

## HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

**HDRC CASE NO:** 2020-409  
**ADDRESS:** 214 BARRERA  
**LEGAL DESCRIPTION:** NCB 717 BLK 14 LOT 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** James Mullin/MULLIN JAMES M & MARY L  
**OWNER:** James Mullin/MULLIN JAMES M & MARY L  
**TYPE OF WORK:** Roof replacement  
**APPLICATION RECEIVED:** September 14, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the shingle roof with a standing seam metal roof. The applicant has proposed the new standing seam metal roof to feature vented ridge caps instead of a crimped ridge or a standing seam ridge sleeve and striated panels instead smooth panels.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
3. Materials: Roofs

#### 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.

#### Checklist for Metal Roofs:

In-kind replacement may be approved administratively with the standard stipulations for standing seam metal roofs:

- *Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.*
- *Seams are 1 to 2 inches in height*
- *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.*

- 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.

**FINDINGS:**

- a. The primary historic structure at 214 Barrera was constructed circa 1910 in the Folk Victorian style, first appears on the 1912 Sanborn map, and contributes to the Lavaca Historic District. The one-story, single-family structure features a bay window under a fishscale shingled gable, spindle work and ornate column details, an inset porch, and roof dormer.
- b. METAL ROOF – The applicant has proposed to replace the shingle roof with a standing seam metal roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., 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. Staff finds the 1912 Sanborn map depicts a noncombustible roofing material (likely metal) and that metal roofs are commonly found on other Folk Victorian style structures within the Lavaca Historic District.
- c. RIDGE CAP – The applicant has proposed to install a vented ridge cap instead of the standard specifications to feature a double munched ridge seam, a crimped ridge seam or a standing seam ridge sleeve. The applicant has cited other structures with vented ridge caps to which staff find to be on new construction or installed prior to the adoption of the standard specifications for metal roofs and the materials inspection process (September 2017). Staff finds that the standard specifications per the Guidelines for Exterior Alterations 3.B.iv should be adhered to.
- d. STRIATION – The applicant has proposed to install striated panels instead of the standard specifications to feature smooth panels without striation or corrugation. The applicant has cited other structures with corrugation to which staff finds to be on new construction or installed prior to the adoption of the standard specifications for metal roofs and the materials inspection process (September 2017). Staff finds that the standard specifications per the Guidelines for Exterior Alterations 3.B.iv should be adhered to.

**RECOMMENDATION:**

Staff recommends approval of the proposed roof replacement with the stipulation that the proposed roof feature smooth panels that are 18 to 21 inches wide, a crimped or double munched ridge seam, a standard galvalume finish and seams that are 1 to 2 inches in height.



