

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

Agenda Item No:

HDRC CASE NO: 2017-133
ADDRESS: 222 WICKES
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT W 67.3 FT OF 6 AT 222 WICKES
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Rutledge / Ingram House
APPLICANT: Delia Bora
OWNER: Delia Bora
TYPE OF WORK: Replacement of four front windows, front door installation
REQUEST:

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

1. Replace four (4) historic, wood windows on the front façade of the historic structure with new wood windows.
2. Enclose the side porch opening, which has previously been a window opening.
3. 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.

FINDINGS:

- a. The structure at 222 Wickes was constructed circa 1905 in the Folk Victorian style. Its original design has been modified heavily including the installation of a front facing roof dormer and Craftsman style porch columns, a result of a previous porch reconstruction. A stop work order was issued on January 25, 2017, for work without a Certificate of Appropriateness which included the removal of existing wood windows and the installation of new vinyl windows. Since that time, the applicant has received Administrative Approval to repair many of the existing wood windows.
- b. At the January 25, 2017, site visit, staff informed the applicant that the original windows that had been removed were to be maintained on site, repaired and reinstalled into the historic structure.
- c. WINDOW REPLACEMENT – At this time, the applicant has proposed to replace the three windows in the front window bay as well as one window on the front façade with new, double hung, one over one wood windows. The existing openings have been reduced in size. The applicant has noted that the original windows that were located in these openings were beyond repair. Per the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. Per the Guidelines for Exterior Maintenance and Alterations 6.B., new window should be installed 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. The applicant has

proposed to install new, double hung wood windows. Staff finds the proposed windows appropriate; however, the historic window openings should not be modified to accommodate a contemporary window size.

- d. PORCH OPENING – Many Folk Victorian houses in San Antonio feature a vernacular design element that includes two front porch door openings, one facing the side yard and the other facing the street. Per a March 2016, photo, a window was located in the side porch opening, which was probably an original door opening. At this time, this opening has been enclosed. The Guidelines for Exterior Maintenance 6.A.i., notes that historic window and door opening should be enclosed. Additionally, the sizes of original window and door openings should be preserved. Staff finds that the existing opening should be restored to a window opening that match those that are on the front facing window bay.
- e. FRONT DOOR – A new front has been installed. Staff finds the new front door to be architecturally appropriate for the historic structure. The door should be painted to match the colors of the house.

RECOMMENDATION:

Staff recommends approval of item #1 based on finding b with the stipulation that the historic window openings should not be modified to accommodate a contemporary window size. Additionally, the proposed replacement windows are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.

Staff does not recommend approval of item #2 based on finding c. Staff recommends that the opening be restored to its previous size and a window be installed that matches the 4 front window in regards to size, material and profile.

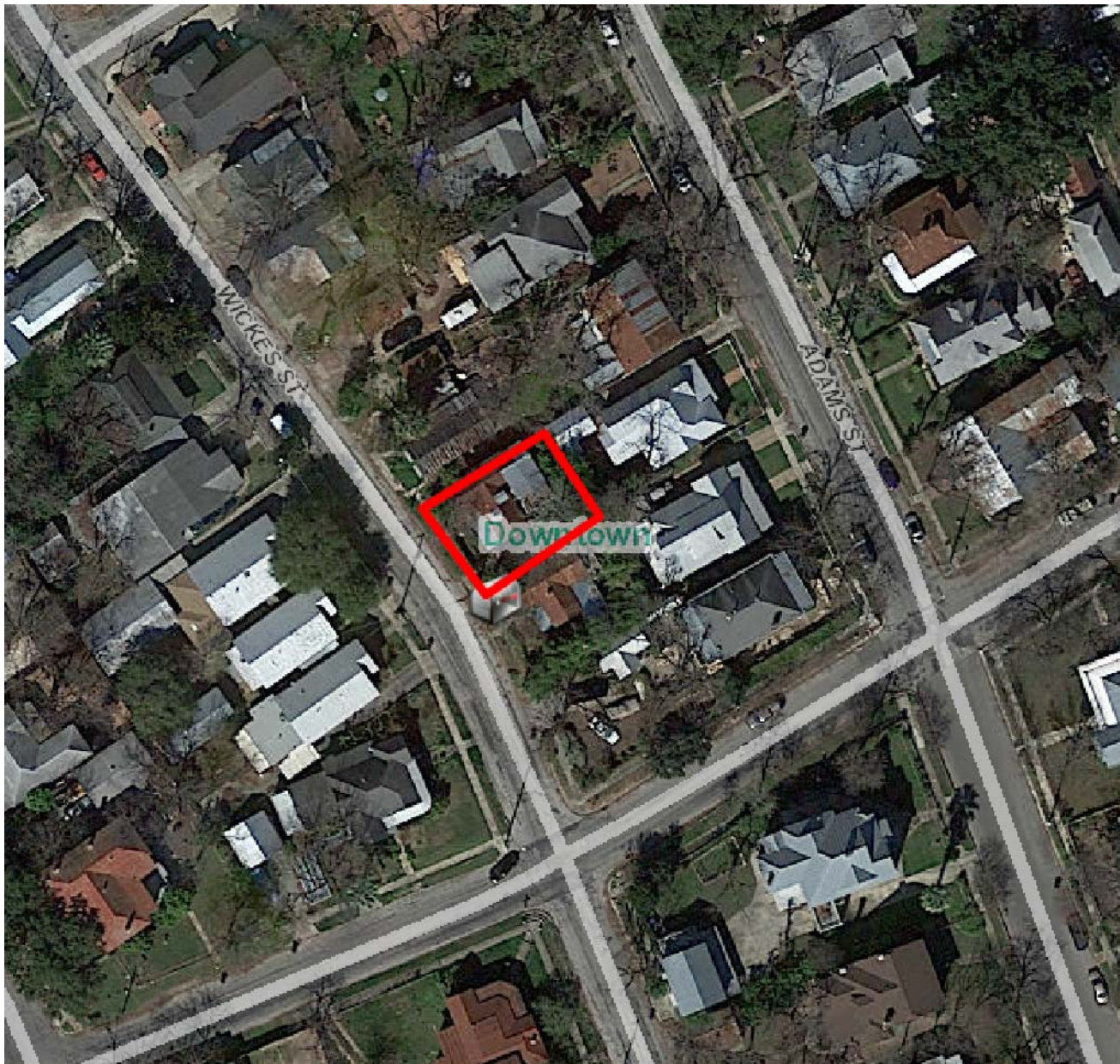
Staff recommends approval of item #3 with the stipulation that the door features a color that is consistent with those of the primary historic structure.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Work was done without a Certificate of Appropriateness and a stop work order was issued on January 25, 2017. Post work application fees have not been paid at this time.



