

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

HDRC CASE NO: 2023-214
ADDRESS: 920 BURLESON ST
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 116.5 FT OF 6
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill
APPLICANT: Ricardo Rodriguez | Jett Roofing LLC
OWNER: Vanessa Donese Shelton
TYPE OF WORK: Shingle roof to standing seam metal roof
APPLICATION RECEIVED: May 25, 2023
60-DAY REVIEW: July 24, 2023
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing shingle roof with a standing seam metal roof.
2. Install artificial turf in the front yard.

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.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically

be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

- i. *Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
- ii. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

Xeriscaping & Responsible Landscaping: City of San Antonio Historic Design Guidelines Landscaping Policy Document

THE DO NOT'S

- Do not develop proposals that remove over 50% of the total green space in the front yard.
- Do not fully remove plants from the planting strip (the space between the sidewalk and street). Retaining at least 50% plantings in this area is highly encouraged to reduce the heat island, aid in rainwater absorption on streets, and create a lively pedestrian experience.
- Do not utilize gravel, decomposed granite, or other small rock ground cover as the primary element of your landscaping plan.
- Do not incorporate black, non-native, or artificially colored rocks.
- Do not incorporate rock ground cover with an overall diameter of greater than 2 inches.
- Do not incorporate large boulders or flagstone as accent pieces. Consider integrating drought-tolerant trees or low shrubbery instead to add visual diversity and interest.
- Do not incorporate excessive use of concrete or impervious (non-permeable) hardscaping. Hardscaping is best for functional purposes only: driveways, walkways, steps, and patios.

FINDINGS:

- a. The primary structure located at 920 Burleson St is a one-story, single-family Craftsman style residence constructed c. 1919. It first appears on the 1931 Sanborn Map and featured a composition shingle roof at that time. The house

features a gable roof with a gable roof over the front porch, two paired wood windows on the front façade, and a Craftsman style front door. The property is contributing to the Dignowity Hill historic district.

- b. **ROOF REPLACEMENT** – The applicant is requesting to change the existing composition shingle roof to a standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.vi. states to use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1931 Sanborn map indicates that the structure originally has had a composition shingle roof and continues to have one currently. In addition, the Craftsman style home has traditionally either had a standing seam metal roof or a composition shingle roof. Staff finds that the change of material from composition shingle to standing seam metal generally conforms to guidelines.
- c. **ARTIFICIAL TURF INSTALLATION** – The applicant is requesting to install artificial turf in the front yard with plantings. Guidelines for Exterior Maintenance and Alterations 3.A.ii. stipulates that historic lawn areas should never be reduced by more than 50%. Staff finds the installation of artificial turf does not conform to guidelines.

