

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-154
ADDRESS: 126 WICKES
LEGAL DESCRIPTION: NCB 931 BLK LOT 28 RM-4, H
ZONING: 1
CITY COUNCIL DIST.: King William Historic District
DISTRICT: GARZA BENJAMIN S & MARGARITA
APPLICANT: GARZA BENJAMIN S & MARGARITA
OWNER: Roof replacement
TYPE OF WORK: March 18, 2020
APPLICATION RECEIVED: Not applicable due to City Council Emergency Orders
60-DAY REVIEW: Huy Pham
CASE MANAGER:

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reroof the structure including:

1. Modification of the roof form
2. Removal of two brick chimneys

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 historic structure at 126 Wickes was constructed circa 1905 in the Folk Victorian style and first appears on the 1912 Sanborn map. The one-story, single-family structure features a primary hipped with roof with a low-slope portion at the peak of the hip, a front facing gable with a flanking covered porch with Folk Victorian spindle work and turned columns.
- b. **COMPLIANCE** – On a site visit conducted on March 17, 2020, staff found that the property at 126 Wickes was subjected to roof form modifications and chimney removal prior to the issuance of a Certificate of Appropriateness and permits. After staff posted a Stop Work Order, the applicant submitted an application to be heard at the next available hearing. At this time, the unapproved work has been completed and the bricks from the

removed chimneys remain in a pile on the porch roof. The \$500 post-work application fee will be accessed in accordance with a commission action.

- c. **EXISTING ROOF** – Prior to work without approval, the roof at 126 Wickes a featured primary hipped roof with composition shingles, with a flat roof portion with standing seam metal and metal cresting. The structure also featured two brick chimneys flanking each side of the flat roof portion.
- d. **ROOF FORM** – The applicant has proposed to eliminate the flat roof portion of the hipped roof to instead feature a pyramidal roof with a single point. Per the Guidelines for Exterior Maintenance and Alterations 3.B.ii., applicants should preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Staff finds that the original roof form should be restored including the flat roof portion, standing seam metal material, and metal cresting.
- e. **CHIMNEY** – The applicant has proposed to remove the two chimneys. Per the Guidelines for Exterior Maintenance and Alterations 3.B.iii., applicants p reserve 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. While the applicant has verbally agreed to restore the chimneys, no measured drawings or photo documentation that supports a good faith effort towards compliance has been submitted. Staff finds that the chimneys should be restored to their original location and design, features as much original brick material as possible, and that a measured drawing is submitted to staff prior to any further work.

