

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-047
ADDRESS: 323 WICKES
LEGAL DESCRIPTION: NCB 939 BLK 2 LOT 7
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Hassett House
APPLICANT: Brent Deckard
OWNER: Brent Deckard
TYPE OF WORK: Construction of a 1-story rear addition
APPLICATION RECEIVED: January 24, 2019
60-DAY REVIEW: March 25, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story rear addition on the primary structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact

on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The primary structure located at 323 Wickes is a 1-story single-family residence constructed circa 1915 in the Folk Victorian style. The home features a cross-gable roof, wood two-over-two windows, and horizontal wood siding. The home is a designated local historic landmark with the common Hassett House and a contributing structure to the King William Historic District.
- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct an addition to the primary structure measuring approximately 130 square feet. According to the Historic Design Guidelines, additions should not double the size of, and should be subordinate to, the primary structure. Staff finds that the proposal is consistent with the Guidelines.
- c. **ROOF** – The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the primary structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. The applicant has proposed

a low-pitched roof that is shorter than the existing structure's primary ridgeline. However, the pitch and form of the roof is not common on historic structures in the district. Staff finds that a roof that features a similar pitch, form, and orientation as the primary structure, such as a hip or rear gable, would be most appropriate.

- d. **WINDOWS AND DOORS** – The applicant has proposed to install one door in the new addition. No windows are proposed. According to Guideline 2.A.i for Additions, character-defining features of the original structure, such as windows and doors, should be incorporated into the design of the addition. Staff finds that the original windows to be removed as a result of the addition should be incorporated onto the proposed addition to be more consistent with the Guidelines.
- e. **TRANSITION BETWEEN OLD AND NEW** – According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials and/or design details. Vertical wood siding is proposed to distinguish the addition from the primary structure. Staff finds that vertical siding is generally consistent with the guidelines with the stipulations listed in the recommendation.
- f. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition incorporates and retains similar architectural detailing as the existing structure and is consistent with the Guidelines.

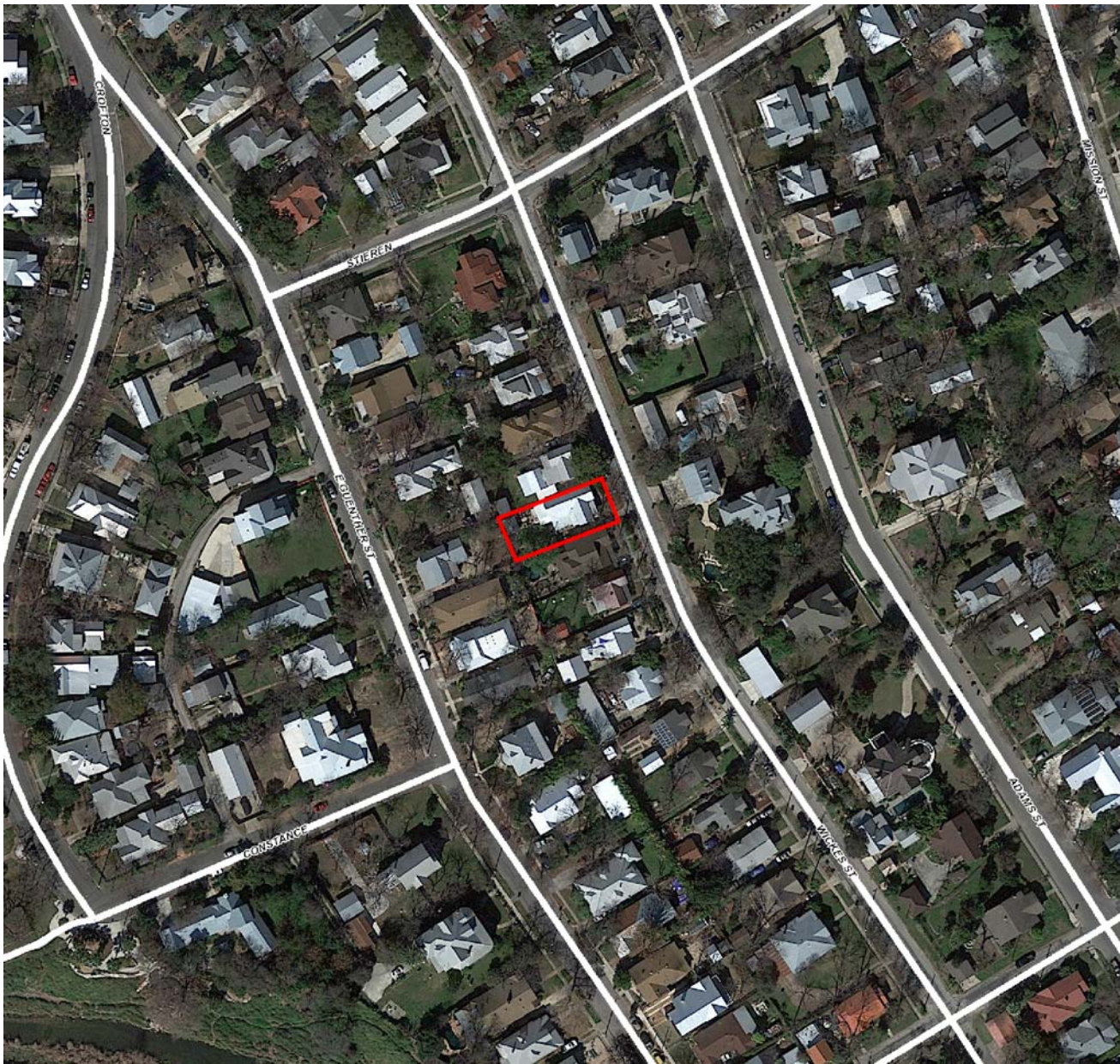
RECOMMENDATION:

Staff recommends approval of the rear addition based on based on findings a through f with the following stipulations:

- i. That the roof feature a similar pitch, form, and orientation as the primary structure as noted in finding c.
- ii. That the original two-over-two windows on the rear elevation of the primary structure, which will be removed to accommodate the addition, be incorporated into the rear elevation of the proposed addition or elsewhere on site as noted in finding d.
- iii. That the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.

CASE MANAGER:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

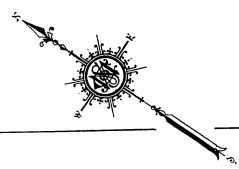
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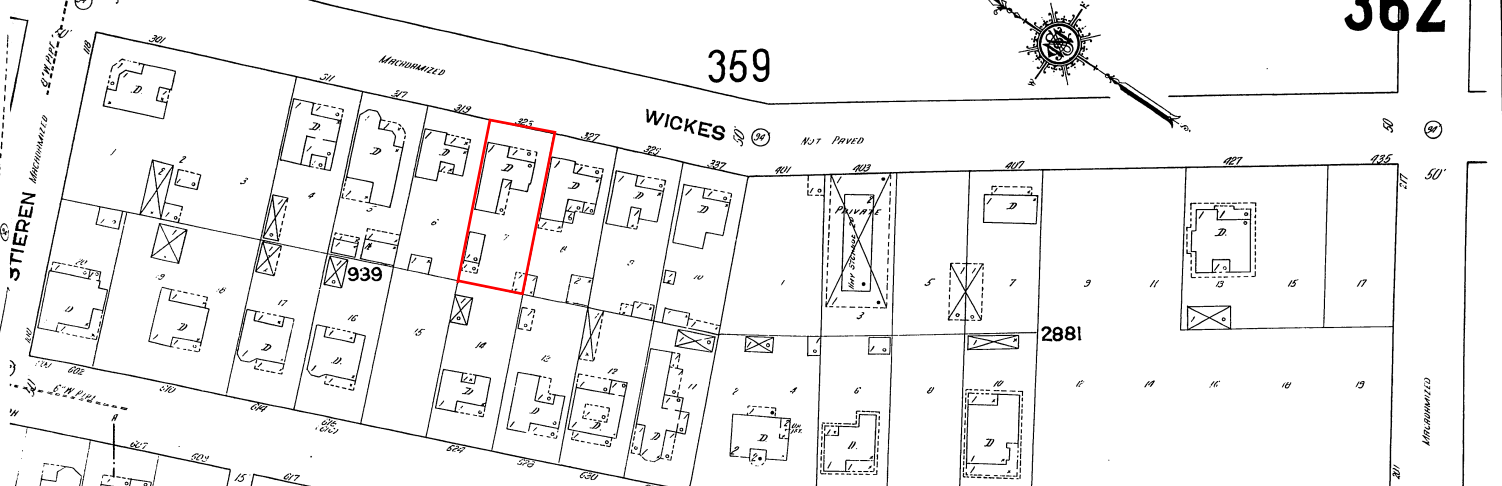
323 Wickes Street



