

## HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

**HDRC CASE NO:** 2021-563  
**ADDRESS:** 115 E AGARITA AVE  
**LEGAL DESCRIPTION:** NCB 1700 BLK 2 LOT 17, 18, 19 & W 16.67 FT OF 20  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Kristin Adame  
**OWNER:** Kristin Adame  
**TYPE OF WORK:** Installation of a black metal roof  
**APPLICATION RECEIVED:** October 29, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Katie Totman  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing black asphalt shingles on the main house with a black standing seam metal 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.

#### 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 115 E Agarita is a 1-story home with an elongated footprint, wood siding, and a hipped roof. The primary structure is situated at the rear of the property and somewhat obstructed by vegetation.

b. PREVIOUSLY ISSUED COA – The applicant applied for a Certificate of Appropriateness (COA) in June 2021 requesting to replace the existing asphalt shingle roof with a standing seam metal roof. OHP staff found the material change to be consistent with the design guidelines and administratively issued a COA for this material change with staff’s standard stipulations for new metal roofs.

c. ROOF COLOR – The applicant is requested to install a charcoal (black) metal roof to match the previously existing asphalt shingle color. The Historic Design Guidelines state that new metal roofs should 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 black standing seam metal roof inconsistent with the Guidelines. Staff finds a galvalume standing seam metal roof to be appropriate.

#### **RECOMMENDATION:**

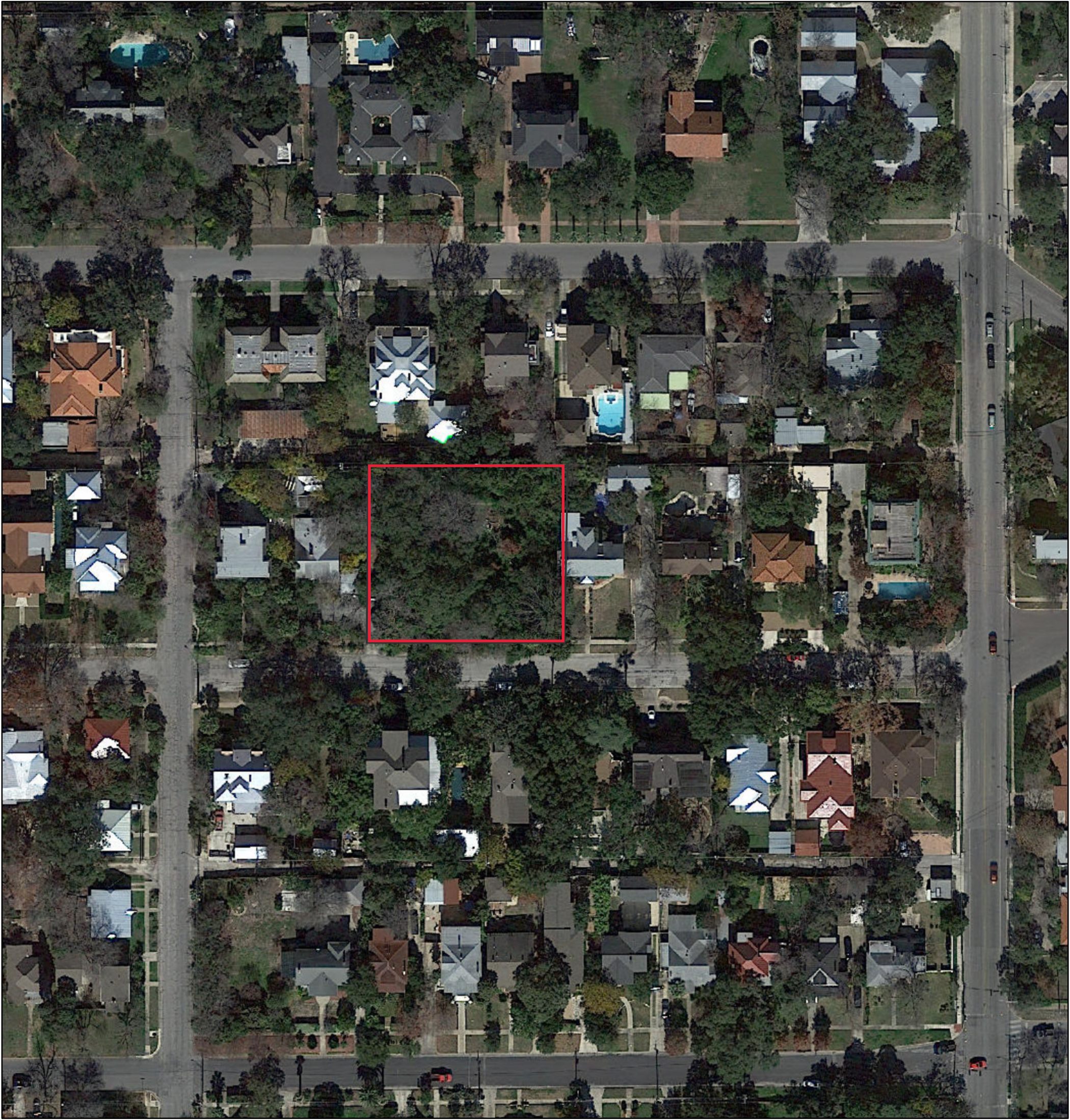
Staff recommends approval based on finding c with the following stipulations:

i. That the applicant installs 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. 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.

ii. The applicant installs standing seam metal roof in standard galvalume finish.

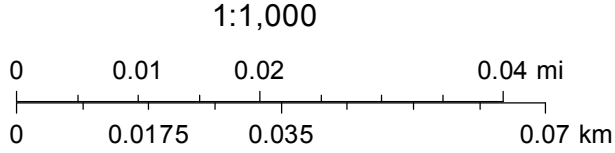


# City of San Antonio One Stop

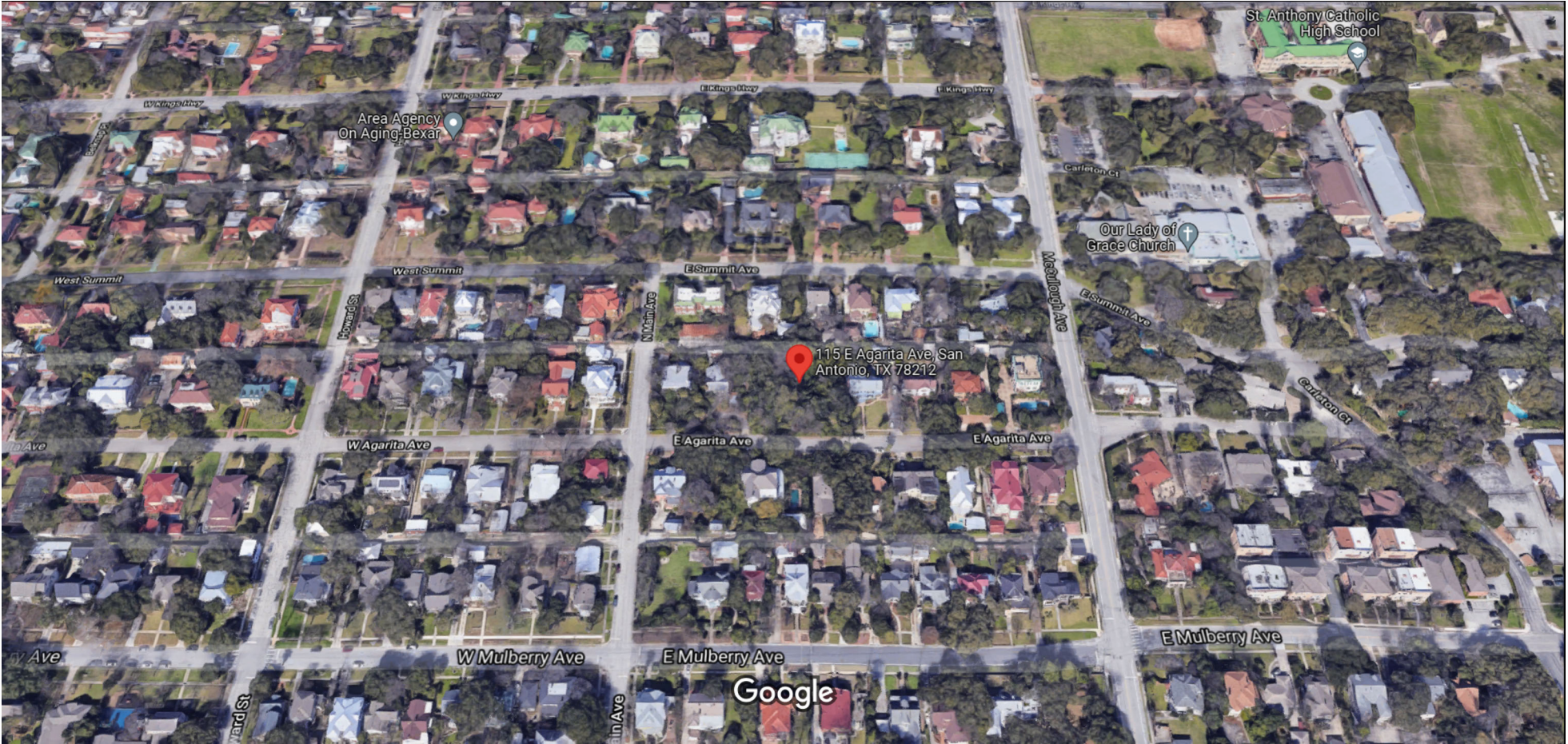


November 11, 2021

— User drawn lines









SCALE 100 FT. TO AN INCH

ELSMERE PL.

GRAMERCY PL.

KINGS HIGHWAY.

MS JULLOUGH AV.

E. SUMMIT AV.

E. AGARITA AV.

E. MULBERRY AV.

E. HUISACHE AV.

E. BUSHNELL AV.

LAUREL HTS. PL.

6328

6327

ST. ANTHONY'S APOSTOLIC SCHOOL (R.C.)

HEAT: HOT WATER & GAS STOVES & STERN.

OBALTE R.C. FATHER'S  
PROVINCIAL HO.

ST. MARY'S CHAPEL

ADMINISTRATION BLDG.

CONG. FOR U.S. & CANADA, 1887-1890  
WOODEN BLDG. WITH STAIRS TO ATTIC  
PROTECTED.

CONG. SWIMMING  
POOL

6882

6883

6884

6885

TRINITY BAPTIST CHURCH

HEAT: GAS STOVES

SCALE 100 FT. TO ONE INCH

E. MULBERRY AV. (OLYMPIAN WAY)

AV. (OLYMPIAN WAY)

3085

3087

3088

213

E. HUISACHE

204

232



## REFERENCES:

AS PER SCHEDULE "B"

(GF NO.: SCT-48-430011902754-DB)

- ITEM 10:
- HISTORIC DESIGNATION: VERIFIED CERTIFICATE RECORDED ON AUGUST 13, 2014 AT VOL. 16817, PG. 1967, OF THE REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)
  - LOT(S) 17, 18, 19 AND THE WEST SIXTEEN AND TWO-THIRDS (16 2/3) FEET OF LOT 20, BLOCK 2, N.C.B. 1700, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 65, PG. 4, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  - WARRANTY DEED RESERVING A SINGLE LIFE ESTATE VOL. 4508, PG. 1686, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

## UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## ZONING

ZONED: "R-4"  
(RESIDENTIAL 4)

## FLOOD PLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS IN BEXAR COUNTY, TEXAS, COMMUNITY PANEL MAP NO. 48029C 0405 G DATED: SEPTEMBER 29, 2010, INDICATES THAT THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE "AE". DEFINED AS AREAS WITHIN THE 100-YEAR FLOODPLAIN.

