

# 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:

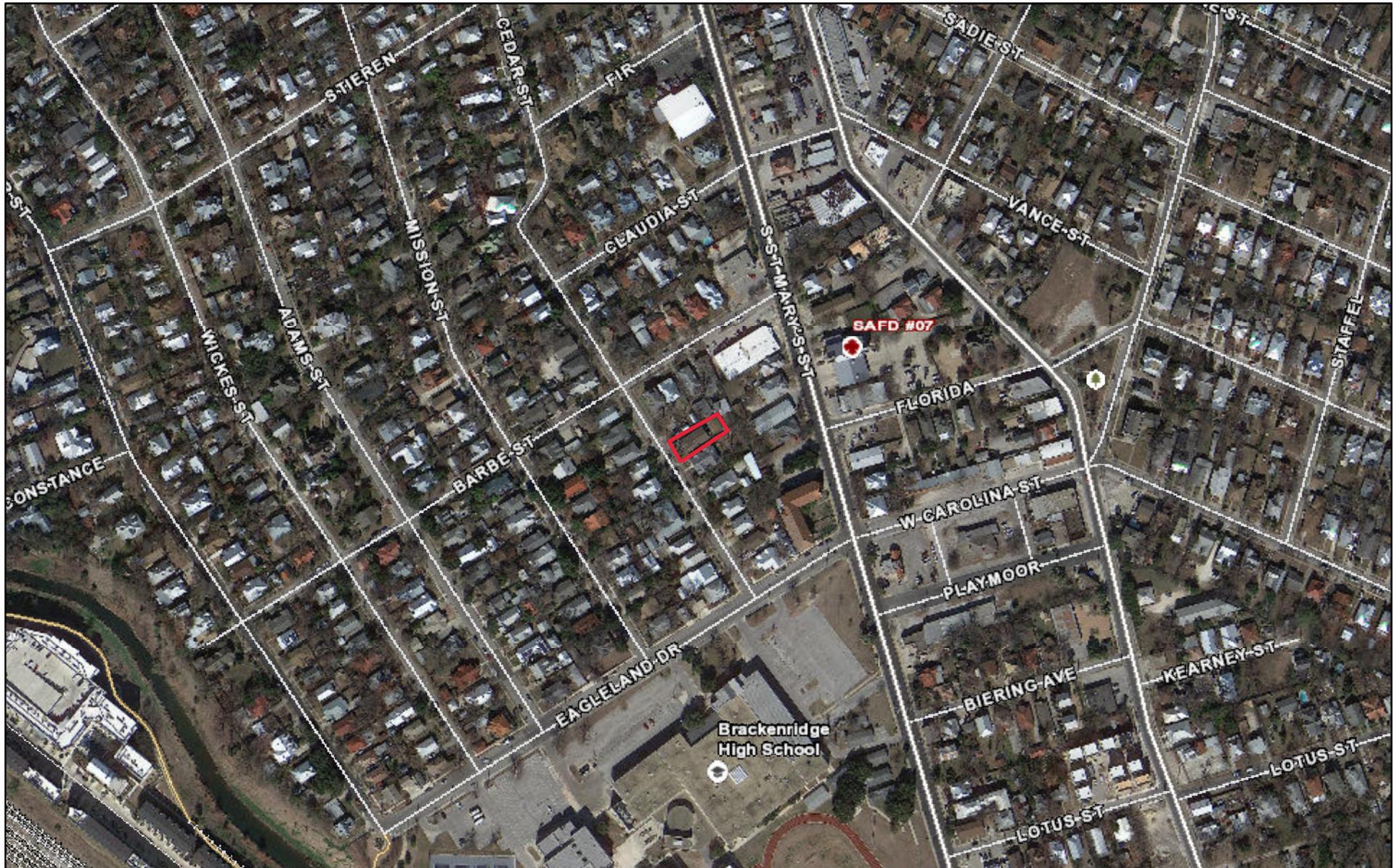
a. The primary structure located at 614 Cedar Street is a 1-story, single-family structure. The property is contributing to the King William Historic District. ROOF REPLACEMENT – The applicant proposed to replace the existing shingle roof with a galvalume standing seam metal roof. Guideline 3.B.vi for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

