

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-514
ADDRESS: 281 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9004 BLK 2 LOT 95 THRU 97
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Glenn Smiley/SMILEY GLENN E
OWNER: Glenn Smiley/SMILEY GLENN E
TYPE OF WORK: Installation of striated standing-seam metal roof
APPLICATION RECEIVED: October 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to install a striated standing-seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

Checklist for Metal Roofs

1. Use panels that are 18 to 21 inches in width.
2. Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
3. Use a crimped ridge seam that is consistent with the historic application.
4. Use a low-profile ridge cap vent or end cap when a crimped ridge seam is not used.

5. Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.

FINDINGS:

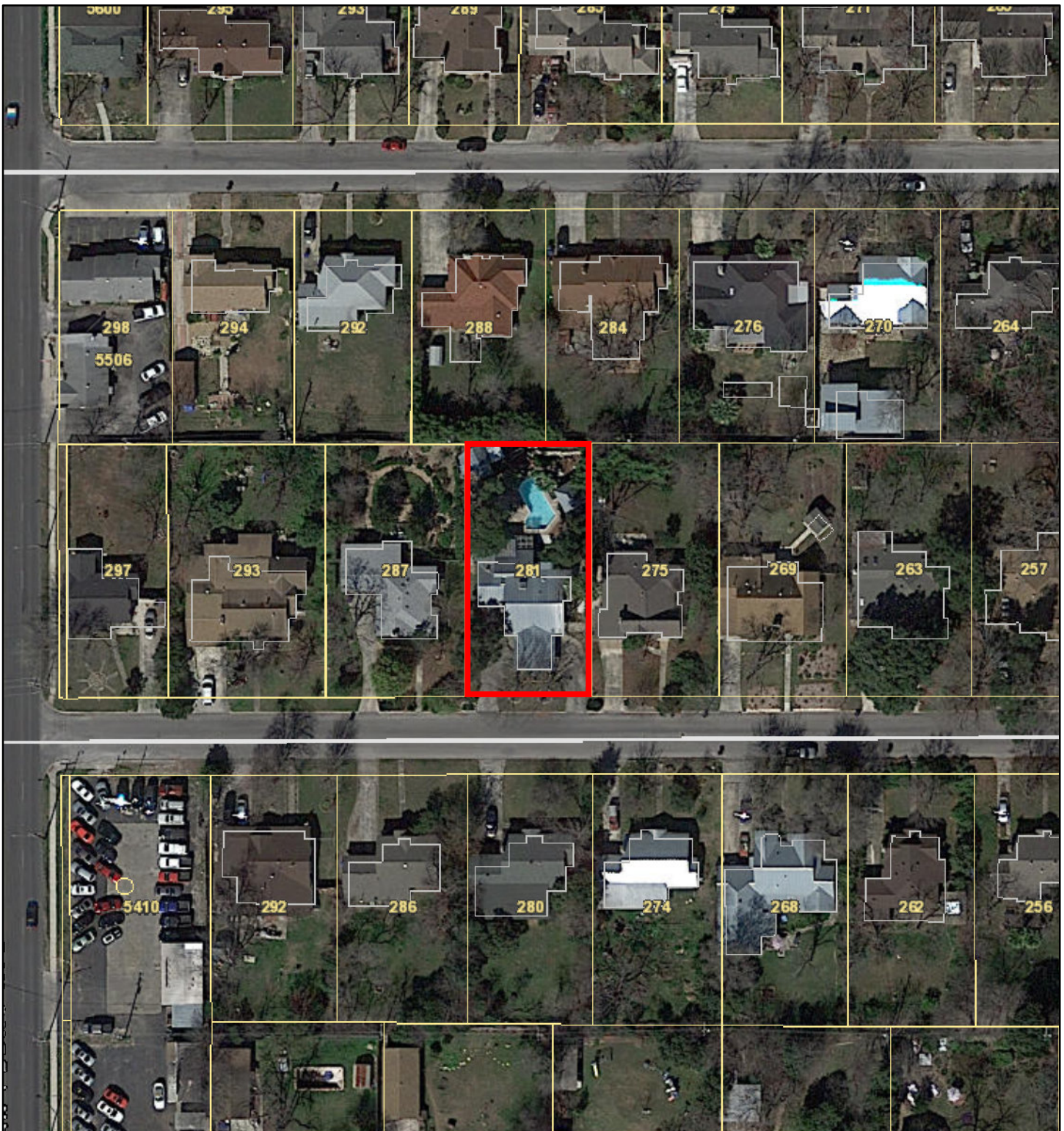
- a. The property at 281 Lovera is a single-story stone-clad Minimal Traditional residential structure built c. 1938. The primary façade is dominated by a front-gabled carport that meets the side-gabled primary roof structure. The roof is clad in flat-paneled standing-seam metal. The property contributes to the Olmos Park Terrace historic district.
- b. CASE HISTORY: On September 7, 2022, Eliverto Champion of Rocket Contracting received an administrative Certificate of Appropriateness (COA) for replacement of the existing standing-seam metal roof with in-kind material. In the approval language, staff stipulated that the roof must feature smooth panels without striation or corrugation, and that an inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. On September 22, 2022, OHP staff shared with Melina and Eliverto Champion by email that the striated roofing material and standard ridge cap they proposed during the standing-seam metal roof inspection was not permitted by the COA. On September 24, 2022, applicant Glenn Smiley requested approval to replace his metal roof with a new metal roof. An administrative COA was issued on September 26, 2022, and the approval language again stipulated that panels should be smooth without striation or corrugation and that an inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- c. VIOLATION: On October 3, 2022, OHP staff observed striated metal roofing panels on site at 281 Lovera. Staff spoke with the homeowner, who posted the COA with full approval language in a window on site. The full investigation report is included in this case file.
- d. ROOFING: The applicant requests approval to replace a flat-paneled standing-seam metal roof with a striated-panel standing-seam metal roof. Historic Design Guidelines for Exterior Maintenance and Alterations 2.B.ii states that the original roof form, including shape, line, pitch, and overhang, should be preserved when replacement is necessary. The house previously featured a flat-paneled standing-seam metal roof. Staff finds the request for a striated-panel metal roof does not conform to guidelines.

