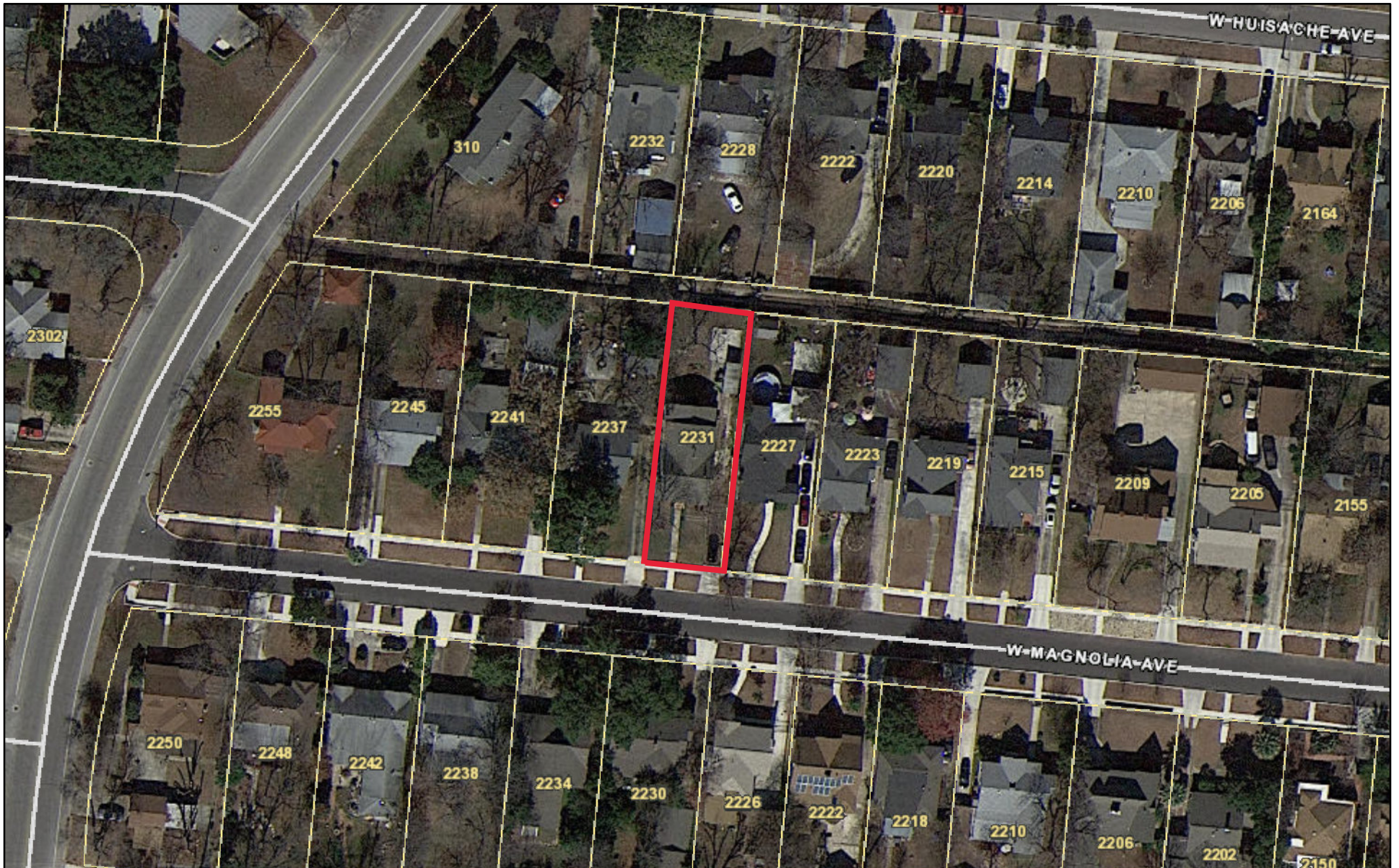
