HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 13

HDRC CASE NO:	**2016-179**
ADDRESS:	130 WICKES
LEGAL DESCRIPTION:	NCB 931 BLK 1 LOT 29
ZONING:	RM4 H HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	McDonald Rent House
APPLICANT:	Adan Ochoa/ AO Design
OWNER:	Texas All Cash
TYPE OF WORK:	Construction of a rear addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing vinyl siding with wood siding.
2. Replace the existing vinyl windows with wood windows.
3. Replace the existing composition shingle roof with a new shingle roof.
4. Reconstruct the rear deck.
5. Construct an addition at the rear of the primary historic structure.
6. Install a concrete driveway.
7. Install a new front door.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies and Porte-Cocheres

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.

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.

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 M aintenance 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.

FINDINGS:

a. On March 28, 2016, an Administrative Certificate of Appropriateness was issued to construct a rear addition, install two fixed windows at the rear of the primary historic structure and to construct a new deck at the rear of the primary historic structure to replace an existing deck. Other administrative items such as foundation repair, roof replacement, wood siding repair and fencing have been approved by staff.
b. A stop work order was issued on April 11, 2016, for the construction of an addition that exceeded the square footage of the addition approved by staff. All application fees have been paid.
c. EXTERIOR MAINTENANCE – The applicant has proposed a number of exterior maintenance and repair items such as the replacement of non-original siding and windows with appropriate wood siding and materials. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
d. FRONT DOOR – The applicant has proposed to remove the existing front door and install a new front door with Craftsman elements. Staff finds the replacement of the existing front door appropriate, however the applicant's proposed door is not appropriate for a Folk Victorian house. Staff recommends the applicant propose a new front door to be approved administratively by staff.
e. ROOF – The applicant has proposed to replace the existing shingle roof with a new shingle roof. Staff finds that an architecturally appropriate roof would include a shingle roof or a standing seam metal roof. The applicant's proposal is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.

f. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition that is to feature approximately 200 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature a low sloped shed roof and a wall plane that is consistent with that of the primary historic structure. Staff finds that the applicant's proposed roof form is consistent and provides a distinguishable element to differentiate it from the primary historic strcture.
g. SCALE, MASSING & FORM – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
h. MATERIALS – The applicant has noted that materials for the proposed addition will include a shingle roof, wood siding and wood windows, all to match those of the primary historic structure. This is consistent with the Guidelines for Additions.
i. PORCH – At the rear of the primary historic structure adjacent to the proposed addition, the applicant has proposed to reconstruct a rear deck. The rear deck is simple in massing and the materials are complementary of the primary historic structure. Staff finds this request appropriate.
j. DRIVEWAY – To the west of the primary historic structure, the applicant has proposed to install a new concrete driveway at the location of the existing driveway that is currently in disrepair. According to the Guidelines for Site Elements5.B.i., new driveways should feature materials, widths and designs that are historically found in the district. Staff recommends the applicant install a new ribbon driveway. The applicant should ensure that the proposed driveway is no wider than ten (10) feet in width.

