

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-028
ADDRESS: 521 WICKES
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 19
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Amy Tullis
OWNER: Amy Tullis
TYPE OF WORK: Addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: construct a rear addition to the historic structure at 521 Wickes. The applicant has proposed for the addition to include materials that are consistent with those of the original structure. In addition to the proposed rear addition, the applicant has also proposed to construct a fireplace on the south façade.

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.

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.

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.

FINDINGS:

- a. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic context of the block all while featuring a transition between the original structure and the addition. The applicant has proposed to site the proposed addition to the side and rear of the original structure, has limited the amount of the addition that will be viewable from the public right of way and has designed the addition that is appropriate in regards to historic context all while featuring aspects that distinguish it from the original structure. This is consistent with the Guidelines.
- b. In regards to scale, massing and form, residential additions should be designed to be subordinate to the principal façade of the original structure, should feature a footprint that responds to the size of the lot and should feature a height that is consistent with the original structure. The applicant has designed the addition to be modest in size and appropriately scaled for this lot. This is appropriate with the Guidelines for Additions 1.B.
- c. The applicant has proposed for the height of the addition to be taller than that of the rear portion of the house, however, the height of the addition will be beneath that of the front most portion of the house which fronts the public right of way. Staff finds the applicant's proposed massing and height appropriate and consistent with the Guidelines for Additions 1.B.v.
- d. The applicant has noted materials are to include wood siding and trim as well as a standing seam metal roof and wood windows and doors. This is consistent with the Guidelines.
- e. The applicant has proposed an addition that is in keeping with the historic context of the block as well as an addition that incorporates appropriately scaled architectural details. This is consistent with the Guidelines for Additions 4.A.
- f. In addition to the proposed addition, the applicant has proposed to construct chimney featuring materials of wood siding, plaster and a concrete base. Staff finds that the massing of this chimney as well as proposed materials are appropriate and do not create a false sense of history. Staff finds this request appropriate.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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CONCEPTUAL 3D VIEW



12-21-15

TULLIS RESIDENCE RENOVATIONS
521 WICKES
SAN ANTONIO, TX 78210











F

D

1

3

A

OWNER:

OWNER REPRESENTATIVE:

GENERAL CONTRACTOR:

ARCHITECT:

PROJECT ADDRESS:
512 WICKES ST.
SAN ANTONIO, TX 78210

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAY REQ'D	AIR FREEZING INDEX	MEAN ANNUAL TEMP
5 PSF	SPEED	TOPO EFFECTS	A	WEATHERING	FROST LINE DEPTH	TERMITE	30°	NO	16	68.7°
	115 MPH	NO		NEGLIGIBLE	0	MODERATE TO HEAVY				

BUILDING / DWELLING CODE:	IRC 2015	SQUARE FOOTAGE CALCULATION		OCCUPANCY CLASSIFICATION:	R3
STRUCTURAL CODE:	IRC 2009			CONSTRUCTION TYPE:	TYPE V
PLUMBING CODE:	IPC 2015	1ST FLOOR (EXISTING):	1,475 SF		
ELECTRICAL CODE:	NEC 2014				
MECHANICAL CODE:	IMC 2015	1ST FLOOR (ADDITION):	377 SF		
FUEL GAS CODE:	IFGC 2015	DECK (ADDITION):	252 SF		
ENERGY CODE:	IECC 2008 WITH ASHRAE STANDARD 90.1-1999	TOTAL:	2,104 SF		

G-001	COVER SHEET
A-100	SITE PLAN
D-101	EXISTING / DEMOLITION
A-101	FIRST FLOOR PLAN
A-103	REFLECTED CEILING PLANS
A-104	ROOF / FOUNDATION PLAN
A-201	EXTERIOR ELEVATION
A-301	SECTIONS / DETAILS

CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO PROPERTY LINE DIMENSIONS, SETBACK, EASEMENTS, RESTRICTIONS, EXACT LOCATION OF ALL CONSTRUCTION BOTH EXISTING AND NEW, DRIVEWAYS, WALKS, UTILITIES, GRADES AND DRAINAGE. SHOULD ANY QUESTION OR DISCREPANCY ARISE PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY PROPER AUTHORITY FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.

ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATION. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO WATER AND SEWER FEES, DRIVEWAY AND SIDEWALK FEES, ETC. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLAN ARE BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

THE WORK AREA IS TO BE KEPT CLEAN AND ORDERLY AT ALL TIMES. REFUSE AND DEBRIS SHALL BE REMOVED ON A REGULAR BASIS.

INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS UNLESS OTHERWISE NOTED BY "CLEAR" OR "HOLD". NOTIFY PROPER AUTHORITY OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.

ALL WOOD BLOCKING TO BE FIRE RETARDANT FOR TYPE I, II, OR III CONSTRUCTION.

DOOR HARDWARE: HANDLES, KNOBS, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE THE FLOOR OR GROUND SURFACE AND SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND, AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR SEVERE TWISTING TO OPERATE. THE FORCE REQUIRED TO OPERATE DOOR HARDWARE SHALL BE NO GREATER THAN FIVE POUNDS. PREFERRED DESIGNS INCLUDE, BUT ARE NOT LIMITED TO LEVER OPERATED MECHANISM, PUSH TYPE MECHANISMS AND U-SHAPED HANDLES.

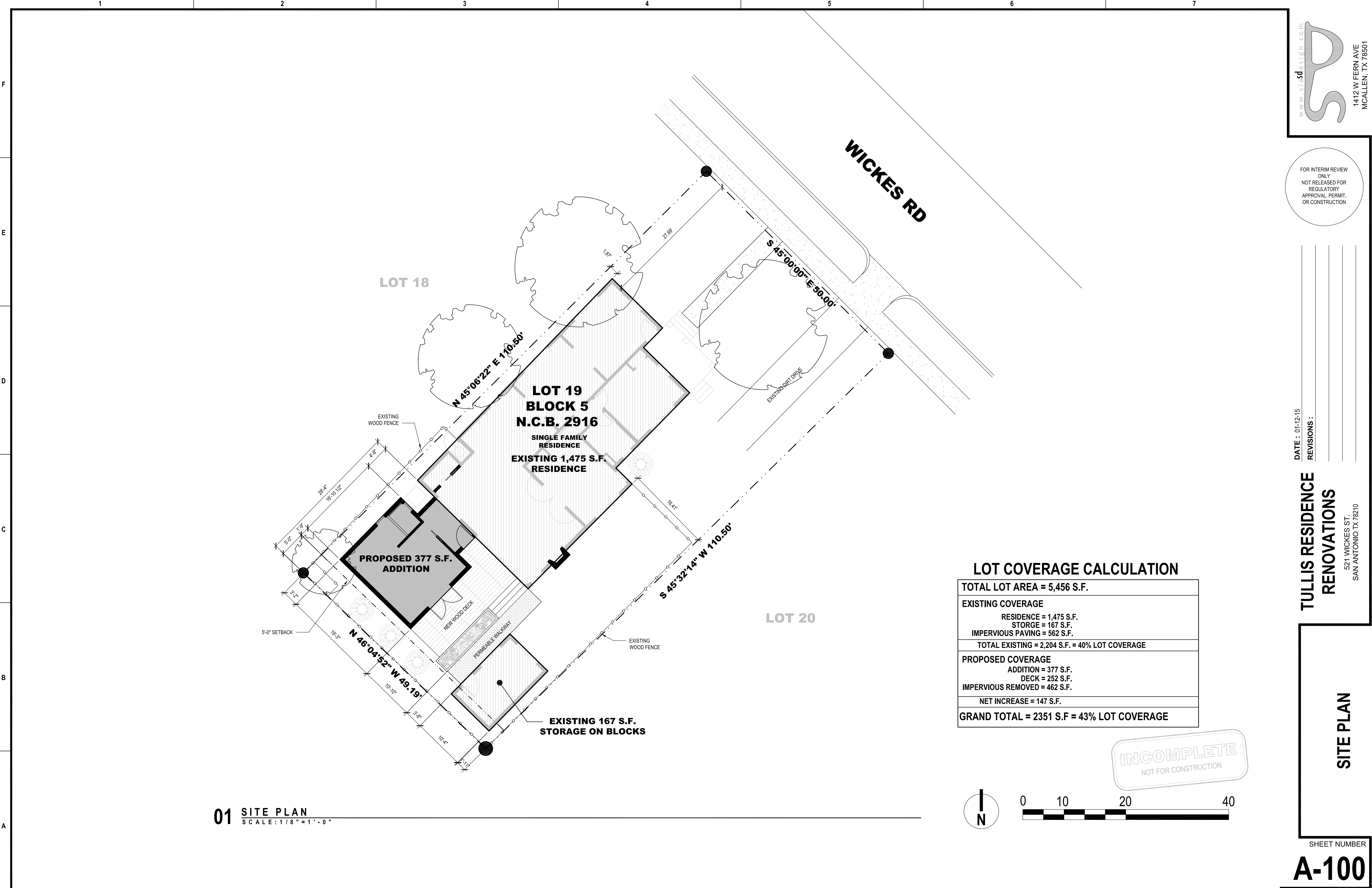
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APPROVAL, PERMIT,
OR CONSTRUCTION

