

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-510
ADDRESS: 519 WICKES
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 18
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 06, 2020
60-DAY REVIEW: Not Applicable Due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 519 Wickes.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The primary structure located at 519 Wickes is a 1-story single family structure constructed in approximately 1920 in the Craftsman style. The home features a cross gable composition shingle roof with wide overhanging eaves and exposed rafters, a deep-set front porch featuring square wood columns, wood siding, and one-over-one windows. The home is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification.
- b. CASE HISTORY – This property sustained significant damage due to a fallen tree on the property. The applicant received approval to remove the rear portion of the structure that was damaged and re-construct to match the previous conditions in August 2020. Staff commends the property owner on the undertaking to rehabilitate the structure to previous conditions.
- c. The scope of work includes exterior siding, trim, and Craftsman detailing installation, new tongue and groove pine flooring installation in the rear screened porch, and new front door installation.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

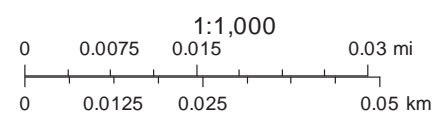
Staff recommends approval based on findings a through d.

City of San Antonio One Stop

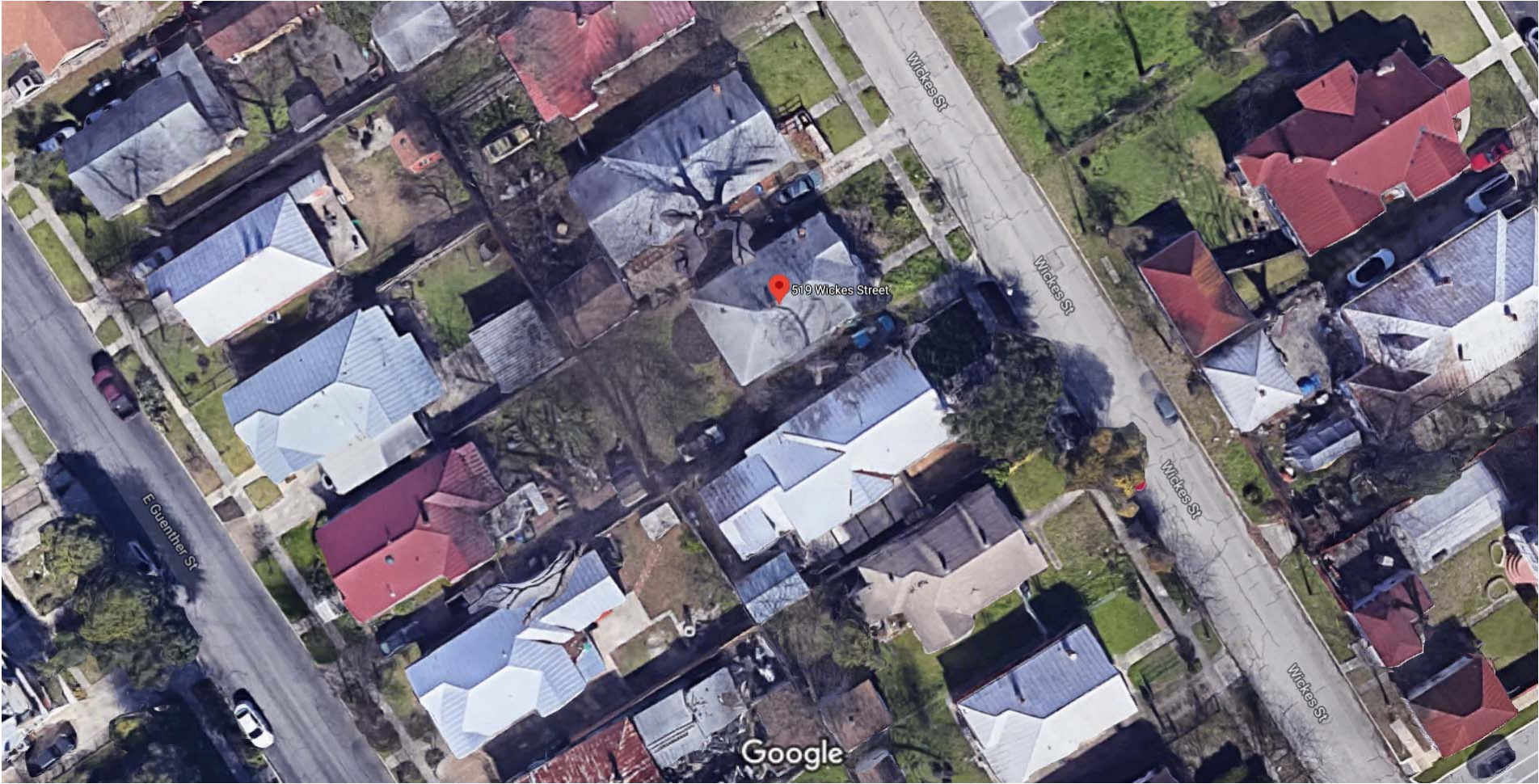


November 8, 2020

— User drawn lines

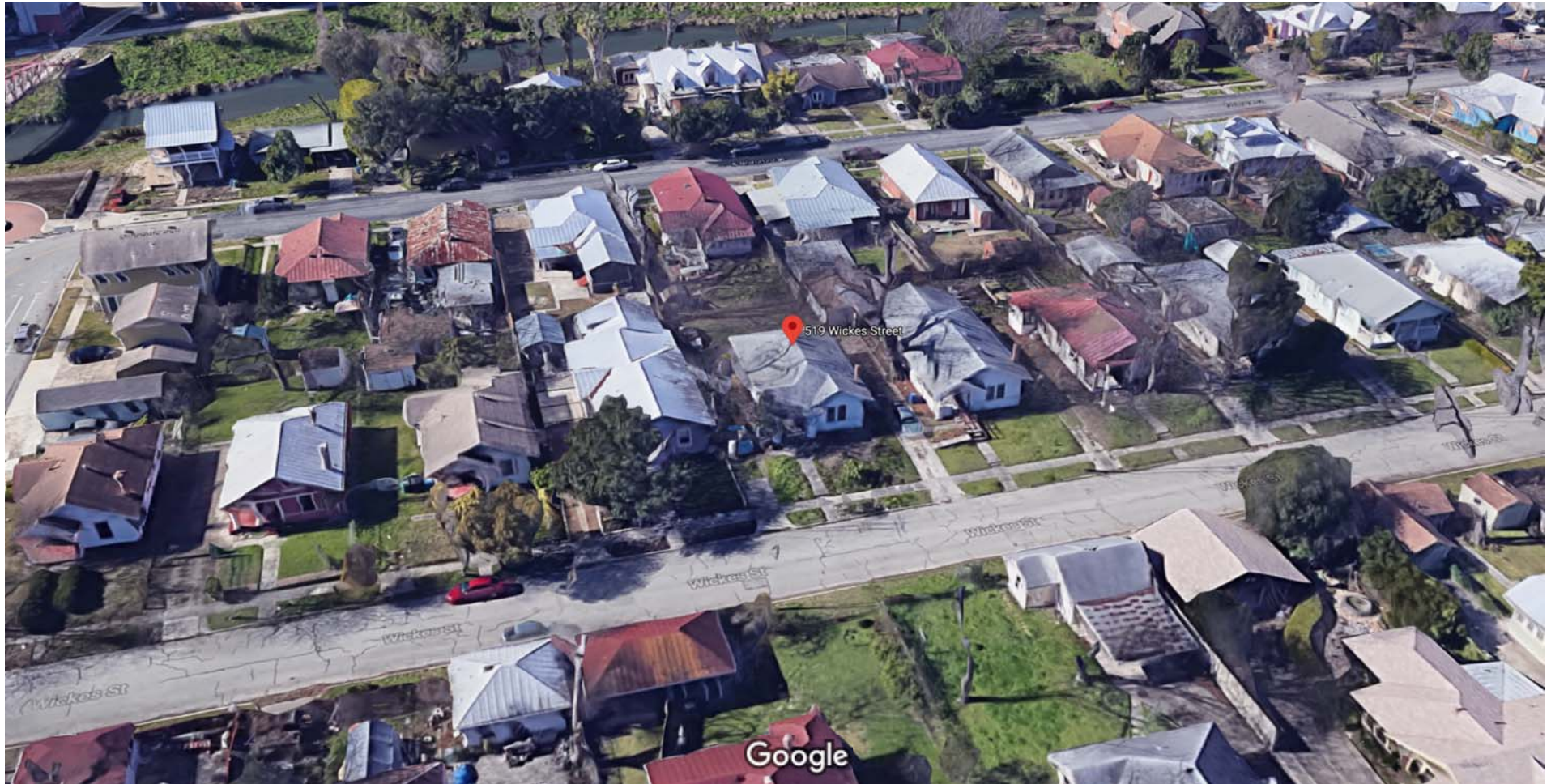


Google Maps 519 Wickes St



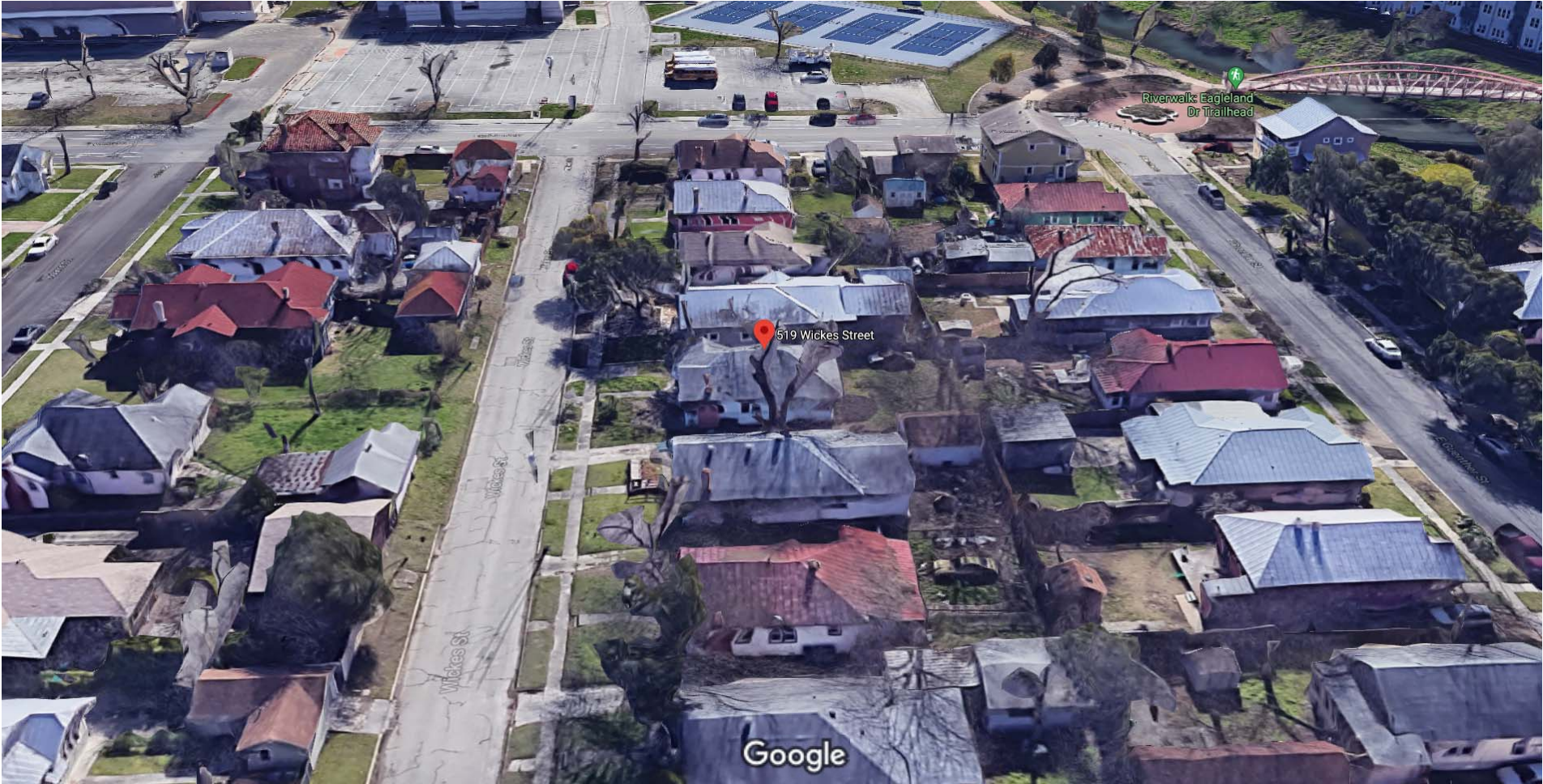
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Google Maps 519 Wickes St