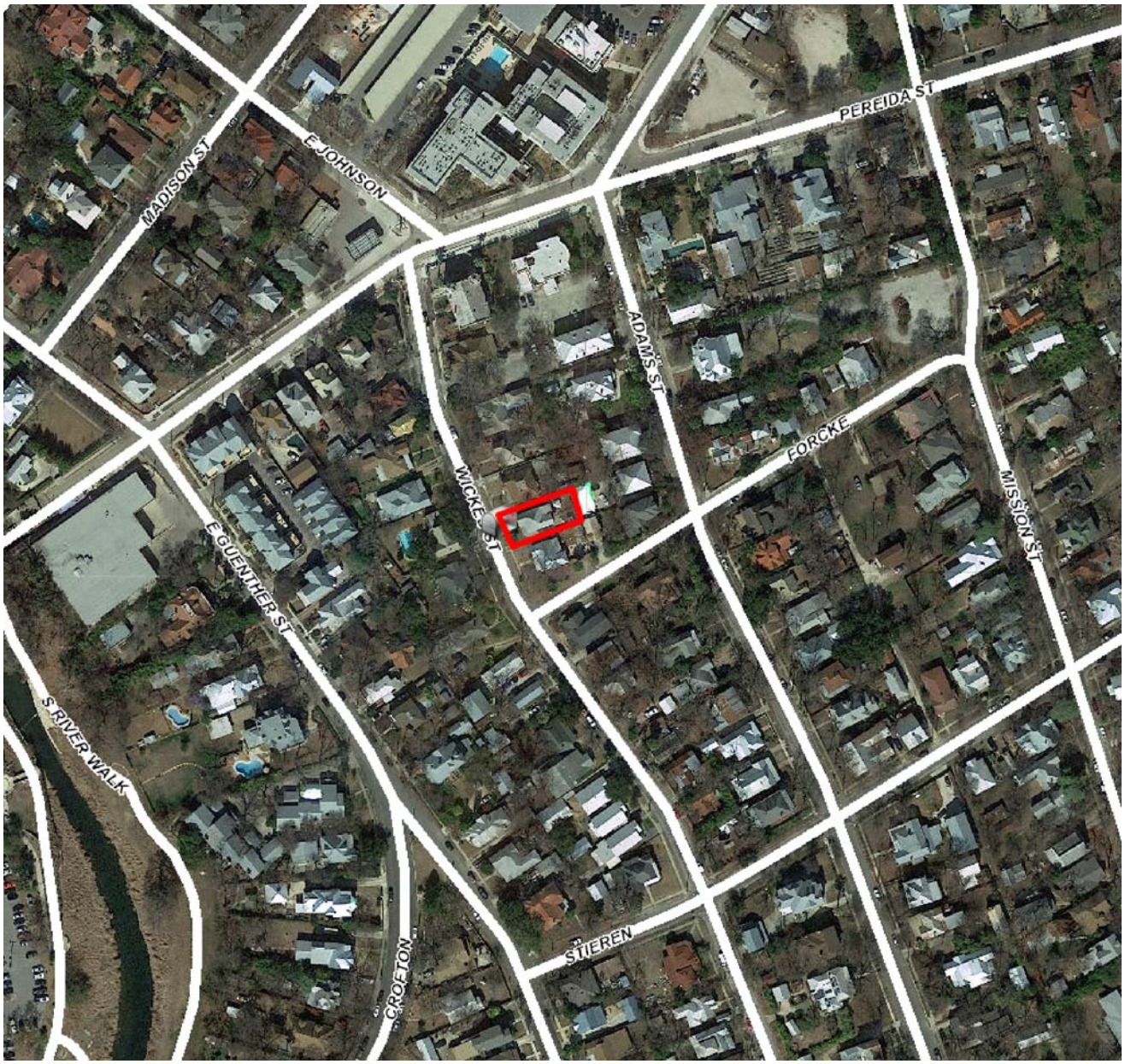
RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a and c through h with the stipulation that the applicant provide a site plan noting the installation of a ribbon driveway.

Staff does not recommend approval of item #7 based on finding b. Staff recommends the applicant propose to install a door that is architecturally appropriate to be approved administratively by staff.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:May 10, 2016

