

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-074
ADDRESS: 545 WICKES
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 22
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Lance Williamson/WILLIAMSON LANCE ROGER & ZAPPALA
RODOLFO LEONARDO
OWNER: Lance Williamson/WILLIAMSON LANCE ROGER & ZAPPALA
RODOLFO LEONARDO
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: January 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE

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 structure located at 545 Wickes is a single-story, single-family, minimal-traditional-style structure with craftsman influence. The property first appears on the 1952 Sanborn map, which also documents that the

main house has historically maintained a shingle roof. The property is contributing to the King William Historic District.

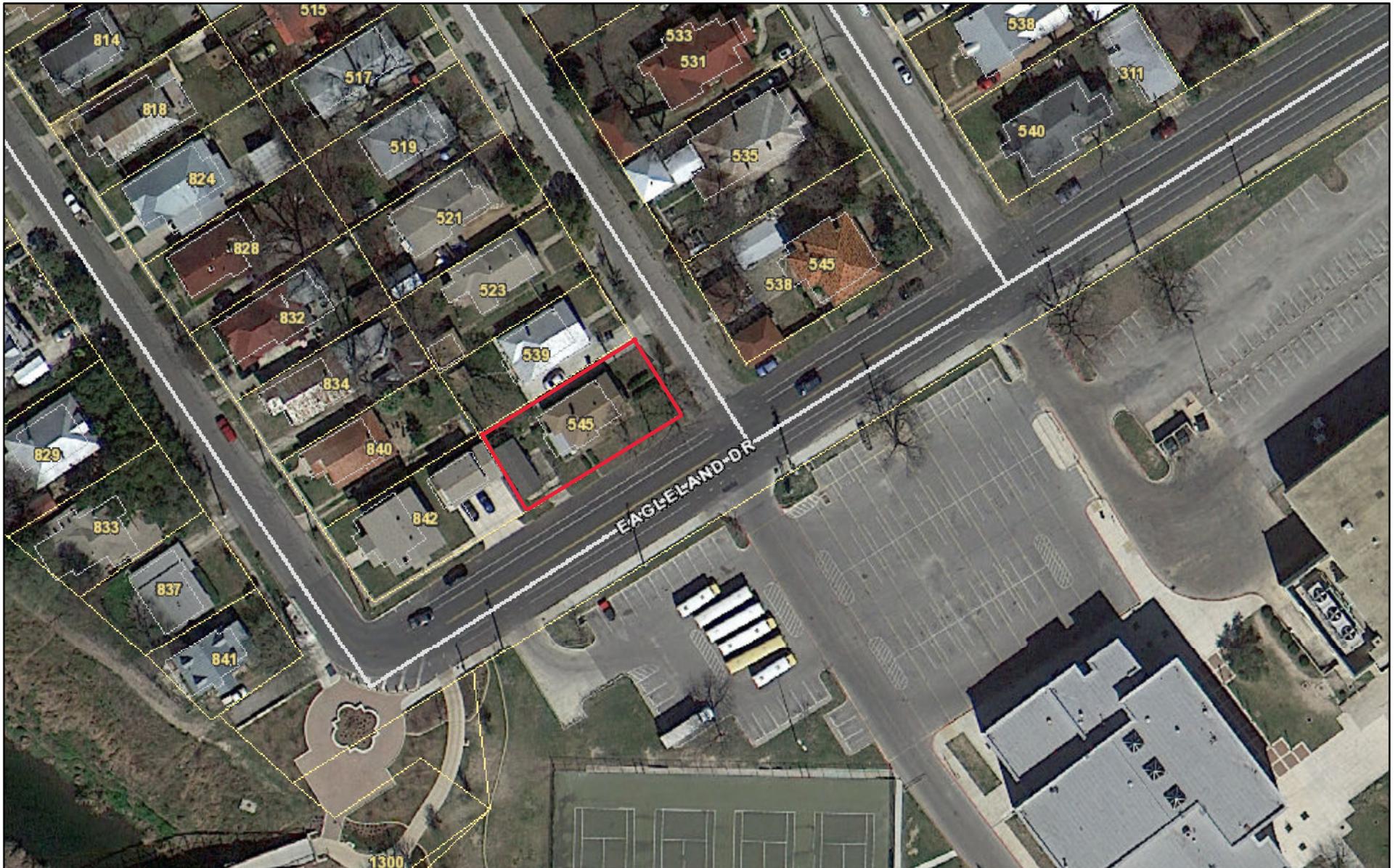
- b. **ROOF REPLACEMENT** – The applicant proposed to replace the existing shingle roof with a standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1952 Sanborn Map shows that the roof maintained a shingle roof, indicating the roofing material has not been altered. While not historically present, standing seam metal roofs are generally appropriate for structures of this style in the King William Historic District.

