

## HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-478  
**ADDRESS:** 317 WICKES  
**LEGAL DESCRIPTION:** NCB 939 BLK 2 LOT 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Roger and Ruth Williamson/WILLIAMSON FAMILY PROTECTION TRUST  
**OWNER:** WILLIAMSON FAMILY PROTECTION TRUST  
**TYPE OF WORK:** Driveway; carport; landscaping  
**APPLICATION RECEIVED:** August 15, 2019  
**60-DAY REVIEW:** October 14, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

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

1. Demolish a non-historic rear accessory structure.
2. Construct a 288 square foot rear accessory structure.
3. Install a 10 foot wide concrete front driveway.
4. Install a driveway gate behind the front façade plane of the historic structure.

### APPLICABLE CITATIONS:

4. Guidelines for New Construction

5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

5. Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

#### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

### 6.PRIVACY FENCES AND WALLS

- i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location – Do not use privacy fences in front yards.

## **FINDINGS:**

- a. The primary historic structure at 317 Wickes was constructed in the Folk Victorian style and contributes to the King William Historic District. The structure features hipped and gabled roofs, a rounded porch with Corinthian fluted columns, wood windows and wood siding. The structure is oriented at angle to the street creating a narrow condition between neighboring houses.
- b. **EXISTING ACCESSORY STRUCTURE** – The applicant has proposed to demolish a non-historic accessory structure. Staff finds that the structure is a prefabricated metal storage structure unrelated to the period of significance of the property and is not the structure that is featured on the 1911 Sanborn map. The structure is eligible for demolition.
- c. **ACCESSORY STRUCTURE** – The applicant has proposed to construct a rear accessory structure to replace the existing metal shed. The proposed structure is to feature twelve feet in depth deep, twenty-four feet in width, and fourteen feet in height for an overall size of 288 square feet. The applicant has proposed for the structure to feature wood lap siding (117 profile), a corrugated metal roof, an inset porch with a door and no windows.
- d. **ACCESSORY MASSING AND FORM** – Per the Guidelines for New Construction 5.A.i new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds that proposed form is minimally visible from the front right-of-way and consistent with the Guidelines.
- e. **ACCESSORY SIZE** - Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure's footprint. Staff finds that the proposed footprint is substantially smaller than the primary historic structure and is consistent with the Guidelines.
- f. **ACCESSORY CHARACTER** - Per the Guidelines for New Construction 5.A.iii., new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the proposed use of a gabled roof, metal roofing material, and 117 wood lap siding relates to the primary historic structure and is consistent with the Guidelines.
- g. **ACCESSORY FENESTRATION** - Per the Guidelines for New Construction 5.A.iv., window and door openings should be designed to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Staff finds that the proposed fenestration to only include a door is inconsistent with the Guidelines. The applicant should incorporate wood sash windows flanking the proposed door to relate to the primary historic structure and to provide egress.
- h. **ACCESSORY SETBACK AND ORIENTATION** – By proposing to locate the structure in the rear corner facing the interior of the rear yard, staff finds that proposed orientation and setback is generally consistent with the Guidelines for New Construction 5.B.i and ii. The applicant must comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.
- i. **DRIVEWAY** – The applicant has proposed to install a ten foot wide driveway from the existing concrete approach past the front façade plane of the house and continuing with crushed granite towards the rear yard. Per the Guidelines for Site Elements .5.B.i., retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site; Historic driveways are typically no wider than 10 feet; pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds that the proposed driveway installation is consistent with the Guidelines. The applicant should ensure that no portions of the 10 foot wide driveway encroaches into the neighboring property at the narrow side yard.
- j. **PRIVACY FENCE** – The applicant has proposed to install a wood privacy fence behind the front façade of the historic structure. This is appropriate. The proposed height shall not exceed six (6) feet in height.

