

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.

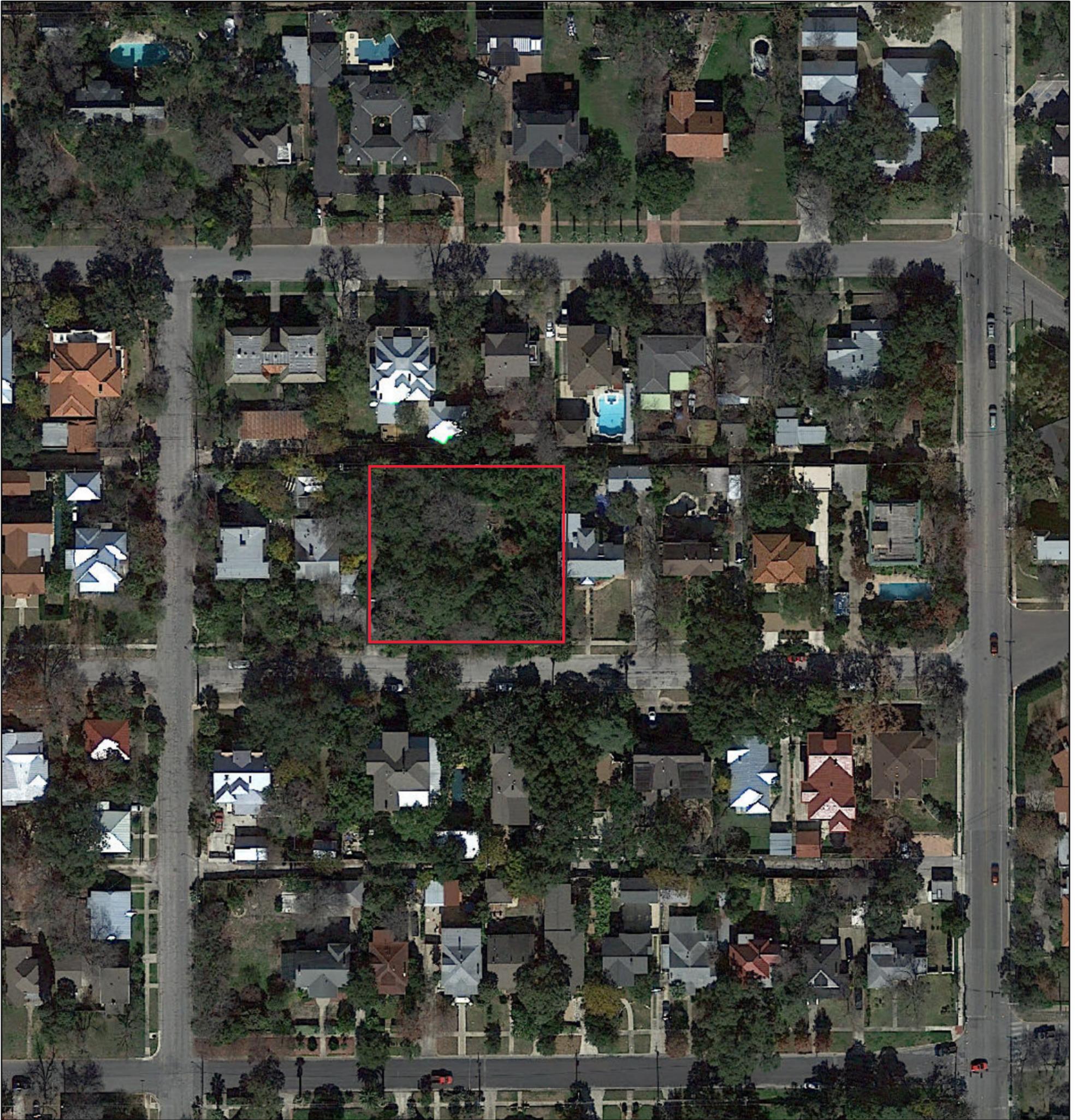
RECOMMENDATION:

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.

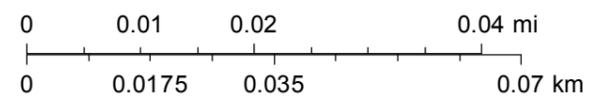
City of San Antonio One Stop



November 11, 2021

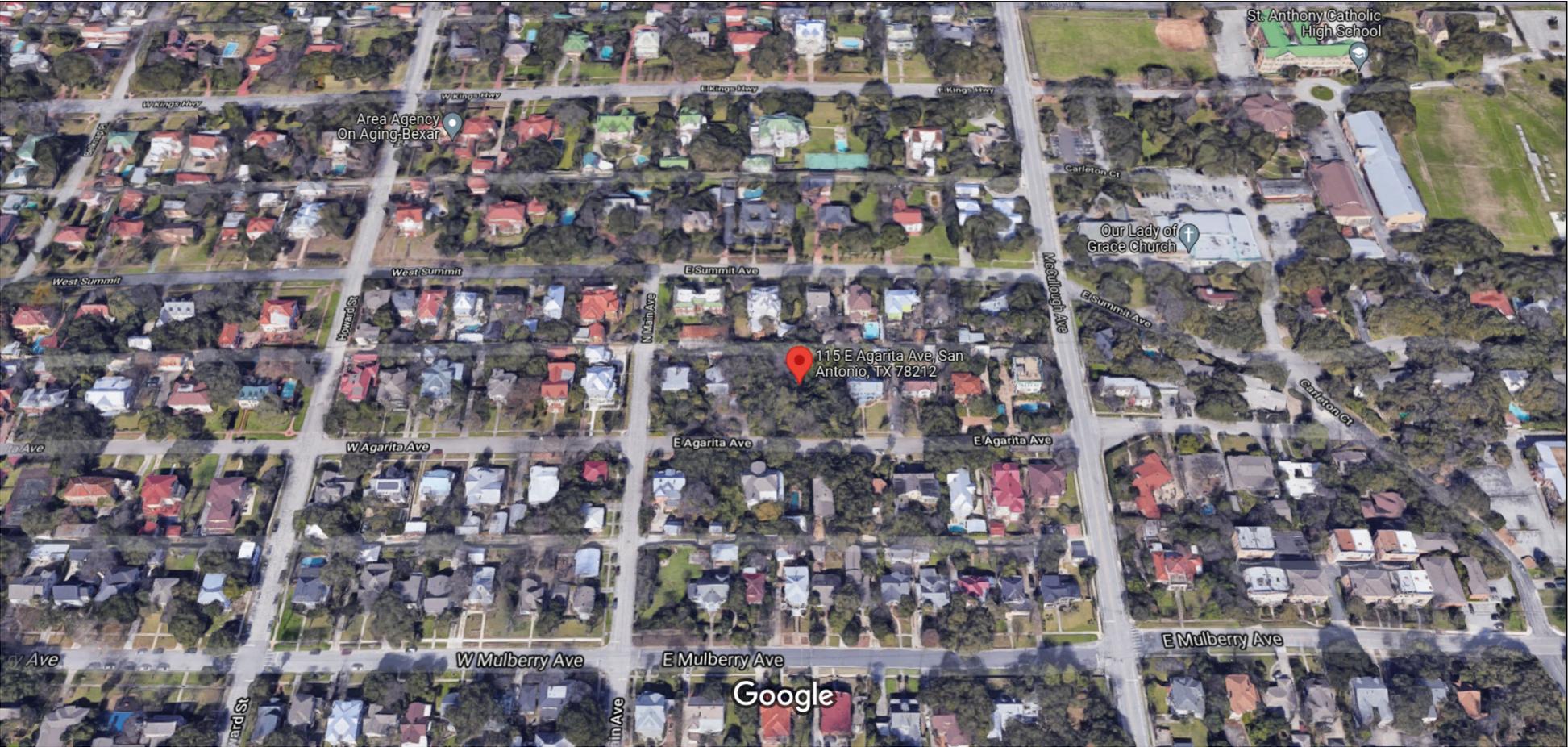
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