359

WICKES

NOT PAVED



E. GUENTHER

CONSTANCE

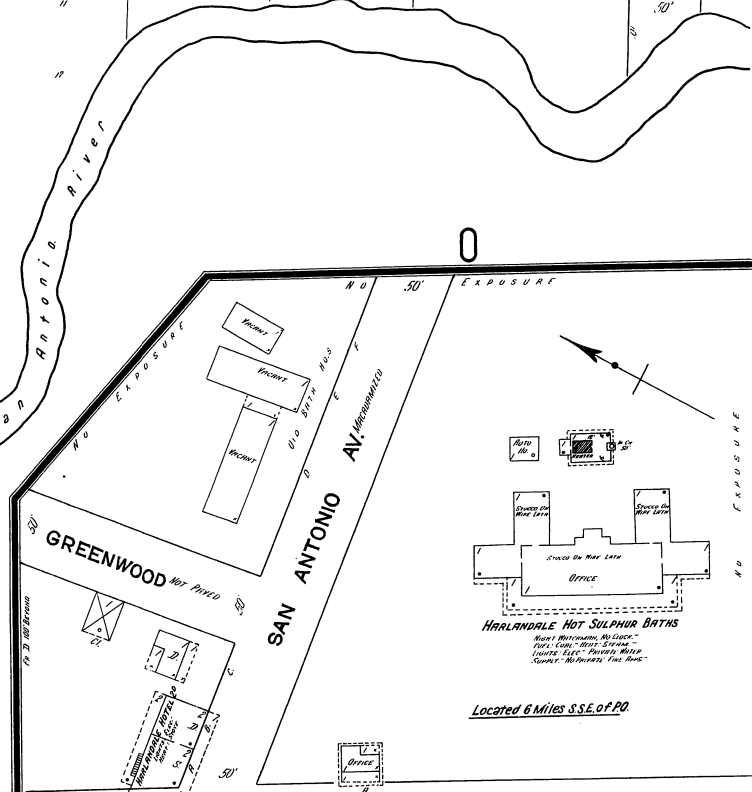
BARBE

2882

940

941

CROFTON AV.



GREENWOOD

SAN ANTONIO AV.

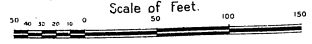
S. FLORES

HARLANDALE HOT SULPHUR BATHS

Best Bathing, No Cure -
Tons - Cure - Best - Steam -
Light - Hot - Power - Milk -
Sweet - No - Cure - No - Cure -

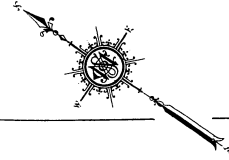
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Scale of Feet