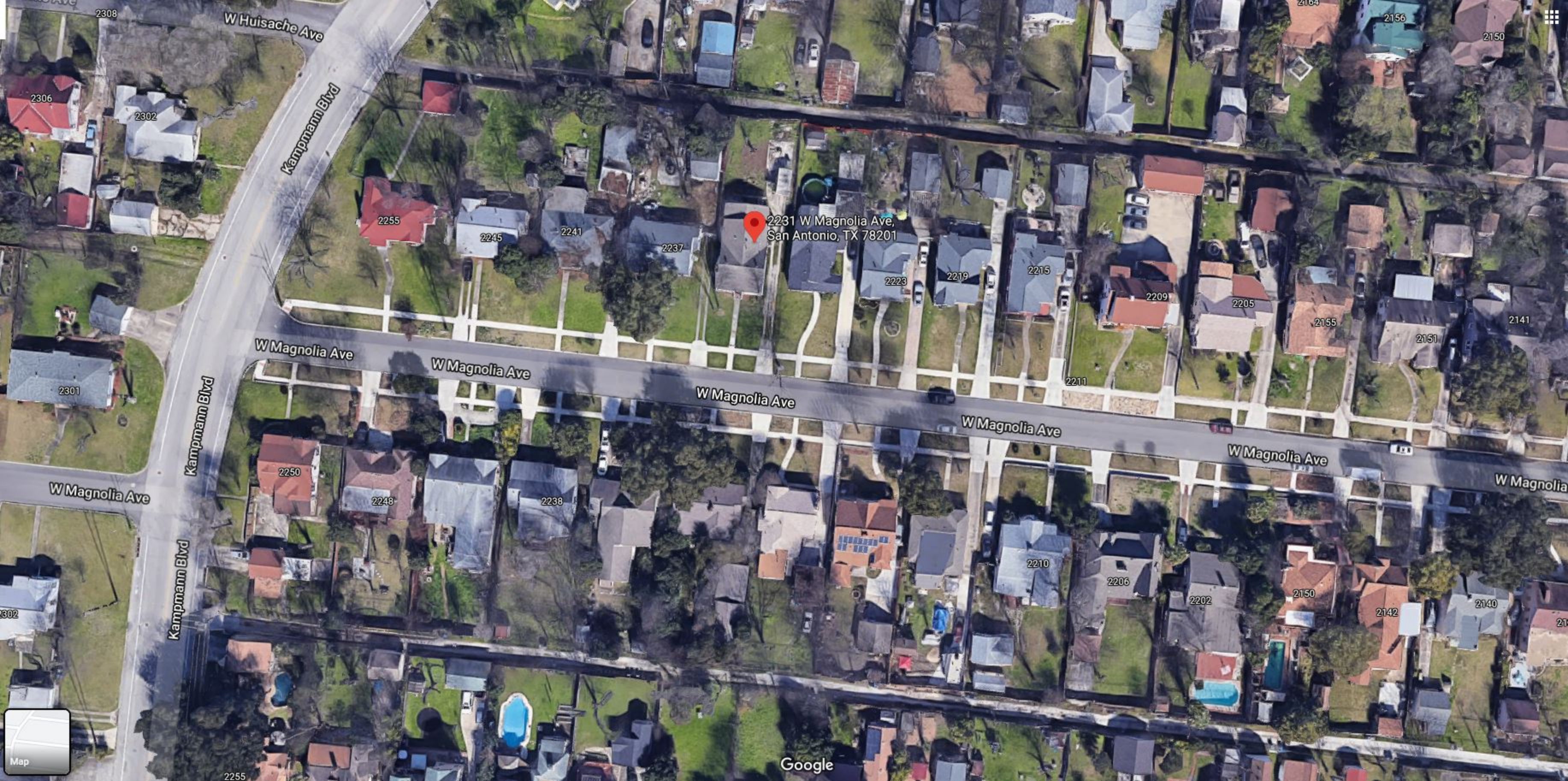


