

HISTORIC AND DESIGN REVIEW COMMISSION

May 21, 2025

HDRC CASE NO: 2025-105
ADDRESS: 517 WICKES
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 17
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Stephanie FLORES
OWNER: Stephanie FLORES/FLORES STEPHANIES & JOE MARK
TYPE OF WORK: 2-story rear accessory structure construction
APPLICATION RECEIVED: April 23, 2025
60-DAY REVIEW: June 22, 2025
CASE MANAGER: Bryan Morales
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 950 sf rear 2-story accessory structure with a garage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in roof appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.

- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure at 517 Wickes is a 1-story, single-family residence constructed in the Craftsman style circa 1920. The structure features a composition shingle roof, an asymmetrical front porch on wood post supports, wood siding, and one-over-one wood windows. The property is contributing to the King William Historic District.
- b. CASE HISTORY – On October 16, 2024, the applicant requested removal of the existing 1-story detached rear garage onsite and conceptual approval for new construction. The HDRC approved the existing detached rear garage removal; however, the commission did not conceptually approve the presented replacement plans. The HDRC stipulated that the applicant attend a Design Review Committee meeting before returning with revised replacement plans.
- c. DESIGN REVIEW COMMITTEE – On April 29, 2025, the applicant attended a Design Review Committee meeting with HDRC commissioners Jeffery Fetzer, Monica Savino, and Jimmy Cervantes in attendance. OHP staff members present included Edward Hall, Caitlin Brown-Clancy, and Bryan Morales. The applicant discussed the project changes since seeking conceptual approval on October 16, 2024, with commissioners generally supportive of the request and recommended the applicant explore ways to reduce the total height of the 2-story rear accessory structure. Since the DRC meeting, the applicant has met with their designer to reduce the total height to match the historic structure's overall height.
- d. NEW CONSTRUCTION – The applicant is requesting approval to construct an approximately 950 sf 2-story accessory structure with a garage at the rear of the property. The Guidelines for New Construction 5.A. notes that new outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of approximately 1,440 square feet and 1-story in height. The proposed 2-story accessory structure features a total footprint of approximately 475 square feet, or approximately 33% of the primary structure's footprint. Accessory structures on the block are predominately 1-story in height. Staff finds the proposed height and general massing generally appropriate.
- e. LOT COVERAGE – The applicant is requesting approval to construct a 2-story detached rear accessory structure with a garage. The lot is approximately 5,600 sf. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The combined square-footage of the existing primary structure and the proposed rear accessory structure is approximately 1,915 sf or 34% of the total lot coverage. Staff finds that the footprint of the proposed rear accessory structure generally appropriate.
- f. ORIENTATION & SETBACKS – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- g. ROOF FORM & MATERIAL – The applicant is requesting approval to construct a 2-story rear accessory structure with a garage featuring a front-facing composition shingle gable roof with two skylights. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the roof form, skylights, and material conforms to Guidelines.

