HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2023-014

ADDRESS: 427 MISSION ST

LEGAL DESCRIPTION: NCB 946 BLK 2 LOT 25

ZONING: RM-4, H

CITY COUNCIL DIST.: 1

DISTRICT: King William Historic District

APPLICANT: Jose Puentes/JP CONTRACTING LLC d.b.a Atrium Roofing

OWNER: Spencer Atkinson/MILTON & LUISA NAUMANN LIVING TRUST

TYPE OF WORK: Roof replacement APPLICATION RECEIVED: December 19, 2022

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Rachel Rettaliata

REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing. iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.
- 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:

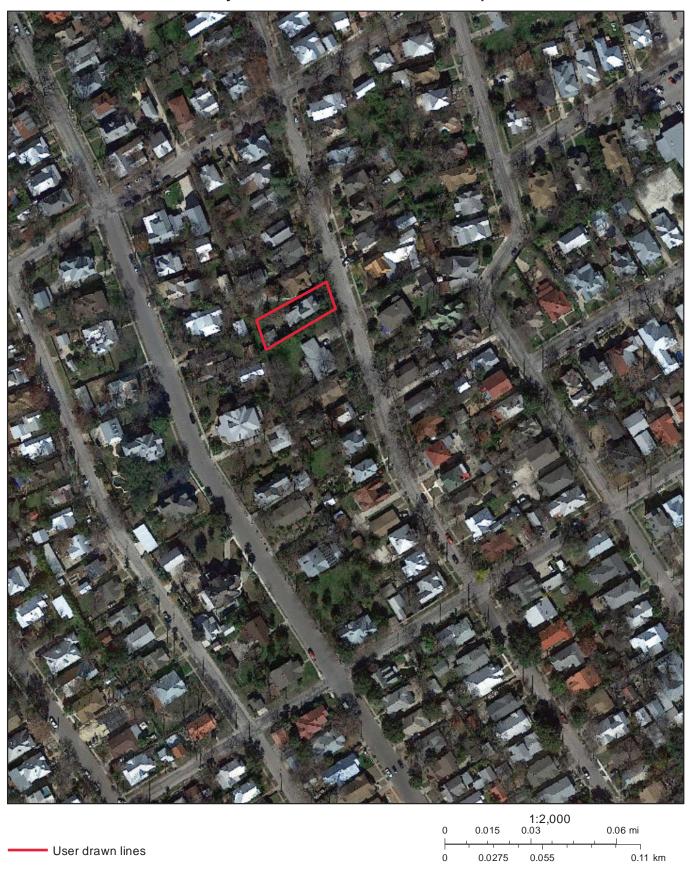
- a. The primary structure at 427 Mission is a 2-story residential structure constructed circa 1912. The structure first appears on the Sanborn map in 1912 as 325 Mission in the same footprint as existing. The primary structure features a cross gable composition shingle hip roof with a font dormer, a wraparound front porch with square post supports, wood cladding, and one-over-one wood windows. The property is contributing to the King William Historic District.
- b. ROOF REPLACEMENT The applicant is requesting approval to replace the existing composition shingle roof with a standing seam metal roof with galvalume finish. According to Guideline 3.B.iv for Exterior Maintenance and Alterations, metal roofs can be used on structures that historically had a metal roof or where a metal roof is appropriate for the style of the construction period. According to the 1912 Sanborn map, the structure originally featured a shingle roof. Staff finds the proposal appropriate for the construction period and style of the house and finds that the standing seam metal replacement roof should meet staff's standard specifications for metal roofs.

RECOMMENDATION:

Staff recommends approval of the request to replace the existing roof with a standing seam metal roof based on finding b 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. 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.

City of San Antonio One Stop









































18911 Hardy Oak Blvd. #166 San Antonio, TX 78258 Ph: (210) 807-6767

SA,TX Lic.# H-930582





Date: 12/16/2022

Atrium Representative:
 Jose Puente
(210) 306-9603
 jose@atriumroofing.com

METAL ROOFING SECTION

- Remove existing roofing down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$60 per sheet.
- Install high density membrane, ice and water shield at valleys and sensitive areas.
- Install Titanium UDL 30 Synthetic underlayment in all areas.
- Fabricate & Install NEW custom made Drip Edge in all perimeter, Eaves & Rakes
- Install Z bar at Ridge lines
- Custom build Metal Ridge Caps in all ridge and hips
- Supply and Install NEW 24 Ga Metal panels in all areas
- 1" Seam High between panels
- Clean up all job related debris
- ***ProCat blown in insulation included***

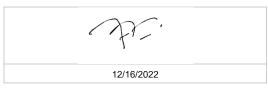
Price includes all Material, Taxes and Labor

Color Option: Galvalume Plus

TOTAL:

• Plywood replacement (if necessary) will be completed on a \$60.00 per sheet basis.

We Hereby Propose to material and labor – complete in accordance with above specifications. Payment to be made as follows: \$1,000.00 or 10% at the start (whichever is less). Second payment equal to "deductible" amount, upon job start. The rest of the contracted amount upon completion of the project. All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. A ten-year workmanship warranty is provided. Any unsound decking will be replaced at an additional charge. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.



Atrium Roofing - Authorized Signature

Note: Price good for 14 days.

