

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

March 21, 2025

HDRC CASE NO: 2025-054
ADDRESS: 507 FURR DR
LEGAL DESCRIPTION: NCB 7012 BLK LOT 2
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Marcus McCrary/Sustainable KW
OWNER: Carmen Drury/DRURY MARIA DEL CARMEN
TYPE OF WORK: Replacement of standing seam metal roof with texture steel tiles
APPLICATION RECEIVED: March 06, 2025
60-DAY REVIEW: May 05, 2025
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, standing seam metal roof with a textured steel tile roof. The proposed steel tiles are to resemble clay barrel tiles.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Exterior Maintenance and Alterations

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:

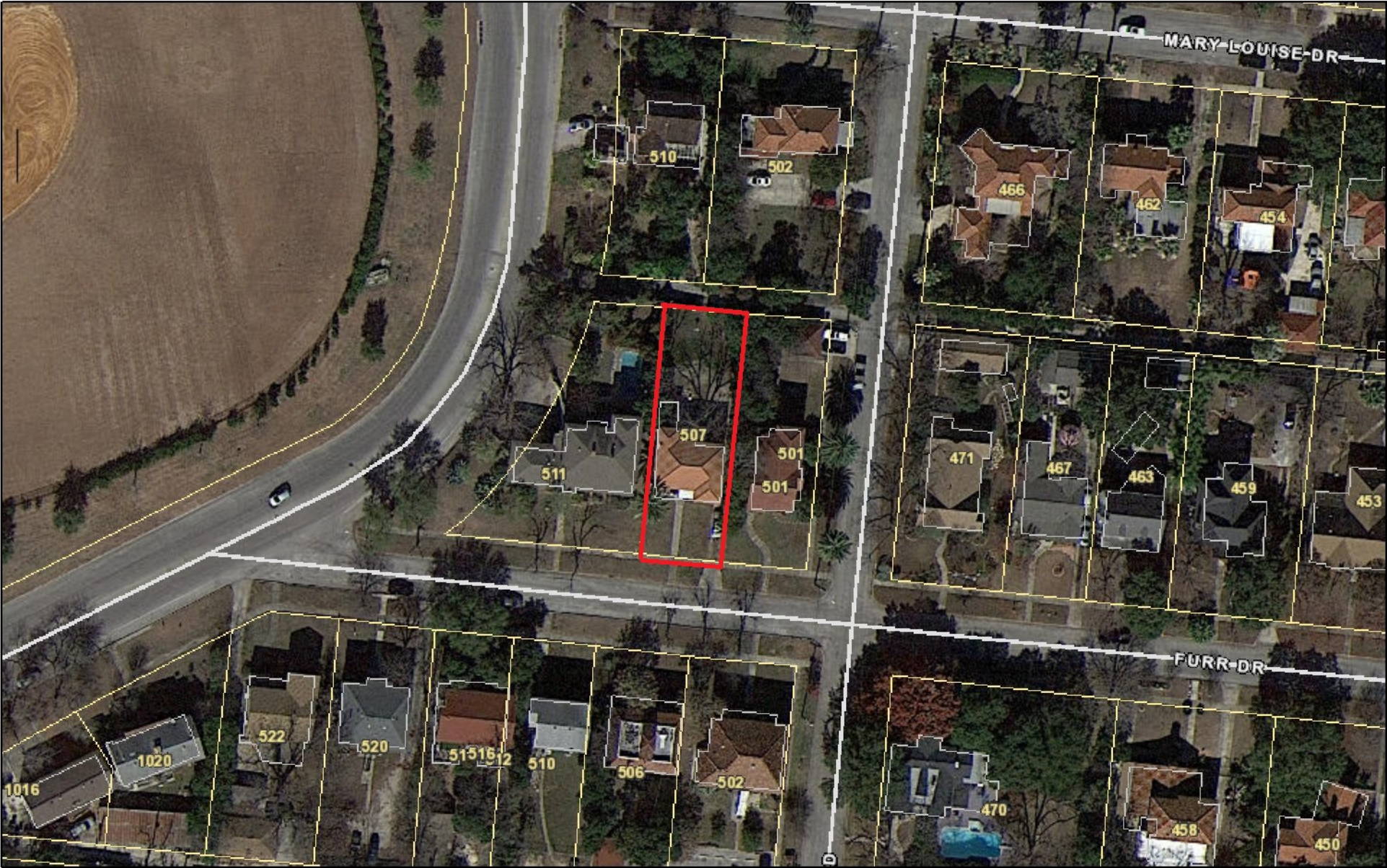
- a. The historic structure at 507 Furr was constructed circa 1930 in the Spanish Eclectic style and is contributing to the Monticello Park Historic District. The structure features a brick façade and originally featured a clay barrel tile roof. This structure is found on the 1934 Sanborn Map, which notes a veneered façade and a non-combustible roof.
- b. VIOLATION & PAST REVIEW – The original clay tile roof was removed in January 2024, along with the front façade’s flower boxes, without a Certificate of Appropriateness. The Compliance and Technical Advisory Board denied the roof replacement and removal of the flower boxes on February 23, 2024.
- c. COMPLIANCE – Office of Historic Preservation staff filed two Municipal Court Cases, the first in May 2024, and the second in November 2024, in an attempt to seek compliance for the existing violations. A representative of the property owner has noted that the property owner cannot afford to replace the roof to match the original, clay tile roof.
- d. ROOF REPLACEMENT – The applicant has proposed to replace the existing, standing seam metal roof with a textured steel tile roof. The proposed steel tiles are to resemble clay barrel tiles. The Guidelines for Site Elements 3.B.iv. notes that roofing materials should be replaced, in-kind, whenever possible. New roofing materials should match the original 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. While the proposed steel tiles are a change in material from the original clay tiles, staff finds that they will simulate the appearance of the original roof. Staff further finds this to be an appropriate compromise to the preceding violation.

RECOMMENDATION:

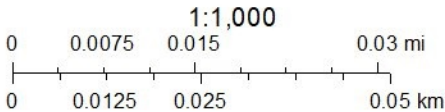
Staff recommends approval based on findings a through d with the following stipulations:

- i. That the proposed steel tiles resemble the original in color.
- ii. That the removed front façade flower boxes be reinstalled. This item remains in violation.

City of San Antonio One Stop



March 14, 2025

















TECHNICAL SPECIFICATIONS For Tilcor Antica

TILCOR PRESSED METAL TILES

The following information contains the specifications of Antica Tile manufactured by Ross Roof Group Ltd.

STANDARD SPECIFICATIONS E2/AS1 8.3

The following standard specifications should be adhered to in both materials and workmanship.

NZS 2295: 2006 Breather Type Building Papers

NZS 4217: Standard for Pressed Metal Tile Roofs

NZS 3604. AS 3566 Class 3 Nails for pressed metal tiles

OTHER INFORMATION SOURCES AVAILABLE

- Manufacture's installation manual

MATERIALS

E2/AS1 8.3.4.2 The Antica tiles are made by Ross Roof Group Ltd. The base material is Zinalume a hot dip coating of Aluminium Zinc Alloy to Coating Class AZ150 of AS1397.

ACCESSORY MATERIALS

1. **E2/AS1 8.3.6** Roofing underlay shall be a self supporting breather type.
2. Rough sawn radiata pine type meeting NZS 3602:2003 of 50 x 40mm dimensions, treated H1.
3. **E2/AS1 8.3.7** All nails shall be galvanised and coated to meet AS 3566 Class 3 as a minimum specification.
4. **E2/AS1 8.3.8** Ridge hip cappings shall be supplied as standard products from Tilcor Roofing Systems.
5. **E2/AS1 8.3.8** Side flashings, barge or apron flashings are to be installed from factory made products supplied by Tilcor Roofing Systems.
6. **E2/AS1 8.3.8** Valleys may be used as supplied pre-finished in 2.4 metre lengths by Tilcor Roofing Systems or made to order out of 0.55mm coloursteel in a matching colour from a sheet metal fabricator. If made to order, valleys should have similar dimensions to those supplied by Tilcor Roofing Systems.
7. End caps to be installed where necessary to stop ingress of moisture or bird-life.

WARRANTIES

Installation Warranty:

Tilcor roofs may only be installed by trained fixers employed or contracted to a registered Tilcor Roofing Systems installer. The installation carries a 5 year fixing warranty from the distributor.

Textured and Satin Weather Security Warranty:

A 50 year pro-rata weatherproof warranty. This warranty is a full 25-year weatherproof warranty plus a diminishing pro-rata weatherproof warranty for the subsequent 25-years.

Textured Surface Coating Warranty:

A 10 year full surface coat warranty plus a diminishing pro-rata warranty for a further 10 years.

Satin Surface Coating Warranty:

A 5 year full surface coat warranty plus a diminishing pro-rata warranty for a further 10 years.

Structure (B1)

When installed according to the manufactures recommendations the Tilcor roofing products will allow provisions of NZBC B1.3.1, B1.3.2 and B1.3.4 to be met for the relevant provisions of B1.3.3.

Durability (B2)

Without recoating, the Tilcor products will meet the provisions of NZBC B2.3(C) for 15 years, when used and maintained as directed by our manufacturing installation manual.

WIND ZONES

On new roofs when fixed to battens sized and installed according to NZS 3604 or NZS 4217 Tilcor roofing systems are suitable for use in all NZS 3604 building wind zones up to and including VERY HIGH. In NZS 3604 very high building wind zones, battens are to be secured using 2 x 90 x 3.15 power driven nails for the Main & Periphery roof areas. On existing roofs when fixed to counter battens correctly installed the Tilcor roofing systems is suitable for use in all NZS 3604 building wind zones up to and including VERY HIGH.

Counter battens should be at 600mm centres with existing purlin centres at 750mm and 450mm when centres are 900mm. at roof edge counter battens are fixed as per NZS 4217.

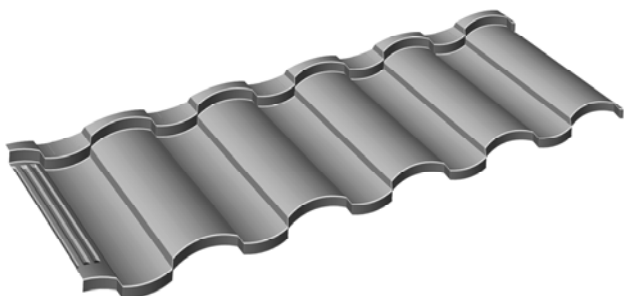
SNOW LOADING

The Tilcor roofing products are suitable for use where buildings are designed for the 1kPa snow loading.

WATER SUPPLIES (G12)

Rainwater collected from Tilcor roofs will meet the provisions of NZBC G12.3.1, providing the surface coating is maintained as directed. It is recommended that a potable water collection system is not installed until 3 good rainfalls have washed the new roof surface. Similarly when the roof is cleaned with MossBoss to remove mould and algae during maintenance the water supply should also be disconnected as directed.

SPECIFICATIONS



Antica Tile	Textured
Overall Length:	1300 mm
Length of Cover:	1220 mm
Width of Cover:	368 mm
Roof Cover / Tile:	0.44
Tiles / m2:	2.16
Weight / Tile:	3.0 kgs
Weight / m2:	6.40 kgs
Nailing points per tile	4
Minimum Roof Pitch:	12.5 deg

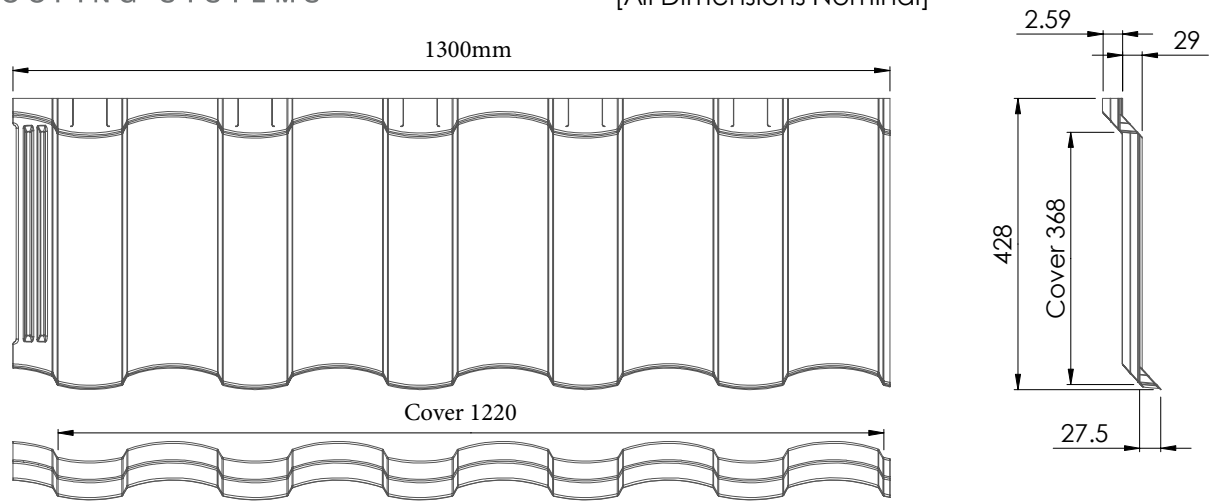


Figure 8.1 Tile Dimensions

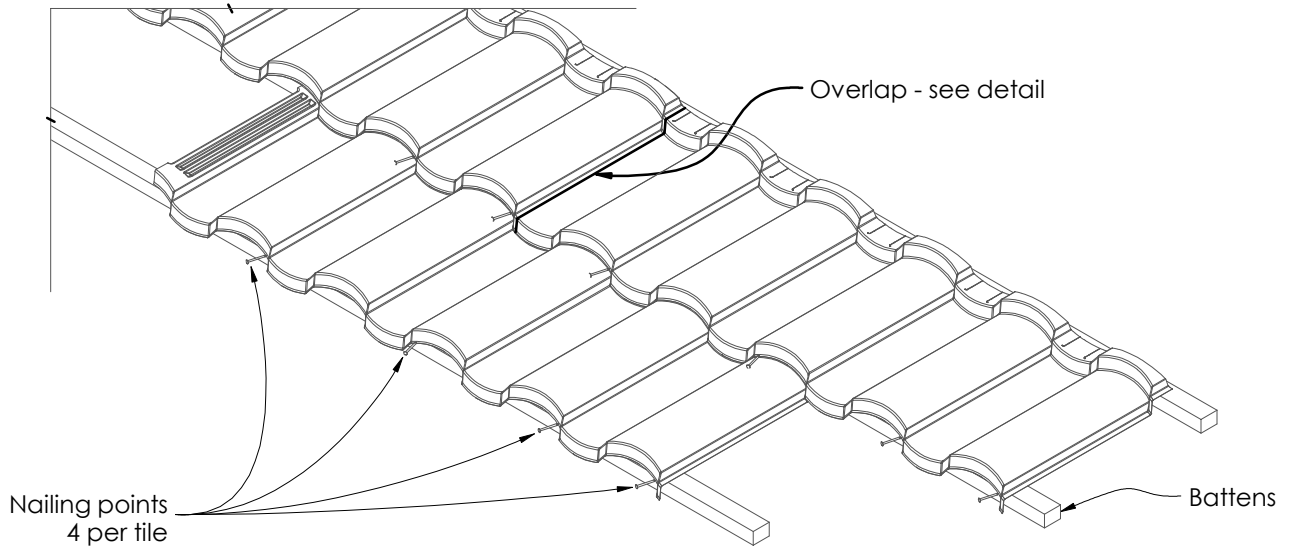


Figure 8.2 Nailing Detail

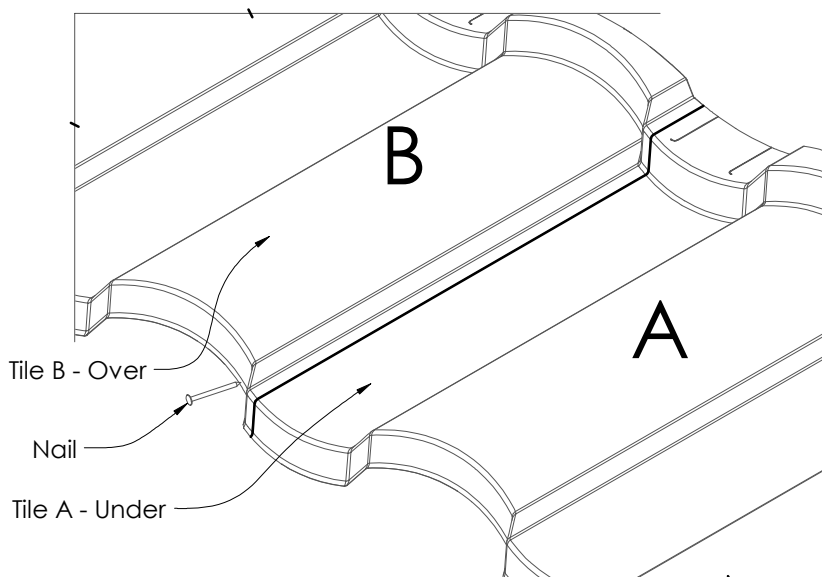


Figure 8.3 Overlap Detail

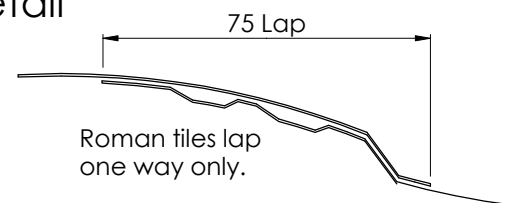


Figure 8.4 Lap Section

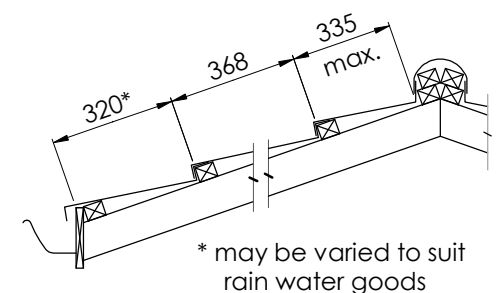


Figure 8.5 Batten Layout



ANTICA TEXTURED

The graceful features of the Mediterranean

The Tilcor Antica finish offers the strength and graceful feature of the Mediterranean tile. Its S-tile shape creates superior durability for a lifetime of elegance. Tilcor Antica Tile is available in a variety of colour blends reminiscent of the region, and provides the refined appearance of traditional Mediterranean clay tile without the inherent weight and cost.

Extensive research and development in the design process ensures every Tilcor product is manufactured to the highest quality with exceptional durability and strength. The tile profiles and roofing accessories are engineered to interlock and overlap to resist wind lifting and keep out the harsh elements. At less than 7kg/m², a Tilcor roof is a 'Lightweight Roofing System', so considerable cost savings can be achieved during construction. The perfect replacement for your old existing roof, a Tilcor roof lets you improve the look and value of your home in a matter of days.

All of Tilcor's roofing products are fabricated from Zincalume® protected steel. Tilcor's textured finish provides added protection by embedding natural stone granules in an acrylic base-coat. A final clear acrylic over-glaze is applied before being oven cured. This extremely durable UV-resistant coating enables Tilcor roofing products to withstand the harshest environments around the world.

Tilcor is ISO 9001 accredited. International test reports, appraisals and field results confirm our products are 100% waterproof, earthquake safe, fire resistant and able to withstand hurricane-force winds of up to 190kph. A Tilcor roof will not only safeguard your investment but will also give you complete peace of mind because it's backed by a Tilcor warranty.

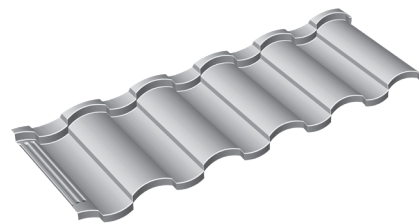
You will not find a more durable, versatile and attractive roofing product on the world market that will surpass Tilcor's quality and affordability.

Minimum roof pitch: 12.5 degrees



ANTICA TEXTURED

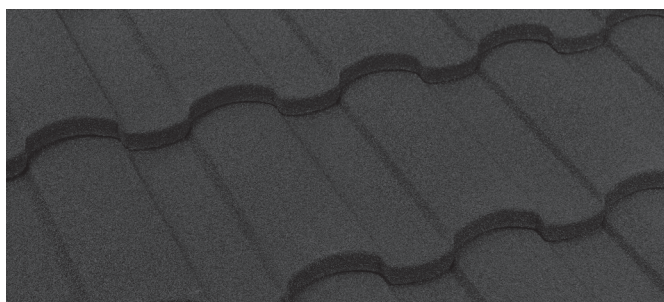
Colour Options



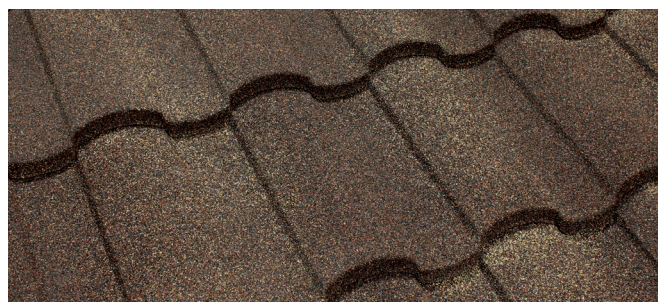
Provence



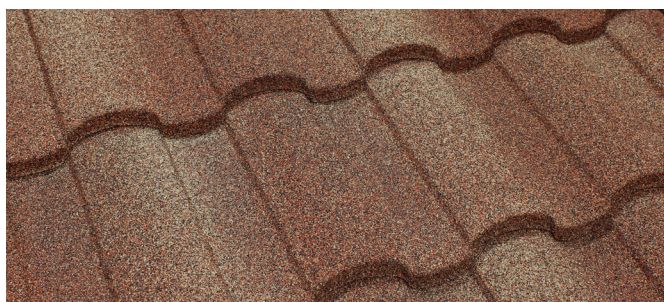
Ember



Charcoal



Firenze



Pisa

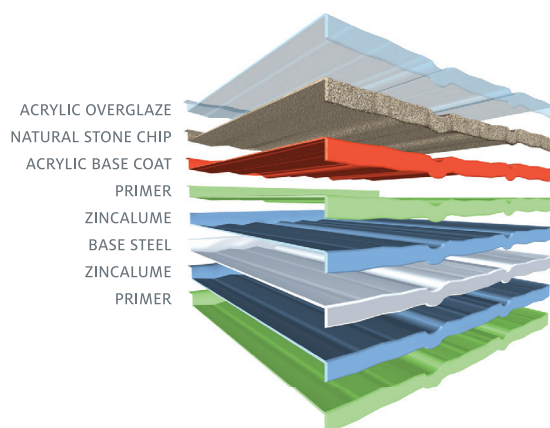


Lisbon

Colours in this brochure are as close to the original as modern printing process will allow.

ANTICA TEXTURED SPECIFICATIONS

Length of Cover	1220mm
Width of Cover	368mm
Tiles / m ²	2.16 / m ²
Weight / Tile	3.0 kg
Weight / m ²	6.40 kg
Minimum Roof Pitch	12.5°



Ross Roof Group

P +64 9 299 9498 F +64 9 298 4114, E info@tilcor.com, 1 Inlet Road, Takanini 2112; PO Box 72062, Papakura 2244, Auckland, New Zealand. www.tilcor.com

