HISTORIC AND DESIGN REVIEW COMMISSION
December 01, 2021

HDRC CASE NO:	**2021-591**
ADDRESS:	150 CROFTON
LEGAL DESCRIPTION:	NCB 940 BLK 3 LOT 14
ZONING:	RM-4
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Mills House
APPLICANT:	TERRY HUNTER/HUNTER TERRY & STEPHANIE
OWNER:	TERRY HUNTER/HUNTER TERRY & STEPHANIE
TYPE OF WORK:	Roof replacement
APPLICATION RECEIVED:	November 10, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the asphalt shingle roof and install a standing seam metal roof on the primary historic structure.

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 located at 150 Crofton is built in the Queen Anne architectural style, featuring a full front porch, wood siding, and wood windows. It is contributing to the King William Historic District.

b. ROOF REPLACEMENT – The applicant proposed to replace the existing asphalt shingle roof with a galvalume 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. Staff finds that the installation of a standing seam metal roof on the primary history structure is consist with the Historic Design Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the following stipulations:

i. The standing seam metal roof should feature panels that are 18 to 21 inches wide.
ii. That the seams are 1 to 2 inches high.
iii. That a crimped ridge seam be used.
iv. Panels should be smooth without striation or corrugation.
v. That a galvalume finish be used.

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.

City of San Antonio One Stop

November 19, 2021

User drawn lines

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km


150
150


NO STORAGE


LEGEND
210-340-8700

Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

MULLIGAN AV.

KEY

(C.B.) Hollow concrete or cement block const'n.

HEIGHT OF BUILDING 54'

NUMBER OF STORIES 4
BASEMENT . . . . B
BRICK BASEMENT B.B.
STONE " S.B.

FRAME PARTITION

SLATE OR METAL ROOF

COMPOSITION OR GRAVEL ROOF

SHINGLE ROOF X

BRICK 1ST 2

D = DWELLING

F = FLAT

S = STORE

Fire proof construction

Brick building with brick or metal cornice

" " " frame cornice

" " " stone front

" " " frame side

Brick veneered building

Brick and frame "

Frame building

" " iron clad

Stone building

Fire wall 6 inches above roof

" " 12 " " "

" " 18 " " "

" " 24 " " "

" " 36 " " "

SKYLIGHT LIGHTING TOP STORY ONLY

2 SKYLIGHT LIGHTING TWO STORIES

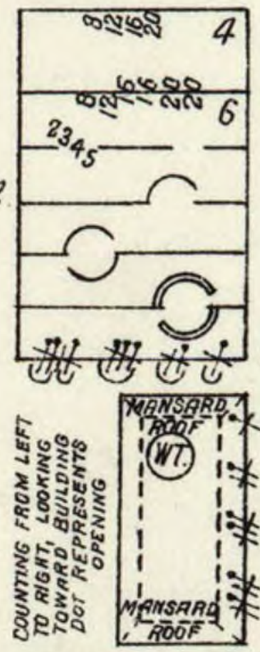
3 SKYLIGHT LIGHTING THREE STORIES

E BRICK ELEV'R

E FRAME ELEVATOR

Stable-Adobe bldg 5 Block number

Fire engine house, as shown on key map.



Figures-8-12-16-20- indicate thickness of wall in inches

Wall without opening and size in inches.

" with opening, figures indicate on which floor

" " " protected by single iron door

" " " " " double " "

" " " " " standard or vault doors

Window protected by iron shutters.

Window opening in first story

" " " second "

Windows " " " and third stories.

" " " " " fourth "

6" W. PIPE

U.B. HORIZONTAL VERTICAL Steam boilers

Water pipes

BRICK IRON Chimneys SINGLE DH DOUBLE TH TRIPLE Hydrants

ENG 40HP. Engine and horse power in figures (15) Elevation

V.P. Vertical pipe or stand pipe

Stand pipe with fire escape

FA Fire alarm box

F.E. Fire escape.

AS Automatic sprinklers

F.P Force pump

AFA Automatic fire alarm.

IEP Independent electric plant

Reference to adjoining sheet 317