HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD
April 19, 2024

HDRC CASE NO:	**2024-139**
ADDRESS:	501 HAYS ST
LEGAL DESCRIPTION:	NCB 529 BLK 2 LOT 8
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	John Goodwin/John P. Goodwin
OWNER:	John Goodwin
TYPE OF WORK:	Roof replacement (shingle to metal)
APPLICATION RECEIVED:	March 27, 2024
60-DAY REVIEW:	May 26, 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 with panels that feature striations and a ridge cap.

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:

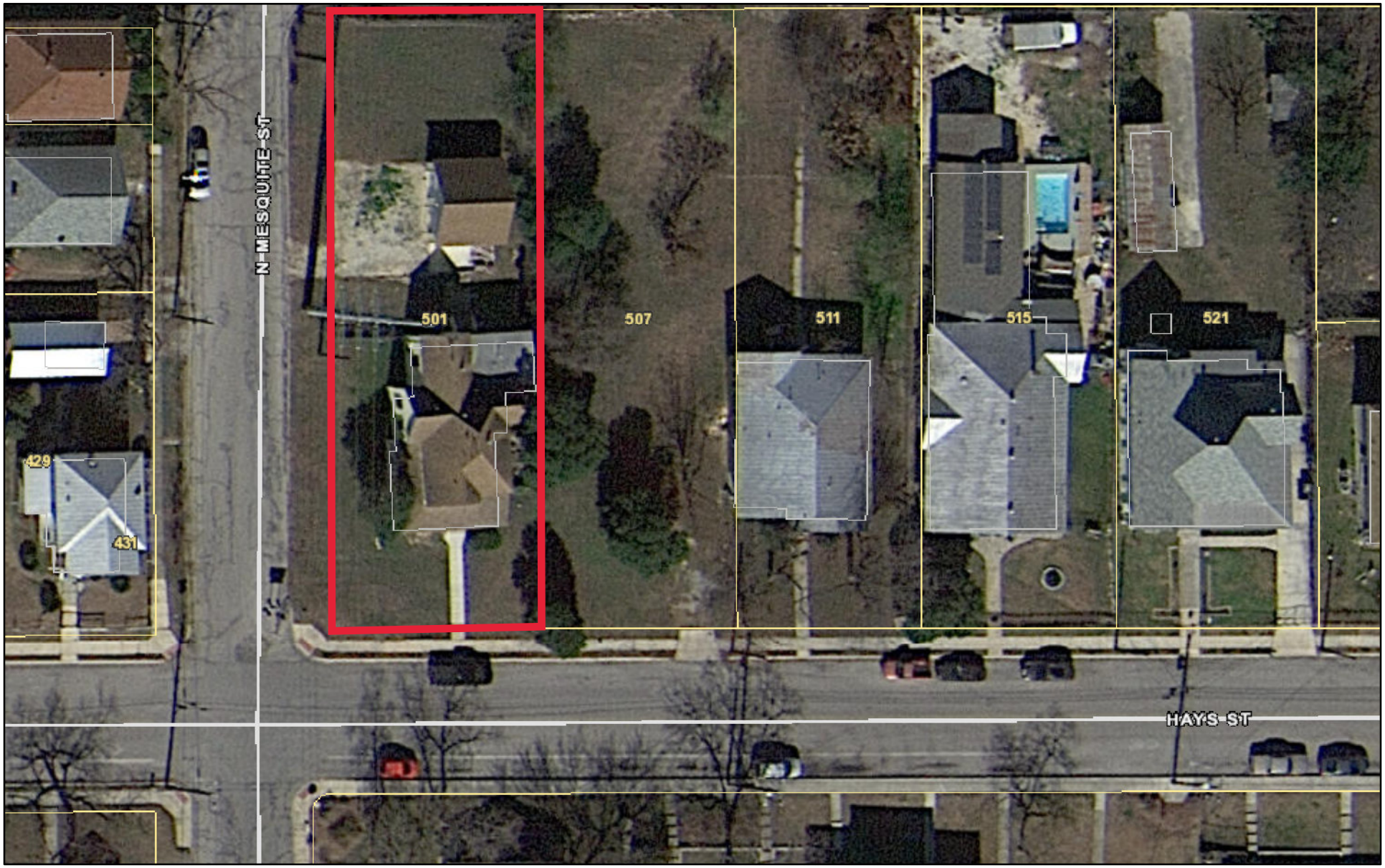
a. The primary structure at 501 Hays was constructed circa 1900 in the Folk Victorian style, first appears on the 1904 Sanborn Map, and contributes to the Dignowity Hill Historic District. The one-story, single-family structure features a wraparound porch, a front facing shake shingled gable with a primary hipped gable roof and turned gables towards the rear, wood lap siding, and wood sash windows on a corner lot.

