

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-020
ADDRESS: 231 W AGARITA AVE
LEGAL DESCRIPTION: NCB 3261 BLK 7 LOT 8 & W 20 FT OF 9
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Gregory Papay/PAPAY GREGORY S & EVA
OWNER: Gregory Papay/PAPAY GREGORY S & EVA
TYPE OF WORK: Roof replacement, gutter replacement, remove rear dormers
APPLICATION RECEIVED: January 12, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Replace the existing asphalt shingle roof with a standing seam metal roof
2. Remove the non-original dormers at the north (rear) side of the house to restore the simple hip profile to the roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 at 231 W Agarita was constructed circa 1920 and first appears on the Sanborn map in 1951. The primary structure features a composition shingle hip roof with overhanging eaves, dormer windows on the front and rear of the structure, brick cladding, wood windows with decorative window surrounds, and a deeply inset front porch. The property is contributing to the Monte Vista Historic District.
- b. ROOF REPLACEMENT – The applicant is requesting approval to replace the existing asphalt shingle roof with a standing seam metal roof with galvalume finish to match the existing roofing of the carriage house. The applicant has proposed to install a standing seam metal roof with a double-munch ridge configuration. According to Guideline 3.B.iv for Exterior Maintenance and Alterations, metal roofs can be used on structures that historically had a metal roof or where a metal roof is appropriate for the style of the construction period. According to the 1951 Sanborn map, the structure originally featured a roof covering of metal, slate, tile, or asbestos shingles. Staff finds the proposal appropriate.
- c. DORMER REMOVAL – The applicant has proposed to remove the gable dormers located on the north side (rear) of the roof in order to restore the simple hip roof profile of the roof. Guideline 3.B.ii for Exterior Maintenance and Alterations stipulates that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. The existing dormers are likely non-original elements and removing the dormer would preserve the original roof form. Staff finds the proposal appropriate.
- d. ADMINISTRATIVE APPROVAL – The applicant has proposed to replace the internal gutter with a box-shaped external gutter that visually integrates with the fascia board and repair the existing soffit where it has been damaged by the existing internal gutter. This scope of work is eligible for administrative approval and does not require review by the HDRC.

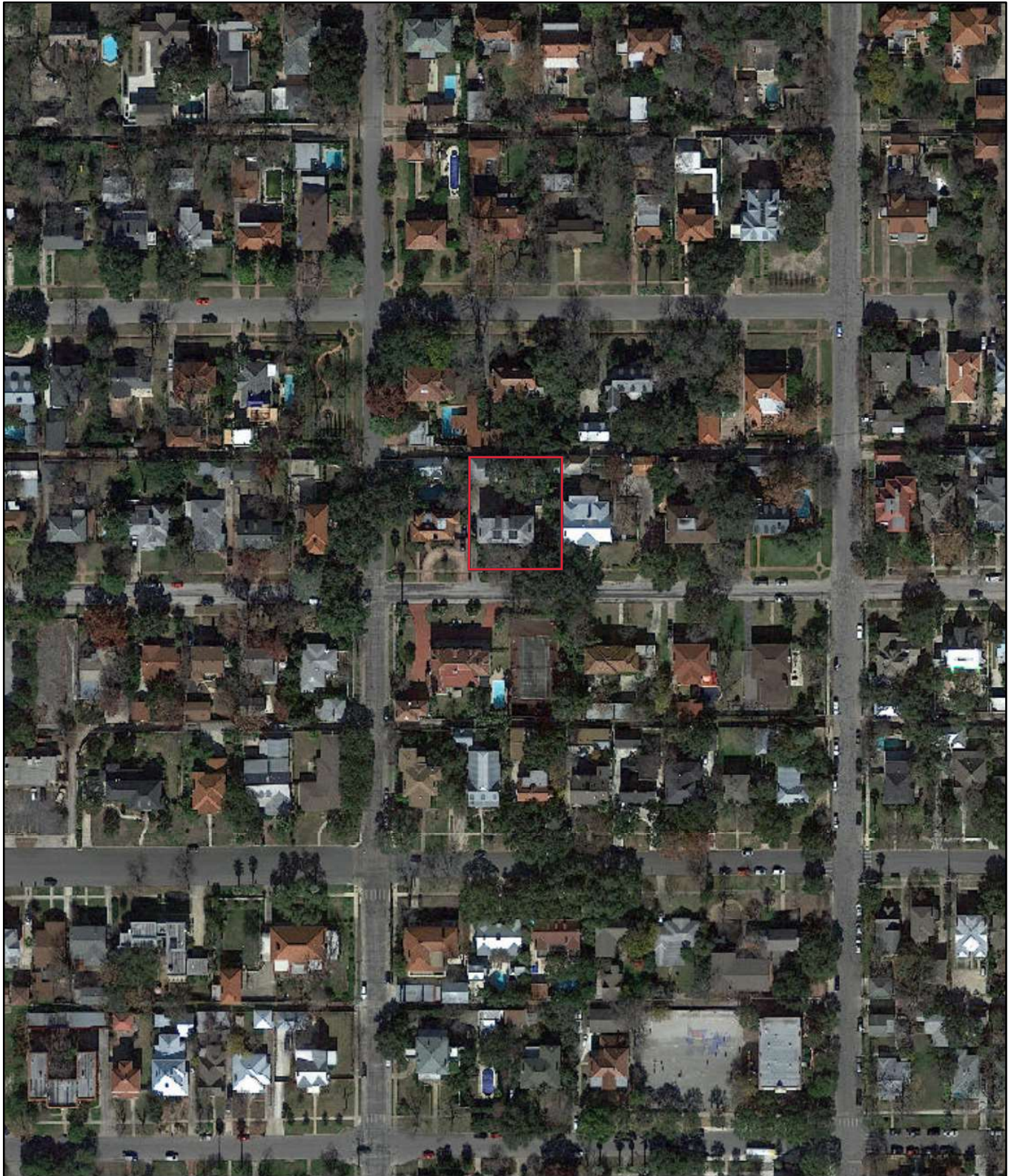
RECOMMENDATION:

Item 1, staff recommends approval of the request to replace the existing roof with a standing seam metal roof based on finding b with the following stipulation:


- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. 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. All chimney, flue, and related existing roof details must be preserved.

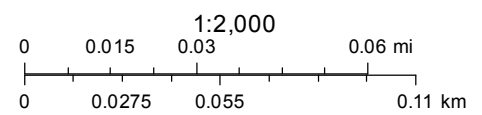
Item 2, staff recommends approval of the rear dormer removal based on finding c.

