

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2023

HDRC CASE NO: 2023-368
ADDRESS: 102 BUFORD
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 83 FT OF 11
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Peter K Wolfgram
OWNER: Peter K Wolfgram
TYPE OF WORK: Roofing replacement from standing seam metal to composition shingle
APPLICATION RECEIVED: August 28, 2023
60-DAY REVIEW: October 27, 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 composition shingle roof.

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.

FINDINGS:

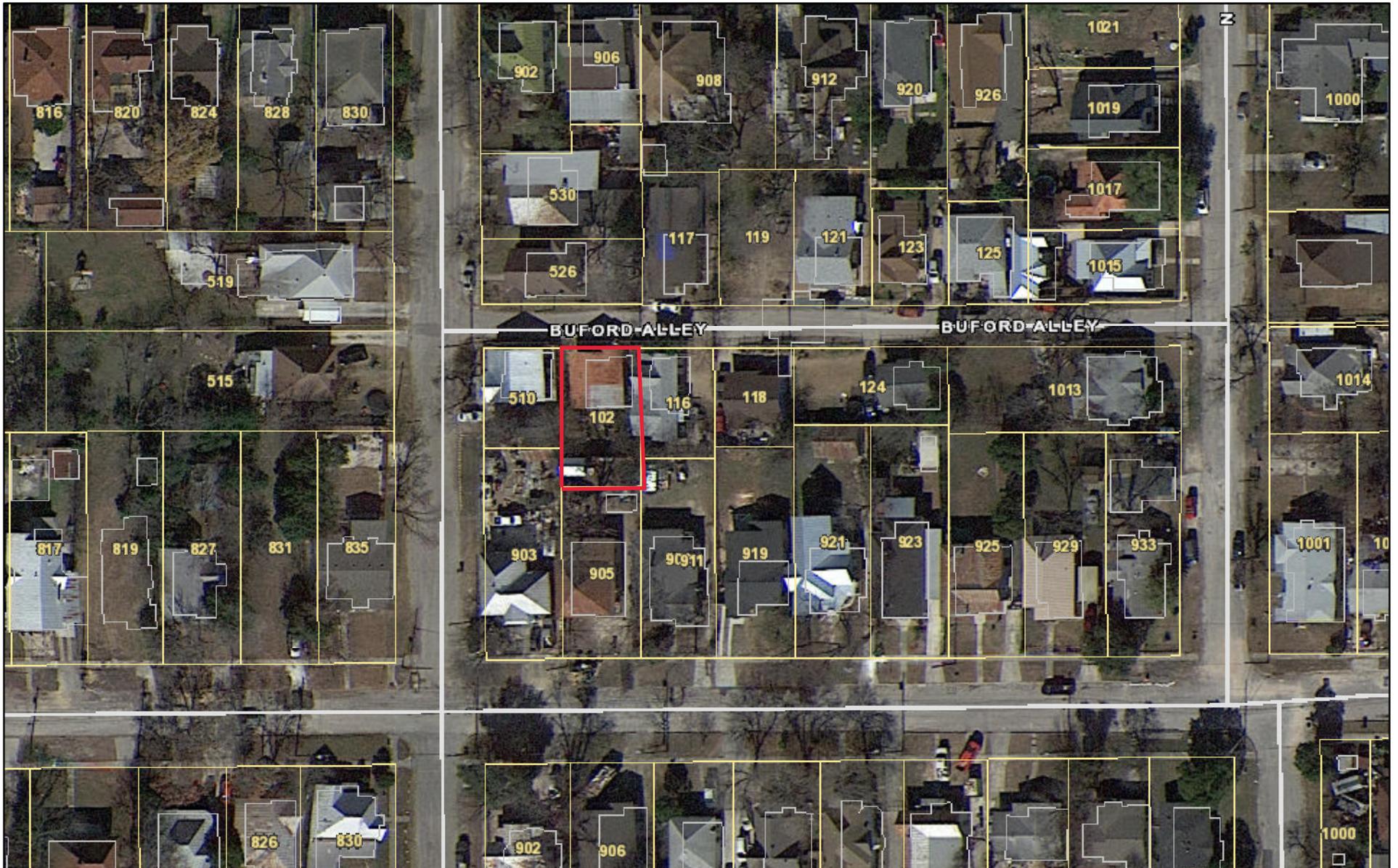
- a. The primary structure located at 102 Buford is a one-story, single-family residence in the Craftsman style constructed c. 1934 and first appears in the 1934 Sanborn map. The structure features two, front-facing standing seam metal gables, wood windows, a front porch with square wood columns, and the roof features rafter tails. This property contributes to the Dignowity Hill Historic District.

