

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-155
ADDRESS: 1015 NOLAN ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT 12
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Spencer Chism/Patriot Roofing
OWNER: AGUIRRE SAMUEL A &
TYPE OF WORK: Roof replacement with ridge cap and striation
APPLICATION RECEIVED: February 25, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace the shingle roof with a new standing seam metal – with 1” pencil rib striation and a vented ridge cap.

APPLICABLE CITATIONS:

3. Materials: Roofs

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.

Standard Specifications for Standing Seam Metal Roofs

- *Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.*
- *Seams are 1 to 2 inches in height*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*

FINDINGS:

- a. The primary historic structure at 1015 Nolan was constructed circa 1910 in the Folk Victorian style, first appears on the 1912 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story single-family residential structure features a primary hipped roof with front facing gable flanked by an inset porch with turned columns, and wood sash windows.

- b. HISTORIC CONTEXT OF METAL ROOFS - Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regard to color and shape, and relatively low costs of manufacturing and transportation.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the composition shingle roof with a new metal roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi. applicants should use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. While the 1912 Sanborn map depicts a combustible roof (likely wood shake shingles) for the property, staff finds that standing seam metal roofs are historic found on Folk Victorian style houses in Dignowity Hill Historic District and is generally appropriate.
- d. STRIATION AND RIDGE CAP – The applicant has proposed to utilize roof panels with pencil striation and a ridge cap which are recommended against per the Standard Specifications for Metal Roofs. Staff finds the following findings the submitted reference address:
- 103 Muncey – COA issued in 2015
 - 614 Sherman – COA issued in 2016
 - 929 Burnet – COA issued in 2017
 - 415 Sherman – installed between 2016 to 2018 without a COA
- The Historic Design Guidelines' "Checklist for Metal Roofs" were updated into the *Standard Specifications for Metal Roofs* including the on-site inspection and enforcement beginning circa late 2017.

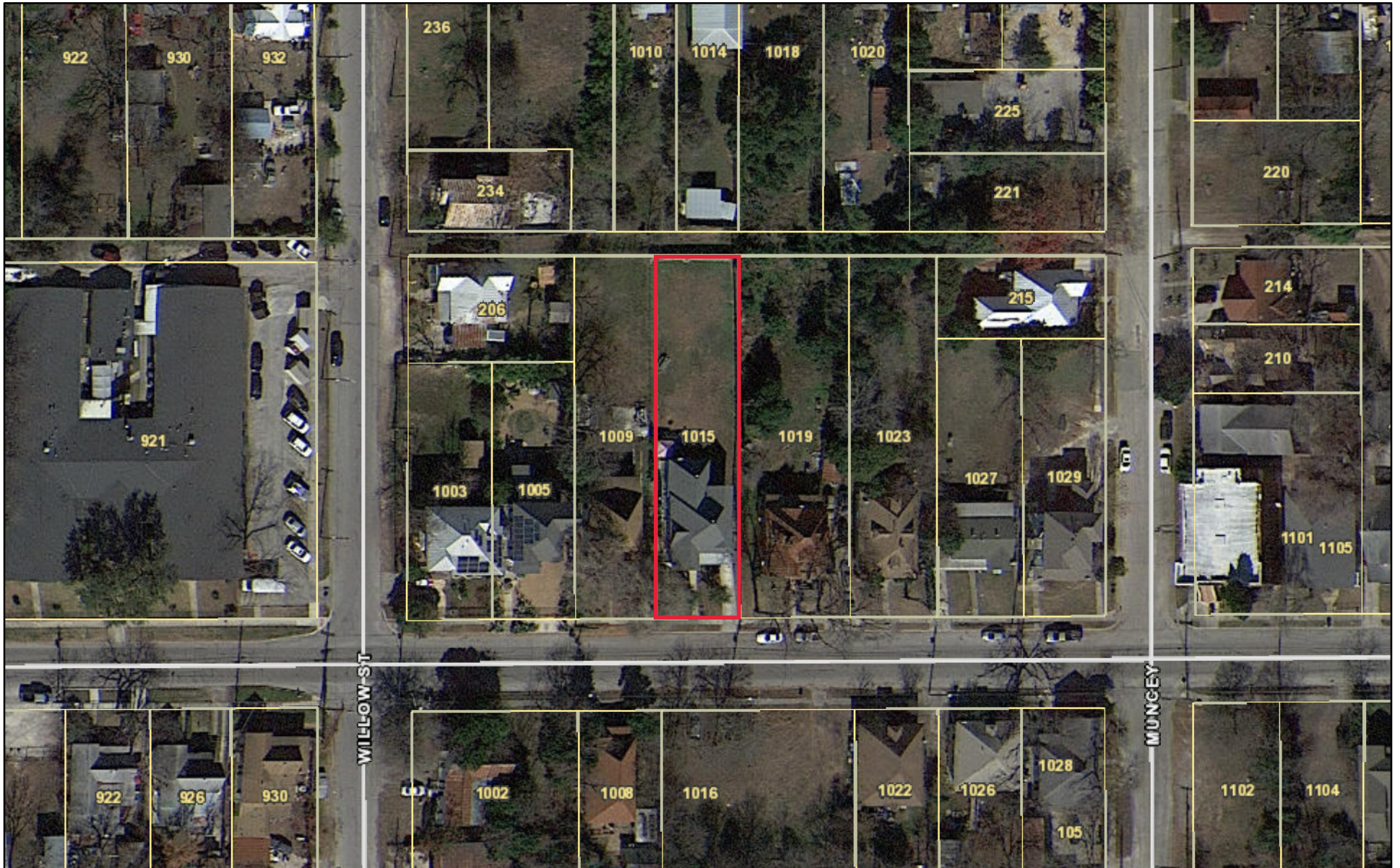
RECOMMENDATION:

