

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-192
ADDRESS: 210 W LYNWOOD
LEGAL DESCRIPTION: NCB 6384 BLK 4 LOT 16 THRU 21
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Brett Ingram/Ingram Roofing & Construction
OWNER: Roger & Jacqueline Hill
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing flat, terra cotta colored clay tile roofing on the primary and accessory structure with new ClayLite barrel tiles in a terra cotta color blend.

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 primary structure located at 210 W Lynwood is a 2-story single family home constructed in approximately 1940 in the Colonial Revival style with Spanish Eclectic influences. The home features a symmetrical front façade with two masonry chimneys on either side and flat, terra cotta colored clay tile roofing. The home is contributing to the Monte Vista Historic District. The property features a rear accessory structure which also

contains flat, terra cotta colored clay tile roofing. The accessory structure is contributing to the Monte Vista Historic District.

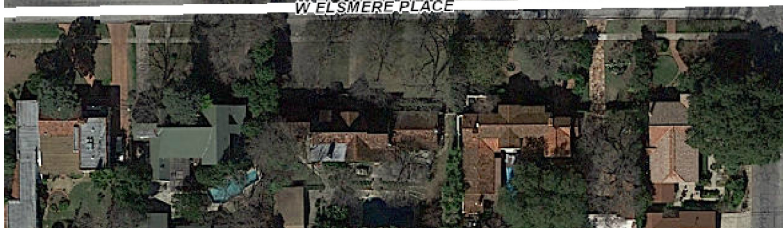
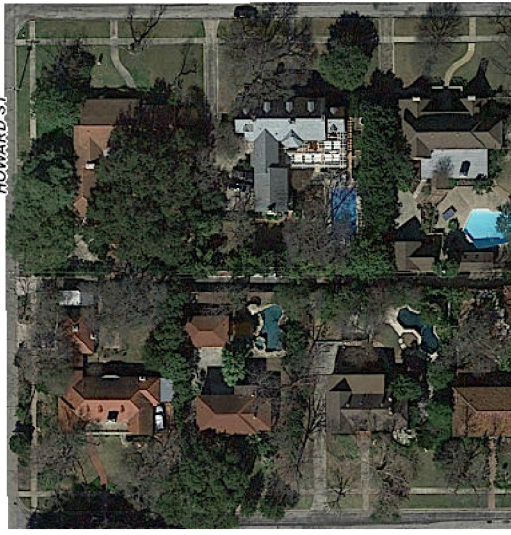
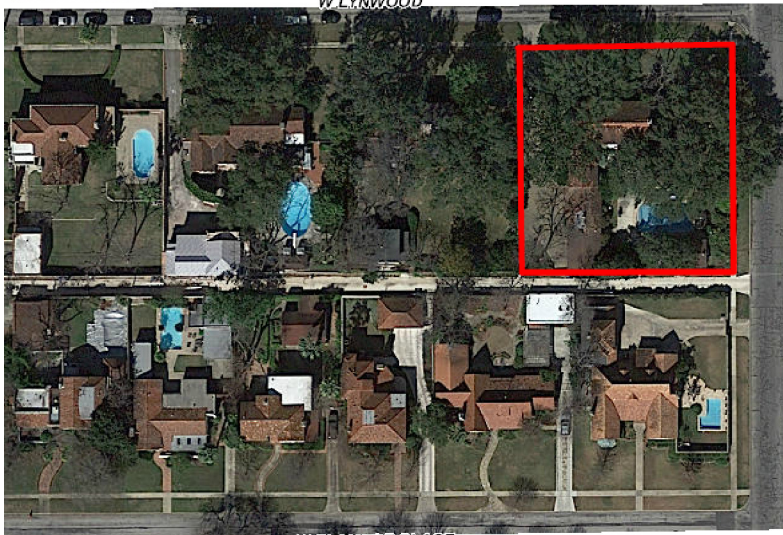
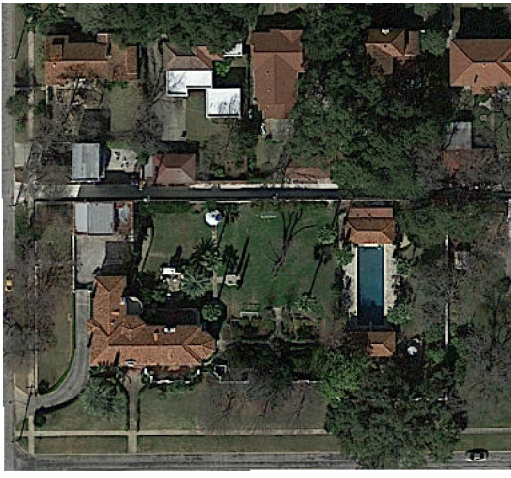
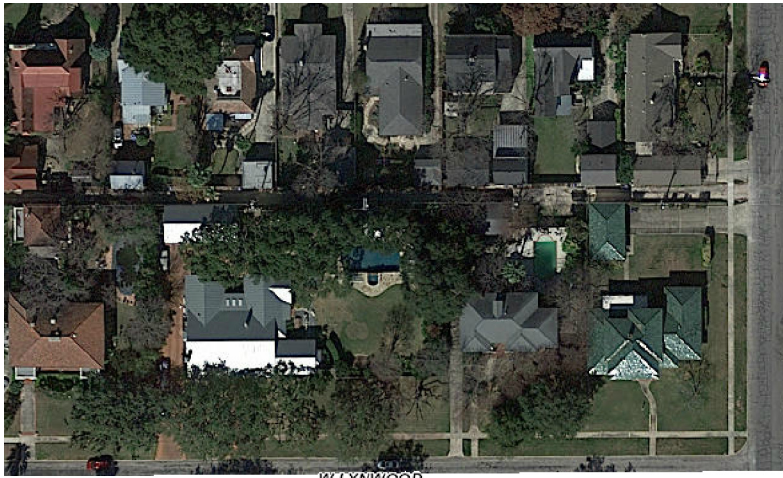
- b. **CASE HISTORY** – The applicant was heard at the February 7, 2018, Historic and Design Review Commission (HDRC) hearing for the request to replace the existing roofing with a new standing seam galvalume metal roof in the color charcoal. The request was denied. The HDRC encouraged the applicant to explore an alternative replacement roofing solution that was more appropriate for the style of the home in terms of materiality, profile, and color.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing flat, terra cotta colored clay tile roofing on both the primary and accessory structures with Boral ClayLite tile in the color Viejo Blend, which is a mixture of red, orange, and multicolor brown. The applicant has indicated that the existing flat clay tiles are no longer manufactured or obtainable at a reasonable cost. The proposed product was selected for its clay composition and its light weight. 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. New roofing materials should match the original materials in terms of their scale, color, texture, profile, and style, or materials consistent with the building style should be installed when in-kind replacement is not possible. Historic materials should be retained and reused when large-scale replacement of roof materials is required, specifically roofs constructed of slate or clay tile. The clay tile roof is a character defining feature of the style and materiality of the structure. Additionally, clay tiles, including barrel tiles and flat tiles, are common on houses of various styles on W Lynwood, as well as to the south on W Elsmere Place. Staff finds the proposal appropriate based on the style of the structure and the surrounding context of historic homes along the block.