b. VIOLATION – On Friday, April 12, 2024, while staff was placing the public notice sign, staff noticed the roof had been changed to the proposed roofing details. No one was on site to speak with regarding the modifications. Staff contacted the property owner to discuss the changes in the roofing materials, and the property owner stated they would like to modify the request to include striations on the panels and a ridge cap.
c. ROOF REPLACEMENT – The applicant is requesting to replace the existing composition shingle roof with a standing seam metal roof on the primary and secondary structures. 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 composition shingle roof. In addition, the Folk Victorian style home has traditionally either had a standing seam metal roof or a composition shingle roof. Staff finds that the change of material from composition shingle to standing seam metal conforms to 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. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

City of San Antonio One Stop



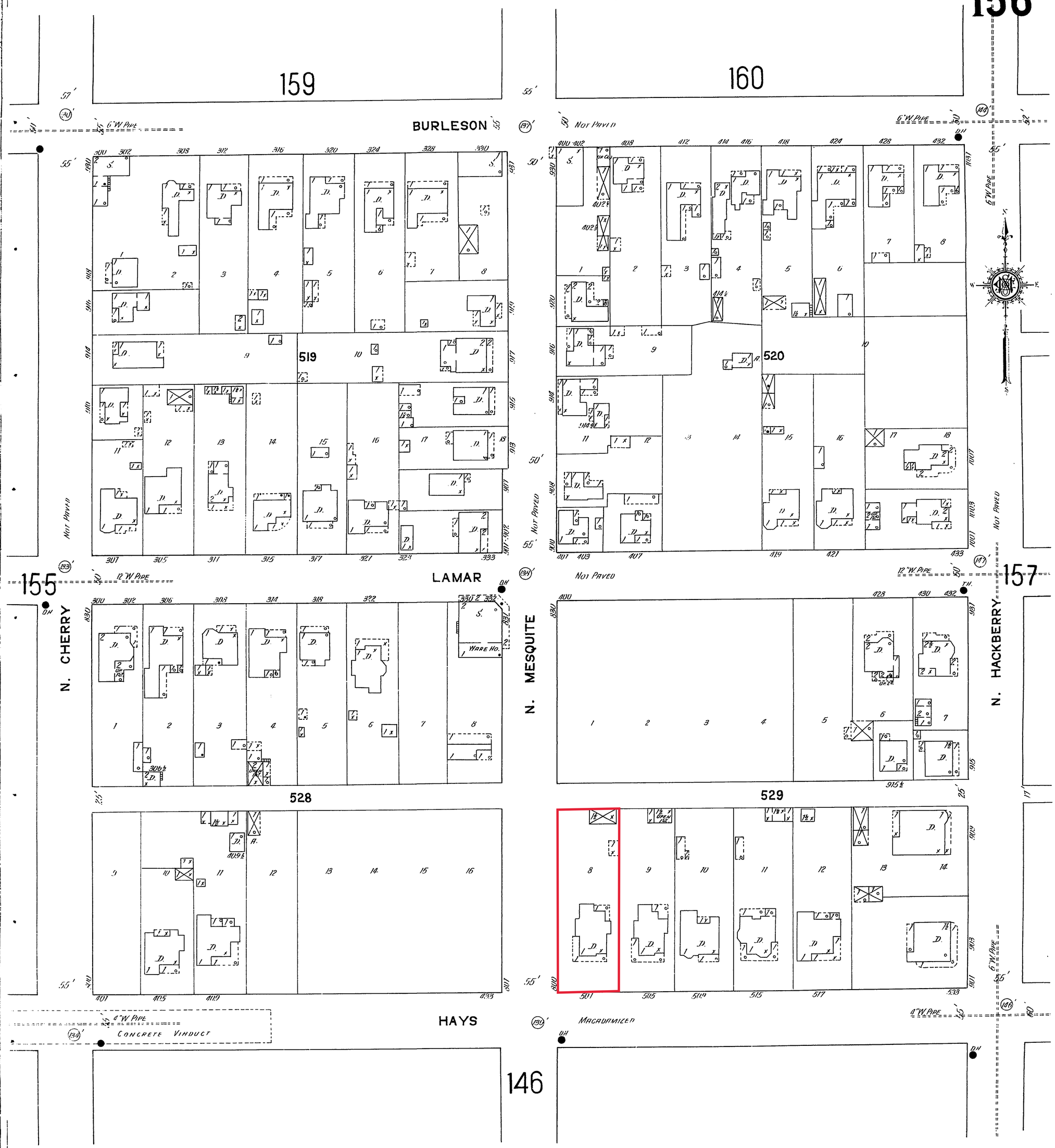
April 10, 2024

1:500

0 0.004 0.008 0.016 mi

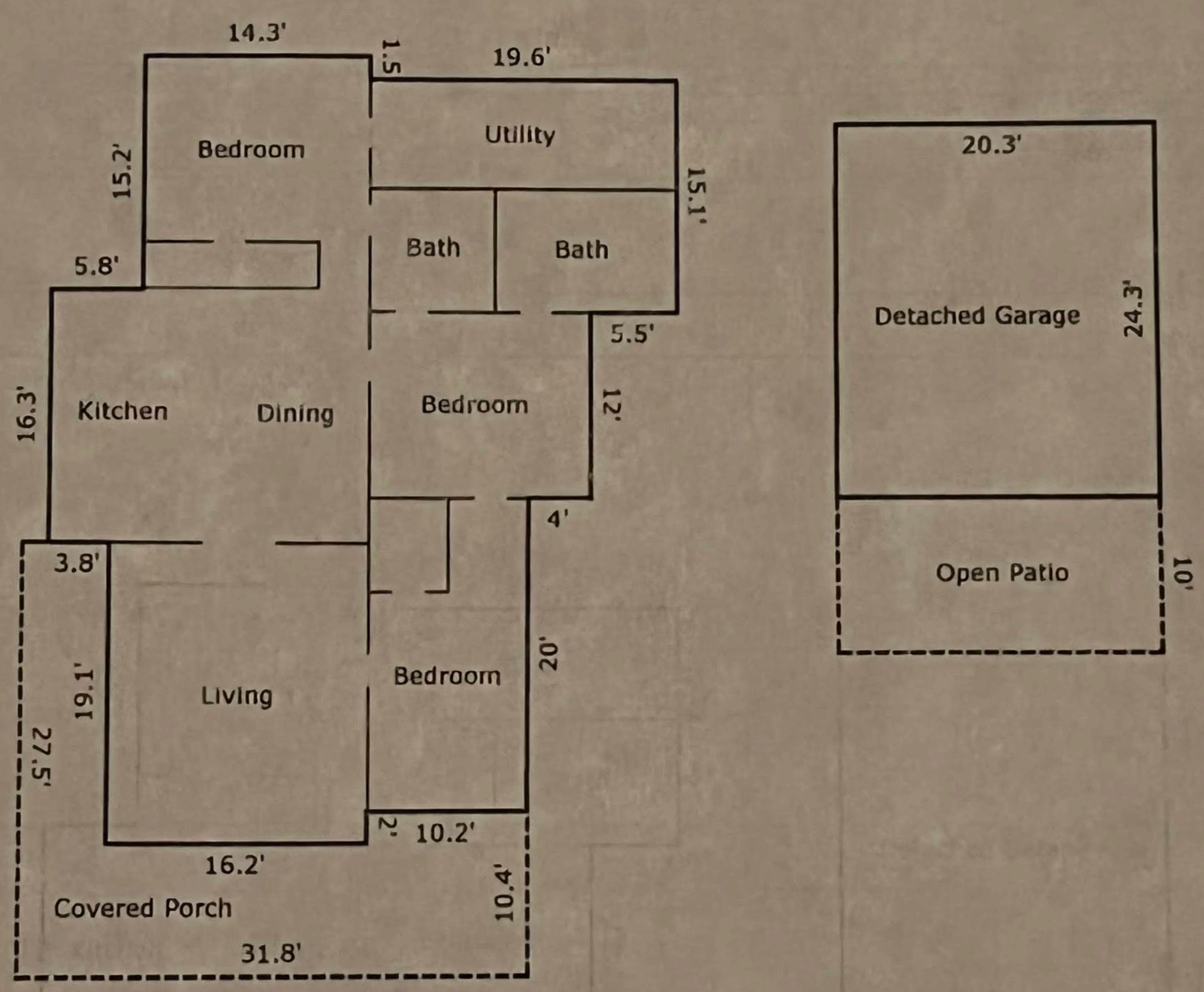
0 0.005 0.01 0.02 km

City of San Antonio GIS
Copyright 4-10-2024


159
160
BURLESON
LAMAR
HAYS
N. CHERRY
N. MESQUITE
