

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-270
ADDRESS: 515 ADAMS ST
LEGAL DESCRIPTION: NCB 2915 BLK 4 LOT 4
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Carolyn Diaz
OWNER: Librada Shelton
TYPE OF WORK: Roof replacement
REQUEST:

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

APPLICABLE CITATIONS:

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

3. Materials: Roofs

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:

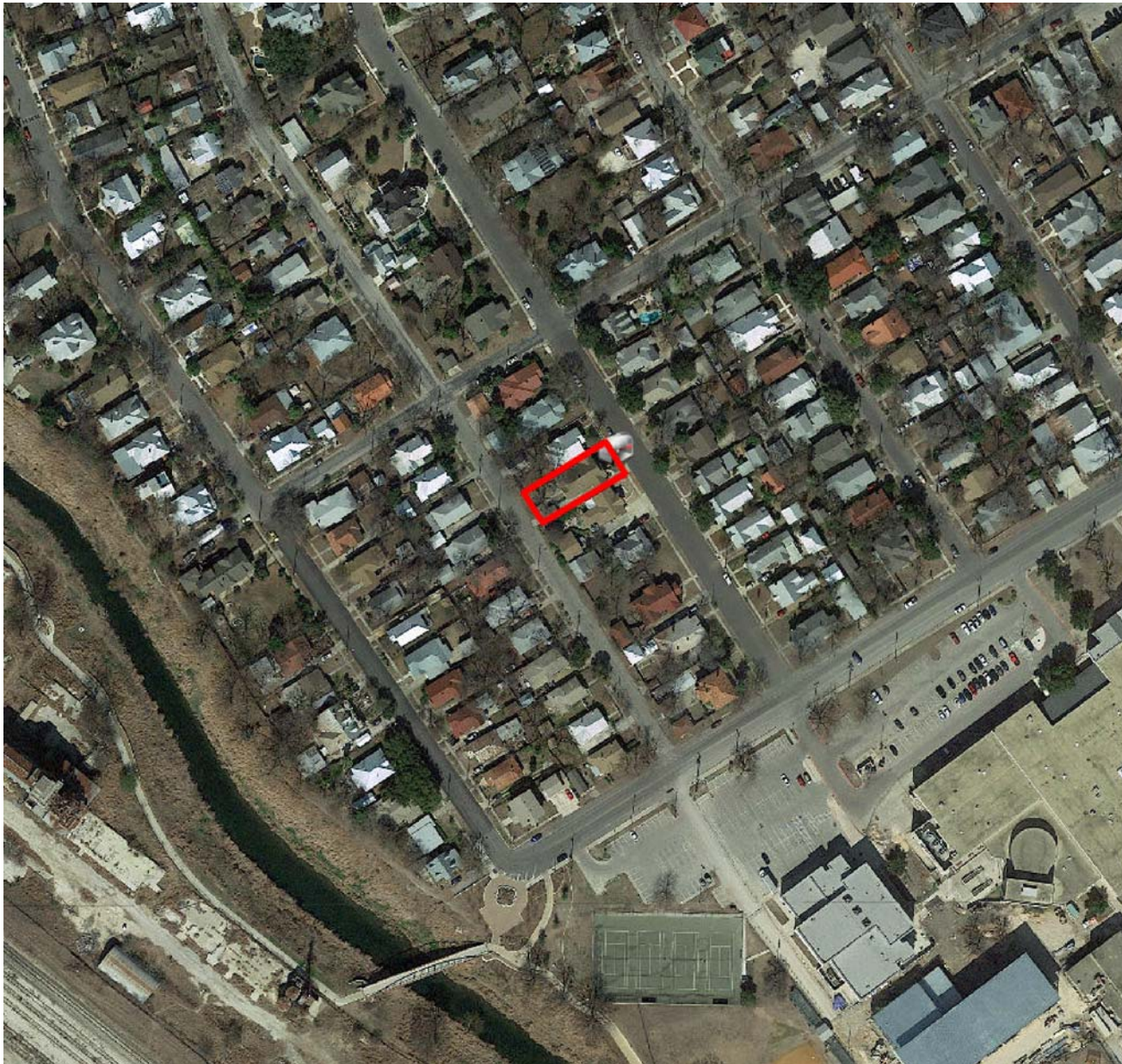
- a. The structure at 515 Mission Street was constructed circa 1920 and features many Craftsman style elements. The applicant has proposed to replace the existing asphalt shingle roof with a standing seam metal roof. Additionally, the applicant has proposed to repair any damaged roof decking. Staff conducted a site visit on July 13, 2016, and found that a standing seam metal roof is appropriate for the Craftsman structure.
- b. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., 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. Standing seam metal roofs are architecturally appropriate many architectural styles in San Antonio, Staff finds the applicant's proposal appropriate and consistent with the Guidelines. Additionally, the applicant should ensure that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

