

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-050
ADDRESS: 117 W CRAIG PLACE
LEGAL DESCRIPTION: LCB 1860 BLK 1 LOT 19
ZONING: R-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Virginia Vela/Integrity Roofing & Siding
OWNER: O'HANLON KEVIN THOMAS
TYPE OF WORK: Roof replacement and modification
APPLICATION RECEIVED: January 13, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

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

1. replace the existing shingle roof of the primary structure and outbuilding with a standing seam metal roof in 24 gauge, 18" panels in Galvalume finish with vertical seams and striations.
2. Alter the slope of the flat roof over the second story wrap-around porch at the southeast corner of the 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 structure located at 117 W Craig is a single-family, two-story, Victorian-style structure. The property is first identified on the 1904 Sanborn map. The structure has historically had a shingle roof, however it contributes to the

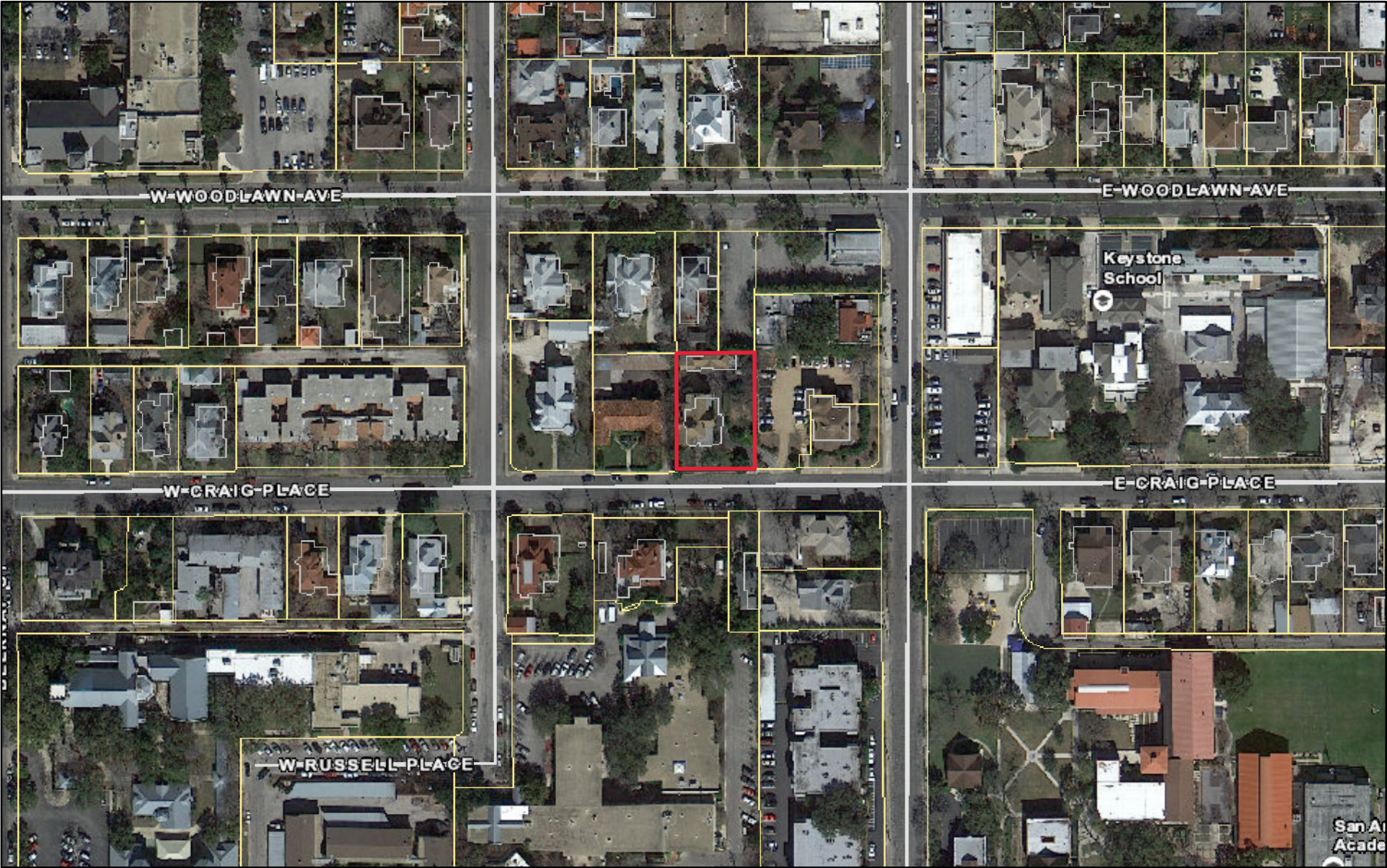
Monte Vista Historic District, which contains many characteristic properties featuring galvalume, standing seam metal roofs.

- b. ROOF REPLACEMENT – The applicant proposed to replace the existing shingle roof with a galvalume standing seam metal roof with vertical seams and striations. 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.
- c. ROOF FORM MODIFICATION: The applicant is proposing to add slope and pitch to the flat roof portion above the front, second-floor wrap around porch. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.ii states that the original shape, line, pitch, and overhand of historic roofs should be preserved when roof replacement is necessary. Alteration of the roof slope is inconsistent with these guidelines.

RECOMMENDATION:

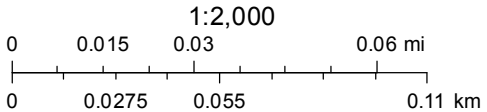
1. Staff recommends approval of item 1 based on finding b. Staff adds the stipulation that the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. 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.
2. Staff does not recommend approval of item 2 based on finding c, and recommends that the existing roof form and slope should be maintained.

