

# HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

**HDRC CASE NO:** 2023-289  
**ADDRESS:** 211 WICKES  
**LEGAL DESCRIPTION:** NCB 938 BLK 1 LOT 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Elaine Lutton/Lutton Properties LLC  
**OWNER:** LUTTON PROPERTIES LLC  
**TYPE OF WORK:** Standing seam metal roof installation, Historic Tax Certification  
**APPLICATION RECEIVED:** July 20, 2023  
**60-DAY REVIEW:** September 11, 2023  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing composition shingle roof with a standing seam metal roof.
2. Receive Historic Tax Certification.

## 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.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

#### *UDC Section 35-618. Tax Exemption Qualification.*

##### (d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

#### **FINDINGS:**

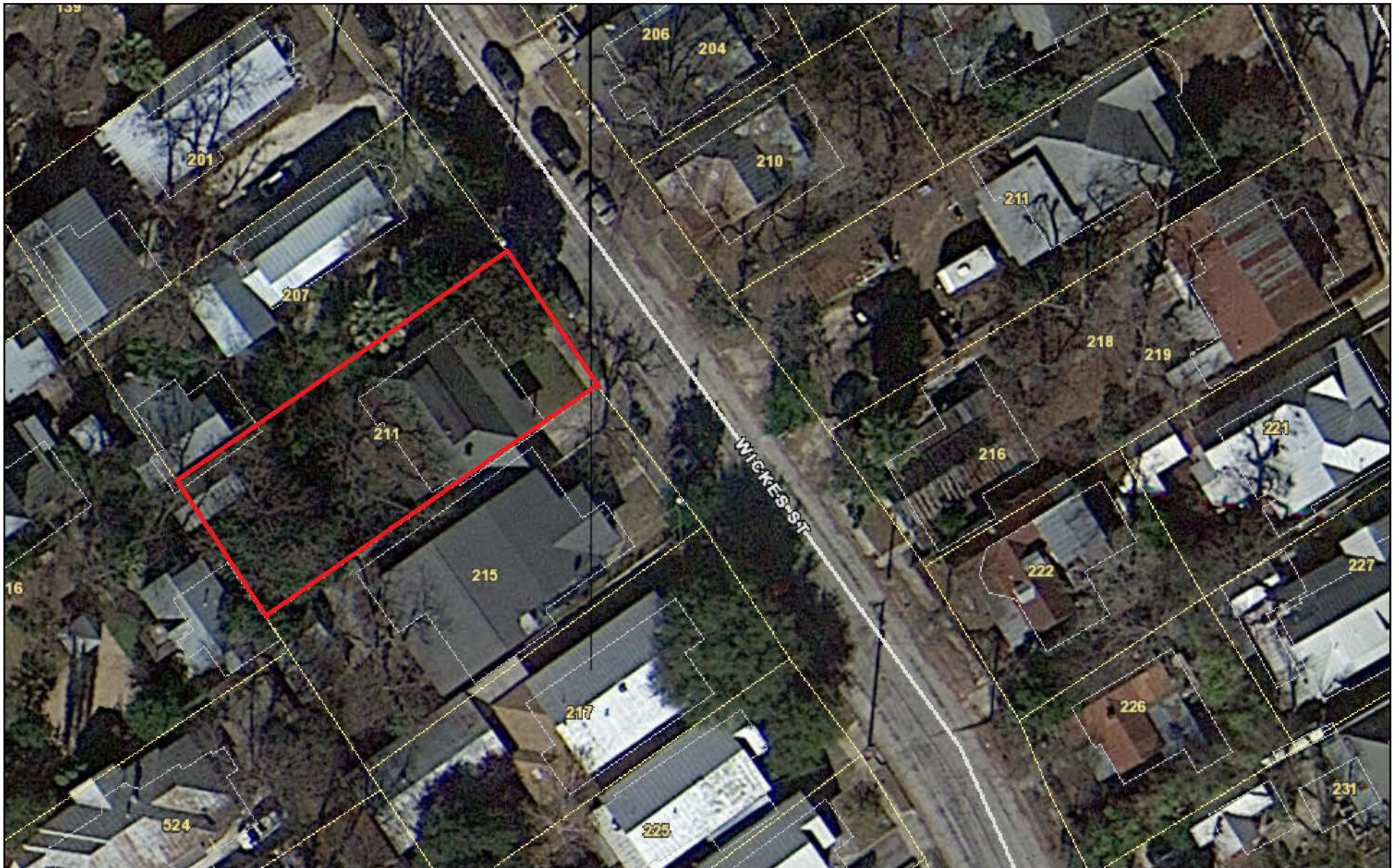
- a. The primary structure located at 211 Wickes is a 1-story, single-family residential structure constructed circa 1910 and it first appears on the 1912 Sanborn maps. The structure is vernacular in style and features a hip composition shingle roof with a full-width front porch with square columns, wood lap and board and batten siding, two brick chimneys that mirror each other on either side of the structure, and four-over-four windows with window screens. The structure is contributing to the King William Historic District.
- b. ROOF REPLACEMENT – The applicant has 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 1912 Sanborn Map shows that the structure originally featured a shingle roof, indicating the roofing material has not been altered. Staff finds that the standing seam metal roof is appropriate for the style of the structure.
- c. ADDITIONAL SCOPES OF WORK – The application materials include requests for scopes of work that require additional information prior to review. These scopes of work include the construction of a rear addition. These scopes of work are not included in this review at this time.
- d. HISTORIC TAX CERTIFICATION – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program. Exterior scopes of work will require a Certificate of Appropriateness prior to the start of work.