TULLIS RESIDENCE

COVER SHEET

SHEET NUMBER

G-001

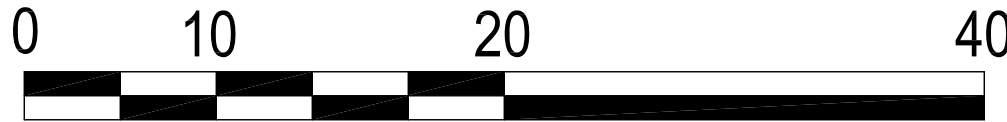
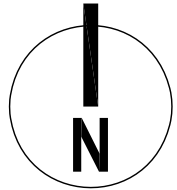


01 SITE PLAN
SCALE: 1/8" = 1'-0"

LOT COVERAGE CALCULATION

TOTAL LOT AREA = 5,456 S.F.
EXISTING COVERAGE RESIDENCE = 1,475 S.F. STORGE = 167 S.F. IMPERVIOUS PAVING = 562 S.F. TOTAL EXISTING = 2,204 S.F. = 40% LOT COVERAGE
PROPOSED COVERAGE ADDITION = 377 S.F. DECK = 252 S.F. IMPERVIOUS REMOVED = 462 S.F. NET INCREASE = 147 S.F.
GRAND TOTAL = 2351 S.F. = 43% LOT COVERAGE

INCOMPLETE
NOT FOR CONSTRUCTION



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OR CONSTRUCTION

DATE : 01-12-15

REVISIONS :

