

HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2004-0025
Worley House
802 E. 47th Street

PROPOSAL

Replace the existing roof with either true slate or synthetic slate.

PROJECT SPECIFICATIONS

The applicant's roof was severely damaged during the hail and wind storms of the previous year and must be replaced. The current material is a cement tile shingle which is no longer manufactured, but features a degree of texture. The applicant proposes to replace the current roof with either slate or synthetic slate shingles, which will approximate the look, color, and texture of the existing roof material.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

COMMITTEE RECOMMENDATIONS

The applicant proposed a standing seam metal roof to the Committee members, who recommended that the applicant choose a material more in keeping with the current historic appearance of the roof materials. The applicant has found slate or synthetic slate as an appropriate material, and will determine which material she will use after weighing the feasibility and cost of each material.

STAFF RECOMMENDATION

Approve the application as proposed; both materials will give a similar appearance to the existing historic roofing materials, and it is only a matter of determining the best fit for the house between the two chosen materials.

Proposal: Replacement of existing roof, damaged from windstorm. The existing roof materials are no longer manufactured, thus approval of selection of replacement materials is requested.

*Historic Property: Worley House
Address: 802 E. 47th St., Austin, TX 78751
Owner: Ellen Williams*

The roof replacement is to occur by February 2014. Due to the complexities of coordinating an insurance claim, the selection of roof replacement materials, the availability of product, and the availability of roofing contractors who are skilled in the particular product selected, the Owner has chosen to present several materials to be approved at the December 16, 2014 meeting of the Historic Landmark Committee, in order to have an approved back up alternative roofing product plan, in the event that any one of the aforementioned complexities cannot be achieved in a timely manner.



Photos of existing roof at Worley House

Replacement product options requested to be approved:

1) **OPTION I: TruSlate roof:** S1 high quality New England quarried slate with maximum wind warranty up to 130 mph, Class A Fire Resistance, Class 3 impact resistance, Limited Lifetime Warranty
Example shown below is "Mystic Grey"-- a medium-to-dark warm grey slate with a unique random pattern of green "mist" on some pieces. Accent pieces of "Antique Purple" slate may be mixed in to highlight the other slate colors. See image on the right showing "antique purple" highlights.



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2) OPTION II: DaVinci Roofscapes or Inspire Synthetic Slate:

DaVinci Slate and Valore Slate are engineered to provide the authentic look and durability of natural slate. It is available in 11 standard color blends and multiple widths. See product specification sheet. They have a Class A fire resistance rating, Class 4 impact test, Certified to 110 mph wind test with a 50 year limited warranty.

Examples shown below are installed on Austin homes:



Northwood Rd.



Northwood Rd.



Edwards Mountain Cove