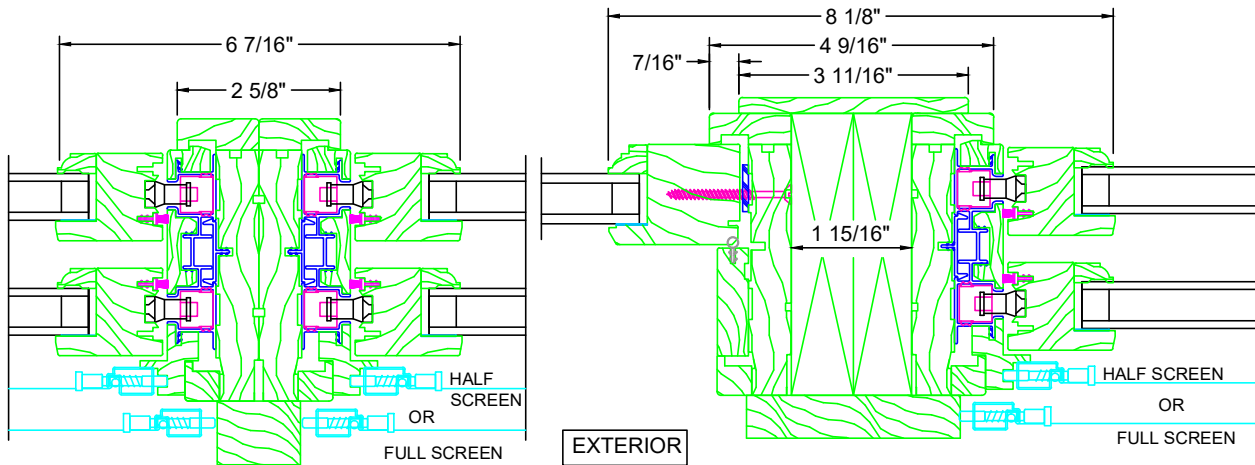
All-Wood Tilt Double Hung Mull Options

Jamb Details
Page 5 of 8
Mull Details
Drawn to Full Scale
Printed Scale 4" = 1"