Acceptance of proposal – The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Last Modified: 12/16/2022

ESTIMATE



Atrium Roofing 18911 Hardy Oak Blvd Suite 166 San Antonio, TX 78258 contact@atriumrofing.com (210) 807-6767

Salesman/Customer Rep

Jose Puente jose@atriumroofing.com (210) 306-9603

Job ld 2212-4095898-01

Estimate # 0581

Estimate Date 12/16/2022

Estimate Amount

\$32,840.46

Contractor license # H-930582

#	Туре	Name	(Price / Unit) x Qty	Line Total
1	MATERIALS	Metal Roofing - Standing Seam (Galvalume Plus)		
	Trade Type: R	OOFING Color: Galvalume Plus		
2	MATERIALS	McElroy Flat Sheet - Galvalume Plus		
	Trade Type: R	OOFING Color: Galvalume Plus		
3	MATERIALS	ATRIUM ROOFING SYNTHETIC UNDERLAYMENT		
	Trade Type: Ro	OOFING		
	Description: A	FRIUM ROOFING LOGO		
4	MATERIALS	OC WEATHERLOCK MAT 3X66.7' 2 SQ		
	Trade Type: Ro	OOFING		
	Description: Ite	em Code: 11TRICECR2		
5	MATERIALS	Metal - Cleats		
	Trade Type: R	OOFING		
6	MATERIALS	Metal - Screws (Standard)		
	Trade Type: R	OOFING		
7	MATERIALS	Dektite Pipe Boot		
	Trade Type: Ro	OOFING		
8	MATERIALS	Great Seal PE-150		
	Trade Type: Ro	OOFING		
9	LABOR	Metal Roof		
	Trade Type: R	OOFING		

Description: Demo exisiting Roof, Install underlayments and install new metal roof standing seam. Up to 10 facets

10 LABOR Zbar Fabrication

Trade Type: ROOFING

11 LABOR Ridge Cap Fabrication

Trade Type: ROOFING

12 LABOR Hips Fabrication

Trade Type: ROOFING

13 LABOR Drip edge Fabrication

Trade Type: ROOFING

14 LABOR Valley Metal Fabrication

Trade Type: ROOFING

15 LABOR Head Wall Fabrication

Trade Type: ROOFING

16 LABOR Metal 10-20 Facets

Trade Type: ROOFING

17 LABOR Metal 20 + Facets

Trade Type: ROOFING

18 LABOR Misc.

Trade Type: ROOFING

19 ACTIVITY Roll Form Service

Trade Type: ROOFING

20 MISC Dump Trailer

Trade Type: ROOFING

Description: Dumpster Including fees

21 MISC Building Permit

Trade Type: ROOFING

Last Modified: 12/26/2022

MATERIALS



Atrium Roofing
18911 Hardy Oak Blvd
Suite 166
San Antonio, TX 78258
contact@atriumrofing.com
(210) 807-6767

For: Spencer Atkinson

Salesman/Customer Rep

Jose Puente jose@atriumroofing.com (210) 306-9603

Job Id 2212-4095898-01

Material List # 0891

Material List Date 12/26/2022

#	Туре	Name	Unit / Qty
1	MATERIALS	Metal Roofing - Standing Seam (Galvalume Plus)	SQ / 52.50
	Trade Type: R0	OOFING Color: Galvalume Plus	
2	MATERIALS	McElroy Flat Sheet - Galvalume Plus	SH / 35.00
	Trade Type: R0	OOFING Color: Galvalume Plus	
3	MATERIALS	ATRIUM ROOFING SYNTHETIC UNDERLAYMENT	RL / 4.00
	Trade Type: R0	OOFING	
	Description: A1	TRIUM ROOFING LOGO	
4	MATERIALS	OC WEATHERLOCK MAT 3X66.7' 2 SQ	RL / 1.00
	Trade Type: R0	OOFING	
	Description: Ite	em Code: 11TRICECR2	
5	MATERIALS	Metal - Cleats	BX / 2.00
	Trade Type: R0	OOFING	
6	MATERIALS	Metal - Screws (Standard)	BX / 1.00
	Trade Type: R0	OOFING	
7	MATERIALS	Dektite Pipe Boot	EA / 8.00
	Trade Type: R0	OOFING	
8	MATERIALS	Great Seal PE-150	TU / 20.00
	Trade Type: R0	OOFING	

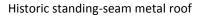


STANDING-SEAM METAL ROOF INSPECTION FORM

ADDRESS: 427 Mission St. San Antonio, TX 78210				
PROPERTY OWNER NAME: Julianne & Spencer Atkinson				

CONTRACTOR NAME: Jose Puente				
CONTRACTOR COMPANY: Atrium Roofing				
CONTRACTOR ADDRESS: 5018 Service Center Dr. San Antonio, TX 78218				
CONTRACTOR PHONE NUMBER: (210)807-6767				
CONTRACTOR EMAIL: contact@atriumroofing.com				
I, Jose A. Puente, acknowledge that I have obtained a Certificate of Appropriateness				
to install a new standing-seam metal roof with the specifications below and that <u>any deviation will require additional review by</u>				
у				
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to install a new standing-seam metal roof with the specifications below and that <u>any deviation will require additional review by</u> the Historic and Design Review Commission:				
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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: