

HISTORIC AND DESIGN REVIEW COMPLIANCE AND TECHNICAL ADVISORY BOARD

March 22, 2024

HDRC CASE NO: 2024-101
ADDRESS: 126 MAGNOLIA DR
LEGAL DESCRIPTION: NCB 6531 BLK 3 LOT 7
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: David Brogan /BROGAN DAVID T
OWNER: David Brogan /BROGAN DAVID T
TYPE OF WORK: Roofing
APPLICATION RECEIVED: February 28, 2024
60-DAY REVIEW: April 29, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

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

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:

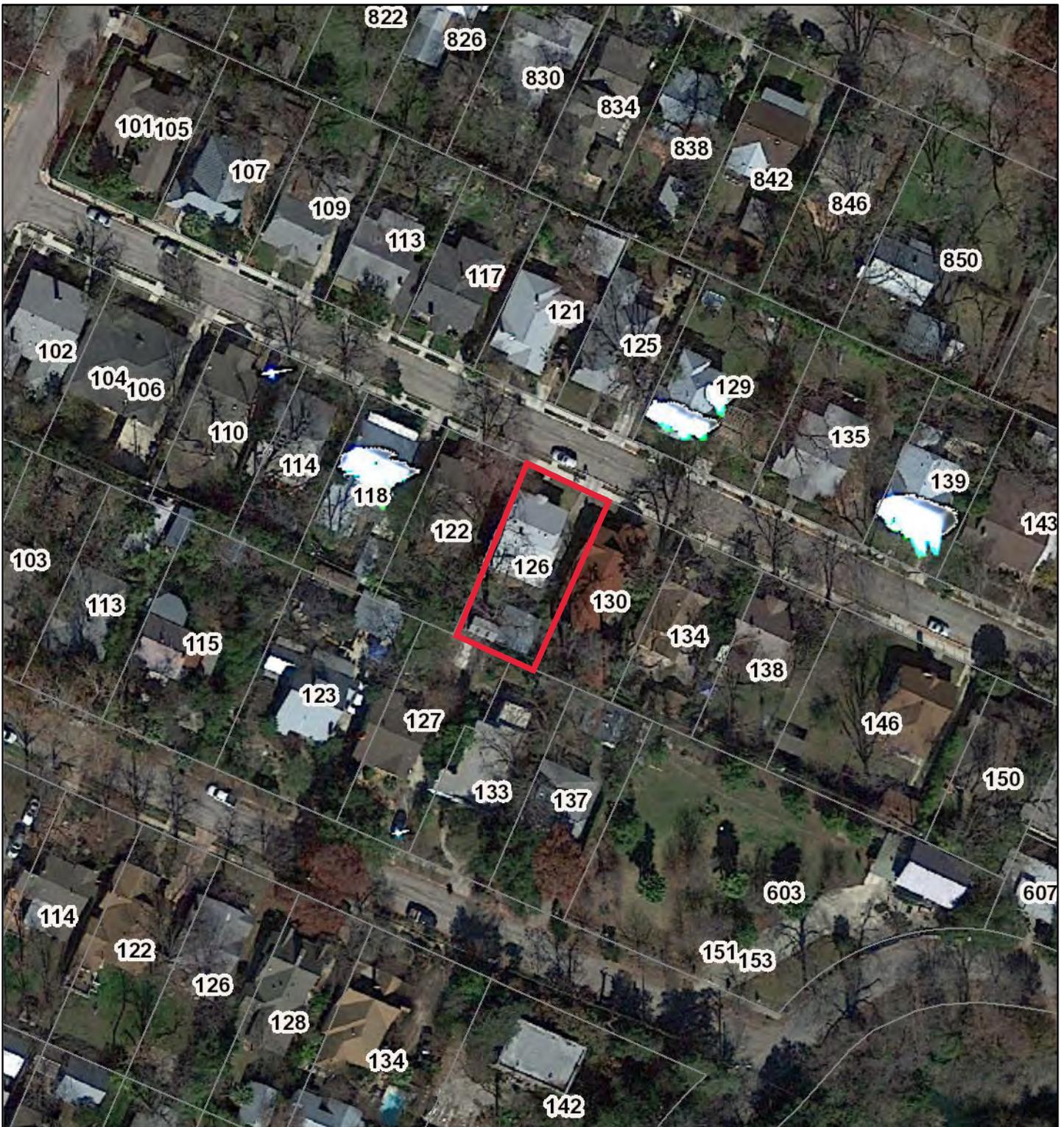
- a. The property at 126 Magnolia Dr is a one-story Craftsman-style residence built c. 1924, with a rear detached garage. The property first appears on Sanborn Fire Insurance maps in 1931 with a smaller footprint. The primary side-gabled roof is clad in composition shingle and has clipped gables; the roof transitions into metal over rear additions to the property. The front porch has a metal shed roof with exposed rafter tails at the front and an eyebrow dormer at center, indicating where the original porch stoop footprint was located per Sanborn maps. There are clusters of four square posts along the porch. The house has wood windows with predominantly four-over-four wood window screens and features both 117 siding as well as asbestos shingle siding. The property contributes to the River Road Historic District.
- b. ROOF: The applicant requests to replace the composition shingle roof on the primary roof form with a standing-seam metal roof. The front porch and the rear addition both currently have metal roofs, as does the rear detached garage. In 1931, when the property first appears on Sanborn Fire Insurance maps, the roof was clad in shingles. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv says to replace roofing materials in-kind whenever possible when the roof must be replaced. Guideline 3.B.vi says 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. Staff finds that a metal roof is appropriate for the style of the house, and that the applicant's request conforms to guidelines.

