

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-515
ADDRESS: 614 CEDAR ST
LEGAL DESCRIPTION: NCB 2912 BLK 1 LOT W 134.5 FT OF 4
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: James Finley/FINLEY JAMES & KATHERINE GILLEN
OWNER: James Finley/FINLEY JAMES & KATHERINE GILLEN
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: October 06, 2021
60-DAY REVIEW:
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof on the main house with a gray standing seam metal roof.

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.

FINDINGS:

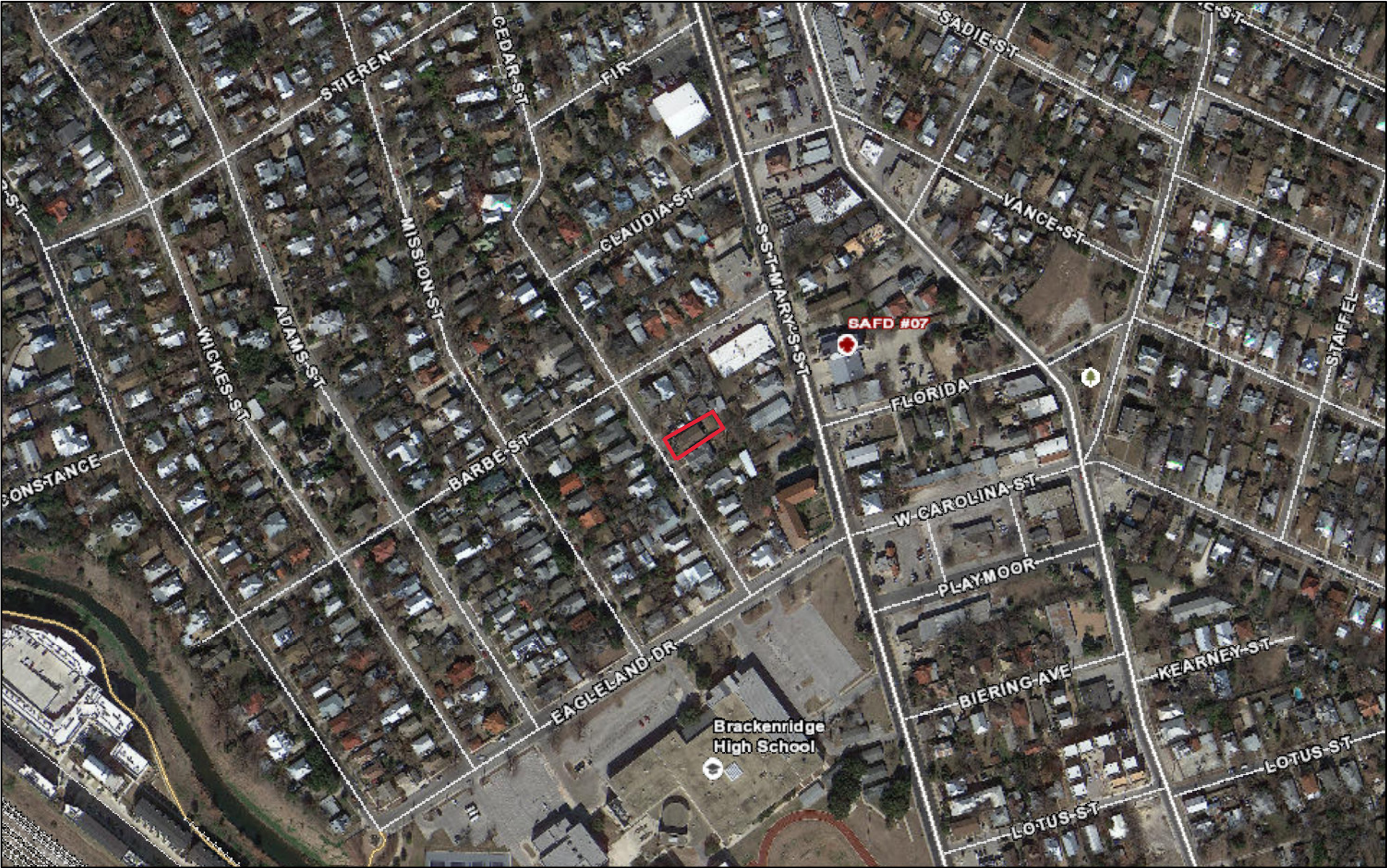
a. The primary structure located at 614 Cedar Street is a 1-story, single-family structure. The property is contributing to the King William Historic District. ROOF REPLACEMENT – The applicant proposed to replace the existing shingle roof with a galvalume standing seam metal roof. Guideline 3.B.vi for 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.