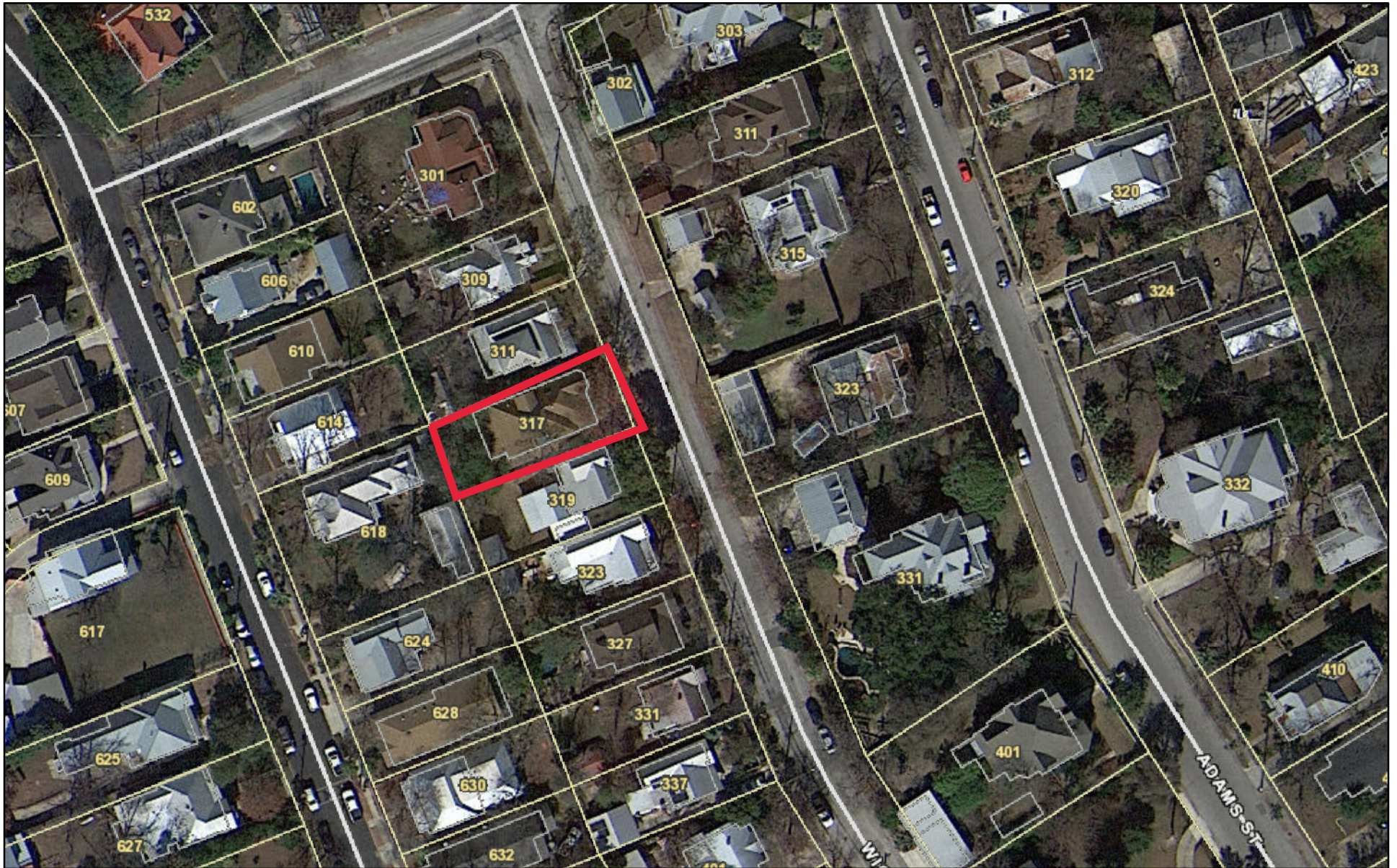
## **RECOMMENDATION:**

Staff recommends approval of items 1 through 4 with the following stipulations:

- i. The proposed rear accessory structure feature fenestration patterns that relate to primary historic structure. Staff recommends including at least one wood sash window. The final design shall be submitted to staff for review and approval prior to installation.
- ii. That the applicant comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.
- iii. That the proposed privacy fence feature no than six (6) feet in height.
- iv. That the driveway is limited to ten (10) 10 feet in width and does not encroach into the neighboring property at the narrow side yard.



