

**HISTORIC AND DESIGN REVIEW  
COMPLIANCE AND TECHNICAL ADVISORY BOARD  
April 19, 2024**

**HDRC CASE NO:** 2024-141  
**ADDRESS:** 403 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3008 BLK 6 LOT 9  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Gilbert Alcantara | Expertise Roofing  
**OWNER:** NAJERA JOHN M EST OF  
**TYPE OF WORK:** Roofing replacement  
**APPLICATION RECEIVED:** March 28, 2024  
**60-DAY REVIEW:** May 27, 2024  
**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 in gray.

**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 property located at 403 Florida St, formerly 138 Florida St, is a single-family Folk Victorian style structure constructed c. 1912 and first appears on the 1912 Sanborn Map. The structure features a front-facing gable, hipped and gable roof forms, a standing seam metal roof, wood waterfall siding, and decorative wood windows throughout. This property contributes to the Lavaca Historic District.

- b. **ROOFING REPLACEMENT** – The applicant is requesting approval to replace the existing standing seam metal roof with a composition shingle roof in gray. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv. states to replace roofing materials in-kind whenever possible when the roof must be replaced. 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. Staff finds the replacement of the standing seam metal roof with a composition shingle roof in gray generally appropriate given the architectural style of the structure.

**RECOMMENDATION:**

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











**FRAME PARTITION**

"

"

"

*frame*

**SLATE OR METAL ROOF**

"

"

"

*stone*

**COMPOSITION OR  
GRAVEL ROOF**

"

"

"

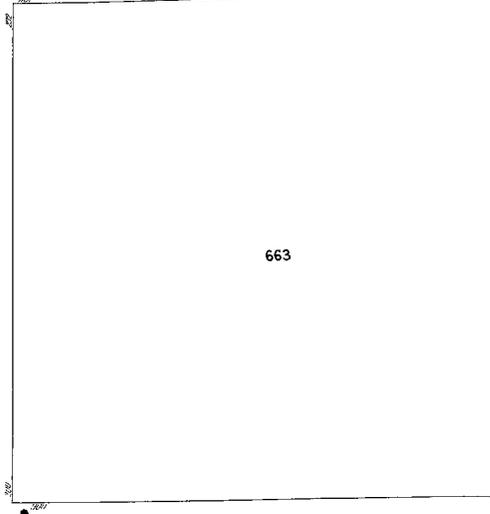
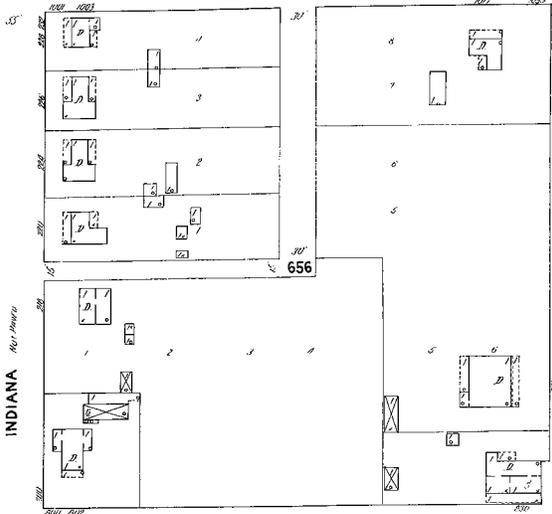
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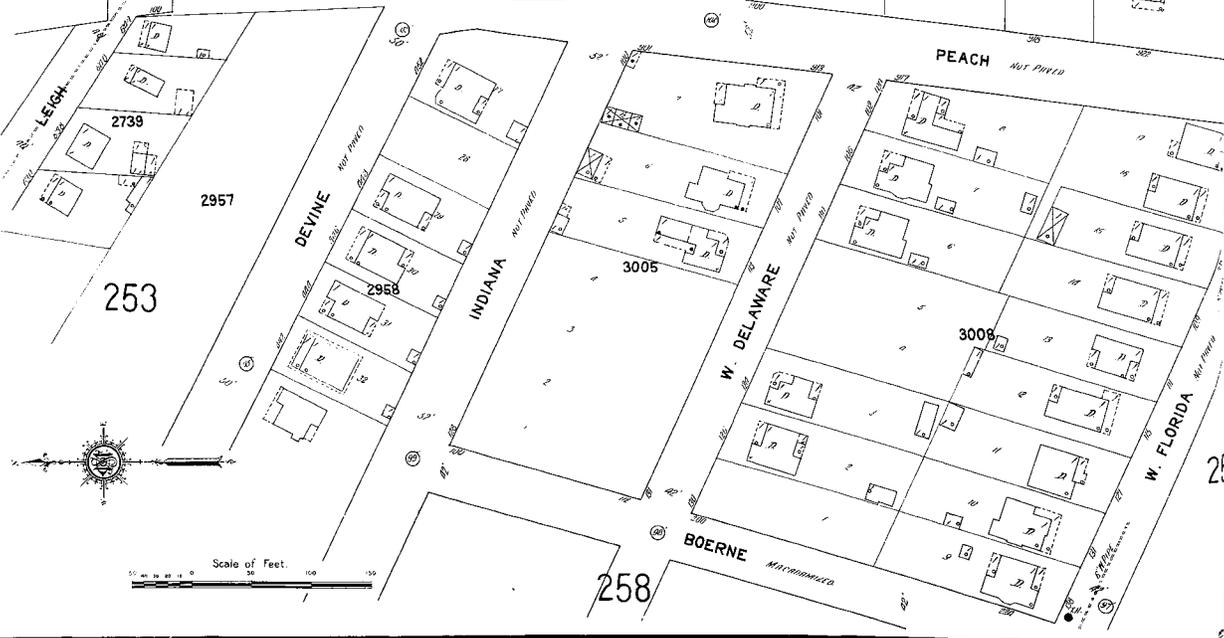
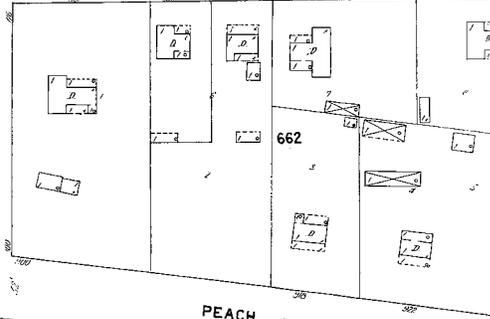
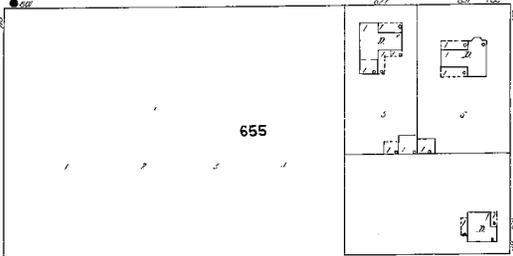
S. WALNUT

