

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-270
ADDRESS: 563 E CRAIG PLACE
LEGAL DESCRIPTION: NCB 6204 BLK 5 LOT 33
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Alexis Bondoc/Bondoc Roofing
OWNER: SPANA AIMEE
TYPE OF WORK: Roof replacement from composition shingle to standing steam metal
APPLICATION RECEIVED: June 02, 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 remove the existing composition shingle roof and install a standing seam metal roof.

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 property located at 563 E Craig Pl is a 1-story single family home constructed circa 1930 in the Tudor Revival style. The home features several quintessential elements of the style, including a cross gable configuration with steep roof pitches, decorative half-timbering in the front gable, and a gabled entry with prominent timbering. The home is a contributing structure in the River Road 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, Tudor Revival-style homes in the River Road 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 for Tudor Revival residential structures except in limited uses specific to

front porch stoops on very few homes. Metal roofs are common on Craftsman and Minimal Traditional style structures in the vicinity.

- d. 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 1919 W Gramercy Place, often featured intricate detailing and local material. Roofs were typically shingled (usually with wood, slate or composition shingles).
- e. 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 River Road Historic District, regardless of whether this application of materials is regionally popular.

RECOMMENDATION:

Staff does not recommend approval based on finding e. 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 d.

Print Map



June 24, 2020

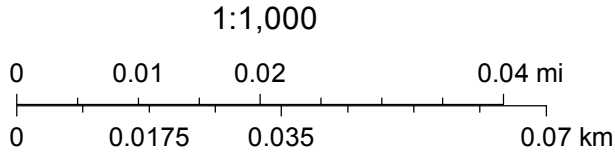




Photo Report by Bondoc Roofing LLC

Created by Bondoc Roofing

Jun 2, 2020 | 7 Photos



563 East Craig Photos



Project: 563 East Craig Place
Date: April 3rd, 2020, 9:47 a.m.
Creator: Bondoc Roofing



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Date: April 3rd, 2020, 9:47 a.m.
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Project: 563 East Craig Place
Date: April 3rd, 2020, 9:48 a.m.
Creator: Bondoc Roofing



Project: 563 East Craig Place
Date: April 3rd, 2020, 9:49 a.m.
Creator: Bondoc Roofing



Project: 563 East Craig Place
Date: May 11th, 2020, 5:33 p.m.
Creator: Bondoc Roofing