

# HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-157  
**ADDRESS:** 854 E MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT 18, AND 19  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Gilbert Rodriguez/Rod Roofing  
**OWNER:** Michael Hodge  
**TYPE OF WORK:** Replacement of shingle roof with standing seam metal roof  
**APPLICATION RECEIVED:** March 15, 2019  
**60-DAY REVIEW:** May 14, 2019  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the current asphalt shingle roof with a standing seam metal roof with a galvalume finish.

## APPLICABLE CITATIONS:

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

### 3. Materials: Roofs

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

- 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.
- 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.

## FINDINGS:

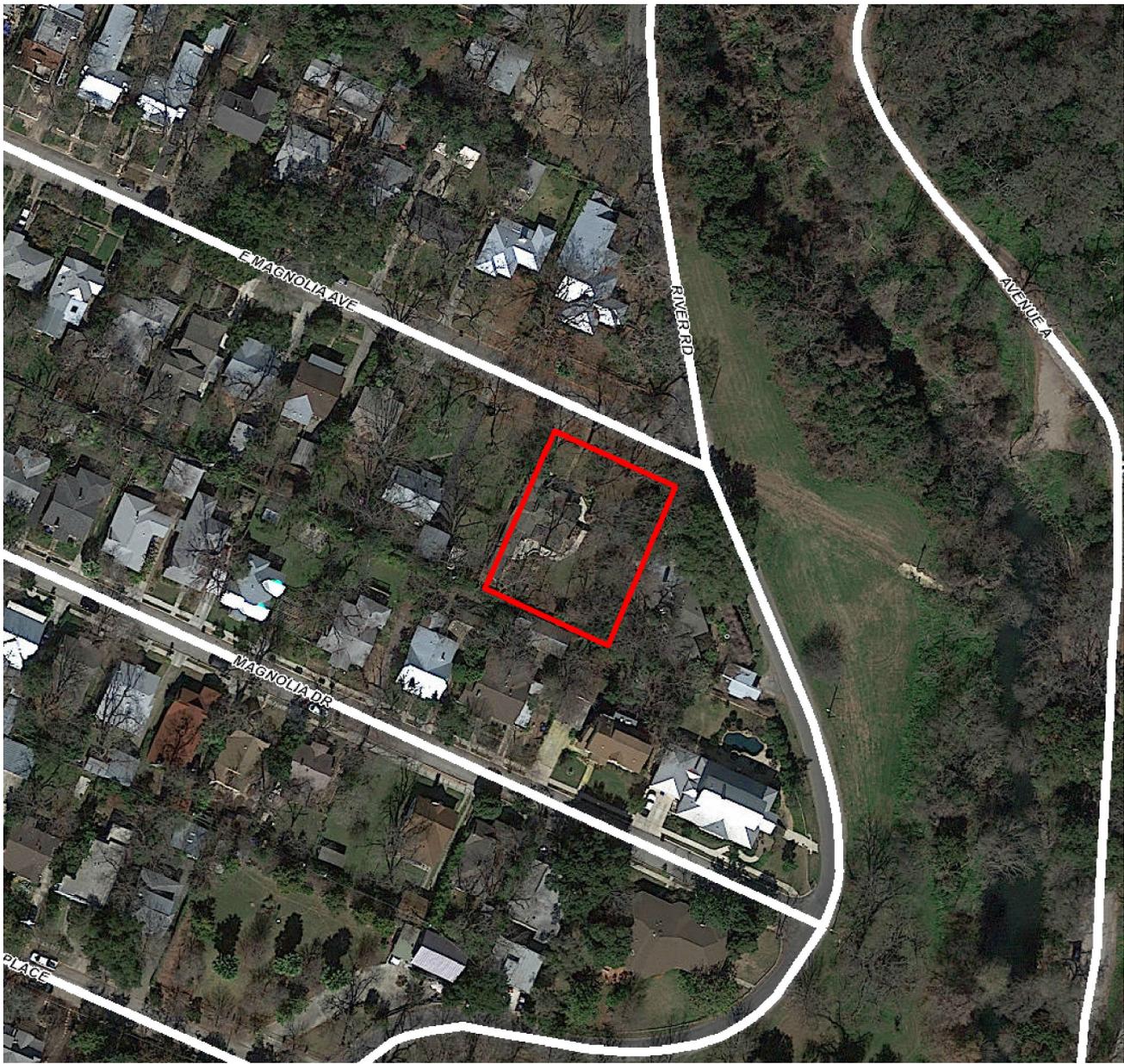
- a. The primary structure located at 854 E Magnolia Ave is a 1-story single family home constructed in approximately 1935 in the Tudor Revival style with Craftsman influences. The home features a prominent stone chimney on the front façade, woodlap siding, and ganged windows. The home is a contributing structure in the River Road Historic District. The applicant is requesting approval to replace an existing composition shingle roof with a new standing seam metal roof.
- b. 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 regards to color and shape, and relatively low costs of manufacturing and transportation. Often marketed as being able to mimic the appearance of slate tile roofs, asphalt shingles were a popular roofing material for Tudor Revival Style homes throughout the 20th century.
- c. According to Sanborn Maps, Tudor Revival style homes in the River Road Historic District were typically originally constructed with asphalt shingle roofs. There does not appear to be a historic precedent for metal roofs in this area for this design type except in limited uses specific to front porch stoops on very few homes.
- d. Staff performed a windshield survey of the surrounding blocks within the River Road Historic District on March 26, 2019, to determine if many of the roofs in the area of this style had been replaced with standing seam metal. Overall in the district, Tudor Revival style homes retain their original shingle roofing or have been replaced with

