

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2022

HDRC CASE NO: 2022-548
ADDRESS: 218 WASHINGTON ST
LEGAL DESCRIPTION: NCB 739 BLK 2 LOT 4 5 & 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Anne Toxey
OWNER: Anne Toxey
TYPE OF WORK: Repair and reconstruction of the rear accessory structure
APPLICATION RECEIVED: October 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the original barrel tile metal roof with a galvalume standing seam metal roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

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 218 Washington is a 2-story, single-family house constructed circa 1915 in the Craftsman style. The house is commonly known as the Gustav Giesecke House. The structure features a standing seam metal hip roof with a prominent central gable and chimney, overhanging eaves and exposed rafter tails, brick cladding, one-over-one and casement windows, an asymmetrical recessed front entry, a

covered porch on the north elevation, and a porte-cochere on the south elevation. The property features a rear garage that was constructed around the same time as the primary structure and features a barrel tile metal hip roof, brick cladding, and one-over-one wood windows. The rear garage has suffered fire damage. The property is contributing to the King William Historic District.

- b. The applicant has proposed to replace the existing barrel tile metal roof with a standing seam metal roof to match the roof on the primary structure. Guideline 3.B.iv for Exterior Maintenance and Alterations states that roofing materials should be replaced with in-kind materials whenever possible when the roof must be replaced. Historic materials such as slate or clay tiles should be retained and re-used when large-scale replacement of roof materials other than asphalt shingles is required. The existing metal roof tiles are severely damaged and require replacement. Furthermore, Guideline 3.B.iv states that new roofing materials should match the original materials in terms of their scale, color, texture, profile and style or materials should be selected that are consistent with the building style when in-kind replacement is not possible. The primary structure originally featured barrel tile roofing. Staff finds the request is inconsistent with the Guidelines. Staff finds that the installation of a material that is similar in appearance to the existing tile would be appropriate.
- c. ADMINISTRATIVE APPROVAL – The applicant has proposed other rehabilitative scopes of work on the rear accessory structure, such as brick repointing, window repair, the replacement of five (5) windows fire-damaged beyond repair to match existing, garage door restoration, and the in-kind replacement of other fire damaged features. These scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).

