

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-198
ADDRESS: 801 MATAGORDA
LEGAL DESCRIPTION: NCB 712 BLK 9 LOT N 63.56 FT OF 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: James Caraway/Third Day Storm Restoration
OWNER: GARCIA DORA E LIVING TRUST
TYPE OF WORK: Installation of a standing seam metal roof with a ridge cap
APPLICATION RECEIVED: March 29, 2022
60-DAY REVIEW: Not applicant due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof with a ridge cap on the historic structure at 801 Matagorda.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

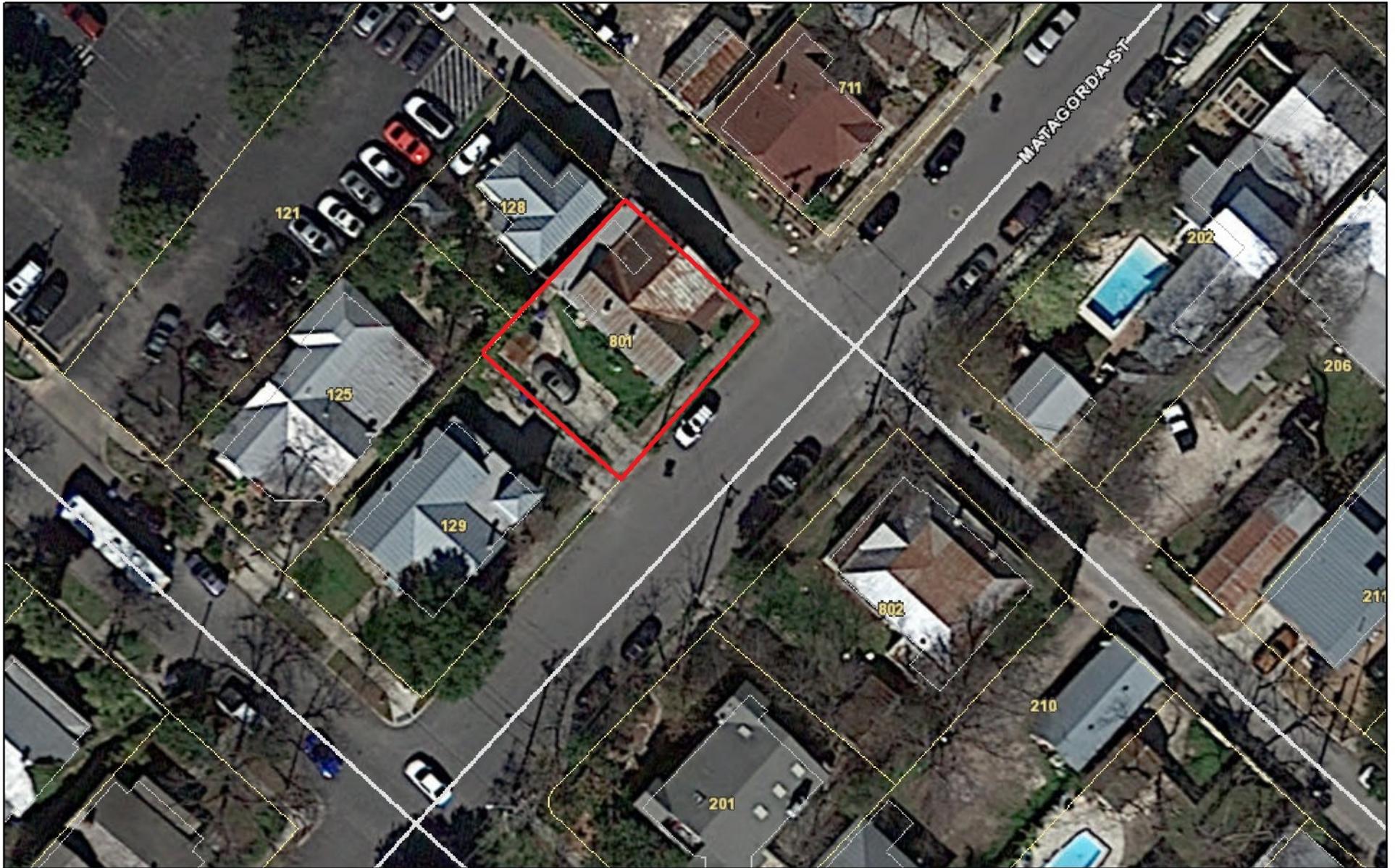
- a. The primary structure located at 801 Matagorda is a 1-story, single-family structure constructed circa 1895 in the Folk Victorian style. The property first appears on the Sanborn Map in 1896. The structure features a cross gabled roof, an asymmetrical front porch with wood supports and decorative brackets, non-original aluminum windows, and wood cladding. The property is contributing to the Lavaca Historic District.
- b. VIOLATION – Office of Historic Preservation staff performed a site visit on March 17, 2022, and observed a standing seam metal roof with a ridge cap being installed without a Certificate of Appropriateness. OHP staff issued a stop work order at that time. At a follow up site visit on March 18, 2022, it was found that the stop work order was ignored and the roofing work completed. No permit was issued by Development Services Department for roof replacement.
- c. ROOF REPLACEMENT – The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof with a ridge cap on the historic structure at 801 Matagorda. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds that the proposed ridge cap should be eliminated for a crimped ridge seam.

RECOMMENDATION:

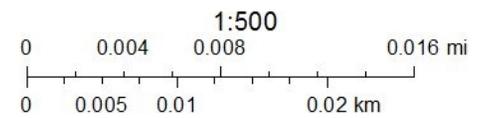
Staff recommends approval based on findings a through c with the following stipulation:

- i. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should not feature corrugation or striations.

City of San Antonio One Stop



April 1, 2022



March 17, 2022 at 9:21 AM
801 Matagorda St
San Antonio TX 78210
United States





Investigation Report

Property

Address	801 Matagorda
District/Overlay	Lavaca

Site Visit

Date	03/17/2022
Time	09:00 AM (-5 GMT)
Context	drive-by
Present Staff	Edward Hall
Present Individuals	None
Contractor/Realtor Companies	James Caraway, Third Day Storm Restoration
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	A stop work order was issued on site by Edward Hall and Rachel Rettaliata in March 3/15/2022. The stop work order was issued to James Caraway. As of 3/17/2022, the roofing job has been completed, ignoring the stop work job order.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	Yes

Documentation



Investigation Report

Photographs





Investigation Report



March 17, 2022 at 9:21 AM
801 Matagorda St
San Antonio TX 78210
United States

03/17/2022 11:14 AM