City of San Antonio One Stop



May 6, 2020

 User drawn lines



Google Maps 231 W Agarita Ave



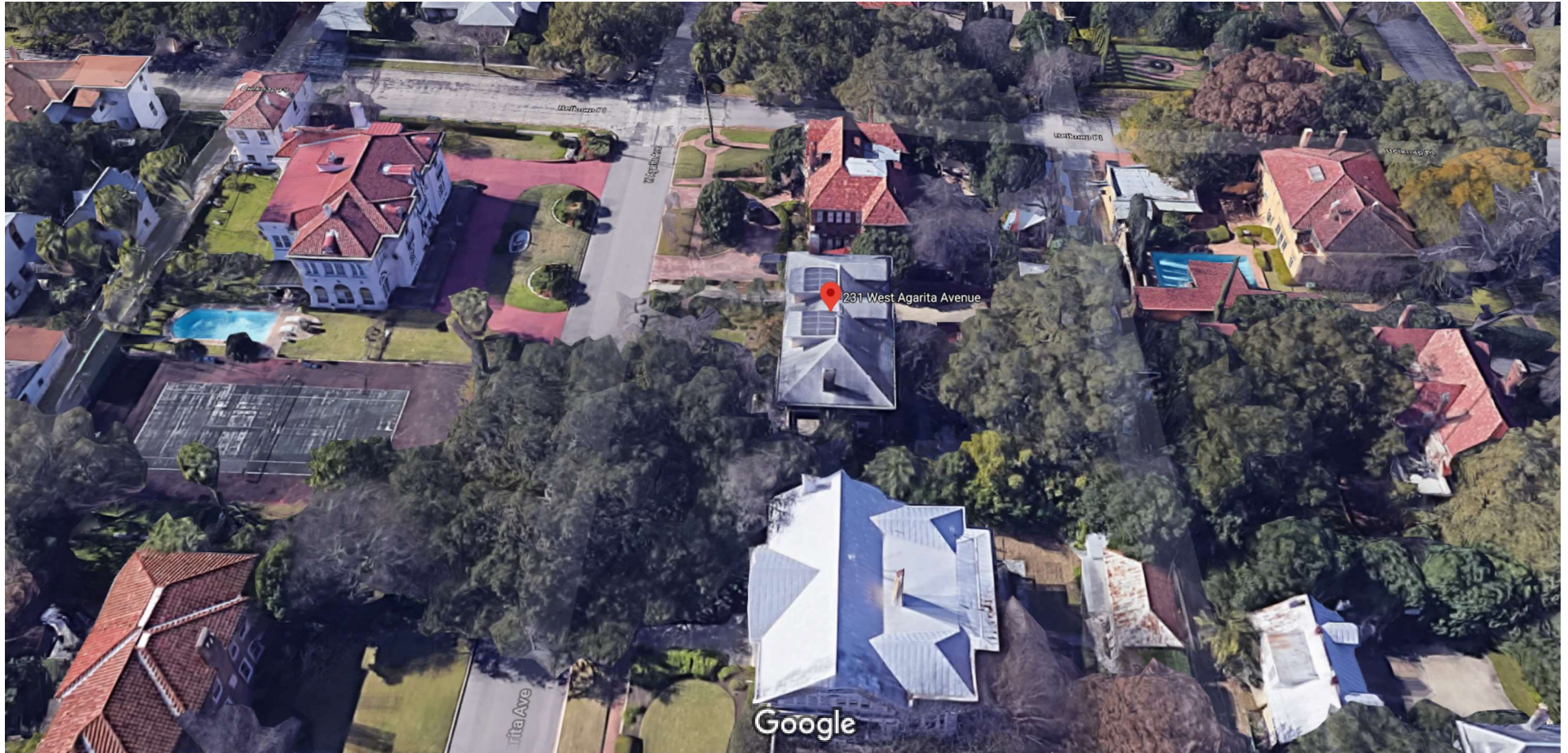
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Google Maps 231 W Agarita Ave



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Google Maps 231 W Agarita Ave



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(QUEENSBOROUGH CT)

W. SUMMIT AV.

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HOWARD-

W. AGARITA

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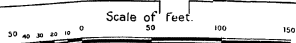
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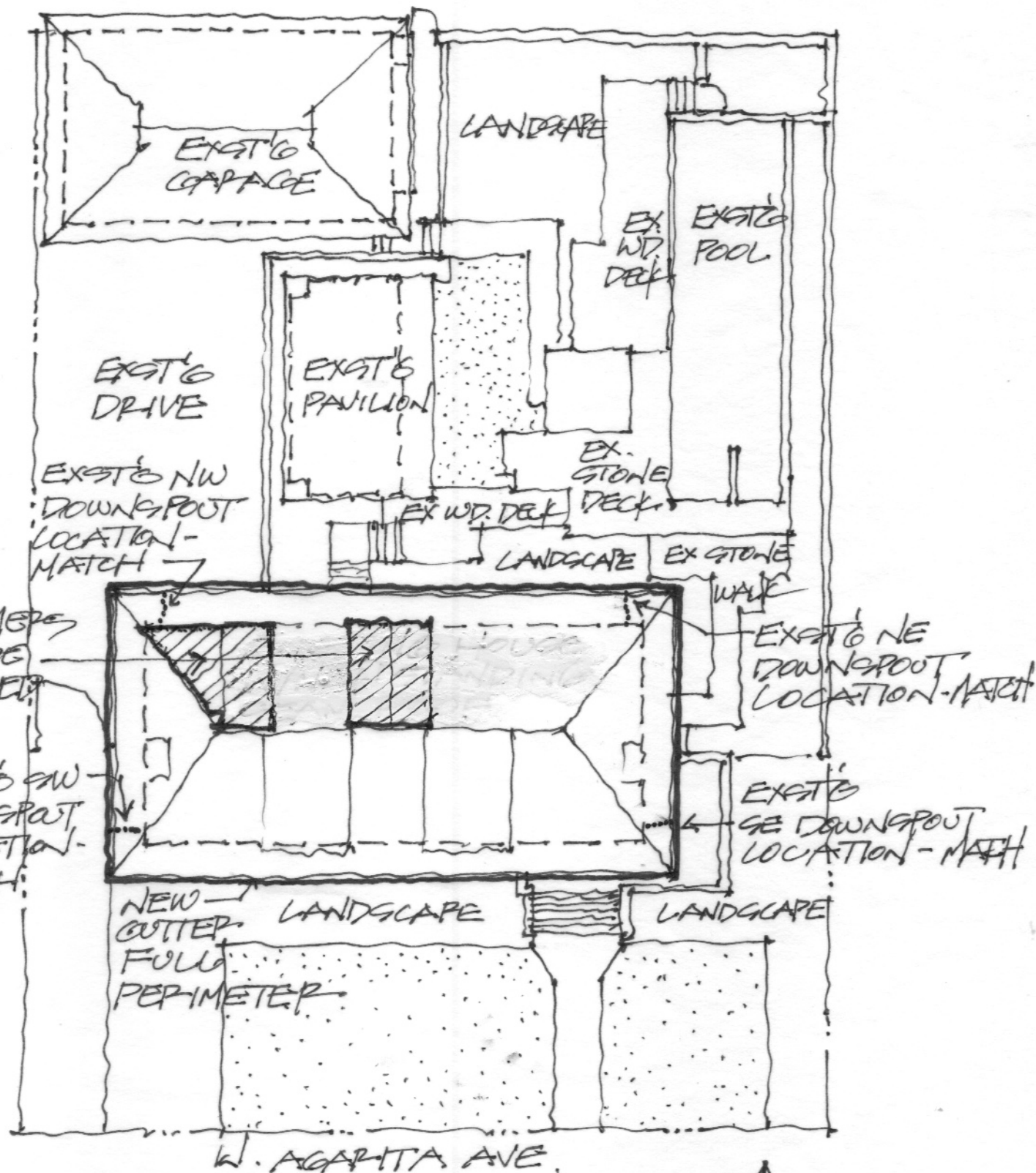
W. MULBERRY

