

## HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

**HDRC CASE NO:** 2017-558  
**ADDRESS:** 246 CLUB DR  
**LEGAL DESCRIPTION:** NCB 6702 BLK 12 LOT 17, W 25 FT OF 18  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**TYPE OF WORK:** Roof replacement (clay tile to shingle)  
**APPLICATION RECEIVED:** October 27, 2017  
**60-DAY REVIEW:** December 26, 2017

### REQUEST:

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

1. Replace the existing clay barrel tiles on the primary structure with composition architectural shingles.
2. Replace the existing three-tab shingles on rear accessory structure with composition architectural shingles.

### APPLICABLE CITATIONS:

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.

### FINDINGS:

- a. The property located at 246 Club is a 2-story single family home constructed circa 1930 in the Spanish Eclectic style. The home features several quintessential elements of the style, including cross-gabled roof with red barrel tiles, an stone chimney with barrel tile top, limestone rubble façade on the first floor, and stucco façade on the second floor. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to replace the existing red clay barrel tile roof with a new composition shingle roof.
- b. **CONTEXT** - Staff performed windshield survey of the surrounding blocks within the Monticello Park Historic District on November 2, 2017 to determine if many of the roofs on Spanish Eclectic homes in the area had been replaced with composition shingles. On Club Drive and adjacent street North Drive, all of the Spanish Eclectic homes featured clay tile roofs. On adjacent street Mary Louise Drive, one roof of a Spanish Eclectic style has been replaced with composition shingle. This house is located approximately 1500 feet southeast of 246 Club. The replacement roof has resulted in a façade that features substantially less depth and texture, both of which define the Spanish Eclectic style. Additionally, the applicant has noted that that “75% of the roofs on the 200 block of Club Dr. are composition roofs”, but none of these homes are designed in the Spanish Eclectic style. Overall in the Monticello Park Historic District, it is rare to find homes of this style void of a clay barrel tile roof.
- c. **PRIMARY ROOF** - According to the Guidelines for Exterior Maintenance and Alterations 3.B.iv., roofing

materials should be replaced in-kind whenever possible when the roof must be replaced. Historic materials should be retained and reused when large-scale replacement of roof materials is required, specifically roofs constructed of slate or clay barrel tile. 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. The clay barrel tile roofs on the Spanish Eclectic homes on Club and within the Monticello Park Historic District overall are character defining features of the style. Staff finds that a composition shingle roof is not appropriate for this style of house, and finds that its installation would substantially alter the style and visual elements of the home.

- d. ACCESSORY ROOF – The applicant has also requested to replace the existing three-tab composition shingle on the rear accessory structure with architectural composition shingles. According to the Guidelines, staff finds the proposed replacement appropriate.

**RECOMMENDATION:**

Staff does not recommend approval of replacing the primary structure's clay barrel tile roof with composition shingle based on findings b and c. If the applicant cannot repair the existing tile or replace in-kind, a substitute material that is matching in appearance may be proposed.