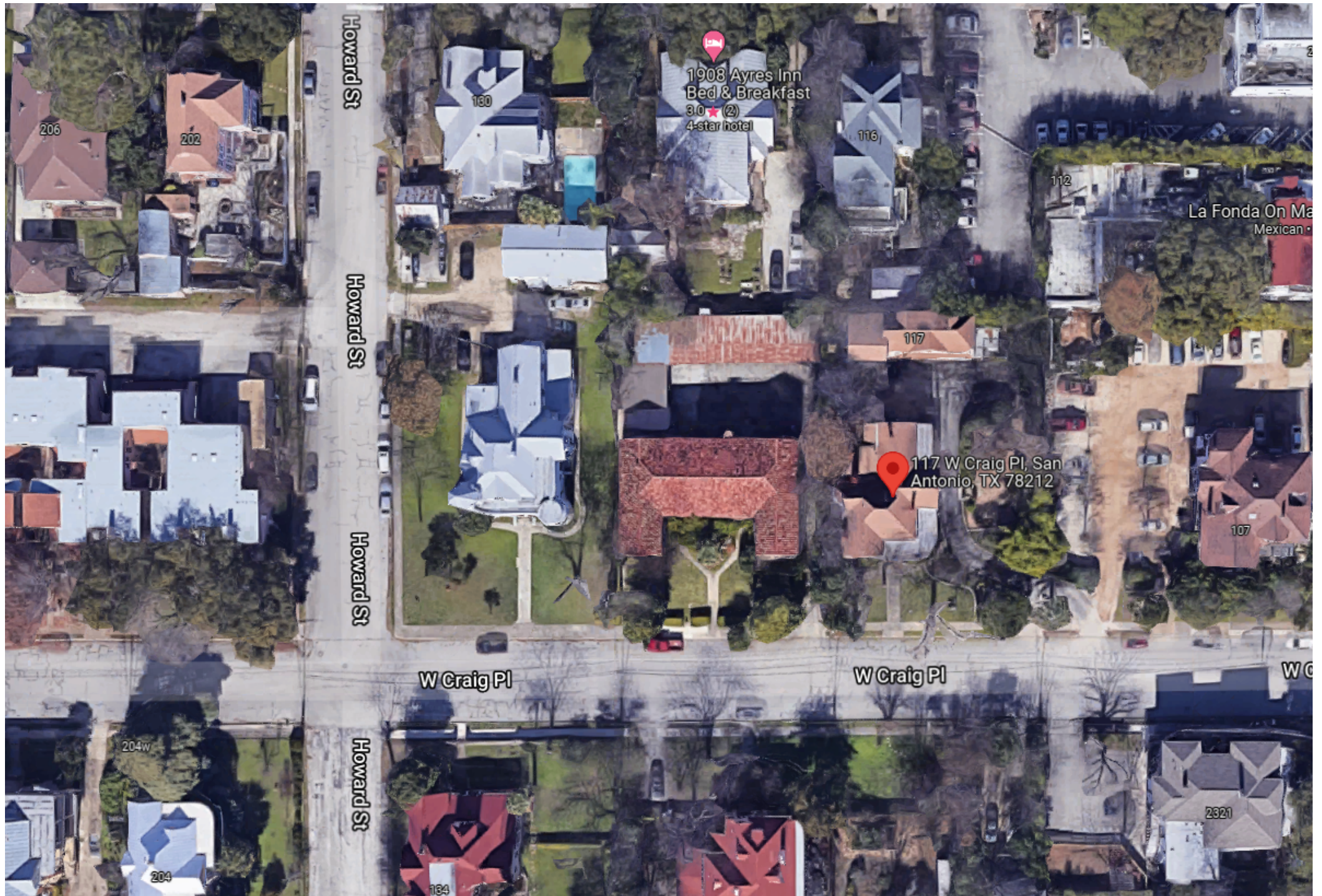
City of San Antonio One Stop

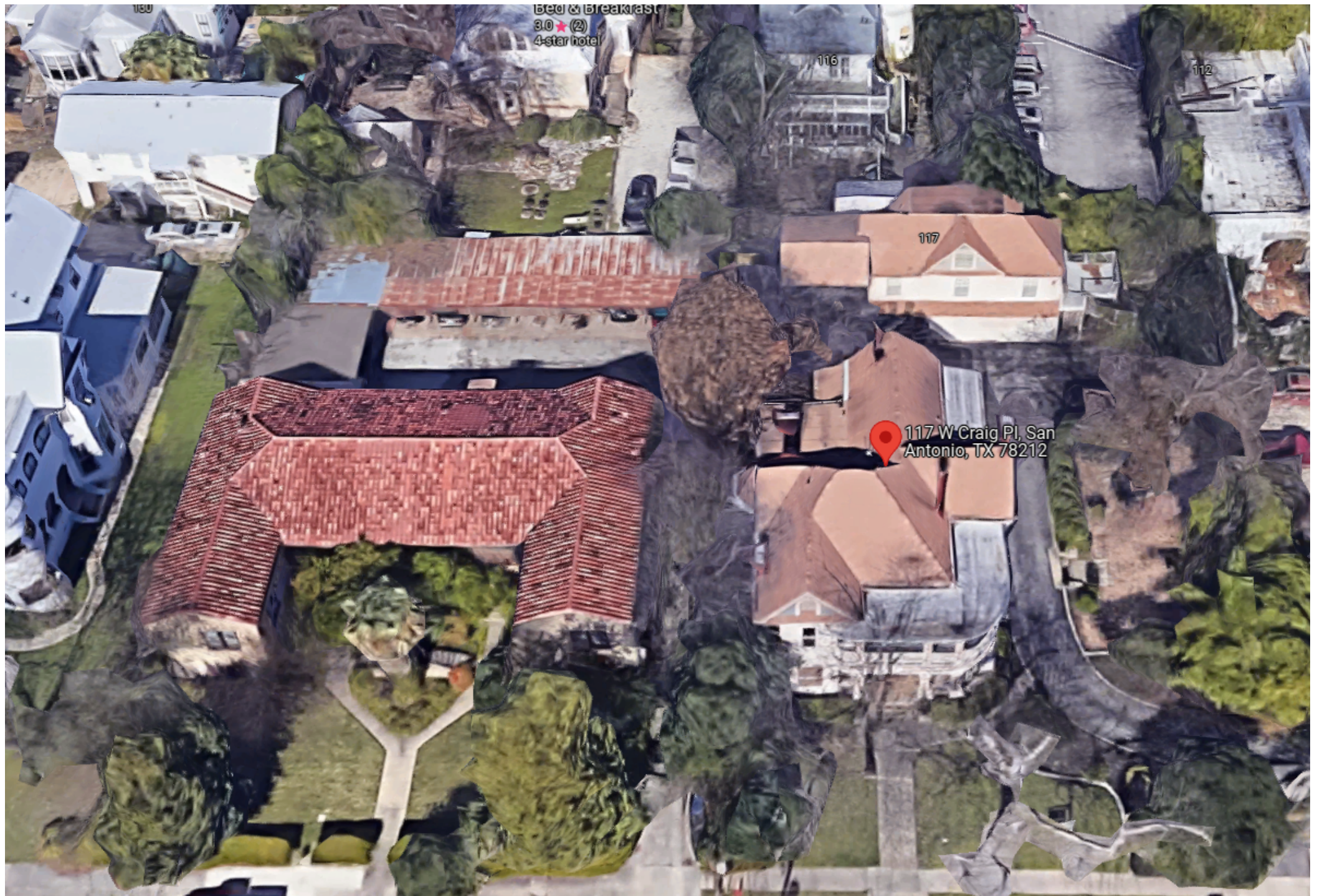


January 13, 2022

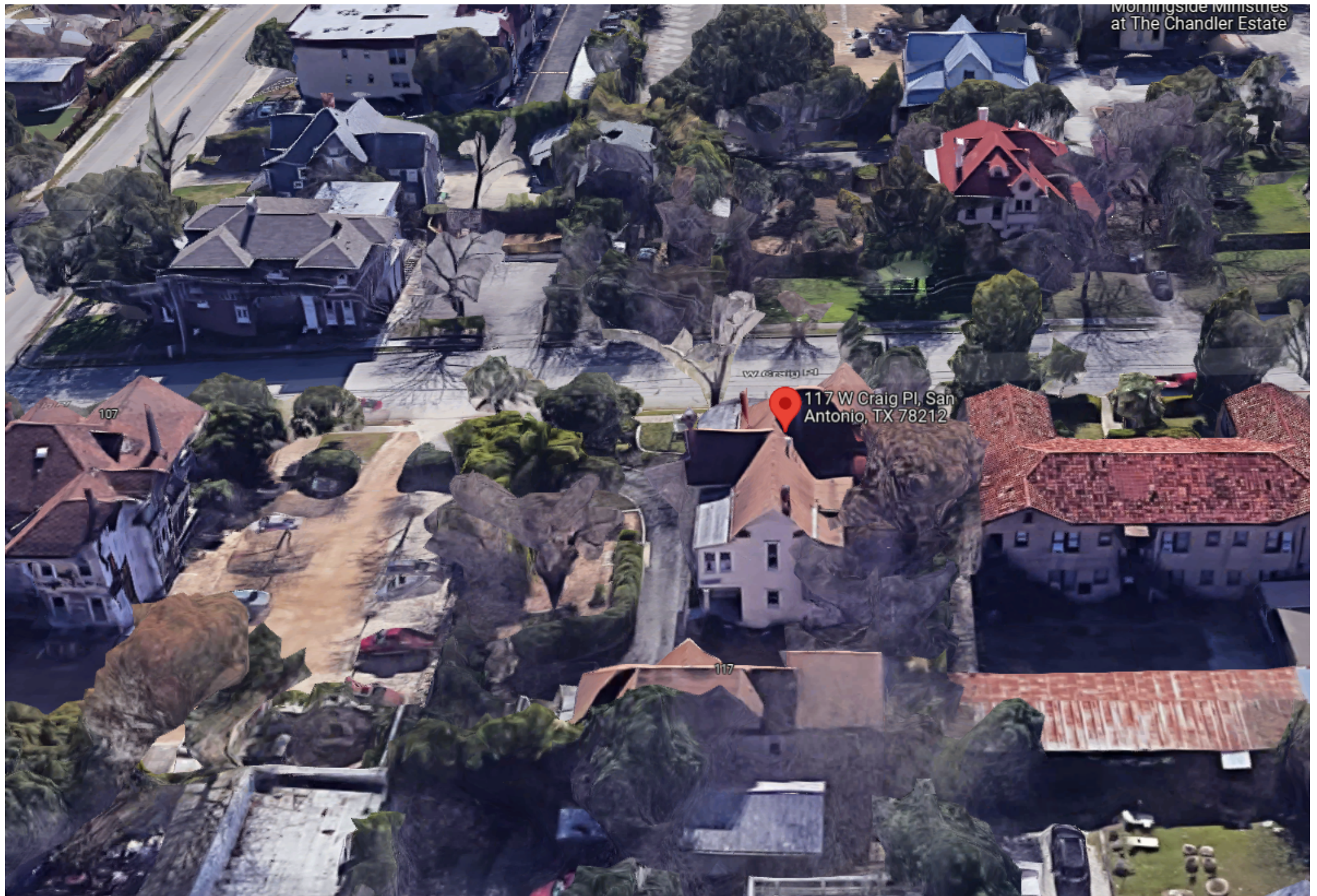
— User drawn lines



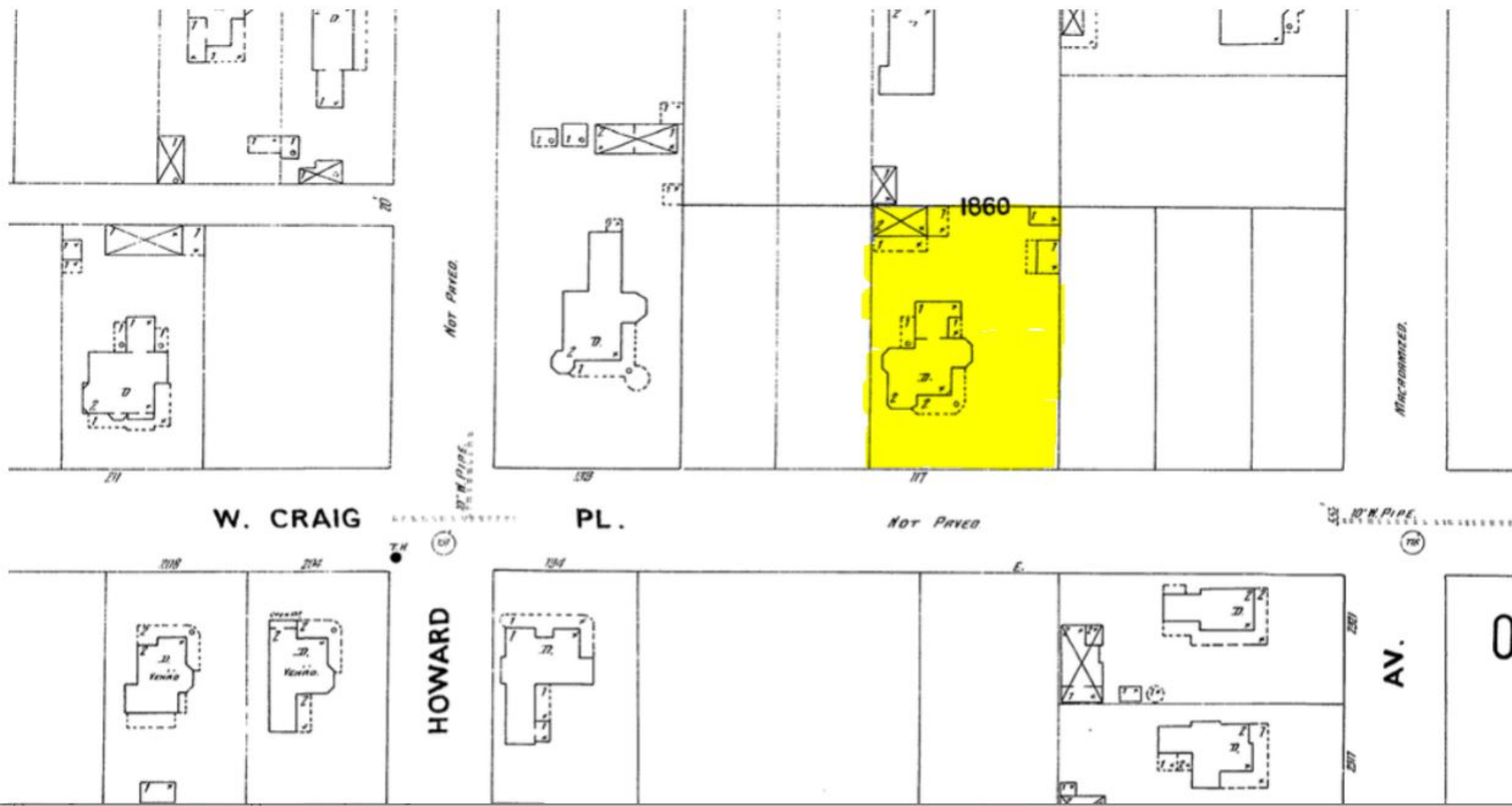




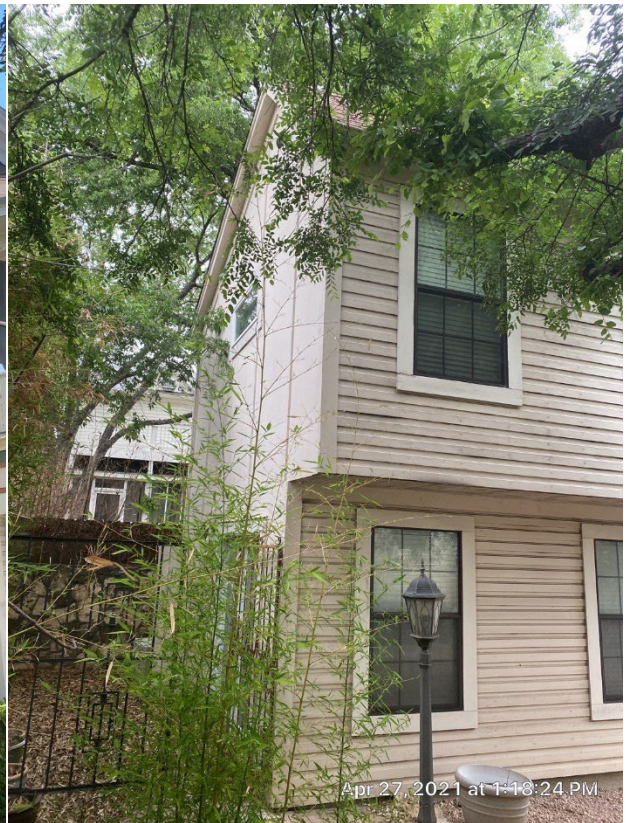




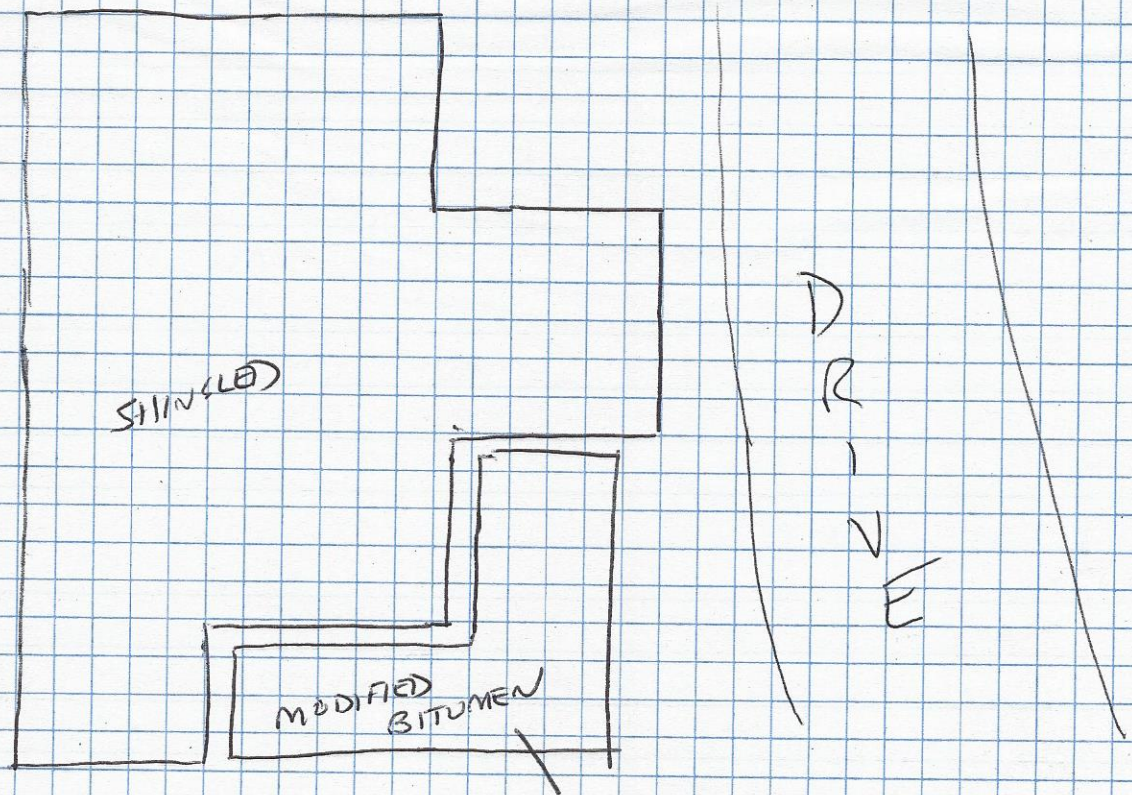












MINIMAL SLOPE EXISTS
INTEGRITY TO CREATE SLOPE
WITH 2x6'S TO
PUT METAL ROOF TO
MATCH THE REST OF NEW
INSTALLED ROOF !









