

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

**HDRC CASE NO:** 2017-232  
**ADDRESS:** 1431 W LYNWOOD  
**LEGAL DESCRIPTION:** NCB 2763 BLK 68 LOT 17  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Keystone Park Historic District  
**APPLICANT:** Clem Perez  
**OWNER:** Clem Perez  
**TYPE OF WORK:** Roof replacement on primary structure and carport

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing hail-damaged tin roof on the primary structure and a corrugated metal roof on a carport and replace with shingles to match those of the existing structure.

## 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 structure located at 1431 W Lynwood is a one-story single family home constructed in 1928 in the Tutor style. The house features several elements that are characteristic of the Tutor style, including two steeply-pitched front gables, a tall side chimney with decorative patterning, multi-pane glazed windows, and decorative gable timbering. The house is a contributing structure in the Keystone Park Historic District. The applicant is proposing

to replace the existing tin roof with a shingle roof.

- b. **PRIMARY STRUCTURE** – The existing roof is partially tin and partially shingle. In the Historic District Survey conducted in 2005, the surveyor noted that the house underwent additions and/or alterations since original construction, including new windows, the addition of a porch and a carport, and the installation of a tin roof. Tutor style homes of the era are commonly characterized by single roofs. Metal roofs of any kind are not an appropriate material for the Tutor style. Staff finds the proposal to re-roof with new shingles to match the existing burnt umber color compatible with both the original structure and the district and finds it consistent with the guidelines.
- c. **CARPORT** – The carport is non-original to the structure and currently features a metal corrugated roof. Corrugated metal is a material inconsistent with the district and the primary structure. The applicant has proposed to install shingles atop the carport to match those of the primary structure. Typically, materials on non-original elements should differ from the historic structure to provide visual distinction. However, the placement of the carport, as well as the material of its underlying structure, clearly delineates its construction period as much later than the historic home. Staff finds the proposal to replace carport roof with shingles to match the primary structure acceptable in this circumstance.

## **RECOMMENDATION:**

Staff recommends approval of the roof replacement based on findings a through c with the stipulation that the applicant submits specifications for the roof shingles to staff for final approval prior to receiving a Certificate of Appropriateness. The proposed shingles should match the dimension, profile, material, and color as closely to those existing as possible.