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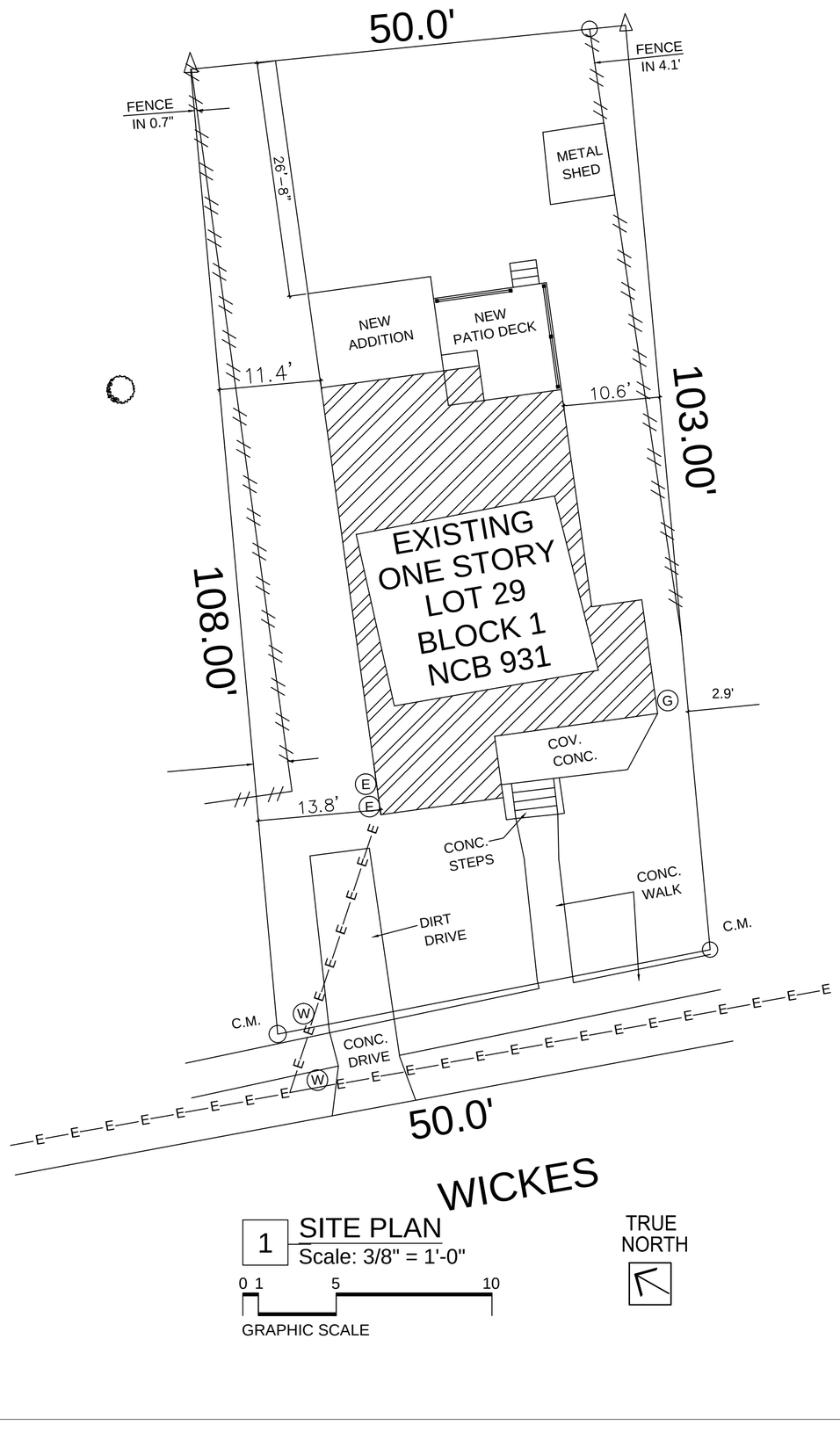


1 SITE PLAN

Scale: 3/8" = 1'-0"

0 1 5 10

GRAPHIC SCALE

TRUE NORTH

ADDRESS

130 WICKES
LOT 29, BLK 1, NCB 931

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2015 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—//—	WOOD FENCE	△	CALCULATED POINT
—•—•—	CHAIN LINK FENCE	(P)	CONTROLLING MONUMENT
—E—	OVERHEAD ELECTRIC	●	FOUND 1/2" IRON ROD
(E)	ELECTRICAL METER	●/	POWER POLE
(G)	GAS METER	(W)	WATER METER