Flex Viewer

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Forcke St

Adams St

Forcke St

Wickes St

Adams St

Adams St

Stieren St

Wickes St

Stieren St

222 Wickes Street

← 222 Wickes St
San Antonio, Texas

📍 Street View - Mar 2016

MARCH 2016

1

2

3

4



226 Wickes St
San Antonio, Texas



Street View - Mar 2016

MARCH 2016

ENCLOSED WINDOW OPENING







01/25/2017



01/25/2017

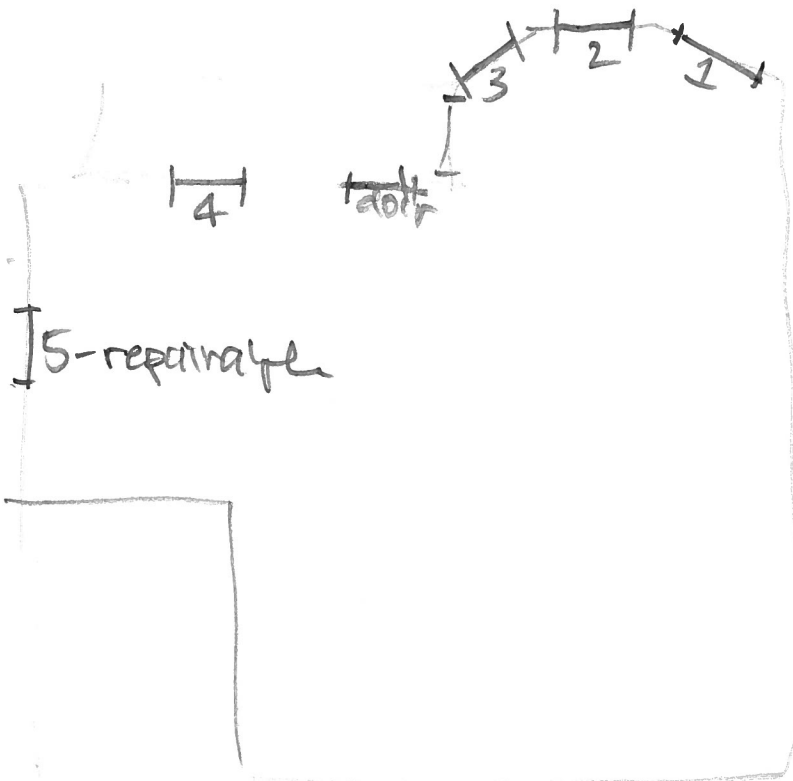






WICKES

7 through 4 to
be replaced



Delia Lora







FREE

Reverso en español



PELLA® WOOD CLAD

WINDOWS AND PATIO DOORS



Available at



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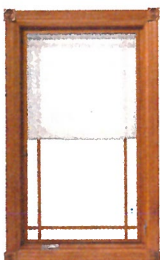
1 Pick your window or patio door style

Pella® wood clad window options.

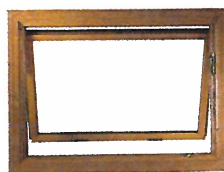
A full product line ensures you will have the right style to complement your home.



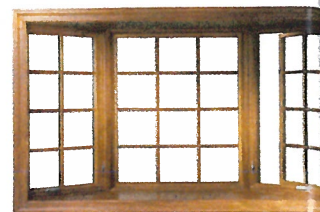
DOUBLE-HUNG
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CASEMENT
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AWNING
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BAY OR BOW
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FIXED AND SPECIAL SHAPE
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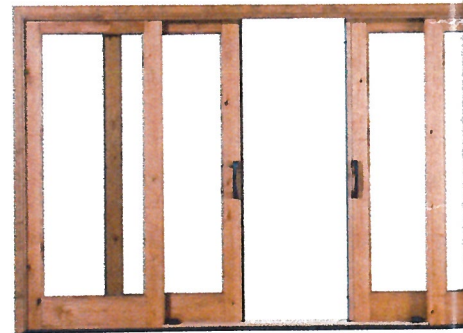
Pella wood clad patio door options.



SLIDING 2-PANEL
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SLIDING 3-PANEL
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SLIDING 4-PANEL
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HINGED 2-PANEL
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