Staff recommends approval of changing the roofing material from shingle to metal based on the findings, with the stipulation that the new roof fully adheres to the *Standard Specifications for Metal Roofs* – without striation or a ridge cap as proposed.

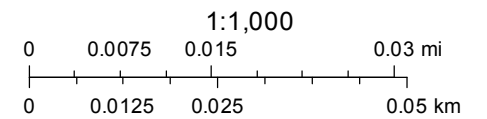
In-kind replacement may be approved administratively with the standard stipulations for standing seam metal roofs:

- *Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.*
- *Seams are 1 to 2 inches in height*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*

1015 Nolan

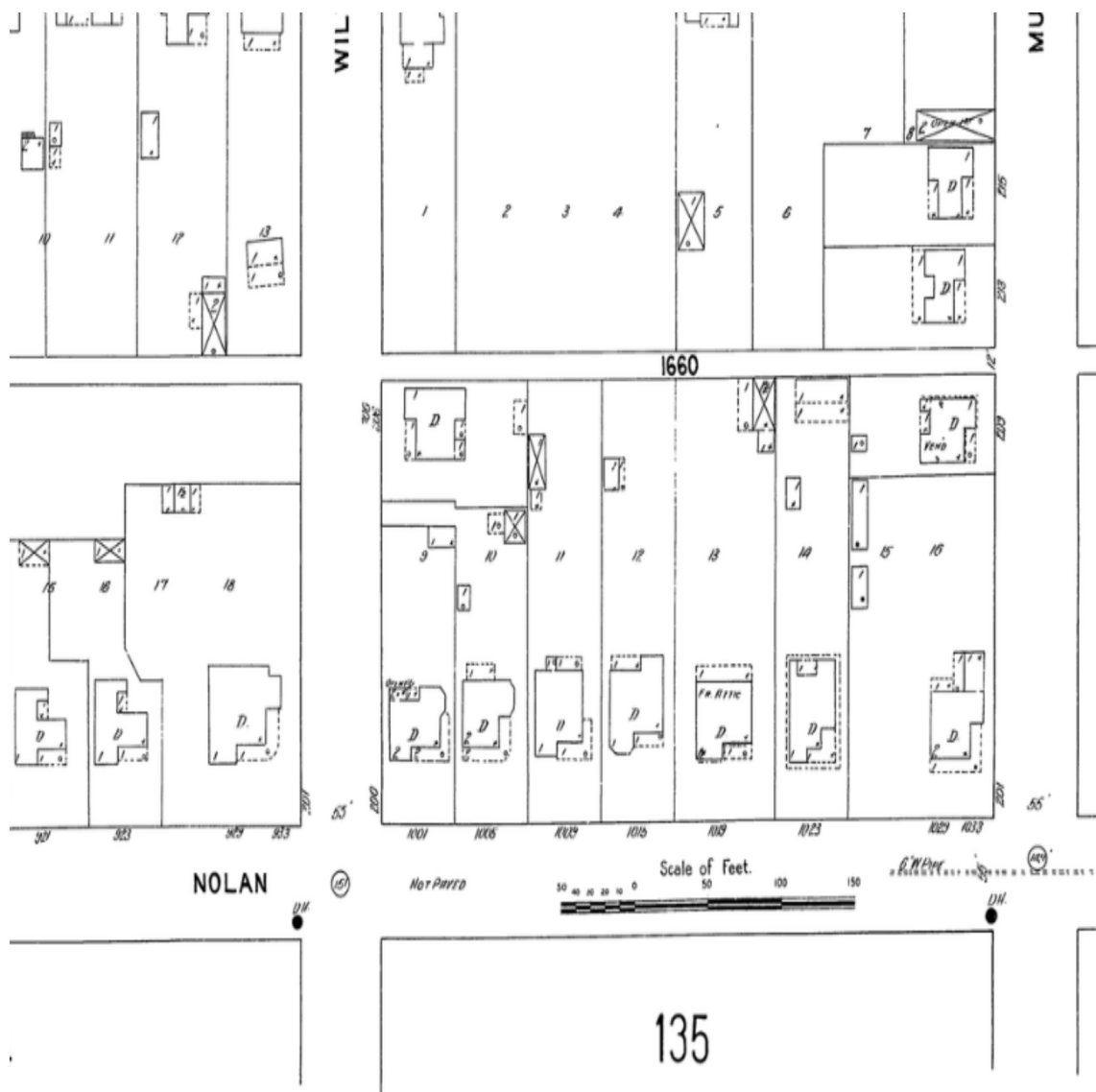


March 30, 2021



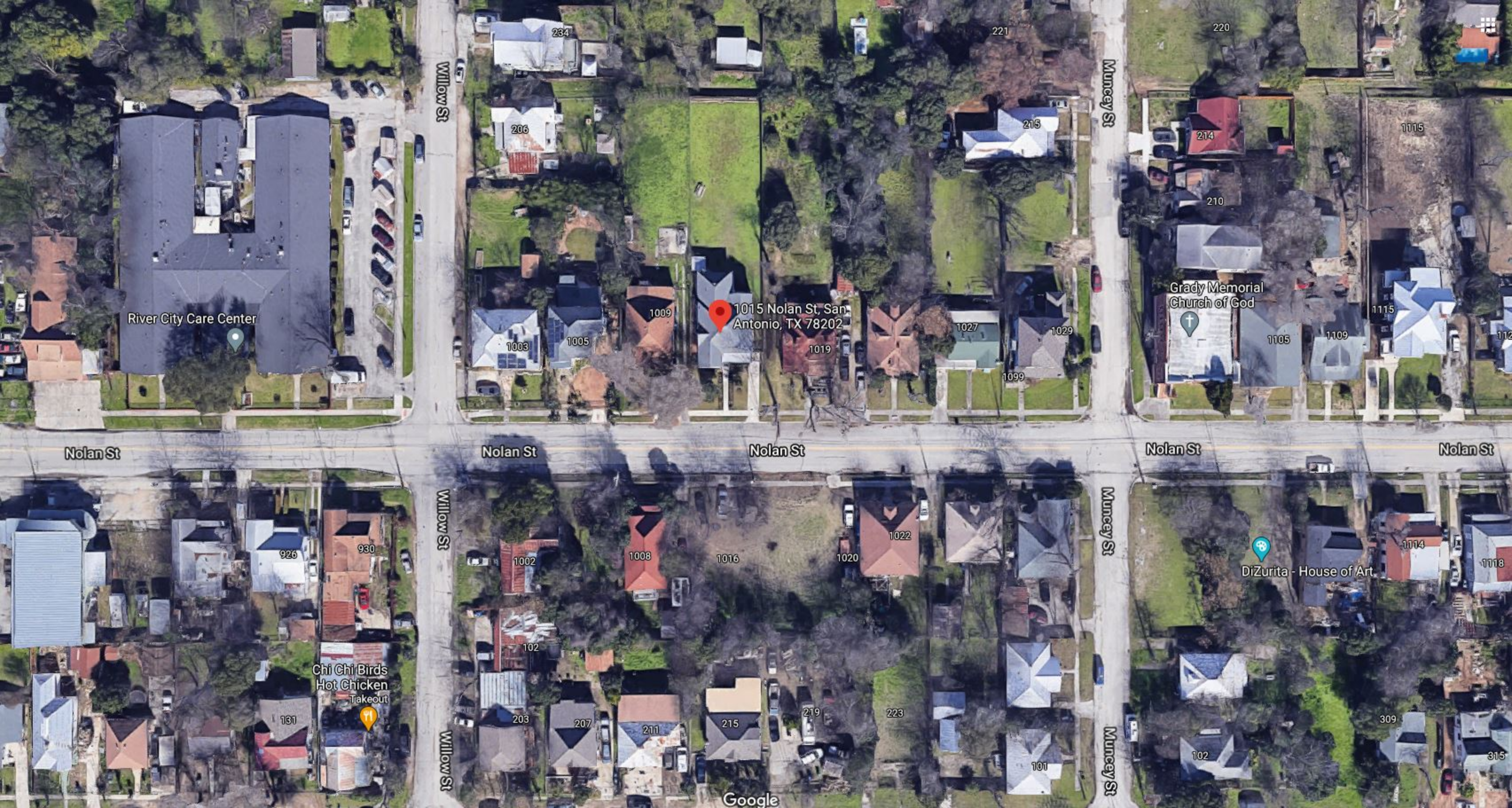
ProQuest® Digital Sanborn Maps, 1867-1970

