HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO:	**2024-026**
ADDRESS:	722 LAMAR ST
LEGAL DESCRIPTION:	NCB 1653 BLK A LOT 11
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Natasha Bakunda/BAKUNDA NATASBA
OWNER:	Natasha Bakunda/BAKUNDA NATASBA
TYPE OF WORK:	Modification of roof forms
APPLICATION RECEIVED:	January 17, 2024
60-DAY REVIEW:	March 18, 2024
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Modify the cross-gable primary roof form into a front-facing gable roof form.
2. Modify the front porch roof by raising it and enlarging the front-facing gable.

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 striping 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.

Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade 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 property at 722 Lamar is a single-story residence built c. 1901. The property first appears in the city directory in 1901, and first appears on Sanborn Fire Insurance maps in 1912 with a full-width front porch. Because of the date of construction, the presence of a full-width front porch and Dutch lap siding, and the size of windows, staff believes the house may have originally been built in the Folk Victorian style, with modifications over time that make it read as a later vernacular structure. Staff was unable to determine when the rear flat-roofed addition was constructed. The property contributes to the Dignowity Hill Historic District.

b. CASE HISTORY: On November 22, 2021, staff issued an HDRC Certificate of Appropriateness (COA) for work at 722 Lamar, which included approval to “demolish and reconstruct the flat-roof addition at the rear of the building and reframe with a 4:12 gable.” The HDRC COA was reissued by staff three times, most recently on January 13, 2023. On January 5, 2024, the applicant met with staff to discuss the rehabilitation of the house and go over scopes of work that were already reviewed for the structure. Staff provided information about expired COAs and gave instructions for how to request the reissue of the COAs. While in conversation about reissuing COAs, staff learned that the primary roof form and front porch roof had been altered without review or approval by OHP or the HDRC, and advised the applicant to submit a new application for COA for the nonconforming work. Staff received the new application January 17, 2024.

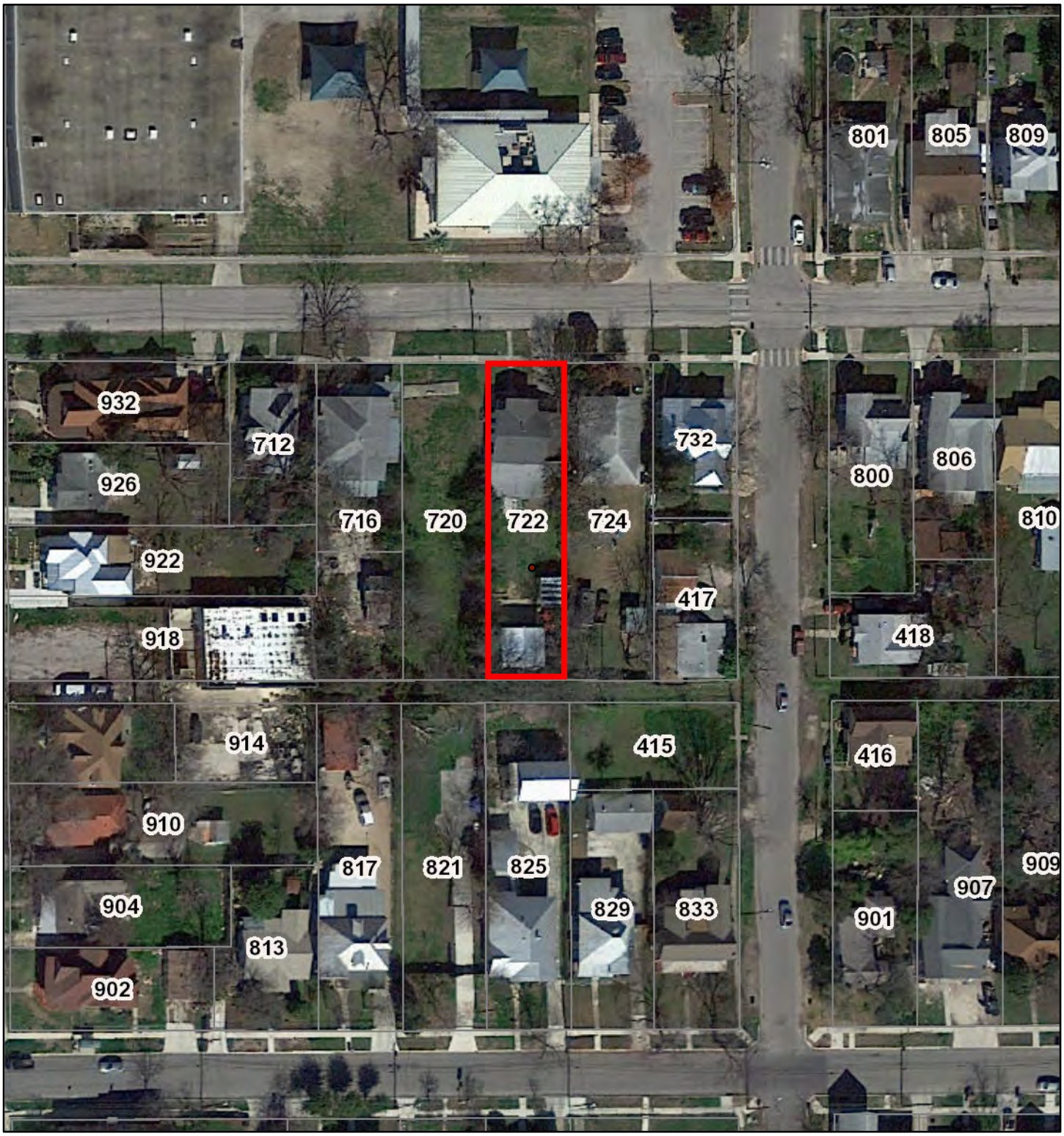
c. PRIMARY ROOF FORM MODIFICATION: The applicant requests approval to replace the existing cross-gable primary roof form with a front-gable roof form. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.ii says to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Staff finds the front-gable roof does not conform to guidelines.

d. FRONT PORCH ROOF FORM MODIFICATION: The applicant requests approval to modify the front porch roof form by raising it and enlarging the gable. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.ii says to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Staff finds the request to raise and enlarge the gabled porch roof form does not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of items 1 and 2, based on findings c and d. Staff recommends the applicant retain the existing roof forms and modify only the rear addition roof form previously approved via HDRC.