#### **RECOMMENDATION:**

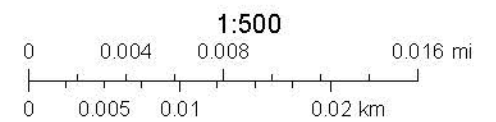
Staff recommends approval of items 1 & 2 based on findings a through d with the following stipulation:

- 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 match the current finish or 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. All chimney, flue, and related existing roof details must be preserved. No modifications to the roof pitch or roof form are requested or approved at this time. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

# City of San Antonio One Stop



July 24, 2023

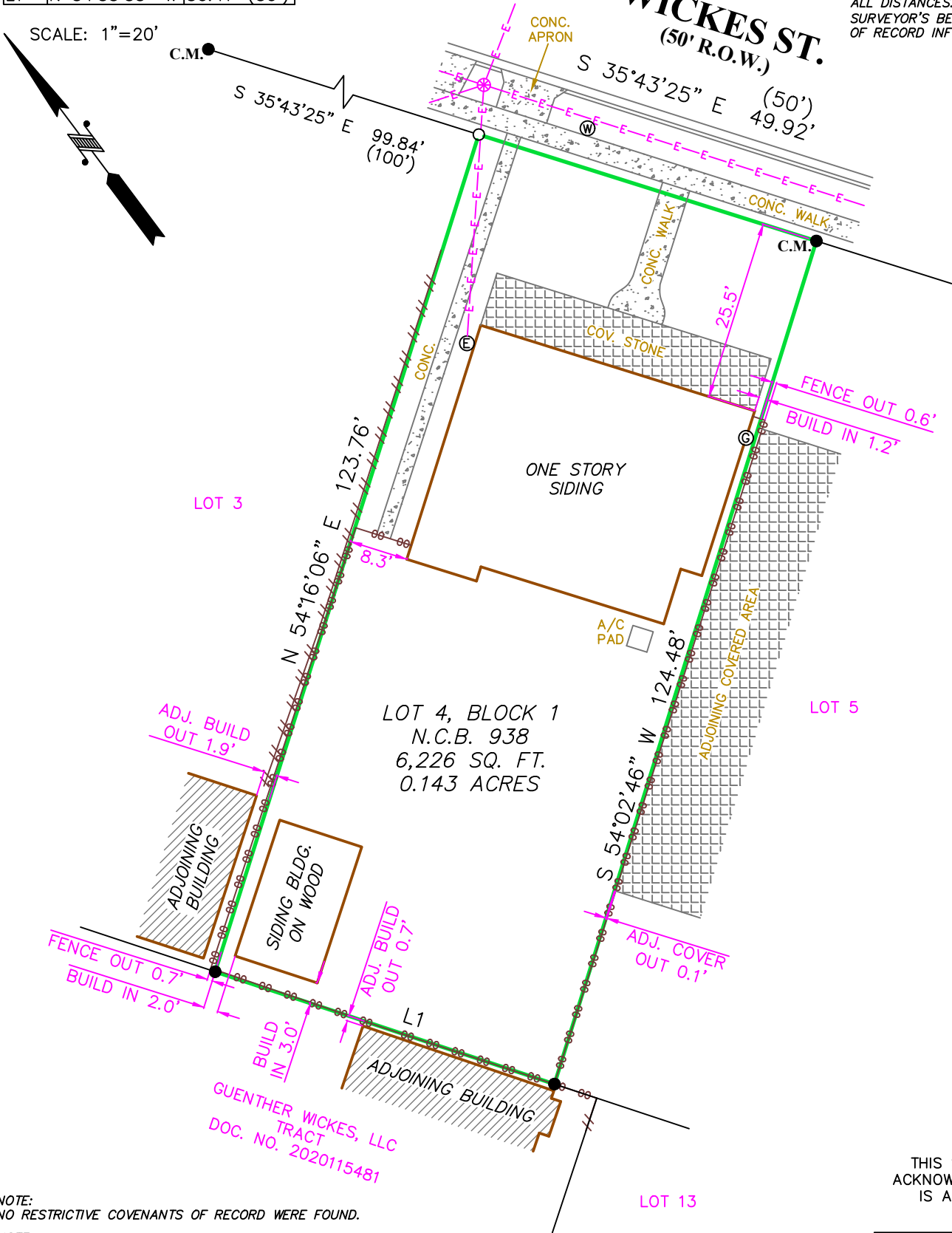




LINE	BEARING	DISTANCE
L1	N 34°53'55" W	50.41' (50')

SCALE: 1"=20'

NOTE:  
THE ORIGINAL MAP OR PLAT OF  
RECORD IS WITHOUT BEARINGS AND  
ALL DISTANCES. THIS IS THE  
SURVEYOR'S BEST INTERPRETATION  
OF RECORD INFORMATION.



NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS,  
TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:  
211 WICKES ST.

Property Description:

LOT 4, BLOCK 1, NEW CITY BLOCK 938, IN THE CITY  
OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING  
THAT SAME PROPERTY DESCRIBED IN THE DEED  
RECORDED IN VOLUME 4077, PAGE 125, DEED  
RECORDS, BEXAR COUNTY, TEXAS.

Owner:  
LUTTON PROPERTIES, LLC