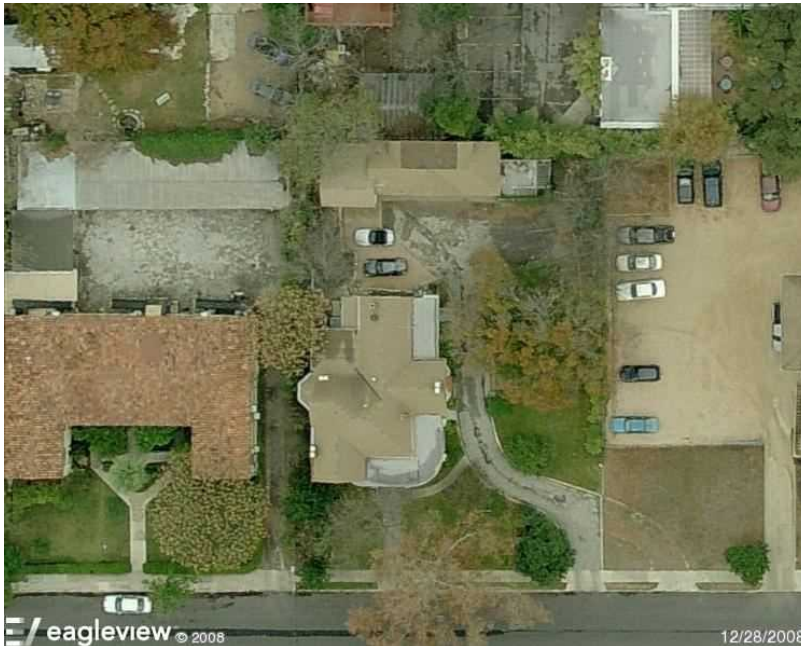






Precise Aerial Measurement Report

Prepared for you by Integrity Roofing



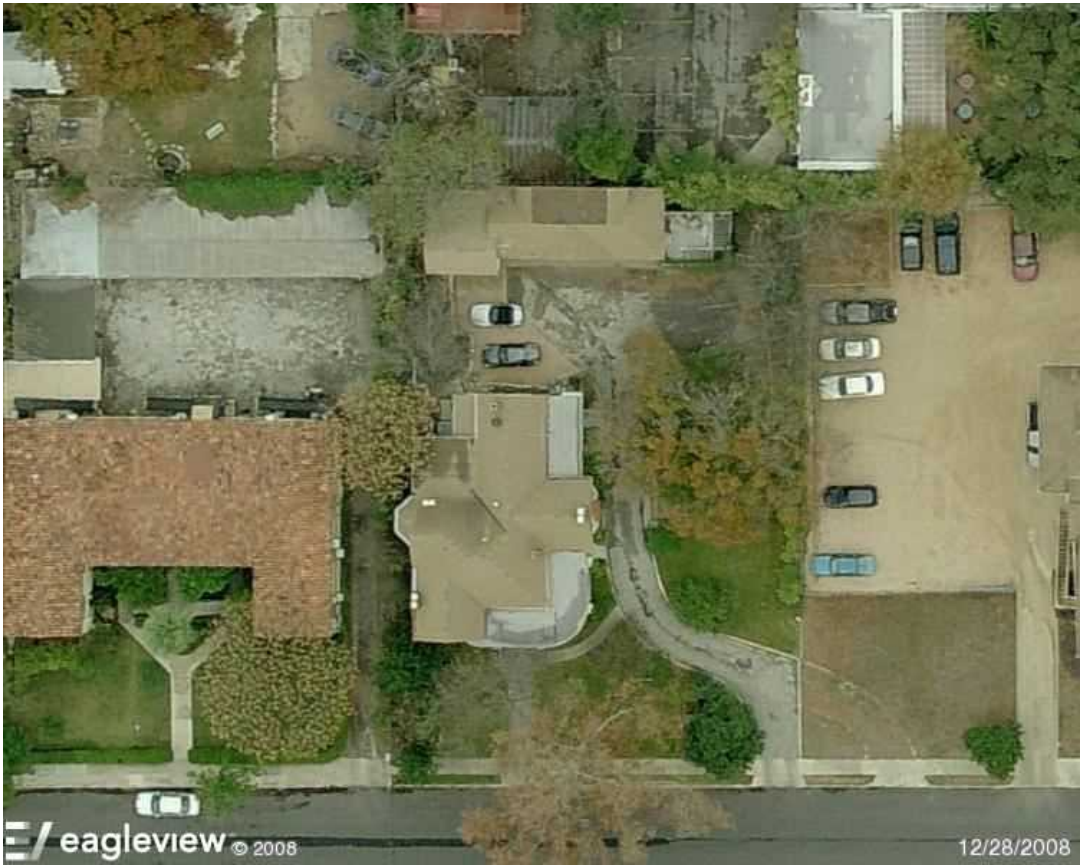
117 W Craig Pl, San Antonio, TX 78212-3417



Integrity Roofing, Siding & Windows
4807 West Ave
San Antonio, TX 78213

Ronnie Suarez
tel. (210) 340-7663
email: ronnie@integritysa.com

117 W Craig Pl, San Antonio, TX 78212-3417



EXTENDED COVERAGE 2D

Report Details	Report:43328608
Roof Details	Total Area =5,635 sq ft Total Roof Facets =36 Predominant Pitch = 14/12 Number of Stories >1 Total Ridges = 243 ft Total Valleys = 132 ft Total Rakes = 245 ft Total Eaves = 498 ft
Report Contents	Images 2 Length Diagram 3 Pitch Diagram 4 Area Diagram..... 5 Notes Diagram 6 Report Summary 11



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Contact: Ronnie Suarez
Company: Integrity Roofing Windows & Siding
Address: 4807 West Ave Suite 201-202
San Antonio, TX 78213
Phone: 210-340-7663



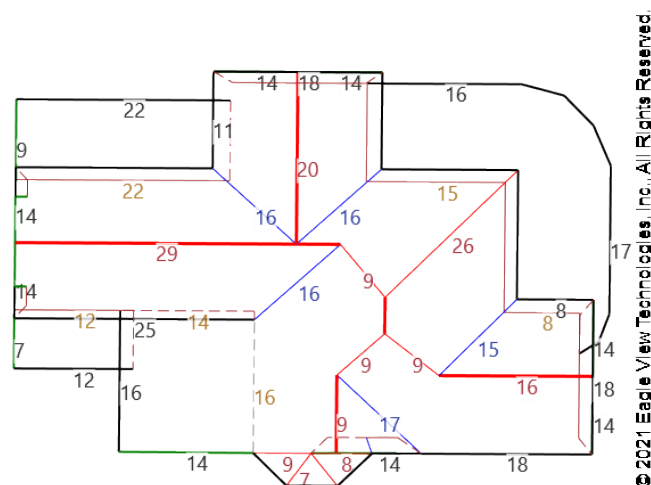
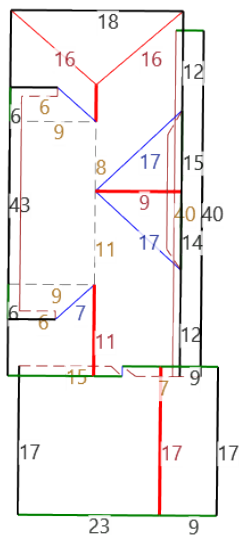
Images

The following aerial images show different angles of this structure for your reference.



