

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

HDRC CASE NO: 2022-544
ADDRESS: 354 NORTH DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT 18, E 5 FT OF 17 & W 5 FT OF 19
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Luis Valderas
OWNER: Luis Valderas
TYPE OF WORK: Roof replacement and roof form modification to rear accessory structure
APPLICATION RECEIVED: January 06, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing composition shingle roof on the garage with a corrugated metal roof to match the patio cover and the rear accessory structure.
2. Modify the front gable roof form to a flat roof form and raise the height of the top plate of the garage.

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 primary structure located at 354 North is a 1-story, single-family structure constructed in the Minimal Traditional style, which first appears on the 1951 Sanborn Map with a 1-story rear accessory structure in the same location and configuration as existing. The primary structure features a Dutch gable composition shingle roof with a front-facing gable, a prominent chimney on the west elevation, asbestos siding, a concrete slab porch with wrought iron columns. The rear accessory structure features an L-shaped plan with a front gable composition shingle roof with a side elevation shed roof form, wood and hardie siding, a solid aluminum garage door, a slid pedestrian door, and traditionally sized window openings and a rear corrugated metal, flat-roof patio cover. The property also features a double-height shed structure along the rear property line. The property is contributing to the Monticello Park Historic District.
- b. CASE HISTORY – The applicant previously submitted a post-work application with a request to replace the termite-damaged wood siding on the rear accessory structure and to replace the existing roof with a corrugated metal roof to match the carport roof. Staff misunderstood the existing conditions of the rear accessory structure and believe the existing roof to feature corrugated metal roofing material. The applicant received a Certificate of Appropriateness on October 10, 2022, for approval to complete the following modifications to the rear accessory structure:
1. Repair the foundation of the rear accessory structure and install new cement flooring within the existing footprint.
 2. Replace the wood siding on the rear accessory structure with in-kind material that matches the existing profile, dimensions, and finish.
 3. Replace the hardiboard siding on the rear accessory structure with in-kind material. Replacement siding must feature a reveal of no more than 6 inches and a smooth texture.
 4. Replace the existing metal roof on the rear accessory structure with in-kind material.
 5. Install a full-wood window in the existing opening that meets staff's standard window stipulations.
 6. Replace the garage door in-kind.
 7. Paint the rear accessory structure to match the existing color scheme.

Staff conducted a site visit of the property on October 28, 2022, following a report indicating that work was taking place outside the approved scope. Staff was informed that the rear accessory structure previously featured a composition shingle roof, matching the primary structure. Staff observed that the composition shingle roof had been replaced with corrugated metal roofing material, that the roof form had been modified to a flat-roof form and the top plate had been raised. The applicant has replaced all wood siding and hardieboard siding with fully wood siding and has enclosed several previously existing window openings. The applicant has expressed financial hardship in reversing the work that has been completed and is requesting approval of the work as completed.