City of San Antonio One Stop



February 1, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

City of San Antonio GIS
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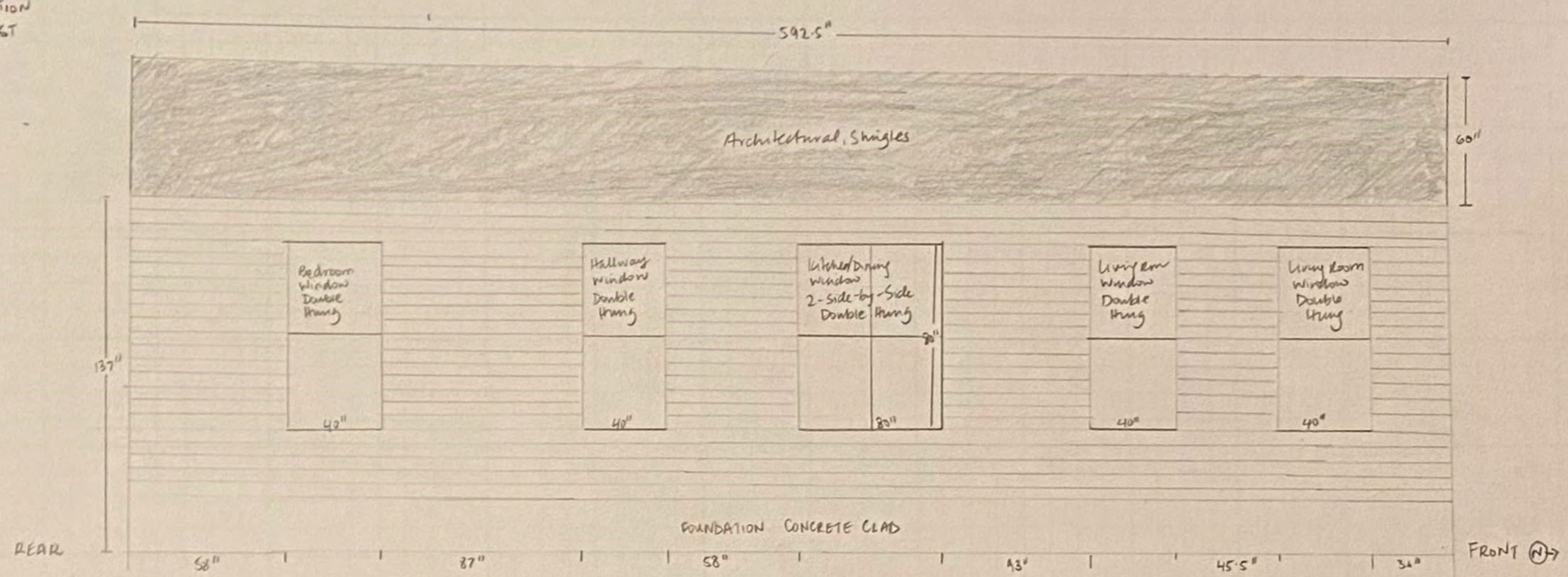
1:12

SIDE ELEVATION - SPECS - WINDOWS - Pella LIFESTYLE All Wood double hung windows - Side by Side in Dining hall windows
SIDING - DROP SIDING PATTERN Shiplap Pine siding - Same as Original
ROOF - ARCHITECTURAL SHINGLES ON FULL GABLE ROOF - see Roofing material on quote.