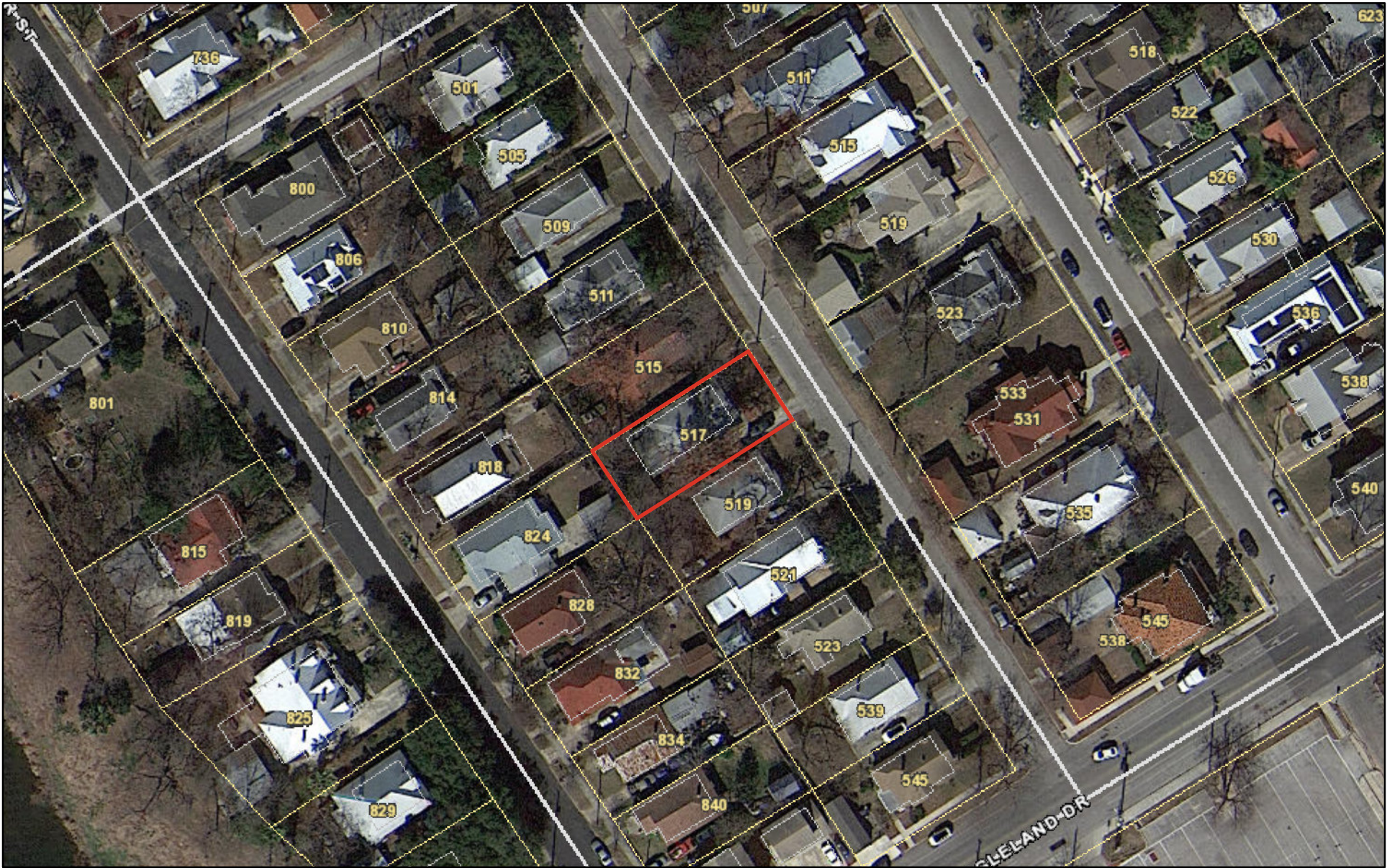
- h. ARCHITECTURAL DETAILS – The applicant is requesting approval to construct a 2-story accessory structure at the rear of the property featuring a single-bay with a 9’2” wide garage door facing the front driveway, lapped siding, one-over-one windows, four-over-four windows, two twelve-lite clerestory windows, two skylights, two porch areas, and an exterior staircase on the south side of the proposed structure. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed architectural details generally appropriate.
- i. ARCHITECTURAL DETAILS (MATERIALS) – The applicant is requesting approval to construct a 2-story accessory structure with a garage at the rear of the property with lapped siding. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. The applicant has not provided additional material specifications for the proposed lapped siding. Staff finds the installation of lapped siding generally appropriate; however, the reveal should not exceed 5” and if the applicant uses fiber cement siding, it should feature a smooth finish.
- j. ARCHITECTURAL DETAILS (FENESTRATION PATTERN) – The applicant is requesting approval to install one twelve-lite clerestory window, one door, and two one-over-one windows on the south façade’s second floor; one twelve-lite clerestory window, one door, and one one-over-one window on the south façade’s first floor; one four-over-four window and door on the west façade’s second floor; and one 9’2” wide garage door on the west façade’s first floor. New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally appropriate; however, the applicant should incorporate a consistent window style for the proposed rear accessory structure.
- k. WINDOWS & DOORS (MATERIALS) – The applicant has not provided staff window, door, or garage door specifications. Per *Standard Specifications for Windows in New Construction*, new windows on new construction should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Window, door, and garage door specifications are required for review prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

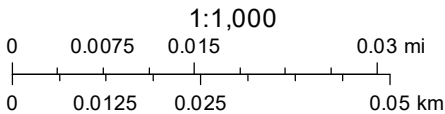
Staff recommends approval of the request, based on findings a through k, with the following stipulations:

- i. That the applicant installs a fully wood or aluminum-clad wood window that meet staff’s standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the applicant install either wood siding matching the historic structure onsite or install lapped fiber cement siding featuring a smooth finish and not to exceed a 5” reveal.
- iii. That the applicant install a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



May 14, 2025



Stephan Housing Plan

PROJECT DIRECTORY

INDEX TO DRAWINGS

Sheet Number	Mark	Sheet Name
C0	✓	Cover page
C1	✓	Site plan
A0	✓	First floor plan
A1	✓	Second floor plan
A2	✓	Roof plan
A3	✓	Exterior Elevations
A4	✓	Exterior Elevation with Existing house
A5	✓	Building sections
S0		
S1		
S2		
E1		
E2		
P1		
P2		

PROJECT DATA

<u>PROJECT LOCATION:</u>	--
<u>OCCUPANCY TYPE:</u>	--
<u>CONSTRUCTION TYPE:</u>	--
<u>ZONING:</u>	--
 <u>PROJECT CODES:</u>	
2021 INTERNATIONAL BUILDING CODE	
2021 INTERNATIONAL RESIDENTIAL CODE	
2021 INTERNATIONAL MECHANICAL CODE	
2021 INTERNATIONAL PLUMBING CODE	
2021 NATIONAL ELECTRICAL CODE	
2021 INTERNATIONAL FUEL GAS CODE	
2021 INTERNATIONAL FIRE CODE	
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE	
2021 ENERGY CODE	

STRUCTURAL DETAILS

TABLE R301.2.2.1 WALL BRACING ADJUSTMENT FACTOR BY ROOF COVERING DEAD LOAD

WALL SUPPORTING	ROOF/CEILING DEAD LOAD	
	15 psf or less	25 psf
ROOF ONLY	1.0	1.2
ROOF PLUS ONE OR TWO STORIES	1.0	1.1

For SI: 1 pound per square foot = 0.0479 kPa, 2

a. Linear interpolation shall be permitted.



Owner
Project Name
Cover Page

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A0

FIRST FLOOR PLAN

GENERAL NOTES:

- A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
- B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING- SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
- C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
- D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
- E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
- F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER - CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON- ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
- G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
- H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
- I. CENTER -LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

WINDOW GENERAL NOTE:

- A. EMERGENCY EGRESS WINDOWS SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAX SILL HEIGHT OF EGRESS WINDOWS SHALL BE NO MORE THAN 44" A.F.F.
- B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS, SEC. R310
- C. TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" U.N.O.
- D. SEE WINDOW SUPPLIER FOR ALL MASONRY & ROUGH OPENINGS
- E. ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED TO MEET AREAS MINIMUM DESIGN WIND LOADS UNLESS NOTED OTHERWISE, TYP.