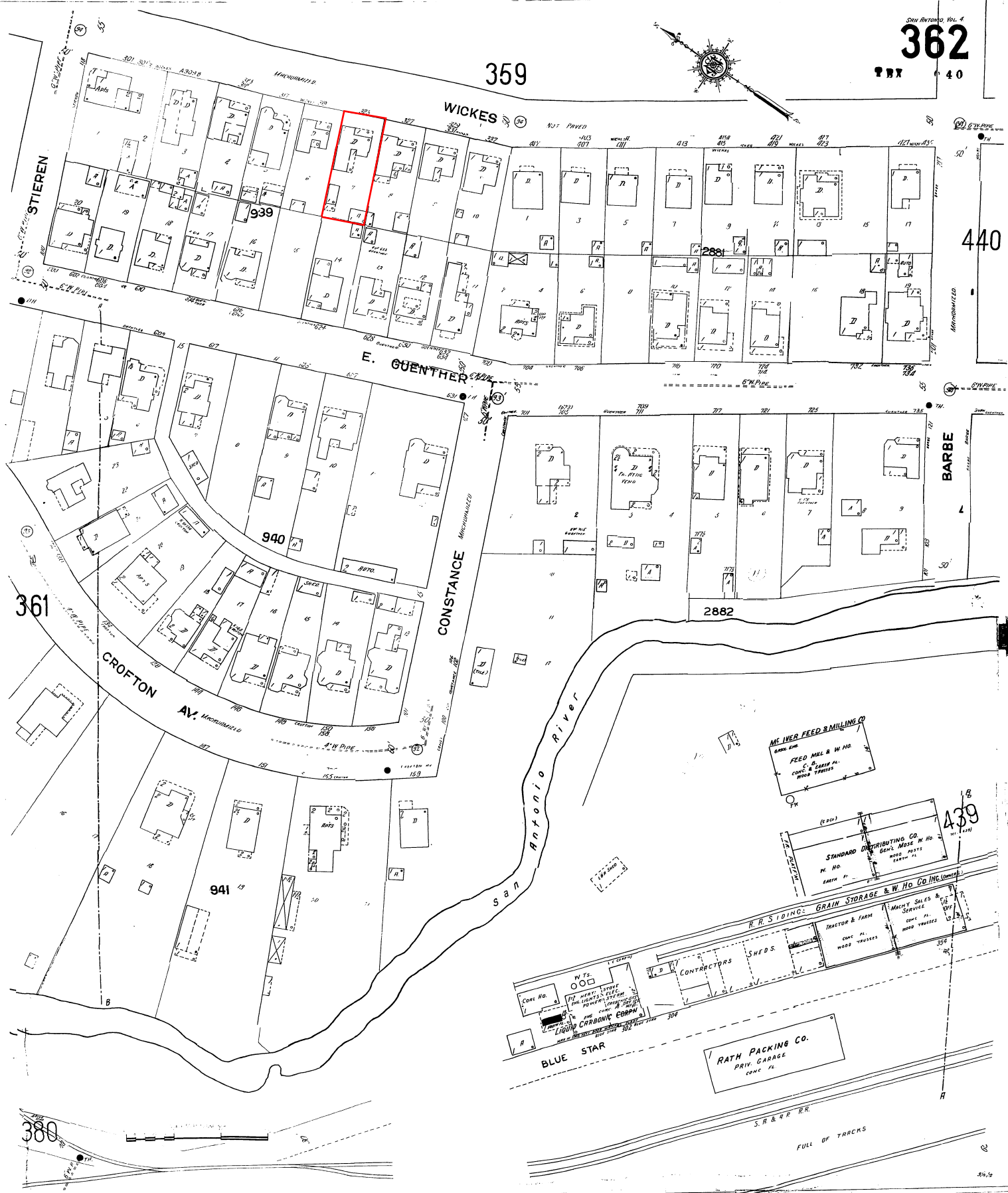
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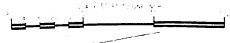
359

440



361

380



S. H. & P. R. R.
FULL OF TRACKS

West
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NE
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Future
Bathroom

