

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO:	2021-423
ADDRESS:	615 CEDAR ST
LEGAL DESCRIPTION:	NCB 2913 BLK 2 LOT 15
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Minerva Garcia/GARCIA MINERVA
OWNER:	Minerva Garcia/GARCIA MINERVA
TYPE OF WORK:	Roof replacement
APPLICATION RECEIVED:	August 17, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing metal roof on the primary structure with a composition shingle 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 615 Cedar is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The property first appears on the 1951 Sanborn map. The structure features a front gable standing seam metal roof with overhanging eaves and wood brackets, a deep-set front porch with wood columns and detailing, wood cladding, and one-over-one windows. The property is contributing to the King William Historic District.

- b. ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof with a composition shingle roof. According to the Historic Design Guidelines, when roof replacement is required, the roof should be repaired in-kind. According to the Sanborn Map, the property historically featured a metal roof. Additionally, the existing roof appears to be original or has been in place for several decades. Metal roofs in the existing configuration are typical of the style of the home. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

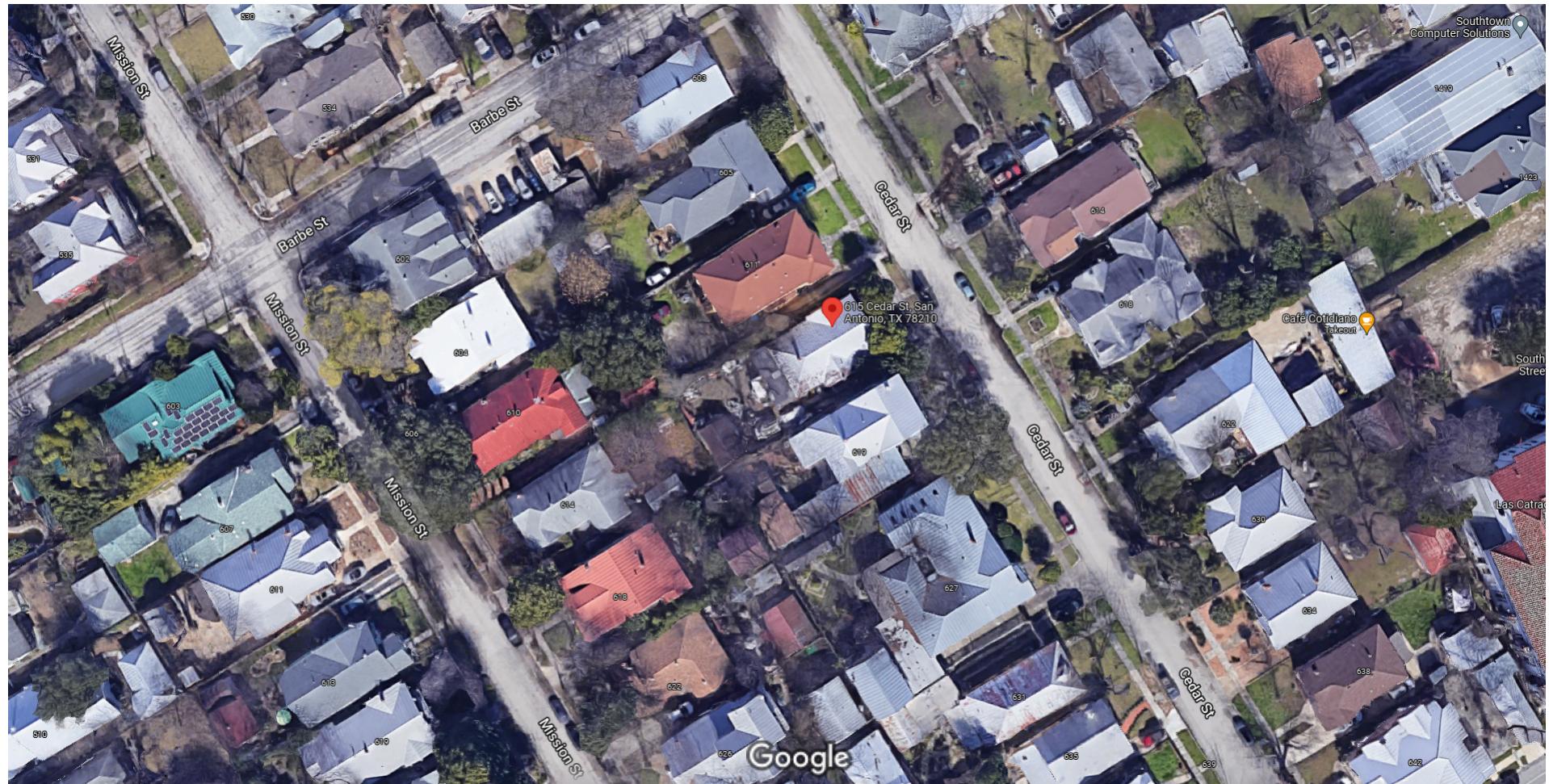
Staff does not recommend approval of the replacement of the existing metal roof with a composition shingle roof based on findings a through b. In-kind roof replacement is eligible for administrative approval.

