

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-162
ADDRESS: 129 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT E 35 FT OF 11 & W 25 FT OF 12
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Thomas Seerden/SEERDEN THOMAS R & GAYLE W
OWNER: Seerden Thomas/SEERDEN THOMAS R & GAYLE W
TYPE OF WORK: Replacement with standing seam metal roof
APPLICATION RECEIVED: March 08, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing composition roof with a standing seam metal roof.

APPLICABLE CITATIONS:

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:

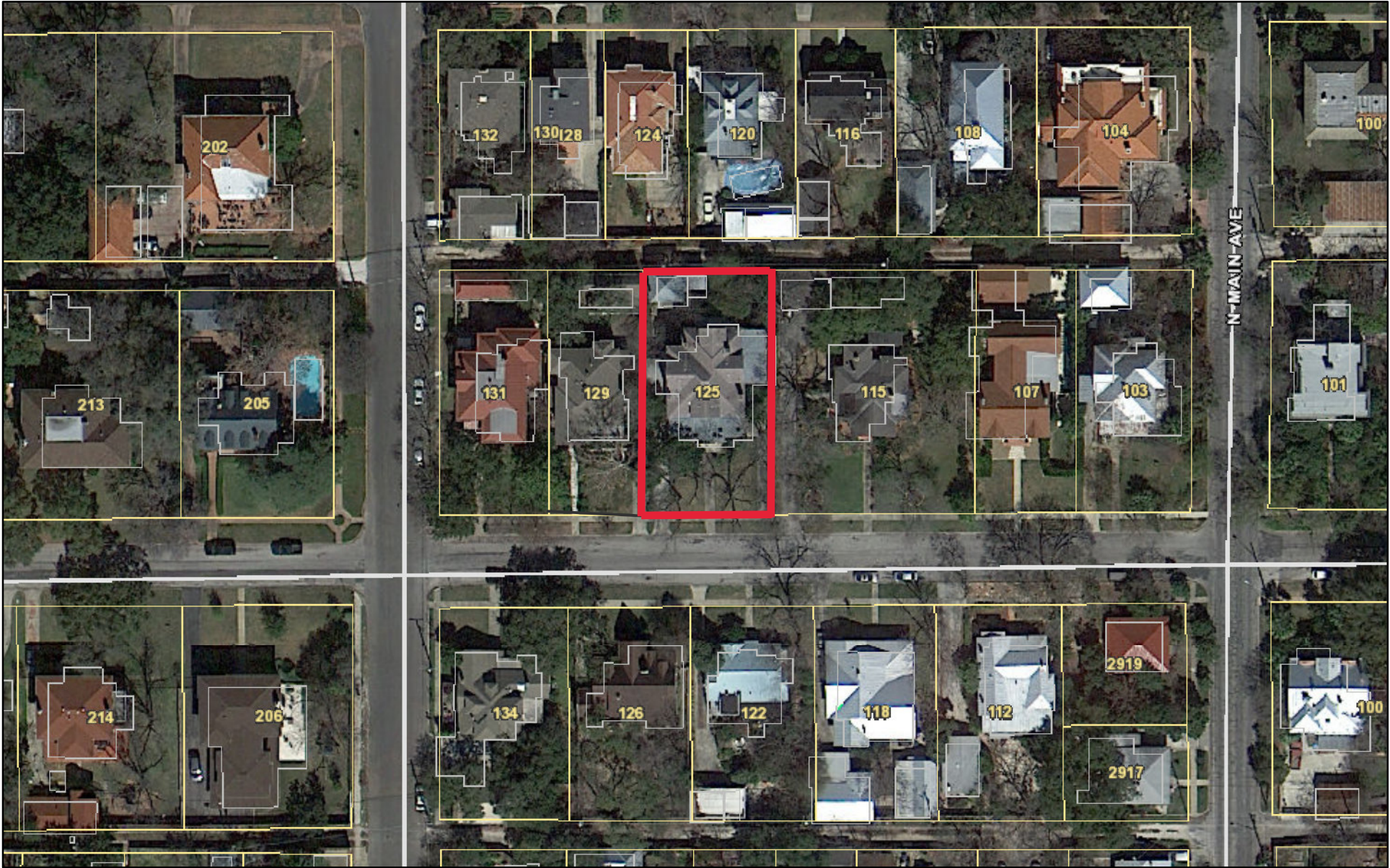
- a. The primary structure located at 129 W Agarita is a 2-story, residential structure featuring Craftsman elements. The property is contributing to the Monte Vista Historic District.
- b. **ROOF REPLACEMENT** – The applicant proposed to replace the existing shingle roof with a galvalume standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1931 Sanborn Map shows that the structure originally features a shingle roof, and the 1931 Sanborn Map shows that the roof maintained a shingle roof, indicating the roofing material has not been altered. While not historically present, standing seam metal roofs are generally appropriate for structures of this style in the Monte Vista Historic District.