- b. ROOF REPLACEMENT – The applicant is requesting to remove the existing standing seam metal roof and replace it with a composition shingle 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 1934 Sanborn map confirms that the structure originally had a non-combustible roof. Staff finds the removal of the standing seam metal roof in favor of a composition shingle roof generally appropriate.

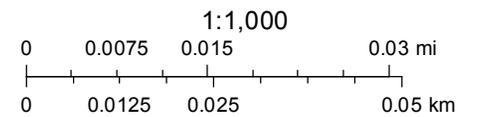
RECOMMENDATION:

Staff recommends approval of the request, based on findings a and b.

City of San Antonio One Stop



September 15, 2023





102



TEXAS
NR-5825









Pewter Gray



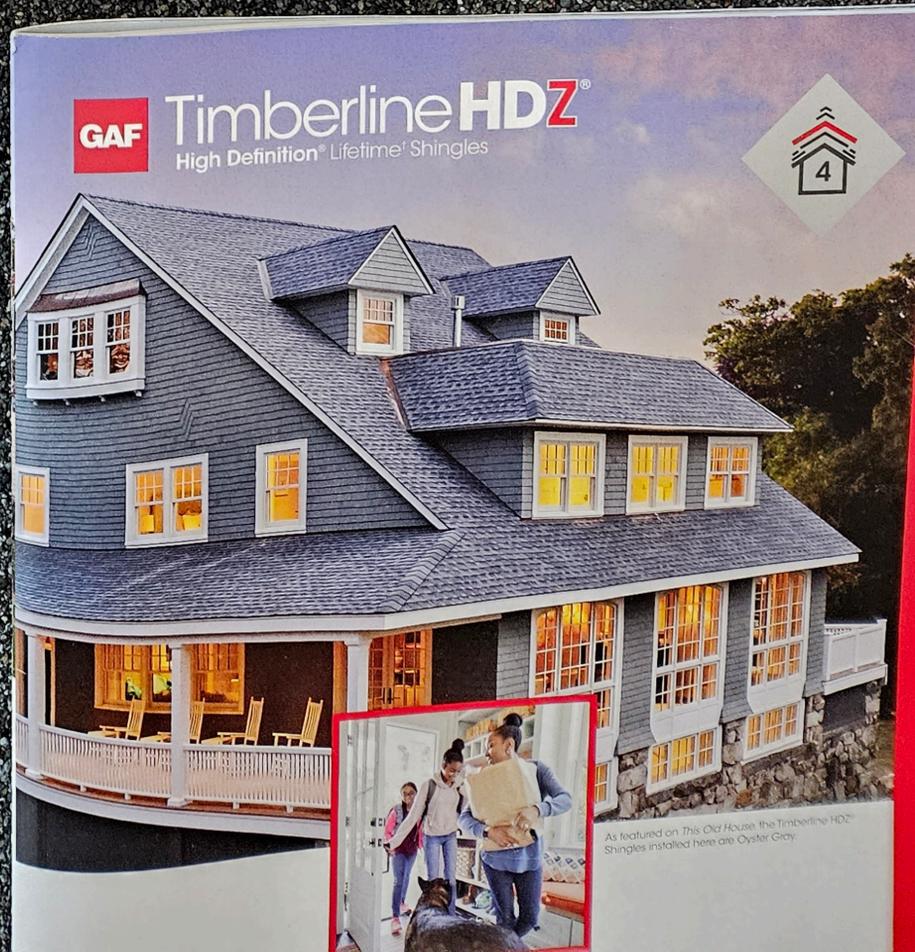
Timberline HDZ[®]

High Definition[®] Lifetime[†] Shingles



See LayerLock[™] Technology on back

StrikeZone[™]
Nailing Area



As featured on This Old House, the Timberline HDZ[™] Shingles installed here are Oyster Gray.

