

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2020

HDRC CASE NO: 2020-344
ADDRESS: 102 WICKES
LEGAL DESCRIPTION: NCB 931 BLK 1 LOT 23 THRU 25
ZONING: C-3, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Christopher Hernandez/Marynell Maloney Law Firm, PLLC
OWNER: of Assisi, LLC
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: July 31, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Replace the existing door opening on the front elevation with a window salvaged from the rear of the north elevation.
2. Fill in the window opening on the rear of the north elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

FINDINGS:

- a. The historic structure located at 102 Wickes is a 1-story, single-family residence constructed circa 1910 in the Folk Victorian style. The house features a composition shingle hip roof, a wraparound front porch with metal columns, one-over-one wood windows, and wood siding. The home is contributing to the King William Historic District.
- b. FENESTRATION MODIFICATIONS: DOOR REPLACEMENT – The applicant has proposed to replace the existing door opening at the bay window on the front elevation with a window salvaged from the rear of the north elevation. The existing door at the bay window of the front elevation is a wood door with one central lite and is not original to the structure. Guidelines 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved, the enlarging of openings should be avoided, and created new primary entrances should be avoided on the primary façade. As the existing condition is not original structure, staff finds that the proposed door replacement corrects a previous inappropriate modification. Staff finds the proposal appropriate.
- c. FENESTRATION MODIFICATIONS: WINDOW RELOCATION – The applicant has proposed to remove an existing one-over-one window from the rear of the north elevation for installation on the bay window of the front façade where a door is currently installed. Staff finds that the relocation of an original wood window to the front façade to match the existing windows in the set of bay windows on the front façade is appropriate.
- d. FENESTRATION MODIFICATIONS: WINDOW REMOVAL – The applicant has proposed to remove the existing window on the rear of the north elevation for installation on the bay window of the front façade. The applicant has proposed to fill in the existing window opening on the rear of the north elevation where

the window will be removed. Guidelines 6.A.i for Exterior Maintenance and Alterations states that filling in historic door or window openings should be avoided. However, due to the location of the existing window on the rear of the north elevation behind a side bay window, facing the neighboring structure with a narrow setback, staff finds the proposal appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the door replacement based on findings a through c.

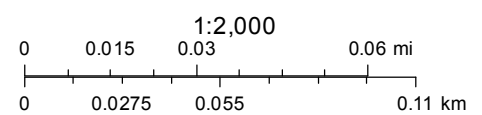
Item 2, Staff recommends approval of filling in the existing window opening on the rear of the north elevation based on finding d.

