

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

HDRC CASE NO: 2022-435
ADDRESS: 927 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1803 BLK 24 LOT 33 THRU 38
DISTRICT: Individual Landmark
ZONING: R-6, H
CITY COUNCIL DIST.: 1
APPLICANT: ROBERT GUDGEL/GUDGEL ROBERT & JULIET
OWNER: ROBERT GUDGEL/GUDGEL ROBERT & JULIET
TYPE OF WORK: Roof replacement, shingle-to-metal
APPLICATION RECEIVED: August 06, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing shingle roof on the main house and carport with a standing seam metal roof.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE

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 located at 927 W Mulberry is a two-story, single-family, Neo-Classical-style structure. The property first appears on the 1911 Sanborn map, which also documents that the main house has historically featured a shingle roof. The structure features a two-story, wrap-around porch, a brick exterior, and wood shake-clad gables. The property features a garage accessory structure that features many of the same elements as the main house, to include a shingled roof and brick exterior. The property is an individual historic landmark.

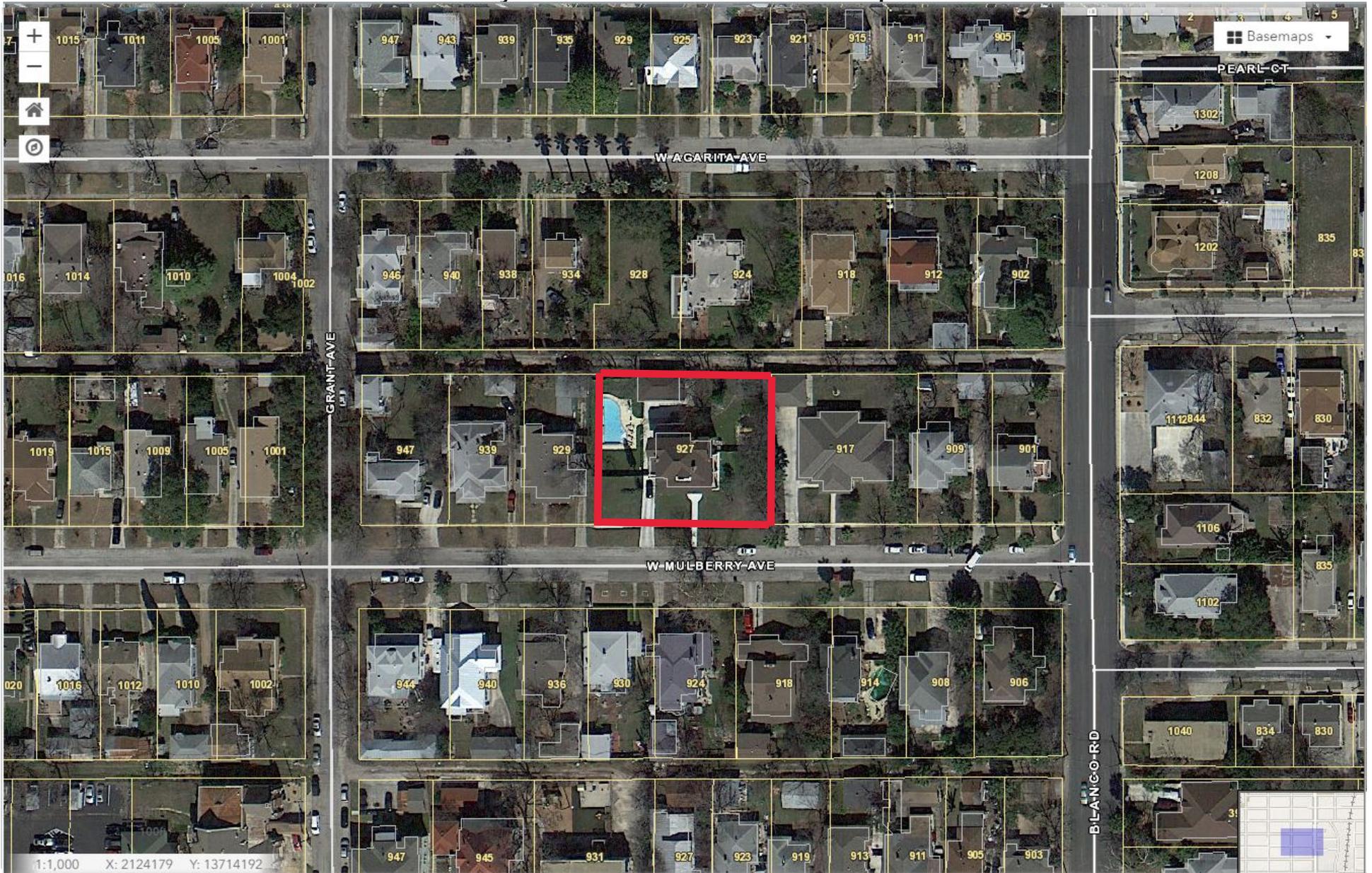
- b. **ROOF REPLACEMENT** – The applicant proposed to replace the existing shingle roof on the primary and accessory carport structure with a standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1911 Sanborn Map shows that the roof maintained a shingle roof, indicating the roofing material has not been altered. While not historically present, a standing seam metal roof is generally appropriate for this architectural style and roof form which features a low-pitched roof and front-facing, two story front porch.