SITE PLAN

AO DESIGN, LLC

ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS

T. 210-632-2154
E. aodesign.ochoa@gmail.com

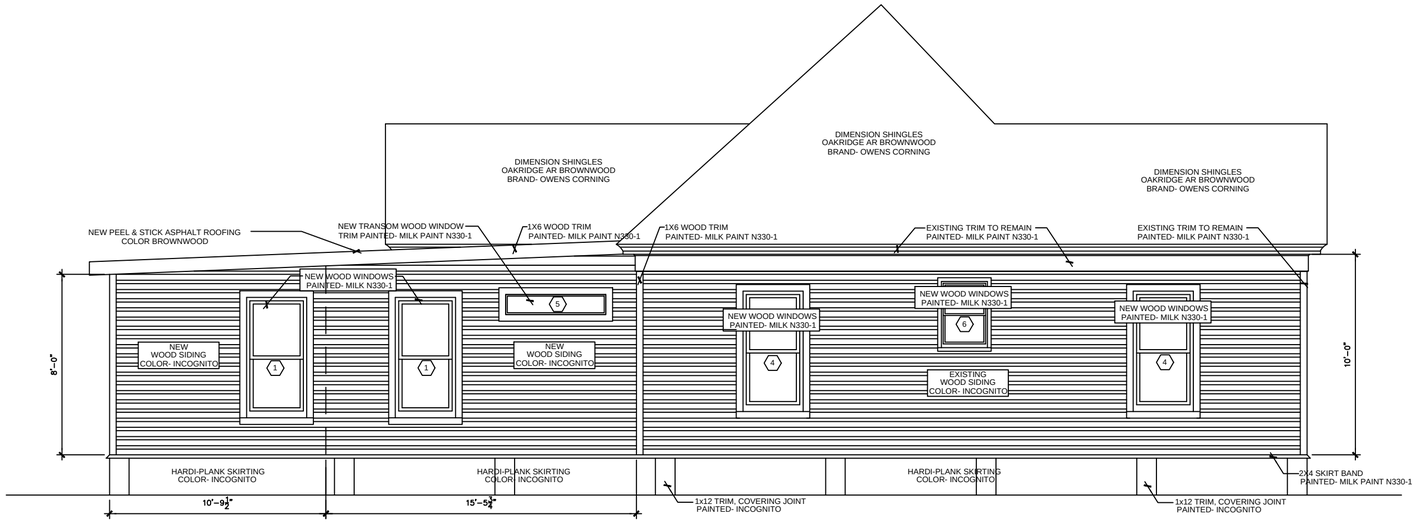
130 WICKES

SHEET INDEX

1	A1.0	SITE PLAN
2	A2.0	FLOOR PLAN
3	A3.0	EXT. ELEVATIONS

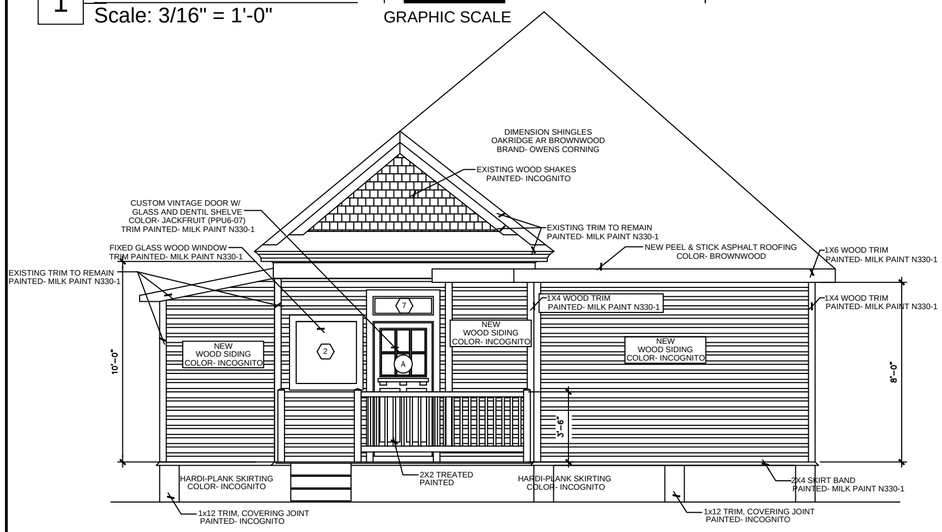
PROJECT NO. XXX-XX
DATE: MAY 13, 2016
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A1.0
1 of: 3



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

0 1 5 10
GRAPHIC SCALE



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

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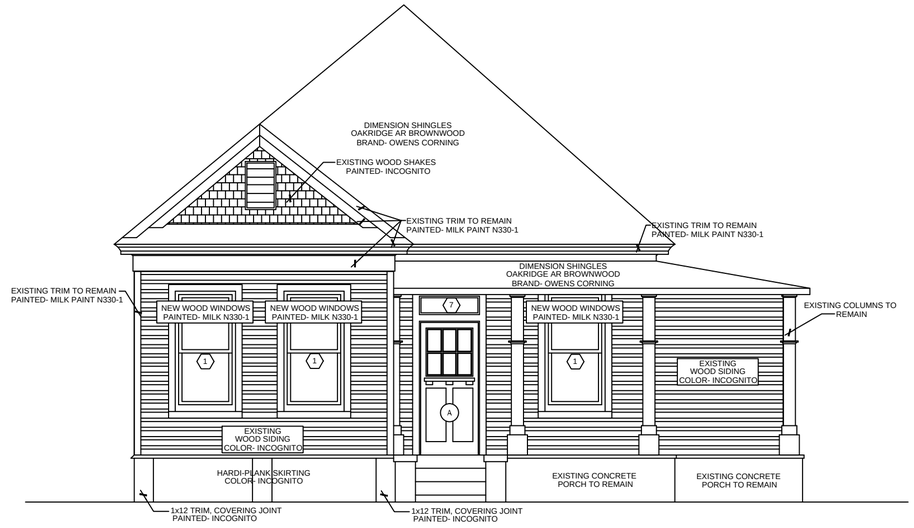
GRAPHIC SCALE



3 EAST ELEVATION
Scale: 3/16" = 1'-0"

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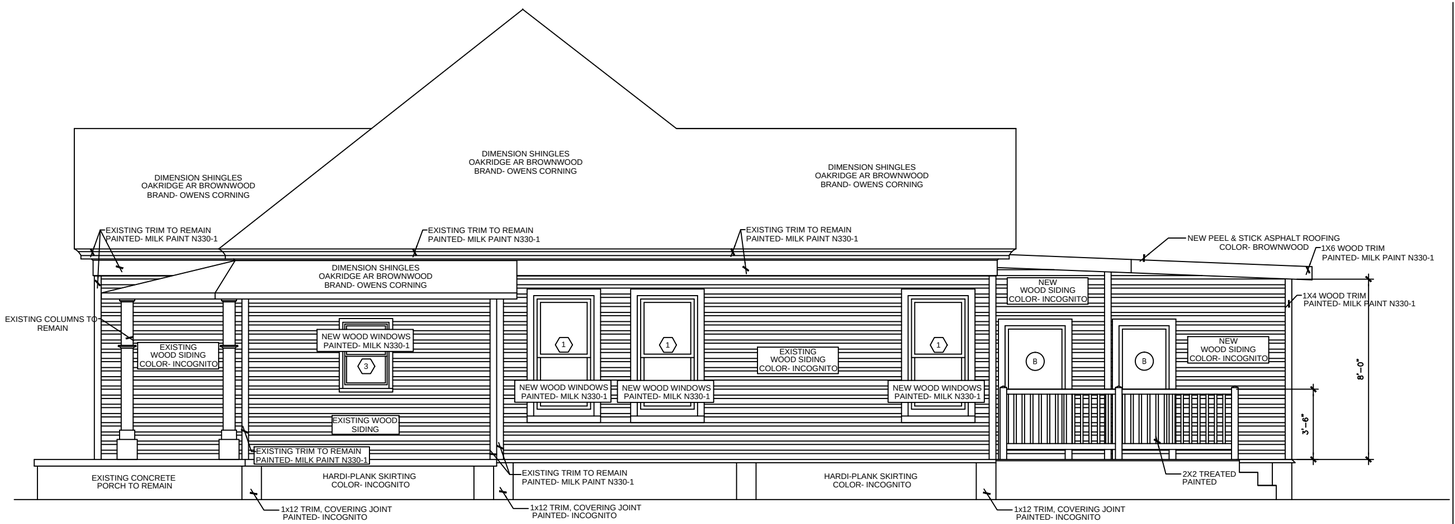
GRAPHIC SCALE



3 NORTH ELEVATION
Scale: 3/16" = 1'-0"

0 1 5 10
GRAPHIC SCALE

EXTERIOR FINISHED SCHEDULE

ITEM	MATERIAL	COLOR
ROOFING– DIMENSIONAL	ASPHALT	BROWNWOOD
FASCIA	WOOD	MILK PAINT
SOFFIT	WOOD	MILK PAINT
SIDING	EXISTING WOOD	INCOGNITO
WINDOWS	WOOD	MILK PAINT

ABBREVIATIONS:

SCWD	- SOLID CORE WOOD DOOR
W/6PG	- WITH 6 PANEL GLASS
SCGD	- SOLID CORE GLASS DOOR

GENERAL NOTES:

1) VERIFY ALL ROUGH OPENING DIMENSIONS AS REQ. TO MATCH DOOR & WINDOW SIZES SHOWN.

