HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
CERTIFICATE OF APPROPRIATENESS
LHD-2013-0004
3805 Avenue H
Hyde Park Local Historic District

PROPOSAL

Reroof a contributing house using asphalt dimensional shingles.

PROJECT SPECIFICATIONS

The existing house is a c. 1925, one-story, brick bungalow with a front-gabled roof covered in green concrete tiles that mimic American Spanish-style clay tiles. The house has Craftsman details including a prominent porch with a front facing extended gable roof supported by brick columns. Other Craftsman-style fenestration includes triangular knee braces and false half timbering in the gables, exposed rafter tails, and decorative screens.

The applicant proposes to remove the existing concrete tile roof and replace it with asphalt dimensional shingles. The existing concrete tiles are in poor condition with damaged and missing units and lack of integration between the tiles and vertical surfaces. These conditions allow water infiltration, which is impacting interior conditions.

The applicant has had a petrographic analysis conducted on the existing roofing tiles, the result of which indicates that the material may not be original to the house and may not be more than 50-60 years old. The laboratory testing indicates that the green color is a polymer-modified coating that is not integral to the concrete, but is likely original to the tiles because there is no visible dirt between the substrate and the coating, and no visible weathering of the concrete substrate.

STANDARDS FOR REVIEW

The existing house is a contributing property in the Hyde Park Local Historic District. The Hyde Park Local Historic District Goals and Design Standards for new construction state:

3.5: Roofs

The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional nineteenth century residences had metals roofs, but during the twentieth century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by composition shingles in the early- to mid-twentieth century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the twentieth century.

1. Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.
2. In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-

efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

The 1935 and 1961 Sanborn Maps indicate that the house had a non-combustible roofing material and concrete tiles were available in the 1920's; however the laboratory analysis the applicant has had conducted indicates the existing tile material may not be original to the house due to their age. If the existing tile replaced an earlier tile roof, it's unknown if that original material was tile or some other type of non-combustible material, and the profile or color of that material is also not known. Given that the original material is unknown, replacement with dimensional shingles can be considered.

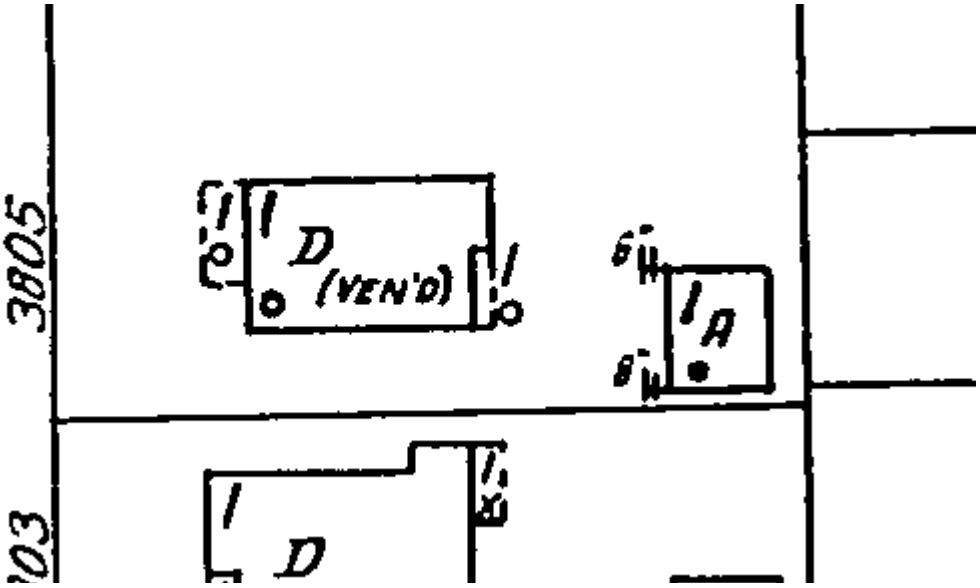
COMMITTEE RECOMMENDATION

Save a sufficient number of tile and finial units to give an accurate representation of the original scale and profile for future reference in case it is determined at a later date that this is the original roofing material.