EXTENDED COVERAGE 2D

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Length Diagram

Total Line Lengths:

Ridges = 125 ft

Hips = 118 ft

Valleys = 132 ft

Rakes = 245 ft

Eaves = 498 ft

Flashing = 206 ft

Step flashing = 109 ft

Parapets = 0 ft

Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

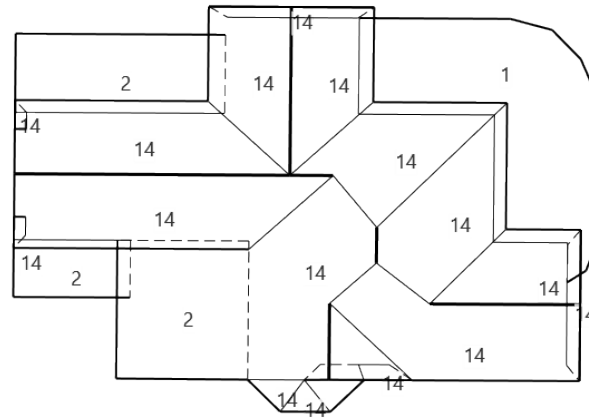
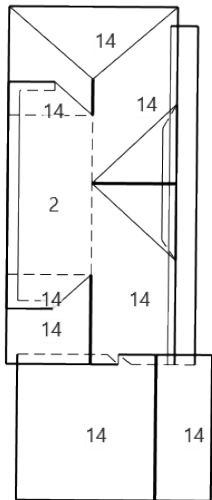
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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 14/12.

Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

Pitch Diagram Disclaimer: With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. Refer to pitch table for more information.

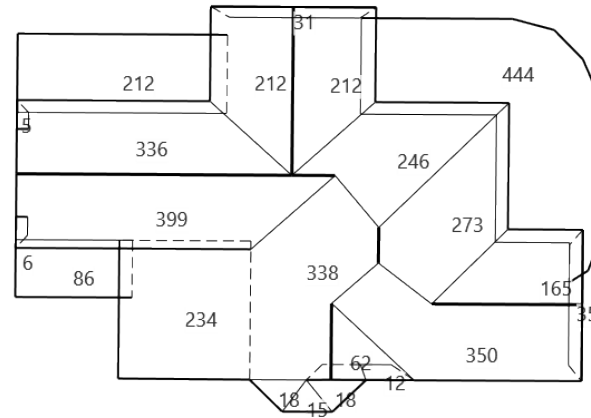
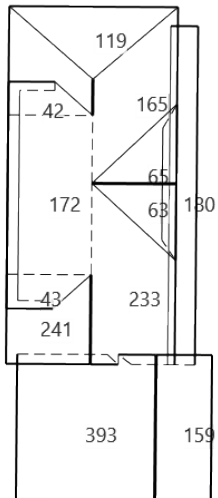
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Area Diagram

Total Area = 5,635 sq ft, with 36 facets.

Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square feet after being totaled).

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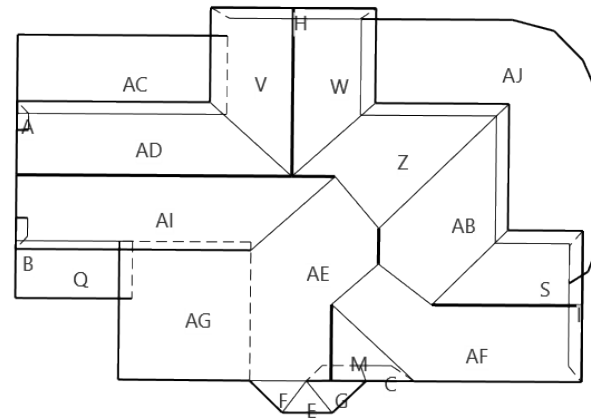
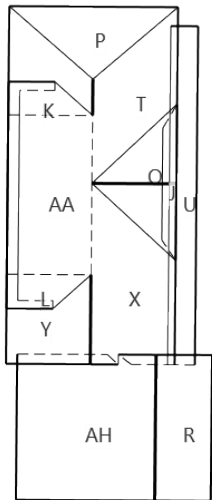


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Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Facet Area (sq ft) Based Upon Pitch

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
A	3.3	3.3	3.5	3.7	4	4.3	4.7	5.1	5.5	5.9	6.4
B	3.7	3.8	3.9	4.1	4.4	4.8	5.2	5.7	6.2	6.7	7.2
C	7.7	7.8	8.1	8.6	9.3	10	10.9	11.8	12.8	13.9	15
D	9.7	9.8	10.2	10.8	11.7	12.6	13.7	14.9	16.2	17.5	18.9
E	10	10.1	10.5	11.2	12	13	14.1	15.4	16.7	18	19.4
F	11.4	11.6	12	12.7	13.7	14.8	16.1	17.5	19	20.6	22.2
G	12	12.2	12.6	13.4	14.4	15.6	17	18.4	20	21.6	23.3
H	20.1	20.4	21.2	22.5	24.2	26.2	28.4	30.9	33.5	36.2	39.1
I	22.9	23.2	24.1	25.6	27.5	29.8	32.4	35.2	38.2	41.3	44.5
J	23.8	24.1	25.1	26.6	28.6	31	33.7	36.6	39.7	42.9	46.3
K	27.6	28	29.1	30.9	33.2	35.9	39	42.4	46	49.8	53.6
L	28.3	28.7	29.8	31.6	34	36.8	40	43.5	47.2	51	55
M	40.3	40.9	42.5	45.1	48.4	52.5	57	61.9	67.2	72.7	78.3
N	41	41.6	43.2	45.8	49.3	53.4	58	63	68.3	73.9	79.7
O	42.6	43.2	44.9	47.6	51.2	55.5	60.2	65.5	71	76.8	82.8
P	77.4	78.5	81.6	86.5	93	100.8	109.5	118.9	129	139.5	150.4
Q	84.7	85.9	89.3	94.7	101.8	110.3	119.8	130.1	141.2	152.7	164.6
R	103.5	104.9	109.1	115.7	124.4	134.7	146.4	159	172.5	186.6	201.2
S	107.1	108.6	112.9	119.7	128.7	139.4	151.5	164.6	178.5	193.1	208.2
T	107.5	109	113.3	120.2	129.2	139.9	152	165.2	179.2	193.8	208.9
U	117	118.6	123.3	130.8	140.6	152.3	165.5	179.8	195	210.9	227.4
V	137.7	139.6	145.1	154	165.5	179.2	194.7	211.6	229.5	248.2	267.6
W	137.7	139.6	145.1	154	165.5	179.2	194.7	211.6	229.5	248.2	267.6
X	151.7	153.8	159.9	169.6	182.3	197.5	214.5	233.1	252.8	273.5	294.9
Y	156.8	159	165.3	175.3	188.5	204.1	221.7	240.9	261.3	282.7	304.8
Z	159.8	162	168.4	178.7	192.1	208	226	245.5	266.3	288.1	310.6

EXTENDED COVERAGE 2D

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Each value is rounded to the nearest square foot. The totals are based on the unrounded values.