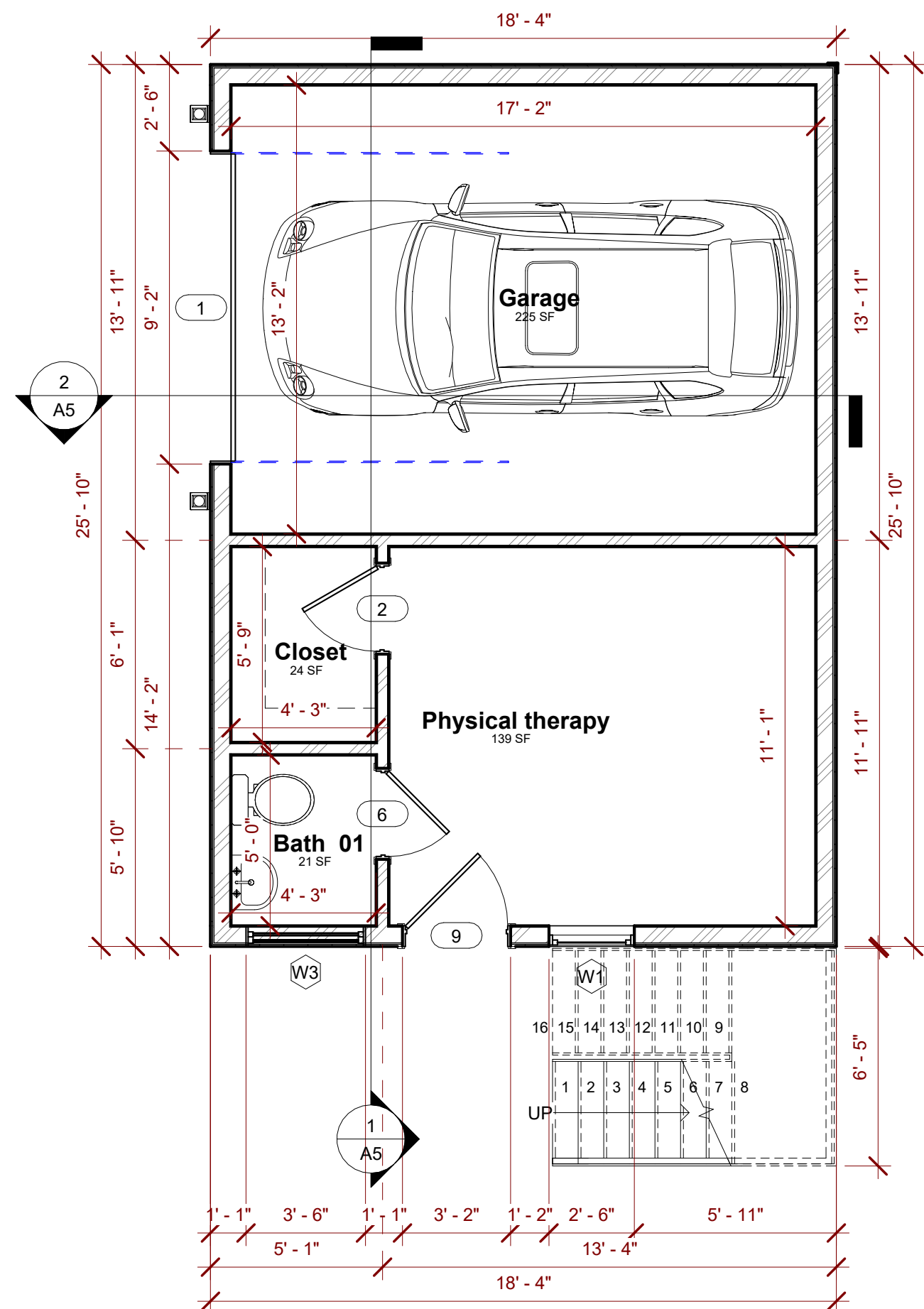
Door Schedule			
Door Number	Width	Height	Family and Type
1	9' - 0"	7' - 0"	Door-Garage-Embossed_Panel: 96" x 84" 4
2	2' - 6"	6' - 8"	Door-Interior-Single-4_Panel-Wood: 30" x 80" 2
4	2' - 6"	6' - 8"	Door-Interior-Single-4_Panel-Wood: 30" x 80" 2
6	2' - 6"	6' - 8"	Door-Interior-Single-4_Panel-Wood: 30" x 80" 2
9	3' - 0"	6' - 8"	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad: 30" x 80"
10	2' - 6"	6' - 8"	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad: 30" x 80" 2
11	3' - 0"	6' - 8"	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad: 30" x 80"
12	2' - 0"	6' - 8"	Door-Interior-Single-Pocket-2_Panel-Wood: 24" x 80"
13	2' - 0"	6' - 8"	Door-Interior-Single-Pocket-2_Panel-Wood: 24" x 80"
14	2' - 0"	6' - 8"	Door-Interior-Single-Pocket-2_Panel-Wood: 24" x 80"
16	4' - 0"	7' - 0"	Bi-Fold_Panel_268.0001: 48" x 84"
17	3' - 0"	6' - 8"	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad: 30" x 80"
18	3' - 0"	6' - 8"	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad: 30" x 80"

