

# HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

**HDRC CASE NO:** 2022-274  
**ADDRESS:** 134 SCHREINER PLACE  
**LEGAL DESCRIPTION:** NCB 7054 BLK LOT 9, E 20 OF 8  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Jo Beth Eubanks  
**OWNER:** Jo Beth Eubanks  
**TYPE OF WORK:** Roof modifications  
**APPLICATION RECEIVED:** April 18, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the asphalt shingle roof with a standing seam metal roof to feature a slate gray color and a ridge cap.

## APPLICABLE CITATIONS:

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

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- ii. 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)

- viii. 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.
- ix. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- x. 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.
- xi. 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.
- xii. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- xiii. 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.

- xiv. 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.

#### 4. Materials: Metal

##### A. MAINTENANCE (PRESERVATION)

- iv. Cleaning—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- v. Repair—Repair metal features using methods appropriate to the specific type of metal.
- vi. Paint—Avoid painting metals that were historically exposed such as copper and bronze.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. Replacement—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- v. Rust—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- vi. New metal features—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

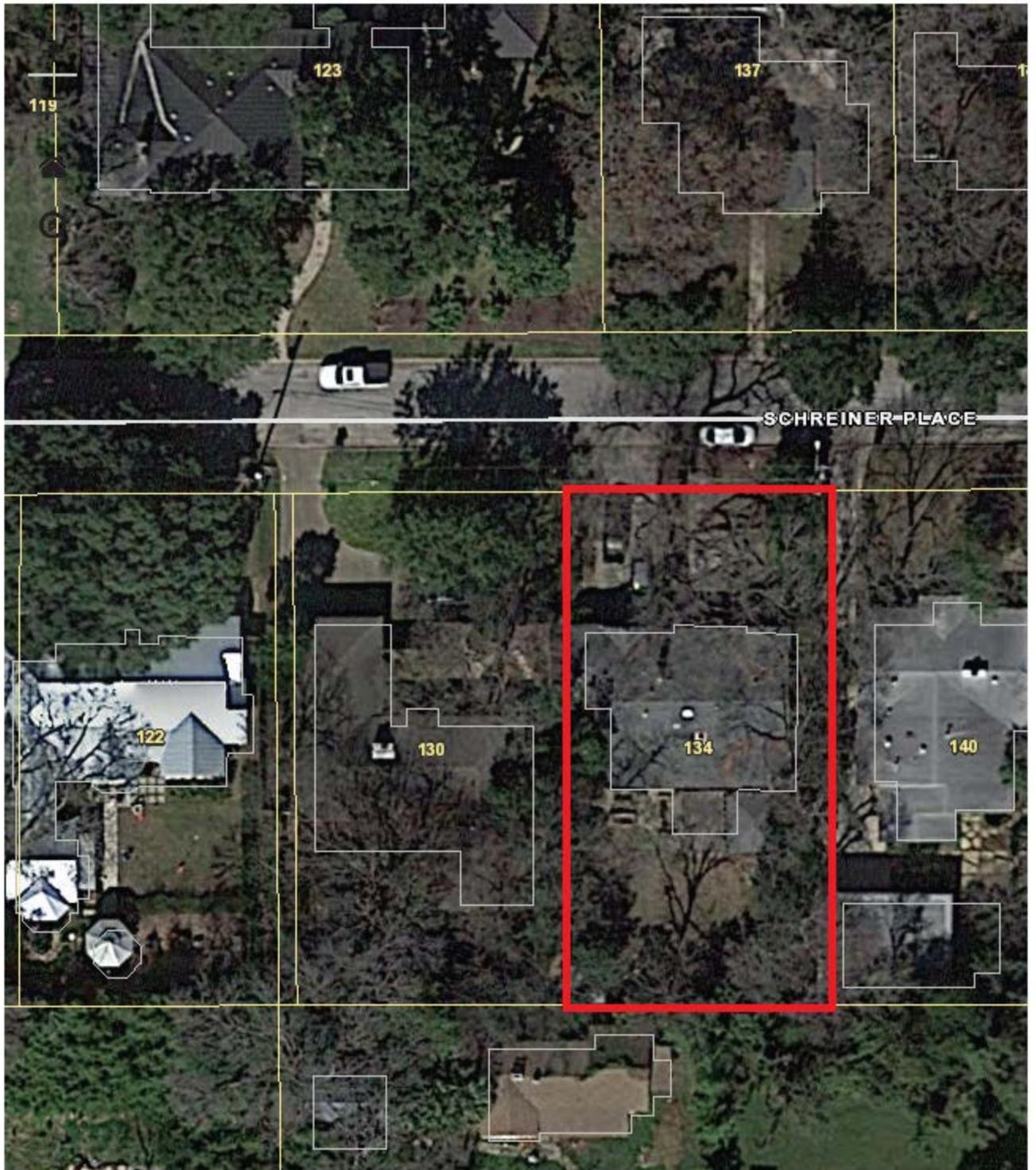
#### **FINDINGS:**

- c. The primary structure located at 134 Schreiner Place was constructed circa 1940 in the minimalist traditional style. The property first appears on the Sanborn Map in 1950.
- d. ROOF REPLACEMENT – The applicant is requesting a Certificate of Appropriateness for approval to install a slate gray standing seam metal roof featuring a ridge cap. Currently, the structure has an asphalt shingle roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish. Generally, staff finds the slate gray color panels to be appropriate provided they are similar in color and finish to galvalume; however, staff finds that a crimped ridge seam should be used.

#### **RECOMMENDATION:**

Staff recommends approval based on finding d with the following stipulation:

- i. Panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam.