ELKNAP

PL

Scale of feet.

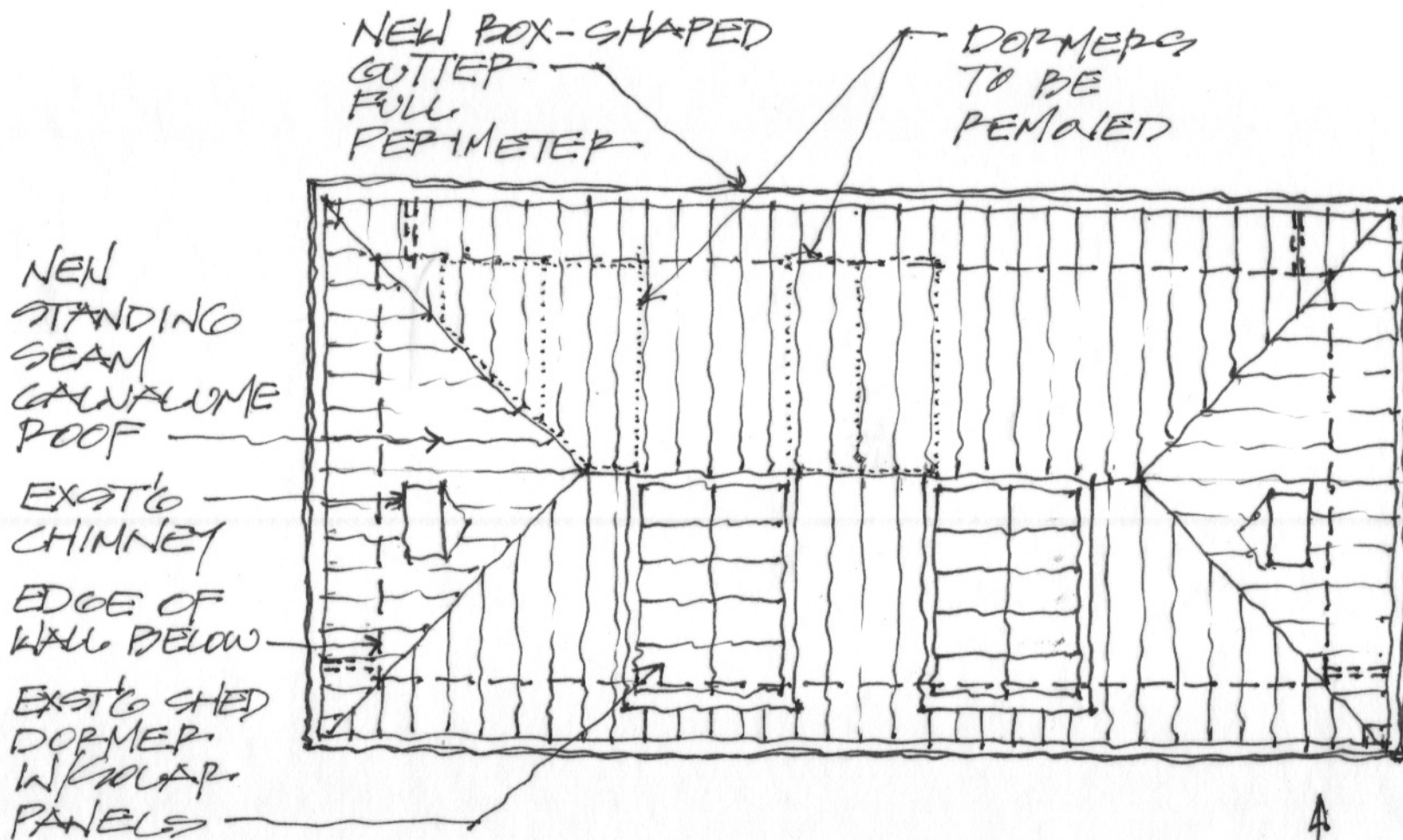




SITE PLAN

221 WEST AGAPITA

1.15.21



ROOF PLAN

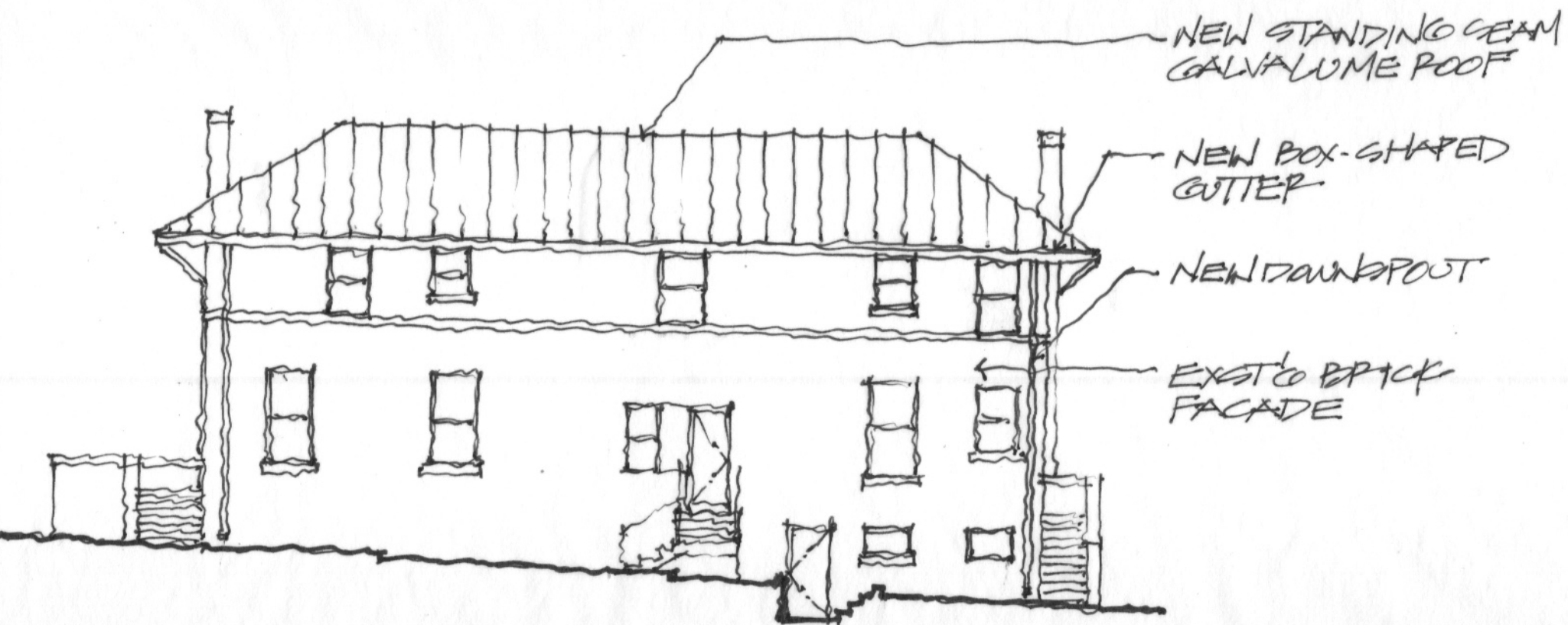
