

HISTORIC AND DESIGN REVIEW COMMISSION

May 23, 2025

HDRC CASE NO: 2025-126
ADDRESS: 343 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 1, AND 2, 3
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Eric Magana
OWNER: Eric Magana/HUGHLEY ERICA & MAGANA ERIC
TYPE OF WORK: Roof Replacement, Gutter Installation
APPLICATION RECEIVED: May 01, 2025
60-DAY REVIEW: July 30, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace the existing barrel clay tile roof of both the primary and rear accessory with a steel tile roof resembling 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 primary structure at 343 W Hollywood Ave is a 1-story single family home constructed circa 1930 in the Spanish Eclectic style. The structure features a stucco façade, projecting front doorway with decorative arch detailing, one over one wood windows, and a barrel tile roof. The property

features a rear accessory with attached garage. The structure is contributing to the Monte Vista Historic District.

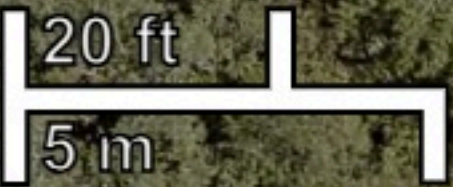
- b. The applicant is proposing to replace the existing roof material due to water penetration and rotten decking and underlayment. Guideline 3.B.i states that roof replacement should be considered when more than 25-30 percent of the roof tiles are missing or damaged. Additionally, Guideline 6.B.iv states that roofing materials should be replaced in-kind and that historic materials should be retained and re-used when large scale replacement is required. Should new roofing materials be used they 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 staff finds the proposed metal barrel tile an appropriate replacement material staff finds the applicant should re-install the existing tiles upon replacement of decking and underlayment.

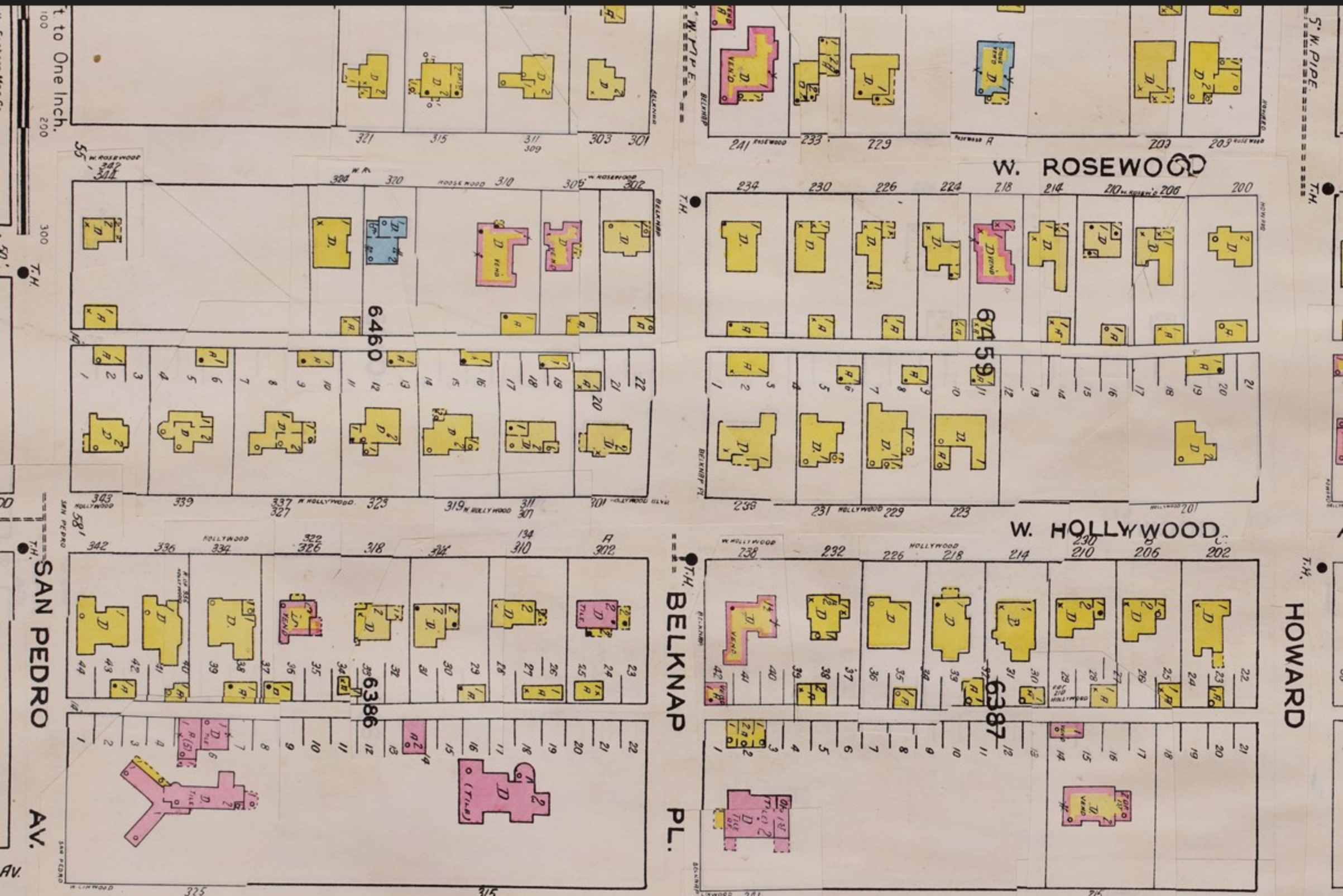
RECOMMENDATION:

Staff does not recommend approval to replace the existing roof material of the primary and rear accessory structure. Staff recommends temporary removal of existing decking and underlayment for replacement. Upon replacement of the decking and underlayment staff recommends the applicant re-install the existing clay tile based on findings a and b.



