

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

September 20, 2024

HDRC CASE NO: 2024-296
ADDRESS: 124 ADAMS ST
LEGAL DESCRIPTION: NCB 932 BLK 1 W 150 FT OF 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Nathan Manfred/French & Michigan
OWNER: Hal Adams/ADAMS CHARLES H & CAROLYN D
TYPE OF WORK: Roof replacement (shingle to metal)
APPLICATION RECEIVED: August 15, 2024
60-DAY REVIEW: October 14, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

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

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 124 Adams was constructed circa 1900 in the Folk Victorian style. The structure first appears on the 1904 Sanborn Map and contributes to the King William Historic District. The two-story, single-family structure features a full length front porch on the first and second floor, a shingle roof, ornamental details on the front porches, 105 wood siding, two-over-two wood sash windows, and enclosed rear porches.

b. ROOF REPLACEMENT – The applicant is requesting to replace the existing composition shingle roof with a standing seam metal roof on the primary structure. 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 combustible roof. Additionally, Folk Victorian-style structures traditionally have a standing seam metal roof or a composition shingle roof. Staff finds that the change of material from composition shingle to standing seam metal 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. Panels must 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.

RECOMMENDATION:

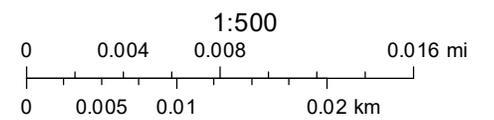
Staff recommends approval of the replacement of the existing shingle roof with a standing seam metal roof based on finding c with the following stipulation:

- 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 match the current finish or a standard galvalume finish. 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. No modifications to the roof pitch or roof form are requested or approved at this time. An 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 13, 2024



