

## HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 21

**HDRC CASE NO:** 2015-412  
**ADDRESS:** 418 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 1932 BLK 39 LOT 25 E 1/2 OF 24  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Adam Ochoa/AO Design  
**OWNER:** Christi Willome  
**TYPE OF WORK:** Approval of roofing material change  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace existing asphalt shingle roof with standing seam metal roof.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alternations*

#### 3. Materials: Roofs

##### 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 house at 418 Donaldson was built ca. 1928 and is an example Tudor architecture. Tudor style homes typically feature cedar shingle, slate or thatched roofs.
- b. 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 their fire resistance, ability to be customized in regards to color and shape, and relatively low costs of manufacturing and transportation.

- c. A Certificate of Appropriateness was issued on October 1<sup>st</sup> to extend the rear gable roof as seen in the exhibits.
- d. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof and where a metal roof is appropriate for the style or construction period. The proposal to replace the existing shingle roof with a metal standing seam roof is not consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.i, iv and vi and is inappropriate for the architectural style of the house.

#### **RECOMMENDATION:**

Staff does not recommend approval based on findings a, b and d.

#### **CASE MANAGER:**

Katie Totman

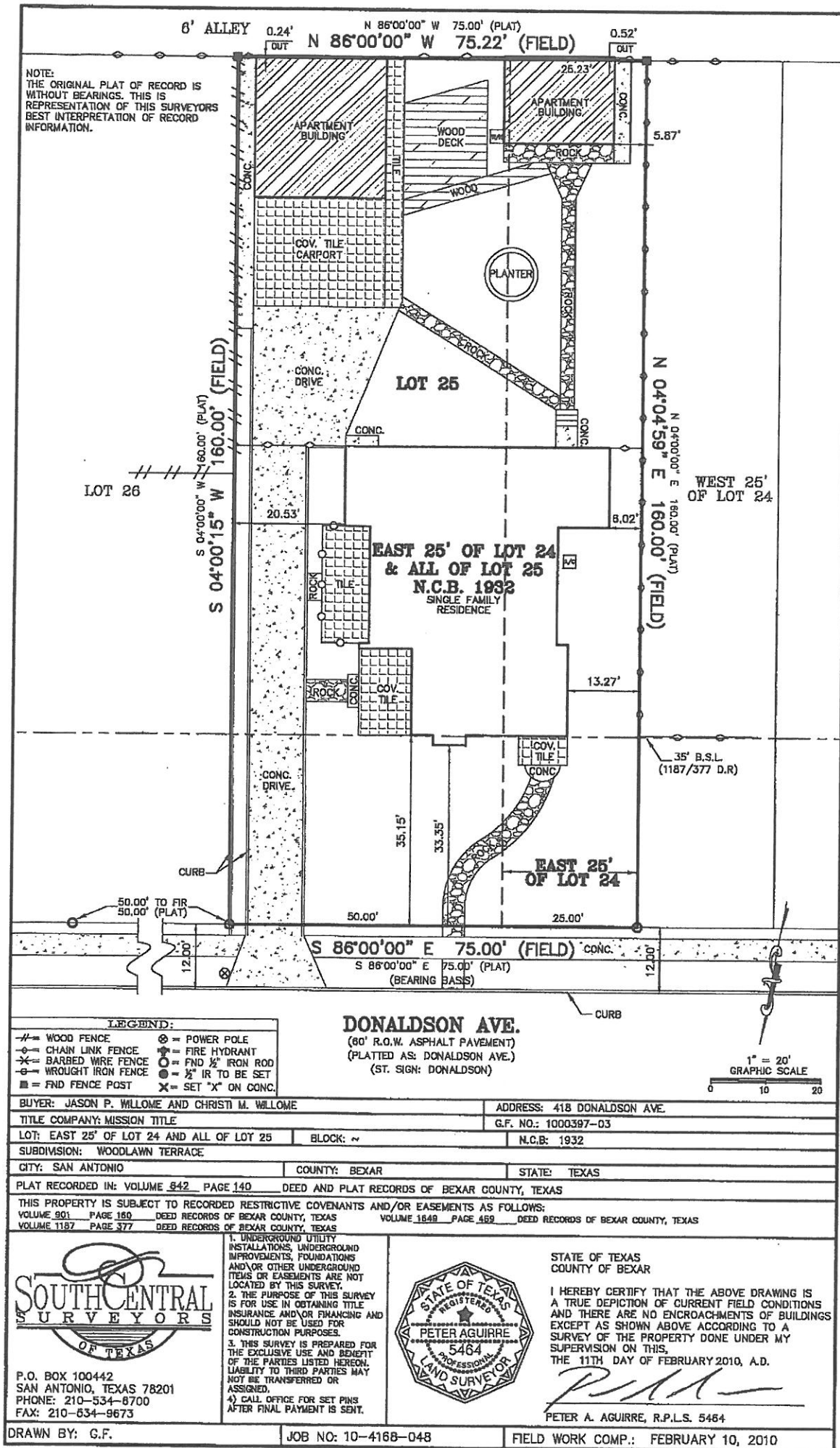


## 418 Donaldson

Monticello Historic District

Printed: Oct 30, 2015

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### ELEVATION GENERAL NOTES

SEE SPECIFICATIONS FOR MANUFACTURER

DOWNPOUT BOOT AND EXPOSED PORTION OF UNDERGROUND STORM SEWER PIPE TO BE PAINTED TO MATCH DOWNPOUT. (NOT APPLICABLE)


GUTTERS SHALL BE PREFORMED ALUMINUM WITH MINIMUM THICKNESS OF .032, BEVELED PROFILE, SIZED AS REQD (2 1/4" MIN) W/ HIGHER BACK & NON-CORROSIVE LEAF SECTIONS. DOWNPOUTS SHALL BE PREFORMED ALUMINUM WITH MINIMUM THICKNESS OF .032, SIZED AS REQD (3 3/4" MIN).

PAINT ALL ROOF TOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ROOF

SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.