TULLIS RESIDENCE
RENOVATIONS

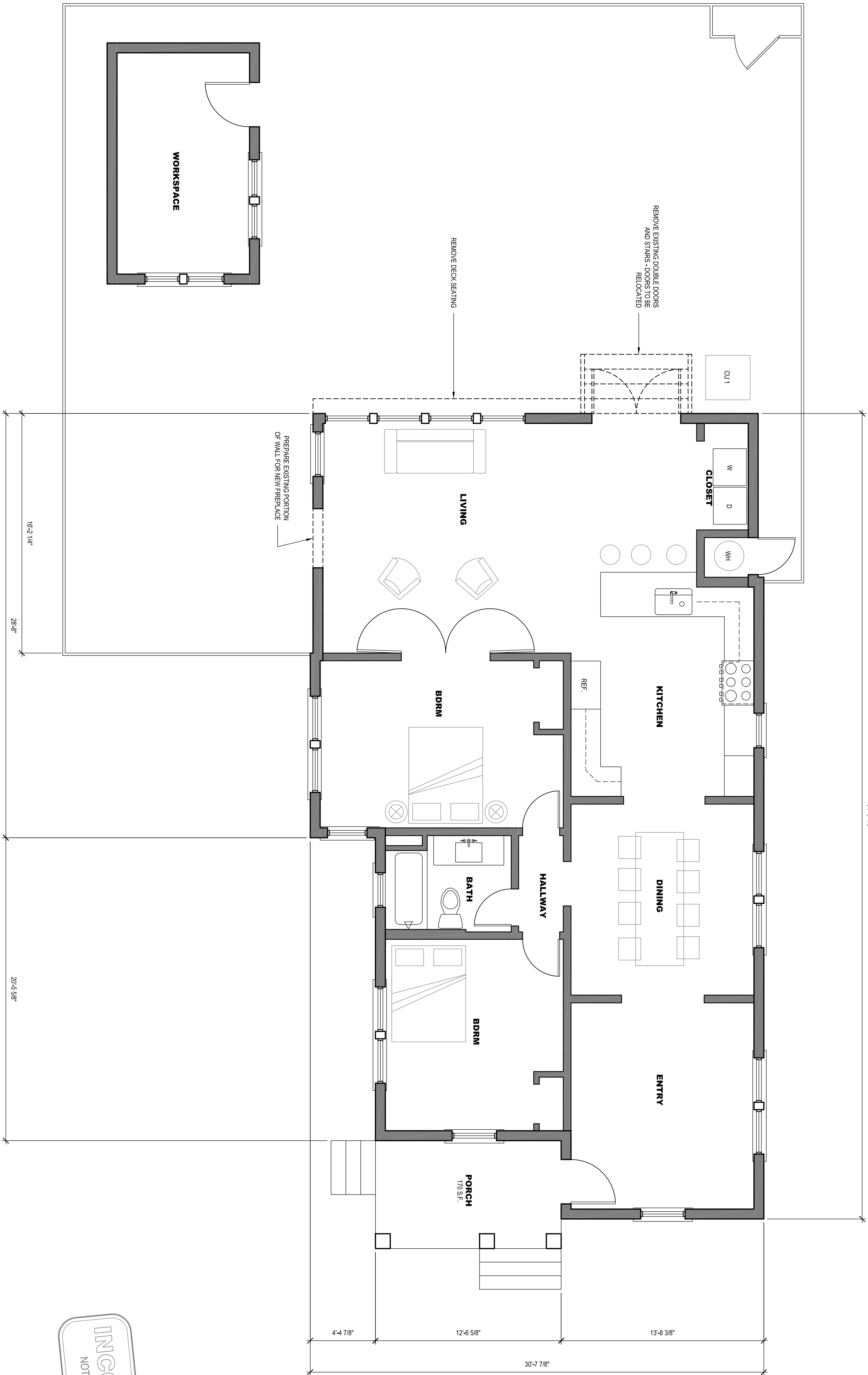
521 WICKES ST.
SAN ANTONIO TX 78210

SITE PLAN

SHEET NUMBER

A-100

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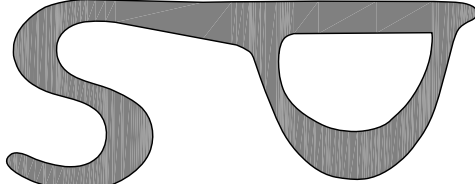


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01 EXISTING / DEMOLITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

www.siasddesign.com



1412 W FERN AVE
MCALLEN, TX 78501

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DATE : 12-21-15

REVISIONS :