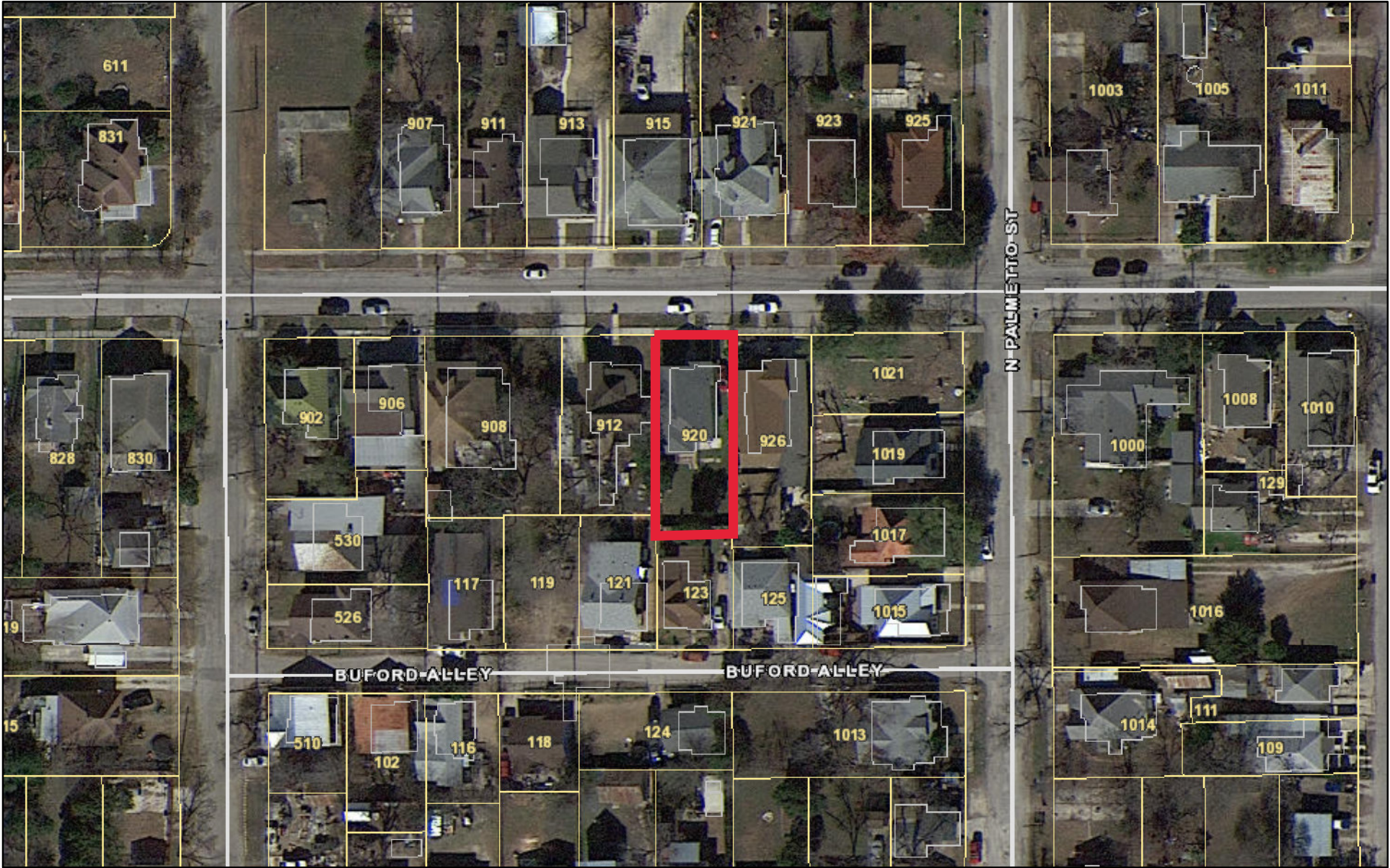
RECOMMENDATION:

Staff recommends approval of item 1, based on findings a and b, with the following stipulation:

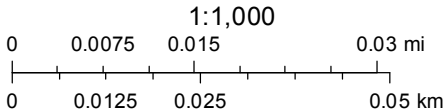
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature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

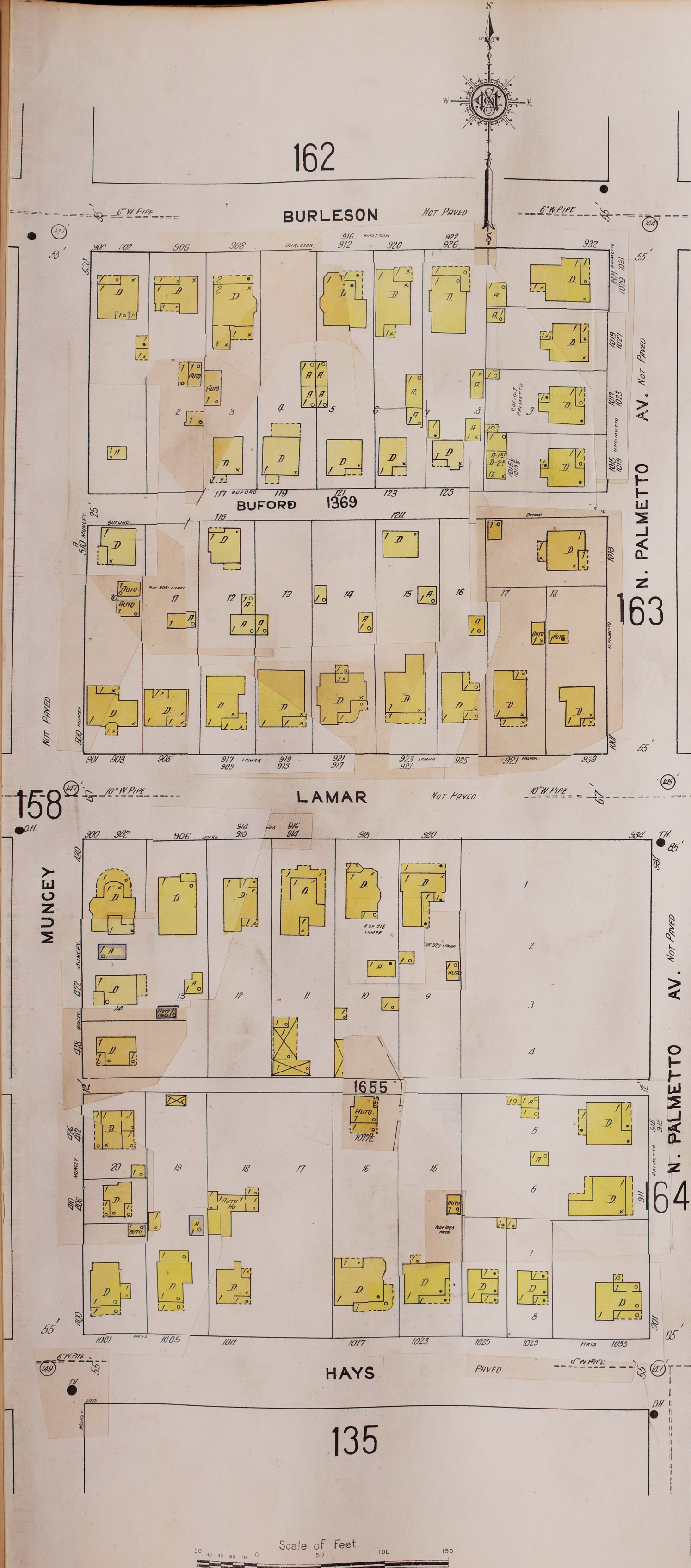
Staff does not recommend approval of item 2, based on findings a and c. Staff recommends that the applicant propose landscaping that includes at least 50% natural greenery.

