

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

HDRC CASE NO: 2022-215
ADDRESS: 1819 NEVADA
LEGAL DESCRIPTION: NCB 1506 BLK 6 LOT 17 (HOLY REDEEMER CATHOLIC CHURCH)
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
APPLICANT: Will Soward/SLK Construction
OWNER: HOLY REDEEMER CHURCH
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: April 01, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, standing seam metal roofs on four, individual structures on site. Each structure on site is designated historic.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

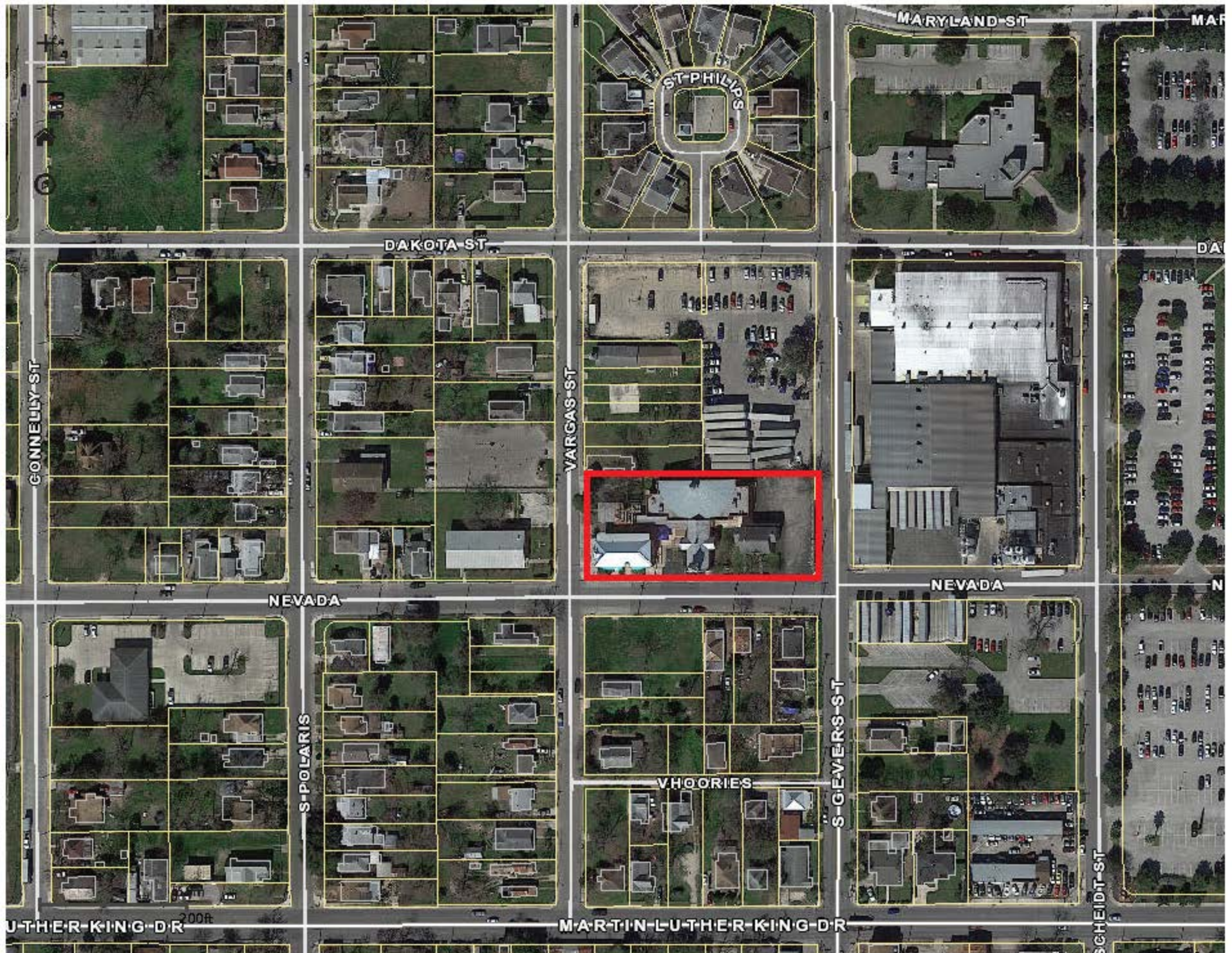
FINDINGS:

