

## HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

**HDRC CASE NO:** 2022-138  
**ADDRESS:** 123 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 935 BLK B LOT N 37.4 FT OF 5  
**ZONING:** C-3, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Ryan Perez  
**OWNER:** Benjamin Jones/JONES BENJAMIN LEVI  
**TYPE OF WORK:** Standing seam metal roof replacement with change in color  
**APPLICATION RECEIVED:** February 24, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Hannah Leighner

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof with a new standing seam metal roof in copper color.

### APPLICABLE CITATIONS:

#### 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 123 Cedar is a 2-story, single-family structure. The property first appears on the 1896 Sanborn Map. The property is of folk-Victorian influence and features a two-story side porch and a galvalume standing seam metal roof. The property is contributing to the King William Historic District.
- b. **ROOF REPLACEMENT** – The applicant is requesting to replace the existing galvalume standing seam metal roof with a new standing seam metal roof in copper color. The Guidelines for Exterior Maintenance and Alterations 3.B.vi 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 structure currently features a metal roof, and

standing seam metal roofs are found commonly on structures of this style in the King William Historic District, however they feature traditional galvalume finish. The Guidelines for Exterior Maintenance and Alterations state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer's colors are not permitted. Staff finds the request for a copper-color standing seam metal roof inconsistent with the Guidelines. Staff finds a galvalume standing seam metal roof to be appropriate.

**RECOMMENDATION:**

Staff recommends approval for roof replacement of the existing standing seam metal roof with a new standing seam metal roof, 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. 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. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
- ii. The applicant installs the standing seam metal roof in standard galvalume finish.