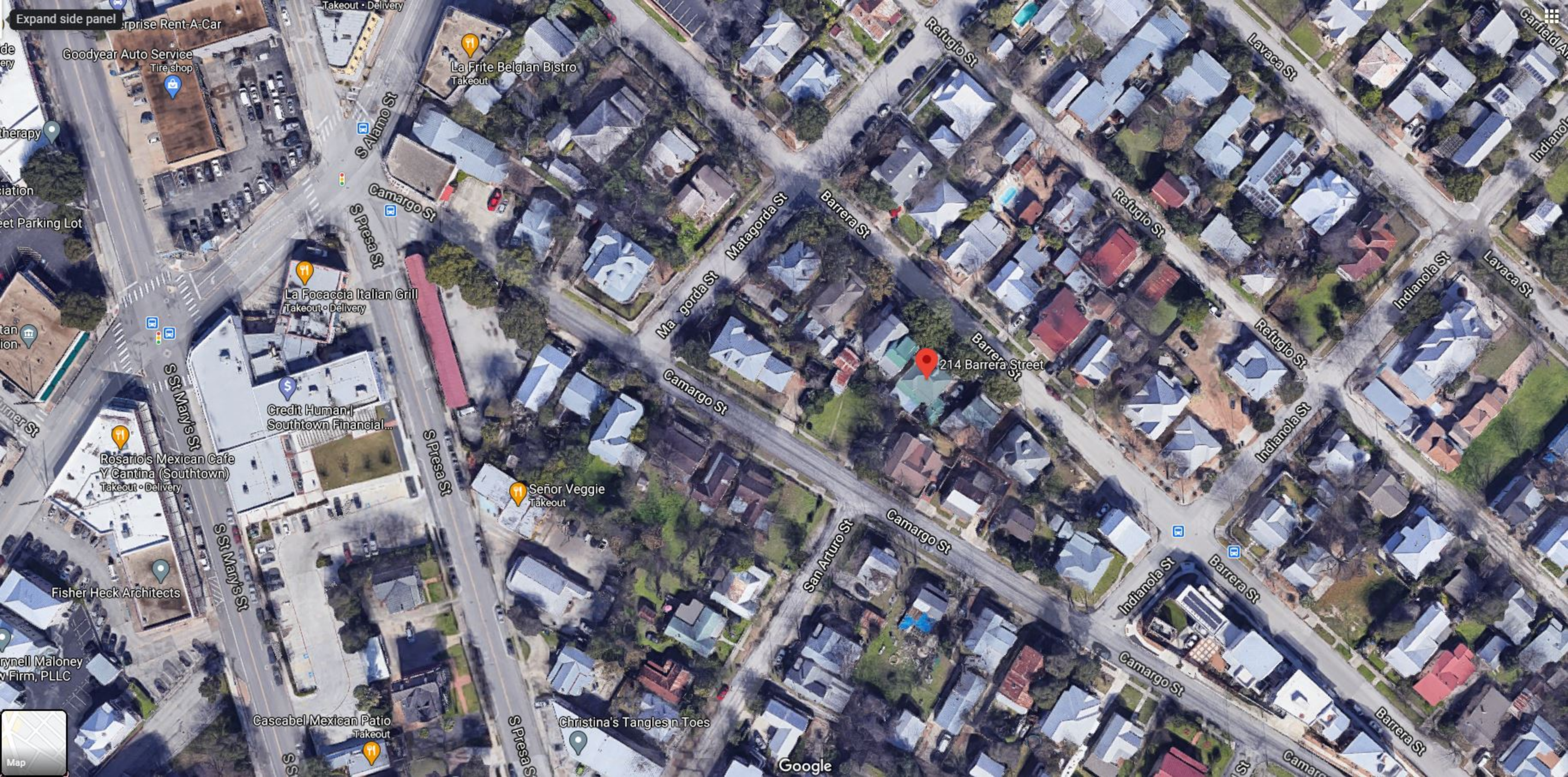
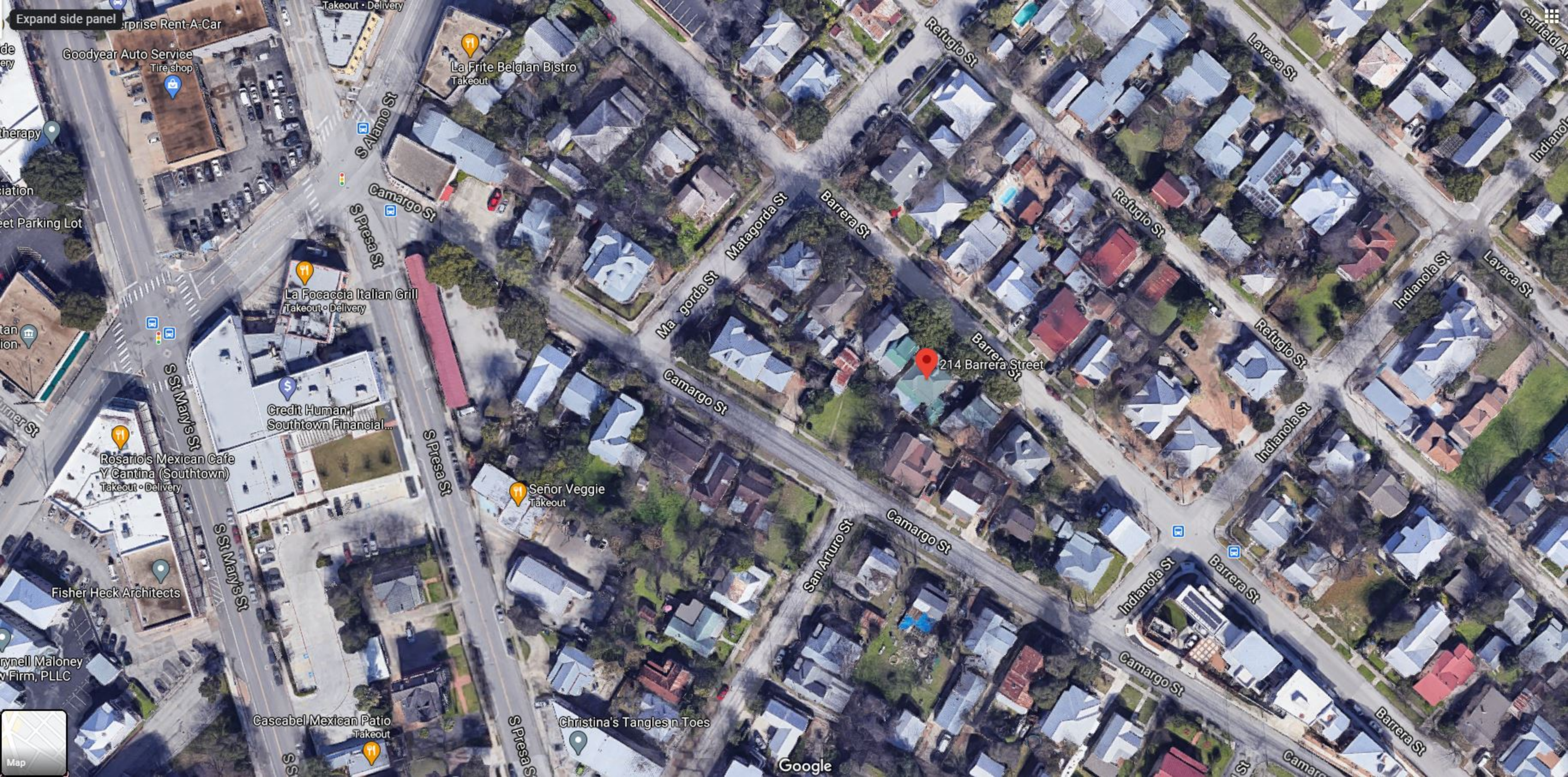
# 214 Barrera



September 30, 2020











214 Barrera Street

Camargo St

Matagorda St

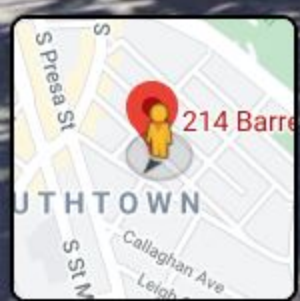
Barrera St

Barrera St

Google

























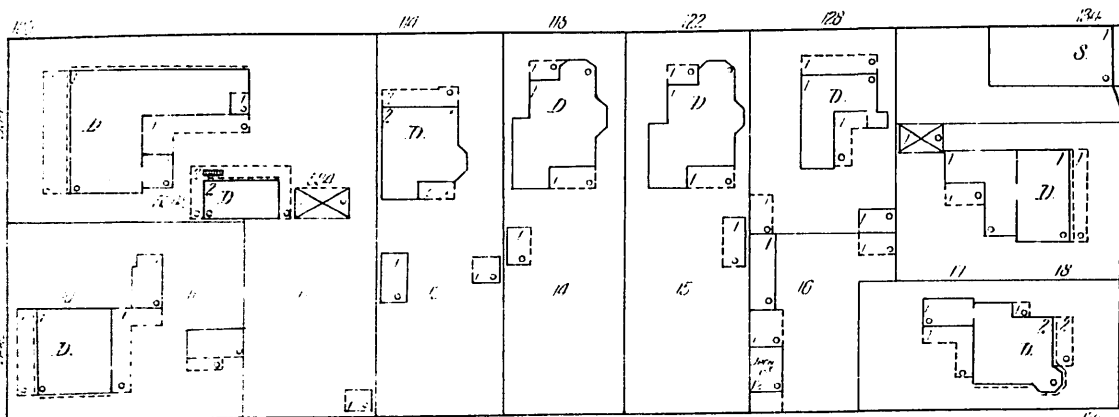




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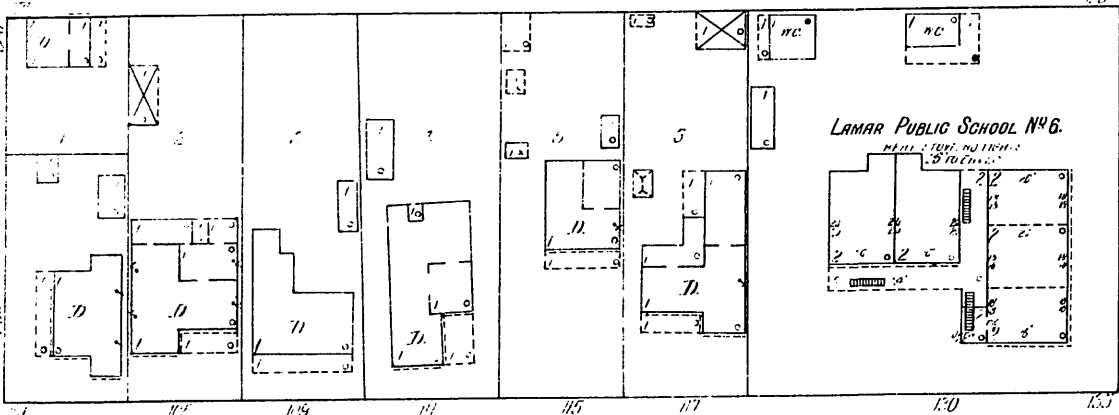
244