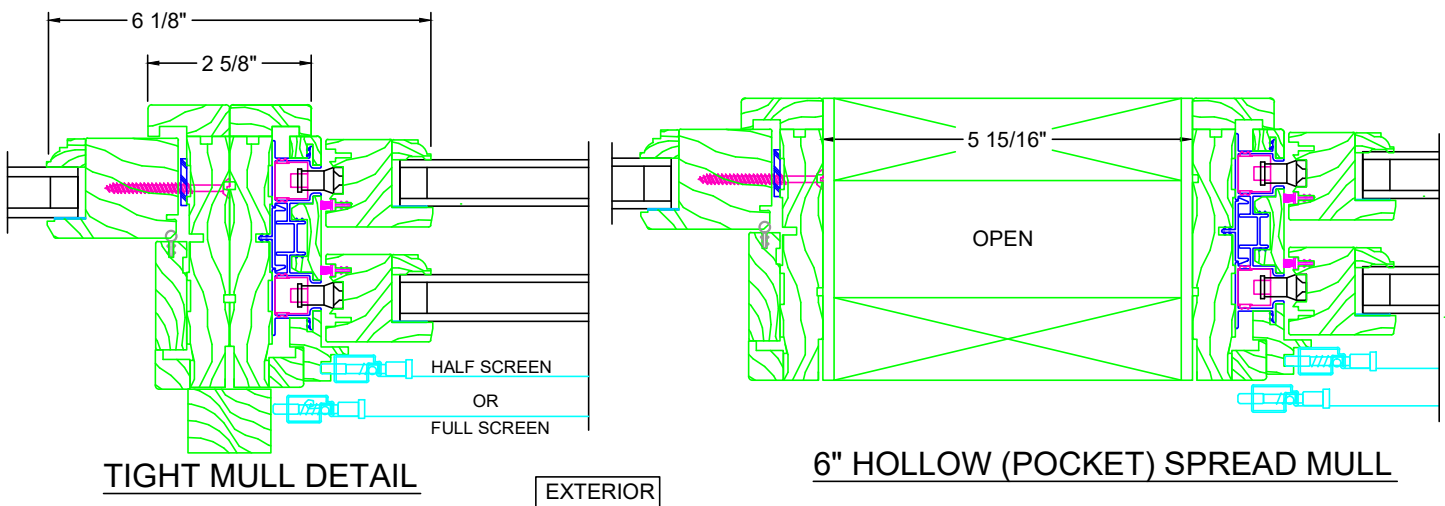
TIGHT MULL DETAIL

1" SPREAD MULL DETAIL



