

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-506
ADDRESS: 129 WICKES
LEGAL DESCRIPTION: NCB 937 BLK 2 LOT 15 & N 25 FT OF 14
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: GINO LUTZ/LUTZ GINO & ELIZABETH MARIE
OWNER: GINO LUTZ/LUTZ GINO & ELIZABETH MARIE
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: September 29, 2021
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 beige standing seam metal roof.

APPLICABLE CITATIONS:

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 129 Wickes is a 2-story, single-family structure. The property first appears on the Sanborn Map in 1904. The property is of folk-Victorian style and features a T-shaped plan, a cross gable

composition shingle roof, a 2-story front porch, wood cladding, wood windows, and a 2-car front facing garage addition. The property is contributing to the King William Historic District.

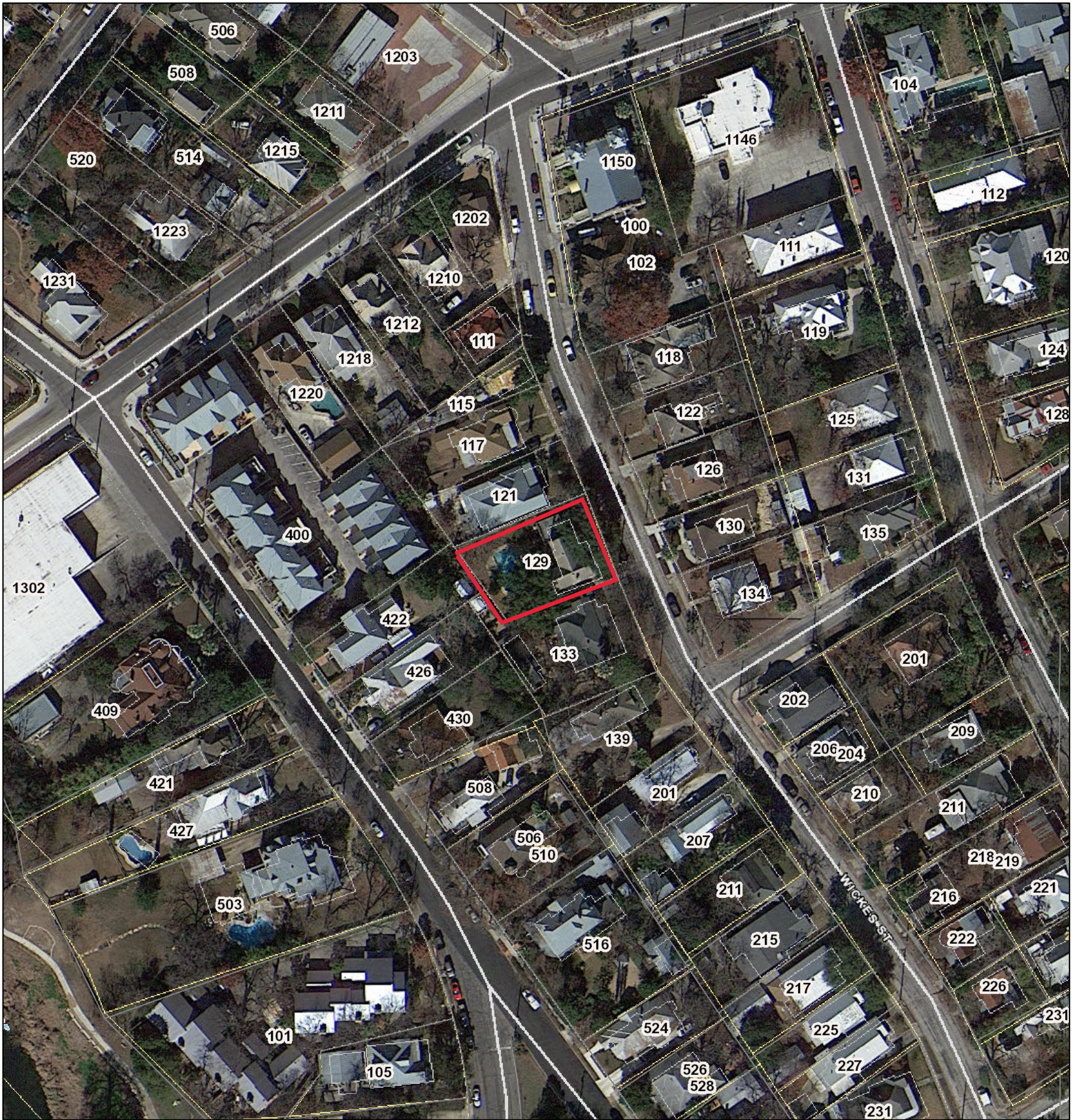
- b. **ROOF REPLACEMENT** – The applicant proposed to replace the existing shingle roof with a beige standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1912 Sanborn Map shows that the structure originally features a shingle roof, and the 1951 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. The Historic Design Guidelines state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer's colors are not permitted. Staff finds the request for a beige standing seam metal roof inconsistent with the Guidelines. Staff finds a galvalume standing seam metal roof to be appropriate.

