

HISTORIC AND DESIGN REVIEW COMPLIANCE AND TECHNICAL ADVISORY BOARD

February 23, 2024

HDRC CASE NO: 2024-065
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: Juan Martinez/transformations paint and remo
OWNER: DRURY MARIA DEL CARMEN
TYPE OF WORK: Roofing material change; clay tile to standing seam metal
APPLICATION RECEIVED: January 29, 2024
60-DAY REVIEW: April 23, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing, clay barrel tile roof with a standing seam metal roof.
2. Remove the existing flower boxes located beneath the second floor windows on the front façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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.

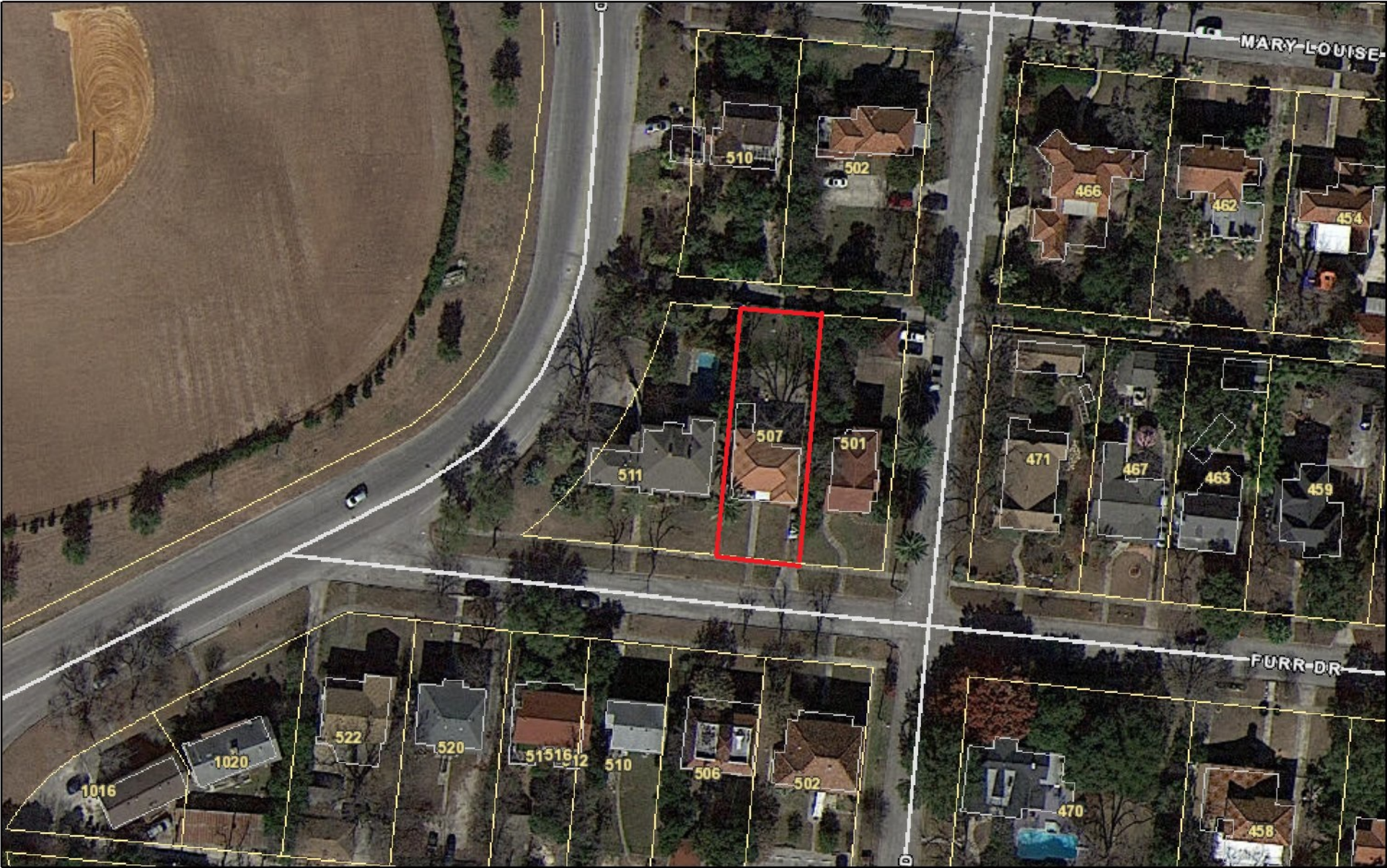
FINDINGS:

- a. The 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 – Office of Historic Preservation staff received a violation report ON January 29, 2024, noting the replacement of the original tile roof at 507 Furr with a standing seam metal roof. OHP staff issued a Stop Work Order on January 29, 2024, and Development Services Code Enforcement Staff issued a Notice of Violation on February 1, 2024. The Stop Work Order was ignored and the roof replacement continued.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, clay barrel tile roof with a standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.A. notes that roofing materials should be replaced in-kind and that historic materials, such as clay tiles, should be retained and reused when large scale replacement is required. Additionally, the Guidelines recommend for applicants to 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. Clay tiles are the original roofing material and the most appropriate from both an architectural and historical perspective. Staff does not find the replacement with standing seam metal to be appropriate.
- d. FLOWER BOX REMOVAL – The applicant has proposed the remove the existing flower boxes that are located on the front façade under the second-floor windows. These are believed to be original elements. The Guidelines for Exterior Maintenance and Alterations 1.B.i note to avoid removing materials that are in good condition or that can be repaired in place. Prior to the removal of the flower boxes, staff did not have the opportunity to assess the condition of the flower boxes. Staff finds that this request is inconsistent with the guidelines.

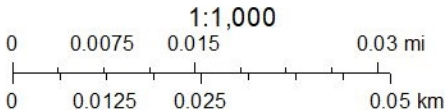
RECOMMENDATION:

1. Staff does not recommend approval of item #1, roof replacement, as proposed. Staff recommends a clay barrel tile roof be installed, or a composite material, that matches the original in profile, material and texture.
2. Staff does not recommend approval of item #1, the removal of flower boxes, based on finding d. If the applicant can demonstrate that the boxes, as a design element, are not original, then they may be removed.

City of San Antonio One Stop



February 14, 2024



Feb 16, 2024 at 2:58:46 PM
507 Furr Dr
San Antonio TX 78201
United States









Kampmann Blvd

Shearer Blvd

Mary Louise Dr.

Furr Dr

Furr Dr

Shearer Blvd

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