SIDE ELEVATION
EAST & WEST



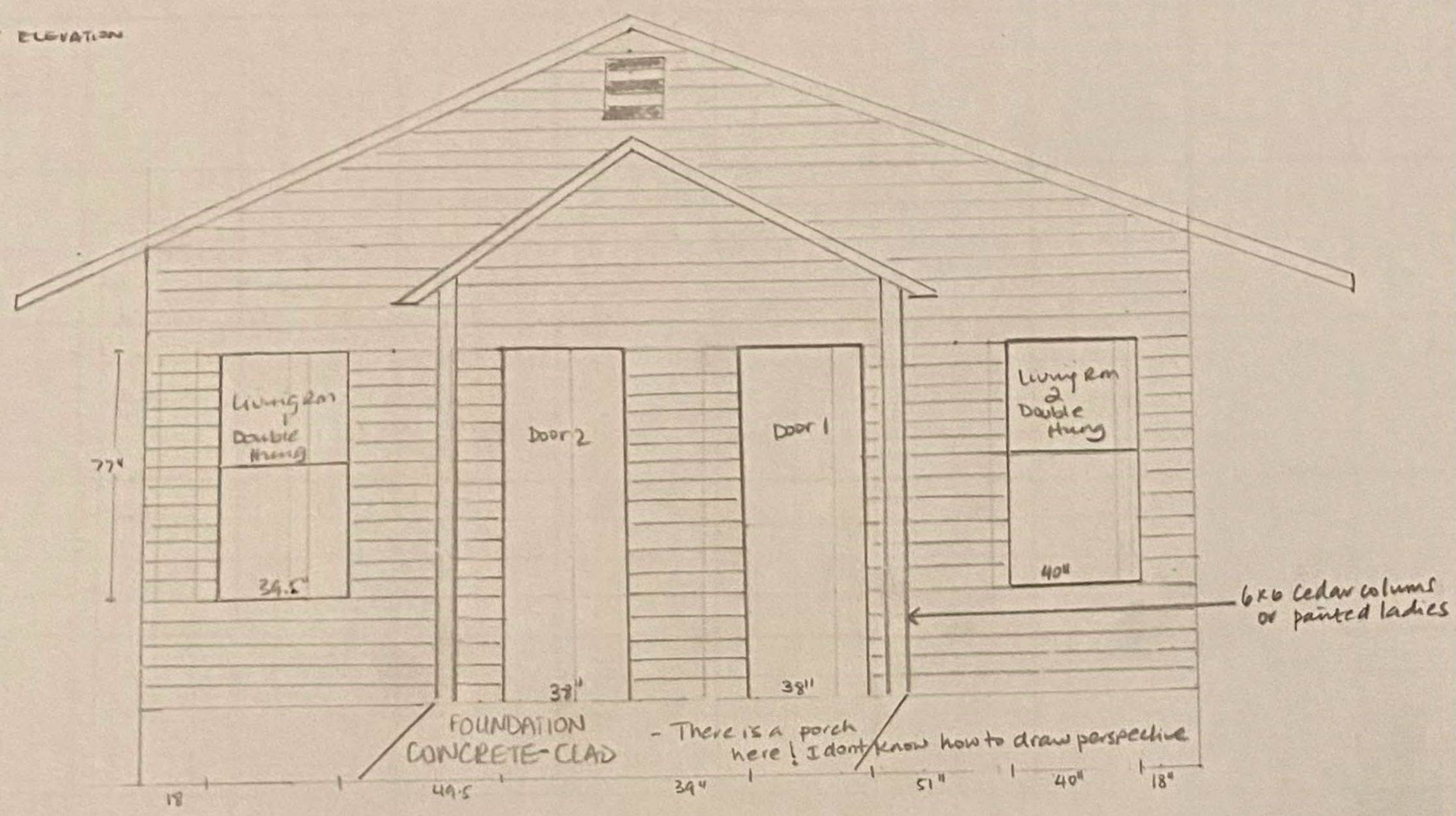
FRONT ELEVATION - SPECS - DOORS - PELLA LIFESTYLE Glass and metal Custom Doors
WINDOWS - PELLA LIFESTYLE all wood double hung windows
SIDING - DROP SIDING PATTERN Shiplap Pine Siding - Same as original

REAR ELEVATION - DOORS - PELLA LIFESTYLE - Glass and metal DOORS
WINDOWS - PELLA LIFESTYLE - 2 SMALL DOUBLE HUNG windows - side by side
SIDING - DROP SIDING PATTERN Shiplap Pine Siding - Same as original

