

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-410
ADDRESS: 316 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3858 BLK 4 LOT 9
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Ralph Estrada/Estradas Roofing
OWNER: ZAINIE CARLA M
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: September 10, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install vented ridge caps on the standing seam metal roof.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

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.

Checklist for Metal Roofs:

In-kind replacement may be approved administratively with the standard stipulations for standing seam metal roofs:

- *Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.*
- *Seams are 1 to 2 inches in height*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*
- *Roof color will feature a standard galvalume finish or match the existing historic 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 historic structure at 316 Brahan was constructed circa 1920 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Westfort Historic District. The one-story single-family structure features a deep inset porch with stone columns, wood lap siding, and gable roofs.
- b. COMPLIANCE – An administrative Certificate of Appropriateness was issued to install a standing seam metal roof with the standard specifications on June 25, 2020. During a materials inspection on August 13, 2020, staff informed the applicant that presented vented ridge caps are not compliant to the issued approval. Thereafter, the applicant installed vented ridge caps despite initially agreeing to install a crimped ridge or a standing seam ridge sleeve. The applicant subsequently submitted an application on September 10, 2020, to be heard at the next available Historic and Design Review Commission hearing.
- c. RIDGE CAP – The applicant has proposed to install a vented ridge cap instead of the standard specifications to feature a double munched ridge seam, a crimped ridge seam or a standing seam ridge sleeve. According to the applicant, the use of either standard ridge configurations would cause future roof failure because of the floating pier and beam foundation of the house and that a ridge cap is the only suitable installation. Staff finds that the standard specifications per the Guidelines for Exterior Alterations 3.B.iv. have been installed on other floating pier and beam houses without objection and should otherwise be adhered to.

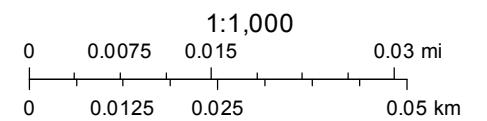
RECOMMENDATION:

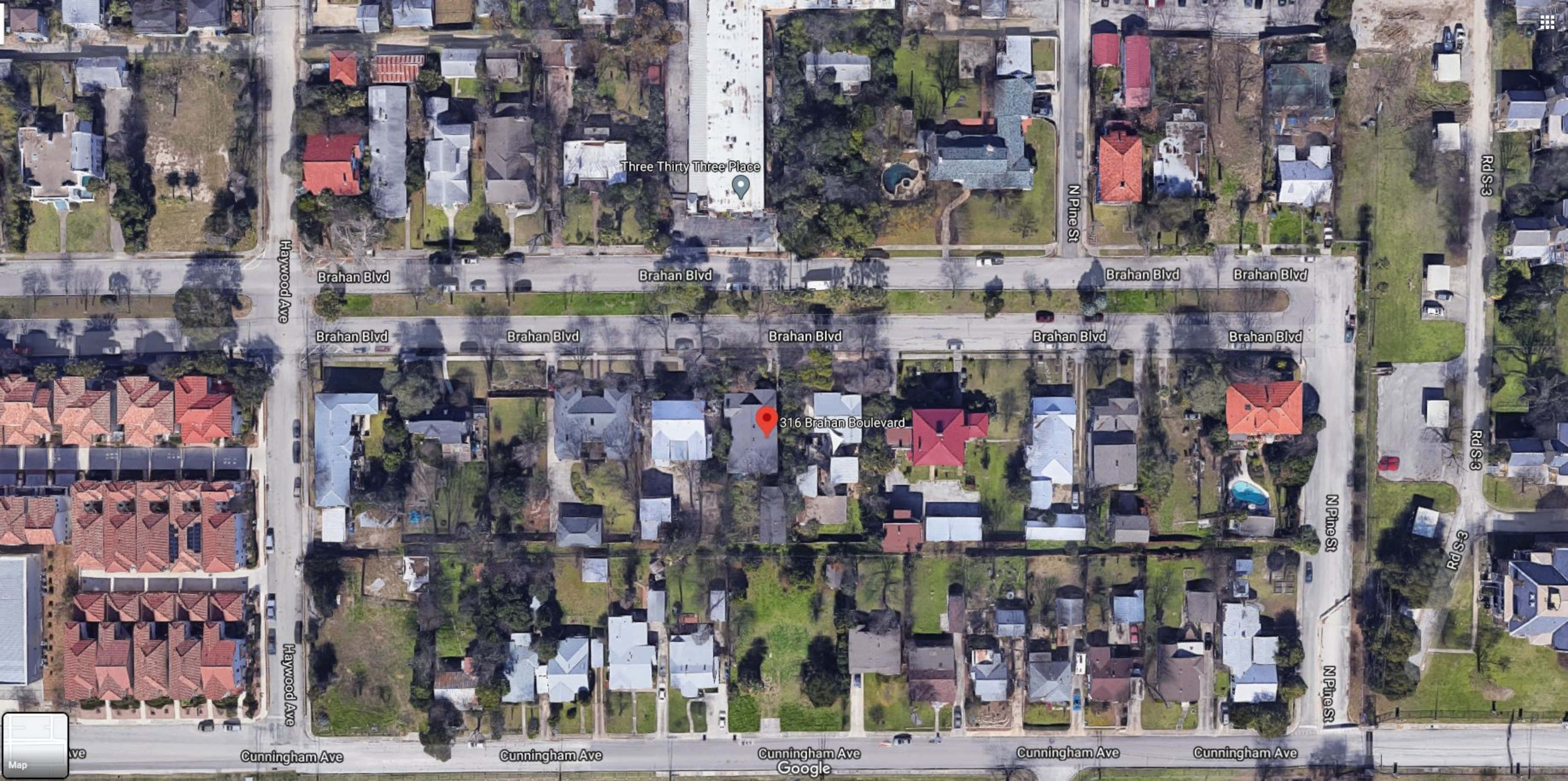
Staff does not recommend approval based on findings a through c. Staff recommends the Standard Specifications for Metal Roofs should be adhered to per the administrative approval.