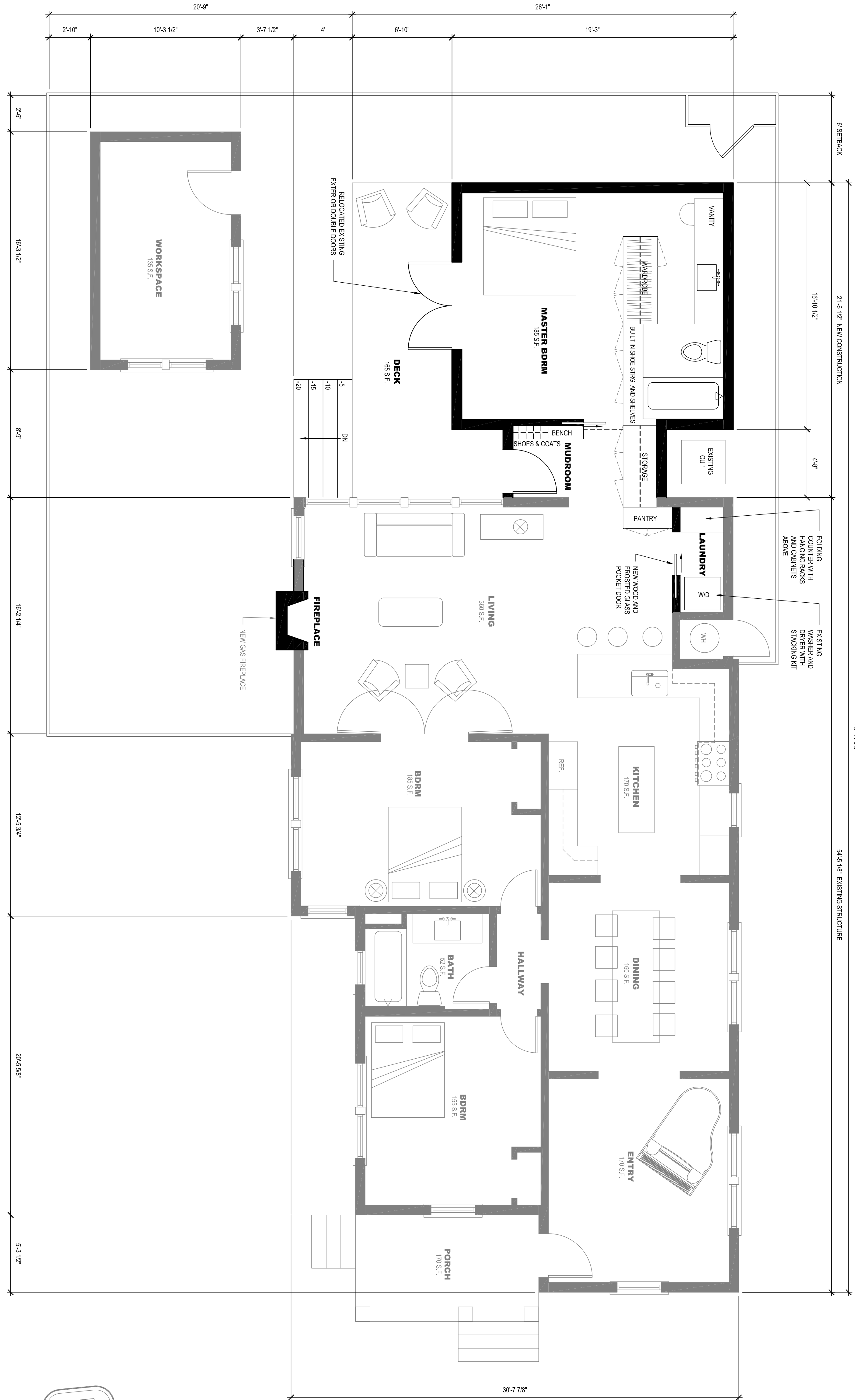
TULLIS RESIDENCE
RENOVATIONS

521 WICKES ST.
SAN ANTONIO TX 78210

EXISTING / DEMO PLAN

SHEET NUMBER

D-100



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PROPOSED PLAN

TULLIS RESIDENCE
RENOVATIONS

521 WICKES ST.
SAN ANTONIO TX 78210

DATE : 12-21-15

REVISIONS :