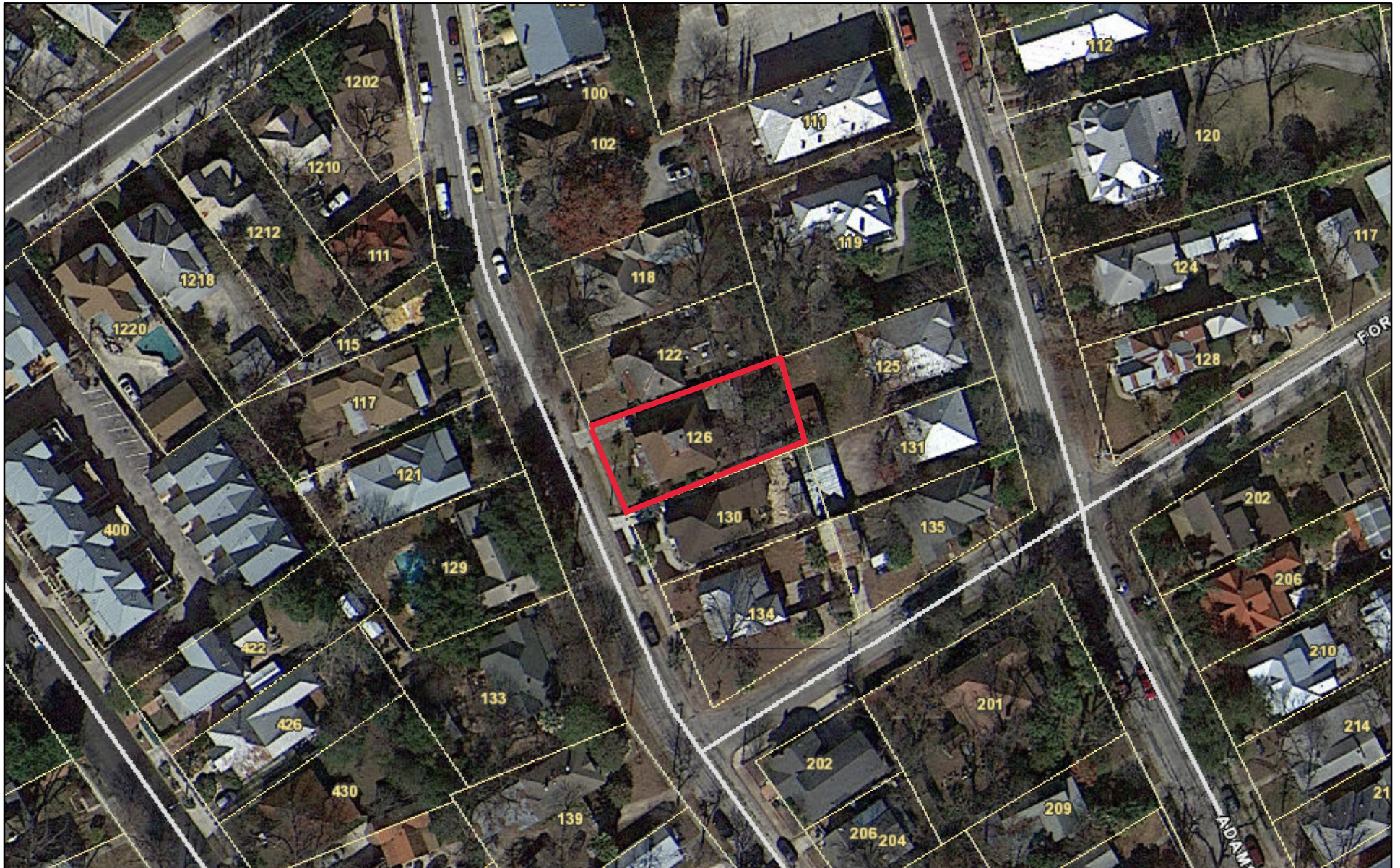
RECOMMENDATION:

Staff does not recommend approval of item 1 and 2 based on finding b through e. Staff finds that the original roof form should be restored including the flat roof portion, standing seam metal material, and metal cresting. The chimneys should be restored to their original location and design, feature as much original brick material as possible, and that a measured drawing is submitted to staff prior to any further work.

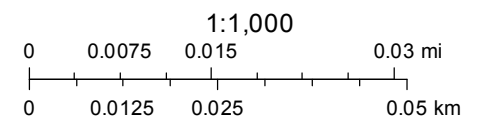
CASE COMMENT:

On a site visit conducted on March 17, 2020, staff found that the property at 126 Wickes was subjected to roof form modifications and chimney removal prior to the issuance of a Certificate of Appropriateness and permits. After staff posted a Stop Work Order, the applicant submitted an application to be heard at the next available hearing. At this time, the unapproved work has been complete and the bricks from the removed chimneys remain in a pile on the porch roof. The \$500 post-work application fee will be accessed in accordance with a commission action.