316 Brahan



September 30, 2020





Three Thirty Three Place

Brahan Blvd

Brahan Blvd

Brahan Blvd

Brahan Blvd

Brahan Blvd

Brahan Blvd

Brahan Blvd

Brahan Blvd

Brahan Blvd

316 Brahan Boulevard

Haywood Ave

Haywood Ave

Cunningham Ave

Cunningham Ave

Cunningham Ave

Cunningham Ave

Cunningham Ave

N Pine St

N Pine St

N Pine St

Rd S-3

Rd S-3

Rd S-3



Google



316 Brahan Boulevard



Google





August 13, 2020 at 11:46 AM
318 Graham Blvd
San Antonio TX 78215
United States



August 13, 2020 at 11:46 AM
318 Brahan Blvd
San Antonio TX 78215
United States



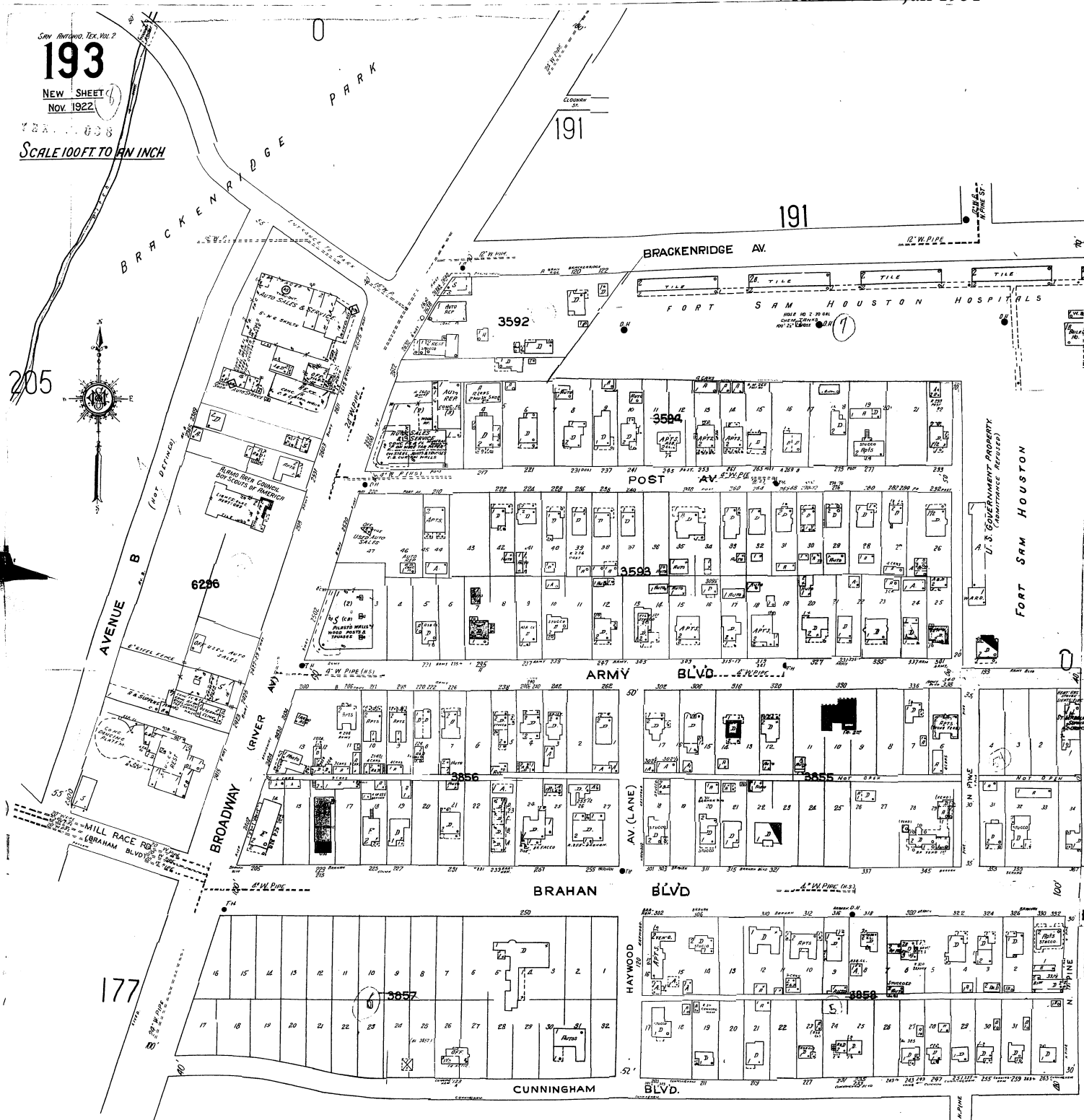
August 13, 2020 at 11:46 AM
318 Branham Blvd
San Antonio TX 78215
United States



Scale 100 Feet to One Mile

100 0 100 200 300

Copyright 1907 by the Sanborn Map Co.





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 29, 2019

ADDRESS: 316 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3858 BLK 4 LOT 9
HISTORIC DISTRICT: Westfort
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Carla Zainie - 316 Brahan
OWNER: Carla Zainie - 316 Brahan
TYPE OF WORK: Roofing

REQUEST:

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

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 7/29/2019 4:10:33 PM

ADMINISTRATIVE APPROVAL TO: Replace the existing shingle roof with a standing seam metal roof. Staff approves the applicant's request with the following stipulations:

- i. That the standing seam metal roof not feature a vented ridge cap or end caps.
- ii. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration. 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.

APPROVED BY: Adam Rajper

Shanon Shea Miller
Historic Preservation Officer

NOTE: The applicant has approval to paint the roof a matte gray color, if desired.

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

June 25, 2020

ADDRESS: 316 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3858 BLK 4 LOT 9
HISTORIC DISTRICT: Westfort
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Carla Zainie - 316 Brahan
OWNER: Carla Zainie - 316 Brahan
TYPE OF WORK: Roofing

REQUEST:

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

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 6/25/2020 3:20:34 PM

ADMINISTRATIVE APPROVAL TO: Replace the existing shingle roof with a standing seam metal roof. Staff approves the applicant's request with the following stipulations: i. That the standing seam metal roof not feature a vented ridge cap. ii. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. 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. NOTE: The applicant may paint the roof a matte gray color, if desired.

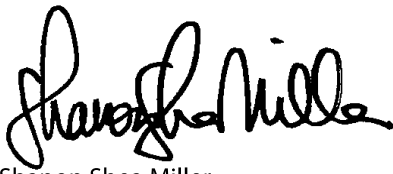
APPROVED BY: Rachel Rettaliata

RE-ISSUE REASON:

The owner requested a re-issue of the COA due to delays in project completion.

