

# HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

**HDRC CASE NO:** 2023-28014  
**ADDRESS:** 146 E HOLLYWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6388 BLK 8 LOT 50 W 20 FT OF 49 & E 15 FT OF 51  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Rachael Emond /Walton Roofing  
**OWNER:** TALL MICHAEL A & THOMPSON ADRIANNE  
**TYPE OF WORK:** Roof material change from shingle to metal  
**APPLICATION RECEIVED:** May 11, 2023  
**60-DAY REVIEW:** July 10, 2023  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing asphalt shingle roofing system and install a standing seam metal roof.

## 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.

## FINDINGS:

- a. The primary structure at 146 E Hollywood Ave was constructed circa 1929 in the Colonial Revival style and makes its first appearance in the 1931 Sanborn Map and contributes to the Monte Vista Historic District. The two-story single-family structure features a symmetrical entrance with a prominent pediment, slender columns, flanked by one-over-one sashed casement windows on each side, and a brick masonry façade.

b. ROOF REPLACEMENT – The applicant has proposed to replace the existing shingle roof with a standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1931 Sanborn Map shows that the roof originally featured a shingle roof, indicating the roofing material has not been altered. The Colonial Revival Style (especially with brick veneer) became prolific in the late 1920's and continued into the middle of the century. Homes in this style traditionally featured shingled roofs. Staff finds that a metal roof is atypical to the Colonial Revival Style and is not consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval of this request based on finding b. Staff recommends the applicant replace the roof with in-kind materials.

