

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-133
ADDRESS: 353 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3855 BLK 1 LOT 31
ZONING: R-6,H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: ASTON KIMBERLY
OWNER: ASTON KIMBERLY
TYPE OF WORK: Replacement of clay tile roofing with standing seam metal
APPLICATION RECEIVED: March 16, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing clay tile roof on the primary structure with standing seam metal.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

- a. The property located at 353 Brahan is a 2-story multifamily residential structure constructed circa 1920 in the Spanish Eclectic style with Neoclassical influences. The home features several quintessential elements of the style, including a low pitched roof with red barrel tile, second story iron rail balcony, and a covered porch entry with rounded arches. The home is a contributing structure in the Westfort Historic District. The applicant is requesting approval to replace the existing red clay barrel tile roof with a new standing seam metal roof to match the roofing on a 1-story side addition, which features a red coating.
- b. 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 should relate 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 within the Westfort Historic District and older neighborhoods of San Antonio overall are character defining features of the style. Staff finds that a standing seam metal roof is not appropriate for the primary roofline on this style of structure, and finds that its installation would substantially alter the style and visual elements of the building.

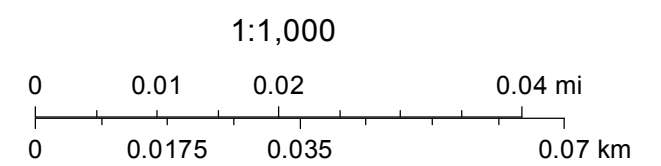
RECOMMENDATION:

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

City of San Antonio One Stop



May 13, 2020





















PARK

191

191

BRACKENRIDGE AV.

FORT SAM HOUSTON HOSPITALS

FORT SAM HOUSTON

ARMY BLVD

BRAHAN BLVD

BLVD

CUNNINGHAM BLVD

HAYWOOD

BLVD

AVENUE B

BROADWAY (RIVER AV)

177

178

FORT SAM HOUSTON

Scale 100 Ft. to One Inch.

Copyright 1922 by the Sanborn Map Co.

TWO STORIES AND UP
COMPOSITION ROOF

SHINGLE ROOF

(VEND)

BRICK 1ST

FRAME, BRICK LINED

F=FLAT S=STORE

D=DWELLING

A in B AUTO IN B'SMT

LOFT

(ASB. CL.)

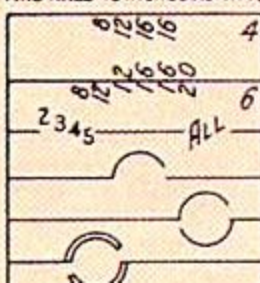
NON COMBUSTIBLE ROOF
COVERING OF METAL,
SLATE, TILE OR
ASBESTOS SHINGLES

SKYLIGHT LIGHTING
TOP STORY ONLY

3 SKYLIGHT LIGHTING
THREE STORIES

W.G. WIRED GLASS
SKYLIGHT

FIRE WALL 48 INCHES ABV. RF.



" " " stone front.
" " " frame side.
(DIVIDED BY FRAME PARTITION)

Brick veneered building.

" and frame building.

Frame building, brick lined.

" " metal clad.

Frame building.

Iron building.

Tenant building occupied by
various manufacturing or occupancies

Frame building covered with asbestos

Brick building with brick or metal cornice.

Fire wall 6 inches above roof.

" " 12 " " "

" " 18 " " "

" " 36 " " "

Figures 8, 12, 16 indicate thickness
of wall in inches.

Wall without opening and size in inches.

Wall with openings on floors as designated.

Opening with single iron or tin clad door.

" " double iron " " " doors.

" " standard fire doors.

[ET] " "

[ESC] " "

[CBET] Concrete block end

[TESC] Tile enclosed eleva

[BE] Brick enclosed eleva

5 Block
number.

○ V.P. Vertical

AFA Automatic

I E P Independent

(AS) Automatic

(ACS) Automatic

(A S) Automatic

(NOTE UN
1ST ONLY

NS Not spr

Outside

on f

FA Fire ala

Stair