

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO:	2022-192
ADDRESS:	924 E GRAYSON ST
LEGAL DESCRIPTION:	NCB 992 BLK 1 LOT N 138 FT OF W 66 FT OF B
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Stephanie Ebersole/Bondoc Roofing
OWNER:	Erica Maynard/VASQUEZ ERICA
TYPE OF WORK:	Roof change metal to composite shingle
APPLICATION RECEIVED:	March 29, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Claudia Espinosa
REQUEST:	

The applicant is requesting a Certificate of Appropriateness for approval to remove existing metal roofing material and replace with new asphalt composition shingles.

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 structure at 924 E. Grayson was constructed circa 1922, via the Sanborn map, and is located within the Government Hill Historic District. The one-story single-family structure features brick masonry construction, wood siding, double front-facing gables with exposed rafter tails.
- b. **ROOF REPLACEMENT** – The applicant is requesting a Certificate of Appropriateness for approval to remove existing metal roofing material and replace with new asphalt composition shingles. The 1922 Sanborn Map indicates a non-combustible roof for 924 E Grayson, most likely a standing seam metal roof. While metal is likely the original roofing material, staff finds that shingles are an architecturally appropriate roofing material for Craftsman structures.














RECOMMENDATION:

Staff recommends approval based on findings b.





Material order

Description	Measurement	Quantity
 Starter Strip Shingle (brand to match field shingles)	248.4 ft	3
 1.5"x1.5" Drip Edge (rake)	114 ft	12
 Owens Corning Standard Hip/Ridge (Supreme)	127.2 ft	4
 1.5"x1.5" Drip Edge (eave)	145.2 ft	15
 OC Rhino Roofing > 7 (Single Underlayment)	26.2 sq	3
 1" Plastic Cap Nails	25 sq	2
 1 1/4" Coil Nails (High Wind)	25 sq	2
 20" wide valley metal	55.6 ft	2
 5 gallon cement	1 count	1
 3/4" Coil Nails (open soffet)	1 count	1
 Spray Paint	2 count	2
 Tube Caulking (color)	2 count	2
 R/R chimney flashing w/ cricket - brick/rock/siding (ML)	1 count	1

Customer

924 East Grayson Street
San Antonio, TX 78208

Prepared By








Troy Rodriguez
900 Isom Dr Suite 305

(210) 218-5994
Troy@BondocRoofing.com

Prepared On

March 18, 2022



Description	Measurement	Quantity
 Rain Diverter	1 count	1
 Owens Corning Supreme	25 sq	75
 7/16" OSB (M)	2 count	2
 VX25 Dome Vent (metal)	2 count	2
 Cut-in new Dome Vent (LM)	1 count	1
 Pipe boots 1-3"	1 count	1
 Pipe boots 4-5"	1 count	1

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178

E. GRAYSON

GOVERNMENT HALL
M.E. CHURCH
(SOUTH)

480

QUITMAN

485

THE HOUSE OF
DISMUKES

ANNEX

E. CARSON

486

Mrs ADON

MASON

172

SEE VOLUME FIVE EAST
FORT SAM HOUSTON

San Antonio Vol. 2
180
NEW SHEET
Nov. 1922



5' PAVED

10" W PIPE

GRAVELED

MUTH

992

992

GRAVELED

DOVER OR COLITO

1262

183

WILLOW