RECOMMENDATION:

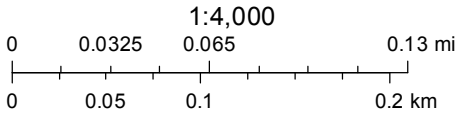
That the applicant installs a standing seam metal roof in a standard, galvalume finish. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. 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.

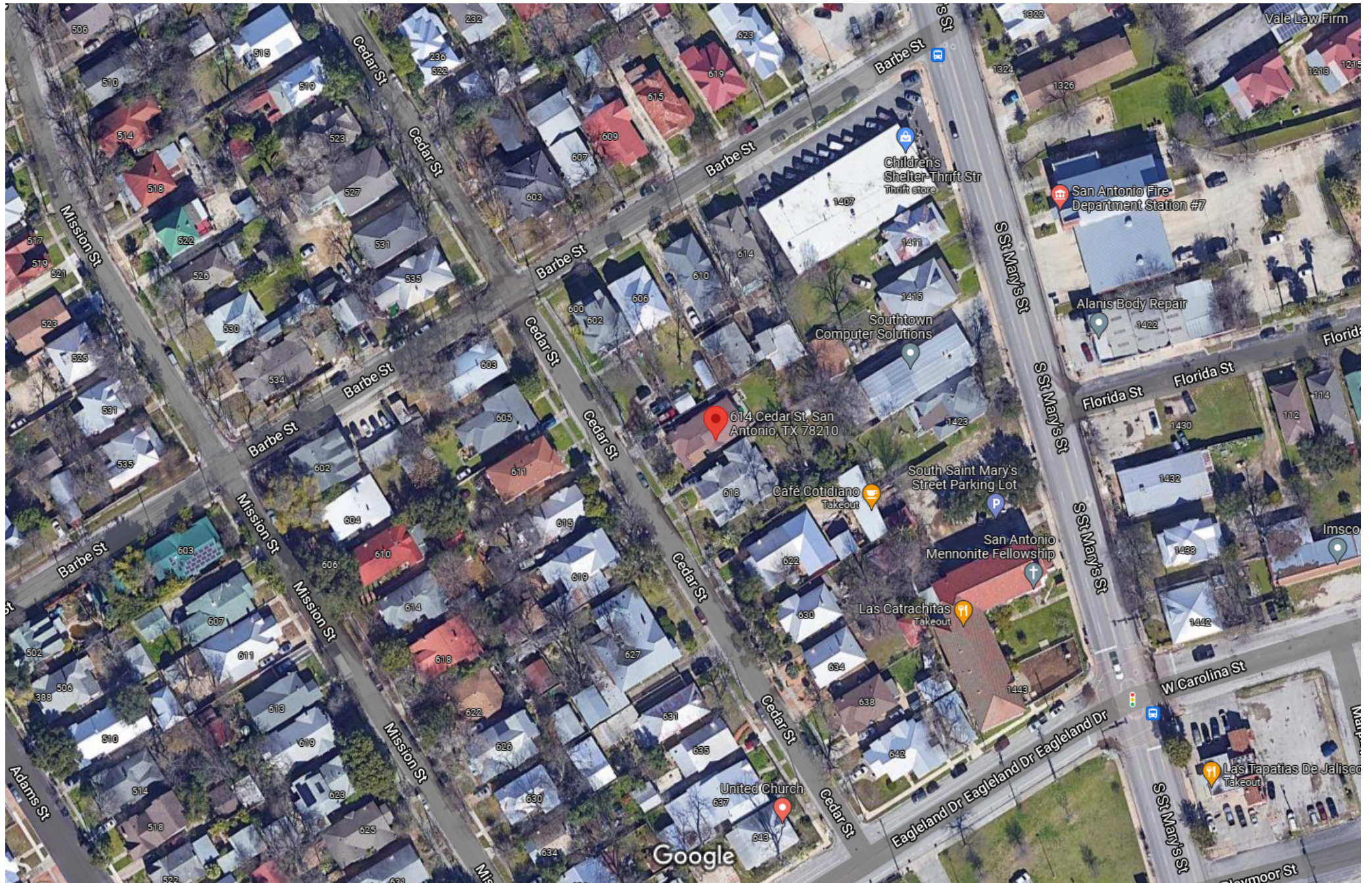
City of San Antonio One Stop



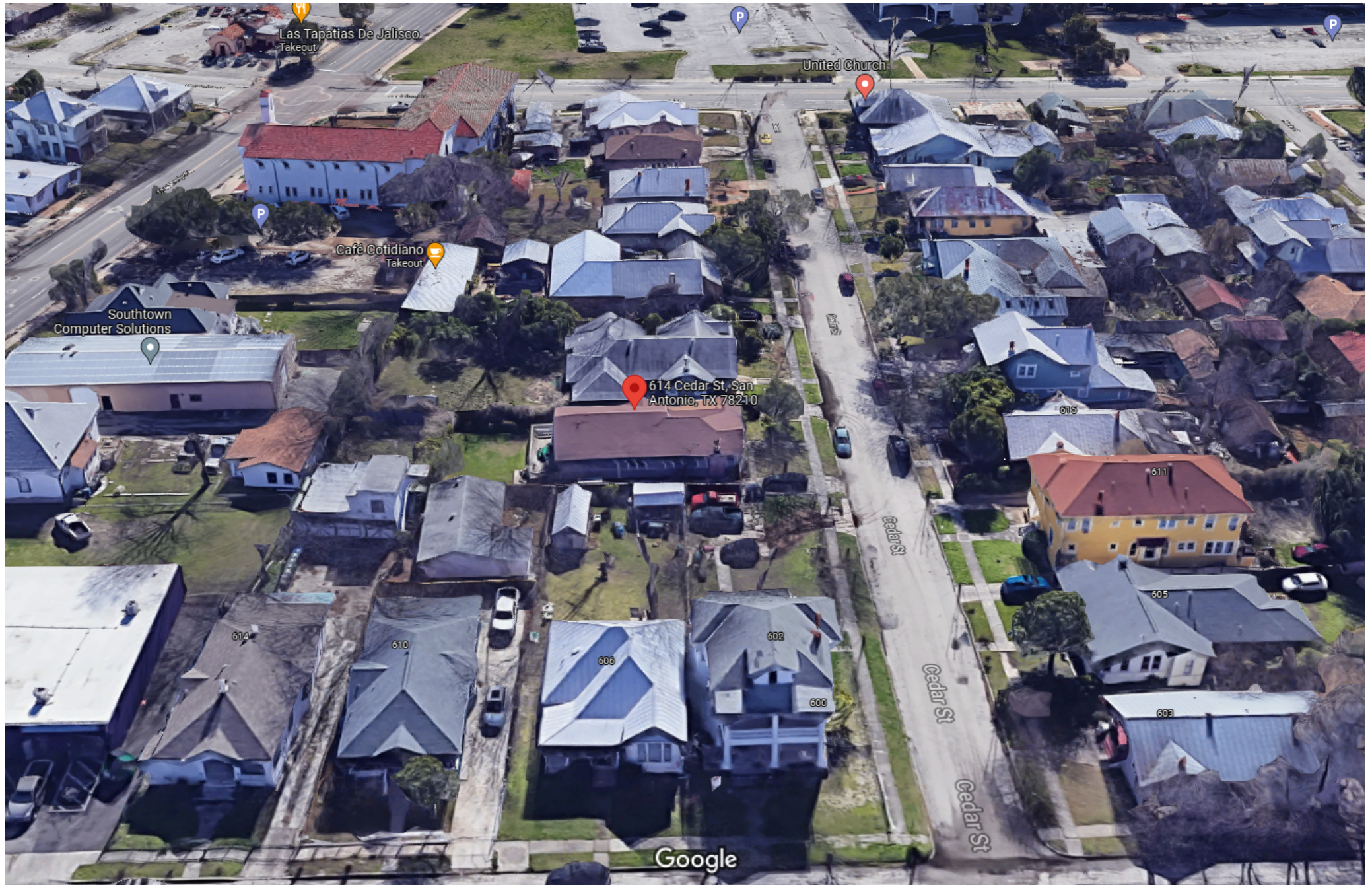
October 29, 2021

— User drawn lines

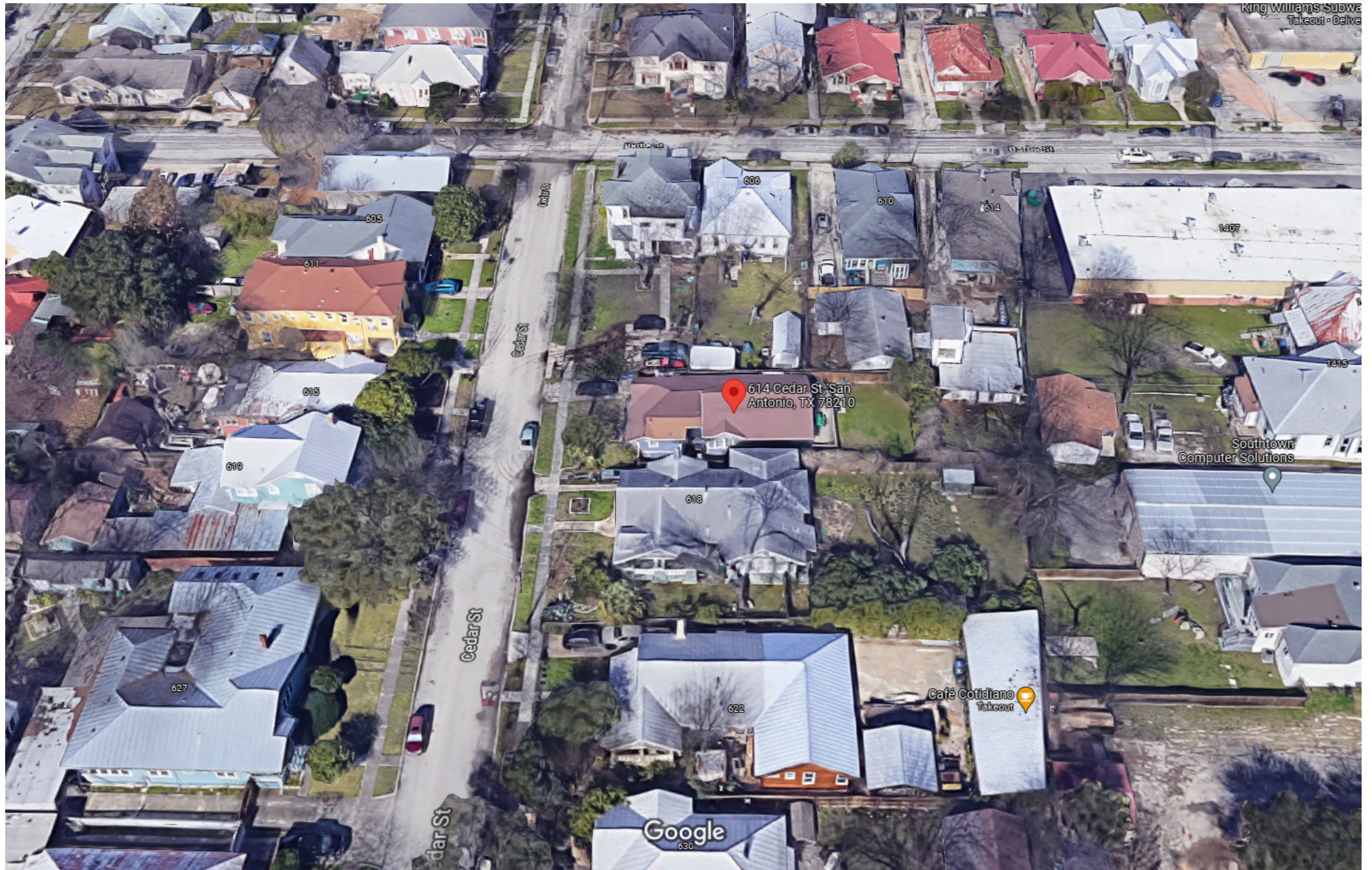












363

THE 1960

S O O U O I U

S. PRESA

360

CLAMLER

W. CAROLINA

COMMERCIAL AV.

S. ST. MARY'S

(GARDEN)

364

360

BARBE

2542

CEDAR

CHENNETTA

359

TEMPLE

3573

3067

MISSION

440

MAINE AV. (BITTNER)

363

S E E U O I U M E T L A B O R S T W C A R O L I N A S T E