WINDOW SCHEDULE

TYPE	BRAND NAME	WINDOW			COLOR
		WIDTHxHEIGHT	Qty.	MATERIAL	
001	JELD-WEN	3'-0" x 6'-0"	8	WOOD	DBL HUNG, PAINTED MILK PAINT
002	JELD-WEN	3'-0" x 3'-0"	1	WOOD	FIXED, PAINTED MILK PAINT
003	JELD-WEN	2'-8" x 3'-0"	1	WOOD	DBL HUNG, PAINTED MILK PAINT
004	JELD-WEN	2'-8" x 6'-0"	2	WOOD	DBL HUNG, PAINTED MILK PAINT
005	JELD-WEN	5'-0" x 1'-0"	1	WOOD	FIXED, PAINTED MILK PAINT
006	JELD-WEN	2'-0" x 3'-0"	1	WOOD	DBL HUNG, PAINTED MILK PAINT
007	CUSTOM	3'-0" x 0'-15"	2	WOOD	FIXED, PAINTED MILK PAINT

DOOR SCHEDULE

TYPE	STYLE	WINDOW			HARDWARE
		WIDTHxHEIGHT	Qty.	MATERIAL	
A	CUSTOM	3'-0" x 6'-6" x 1 3/4"	2	SCWD, W/6PG	PRESTIGE VENETIAN BRONZE
B		3'-0" x 6'-6" x 1 3/4"	2	SCWD, W/6P	PRESTIGE VENETIAN BRONZE

EXTERIOR ELEVATIONS

AO DESIGN, LLC
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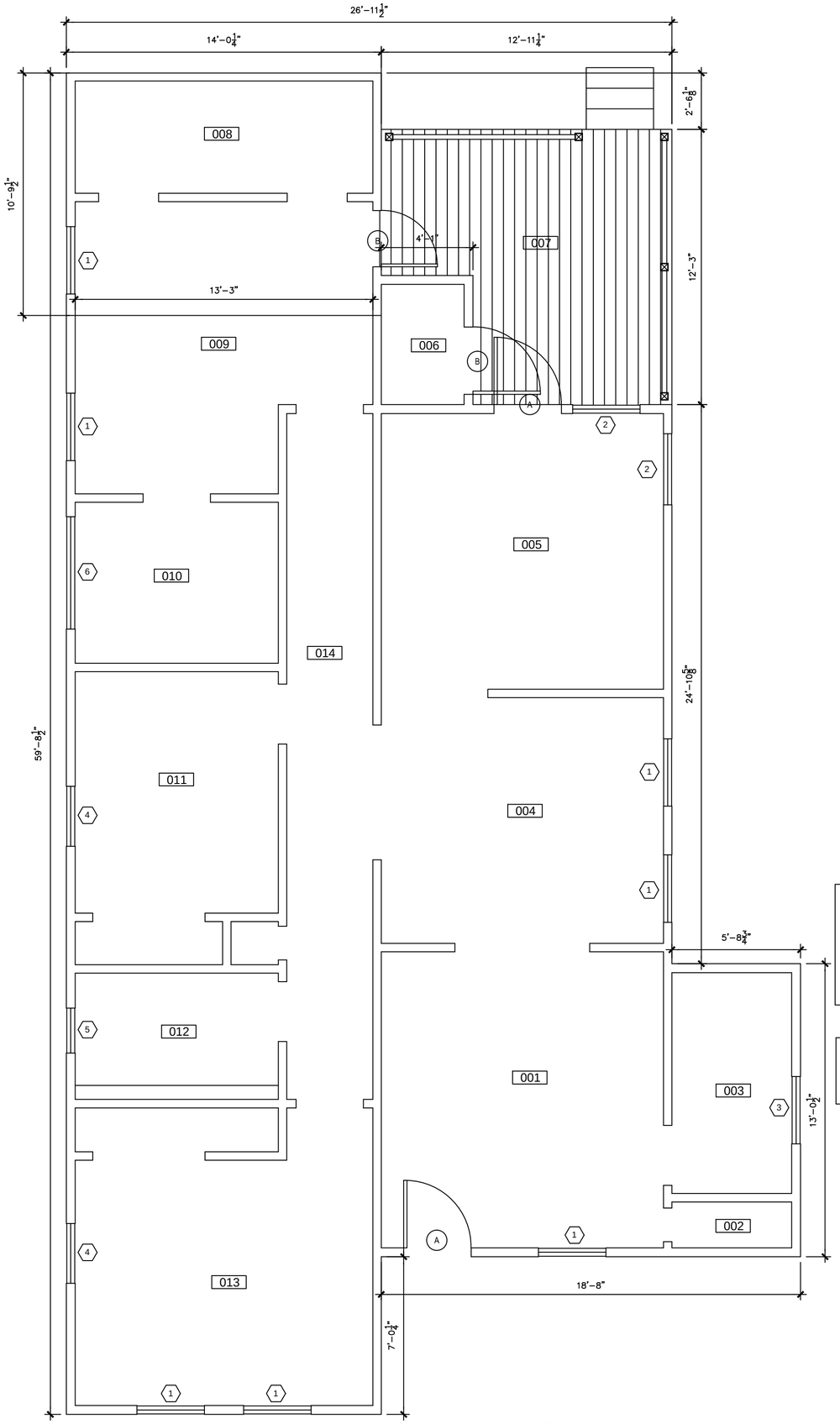
130 WICKES