City of San Antonio One Stop



June 15, 2023





PETRICH-SAUR LUMBER CO.**104 LAMAR****Crockett 1015****Crockett 1015****San****Thoroughly**
S**APPLER'S STREET AND HOUSEHOLDER DIRECTORY****BURLESON—Continued**

906—A & Amelia Newbauer (h); T2438
 907—F & Vera M Clinkscales (h); T3153
 908—J C & Mona Brown (h); U7393
 911—J W & Kate Woodard (h); C2539
 912—C E & Mattie Austin (h); T3833
 913—J B & Emma Whitt (r); T4170
 915—Martha J Garcia (h)
 915, rear—Vacant
 917—D B & Lela Howard (h); C8277
 920—B & Margaret Livingston (h); T4233
 926—F Niedert (h)
 1020—C H & Louisa M Jordan (h); C4617
 1022—C A & Ida Nagel (h)
 1101—F & Sarah Benke (r); C4749
 1107—C & Leona Carson (r)
 1109—R W & Alice Gold (r); C5649
 1124—Vacant
 1128—C W & Lola Stephens (r)
 1129—Ad C & Ida Dullnig (h); C4378
 1207—Mrs Mary Hildebrand (h); C4395
 1213—E J & Isa Dyal (h); T7057
 1216—J L & Alice Hunter (r)
 1217—Mrs Emily DeConick (h)
 1218—R L & Centilie Dufner (r)
 1220—J J Slavin (h)
 1301—A & Susie Carrola (h); T67
 1302—A & Sarah Fischer (h); C5387
 1303—E & Antonio Martinez (h)

227—H & Helen Chamberlain (r)
 228—J F & Lena Fentiman (h); C6271
 229—C H & Lula Petrich (r)
 231—Evangelical Church
 231, rear—E & Olare Derr (r)
 232—E G & Elizabeth Seng (h); C6162
 301—C & Annie Nevels (c) (r)
 302—W T & Willie Bundick (r)
 304—H A & Elizabeth Wolf (h); C6835
 305—Vacant
 307—L & Ora Gray (r)
 309—E Malone (c) (r)
 310—P & Rosa Mayes (c) (r); T5610
 315—L & Tillie Fritze (r); C4789
 316—C J Sagray (r)
 318—F & Pauline Moczygemba (r)
 319—L A & Elizabeth Bravo (r); C3664
 322—Vacant
 323—Ike and Annie Sklar (h); T633
 326—S & Fannie Levinson (r)
 —Qmstr Mech Repair Shop No 304
 415—Muller Grain Co; C1281
 419-21—S A Grain Co; C775
 507—G W & Laura Parr (r)
 511—Mrs Elizabeth Marks (h); C680
 515—E & Eda Andrews (h); T2006
 517—W L & May Martin (r); T1759
 518—W H & Ada Davis (h); C6920
 528—H A & Olara Mair (h); C1864
 527—C & Lillian Creech (h); C2720







NINE TWENTY



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