

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-320
ADDRESS: 231 WICKES
LEGAL DESCRIPTION: NCB 938 BLK 1 LOT 9 & SE 30 FT OF 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Joe Alderete III/ALDERETE JOSEPH V III & KARINA C
OWNER: Joe Alderete III/ALDERETE JOSEPH V III & KARINA C
TYPE OF WORK: Metal roof installation with ridge cap
APPLICATION RECEIVED: June 24, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof with a ridge cap.

APPLICABLE CITATIONS:

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

FINDINGS:

- a. The historic structure at 321 Wickes was constructed circa 1920 in the Folk Victorian style. The structure is located on a corner lot and features a primary hipped roof with gabled roof elements facing both Stieren and Wickes. The structure also features a wraparound porch. Modifications have previously occurred to the structure including fenestration modifications.
- b. VIOLATION – On June 21, 2021, OHP staff found that a standing seam metal roof had been installed at 231 Wickes prior to the issuance of a Certificate of Appropriateness and a permit. OHP staff issued a notice of violation to the property owner at that time. The standing seam metal roof features a ridge cap and replaced an existing, asphalt shingle roof.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with a standing seam metal roof to feature a ridge cap. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds that the proposed ridge cap should be eliminated for a crimped ridge seam.

RECOMMENDATION:

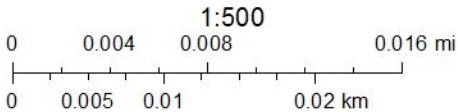
Staff recommends approval based on findings a through c with the following stipulation:

- i. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

City of San Antonio One Stop



July 9, 2021



July 8, 2021 at 10:23 AM
231 Wickes St
San Antonio TX 78210
United States



July 8, 2021 at 10:24 AM
231 Wickes St
San Antonio TX 78210
United States

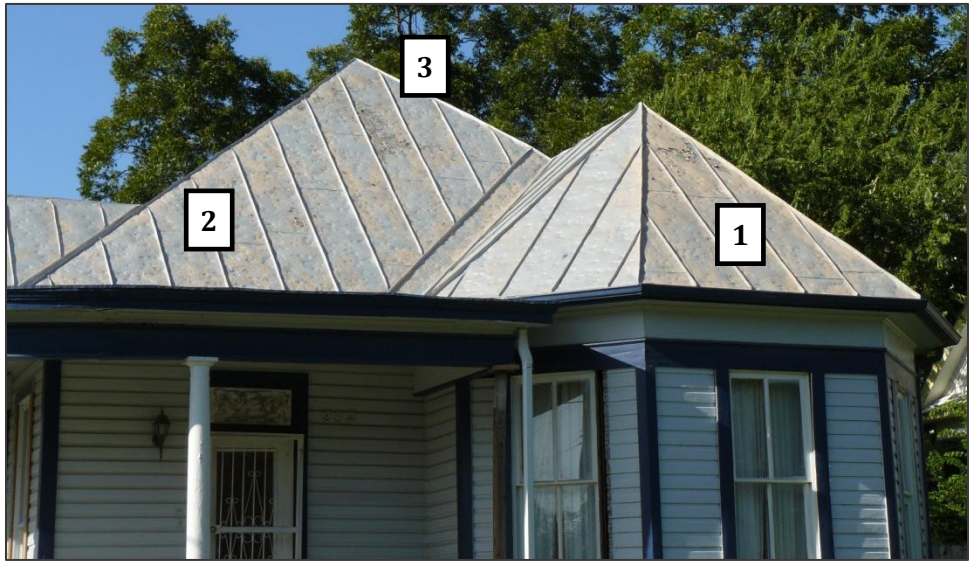




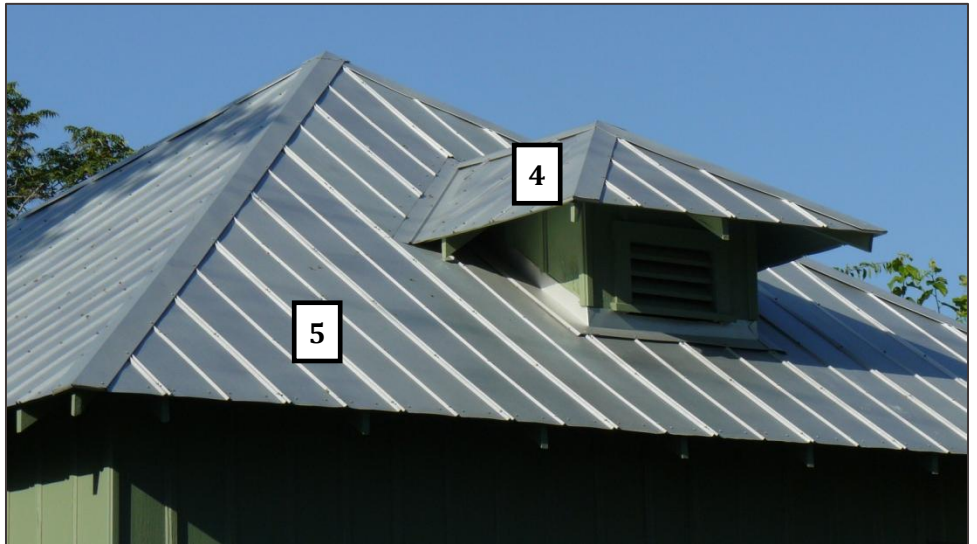
Checklist for Metal Roofs

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

- 1** Use panels that are 18 to 21 inches in width.
- 2** Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
- 3** Use a crimped ridge seam that is consistent with the historic application.
- 4** Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- 5** Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.



Historic standing seam metal roof with crimped ridges.



Example of appropriate v-crimp panels with external metal fasteners.



Do not use ridge caps with ridge cap vent (left) or end caps (right).



Investigation Report

Property

Address	231 Wickes
Owner Information	Joseph and Karina Alderete

Site Visit

Date	06/21/2021
Time	09:36 AM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Homeowner
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	The installation of a standing seam metal roof with a ridge cap.
Description of interaction	OHP staff spoke with the homeowner and issued a violation notice.


Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation

Photographs

June 21, 2021 at 9:28 AM
Stieren St
San Antonio TX 78210
United States

 **CITY OF SAN ANTONIO**
OFFICE of HISTORIC PRESERVATION
1901 S. Alamo St. San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035

NOTICE OF INVESTIGATION

ADDRESS: **231 WICKES** [BCAD] OWNER: **ALDERETE JOSEPH + KARINA**

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): **INSTALLATION OF A STANDING SEAM METAL ROOF WITH RIDGE CAP**

☐ Code 35-451(h): Work beyond Scope of Approval:

☐ Code 35-615: Demolition by Neglect:

STOP WORK: Yes ☐ Not Applicable ☒

Please contact the Office of Historic Preservation within 48 hours of the inspection date: **JUNE 21, 2021**

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Continued Failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecutions, to the full extent permitted by law. Violations of City ordinances are considered Class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the law include: (i) a criminal conviction on your record; (ii) criminal fines; (iii) court costs; (iv) civil penalties in the range of \$1,000.00 per day; (v) attorney's fees; (vi) repayment to the City of the costs to remove your property and filed with the county deed records; (vii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; (x) if you are found to be a scofflaw, the City may deny you further and future permits for this project and others, etc.



Investigation Report





Investigation Report

	
	06/21/2021 09:38 AM
Additional photos were taken on another device.	No

Edward Hall (OHP)

From: Joe Alderete <joe.alderete3@gmail.com>
Sent: Saturday, July 10, 2021 2:51 PM
To: Edward Hall (OHP)
Subject: [EXTERNAL] 231 Wickes. Alderete.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I would like to note before the HDRC Meeting that I have walked my immediate neighborhood and found Ridgecaps on all the addresses listed below. I would like to submit the list as examples of other homes that apparently do not comply with the Ridgecap roof parameters. It is worth noting that these are houses and blocks that are immediately surrounding the 200 block of Wickes St.

515 Adams
508 Adams
501 Adams
426 Adams
427 Adams
331 Adams
522 Wickes
505 Wickes
501 Wickes
427 Wickes
423 Wickes
337 Wickes
323 Wickes
319 Wickes
311 Wickes
231 Wickes (My House)
201 Wickes
134 Wickes
122 Wickes
121 Wickes
All Townhomes located at the corner of S. Alamo and Guenther
421 E. Guenther
422 E. Guenther
500. E Guenther
100 Crofton

I could go on and on and on.
I would note that the number of Gavalume/Metal roofs in our area largely are Ridgecapped.
I would also like to note, as a homeowner, who pays tens of thousands of dollars in property taxes it is frustrating to have to meet subjective guidelines that aren't enforced.

Joe Alderete III

231 Wickes. St
210-601-0614

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.