- a. The primary structure, building 1, located at 1819 Nevada is the Holy Redeemer Catholic Church in the Italianate architectural style. The property first appears on the Sanborn Map in 1912. Additional structures on the property are contributing to the historic status of the property. Building 2 and 3 are used for educational purposes. Building 3 is a non-historic administrative building.
- b. VIOLATION – Office of Historic Preservation staff performed a site visit on Thursday, April 7, 2022, and observed a standing seam metal roof with a ridge cap was installed and completed without a Certificate of Appropriateness. New roofs were installed on other structures on site without a COA as well. No permit was issued by Development Services Department for roof replacement.
- c. ROOF REPLACEMENT – The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof with a ridge cap on four historic structures at 1819 Nevada. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds that the proposed ridge caps should be eliminated for a crimped ridge seam. Additionally, staff finds that smooth panels should be installed.

RECOMMENDATION:

Staff recommends approval based on finding c, with the stipulations as follows:

- 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 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. 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 original roof details are to be preserved.
- ii. Building 1, should retain the image of the metal shingles. The metal shingles should be replaced with in-kind materials
- iii. Building 2 and 3 should abide by the ridge cap details as noted per the Exterior Maintenance and Alterations Guidelines 3. B.vi
- iv. Building 4 can be approved as submitted by the applicant.





ENTRANCE
ONLY

280

REDEEMER
LUTHERAN CHURCH
Marine Drive
on Building



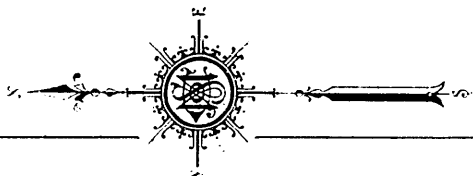
FOR GOD AND COUNTRY



GOD AND COUNTRY

295

297



S. MITTMAN

NOT PAVED.

47' 0"

1504

1515

293

MEERSCHIEDT

NOT PAVED.

291

DAKOTA

NEBRASKA

NEVADA

1505

1514

S. GEVERS

NOT PAVED.

292

NEVADA

MISSOURI

1506

1513

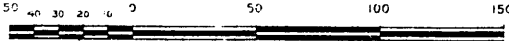
HOLY REDEEMER SCHOOL
(NEGRO)
CHURCH, MEAT STORES,
CLASS ROOMS

VARGAS

NOT PAVED.

302

Scale of Feet.



296







No Skateboarding
No Bicycling
No Rollerblading











230

HOLY REDEEMER
CATHOLIC CHURCH
St. Katharine Drexel
Education Building









COIL#

4A035912JG301-04

01-24-2022

FINISH:

GALVALUME

020024
141105-1

WIDTH:

20.875

LINEAR FEET:

1,000

GAUGE:

24

F012422

SQFT:

1,739



P636544



4A035912JG301-04

Jimmy's Roofing

San Antonio, TX 78203-1735

Total Line Lengths:

Ridges = 101 ft

Hips = 463 ft

Valleys = 116 ft

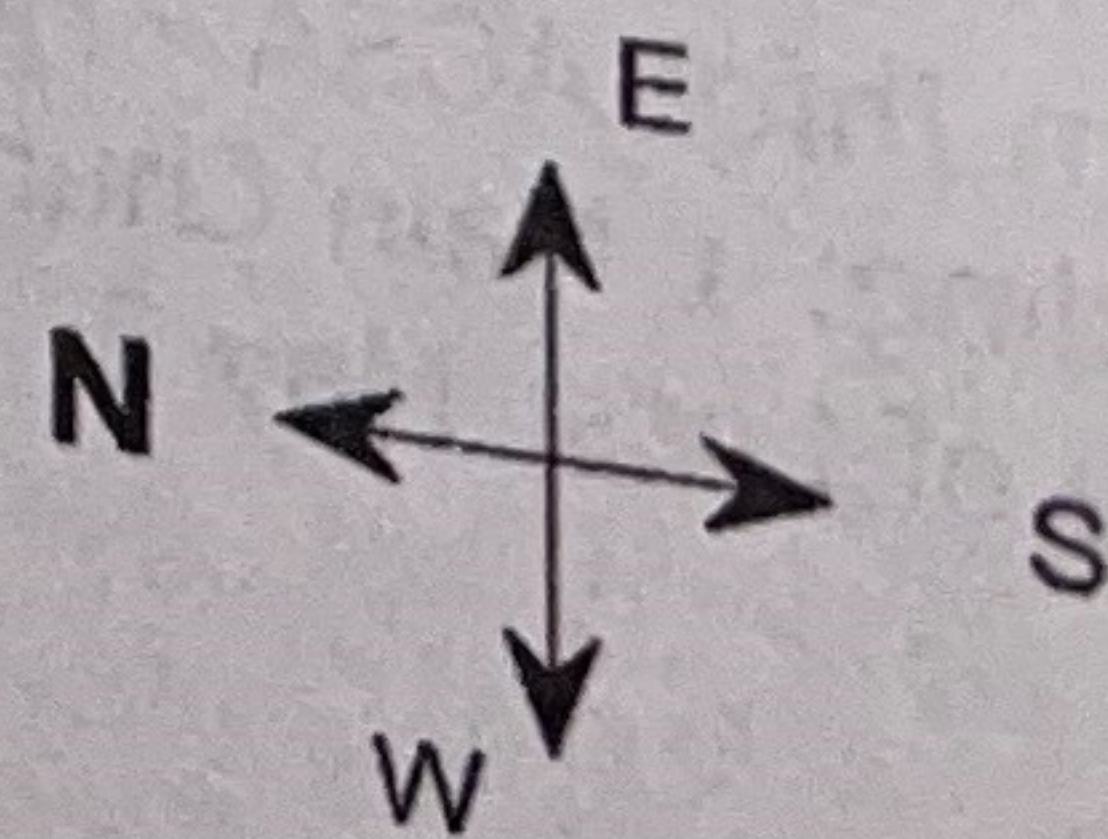