RECOMMENDATION:

Staff recommends approval of the roof replacement based on findings a through c with the stipulation that the applicant salvages the existing tiles to be removed for donation or resale.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2018

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A large, mature tree with a thick trunk and sprawling branches dominates the foreground, partially obscuring a white, single-story house with dark shutters. The house has a red roof and a small porch area. A red sign is visible in the lower left corner, and a blue ADT security sign is near the front door. The scene is set in a grassy yard.









The proposed work at 210 W. Lynwood consists of the following:

1. Remove and replace the existing clay slate roofing with Boral Claylite Barrel Tile in the color Merlot Blend (specs attached).

[illegible]

THE PLAN AND DESIGN HEREIN ARE THE PROPERTY OF
VOICES DESIGN AND BRANDES VOICES. THEY MAY NOT
BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, WITHOUT WRITTEN CONSENT FROM BRANDES VOICES.

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SHOULD AN ENGINEER BE HELD RESPONSIBLE FOR DESIGN DEFICIENCIES, THE THICKNESS OF A CONCRETE WALL BEING ALL RESPONSIBILITY OF THE STRUCTURE, WOOD BRACING AND FOUNDATION DESIGNER FOR THE PROJECT, WOOD DESIGN & BRACING VOCES ARE NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE PROJECT IN ANY WAY MATTER OR FORM IF ANY ISSUE OR PROBLEM ARISE.

210 W. LYNWOOD
MONTE VISTA, SAN ANTONIO, TEXAS

MONTE VISTA SAN ANTONIO TEXAS

Blvoiges (p)	BLVOGES
Date	11/20/17
Time	NOTED

Sheet

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Exhibit 1A, 1B, 1C

W LYNWOOD AVE.
(60' R.O.W.)

