HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD
August 23, 2024

HDRC CASE NO:	**2024-139**
ADDRESS:	501 HAYS ST
LEGAL DESCRIPTION:	NCB 529 BLK 2 LOT 8
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	John Goodwin/John P. Goodwin
OWNER:	John Goodwin
TYPE OF WORK:	Roof replacement (shingle to metal)
APPLICATION RECEIVED:	July 26, 2024
60-DAY REVIEW:	September 24, 2024
CASE MANAGER:	Claudia Espinosa

REQUEST:

1. The applicant is requesting consideration and approval of a waiver pursuant to City Code Section 35-608(g) to reconsider previously denied items:
    a. Install a ridge and end cap to the existing standing seam metal roof.
2. Should the waiver be granted, the applicant is requesting a Certificate of Appropriateness for approval the items listed above.

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:

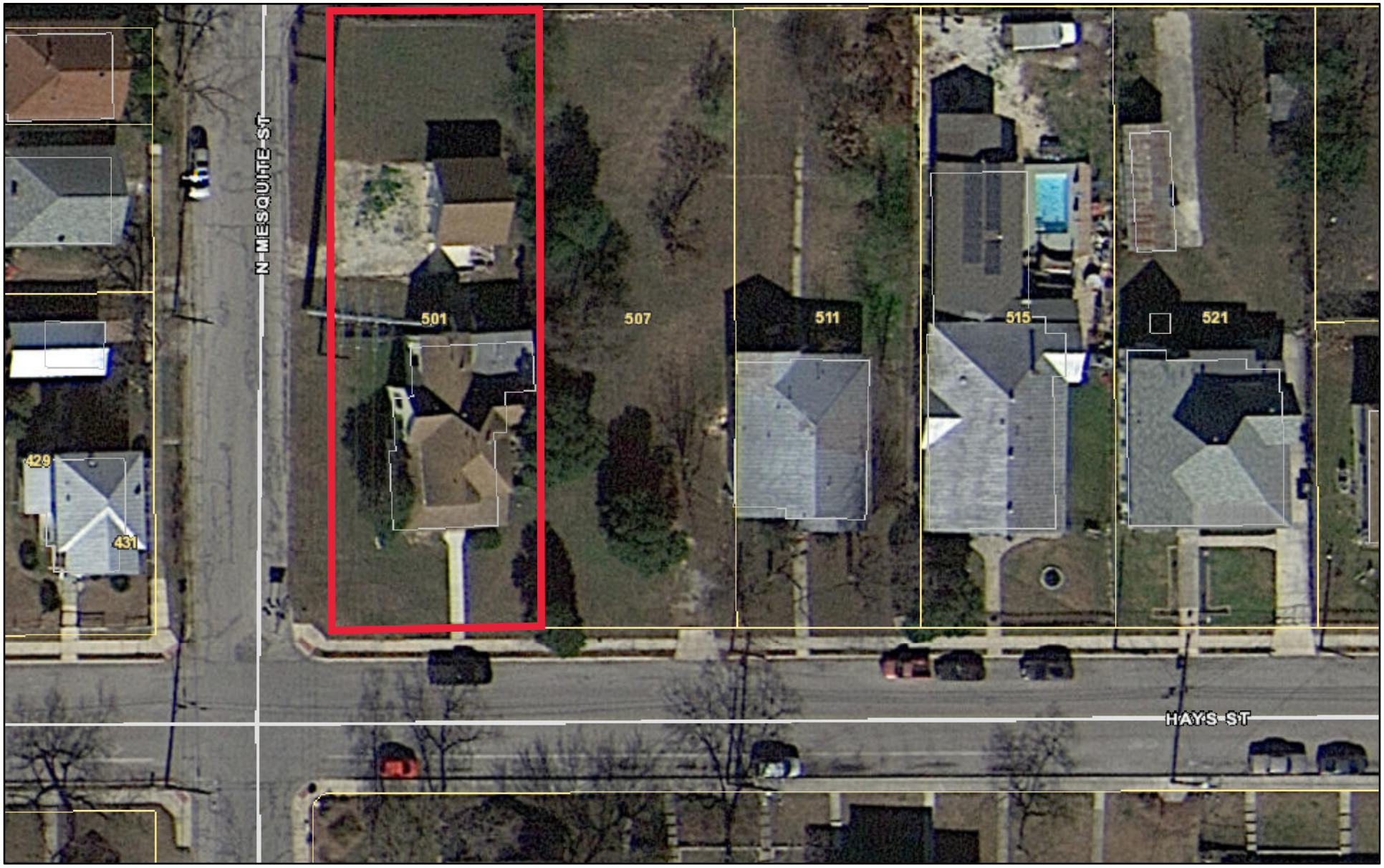
a. The primary structure at 501 Hays was constructed circa 1900 in the Folk Victorian style, first appears on the 1904 Sanborn Map, and contributes to the Dignowity Hill Historic District. The one-story, single-family structure features a wraparound porch, a front facing shake shingled gable with a primary hipped gable roof and turned gables towards the rear, wood lap siding, and traditional wood sash windows on a corner lot.
b. CASE HISTORY – On Friday, April 12, 2024, while staff was placing the public notice sign, staff noticed the roof replacement took place prior to the HDRC hearing and was installed inconsistent to the guidelines. No one was on site to speak with staff regarding the modifications. Staff contacted the property owner to discuss the changes in the roofing materials, and the property owner stated they would like to modify the request to include striations on the panels, ridge cap, and end caps. The property owner attended the Compliance and Technical Advisory Board (CTAB) on April 19, 2024, to request the approval of a standing seam metal roof with striations, and installation of a ridge and end caps. The Commission Action was to approve the panels with the striations, removal of the ridge and end caps, and installation of a low profile ridge cap in place of the ridge and end caps. The property owner entered a Compliance Agreement on May 21, 2024, in an attempt to bring the property into compliance. During this time, the property owner explored the low profile ridge cap and found that the panels on the roof were cut too short and is not able to install the low profile ridge cap.
c. CONSIDERATION AND APPROVAL OF A WAIVER: According to UDC 35-608(g), in the case of disapproval of an application, a new application for the same work shall not be resubmitted for consideration until one (1) year has elapsed from the date of disapproval. The commission, by a majority of its membership. may waive the aforementioned time limitation if the application presents substantial new evidence that was not considered in the previous action, or incorporates changes based on the previous recommendations of the commission. Until such waiver is granted, a new application shall not be considered complete and is not subject to the review periods outlined in subsection f. If a motion to approve such a waiver fails to receive the requisite number of votes, the application shall be considered disapproved; a revised application maybe submitted in accordance with this section. The applicant has submitted photos of roof panels being cut too short and not being able to bring the property into compliance per the Commission Action. Staff finds that the applicant has presented sufficient new evidence and has incorporated changes based on the previous recommendations of the commission and affirms that a waiver should be granted.
d. ROOF MODIFICATIONS– The applicant is requesting to install ridge and end caps to the existing standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.vi. states that metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1904 Sanborn map indicates that the structure originally had a composition shingle roof. In addition, the Folk Victorian style home has traditionally either had a standing seam metal roof or a composition shingle roof. Staff finds that the installation of a standing seam metal roof is consistent with the Guidelines. The standing seam metal roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.

