

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2023

HDRC CASE NO: 2023-320
ADDRESS: 320 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 16
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Maggie Wilmoth
OWNER: Maggie Wilmoth
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: July 26, 2023
60-DAY REVIEW: September 25, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish.

Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

FINDINGS:

- a. The primary structure located at 320 Madison is a 2-story, single-family structure constructed circa 1900. The property first appears as a 1-story structure on the 1904 Sanborn Map and was modified to feature a second story circa 1912. The 2-story structure first appears on the 1951 Sanborn Map. The structure features a composition shingle hip roof, overhanging eaves, wood cladding, divided lite and one-over-one windows, a 2-story front porch, and Corinthian columns. The property is contributing to the King William Historic District.
- b. CASE HISTORY – The applicant previously presented to the HDRC on July 21, 2021, to request the installation of a black standing seam metal roof. Per HDRC Case No. 2021-293, the HDRC moved to approve the installation of a standing seam metal roof featuring a color equivalent to a pre-weathered galvalume. In July 2023, staff received a report that a standing seam metal roof had been installed on the property with striations and a ridge cap, which is inconsistent with the standard specifications for metal roofs and the previous HDRC approval. The roofing material was installed without an OHP standing seam metal roof inspection and features a charcoal finish, striations, a ridge cap, and front-facing roof vents. The applicant has requested to replace the existing standing seam metal roof with a new standing seam metal roof that meets the standard specifications for metal roofing but has requested to install a compliant standing seam metal roof in a charcoal finish to match the color of the roofing material that is currently installed.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing non-compliant standing seam metal roof featuring striations, a ridge cap, and front-facing vents with a compliant standing seam metal roof in a charcoal finish. The Historic Design Guidelines state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer’s colors are not permitted. Staff finds the request for a charcoal standing seam metal roof inconsistent with the Guidelines and the previous HDRC stipulation as approved in HDRC Case No. 2021-293. Per the Berridge Manufacturing Company color chart, the requested standing seam metal roof product is available in “Preweathered Galvalume,” as approved by the HDRC, and in a “Zinc Gray” finish that is similar in appearance to the “Preweathered Galvalume.” Staff finds that the proposed “Charcoal Grey” option is not consistent with the Guidelines or the previous HDRC approval. Staff finds a galvalume standing seam metal roof or a pre-weathered galvalume finish to be most appropriate and that the new standing seam metal roof should comply with the standard specifications.

RECOMMENDATION:

Staff recommends approval of the standing seam metal roof replacement based on findings a through c with the following stipulations:

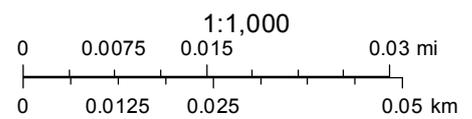
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. 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.
- ii. That the applicant installs a standing seam metal roof in a standard galvalume finish or in a pre-weathered galvalume finish to match the previous HDRC approval per HDRC Case No. 2021-293 based on finding b.
- iii. That the applicant does not install front-facing roof vents where they did not exist historically based on finding b.

