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.:

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:

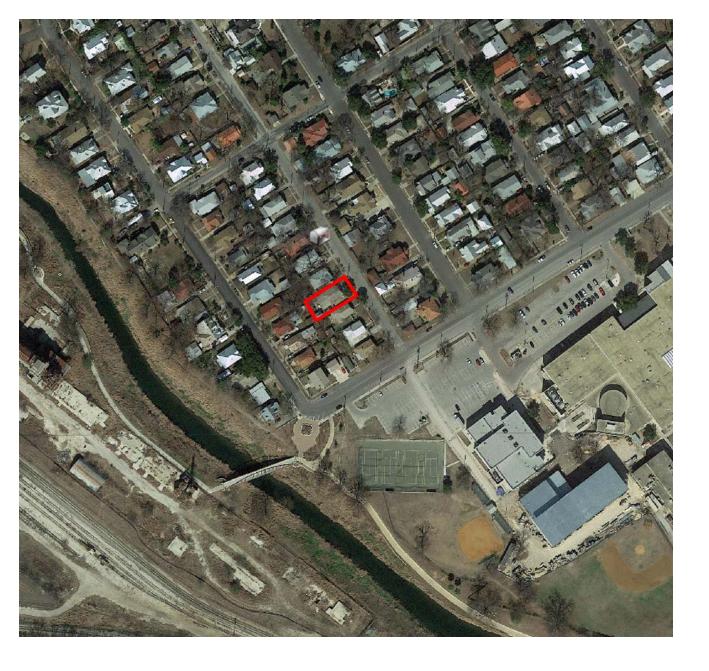
- a. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic 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

Printed: Jan 12, 2016

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CONCEPTUAL 3D VIEW













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ADDITIONS AND RENOVATIONS TO A-101

PLANS ROOF / FOUNDATION

INDEX OF DRAWINGS

COVER SHEET

EXISTING / DEMOLITION

FIRST FLOOR PLAN

REFLECTED CEILING

SITE PLAN

PLAN **EXTERIOR ELEVATIONS**

SECTIONS / DETAILS

521 WICKES ST. **SAN ANTONIO, TX 78210**

TULLIS RESIDENCE

OWNER:

AMY TULLIS 521 WICKES ST. SAN ANTONIO, TX 78210 302.222.0337 CONTACT: AMY TULLIS

OWNER REPRESENTATIVE:

GINGER ARDID 1115 S. ALAMO ST. SAN ANTONIO, TX 78210 210.414.2929 **CONTACT: GINGER ARDID**

GENERAL CONTRACTOR:

T.B.D.

ARCHITECT:

SIAS DESIGN 1412 FERN AVE McALLEN, TX 78501 817.456.2302 CONTACT: CHRIS SIAS

SYMBOLS LEGEND

CENTERLINE

DOOR TAG (XX)

EQUIPMENT TAG X

WINDOW TAG XX

ROOM TAG NAME

SECTION DETAIL

ELEVATION TAG

BUILDING SECTION

DETAIL

CAST IN PLACE

CIRCUMFERENCE

CONCRETE MASONRY UNIT

CASED OPENING, CLEAN-OUT

DEMOLISH(ED), DEMOLITION

DRINKING FOUNTAIN

COMPRESS(ED)(ION)(IBLE)

COMPOSITE

CONTRACT(OR)

COORDINATE(ION

CONCRETE

CORRIDOR

CASEMENT

COUNTER

DIAGONAI

DIMENSION

DISPENSER

DOWNSPOUT

EXPANSION BOLT

EXTERIOR CEMENTITIOUS

EACH FACE, EXHAUST FAN

ELEVATION, ELEVATOR

ETHYLENE PROPYLENE

DIENE MONOMER ROOFING

COATING SYSTEM

EXTERIOR INSULATION

FINISH SYSTEM

EXPANSION JOINT

ELECTRIC(AL)