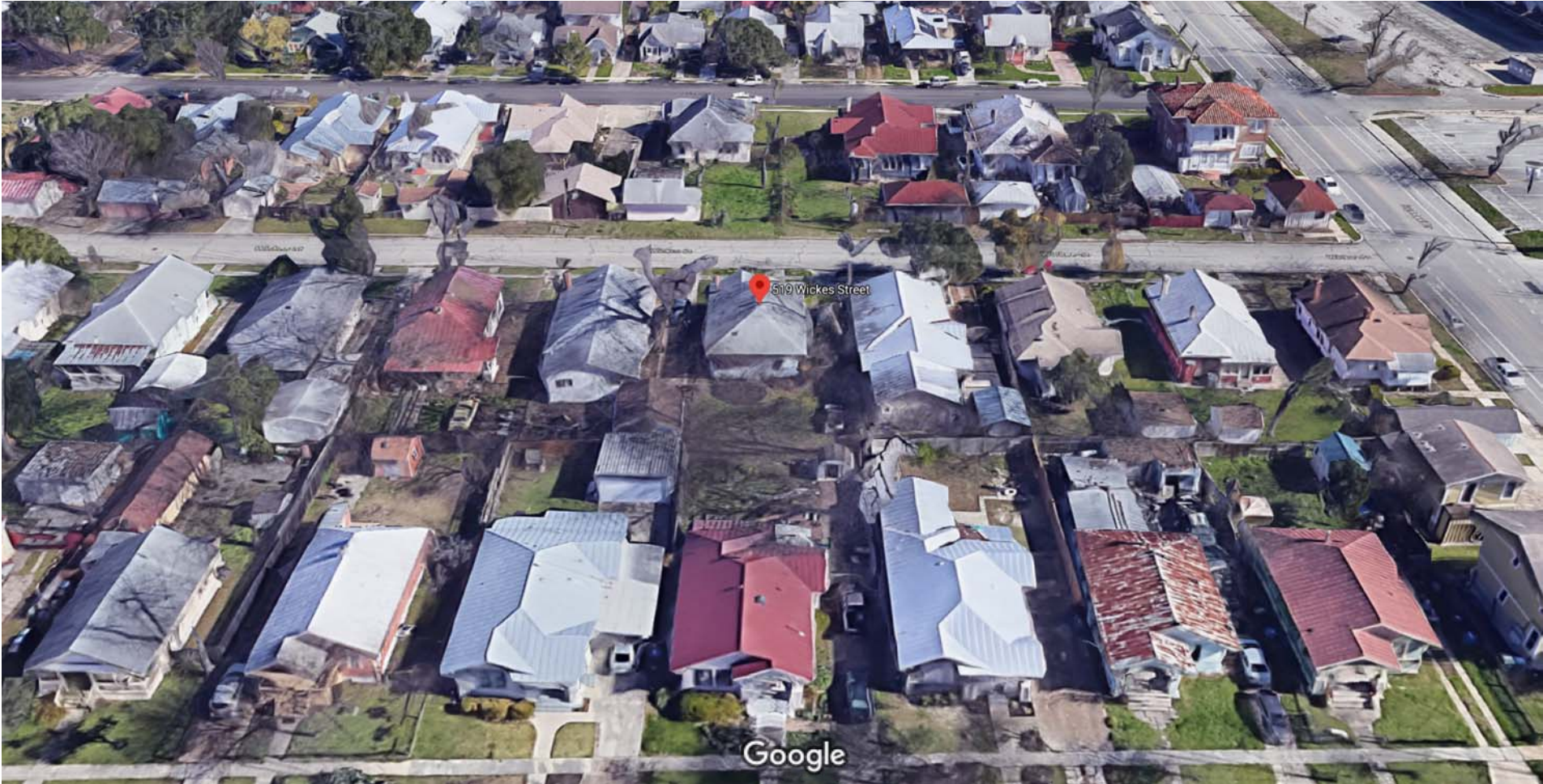
Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 519 Wickes St



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Google Maps 519 Wickes St



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Scope of work: This home was completely demolished when a tree fell on it. Currently what remains is only the front facade.

