

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO: 2017-373
ADDRESS: 210 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT 11
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Vaughn House
APPLICANT: Kyle Contreras
OWNER: Richard & Kyle Contreras
TYPE OF WORK: Installation of a standing seam metal roof
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install 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 210 Adams was constructed in 1891 in the Victorian style and features both Folk and Queen Anne architectural detailing including ornamental wood shingles, spindlework detailing on the front porch and gable ornamentation. The structure currently features a composition shingle roof which the applicant has proposed to replace with a standing seam metal roof.
- b. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roof should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. A standing seam metal roof is both appropriate for the architectural style and construction period of this structure. The applicant has noted that the proposed roof will feature panels that are 18 inches wide, seams that are 1 inch tall and munch caps on the hips and ridges. The Guidelines for Exterior Maintenance and Alterations, which note that standing seam metal roofs should feature panels between 18 and 21 inches in width, seams that are 1 to 2 inches in height, a standards galvalume finish and a low profile ridge cap or a crimped ridge seam. Staff finds that a crimped ridge seam or a munch cap that is low in profile be used.

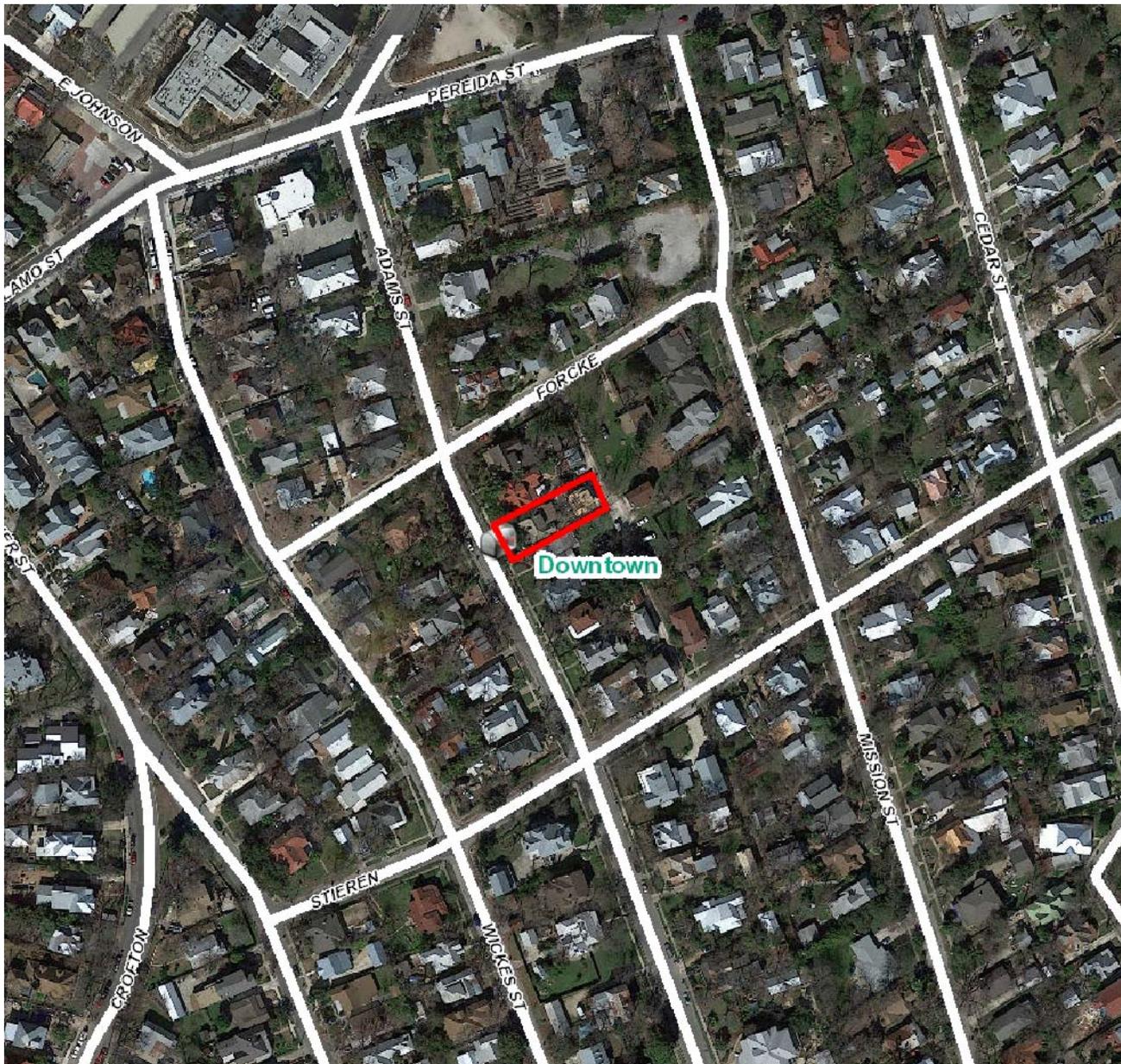
RECOMMENDATION:

Staff recommends approval based on finding b with the stipulation that the proposed munch cap be low in profile, or that a crimped ridge seam be used on hips and ridges.

The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

CASE MANAGER:

Edward Hall



N



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 18, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 1901 S. ALAMO

REQUEST: MODIFICATION OF SHINGLES ON PORCH ROOF

HEARING DATE: August 2, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





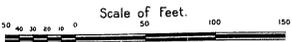
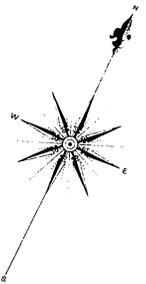
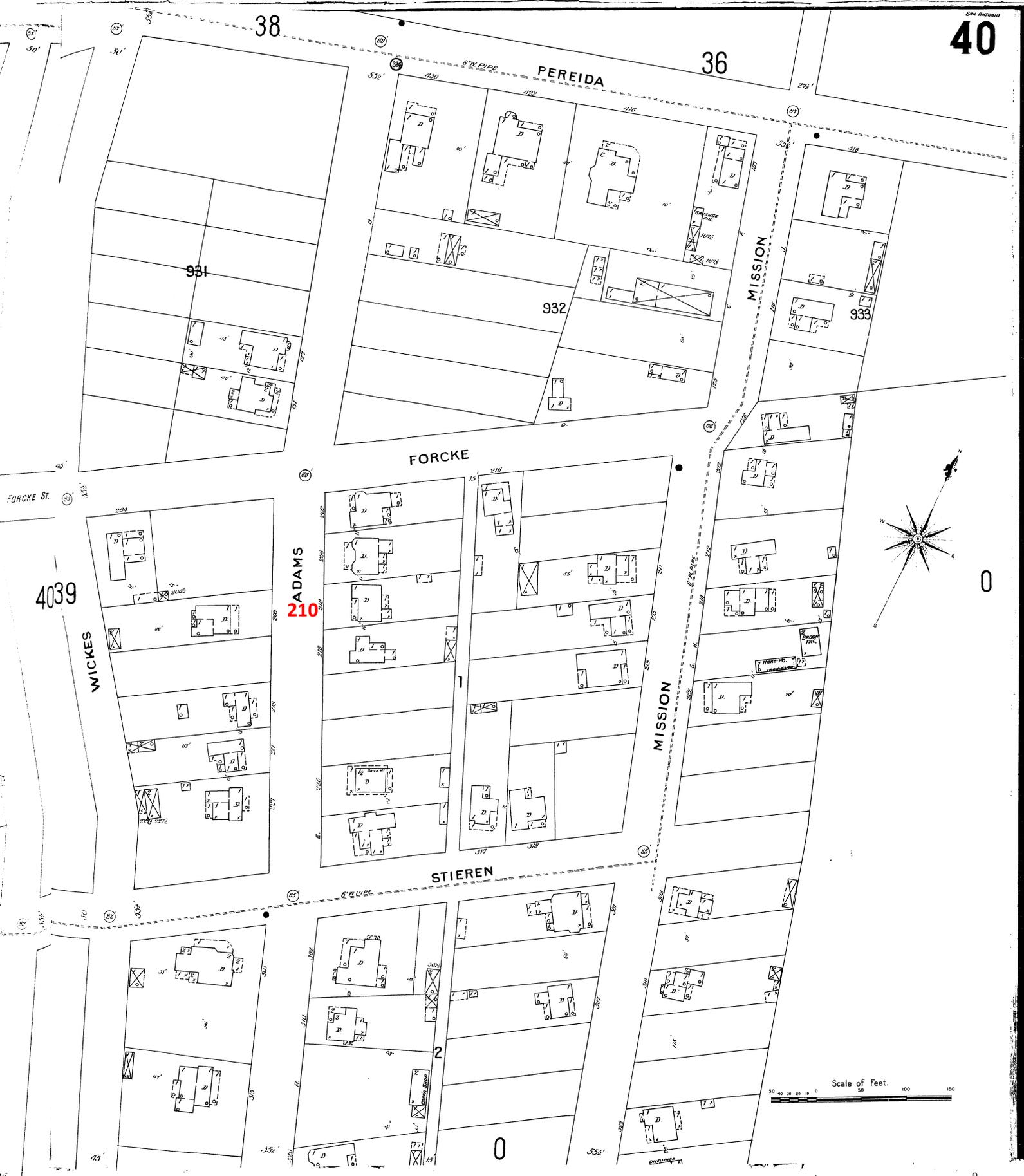
210 Adams Street

