

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-033
ADDRESS: 324 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6728 BLK 4 LOT 38 39 & 40, W 4 FT OF 41 -C
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Matt Bishop/BEXAR DIVERSIFIED MF-1 LLC
OWNER: Matt Bishop/BEXAR DIVERSIFIED MF-1 LLC
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: January 07, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing tile roof with a composition shingle roof.

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 324 E Rosewood is a 2-story, multi-family structure constructed circa 1930. It first appears on the 1951 Sanborn map. The structure has an asymmetrical u-shape plan and features a flat roof with mansard slopes and red clay or ceramic tiles, a pitched tile porch roof, a secondary front gable porch awning, a stone veneer, and one-over-one windows. The property is contributing to the Monte Vista Historic District.

- b. The applicant has proposed to replace the existing red clay or ceramic tile roof with a composition shingle roof to match other stone veneer properties on the block. Guideline 3.B.iv for Exterior Maintenance and Alterations states that roofing materials should be replaced with in-kind materials whenever possible when the roof must be replaced. Historic materials such as slate or clay tiles should be retained and re-used when large-scale replacement of roof materials other than asphalt shingles is required. The existing clay roof tiles are severely damaged and require replacement. Furthermore, Guideline 3.B.iv states that new roofing materials should match the original materials in terms of their scale, color, texture, profile and style or materials should be selected that are consistent with the building style when in-kind replacement is not possible. The 1951 Sanborn map shows that the original roof was composition; however, the Sanborn map may have referenced the material of the flat roof portion of the structure. Staff finds the request is inconsistent with the Guidelines. Staff finds that the installation of a material, such as pressed metal, that is similar in appearance to the existing tile would be appropriate.

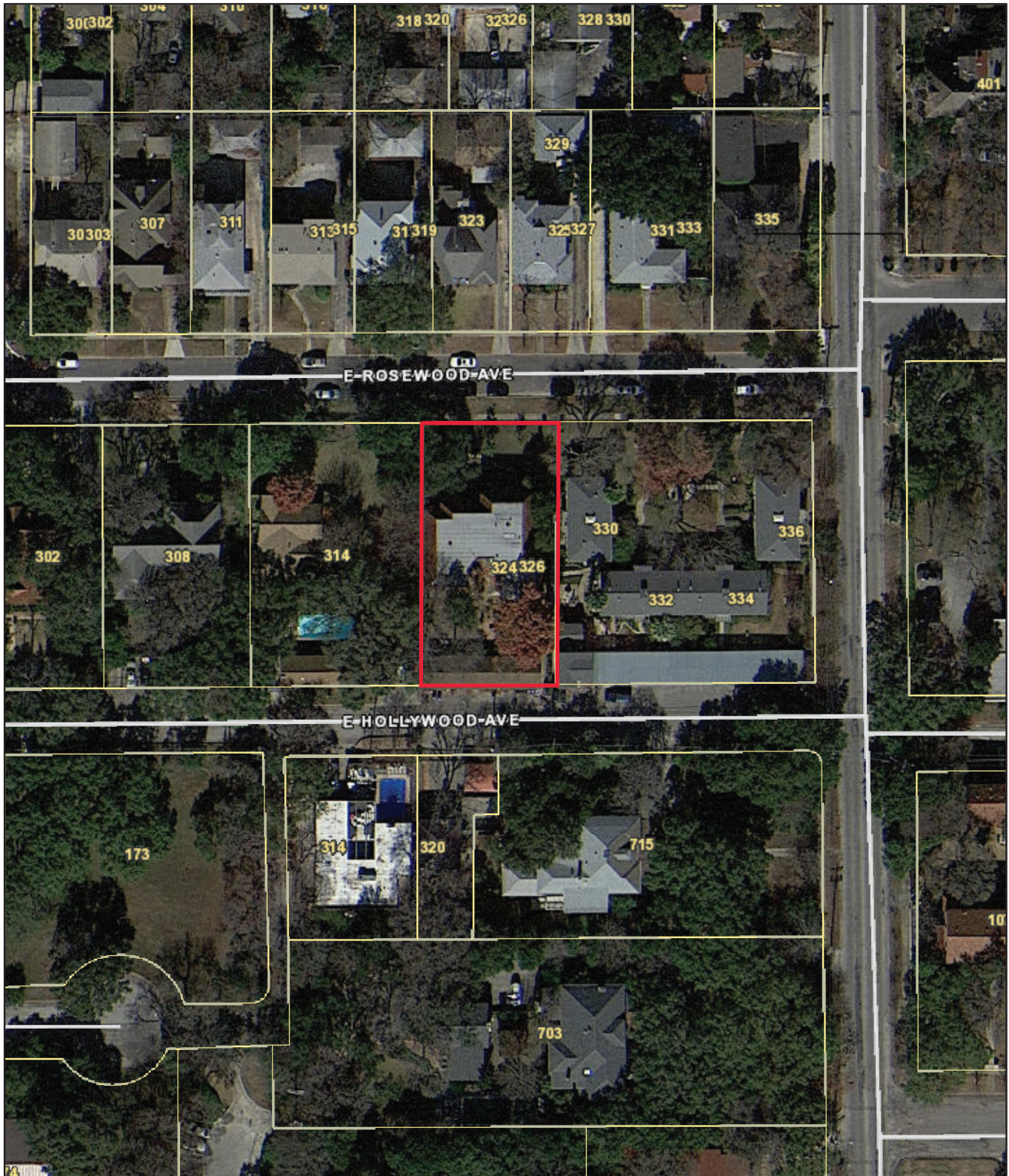
RECOMMENDATION:

Staff does not recommend approval based on findings a through b. Staff recommends that the roof is replaced with in-kind materials or a material similar in appearance to the existing tile.

If the HDRC finds roof replacement with composition shingles appropriate, staff recommends the following stipulations:

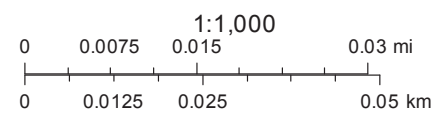
- i. That the replacement composition shingles are similar in appearance to the existing tile and are verified by staff. The applicant is required to submit final material specifications to staff for review and approval.
- ii. That the applicant maintains the existing ridge detailing.

City of San Antonio One Stop

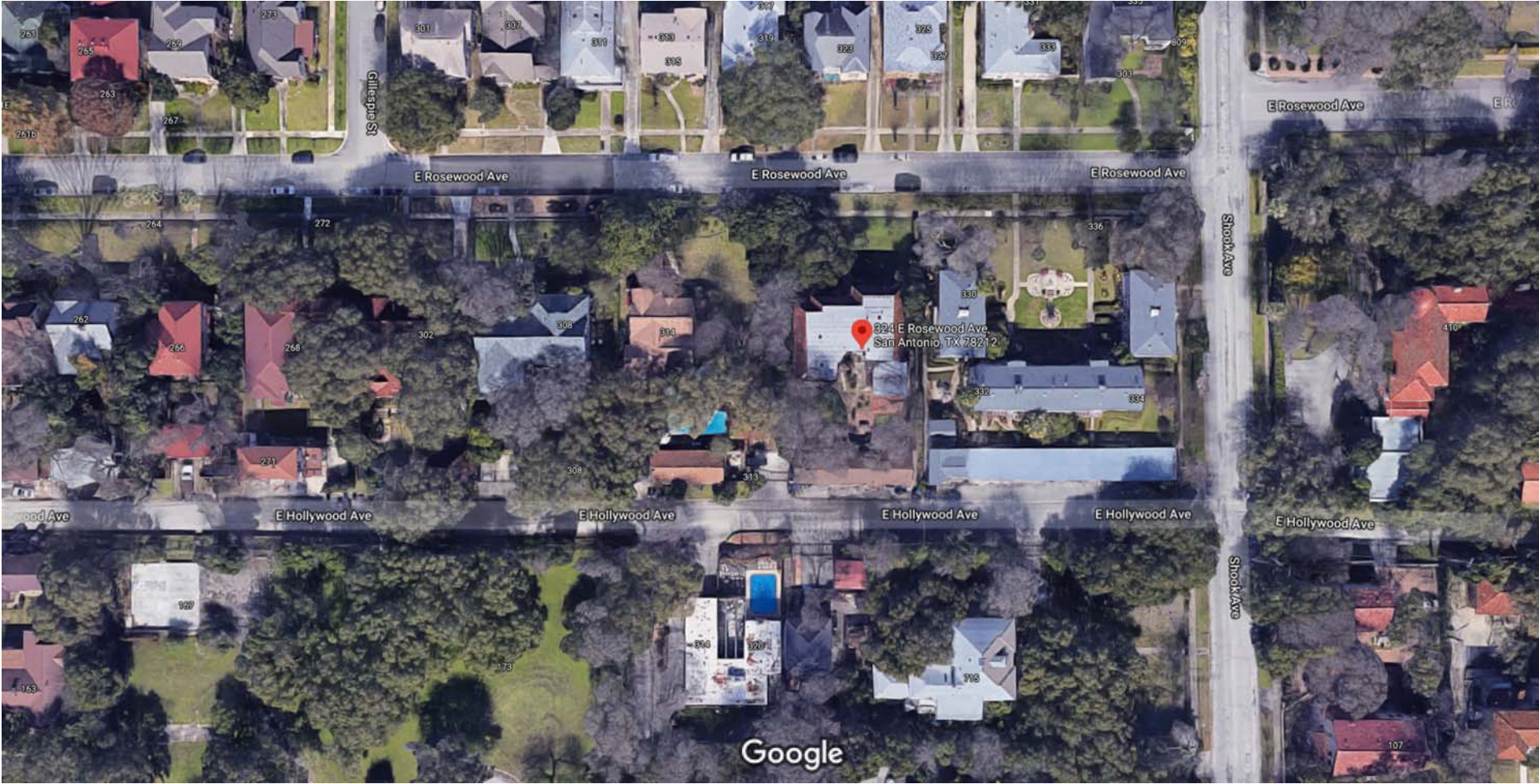


February 12, 2021

— User drawn lines



Google Maps 324 E Rosewood Ave



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 324 E Rosewood Ave



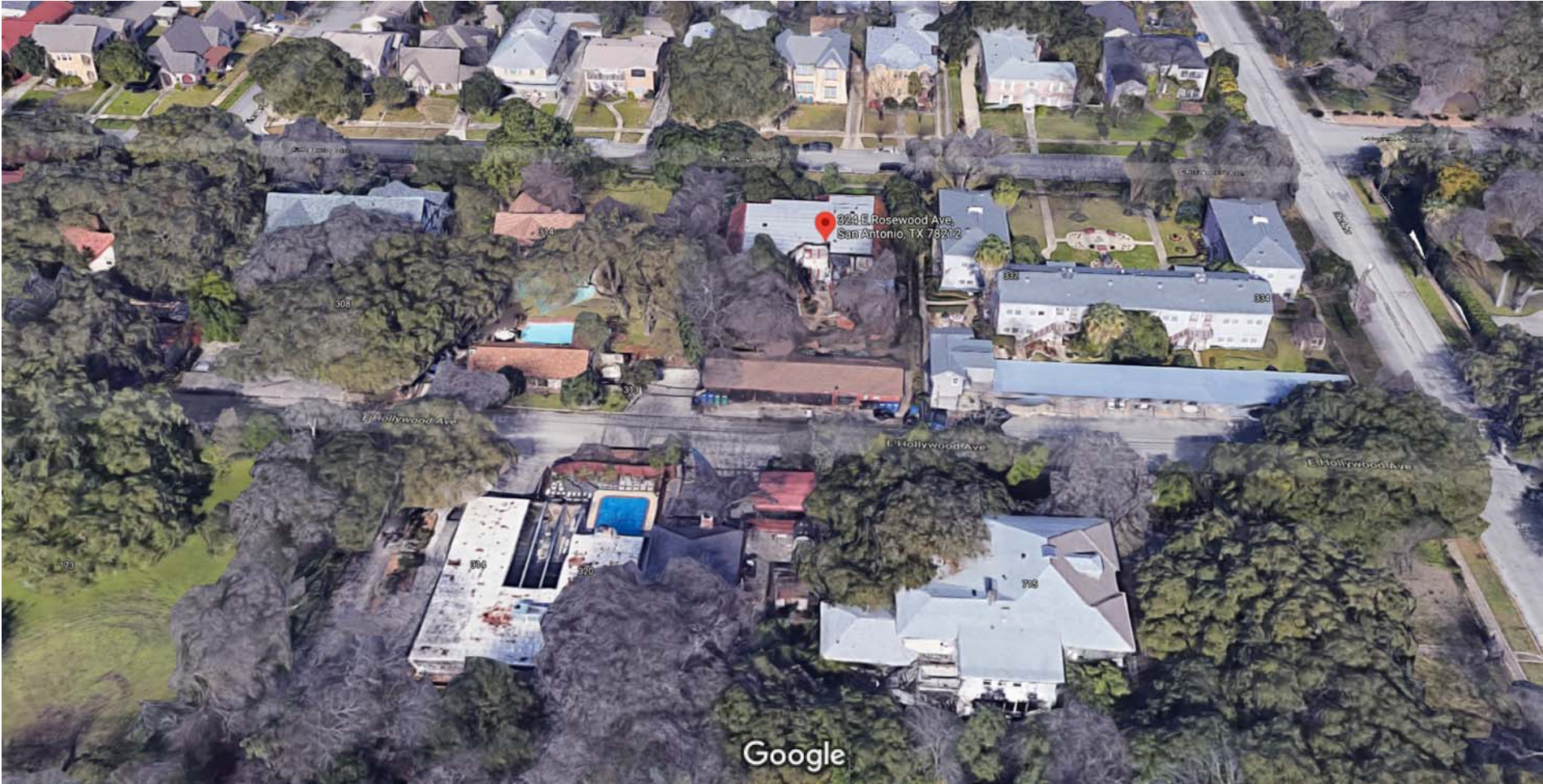
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Google Maps 324 E Rosewood Ave