RECOMMENDATION:

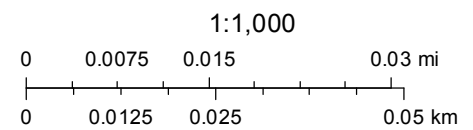
Staff recommends approval of the request to install a standing-seam metal roof with the following stipulations:

1. That the panels are smooth without striation or corrugation.

City of San Antonio One Stop



October 13, 2022





Investigation Report

Property

Address	281 Lovera
District/Overlay	Olmos Park Terrace
Owner Information	Glenn Smiley

Site Visit

Date	10/03/2022
Time	06:03 PM (-5 GMT)
Context	drive-by
Present Staff	Jessica Anderson
Present Individuals	Homeowner
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Installation of nonconforming standing seam metal roof (corrugated)
Description of interaction	Spoke with homeowner about approval language on his COA (posted in his window) re flat panels only. Told him to submit a COA asap for corrugated panels and shared next available hearing is Nov 2. Advised he call the contractor/roofer to assess hi options. Homeowner shares installation was scheduled for tomorrow. We also discussed possible outcomes if he chooses to install corrugated metal roof despite stop work order. NOTE: App would not allow me to choose third photo. Photo of SWO will be added to the property file.

Action Taken

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with property owner, Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation



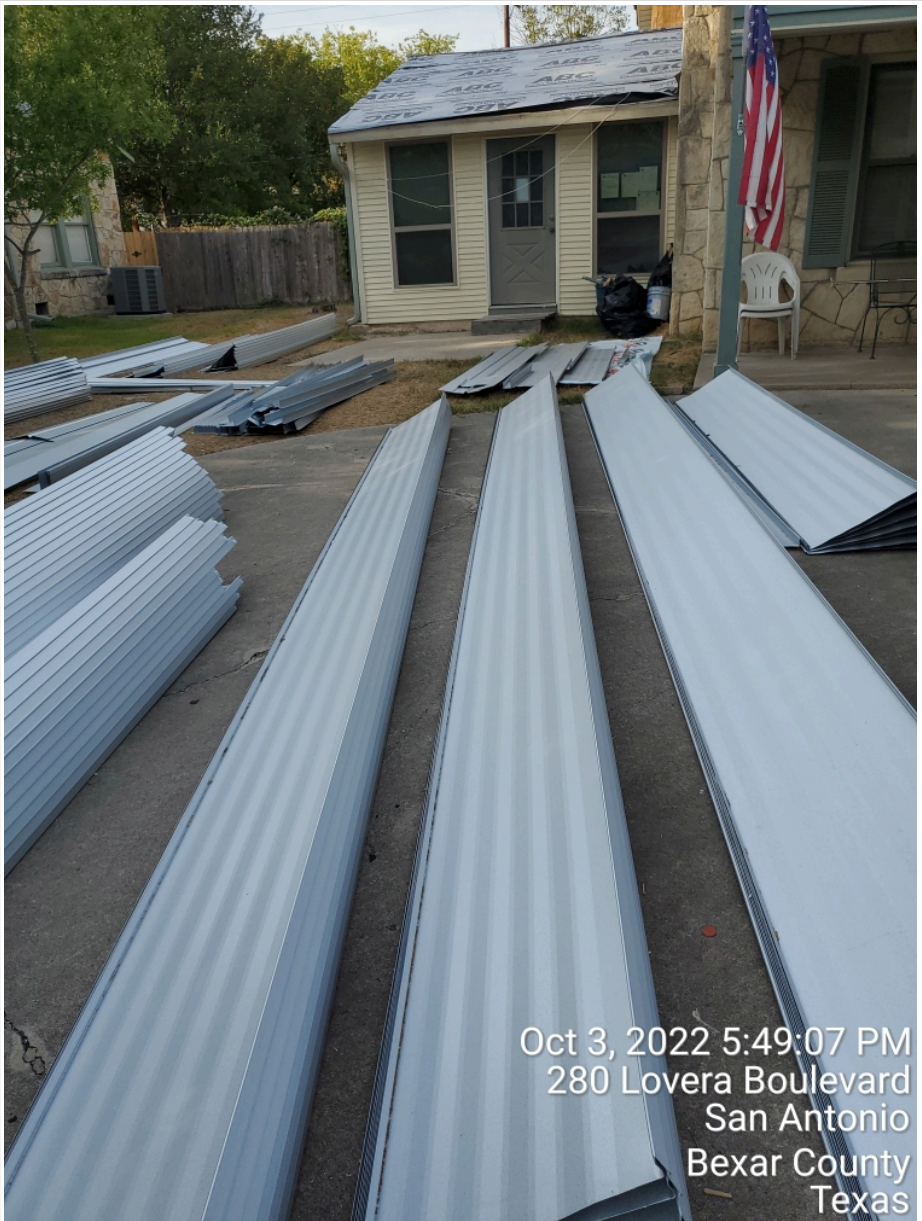
Investigation Report

Photographs





Investigation Report



Oct 3, 2022 5:49:07 PM
280 Lovera Boulevard
San Antonio
Bexar County
Texas

	10/03/2022 06:07 PM
Additional photos were taken on another device.	Yes



Oct 3, 2022 5:26:36 PM
138 Lovera Boulevard
San Antonio
Bexar County
Texas



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

September 7, 2022

ADDRESS: 281 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9004 BLK 2 LOT 95 THRU 97
HISTORIC DISTRICT: Olmos Park Terrace
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Eliverto Champion Jr/Rocket Contracting, LLC - 401 E Sonterra Blvd, Ste 375
OWNER: Glenn Smiley/SMILEY GLENN E - 281 LOVERA BLVD
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: replace the existing standing seam metal roof with in-kind material.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 9/7/2022 4:54:33 PM

ADMINISTRATIVE APPROVAL TO: Replace the existing standing seam metal roof with in-kind material.

No modifications to the existing roof pitch or roof form are requested or approved at this time.

The standing seam metal roof must feature 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 must 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.

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.

APPROVED BY: Rachel Rettaliata

RE-ISSUE DATE: 9/7/2022 4:54:33 PM

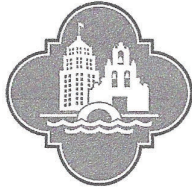
RE-ISSUED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

STANDING-SEAM METAL ROOF INSPECTION FORM

ADDRESS: 281 Lovera Blvd, San Antonio, TX 78212

PROPERTY OWNER NAME: Glenn Smiley

CONTRACTOR NAME: Eliverto Champion Jr

CONTRACTOR COMPANY: Rocket Contracting, LLC

CONTRACTOR ADDRESS: 401 E. Sonterra Blvd, Ste 375, San Antonio, TX 78238

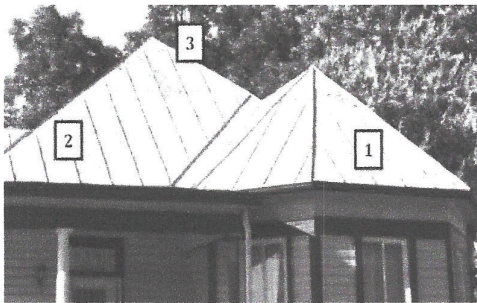
CONTRACTOR PHONE NUMBER: (210) 970-2005

CONTRACTOR EMAIL: echampion@rocketcontracting.com

I, Eliverto Champion Jr, acknowledge that I have obtained a Certificate of Appropriateness to install a new standing-seam metal roof with the specifications below and that any deviation will require additional review by the Historic and Design Review Commission:

- ◇ 1- **Panels** that are 18 to 21 inches in width
- ◇ 2- **Seams** are 1 to 2 inches in height
- ◇ 3- **Ridges** are to feature a double-munch or crimped ridge configuration; **no vented ridge caps or end caps are allowed.**
- ◇ 4- **Roof color** will feature a standard galvalume finish or match the existing historic roof.

CONTRACTOR SIGNATURE: Eliverto Champion Jr DATE: _____



Historic standing-seam metal roof



Do not use ridge caps with vents (left) or end caps (right).



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. Site inspections can be scheduled by calling (210) 207-0035 or emailing ohp@sanantonio.gov

OHP STAFF SIGNATURE: _____ DATE: _____



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 26, 2022

ADDRESS: 281 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9004 BLK 2 LOT 95 THRU 97
HISTORIC DISTRICT: Olmos Park Terrace
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Glenn Smiley/SMILEY GLENN E - 281 Lovera Blvd.
OWNER: Glenn Smiley/SMILEY GLENN E - 281 Lovera Blvd.
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replacing the existing metal roof with a new metal roof.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 9/26/2022 3:53:48 PM

ADMINISTRATIVE APPROVAL TO: replace the existing metal roof with a new metal roof. • 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 chimney, flue, and related existing roof details must be preserved.

APPROVED BY: Hannah Leighner

Shanon Shea Miller
Historic Preservation Officer

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