N. HACKBERRY
155
157
146
519
520
528
529
Not Paved
Macadamized
6" W. Pipe
12" W. Pipe
4" W. Pipe
Concrete Viaduct
Ware Ho.
Scale of Feet.

Building Sketch

Borrower/Client	Goodwin, John P				
Property Address	501 Hays St				
City	San Antonio	County Bexar	State TX	Zip Code 78202	
Lender	Network Funding LP				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1522.3 Sq ft	15.1 × 5.5	= 83
		16.3 × 3.8	= 61.9
		27.1 × 4	= 108.4
		16.2 × 2	= 32.4
		14.3 × 1.5	= 21.4
		24.4 × 13.7	= 334.3
		33.4 × 26.3	= 878.4
		0.1 × 13.4	= 1.3
		0.5 × 0.1 × 20	= 1
Total Living Area (Rounded):	**1522 Sq ft**		
Non-Living Area			
Concrete Patio	203 Sq ft	10 × 20.3	= 203
2 Car Detached	492.7 Sq ft	24.3 × 20.2	= 492.1
		0.5 × 24.3 × 0	= 0.6
Open Porch	390.1 Sq ft	10.4 × 10.2	= 105.8
		8.4 × 16.2	= 136.1
		27.5 × 5.4	= 148.5

2 PROPOSED WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 PROPOSED EAST SIDE ELEVATION NORTH MESQUITE STREET
SCALE: 1/4"=1'-0"

REGISTERED ARCHITECT LEE H. SMITH 6415 STATE OF TEXAS
6/19/2020

No.:	Revisions:	Date:

Project:
Proposed Roof Renovation
John P. Goodwin
501 Hays St., San Antonio, Texas, 78202

Lee H. Smith, Architect
12018 STONEY CROSSING, SAN ANTONIO, TEXAS 78247, 210-400-8702

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LHS architects

Drawn: LHS	Project No.: 2020-06