EQUIPMENT

DISTANCE

DRAWER

EACH

CERAMIC TILE

CONTROL JOIN

CENTER LINE

CEILING

COMP

D DEMO

DIAG DIM DISP DIST

DWR

ECCS

EIFS

EQUIP

		AB	BR	EVIATIONS			
В	ANCHOR BOLT, AIR BARRIER		EW	EACH WAY		OPPHD	OPPOSITE HAND
BV	ABOVE		EWC	ELECTRIC WATER		OCEW	ON CENTER EACH WAY
C	AIR CONDITIONING			COOLER	_	_	
.CC	ACCESSIBLE		EXH	EXHAUST	Р	P	PAINTED
CM	ASBESTOS CONTAINING MATERIAL		EXG	EXISTING		PAR	PARALLEL
COUST	ACOUSTICAL		EXP	EXPOSED, EXPANSION		PART	PARTITION
CT	ACOUSTICAL CEILING TILE		EXT	EXTERIOR, EXTERNAL		PCC	PRECAST CONCRETE
CU	AIR CONDITIONING UNIT					PERF	PERFORATE(D)(ION)
DA	AMERICAN DISABILITIES ACT	F	FD	FLOOR DRAIN		PERP	PERPENDICULAR
DD	ADDENDUM		FE	FIRE EXTINGUISHER		PG	PIPE GUARD
DDL	ADDITIONAL		FEC	FIRE EXTINGUISHER CABINET		PL	PLATE, PROPERTY LINE
DJ	ADJUSTABLE, ADJACENT		FF	FINISH FLOOR		PLAM	PLASTIC LAMINATE
ESS	ARCHITECTURAL EXPOSED		FFE	FINISH FLOOR ELEVATION		PLAS	PLASTER, PLASTIC
	STRUCTURAL STEEL		FIN	FINISH(ED)		PLYWD	PLYWOOD
FF	ABOVE FINISH FLOOR		FIXT	FIXTURE		PREP	PREPARE(ATION)
HU · -	AIR HANDLING UNIT		FL	FLUSH		PROJ	PROJECT
LT	ALTERNATE		FLASH	FLASHING		PSI	POUNDS PER SQUARE INCH
LUM	ALUMINUM		FLEX	FLEXIBLE		PT	POINT, PORCELAIN TILE
NCHOR	ANCHORAGE, ANCHORED		FLR	FLOOR(ING)		PTDR	PAPER TOWEL DISPENSER
NOD	ANODIZED		FLUOR	FLUORESCENT			AND RECEPTACLE
P	ACCESS PANEL		FND	FOUNDATION		PVC	POLYVINYLCHLORIDE
PC	ARCHITECTURAL PRECAST		FOC	FACE OF CONCRETE		PVMT	PAVEMENT
	CONCRETE		FR	FRAME			
PPROX	APPROXIMATELY		FRP	FIBERGLASS REINFORCED	Q	QT	QUARRY TILE
RCH	ARCHITECT (URAL)			PANEL			
SPH	ASPHALT		FT	FOOT	R	R	RADIUS
UTO	AUTOMATIC(ALLY)		FTG	FOOTING		RA	RETURN AIR
VE	AVERAGE		FURR	FURRING, FURRED		RB	RESILIENT BASE
			FLD	FIELD		RCP	REFLECTED CEILING PLAN
С	BOTTOM OF CURB					RD	ROOF DRAIN
D_	BOARD	G	GA	GAUGE		REBAR	REINFORCING BAR
FF	BELOW FINISH FLOOR		GALV	GALVANIZED		REF	REFERENCE
LDG	BUILDING		GB1	GRAB BAR 1		REFL	REFLECT(ED)(IVE)(OR)
LKG	BLOCKING		GYP	GYPSUM		REFRIG	REFRIGERATOR, REFRIGERATION
M(S)	BEAM(S)		GWB	GYPSUM WALL BOARD		REINF	REINFORCE(D)(ING)
os	BOTTOM OF STEEL		GF	GROUND FACE,		REQD	REQUIRED
OT	BOTTOM			GOVERNMENT FURNISHED		RES	RESILIENT
PL	BEARING PLATE		GI	GOVERNMENT INSTALLED		RET	RETURN
RK	BRICK					REV	REVISE(D), REVISION, REVEAL
S	BOTH SIDES	Н	HC	HANDICAP		RFG	ROOFING
SMT	BASEMENT		HB	HOSE BIB		RFL	REFLECT(ED)(IVE)(OR)
SPL	BACKSPLASH		HDWD	HARD WOOD		RH	RIGHT HAND
UR	BUILT-UP ROOFING		HDR	HEADER		RLG	RAILING
W	BOTTOM OF WALL		HDWR	HARDWARE		RM	ROOM
			HM	HOLLOW METAL		RO	ROUGH OPENING
AB	CABINET		HORIZ	HORIZONTAL(LY)		ROW	RIGHT OF WAY
В	CATCH BASIN		HT	HEIGHT		RTU	ROOF TOP UNIT
EM	CEMENT		HVAC	HEATING/VENTILATING			
ER	CERAMIC			/AIR CONDITIONING	S	S	SOUTH
F	CUBIC FEET		HFE	HALON FIRE		SAP	SUSPENDED ACCOUSTICAL PANEL
FMF	COLD FORMED METAL FRAMING		-	EXTINGUISHER		SC	SOLID CORE, SCALE
FT	CERAMIC FLOOR TILE					SCHED	SCHEDULE
G	CORNER GUARD	ı	ID	INSIDE DIAMETER		SAN SWR	SANITARY SEWER
HAN	CHANNEL		İN	INCH		SEC	SECTION
HAM	CHAMFER		INCL	INCLUDE(D)(ING)		SF	SQUARE FEET
l	CONTRACTOR INSTALLED,		INSUL	INSULATED/ÎNSULATION		SHT(S)	SHEET(S)
	CAST IRON		INT	INTERIOR		SIM	SIMILAR