TIGHT MULL DETAIL

2" SPREAD MULL DETAIL



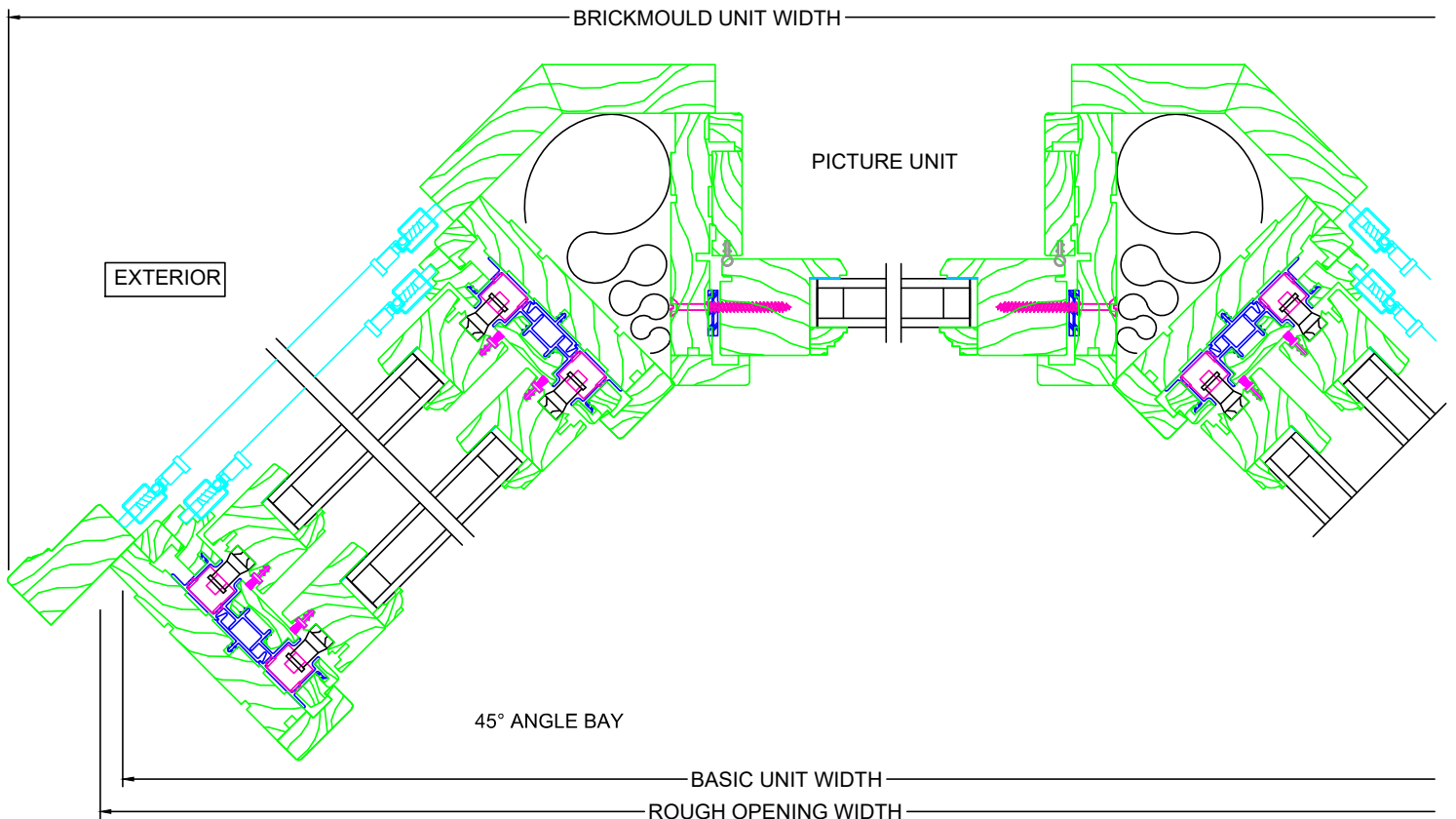