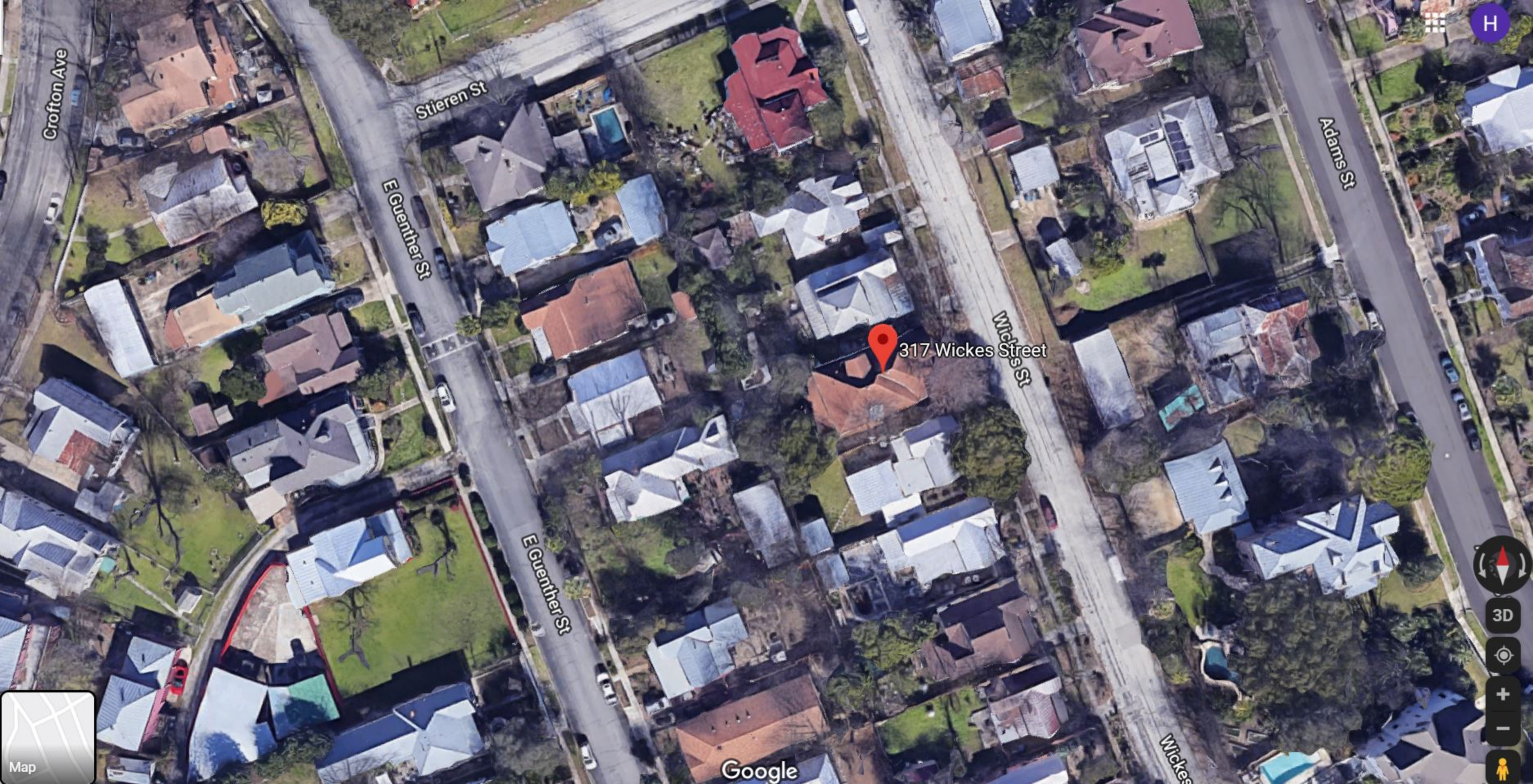
# 317 Wickes



August 27, 2019







Crofton Ave

Stieren St

E Guenther St

Adams St

Wickes St

317 Wickes Street

E Guenther St

Wickes

Google



Map







317 Wickes Street



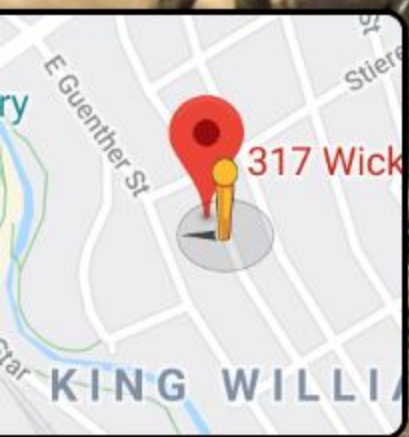
Google



317 Wickes St  
San Antonio, Texas

Google

Street View - Mar 2019



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and directional arrows.









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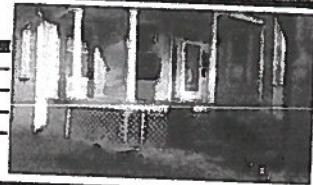


Rogers Williamson  
317 Wickes



13300 Old Starco Rd #301  
San Antonio, TX 78216  
(210)388-8908

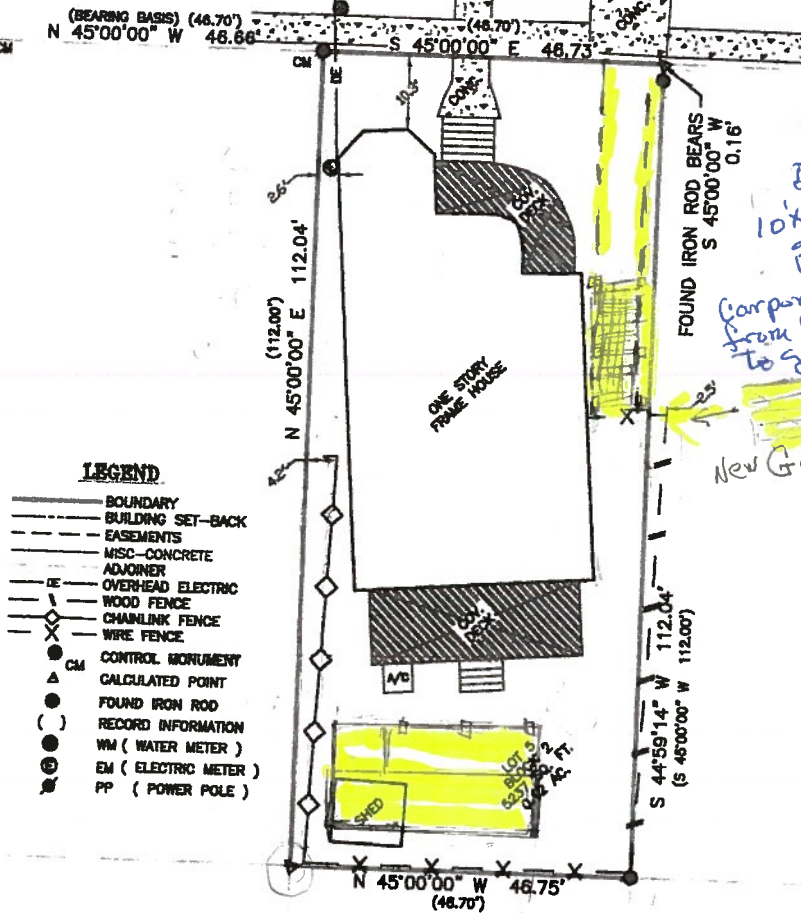
BORROWER/OWNER: DAVID L. WILLIAMSON AND RUTH ANN WILLIAMSON  
ADDRESS: 317 WICKES STREET  
CITY, STATE, ZIP: SAN ANTONIO, TX, 78210  
TITLE COMPANY: ALAMO TITLE COMPANY  
OF NUMBER: SAT-03-400002170088-12



**LEGAL DESCRIPTION**  
LOT 5, BLOCK 2, NEW CITY BLOCK 939, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**WICKES STREET**  
50' R.O.W.  
(NCB 939)

SCALE  
1" = 20'



**LEGEND**

- BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE
- ADJOINER
- OVER-HEAD ELECTRIC
- WOOD FENCE
- CHAINLINK FENCE
- WIRE FENCE
- CM CONTROL MONUMENT
- ▲ CALCULATED POINT
- FOUND IRON ROD
- ( ) RECORD INFORMATION
- WM ( WATER METER )
- EM ( ELECTRIC METER )
- PP ( POWER POLE )

**NOTES**

1. BEARINGS AND DISTANCES BASED ON RECORD N.C.B. VOLUME 939, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY.

B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.