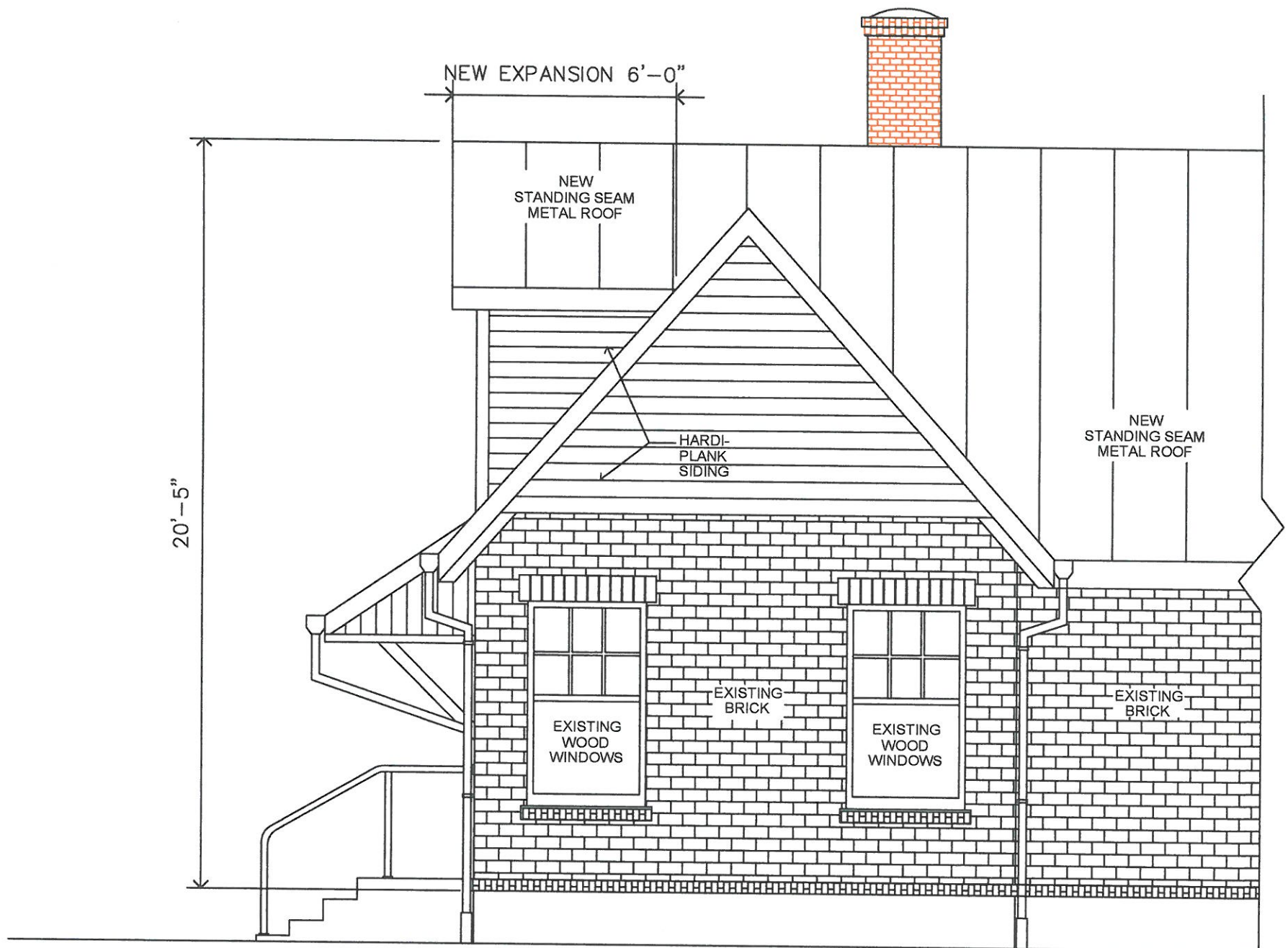
**LEGEND**

 OPEN AREA

**NOTES:**

1. BEFORE CONSTRUCTION, CONTRACTOR IS TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF REMODEL AND ADDITION