Exhibit 5

Exhibit
4A & 4B

{pool}

(20' R.O.W.)
UTILITY/ ALLEY ACCESS

Site Plan

SITE PLAN
SCALE: 3/32" = 1'

SCALE 3/32" = 1'

GENERAL NOTES:

1. THESE PLANS ACT AS A GUIDE FOR BUILDING. BUILDER RESERVES THE RIGHT TO MAKE CHANGES FROM THE PLANS AS DEEMED NECESSARY BY THE SITE SLOPE OR GOOD CONSTRUCTION PRACTICES WITHOUT PRIOR CONSENT OF THE BUYER. IF ANY CHANGES WOULD INVOLVE ADDITIONAL COST TO THE BUYER, AN APPROVAL IS REQUIRED.

2. BUILDER/SUB-CONTRACTOR TO VERIFY ALL DISTANCES AND MEASUREMENTS PERTAINING TO SITE BEFORE ERECTING BUILDING. FOR ACCURATE DIMENSIONS, PLEASE REFER TO SITE SURVEY FOR BEARINGS AND DISTANCES PER RECORDED PLAT.

NOTE: REFER TO SITE SURVEY
FOR ACCURATE DESCRIPTION OF LOT.

Report Summary

March 2014



ROOF MEASUREMENTS SUMMARY	
Total Roof Area (Sq)	43.74
Pitched Roof Area (Sq)	43.74
Flat Roof Area (Sq)	0.00
Primary Pitch	4:12
Total Ridge Length (ft)	150
Total Hip Length (ft)	25
Total Valley Length (ft)	0
Total Rake Length (ft)	197
Total Eaves Length (ft)	342
Total Rakes + Eaves Length (ft)	539
Total Apron Flashing Length (ft)	36
Total Step Flashing Length (ft)	79
Total Skylights	0
Total Chimneys	3
Total No. of Structures on Report	1
Total No. of Roof Facets	17

