

# HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

**HDRC CASE NO:** 2021-475  
**ADDRESS:** 901 MASON ST  
**LEGAL DESCRIPTION:** NCB 1267 BLK 3 LOT S 137.0 OF 9 & 10 & N 50.0 OF E 24.0 FT OF 9 ARB 9C, 10A, & 9B  
**ZONING:** O-2, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** robert miranda/finesse construction llc  
**OWNER:** logan fullmer/901 MASON LLC  
**TYPE OF WORK:** Installation of a standing seam metal roof with a ridge cap  
**APPLICATION RECEIVED:** October 28, 2021  
**60-DAY REVIEW:** Not applicable 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 901 Mason, located within the Government Hill Historic District.

## 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.

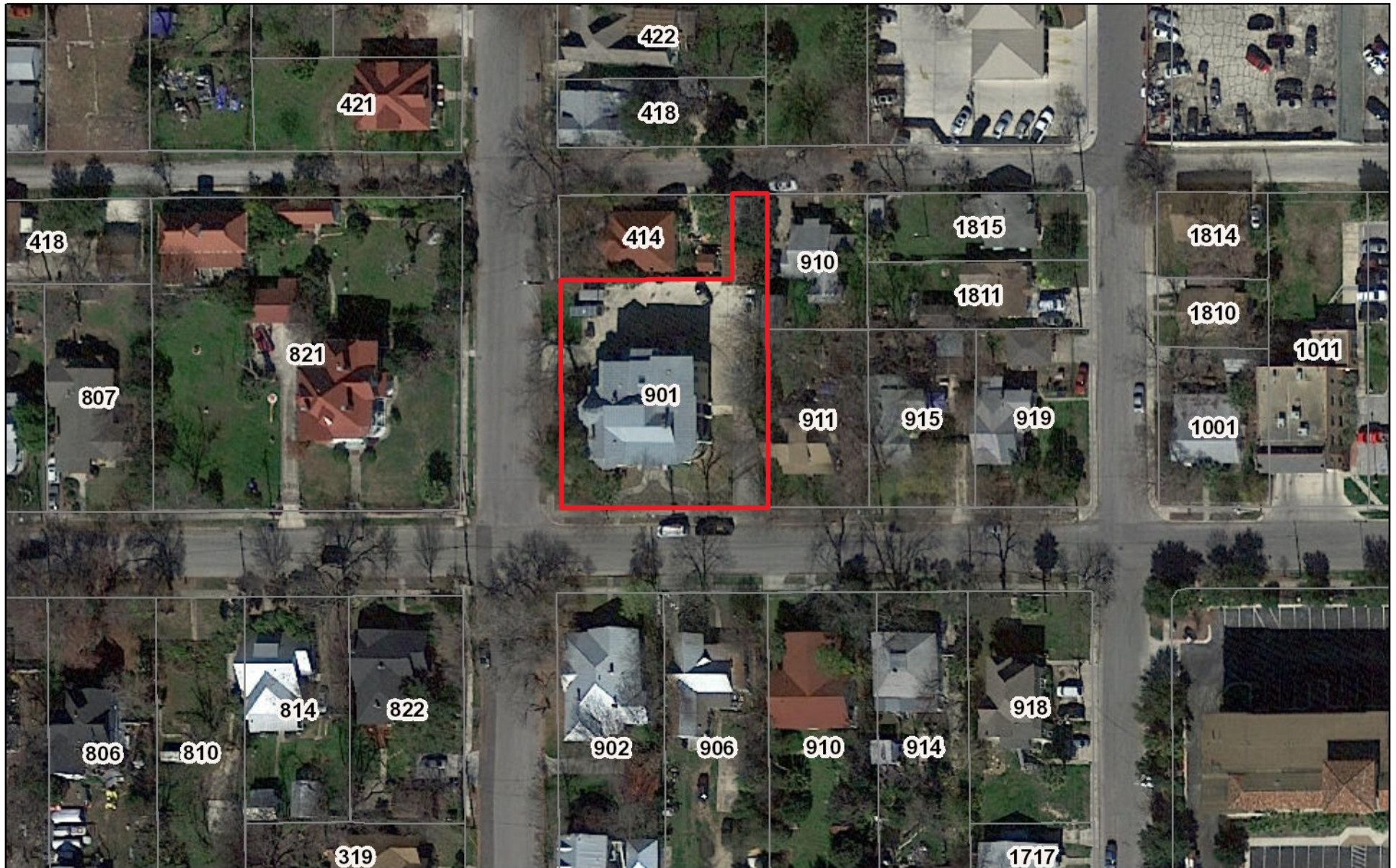
## FINDINGS:

- a. The 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 901 Mason, located within the Dignowity Hill Historic District.
- b. VIOLATION – Office of Historic Preservation staff performed a site visit on August 12, 2021, to inspect the roof work that had been done to date. At that time, OHP staff found a ridge cap installed. No roofing inspection was performed to inspect materials prior to installation.
- c. PREVIOUS REVIEW & DESIGN REVIEW COMMITTEE – This request was heard by the Historic and Design Review Commission on October 6, 2021. At that hearing, the request was referred to a Design Review Committee site visit. The DRC met on site on October 27, 2021, where it was recommended that the profile of the end caps be reduced, that all flashing be painted to match adjacent wood trim or columns, and that the profile of the ridge cap be reduced from five (5) inches in profile as much as possible.
- d. ROOF REPLACEMENT – 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 the ridge caps to be inconsistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends that a standing seam metal roof that is consistent with the Guidelines regarding ridge detail (crimped/munched ridge seam or a crimped ridge sleeve) be installed in place of the installed ridge cap.

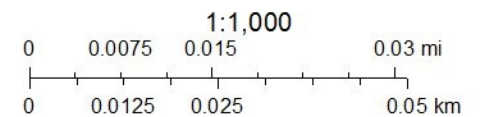
# City of San Antonio One Stop



September 29, 2021

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels

BCAD Parcels

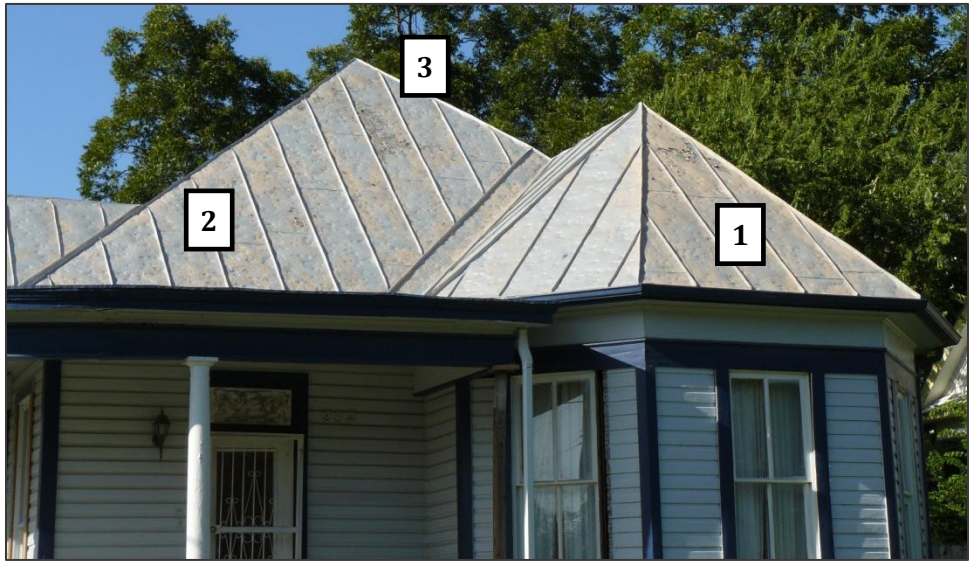




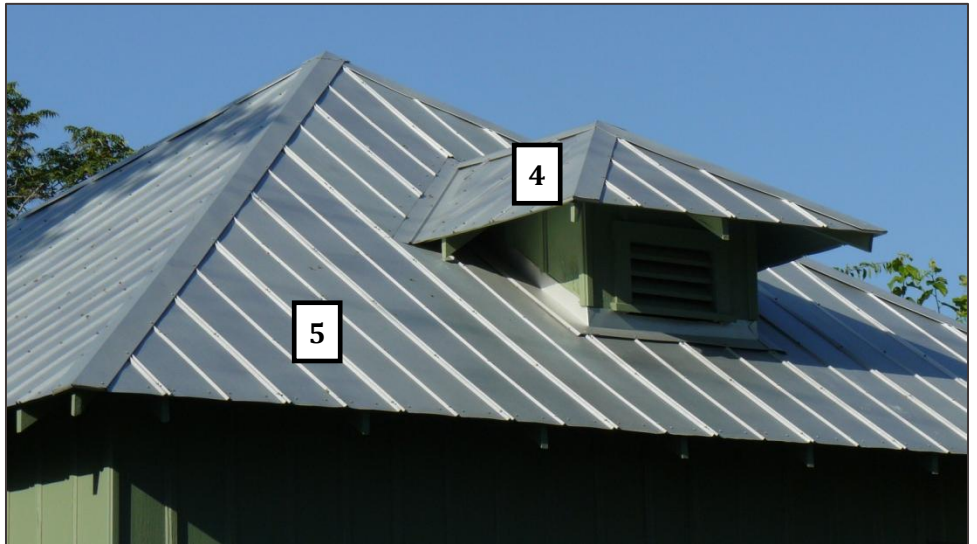
## Checklist for Metal Roofs

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

- 1** Use panels that are 18 to 21 inches in width.
- 2** Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
- 3** Use a crimped ridge seam that is consistent with the historic application.
- 4** Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- 5** Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.



*Historic standing seam metal roof with crimped ridges.*



