

## HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

**HDRC CASE NO:** 2023-297  
**ADDRESS:** 112 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 1836 BLK 11 LOT 7  
**ZONING:** R-4 CD, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Paul Pfeifer  
**OWNER:** Paul Pfeifer  
**TYPE OF WORK:** Roof replacement (shingle to metal)  
**APPLICATION RECEIVED:** July 12, 2023  
**60-DAY REVIEW:** September 10, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the existing composition shingle roof with a standing-seam metal roof on the house and outbuilding.

### APPLICABLE CITATIONS:

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

#### 3. Materials: Roofs

##### A. MAINTENANCE (PRESERVATION)

i. *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)

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.

### FINDINGS:

- a. The structure located at 112 W Magnolia Ave is a one-story, single-family Folk Victorian style residence and is found on the 1938 Sanborn map. The structure features two, front facing gables, a wraparound porch, a Folk Victorian front door, and wood windows throughout. The existing roof is a composition shingle roof. This structure contributes to the Monte Vista Historic District.
- b. **ROOF REPLACEMENT** – The applicant is requesting to change the existing composition shingle roof to a standing seam metal roof on the primary and secondary structures. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.vi. states to use metal roofs on structures that historically had a metal roof or

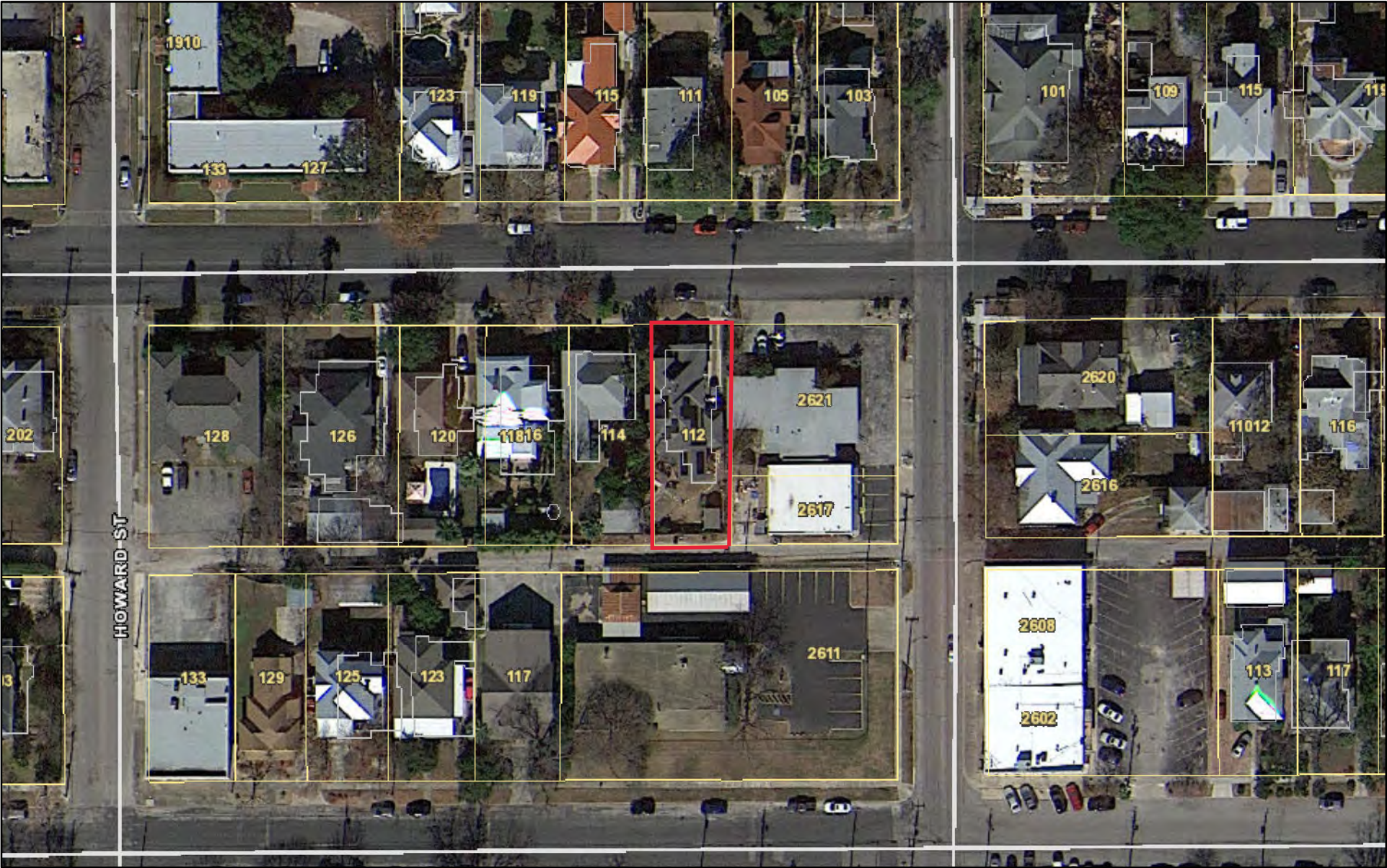
where a metal roof is appropriate for the style or construction period. The 1938 Sanborn map indicates that the structure originally has had a composition shingle roof and continues to have one currently. In addition, the Folk Victorian style home has traditionally either had a standing seam metal roof or a composition shingle roof. Staff finds that the change of material from composition shingle to standing seam metal conforms to guidelines.