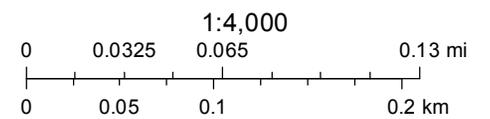
That the applicant installs a standing seam metal roof in a standard, galvalume finish. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to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

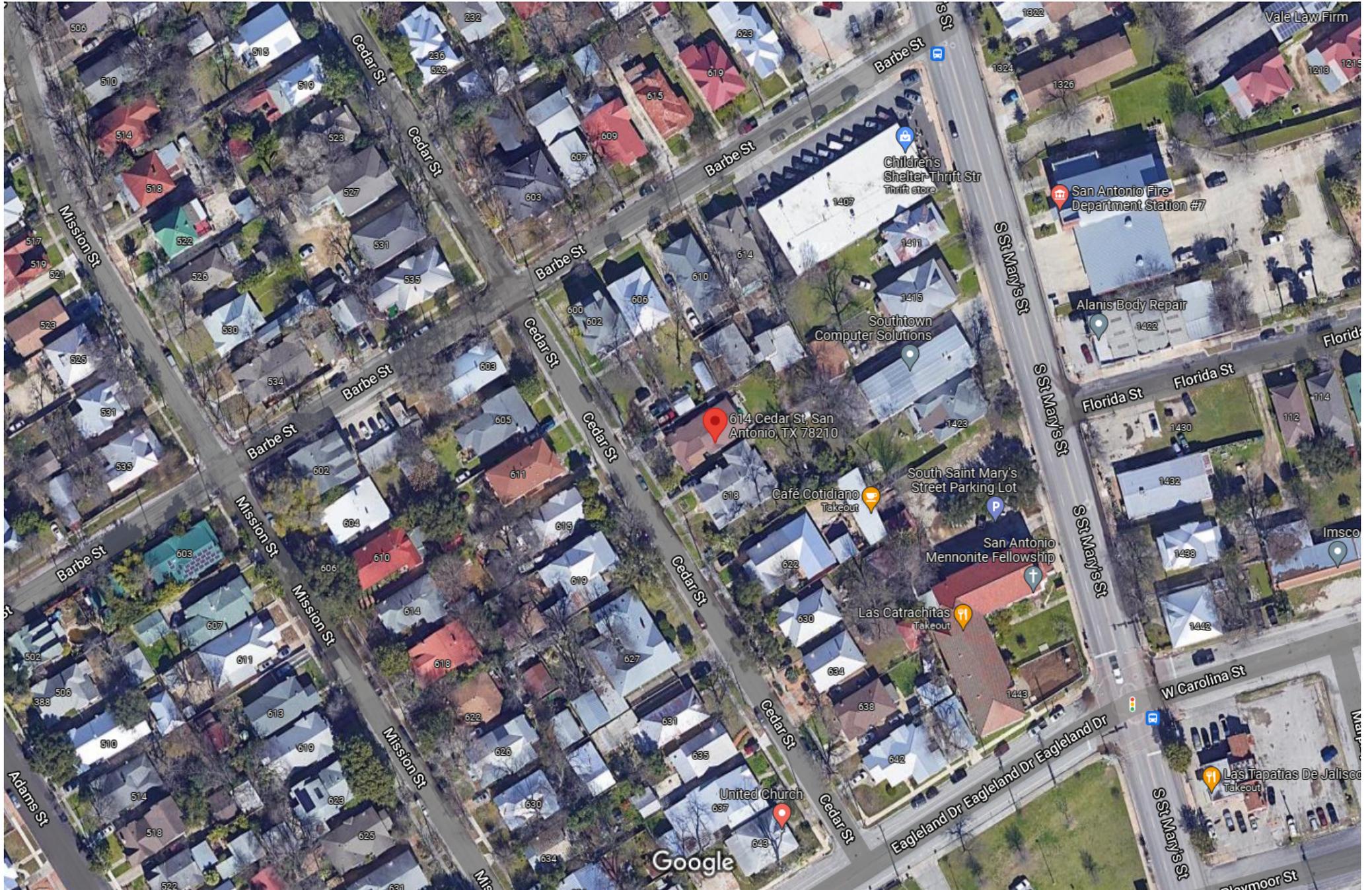
# City of San Antonio One Stop