# City of San Antonio One Stop



May 31, 2023

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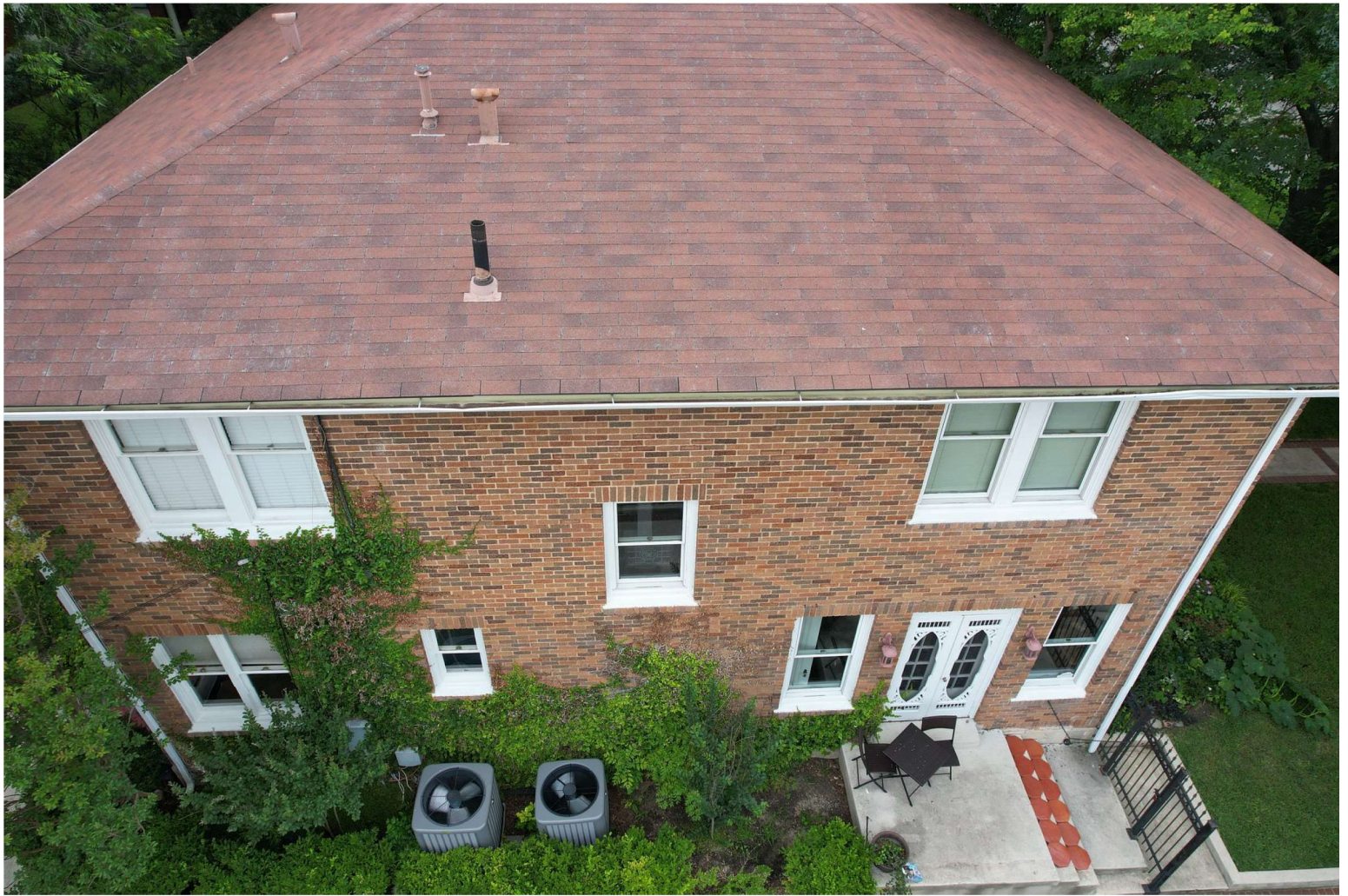
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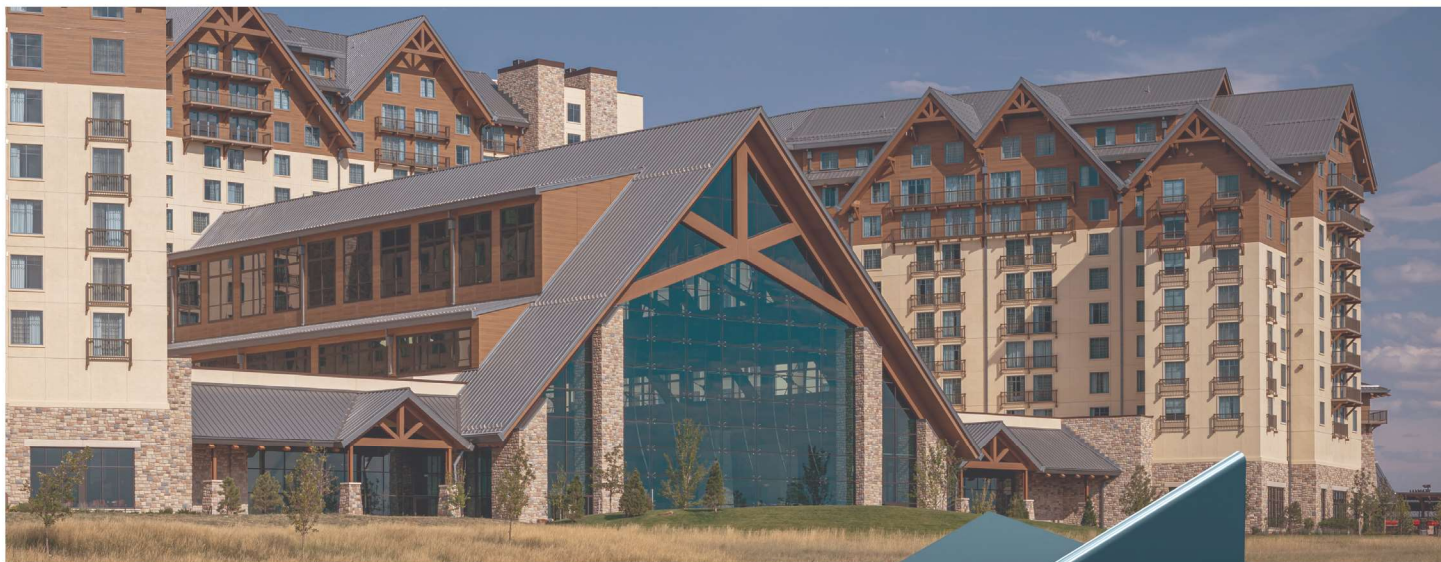
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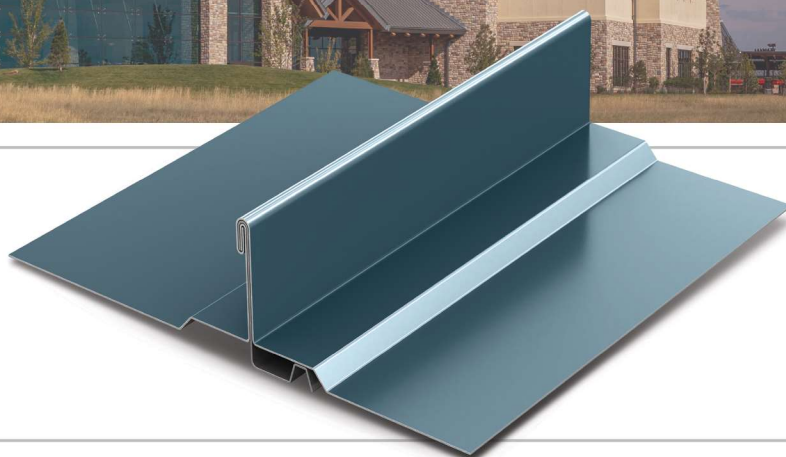
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# Berridge Double-Lock Zee-Lock Panel