RECOMMENDATION:

Staff recommends approval of roof replacement with a standing seam metal roof based on finding b with the following stipulations:

- 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. 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.
- ii. The applicant installs standing seam metal roof in standard galvalume finish.

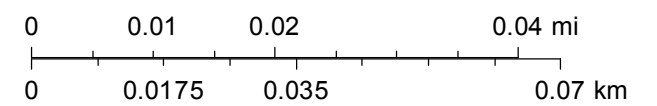
City of San Antonio One Stop



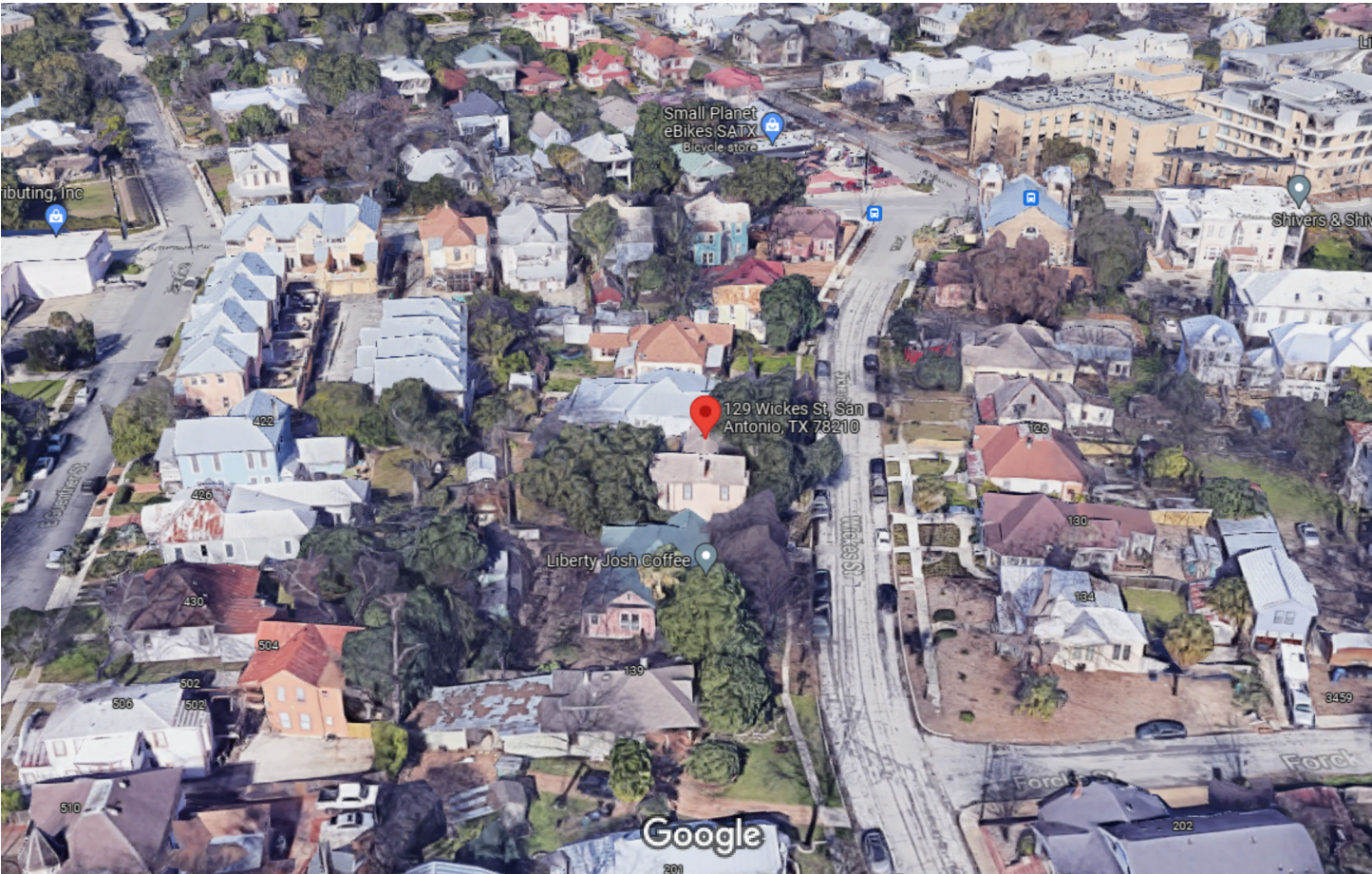
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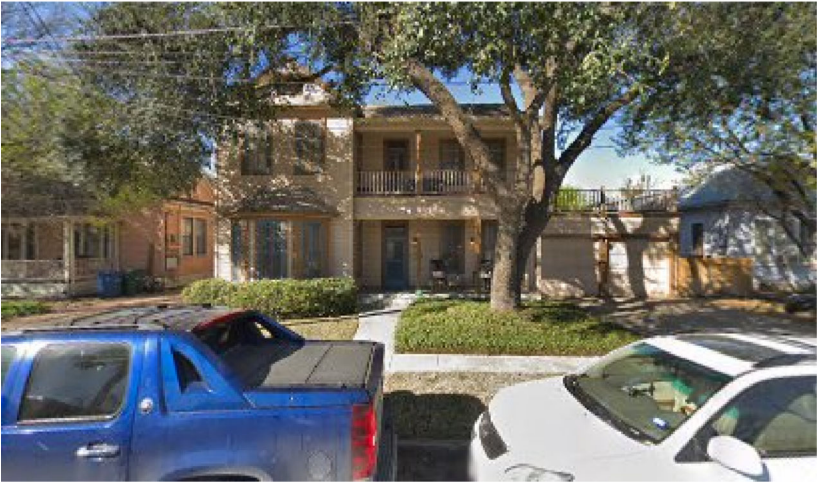
- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