ACCORDING TO FEMA MAP NO.48022CD4189 WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1998 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, David Newton Deibel, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

DAVID NEWTON DEIBEL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6328

This survey is based on a title report issued by the title company listed above. Commitment No. 107 No. 1 shown above. This survey is hereby acknowledged and accepted as is.

X \_\_\_\_\_  
X \_\_\_\_\_

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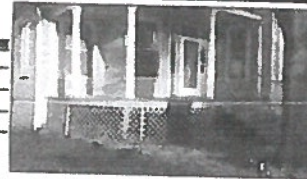
DATE: 08/02/17 JOB NO. 170702876 FIELD: J.L. BOUNDARY: J.S. DRAWN: S.B. REVIEW: DD REVISION DATE: \_\_\_\_\_ TEXAS FIRM #10184244





13300 Old Blanco Rd #301  
San Antonio, TX 78216  
(210)389-9509

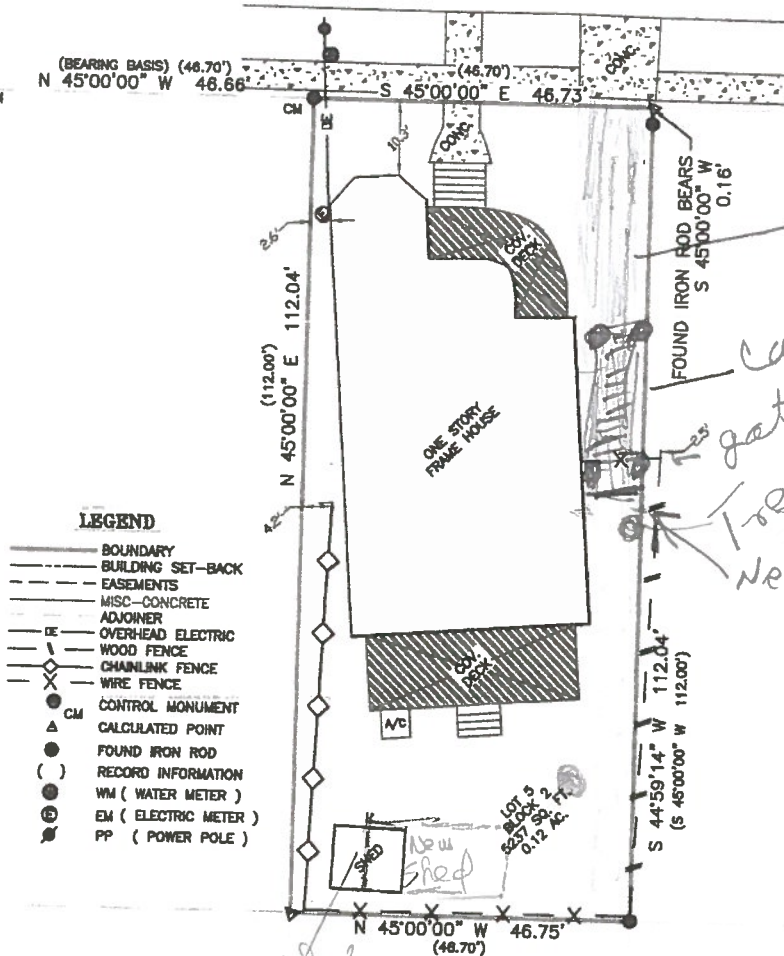
BORROWER/OWNER: ROGER L. WILLIAMSON AND MRS. ANN WILLIAMSON  
ADDRESS: 317 WICKES STREET  
CITY, STATE, ZIP: SAN ANTONIO, TX, 78210  
TITLE COMPANY: ALAMO TITLE COMPANY  
CIV NUMBER: SAT-03-400001700000-JR



LEGAL DESCRIPTION  
LOT 5, BLOCK 2, NEW CITY BLOCK 880, IN THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS.

WICKES STREET  
50' R.O.W  
(NCB 939)

SCALE  
1" = 20'



LEGEND

- BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE ADJOINER
- OVERHEAD ELECTRIC
- WOOD FENCE
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B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

This survey is based on a title report issued by the title company listed above. Commitment No./OF No. # shown above. This survey is hereby acknowledged and accepted as is.