224 WEST AGARITA

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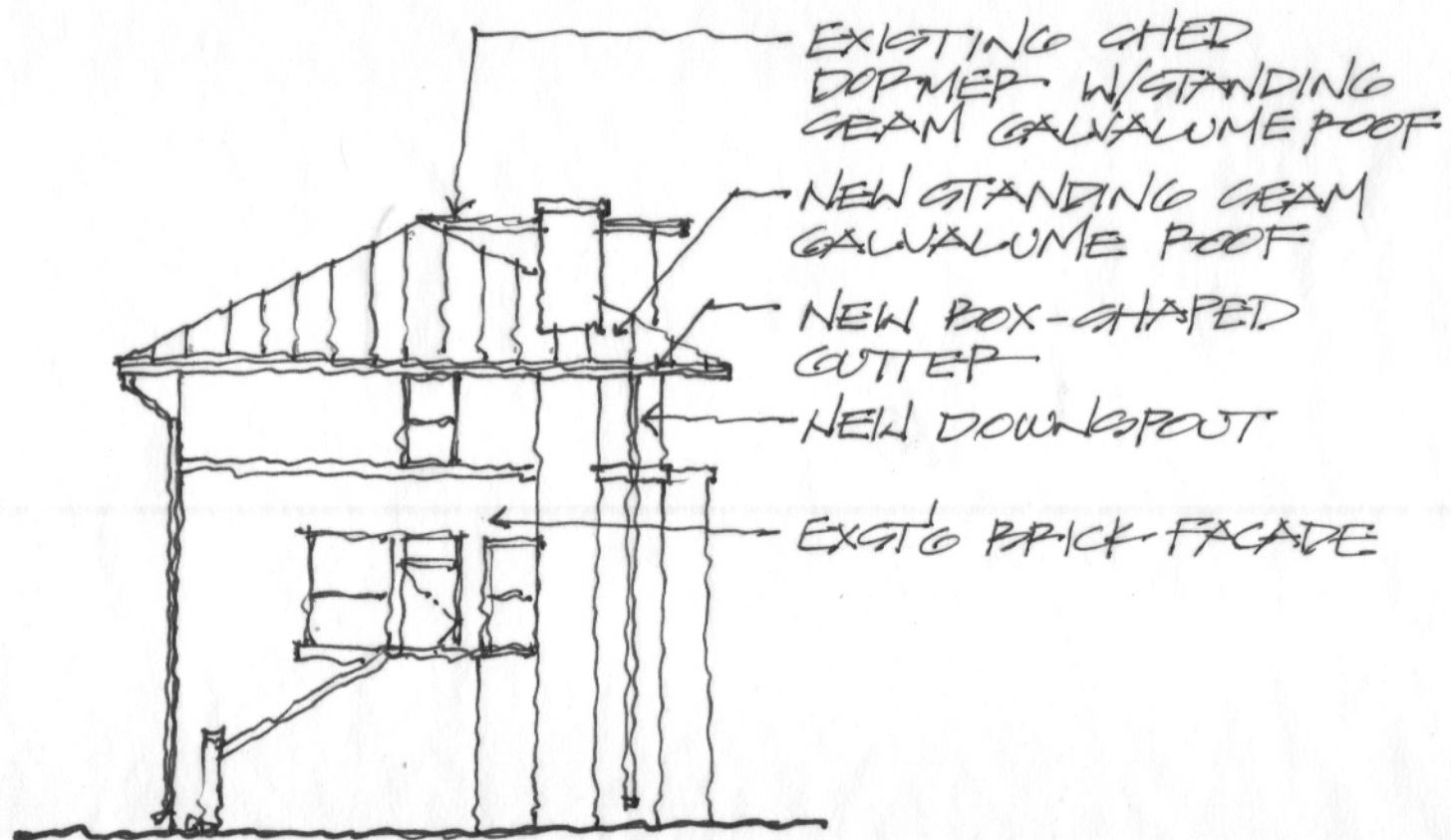
NORTH ELEVATION - DEMO
231 WEST AGARITA