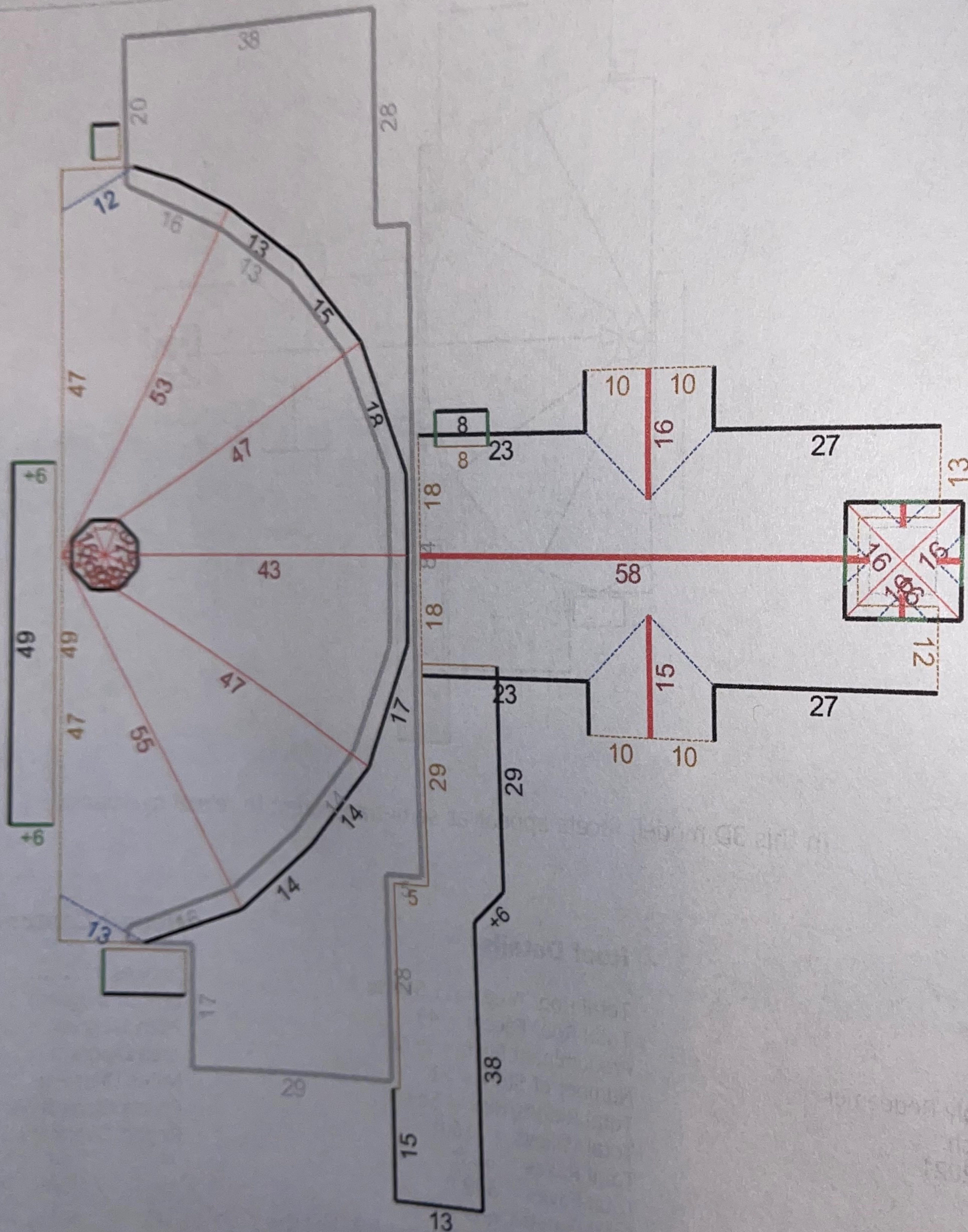
Rakes = 66 ft