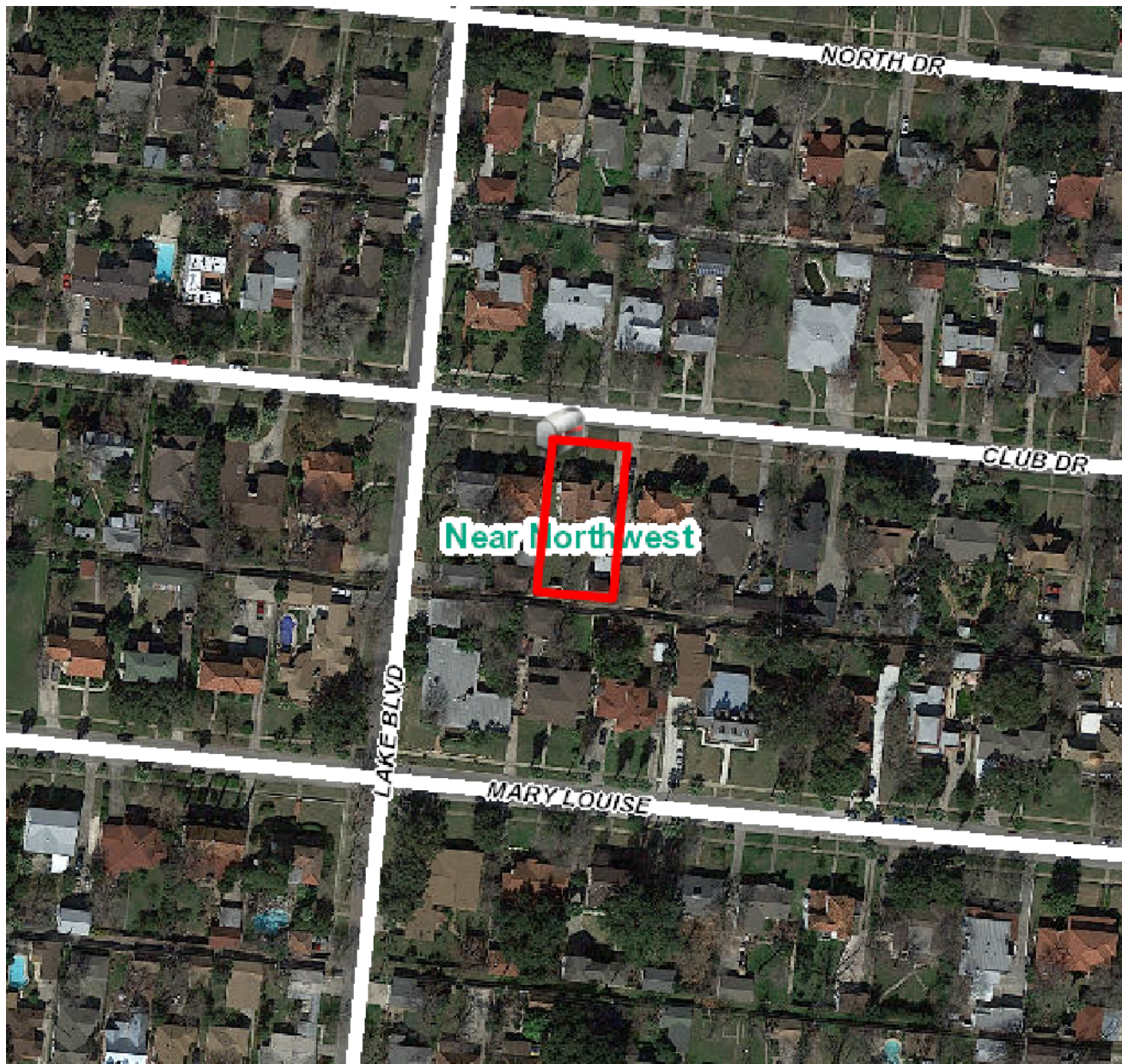
Staff recommends approval of replacing the accessory structure's existing shingle roof with shingle as submitted.

**CASE MANAGER:**

Huy Pham

**CASE COMMENT:**

Removal of clay barrel tiles has begun on the one-story section of the structure, according to photographs time-stamped for October 24, 2017. To staff's knowledge, those tiles have remained on site, stacked on the roof.



Flex Viewer

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Printed: Nov 09, 2017

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October 25, 2017

TO: Historic & Design Review Commission

IN RE: Roof Construction 246 Club Dr.

Due to the poor condition of the existing tile roof located at 246 Club Dr. and the sagging existing second story ridge, which is also transferring the weight of the second story tile roof to the framing of the first floor (photos included), it is proposed that the tile roof be removed and replaced with a composition architectural 30 year roof approved by the Historic & Design Review Commission.