RECOMMENDATION:

Staff recommends approval based on finding b with the standard stipulations for standing seam metal roof installation:

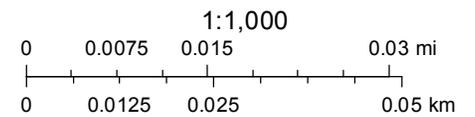
- i. That the applicant installs a standing seam metal roof in a standard, galvalume finish. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are 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.
- ii. 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



September 2, 2022

 User drawn lines





Front of home

Robert & Juliet Gudel
927 W. Mulberry Ave
Beacon Hill
Lots 33-38



Back of Home

Side view of the right side of home and porch



Side view of the left side of home with Sunroom.



Front of Carport/Original Servant's Quarters



Left side/Carport side



Right side/Original Servant's Quarters



Back of Carport/Original Servant's Quarters-backs up to alley

Root Cellar Building Front



Will NOT receive a metal roof

Back



Left side



Right side



EXHIBIT A

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029 C, Panel No. 0385 C, which is Dated September 28, 2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is the surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

LEGAL DESCRIPTION:

LOTS 33 THROUGH 38, BLOCK 24, NEW CITY BLOCK 1803, BEACON HILL ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE(S) 172-173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

PROPOSED BORROWER(S): JAMES W. McNEILL AND KATHLINA L. McNEILL
 TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 C.F. No. 20894NC
 PROPERTY ADDRESS: 927 W. MULBERRY AVENUE
 SAN ANTONIO, TEXAS 78201

SURVEY NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. BEARINGS ARE SHOWN AT CARDINAL DIRECTIONS DUE TO BEARINGS BEING ILLEGIBLE OR ABSENT ON BEACON HILL ADDITION PLAT RECORDED IN VOLUME 105, PAGES 172-173, BEXAR COUNTY, TEXAS RECORDS.
4. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY AND WAS COMPLETED IN CONJUNCTION WITH TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - C.F. No. 20894NC.
5. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN VOL. 105, PGS. 172-173 PLAT, RECORDS BEXAR COUNTY, TEXAS.

Handwritten notes:
 [Signature]
 [Signature]

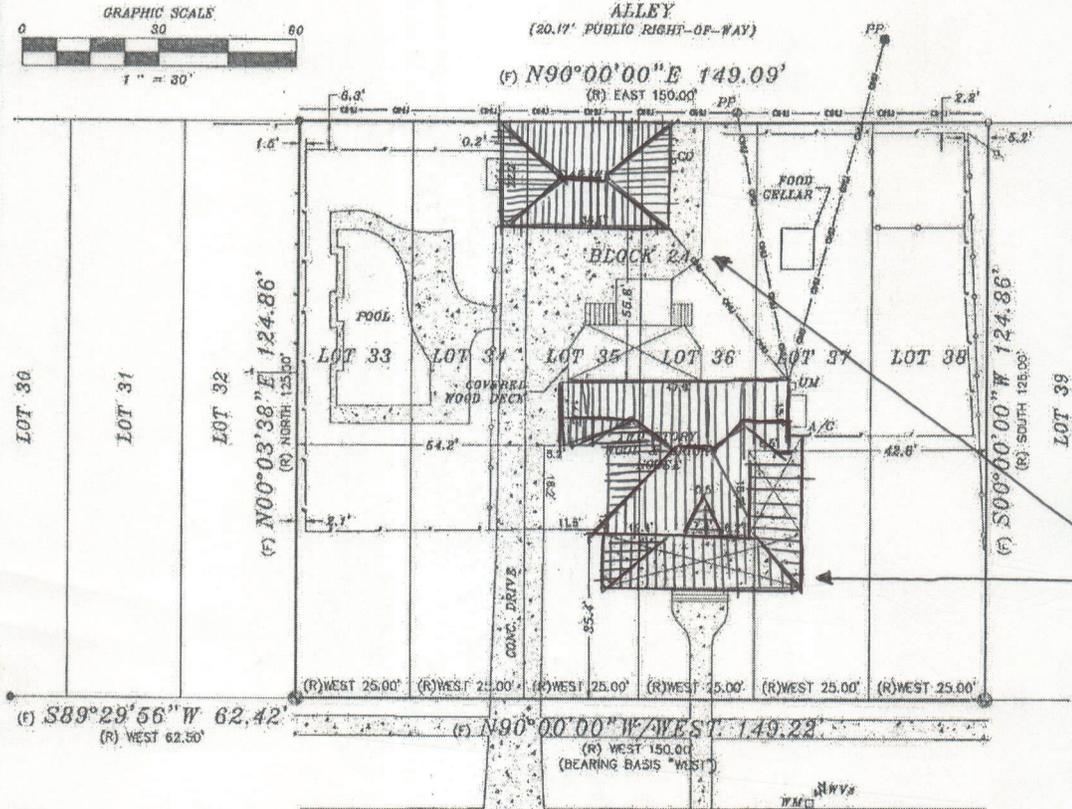
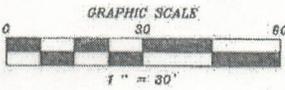
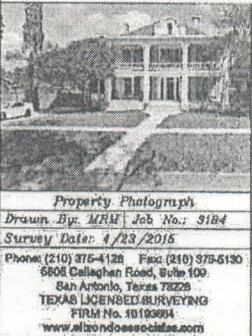


