

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

HDRC CASE NO: 2021-370
ADDRESS: 1017 S ALAMO ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 5
ZONING: NC S, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Bryce Johnson/Bravo Roofing
OWNER: RED BLUE PROPERTIES LLC
TYPE OF WORK: Installation of a standing seam metal roof featuring brown panels and a ridge cap
APPLICATION RECEIVED: July 21, 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 install a standing seam metal roof featuring a brown color and ridge caps.

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 1017 S Alamo was constructed circa 1905 and is first found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features both hipped and gabled roofs, a wraparound front porch, and turned columns and balusters.
- b. VIOLATION – On June 23, 2021, OHP staff found that a standing seam metal roof has been installed at 1017 S Alamo prior to the issuance of a Certificate of Appropriateness and permit. OHP staff issued a notice of violation at that time. The standing seam metal roof features ridge caps, a brown color and replaced an existing, asphalt shingle roof.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with a standing seam metal roof to feature a ridge cap. 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 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 featured a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds the color and ridge caps to be inconsistent with the Guidelines.

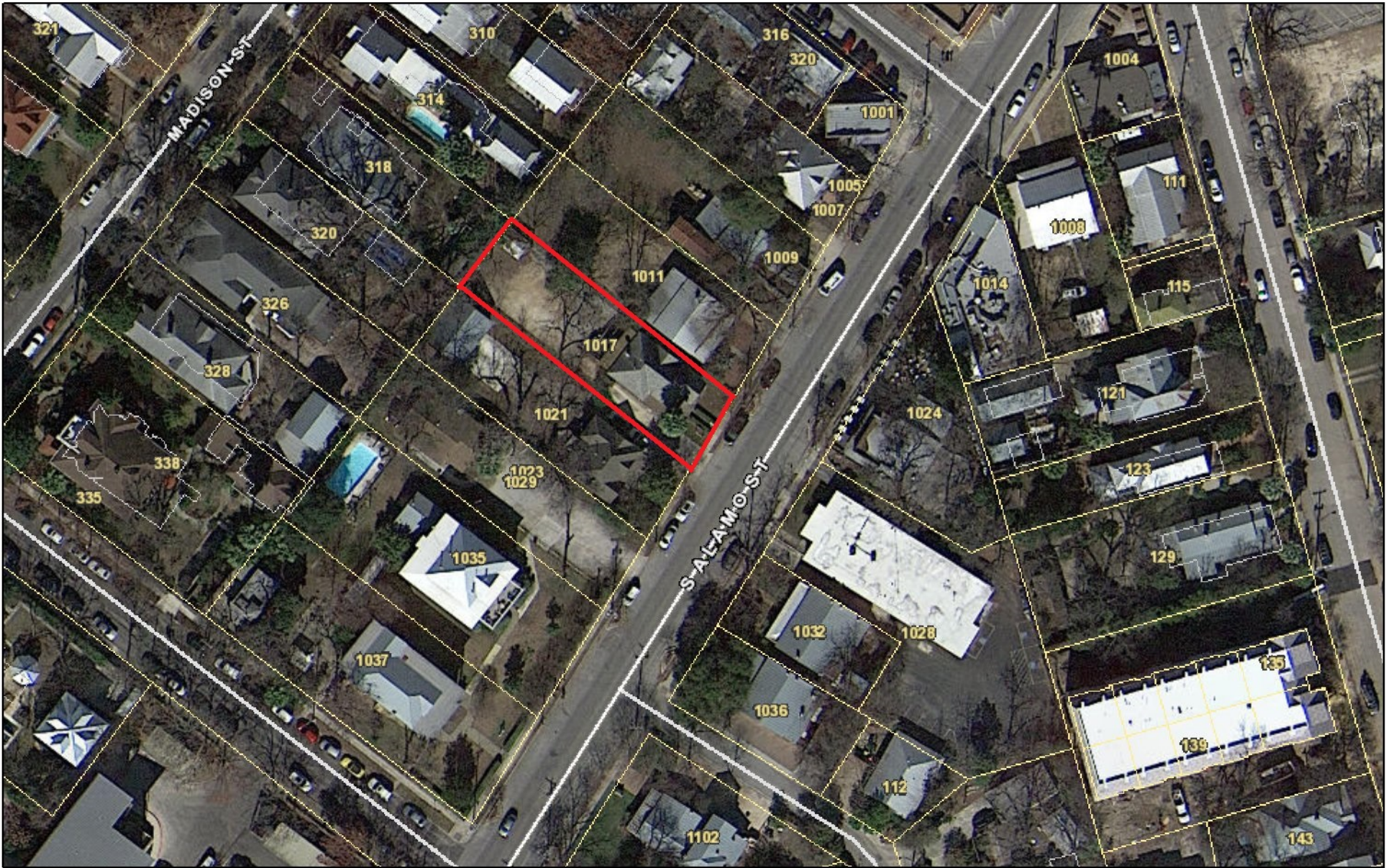
RECOMMENDATION:

Staff does not recommend approval based on finding c. Staff recommends that a standing seam metal roof be installed that is consistent with the Guidelines and adheres to the following specifications: panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and

panels should feature a standard galvalume finish. Staff finds the color and ridge caps to be inconsistent with the Guidelines.