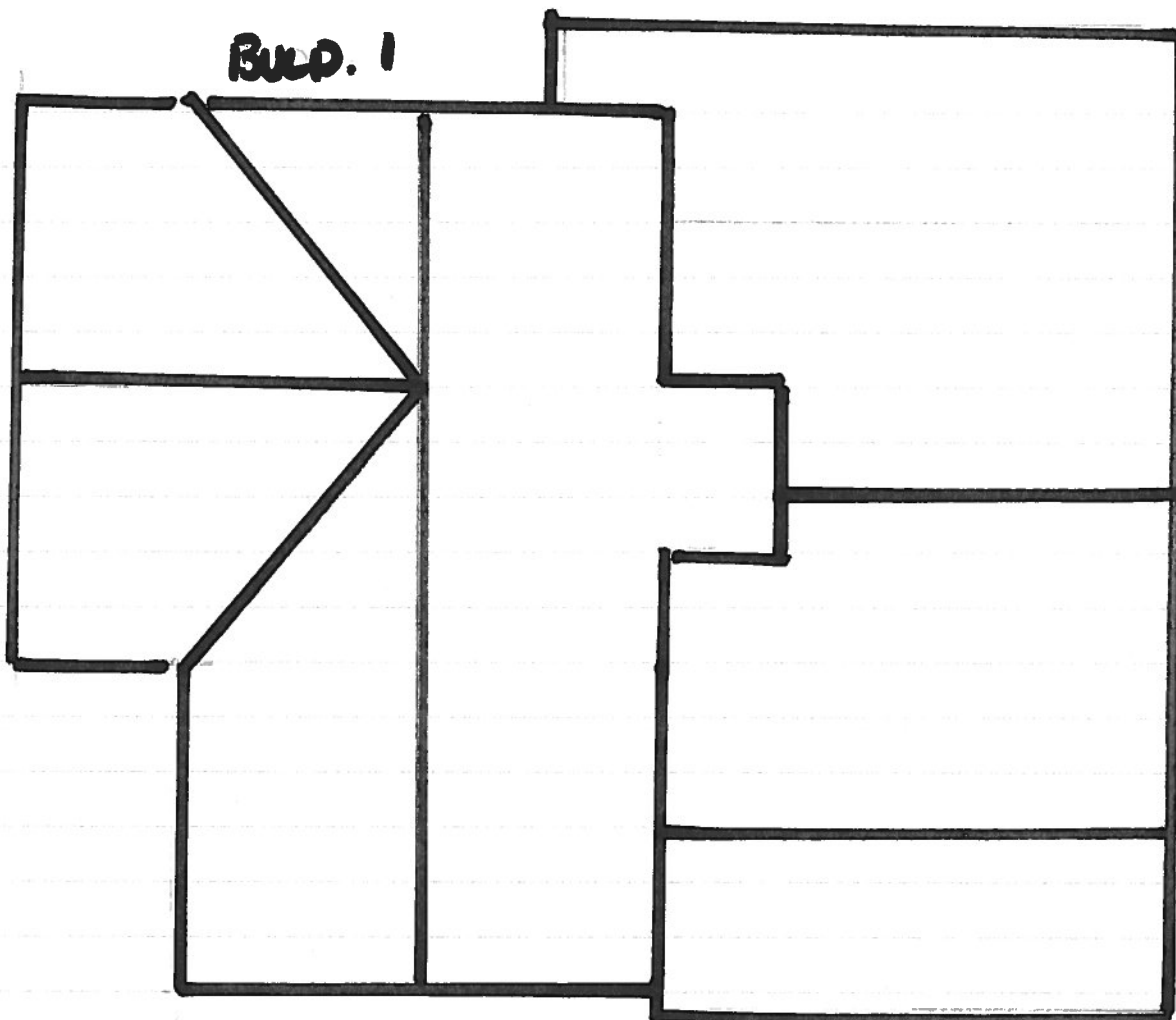
Approximately 75% of the roofs in the 200 block of Club Dr. are composition roofs.