ACCORDING TO FEMA MAP NO.48028C04180 WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1998 AND A REVISION DATE OF SEPTEMBER 20, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I David Newton Deibel, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

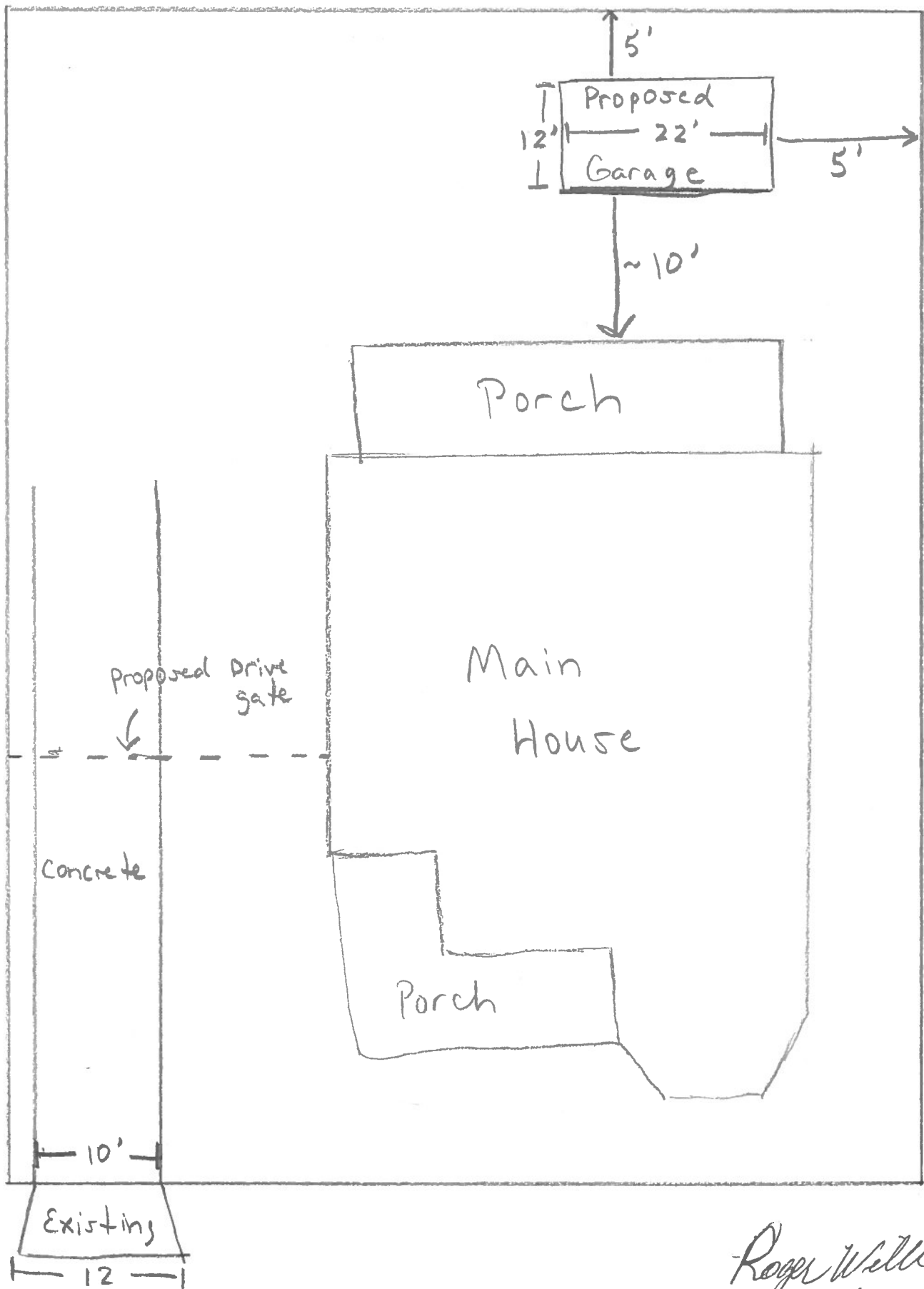
DAVID NEWTON DEIBEL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6328

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DATE: 08/02/17 JOB NO. 170702875 FIELD: J.L. BOUNDARY: J.S. DRAWN: S.B. REVIEW: DD REVISION DATE: TEXAS FIRM #10194244

Mr. and Mrs. Roger L. Williamson  
317 Wickes St  
San Antonio TX 78210-1247





317 Wickes

Roger Williamson  
317 Wickes



...

Proud  
Supporter of  
  
Texas Children's  
Hospital

Mr. and Mrs. Roger L. Williamson  
317 Wickes St  
San Antonio TX 78210-1247



22x12  
or 20x12  
metal roof



Roger Williams  
317 Wickes Street

Not visible from street -  
Directly behind house



Wood siding all sides  
#117 Wood siding to match house

12x24x12

288 sq. ft.

3 Dutch doors  
3 small windows



Built directly  
behind house -  
Will not be street  
visible -  
Metal Roof

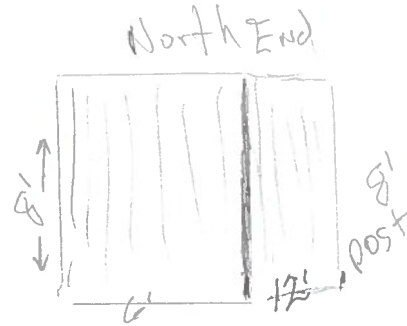
8' - 4x4 post  
117 siding  
paint same as house