RECOMMENDATION:

Item 1, staff recommends approval of a waiver to reconsider at this time. Substantial new evidence supporting a waiver has been submitted.

Item 2, if a waiver to reconsider is approved, staff does not recommend approval of the installation a ridge and end caps to the standing seam metal roof.

City of San Antonio One Stop



April 10, 2024

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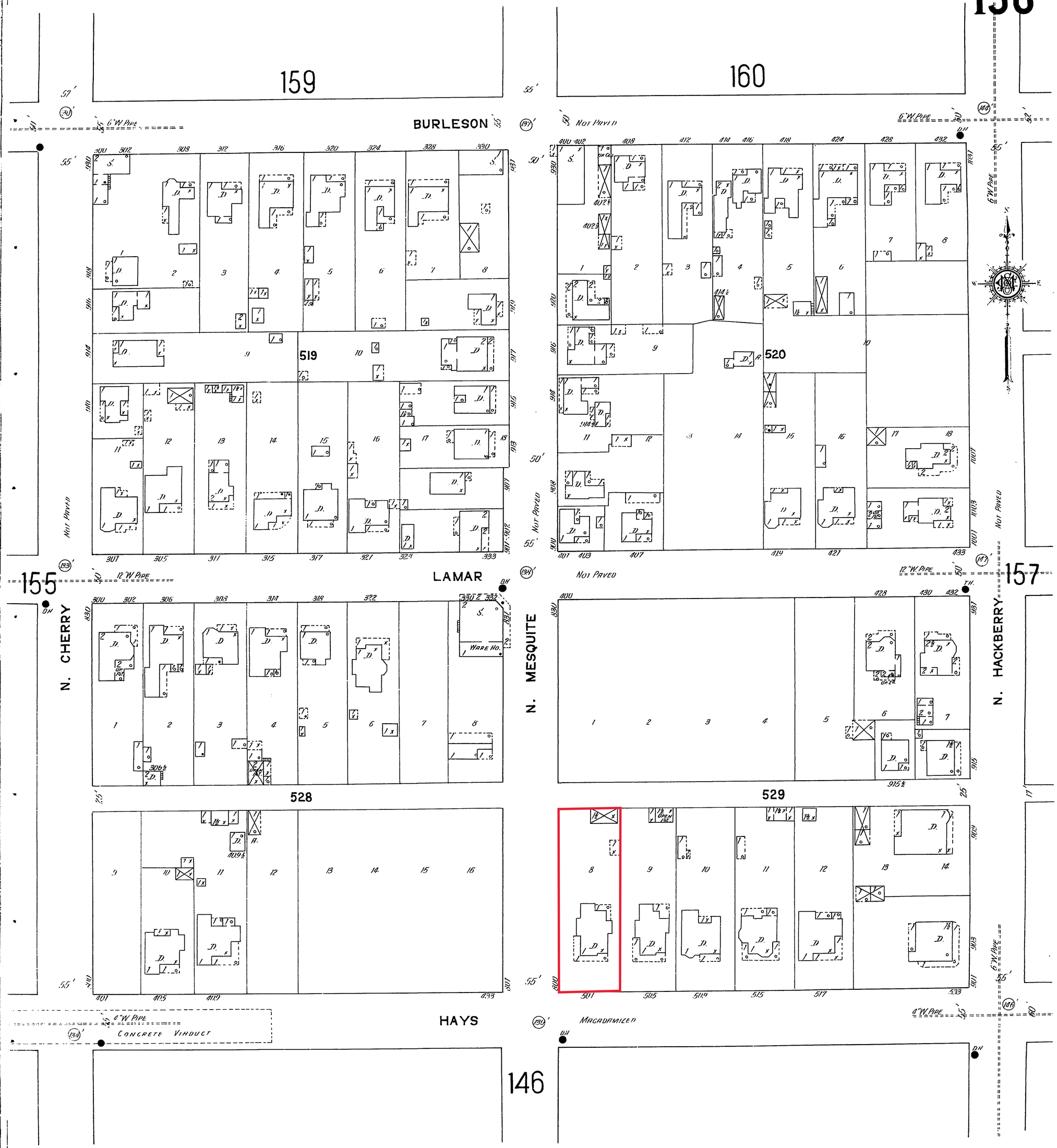
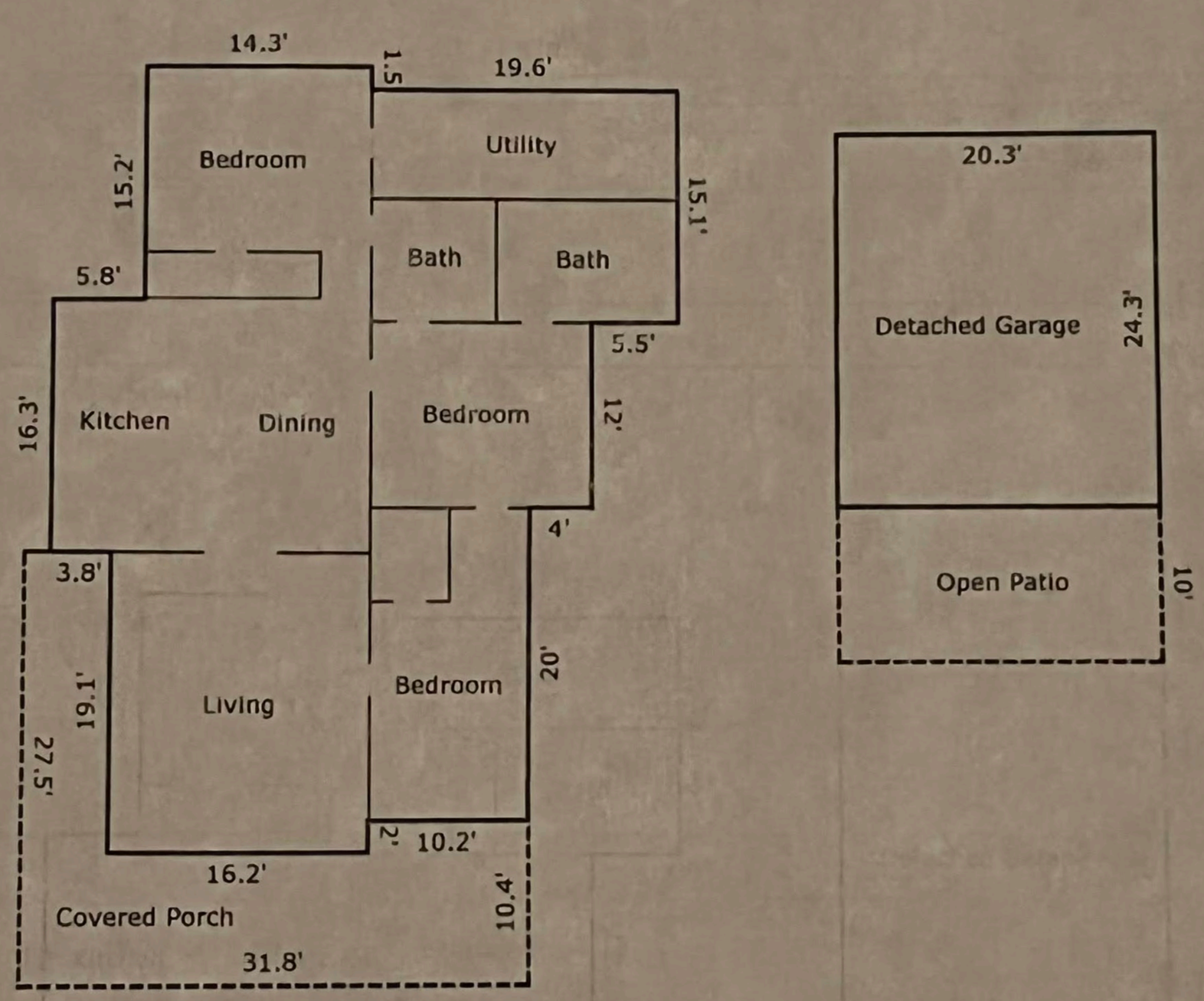
City of San Antonio GIS
Copyright 4-10-2024