Report: 43328608

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Facet Area (sq ft) Based Upon Pitch

The area for each facet appears in the column under the appropriate pitch.

Facet	Pitch(inches per foot)										
	0	2	4	6	8	10	12	14	16	18	20
AA	169.9	172.2	179.1	190	204.2	221.2	240.3	261.1	283.2	306.3	330.2
AB	177.4	179.8	187	198.3	213.2	230.9	250.9	272.6	295.7	319.8	344.8
AC	208.8	211.7	220.1	233.4	250.9	271.8	295.3	320.8	348	376.4	405.8
AD	218.5	221.5	230.3	244.3	262.6	284.4	309	335.7	364.2	393.9	424.7
AE	220.1	223.1	232	246.1	264.5	286.5	311.3	338.2	366.8	396.8	427.8
AF	227.9	231	240.2	254.8	273.9	296.7	322.3	350.2	379.8	410.9	443
AG	230.6	233.8	243.1	257.8	277.1	300.2	326.1	354.3	384.3	415.7	448.2
AH	255.7	259.2	269.5	285.9	307.3	332.8	361.6	392.9	426.2	461	497
AI	259.9	263.5	274	290.6	312.4	338.3	367.6	399.4	433.2	468.5	505.2
AJ	442.1	448.2	466	494.3	531.3	575.5	625.2	679.3	736.8	797	859.3
Total	4056	4112	4275	4535	4875	5280	5736	6233	6760	7312	7884

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Report Summary

Structure #1

Areas per Pitch

Roof Pitches	1/12	2/12	14/12
Area (sq ft)	443.6	531.3	2746.2
% of Roof	11.9%	14.3%	73.8%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Structure Complexity

Simple	Normal	Complex
--------	--------	---------

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

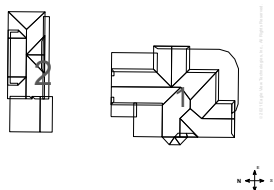
Waste %	0%	2%	7%	12%	15%	17%	19%	22%	27%
Area (Sq ft)	2747	2802	2940	3077	3160	3214	3269	3352	3489
Squares *	27.66	28.33	29.66	31.00	31.66	32.33	33.00	33.66	35.00
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.



Total Roof Facets = 23

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Lengths, Areas and Pitches

Ridges = 84 ft (6 Ridges)
Hips = 86 ft (8 Hips)
Valleys = 83 ft (6 Valleys)
Rakes† = 134 ft (13 Rakes)
Eaves/Starter‡ = 292 ft (27 Eaves)
Drip Edge (Eaves + Rakes) = 426 ft (40 Lengths)
Parapet Walls = 0 (0 Lengths)
Flashing = 126 ft (13 Lengths)
Step flashing = 60 ft (12 Lengths)
Predominant Pitch = 14/12
Total Area (All Pitches) = 3722 sq ft

Property Location

Longitude = -98.4947813
Latitude = 29.4521808

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.



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Report Summary Structure #2

Areas per Pitch

Roof Pitches	2/12	14/12
Area (sq ft)	172.2	1740.8
% of Roof	9%	91%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Structure Complexity

Simple	Normal	Complex
--------	--------	---------

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

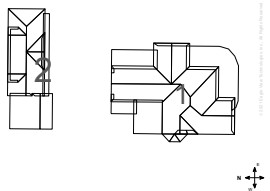
Waste %	0%	2%	7%	12%	15%	17%	19%	22%	27%
Area (Sq ft)	1741	1776	1863	1950	2003	2037	2072	2125	2212
Squares *	17.66	18.00	18.66	19.66	20.33	20.66	21.00	21.33	22.33
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square.

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

Report Comments

Due to obstructions in available images of this property, please verify measurements on portion of structure highlighted in yellow.



Total Roof Facets = 13

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Lengths, Areas and Pitches

Ridges = 42 ft (4 Ridges)
Hips = 33 ft (2 Hips).
Valleys = 50 ft (5 Valleys)
Rakes† = 112 ft (11 Rakes)
Eaves/Starter‡ = 207 ft (11 Eaves)
Drip Edge (Eaves + Rakes) = 319 ft (22 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 81 ft (5 Lengths)
Step flashing = 50 ft (9 Lengths)
Predominant Pitch = 14/12
Total Area (All Pitches) = 1914 sq ft

Property Location

Longitude = -98.4947813
Latitude = 29.4521808

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.



Report: 43328608

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Areas per Pitch			
Roof Pitches	1/12	2/12	14/12
Area (sq ft)	443.6	703.6	4487
% of Roof	7.9%	12.5%	79.6%

Disclaimer: The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch. With Extended Coverage, only the predominant pitch may be noted due to resolution of photo. With Extended Coverage, EagleView recommends field verifying yellow-shaded sections and pitch utilizing the Facet Area Based Upon Pitch Table below.

Report Summary

Below is a measurement summary of the values presented in this report.

Total Roof Facets = 36

Property Location

Longitude = -98.4947813

Latitude = 29.4521808

Notes

There were no changes to the structure in the past four years.

Lengths, Areas and Pitches

Ridges = 125 ft (10 Ridges)

Hips = 118 ft (10 Hips).

Valleys = 132 ft (11 Valleys)

Rakes* = 245 ft (24 Rakes)

Eaves/Starter** = 498 ft (38 Eaves)

Drip Edge (Eaves + Rakes) = 743 ft (62 Lengths)

Parapet Walls = 0 (0 Lengths).

Flashing = 206 ft (18 Lengths)

Step flashing = 109 ft (21 Lengths)

Total Area = 5,635 sq ft

Predominant Pitch = 14/12

EXTENDED COVERAGE 2D

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=117+W+Craig+Pl,San+Antonio,TX,78212-3417

Directions from Integrity Roofing Windows & Siding to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=4807+West+Ave,Suite+201-202,San+Antonio,TX,78213&daddr=117+W+Craig+Pl,San+Antonio,TX,78212-3417

* Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Disclaimer: This report was produced using EagleView Extended Coverage Technology. Due to a variety of reasons including, but not limited to: tree coverage, poor images, low photo resolution or other blockages; this report DOES NOT offer an accuracy guarantee. EagleView recommends that anyone using this report field verify the measurements.