I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, certify that  
the above plat represents an actual survey  
made on the ground under my supervision,  
and that my professional opinion is that  
there are no discrepancies, conflicts,  
shortages in area or boundary lines, or any  
encroachment or overlapping of  
improvements, except as may appear herein,  
to the best of my knowledge and belief.

Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095

FIRM REGISTRATION NO.  
10111700

**Westar  
Alamo**

LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD CAPPED WALS
  - ( ) = RECORD INFORMATION
  - C.M. = RECORD DIGNITY MONUMENT
  - ⊕ = POWER POLE
  - ⊖ = OVERHEAD ELECTRIC
  - ⊙ = WATER METER
  - ⊗ = GAS METER
  - ⊕ = ELECTRIC METER
  - ⊖ = WOOD FENCE
  - ⊗ = CHAIN LINK FENCE



DWG: TW RVD: CC

G.F. NO. 1-230460

JOB NO. 120967

TITLE COMPANY: PRESIDIO TITLE

DATE: 6/27/2023



211

211

Property of  
City of San Antonio





Property of  
City of San Antonio

SAN ANTONIO





Property of  
City of San Antonio

Property of  
City of San Antonio

Property of  
City of San Antonio

















211 Wickes St, San Antonio, TX. 78210  
Specification of Materials

Engineer's plans to be followed for materials and design. There are in process now, and she will be involved throughout the job.

