

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

March 22, 2024

HDRC CASE NO: 2024-096
ADDRESS: 115 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1769 BLK 5 LOT 15
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Katharine Martin/MARTIN KATHARINE M & DEALY ROBERT E
OWNER: Katharine Martin/MARTIN KATHARINE M & DEALY ROBERT E
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: February 29, 2024
60-DAY REVIEW: April 29, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof with a standing seam metal roof

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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:

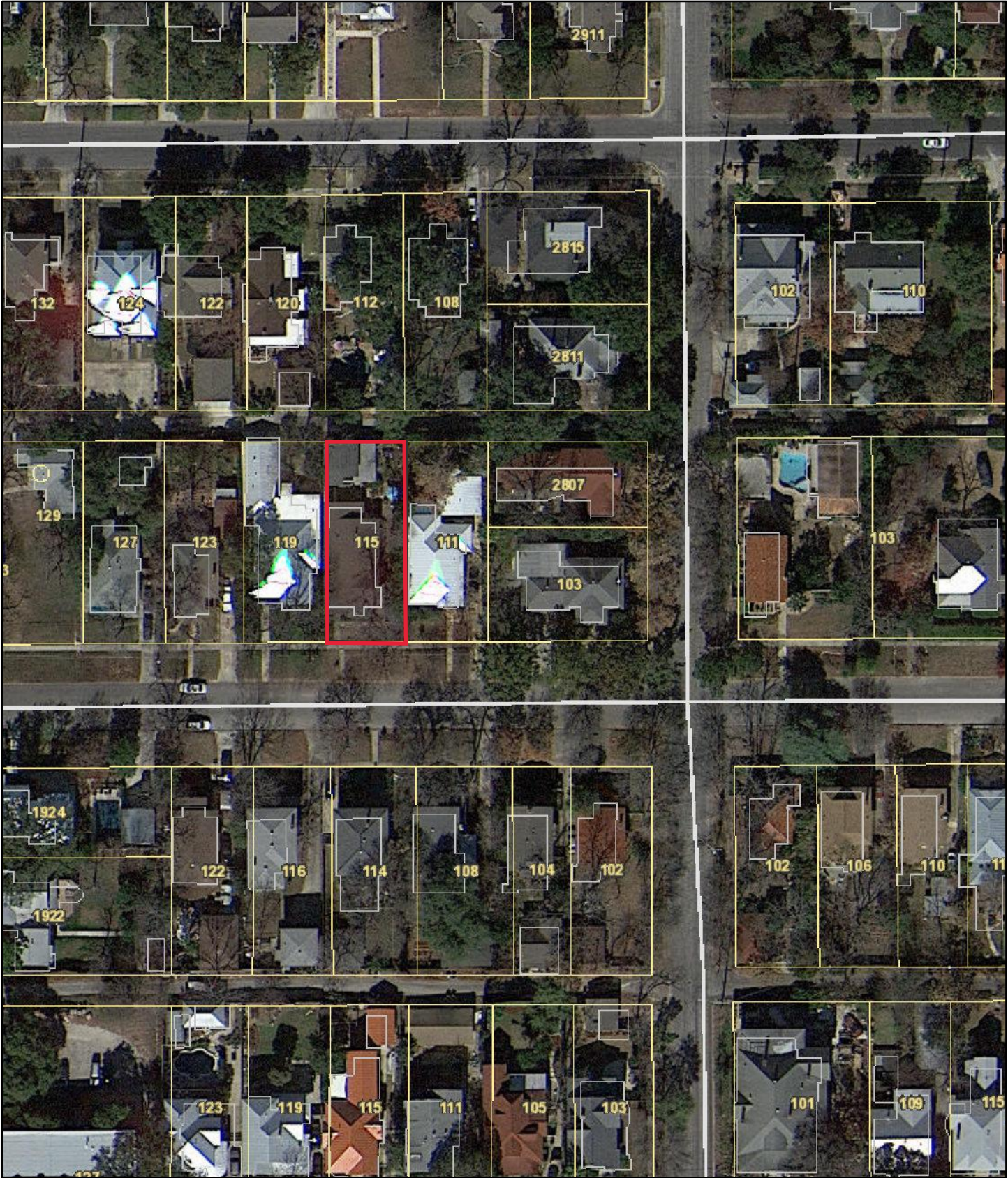
- a. The primary structure at 115 W Huisache was constructed circa 1910 and first appears on the 1912 Sanborn Map. The primary structure features a low-sloped front gable composition shingle roof, exposed rafter tails, a front gable porch covering, one-over-one and divided lite wood windows, wood siding, and brick skirting. The property is contributing to the Monte Vista Historic District.
- b. **ROOF REPLACEMENT** – The applicant is requesting approval to replace the existing asphalt shingle roof with a standing seam metal roof with a galvalume finish. According to Guideline 3.B.iv for Exterior Maintenance and Alterations, metal roofs can be used on structures that historically had a metal roof or where a metal roof is appropriate for the style of the construction period. According to the 1912 Sanborn map, the structure originally featured a shingle roof; however, a standing seam metal roof is architecturally appropriate for this structure. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the request to replace the existing roof with a standing seam metal roof based on findings a and b with the following stipulation:

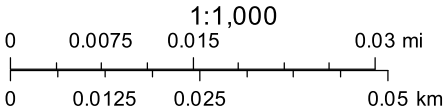
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An 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.