**RECOMMENDATION:**

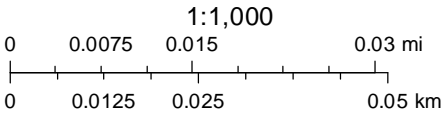
Staff recommends approval of the request, based on findings a and b, with the following stipulations:

- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

City of San Antonio One Stop



July 26, 2023



E. MAGNOLIA  
AV.

S E E U D

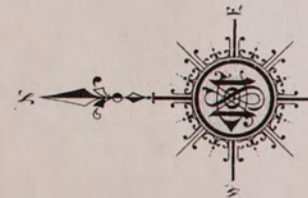
E. MISTLETOE  
AV.

M E T W D.

E. WOODLAWN  
AV.

MAIN

AV. MACADAMIZED.



AV. GRAVELED.

AV. GRAVELED.

AV. MACADAMIZED.

74

8" W. P.

W. MAGNOLIA  
8" W. P.

NOT PAVED.

8" W. P.

HOWARD

W. MISTLETOE  
8" W. P.

GRAVELED.

10" W. PIPE

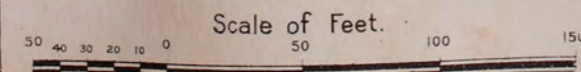
8" W. P.

76

W. WOODLAWN  
8" W. P.

BELKNAP

PL. MACADAMIZED.



79

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**MAGNOLIA AV W**

From 2700 Main av west to Kampmann blvd

- 103△ Bomba Belton  
105△ Syfan Rollins C  
111 Wood James B  
112 Vacant  
114△ Perry M W Mrs ⊙  
115△ Cunningham Mollie E Mrs ⊙  
116△ Boatwright D F  
118△ Weld Seth L Col  
119△ Logan Clara Mrs ⊙  
120△ Myers Calle H  
123△ Carstens Margt ⊙  
126△ McIlhenny Ned ⊙  
127-33 Magnolia Apts  
(For other apts see 1910 Howard)

**Apartments:**

- 1△ Carter John H  
2△ Grigsby Garland O  
3△ Clark S P  
4△ Austin W C  
5 Back Klair E Lt  
6△ Ruedas Fernando  
7△ Gunter John  
8△ Pincus Frieda Mrs

Street continued

**128 The Georgian****Apartments:**

- 1△ Moran Robt A  
2 Seed Ellie Mrs  
3△ Moody C Mrs  
4 Vacant  
5△ Phillips Anna Mrs  
6 Maese Robt H  
7△ Manley James A  
8△ Conklin M Dayton