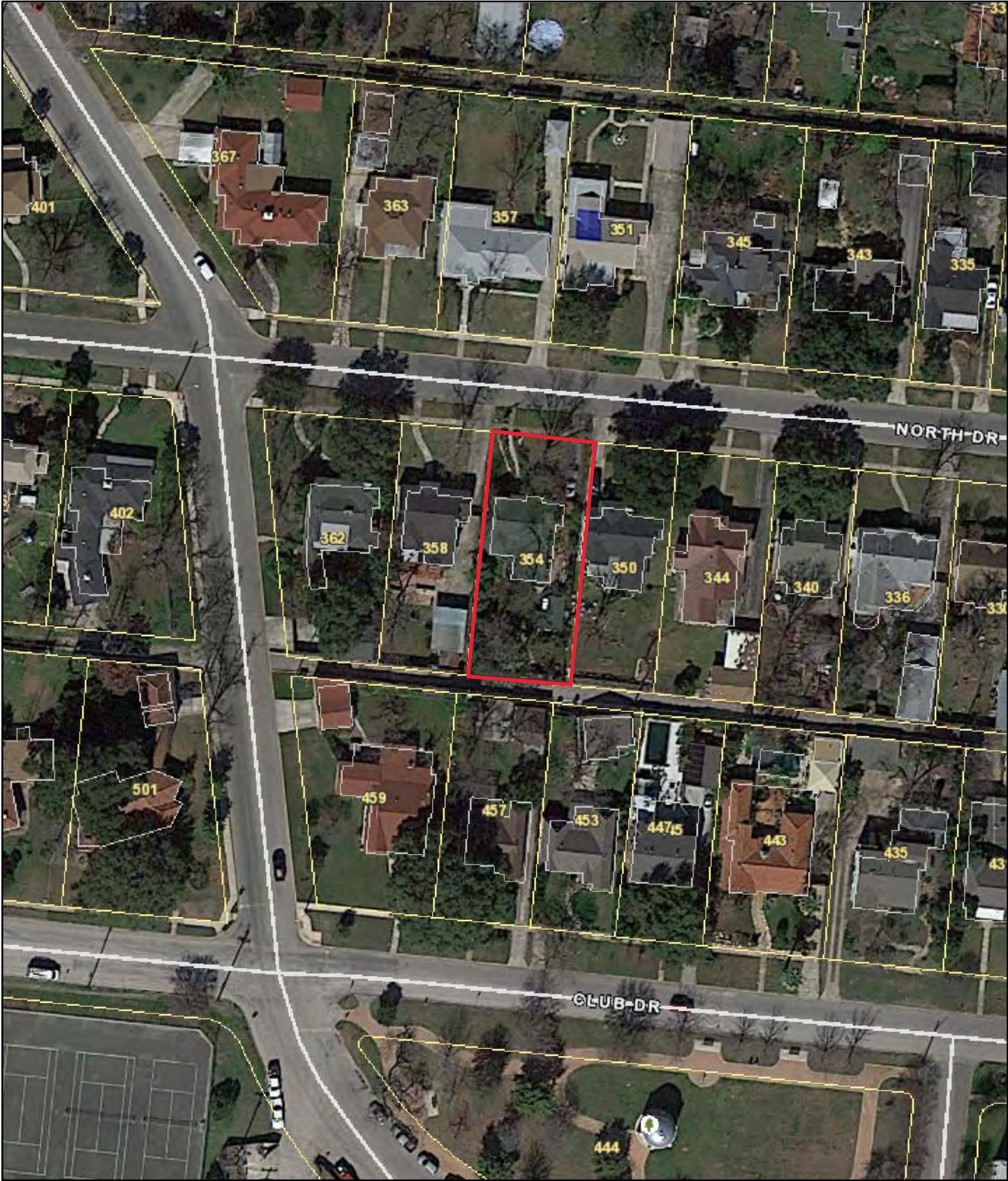
- c. DESIGN REVIEW COMMITTEE – The applicant attended the Historic and Design Review Commission (HDRC) hearing on December 7, 2022, and was referred to a Design Review Committee (DRC) site visit. The DRC completed the site visit on December 14, 2022. The discussion focused on the modifications to the rear accessory structure, the modifications to the structure over time, the material specifications, and the previous condition of the structure prior to the modifications.
- d. ROOF: MATERIALS – The applicant has proposed to replace the composition shingle roof with a corrugated metal roof to match the existing patio cover. Guideline 3.B.iv for Exterior Maintenance and Alterations states that roofing materials should be replaced with in-kind materials whenever possible when the roof must be replaced. Historic materials such as slate or clay tiles should be retained and re-used when large-scale replacement of roof materials other than asphalt shingles is required. The existing clay roof tiles are severely damaged and require replacement. Furthermore, Guideline 3.B.iv states that new roofing materials should match the original materials in terms of their scale, color, texture, profile and style or materials should be selected that are consistent with the building style when in-kind replacement is not possible. Per the 1951 Sanborn Map, the roofing material at that time was a composition shingle roof. Staff finds the proposal inconsistent with the Guidelines.
- e. ROOF: FORM – The applicant has proposed to modify the front gable and shed roof forms to a flat roof form to match the existing rear carport structure and to raise the top plate height. According to Guideline 3.B.ii for Exterior Maintenance and Alterations, the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. Additionally, Guideline 3.B.iii states that 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 should be preserved and repaired. Staff finds the proposal inconsistent with the Guidelines and finds that the original roof form should be preserved.

RECOMMENDATION:

Item 1, staff does not recommend approval of the roof material change on the rear accessory structure based on findings a through d. Staff recommends that the applicant installs a replacement composition shingle roof to match the previously existing roof.

