

# HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

**HDRC CASE NO:** 2024-281  
**ADDRESS:** 141 ZERM RD  
**LEGAL DESCRIPTION:** NCB 7675 BLK LOT S 74.75 FT OF 4  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Jenny Hernandez/HOWARD ROBERT D  
**OWNER:** Lucy Howard/HOWARD ROBERT D  
**TYPE OF WORK:** Amendment of a previously approved design regarding standing seam metal roof color  
**APPLICATION RECEIVED:** August 07, 2024  
**60-DAY REVIEW:** October 06, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a black, standing seam metal roof at 141 Zerm, new construction located within the Mission Historic District.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for New Construction*

### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a black, standing seam metal roof at 141 Zerm, new construction located within the Mission Historic District.
- b. **PREVIOUS APPROVAL** – The new construction at 141 Zerm Road was approved by the Historic and Design Review Commission on June 7, 2023. A stipulation of that approval was the adopted standing seam metal roof standards, which specify panel width (18 to 21 inches), seam height (1 to 2 inches), ridge details (either a crimped ridge seam or a low profile ridge cap), and panel details (smooth with no corrugation or striations with a standard galvalume finish).
- c. **ROOF INSTALLATION** – The Guidelines for New Construction 3.A.iv. notes that new metal roofs should be installed in a similar fashion as historic metal roofs regarding their profile, panel details and color. Staff does not

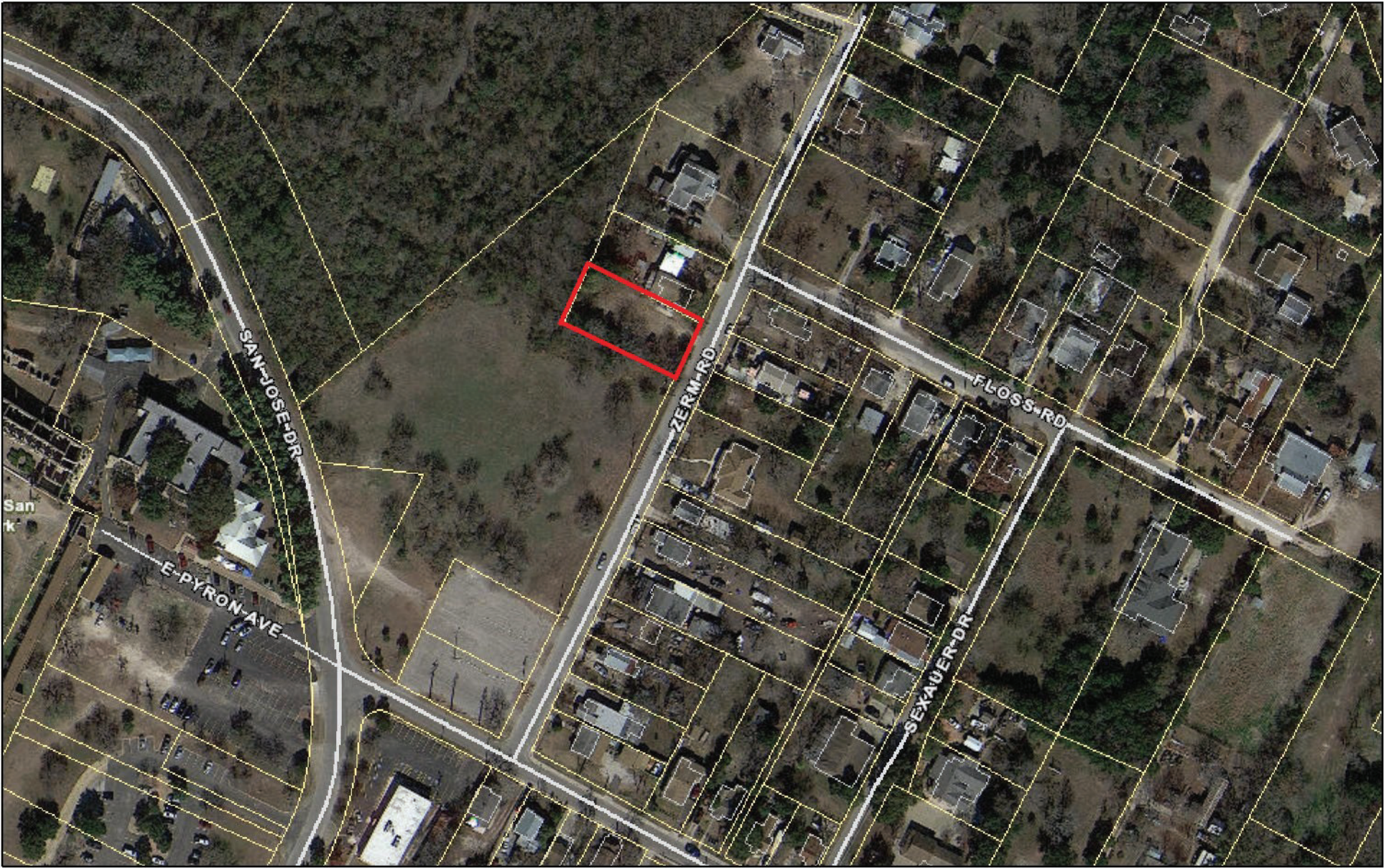
find the installation of a black, metal roof to be appropriate within the Mission Historic District. Staff finds that the standard galvalume finish should be applied.