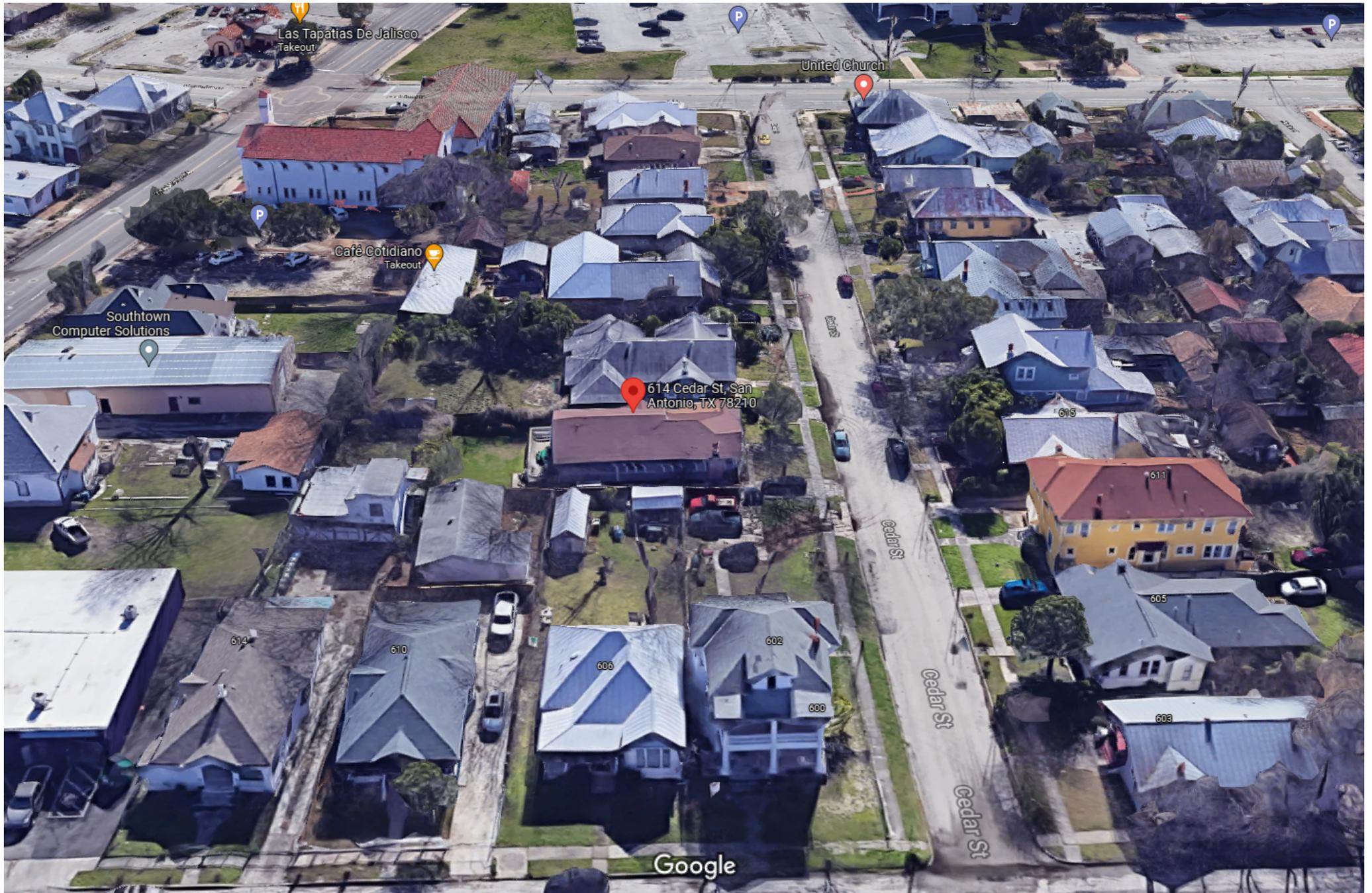
October 29, 2021

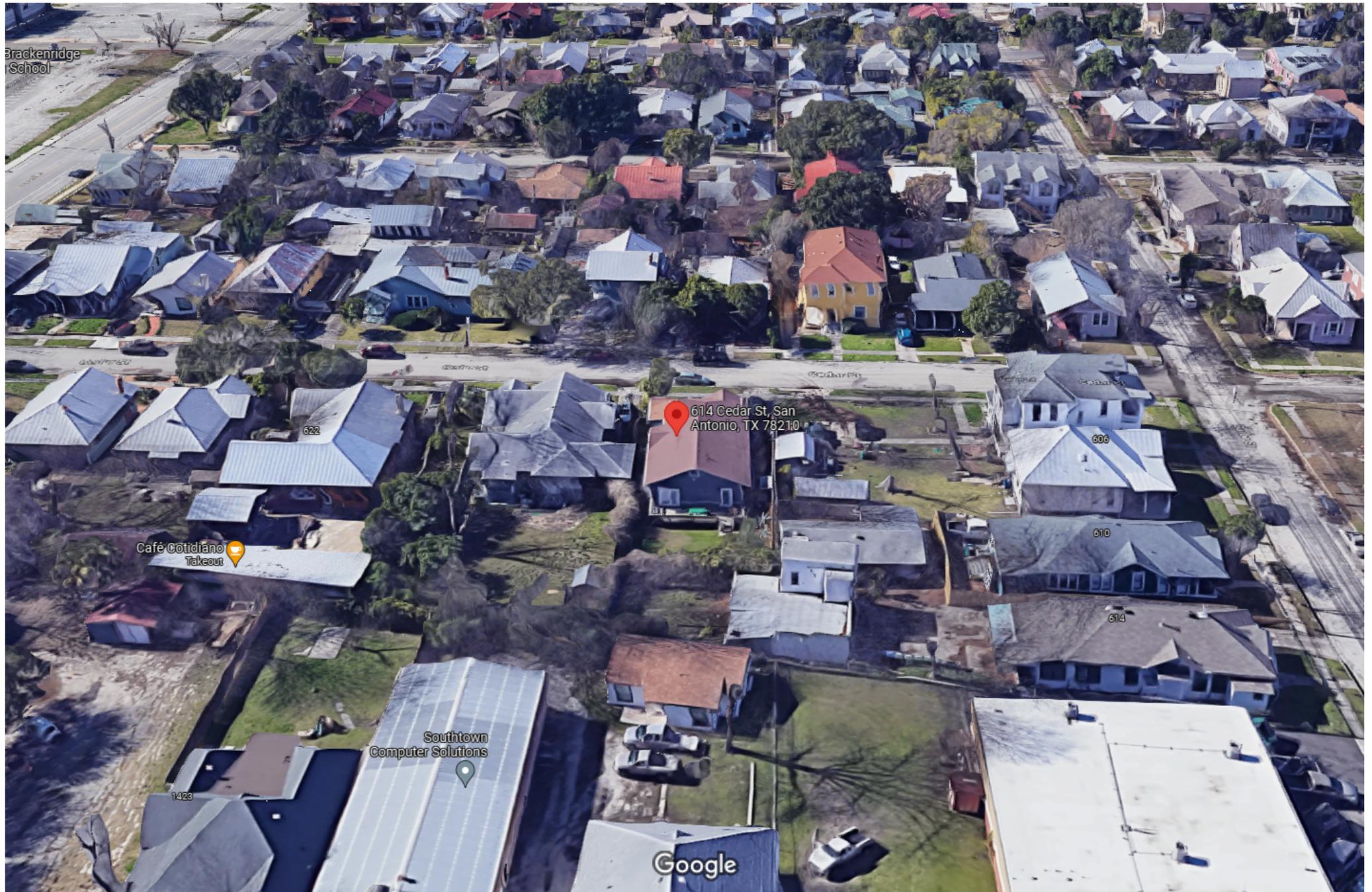
— User drawn lines

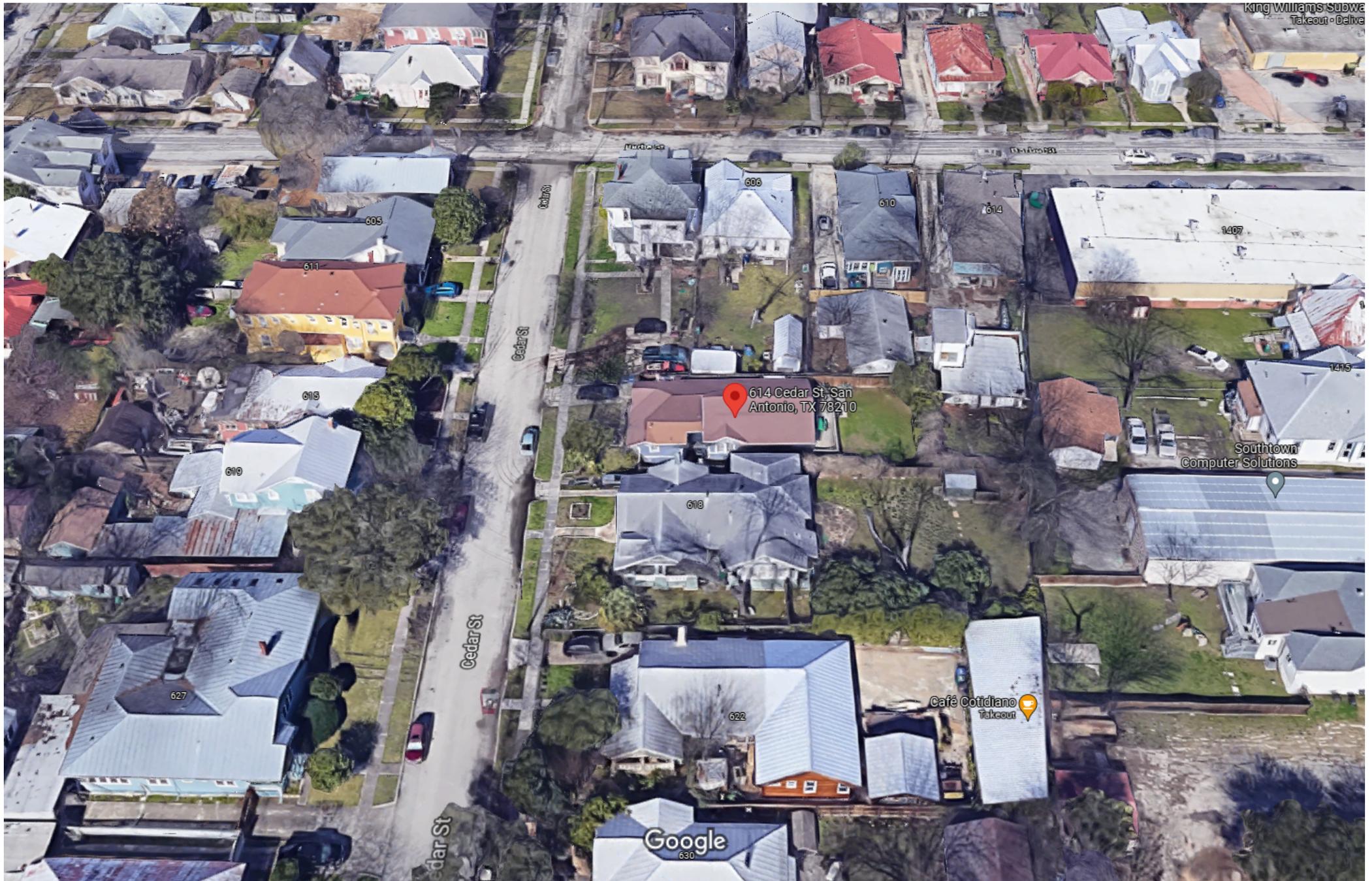












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THE 1900

S O O U O I U M S



360

S. PRESA

CLAMBLER

N. CAROLINA

COMMERCIAL AV.