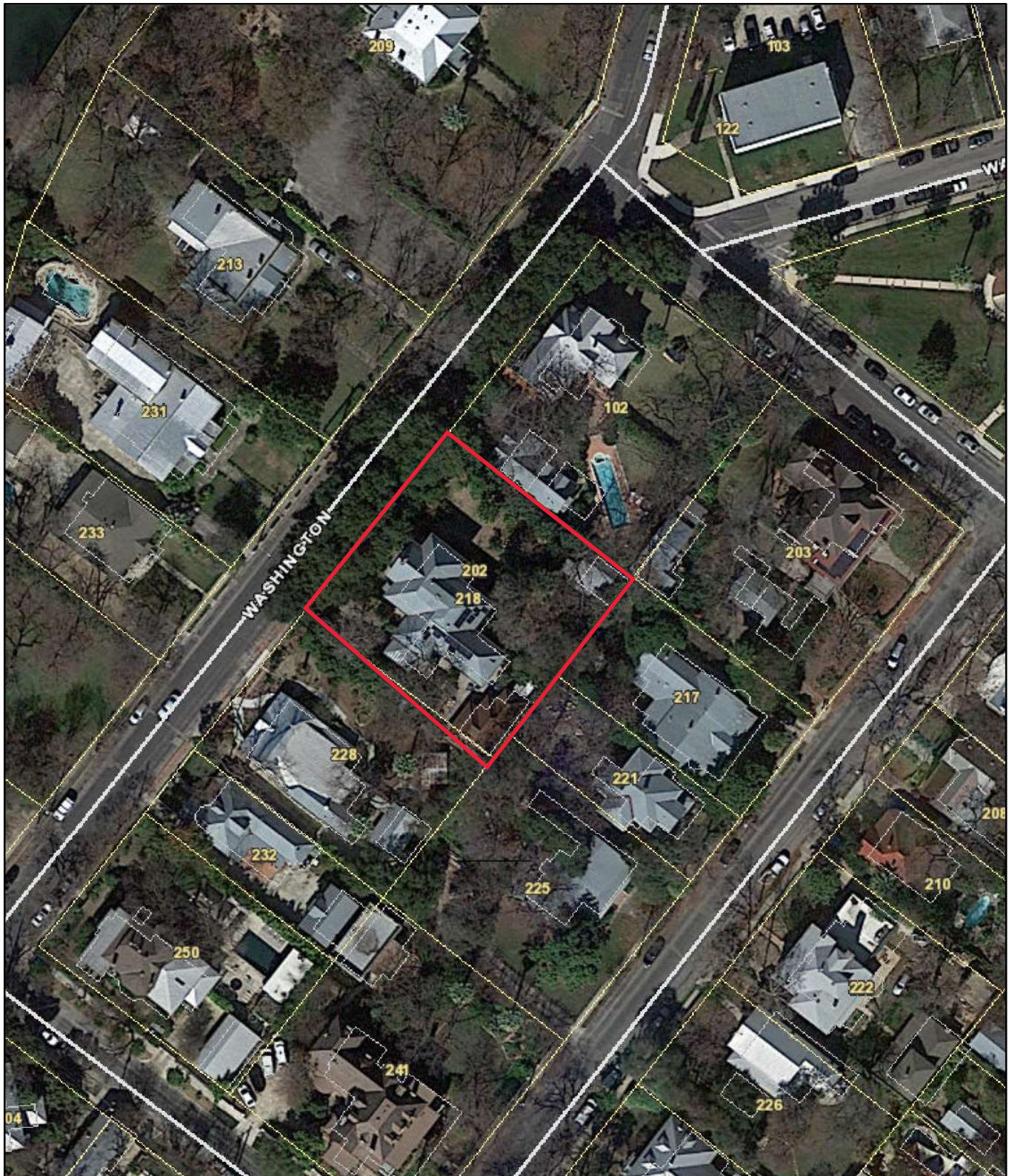
RECOMMENDATION:

Staff does not recommend approval based on findings a through b. Staff recommends that the roof is replaced with in-kind materials or a material similar in appearance to the existing tile.

If the HDRC finds roof replacement with a standing seam metal roof appropriate, staff recommends the following stipulation:

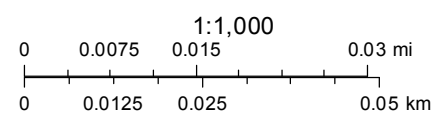
- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. 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. All chimney, flue, and related existing roof details must be preserved.