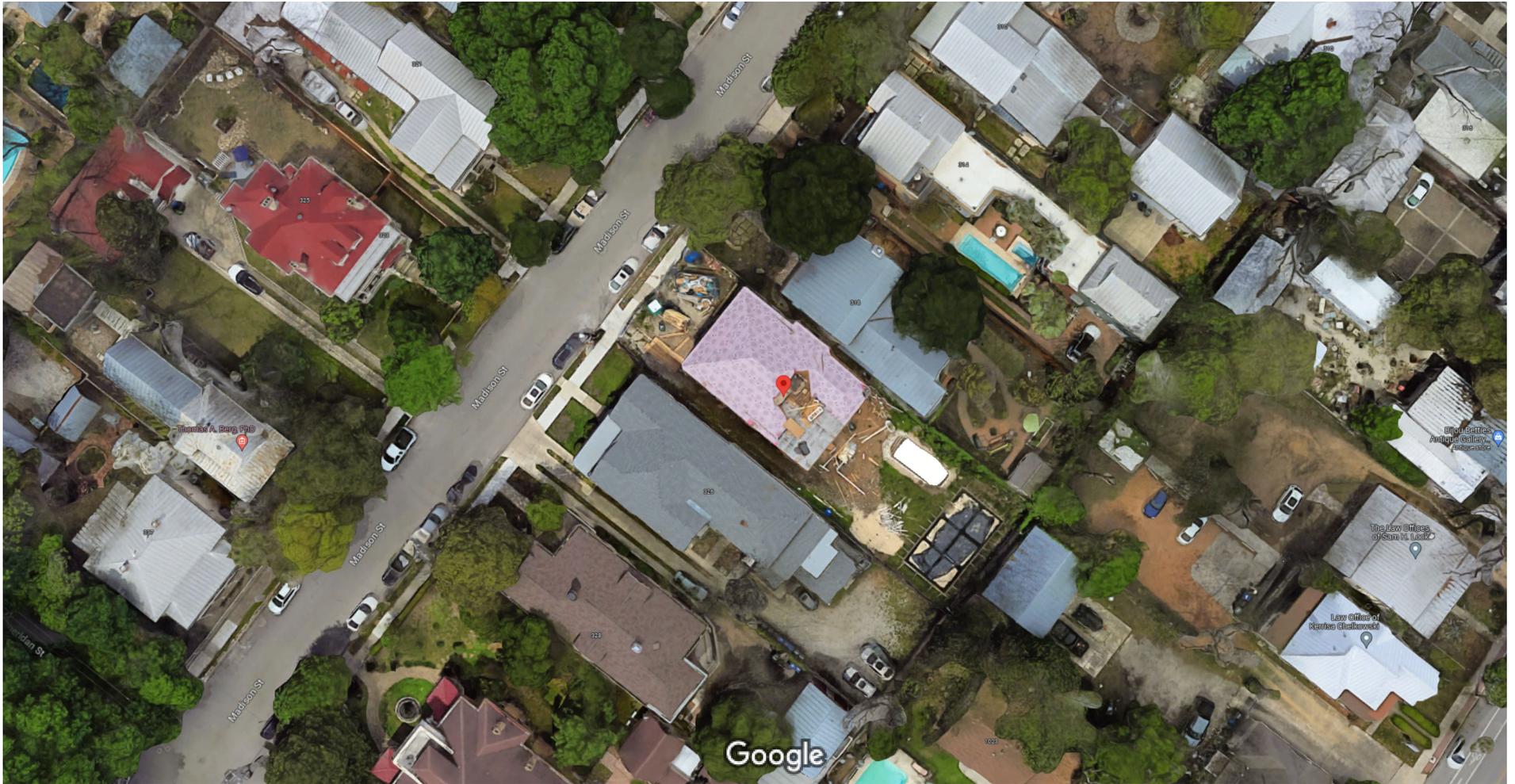
City of San Antonio One Stop



August 11, 2023

— User drawn lines















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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

CERTIFICATE OF APPROPRIATENESS RE-ISSUE

July 21, 2021

HDCR CASE NO: 2021-293
ADDRESS: 320 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 16
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
LANDMARK: Individual Landmark
APPLICANT: Maggie Wilmoth/MM LEGACY HOLDINGS LLC -
OWNER: Maggie Wilmoth/MM LEGACY HOLDINGS LLC -
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)remove the existing front dormer, (2)replace the existing composition shingle roof with a black standing seam metal roof.

FINDINGS:

a. The primary structure located at 320 Madison is a 2-story, single-family structure constructed circa 1900. The property first appears as a 1-story structure on the 1904 Sanborn Map and was modified to feature a second story circa 1912. The 2-story structure first appears on the 1951 Sanborn Map. The structure features a composition shingle hip roof, overhanging eaves, wood cladding, divided lite and one-over-one windows, a 2-story front porch, and Corinthian columns. The property is contributing to the King William Historic District.

b. **ROOF MODIFICATION** – The applicant has proposed to remove the existing front dormer. Guideline 3.B.iii for Exterior Maintenance and Alterations 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. The applicant has expressed that their engineer, general contractor, and architect have not found evidence that the existing dormer is an original feature of the home, and that the existing dormer is in severe disrepair. The applicant has not provided evidence that the dormer is not original to the structure. Staff finds that the existing dormer should be repaired.

c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing composition shingle roof with a black standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may 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 shows that the structure originally features a shingle roof, and the 1951 Sanborn Map shows that the roof may have been metal, slate, tile, or asbestos shingle. While standing seam metal roofs are generally appropriate for structures of this style in the King William Historic District, the Historic Design Guidelines state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer's colors are not permitted. Staff finds the request for a black standing seam metal roof inconsistent with the Guidelines. Staff finds a galvalume standing seam metal roof to be appropriate.

RECOMMENDATION:

Item 1, staff does not recommend approval of the front dormer removal based on finding b.

Item 2, staff recommends approval of roof replacement 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 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. 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.

COMMISSION ACTION:

Approved with stipulations:

Item 1, approved.

Item 2, approved with the following stipulations:

- 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, and a crimped ridge seam. 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. 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.
- ii. That the standing seam metal roof feature a color equivalent to a pre-weathered galvalume.

RE-ISSUE REASON:

Previous COA expired. No modifications have been made to the previously approved scope of work. The HDRC stipulations remain:

- 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, and a crimped ridge seam. 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. 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.

- ii. That the standing seam metal roof feature a color equivalent to a pre-weathered galvalume.

RE-ISSUE DATE: 7/10/2023

RE-ISSUED BY: Rachel Rettaliata



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



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

STANDING-SEAM METAL ROOF INSPECTION FORM

ADDRESS: _____

PROPERTY OWNER NAME: _____

CONTRACTOR NAME: _____

CONTRACTOR COMPANY: _____

CONTRACTOR ADDRESS: _____

CONTRACTOR PHONE NUMBER: _____

CONTRACTOR EMAIL: _____

I, _____, acknowledge that I have obtained a Certificate of Appropriateness to install a new standing-seam metal roof with the specifications below and that any deviation will require additional review by the Historic and Design Review Commission:

- ◇ 1- **Panels** that are 18 to 21 inches in width
- ◇ 2- **Seams** are 1 to 2 inches in height
- ◇ 3- **Ridges** are to feature a double-munch or crimped ridge configuration; **no vented ridge caps or end caps are allowed.**
- ◇ 4- **Roof color** will feature a standard galvalume finish or match the existing historic roof.

CONTRACTOR SIGNATURE: _____ DATE: _____



Historic standing-seam metal roof



Do not use ridge caps with vents (left) or end caps (right).

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. Site inspections can be scheduled by calling (210) 207-0035 or emailing ohp@sanantonio.gov

OHP STAFF SIGNATURE: _____ DATE: _____