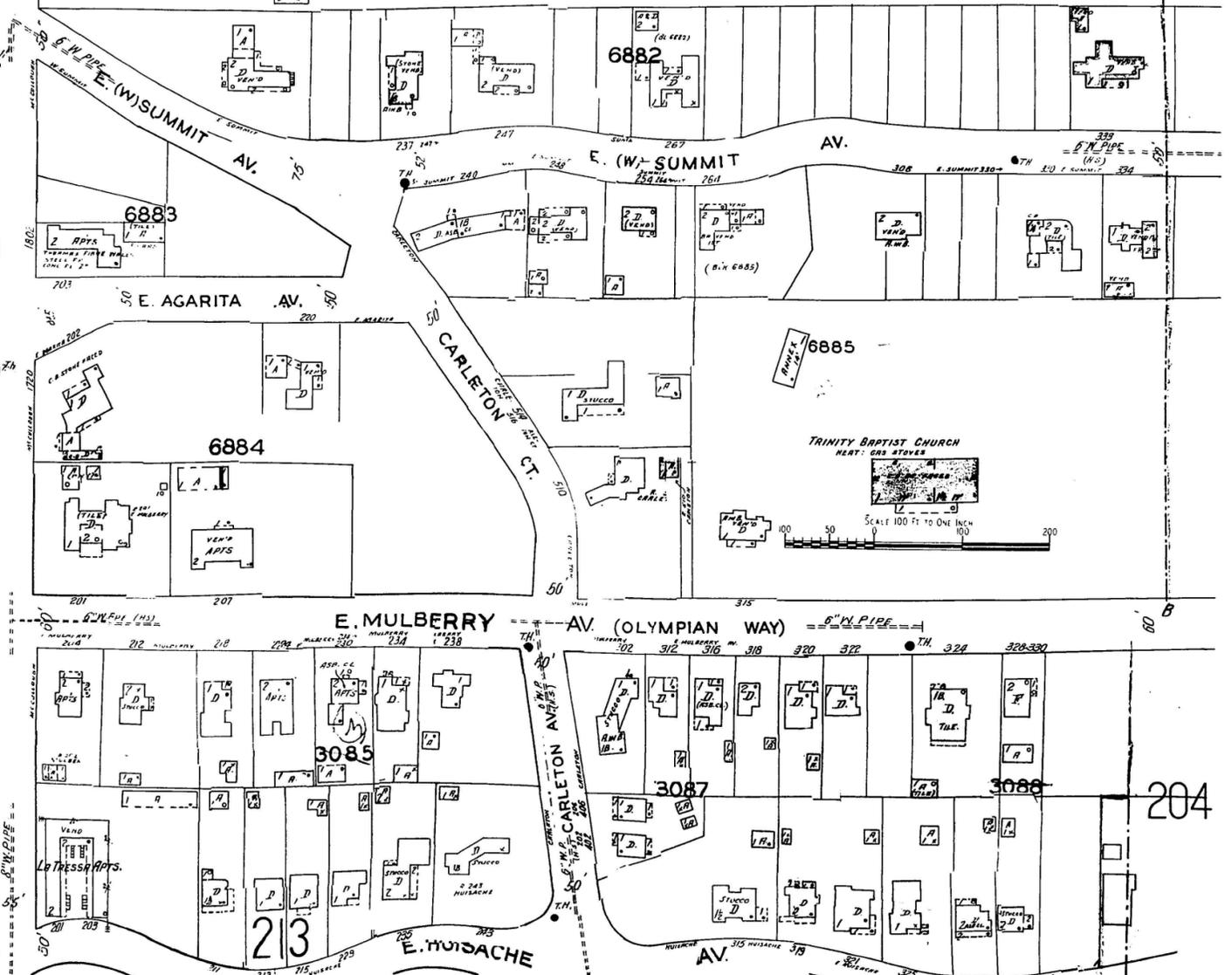
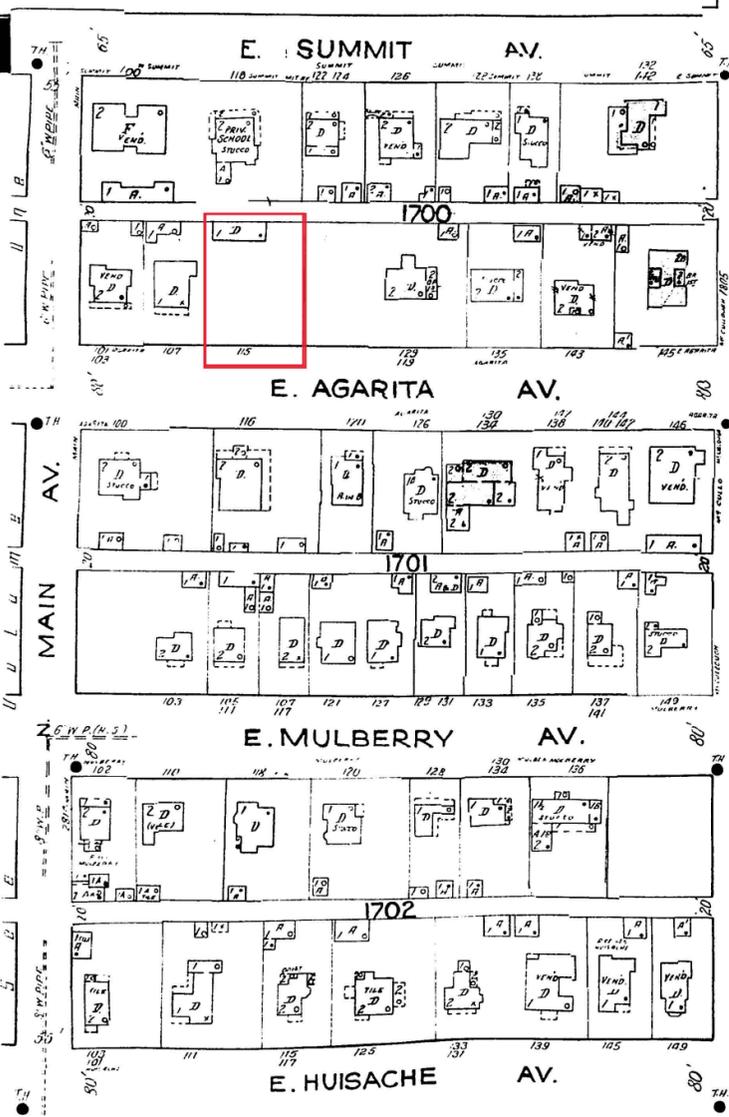
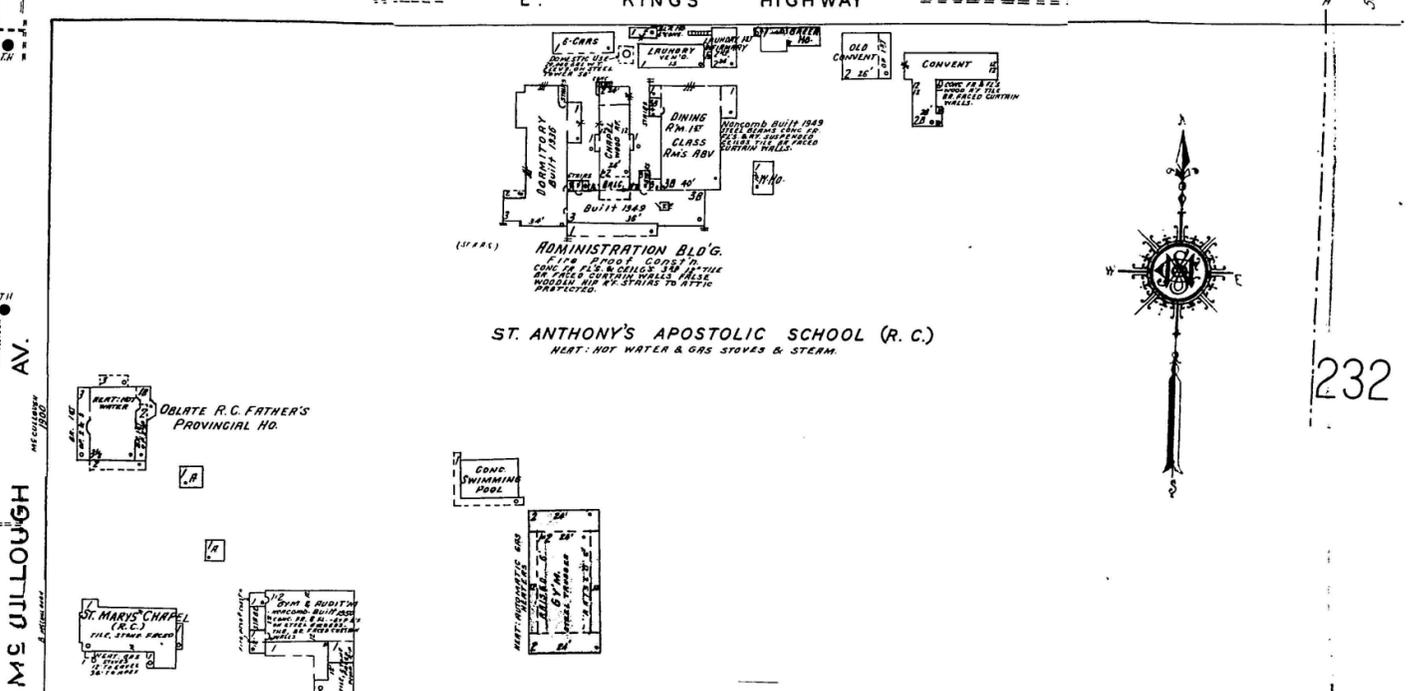
