

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-042
ADDRESS: 234 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1930 BLK 37 LOT S
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Virginia Vela/Integrity Roofing
OWNER: EMIG CHRISTA
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: January 10, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing clay tile roof with new a new concrete tile roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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 property located at 234 Donaldson is a mission-style, single-story, single-family structure. The house first appears on the 1934 Sanborn map which indicates that the structure has historically featured a clay tile roof.
- b. ROOF REPLACEMENT – Historic Design Guideline 3.B.i for Exterior Maintenance and Alterations recommends wholesale roof replacement when more than 25-30 percent of the roof area or shingles are

damaged or missing. The existing condition of the current roof shows signs of deterioration and missing tiles to this degree; staff finds replacement of the existing roof to be appropriate.

- c. ROOF MATERIALS – The existing roof consists of traditional, barrel-style, red clay tiles. The applicant is requesting to replace the existing roof with modern material, s-shaped, red concrete tiles. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv states to replace roofing materials in-kind whenever possible when the roof must be replaced, and to 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. Staff finds replacement of the existing clay tile roof with concrete tiles to be inconsistent with these guidelines.

RECOMMENDATION:

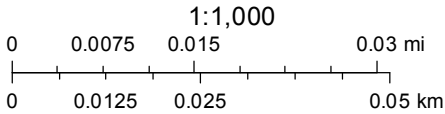
Staff does not recommend approval for replacement of the existing clay tile roof with concrete tiles based on findings b and c. Staff recommends that the roof be replaced using in-kind materials, i.e. red clay tiles, and that the applicant retain and re-use historic and salvaged materials. The new roofing material should match the existing roof material in scale, color, texture, profile, and style.

