

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 2

HDRC CASE NO: 2016-153
ADDRESS: 204 WICKES
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT W IRR 57.55 FT OF 2
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: James Ramirez
OWNER: James Ramirez
TYPE OF WORK: Construction of a front porch
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a full width front porch at 204 Wickes.

APPLICABLE CITATIONS:

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on April 26, 2016. The committee members present noted that the proposed porch was compatible with the style of the house and followed examples from nearby historic homes.
- b. The structure at 204 Wickes was constructed circa 1925 with Craftsman influences. It is a duplex that features traditional architectural elements, a side-gabled, composition shingle roof and wood siding. A small, shed-roofed porch is supported by two wrought iron columns. This porch does not appear original, but according to Sanborn Maps, a small porch with a similar footprint was original located on the front façade.
- c. The applicant has proposed to construct a full width front porch with a total depth of twelve (12) feet, the depth of the existing front stoop. The applicant has noted that the existing stoop will remain. Staff finds the applicant's proposed porch depth appropriate.
- d. In regards to detailing and materials, the applicant has proposed to use asphalt shingles to match the existing, wood siding to match the existing, simple wood railings, wood lattice skirting and 8" x 8" wood columns. The applicant has proposed for the porch's roof slope to match that of the original structure, however, the roof will extend from beneath the original structure's roof overhang. Staff finds both the applicant's proposed materials as well as the proposed roof form appropriate.
- e. Staff finds that the proposed front porch design is one of simple detailing and includes elements that do not

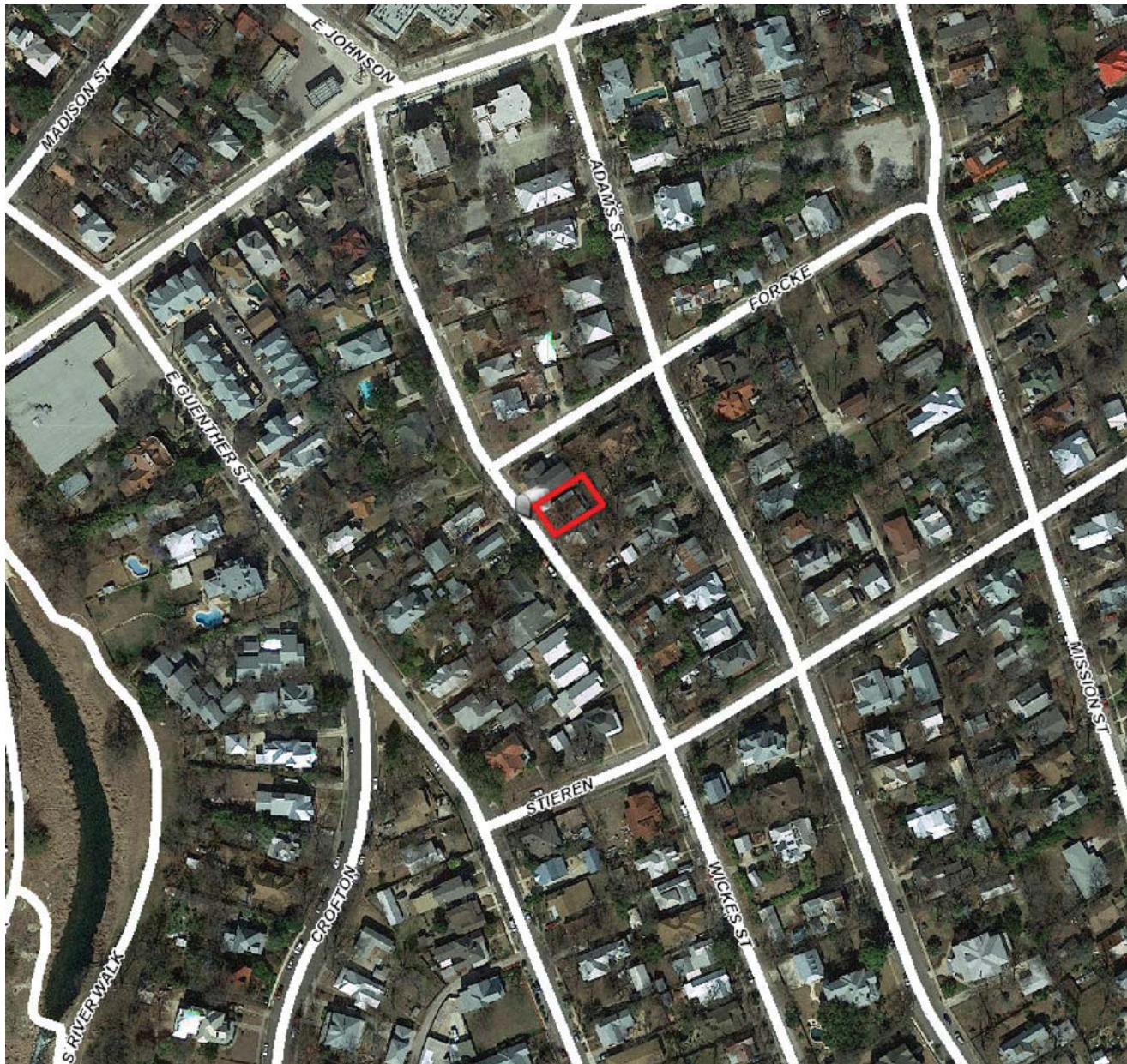
detract from the architectural integrity of the structure at 204 Wickes or the integrity of the surrounding historic structures. Staff finds the applicant's proposal appropriate.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall

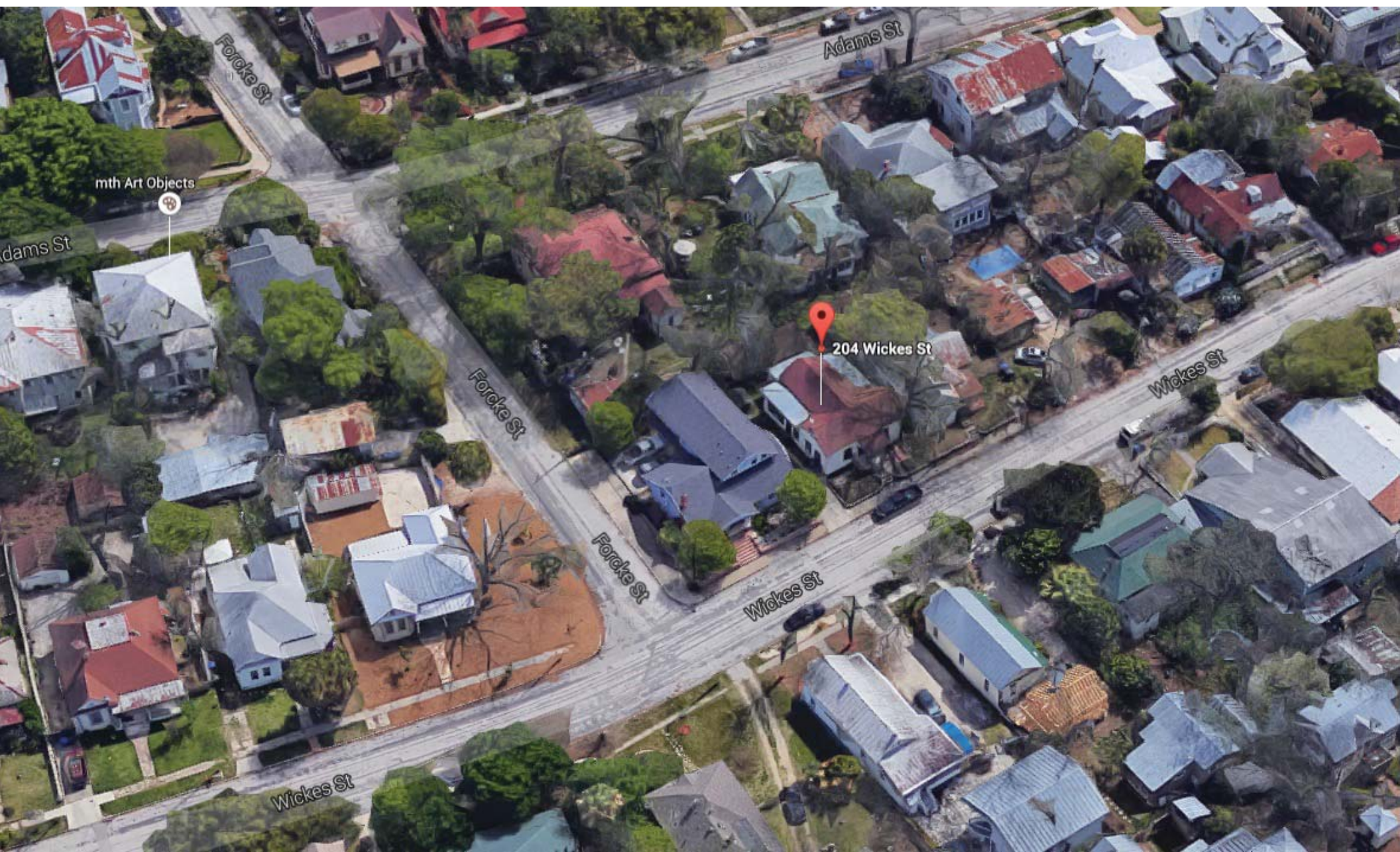


Flex Viewer

Powered by ArcGIS Server

Printed: Apr 25, 2016

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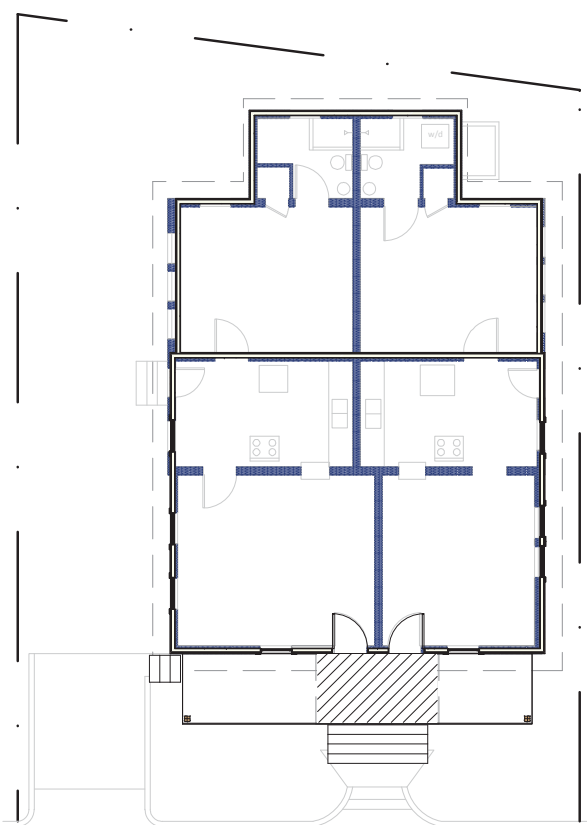
Mr. James Ramirez would like to extend the existing porch. The addition will marry with the original style of the home and allow their home to fit their growing needs.