VICTORIA



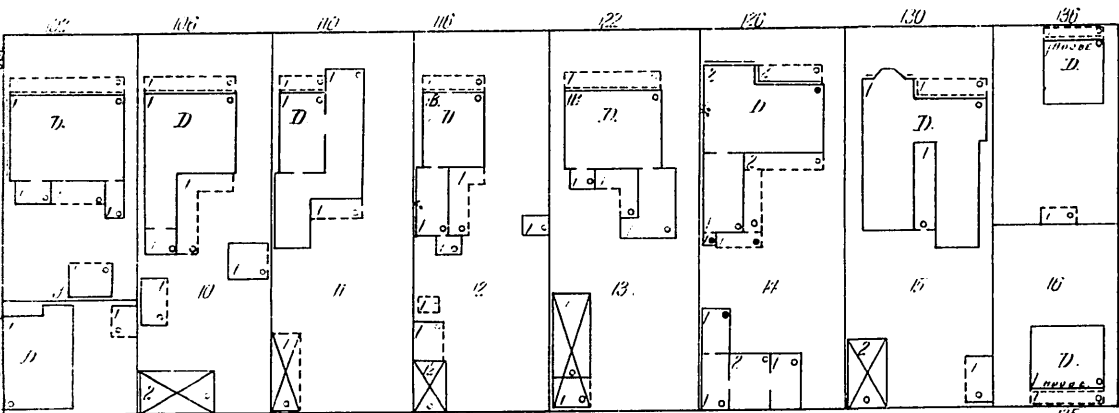
706

MT. ZION



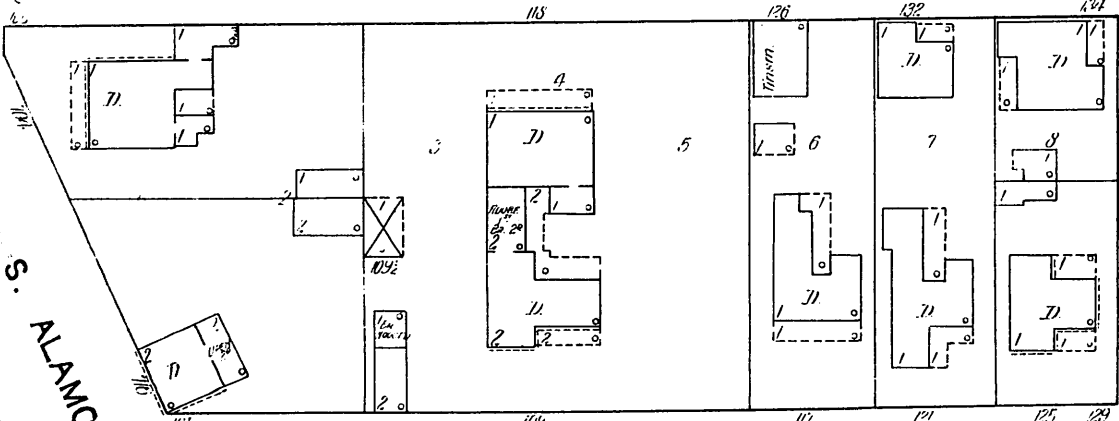
LAMAR PUBLIC SCHOOL NO. 6

LAVACA

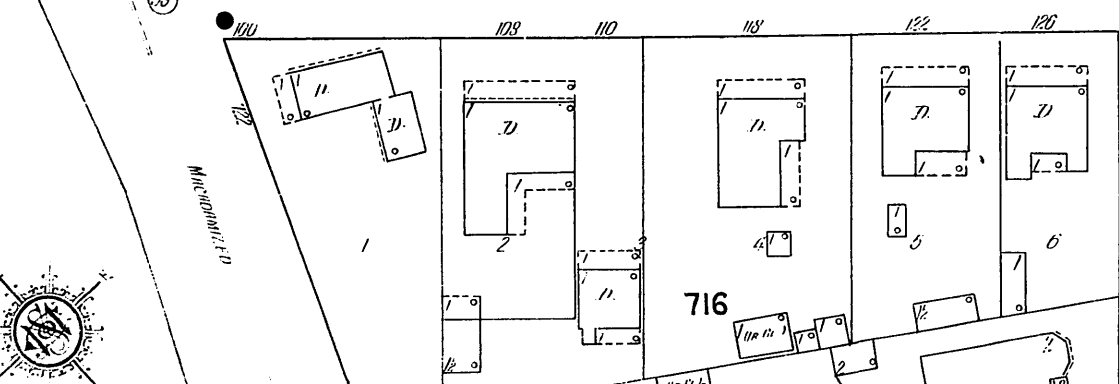


712

REFUGIO



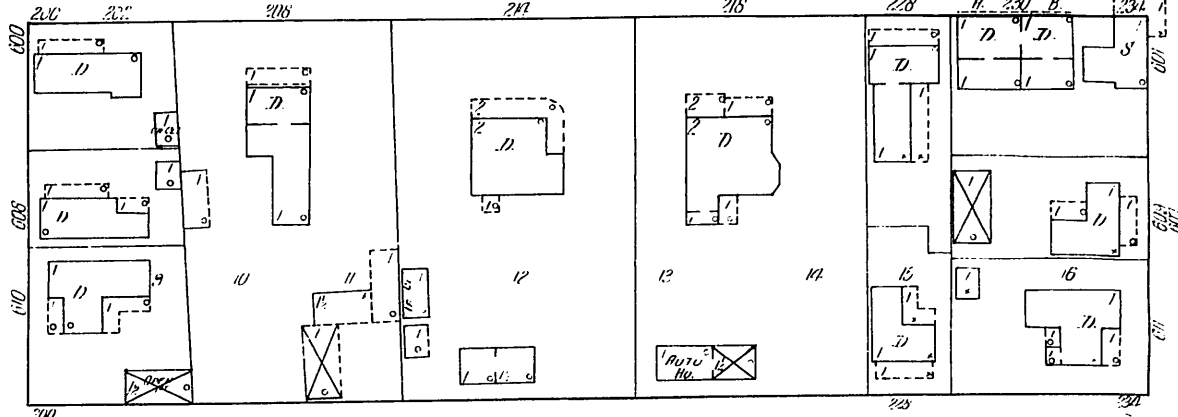
BARRERA



716

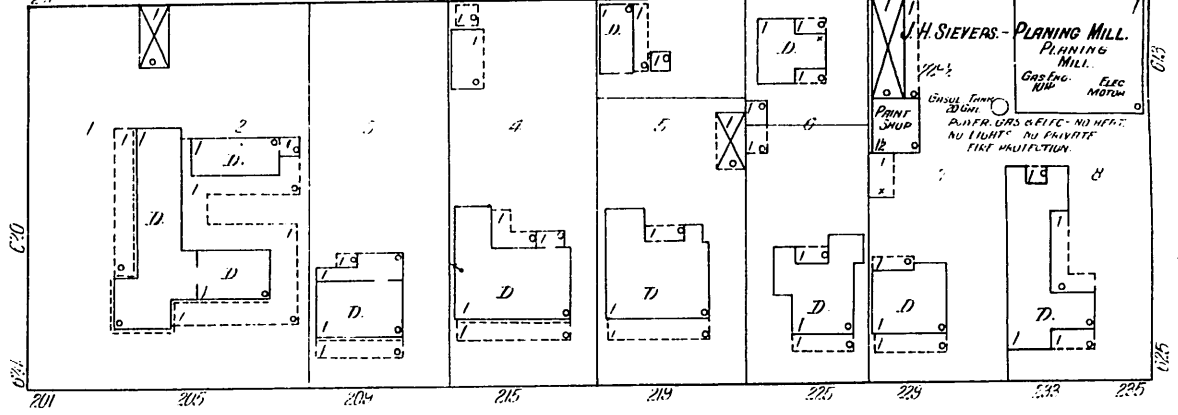
6" W. PIPE

MACHINIZED



ALLEY NOT PAVED

