

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-061
ADDRESS: 1940 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1951 BLK 19 RED 16
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Tatiana Shear/ROOF FIX
OWNER: John Shear/SHEAR JOHN H & ROSEMARY L
TYPE OF WORK: Re-roof, shingle to metal
APPLICATION RECEIVED: February 01, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

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

APPLICABLE CITATIONS:

2. Guidelines for 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 historic structure at 1940 W Mulberry was constructed circa 1925 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Monticello Park Historic District.
- b. **HISTORIC CONTEXT OF METAL ROOFS** - 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 regard to color and shape, and relatively low

costs of manufacturing and transportation.

- c. ROOFING – The applicant has proposed to replace the existing composition shingle roof with a standing seam metal roof. The structure features a combustible shake shingle roof on the 1951 Sanborn map. Per the Guidelines for Exterior Alterations and Maintenance 3.B.vi. use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that standing seam metal roofs are within the period of significance per finding b and an appropriate material upgrade for Craftsman style houses throughout San Antonio, not excluding Monticello Park which features a number of metal roofs on similar style structures.

RECOMMENDATION:

Staff recommends approval based on finding b and c with the stipulation that the installation features the standard specifications for metal roofs:

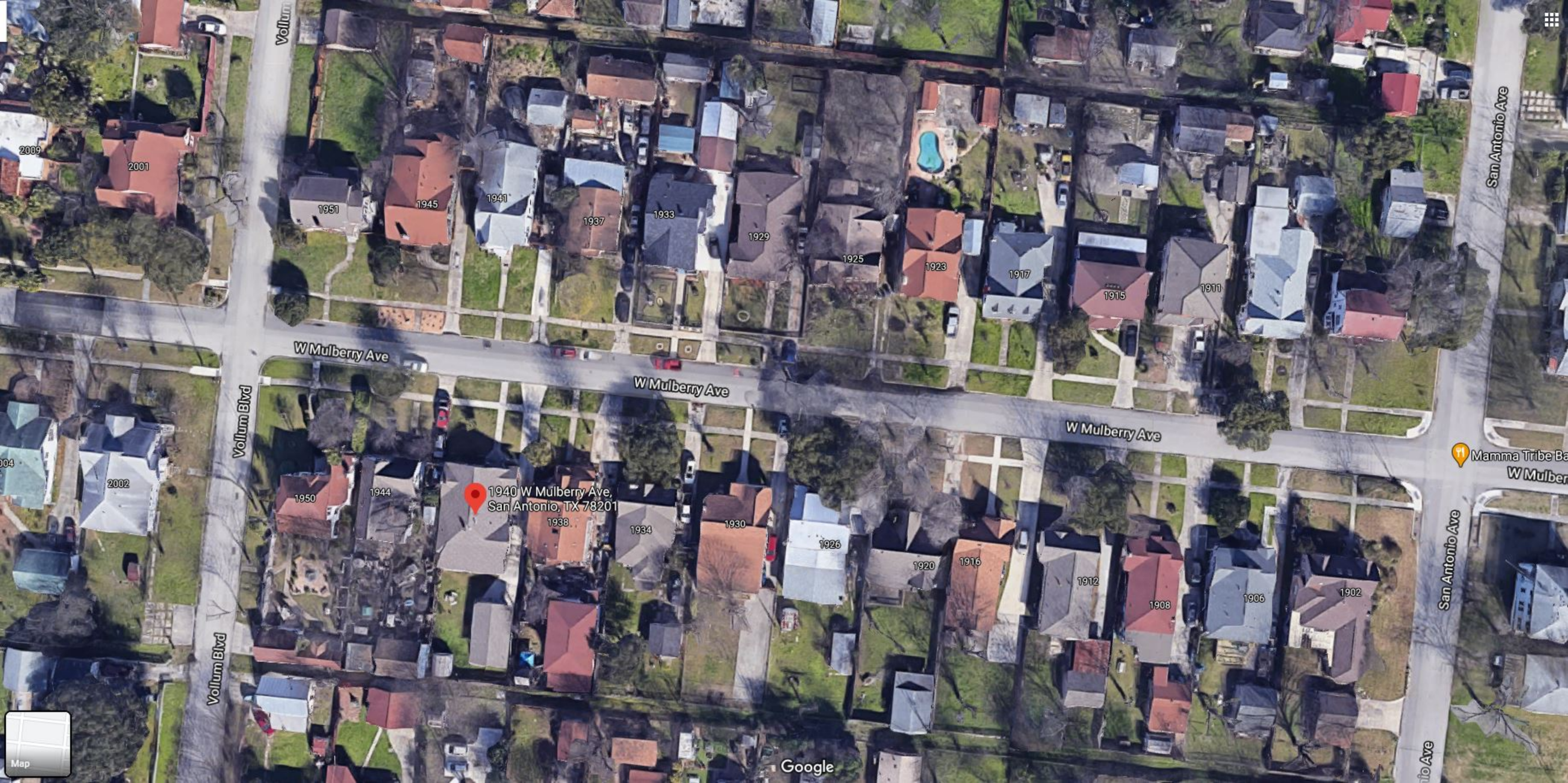
- *Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.*
- *Seams are 1 to 2 inches in height*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*