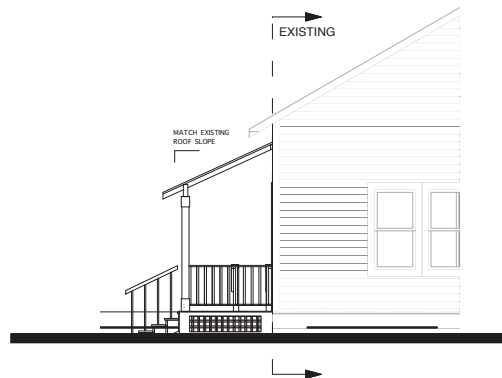




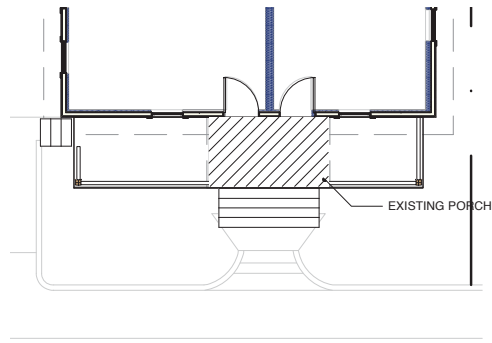




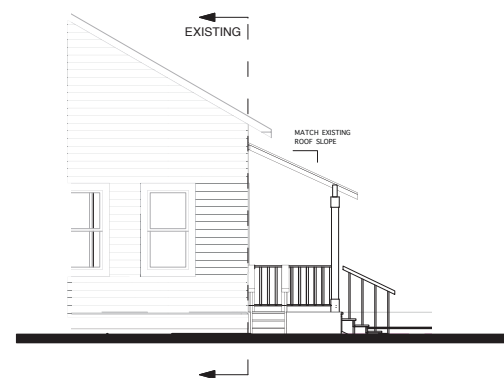
5 SITE PLAN
A1 3/32"=1'-0"



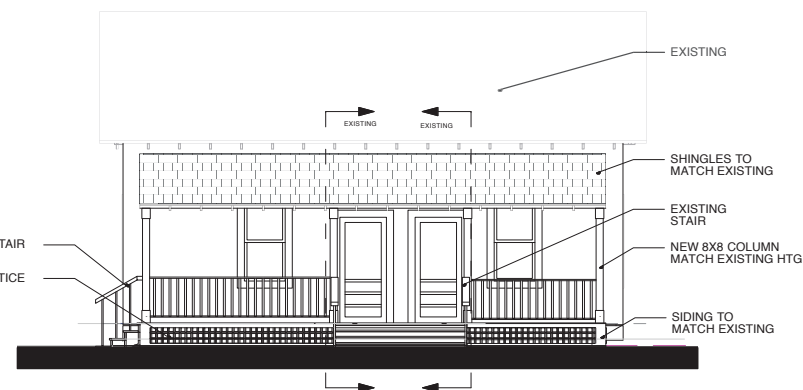
3 RIGHT VIEW
A1 1/8"=1'-0"



4 FLOOR PLAN
A1 3/32"=1'-0"



2 LEFT VIEW
A1 1/8"=1'-0"



1 FRONT
A1 3/32"=1'-0"

DATE ISSUED: 04/15/2016

DWD. NO.

204 WICKES

SHEET

A1

REV

Aa

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1 FRONT VIEW
A3

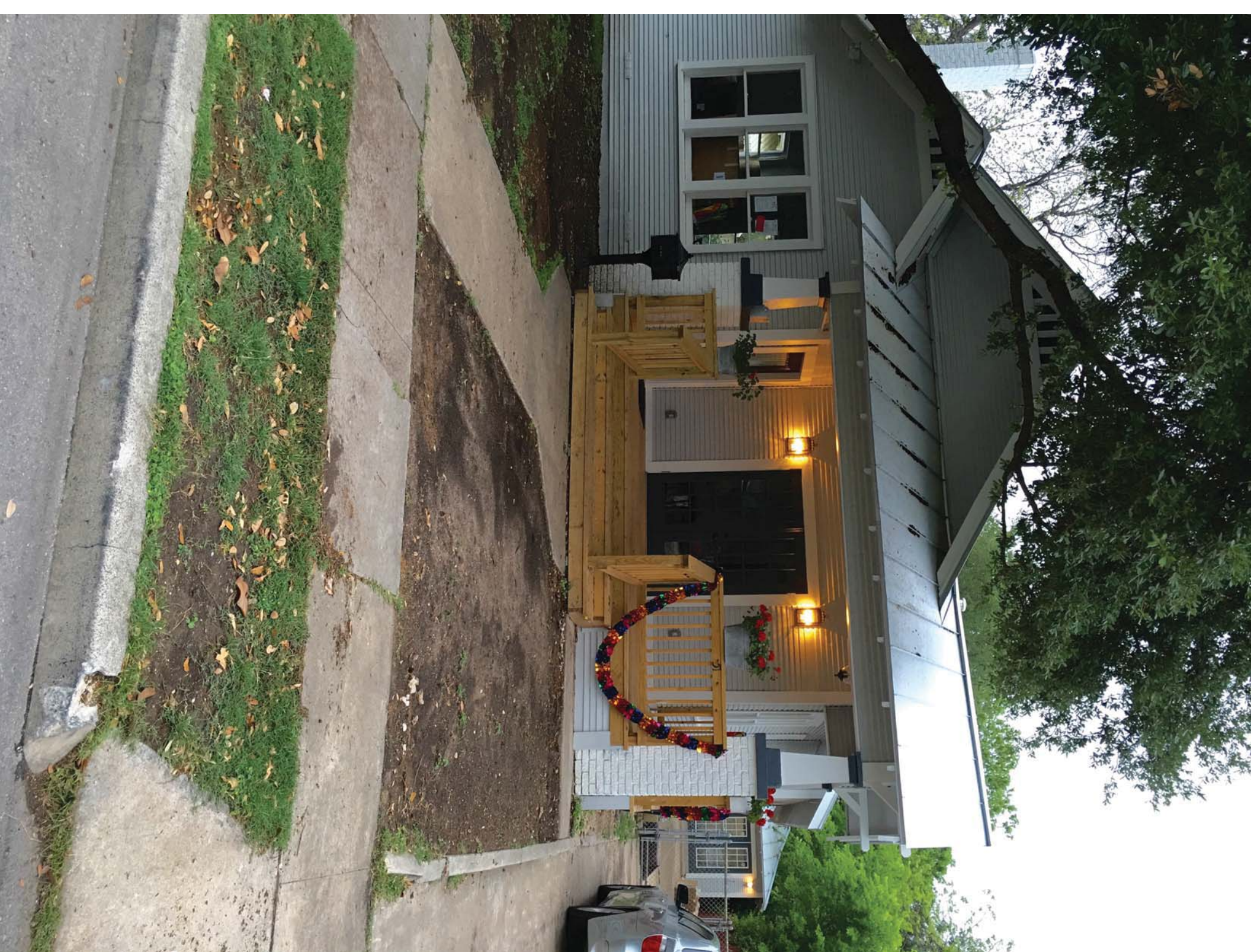
DATE ISSUED: 04/15/2016

DWD. NO. **204 WICKES**

SHEET **A3**

REV **Aa**

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CONSTRUCTION, PERMITTING















CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 4-26-16 HDRC Case# _____

ADDRESS: 204 Wickes Meeting Location: Pecan Rm.

APPLICANT: James Ramirez

DRC Members present: John Laffoon, Michael Guarino, Desiree Salmeron,

Staff present: Cory Edwards Kent Brittain.

Others present: _____

REQUEST: Front Porch addition.

COMMENTS/CONCERNS: Wants to follow examples found in
other houses. It's a simple addition that does not
distract. Column details are simplified. Porch will be
built over and around concrete steps. Porch railing follows
recommendations. Staff will research original conditions.

COMMITTEE RECOMMENDATION: APPROVE [☒] DISAPPROVE [☐]
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

4/26/16

Date