

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

HDRC CASE NO: 2021-393
ADDRESS: 324 ADAMS ST
LEGAL DESCRIPTION: NCB 946 B-2 LOT SW TRI 12.3 OF 15,16 EXC NE & SW TRI & NE TRI 16.2 FT OF 17 ARB A14
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: dana morgan/davco customom builders
OWNER: niria trevino/MONTOYA LISA J & TREVINO NIRIA
TYPE OF WORK: Installation of a standing seam metal roof with striated panels, parapet wall cap installation
APPLICATION RECEIVED: August 04, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Install a standing seam metal roof with striated panels.
2. Install a metal parapet cap on the parapet wall of the historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

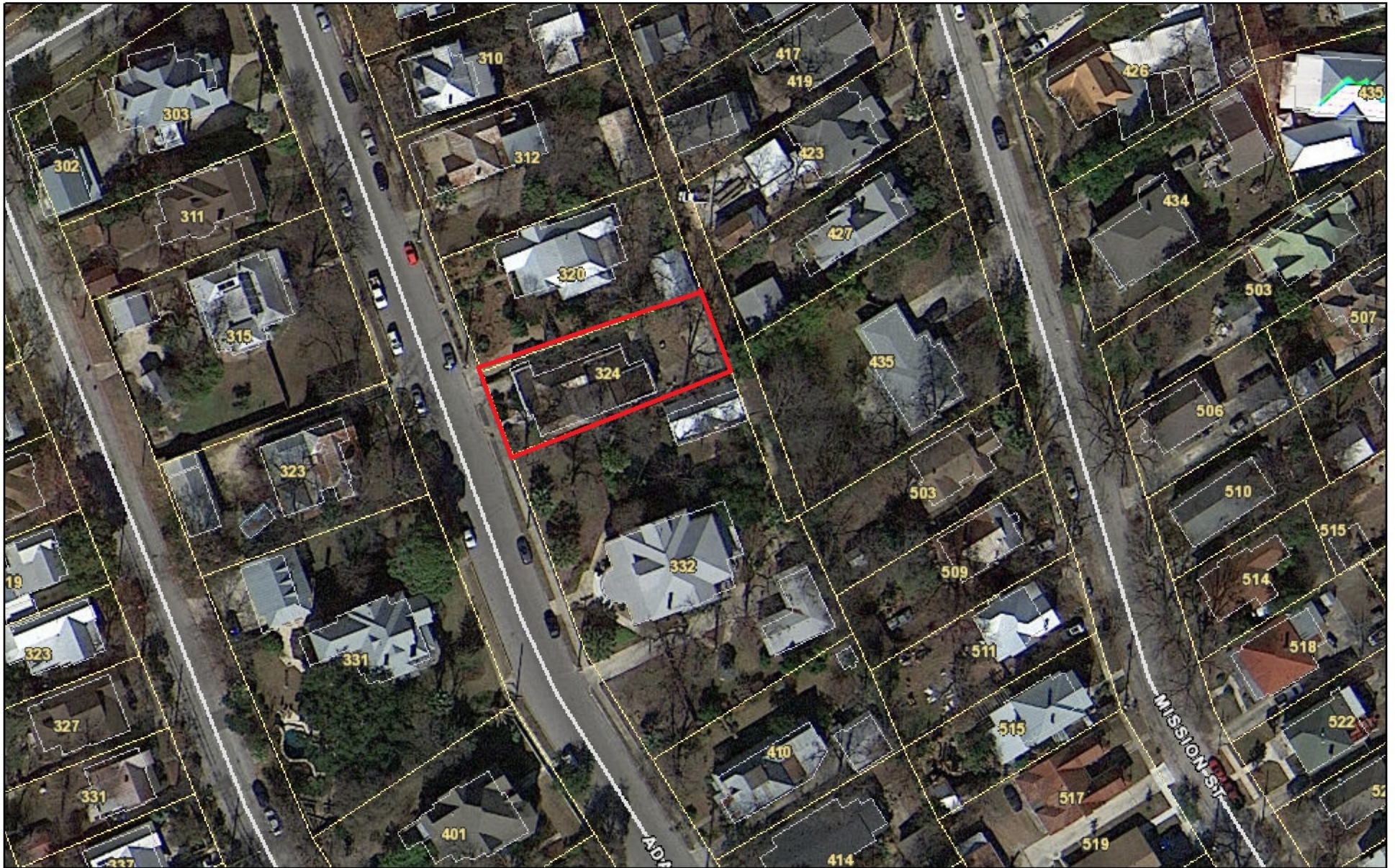
- a. The historic structure at 324 Adams was constructed circa 1910 and is first found on the 1924 Sanborn Map. This structure feature non-original architectural elements including stucco cladding, a front addition, a driveway arch and other modifications that result in its current Mediterranean Revival style, which are found on the 1951 Sanborn Map.
- b. VIOLATION – On July 28, 2021, OHP staff found that a standing seam metal roof had been installed at 324 Adams prior to an on-site materials inspection. The installed roofing materials included standing seam metal roof panels that feature striations and a metal parapet cap on the existing, parapet wall. The requirement for an inspection prior to the installation of roofing materials was noted on the issued Certificate of Appropriateness.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof to feature panels that are striated. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere to the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should feature a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds the proposed striated panels to be inconsistent with the Guidelines. Staff finds that panels that feature a smooth finish should be installed.
- d. PARAPET CAP INSTALLATION – The applicant has proposed to install a metal parapet cap on top of the existing, parapet walls, to be painted to match the color of the facades. The applicant has noted the installation of a parapet cap top stop current water infiltration into the structure and to prevent further water infiltration into

