

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-381
ADDRESS: 2202 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 6823 BLK LOT 1, E 25 FT OF 2
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: BRANNEN RUSSELL F
OWNER: BRANNEN RUSSELL F
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: July 14, 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 shingle roof with a standing seam metal roof on the primary historic structure.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE

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 2202 W Gramercy is a two-story, single-family, Colonial-style structure with Italianate influence. The property first appears on the 1931 Sanborn map, which also documents that the main house has historically featured a shingle roof. The structure features limestone cladding, and arched windows

with wood shutters. The two front windows on the second floor feature eyebrow dormers that raise into the shingled roof form. The property is contributing to the Monticello Park Historic District.

- b. VIOLATION – Staff performed a site visit on July 13, 2022, and issued a stop work order for roof replacement prior to the issuance of a Certificate of Appropriateness.
- c. ROOF REPLACEMENT – The applicant 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 1931 Sanborn Map shows that the roof maintained a shingle roof, indicating the roofing material has not been altered. While not historically present, a standing seam metal roofs is generally appropriate for this architectural style in and in the Monticello Park Historic District.

RECOMMENDATION:

Staff recommends approval based on finding c with the standard stipulations for standing seam metal roof

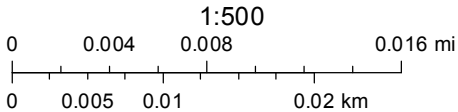
- i. That the applicant installs a standing seam metal roof in a standard, galvalume finish. That he standing seam installation: metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved.
- ii. 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.

City of San Antonio One Stop



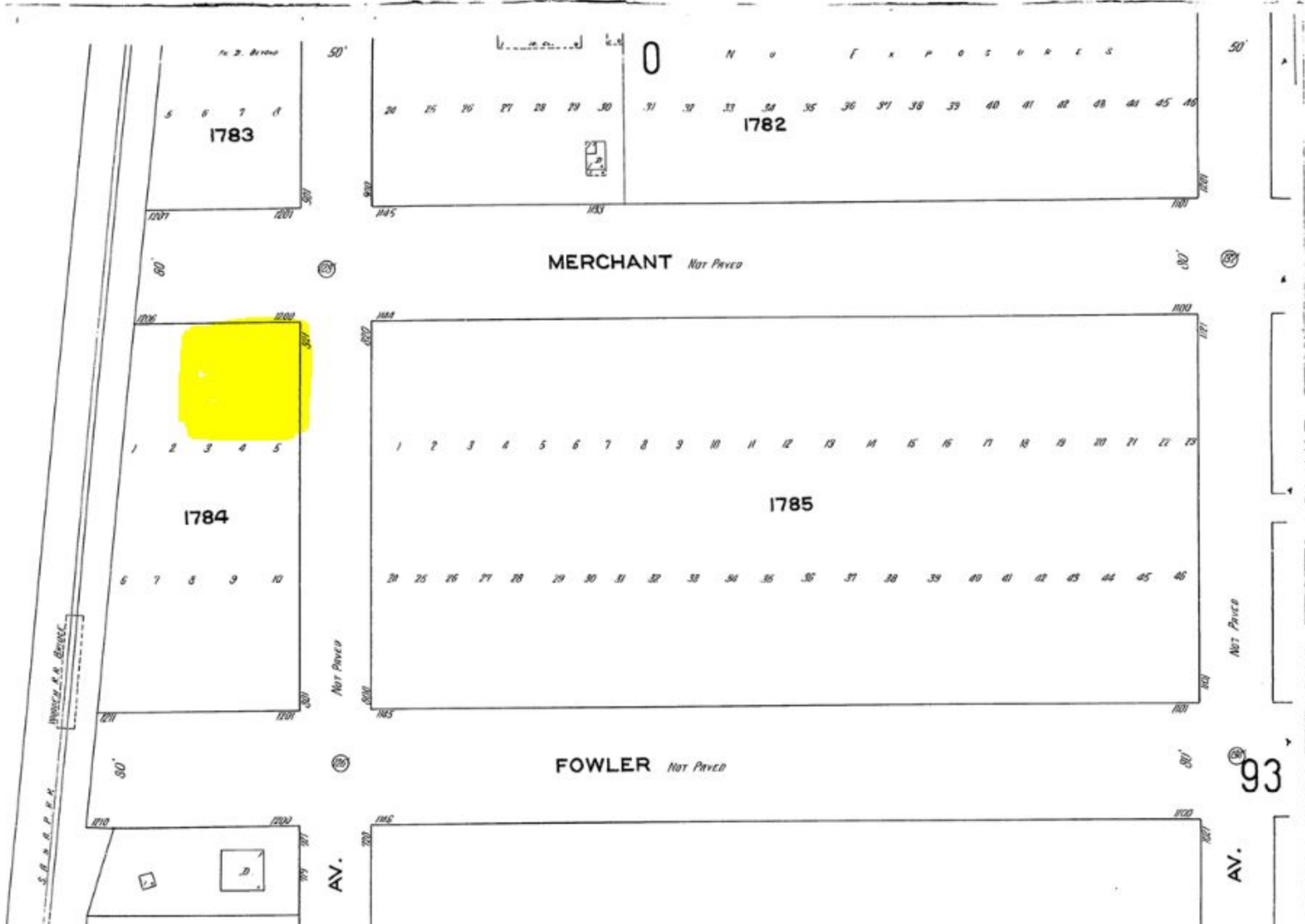
July 27, 2022

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