1.15.21

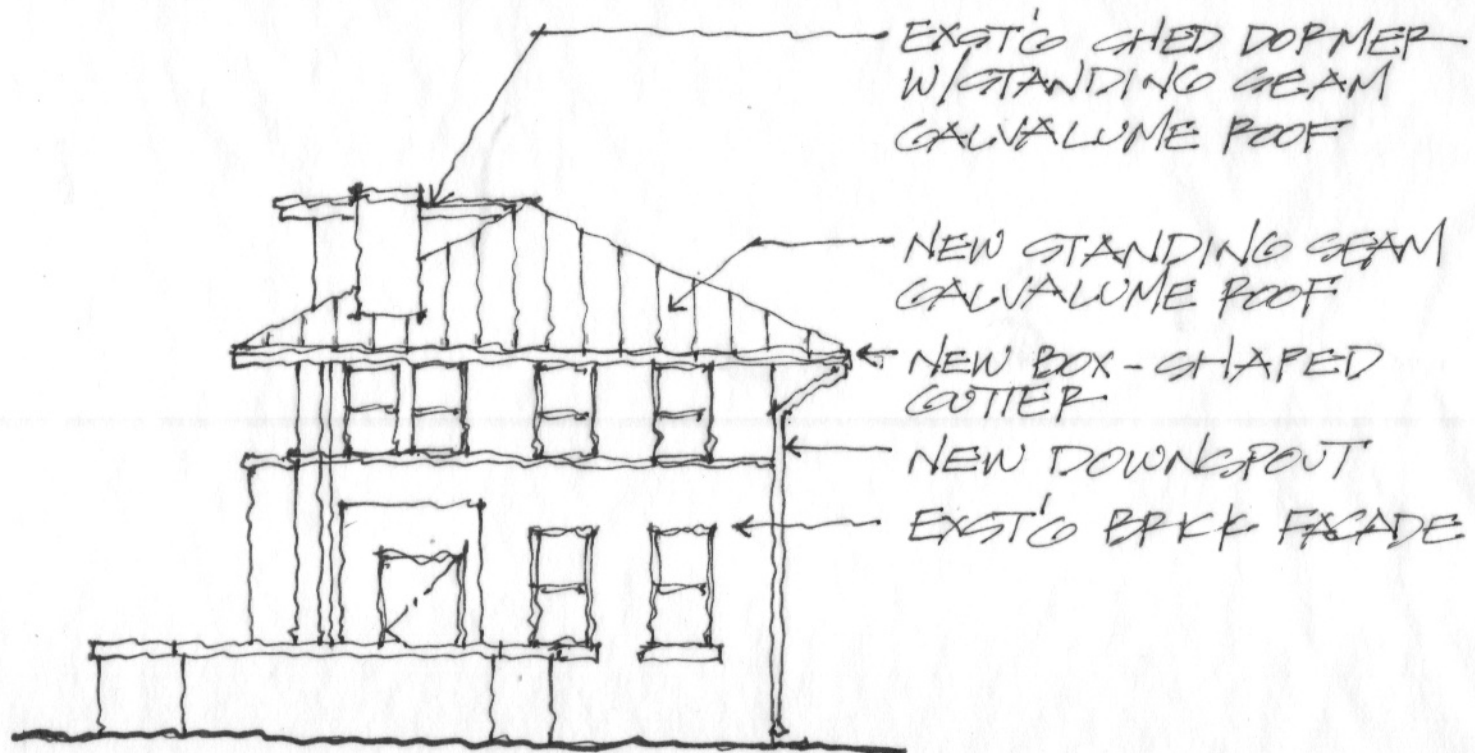


NORTH ELEVATION
231 WEST ADAPITA

1.15.21



WEST ELEVATION
231 WEST AGAPITA 1.19.21



EAST ELEVATION
231 WEST AGARITA 1.15.21



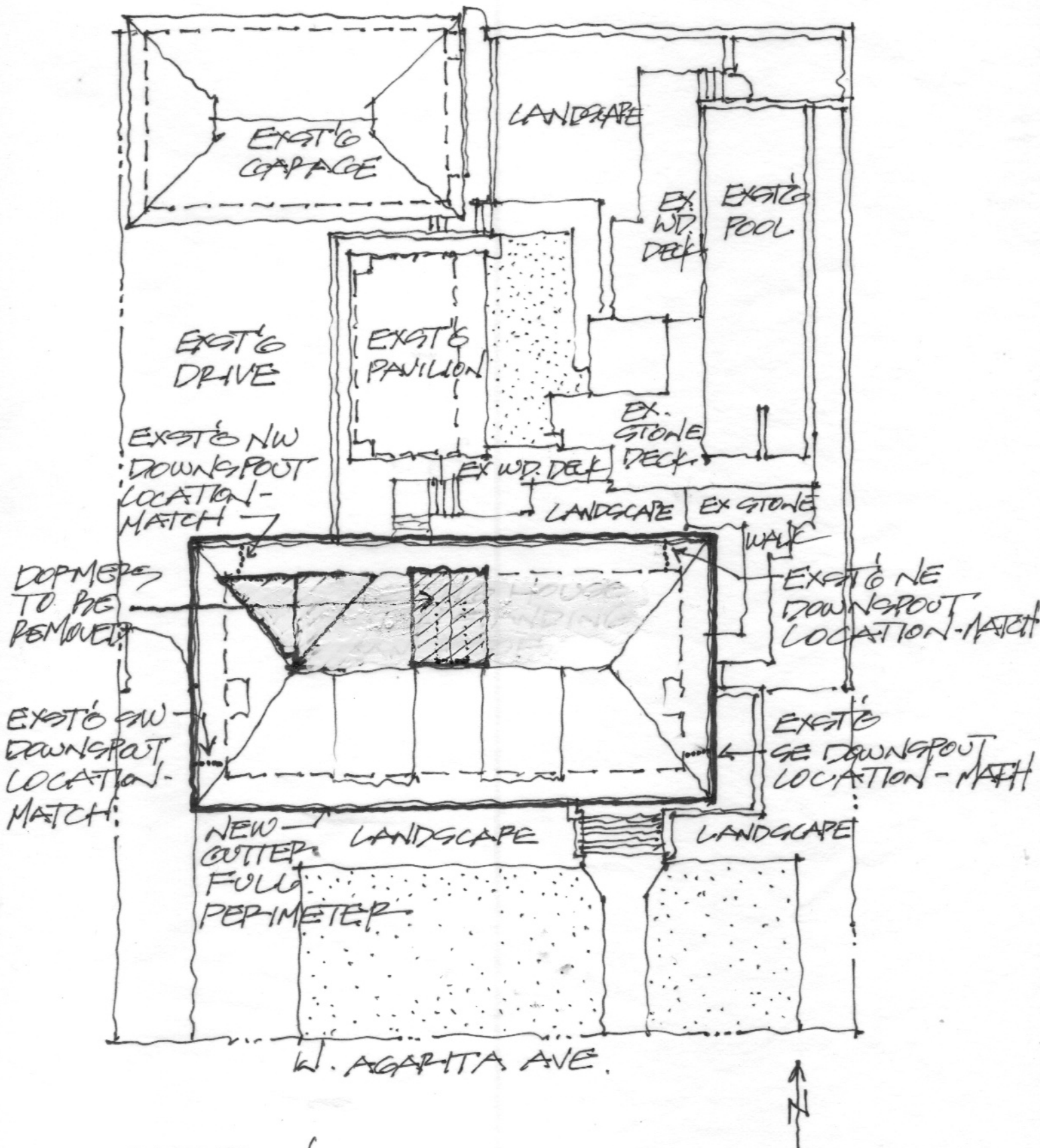
SOUTH ELEVATION (STREET)
221 WEST AGARITA