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SCHREINER, PE  
NEIGHBORHOOD  
WATCH







### Metal Roofing Proposal

DATE: January 11, 2022

CUSTOMER: Residential

TO: Jo Beth Eubanks  
134 Schreiner Pl.  
San Antonio, TX 78212

JOB: Eubanks Residence  
134 Schreiner Pl.  
San Antonio, TX 78212

PHONE: (210) 823-8840

EMAIL: [jobetheubanks@gmail.com](mailto:jobetheubanks@gmail.com)

The undersigned proposes to furnish all materials and perform all labor necessary to complete the following.

1. Tear off existing shingle roofing.
2. Clean up and haul away debris.
3. Dry in with synthetic underlayment.
4. Install new cones, roof jacks and valleys.
5. Install 2 new double dome, curb-mounted skylights.
6. Install new standing seam metal roof in continuous lengths with 1" high seams, 18" on center using 24-gauge Galvalume metal.
7. Ten-year labor & material warranty against leaks due to defects in materials or workmanship.
8. Twenty-year metal manufacturer's warranty.
9. PRICE: \$20,169.00
10. Rotted wood, upon the homeowner's approval, will be replaced to match the existing grade and dimension at an additional charge.

→  Option: Install new standing seam metal roof in continuous lengths with 1" high seams, 18" on center using 24-gauge prefinished colored metal.  
PRICE: \$24,966.00

**NOTES:**

- Oil canning is inherent to metal roofing and not cause for refusal of work performed.
- Reroofing can cause damage to HVAC, plumbing and electrical. Mangold Roofing is not responsible for damages and recommends having an inspection completed following the project.

**TERMS:**

- Material Draw (50%) to start with Balance due upon completion.
- A signed proposal is required to start the job.
- Customer acknowledges that the price of the work performed anticipates the use of heavy equipment and Mangold Roofing disclaims liability for damages caused to driveways, curbs or walkways.

The price quoted is subject to acceptance within ten (10) days. If the Buyer fails to timely pay any monies due hereunder, said Buyer shall be liable for interest at the rate of ten percent (10%) per annum from the date said monies become due, until paid. Buyer further agrees and promises in collection of such monies due Mangold Roofing & Sheet Metal, Inc. which in no event shall be less than 15% of the monies then due and payable under this contract.

Accepted By: \_\_\_\_\_  
Signature: \_\_\_\_\_

Mangold Roofing & Sheet Metal, Inc.

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

By: Josh Campbell

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[www.mangoldroofing.com](http://www.mangoldroofing.com)