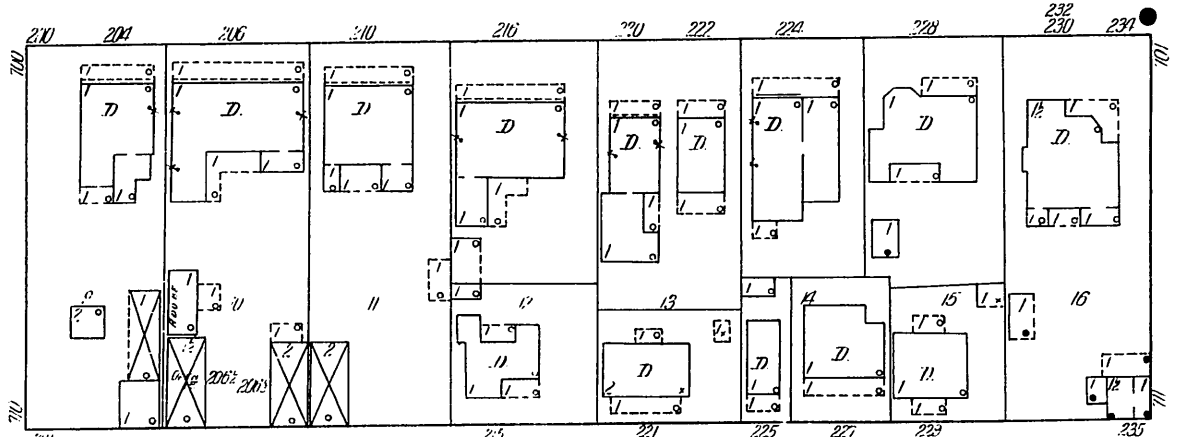
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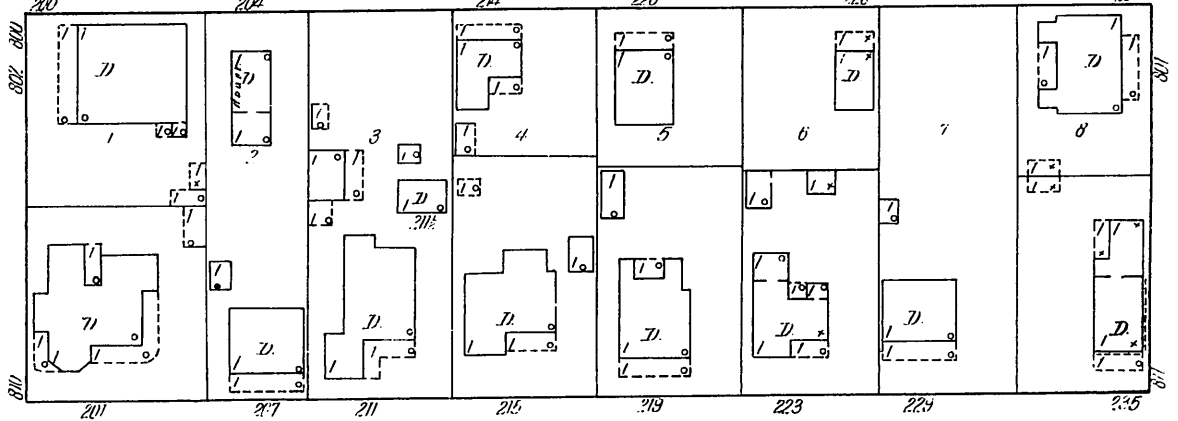
W. SIEVERS - PLANING MILL  
PLANING MILL  
GASOLINE  
ELEC. MOTORS  
PAINT SHOP  
AUTO. CAR. REPAIRS  
NO LIGHTS NO PAINTS  
FIRE PROTECTION

6" W. PIPE

MACHINIZED

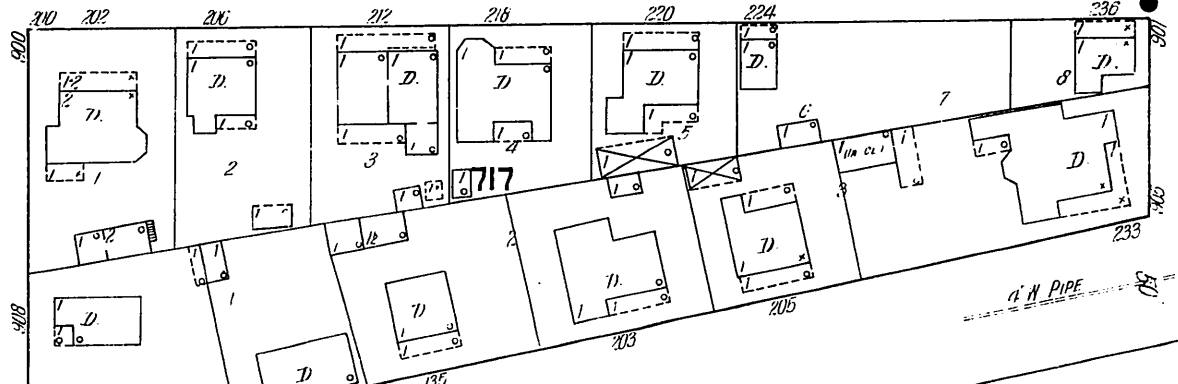


713



MACHINIZED

6" W. PIPE

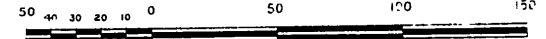


CAMARGO

251

SAN JUAN ST

Scale of Feet





LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- POWER POLE
- (NCB MAP) NEW CITY BLOCK MAP
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE(S):  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FENCE ENCROACHES LOT 2 AND

