

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-336
ADDRESS: 536 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 (536 ADAMS STREET), BLOCK 3 LOT 23
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Henry & Mary Newsom
OWNER: Henry & Mary Newsom
TYPE OF WORK: Roofing material change
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, 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:

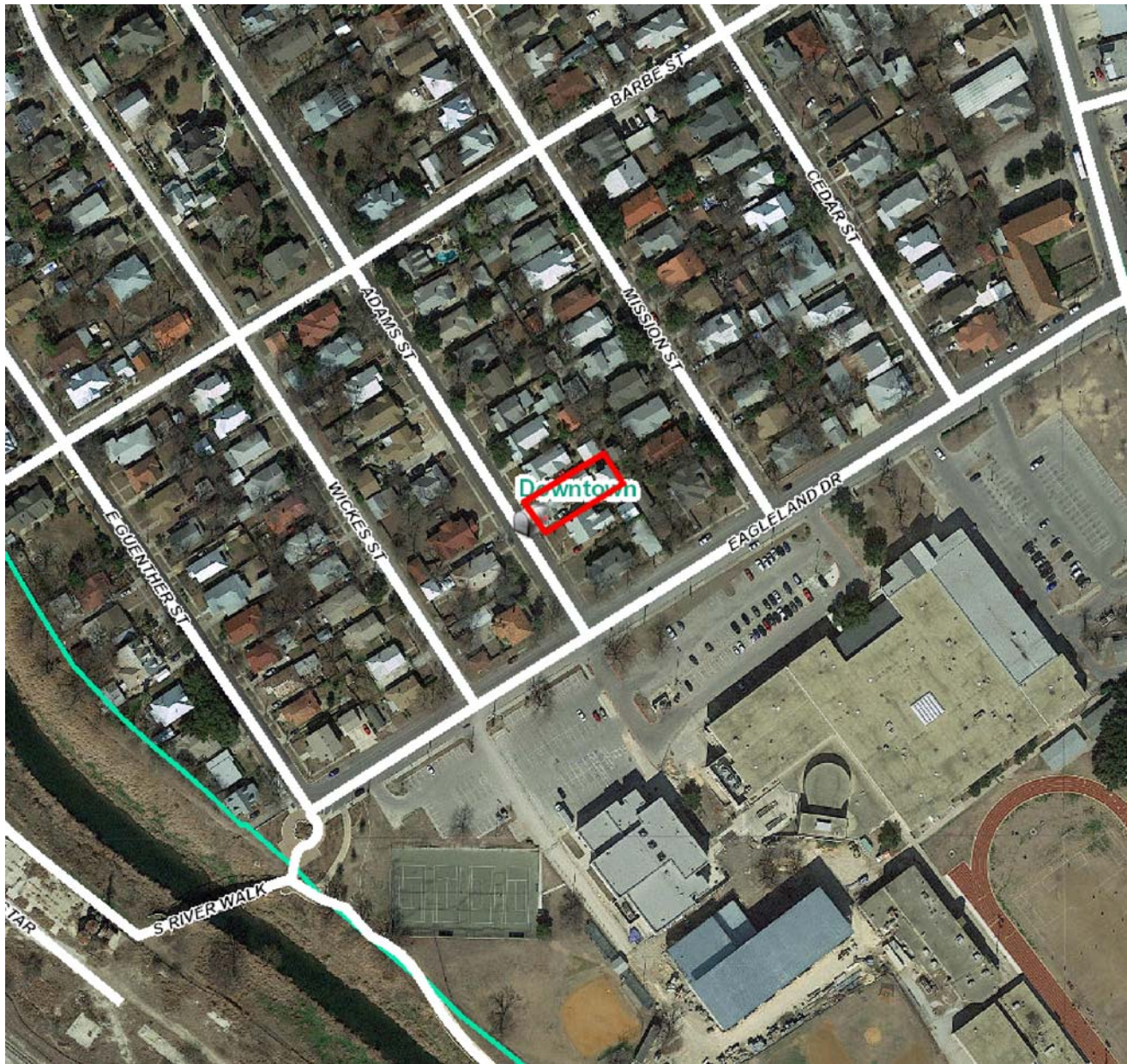
- a. The structure at 536 Adams was constructed circa 1920 and features many Craftsman style elements. The applicant has proposed to replace the existing asphalt shingle roof with a standing seam metal roof. Staff finds that a standing seam metal roof is architecturally appropriate for this historic 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. The applicant's proposed roof is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 17, 2016

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536 Adams Street

AMSOIL Dealer-
Rudy's Lube USA

Adams St

Adams St

Adams St

Adams St

Eagleland Dr





Joe Escobedo Sheet Metal Roofing

5302 Stone Shire, San Antonio, TX 78218 Cell: (210) 325-0931

August 9, 2016

Mr. Henry Newsom
536 Adams San Antonio, TX 78210
(830) 334 7163

Proposal

Below is the estimate you requested. Contractor proposes to furnish material, labor and equipment according to the following specifications:

(Metal Roof)

1. Remove old shingles roof.
2. Install synthetic underlayment.
3. Install 24 gage double lock standing seam metal roof.
4. Panel system of 18" ctr and 1" seam.
5. Color: galvalume
6. Install valleys
7. Install ridge caps 5" x 5"
8. Install metal edge
9. Install counter flashing for chimney
10. Install head wall flashing
11. Install turbine vents.
12. 20 yrs warranty from mfg
13. 5 yrs warranty on labor.
14. Clean up debris.

Contractor agrees to furnish material and labor of 40 sq at the cost of **\$13,500.00**

Customer Printed Name

Customers Signature

Date

Contractor's Printed Name

Contractor's Signature

Date



