

STAFF REPORT: SEPTEMBER 10, 2025 MEETING

APPLICATION NUMBER: HDC2025-00402

ADDRESS: 2975 OAKMAN COURT

HISTORIC DISTRICT: OAKMAN BOULEVARD

APPLICANT/PROPERTY OWNER: DWAYNE COBB

DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 18, 2025

DATE OF STAFF SITE VISIT: AUGUST 26, 2025

PREPARED BY: A. DYE

SCOPE: REPLACE CONCRETE TILE ROOF WITH DIMENSIONAL ASPHALT SHINGLES

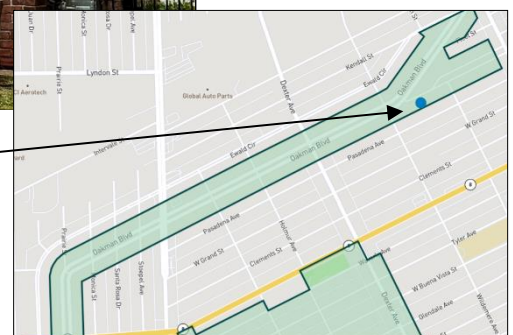
EXISTING CONDITIONS

The property is located on Oakman Court, a street that extends from Oakman Boulevard at the eastern end of the Oakman Boulevard Historic District. The two-story house is clad with red brick, and the hip roof is covered with concrete tiles. The steel casement, multi-operational windows are prominently featured by contrasting stone trim and mullions. The quoining pattern on the side of the windows offers a colonial revival detail, but the overall massing, shallow-pitched roof and minimal decorative adornments create a distinctly modern, 20th century design. Dimensionality of the façade was created by the centrally placed chimney with brick and stone detailing, as well as a partially recessed front wall to the west that created a space for a raised porch/front entrance that is currently covered by an aluminum awning. A historic-age railing remains in place at the perimeter of the porch, and brick wing walls with concrete or cast-stone tops flank the porch steps.



Above: Façade. HDC staff photo, August 26, 2025.

Right: Oakman Boulevard Historic District map; 2975 Oakman Court is identified by the blue dot.

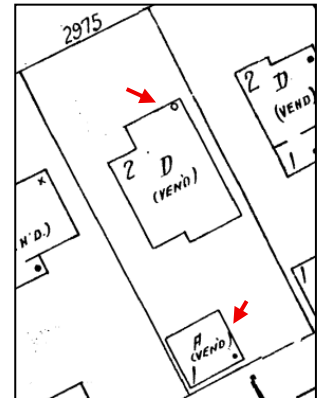


PROPOSA

- Removal of the concrete tile roof on the house.
- Installation of dimensional asphalt shingles: Owens Corning, Duration, color: Terra Cotta (see image next page)

STAFF OBSERVATIONS AND RESEARCH

- The Oakman Boulevard Historic District was enacted on October 6, 1989.
- The symbols on the circa 1997 Sanborn map, only a few years after district designation, identify a non-combustible roofing material, i.e., the concrete tiles, on the house (small circle), and a composite material (black dot) on the garage.
- Concrete roof tiles are made from a mixture of cement, sand and water and molded under pressure and heat.
- The tiles appear to be original to the resource and are a distinctive character-defining feature of the house. Standard 5 states: *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved* and Standard 6 states: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*
- As features significant to the appearance of the Oakman Boulevard Historic District, the codified Elements of Design (Section 21-2-152) offers the following (excerpted) relevant points. Staff highlighting in bold:
 - **Element 7, Relationship of materials:** *Brick is the primary building material throughout the district. It is frequently combined with stone and/or stucco with half-timbering. **Original roofing materials still present in significant numbers include Spanish tile and slate. Asphalt shingles as original material and replacement material also exist in the district.** Stone trim is common on buildings with brick veneer; wood is used for window trim and other functional trim...*
 - **Element 8, Relationship of textures:** *A variety of rich textural relationships exist in the district—those created by the juxtaposition of various materials, such as brick, stone, and/or stucco, **and those created by the repetition of the materials themselves, such as textured brick and/or tile roofs. Tile and slate roofs create textural interest, whereas asphalt shingles generally do not.***
 - **Element 9, Relationship of colors:** *Natural brick colors (red, brown, orange, buff) predominate in wall surfaces. ... Green and red tile roofs and green, brown, and gray-veined slate predominate. Asphalt shingle roofs display a range of lighter colors, such as light gray and light green, in addition to the darker natural tile and slate colors. ...*
- Staff's research determined that the lifespan of concrete tiles is 50 – 75 years. Therefore, it is very likely the existing roofing is deteriorated beyond repair and requires replacement.
- The shallow pitch and the elongated hip roof parallelling the length of the lot only allows for the front plane of the roof to be highly visible from the public right-of-way. Currently, the roof is covered with a blue tarp, so the photos below offer the best views of the existing tile.