City of San Antonio One Stop



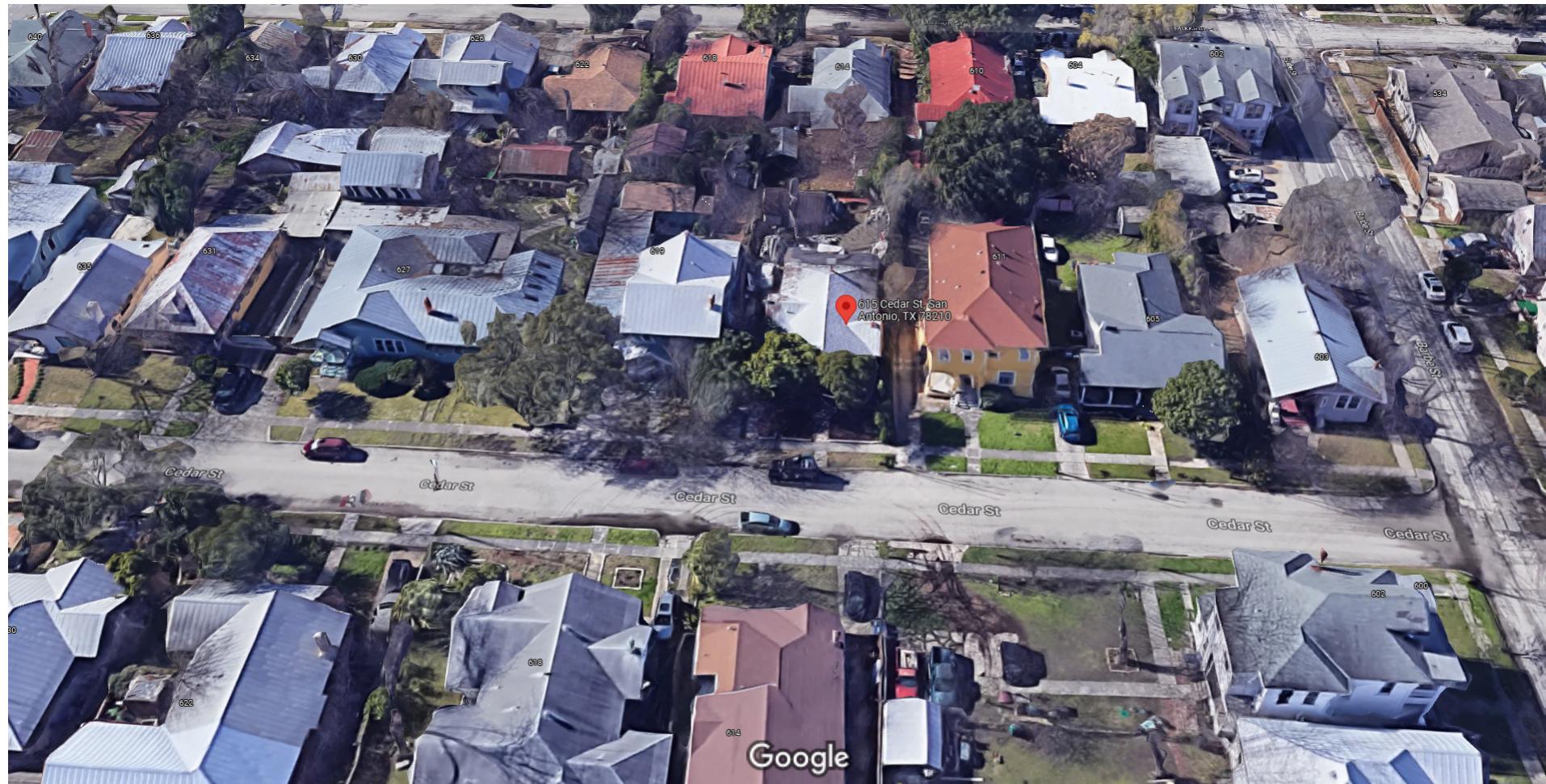
September 10, 2021

— User drawn lines

Google Maps 615 Cedar St