Pier and beam concrete footings, 18" x 2' deep

Floor beams and framing as described by engineer

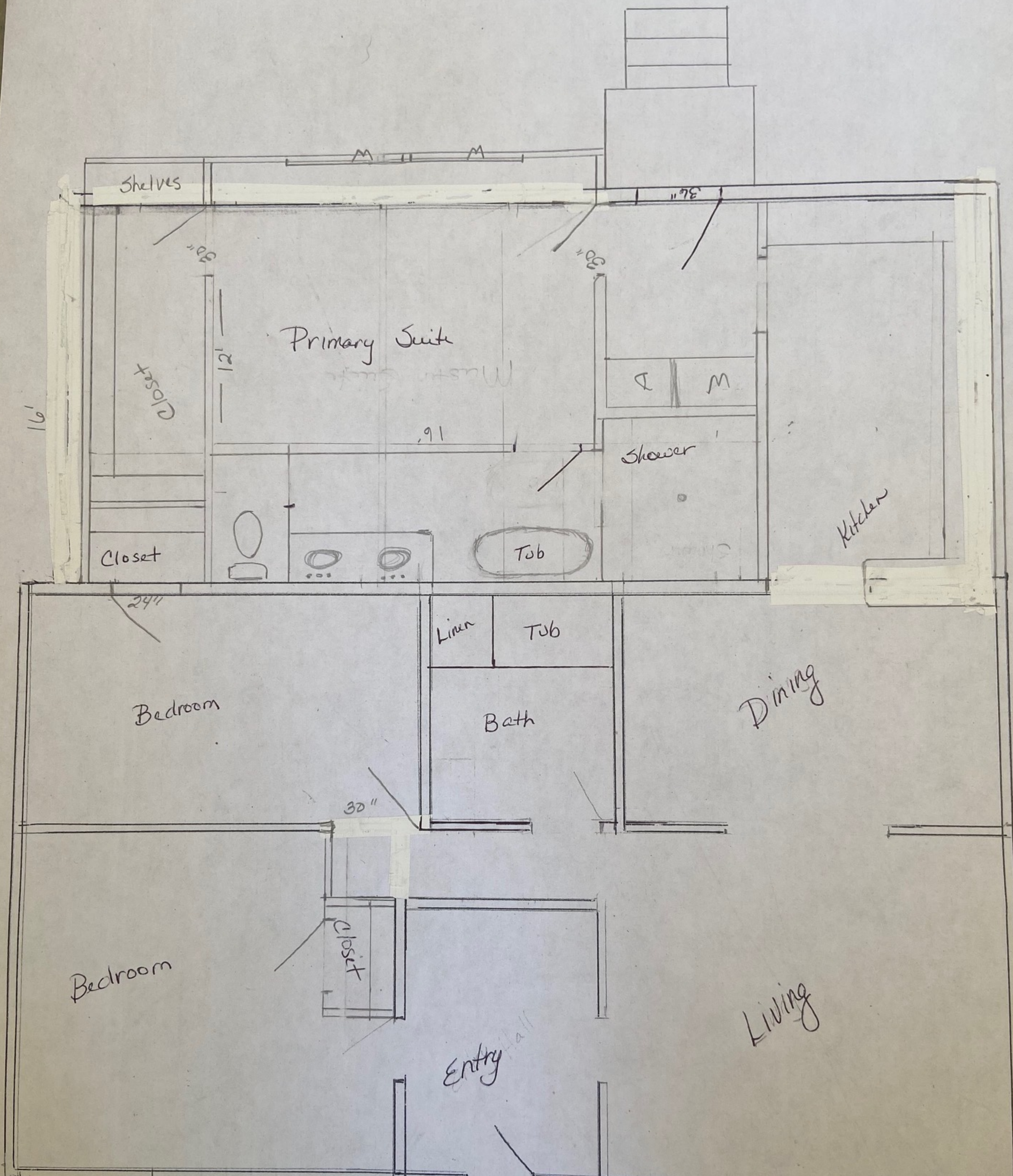
Exterior cement board and batten to match existing

Standing seam metal roof, meeting historical required standards

Treated pine flooring on 8x10' rear porch with pine painted handrails

Four original windows will be removed from interior of house leading to the current screen porch, and used in this addition

Interior floors will be tile and hard wood, with sheetrock walls.