NO WINDOWS



Roger Williamson  
317 Wicker  
78210

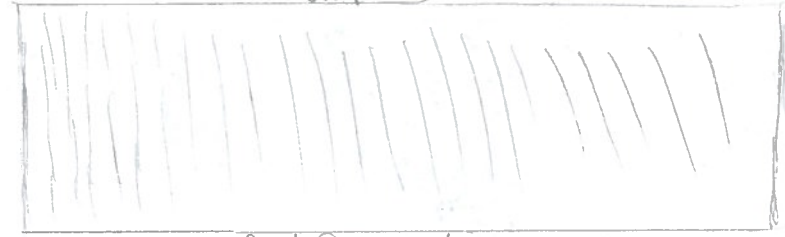
12x24



South End

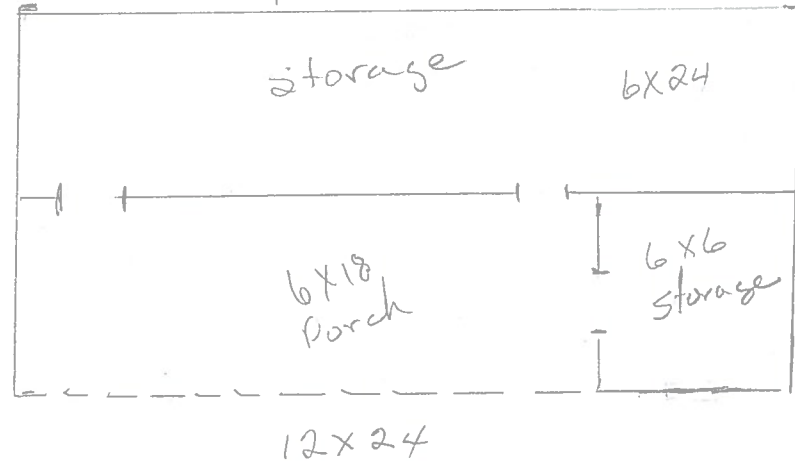


Back - West Side



24' Rear View  
No windows or doors

FLOOR PLAN



N →



BACK OF HOUSE