City of San Antonio One Stop



November 10, 2022

— User drawn lines





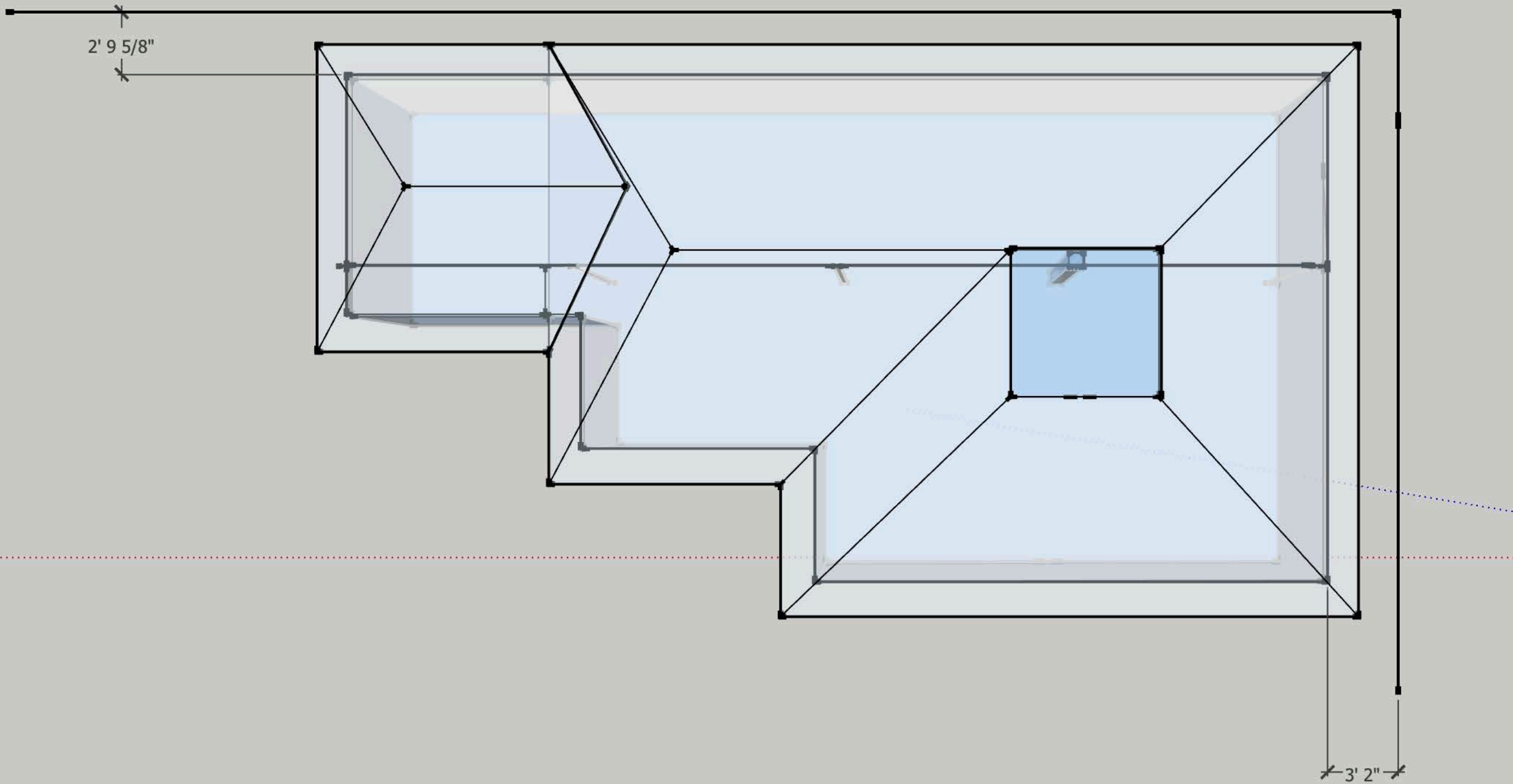
Washington St

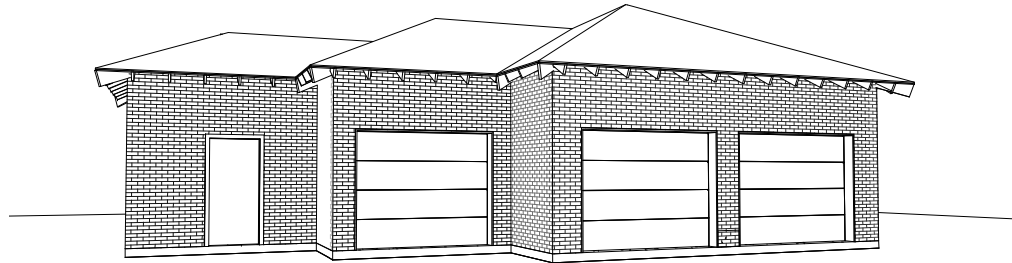
Washington St

202

216

228





② 3D View 2

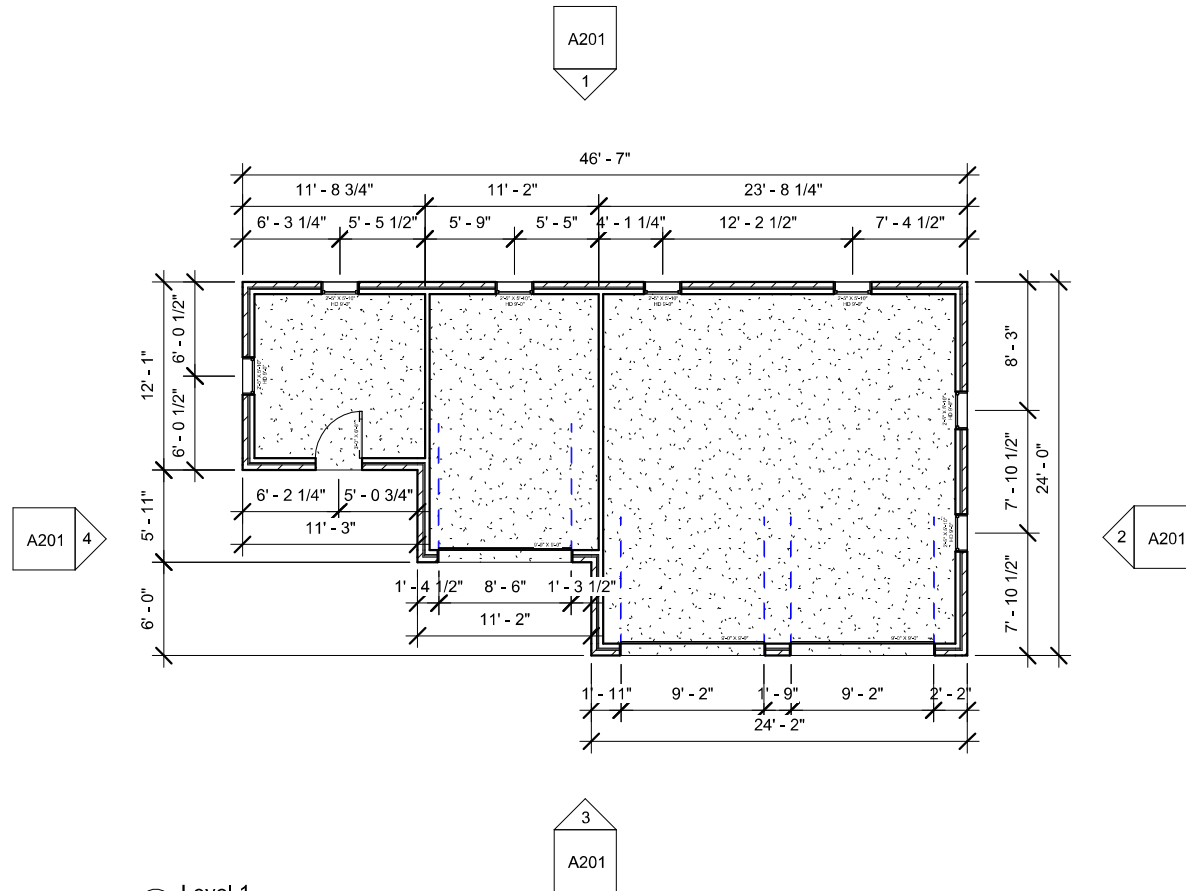