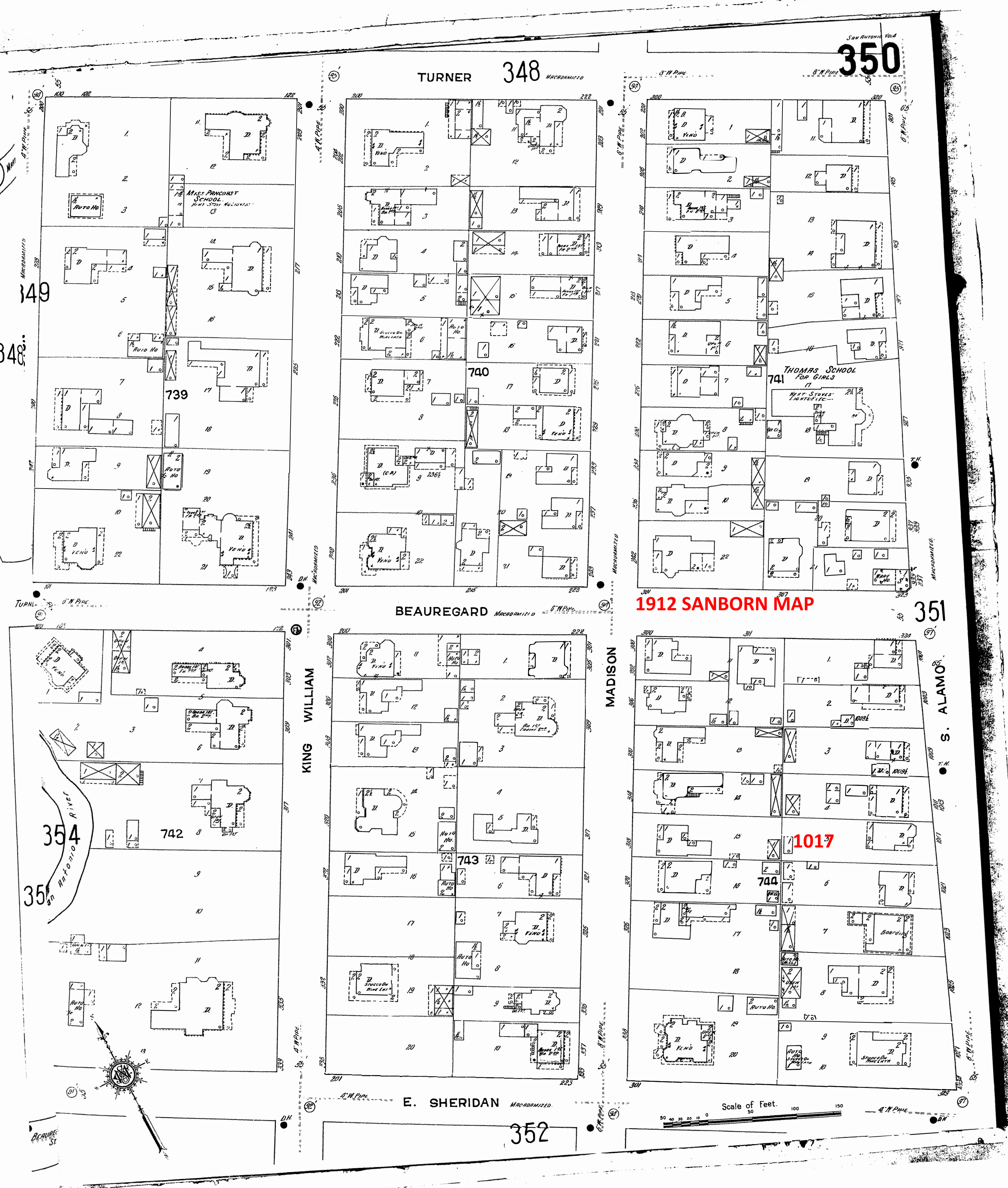
A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design.