**RECOMMENDATION:**

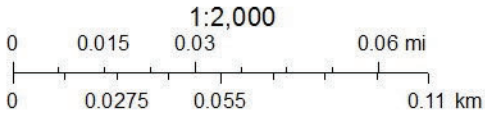
Staff does not recommend approval based on findings c. Staff recommends that a metal roof be installed that features a standard galvalume finish, consistent with the Guidelines.



City of San Antonio One Stop



June 1, 2023











**DRAWN BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**PRELIM FILE NAME:** HOWARD



NOTE: PROVIDE EXPANSION JOINTS  
AS REQ ON ALL STUCCO SURFACES

# ROOF PLAN

SCALE:  $\frac{1}{4}" = 1'-0"$

[illegible]

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DESIGNS  
EXPERIENCE ■ QUALITY ■ VISION



P.B.D. No. TX 335

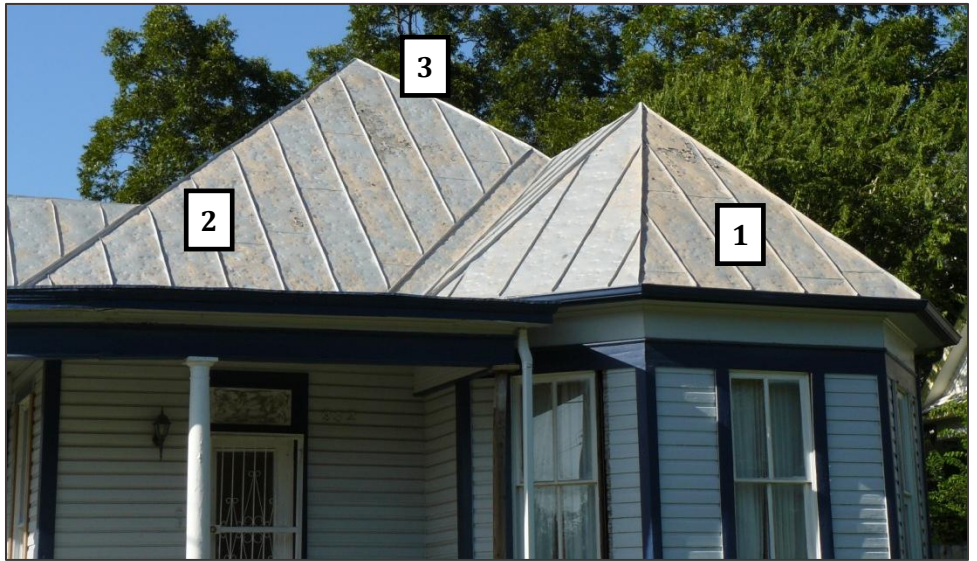
Check Set: 03-10-23  
Final Set: 03-20-23  
Revised Set: 05-08-24

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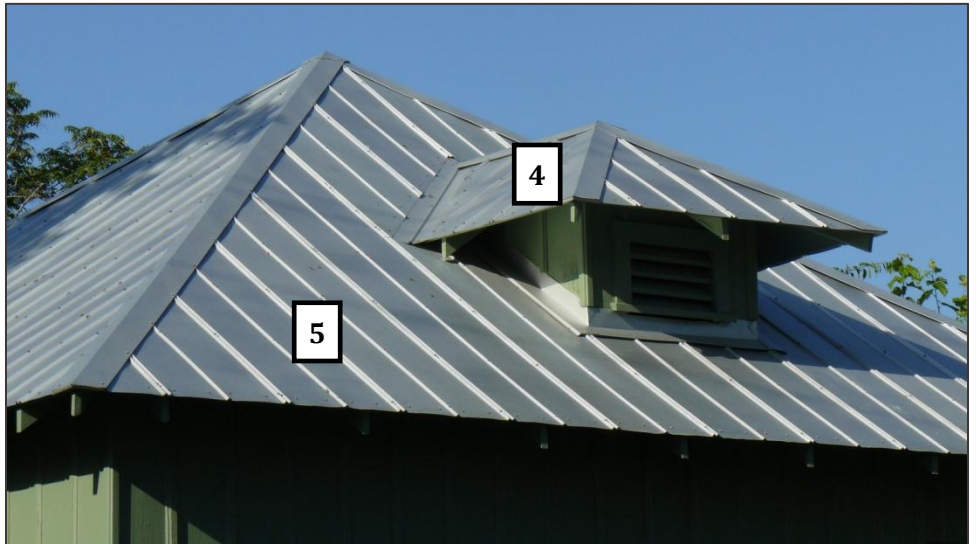
## Checklist for Metal Roofs

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

- 1** Use panels that are 18 to 21 inches in width.
- 2** Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
- 3** Use a crimped ridge seam that is consistent with the historic application.
- 4** Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- 5** Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.



*Historic standing seam metal roof with crimped ridges.*



*Example of appropriate v-crimp panels with external metal fasteners.*



*Do not use ridge caps with ridge cap vent (left) or end caps (right).*