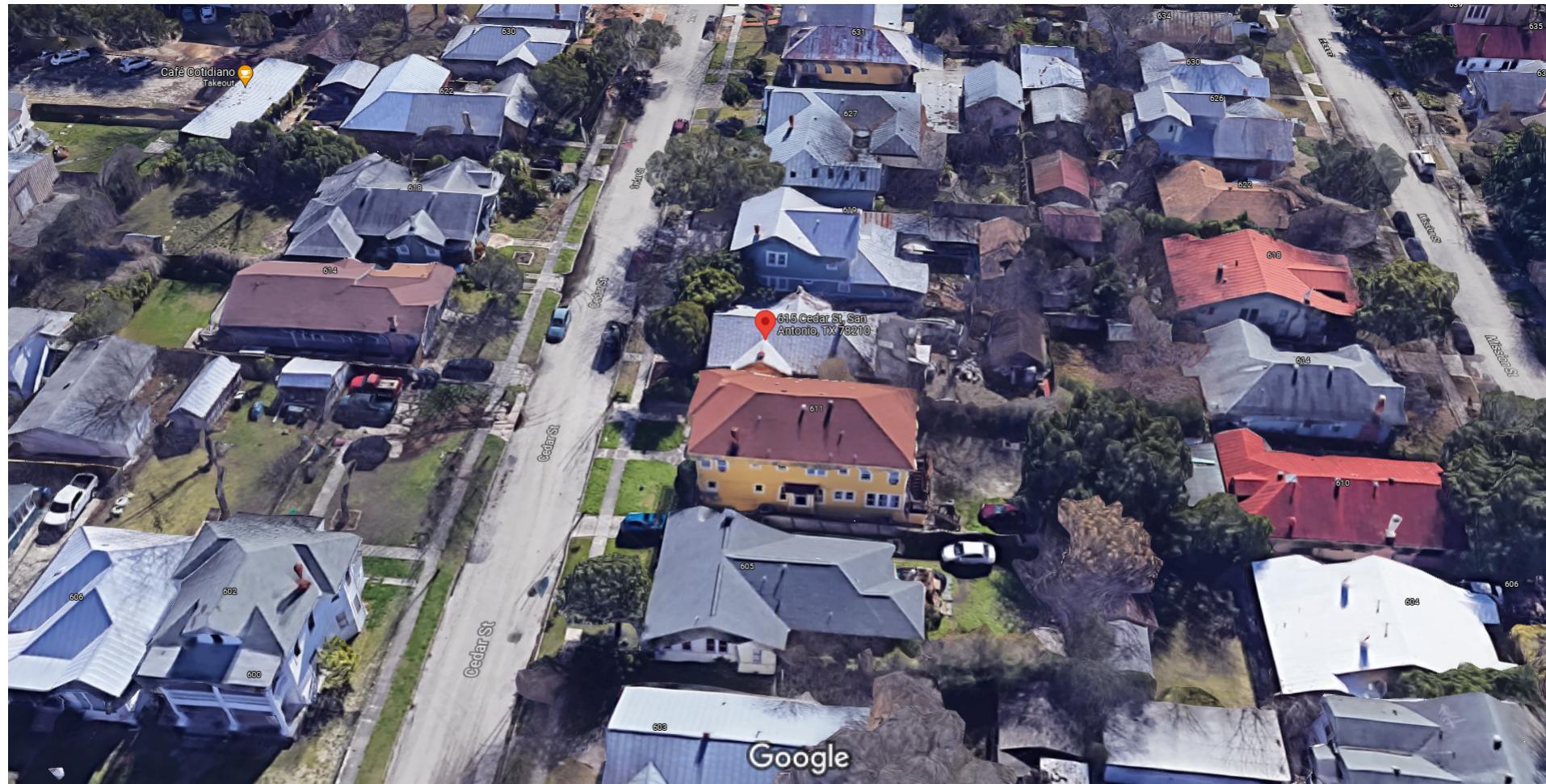
Imagery ©2021 Google, Map data ©2021 Google

20 ft A scale bar indicating 20 feet.