Thank You

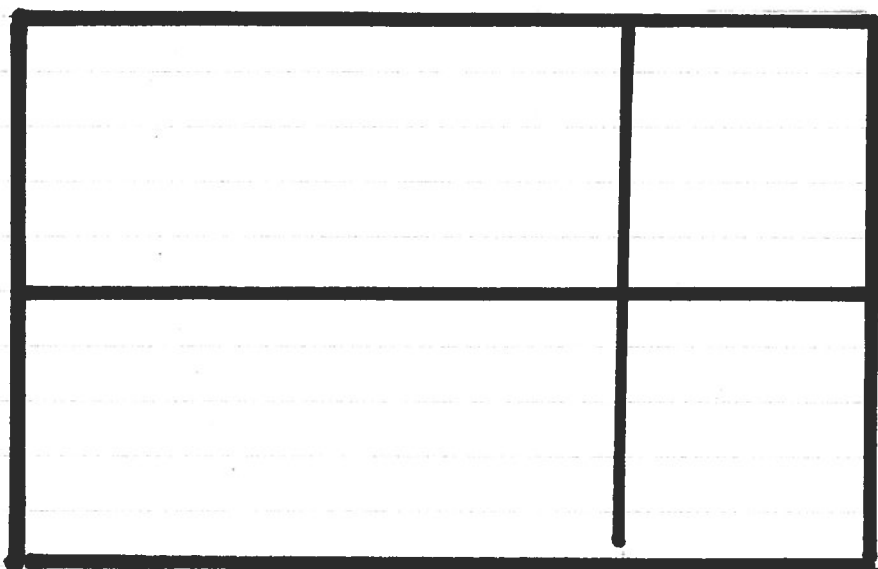
Homer Lopez  
Homer Construction



**BULD. 1**



**BULD 2**







246 Club Drive

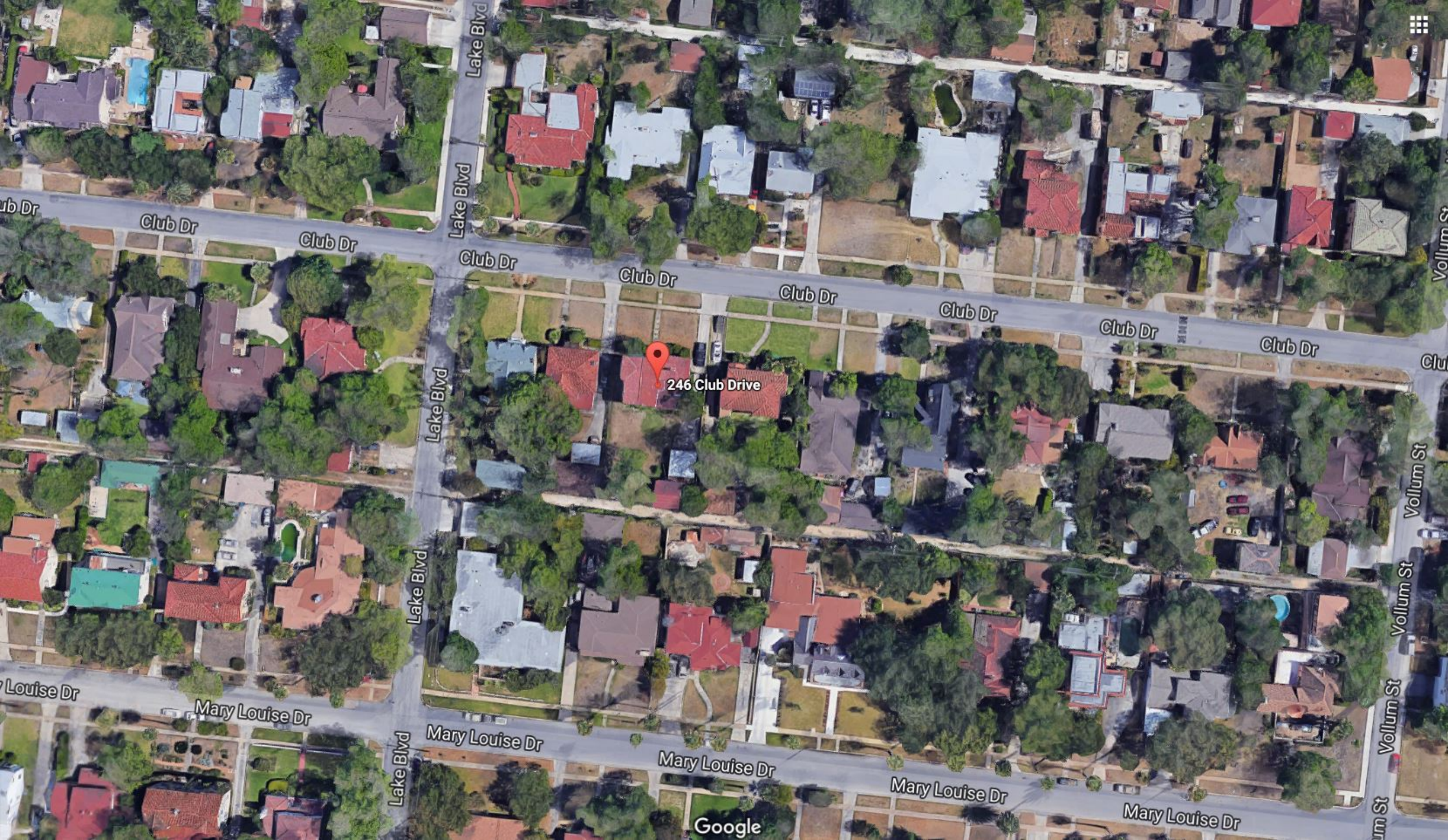
Club Dr

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246 Club Drive

Google







Nov 2, 2017, 2:14:01 PM

246 Club Dr

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