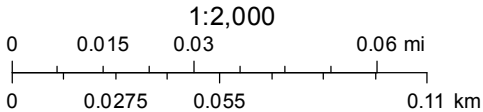


# City of San Antonio One Stop

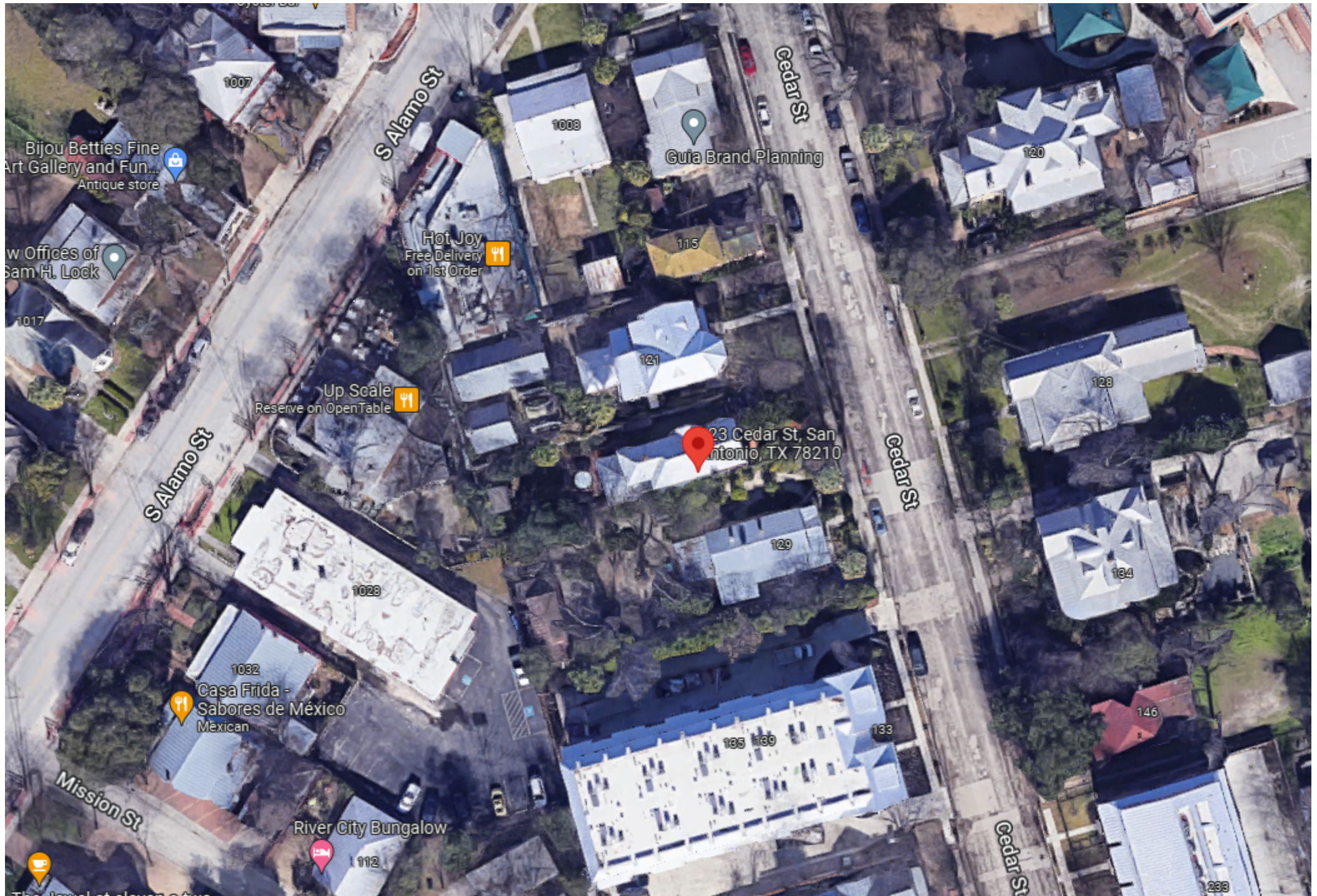


March 10, 2022

— User drawn lines



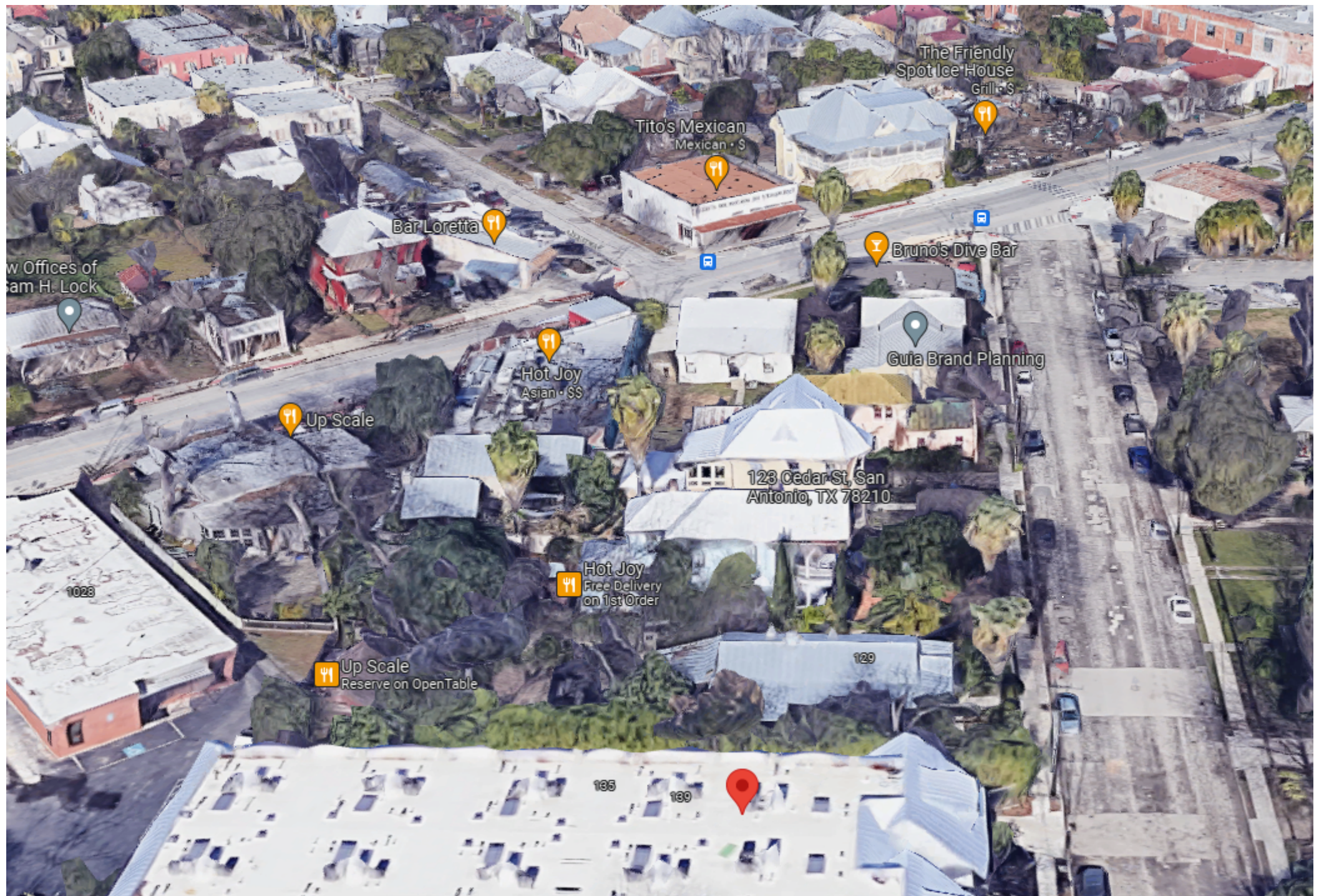










































GARDEN DRIVE ASPHALT PAVED

PUBLIC SCHOOL N°18  
No. 18 to 19  
S. Alamo

949

CEDAR NOT PAVED

22

PEREDA

935

MISSION

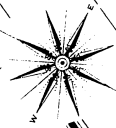
934

E. SHERIDAN

18

Scale of Feet

50 100 150



21

20

TURNER

21

19

BEAUREGARD

MADISON

TURNER 20

MADISON

19

21



San Antonio Vol. 4  
**351**

**350**

**352**

S. ALAMO

934

MISSION

**351**

**348**

S. ALAMO

PEREIDA  
**358**

**350**

S. ALAMO

BONHIM PUBLIC SCHOOL N°10  
No Lights - Heat - Stoves

949

GARDEN

782

CEGAR

**351**

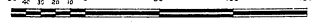
935

MISSION

WOLF COMMERCIAL INSTITUTE  
13 Hours - Stoves - Lights - Elec.