S. ST. MARYS (GARDEN)

360

BARBE

2992

CEDAR

CHENNETTA

364

359

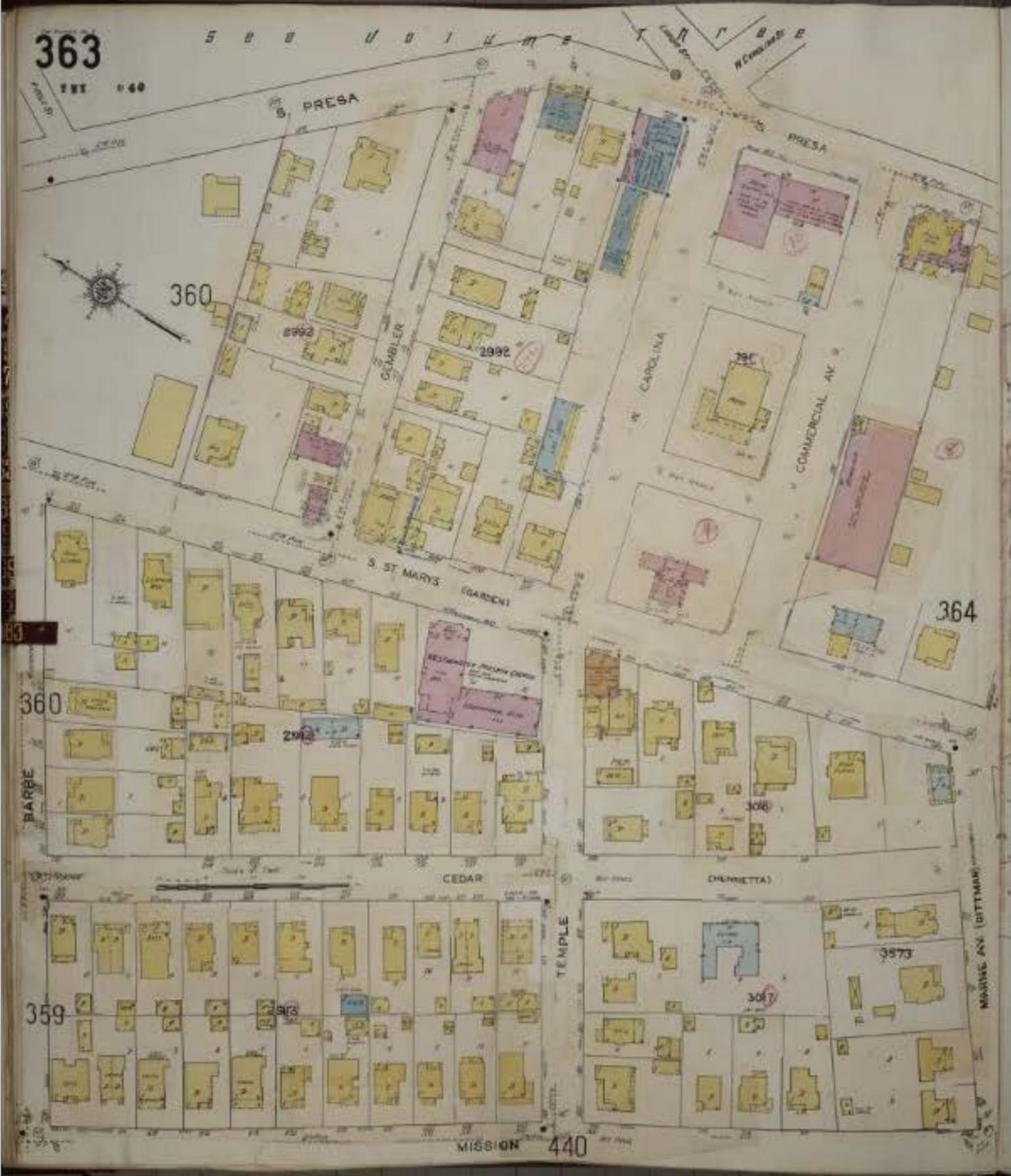
TEMPLE

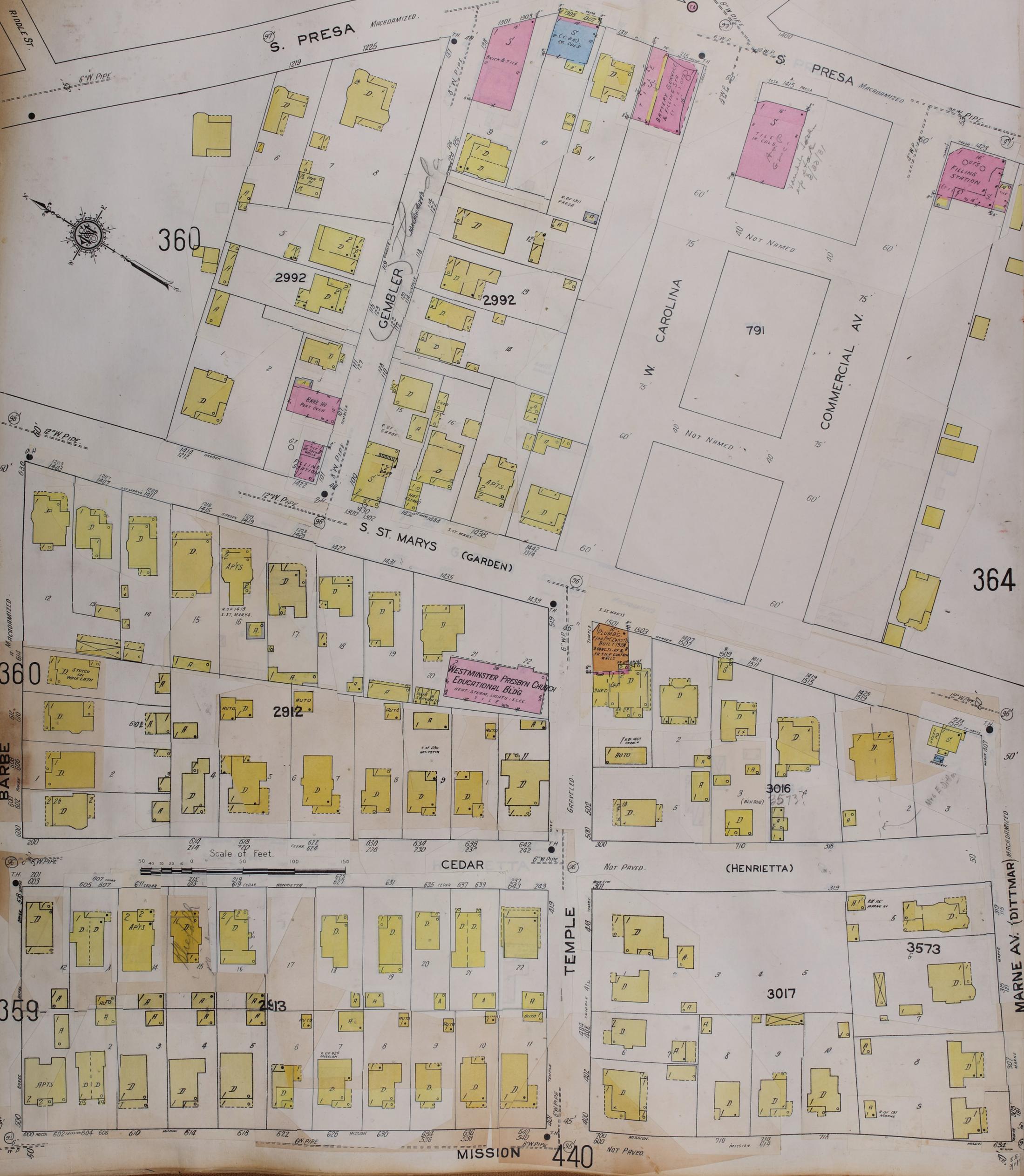
3573

307

MISSION 440

MARINE AV. (BITTNER)





360

364

360

359

MISSION 440



614 Cedar St  
San Antonio, Texas  
Google  
Street View - Mar 2019



Google