STAFF RECOMMENDATION

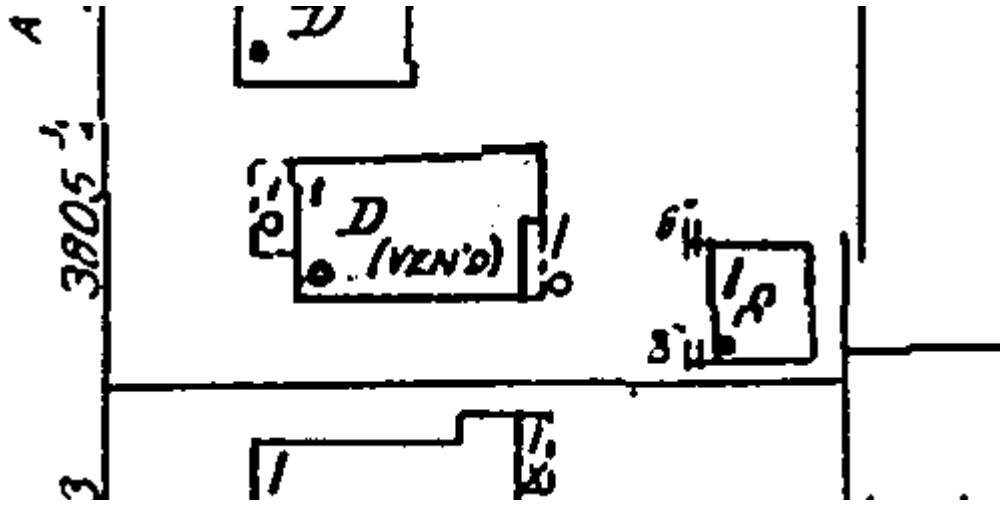
Approve as presented requesting that the owner follow the recommendation of the Certificate of Appropriateness Committee.

PHOTOS



1935 Sanborn Map

Indicates a one story, brick veneered dwelling with non-combustible roof covering of metal, slate, tile or asbestos shingles.



1961 Updated Sanborn Map

Indicates a one story, brick veneered dwelling with non-combustible roof covering of metal, slate, tile or asbestos shingles.

KEY

Fire proof construction.
(FOR FIRE RESISTIVE CONSTN)

Adobe building

Stone building

Concrete, lime or cement brick

Hollow concrete or cement block constn

Concrete or reinforced concrete constn

Tile building

Brick building with frame cornice

" " " 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 risks

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.

Openings with wired glass doors.

Drive or passage way

Stable.

Auto House or private garage.

Solid brick with interior walls of C.B. or C.B and brick mixed.

Mixed construction of C.B and brick with one wall of solid brick.

Mixed construction of C.B and brick with one wall faced with 4" brick.

Mixed construction of C.B and brick throughout.

Window opening in first story.

Window openings in second and third stories

Window openings in second and fourth stories

Windows with wired glass.

Windows with iron or tin clad shutters

Window openings tenth to twenty-second stories

Width of street
(BETWEEN BLOCK LINES, NOT CURB LINES)

E Open elevator

FE Frame enclosed elevator.

ET " " " with traps.

ESC " " " " self closing traps.

CBET Concrete block enclosed elevator with traps

TESC Tile enclosed elevator with self closing traps

BE Brick enclosed elev. with wired glass door

H Open hoist

HT " " with traps

H " " basement to first.

VP Vertical pipe or stand pipe.

AFA Automatic fire alarm

IEP Independent electric plant

AS Automatic sprinklers

ACS Automatic chemical sprinklers.

Automatic sprinklers in part of building only.
(NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)

NS Not sprinklered.

Outside vertical pipe on fire escape

FA Fire alarm box

Single hydrant.

DH Double "

TH Triple "

QH Quadruple hydrant of the "High Pressure Fire Service"

FA Fire alarm box of the "High Pressure Fire Service"

Water pipes of the High Pressure Fire Service"

" " and hydrants of the "High Pressure Fire Service" as shown on key map.