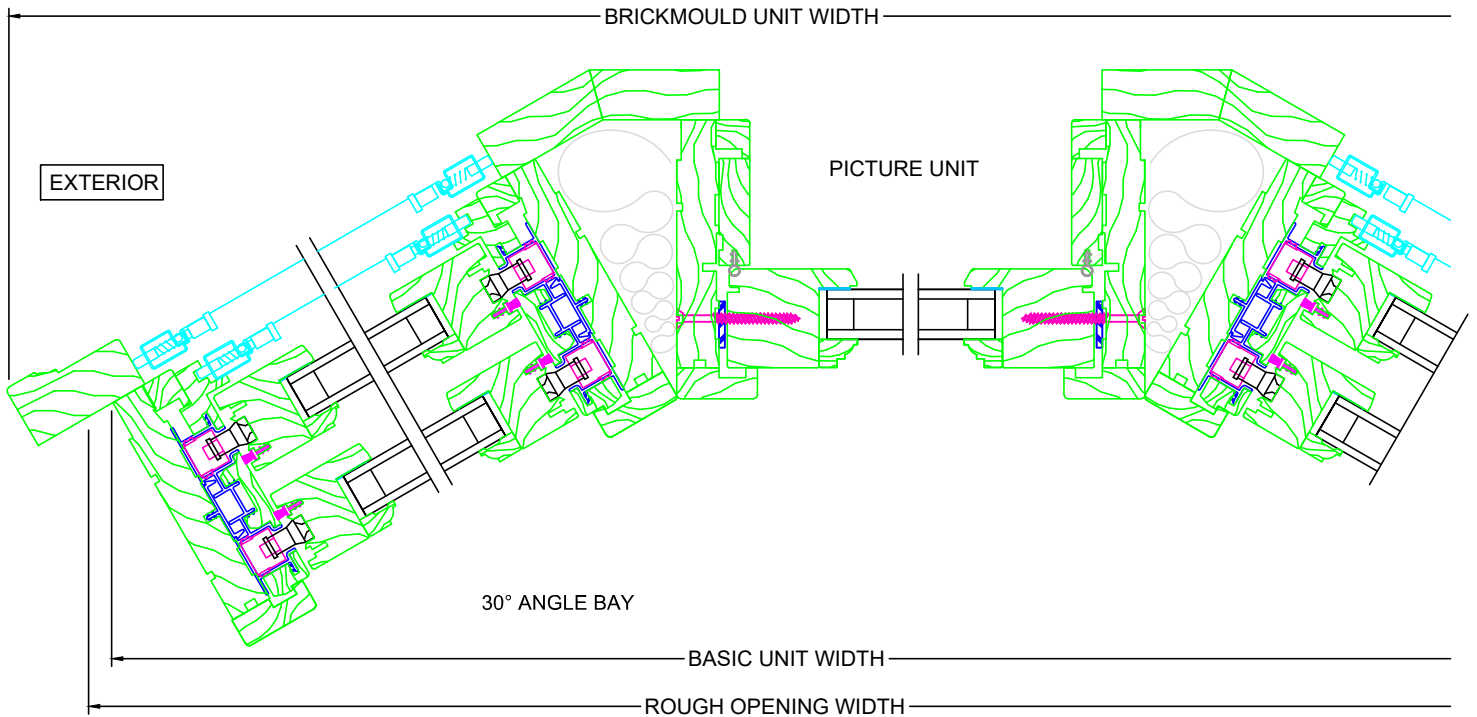
TIGHT MULL DETAIL