The work to be done to qualify for the tax credit will be:

- *Exterior trim/siding/detailing: Craftsman detailing; window/door detailing, siding install \$
- *New tongue and groove pine flooring in back screened porch \$
- *Installing a new front wood door \$

Total estimated cost: \$:

To be completed by mid-2021



519

UNAUTHORIZED PERSONS
DO NOT ENTER
PENALTY \$5000

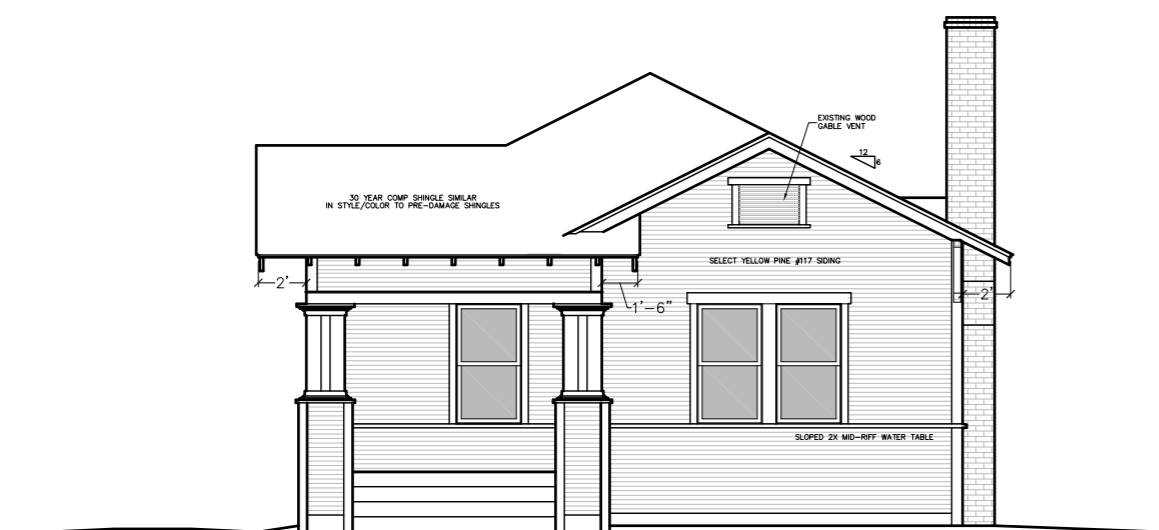