Google Maps 129 Wickes St



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129 Wickes St
Building



Directions



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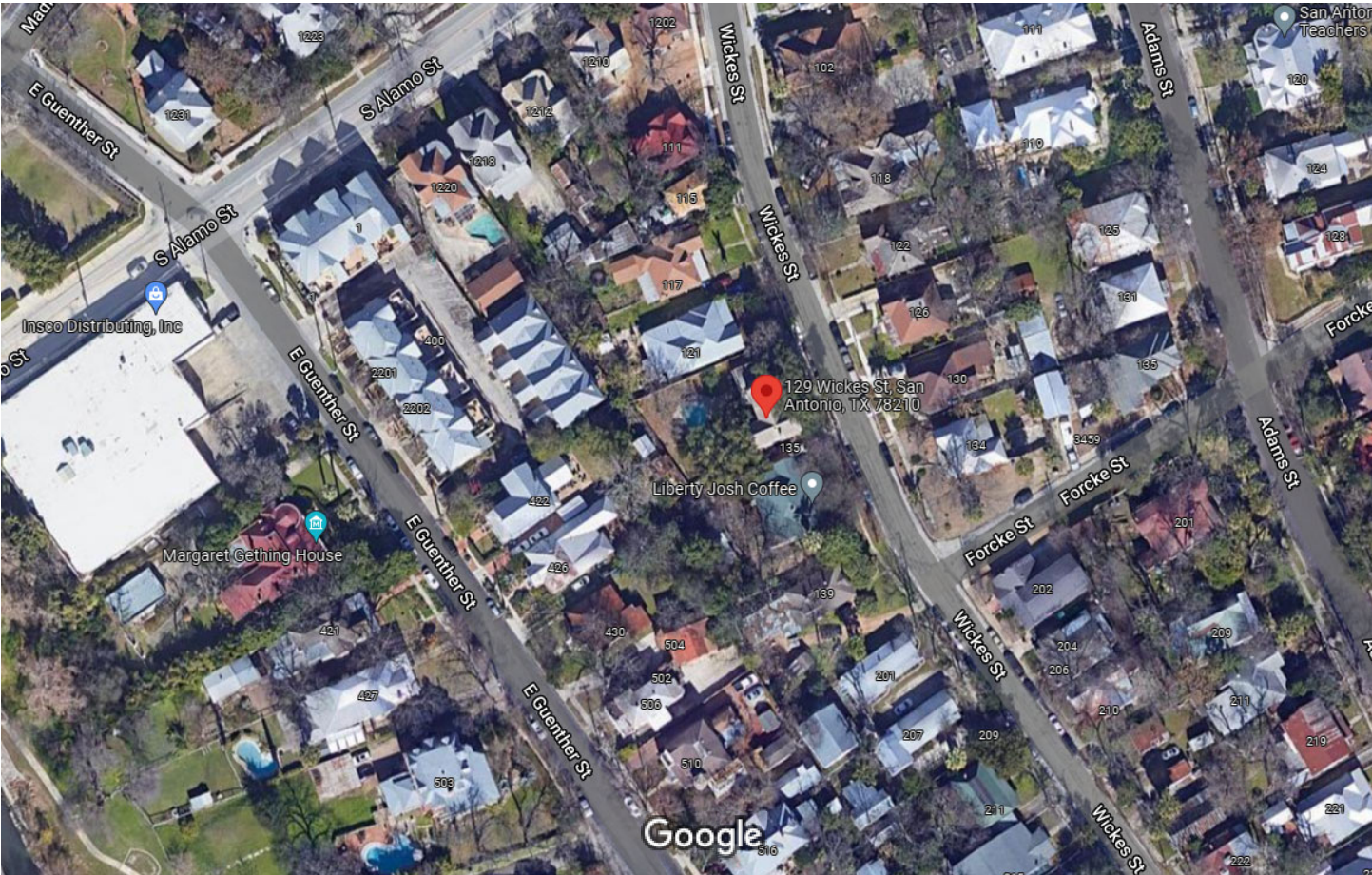