Eaves = 509 ft

Flashing = 182 ft

Step flashing = 260 ft

Parapets = 402 ft



Pitch Diagram

Pitch values are shown in inches

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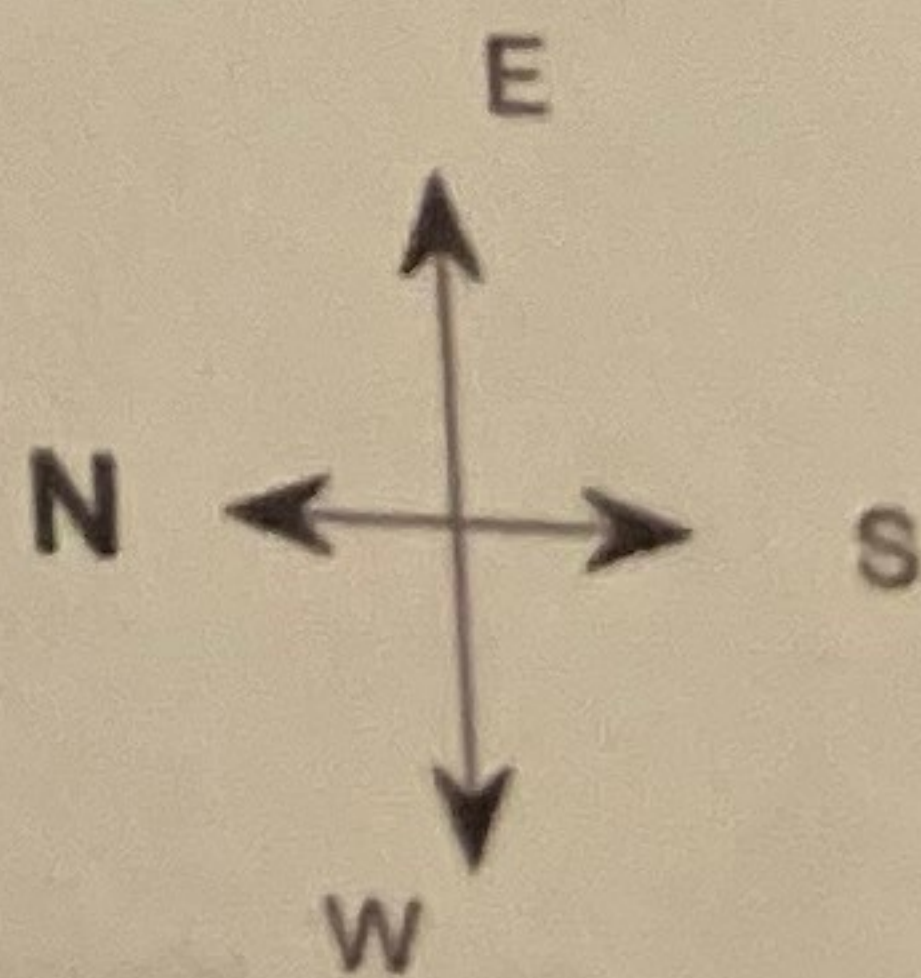
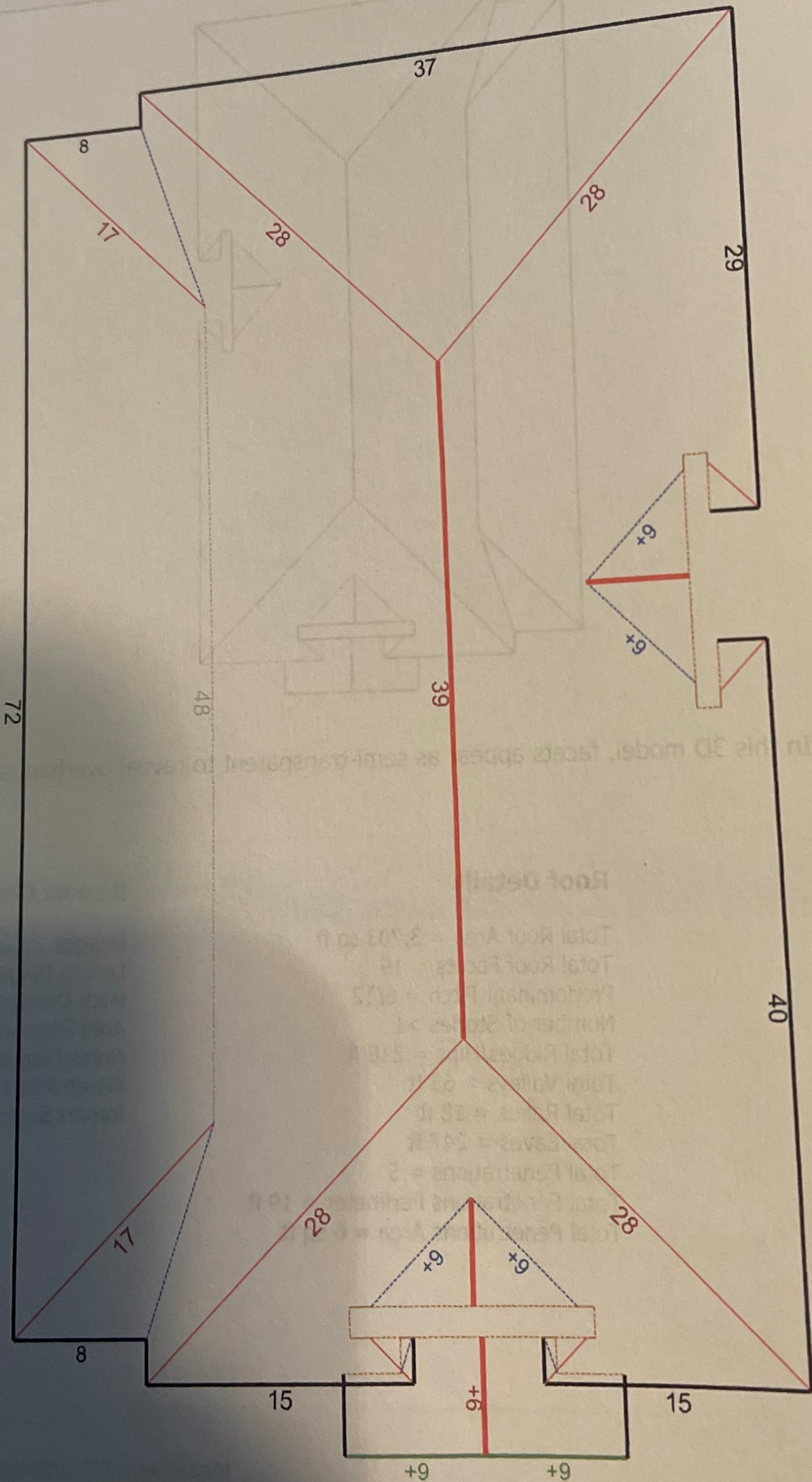
Length Diagram