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PLUM



Scale of Feet. 0 25 50 75 100

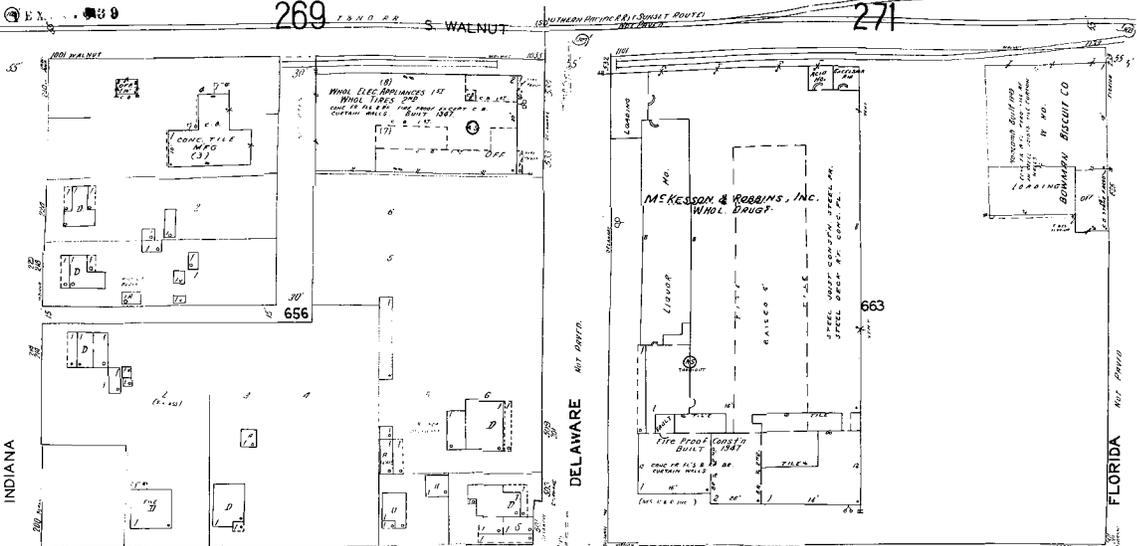
**NUMBER OF STORIES 4**  
**NON-COMBUSTIBLE ROOF**  
**COVERING OF METAL,**  
**SLATE,**  
**TILE or**  
**ASBESTOS SHINGLES 0**

Brick building with 1

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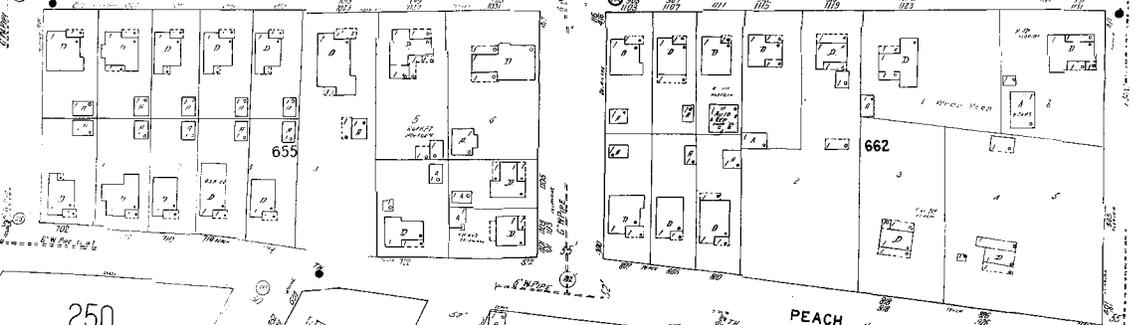
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HOEFGEN AV

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