1.15.21





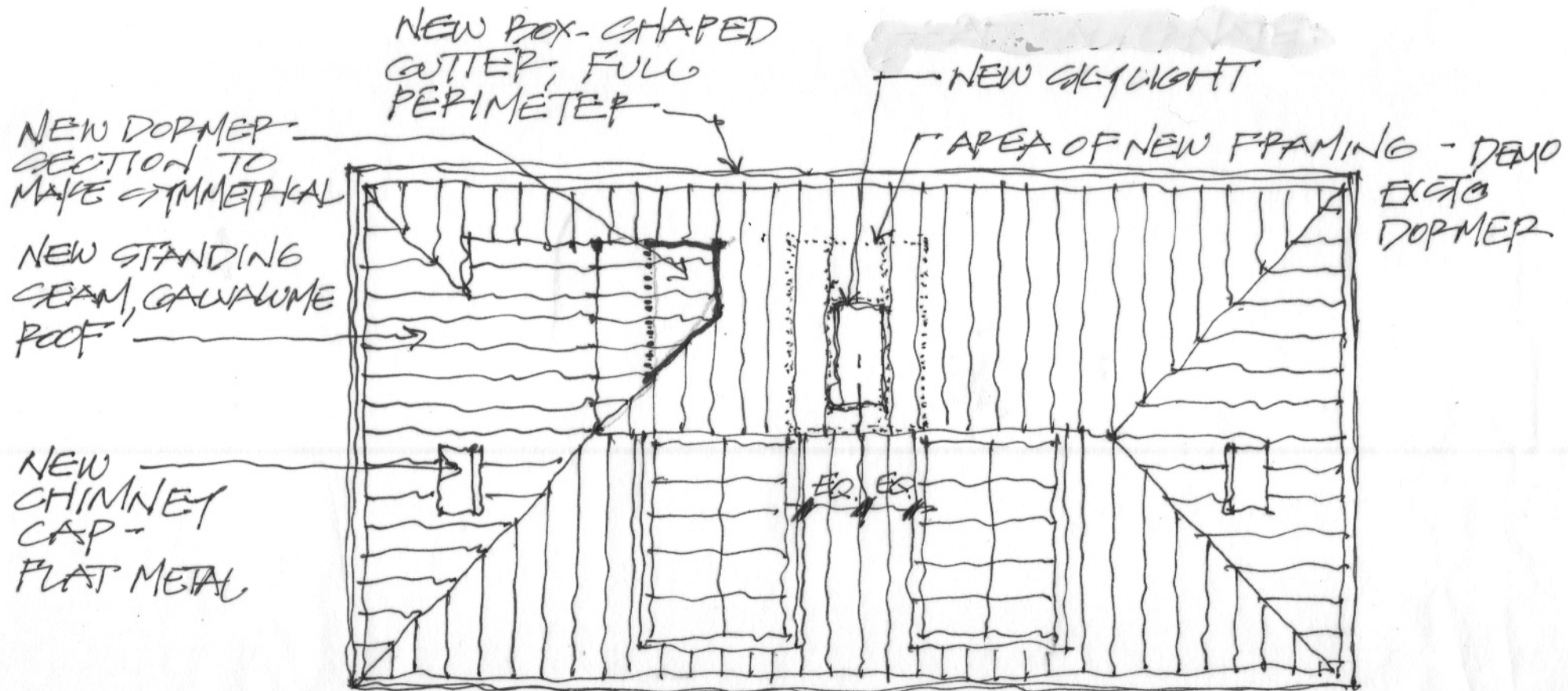




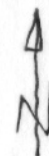
SITE PLAN

221 WEST AGARITA

1.15.21



ROOF PLAN