KEY to SYMBOLS

HEIGHT of BUILDING IN FEET	57'
(C.B.)	
CONCRETE	
TILE	
NUMBER OF STORIES	4
NON-COMBUSTIBLE ROOF COVERING OF METAL, SLATE, TILE OR ASBESTOS SHINGLES	○
TWO STORIES AND BASE	2B
COMPOSITION ROOF	●
FRAME PARTITION SHINGLE ROOF	X
VEN'D	
BRICK 1ST	
D= DWELLING	
F= FLAT S= STORE	
FRAME, BRICK LINED	
LOFT	

Fire proof construction.
(OR FIRE RESISTIVE CONSTRUCTION)

Iron building.

Stone building.

Hollow concrete or cement block const'n.

Concrete or reinforced concrete "

Tile building.

Brick building with brick or metal cornice.

Brick building with frame cornice.

Brick building with stone front.

" " " frame side.

Brick veneered building.

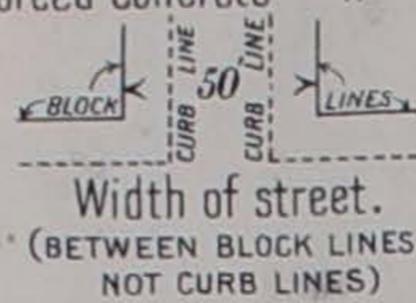
Brick and frame building.

Frame building.

" " metal clad.

" " brick lined.

Tenant building occupied by various manufacturing risks.



Window opening in first story.

Window openings " second and third stories.

" " " " " fourth "

Windows with wired glass.

" " iron or tin clad shutters.

Elevators. **H** OPEN **HT** WITH TRAPS Hoistways.



FE Frame enclosed elevator.

ET " " " with traps.

ESC " " " self closing traps.

ET Brick " " " traps.

ESC " " " self closing traps.

EY " " " wired glass door.

Horizontal steam boiler.

UP.B. Vertical " " "

BRICK ○ IRON Chimney.

V.P. Vertical pipe or stand pipe.

Outside vertical pipe and fire escape

Fire escape.

5 Block number.

15 Ground elevation.

AS Automatic sprinklers.

AS " " in part of building only.

1ST ONLY (NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)

ACS Automatic chemical sprinklers. **NS** Not sprinklered.

IEP Independent electric plant. ● Fire pump

AFA Automatic fire alarm. ^{G.T.} ○ Gasoline tank.

FA Fire alarm box. ○ FIRE DEPT. CONN. Outside hose connection to sprinklers or stand pipe.

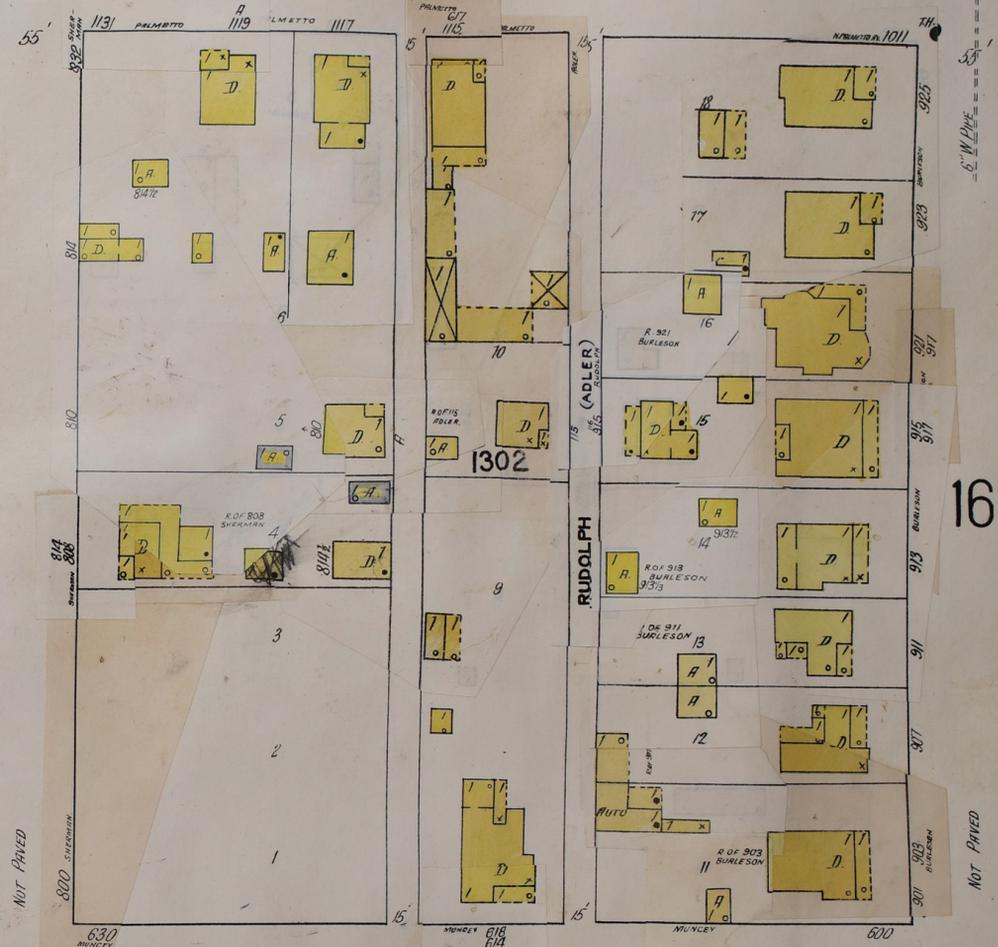
FA " " " of the "High Pressure Fire Service".