RECOMMENDATION:

Staff recommends approval to replace the existing shingle roof with a standing-seam metal roof, based on findings a and b, with the following stipulation:

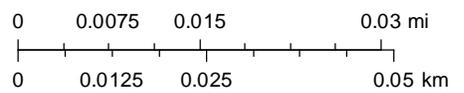
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature 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



March 5, 2024

1:1,000



- CoSA Addresses
- Community Service Centers
- Ⓢ Pre-K Sites
- CoSA Parcels
- BCAD Parcels

1931 Sanborn Fire Insurance Map

205
NEW SHEET
MAY 1924

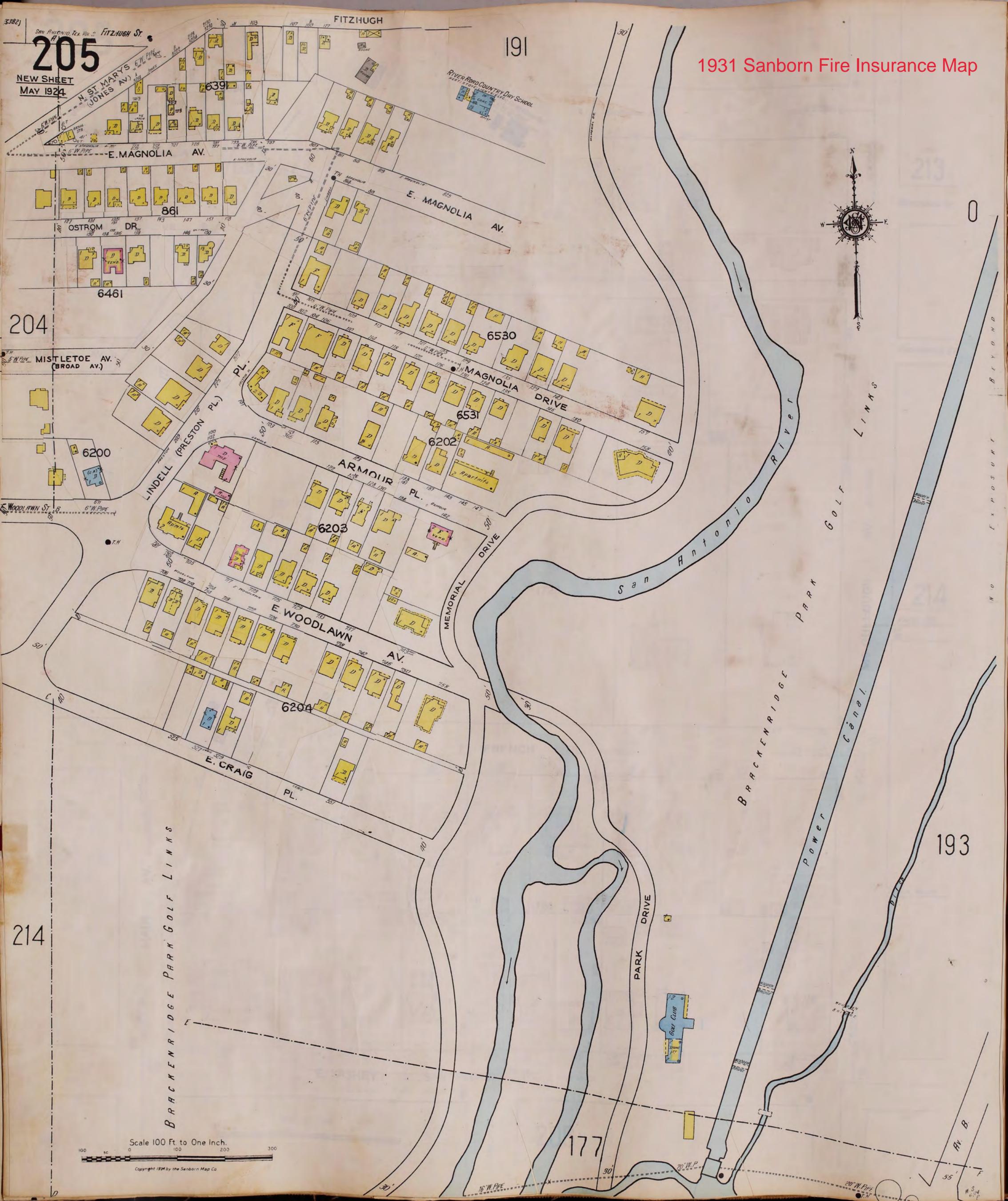
204

214

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213

193



Scale 100 Ft. to One Inch.
Copyright 1924 by the Sanborn Map Co.