*Example of appropriate v-crimp panels with external metal fasteners.*



*Do not use ridge caps with ridge cap vent (left) or end caps (right).*

## Edward Hall (OHP)

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**From:** Steve Morris  
**Sent:** Monday, September 27, 2021 7:02 PM  
**To:** Edward Hall (OHP)  
**Subject:** Re: [EXTERNAL] 901 Mason

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Edward,

Following up per our last conversation. You had asked for a narrative before the October 6<sup>th</sup> meeting.

We have, at first, attempted to install the crimp cap flashing per requirement and have not been able to make it water tight. We have then installed a different cap flashing over the crimp style for a better seal and make it water tight.

The pre-existing cap flashing was crimped and was failing. Caulking was visible at many locations as an attempt to seal the cap flashing by others.

The thickness of the metal panel does not allow for it to be perfectly crimped.

Lastly, the cap flashing is not visible from street level.

Please see comments from architect below regarding the roof (cap flashing).

Per Architect, Vernon Sunshine:

"The original ridge cannot be replicated in 24-gauge Galvalume. The metal is too thick to provide that standing seam. Even 26-gauge Galvalume would be hard to make work as Galvalume is rigid and can split when making the turns and munching the standing seams."

Hope this is helpful.

Thank you again, and let me know time of meeting on the 6<sup>th</sup> of October?

**Steven Morris**



Finesse Construction, LLC  
Finesse Property Services, LLC

**RRO** - Registered Roof Observer - Reg# 1597



August 12, 2021 at 12:26 PM  
910 Mason St  
San Antonio TX 78208  
United States





August 12, 2021 at 12:27 PM  
401-419 Spofford Ave  
San Antonio TX 78208  
United States





August 12, 2021 at 12:28 PM  
821 Mason St  
San Antonio TX 78208  
United States









August 12, 2021 at 12:21 PM  
901 Mason St  
San Antonio TX 78208  
United States

