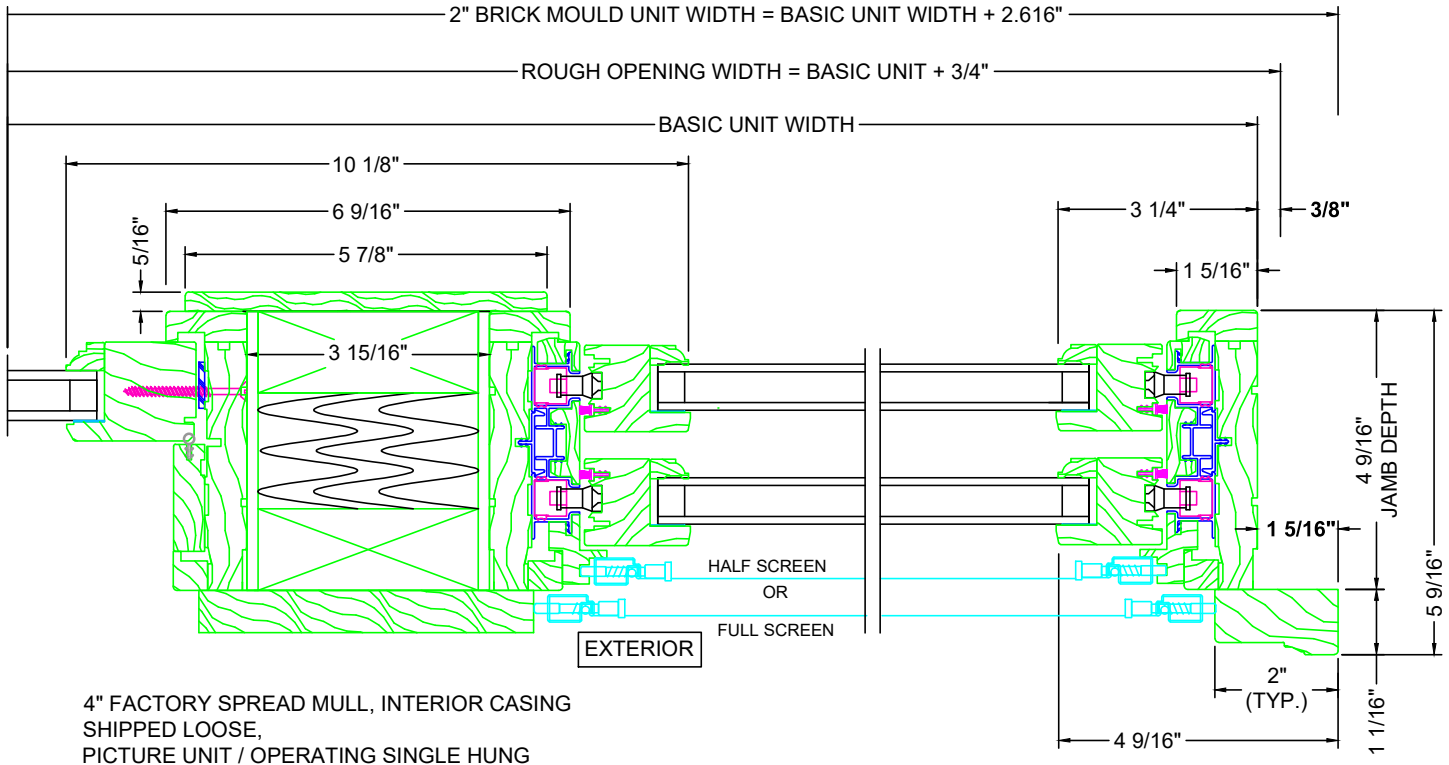
6" HOLLOW (POCKET) SPREAD MULL



All-Wood Tilt Double Hung A-Bay Windows

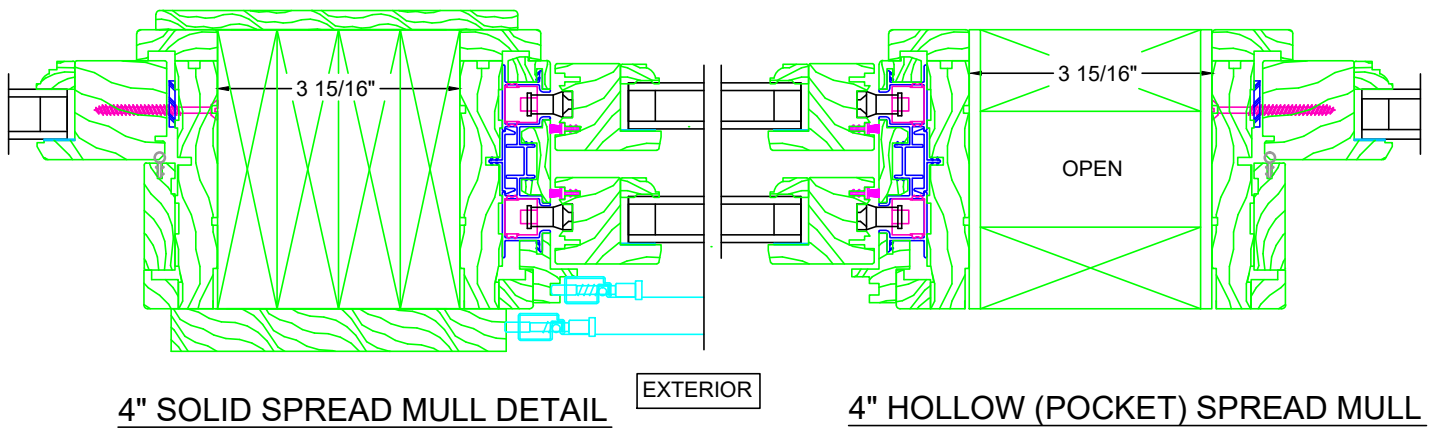
Jamb Details
Half & Full Screen Shown
Page 4 of 8
Angle Bay
Drawn to Full Scale
Printed Scale 4" = 1'