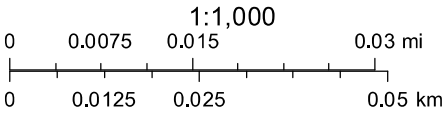
Item 2, staff does not recommend approval of the roof form modification based on finding e. Staff recommends that the applicant retains the front gable and shed roof forms.

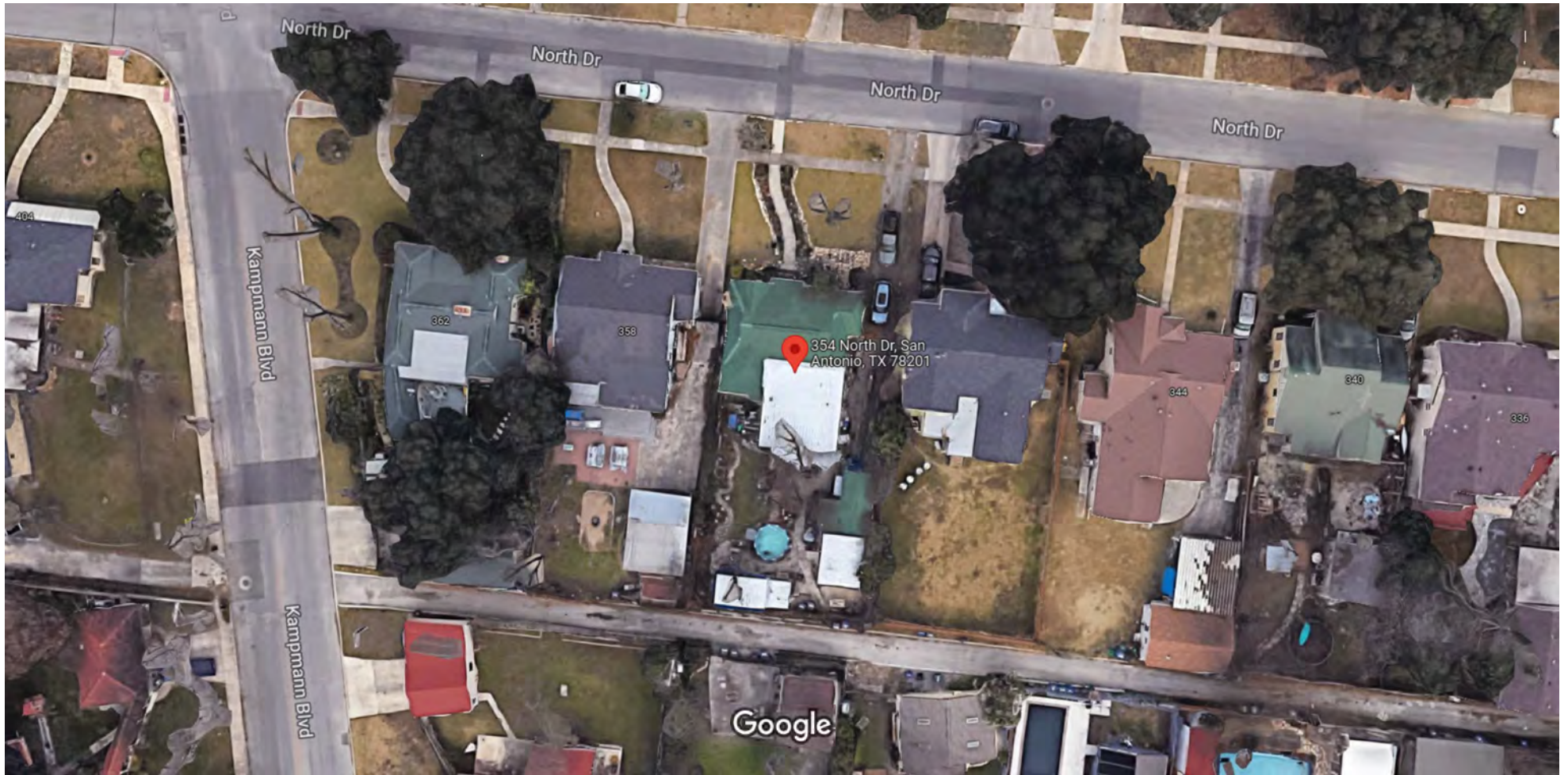
City of San Antonio One Stop



December 1, 2022

— User drawn lines



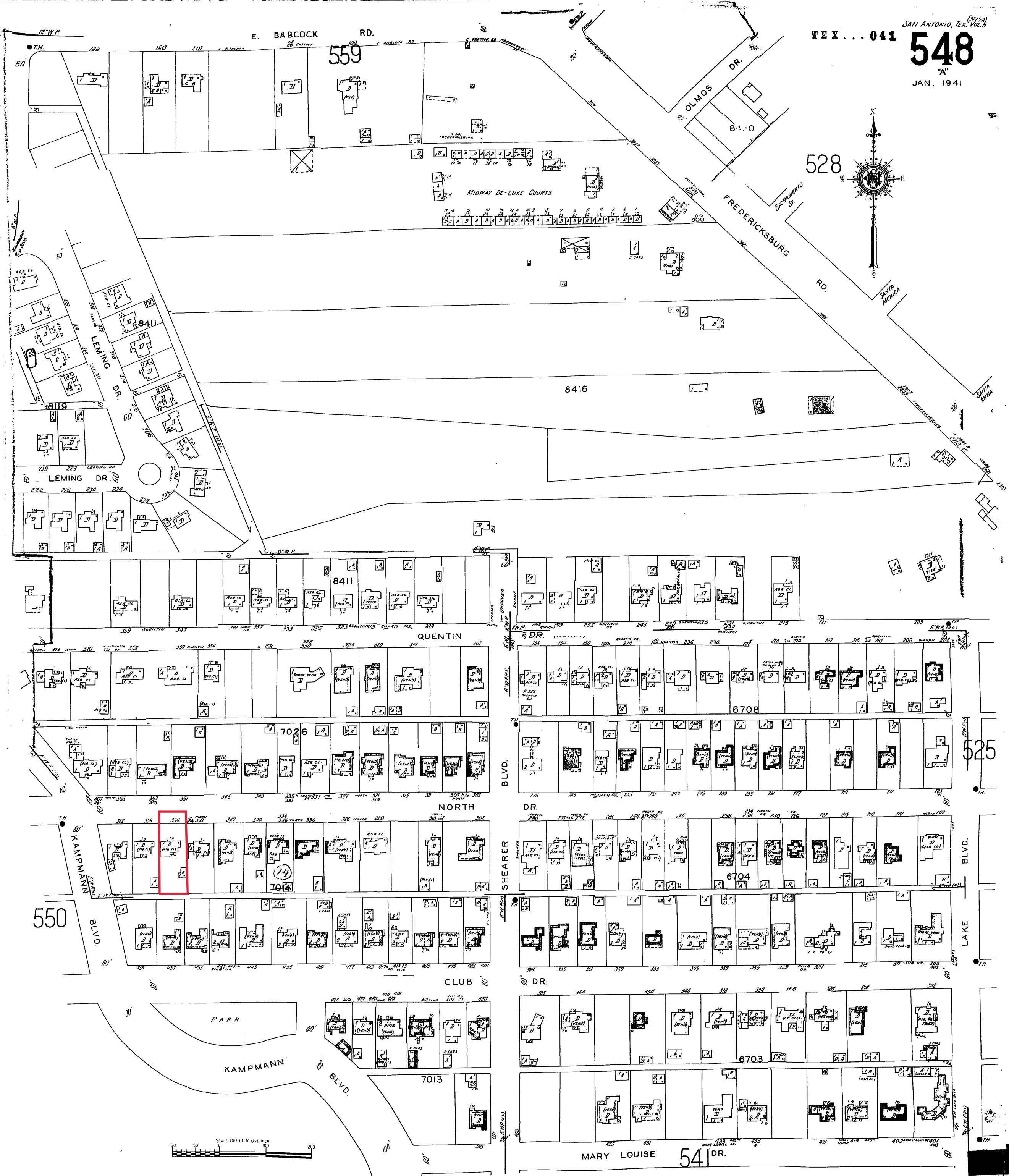