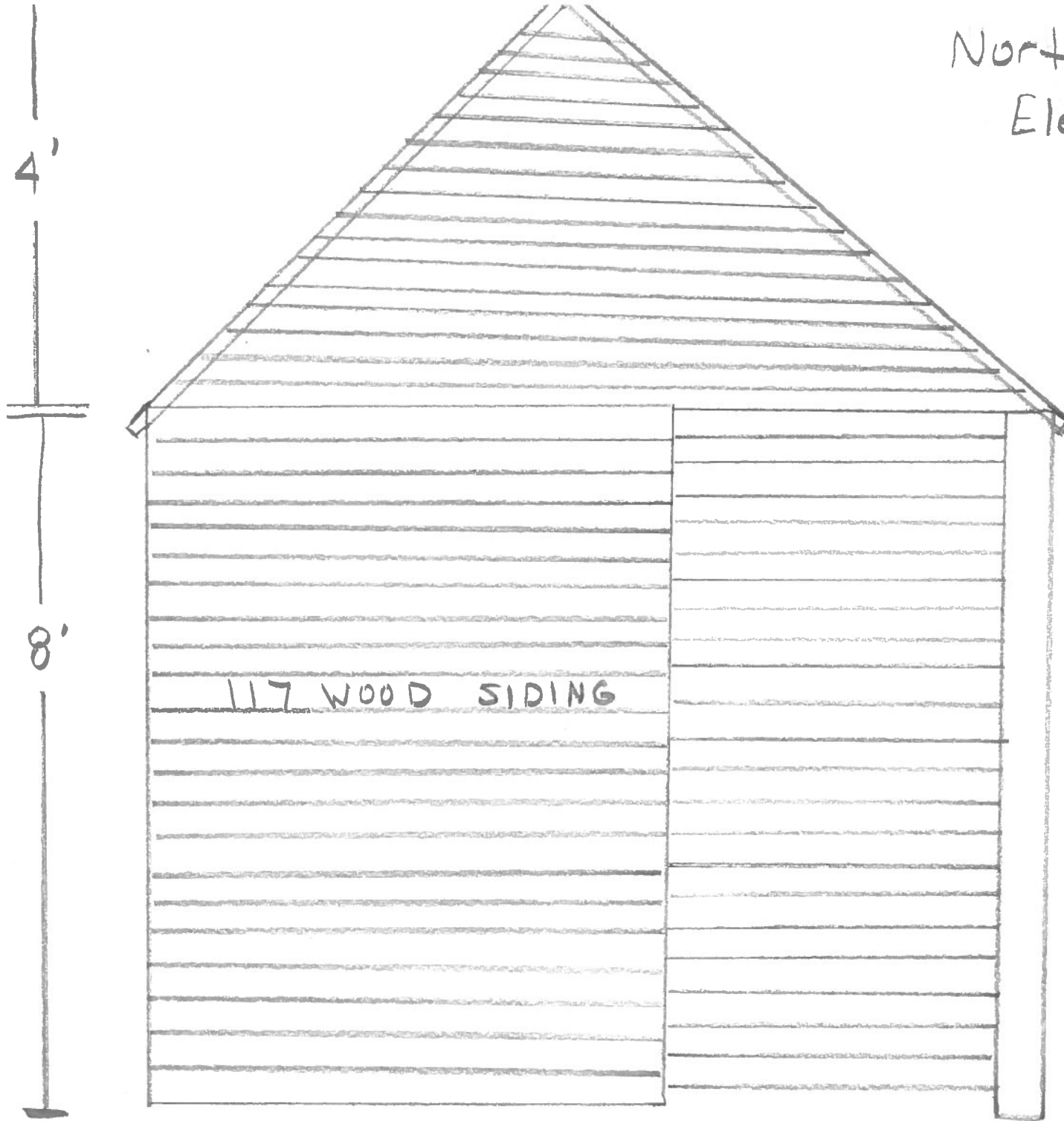
# Front Elevation - Proposed



Logan Williams  
317 Wicker



North - Proposed  
Elevation

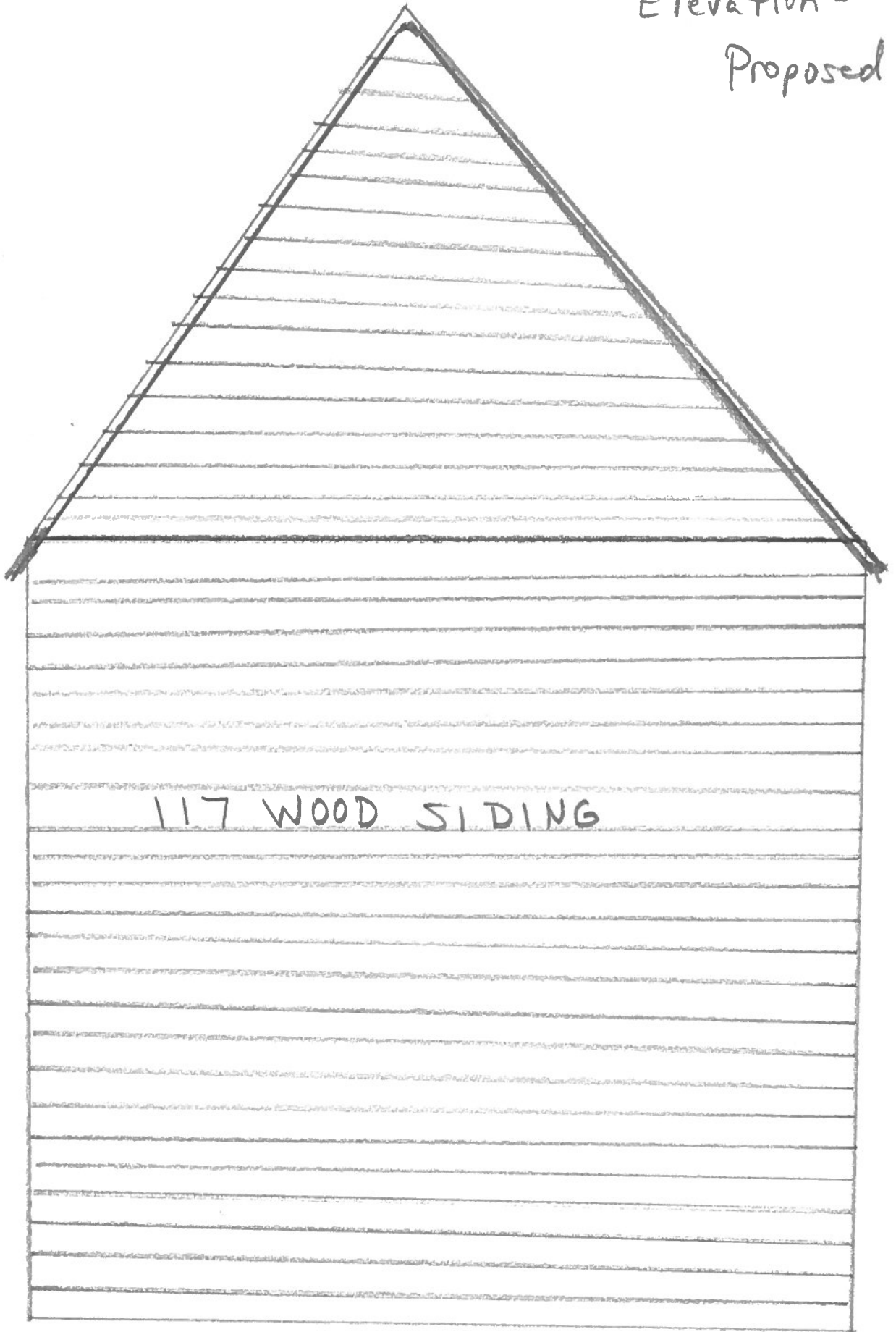


*Royce Williams*  
317 Wike

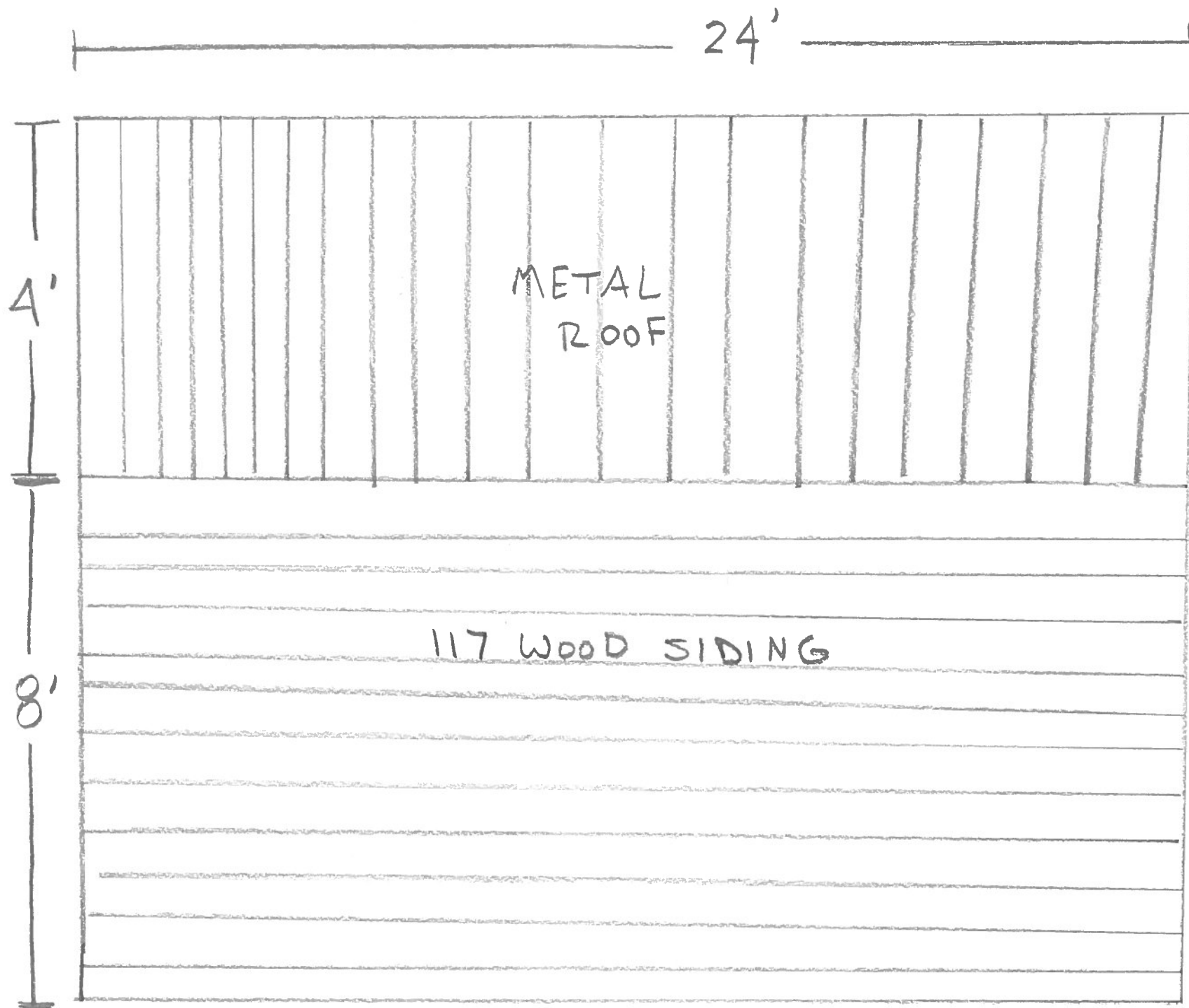


Rex Williamson  