Total Line Lengths:

Ridges = 58 ft
Hips = 160 ft

Valleys = 65 ft
Rakes = 18 ft
Eaves = 247 ft

Flashing = 9 ft
Step flashing = 65 ft
Parapets = 0 ft



This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

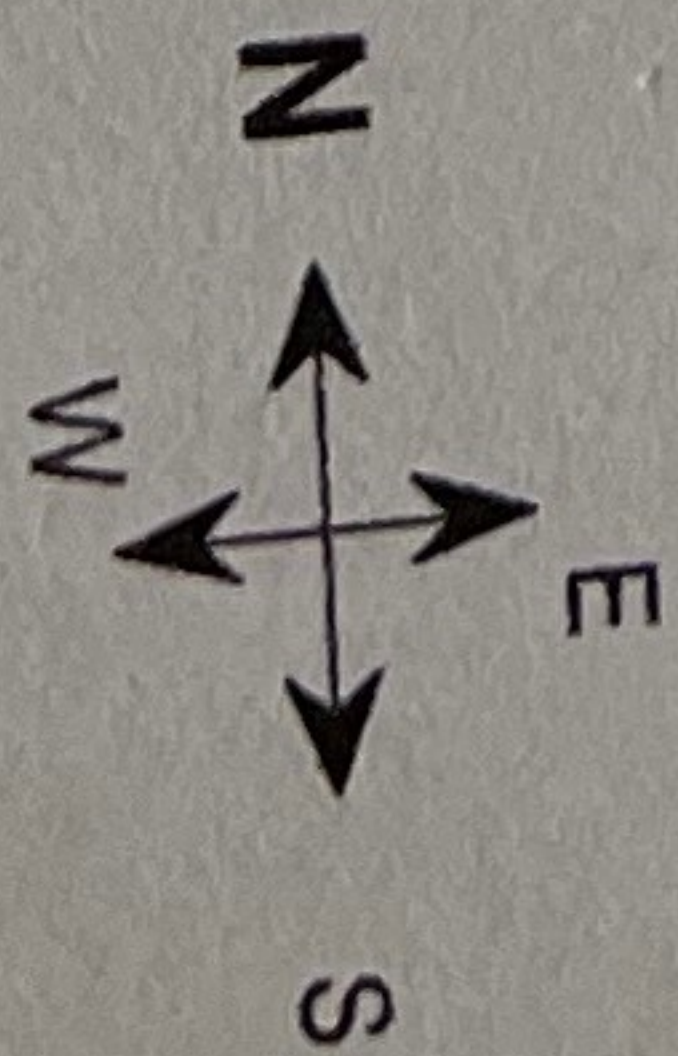
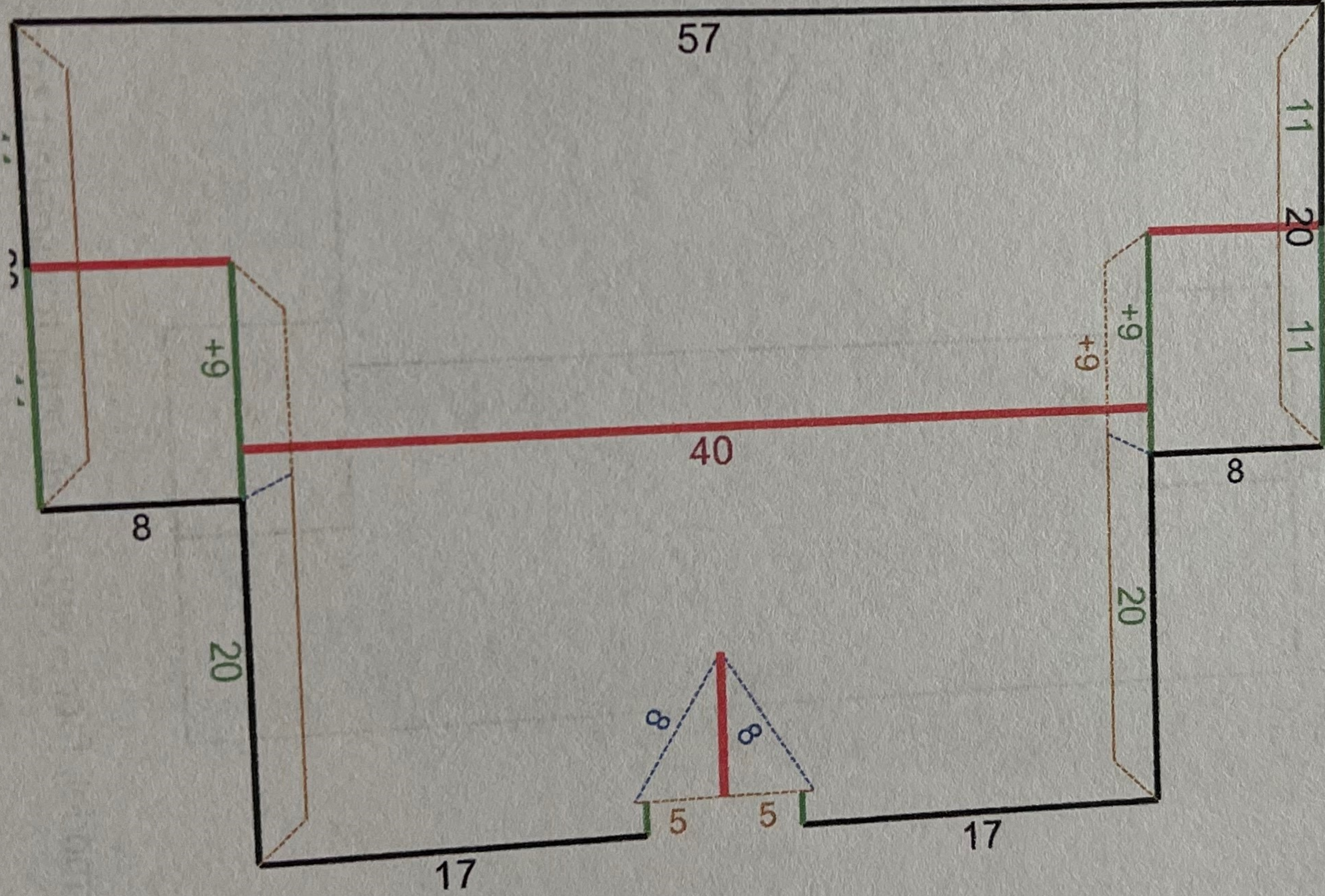
Length Diagram

Total Line Lengths:

Ridges = 64 ft
Hips = 0 ft

Valleys = 22 ft
Rakes = 107 ft
Eaves = 179 ft

Flashing = 63 ft
Step flashing = 50 ft
Parapets = 0 ft



April 7, 2022 at 8:13 AM
230 Vargas Alley
San Antonio TX 78203
United States



April 7, 2022 at 8:13 AM
230 Vargas Alley
San Antonio TX 78203
United States