## STANDING SEAM SYSTEM



*The Berridge Double-Lock Zee-Lock Panel is a structural metal standing seam panel with a 2" high seam that is 180-degree mechanically seamed, making it an ideal roofing choice for any project.*



### Materials

24 and 22 Gauge Steel\*\*

0.032 and 0.040 Aluminum\*\*

### Specifications

Uses: Roof, Fascia\*

Coverage: 16"

Finishes: Smooth, optional striations

Fasteners: Concealed

Applications: Open framing, solid sheathing

Seam: 2" 180° standing mechanically seamed sidelap

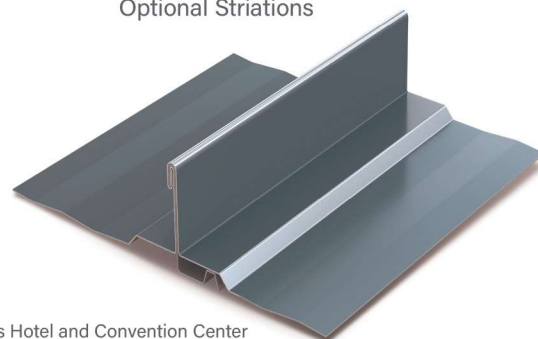
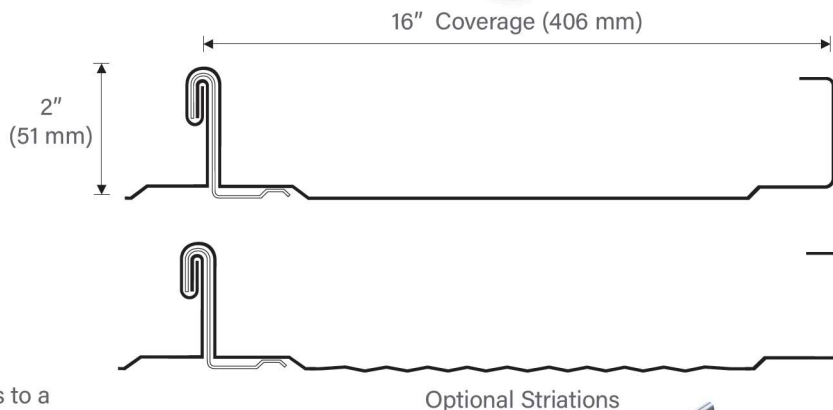
### Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- May be site formed in continuous lengths with the Berridge SP-21 Roll Former
- Panel is mechanically seamed in the field using the Berridge Double-Lock Zee-Lock Seamer in a single pass. The double-lock seam is not available with vinyl weatherseal
- Consult BMC for curving availability
- Continuous Zee-Rib without vinyl required for open framing and watertightness warranty
- Stainless steel floating clips are required for aluminum substrate