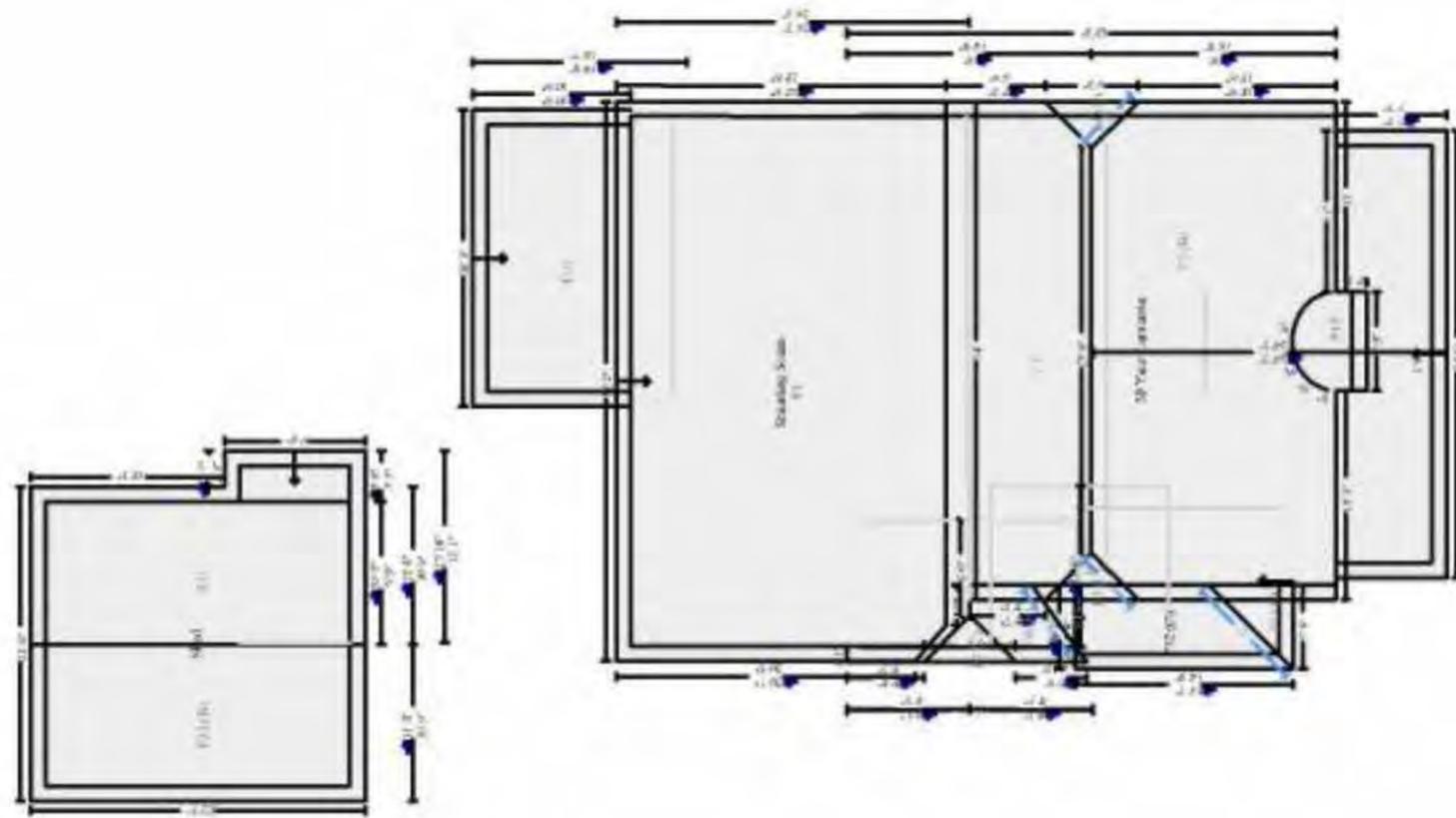
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sketch.pdf



