

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-083
ADDRESS: 441 DONALDSON AVE
LEGAL DESCRIPTION: NCB 6695 BLK 4 LOT 10, W 16 FEET OF 9
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Yoko Taylor
OWNER: Yoko Taylor
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: February 11, 2019
60-DAY REVIEW: April 12, 2019
REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.

FINDINGS:

- a. The primary structure located at 441 Donaldson Ave is a 1-story single family home constructed circa 1930 in the Tudor Revival style with Spanish Eclectic influences. The home features an arched front doorway, a bay window with wood window screens featuring multiple divided lites, and a steeply pitched primary hipped roofline with a dominant front gable. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to replace an existing composition shingle roof with a new standing seam metal roof.
- 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 its fire resistance, ability to be customized in regards to color and shape, and relatively low costs of manufacturing and transportation. Often marketed as being able to mimic the appearance of slate tile roofs, asphalt shingles were a popular roofing material for Tudor Revival Style homes throughout the 20th century.
- c. According to Sanborn Maps, homes in the Monticello Park Historic District were originally constructed with asphalt, clay barrel tile, or cementitious tile roofs. There does not appear to be a historic precedent for metal roofs in this area except in limited uses specific to front porch stoops on very few homes.
- d. Staff performed a windshield survey of the surrounding blocks within the Monticello Park Historic District on February 26, 2019, to determine if many of the roofs in the area had been replaced with standing seam metal. On Donaldson Ave, between cross streets Shearer Blvd and San Antonio Ave (three blocks), zero roofs have been replaced with standing seam metal. Photos of these homes are included in the exhibits. Overall in the district, approximately 20 of over 1,200 homes feature a roof replacement.

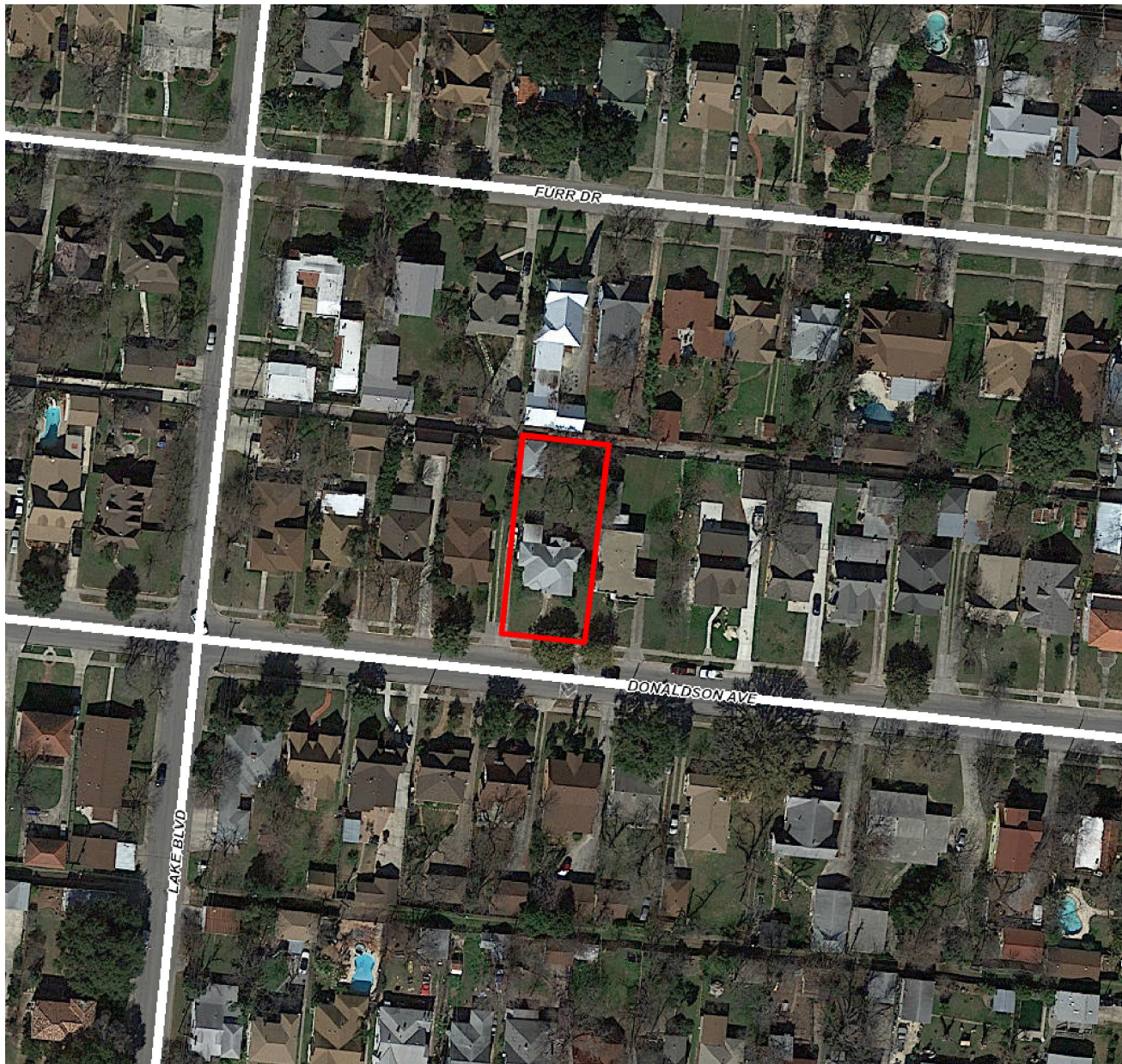
- e. In general, the proliferation of the Tudor Revival Style in the United States represents a movement which rejects industrialization in favor of a more hand-crafted aesthetic. Tudor Revival homes, such as the one at 441 Donaldson Ave, often featured intricate detailing and local material. Roofs were typically shingled (usually with wood, slate or composition shingles).
- f. ROOF REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that a metal roof is not appropriate for this style of house or within the context of the Monticello Park Historic District, regardless of whether this application of materials is regionally popular.

RECOMMENDATION:

Staff does not recommend approval based on finding f. Staff recommends that an in-kind replacement of asphalt shingles be installed. If metal is desired by the applicant for its lifespan, then staff recommends a metal product that mimics the appearance of traditional shingles based on finding e.

CASE MANAGER:

Stephanie Phillips

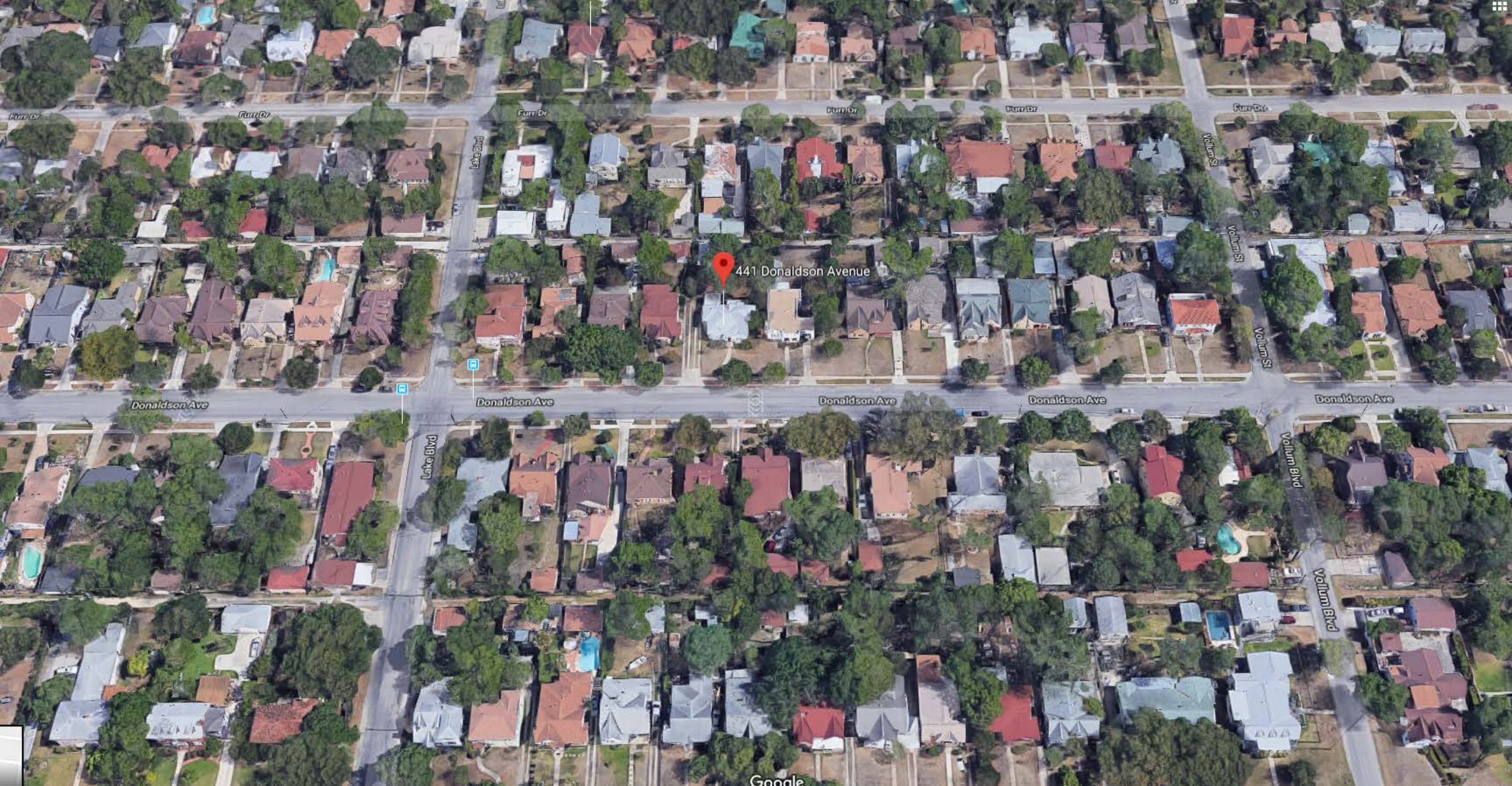


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441 Donaldson Avenue

Donaldson Ave

Donaldson Ave

Donaldson Ave

Donaldson Ave

Donaldson Ave

Lake Blvd

Vallum Blvd

Vallum Blvd