City of San Antonio One Stop

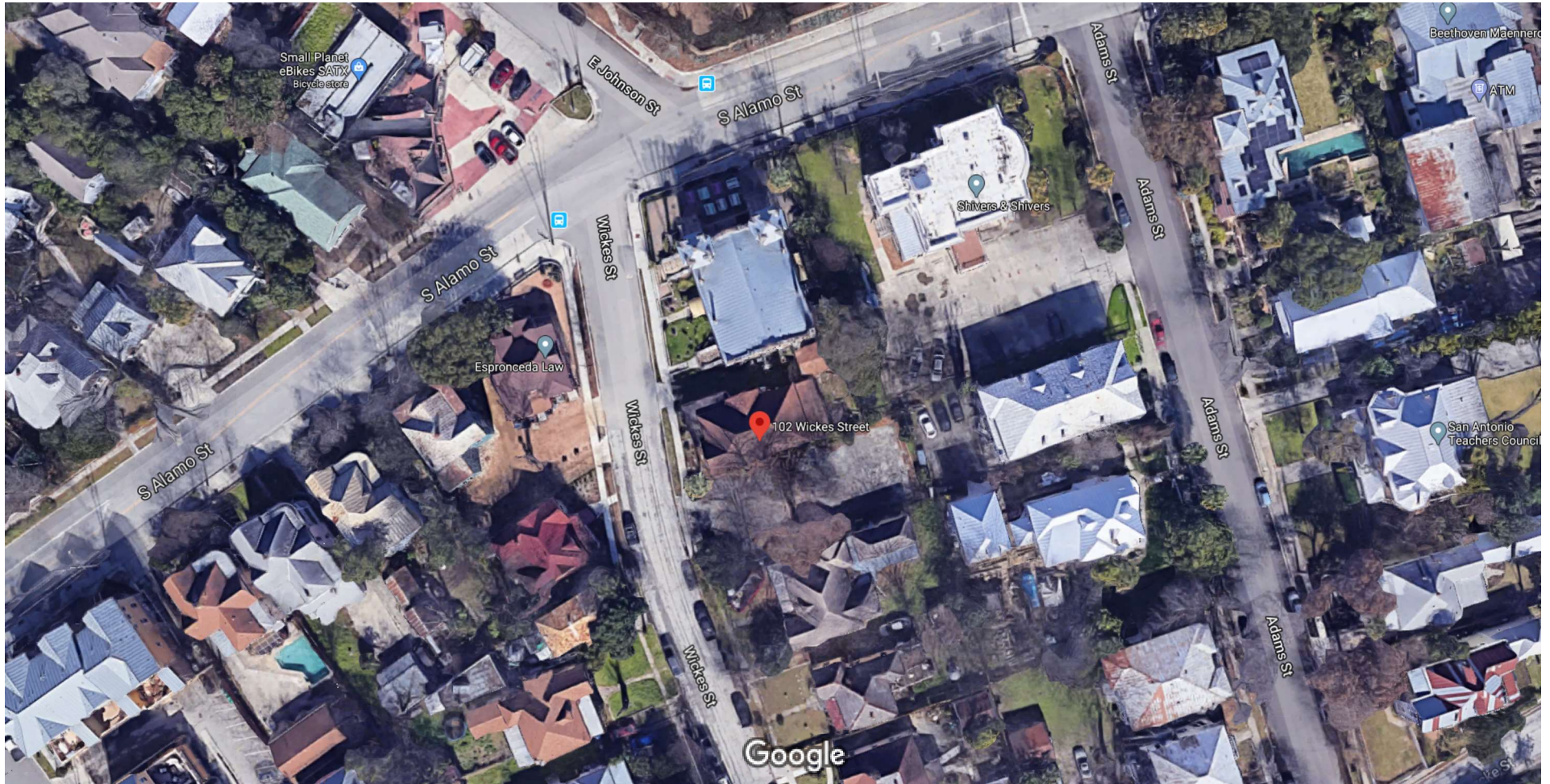


August 7, 2020

— User drawn lines



Google Maps 102 Wickes St