① 3D View 1

TMDA
TMDA Workshop

No.	Description	Date

Cover Page		
Project number	Project Number	A001
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale



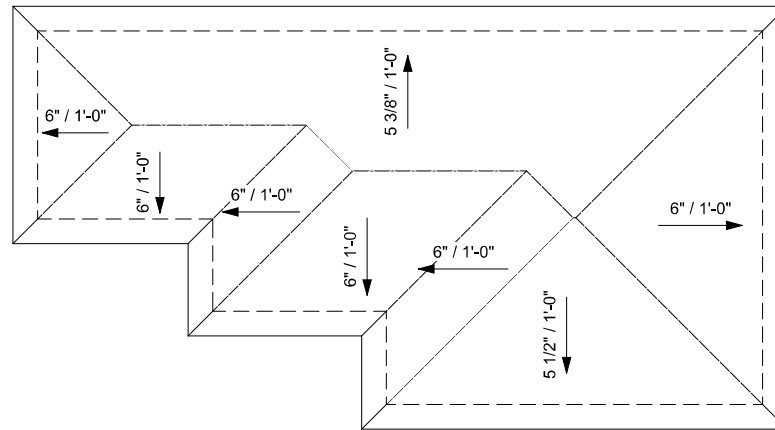
① Level 1
1/8" = 1'-0"