Exhibit 1A

Property Photos

March 2014



North View

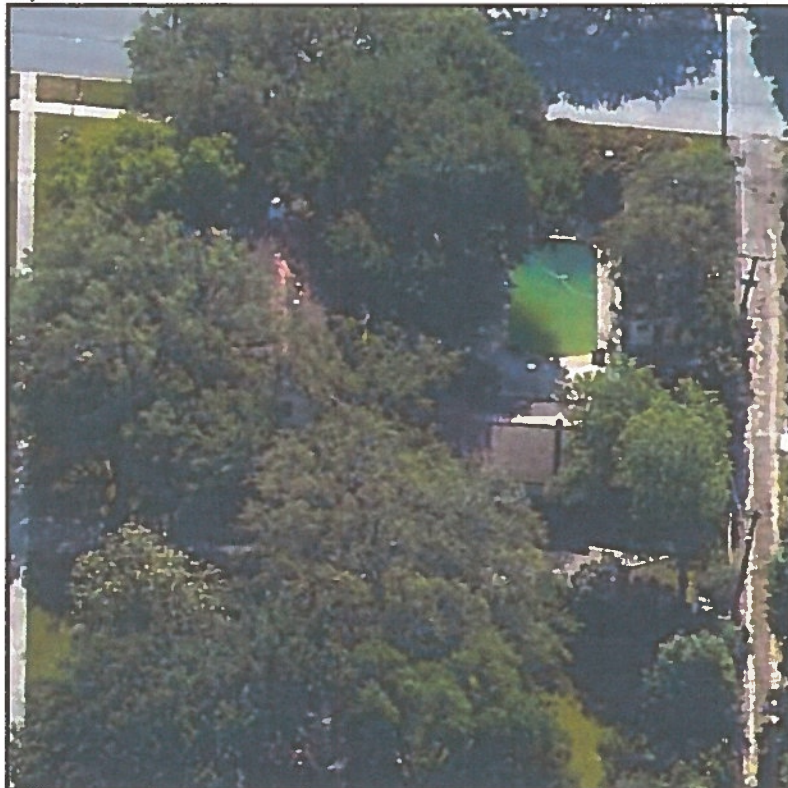
March 2014



South View

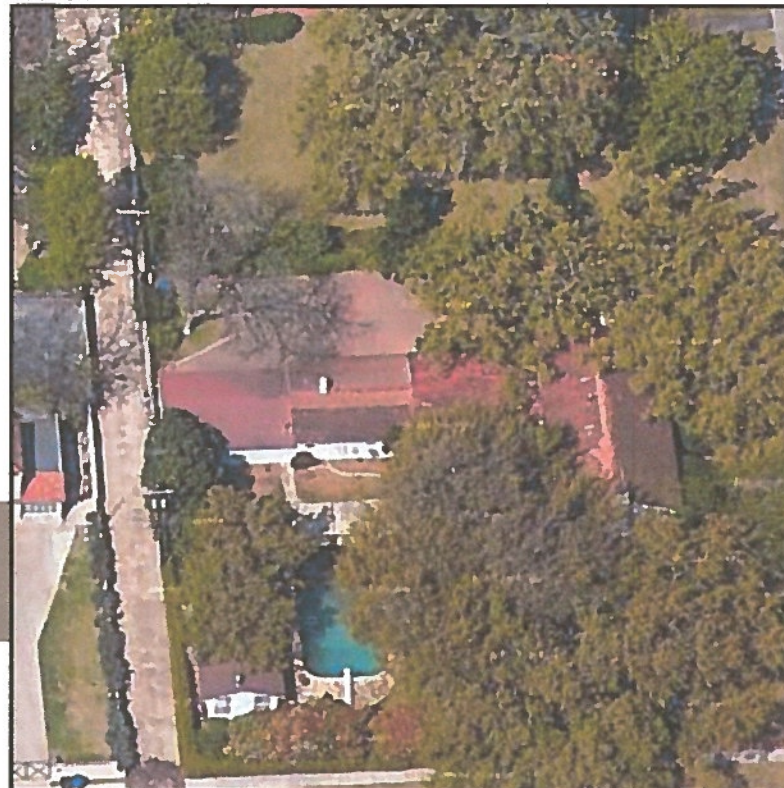
Property Photos

May 2014



East View

March 2014



West View


A photograph of a house with a dark, textured roof, likely clay or slate, surrounded by trees and a concrete walkway. The house is partially obscured by a large, leafy bush in the foreground. A concrete walkway leads from the bottom left towards the house. In the background, there are bare trees and a white chimney or tower. A small, light-colored box is visible on a pole near the trees.

Exhibit 4A
Existing Clay
Slate Roofing




Exhibit 4B
EXISTING CLAY
SLATE ROOFING



Exhibit 5

Existing Front
of Home.
To Remain as is



PRODUCT INFORMATION



Profile: **Claylite®**

Color Name: **Viejo Blend**

SKU Number: **2UNDU6084**

Product Type: **Lightweight**

Color: **Red, Orange, Brown Multicolor**

Available Regions:

Nationwide

Suitable for Cold Climate Regions, ASTM C1167 Tested

Cool Rated Product

Reflectivity: **0.3**

Aged Ref. (3 yr): **0.27***

Emmisivity: **0.86**

Aged Em. (3 yr) **pending**

SRI: **30**

Aged SRI (3 yr): **26***

CRRC ID#: **0181**

Seller ID#: **0942**

Tile Specifications

Size: **18" x 13"**

Coverage: **88**

Approx. Installed Weight: **590 lbs**

Pieces per Pallet: **336**


Squares per Pallet: **3.8**

Approx. Weight per Pallet: **2300 lbs**

*Calculated Aged Value

The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.BoralRoof.com

	<u>Initial</u>	<u>Weathered</u>	
	Solar Reflectance	0.3	0.27*
	Thermal Emittance	0.86	pending
	Rated Product ID Number	0181	
	Licensed Seller ID Number	0942	
Classification	Production Line		
<p>Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.</p>			
<p>Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.</p>			



ClayLite®



The beauty of kiln-fired clay and the efficiency-advantage of one-piece "S" tile are elegantly engineered into ClayLite, a genuine clay tile that reduces weight by as much as 40%. Made from the same natural materials as our standard-weight tile, ClayLite is designed especially for re-roofing.

With tile that weighs less than 600 pounds per square, a home can be enhanced with the traditional rich color palette and comfort performance of clay, often without the need for added structural reinforcement.

Merlot Blend



Encompassing
the art of living



Faux Mission



Viejo Blend*
2UNDU6084

♻️ 59%



CRR ID: 0942-0181 / Ref: .30 / Emit: .86 / SRI: 30

Merlot Blend*
2UNDU6072

♻️ 59%



CRR ID: 0942-0133a / Ref: .22 / Emit: .83 / SRI: 18

Terracotta*
2UNDU6090

♻️ 59%



CRR ID: 0942-0129 / Ref: .42 / Emit: .85 / SRI: 46

Corona De Oro Blend
2UNDU6085

♻️ 49%



CRR ID: 0942-0163a / Ref: .42 / Emit: .83 / SRI: 45

Chaparral Blend*
2UNDU6095

♻️ 59%



CRR ID: 0942-0144a / Ref: .31 / Emit: .82 / SRI: 30

Java Blend*
2UNDU3250

♻️ 59%



CRR ID: 0942-0184 / Ref: .20 / Emit: .86 / SRI: 17