Ca. 1990s Sanborn map



Above: Staff photo, August 2025. Right: Google street view, August 2018. These photos demonstrate the horizontal line of each row of shingles is dominant due to the depth of the product and its associated shadow line; whereas the vertical lines are secondary in their visibility. It is these features to keep in mind when comparing replacement roofing materials.

- The applicant submitted two roofing estimates - one for asphalt shingles and the other for clay tiles. Both estimates are included in the applicant materials. However, during the application submittal, the clay tile estimate and the tear off estimate were modified, so the below figures reflect the pricing submitted in the document titled “Cycle 2”.

	Terra Cotta Tile	Asphalt Shingles
Material	\$ 98,650	\$17,595
Full decking replacement	\$ 5,500	\$ 5,500
Tear off & debris removal	<u>\$ 4,275</u>	<u>\$ 4,275</u>
FINAL COST	\$108,425	\$27,370

- Staff found that concrete tiles are still manufactured and may be available. Staff emailed the applicant to inquire about their attempt to obtain an estimate for a new concrete tile roof.

MATERIAL, DIMENSIONALITY, PATTERN

Terra Cotta Tile

- The dimensional qualities - depth and shadow lines – will be almost identical to the concrete tiles, and French tile would be the compatible match. However, within the estimate the pattern of clay tile was not identified and staff doesn’t know if there is a significant price different between clay tile options (barrel, shingle, slate, French, etc.). Staff will ask the applicant to confirm this detail prior to the meeting.



Photo French tiles copied from ludowici.com.

Asphalt Shingles – Owens Corning, Duration

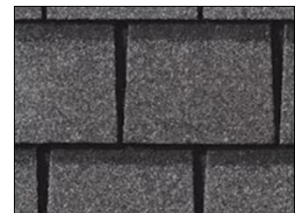
- Dimensional asphalt shingles only offer an illusion of depth, based on different patterns/perimeter shapes of the shingles and applied shading. The side view of the proposed shingles creates a strong horizontal shadow line. The front view, however, due to irregular dimensional shapes of the shingles and sprayed on shadow lines, disrupt a consistent horizontal line and does not create any regularity of a vertical pattern.



Photo of Duration shingles, terra cotta, from Owens Corning website. Proposed product.

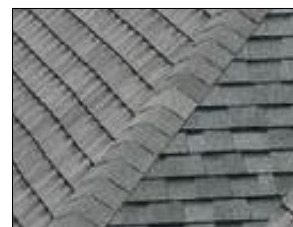
- Most asphalt shingle roofing companies offer designs similar to the Owens Corning Duration line, which is to mimic a wood shake roof. Should the Commission consider asphalt shingles as a replacement product, staff located a few examples of other design options to aid the Commission in their review and discussion with the applicant. Staff does not have pricing information on these examples.

- GAF, Slateline - dimensional asphalt shingle. The almost square individual shingles have a straight bottom edge. This creates a uniformly strong horizontal pattern when looking from the side and front. The dark vertical shading at the sides of each square creates a secondary vertical pattern, albeit not the same vertical pattern as the existing concrete tiles.



Photos from GAF’s website.

- Tamko – Heritage - dimensional asphalt shingle. The individual shingles are different sizes and sit on top of each other, similar to the selected Duration line. However, the edges of each row are straight, offering a strong horizontal line from front and side views. A strong vertical pattern is not present.



Photos from Tamko’s website.

COLOR

Terra Cotta Tile

- The traditional color of terra cotta material, a reddish-orange, is not an appropriate color for the architectural style of this house. If a new tile roof is considered (clay or concrete), additional color choices must be submitted to confirm a compatible color for this house is available.