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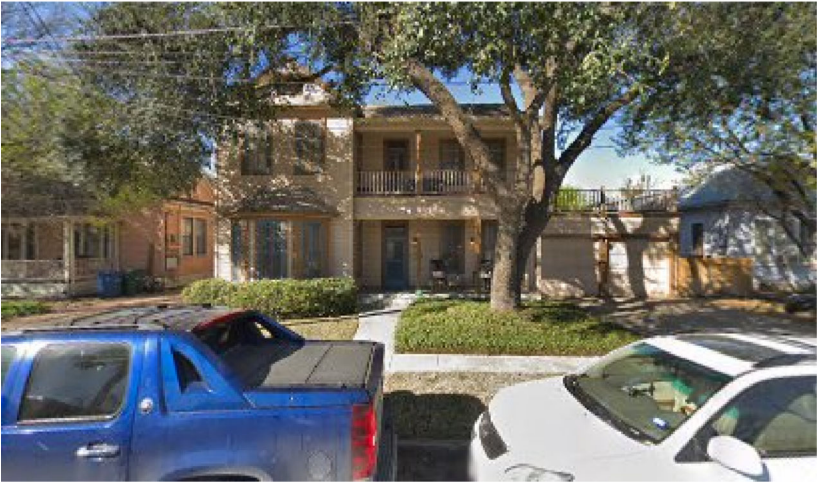


Google Maps

129 Wickes St



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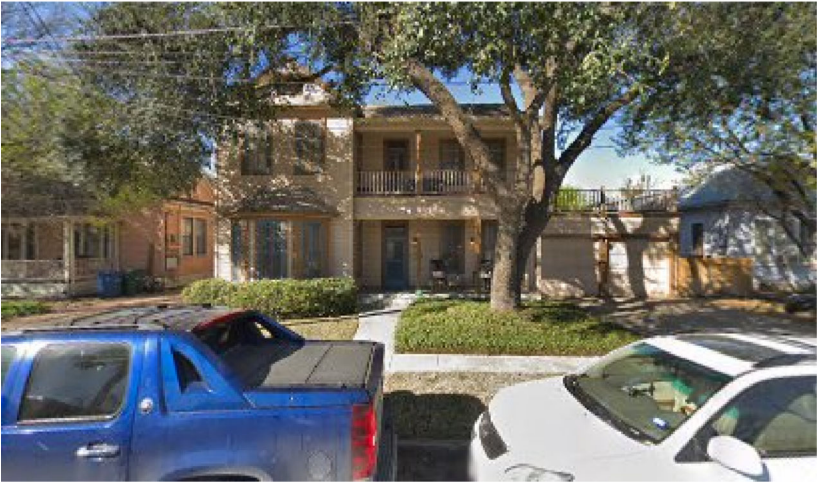
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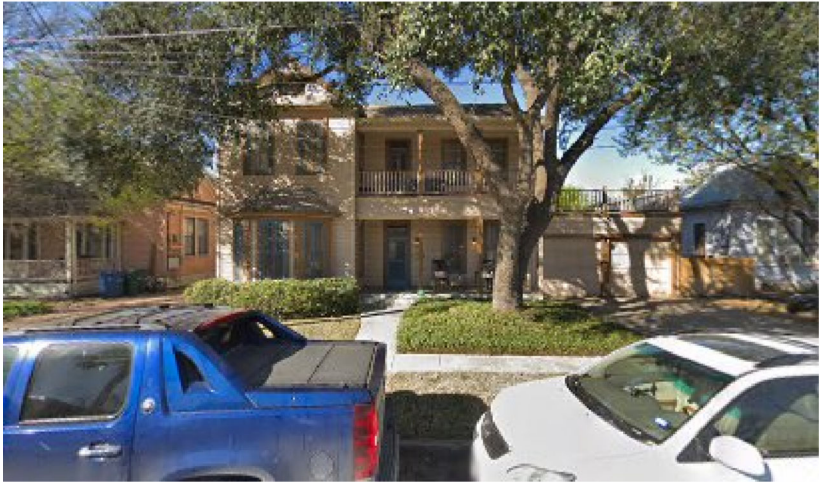