## LEGAL DESCRIPTION

LOT(S) 17, 18, 19 AND THE WEST SIXTEEN AND TWO-THIRDS (16 2/3) FEET OF LOT 20, BLOCK 2, N.C.B. 1700, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 65, PG. 4, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

## FIELD NOTE DESCRIPTION

FOR A  
0.4792 ACRE TRACT

Being a 0.4792 Acre Tract of land consisting of Lots 17, 18, 19 and the west sixteen and two-thirds (16 2/3) feet of Lot 20, Block 2, New City Block 1700, situated within the corporate limits of the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 65, Page 4 of the Deed and Plat Records of Bexar County Texas and said 0.4792 Acre Tract of land being more particularly described as follows:

BEGINNING at a P/K nail set, on the north right of way line of E. Agarita Ave., being the southwest corner of said Lot 17 and the southeast corner of Lot 16, Block 2, New City Block 1700 also recorded within said Volume 65, Page 4, described in Death Certificate of Milton Jacobs recorded in Deed Number 142-18-013164, Bexar County, Texas and said point being the southwest corner of the herein described tract, and the Point of Beginning also bears N. 89°37'37" E., 137.9 feet from the northeast intersection corner of E. Agarita Ave. and N. Main Ave.;

THENCE: N. 00°08'29" W., 125.54 feet leaving the north right of way line of E. Agarita Ave. and along the common lot line of said Lots 16 and 17, Block 2, New City Block 1700, to a 1/2" dia. iron pin (with yellow cap stamped RAS#3976) set on the south line of a 20 ft. Alley being the northwest corner of said Lot 17, Block 2, New City Block 1700 and of the herein described tract, said point also being the northeast corner of said Lot 16, Block 2, New City Block 1700;

THENCE: N. 89°45'48" E., 166.67 feet along the south line of said 20 ft. Alley, to a 1/2" dia. iron pin, for the northeast corner of the herein described tract, said point also being the northwest corner of a tract of land conveyed to John Tobin Sledge & Catharine Cameron by General Warranty Deed recorded in Deed Number 20180106603 of Bexar County, Texas;

THENCE: S. 00°08'26" E., 125.00 feet along the west line of said John Tobin Sledge & Catharine Cameron Tract, to a 1/2" dia. iron pin (with yellow cap stamped RAS#3976) set, on the north right of way line of E. Agarita Ave., for the southeast corner of the herein described tract, also being the southwest corner of said John Tobin Sledge & Catharine Cameron Tract;

THENCE: S. 89°34'37" W., 166.67 feet along the north right of way line of E. Agarita Ave., to the Point of Beginning and containing 0.4792 Acres of land more or less.

## SURVEYOR'S NOTES

- No observable evidence of site being used as a waste dump or sanitary landfill.
- No observable evidence of cemeteries or burial grounds.
- Observable evidence of and existing sanitary sewer line crosses the property along its easterly side.