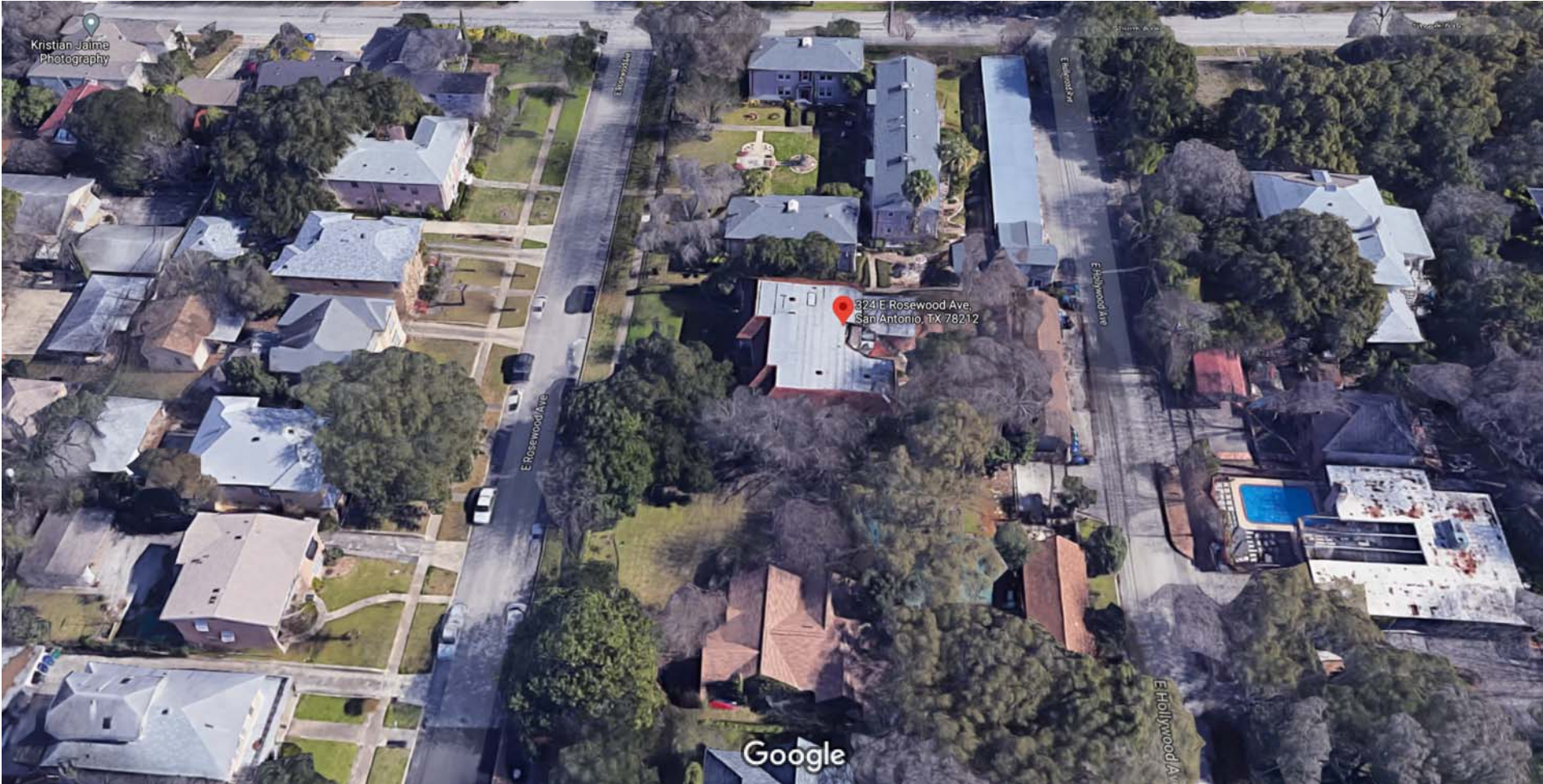
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Google Maps 324 E Rosewood Ave



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January 6, 2021

Re: Application to use shingles at 324/326 E. Rosewood Ave.