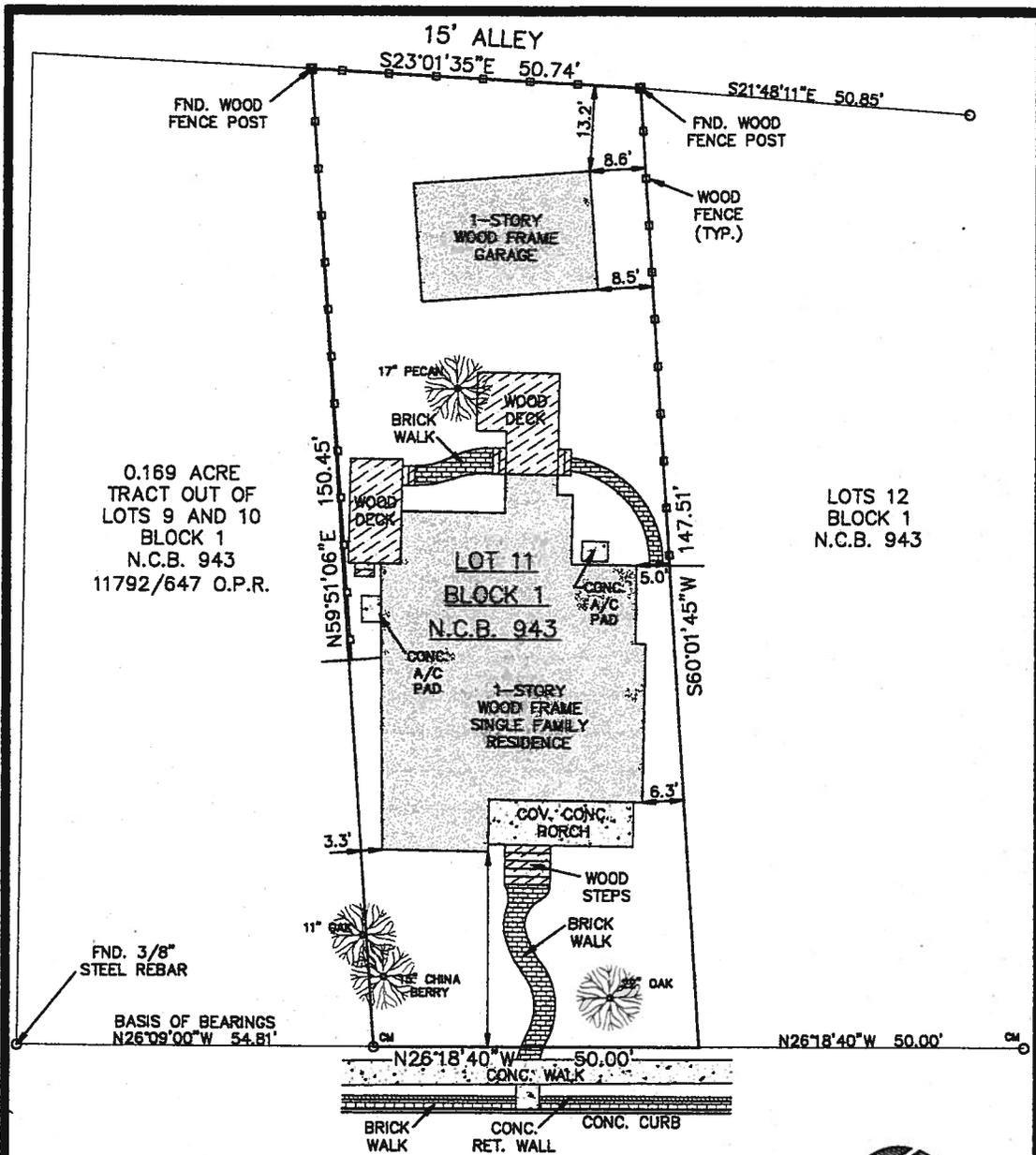
Forecke St

Adams St

Adams St

Adams St





0.169 ACRE
TRACT OUT OF
LOTS 9 AND 10
BLOCK 1
N.C.B. 943
11792/647 O.P.R.

LOTS 12
BLOCK 1
N.C.B. 943

BASIS OF BEARINGS
N26°09'00"W 54.81'

ADAMS STREET
(55.6' R.O.W.)

NOTES:

- BEARINGS FOR THIS SURVEY ARE BASED ON THE DEED OF A 0.169 ACRE TRACT OUT OF LOTS 9 AND 10, BLOCK 1, N.C.B. 943 RECORDED IN VOLUME 11792, PAGE 943, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.

ADDRESS: 210 ADAMS STREET

LOT 11, BLOCK 1, N.C.B. 943 (UNRECORDED LOT)
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,



SCALE 1"=20'

LEGEND:

- FND. 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CALCULATED POINT (NO MONUMENT SET)
- 11792/647 RECORDED VOLUME/PAGE
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- CM CONTROLLING MONUMENT

DYE ENTERPRISES
4047 STAHL RD., #8
SAN ANTONIO, TEXAS 78217
TEL. (210) 588-4128
FAX (210) 588-4191

DRAWN BY: D.S.D./J.R.G.

JOB NO: 140071-00

FIELD WORK COMP: 08-08-14



STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THERE ARE NO APPARENT ERRORS, OMISSIONS OR INCONSISTENCIES AS SHOWN. MEMORIAL RECORDS NOT RECORDED.

THIS 19th DAY OF AUGUST 2014, A.D.