RE-ISSUE DATE: 6/25/2020 3:20:34 PM

RE-ISSUED BY: Rachel Rettaliata



Shanon Shea Miller
Historic Preservation Officer

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HISTORIC & DESIGN REVIEW COMMISSION APPLICATION

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

7/26/2014
AR
DATE OF RECEIPT

Use this form for:

Request a Certificate of Appropriateness for substantial exterior work to the property. This could include:

- New construction or additions
- Substantial alterations or change in materials
- Demolition of a landmark
- Major landscaping, hardscaping, or fencing projects
- Signage

To submit for a Certificate of Appropriateness, applicants have the option to complete the online form or submit this form in person to our counter at 1901 S Alamo.

Staff initials:

Date of scheduled HDRC:

60 day review:

Property Address: 316 Brahan Blvd Zip code: 78215

Mark all that apply:

☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Carla Zainie

Mailing address: 316 Brahan Blvd Zip code: 78215

Phone number: 210-414-4119 Email: czainie@sbcglobal.net

Applicant/Authorized Representative (Primary point of contact if different than owner): _____

SAME Mailing address: _____ Zip code: _____

Phone number: _____ Email: _____

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Detailed description of request — DO NOT LEAVE BLANK

Mark all that apply:

☐ Exterior Modifications/Alterations ☐ New Construction ☐ Addition ☐ Signage ☐ Site Elements ☐ Demolition

1. standing seam metal roof to conform with Ohp standards.
- 2.
- 3.
- 4.
- 5.

☐ **Conceptual** (Per UDC 35-608(b) *Conceptual approval* is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be *approved* through a certificate of appropriateness for final approval. **Conceptual review is non-binding.**)

☐ **Final approval** (Minimum 80% construction documents are required) HDRC Original Hearing date: _____

REQUIRED DOCUMENTS

All requests require the following:

- HDRC Application (this form) complete with signatures.
- Printed or digital versions of all required documents. (All documents must be **no larger than 8.5" x 14"**; digital versions can be on USB drives, compact disc, etc.)
- Current color photos of all sides of the structure. (Photos should show the entire side, corner to corner. If this isn't possible, please provide as many photos as necessary to show a complete side. Google images are not accepted.)
- Detailed written narrative explaining the proposed work as requested on page 1.
- Current color photos of area(s) of work.

| | | |
|---|--|---|
| EXTERIOR MODIFICATIONS/ALTERATIONS <ul style="list-style-type: none">• Drawings, which could include elevations, floor plans, roof plans, to demonstrate the proposed scope• Measured site plan (can be current annotated survey; used to convey location of work and affect on existing conditions and structures) | DEMOLITION <ul style="list-style-type: none">• Proof of economic hardship (see UDC Sec. 35-6 for more information)• Replacement plans• Statement of loss of significance (if applicable) | NEW CONSTRUCTION/ADDITION <ul style="list-style-type: none">• Drawings, including elevations, floor plans, roof plans as needed to demonstrate the proposed scope• Measured site plan (can be current annotated survey; including setbacks and neighboring construction, and details how the new will affect on existing conditions and structures)• Details of proposed materials |
| SIGNAGE <ul style="list-style-type: none">• Signage mock-up with dimensions and in color of what's proposed and of existing signage• \$100 application fee• Detailed regarding proposed lighting | SITE ELEMENTS <ul style="list-style-type: none">• Drawings to demonstrate the proposed scope• Measured site plan (can be current annotated survey; used to convey location of work and affect on existing conditions and structures) | |

FEE SCHEDULE

Check all fees that apply:

- ☐ Signage request (\$100)
- ☐ Commercial or income-producing (\$100)
- ☐ Post-work application (\$500)

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (Please initial all)

- ____ That no case will be scheduled for a hearing until all supporting materials are received.
- ____ I give permission to OHP staff to visit my property if necessary and take additional photos of the exterior
- ____ That staff will post a required notification in my yard. Applicants must remove the yard sign the day of the hearing and bring it to the location of the HDRC hearing.
- ____ If the applicant does not concur with the Commission's recommendation, appeal to the Zoning Board of Adjustment may be made within 30 days after receipt of the commission action.
- ____ I have read and understand the above information and I certify to the best of my knowledge that all information provided in this application and attachments is correct.

