

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-454
ADDRESS: 178 THORAIN BLVD
LEGAL DESCRIPTION: NCB 9010 BLK 12 LOT 5 & 6
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Daniel Klein
OWNER: Daniel Klein
TYPE OF WORK: Roof replacement with a material change from asphalt shingle to metal
APPLICATION RECEIVED: August 30, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof on the primary and accessory structure with a new standing seam metal roof. The proposed roof color is red.

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.

Standard stipulations for standing seam metal roofs:

- *Panels that are 18 to 21 inches in width.*
- *Seams are 1 to 2 inches in height.*
- *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.*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*

FINDINGS:

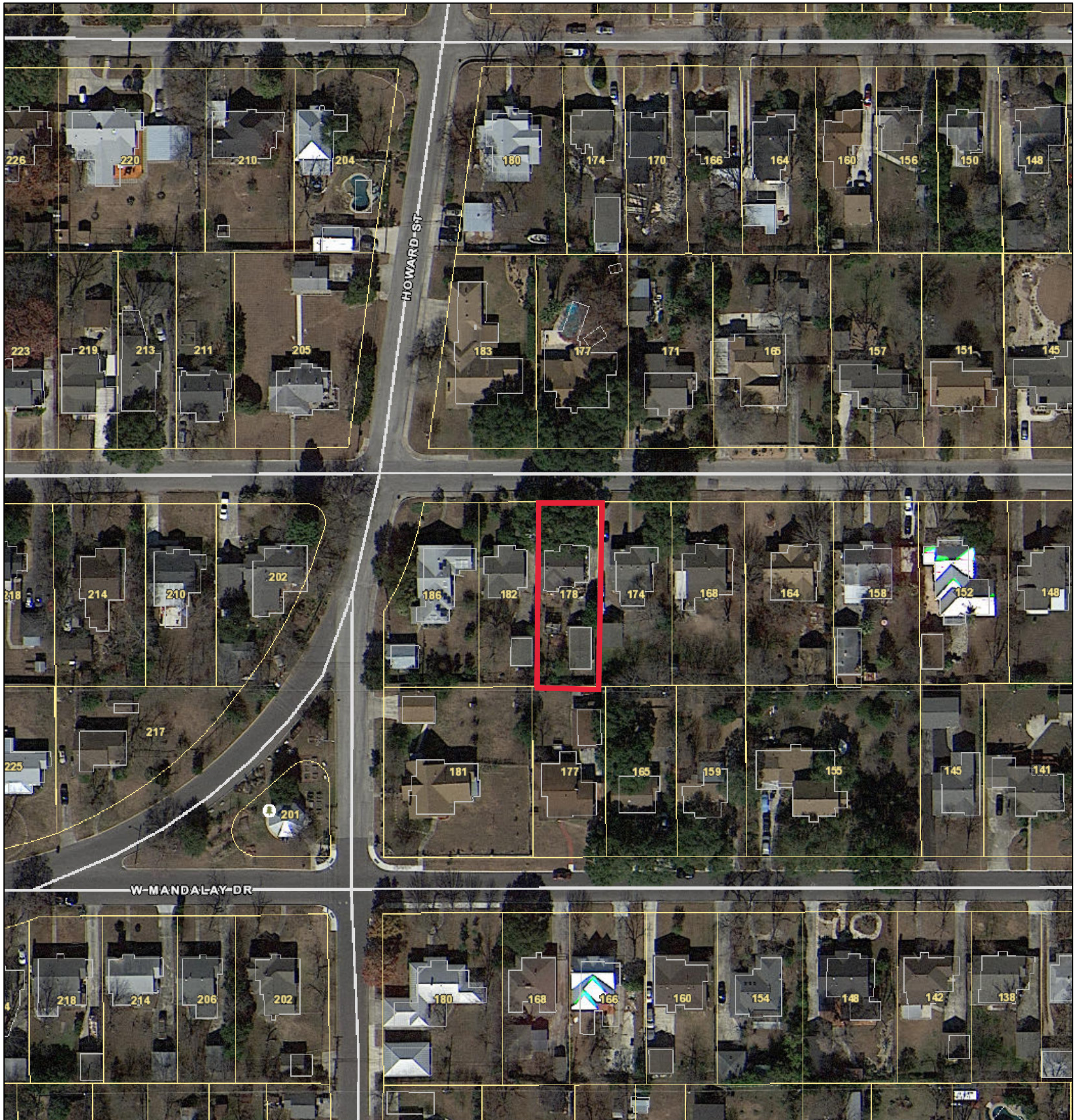
- a. The primary structure located at 178 Thorain is a 1-story residential structure constructed circa 1940 in the Minimal Traditional style with Craftsman influences. The structure features a limestone veneer façade, cross gable roof form with vertical wood siding in the gables, and casement windows. The structure is contributing to the Olmos Park Terrace Historic District.
- b. **ROOF REPLACEMENT: HISTORIC PATTERN** – Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regard to color and shape, and relatively low costs of manufacturing and transportation.
- c. **ROOF REPLACEMENT: CONTEXT** – According to Sanborn Maps, most homes in the Olmos Park Terrace Historic District were originally constructed with composition shingle roofs. Over the years, the use of metal roofs as a replacement material has become popular and prevalent within the district.
- d. **ROOF REPLACEMENT** – According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style, construction period, or district. While staff finds that a metal roof is not a material rooted in the historic precedent of the development of the neighborhood, staff finds that the installation of a standing seam metal roof that meets staff's stipulations in the recommendation is appropriate for the Olmos Park Terrace Historic District specifically due to the prevalence of metal roofs used as appropriate replacement materials, including on primary structures in the vicinity of the subject property with similar styles, roof forms, and material palettes. Staff finds that the roof should feature a galvalume finish to align with the standard stipulations for metal roofs.

RECOMMENDATION:

Staff recommends approval of the roof replacement based on findings a through d with the following stipulations:

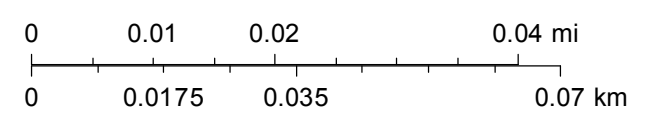
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped 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.

City of San Antonio One Stop



September 29, 2021

1:1,000







Mar 11, 2021 at 4:02:33 PM
178 Thorain Blvd
San Antonio TX 78212
United States



Mar 11, 2021 at 4:03:30 PM
178 Thorain Blvd
San Antonio TX 78212
United States



Mar 11, 2021 at 4:05:19 PM
178 Thorain Blvd
San Antonio TX 78212
United States



Mar 11, 2021 at 4:10:05 PM
178 Thorain Blvd
San Antonio TX 78212
United States



Mar 11, 2021 at 4:17:02 PM
177 W Mandalay Dr
San Antonio TX 78212
United States