## **CASE MANAGER:**

Stephanie Phillips



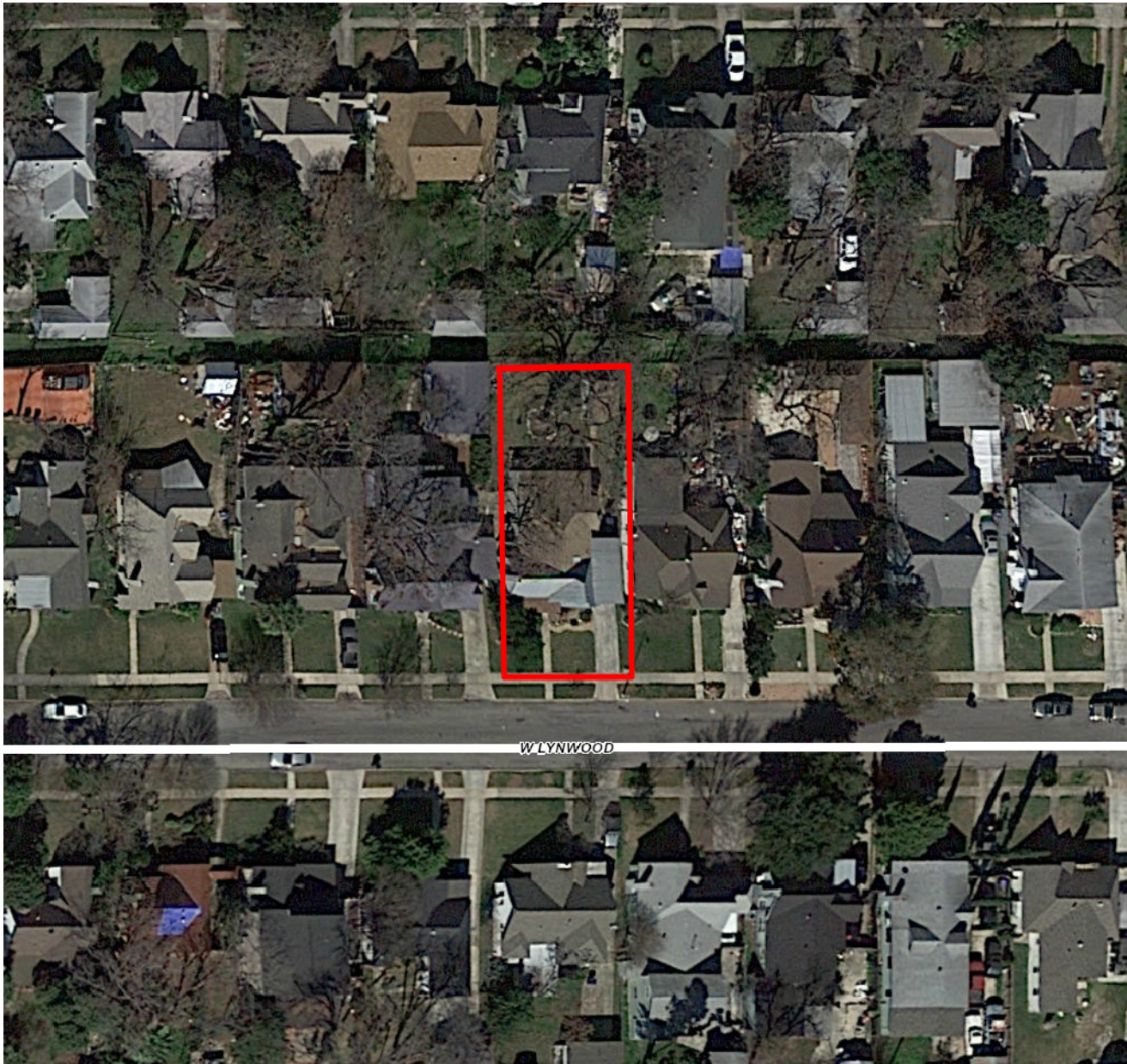
## Flex Viewer

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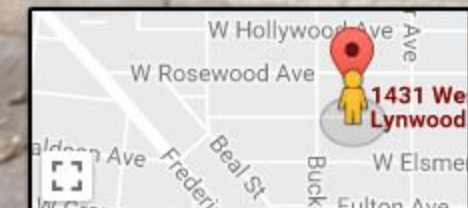
1431 W Lynwood Ave  
San Antonio, Texas

Street View - Mar 2016



1431

Google





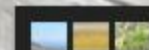
 Street View - Mar 2016

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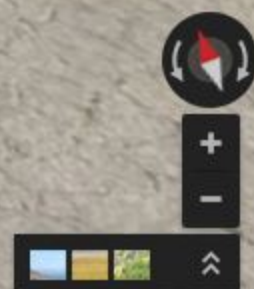


1433 W Lynwood Ave  
San Antonio, Texas

Street View - Mar 2016



Google





## 1950 SANBORN MAP





1431 W. Lynwood  
Keystone Historic district

Historic District is a total of 4 blocks.

Of the 40 or so houses in the district – we are the only one with a metal roof.

We bought the house in 1984. there are no indications the roof was original. In fact, there are advertisements which, though not too clear, give a definite impression of shingle roofing.

All other houses in the district have shingle.

When we had the back part of our roof replaced (leaking sky lights) we chose to use shingle. We added on to the back of the house – and used a different shingle.

Due to hail damage, we're wanting to replace our roof. While metal would be nice, as that is what we had bought originally – we are afraid the cost will be too much for us to be able to afford a metal replacement. But we are asking contractors for the cost.

Before we go to far with contractors – we need to know what direction we will be getting from OHP.

And then there's the car porch. What approach can we take on that? The current car porch is inexpensive metal frame (aluminum?) with a pieced corrugated roof.





**1431 W. Lynwood**