SIGNATURE OF APPLICANT

DATE

Call 210-207-0035 | info@SAPreservation.com | 1901 S Alamo

To submit for a request to be heard by the HDRC, applicants may complete the online form or submit in-person to our counter at 1901 S Alamo.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

STANDING-SEAM METAL ROOF INSPECTION FORM

ADDRESS: _____

PROPERTY OWNER NAME: _____

CONTRACTOR NAME: _____

CONTRACTOR COMPANY: _____

CONTRACTOR ADDRESS: _____

CONTRACTOR PHONE NUMBER: _____

CONTRACTOR EMAIL: _____

I, _____, acknowledge that I have obtained a Certificate of Appropriateness to install a new standing-seam metal roof with the specifications below and that any deviation will require additional review by the Historic and Design Review Commission:

- ◇ 1- **Panels** that are 18 to 21 inches in width, and **smooth with no striation or corrugation.**
- ◇ 2- **Seams** are 1 to 2 inches in height
- ◇ 3- **Ridges** are to feature a double-munch or crimped ridge configuration; **no vented ridge caps or end caps are allowed.**
- ◇ 4- **Roof color** will feature a standard galvalume finish or match the existing historic roof.

CONTRACTOR SIGNATURE: _____ DATE: _____



Historic standing-seam metal roof

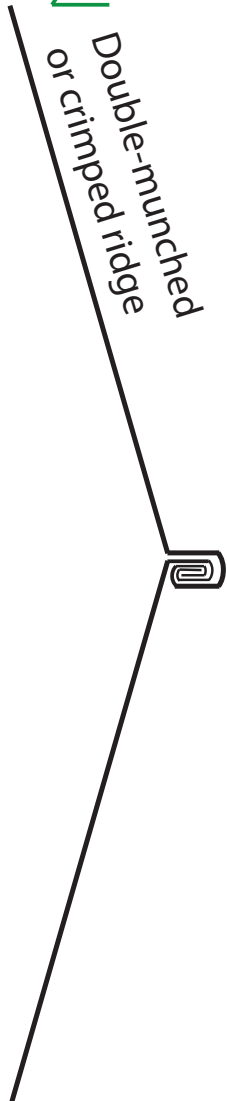


Do not use ridge caps with vents (left) or end caps (right).

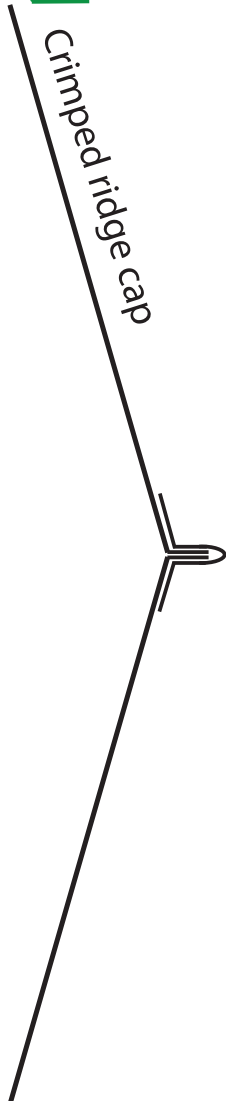
An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. Site inspections can be scheduled by calling (210) 207-0035 or emailing ohp@sanantonio.gov

OHP STAFF SIGNATURE: _____ DATE: _____

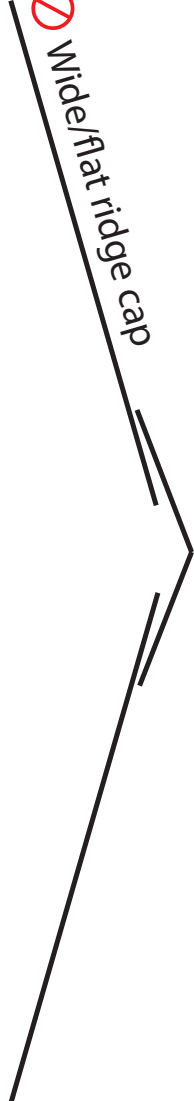
✓ Double-munched
or crimped ridge



✓ Crimped ridge cap



✗ Wide/flat ridge cap



✗ Vented ridge cap