San Antonio 1911-1924 vol. 2, 1912, Sheet 148



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1015 Nolan St, San Antonio, TX 78202

River City Care Center

Grady Memorial Church of God

Chi Chi Birds Hot Chicken Takeout

DiZurita - House of Art

Google



1015 Nolan St, San Antonio, TX 78202

Grady Memorial Church of God

Nolan St

Nolan St

Nolan St

Willow St

Muncey St

Google

Birds nicken takeout

1016 Nolan St
San Antonio, Texas



Street View



Google

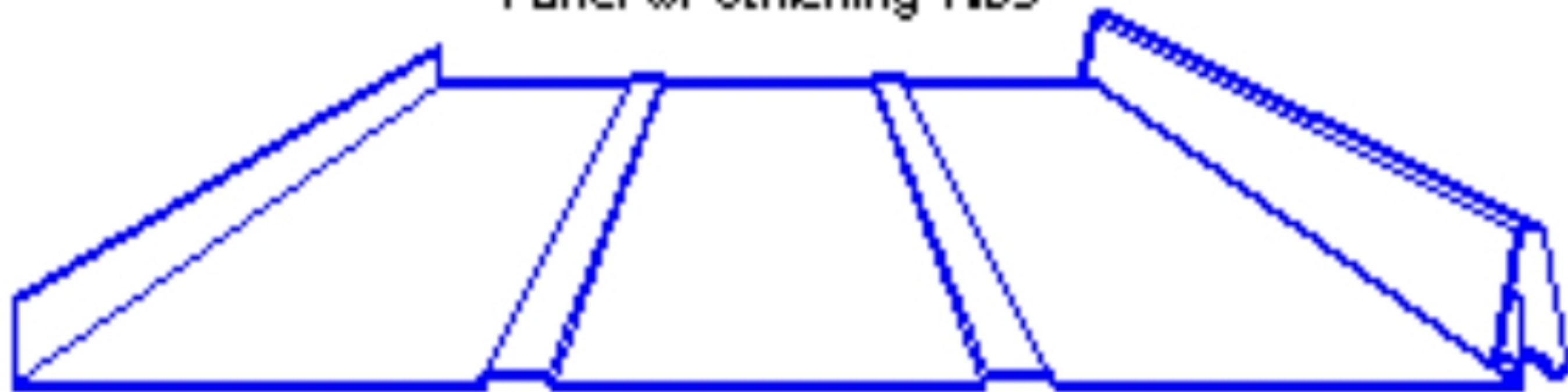






16", 18" AND 20"

Panel w/ Stiffening Ribs



Panel and ridge
cap.













1000
Mainnet

Willow
200 300
Bridgely Hill Historic District