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GARANT ST.

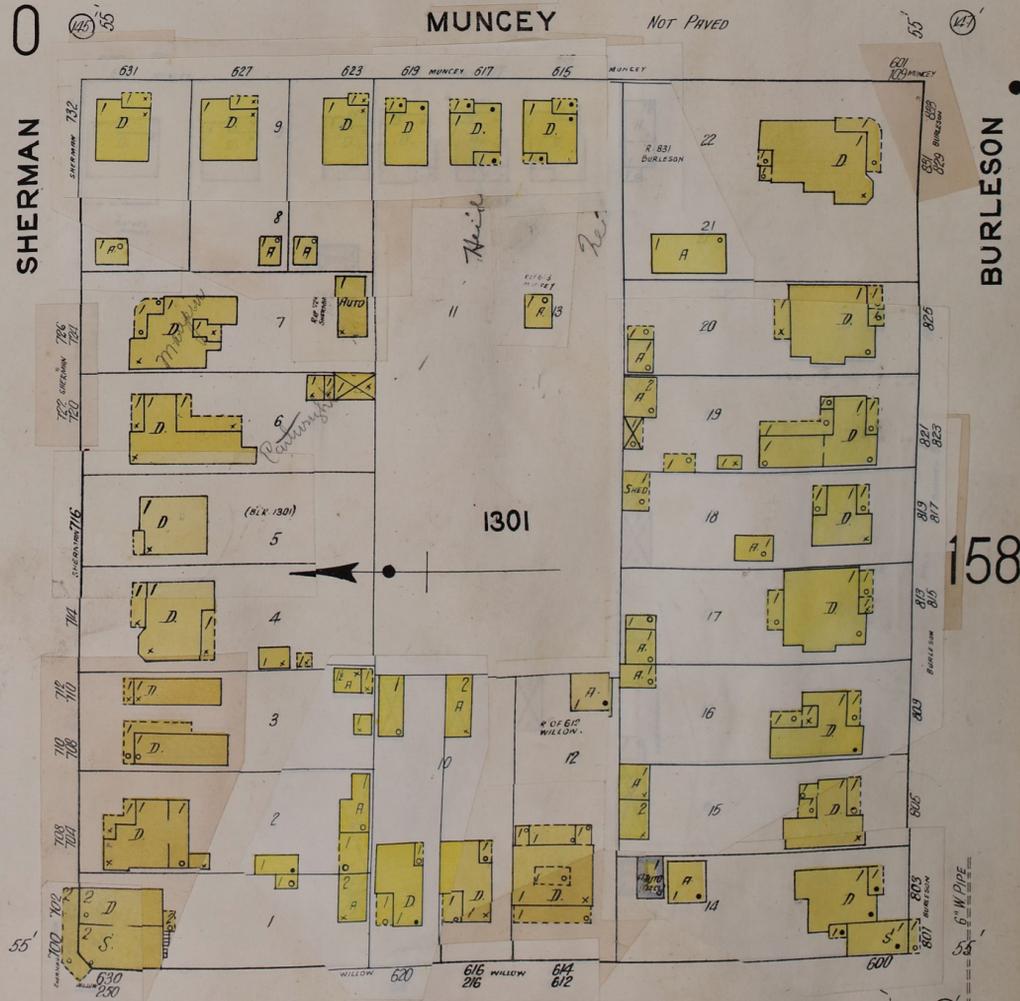
N. PALMETTO AV. NOT PAVED



162