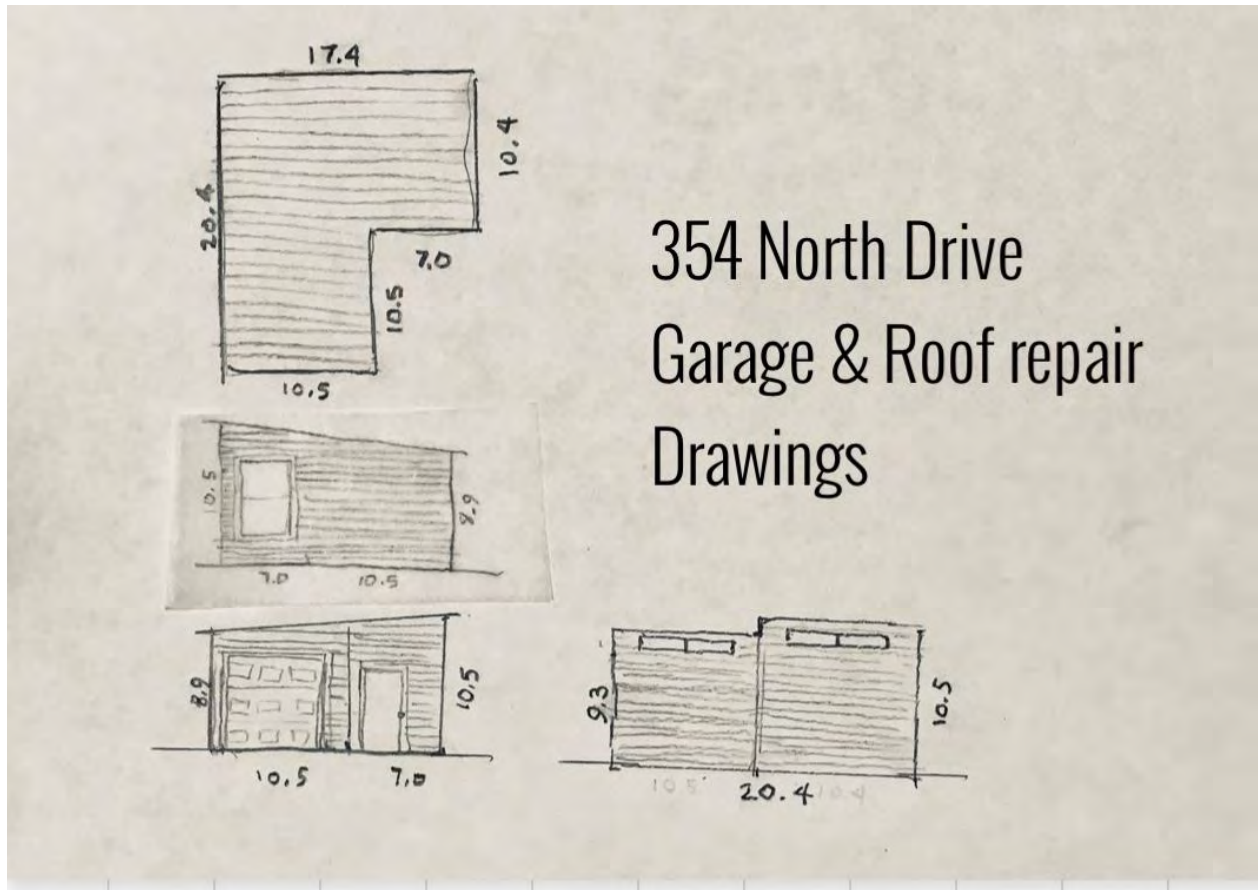
VENTS

SLAB ON DIRT FILL

PIER & BEAM

- The existing garage footprint received a new cement resurfacing for flooring.

Building Elevation drawing



South
East West
North



354

ALL PEOPLE ARE EQUAL
IN OUR LOVE WINS
AMERICA BLACK LIVES MATTER
IMMIGRANTS & REFUGEES ARE WELCOME
DISABILITIES ARE RESPECTED
WOMEN ARE IN CHARGE OF THEIR BODIES
PEOPLE & PLANET ARE VALUED OVER PROFIT
DIVERSITY IS CELEBRATED

North side view down the driveway



Northwest side view from back of house



West side view



Southwest side







South side from alley



East side from neighbor's side yard



View in the backyard of the back of the main house, the garage and back storage room.