SHED AT REAR ENCROACHES LOTS 2 AND 3.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, JOSE ANTONIO TREVINO, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JAMES M. MULLIN & MARY L. MULLIN

Address: 214 BARRERA ST. GF No. ---

Legal Description of the Land:

LOT 4, BLOCK 2, NEW CITY BLOCK 717, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



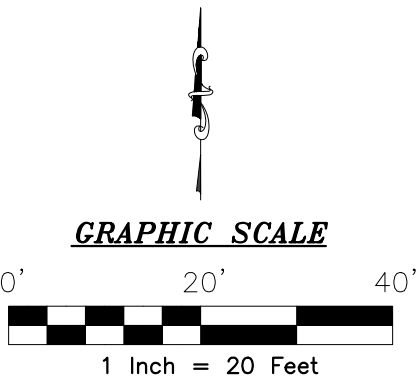
**AMERISURVEYORS LLC**  
1100 NW Loop 410, Suite 546  
Phone: (210) 572-1995  
San Antonio, Texas 78213  
Fax: (210) 572-1993

FINAL "AS-BUILT" SURVEY

JOB NO.:	2009072084	NO.	REVISION	DATE
DATE:	09/11/20			
DRAWN BY:	JD/RD			
APPROVED BY:	JAT			

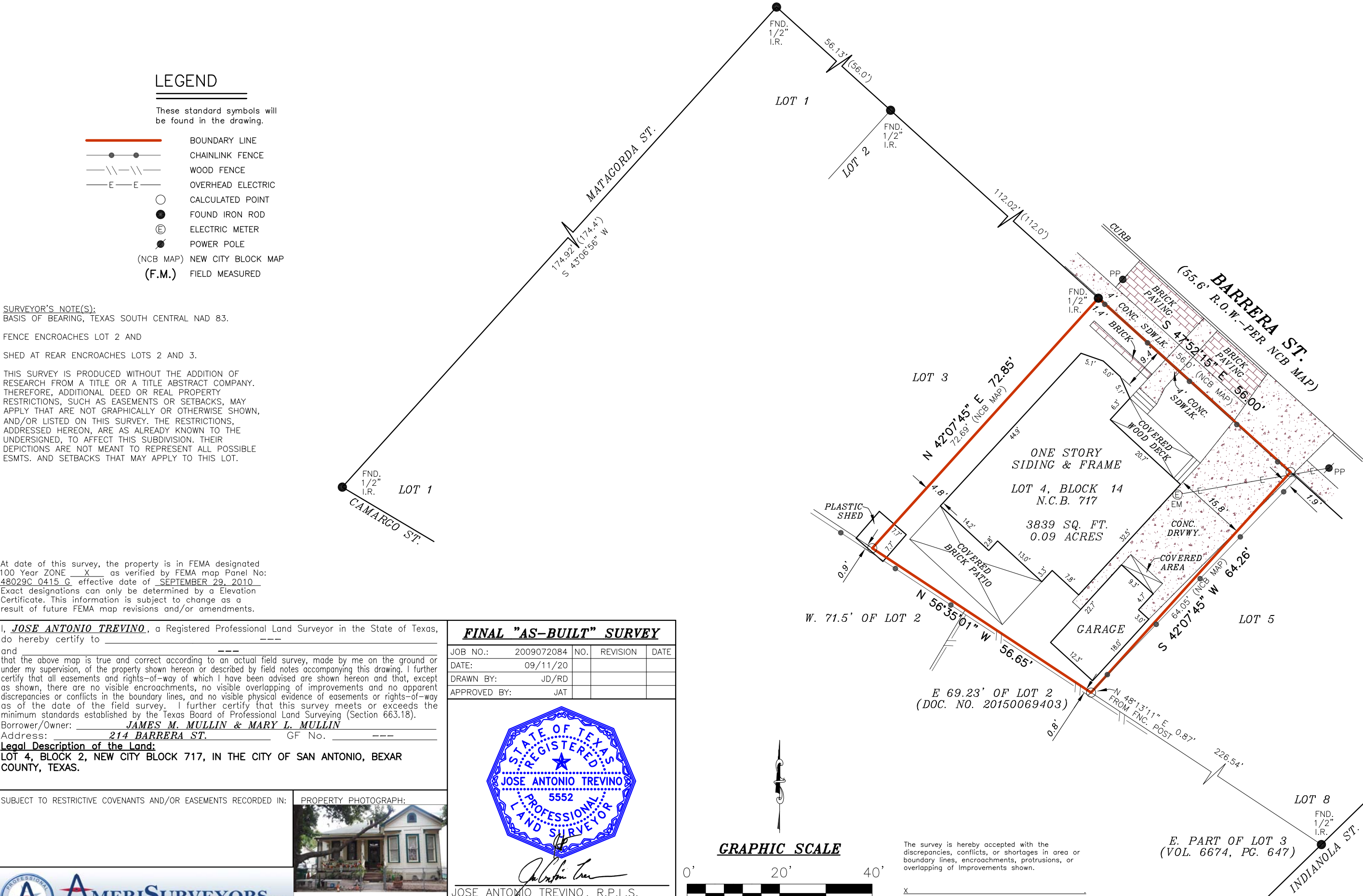


JOSE ANTONIO TREVINO, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 5552



The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X \_\_\_\_\_  
X \_\_\_\_\_





**PROPERTY:** 214 Barrera St.  
**OWNERS:** James and Mary Lily Mullin

**SUBJECT:** Supplemental information in support of variance request to install standing seam sheet metal roof with ridge vents

Of the 15 residences in the 200 block of Barrera,

Total number of structures	15
Structures built 1993 or later	( 2 )
Older homes	13
 Metal roofs with ridge vents	 5
Metal roofs w/o ridge vents	2
Shingle roofs	<u>6</u>
	13



#### Remodel at corner of Barrera/Labor Streets





## BENEFITS OF RIDGE VENTS

1. Do you need a ridge vent with a metal roof?

A **metal roof** is intrinsically durable and energy-efficient, but it needs proper **ventilation** to live up to its expectations. If the existing **roof** is properly vented, then a **ridge vent** is in order. Aug 6, 2018

## FAQs About Ridge Vents on Metal Roofs in MA

[www.classicmetalroofs.com](http://www.classicmetalroofs.com) › [metal-roof-ridge-vent-faq](#)

2. What are the benefits of a ridge vent?