Checked: LHS	Date: 6/19/2020
Scale: 1/4"=1'-0"	
Drawing Title: PROPOSED ELEV'S.	
Sheet No.: of A.2	

507
501

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Property

Address	501 Hays
District/Overlay	Dignowity Hill
Owner Information	GOODWIN JOHN PHILIP

Site Visit

Date	04/12/2024
Time	11:29 AM (-5 GMT)
Context	drive-by
Present Staff	Jessica Anderson
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Installation of nonconforming metal roof without COA.
Description of interaction	Photos only. Roof has striations and ridge and end caps.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	To be determined

Documentation

Photographs	

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

	04/12/2024 11:31 AM
Additional photos were taken on another device.	No

501
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN REVIEW
COMPLIANCE &TECHNICAL ADVISORY BOARD
HISTORIC PRESERVATION
HISTORIC PRESERVATION
ADDRESS
REQUEST
501 HAYS ST
Roof replacement (shingle to metal)
April 19, 2024
HEARING DATE:
at 8:30 AM
ALL HDR-CTAB MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207-0035 or email info@sapreservation.com.
Apr 12, 2024 11:26:01 AM
431 Hays Street
San Antonio
Bexar County
Texas

Apr 12, 2024 11:26:07 AM
431 Hays Street
San Antonio
Bexar County
Texas

50