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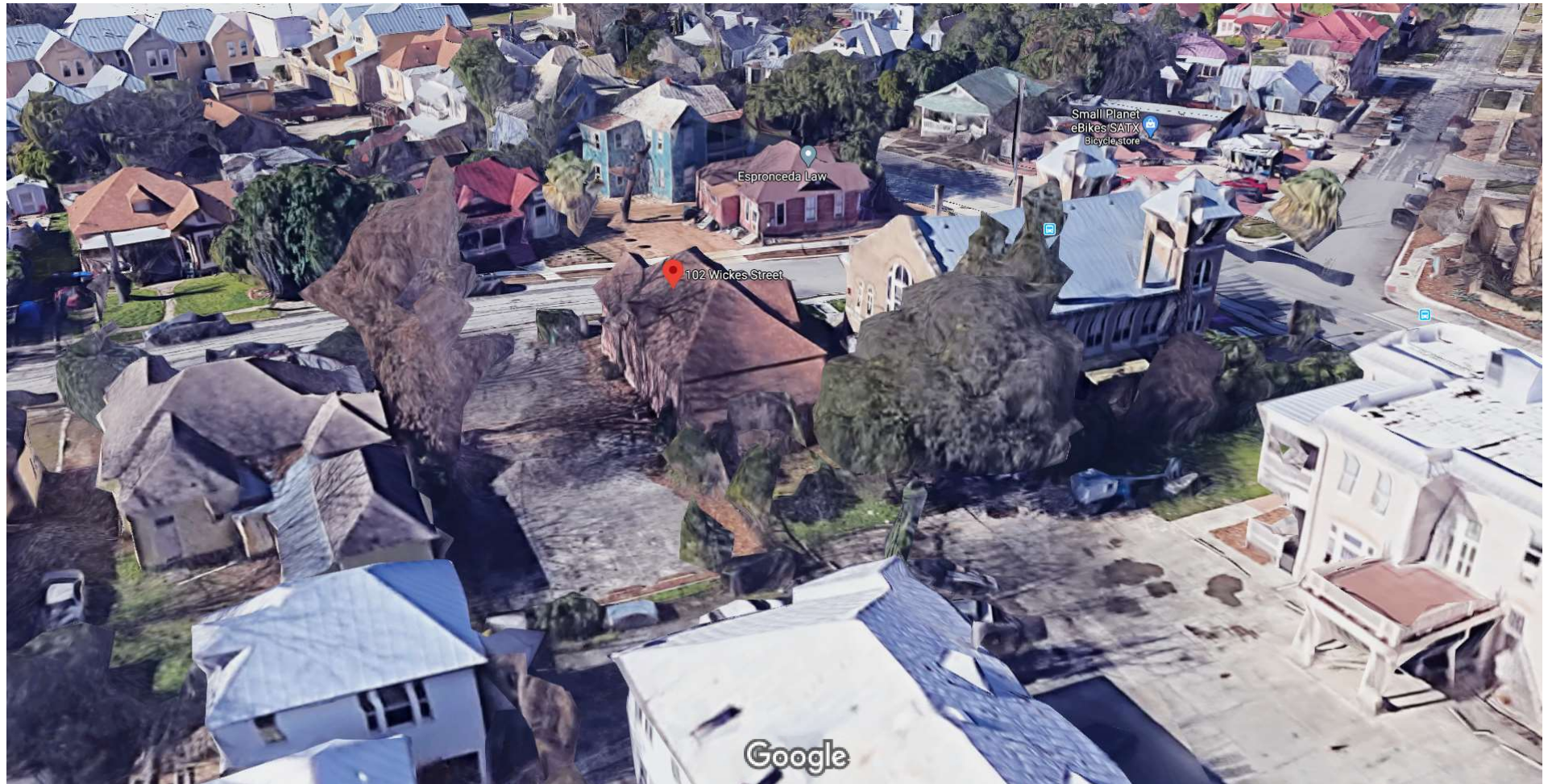
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Google Maps 102 Wickes St