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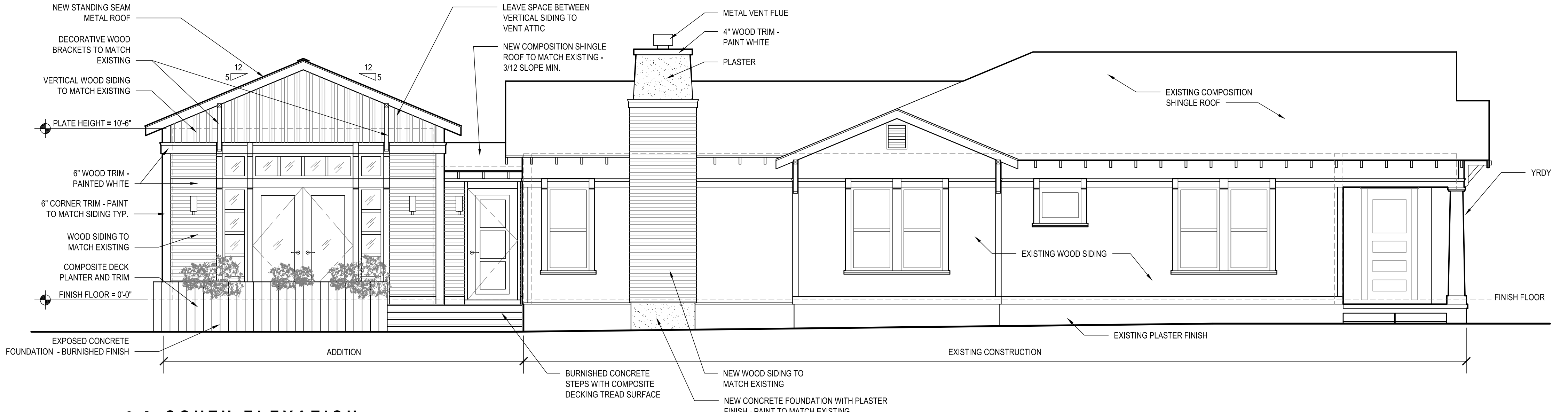
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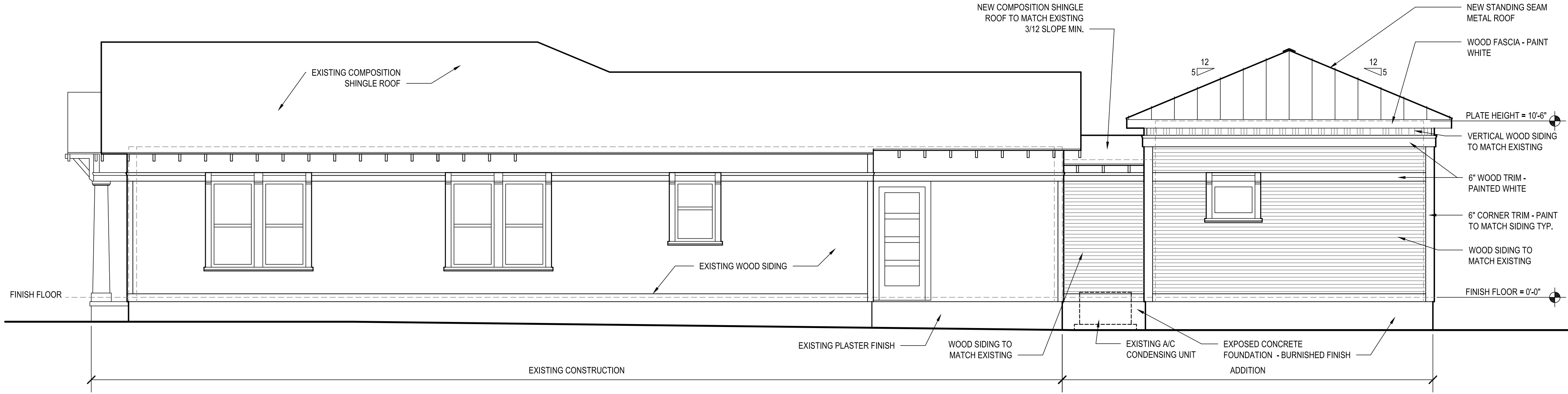
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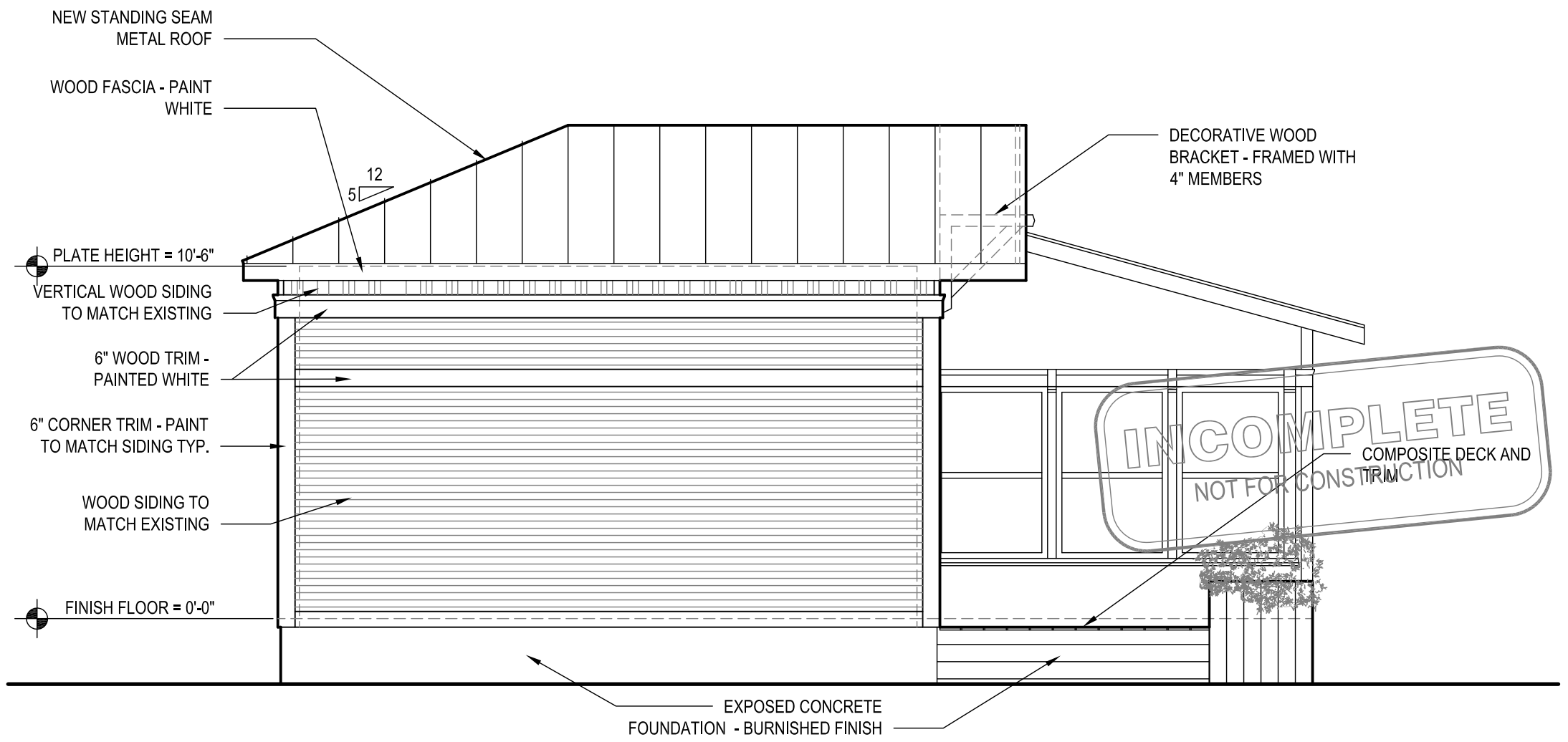
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01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



03 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS :

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SAN ANTONIO TX 78210

EXTERIOR ELEVATIONS

SHEET NUMBER