

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-333
ADDRESS: 2620 N MAIN AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT N 62.5 FT OF 1, 2 & 3 ARB A1
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Josh Campbell /Mangold roofing
OWNER: Sadiq Khan /HILDEBRAND HOLDINGS LLC
TYPE OF WORK: Roof replacement (shingle to metal)
APPLICATION RECEIVED: August 10, 2023
60-DAY REVIEW: October 09, 2023
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof with a standing seam metal roof.

APPLICABLE CITATIONS:

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

3. Materials

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 historic structure at 2620 N Main was constructed in 1909 and is first found on the 1912 Sanborn Map. The structure was constructed in the Neoclassical style and is contributing to the Monte Vista Historic District. At this time the applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof with a standing seam metal roof.
- b. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with a standing seam metal roof, with the exception of the porch's roof, which will be replaced with a TPO roofing system. The Guidelines for Exterior Maintenance and Alterations 3.B.iv. notes that metal roofs should be installed on structures that originally featured metal roofs or where they are appropriate for the architecture style or construction period. Staff finds the proposed roof replacement to be appropriate as standing seam metal roofs

are found historically on Neoclassical structures through the Monte Vista Historic District. Staff finds that the proposed replacement roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Ridge caps and panels that feature striations or corrugation should not be installed.

- c. PORCH ROOF – The historic porch roof currently features rolled roofing. The applicant has proposed to install TPO roofing in this location. Given the roof's low slope, staff finds this to be appropriate.

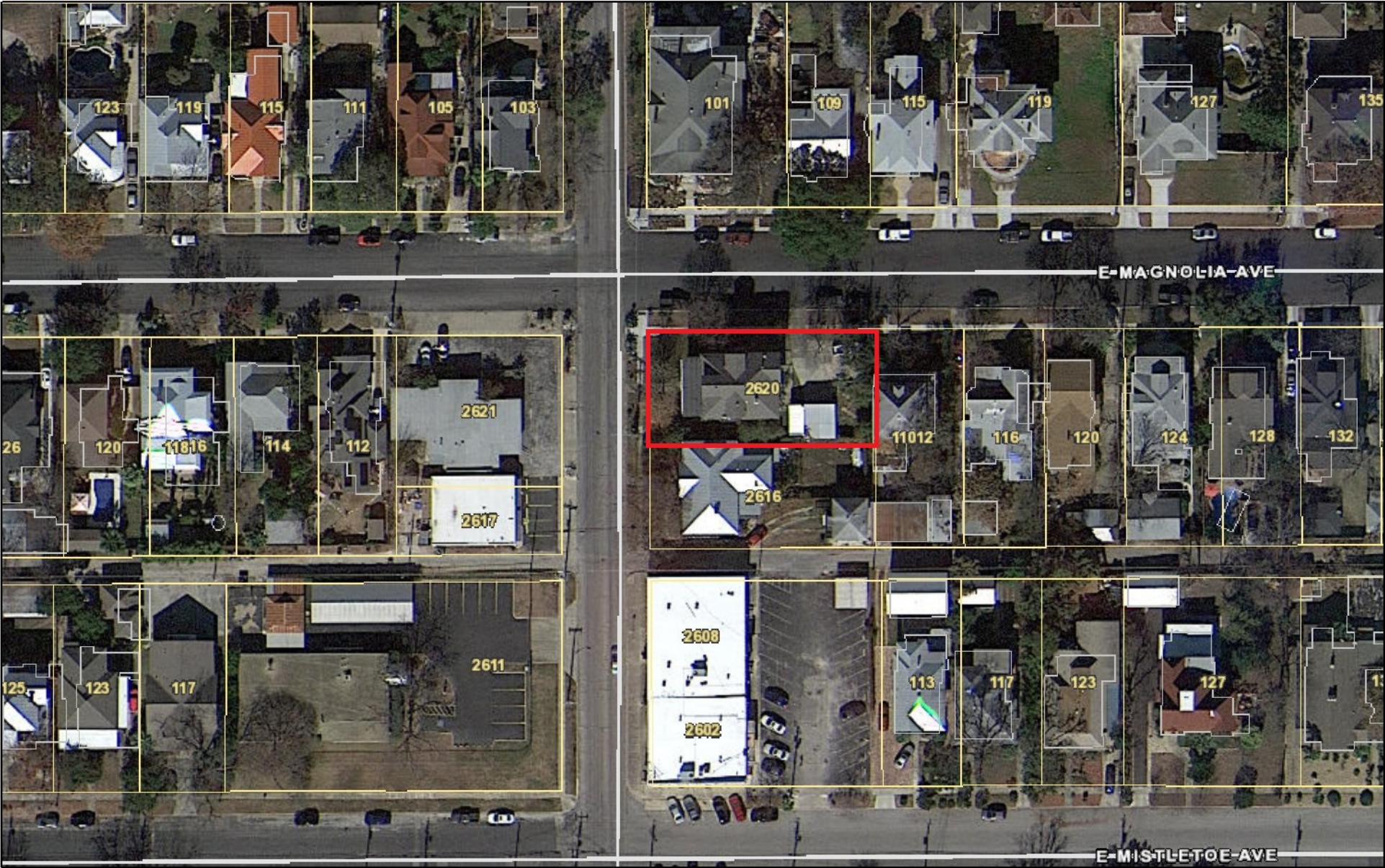
RECOMMENDATION:

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

- i. That the proposed replacement roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Ridge caps and panels that feature striations or corrugation should not be installed.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



August 24, 2023

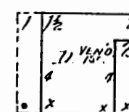


203

E. MAGNOLIA AV. MACADAMIZED

SAN ANTONIO, Vol. 2.

204



0

RURAL AV. NOT PAVED



213

BROAD AV.

E. WOODLAWN AV. MACADAMIZED

1706

E. CRAIG PL. MACADAMIZED

205

Scale of Feet.