TMDA
TMDA Workshop

No.	Description	Date

Floor Plan

Project number	Project Number	A101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



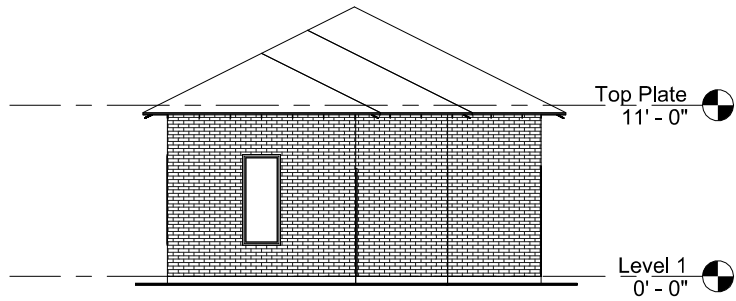
① Roof Framing Plan
1/8" = 1'-0"

TMDA

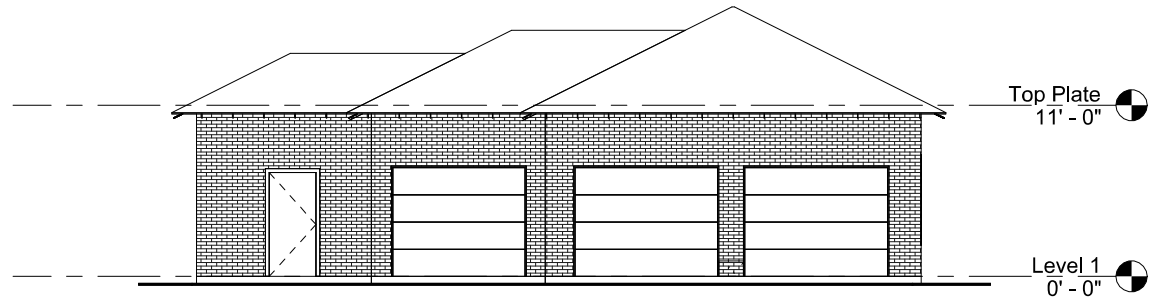
TMDA Workshop

No.	Description	Date

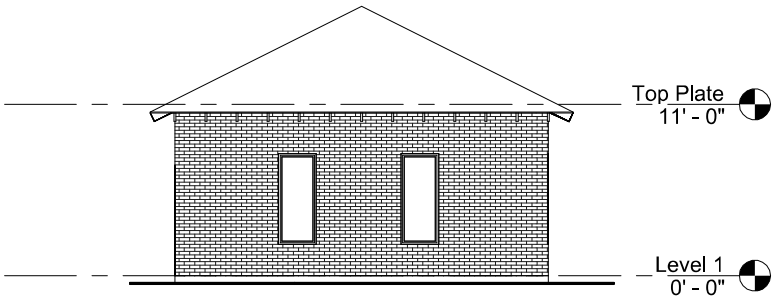
Roof Plan		
Project number	Project Number	A102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		



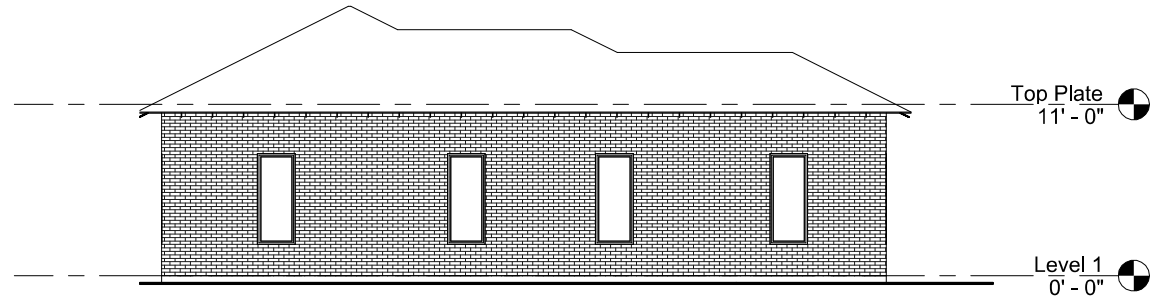
④ West
1/8" = 1'-0"