317 Wicker

South  
Elevation -  
Proposed







Roger Williamson  
317 Wicker









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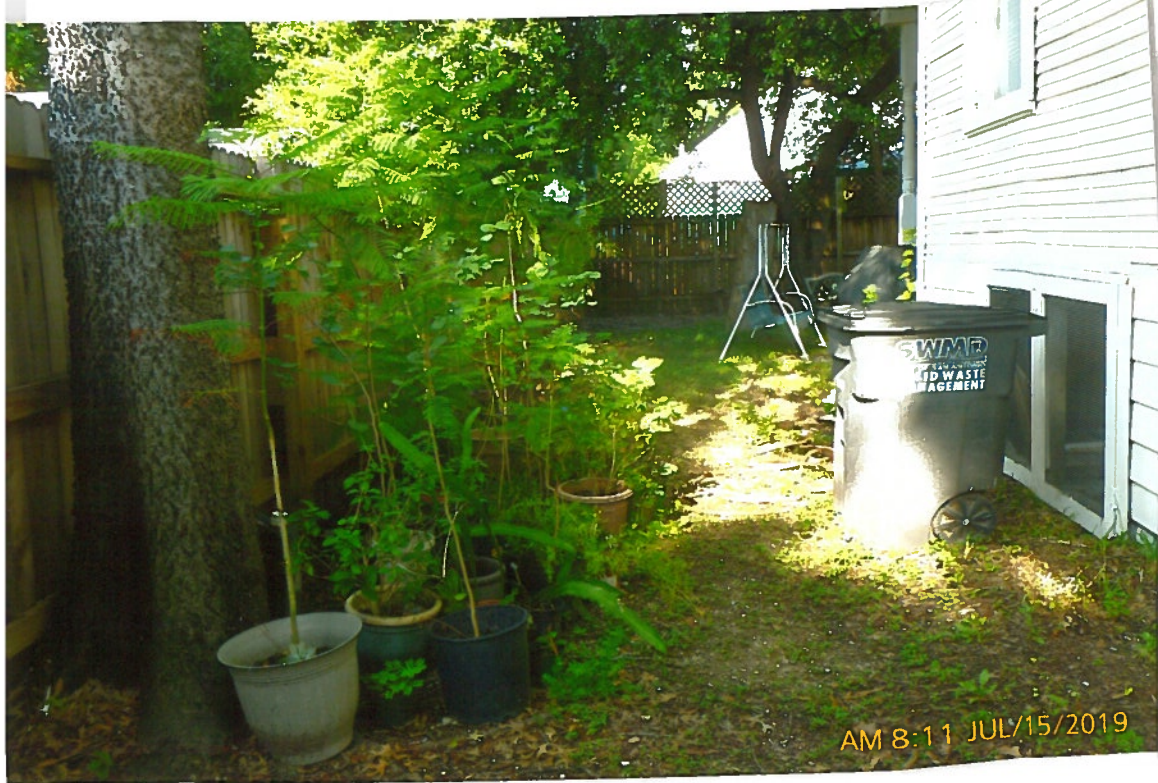
















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