INVERT

KITCHEN

LADDER

LINEAR LIGHT(S)

LOUVÈR

MASONRY

MATERIAL

MEMBRANE

MINIMUM

MT/MTD MOUNT/MOUNTED

METAL LATH MASONRY OPENING

MISCELLANEOUS

MASONRY VENEER

NOT APPLICABLE

NOT IN CONTRACT

NOISE REDUCTION COEFFICIENT

NUMBER

NORTHWEST

ON CENTER

OVERHEAD

OPENING

OUTSIDE DIAMETER

EXPANSION JOINT

MECHANICAL/

MATCH EXISTING

LONG LEG HORIZONTAL

ELECTRICAL/PLUMING

LONG LEG VERTICAL

LAMINATE(D)

LAVATORY

K KIT

L LAD

LAV

LIN LT(S)

MEMB

O OC

OPP

SPECIFICATION(S)

STAINLESS STEEL

STORM DRAIN

STRUCTURE(AL)

TFRRAZZO BASE

TOP OF CURB

TOP OF PIER

TOP OF STEEL

TOP OF WALL

UNIT VENTILATOR

VINYL ASBESTOS TILE

VERTICAL

VESTIBULE VERIFY IN FIELD

VENT THRU ROOF

WATER CLOSET

WINDOW

YARD

WALL HUNG

WIRE MOULD

WATERPROOFING

WORKING POINT

WATER RESISTANT

WELDED WIRE MESH

WASH STATION

VAPOR RETARDER BARRIER

VINYL COMPOSITION TILE

TO BE DETERMINED

TOP OF MASONRY

TEMPORARY, TEMPERATURE

TOILET PAPER DISPENSER

UNLESS NOTED OTHERWISE

STORAGE

SURFACE

SYSTEM

SUSPENDED

SPRINKLER

SPECIAL

SQUARE

SPKR

STOR

SUSP

VEST

WWM

Y YD

SYS



REGIONAL DESIGN CRITERIA

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
	SPEED	TOPO EFFECTS	A	WEATHERING	FROST LINE DEPTH	TERMITE	30°	NO		
5 PSF	115 MPH	NO		NEGLIGIBLE	0	MODERATE TO HEAVY			16	68.7°

CODE CRITERIA

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

PROJECT NOTES:

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.