③ South
1/8" = 1'-0"



② East
1/8" = 1'-0"

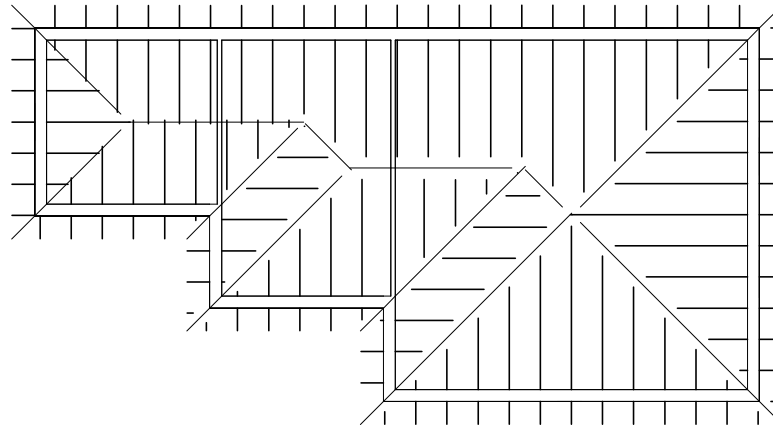


① North
1/8" = 1'-0"

TMDA
TMDA Workshop

No.	Description	Date

Exterior Elevations		
Project number	Project Number	A201
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



① Roof Framing Plan
1/8" = 1'-0"

TMDA
TMDA Workshop

No.	Description	Date

Roof Framing Plan		
Project number	Project Number	S101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

The 218 Washington garage structure, which was designed and built in 1915 at the same time as our house (the primary structure on the lot), was significantly burned in the early hours of 9/9/22. We the homeowners intend to make the necessary repairs to return it to its pre-fire condition.

- There will be no site modifications.
- The brickwork is entirely intact and only needs minimal repointing.
- We will replace burned wooden framing, which involves about 30% of the walls and the roof support.
- The foundations, floor slabs, and sill plates were untouched by the flames and are in excellent condition.
- We will restore the three original rolling metal doors, which are intact, in place, and reparable.
- The single exterior wooden door is unharmed and will not be touched.
- Two of the wooden sash windows are in perfect condition. The other five will be replaced with custom-made* replicas (exact same design, materials, and construction), reusing all original window weights. One of the replica windows (no. 3 on the window schedule) may be able to reuse the lower sash and frame of the original window.
- We will replace all the scroll-cut wooden rafter tails with exact, handmade replicas.
- We have preserved all the curved metal roof tiles; however, they are not reusable due to contortion and overheating of the metal. Since these are no longer in production, we will replace the roofing material with standing seam galvanized steel. This will match the primary structure's roof, which was also originally made of the curved metal tiles but was replaced with standing seam galvanized steel some 30 years ago. It will also be in keeping with the material, look, and historic nature of the roofs covering most of the other houses in this historic neighborhood.

** We have discussed the project with Steve Quillian of **Wood Window Makeover** and several other artisan window fabricators. Once we have our permit in place, we will commission the work.*