Street continued  
Howard Intsects

**202 Apartments**

- 1 Spratt Viola Mrs

**301 Apartments**

- 1 Vacant  
2 Luft Maximilian  
3△ Jonas Amanda Mrs  
4△ Bohls Eldon W  
5△ Cook Chester E  
6△ Liles Marvin T  
7 Mapus Gertrude D

Street continued

**302△ Zimmerman Ellen Mrs****309 Adams Homer B****314 Flak I Mrs ⊙****315△ Love Homer T**

rear Banks Annabel Mrs

**318△ Dalton R L ⊙****324△ Taylor Lane ⊙****325 Apartments**

- 1△ Duckwall Alice M Mrs  
2△ Newhouse Florence Mrs  
3△ Long Lulu  
331△ Milburn Conn L ⊙  
333△ Lowry E B ⊙  
334△ Rand H T ⊙  
338△ Turner James H

San Pedro av Intsects

**405△ Leary Harriett M Mrs****410 Apartments**

- 1△ Jones Chester  
2 Vacant  
3△ Maddox Tennie Mrs  
4 Hans Merryan  
5△ Stein Henry  
6△ Herrera Chas  
7 Copeland Chas G  
8 Myrlin Orville P

Street continued

**414△ Victor I A ⊙**

rear Horelica Otto N

**415△ McGrail Florence K Mrs ⊙****419△ Marks Jacob****420△ Strauss Irving****△ Feldman H C ⊙****423△ Priest Olga Mrs ⊙****618 Harris Chas H****619△ Anderson R G Mrs ⊙****622△ Kupper Roland C****623△ Stewart Monroe R ⊙****624△ Tyler M A ⊙****626 Vacant****627△ Taught Thos L real est****628△ McCool H W ⊙**

Jessen G Emil

**635△ Blunt J W ⊙**

Ripley av Intsects

**701△ Silbert R J ⊙**

I & G N RR Intsects

**725△ Besselleu Jack W ⊙****726 Wood Pauline****730 King Ida L Mrs**

Aganier av Intsects

**802△ Schumann Anthony****803 Apartments****1△ Zeller Harold J****2 Vacant****3 Vacant****4 Beeding Lackland**

Street continued

**806△ Mulkern James R ⊙****807 Apartments****5△ Greer Lin D****6 Vacant****7△ Neeley James****8 Heyser J C**

Street continued

**810△ Wells E R ⊙**

rear Taylor Edith Mrs

**814△ Parr J Overton ⊙****817△ Griffith Hugh A Jr**

Boatwright John P

rear Wick Dalton E

**818△ Meyer Bernard H ⊙****821 Vacant****824 Vacant****825△ Grum Allen F ⊙****830△ Adams Craig J ⊙****835△ Dahlberg Louis R ⊙**

Ban

MAGNOLIA AV W - Contd  
1142△ Driver Wm H ⊙  
Capt

1206△ White Fred T

1207△ Smith John L

1208△ McCall Hugh H

1209△ Fisher Chas H

1210△ Hendry Albert G

1211△ Howe John P ⊙

1212△ Fisher Wm J ⊙

1213△ Smith Albert

1214 Vacant

1215△ Roberts J C ⊙

1216△ Lewis Wm

1217△ Lee Wade Mrs

S A G A P

1218△ Jenkins John W

1219△ Wilson Joseph

1220△ Crawford Arthur

1221△ Miller Wm Mrs ⊙

Schuler Geo B

1222△ Green Fred T

1223△ Smith E J

1224△ Smith Russell Jr

Postoffice

1225△ Warner Elmer T

1226△ Lowry Isaac D

1227△ McDonald Lou T

1228△ Jones Thos

1229 Vacant

1230△ Perry John G

1231-12 Apartments

1 Vacant

2 Vacant

1232△ Brown C W

1233 Vacant

1234△ Johnson Elmer E

1235△ Johnson Mary M

1236 Vacant

1237△ Johnson Wade A

Johnson John Mrs

Johnson John Mrs

1238△ Johnson Chas H

1239 Vacant





