A **ridge vent** is a **vent** that is installed at the peak of a roof where the two sloped sides meet. This **vent** is designed to release hot air from your attic, promoting better energy efficiency in your home and even increased longevity of your roof. Apr 17, 2018

## Could Your Home Benefit from a Ridge Vent?

3. Are roof ridge vents good?

The majority of **roofing** experts agree that **ridge vents** are the most effective and cost-effective **roof vents** available. ... Soffit **vents** may leave air trapped at the top of your attic. Most effective ventilation uses a **ridge-and-soffit** continuous ventilation system, but even these designs can vary from **roof** to **roof**.

## 5 Myths about Attic Ventilation - HomeAdvisor







**V-RIBS**



**STRIATED**



**BEAD RIBS**



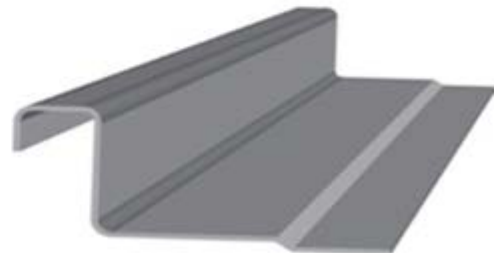
**FLAT**



**PENCIL RIBS**



**CLIP RELIEF**







210 N Flores



JF: FEELS THAT THE DESIGN SHOULD BE MUCH MORE CONTEMPORARY IN NATURE - OPEN, STEEL/GLASS. CURRENT DESIGN IS RURAL IN NATURE. MB AGREES.

JF: THE INCORPORATION OF MASONRY ELEMENTS WOULD HELP, CONSIDER PARAPET WALLS, CONSIDER BUILDINGS FROM TURN OF CENTURY [URBAN] RATHER THAN RURAL. ELIMINATE PITCHED ROOFS.

MB: FORM + MATERIAL - WOOD MATERIALS FEEL "TEMPORARY" - UTILIZE STONE.

MB: INSECT SCREENING IS INAPPROPRIATE - SHOULDN'T BE PRESENTED TO THE STREET - CONSIDER A MORE PERMANENT SCREEN MATERIAL.

JF: CONSIDER STANDING SEAM OVER CORRUGATED,

JF: QUESTIONS REGARDING PEDESTRIAN TRAFFIC AND ENTRANCES.

ALL: DISCUSSION REGARDING SCREENING OF MECHANICAL EQUIPMENT.

JF: STUDY MATERIALS - STUCCO MAY BE AN OPTION, SCALE OF BRICK IS APPROPRIATE.

MB: DOCUMENT PROGRESSION OF DESIGN.

APPLICANT: Please see last exhibit for my presentation on Oct 7, 2020, page 11 from the application of Weston Urban for the structure in the greenspace across from Frost Bank.