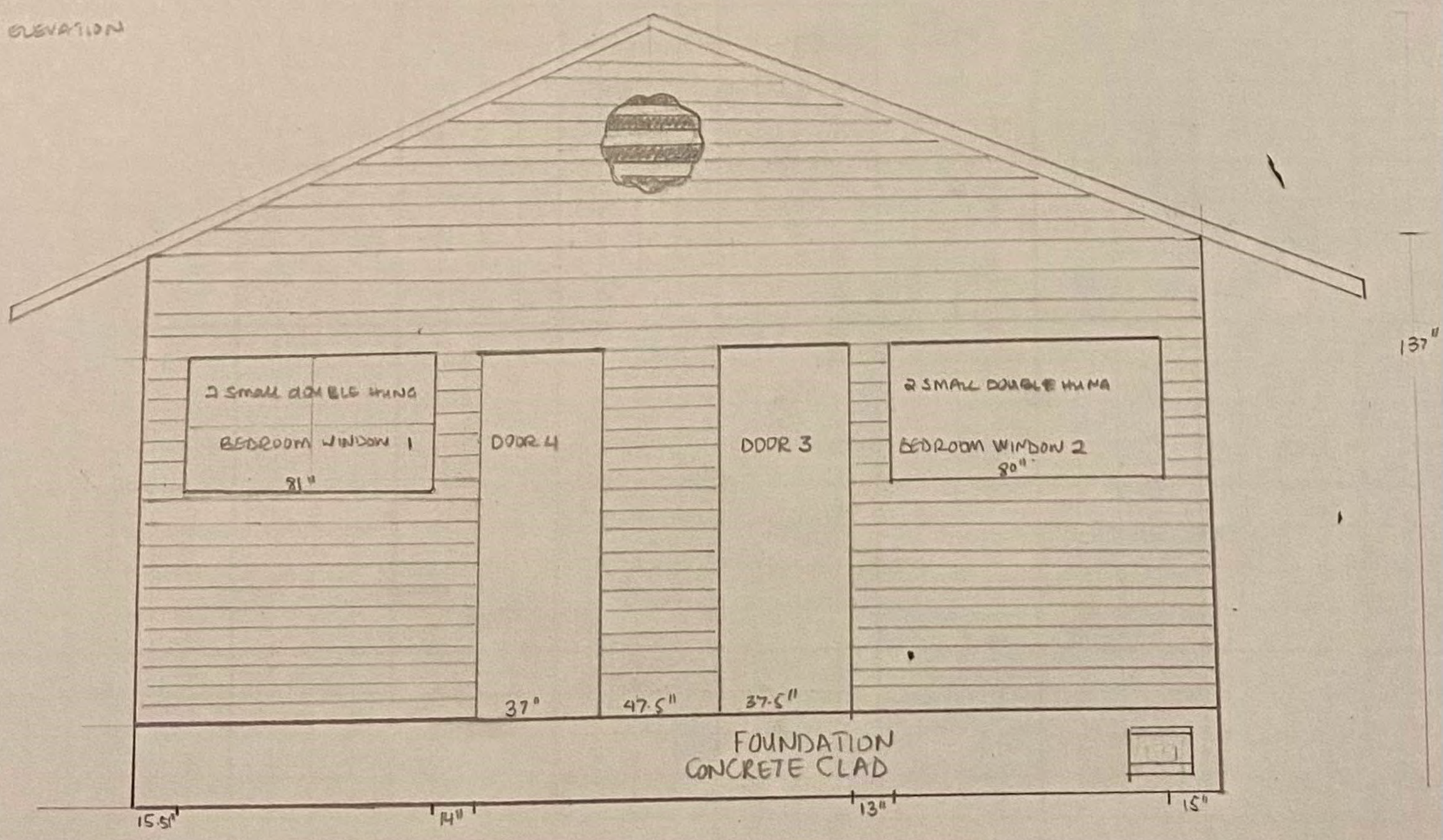
Please see pics / notes

NOTES - FRONT ELEVATION HAS A PORCH - Unsure how to draw in perspective
* Need columns - Considering 6x6 cedar beams or painted ladies columns - please see pics.
REAR ELEVATION WILL HAVE A DECK - To be completed at a later date