2231 W Magnolia



January 27, 2021





2231 W Magnolia Ave,
San Antonio, TX 78201

W Huisache Ave

Kampmann Blvd

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

Kampmann Blvd

Kampmann Blvd

W Magnolia Ave

Google

Map



2231 W Magnolia Ave,
San Antonio, TX 78201



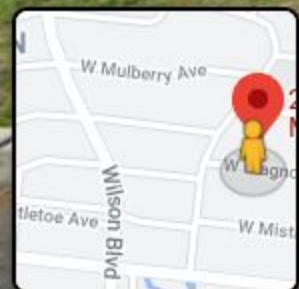
Google

2237 W Magnolia Ave

San Antonio, Texas



Street View



Google











PROJECT DESCRIPTION

2231 West Magnolia Avenue

PROPOSED ROOF BUILD

2231 W Magnolia is a 1-story residential structure (1541 sq. Ft) constructed circa 1936 and located in the Monticello Park Historic District. The home was constructed in the Minimal Traditional style with Craftsman influences.

Age, weather and poorly executed prior repairs have left the gabled roof with unevenly applied and damaged shingles over most of the roofed area. There are no distinctive features to the sloped roof and these irregularities are visually apparent in the front elevation of the home. Additionally, previous roof work did not include the installation of appropriate gutters increasing the possibility of water damage to the pier and beam foundation.

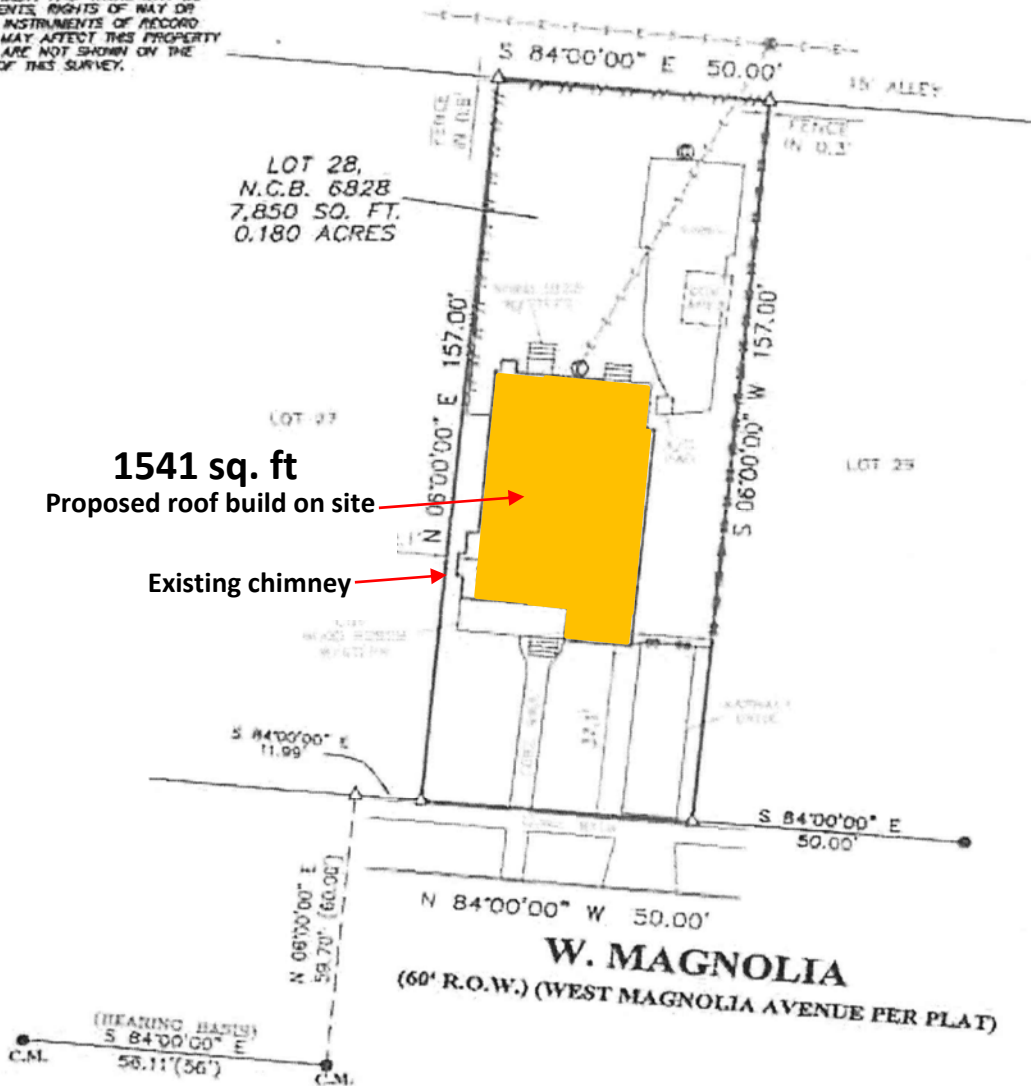
The proposed roof build would incorporate a standing metal seam roof in a historically appropriate color and style retaining the original shape, line, pitch and overhangs. The existing (but non-functional) original brick chimney would be retained in this proposed build.