City of San Antonio One Stop

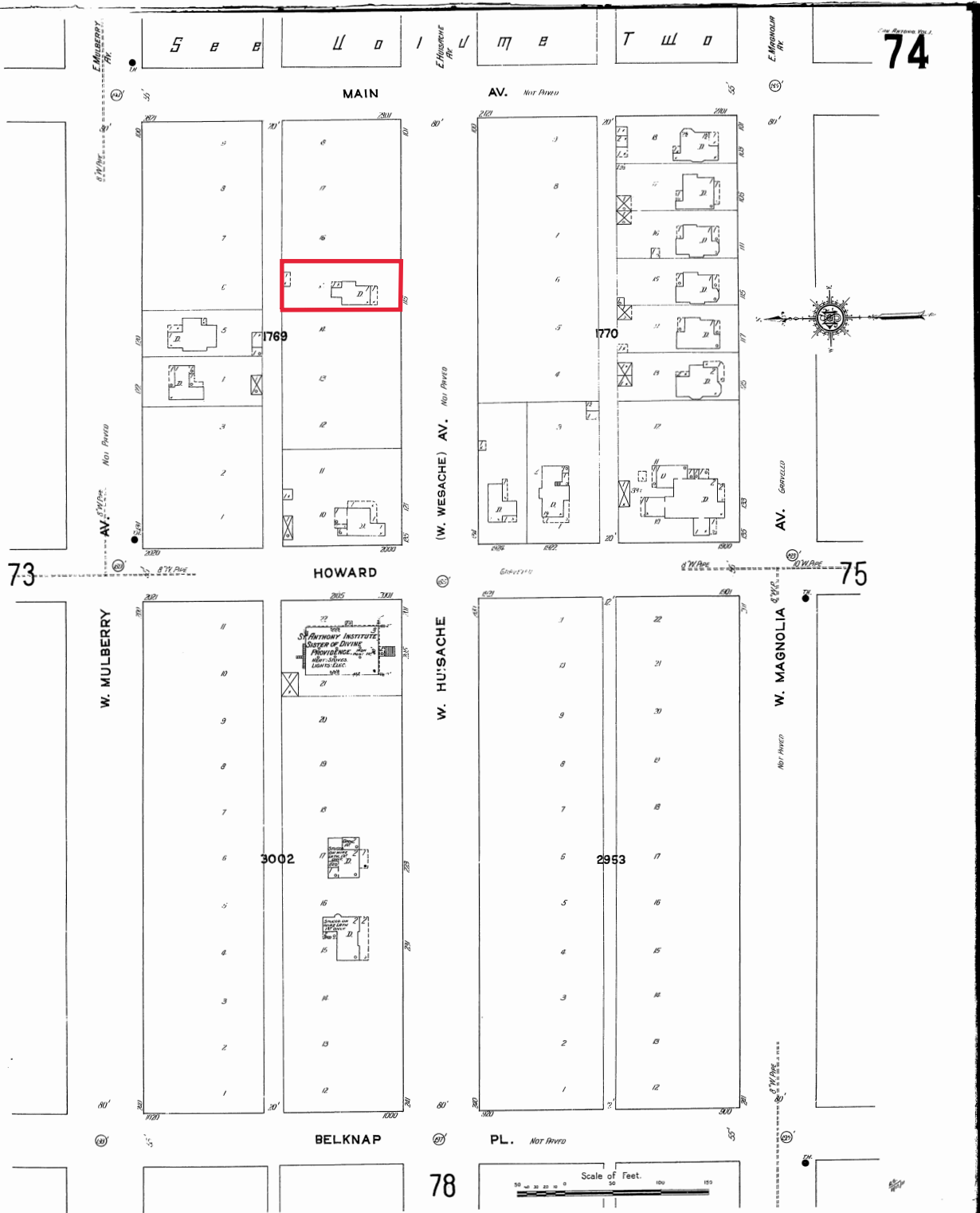


March 15, 2024

— User drawn lines



1912 Sanborn Map



FRAME PARTITION

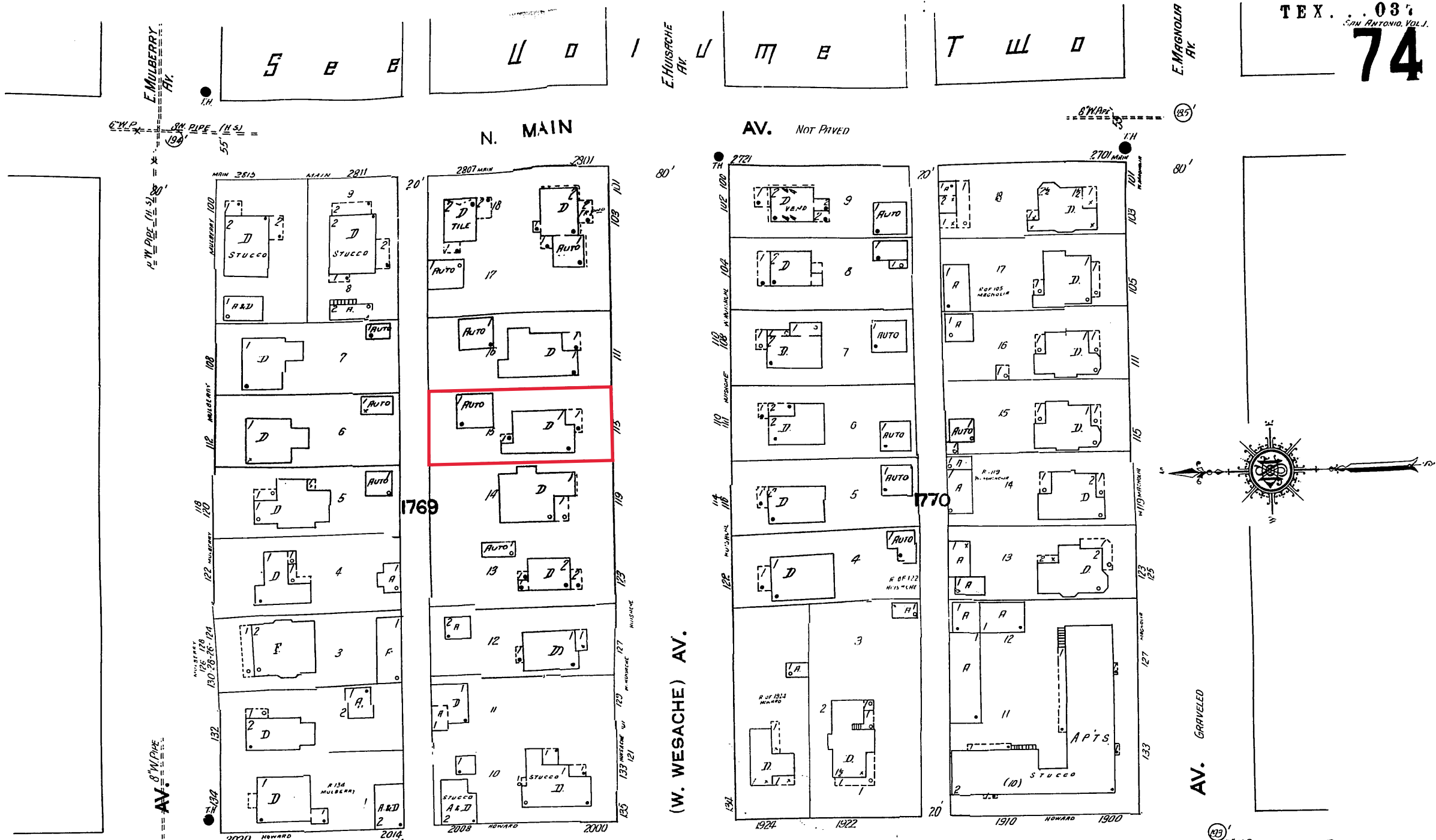
1912 Sanborn Map Key

SLATE OR METAL ROOF

**COMPOSITION OR
GRAVEL ROOF**

SHINGLE ROOF X

Shingle Roof





NUMBER OF STORIES 4
NON-COMBUSTIBLE ROOF
COVERING OF METAL,
SLATE,
TILE or
ASBESTOS SHINGLES 0

TWO STORIES AND BASE
BRICK BASEMENT...
STONE "

COMPOSITION ROOF

FRAME PARTITION

BRICK VENEER

VEN'D

BRICK 1ST

D = DWELLING

F = FLAT S = STORE

LOFT

Brick building with b

Brick building with

" " "

" " "

Brick veneered build

Brick and frame bu

Frame building.

" " me

Tenant building occ

Back Alley

Gate

wood fence on low stone wall

Existing Garage

Existing Carport

chain link fence along side wood fence

gate

low wrought Iron fence

Existing One-Story House

low stone wall

gate

Wood fences

Wood fence we want to replace

City Sidewalk 115 W Huisache



Front: 115 W Huisache



Back: 115 W Huisache



SE Side: 115 W Huisache



NW view: 115 W Huisache



111 W Huisache



116 W Huisache



119 W Huisache

Our neighbors have metal roofs.