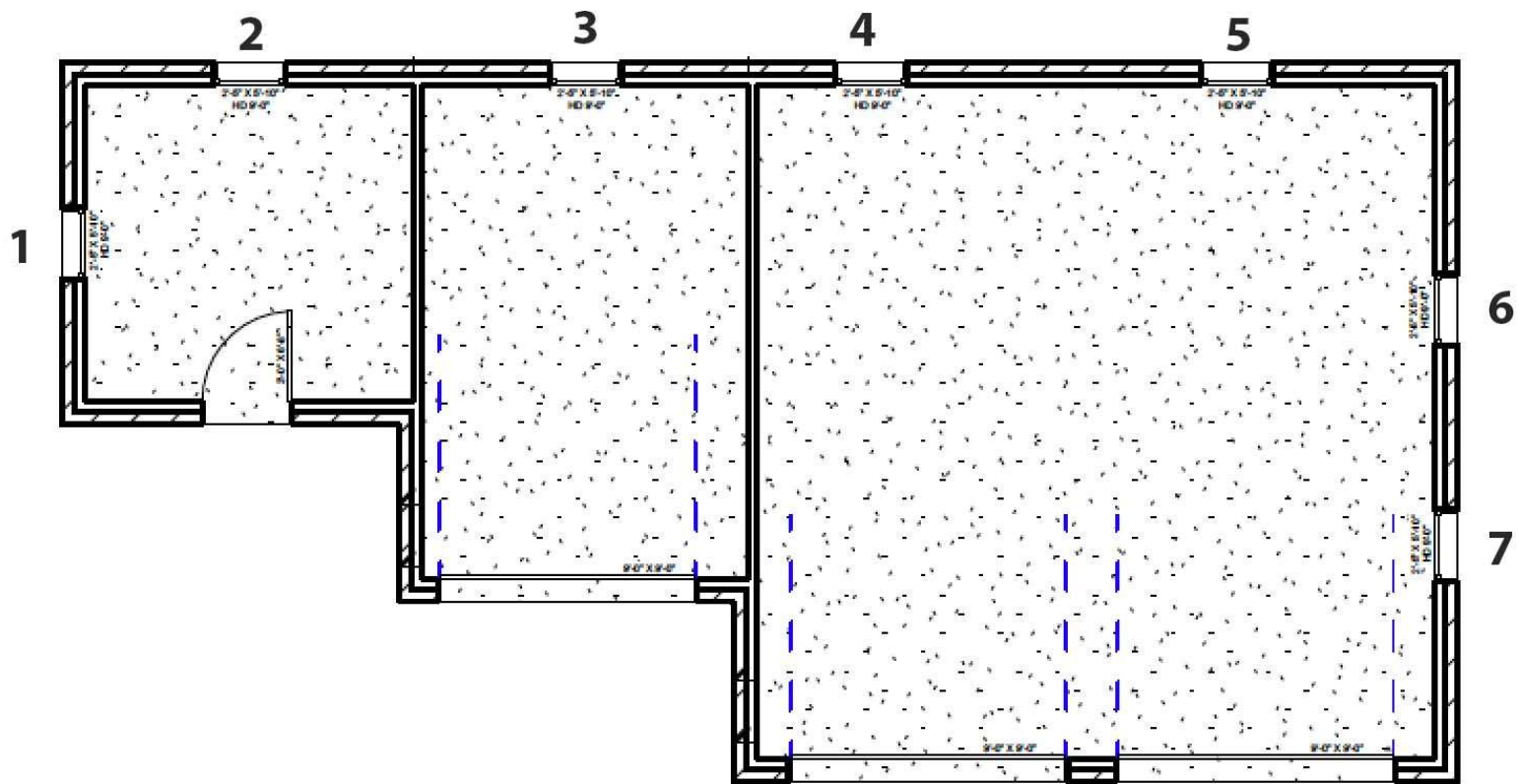












Front of Garage

Window 1 will not be replaced.



Window 2 will not be replaced.

(difficult to photograph since southeast wall is so close to property line)



Window 3 will be replaced, using original weights and possibly original lower sash and frame, if salvageable.

(difficult to photograph since southeast wall is so close to property line)



Window 4 will be replaced, using original weights.

(difficult to photograph since southeast wall is so close to property line)



Window 5 will be replaced, using original weights.

(difficult to photograph since southeast wall is so close to property line)



Window 6 will be replaced, using original weights.
(difficult to photograph since southwest wall is so close to property line)



Window 7 will be replaced, using original weights.
(difficult to photograph since southwest wall is so close to property line)