Dear Katie,

You may recall that you and I have corresponded about the roof at 324/326 E. Rosewood Avenue a few times. This is a small multi-family building in the Monte Vista Historic District.

The roof is on its last legs, especially the small roof in the front, and we need to repair the roof soon. The roof has been living on borrowed time for a while now. I looked for tiles to match the existing old roof tiles, and those tiles are pretty much impossible to find. My roofer (Gilbert with Rod Roofing) says he can get them somewhere, though I'm not sure where he found them. Anyhow, he gave me quotes for replacing the small roof and the mansard roof with tiles and with shingles. The price difference is staggering. For tiles, the quote is \$22,915. For shingles, the quote is \$7,685. Neither bid includes the cost of lumber. It will cost \$15,230 more for tiles versus shingles. There's just no way we can absorb that without hiking rents way up on the tenants, which I really hate to do in the midst of a global pandemic and economic uncertainty. We are already dealing with a property tax bill that increased \$5,000 (almost 30%!) from the previous year despite not having made upgrades to the property. Just to break even on the property tax increase and the higher cost of tiles vs. shingles, in order to pay the bank note and hopefully hang onto the property, we'd need to increase the rent almost \$300 per month for each of our tenants. We have some longtime, good tenants who have called Monte Vista home for years, and I know our tenants could not afford a big rent increase. In fact, we have one tenant who has lived there since 1979. We are trying to keep rents affordable, which is becoming harder and harder to find in San Antonio these days, and the enormous cost of using the expensive tiles to make the needed roof repairs will make it impossible to keep rents affordable.

In addition, and perhaps more importantly to the OHP, is that nearly all of the buildings similar to ours on E. Rosewood and E. Lullwood between Shook and McCullough have shingle roofs. Very few buildings in the neighborhood even have tile roofs at all. Using shingles for the much needed roof repairs will not in any way make our old rock building look out of place. It will look good, and it will look like it belongs in the Monte Vista neighborhood.

I have attached photos of our building and some other buildings in the area as an illustration to this application. Specifically, I have attached photos of the other rock buildings in this two block stretch of

Monte Vista, because our building is made of rock. As you will see from the photos (or a walk or bike ride around the area) there are LOTS of buildings with shingle roofs. Using shingles instead of tiles is entirely appropriate for this building.

Please let me know if you need any more information, and I hope the OHP will approve this permit so we can make the necessary roof repairs.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Matt Bishop", with a large, stylized loop at the end.

Matt Bishop, Deputy General Counsel
Bexar Diversified MF-1, LLC



324/326 E. Rosewood Ave.



324/326 E. Rosewood Ave. – Front roof in poor condition



324/326 E. Rosewood Ave.



324/326 E. Rosewood Ave.



324/326 E ROSEWOOD SA TX 78212



203 E ROSEWOOD SA TX 78212



212 E ROSEWOOD SA TX 78212





224 E ROSEWOOD SA TX 78212



258 E ROSEWOOD SA TX 78212



262 E ROSEWOOD SA TX 78212



273 E ROSEWOOD SA TX 78212



301 E ROSEWOOD SA TX 78212



307 E ROSEWOOD SA TX 78212



308 E ROSEWOOD SA TX 78212



311 E ROSEWOOD SA TX 78212



323 E ROSEWOOD SA TX 78212





231 E LULLWOOD SA TX 78212



233 E LULLWOOD SA TX 78212



254 E LULLWOOD SA TX 78212







CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

January 11, 2021

ADDRESS: 347 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3087 BLK 3 LOT 21
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: David Vernal - 347 E HUISACHE AVE
OWNER: David Vernal - 347 E HUISACHE AVE
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: install ridge vents on the existing composition shingle roof.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 1/11/2021 11:12:31 AM

ADMINISTRATIVE APPROVAL TO: Install ridge vents on the existing composition shingle roof.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.