124 Adams - Exterior Photos



Front - West Street Facing Side



124 Adams - Exterior Photos



Side South Facing from Front

124 Adams - Exterior Photos



Side - North Facing from Front

124 Adams - Exterior Photos



Rear - South Facing Side of Existing Screen Porch

124 Adams - Exterior Photos

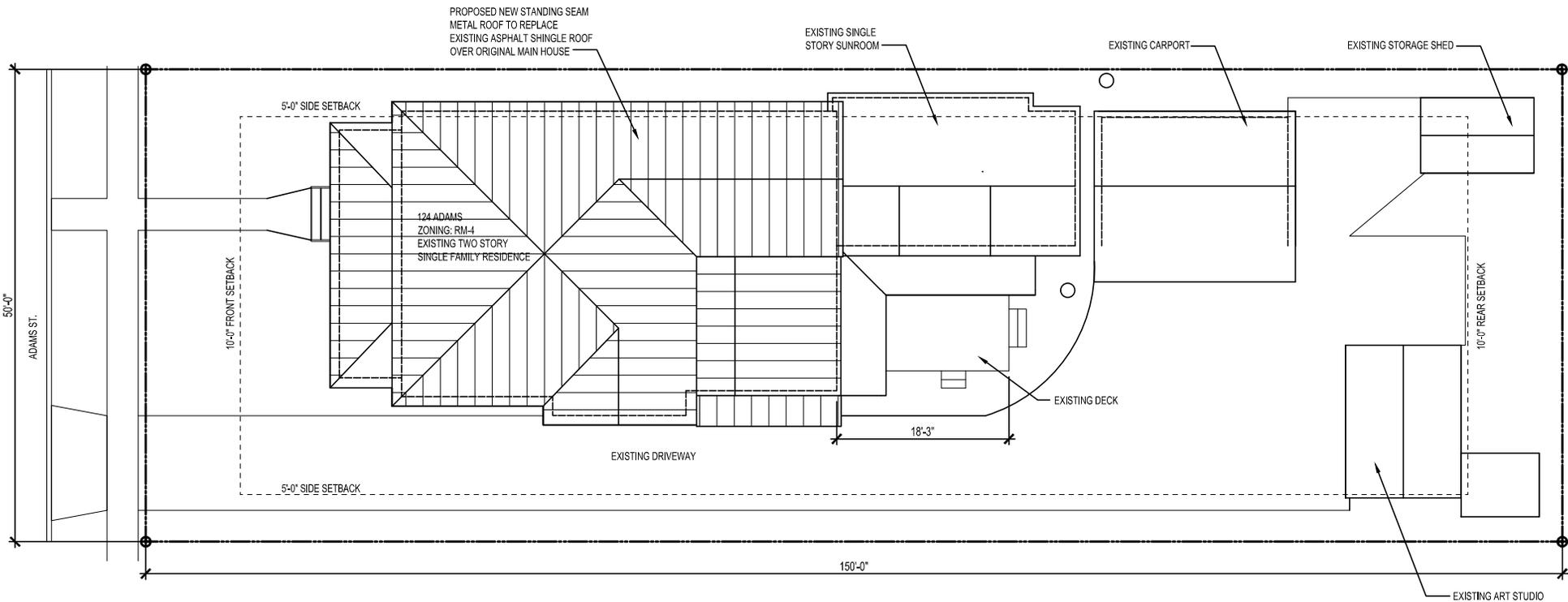


Rear - East Facing End of Existing Screen Porch

124 Adams - Exterior Photos



Rear - North Facing Side of Existing Screen Porch

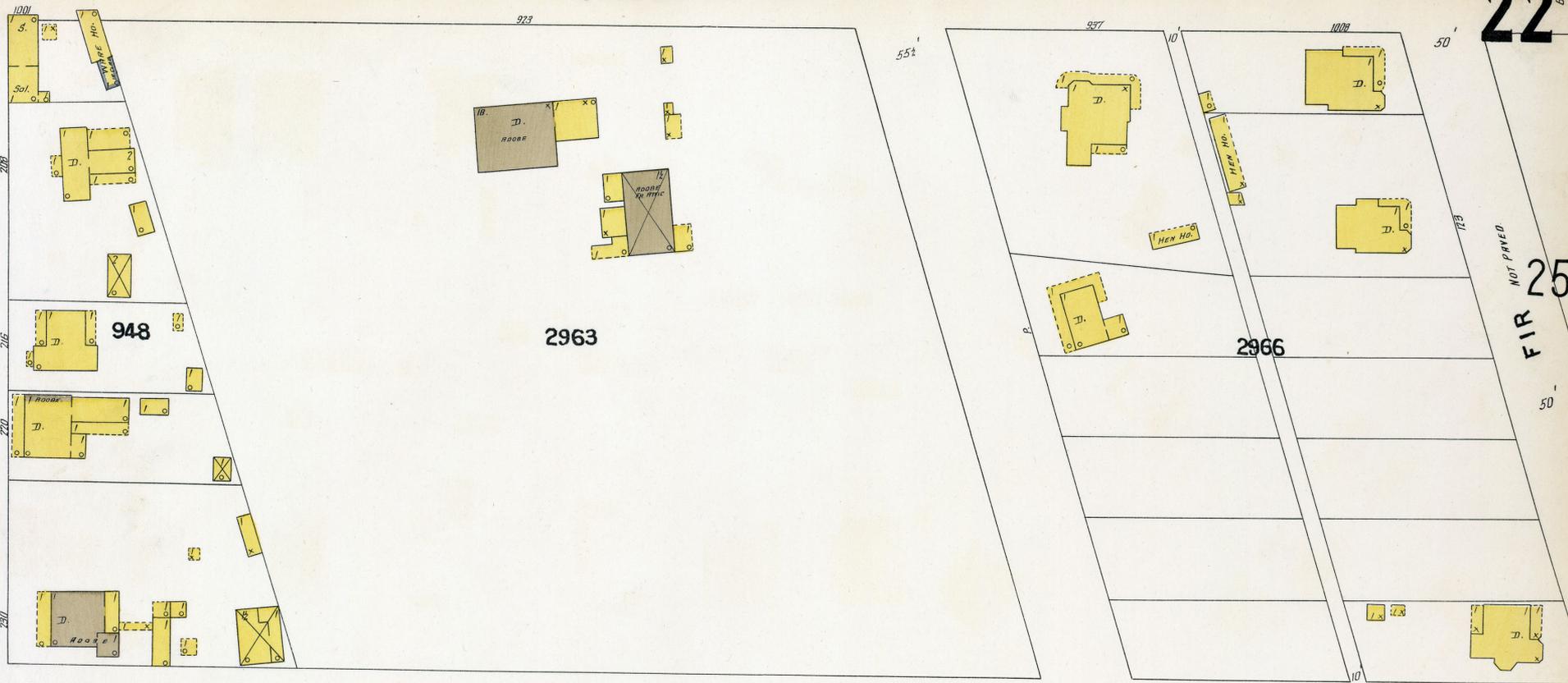


SITE PLAN - 124 ADAMS - ROOF REPLACEMENT

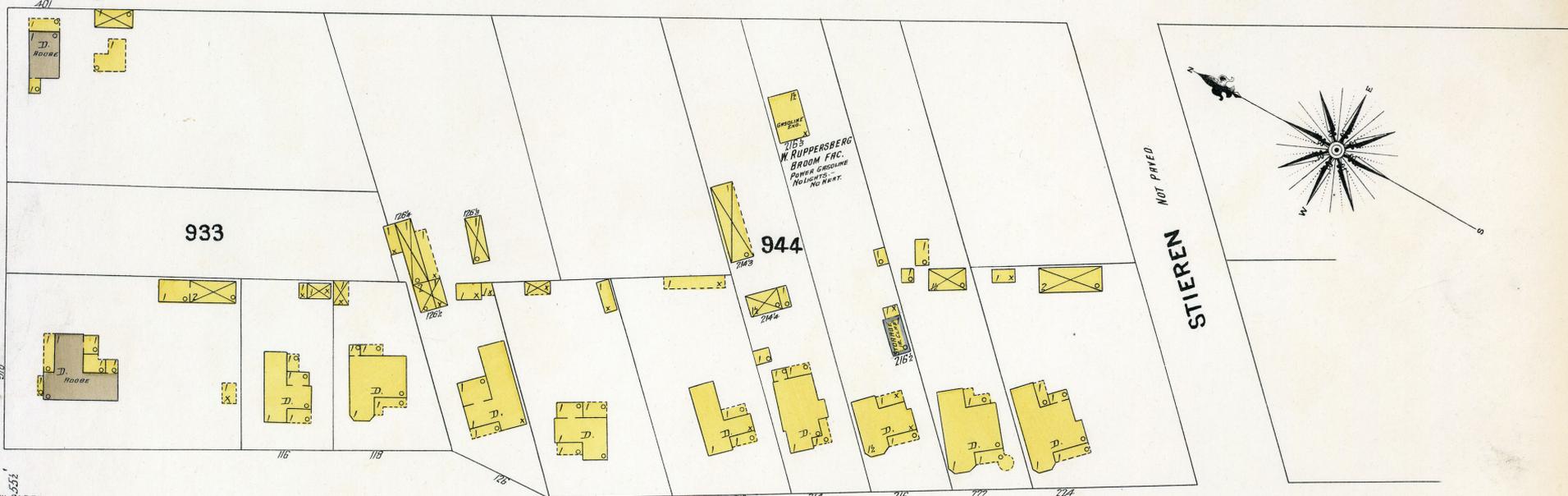
SCALE: 1" = 10'-0"

PLAN NORTH

GARDEN ASPHALT PAVED



CEDAR NOT PAVED



MISSION MACDRUMIZED