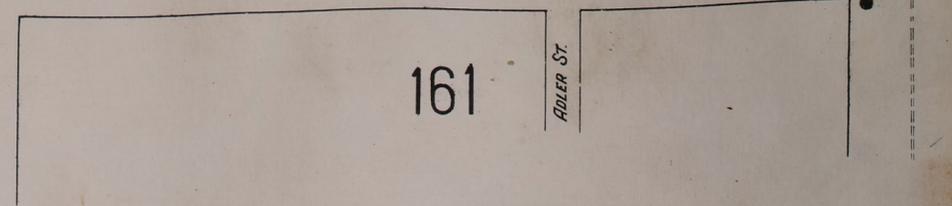
RUDOLPH (ADLER) ST.

MUNCEY NOT PAVED



158

WILLOW NOT PAVED

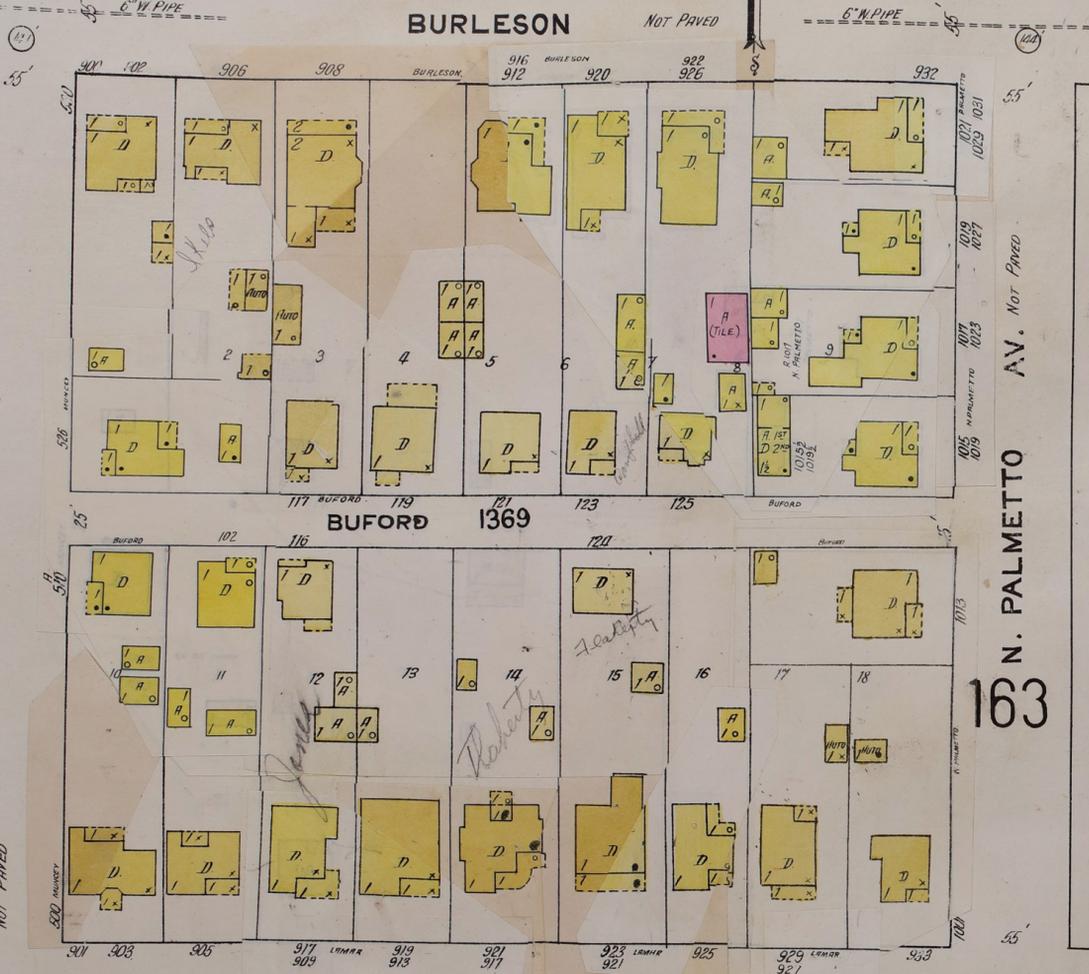


161

ADLER ST.