NOTE: THE SHOWING SURVEYOR HAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

LOT 28,
N.C.B. 6828
7,850 SQ. FT.
0.180 ACRES

1541 sq. ft
Proposed roof build on site

Existing chimney



SCALE: 1"=30'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE: PRIOR SURVEY (WESTAR JOB NO. 78448) WAS USED FOR REFERENCE.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 280, PG. 35, DEED AND PLAT RECORDS, AND VOL. 907, PG. 303, VOL. 1455, PG. 228, VOL. 1633, PG. 477, VOL. 1708, PG. 331, AND VOL. 1757, PG. 576, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON PLAT RECORDED IN VOLUME 8520, PAGE 86, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48070C, Panel No. 0305 Q, which is Dated 02-29-2010. By viewing that FIRM, it appears that all or a portion of the property may be in Flood Zone(X)B&E. Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out in FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF HIS REPRESENTATION OF THE FLOOD ZONE, which may not agree with the interpretation of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/floodsafety>.



Property Address:

2231 W. MAGNOLIA (WEST MAGNOLIA AVENUE PER PLAT)

Property Description:

LOT 28, NEW CITY BLOCK #828, WOODLAWN PARK, FIRST UNIT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 900, PAGE 35, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
THE

MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1036 HELDERS, TEXAS 78023-1036
PHONE (210) 572-9000 FAX (210) 372-0088

LEGEND

- Δ - CALCULATED POINT
- ⊙ - FIVE 1/2" IRON ROD
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- C.M. - CONTROLLING MEASUREMENT
- - WOOD FENCE
- - GAS METER
- - POWER POLE
- - OVERHEAD ELECTRIC
- - ELECTRIC METER