FRONT ELEVATION



REAR ELEVATION



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NO
PARKING
7-9AM & 2-4PM
SCHOOL DAYS
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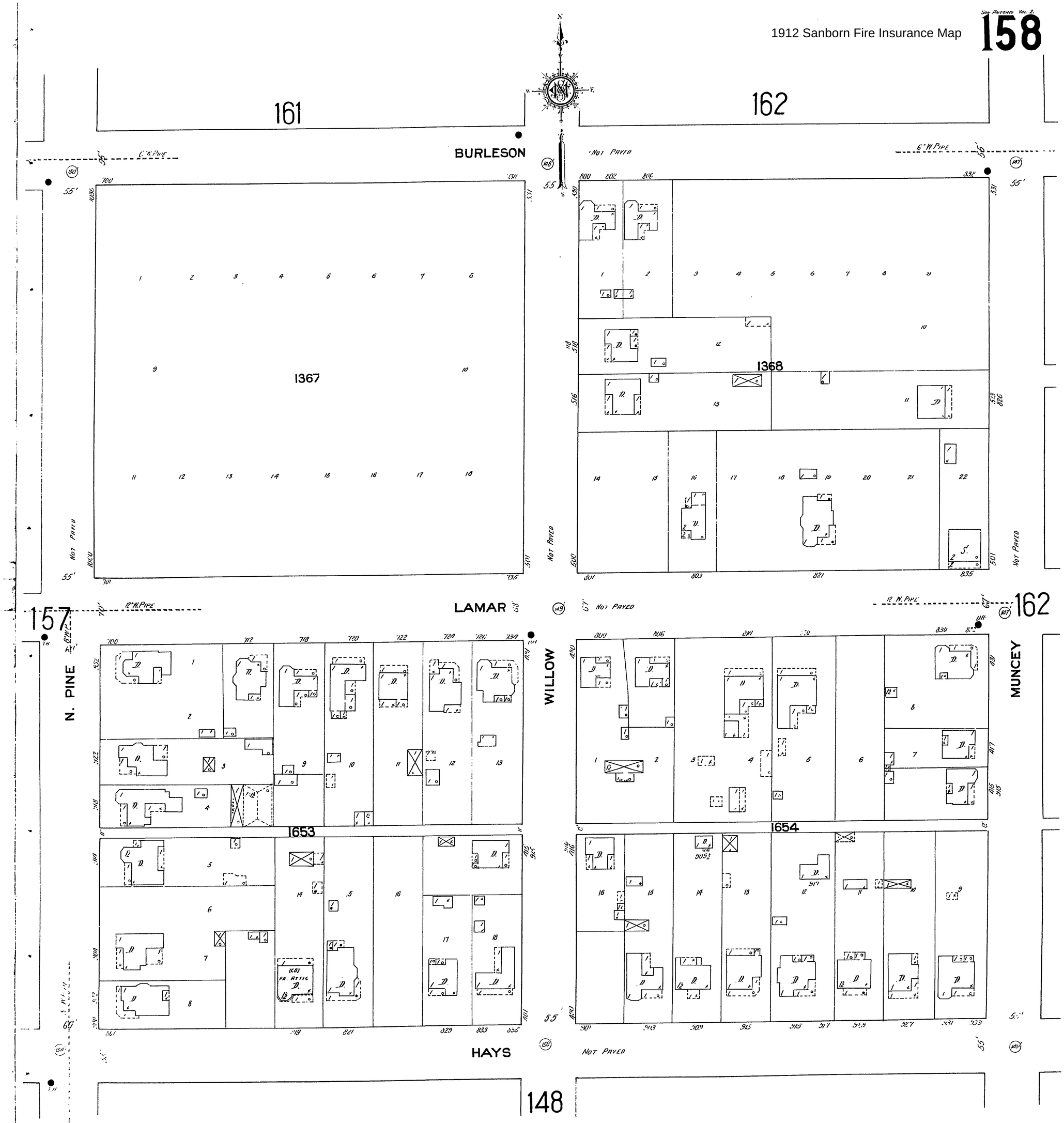
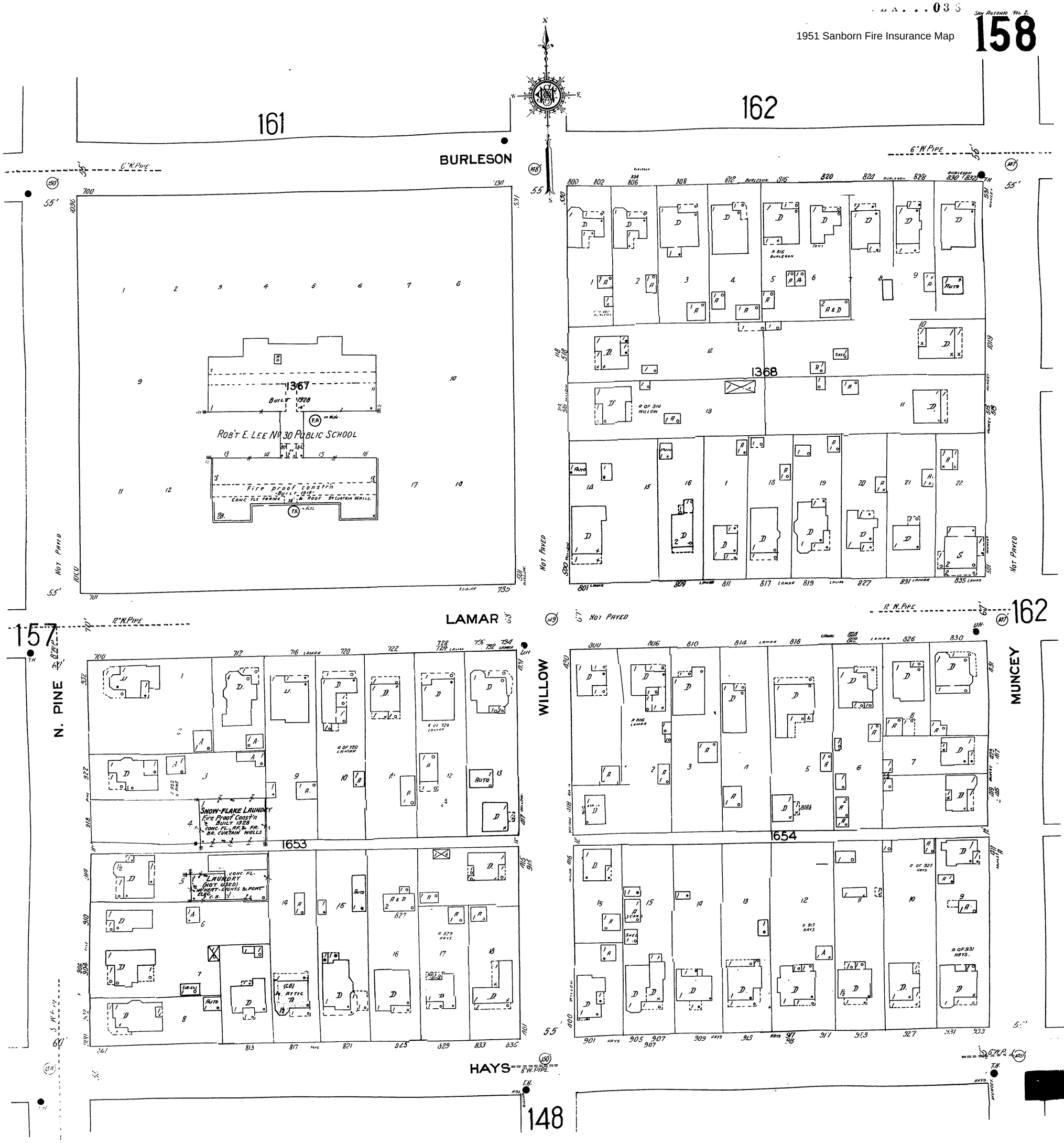
1912 Sanborn Fire Insurance Map