## POSSIBLE ENCROACHMENTS

AIR CONDITION UNIT ARE ALONG THE S.E. R.O.W. LINE

## LAND AREA

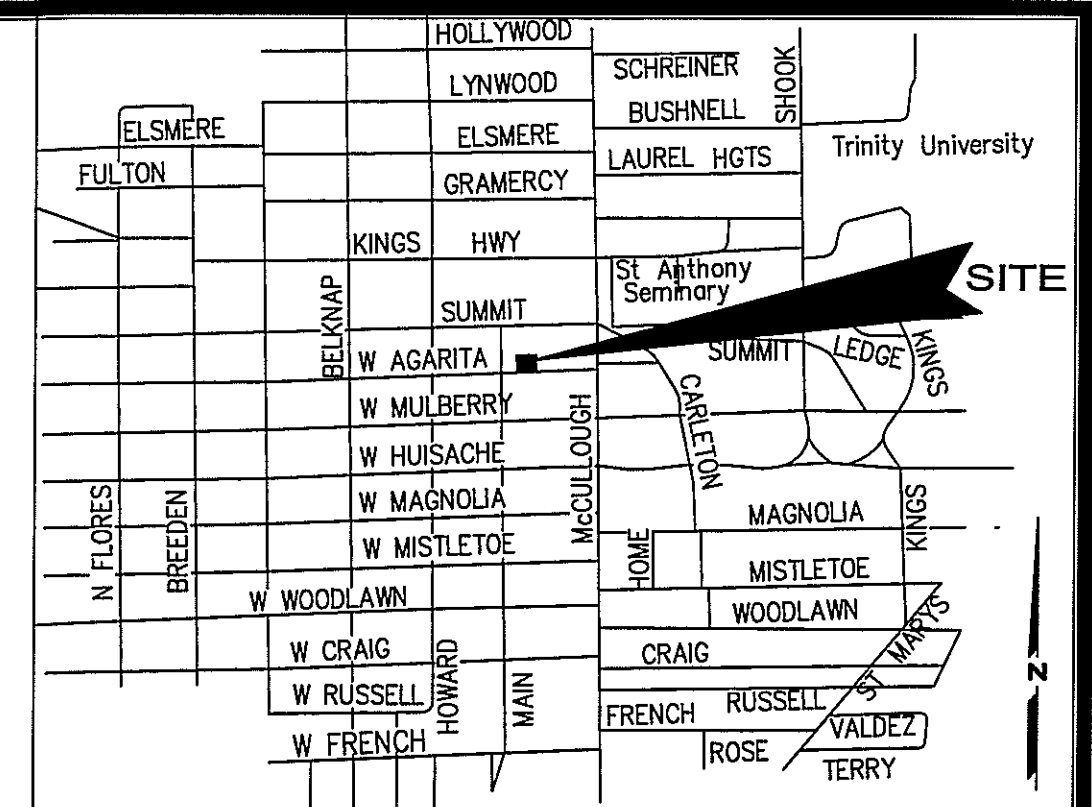
TOTAL AREA: 0.4792 ACRES

## BASIS OF BEARINGS

The basis of bearing for said survey was established by using the N. R.O.W. line of E. AGARITA AVE. and using a bearing of S. 89°34'37" W., establishing by G.P.S. method.



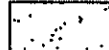








## DATUM

BEARINGS AND COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE 4204, N.A.D. 83, BY GPS METHOD.



## VICINITY MAP NOT TO SCALE

## LEGEND

	WOOD FENCE
	CHAINLINK FENCE
	CONCRETE AREA
	POWER POLE
	OVERHEAD ELECTRIC
	CURB
	FIRE HYDRANT
	WATER LINE
	SANITARY SEWER MANHOLE
	WATER VALVE
	WATER METER

SCALE: 1" = 20'

## SURVEYOR'S CERTIFICATE

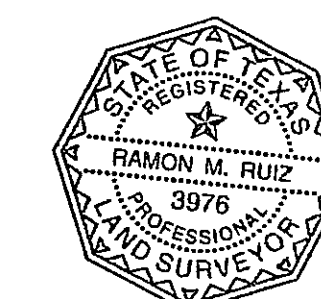
STATE OF TEXAS  
COUNTY OF BEXAR:

The undersigned Registered Professional Land Surveyor (Ramon M. Ruiz) License Number 3976 hereby Certifies to the board of regents of the university of texas system and chicago title insurance company.

- UNIVERSITY OF TEXAS SYSTEM
- FIDELITY NATIONAL TITLE GROUP, INC.
- CHICAGO TITLE INSURANCE COMPANY

that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("115 E. Agarita Ave."); (b) such survey was conducted by the surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size type of material thereof are correctly shown; (d) except as shown hereon: (i) there are no observable encroachments onto the property or observable protrusions therefrom, (ii) there are no observable improvements on the property, (iii) there are no observable easements or rights-of-way either burdening or benefiting the property, and (iv) there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are as shown hereon; (f) the property has access to and from a public roadway; (g) recorded easements and rights-of-way referenced in title commitment GF no. sct-48-430011902754-DB (issued May 25, 2019) prepared by Chicago Title Insurance Company have been labeled and plotted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are true and correct and conform to the appropriate accuracy standards of the manual of practice for land surveying in Texas, for a Category 1A Condition, land title survey; (i) the property is located in zone X as delineated on the June 7, 2019, Texas, Flood Insurance Rate Map Panels Numbered 48029C 0405 G dated September 29, 2010, as published by the federal emergency management agency, which zone is defined as "Zone X" and (j) the basis of bearing for this survey is S. 89°34'37" W., 166.67';

of Table A thereof. The field work was completed on JUNE 3, 2019.  
Date of Plat or Map: JUNE 10, 2019  
Date Signed: JUNE 10, 2019