231 WEST ADARITA

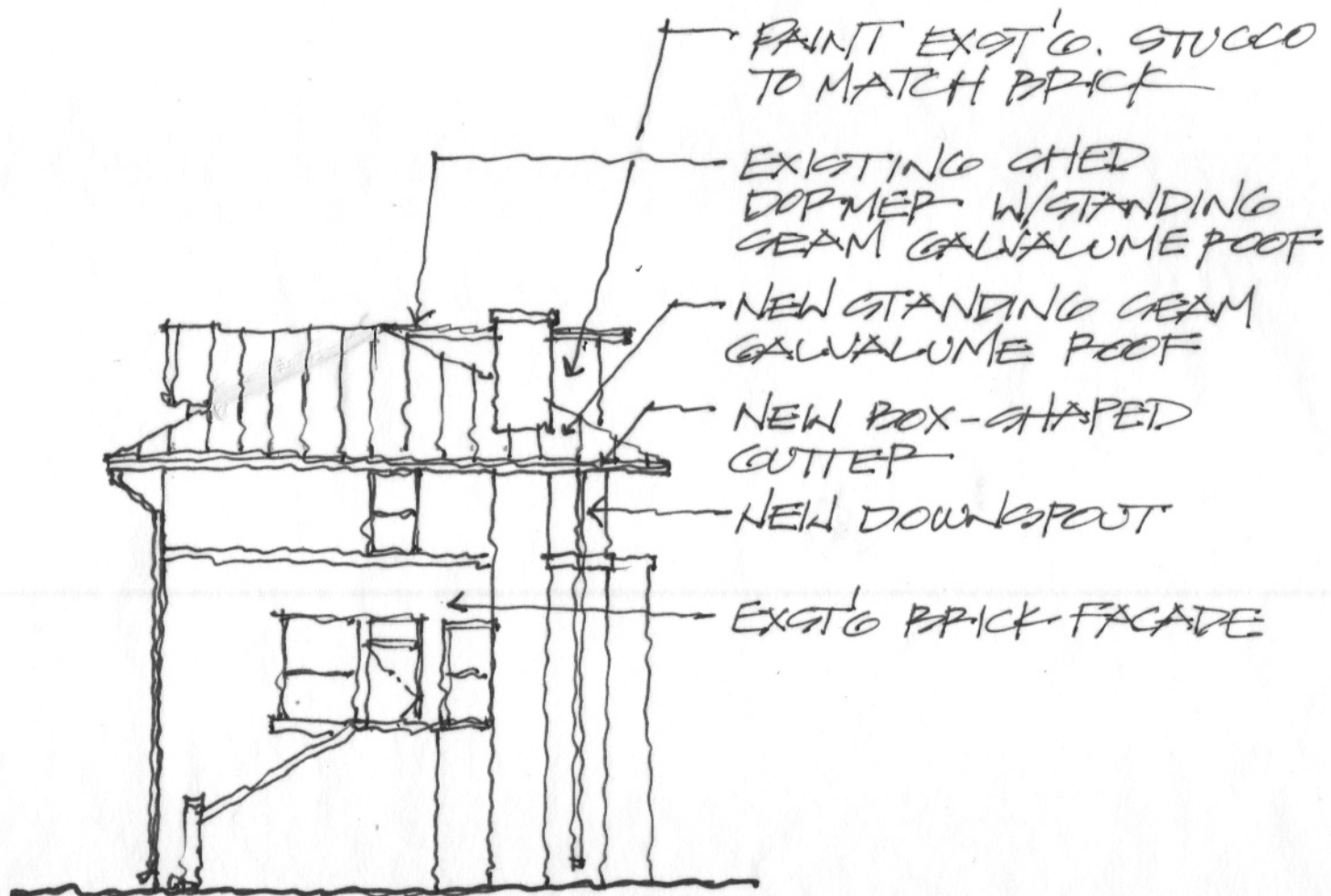


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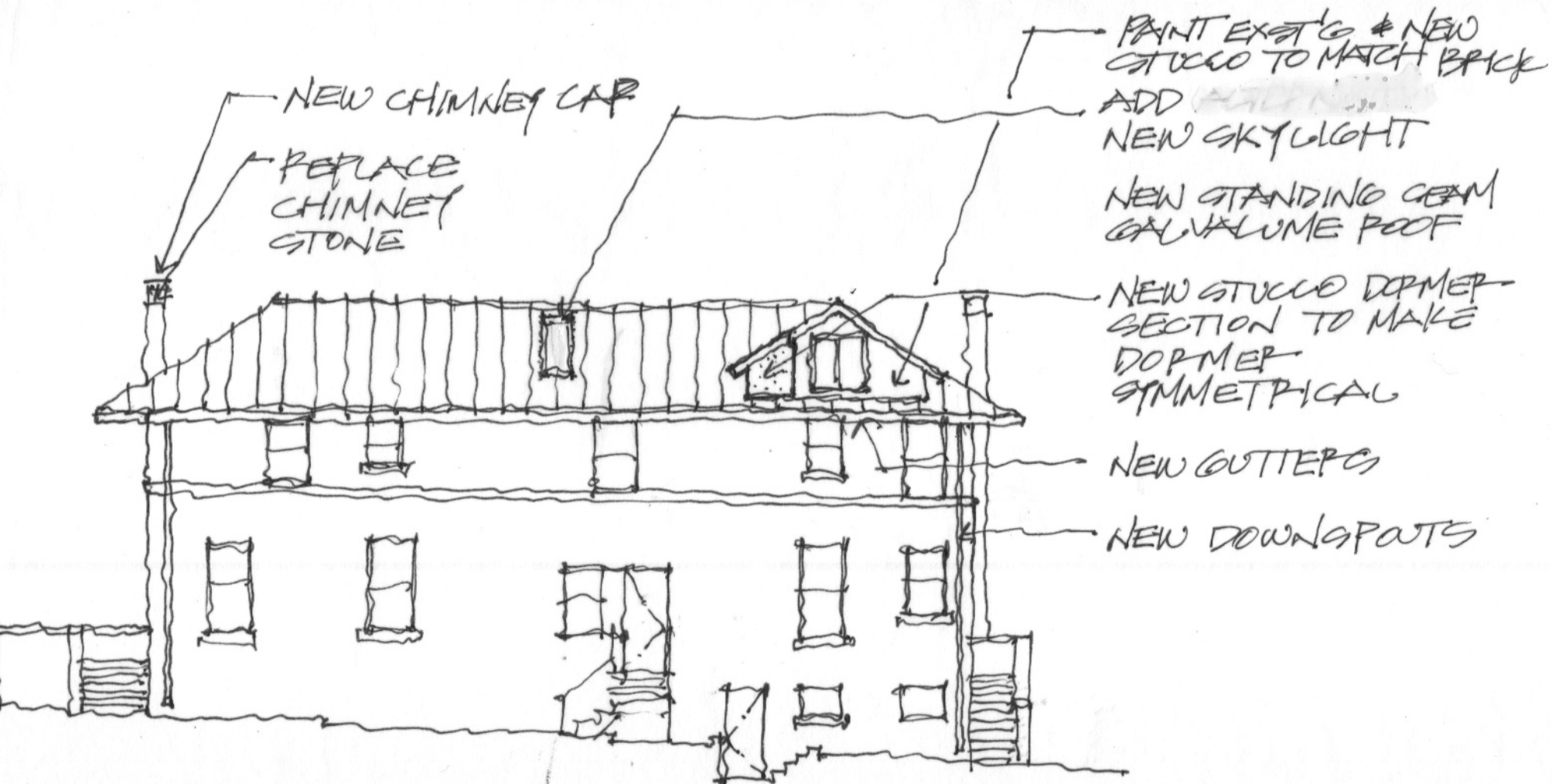