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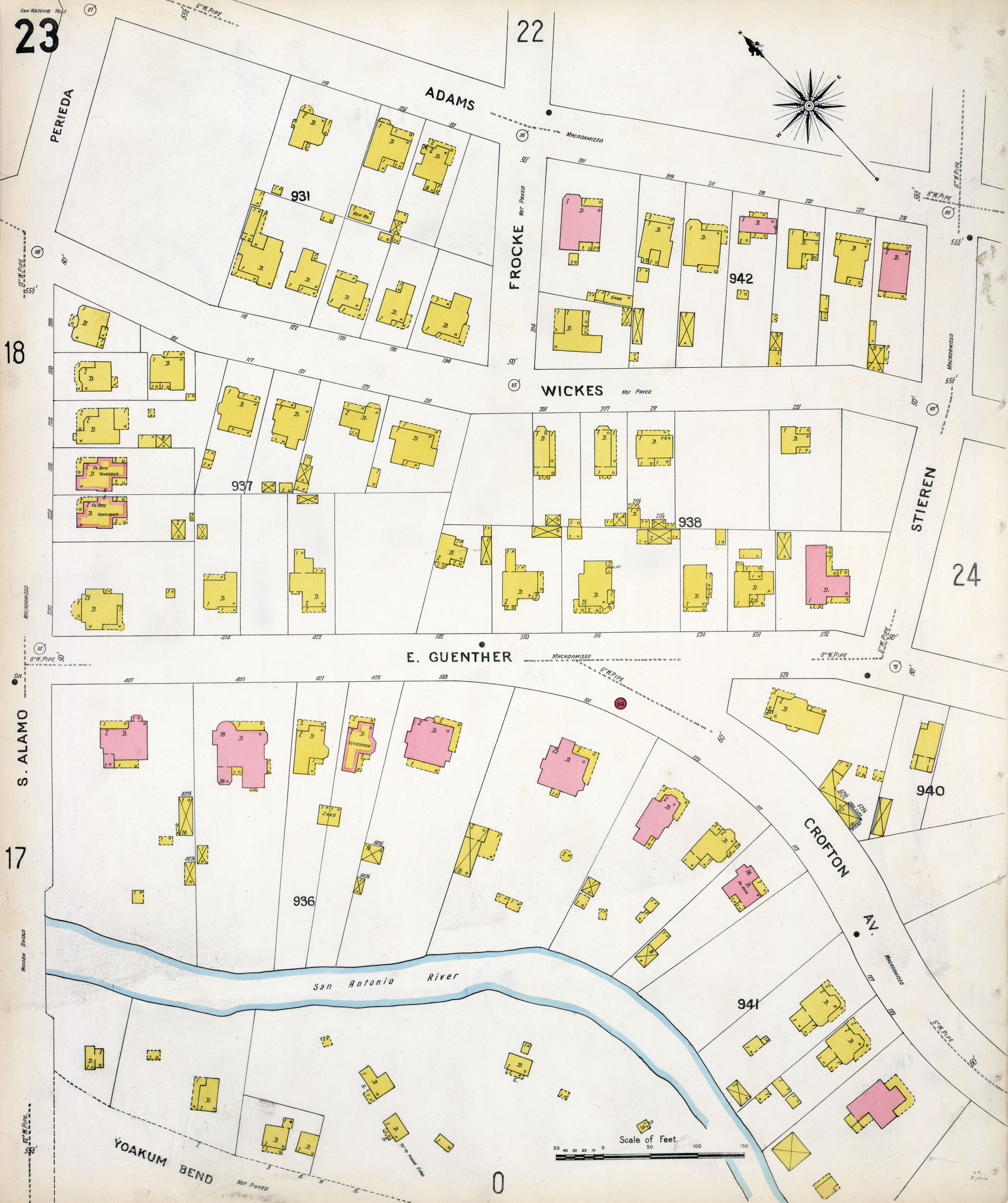
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Original located at the Dolph Briscoe Center for American History, University of Texas at Austin