Sketch: SKETCH1, Level: Main Level



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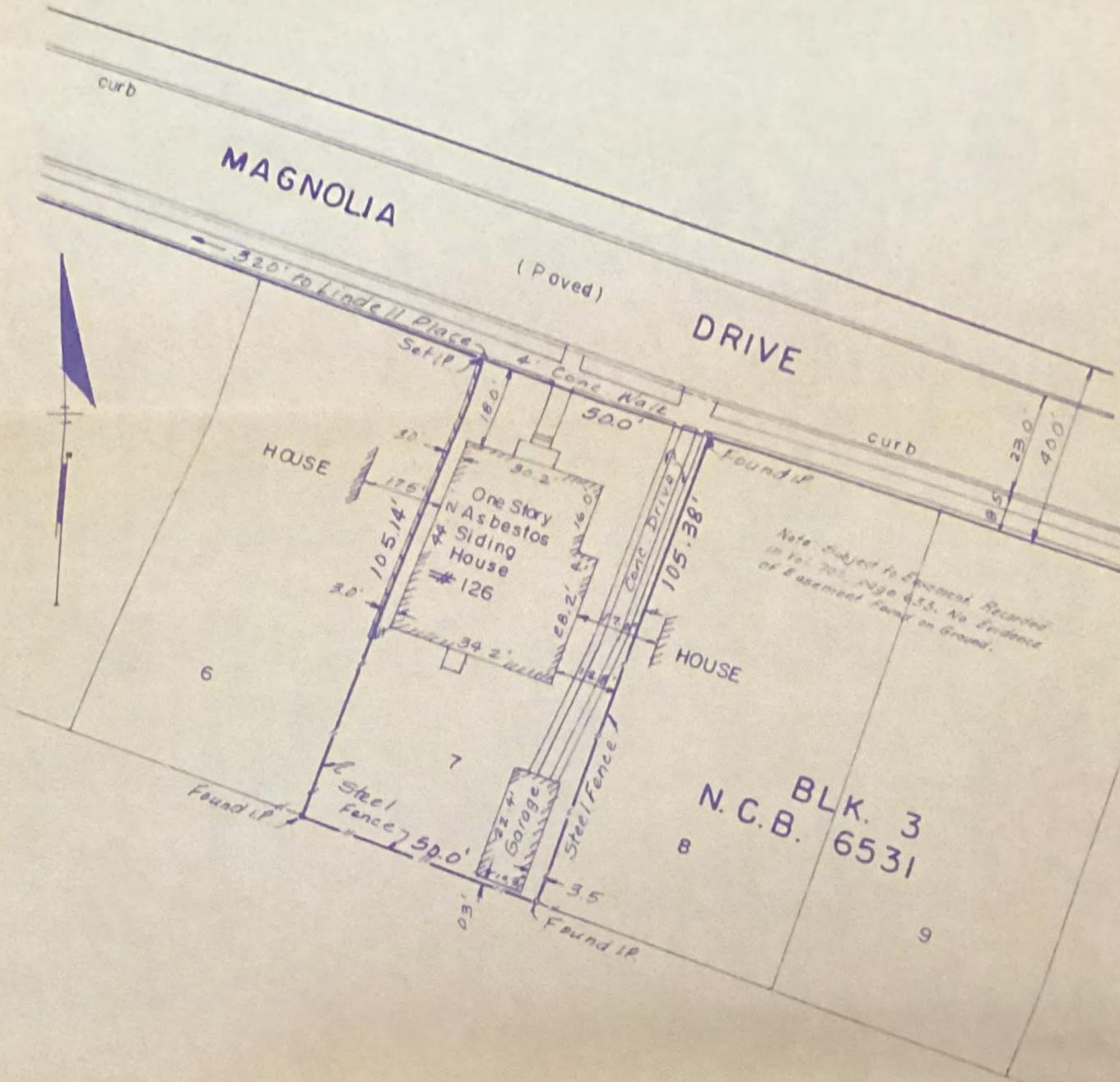
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Attachments

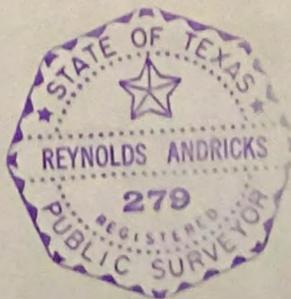
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**PLAT OF
PROPERTY OWNED BY:**

STATE OF TEXAS
COUNTY OF BEXAR



I hereby certify that this plat is true and correct according to an actual survey made on the ground by men working under my supervision, of Lot 7, Block 3, New City Block 6531, Brackenridge Parkway, San Antonio, Texas, according to plat recorded in Volume 642, page 60 of the Plat Records of Bexar County, Texas.

#176930
SCALE: 1" = 30'

This, the 20 day of June, A. D. 1972.

MADE BY: REYNOLDS ANDRICKS, C.E.
319 MAJESTIC BUILDING
SAN ANTONIO, TEXAS

Reynolds Andricks
Registered Professional Engineer Serial No. 2675