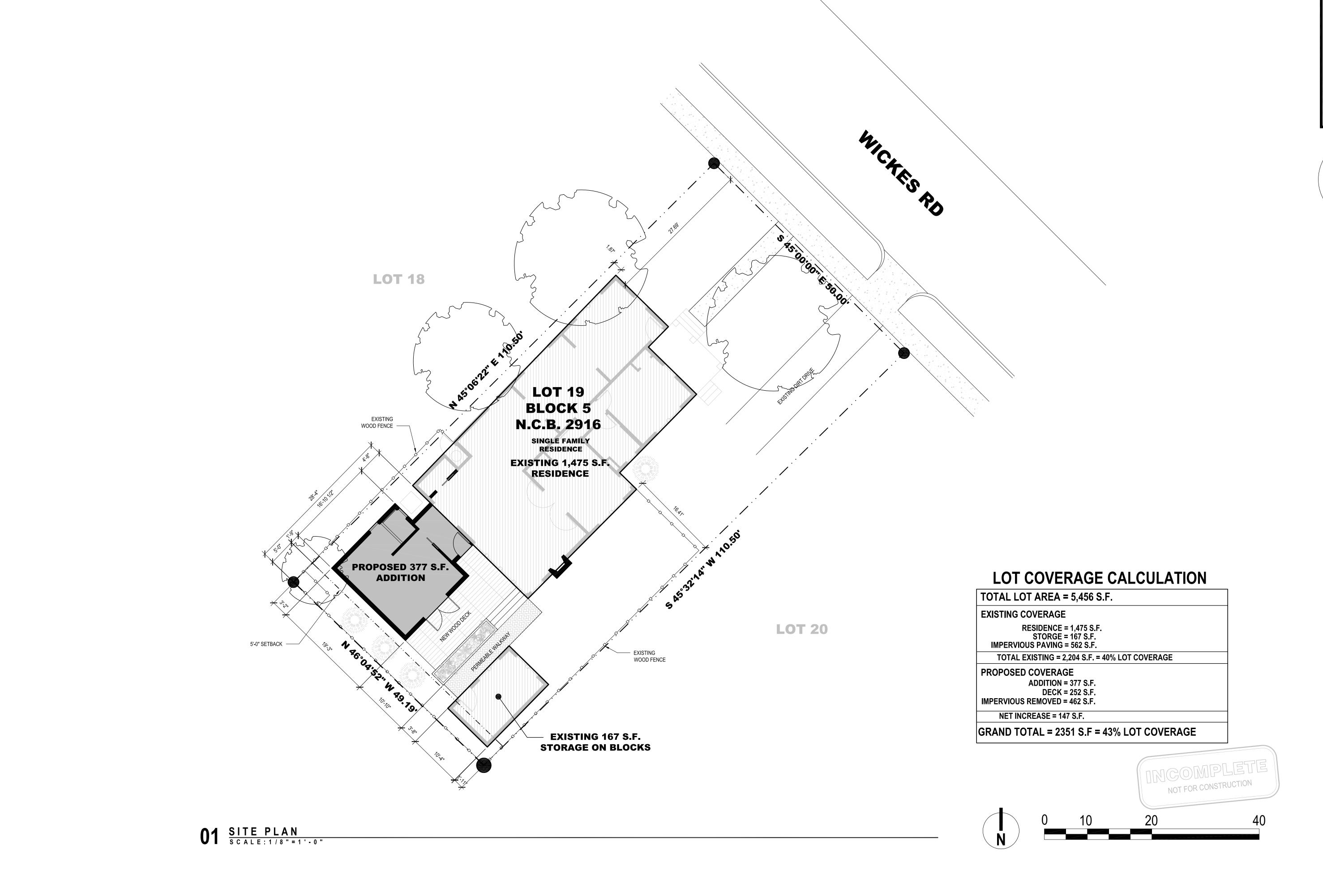
ALL DIMENSIONS ARE TAKEN FROM FACE OF STUDS UNLESS OTHERWISE NOTED BY "CLEAR" OR "HOLD". NOTIFY PROPER AUTHORITY OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.

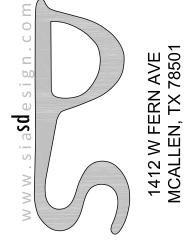
ALL WOOD BLOCKING TO BE FIRE RETARDANT FOR TYPE I, II, OR III CONSTRUCTION.