343 W Hollywood
EagleViewImage
Captured: Mar 20, 2025



















DECRA Villa Tile

Rustico Clay



DECRA Villa Tile

Venetian Gold





DECRA VILLA TILE

Classic Elegance of Old Barrel Tile

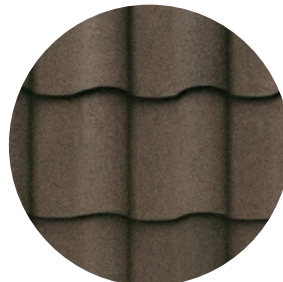
A unique and premium offering, DECRA Villa Tile features the classic beauty, elegance and architectural detail of an old-world Italian tile. Durable, lightweight and a true barrel tile, Villa Tile outclasses the competition. It's an excellent alternative to clay and concrete tiles, which crack easily and are vulnerable to hail and storm debris impact.



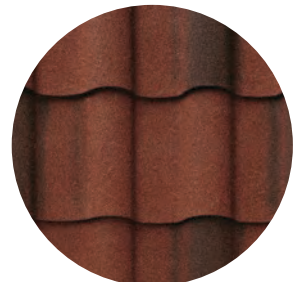
AMALFI SAND



CAPRI CLAY



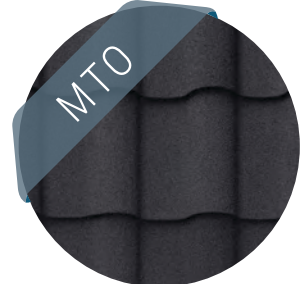
POMPEII ASH



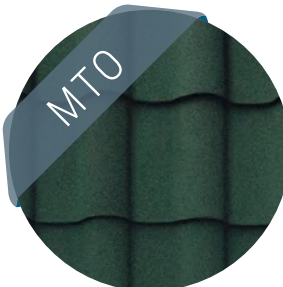
RUSTICO CLAY



VENETIAN GOLD



CHARCOAL*



WOODLAND GREEN*



DECRA Villa Tile

Rustico Clay

*Please note these colors are MTO (made to order) and production times may be extended.



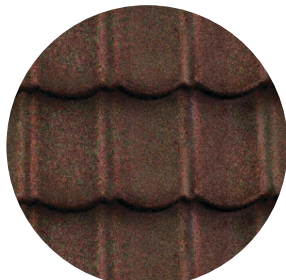
DECRA TILE

Beauty and Style of Mediterranean Tile

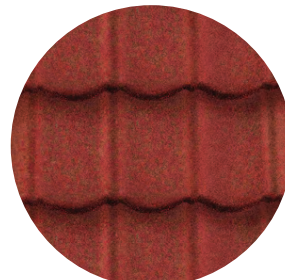
DECRA Tile, offering the beauty and style of Mediterranean tile, adds a unique elegance to any home. With a long-standing reputation for performance, longevity and versatility, it is an ideal, lightweight alternative to traditional tile products.



CHARCOAL



CHESTNUT



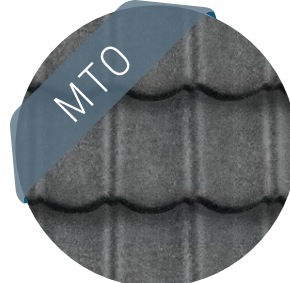
GARNET



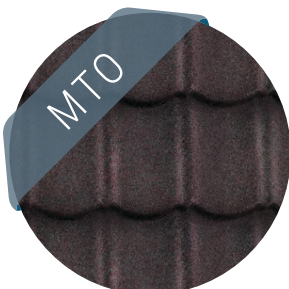
TERRACOTTA



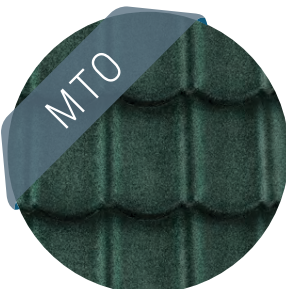
WEATHERED TIMBER



GRANITE GREY*

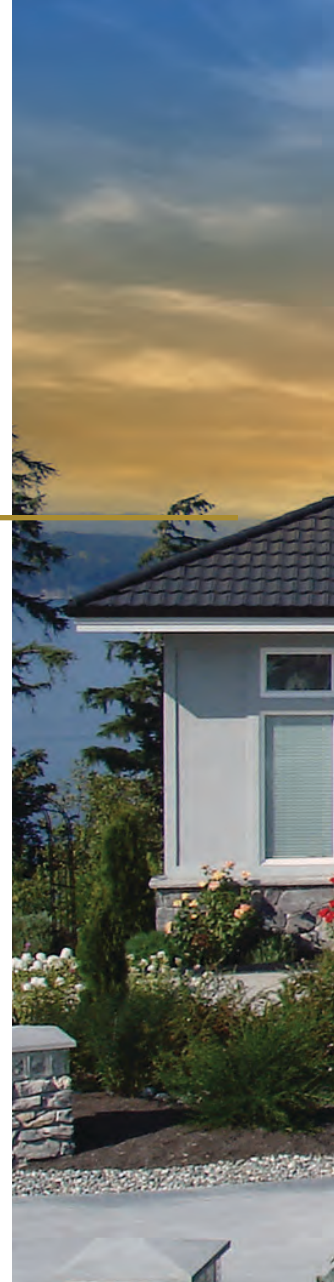


SHADOWOOD*



WOODLAND GREEN*

*Please note these colors are MTO (made to order) and production times may be extended.



DECRA Tile

Charcoal



DECRA Tile

Terracotta



DECRA Tile

Garnet