Rep. Lloyd Doggett
Works For Us
★



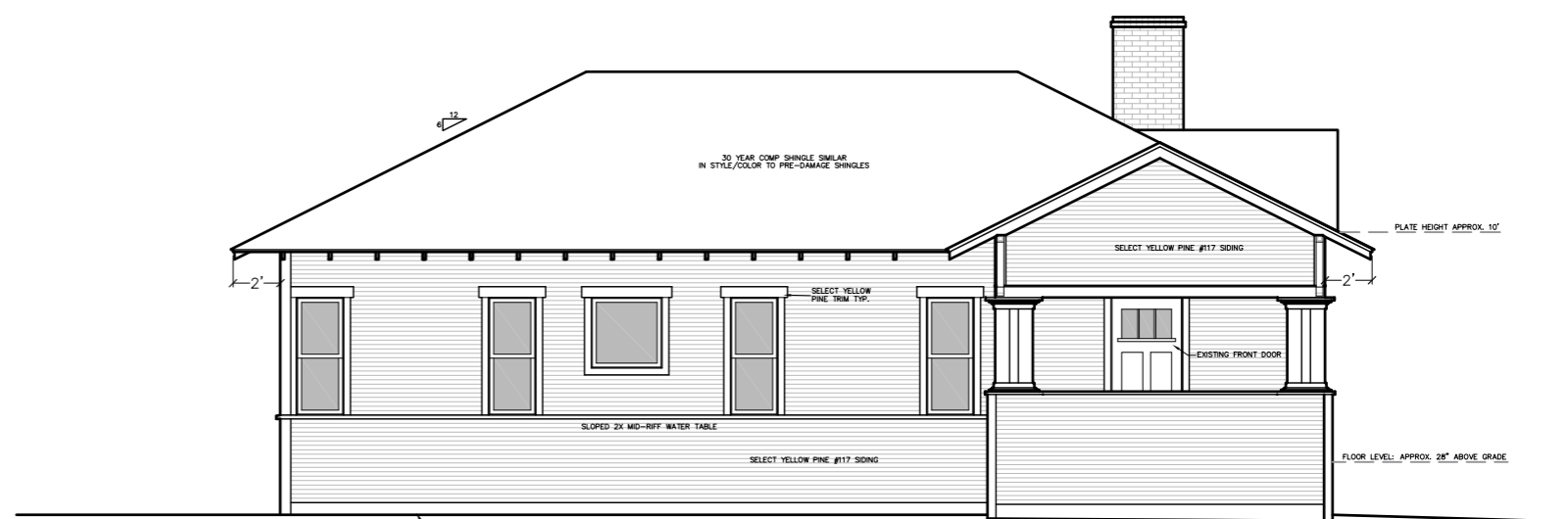




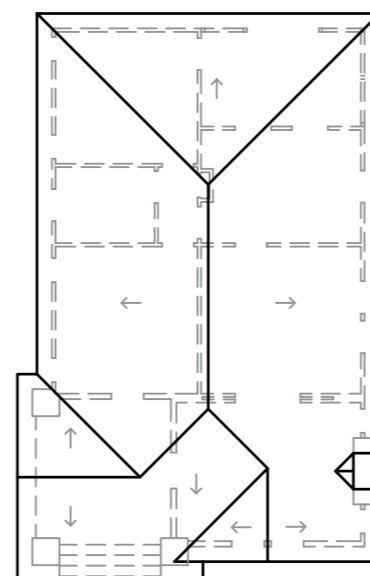




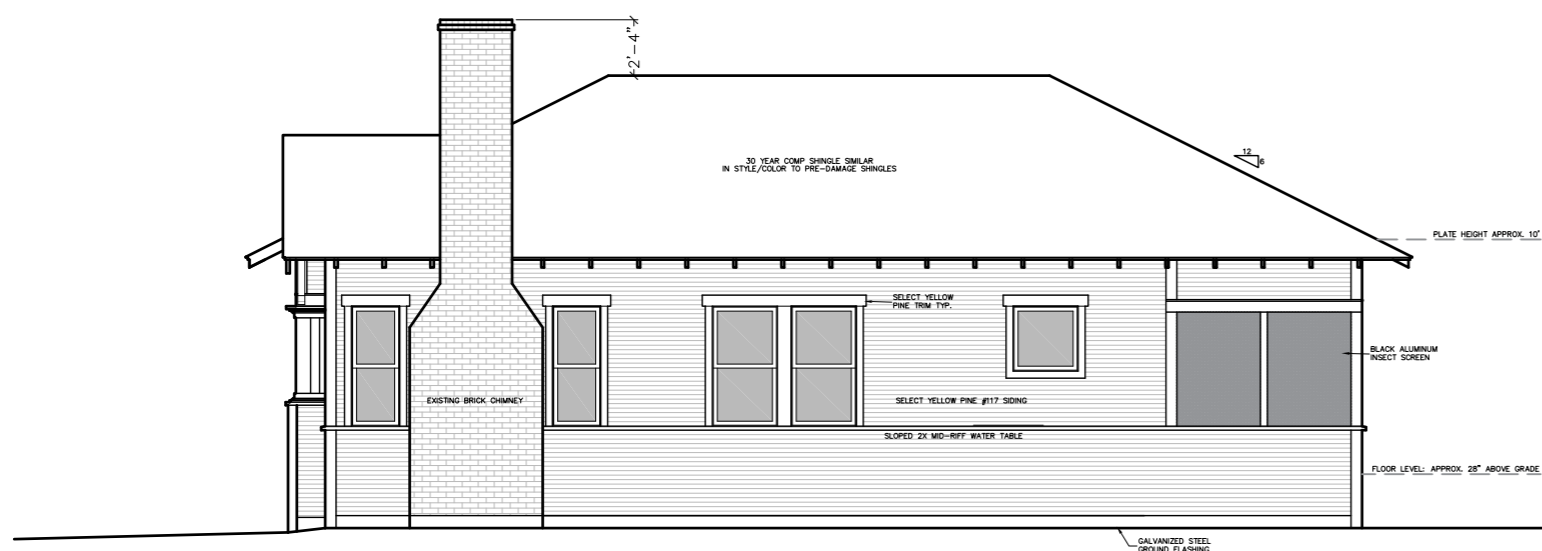
01 FRONT ELEVATION
A2 SCALE: 1/8" = 1'



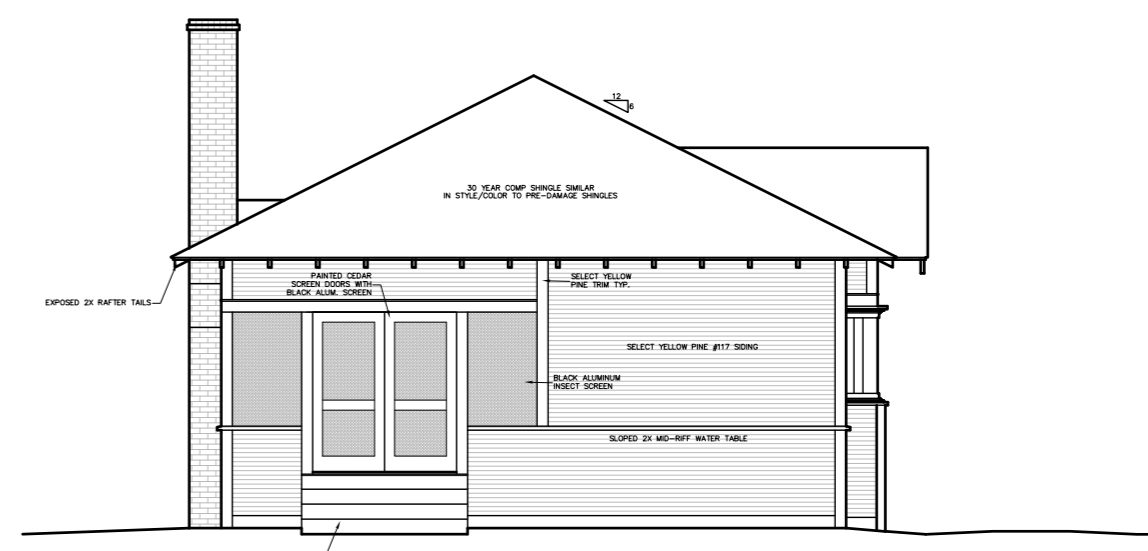
02 SOUTH ELEVATION
A2 SCALE: 1/8" = 1'



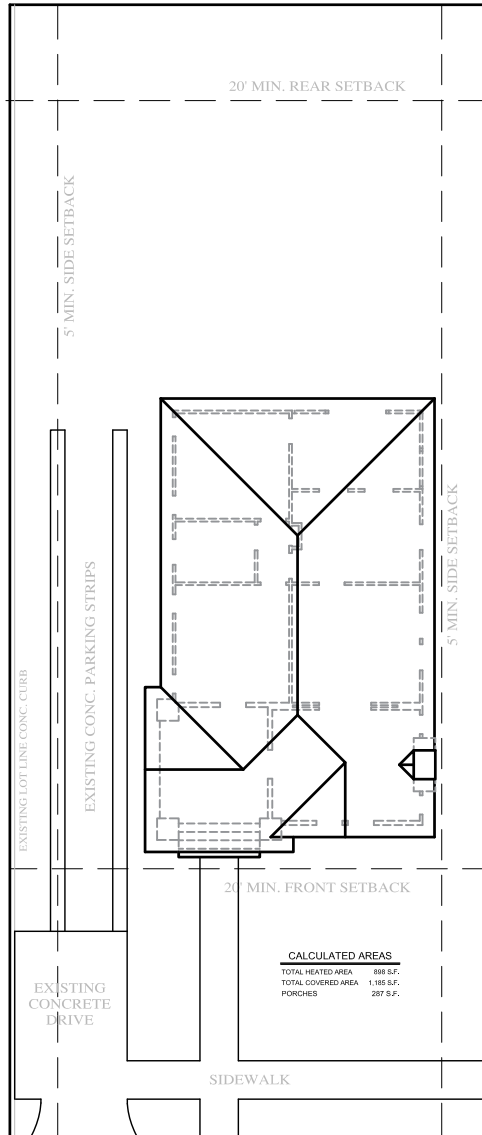
05 ROOF SCHEMATIC
A2 SCALE: 1/16" = 1'



