

HISTORIC AND DESIGN REVIEW COMMISSION
November 15, 2023

HDRC CASE NO: 2023-440
ADDRESS: 107 PASO HONDO
LEGAL DESCRIPTION: NCB 591 BLK 4 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cesar Pedraza
OWNER: Cesar Pedraza
TYPE OF WORK: Standing seam metal roof installation in dark brown
APPLICATION RECEIVED: October 30, 2023
60-DAY REVIEW: December 29, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof with a standing seam metal roof in "Medium Bronze."

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

FINDINGS:

- a. The primary structure located at 107 Paso Hondo St is a one-story, single-family Folk Victorian structure constructed c. 1904 and first appears on the 1904 Sanborn map. The property features a weathered standing seam metal roof consisting of a front-facing gable and hipped roof forms, two-over-two windows, a decorative front porch with Victorian wood details, a brick exterior, and three chimneys. This property contributes to the Dignowity Hill Historic District.
- b. ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof in a dark brown finish. The Historic Design Guidelines state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer’s colors are not permitted. Staff finds the request for a dark brown or “medium bronze” standing seam metal roof inconsistent with the guidelines. Staff finds a galvalume finish standing seam metal roof or a pre-weathered galvalume finish to be most appropriate and that the new standing seam metal roof should comply with the standard specifications.

RECOMMENDATION:

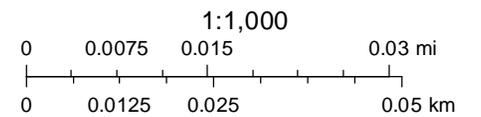
Staff recommends approval of the standing seam metal roof replacement, based on findings a and b, with the following stipulations:

- i. That the applicant install 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 match the current finish or 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. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- ii. That the applicant installs a standing seam metal roof in a standard galvalume finish or in a pre-weathered galvalume finish based on finding b.

City of San Antonio One Stop



November 8, 2023







- 320—W J Cottrell (r).
 323—J S Lacey (r).
 402—Miss Benita Berry (h).
 403—Jno W Kokernot (h).
 406—Jas M Smith (h).
 409—C H Waterhouse (h).
 412—Mrs A Toland (r).
 415—Mrs Mary F Campbell (h).
 517—J C Hovel (h).

PARRAL

- 210—S Reyes (r).
 213—Mrs Isabelle Fierro (h).
 217—Maximo Vera (h).
 412—Joe Fernandez (r).
 —W J Hudspeth (r).

PASO HONDO.

- 101—Jos Luscheski (h).
 107—John Rathmann, sr (h).
 114—Jno C Blunck (h).
 119—Chris Ulrich (h).
 133—Albert Gmehlen (h).
 189—E F Warren (h).
 201—A C Williams (r).
 202—Rudolph Maurer (h).
 209—Wm Gentzen (h).
 217—John McNeal (c) (r).
 223—Vacant.
 227—Mrs Celia Houston (c) (h).
 229—Louis Simon (h).
 301—Robert Richardson (c) (h).
 302—Gus Damm, jr (h).
 307—Alfred Smith (c) (h).
 311—Nat Hardeman (c) (r).
 312—Felix Grona (h).
 314—A F Herrmann (h).
 315—Walter Horton (c) (h).
 316—Fritz Ohnesorge (h).
 317—Mrs Fannie Flowers (c) (h).
 321—Rufus Morgan (c) (h).
 325—John Howard, sr (c) (h).
 329—Vacant.
 333—James Williams (c) (h).
 —B Demuth (h).
 1416—A G Holmes (r).
 1710—M Rodriguez (h).
 1712—Pedro Cardenas (h).

PAULY AL.

- 135—John Fell
 140—Jos Patterson (c) (r).

- 425—Mrs John Payne (h).
 433—John Kane (r).
 445—Chas Seibel (r).
 916—Mrs Barbara Lamm (h).
 918—Otto Schroeder (h).

PECAN.

- 204—A H Shafer (h).
 205—Ben Stribling (h).
 208—Frank Craego (r).
 210—J H Wheeler (c) (r).
 214—Henry Jones (c) (r).
 215—Rev L C Hall (r).
 218—Rosa Siedo (h).
 220—Miss Mary Braden (h).
 221—Villa Rosa (Mrs Cole) (h).
 228—T Garza (r).
 229—C Biantinis (r).
 230—Vacant.
 303—A W Houston (h).
 309—Bishop J S Johnston (r).
 315—Rev Walter R Richardson (r).
 319—St. Mark's Church.
 403—Mrs M Pegg (r).
 415—Walter Burt (r).
 418—Rev Chas K Woodson (r).
 421—Vacant.
 423—Aaron Green (r).
 425—A Cohen (r).

PECOS, N.

- 102—F Cipres (r).
 104—Victoria Vega (r).
 110—Manuel Garza, sr (r).
 113—Warehouse.
 114—J Gutierrez (r).
 115—W I Goodwin (r).
 215—Mrs C C Carson (r).
 303—Mrs N W Castro (r).
 303—Tomas Rubio (r).
 307—Mrs Johanna Jones (h).
 311—T W Henry (c) (h).
 312—Lon Ellis (r).
 313—Emil Brindle (r).
 314—Katie Smith (r).
 315—Wm Witte (h).
 315, rear—H Schoenert (r).
 320—Modesto Torres (h).
 321—S J Nidever (h).
 401—Texas Hosiery Mfg Co.
 402—Louis Spahn, jr (r).