126 Wickes



April 7, 2020





S Alamo St

Alamo Methodist Church

Espronceda Law

San Antonio Teachers Council

S Alamo St

Adams St

E Guenther St

Wickes St

126 Wickes Street

Forcke St

Forcke St

Adam St

E Guenther St

Forcke St

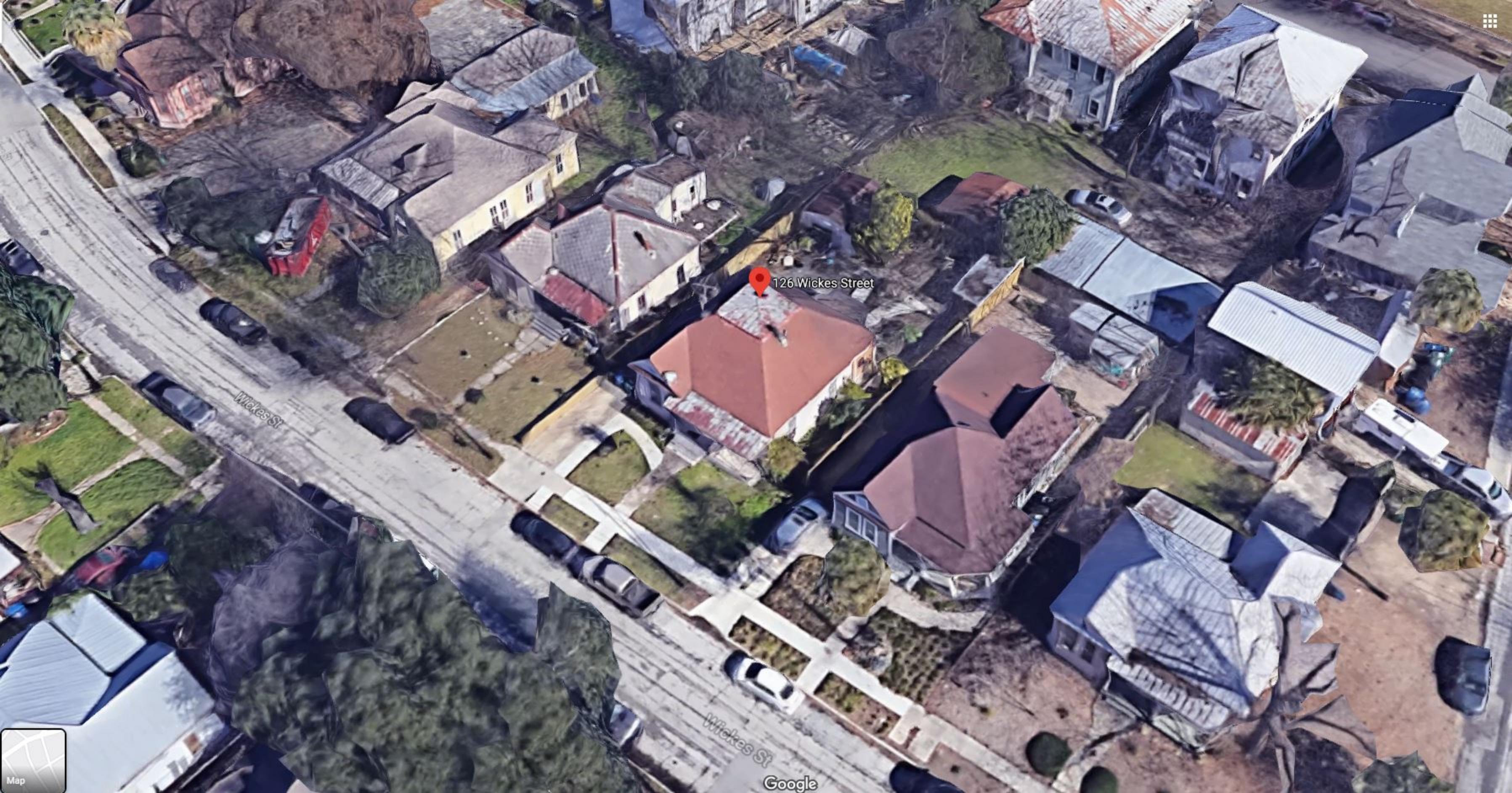
Wickes St

Adams St

t Gething House



Google



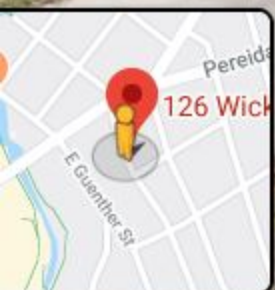
126 Wickes Street

Wickes St

Wickes St

Google







129 Wickes St
San Antonio, Texas

Google

Street View



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons for panning.

March 26, 2020 at 10:37 AM
133 Wickes St
San Antonio TX 78210
United States



















Legend[®]

Designer Fiberglass Shingles



Black Shadow




Desert Shake





Investigation Report

Property

Address	126 Wickes
District/Overlay	King William
Owner Information	Benjamin and Margarita Garza
Location Map	
Lat: 29.4105195558631 Long: -98.492780986443	