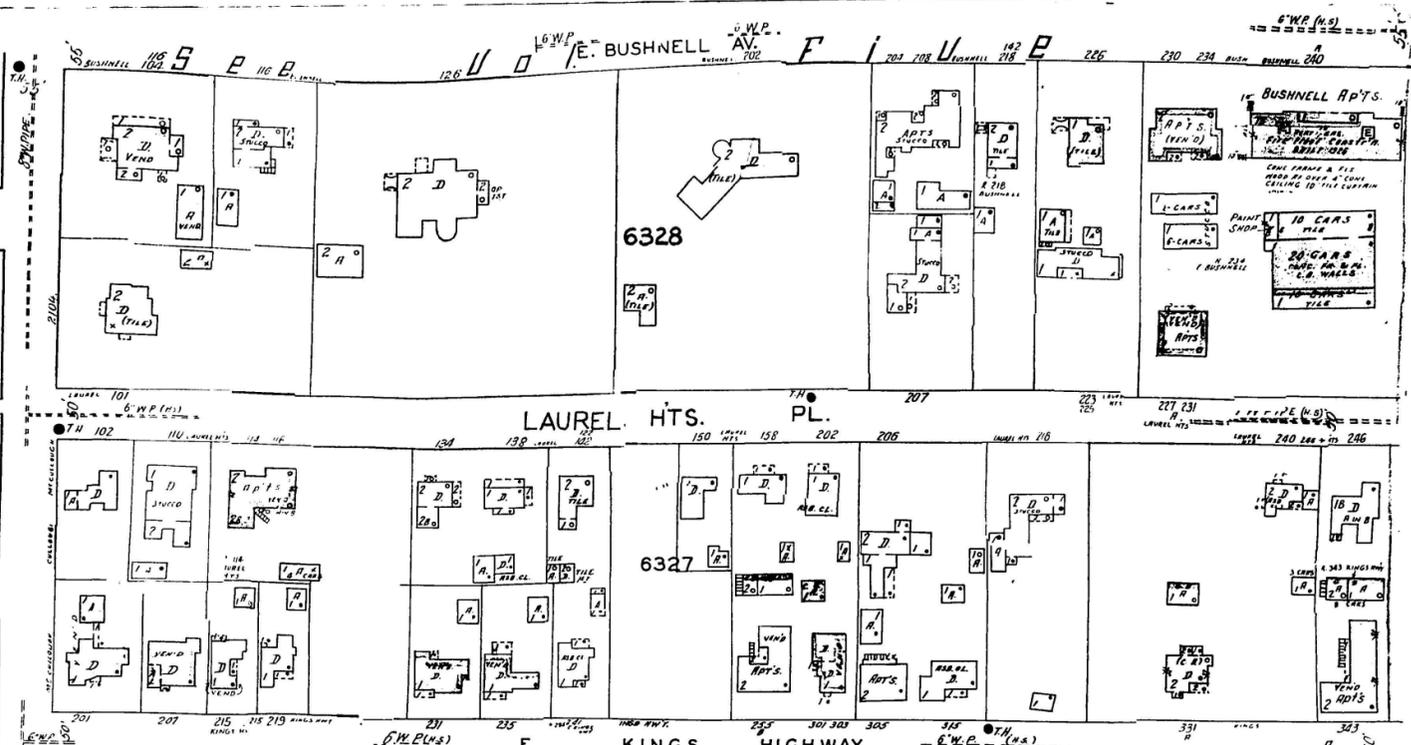


115 E Agarita Ave



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**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

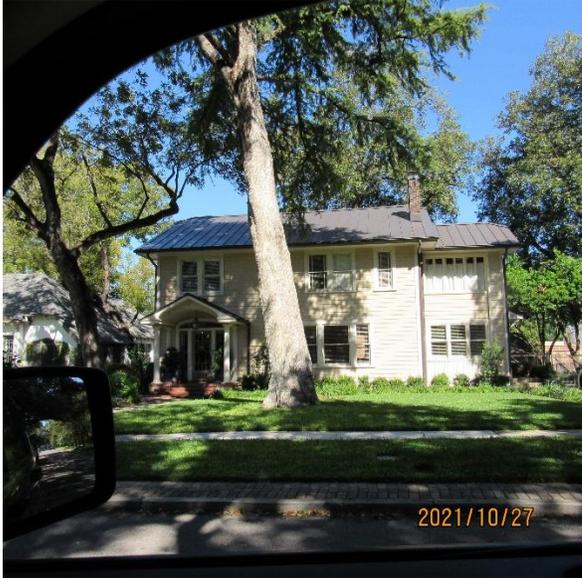


Monte Vista Neighborhood
Metal Roof Colors – October 2021

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.