1940 W Mulberry



March 9, 2021





2009

2001

1951

1945

1941

1937

1933

1929

1925

1923

1917

1915

1911

W Mulberry Ave

W Mulberry Ave

W Mulberry Ave

Vollum Blvd

San Antonio Ave



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W Mulber

San Antonio Ave

San Antonio Ave

2002

1950

1944

1940 W Mulberry Ave,
San Antonio, TX 78201

1938

1934

1930

1926

1920

1916

1912

1908

1906

1902

Google

Map



1932

1951

1947

1943

1945

1939

1935

1931

1940 W Mulberry Ave,
San Antonio, TX 78201

1944

1938

1934

1930

2002

1950

1937



Google





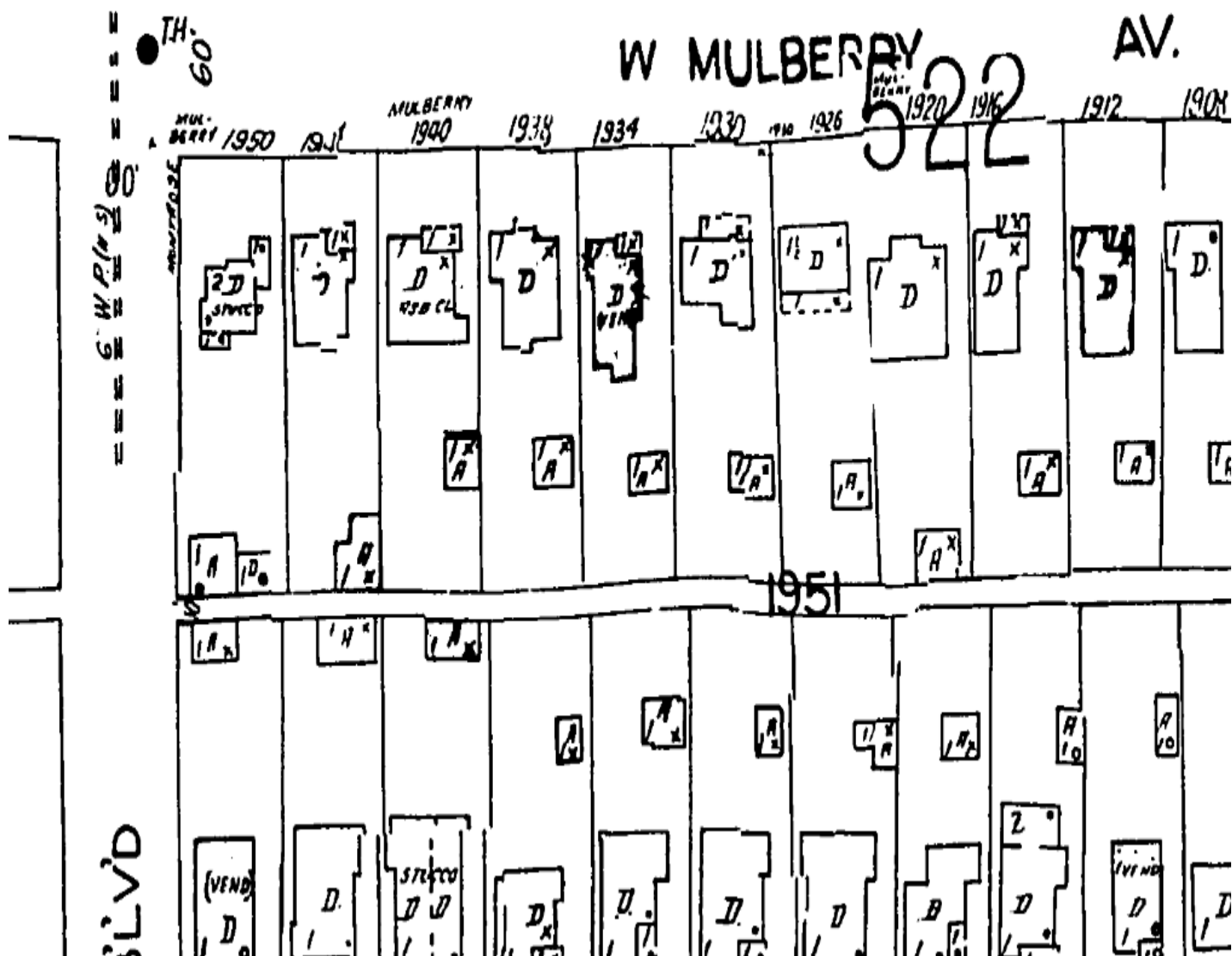








San Antonio 1911-Mar. 1951 vol. 5, 1924-June 1950, Sheet 503



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