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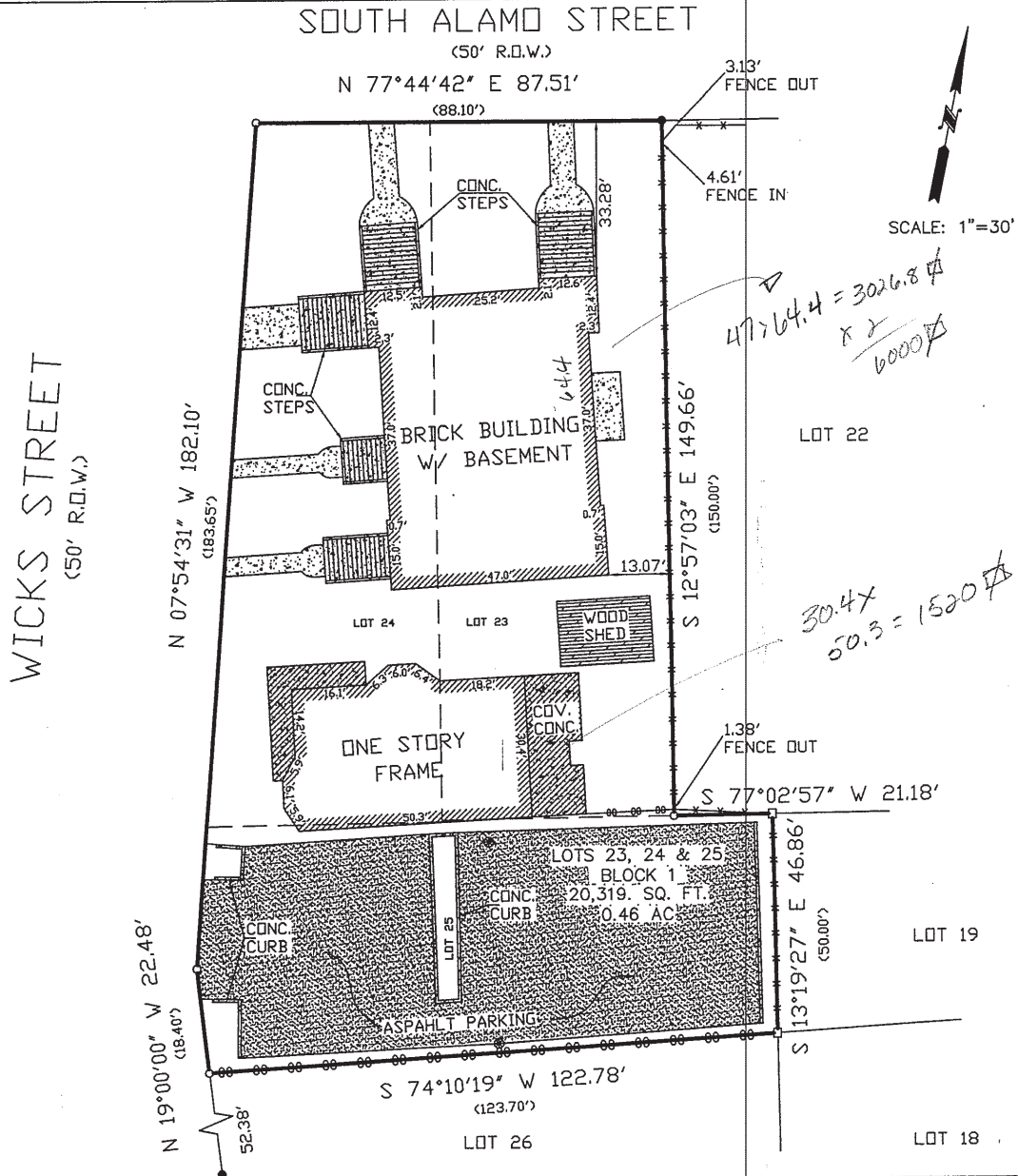
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| LEGEND | ● = FND IRON ROD ○ = SET IRON ROD X = "X" ON CONCRETE □ = FENCE POST △ = PK NAIL | △ = CALCULATED POINT ■ = TELEPHONE PEDESTAL ⊙ = CABLE TELEVISION ⊕ = WATER METER () = RECORD INFORMATION | ⊙ = POWER POLE — = OVERHEAD ELECTRIC — = WIRE FENCE — = WOOD FENCE — = CHAIN LINK FENCE | B.S. = BUILDING SETBACK U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT E.E. = ELECTRIC EASEMENT M.E. = MAINTENANCE EASEMENT |
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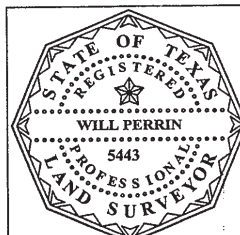
As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0461 E, Panel Dated 02-16-98, this tract is in Zone(s) X and is not in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.

NOTE: THE ORIGINAL PLAT OF RECORD DOES NOT HAVE ANY BEARINGS. THIS IS REPRESENTATION OF THIS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.



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|---|---|
| PROPERTY ADDRESS 1150 SOUTH ALAMO STREET | BORROWER PAUL ALAN BOSKIND and MARCIA B. LARSEN |
| PROPERTY DESCRIPTION Lots 23, 24 & 25, Block 1, New City Block 931, in the City of San Antonio, Bexar County, Texas, save and except that part of Lots 23 & 24, conveyed to the City of San Antonio by Deed in Volume 67, Page 1563, Deed Records of Bexar County, Texas. | |

Westar Alamo
LAND SURVEYORS, INC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999



I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Will Perrin
WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 5443

