

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

HDRC CASE NO: 2023-122
ADDRESS: 207 DEVINE ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca
APPLICANT: Ismael V Castillo | Southtown Roofing
OWNER: Ronald R Grant
TYPE OF WORK: Roofing material change
APPLICATION RECEIVED: March 27, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing metal stamped shingle roof with a standing seam metal 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 structure located at 207 Devine Street is a single-story Folk Victorian style residence. Built circa 1912, the house sits near the corner of Devine and Eager Streets and features one-over-one wood windows, a shake gable area, a dormer, and a cross-gable roof line with the original stamped metal shingles. This property contributes to the Lavaca historic district.
- b. **ROOF REPLACEMENT** – The applicant is requesting to replace the existing metal stamped shingle roof with a standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv. stipulates

to replace roofing materials in-kind whenever possible when the roof must be replaced and to 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. While the proposed replacement roof conforms to the standing seam metal roof stipulations found in Chapter 2, Exterior Maintenance and Alterations, staff finds that the proposed standing seam metal roof does not conform with guidelines as it constitutes a change in material, texture, and style.

RECOMMENDATION:

Staff does not recommend approval of the request, based on findings a and b. Staff recommends that the applicant either repair the existing roof or replace it in-kind with a similar product.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

[Back to Browse Maps](#)