EXHIBIT A
 REMOVE HEAVY ASPHALT SAMPLES
 REINSTALL 1.5" X 19" UL2216 CATEGORY 4 STANDING SEAM GALVALUME METAL ROOF ON THE MAIN HOUSE AND THE DETACHED GARAGE



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ⊙ CONTROL MONUMENTS
 - (F) FIELD BEARINGS
 - (R) RECORD BEARINGS
 - A/C □ AIR CONDITIONER UNIT
 - PP ● POWER POLE
 - SQ SEWER CLEANOUT
 - UM □ UTILITY METER (ELEV/TELE/CATV)
 - WM □ WATER METER
 - WV ● WATER VALVE
 - ▭ COVERED CONCRETE AREA
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVERHEAD UTILITY LINES

SURVEYOR'S CERTIFICATE
 I, Enrique C. Elzondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements to the best of my knowledge and belief, except as shown herein. This 23rd day of April, 2015.



Elzondo & Associates
 LAND SURVEYING & MAPPING, ETC.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

STANDING-SEAM METAL ROOF INSPECTION FORM

ADDRESS: 927 W Mulberry Ave, San Antonio, TX 78201

PROPERTY OWNER NAME: ROBERT & JULIET GUDGEK

CONTRACTOR NAME: JAMES CLARENCE CARAWAY

CONTRACTOR COMPANY: THIRD DAY STORM RESTORATION

CONTRACTOR ADDRESS: 407 ROBINHOOD PLACE, SA TX 78209

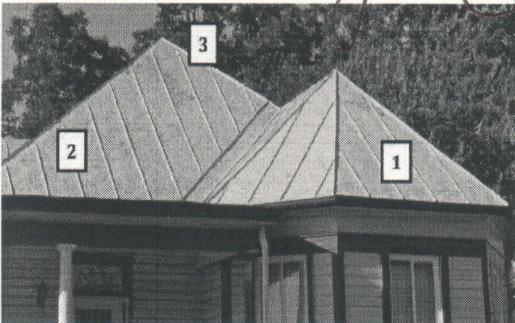
CONTRACTOR PHONE NUMBER: (210) 639-9003

CONTRACTOR EMAIL: jamescaraway747@gmail.com

I, JAMES CLARENCE CARAWAY, acknowledge that I have obtained a Certificate of Appropriateness to install a new standing-seam metal roof with the specifications below and that any deviation will require additional review by the Historic and Design Review Commission:

- ◇ 1- Panels that are 18 to 21 inches in width
- ◇ 2- Seams are 1 to 2 inches in height
- ◇ 3- Ridges are to feature a double-munch or crimped ridge configuration; **no vented ridge caps or end caps are allowed.**
- ◇ 4- Roof color will feature a standard galvalume finish or match the existing historic roof.

CONTRACTOR SIGNATURE: *James Caraway* DATE: 7-29-2022



Historic standing-seam metal roof



Do not use ridge caps with vents (left) or end caps (right).



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. Site inspections can be scheduled by calling (210) 207-0035 or emailing ohp@sanantonio.gov

OHP STAFF SIGNATURE: _____ DATE: _____

927 W Mulberry Ave, San Antonio, TX 78201

EXHIBIT B

Structure 2 - 13.08 SQ

6:12 Pitch	
Area -	13.08 SQ
% -	100 %

EXHIBIT B.

REMOVAL OF NEWLY
ARCHITECTURAL SHINGLES
AND REINSTALL 1.5" X 18"
UL 2218 CATEGORY 4 GALVALUME
STANDARD STEEL GALVALUME
METAL ROOF ON THE
MAIN HOUSE AND THE
DETACHED GARAGE.