Front -

211 Wickes

Porch ↓

211 Wickes, San Antonio, TX  
Estimated Associated Costs

Total Projected: \$186,800.

Breakdown:

Electrical:	\$	
Plumbing:	\$	
Foundation:	\$	
HVAC:		
Materials:	\$	
Appliances:	\$	.
Roof:	\$	.
Flooring/Tile:	\$	.
Sheetrock:	\$	.
Painting:	\$	
Gutters:	\$	.
Room Addition:	\$	
Front Porch:	\$	.
Insulation:	\$	
Countertops:	\$	
Cabinetry:	\$	

211 Wickes St, San Antonio, TX. 78210  
List of Expected Work

Rebuild front porch columns as per original 10" square  
Remove broken concrete and stone at porch base, re-pour concrete and add old brick  
Remove falling down screen porch and kitchen addition in disrepair at rear of home  
Add primary suite, kitchen and laundry room at rear of home  
Restore and retile existing bathroom, new fixtures  
Restore and repair original bead board ceilings  
Replace any rotten wood throughout home  
All new electrical, with upgrade to main box  
All new plumbing including instant on water heater  
New HVAC  
Insulate attic and exterior walls  
New sheetrock throughout home  
Restore old light fixtures (3) and re-use  
Replace all other light fixtures  
Repair and refinish all original hardwood floors  
Refinish and reuse original footed tub in primary bath  
All new wood flooring and tile in rear addition  
New board and batten on rear addition, matching existing rear kitchen  
All new paint and wallpaper interior and repair/ paint exterior  
New custom kitchen cabinetry and granite or quartz countertops  
New metal roof and gutters  
Landscaping

211 Wickes St, San Antonio, TX. 78210  
Narrative of Proposed Work

This home seems to have been neglected for many years, porch posts were hanging loose, porch roof was beginning to droop, original wallpaper is still in place but shredded. Extensive water damage was found from roof leaks and much damaged interior wood due to termites. Rear porch is unsafe with collapsed flooring. The home was stuffed with debris and old wood under the house which will be removed, and foundation will be redone. Garage was completely stuffed with debris and garbage which has been removed.

We propose to remove the currently dangerous rear kitchen and screen porch, replacing with a primary suite, kitchen and laundry room/ mud room entry from rear yard, with small covered porch. Siding will be board and batten as kitchen is now, using cement board to appear original. All original knob and tube electrical will be removed, electrical boxes upgraded and all new electric run throughout home. All plumbing will be removed and replaced with new plumbing, and all fixtures will be new. Insulation will be installed in exterior walls and attic. New HVAC will be installed. All wallpaper will be removed and walls cleaned and inspected before hanging drywall. We hope to be able to preserve the original ceilings, which are bead board, but they may have extensive water or termite damage.

Kitchen will be enlarged, with custom cabinetry, new appliances and granite or quartz countertops and tile floor because the wood floor in that area is not salvageable. Laundry room will have the same tile floor. Primary bedroom will have hardwood flooring installed, and tile will be installed in the primary bathroom. A large tile shower will be installed, and the original footed tub will be restored and used in the primary bath, as well as new double vanity.

There are old windows between the home and the screened porch which will be re-used in the rear addition. Every window will be repaired, and restored with new rope inserts and in good working order.

Original light fixtures will be repaired and used again, along with new light fixtures throughout.

The front porch will be removed and rebuilt using old brick, and the columns will be replicated and rebuilt. They are totally rotten. New paint inside and out, as well as some wallpaper to be added inside.

All original doors will be restored and reused, hardware will be cleaned, polished and reused. It will be necessary to replace doorknobs as none match and many are rusty or broken.

New metal roof will be installed following historic guidelines, with new gutters.

211 Wickes, San Antonio, TX  
Projected Time Schedule

Projected time schedule is expected to be completed by January 31, 2024.