RECOMMENDATION:

Staff recommends approval for replacement of the existing shingle roof with a standing seam metal roof with the standard stipulations for standing seam metal roofs:

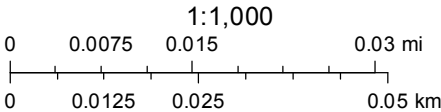
- i. That the applicant installs a standing seam metal roof in a standard, galvalume finish. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges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

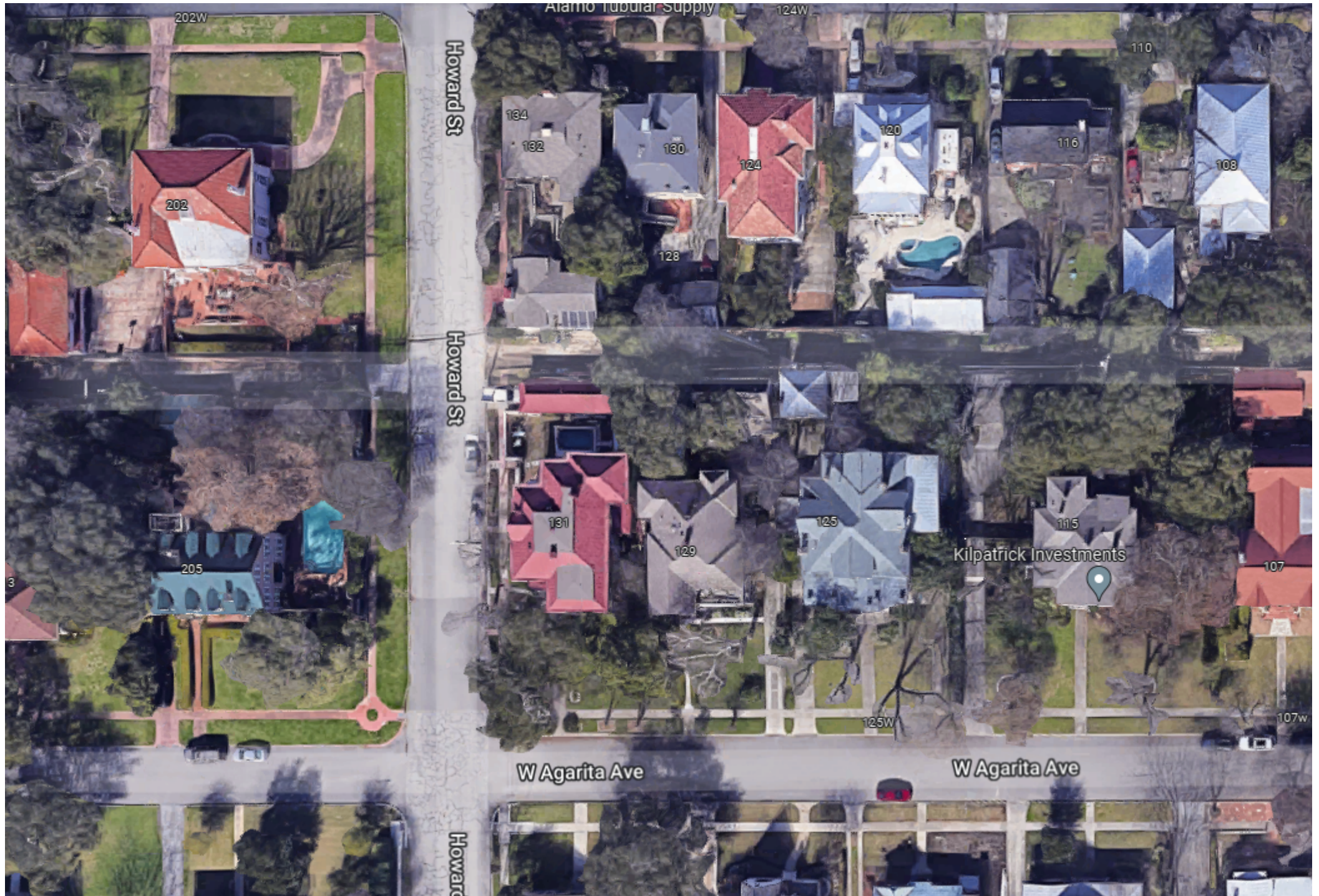
City of San Antonio One Stop



March 30, 2022

— User drawn lines







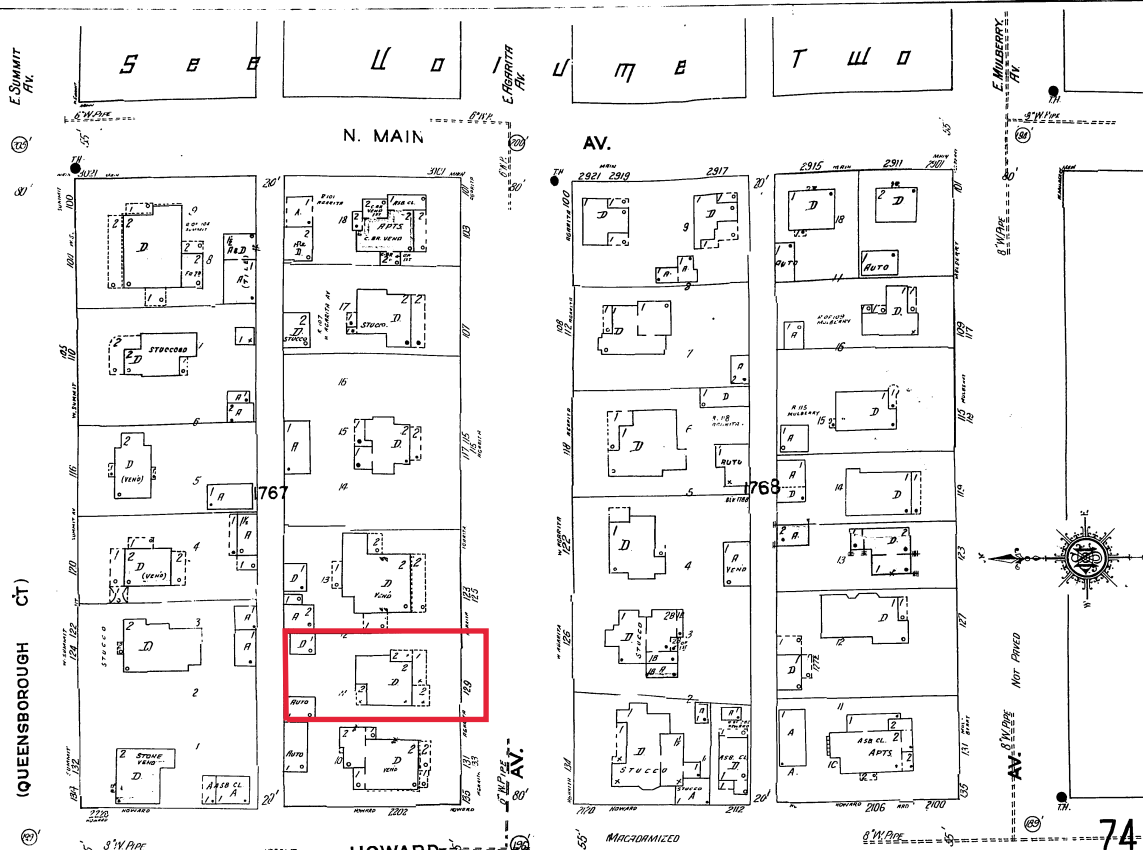






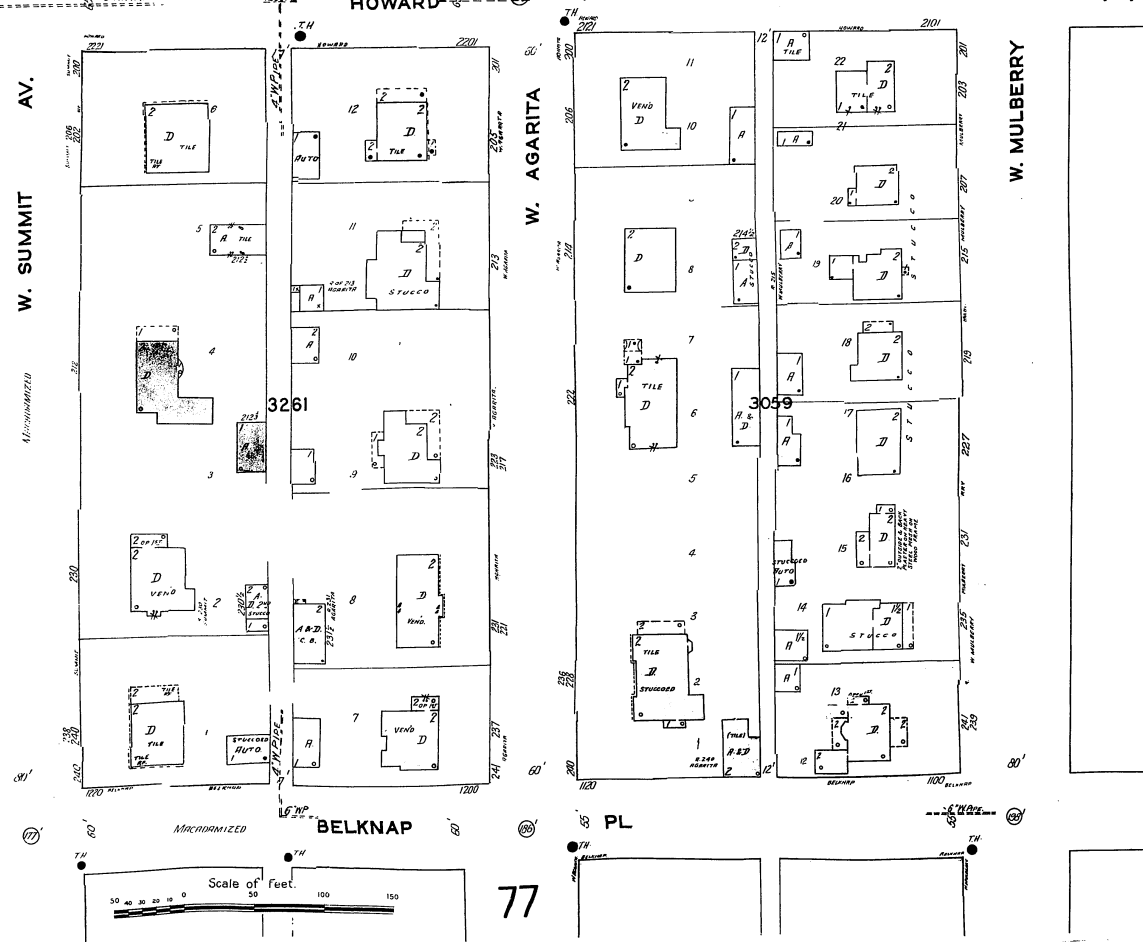
TEX...037
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EXISTING STRUCTURE: FRONT ELEVATION



View from drive



Christopher Verette Assoc. AIA
130 Talavera Pkwy. Suite 1821
San Antonio Texas, 78232
Christopher.Verette@gmail.com
210.393.2227

Seerden Residence

129 W. Argarita Ave
San Antonio TX 78212

EXISTING STRUCTURE: SIDE ELEVATION

View from southeast



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EXISTING STRUCTURE: NORTH ELEVATION