162

BURLESON NOT PAVED

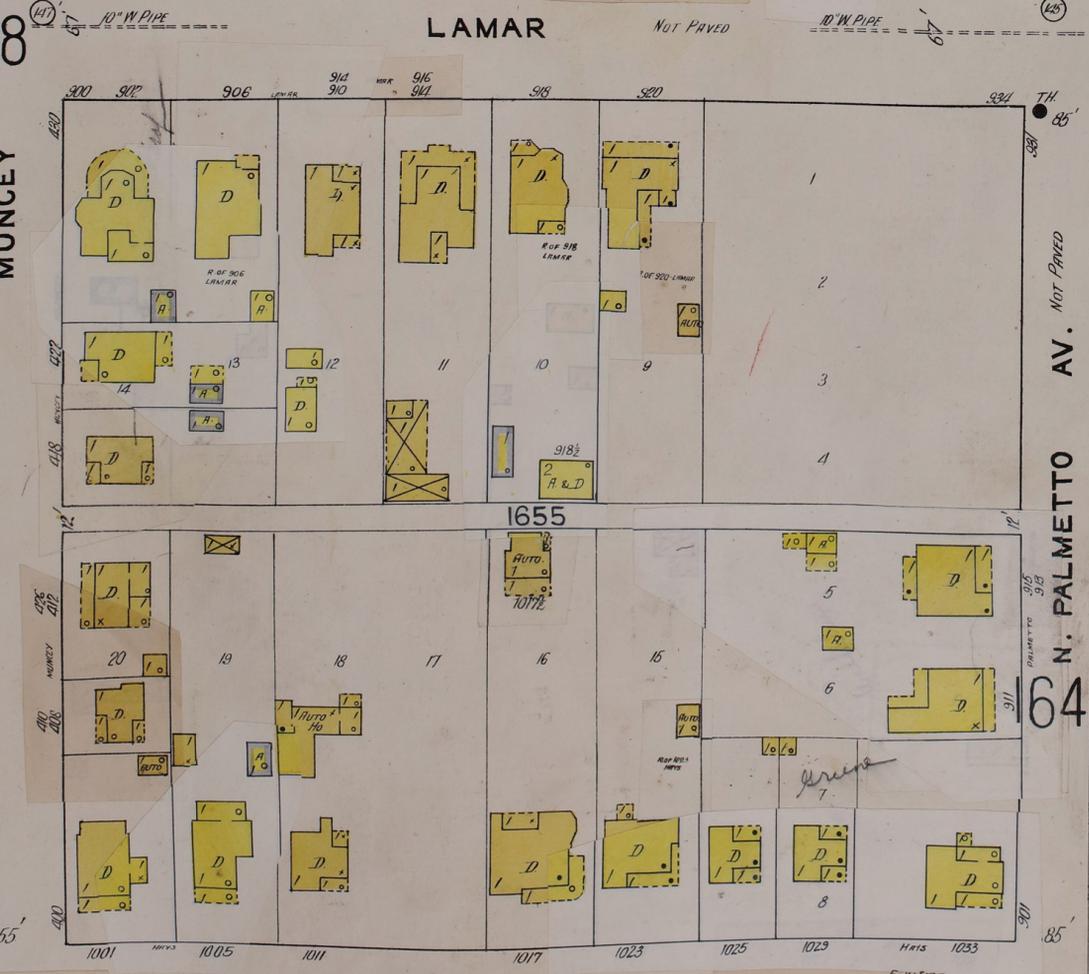


163

N. PALMETTO AV. NOT PAVED

BUFORD 1369

LAMAR NOT PAVED



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N. PALMETTO AV. NOT PAVED

HAYS

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