the structure. This scope of work was completed prior to the issuance of a Certificate of Appropriateness. The parapet cap is generally low in profile. Generally, staff finds the installation of the parapet cap to be appropriate.

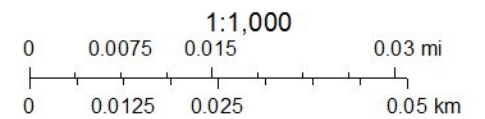
RECOMMENDATION:

1. Staff does not recommend approval of item #1, the installation of a standing seam metal roof with striated panels. Staff recommends that the specifications outlined in the Guidelines and the previously issued Certificate of Appropriateness dated June 10, 2021, be adhered to. [The replacement 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 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.]
2. Staff recommends approval of the installation of a metal parapet cap on top of the existing, parapet walls. Staff recommends a low profile throughout, as has been installed, and that all parapet caps be painted to match the color of the facades.

City of San Antonio One Stop



August 9, 2021





Investigation Report

Property

Address	324 Adams
District/Overlay	King William
Owner Information	Lisa Montoya, Niria Trevino

Site Visit

Date	07/28/2021
Time	02:55 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Homeowner
Contractor/Realtor Companies	Iron Clad Roofing
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Installation of a standing seam metal roof featuring panels with striations and the installation of a parapet cap.
Description of interaction	OHP staff spoke on site with the property owner.

Action Taken

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with property owner, Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

