

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

HDRC CASE NO: 2023-216
ADDRESS: 403 GILLESPIE
LEGAL DESCRIPTION: NCB 1745 BLK 8 S 51.5 FT OF 5 & 6 ARB A7
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: EICHER DANIEL
OWNER: EICHER DANIEL
TYPE OF WORK: Roof replacement (shingle to metal)
APPLICATION RECEIVED: May 24, 2023
60-DAY REVIEW: July 23, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the composition shingle and corrugated metal roof system with 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 located at 403 Gillespie is a 2-1/2 story, single-family residence constructed circa 1910 in the Prairie style. The property first appears on the 1912 Sanborn Map. The home is situated on the corner of Gillespie and E Myrtle and features a hipped roof with a hipped front dormer, a full-width 1-story porch with

square columns, a prominent cream brick chimney on the south façade, and several paired or ganged windows. The property features a rear accessory structure constructed of a variety of wood cladding and a metal roof. The structure is contributing to the Tobin Hill Historic District.

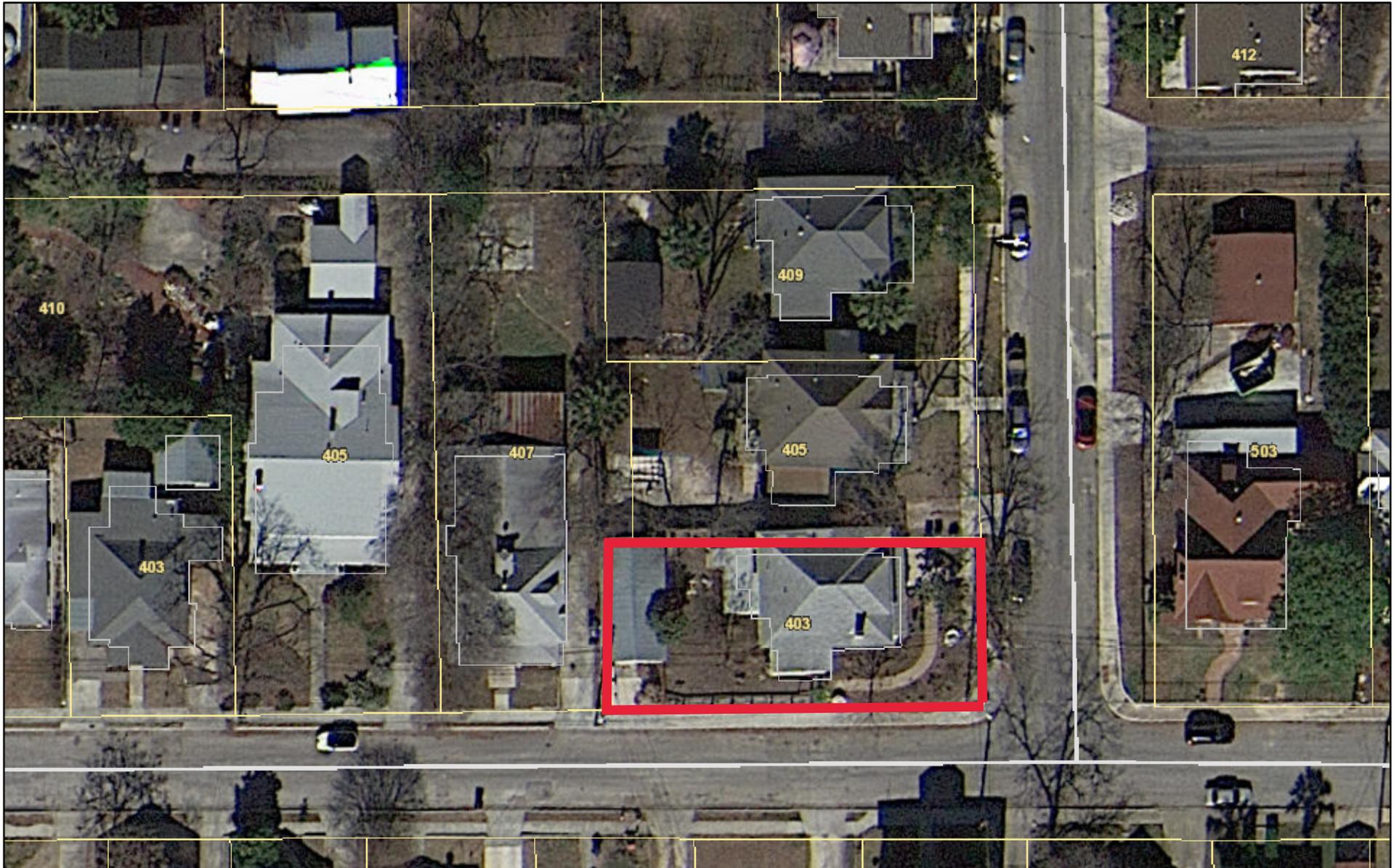
- b. ROOF REPLACEMENT – The applicant has proposed to replace the existing shingle roof with a standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1912 Sanborn Map shows that the roof originally featured a shingle roof, indicating the roofing material has not been altered, and a metal roof over the porch section. Staff finds that the standing seam metal roof installation is appropriate for the architectural style of this structure and is consistent with the Guidelines.

RECOMMENDATION:

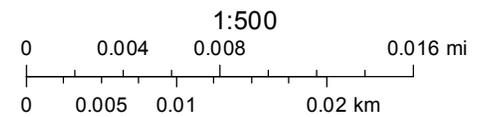
Staff recommends approval based on finding b, with the following stipulations:

- 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 match the current finish or 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. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

City of San Antonio One Stop



June 15, 2023







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