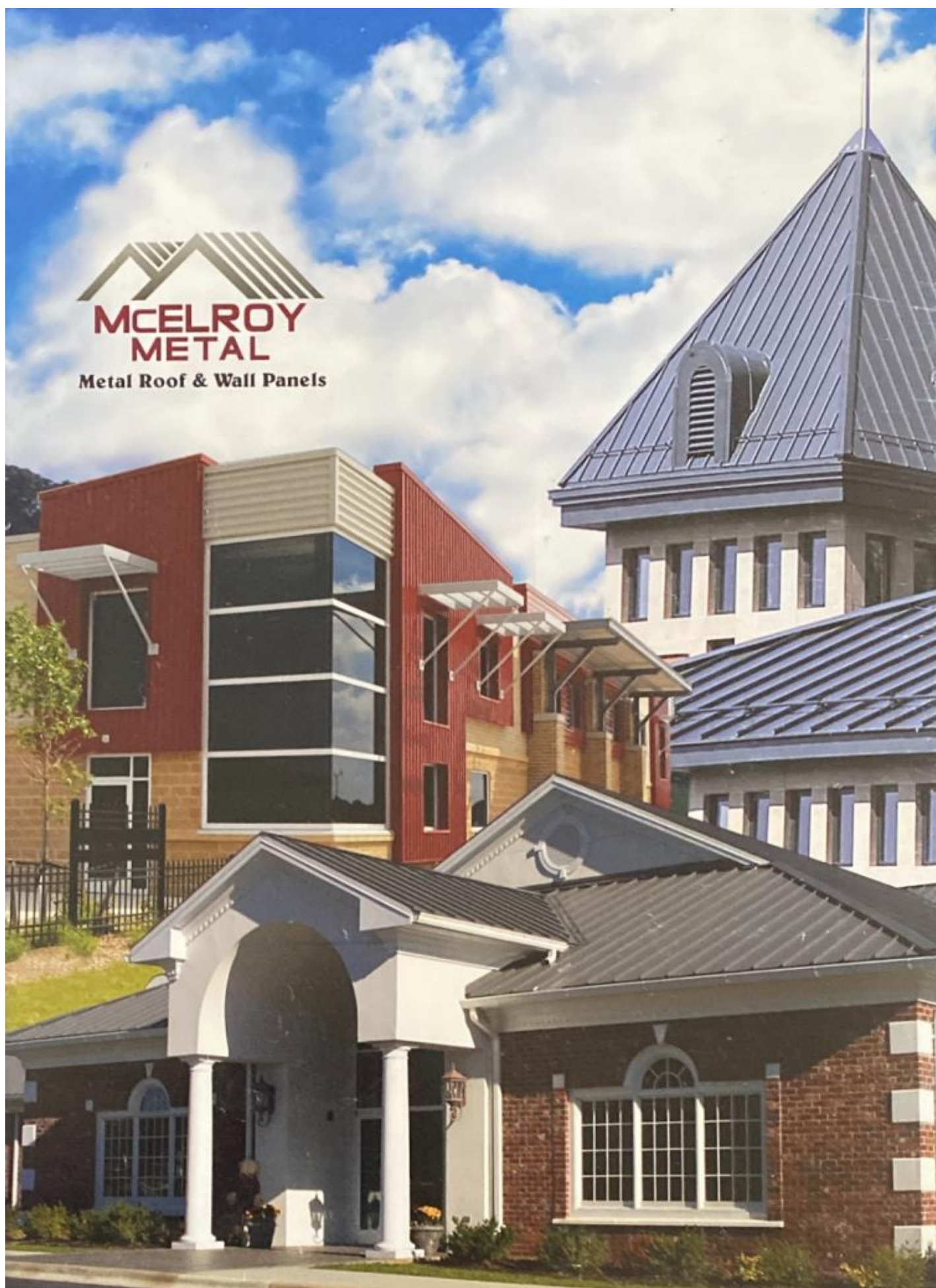


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Metal Roof & Wall Panels



SEPARATE BUILDING - REAR OF PROPERTY

Description
Standing seam metal roof - rear bldg.
Remove shingles and old felt. Inspect decking - any decking sheets necessary to be replaced is \$85 per 8x4 sheet installed
60 LF - Install Ice & Water shield - helps to prevent ice damming and provides superior protection at protrusions and beneath valleys
Install Premium Synthetic Underlayment 2nd layer of protection over your entire roof. Premium underlayment is breatheable and has a longer lifespan
Install 24 gauge, 18" Galvalume metal roofing system - non colored - with vertical seams and striations - 25 SQ. (AW)
300 LF Drip-edge - flashing used to protect the bottom edge of your roof
Replace 3 pipe jack flashings - 2-2", 1-4"
High roof - to include additional labor for double toss
Steep slope 16/12 pitch
Ridge venting - the most efficient way to help heat exhaust from your attic
Z bar flashing around dormer walls to protect the joints between the walls and roof
Haul off all debris and run a magnet for nails
10 YR Integrity Roofing & Siding Workmanship Warranty

Quote subtotal \$29,956.92

Total \$29,956.92

Deposit 1/3 at signing
Balance due at completion

Customer aware has pre existing interior damage due to leaks

MAIN BUILDING- FRONT OF PROPERTY

Description		
Standing seam metal roof - main building 2 story		
Remove existing shingles - inspect decking - any new decking is \$85 per sheet necessary		
Install 24 gauge, 18" Galvalume metal roofing system with vertical seams and striations. Standard - non color galv alum - 44 SQ. (AW)		
100 LF - Ice & Water shield - helps to prevent ice damming and provides superior protection at all protrusions and beneath valleys		
Premium Synthetic Underlayment 2nd layer of protection over your entire roof. Premium underlayment is breatheable and has a longer lifespan		
380 LF Drip-edge - flashing used to protect the bottom edge of your roof		
Chimney flashing kit - on all 5 chimneys		
Replace all pipe jack flashings, 4-1", 2-2", 2-4"		
High roof - to include additional labor for double toss		
Steep slope 16/12 pitch		
Ridge venting - the most efficient way to help heat exhaust from your attic		
Z bar flashing around dormer walls to protect the joints between the walls and roof		
Haul off all debris and run a magnet for nails		
10 YR Integrity Roofing & Siding Workmanship Warranty		
20 year manufacturer warranty		
Section Total		\$58,496.00
Description		
Credit - discount		
2 building discount		
Section Total		(\$500.00)