OWNER REVIEW ONLY.
NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.

PROPOSED ELEVATION
 $\frac{3}{32}'' = 1'-0''$
window change



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EXISTING STRUCTURE: EAST ELEVATION



OWNER REVIEW ONLY.
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EAST ELEVATION
3/32" = 1'-0"
Fix Gate



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EXISTING STRUCTURE: WEST ELEVATION



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Seerden Residence

129 W. Argarita Ave
San Antonio TX 78212



Proposal

DATE: February 25, 2022

CUSTOMER: Residential

TO: Tom Seerden
129 W. Agarita Avenue
San Antonio, TX 78212

JOB: Seerden Residence
129 W. Agarita Avenue
San Antonio, TX 78212

PHONE: (713) 398-3112

EMAIL: tseerden@rocketmail.com

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

1. Tear off existing composition shingle roofing.
2. Clean up and haul away debris.
3. Dry in with synthetic underlayment.
4. Install new flashings and counter flashings to match new metal roof.
5. Install new standing seam metal roof in continuous lengths with 1" high seams, 18" on center using 24-gauge Galvalume metal.
6. Munch style hips and ridges.
7. Ten-year labor & material warranty against leaks due to defects in materials or workmanship.
8. Twenty-year metal manufacturer's warranty.
9. PRICE: \$31,910.00 (Permit by Owner)
10. Rotted wood, upon the homeowner's approval, will be replaced to match the existing grade and dimension at an additional charge.

NOTE: No work on balcony areas

[] Option: Install new standing seam metal roof in continuous lengths with 1" high seams, 18" on center using 24-gauge Kynar 500 "Colonial Red" prefinished metal.
PRICE: \$36,750.00

[] Option: Install new 6" OG style gutter and 4" round downspouts on garage, rear and front elevations. PRICE: \$3,525.00

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.

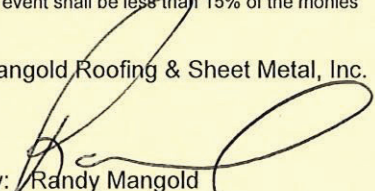
Accepted By:

Signature: _____

Printed Name: _____

Date: _____

Mangold Roofing & Sheet Metal, Inc.

By:  Randy Mangold

3222 THOUSAND OAKS DRIVE - SAN ANTONIO, TEXAS 78247 - (210) 494-7615 - FAX (210) 494-1188

www.mangoldroofing.com