03 NORTH ELEVATION
A2 SCALE: 1/8" = 1'



04 WEST ELEVATION
A2 SCALE: 1/8" = 1'



SITE PLAN
 519 WICKES STREET
 PARCEL KEY: 27384 ZONED: RM-4-H
 SCALE: 1" = 20'

SIZE	SPACING	CEILING AND FLOOR JOISTS			RAFTERS		
		20 FSF 2" / 4" / 6"	40 FSF 2" / 4" / 6"	60 FSF 2" / 4" / 6"	20 FSF 2" / 4" / 6"	40 FSF 2" / 4" / 6"	60 FSF 2" / 4" / 6"
2x6	12" O.C.	15'-6"	11'-10"	10'-9"	9'-4"	16'-8"	14'-5"
	16" O.C.	13'-6"	10'-0"	9'-9"	8'-4"	14'-6"	12'-6"
	24" O.C.	11'-0"	9'-4"	8'-6"	8'-1"	11'-9"	10'-8"
2x8	12" O.C.	20'-1"	15'-7"	14'-2"	12'-4"	21'-7"	18'-2"
	16" O.C.	17'-5"	13'-5"	12'-4"	11'-3"	18'-5"	16'-5"
	24" O.C.	14'-2"	12'-4"	11'-0"	10'-3"	15'-3"	13'-2"
2x10	12" O.C.	24'-0"	19'-10"	18'-0"	15'-5"	25'-8"	22'-3"
	16" O.C.	20'-9"	18'-0"	16'-1"	13'-7"	22'-3"	19'-3"
	24" O.C.	17'-0"	14'-8"	13'-2"	11'-8"	18'-2"	15'-9"
2x12	12" O.C.	28'-2"	24'-2"	21'-9"	18'-5"		
	16" O.C.	24'-7"	20'-7"	18'-10"	15'-11"		
	24" O.C.	19'-7"	17'-5"				

ALL SPANS NOTED HERE ARE INTENDED FOR USE IN COVERED STRUCTURES OR WHERE THE MOISTURE CONTENT DOES NOT EXCEED 19% FOR AN EXTENDED PERIOD OF TIME.

LOADING CONDITIONS ARE EXPRESSED IN PSF (POUNDS PER SQUARE FOOT). ALL JOIST AND RAFTER SPANS ARE BASED ON THE GIVEN LIVE LOAD, A 10 PSF DEAD LOAD AND THE GIVEN DEFLECTION.

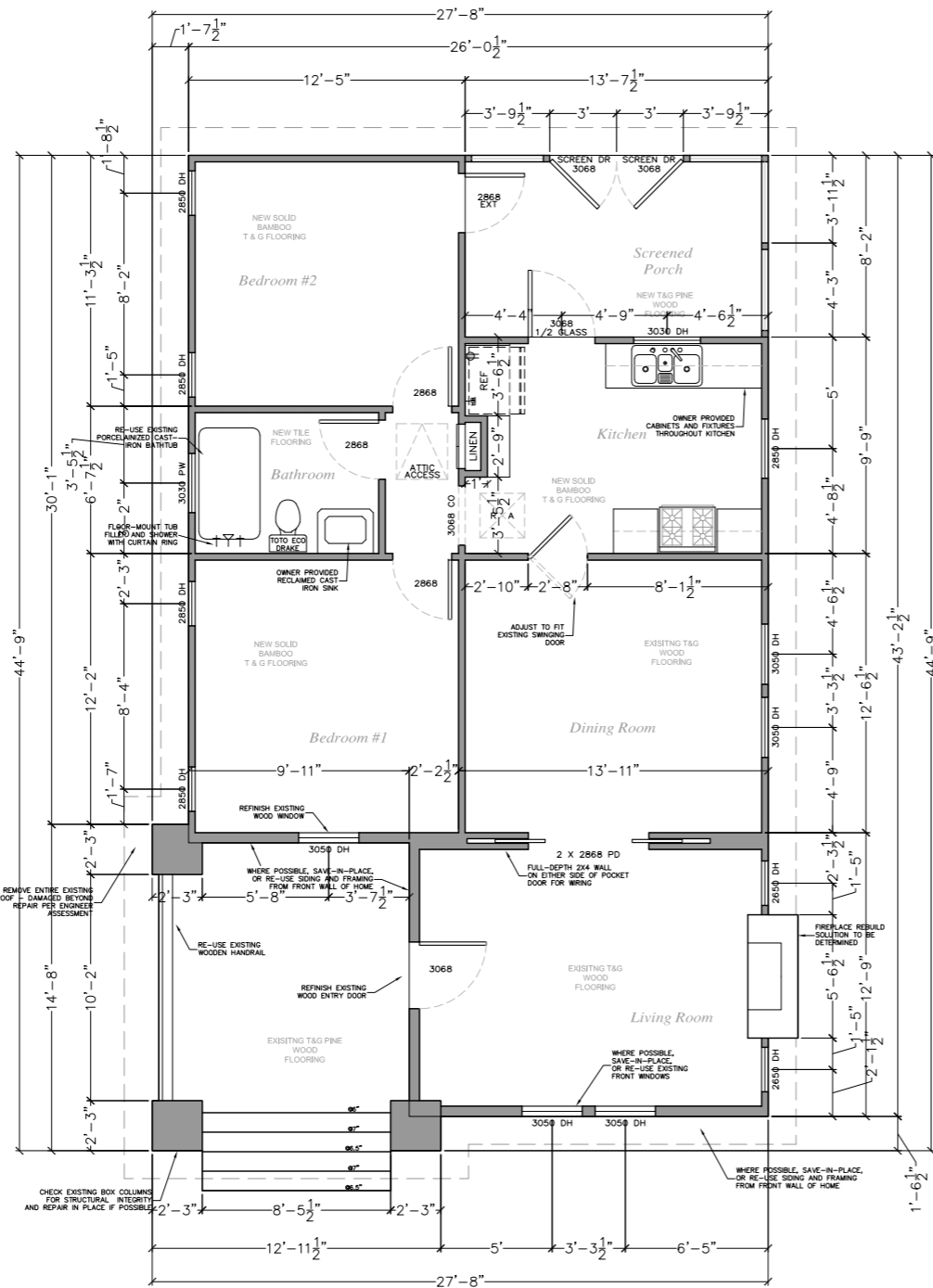
SPANS ARE BASED ON THE USE OF #2 Y.P. OR BETTER.