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 SHAIL 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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COVER





FOR INTERIM REVIEW
ONLY
NOT RELEASED FOR
REGULATORY
APPROVAL, PERMIT,
OR CONSTRUCTION

01-12-15 NS:

DATE: 01-12-15

REVISIONS:

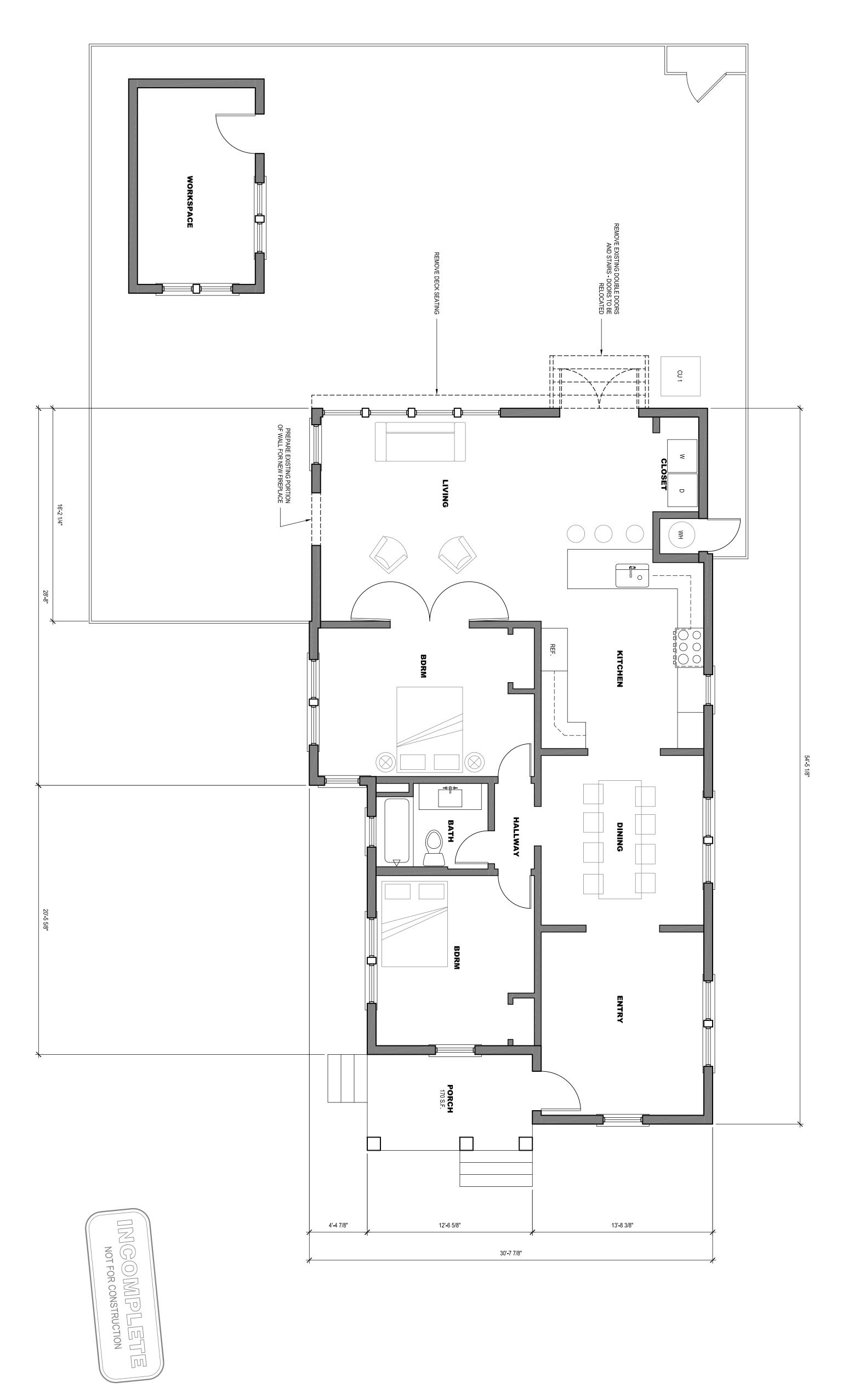
TULLIS RESIDENCE RENOVATIONS

SITE PLAN

SHEET NUMBER

A-100

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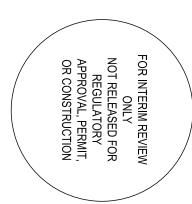
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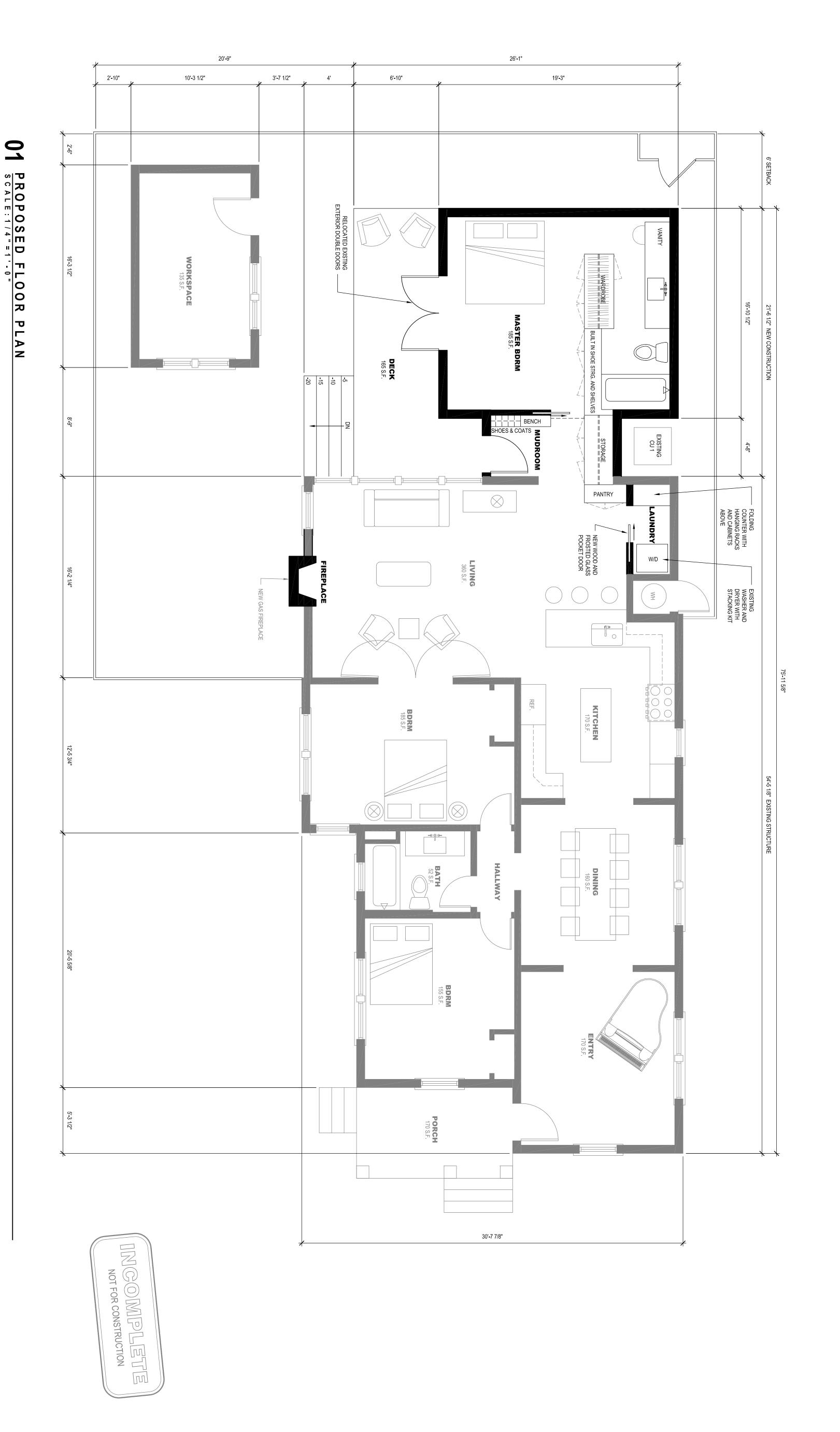
TULLIS RESIDENCE RENOVATIONS