D. Scott Dye
D. SCOTT DYE R.P.L.S. NO. 5315

Richard & Kyle Contreras
210 Adams St, San Antonio, TX 78210
Lot 11, Block 1, N.C.B. 943



Southwest Metal Roofing Systems

11919 Rail Dr., suite 1

San Antonio, TX. 78233

Phone (210) 822-6868 Fax (210) 946-8957

dannyboes@swmetalroofing.com

www.swmetalroofing.com

Proposal

May 11, 2017

Re: Metal Roof quote
Contreras Residence
210 Adams
San Antonio, TX 78210

Southwest Metal Roofing Systems to install roof to include.
Remove existing composition and roll roof and haul off.
Replace up to 100 SF of rotten decking. Additional billed at \$1.80 per SF.
Replace up to 20 LF of rotten fascia. Additional billed at \$7.00 per LF
Replace skylight to curb mount.
Install one layer Palisade Synthetic Underlayment.
Install one layer Ice and Water Shield Underlayment to valleys.
Install new roof jacks, pipe flashings valley metals, drip edge, chimney and wall flashing.
Eliminate unused roof jacks and deck over holes.
Install 24 Ga. Galvalume Standing Seam Roof with munch caps on hips and ridges
Nominal 18" panels with 1" seams, double locked.
Haul off all work related debris upon completion.

Thank You

Danny Boes
Southwest Metal Roofing Systems