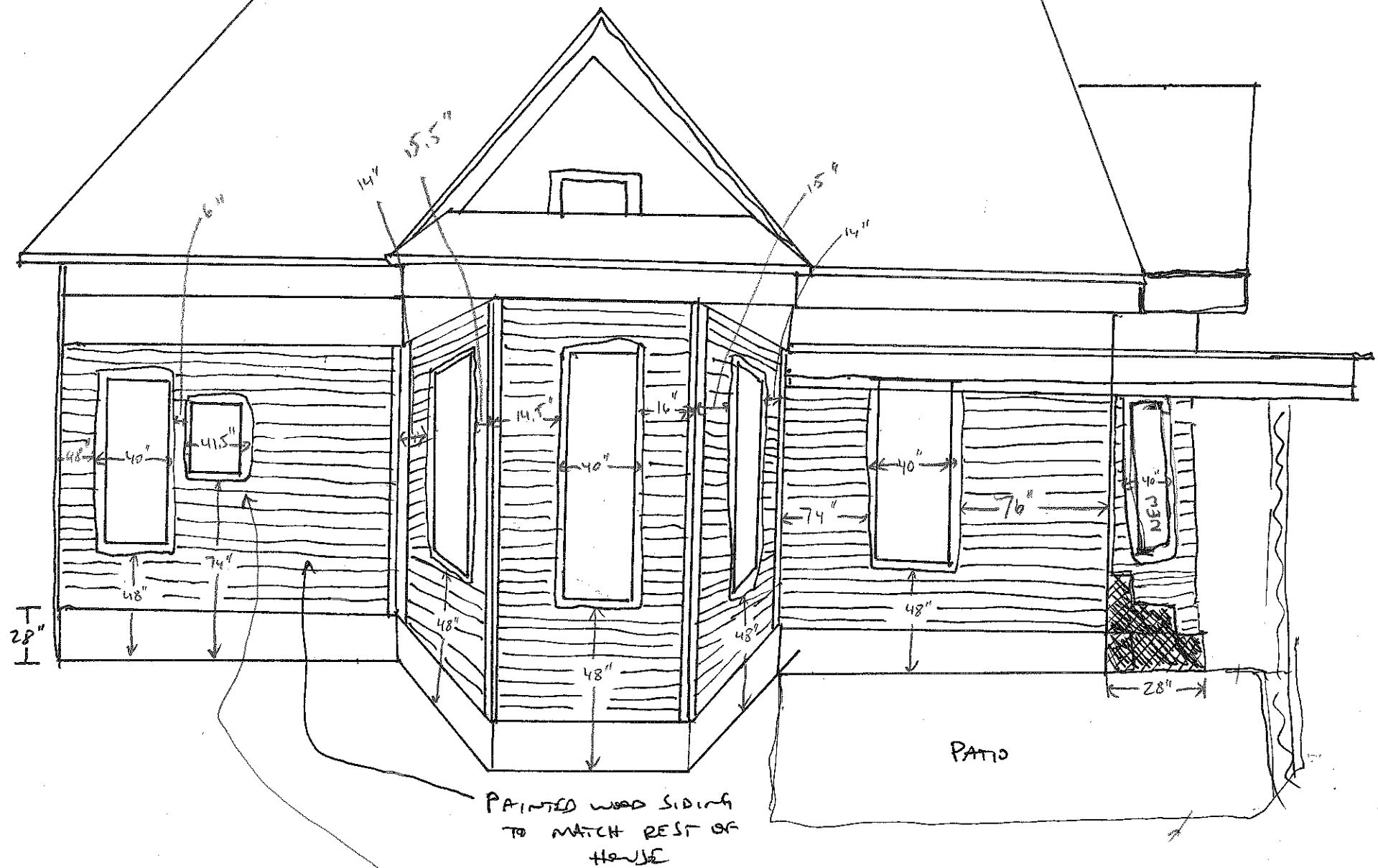
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| G.F. NO. 100085 | JOB NO. 11678 | DATE: FEBRUARY 08, 2005 |
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FRAMING AROUND WINDOWS IS 6" ON TOP & BOTTOM
AND 5 1/4" ON THE SIDES

SIDE OF HOUSE
FACING TOWARDS
S. ALAMO AND CHURCH



* ALL OF THE WINDOWS
ARE THE SAME DIMENSIONS
AND DESIGN EXCEPT
THE SMALL ONE

REMOVING THIS BACK WINDOW
AND RELOCATING IT TO THE
FRONT BAY WINDOW AREA