REVISIONS: 521 WICKES ST. SAN ANTONIO TX 78210

DATE: 12-21-15







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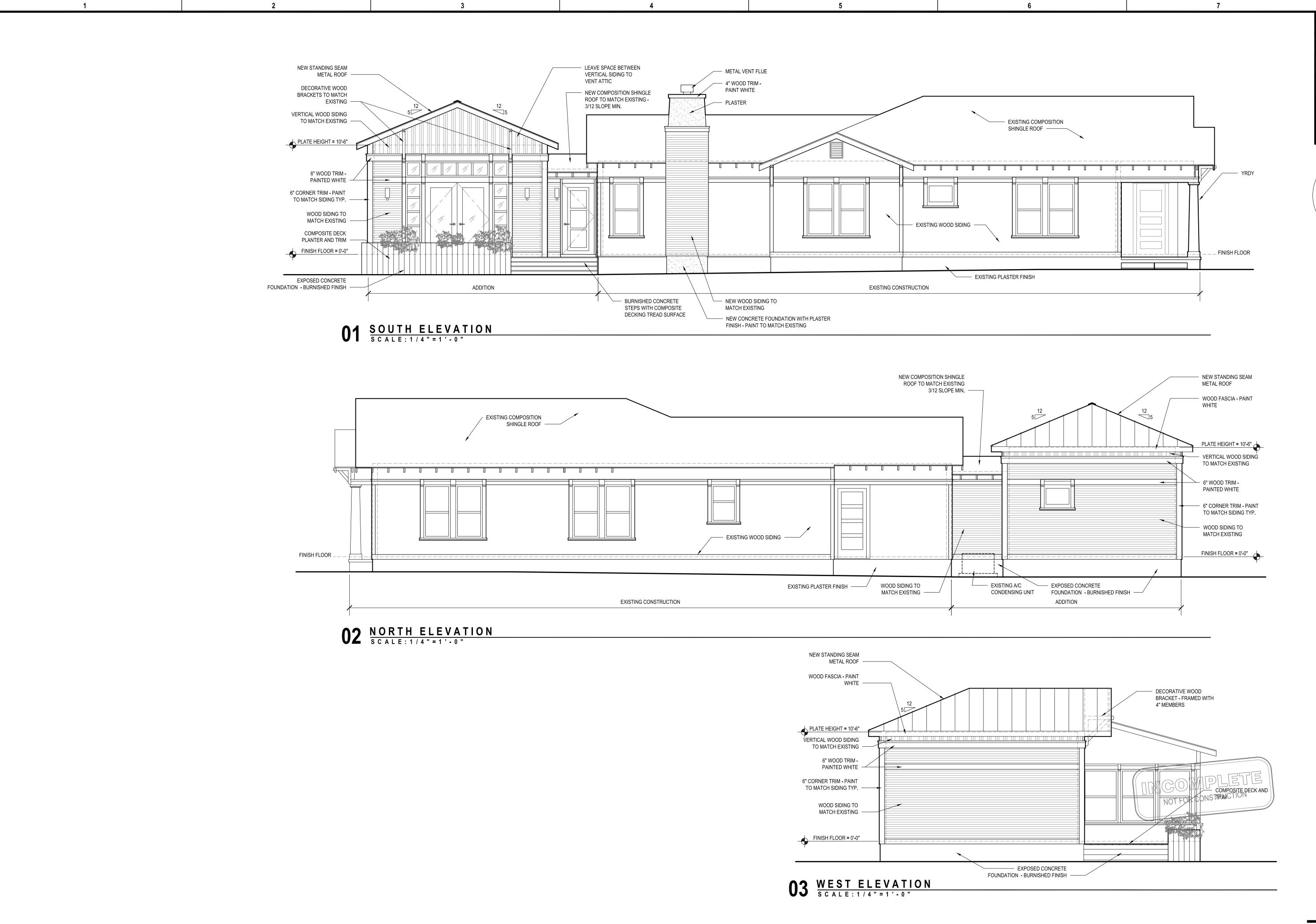
TULLIS RESIDENCE
RENOVATIONS

521 WICKES ST.
SAN ANTONIO TX 78210

DATE: 12-21-15
REVISIONS:







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TULLIS RESIDENCE RENOVATIONS

EXTERIOR ELEVATIONS

SHEET NUMBER