CHECK SOURCES OF SUPPLY FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20'-0".

SIZE	SPAN	SIZE	SPAN
2 X 4	TO 3'-6"	2 X 10	TO 12'-0"
2 X 6	TO 6'-0"	2 X 12	TO 14'-0"
2 X 8	TO 8'-0"		

GENERAL NOTES (UNLESS OTHERWISE SPECIFIED)

1. ALL WINDOWS WITH 2'-0" OF EXTERIOR DOOR SHALL BE MADE OF TEMPERED GLASS.
2. DOORS SHALL BE 6'-8" IN HEIGHT UNLESS OTHERWISE SPECIFIED.
3. HEADERS ON FIRST FLOOR (2-STORY) SHALL BE 2x12's.
4. MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS.
5. WALLS AND CEILINGS SHALL BE GYPSUM BOARD, 5/8" TYPE-X FOR CEILING; 1/2" FOR WALLS.
6. CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF LINE WITH A 10'-0" RADIUS
7. BEDROOM WINDOWS SHALL BE A MAXIMUM OF 3'-8" ABOVE FINISHED FLOOR. A MINIMUM OF 1'-0" HIGH X 1'-6" WIDE AND HAVE A 5.7 SQUARE FOOT NET CLEAR.
8. FRAMING MATERIAL SHALL BE #2 YELLOW PINE (K.D. 15) OR BETTER. PRESSURE TREATED WHERE REQUIRED OR NOTED. OTHER MATLS MAY BE USED AS NOTED FOR BEAMS, HEADERS, & REINF.
9. PREFABRICATED FIRE PLACES SHALL BE U.S. AND I.C.B.O. APPROVED AND A COPY OF THE MANUFACTURERS INSTALLATION MANUAL SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AS NEEDED FOR INSPECTION.
10. FIRST FLOOR CEILING JOISTS SHALL BE BASED ON 20 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD UNLESS THEY SUPPORT A SECOND FLOOR PARTITION. IN SUCH A CASE FIRST FLOOR CEILING JOISTS SHALL BE BASED ON 40 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD IF THE SECOND FLOOR PARTITION IS PERPENDICULAR TO THE JOISTS OR 20 POUNDS PER SPAN OR 60 POUNDS PER SQUARE FOOT (P.S.F.) AND 10 POUNDS PER SQUARE FOOT (P.S.F.) IF THE SECOND FLOOR PARTITION IS PARALLEL TO THE JOISTS.
11. SECOND FLOOR CEILING JOISTS SHALL BE BASED ON 30 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD. PROVIDE BRIDGING AT MINIMUM ON ALL JOISTS AND RAFTERS.
12. ALL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KIPS PER SQUARE INCH (K.S.I.).
13. A MINIMUM OF 2-2x4'S SHALL BE PROVIDED FOR VERTICAL SUPPORT UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 5'-0".
14. IF GAS HOT WATER HEATER IS TO BE USED AND IS NOT IN ATTIC THEN THE HOT WATER HEATER SHALL BE PLACED ON A PEDESTAL, 1'-6" ABOVE FINISHED FLOOR.
15. IF GAS HOT WATER HEATER IS LOCATED IN ATTIC THEN THE HOT WATER HEATER SHALL BE PLACE ABOVE A LOAD BEARING PARTIAL WALL IN A PAN. INCLUDE RELIEF DRAIN LINE TO OUTSIDE OF HOUSE.
16. 110V CONNECTIONS AND BATTERY BACKUP REQUIRED FOR SMOKE DETECTORS. DETECTORS REQUIRED FOR ALL BEDROOMS AND UTILITY ROOMS, AS WELL AS W/H HEATER AND KITCHEN LOCATIONS.
17. VENT ALL EXHAUST FANS TO THE OUTSIDE.
18. OUTLETS WITHIN A 6'-0" RADIUS OF A WATER SOURCE SHALL BE GROUND FAULT INTERRUPT (G.F.I.).
19. PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATION.
20. PROVIDE ELECTRIC DISCONNECT AT EACH AIR CONDITIONING UNIT.





































