Legacy Home Improvements
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October 2026

Historic Compliance and Technical Advisory Board
Office of Historic Preservation, City of San Antonio

Re: Request for waiver of the one-year resubmission limitation, UDC 35-608(g), 250 Furr Drive, Case 2026-203

Members of the Board,

On behalf of the homeowner, Kenneth Beanland, I respectfully request a waiver of the one-year resubmission limitation under UDC 35-608(g) so that the proposed standing seam metal roof at 250 Furr Drive can be reconsidered. We have found significant new information that was not considered in the previous action. It goes directly to the one reason the roof was denied on August 21, 2026: the finding that a standing seam metal roof is not consistent with the Tudor Revival style.

Here is what is new:

- **What the Historic Design Guidelines show.** Section 7, A Guide to San Antonio's Historic Resources, describes the Tudor Revival style on page 100 and shows six more Tudor Revival homes on page 101. One of them, outlined in red in Exhibit A and captioned "Tudor Revival house, Monte Vista Historic District," has a standing seam metal roof.
- **Same construction period.** The house number on the curb in the photo reads 334 E. That house is 334 E Summit Avenue, and Bexar County Appraisal District records show it was built in 1929 (Exhibit B). The staff report for 250 Furr dates it to approximately 1929.
- **Not considered.** Page 101 was not in our application materials and was not shown or discussed at the hearing. In the discussion before the motion, it was noted that "if you look at the picture in the guidelines, it actually shows a house with a shingle roof." That matches the photo on page 100 (Exhibit A, for reference). The standing seam example is on page 101, directly across from it.

Decisions like this one are based on the City of San Antonio Historic Design Guidelines, and the Guidelines speak to this question in two places. Their Checklist for Metal Roofs allows metal when a home "is of a style or construction period where a metal roof is appropriate." Page 101 speaks to the style, and the 1929 date of the house it pictures speaks to the construction period.

I understand a photo in the Historic Design Guidelines does not approve every feature shown, and each property is reviewed on its own. But this is not a house we found in the neighborhood. It is how the Historic Design Guidelines, the book these decisions are based on, illustrate the Tudor Revival style, which is the style the denial was based on.

To make this as straightforward as possible, the homeowner will accept staff's standard metal roof conditions: smooth panels 18 to 21 inches wide, seams 1 to 2 inches high, a crimped ridge or low-profile ridge cap, and a standard Galvalume finish.

We respectfully ask the Board to find that page 101 of the Historic Design Guidelines, which was not presented or considered at the August 21 hearing, together with the newly submitted Bexar County Appraisal District record showing the house it pictures was built in 1929, is substantial new evidence, and to grant the waiver under UDC 35-608(g).

If the waiver is granted and the roof request is heard, we also respectfully ask the Board to approve the standing seam metal roof with the conditions described above.

Thank you for your consideration.

Kenneth Beanland Signed electronically 10/26/2026, 12:54 PM CT
Kenneth Beanland, homeowner, 250 Furr Drive

Marques White, Legacy Home Improvements, on behalf of the homeowner
210-750-6913 | mwhite@legacytx.com

Exhibit A: Historic Design Guidelines, Section 7, page 100 (for reference) and page 101 (not presented or considered, standing seam example outlined in red)
Exhibit B: Bexar County Appraisal District record for 334 E Summit Avenue (Property ID 384997, built 1929), retrieved October 20, 2026

Tudor Revival

(early twentieth century to mid-twentieth century)

Character-Defining Features

1. Brick exterior walls with contrasting colors and textures
2. Faux half-timbering at gable ends
3. Arched main entry with heavy wood front door
4. Steep roof pitch
5. Gothic-arched porch openings
6. Large, prominent chimney



Tudor Revival house, Monte Vista Historic District.

- ***Property Types:*** On residential or institutional examples, bungalow, L-plan, or irregular.
- ***Exterior Walls:*** Usually brick masonry in varying colors, patterns, and textures, with exaggerated mortar joints, sometimes seeping. Sometimes wood, stone, or stucco. Faux half-timbering often adorning gable-ends. Wing walls or buttresses sometimes accenting front façade.
- ***Foundations:*** Usually skirted with brick.
- ***Porches:*** If present, sometimes include low-sloped Gothic arches supported by brick piers.
- ***Roofs:*** Gable-on-hip or front gabled. Often complex. Eaves sometimes swept.
- ***Storefronts:*** Seldom present on Tudor Revival Style buildings.
- ***Canopies:*** Seldom present on Tudor Revival Style buildings.
- ***Windows:*** Usually double-hung wood sash. Window openings sometimes feature low-sloped Gothic arches. Sometimes feature picture windows with leaded glass in a lattice pattern.
- ***Doors:*** Round-arched wood doors with small lites.
- ***Chimneys:*** Prominent brick chimneys, often on front façade, are a character-defining feature on residential examples. Sometimes feature chimney caps with corbelling or crenellations.

NOT PRESENTED OR CONSIDERED at the August 21, 2026 hearing



Tudor Revival house, Dignowity Hill Historic District.



Tudor Revival house, Tobin Hill Historic District.



Tudor Revival house, Monte Vista Historic District.



Tudor Revival house, San Antonio.



Tudor Revival house, San Antonio.



Tudor Revival house, Monte Vista Historic District.

Bexar CAD

Property Search | Map Search

Property Search > 384997 VIESCA KATHLEEN EBERT & AARON JOSEPH M for Year 2026

Tax Year: 2026 | New Search

Details | Map

Click on a title bar to expand or collapse the information. Expand All

Property

Account

Property ID:	384997	Legal Description:	NCB 6885 BLK LOT 19, 20 & E 20 FT OF 18
Geographic ID:	06885-000-0190	Zoning:	R-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	334 E SUMMIT AVE SAN ANTONIO, TX 78212	Mapsco:	582F8
Neighborhood:	MONTE VISTA HISTORIC	Map ID:	
Neighborhood CD:	57025		

Owner

Name:	VIESCA KATHLEEN EBERT & AARON JOSEPH M	Owner ID:	3298327
Mailing Address:	334 E SUMMIT AVE SAN ANTONIO, TX 78212	% Ownership:	100.0000000000%
		Exemptions:	OTHER, DVHS, HS

Values

Taxing Jurisdiction

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 3270.0 sqft **Value:** $674,050

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	E - BW		1929	2396.0
OP	Attached Open Porch	E - NO		1929	27.0
OP	Attached Open Porch	E - NO		1929	48.0
LA2	Living Area 2nd Level	E - BW		1929	874.0

Built 1929

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** $138,120

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	E - NO		1929	336.0
DLA2	Detached Living Area 2	E - NO		2002	714.0
GAR	Detached Garage	E - BW		1929	378.0

Improvement #3: Residential **State Code:** A1 **Living Area:** sqft **Value:** $7,390

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	G - NO		1990	400.0

Improvement #4: Residential **State Code:** A1 **Living Area:** sqft **Value:** $2,580

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	G - NO		1929	294.0

Land

Roll Value History

2027 data current as of Oct 20 2026 2:02AM.
2026 and prior year data current as of Oct 9 2026 8:05AM
For property information, contact (210) 242-2432 or (210) 224-8511 or access our Help Center.
For website information, contact (210) 242-2500.

Website version: 1.2.2.33 | Database last updated on: 10/20/2026 2:02 AM | © N. Harris Computer Corporation

Exhibit B