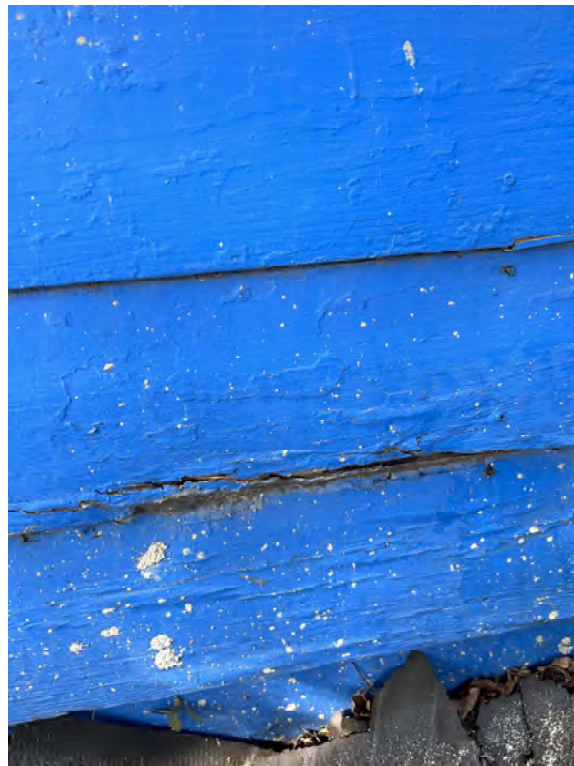


In case you need these too...Examples of other garages in the area that are similar.



Additional project description or scope of work

- Repair existing garage structure in the back of the property.



- Replace termite damaged wood on the main structure with treated wood.



Current, color photos of all sides of the impacted structure or property



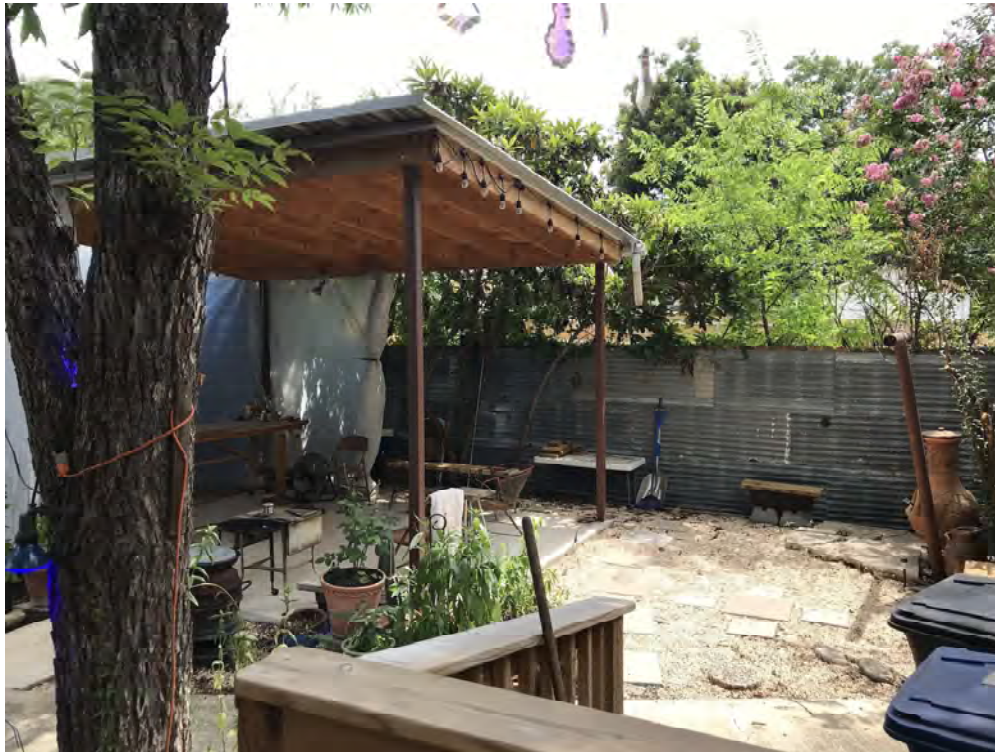
Southeast Garage section



North Garage Door Section



Northeast Garage door section



- The roof will be repaired with a corrugated metal shed roof to match the rear patio cover.

Specifications of materials to be used:

Repair exterior will be hardboard planks to match the existing structures. The color scheme will match existing rear structures.



The roof will be repaired with a corrugated metal shed roof to match the rear patio cover.



- **Removal of termites and rotted wood**



- The existing garage footprint will receive a resurfaced cement flooring in the existing garage footprint.