6"W PIPE Water pipes and size in inches.

House numbers shown nearest to buildings are official or actually on buildings.
Old house numbers shown furthest from buildings.

Iron chimney

" (WITH SPARK ARRESTOR)

Brick chimney.

(15) Ground elevation.

UPB Vertical steam boiler.

GT Gasoline tank.

(O.U) Open under

Fire department connection.

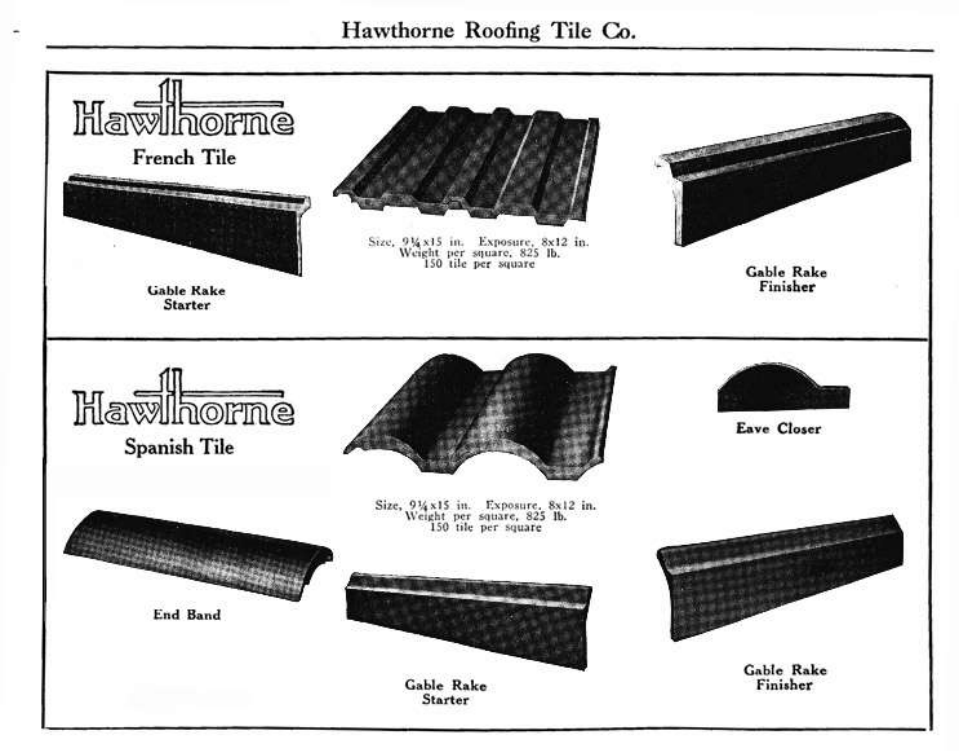
5 Block number.