Asphalt Shingles – Owens Corning, Duration

- As stated earlier in this report, the roofing material is a distinctive character-defining feature of the house. The applicant's selection of the "terra cotta" color asphalt shingle is a departure from the historic concrete tile and its "greenish-gray" color.
 - Terra cotta color relates strongly to clay tile roofs, rather than the concrete tile roof present on the house.
 - A reddish asphalt shingle roof would be too similar to the reddish brick walls of the house, altering the historic contrasting color scheme of the house.
 - The mottled range of color within the asphalt shingles is counter to the more uniform expression of the concrete tiles.

COST

- Staff will refrain from commenting on the economic feasibility of the replacement products - specifically the terra cotta tile and concrete tile - until the requested information is submitted (i.e., specification of clay tile used for the estimate, and the availability of concrete tiles and an accompanied installation estimate).

OVERALL COMMENTS – REPLACEMENT ROOFING PRODUCTS

- Asphalt shingles vary in dimensional qualities, design and color; no asphalt product can replicate the color, dimensionality, and surface qualities of slate, wood or tile (clay or concrete) roofs. However, asphalt shingles have become common replacement roofing material, having been available since the early 20th century.
- The Commission should determine, in the spirit of Standard 5, the features that are most important to match – *color, texture and other visual qualities and where possible, materials* – when considering a replacement product. Additional items to consider are the roof's massing and visibility (or lack thereof), as well as the economic feasibility of the proposed replacement products.

WORK DONE WITHOUT APPROVAL – VINYL WINDOWS

During staff's August 2025 site visit for the roof application, vinyl windows on the side/east wall were identified.

- Staff reviewed the Commission's electronic and paper files. It appears Hansons installed vinyl windows on the side and rear of the house in 2002 without Commission approval. Hansons put forth an application for the work; the Commission denied the vinyl window installation at its May 2002 meeting.
- No further reviews by the Commission of the vinyl windows were found, so the current vinyl windows (which appear to be different in design/operation than those discussed in 2002) remain a violation on the property.
- On Friday, August 29, staff emailed the current applicant/property owner (who was the owner of the property in 2002) alerting them to the outstanding violation and extended the offer to include these windows on their current application. Staff also mentioned the vinyl windows remain a violation and are subject to enforcement.
- The owner has not replied to staff's 8/29 email; therefore, the installed vinyl windows are currently not part of this September 2025 application.



Staff photo of east side wall where vinyl windows are visible from the sidewalk. August 2025.

ISSUES

- The proposed asphalt shingle is not a compatible replacement product for the dimensional concrete tiles, which are a distinctive, character-defining feature of the district.
 - When viewing the shingles straight on, the irregular dimensional shapes of the shingles and sprayed shadow lines disrupt a consistent horizontal line and does not create any regularity of a vertical pattern.
 - The terra cotta color relates strongly to clay tile roofs, rather than the concrete tile roof present on the house.
 - A terra cotta colored asphalt shingle roof would be too similar to the reddish brick walls of the house, removing the existing contrasting color scheme between walls, window trim and roof.
 - The mottled range of colors is counter to the uniform color of the concrete tiles.
- The pattern of clay tiles, as well as color, offered within the price estimate was not specified so a detailed analysis of this replacement option can't be completed. The availability and estimated cost of new concrete tiles hasn't been confirmed. Therefore, the economic feasibility of the replacement products - specifically the terra cotta tile and concrete tile - cannot be determined until the requested information is submitted.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Denial

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Oakman Boulevard Historic District's Elements of Design, specifically Standards:

- Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Standard 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Standard 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

And Elements of Design # 7, 8 and 9.

For the following reasons;

- The proposed asphalt shingle is not a compatible replacement product for the dimensional concrete tiles, which are a distinctive, character-defining feature of the district.
 - When viewing the shingles straight on, the irregular dimensional shapes of the shingles and sprayed shadow lines disrupt a consistent horizontal line and does not create any regularity of a vertical pattern.
 - The terra cotta color is too similar to the reddish brick walls of the house, and would remove the existing contrasting color scheme between walls, window trim and roof.
 - The mottled range of colors of the proposed asphalt shingle is counter to the uniform color of the concrete tiles.
- The pattern of clay tiles, as well as color, offered within the price estimate was not specified so a detailed analysis of this replacement option can't be completed. The availability and estimated cost of new concrete tiles hasn't been confirmed. Therefore, the economic feasibility of the replacement products - specifically the terra cotta tile and concrete tile - cannot be determined until the requested information is submitted.