**357** PEREIDA

Scale of Feet.





351

350

348

352

351

PEREIDA  
358

350

S. ALAMO

BONHOM PUBLIC SCHOOL No 10

949

S. ALAMO

782

S. ST. MARYS

S. PRESA



351

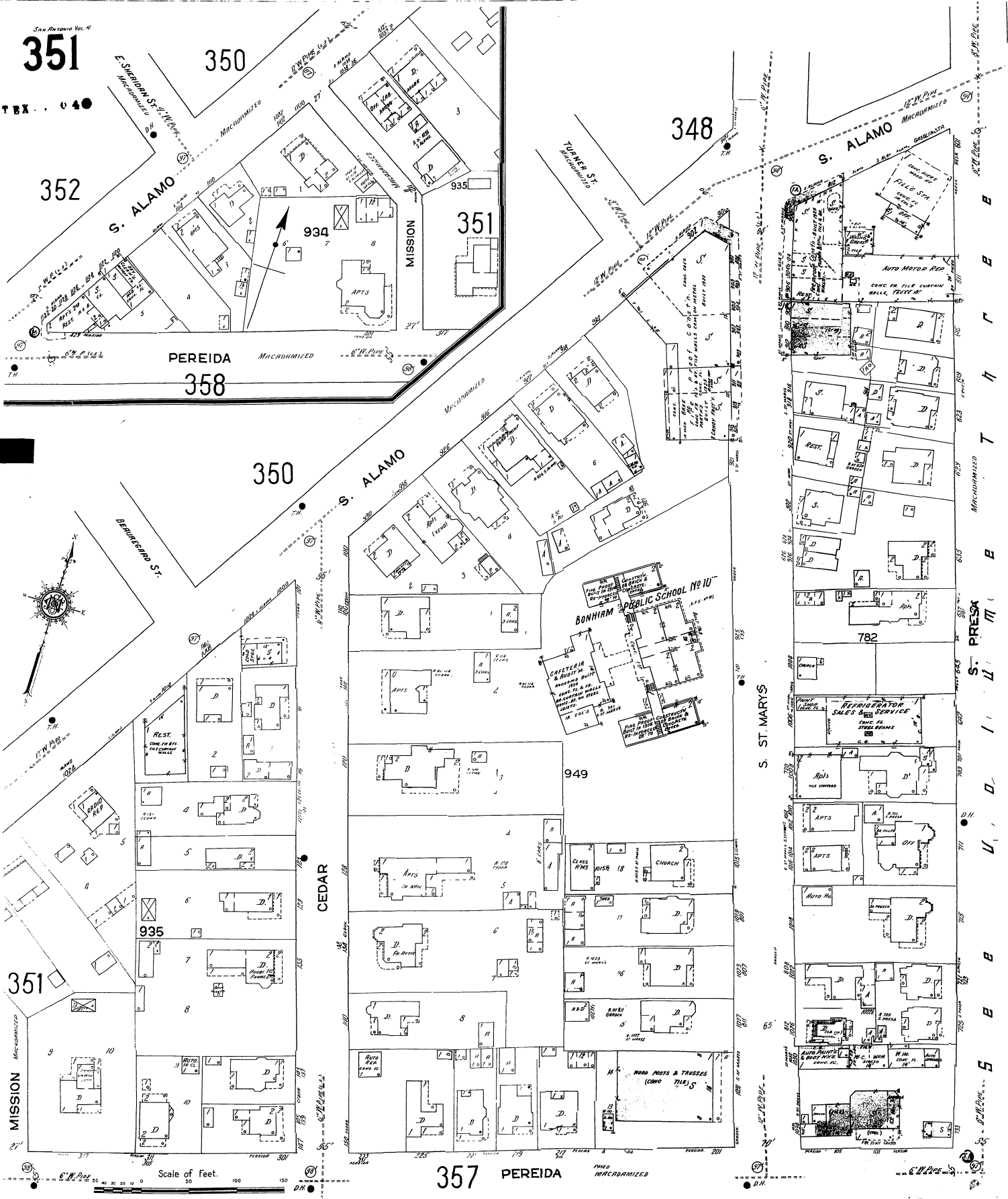
935

357 PEREIDA

MISSION

CEDAR

Scale of Feet.  
0 50 100 150









Remove and replace the current roofing system, re-installing like kind and quality as the current roofing system.

1.18" - 20 " panels

2. flat NO STRIATIONS

3. Double lock or Double crimp

4. chimney and flue cap and existing roof details MUST be preserved.

5. NO ridge, hip or end caps

Color change to Copper Cote colored metal.