SHEET INDEX

1	A1.0	SITE PLAN
2	A2.0	FLOOR PLAN
3	A3.0	EXT. ELEVATIONS

PROJECT NO. XXX–XX
DATE: MAY 13, 2016
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A3.0
3 of: 3



1 FLOOR PLAN
Scale: 3/16" = 1'-0"

General Notes

1. INTERIOR FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
3. CEILING TO CONSIST OF 5/8" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED.
4. PROVIDE WOOD BLOCKING OR OTHER SOLID ATTACHMENT MATERIAL BEHIND GYPSUM BOARD FOR ATTACHMENT OF GRAB BARS/ CURTAINS/ ETC.
5. ALL CORNER GUARDS ARE TO BE AT FULL HEIGHT AND SECURED WITH MASTIC.
6. NO SUBSTITUTIONS FOR MATERIALS FOR THOSE INDICATED SHALL BE MADE WITHOUT THE PROJECT DESIGNER'S WRITTEN APPROVAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES EXISTING OR NEW.
8. ALL INTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER, FILLED WITH FOAM INSULATION AND COVERED WITH 1/2" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED AND PREP FOR PAINT.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY ANY DISCREPANCIES TO PROJECT MANAGER.

LEGEND

001	LIVING RM.	004	DINING RM.	008	MASTER CLOSET	012	BATHROOM
002	CLOSET	005	KITCHEN	009	MASTER BEDROOM	013	BEDROOM #2
003	WASHER/ DRYER	006	WATER HEATER	010	MASTER BATH	014	HALLWAY
		007	PATIO	011	BEDROOM #1	015	PANTRY/ UTILITY CLOSET

NOTES:
1. BEFORE CONSTRUCTION, CONTRACTOR IS TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF REMODEL AND ADDITION.

NOTES:
EXISTING SQUARE FOOTAGE 1,251,
ADDED SQUARE FOOTAGE 311,
NEW TOTAL SQUARE FOOTAGE 1,562

FLOOR PLAN

a DESIGN

AO DESIGN, LLC

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130 WICKES

SHEET INDEX

1	A1.0	SITE PLAN
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PROJECT NO. XXX-XX
DATE: MAY 13, 2016
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 130 Wickes

REQUEST: ADDITION

HEARING DATE: May 18 2016

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

130

CITY OF SAN ANTONIO

STOP WORK ORDER

130 Wickes — Crazy Day

VIOLATIONS

✓ 168 addition is 597².

Dross — 1650 — 4/1/06

ClimaGuard Low-E Glass

8 2'98