Waste Factor (Total SQ)	4%	5%	6%	7%	8%	9%	10%	11%	12%	13%	14%	15%
13.60 SQ	13.74 SQ	13.87 SQ	14.00 SQ	14.13 SQ	14.26 SQ	14.39 SQ	14.52 SQ	14.65 SQ	14.78 SQ	14.91 SQ	15.04 SQ	

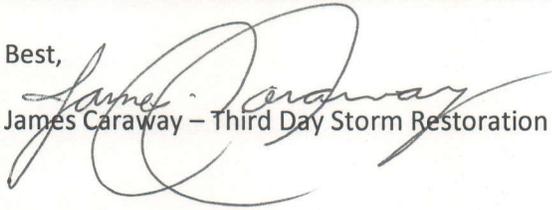
THIS REPORT IS FOR ESTIMATION PURPOSES ONLY. VERIFY ALL DIMENSIONS AND TOTALS BEFORE PURCHASING MATERIALS.
THIS REPORT IS THE PROPERTY OF SCOPE TECHNOLOGIES, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



Dear Sir or Madam,

This is a detailed description of the work that is intended at 927 Mulberry Ave, San Antonio, TX 78201. This home was built in 1910 and is in historic Beacon Hill. The roof is currently covered with heavy composition architectural shingles on both the main home and the detached garage. These shingles have some useful life left, but in order to bring out the historical and period specific beauty, the home owner's, Robert and Juliet Gudgel elected to install a classic McElroy Galvalume UL 2218 Category 4 1.5" x 18", 26 Gauge Standing Seam Metal Roof. Like all of our projects, we install the most rigid roof on the market. We do this for the benefit of the homeowner. This home has white aluminum gutters currently installed at the eaves of both the main house and the detached garage. We will begin by first removing the gutter system. I can only assume that the gutter system has previously met the standards set forth by the watchful eyes of the Historical Preservation Society. Our intention is to simply remove the existing gutters and then upon approval, installation and completion of the our superior quality McElroy Steel, galvalume flat panel, 1.5" x 18" UL 2218 Category 4 Standing Seam Metal Roof, we will reinstall them back again, attaching them to the eaves exactly the same way they were attached previously using the same kind and color of approved fasteners. Once the gutters are removed, we will then proceed to remove the architectural shingles from the roof. This will be done with a five man crew. These shingles will be placed in a trash trailer and hauled off to a land fill. We will remove everything down to the roof deck, to include any paper, felt or any other types of underlayment that we may discover, exposing, likely, the 1" x 12" heavy plank or 1 X 4 purlin decking. Any decking that is deteriorated or rotten will be replaced with the highest grade and quality of like and kind building materials. We provide a 40 year Substrate, Finish and Materials Warranty so we will never use sub-standard materials on any of our roofs. Once any necessary repairs are made to the decking and the Office of the Historical Preservation Society sends their representative to carefully inspect this process, making sure that we indeed adhere to their guidelines, we will install a titanium based synthetic, high temperature underlayment on top of the decking using a 1" ring shank plastic cap fastener. Once the "dry in" is completed, L & A Metals will provide their brand new Certified True Tech Panel Machine that will roll form the 26 gauge, 1.5" x 18" McElroy Steel Galvalume flat panel. These panels will be cut to a specific length so that they will be able to fit the roof line as well as match the 8/12 pitch of the existing roof and allow enough extra panel material to allow for the hideous double munch ridge cap the OHP is so fond of, and requires. We will not install anything until we have a representative from the office of the Historical Preservation Society on site to inspect and measure our coils, panels and seams to ensure that we are in compliance with the current guidelines, however misguided they may be. Then and only then will we install our McElroy, Galvalume, flat panel, 1.5" x 18" UL 2218 Category 4 Standing Seam Metal Roof. We will do this in a workmanlike manner using a standard McElroy approved custom 1.5" metal clip, installed with a standard 3/4" inch pancake screw. All flashings and trim and 2" drip edge will be made of 26 gauge metal and broke and formed at the L&A Metal Shop. Once each panel is set into place, then the crew will run a seamer to fold the seams and secure the panels. The seamer is a Milwaukee brand as makes perfect seams. This roof will be installed in less than three weeks barring any unforeseen delays caused by rain.

Best,


James Caraway – Third Day Storm Restoration



Front of home

Robert & Juliet Gudel
927 W. Mulberry Ave
Beacon Hill
Lots 33-38



Back of Home

Side view of the right side of home and porch



Side view of the left side of home with Sunroom.



Front of Carport/Original Servant's Quarters



Left side/Carport side



Right side/Original Servant's Quarters



Back of Carport/Original Servant's Quarters-backs up to alley

Root Cellar Building Front

Will NOT receive a metal roof

Back



Left side

Right side