RECOMMENDATION:

Staff recommends approval based on finding a and b with the stipulation that the applicant use panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

CASE MANAGER:

Edward Hall

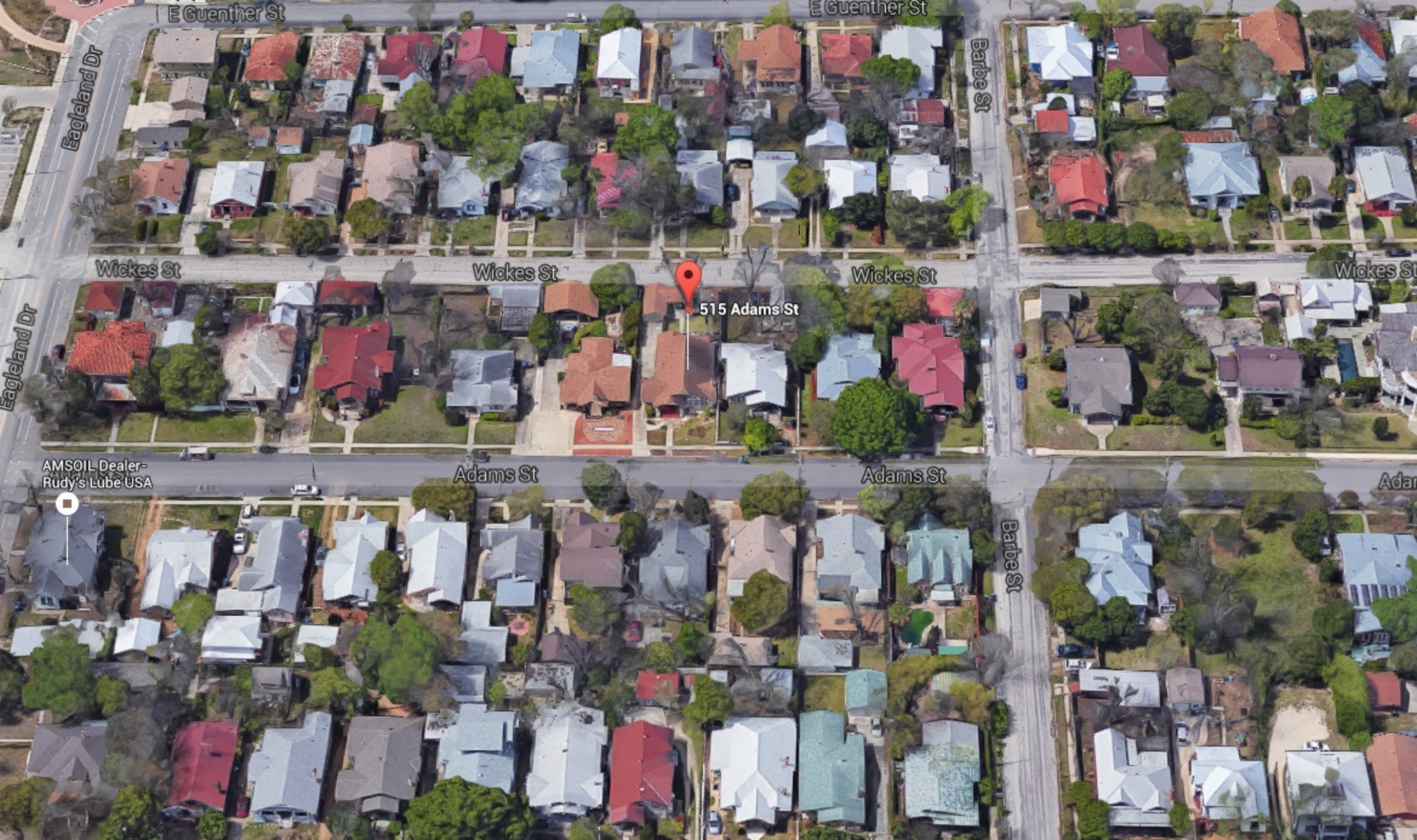


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Wickes St

Wickes St

Wickes St

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Adams St

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