24 Reference to adjoining page.

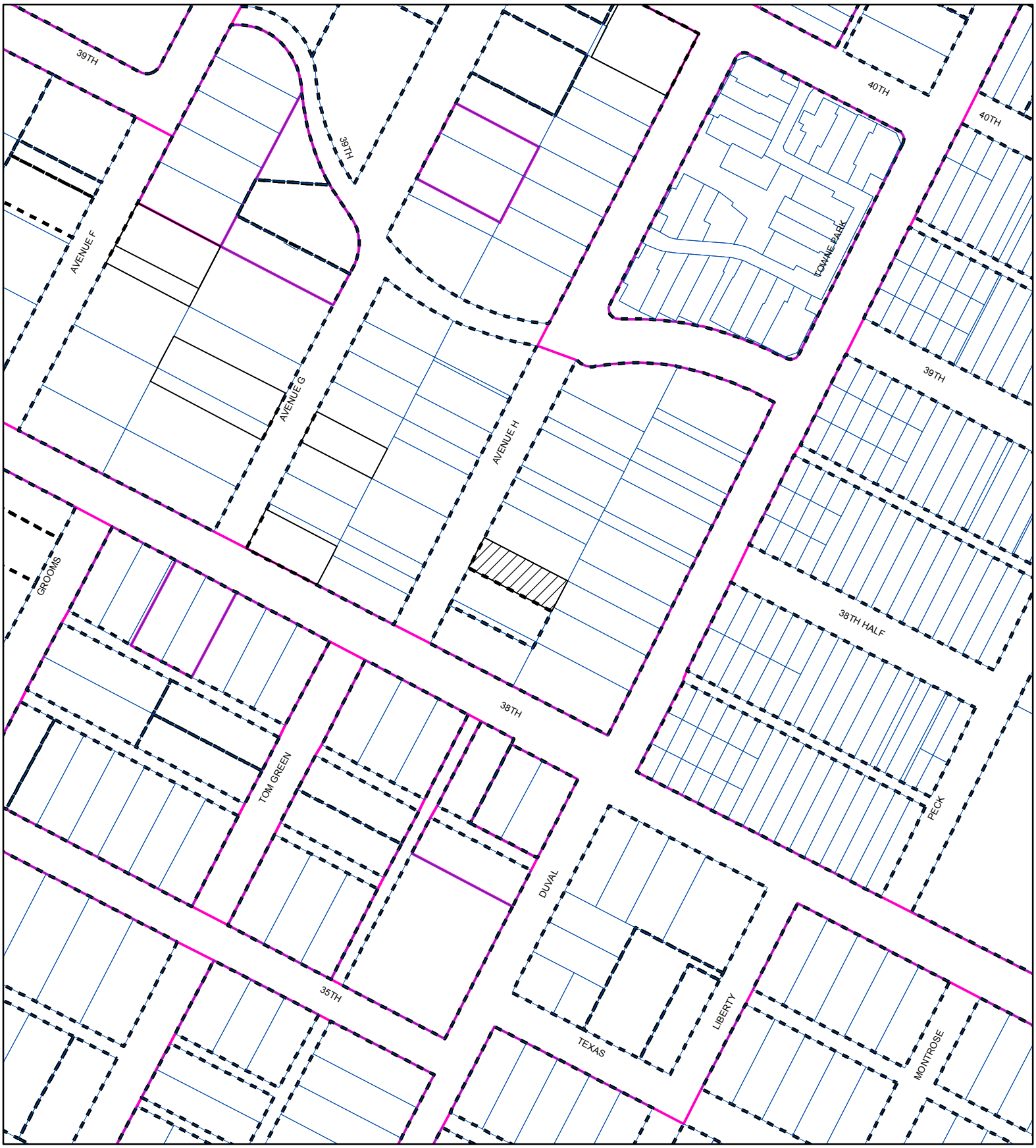
Fire engine house, as shown on key map.

Fire pump.

(36) Under page number refers to corresponding page of previous edition.



Chicago-based Hawthorne Roofing Tile Company originally manufactured its tile from slabs by a hand-process. These concrete roofing tiles depicted in the 1929 **Sweet's Architectural Catalog** imitated French and Spanish clay tiles. They were produced with automated power-driven equipment, and the colors were impregnated on the tile surface. (**Sweet's Architectural Catalogue**, 1939. Courtesy of the Sweet's Group-McGraw Hill Companies, Inc.)



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SUBJECT TRACT

ZONING BOUNDARY

CASE#: LHD-2013-0004
LOCATION: 3805 Avenue H

CITY OF AUSTIN FOUNDED 1839

3805 Avenue H:

Hyde Park Historic District

Presented by:

Jeffrey Acton, PE & Erika Bonfanti, EIT
Wiss, Janney, Elstner Associates, Inc.