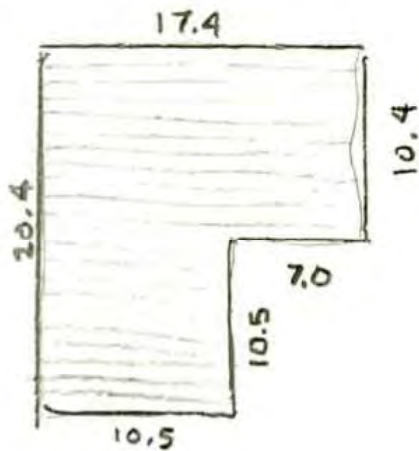
Additional project description or scope of work

- Repair existing garage structure in the back of the property.
- Replace all termite damaged wood on the main structure with treated wood.
- Replace all termite damaged wood on the main structure with treated wood.
- The roof will be repaired with a corrugated metal shed roof to match the rear patio cover.
- The window will be repaired with a standard size wooden window 24.5" x 40.5"
- The existing garage footprint will receive a resurfaced reinforced cement flooring in the existing garage footprint.

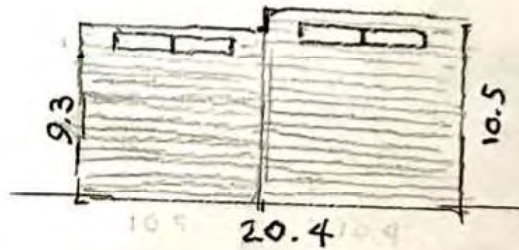
Specifications of materials to be used:

- Repair exterior will be hardboard planks to repair the existing structure that has hardboard planks with flat sides out.
- Wood replacement areas to repair the existing structure that has wood with wood shiplap board.
- The garage door will be repaired with a corrugated metal garage door
- The window will be repaired and replaced with a standard size 24.5" x 40.5" wooden window
- The color scheme will match existing rear structures.
- The roof will be repaired with a corrugated metal shed roof to match the rear patio cover.
- There will be NO CHANGES to the existing garage footprint.
- The existing garage footprint will receive a new cement resurfacing for flooring.

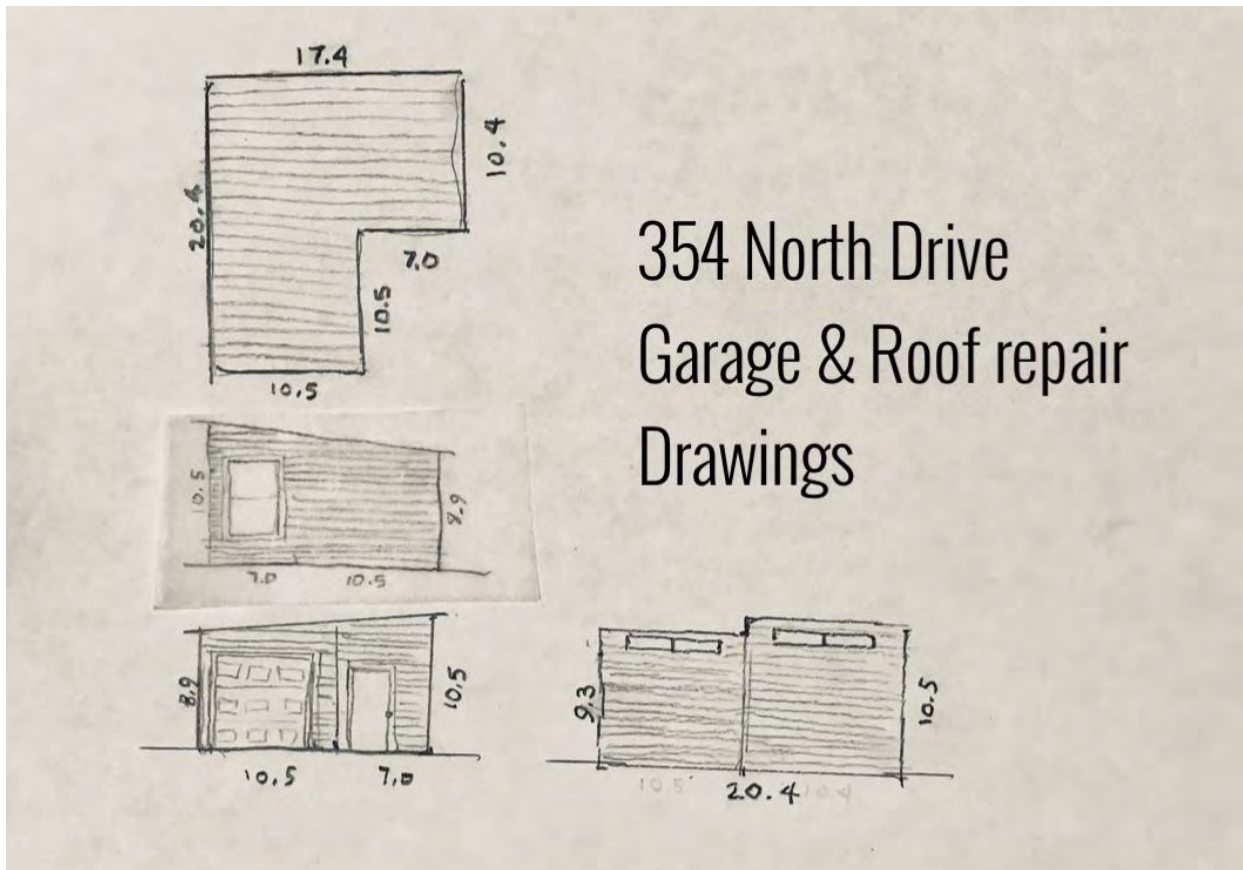
Elevation drawings, floorplans, and architectural drawings