01
A1

FLOOR PLAN

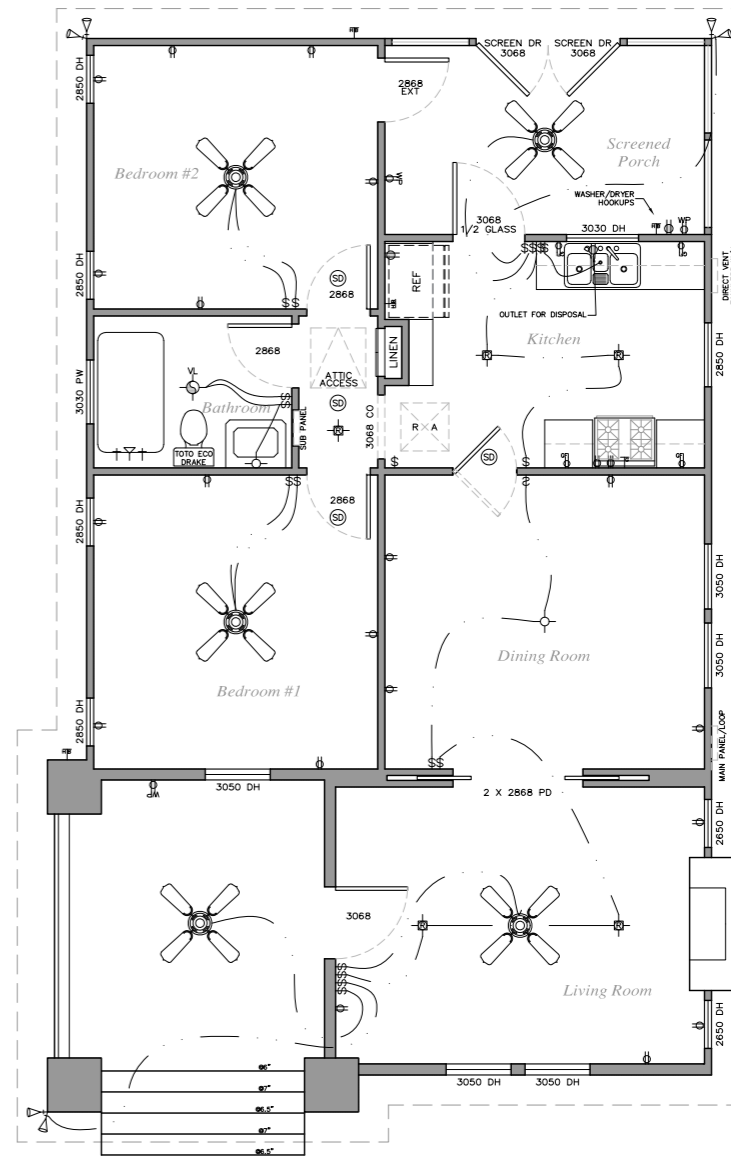
SCALE: 1/8" = 1'

ELECTRICAL & SERVICES LEGEND

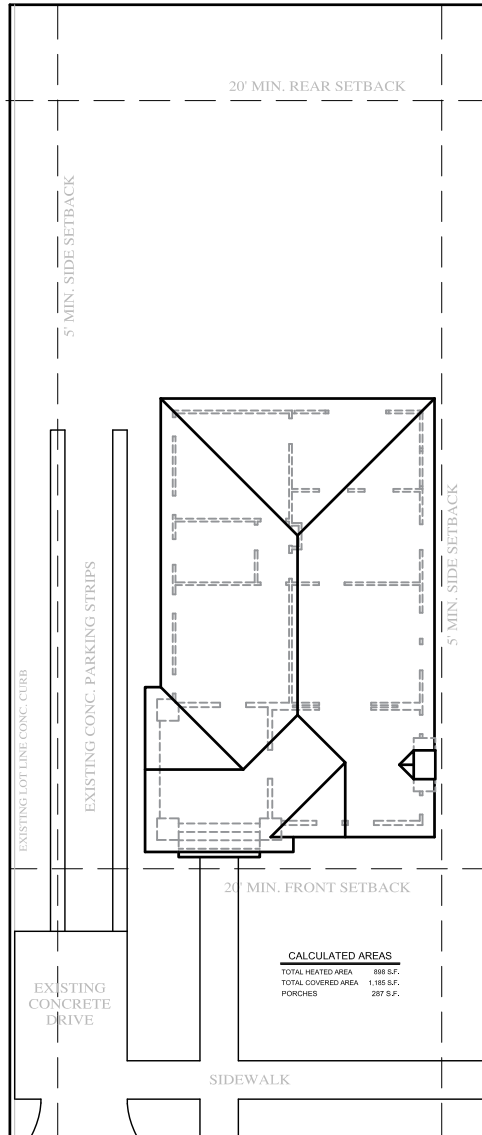
	RECESSED 'CAN' LIGHT		EXTER. HOOD LIGHT
	SEALED REC. LIGHT		EXTER. H.I.D. LIGHT HYPERSOL-ANODIZED ALUMINUM
	DIRECTIONAL REC. LT. THERMAL TYPE		EXTER. H.I.D. LIGHT HYPERSOL-PENODIZED ALUMINUM
	PENDANT LIGHT		MAIN FEED LOCATION
	WALL MOUNT LIGHT		MAIN BREAKER PANEL
	SWITCH		DOORBELL BUTTON
	DIMMER SWITCH		DOORBELL
	110 VOLT OUTLET		PHONE JACK
	110 VOLT G.F.I.		CABLE/SAT/ANTENNA
	110 VOLT DEDICATED		CAT-5e NETWORK JACK
	110 V WEATHERPROOF		Audio HOOKUPS
	110 V FLOORPLUG		RCA/OPTICAL/ETC
	220 VOLT OUTLET		SPEAKER HOOKUPS
	SINGLEPHASE		NETWORK HUB
	VENT FAN		GAS JET
	VENT/LIGHT		CEILING FAN OPTIMIZER/LIGHT
	HEAT/VENT/LIGHT		SMOKE DETECTOR HARDWIRED/BAQUIP

CALCULATED AREAS

TOTAL HEATED AREA	898 S.F.
TOTAL COVERED AREA	1,185 S.F.
PORCHES	287 S.F.



02 ELECTRICAL LAYOUT
A1 SCALE: 1/8" = 1'



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 SCALE: 1" = 20'