Residence

Historic Information

- House constructed in 1925
- Exterior modifications made by previous owner(s)
  - Replacement of original roof with concrete tile roof
  - Painting of exterior surfaces, including concrete porch, stone copings, and front portion of roof
  - Replacement of front entry door
  - Patching of front façade of detached garage after collapse
  - Removal of garage doors
  - Installation of wood deck at rear of house
- Poorly maintained at interior and exterior

Existing Roof

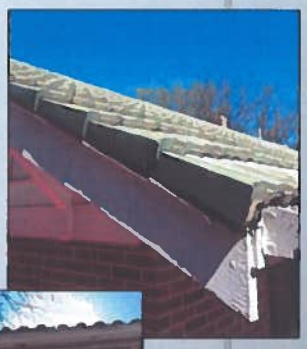
Material Information

- **Petrographic analysis**
  - Roof is a concrete tile system with a polymer-modified coating on the exterior surface (green color)
  - Unconsumed cement materials were observed within the concrete tiles

Existing Roof

Current Condition

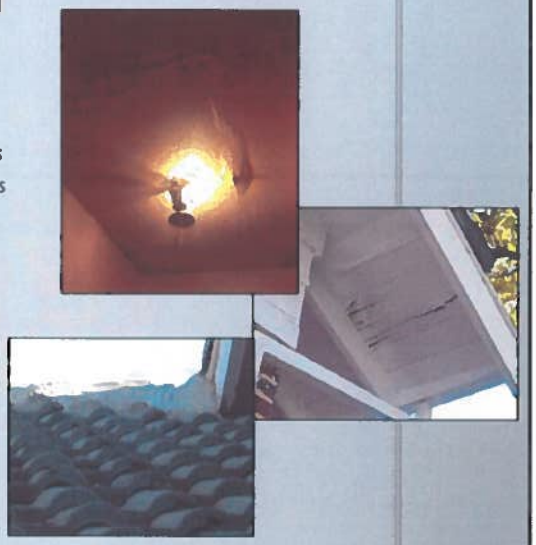
- **Inspection and structural review**
  - Damaged and missing tiles
  - Lack of integration between tiles and vertical surfaces
  - Significant damage to interior gypsum wallboard at roof and walls caused by roof leakage
  - Deteriorated wood structure within attic space
  - Multiple applications of sealing materials at exterior of roof



Existing Roof

Current Condition

- **Meeting with HPNA and neighbors**
  - Tile section over front porch was recently installed by previous owner and painted to match existing roof



Hyde Park Guidelines

- **Overview - Section 3**
  - "Encourage the rehabilitation, maintenance, and retention of historic structures."
  - "Ensure that alterations to existing buildings are compatible with the historic character of the structure and the district."
- **Parts of the Plan - Section 1B**
  - "Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."
- **Design Standards**
  - Section 1.4 "...look to other houses of similar vintage to see how these changes were made historically."
  - Section 3.5 "Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings... Wood shingles were replaced by composition shingles in the early- to mid-twentieth century."
    - "1. Retain the original roof pitches and profiles on the building..."
    - "2. In replacing roof materials, consider first the use of the original material, then the use a [sic] product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building."

Proposed Repairs

Urgent Items

- **Roof replacement and wood fascia repairs**
  - Currently causing structural damage and deterioration of original interior finishes
  - Homeowner's insurance requires replacement within 30 days after purchase
  - Must be completed before installation of new finishes to prevent water damage
- **Complete kitchen and bathroom renovation**
  - Currently not in a serviceable state
  - Must be completed before move-in on March 1, 2013

Proposed Repairs

Asphalt Roof Shingles

- **Basis-of-design product: GAF Timberline, Camelot, or Grand Slate Shingle**
  - Similar to those installed on neighboring properties, including two Historic Landmarks
  - High-end dimensional shingle
  - Color selection to complement existing red brick veneer

Reference Materials

- Hyde Park Preservation Plan and Design Standards
  http://www.austintexas.gov/
- Hyde Park Neighborhood Plan – Draft Design Guidelines
  ftp://ftp.ci.austin.tx.us/npzd/website/hyde_park
- Wiss, Janney, Elstner Associates, Inc.
  http://www.wje.com
- GAF Residential Products
  http://www.gaf.com/Roofing/Residential
- City of Austin Building Code
  http://www.ci.austin.tx.us