→ N

Future Bathroom



→ N



Future bathroom

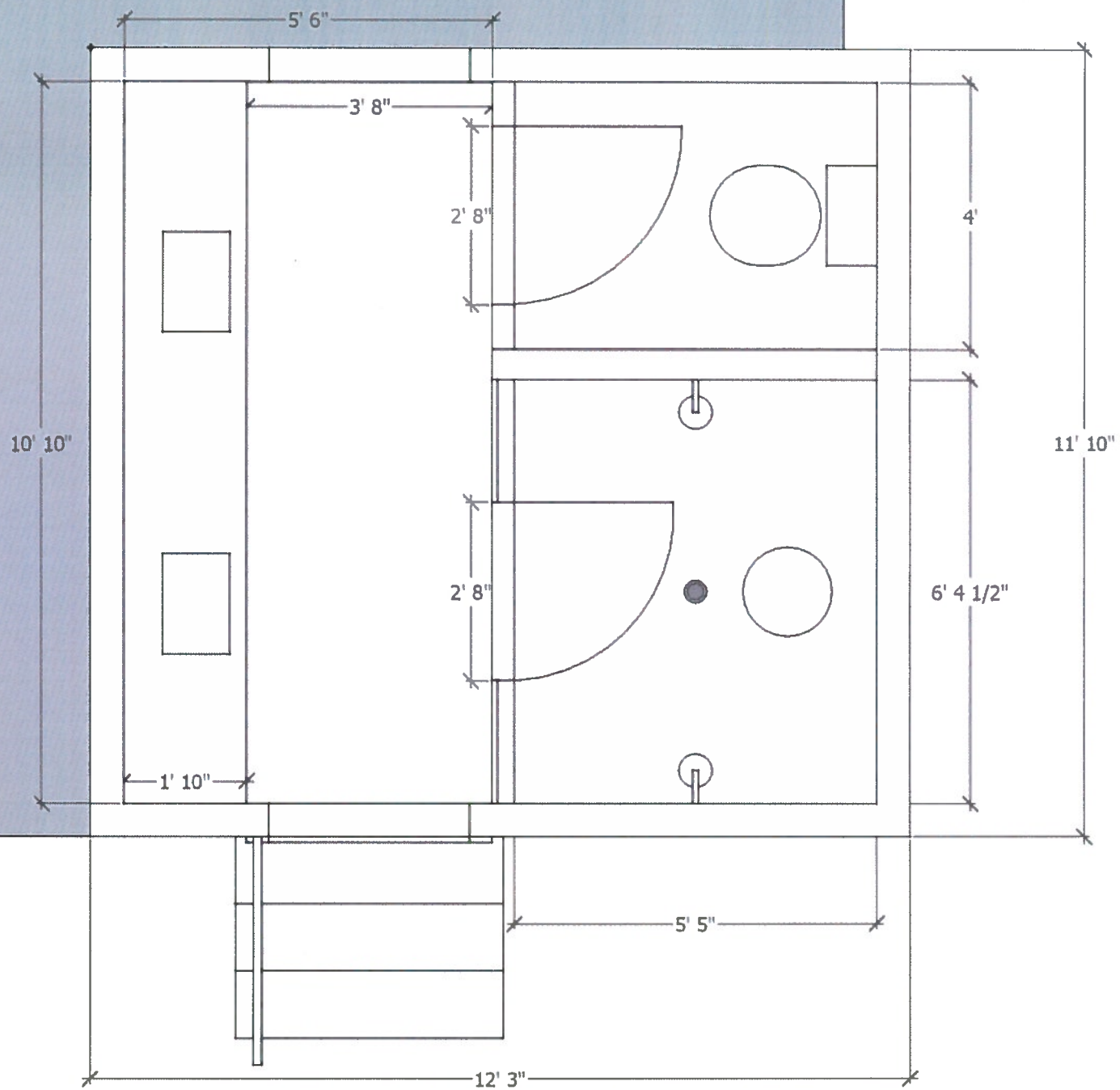
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Future



Existing Building