159
160
BURLESON
LAMAR
HAYS
N. CHERRY
N. MESQUITE
N. HACKBERRY
519
520
528
529
155
157
146
6" W. Pipe
12" W. Pipe
4" W. Pipe
Not Paved
Macadamized
Concrete Viaduct
Ware Ho.
Scale of Feet.

Building Sketch

Borrower/Client	Goodwin, John P				
Property Address	501 Hays St				
City	San Antonio	County Bexar	State TX	Zip Code 78202	
Lender	Network Funding LP				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1522.3 Sq ft	15.1 × 5.5	= 83
		16.3 × 3.8	= 61.9
		27.1 × 4	= 108.4
		16.2 × 2	= 32.4
		14.3 × 1.5	= 21.4
		24.4 × 13.7	= 334.3
		33.4 × 26.3	= 878.4
		0.1 × 13.4	= 1.3
		0.5 × 0.1 × 20	= 1
Total Living Area (Rounded):	**1522 Sq ft**		
Non-Living Area			
Concrete Patio	203 Sq ft	10 × 20.3	= 203
2 Car Detached	492.7 Sq ft	24.3 × 20.2	= 492.1
		0.5 × 24.3 × 0	= 0.6
Open Porch	390.1 Sq ft	10.4 × 10.2	= 105.8
		8.4 × 16.2	= 136.1
		27.5 × 5.4	= 148.5

2 PROPOSED WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 PROPOSED EAST SIDE ELEVATION NORTH MESQUITE STREET
SCALE: 1/4"=1'-0"

REGISTERED ARCHITECT LEE H. SMITH 6415 STATE OF TEXAS
6/19/2020

No.:	Revisions:	Date:

Project:
Proposed Roof Renovation
John P. Goodwin
501 Hays St., San Antonio, Texas, 78202

Lee H. Smith, Architect
12018 STONEY CROSSING, SAN ANTONIO, TEXAS 78247, 210-400-8702

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LHS architects

Drawn: LHS	Project No.: 2020-06
Checked: LHS	Date: 6/19/2020
Scale: 1/4"=1'-0"	
Drawing Title: PROPOSED ELEV'S.	
Sheet No.: of A.2	

501
507

50

Example of the low profile ridge to be explored per the Commission Action

Example of the low profile ridge to be explored per the Commission Action