RECOMMENDATION:

Staff recommends approval based on finding b with the standard stipulations for standing seam metal roof installation:

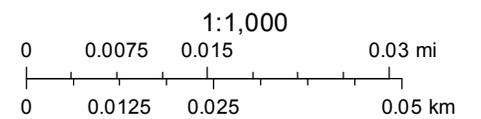
- i. That the applicant installs a standing seam metal roof in a standard, galvalume finish. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
- ii. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iii. All chimney, flue, and related existing roof details must be preserved.

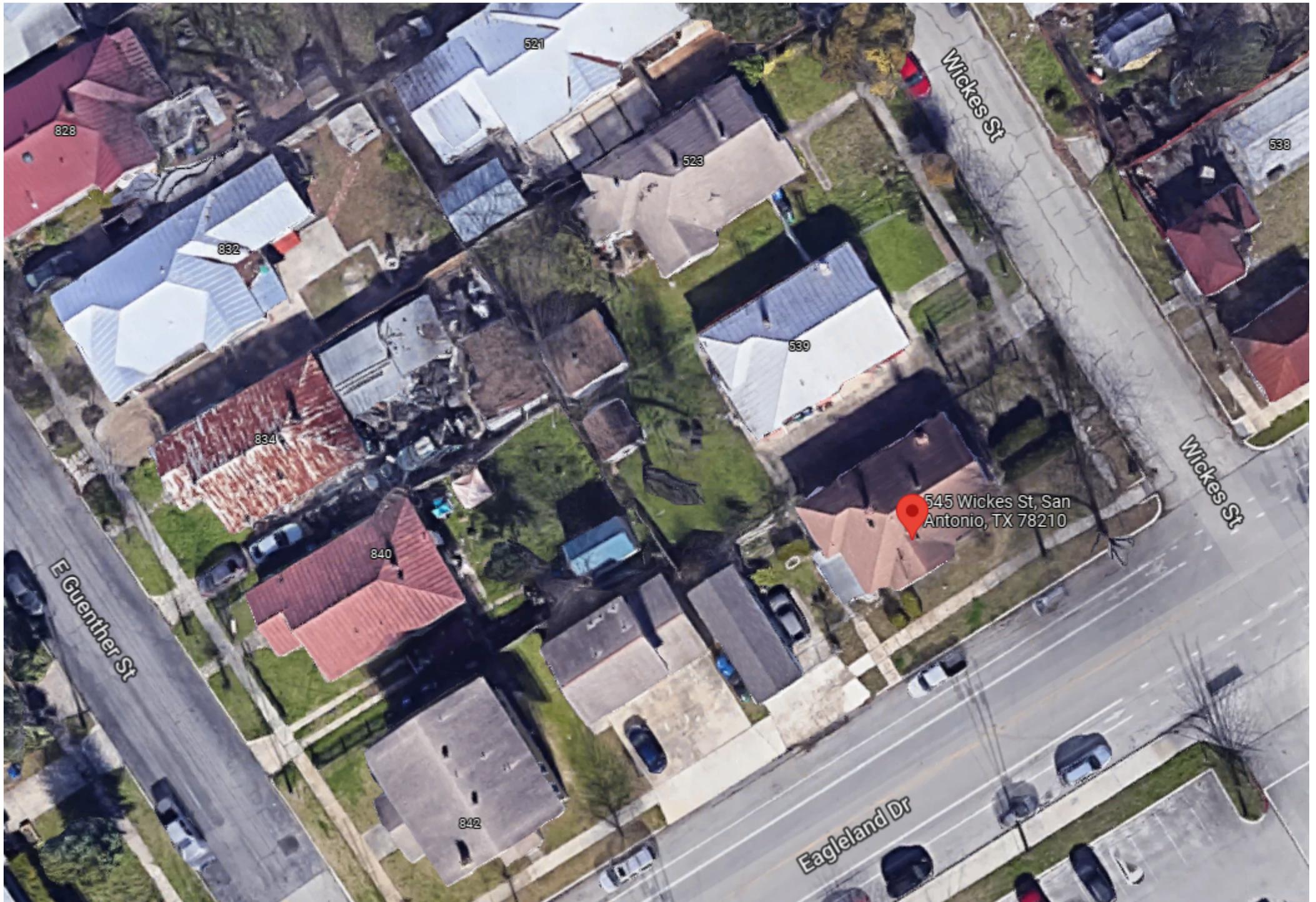
City of San Antonio One Stop



February 11, 2022

— User drawn lines















439

363







545



White striped awning over the front porch.

KIA

TEXA
MDM 783
The Lone Star