shingles. This is generally common for this style in historic districts of similar age in San Antonio.

- e. In general, the proliferation of the Tudor Revival Style in the United States represents a movement which rejects industrialization in favor of a more hand-crafted aesthetic. Tudor Revival homes, such as the one at 845 E Magnolia, often featured local material. Roofs were typically shingled (usually with wood, slate or composition shingles).
- f. ROOF REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed 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 not appropriate for this style of house within the context of the River Road Historic District, regardless of whether this application of materials is regionally popular.

#### **RECOMMENDATION:**

Staff does not recommend approval based on finding f. Staff recommends that an in-kind replacement of asphalt shingles be installed. If metal is desired by the applicant for its lifespan, then staff recommends a metal product that mimics the appearance of traditional shingles based on finding e.



## Flex Viewer

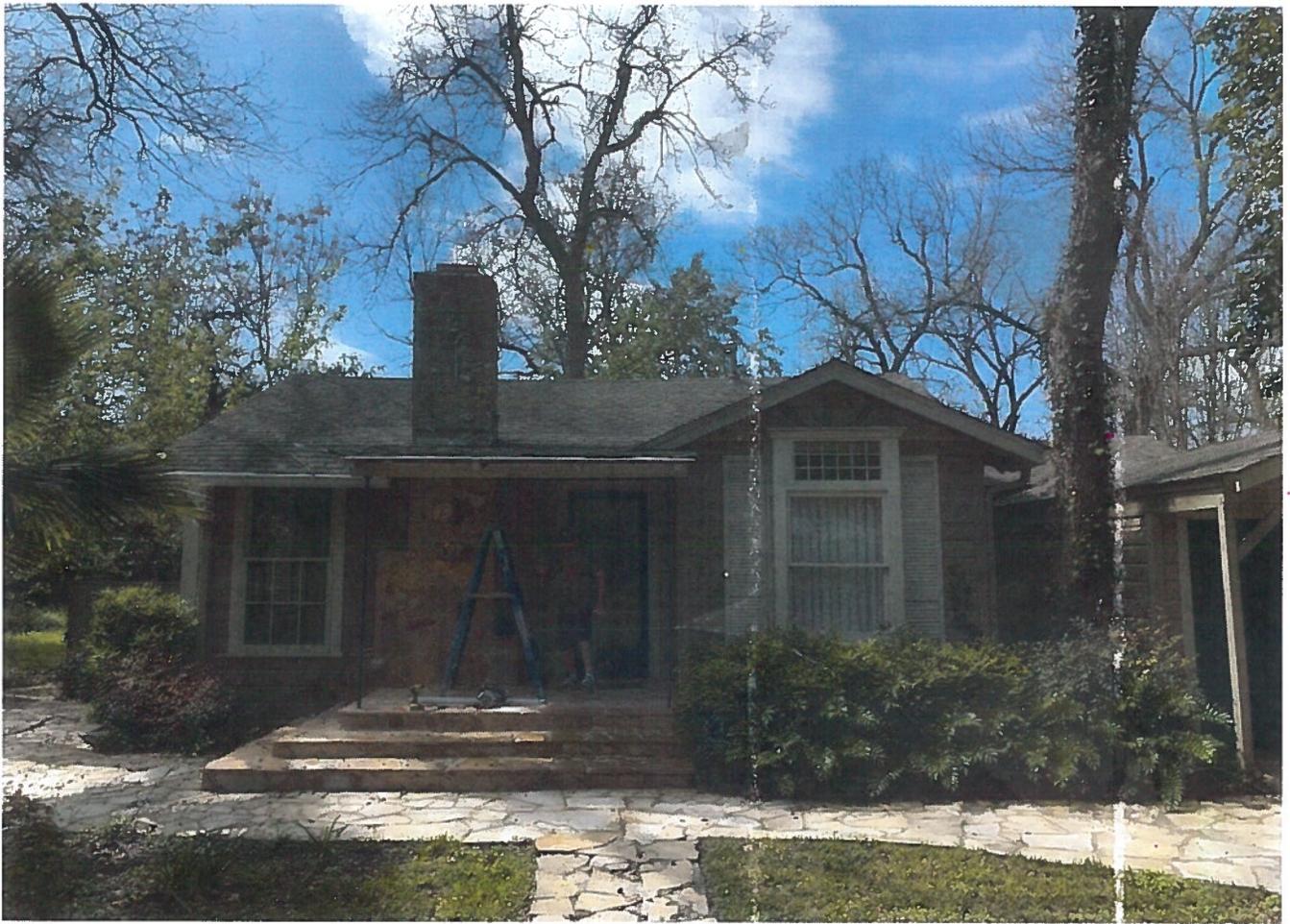
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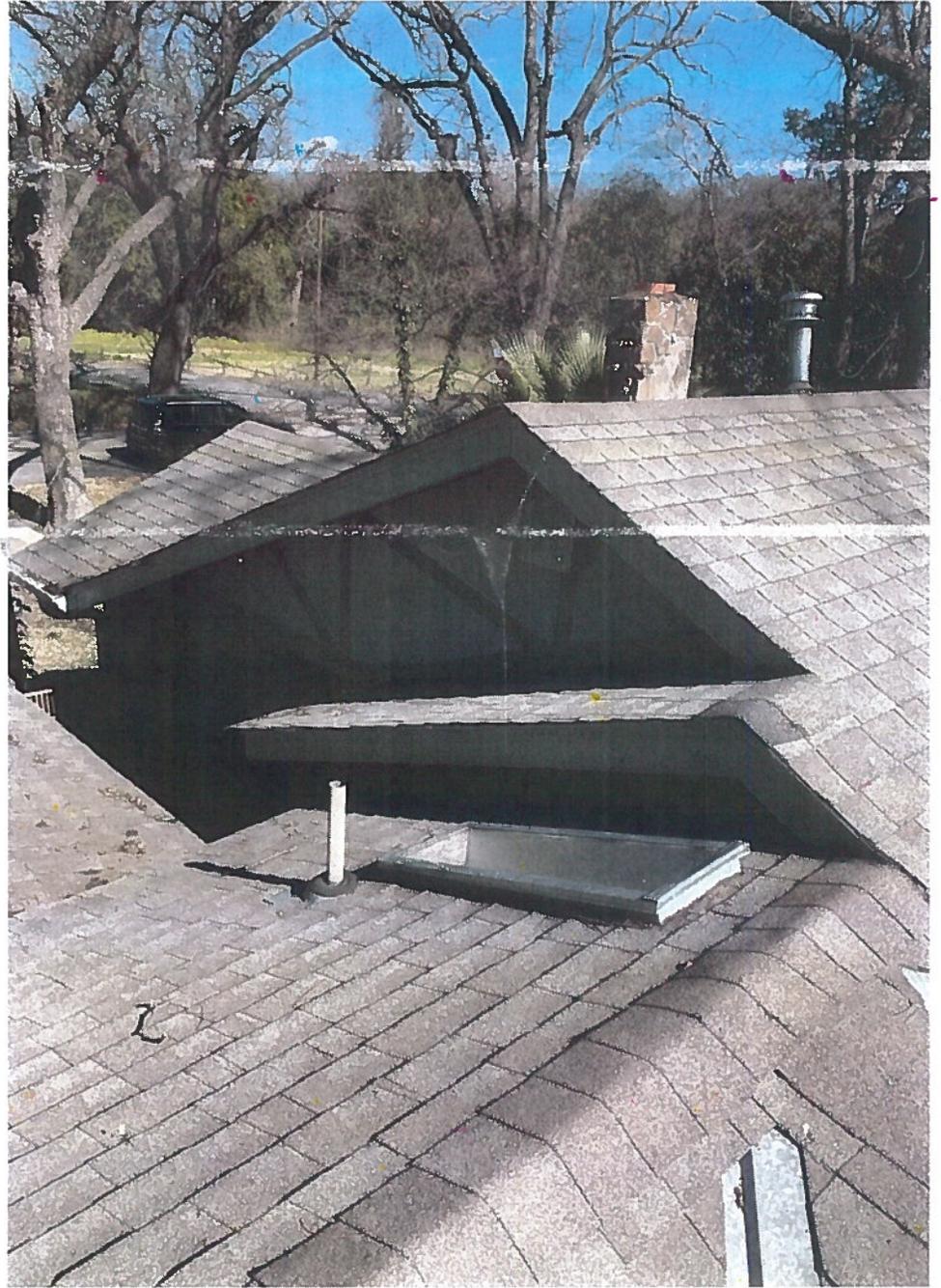
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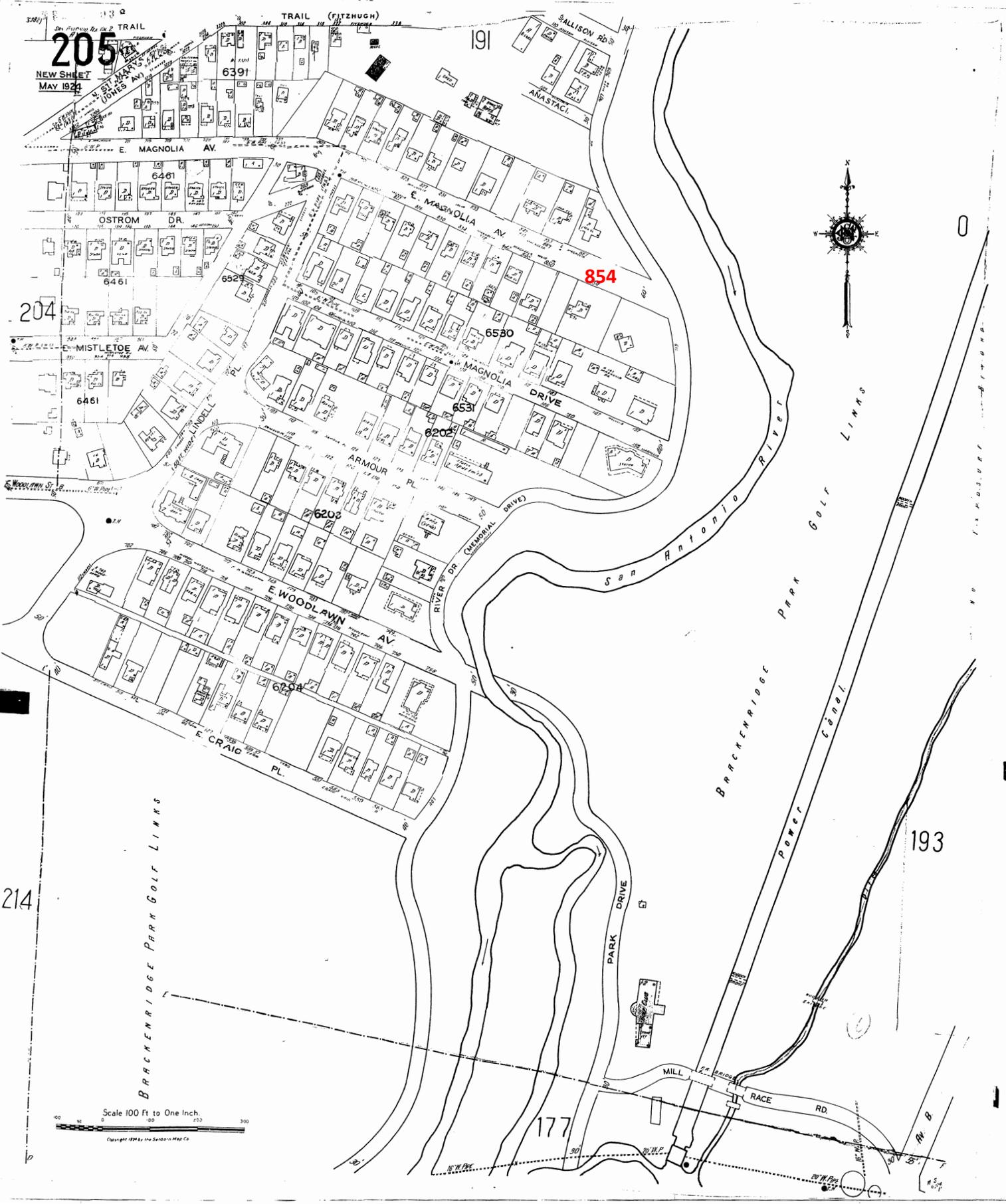








# SANBORN MAP 1911-1951



205  
NEW SHEET  
MAY 1924

204

214

191

854

193

177

Scale 100 Ft to One Inch  
Copyright 1911 by the Sanborn Map Co



**EXAMPLE OF NEARBY STRUCTURE  
SUBMITTED BY APPLICANT**