354 North Drive garage & roof repair drawings



Elevation drawings, floorplans, and architectural drawings





Southwest Garage Section



Northeast Garage section







Specifications of materials to be used:

- Repair exterior will be hardboard planks to repair the existing structure that has hardboard planks with flat sides out.



Current sides with hardboard and wood to be replaced



Example of hardboard with flat sides out installation for repair.

- Wood replacement areas to repair the existing structure that has wood with wood shiplap board.





- The garage door will be repaired with a corrugated metal garage door
- The window will be repaired and replaced with a standard size 24.5" x 40.5" wooden window
- The color scheme will match existing rear structures.



- The roof will be repaired with a corrugated metal shed roof to match the rear patio cover.



- **Removal of termites present and the rotted wood**



- The roof will be repaired with a corrugated metal shed roof to match the rear patio cover.



- The window will be repaired with a standard size wooden window 24.5" x 40.5"



- The existing garage footprint will receive a resurfaced reinforced cement flooring in the existing garage footprint.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

October 10, 2022

ADDRESS: 354 NORTH DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT 18, E 5 FT OF 17 & W 5 FT OF 19
HISTORIC DISTRICT: Monticello Park
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Luis Valderas - 354 North Drive
OWNER: Luis Valderas - macuiltuch macuiltuchti005@gmail.com
TYPE OF WORK: Exterior alterations, Foundation/skirting, Roofing, Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)repair the foundation of the rear accessory structure and install new cement flooring within the existing footprint, (2)replace the wood siding on the rear accessory structure with in-kind material that matches the existing profile, dimensions, and finish, (3)replace the hardieboard siding on the rear accessory structure with in-kind material, (4)replace the existing metal roof on the rear accessory structure with in-kind material, (5)install a fully-wood window in the existing opening that meets staff's standard window stipulations, (6)replace the existing garage door in-kind, (7)paint the rear accessory structure to match the existing color scheme.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 10/10/2022 4:23:31 PM

- ADMINISTRATIVE APPROVAL TO:**
1. Repair the foundation of the rear accessory structure and install new cement flooring within the existing footprint.
 2. Replace the wood siding on the rear accessory structure with in-kind material that matches the existing profile, dimensions, and finish.
 3. Replace the hardieboard siding on the rear accessory structure with in-kind material.

Replacement siding must feature a reveal no more than 6 inches and a smooth texture.
 4. Replace the existing metal roof on the rear accessory structure with in-kind material.
 5. Install a fully-wood window in the existing opening that meets staff's standard window stipulations.

The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux grids are not permitted.

6. Replace the existing garage door in-kind.

7. Paint the rear accessory structure to match the existing color scheme.

APPROVED BY: Rachel Rettaliata

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

Submitted 10/27/2022



Submitted 2019