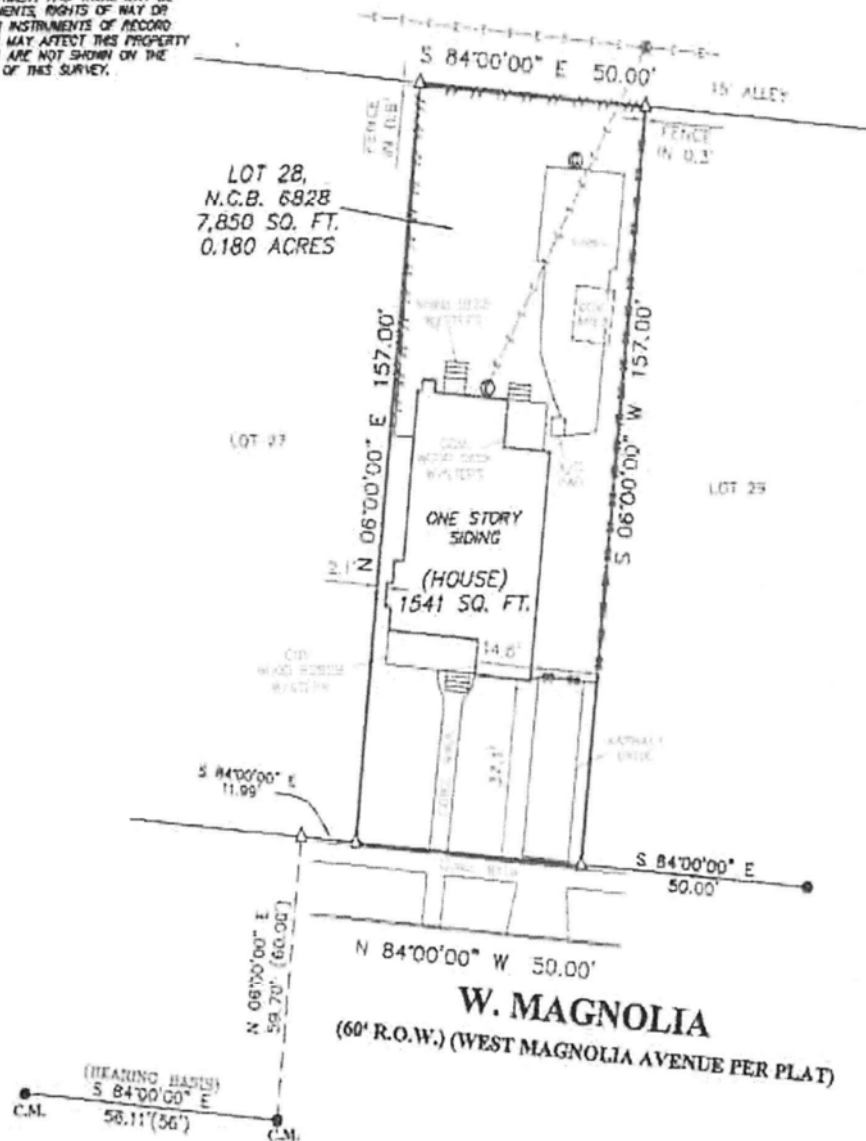


DRAWN BY: JW
JOB NO. 78788 TITLE COMPANY: N/A

DATE: 11-15-2017

J.F. NO. N/A

NOTE: THE SURVEYING SURVEYOR HAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.



SCALE: 1"=30'

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE: PRIOR SURVEY (WESTAR JOB NO. 78448) WAS USED FOR REFERENCE.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 888, PG. 3A, DEED AND PLAT RECORDS, AND VOL. 887, PG. 303, VOL. 1455, PG. 228, VOL. 1633, PG. 477, VOL. 1708, PG. 331, AND VOL. 1737, PG. 576, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON PLAT RECORDED IN VOLUME 8520, PAGE 86, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECTS THAT SUCH DESIGNATION MAY HAVE REGARDING THE ANTICIPATED USE OF THE PROPERTY. The property maps the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 15404-01, Panel No. 0105 G, which is dated 02-22-2010. By viewing that FIRM, it appears that all or a portion of the property may be in Flood Zone(X)XAE. Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the land's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
2231 W. MAGNOLIA (WEST MAGNOLIA AVENUE PER PLAT)
Property Description:
LOT 28, NEW CITY BLOCK 8828, WOODLAWN PARK, FIRST UNIT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 890, PAGE 35, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
[Signature]

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1036 HELDREN, TEXAS 78023-1036
PHONE: (210) 372-9000 FAX: (210) 372-0088

- LEGEND**
- Δ - CALCULATED POINT
 - - FIVE 1/2" R.O.W. ROAD
 - () - RECORD INFORMATION
 - B.S. - BUILDING SETBACK
 - C.M. - CONTROLLING MONUMENT
 - - WOOD FENCE
 - - GAS METER
 - - POWER POLE
 - - OVERHEAD ELECTRIC
 - - ELECTRIC METER



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

2231 West Magnolia-Norwood

Materials/ for roof build

- ☐ 24-gauge Aluminum-Zinc Alloy Coated Steel Sheet to cover 1541 sq ft.
 - Medium, Dark or Aged bronze, Copper brown in color or Pre-weathered Galvalume (as approved and historically appropriate) (See included Roof color chart for larger swatches)



Medium Bronze



Aged Bronze



Copper Brown

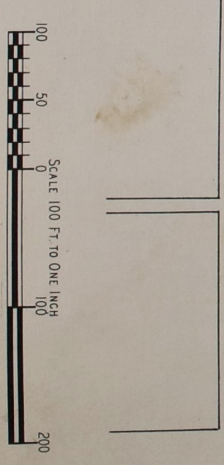
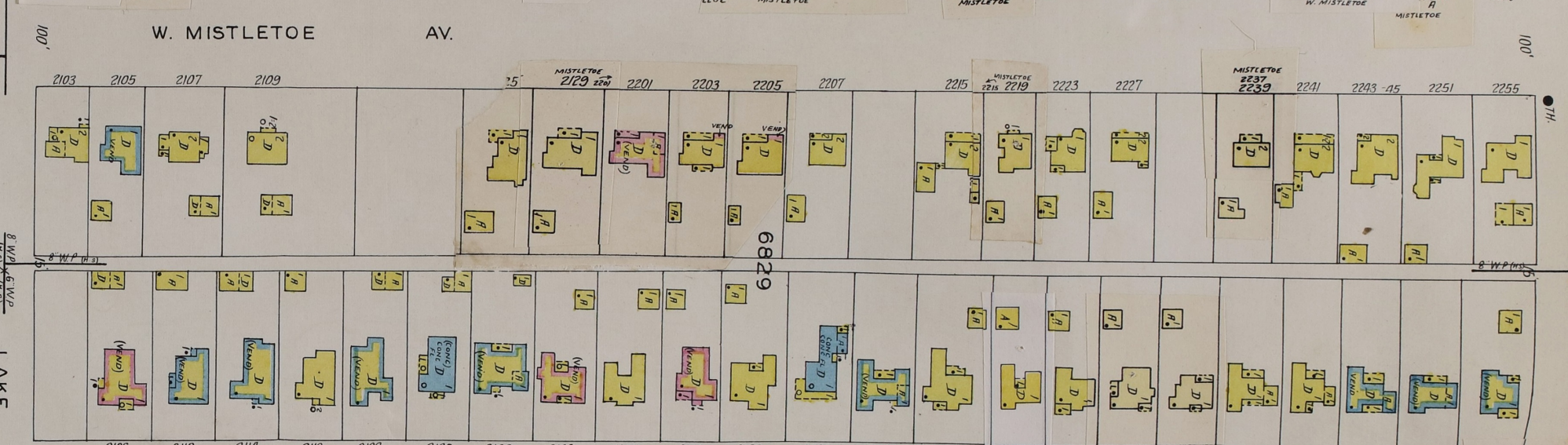
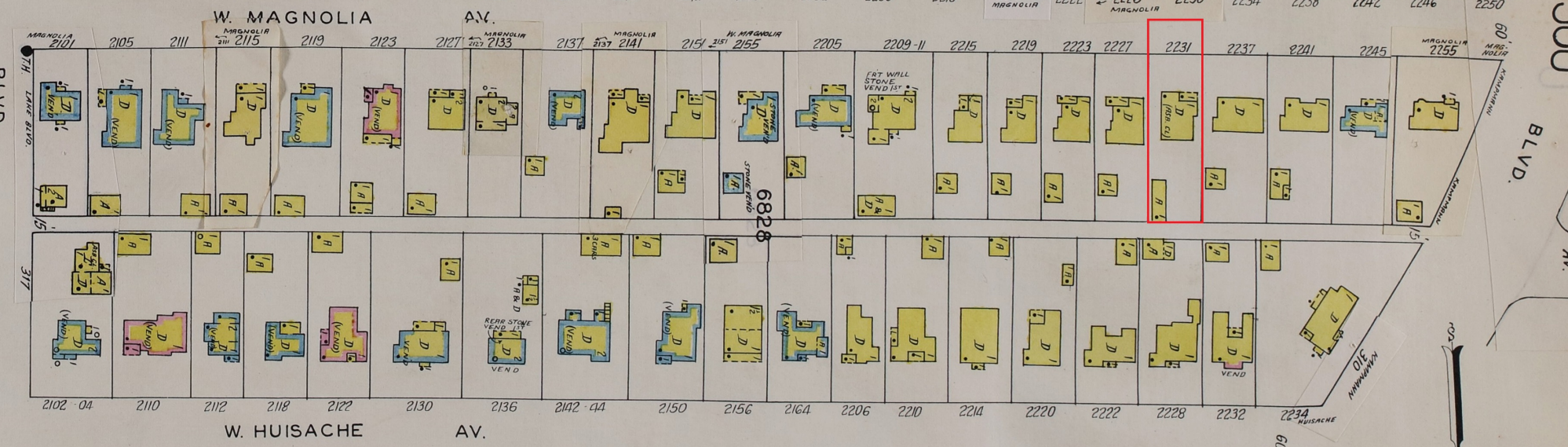
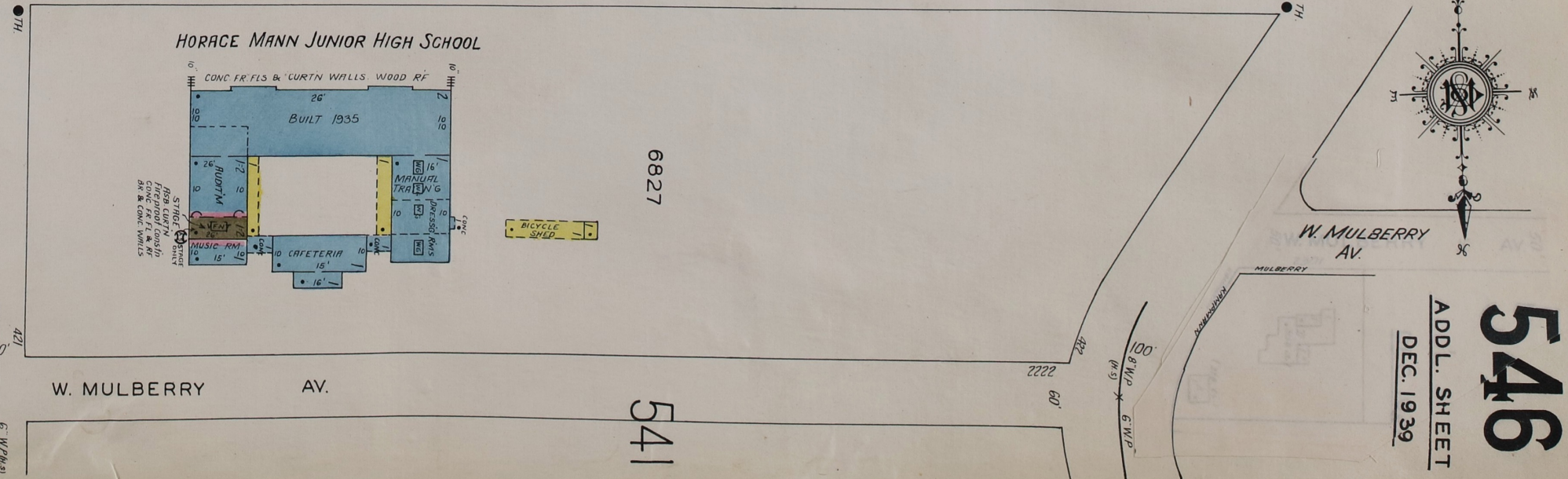
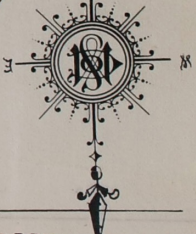


Dark Bronze



Pewweathered
Galvalume®

- ☐ #30 unperforated asphalt saturated roofing felt underlayment
- ☐ One (1) layer of #30 asphalt roofing felt paper
- ☐ standard clips and fasteners



503

502

501

Original located at the San Antonio Conservation Society Library



KAMPMANN 560

BLVD.

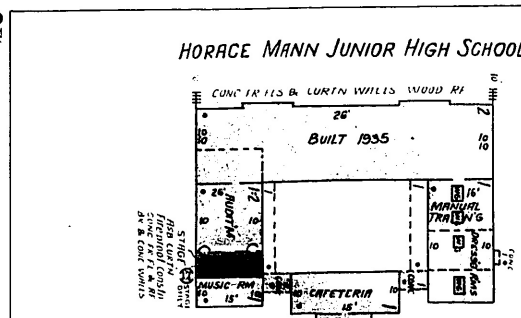
W. HUISACHE

TEX 041

SAN ANTONIO, TEX. VOL. 5 (1909)

546

ADDL. SHEET
DEC. 1939



W. MULBERRY AV.

541

522

503

521

W. CRAIG PL.

MONTROSE

BLVD.

W. WOODLAWN

W. MISTLETOE

W. MAGNOLIA

W. HUISACHE

W. MULBERRY

MONTROSE

BLVD.

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-022
ADDRESS: 2231 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6828 BLK 0 LOT 28
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Lisa Norwood
OWNER: Lisa Norwood/NORWOOD LISA ANN BARTLE ANDREW
TYPE OF WORK: Roof replacement, shingle to metal
APPLICATION RECEIVED: January 12, 2021
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 replace the composition shingle roof with a new standing seam metal roof.

APPLICABLE CITATIONS:

2. Guidelines for 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 primary historic structure at 2231 W Magnolia was constructed circa 1936 and located in the Monticello Park Historic District. The home was constructed in the Minimal Traditional style with Craftsman influences.
- b. **HISTORIC CONTEXT OF METAL ROOFS** - 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 regard to color and shape, and relatively low

costs of manufacturing and transportation.

- c. 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, construction period, or district. Staff finds that metal roofs are not commonly found in the Monticello Park Historic District on similar minimal traditional style houses.

RECOMMENDATION:

Staff does not recommend approval of roofing material changed based on finding c. In-kind reroofing is eligible for administrative approval. If the commission is compelled to approve, the standard specifications for metal roofs apply including no ridge cap or striation, and a material inspection to be scheduled with staff prior to installation.



1) 1100 Blk. West Magnolia Avenue



2) 1900 Blk. West Mistletoe Avenue



3) 1900 Blk. West Mistletoe Avenue



4) 2000 Blk. West Mistletoe Avenue



5) 2200 Blk. West Mistletoe Avenue



6) 2100 Blk. Huisache Avenue



7) 2000 Blk. Huisache Avenue



8) 1900 Blk. Huisache Avenue



9) 2100 Blk. West Mulberry Avenue



10) 2100 Blk. West Mulberry Avenue

11) 2000 Blk. West Summit Avenue



12) 1900 Blk. West Kings Highway



13) 300 Blk. Donaldson Avenue



14) 200 Blk. Donaldson Avenue



15) 200 Blk. Club Drive



16) 300 Blk. Furr Drive

17) 400 Blk. Furr Drive



18) Blk. North Drive



19) 200 Blk. Quentin Drive

20) 2100 Blk. West Gramercy Place



21) 2000 Blk. West Magnolia Avenue