NORTH ELEVATION - DEMO
231 WEST AGAPITA

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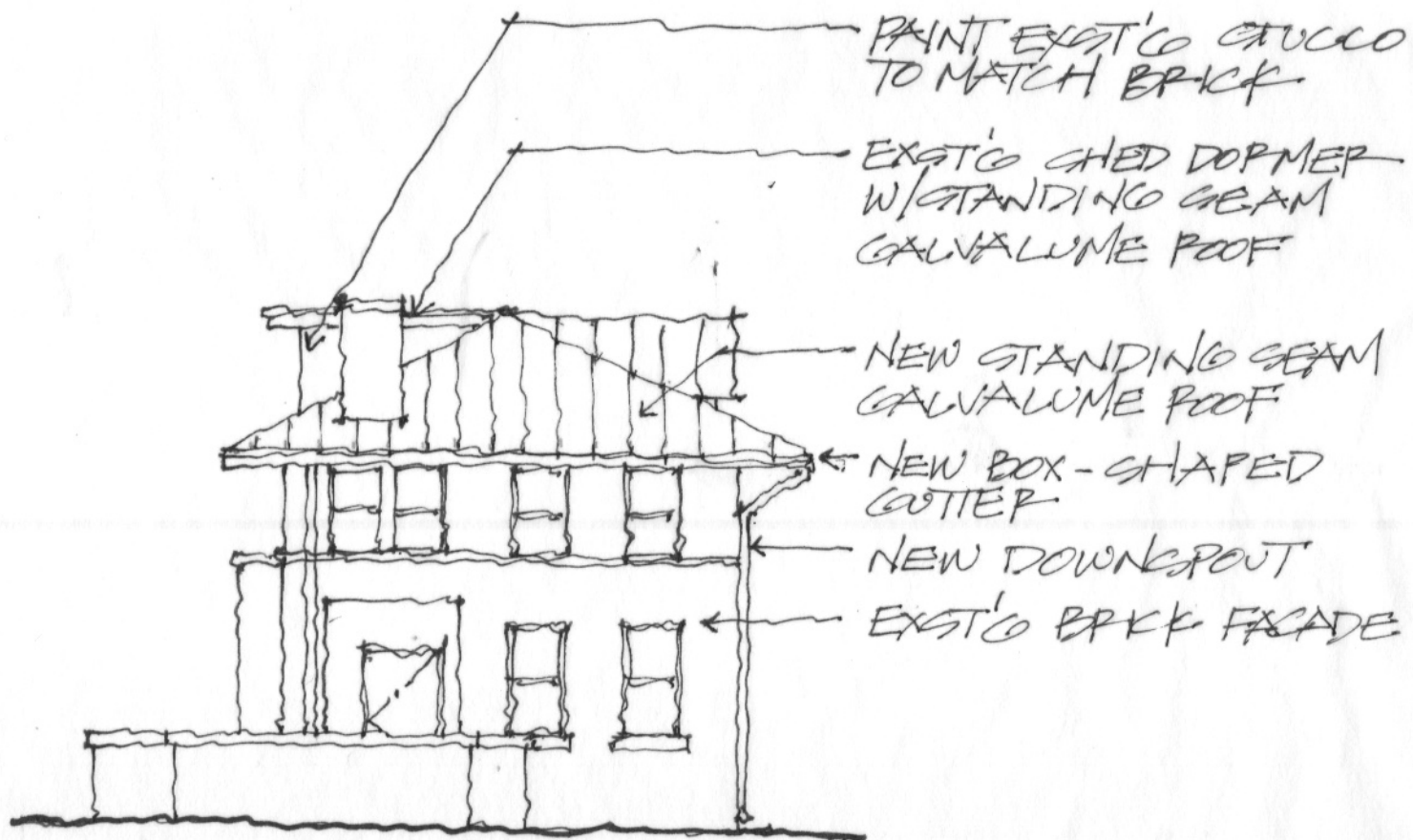


WEST ELEVATION
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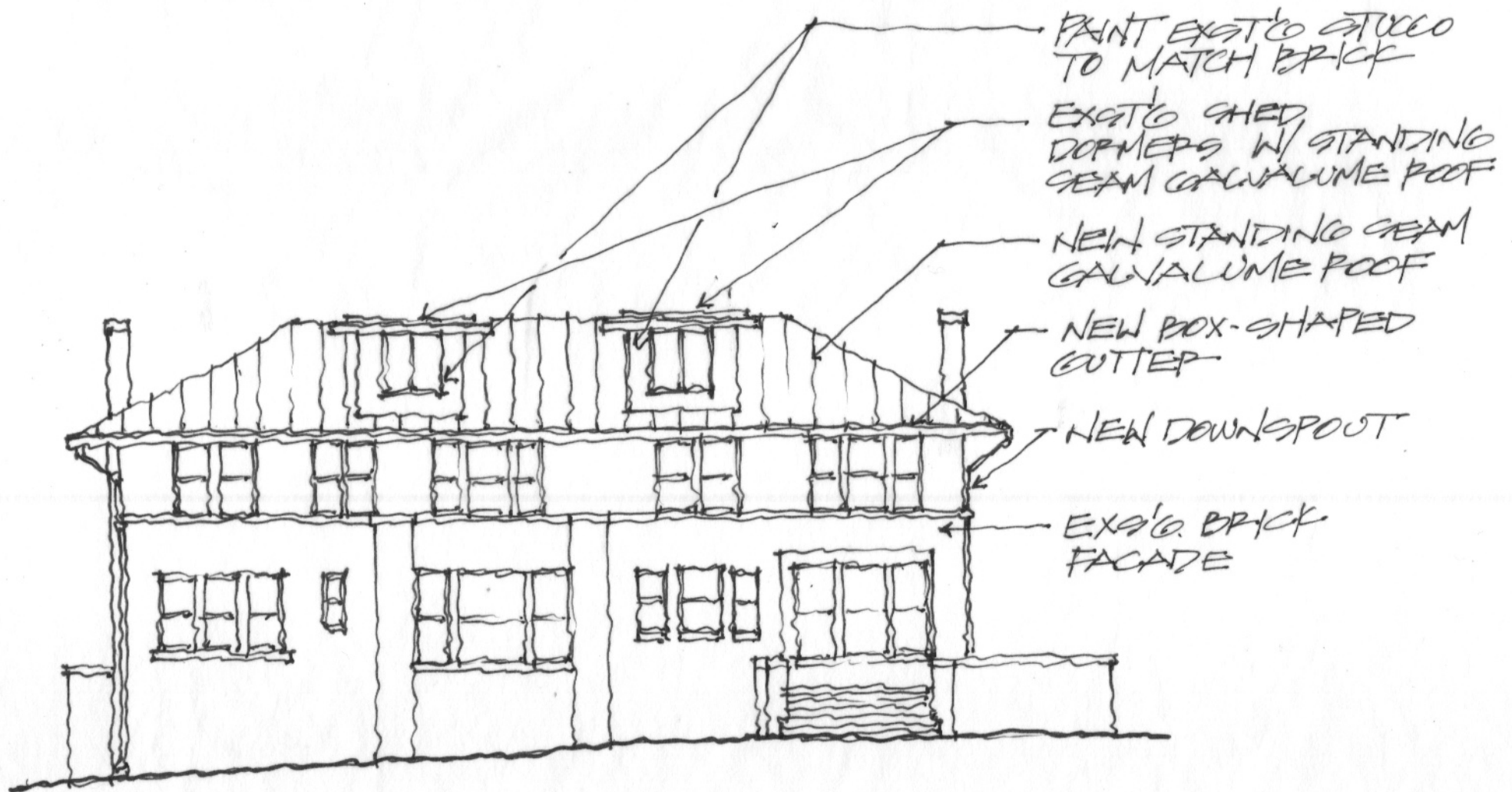


NORTH ELEVATION
2201 WEST ACAPITA

1.15.21



EAST ELEVATION
231 WEST AGAPITA 1.15.21



SOUTH ELEVATION (STREET)
221 WEST AGARITA

1.15.21