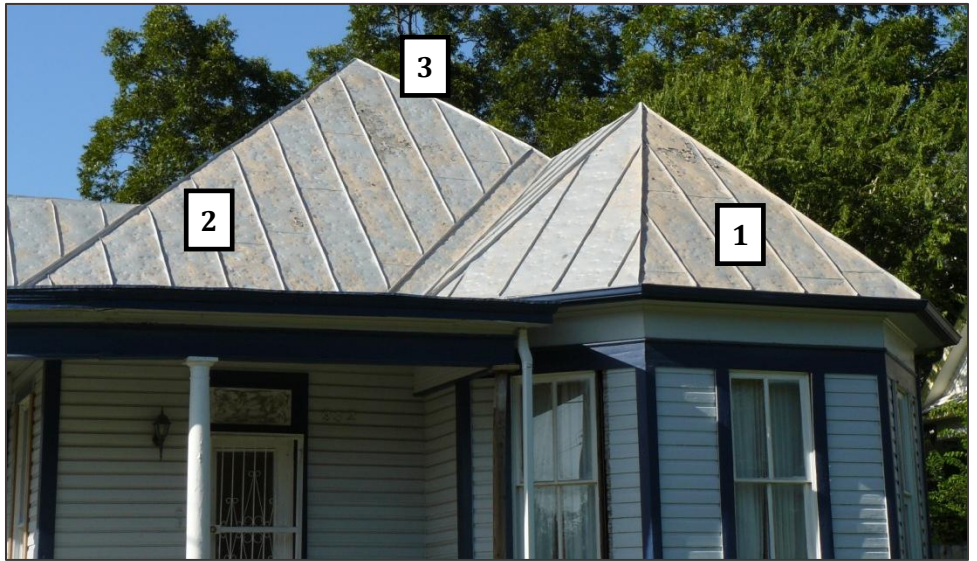
Photographs



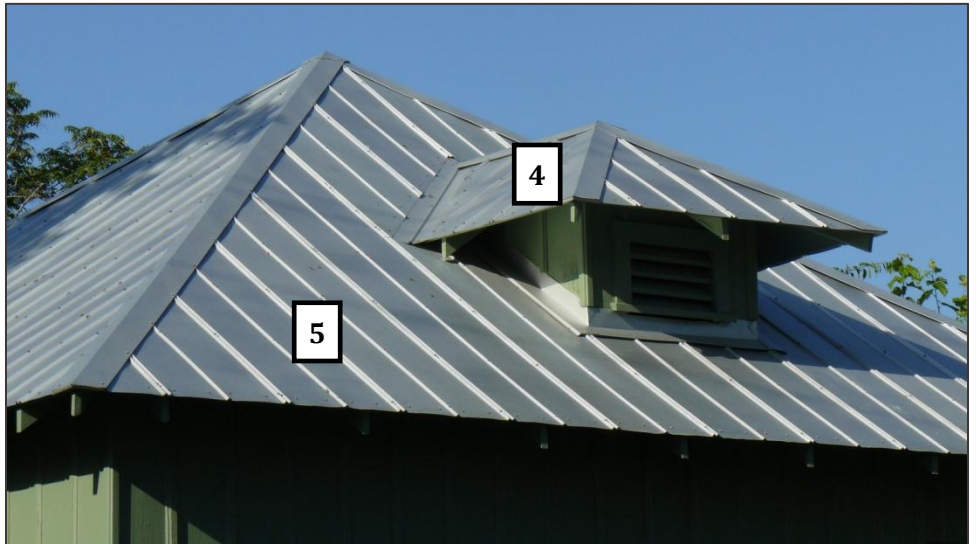
Checklist for Metal Roofs

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

- 1** Use panels that are 18 to 21 inches in width.
- 2** Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
- 3** Use a crimped ridge seam that is consistent with the historic application.
- 4** Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- 5** Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.



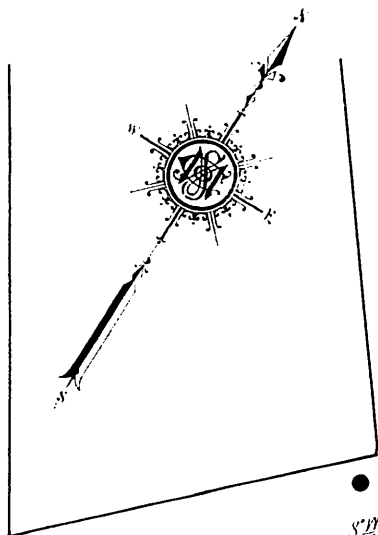
Historic standing seam metal roof with crimped ridges.



Example of appropriate v-crimp panels with external metal fasteners.



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



358

357

STIEREN

324

947

946

945

2968

362

WICKES

ADAMS

MISSION

360

359

CLAUDIA ST

HENRIETTA

2880

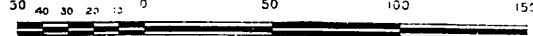
2879

2878

BARBE

363

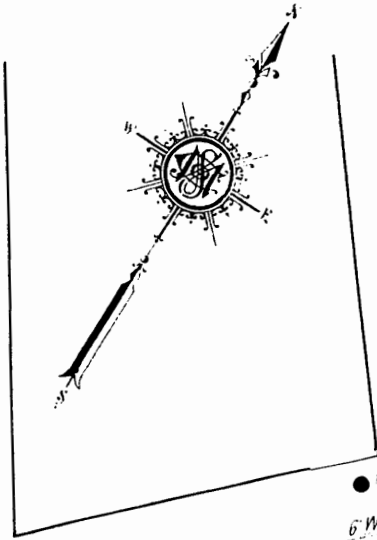
Scale of Feet.



1951 SANBORN MAP

359

TEX



358

STIEREN

357

362

WICKES

ADAMS

324

946

MISSION

360

CEDAR

2880

2879

2878

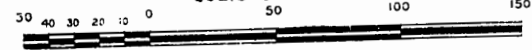
CLAUDIA ST.

CEDAR (CHENRIETTA) (MACADAMIZED)

BARBE

363

Scale of Feet.



440