Site Visit

Date	03/17/2020
Time	11:35 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Reroofing, removal of 2 brick chimneys, roof form modification
Description of interaction	Staff spoke with two subcontractors who said their project manager obtain approvals. Staff advised that a COA or permit had not been issued and all work should stop.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
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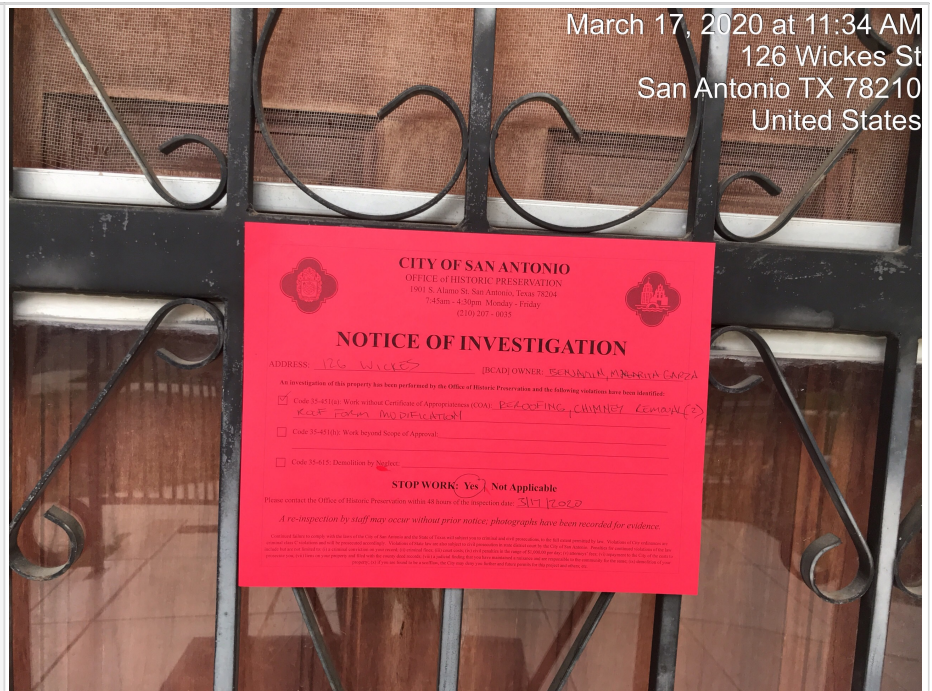


Investigation Report

OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	Yes

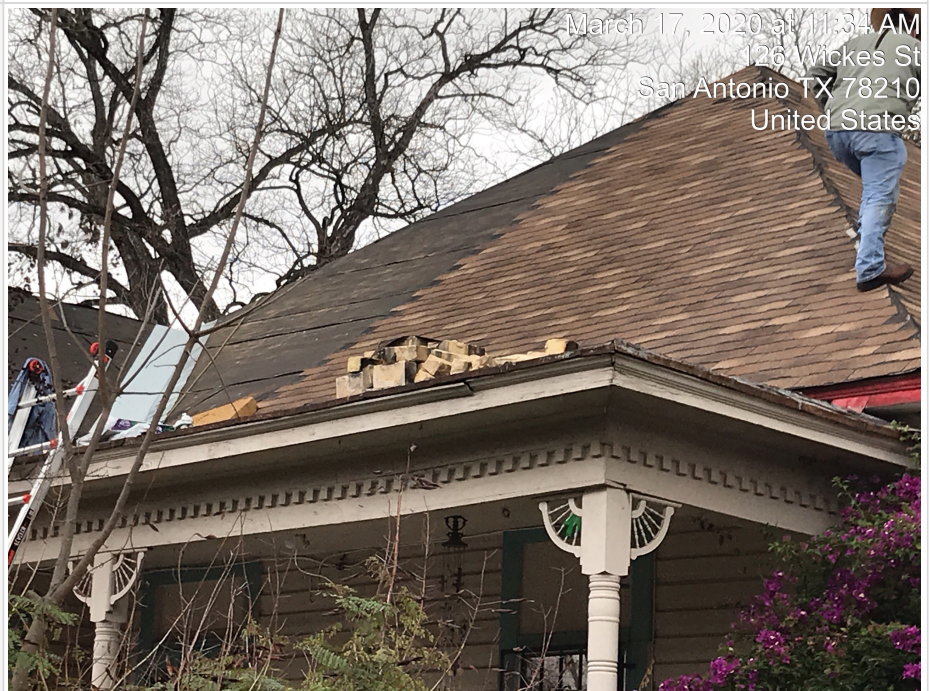
Documentation

Photographs





Investigation Report





Investigation Report



03/17/2020 11:39 AM