State: Texas

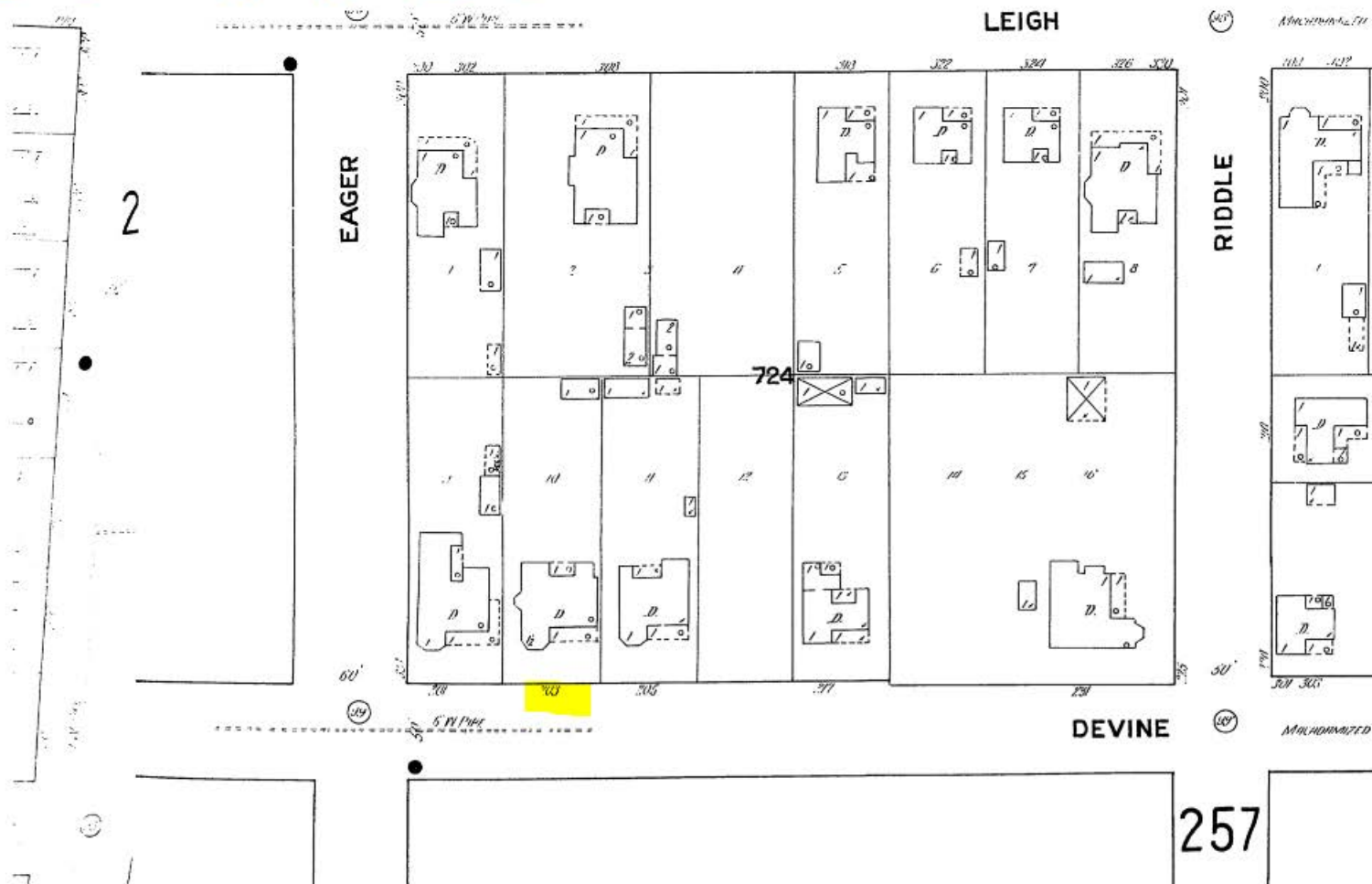
City: San Antonio

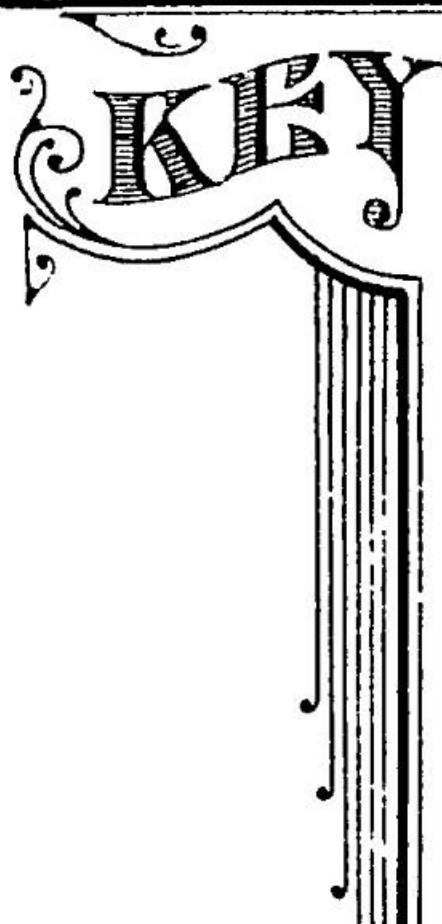
Date: 1911-1924

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(C.B.)

*Hollow concrete or cement block const'n.*HEIGHT OF BUILDING
IN FEET*Fire proof construction.*NUMBER OF STORIES
BASEMENT
BRICK BASEMENT
STONE*Brick building with brick or metal cornice.*

FRAME PARTITION

" " " frame cornice.

SLATE OR METAL ROOF

*" " " stone front.*COMPOSITION OF
GRAVEL ROOF*" " " frame side.*

SINGLE ROOF

Brick veneered building.

BRICK 1ST

Brick and frame

D - DWELLING

Frame building.

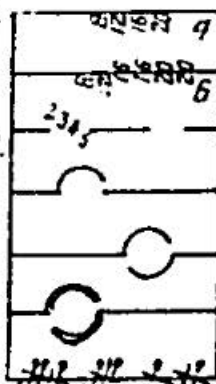
F - FLAT

" " " iron clad.

S - STORE

*Stone building*SKYLIGHT
LIGHTING
TOP STORY ONLY*Fire wall 6 inches above roof*SKYLIGHT
LIGHTING
TWO STORIES
ELEVATED

| | | | | | |
|---|---|----|---|---|---|
| " | " | 12 | " | " | " |
| " | " | 18 | " | " | " |



HORIZONTAL
VERTICAL

BRICK
IRON

ENG Engine

OMP Vertical

Crockett 30-30

New 30-30

PETRICH-SAUR LUMBER CO.

104 LAMAR ST.

JULES A. APPLER'S BLUE BOOK OF GREATER SAN ANTONIO 165**DENVER BOULEVARD—Continued**

- 911—Mrs R Bass (h); C1187-J
 914—H E & Lydia M Vaux (h)
 916—W F & Julia Brett (r)
 917—A J Kaufman (h)
 920—Vacant
 921—J W & Nellie Mathis (r)
 924—Fred & Maud Seffel (h); C5037
 949—Dr J M & Blanche Hooper (h);
 T1031
 1037—Chas & Henrietta Herman (h)
 1039—C H & Henrietta Wolfertz (h)
 1040—M L & Irene Case (r)
 —New house vacant
 1041—W A & Otha Riggs (h); C2142
 1048—Henry & Duell Jacobs (r); C6836
 1103—Mrs L T Clay (h); C4697
 1104—J H & Josephine H McClure (h);
 C3817
 1107—Vacant
 1111—T L Ingram (r)
 1121—J T & Annie A Hart (h)
 1127—A D & Ida L Rowen (r)
 —Presbyterian Church
 1211—Vacant

DEPOT

(5 & 6 w) b 1200 Ave D, ext se to
 Austin

- 125—Edith Mitchell (c) (r)
 127—Thos & Dovie Hilliard (c) (r)
 129—Wm & Julia Branch (c) (r)
 131—Lillie Pattison (c) (r)

DEVINE

(7 w) b 902 S Presa, ext se to Peach

| | | | |
|---------------|-----|-------------|-----|
| S Presa | 100 | Labor | 400 |
| Eagar | 200 | Peach | |
| Riddle | 300 | | |

- 105—Geo Baldus (h)
 107—Mrs J M Crowell (r); C1970
 115—W A & Tудie E Windsor (h);
 C7215
 117—Mrs Adele Miller (h); C5125
 119—E B Ragland (h)
 120—W S & Janie Jobes (r); C5934
 121—H W & Minnie Spear (r); C6887
 124—Mrs A Rhodius (h); Mrs B Staffel
 (h); C6965
 126—Vacant
 133—Paul & Florence Wagner (h); C1298
 201—Mrs Annie E Vaughn (h); C1899
 202—Johanna Schmidt (h); N1773
 203—R & Augusta Marburger (h)
 205—T F & J E Coffey (h)
 208—Vacant
 210—Vacant
 214—W L & Mittie Banks (h)
 217—J R & Mollie Storms (h)

Crockett 244

New 244

STEWART TITLE GUARANTY CO.Guarantees Land
Titles and Liens**The BELL JEWELRY CO.**

TWO STORES:
 121 ALAMO PLAZA
 227 W. COM. STREET
 (Established 1852)

DIAMOND MERCHANTS

Jewelry, Watches, Silverware and Cut Glass

Avenue D 100 Austin
 Oak 200

- 101—Anna Evans (c) (r)
 105—Dave & Katie Foley (c) (r)
 201—Emma Mitchell (r)
 205—Smith P & Frances Johnson (r)
 208—Wm H & Lillie Ritter (r)

- 218—Mrs Amanda A Kleid (h)
 226—E E Sommer's Warehouse
 230—E E & Clara Sommer (h); C5526
 231—Chas A Denny (h)
 303—E S & Belle Jones (r)
 306—Fred & Lottie Hummert (h); N698
 309—Henry & Hulda List (h); C6917

FRED HUMMERT204-206 West
Commerce Street**WAL**