*Ramon M. Ruiz*  
Ramon M. Ruiz,  
Registered Professional Land Surveyor  
License Number: 3976

## ALTA/NSPS Land Title Survey

This Work Prepared By:



**RUIZ & ASSOCIATES SURVEYING, INC.**  
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TX. 78228  
Phone: (210) 735-8514 Fax: (210) 735-2835  
Email: ruizandassociates@abglobal.net  
Web: www.ruizandassociatesurveying.com  
REGISTRATION FIRM NUMBER: 100287-00

Dwn By: JS	Date:
Surveyor RMR	Revision:
Aprvd By: RMR	Date:
Field Date: 6/3/19	Revision:
Scale: 1"=20'	Date:
	Revision:

## Prepared For:

BOARD OF REGENTS  
UNIVERSITY OF TEXAS  
210 W. 7TH ST.  
AUSTIN, TEXAS 78701

Client Ref. No:	
Project Address: 115 E. AGARITA AVE.	
Project Location: SAN ANTONIO, TEXAS	
Project Name: 115 E. AGARITA AVE.	
Job Number: 2019-051	



























































































**Monte Vista Neighborhood  
Metal Roof Colors – October 2021**

Quick tours of the Monte Vista Neighborhood on OCT 27-28, 2021 revealed a variety of colors metal roofs, both shiny (Gavalume) and matte in nature, ranging in colors from grey, red, red-orange, brown, green, and even aqua blue.. A few examples of various colors of metal roofs located in the Monte Vista Neighborhood of San Antonio are pictured below:

**100 East Agarita Avenue – Dark Grey Metal Roof**



**120 East Agarita Avenue – Red Metal Roof**



**123 Schreiner Place – Dark Brown/Grey Metal Roof**



**101 Laurel Heights – Grey/Green Metal Roof**





**Monte Vista Neighborhood  
Metal Roof Colors – October 2021**

**203 West Mulberry – Light Grey Metal Roof**



**223 West Mulberry – Blue/Grey Metal Roof**





**Monte Vista Neighborhood  
Metal Roof Colors – October 2021**

**222 West Mulberry – Red/Orange Metal Roof**



**103 West Hollywood – Brown Metal Roof**



**307 West Mulberry – Dark Grey Metal Roof**



**117 East Summit – Dark Brown Metal Roof**





**Monte Vista Neighborhood  
Metal Roof Colors – October 2021**

**205 West Agarita – Dark Green Metal Roof**



**226 Bushnell Avenue – Aqua Metal Roof**







# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 7, 2021

**ADDRESS:** 115 E AGARITA AVE  
**LEGAL DESCRIPTION:** NCB 1700 BLK 2 LOT 17, 18, 19 & W 16.67 FT OF 20  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Kristin Adame - 115 E AGARITA AVE  
**OWNER:** Kristin Adame - 115 E AGARITA AVE  
**TYPE OF WORK:** Roofing

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingles on the main house with a metal roof.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 7/7/2021 12:08:11 PM

**ADMINISTRATIVE APPROVAL TO:** replace the existing asphalt shingles on the main house with a metal roof. No changes are being made to the roof form.

The new metal roof must adhere to the following stipulations:

1. Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.
2. Seams are 1 to 2 inches in height
3. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
4. Roof color will feature a standard galvalume finish or match the existing historic roof.

**\*\*A roof inspection of the materials by staff is required prior to the new roof being installed. Please coordinate with OHP staff to schedule at 210-207-0035\*\***

**APPROVED BY:** Katie Totman





Shanon Shea Miller  
Historic Preservation Officer

*A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.*

*A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.*

*This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.*