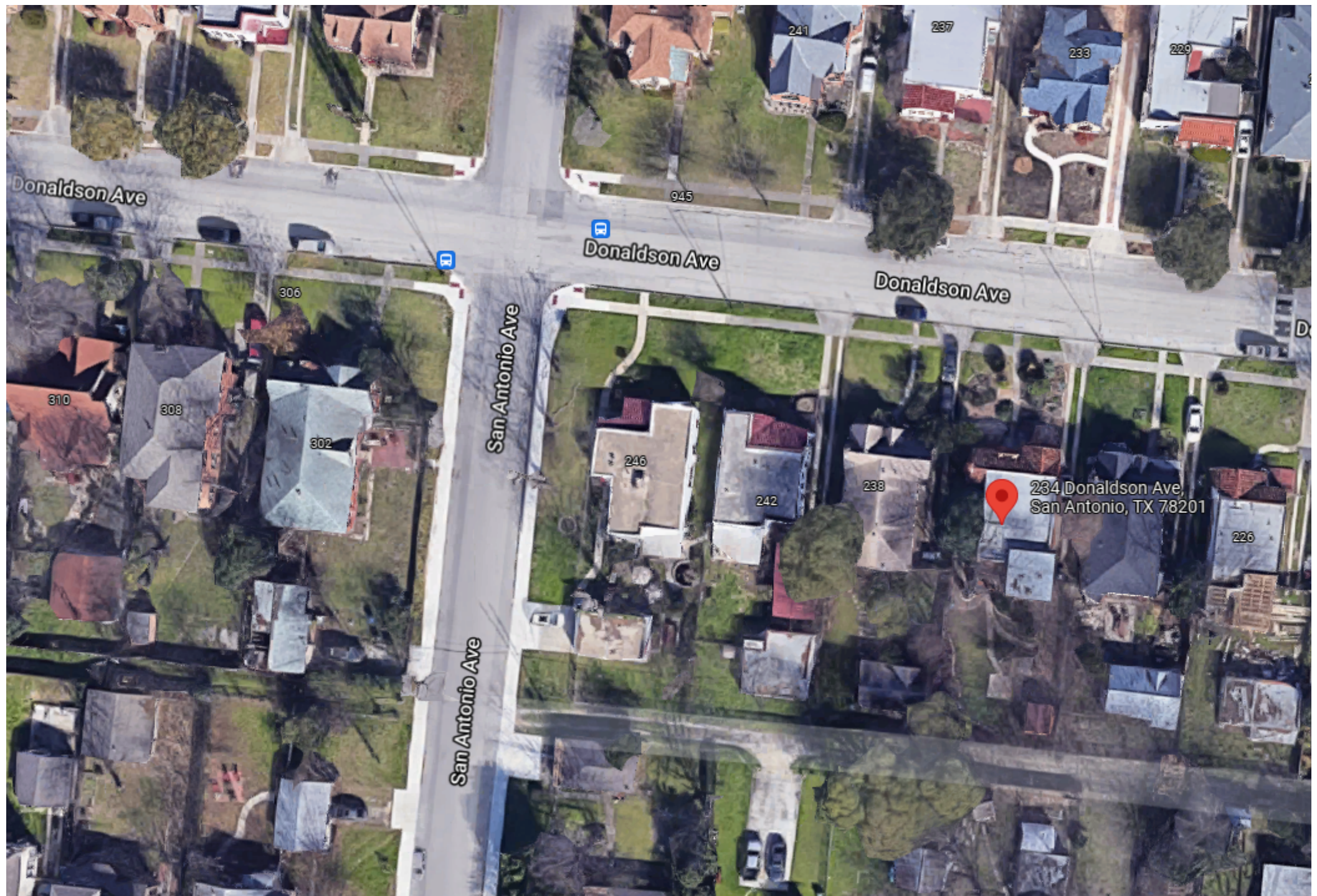
City of San Antonio One Stop



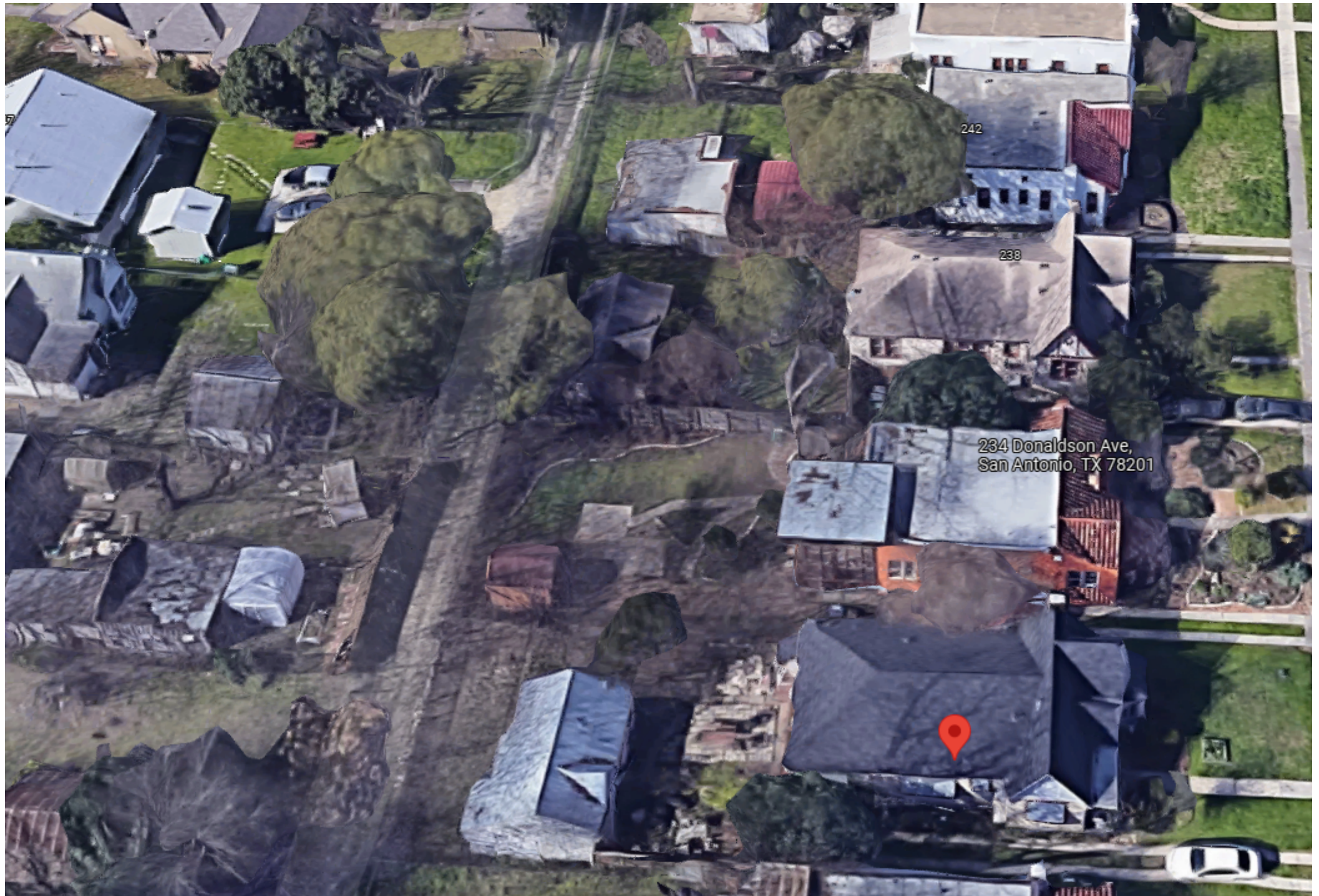
February 11, 2022

— User drawn lines

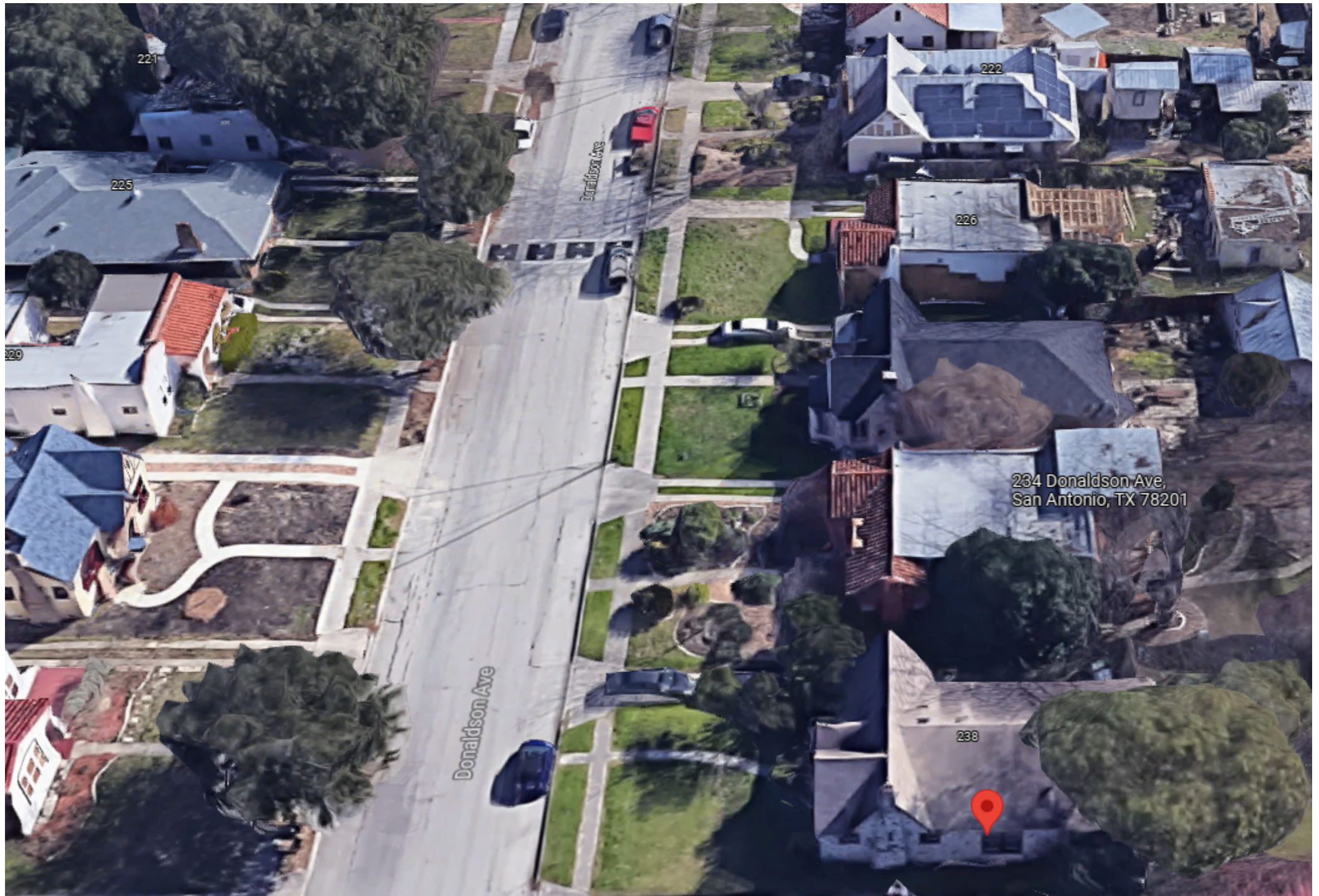






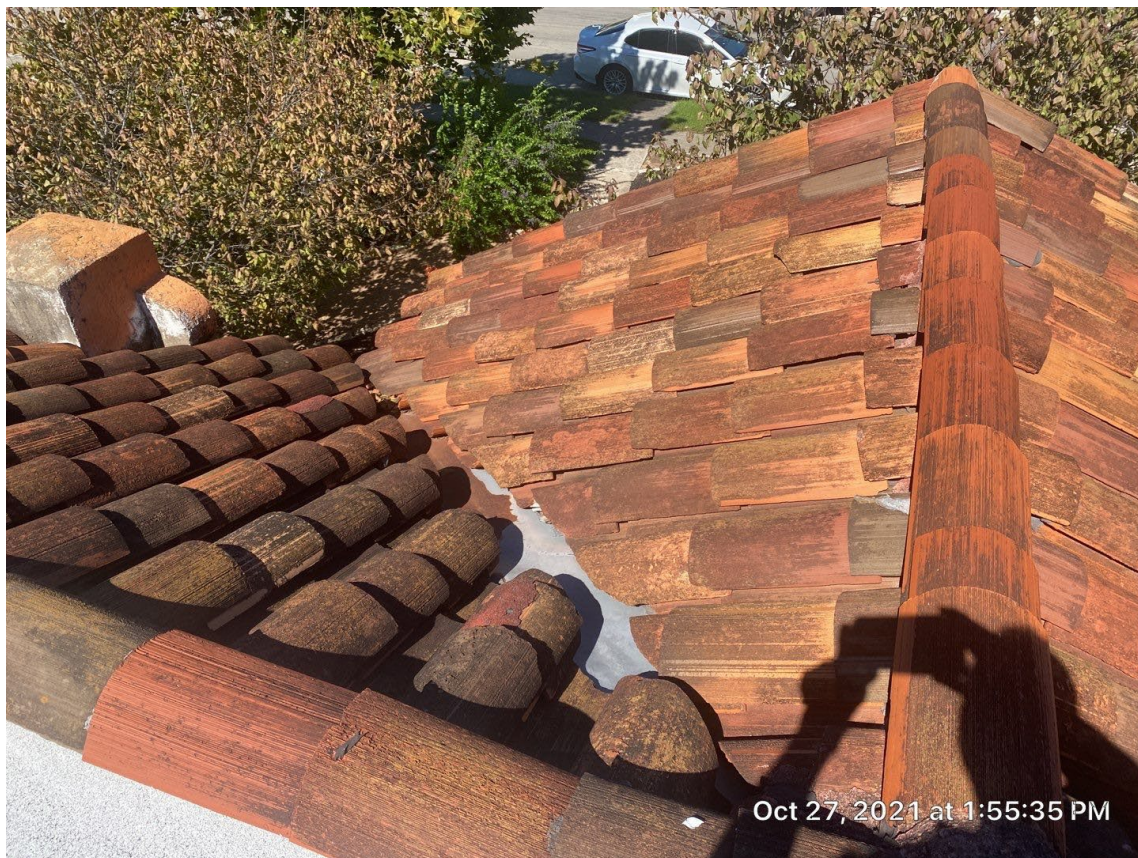


















Prepare the project site to ensure that the house and area is protected from debris.

Detach & reset the satellite dish

Remove existing clay tile- 500 SF after waste

Remove and replace decking using 7/16" OSB sheets

Fascia replacement at \$30 per LF, trim board at \$20 per LF - (only as/if necessary)

Install drip edge per code requirement - 30 LF

Install new metal valleys flashings - 28 LF

Premium PSU 20 Underlay - adds a layer of protection over entire roof

New Concrete Tile Roofing System - Boral Manufacturer Espana Style Includes bird stops at eave for concrete tile application

Terra Cotta
1TECS6100



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