1951 Sanborn Fire Insurance Map



Scale of Feet.

722 Lamar

Owner: Natasha Bakunda

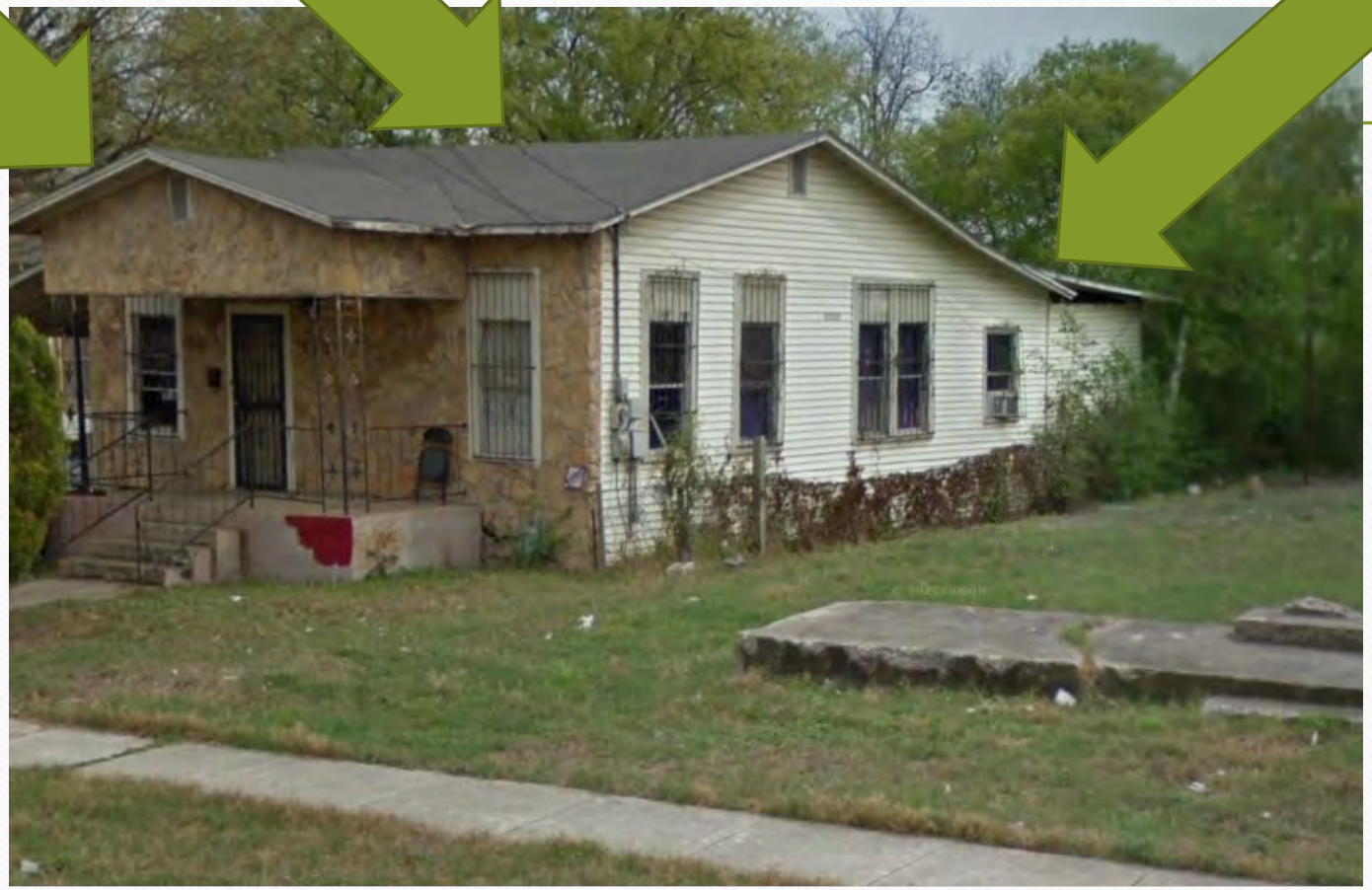
The 70's

- We learned from neighbors that in the 70's, the owners built an addition to the back and added a flat roof. This roof was a rodent condominium. In fact no less than 3 months after I purchased the homes, my kitchen ceiling fell in.

Cross gable in front half of house

The flat roof in the rear

Gable over the porch



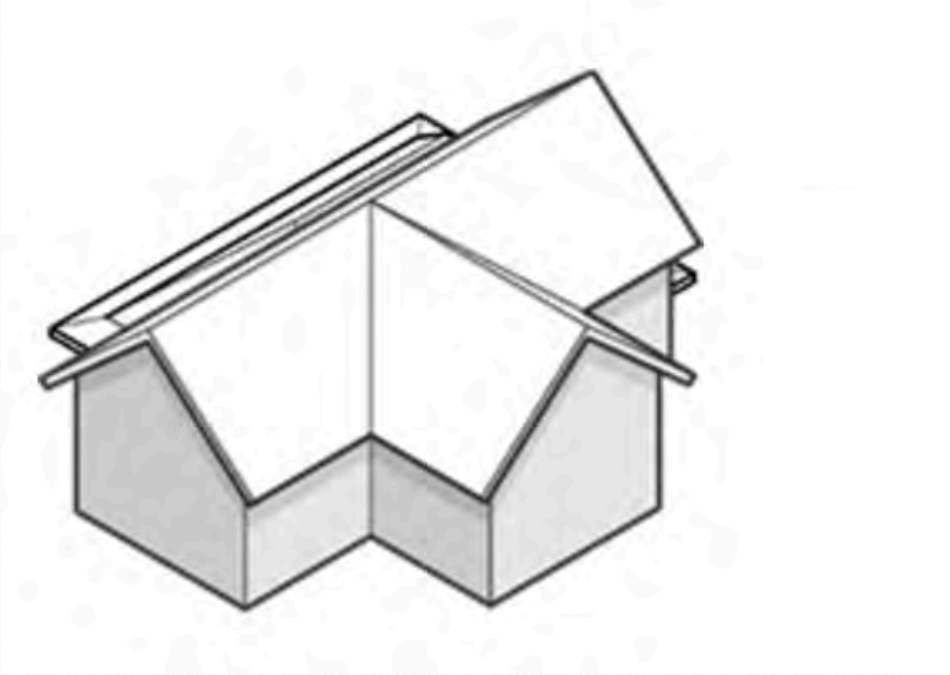
Built in 1919 these are the earliest pics I could find. Note the added flat roof in the rear.

Original scope of work

- The roof in the back was flat, and leaking terribly from multiple species of animals deciding to share my home with me.
- The only way we would know what was what was after pulling away the layers of generations of poor and shoddy workmanship.
- The original plan was to replace the roof in its original form and change the flat roof form in the back.

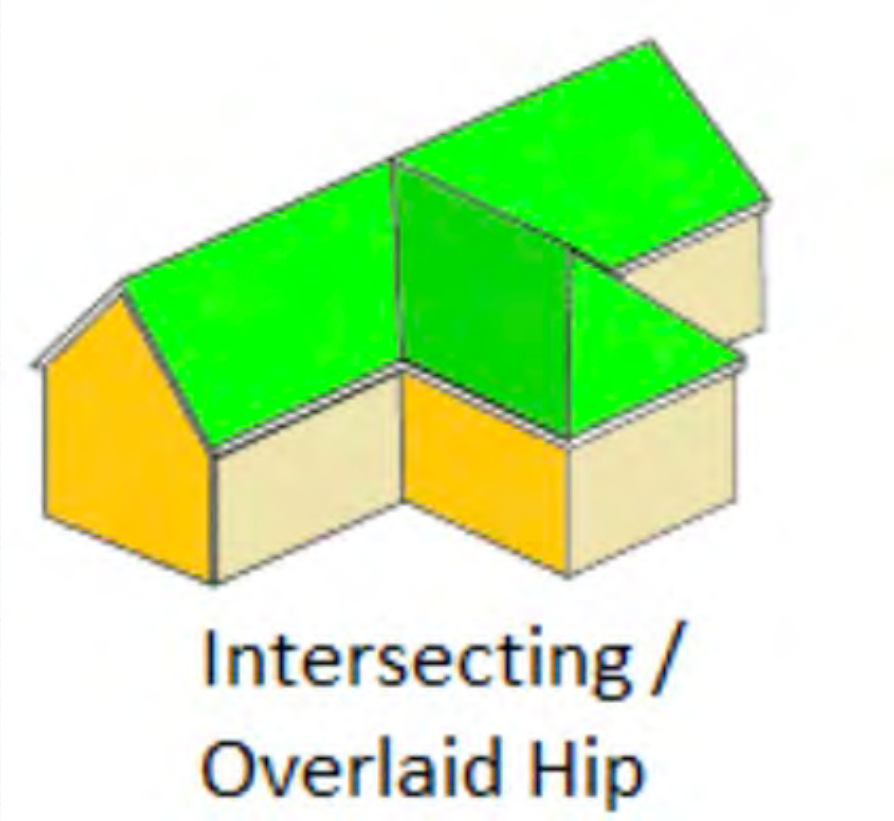
BUT HOW?

Double cross gable - open



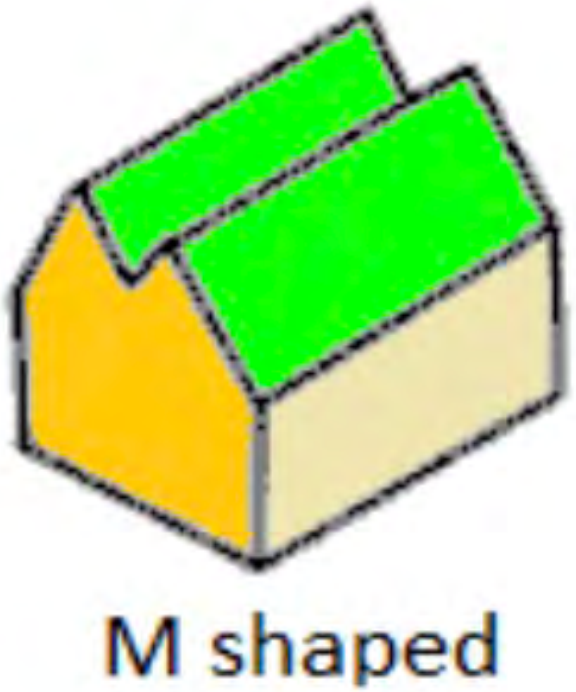
Engineer advised against this because of high wind, as well as the rear being the same width as the house. Usually the cross gable is used for a narrower addition.

Option 3



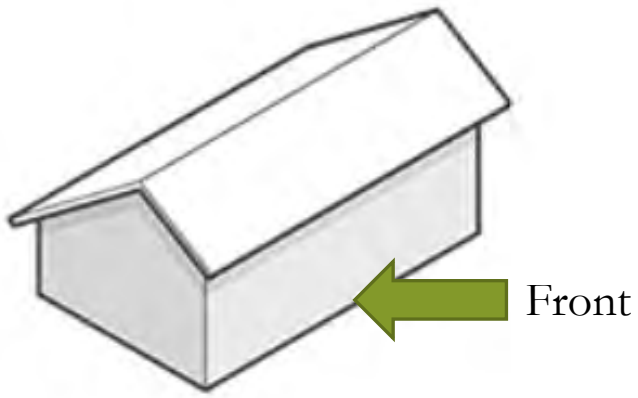
Engineer stated, this is extra problematic and you reduce your attic space for no reason.

Another option- to maintain the height.



The engineer said- “think like a raindrop- if you were a raindrop, and you fell in the middle, where would you go? What options do you have as a raindrop?”

Yet another option to maintain front form



Saltbox Roof

AKA Asymmetric cross gable-

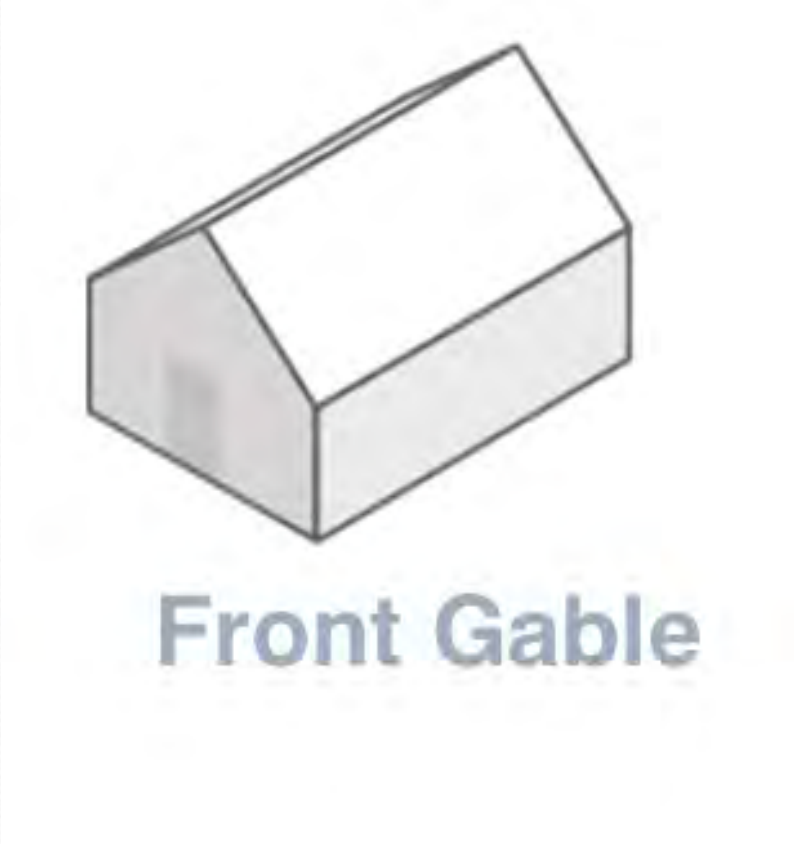
The engineer stated that this type of roof was inadequate and if pitch was preserved, would result in a very short or low ceilinged rear that would only work for a little people like me, but not standard sized people.

Almost Another option

- Equal cross gable

The engineer said that in order to do a symmetric cross gable, the pitch would increase precipitously and the house form would change and not fit in with the neighborhood. The height of the roof would have to triple in order to have a safe and sound roof and OHP would refuse to accept this.

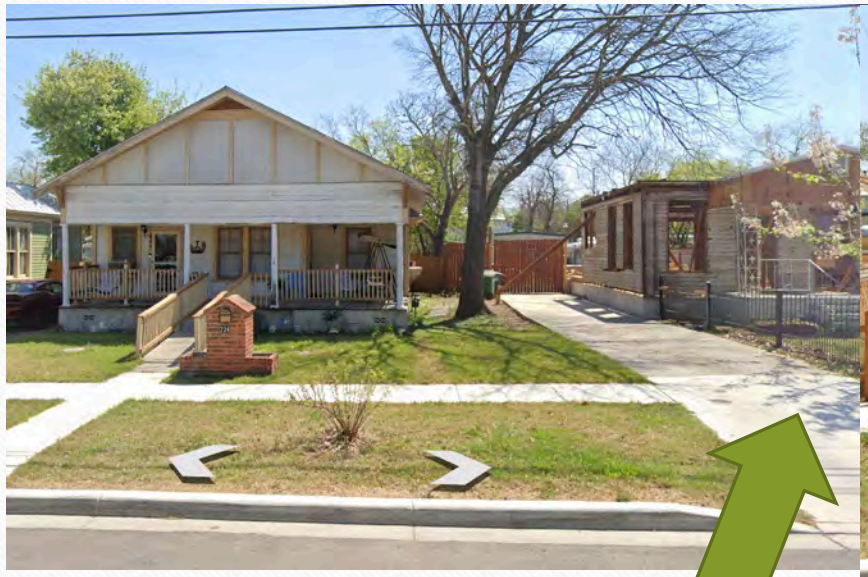
Final Option



Given all these options, this was the simplest option, that conformed to OHP standards and would be sound enough to be done by the GC.

Also it matches the historic neighborhood as demonstrated in the next slides.

Neighboring houses on Lamar



720 Lamar

724 and 726 Lamar

Old pic of 722 Lamar

EVERY TIME we opened something- we revealed a new nightmare. The remodel turned into a rebuild.

- The walls were bowing away from each other and actually fell down in the rear.
- The people who had done our foundation – Baird foundation, had shifted the house so much that while the floor was solid, the rest of the house was falling apart and hazardous to live in.
- I had photographs of all this, but then, I had my own tragedy as we all seem to have had this past year.

My General Contractor/Ex-husband

- Through a series of unfortunate tragedies, severe mental illness and relapse into addiction, my husband decided to divorce me and took everything, the hard drive with all the pics, the drawings he made, the permits to the house. I have no idea where he is and have an order of protection against him. So I am having to start from scratch with everything.

Given all these events…

- The best treatment is to leave the roof as is, it is the safest, most sound, and matches the other historical as well as new builds in the area.

I understand my duty.

- I understand that I have a duty to preserve the beautiful old things that we all love. But please know, that I also have a duty to preserve myself and do my best. We cannot sacrifice the future at the alter of the past.
- There is a fine line between **historic preservation** and peer pressure from the dead.
- I am now homeless. I am living in a shed behind my house. Not because I did anything wrong, but because I am now in the suffering part of life.

Where I am now- Windows and roof

Simple gable roof to match neighboring homes and prevent animal kingdom at my house.

The roof

- The roof shape was changed to a gable roof because the previous roof was untenable and allowing water and rodents to rot and run riot through the home making it hardly habitable. The only reasonable choices was to make it match the rest of the neighborhood as a full simple gable roof.
- I was under the impression that OHP was aware because we have COA for Zip system on the walls and roof.

Full front gable.

Front

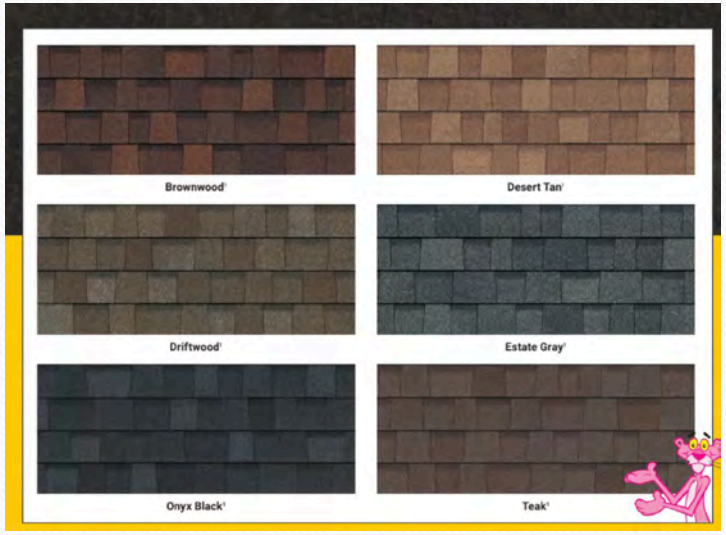
Rear

Side by side in a row- these are the original windows sizes.

SIDING/ Roof materials- Specifics attached to COA

OWENS CORNING OAKRIDGE SHINGLES, OWENS CORNING WEATHERLOCK G ICE & WATER, Flashing and Fasteners 2 X 2 DRIP EDGE:

Available colors



I hope that you hear my plea and help me to **do my duty** both to the home, its history, and my need for an appropriate shelter as was intended by the original builders of this home.

- Any questions, concerns?