## EXTERIOR ELEVATIONS

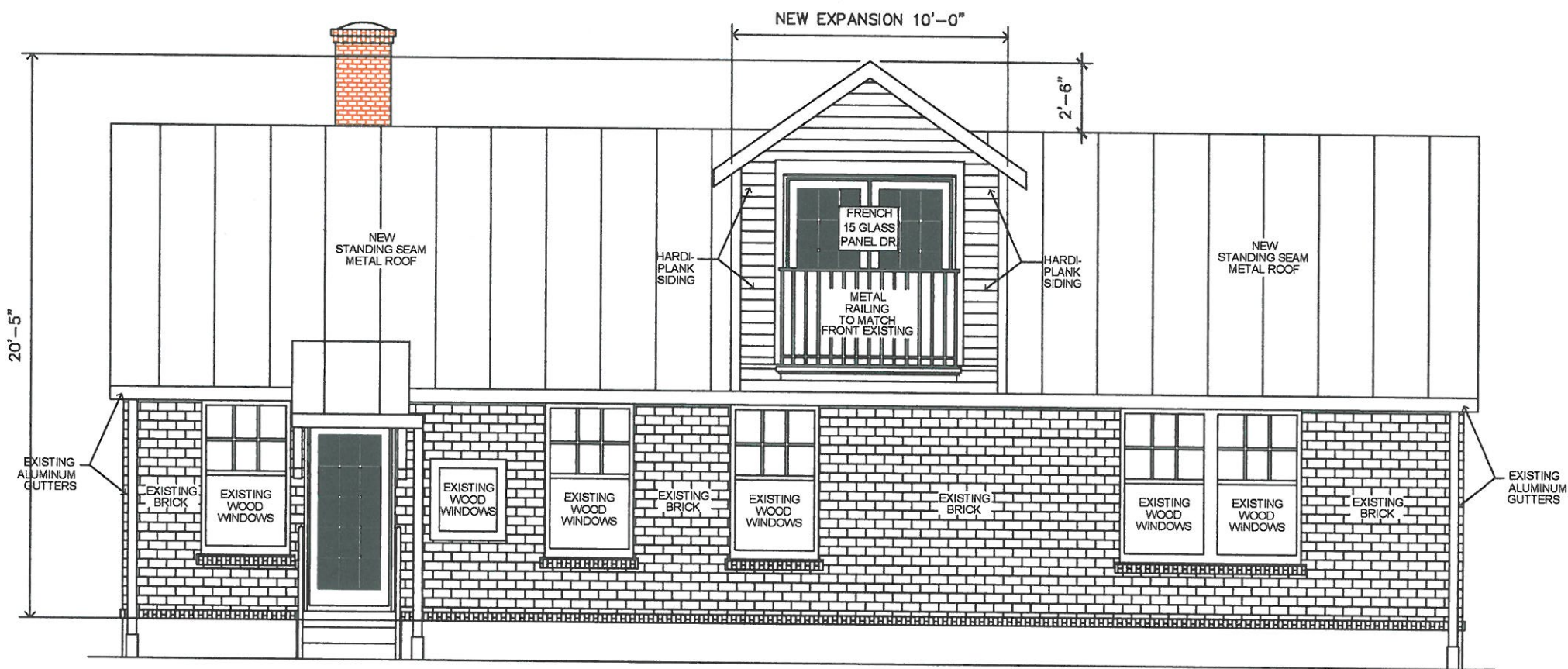


3

## WEST ELEVATION

Scale:  $\frac{3}{16}" = 1'-0"$





**3 NORTH ELEVATION**  
 Scale: 3/16" = 1'-0"