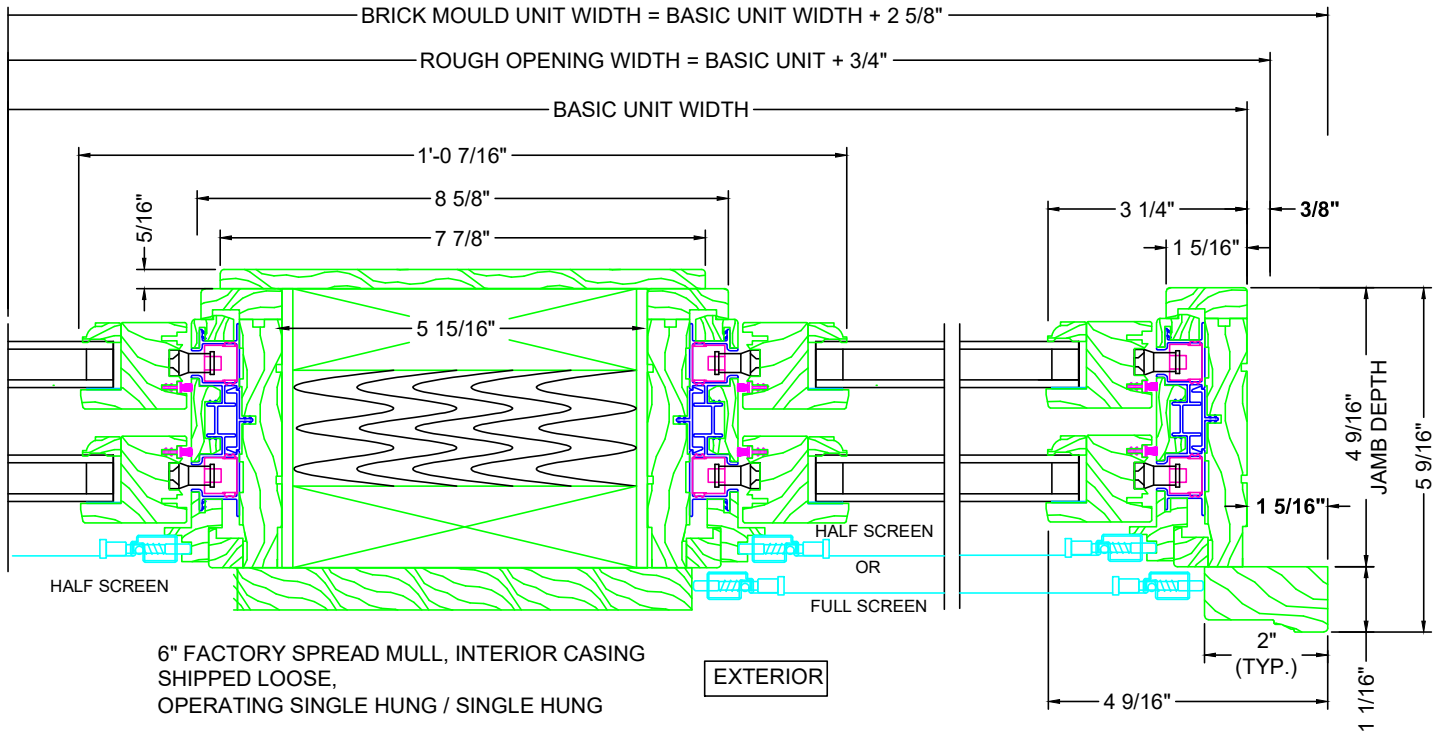
4" INSULATED BOX SPREAD MULL DETAIL

JAMB DETAIL



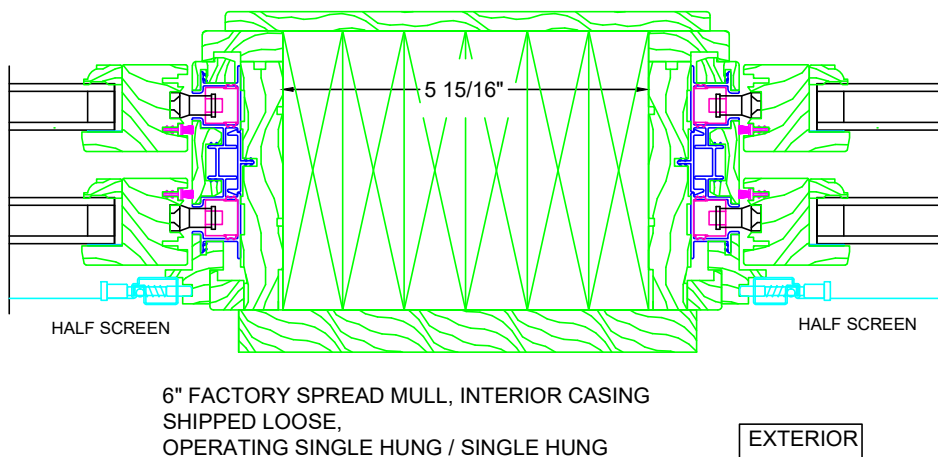
4" SOLID SPREAD MULL DETAIL

4" HOLLOW (POCKET) SPREAD MULL



6" INSULATED BOX SPREAD MULL DETAIL

JAMB DETAIL



6" SOLID SPREAD MULL DETAIL

MULL DEFINITIONS

- **INSULATED BOX MULLS** AVAILABLE FOR 4" & 6" MULLS ONLY THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED

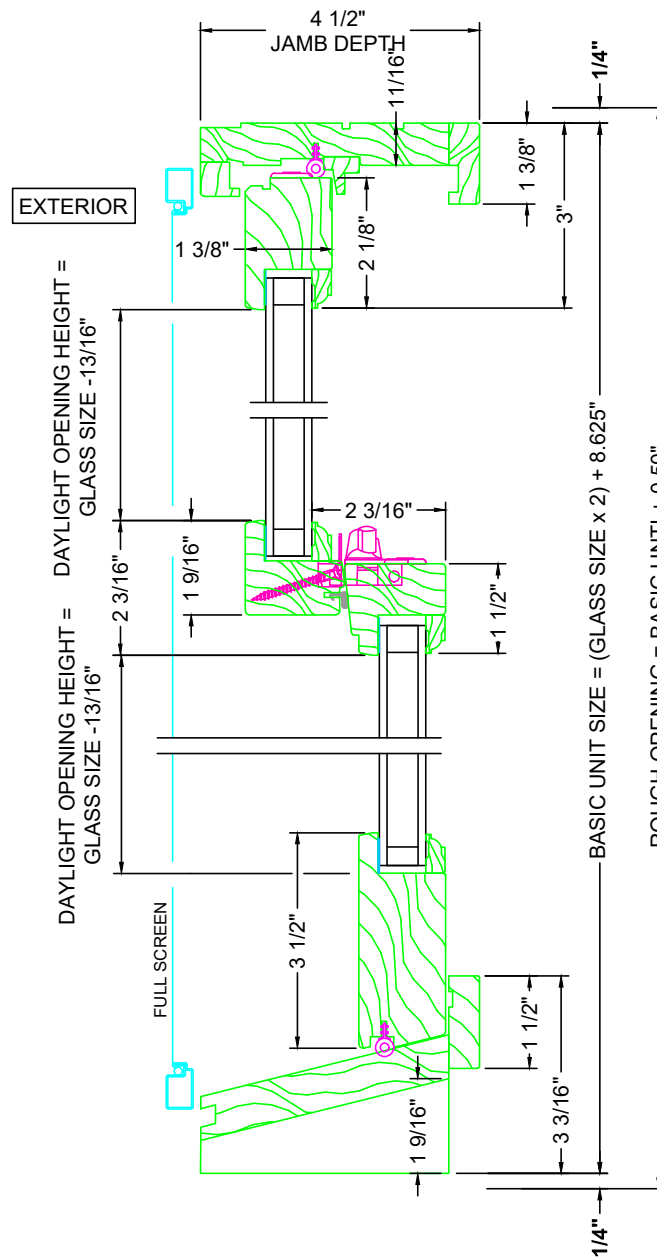
- **SOLID MULLS** CONSIST OF SINGLE OR MULTIPLE PIECES OF FINGER JOINT WOOD PERMANENTLY ATTACHED TOGETHER AT THE SIZES SHOWN - THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED

- **HOLLOW MULLS** ARE CONSTRUCTED WITH 6" WOOD STRIPS, AS SHOWN, TEMPORARILY ATTACHED TO THE UNITS NEAR THE TOP & BOTTOM UP TO 60" UNIT HEIGHTS -
 - UNITS THAT EXCEED A 60" HEIGHT MAY HAVE 4 OR MORE WOOD PIECES APPLIED
 - THESE TEMPORARY PIECES ARE FOR FIELD REMOVAL PRIOR TO UNIT INSTALLATION



All-Wood Tilt Double Hung Windows w/ NO Brickmould

Head & Sill Details
Drawn to Full Scale
Printed Scale 4" = 1'



All-Wood
Tilt Double Hung Windows w/ NO Brickmould

Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'