Google Maps 615 Cedar St

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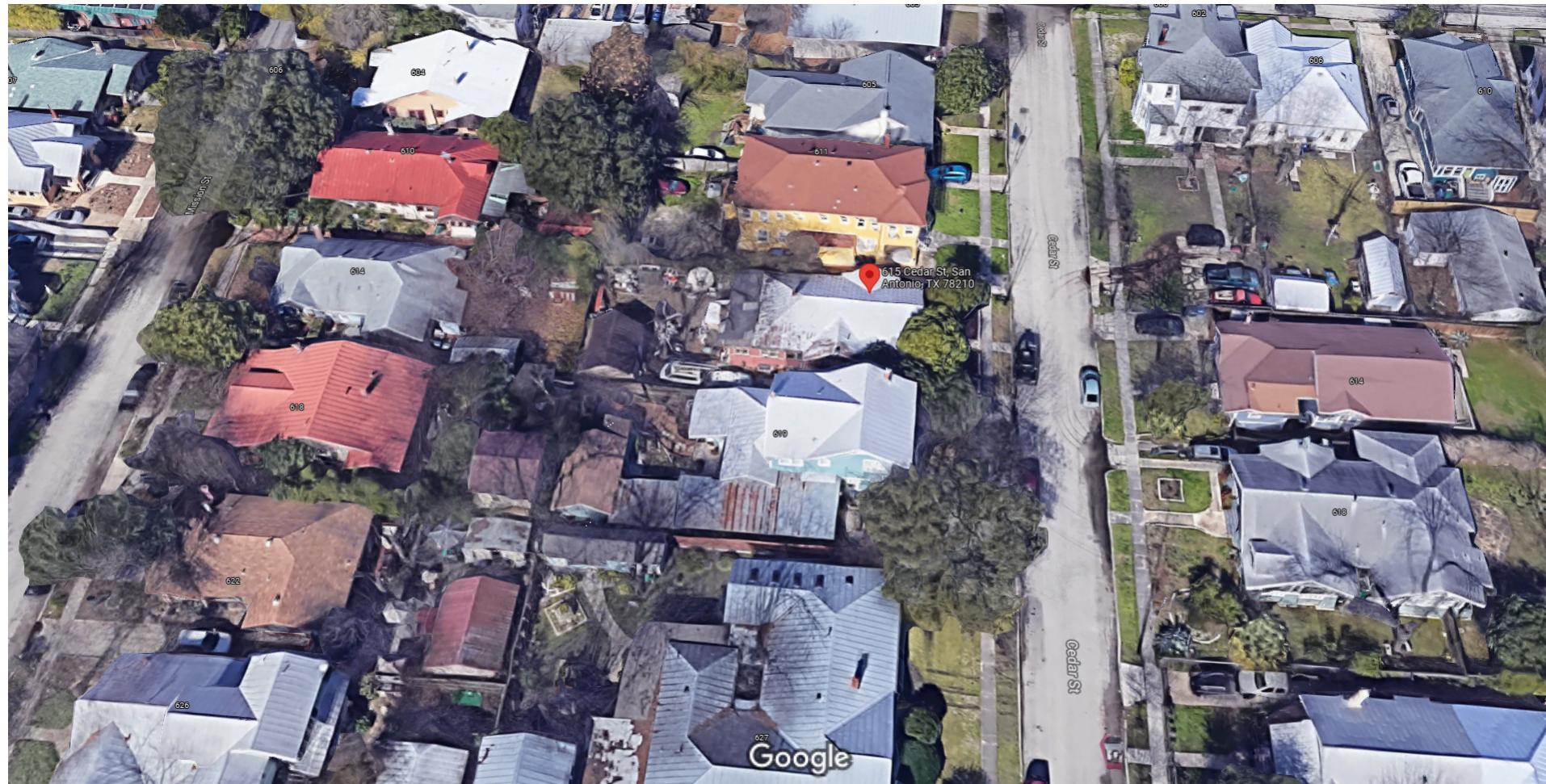
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Current House Color