City of San Antonio One Stop



August 10, 2021





350

TURNER 348

BEAUREGARD

1912 SANBORN MAP

351

S. ALAMO

352

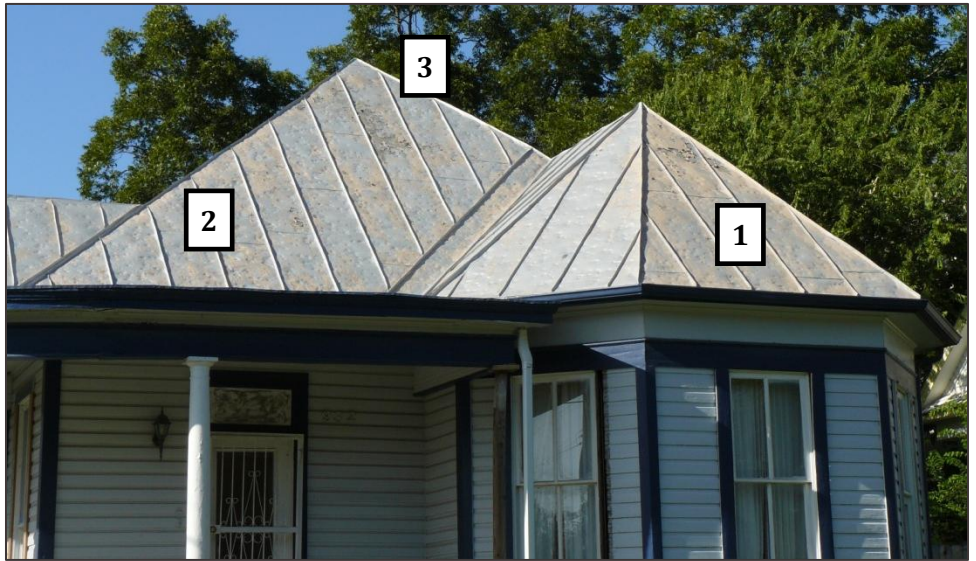
E. SHERIDAN

Scale of Feet.

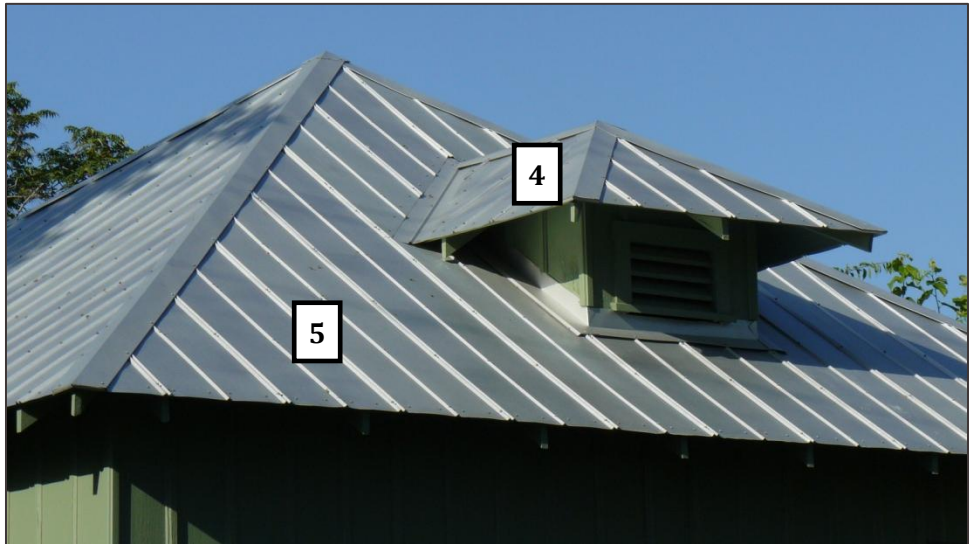
Checklist for Metal Roofs

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).



Investigation Report

Property

Address	1017 S Alamo
Owner Information	Red Blue Properties LLC

Site Visit

Date	06/23/2021
Time	11:57 AM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Other
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	The installation of a brown standing seam metal roof with a large ridge cap and fascia and trim replacement.
Description of interaction	EH spoke with office staff. A Notice of Violation was issued.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Other [see field notes]
Will post-work application fee apply?	To be determined

Documentation

Photographs	
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Investigation Report






Investigation Report






Investigation Report

June 23, 2021 at 11:55 AM
1017 S Alamo St
San Antonio TX 78210
United States

**CITY OF SAN ANTONIO**
OFFICE OF HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7-45am - 4:30pm Monday - Friday
(210) 207 - 0035



NOTICE OF INVESTIGATION

ADDRESS: **1017 S ALAMO** [BCAD] OWNER: **RED BLUE PROPERTIES LLC**

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): **INSTALLATION OF STAINING SEAM METAL ROOF W/ RIBBED CAP AND BROWN COLOR**

☐ Code 35-451(b): Work beyond Scope of Approval: _____

☐ Code 35-615: Demolition by Neglect: _____

STOP WORK: Yes | **Not Applicable**


Please contact the Office of Historic Preservation within 48 hours of the inspection date: **JUNE 23, 2021**

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecutions, on the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution to cease direct or indirect violations of the law. Penalties for continued violations of the law include but are not limited to: (i) a criminal conviction on your record; (ii) criminal fines; (iii) court costs; (iv) civil penalties in the range of \$100 to \$1000 per day; (v) attorney fees; (vi) equipment to the City of the costs to include but are not limited to: (i) a criminal conviction on your record; (ii) criminal fines; (iii) court costs; (iv) civil penalties in the range of \$100 to \$1000 per day; (v) attorney fees; (vi) equipment to the City of the costs to prosecute you; (vii) items on your property and filed with the county deed records; (viii) a judicial finding that you have caused or are causing damage and are responsible to the community for the same; (ix) demolition of your property; (x) if you are found to be a scofflaw, the City may deny you future and future permits for this project and others, etc.



Investigation Report

	<div>June 23, 2021 at 11:56 AM 1019-1021 S Alamo St San Antonio TX 78210 United States</div> 
	06/23/2021 11:59 AM
Additional photos were taken on another device.	No