Note:

\* Requires flashing break from roof to fascia

\*\* Consult BMC for 22 Gauge Steel and Aluminum availability



*Pictured Above*

Project: Gaylord Rockies Hotel and Convention Center

Architect: HKS, Inc.

General Contractor: Mortenson/Welbo JV
















Installing Contractor: Flynn BEC, LP

Color: Pre-Weathered Galvalume®

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

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# BERRIDGE DOUBLE-LOCK ZEE-LOCK PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	 Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	 Uplift Resistance	ASTM E-1592	Test method to determine uplift resistance of open framing systems	See Load Chart on Berridge website
FIRE	 Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
	 Room Fire Performance	UL 263	Fire tests of building construction and materials	Design Numbers: P225, P227, P230, P237, P250, P259, P508, P510, P512, P514, P518, P701, P711, P713, P717, P719, P720, P722, P723, P726, P731, P732, P734, P801, P815, P819, & P824
ENVIRONMENTAL	 Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	 Static Water Penetration	ASTM E-2140	Test method for water penetration of metal roofs by static water pressure head	Pass
	 Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 20.0 PSF Pressure Differential
	 Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	1.1 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	 Factory Mutual Global	FMG 4471	Approval Standards for Class 1 Roofs	Roofnav # 521-0-0 (I-60 SH Wind - Purlins) Roofnav # 522-0-0 (I-120 SH Wind - Purlins) Roofnav # 431756-0-0 (I-120 SH Wind - Steel Deck) Roofnav # 431757-0-0 (I-150 SH Wind - Steel Deck)  FL #11159.1 (24 GA - Plywood) FL #11159.2 (24 GA - Steel Deck) FL #11159.3 (22 GA - Steel Deck) FL #11241.4 HVHZ (24 GA - Steel Deck or Plywood) FL #11241.6 HVHZ (0.032 AL - Steel Deck or Plywood) FL #14210.3 ( 24 GA - Steel Purlins) FL #14210.4 (22 GA - Purlins) FL #15471.1 (24 GA - Plywood) FL #15471.2 (24 GA - Steel Deck) FL #19999.1 (0.032 AL - Plywood) FL #19999.2 (0.032 AL - Steel Deck)
	 Florida Product Approval	TAS 125 FMG 4471	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	Construction No. 312 (24 GA - Purlins) Construction No. 335 (24 GA - Metal Deck) Construction No. 403 (24 GA - Plywood) Construction No. 608 (24 GA - Insulated Metal Deck)
	 Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	NOA #17-0808.06 (24 GA - Steel Deck or Plywood) NOA #20-0902.06 (0.032 AL - Steel Deck or Plywood)
	 Miami Dade	TAS 125 FMG 4471	Miami Dade County approval of building products directly related to the structural wind resistance	RC-140 (24 GA - Plywood) RC-202 (24 GA - Purlins) RC-276 (22 GA - Purlins) RC-481 (22 GA & 24 GA - Steel Deck) RC-505 (0.032 AL - Steel Deck) RC-506 (0.032 AL - Plywood)
	 TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	ESR-3486 (24 GA - Plywood)
	 ICC-ES Report	UL 580	Capacity report by the International Code Counsel	Approved
	 CEGS 07416	Structural Standing Seam Metal Roof System	Approval for use on military construction projects	

 - Steel only     - Steel and Aluminum

For further details please visit [www.Berridge.com](http://www.Berridge.com)



## CORPORATE HEADQUARTERS

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