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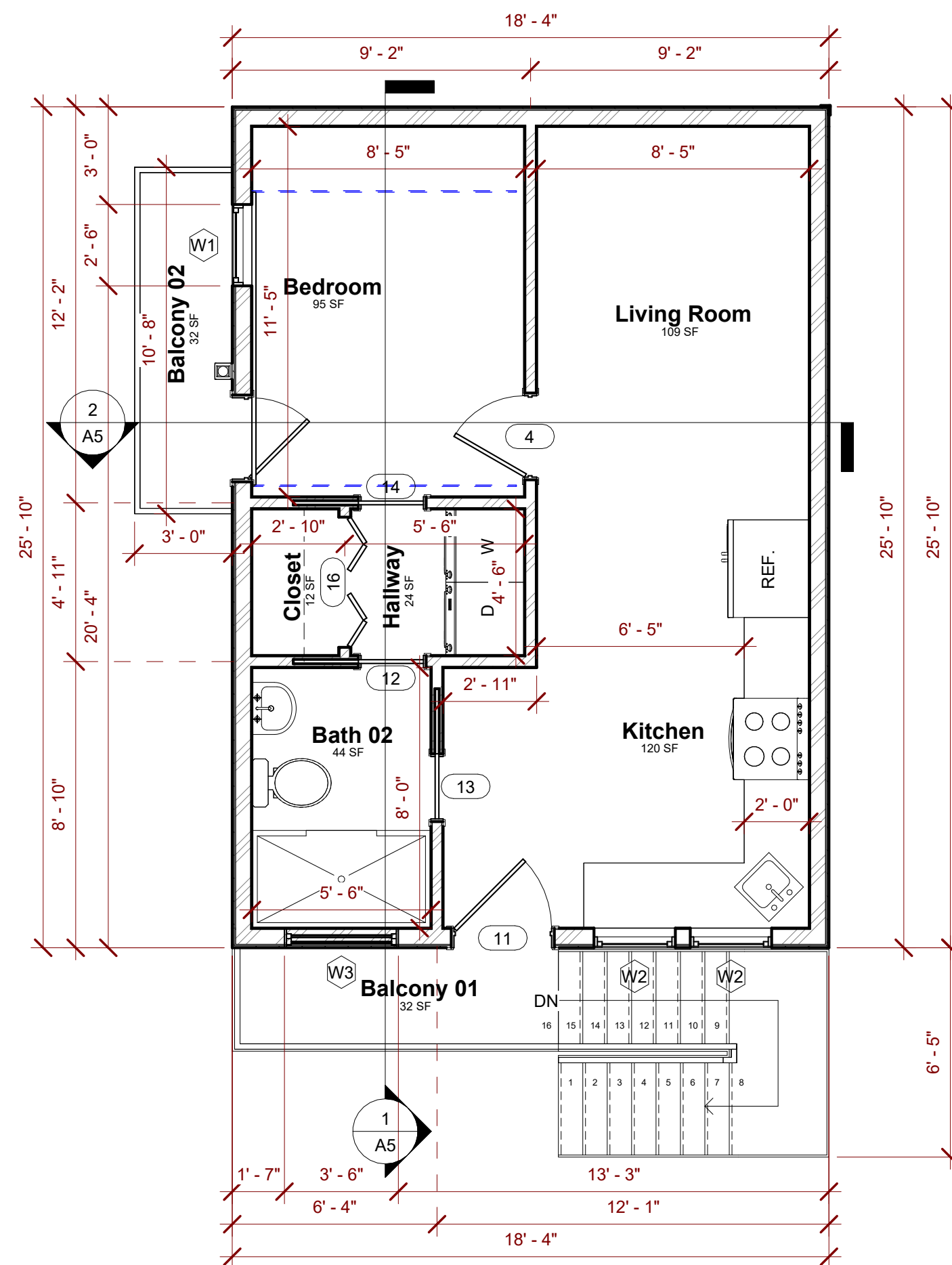
W1	2' - 6"	5' - 0"	Window-Single-Hung
W2	2' - 6"	3' - 6"	Window-Single-Hung
W3	3' - 6"	1' - 6"	6x2_Wood_Transom_Window_1669
W5	5' - 0"	4' - 4"	Window-Single-Hung-Double
W8	4' - 0"	2' - 0"	Window-Louvers
W9	2' - 0"	3' - 0"	Skylight-Flat

Room Finish Schedule		Room Finish Schedule	
Room Name	Area	Room Name	Area

Physical therapy	139 SF	Hallway	Not Placed
Bath 01	21 SF	Bath 02	44 SF
Closet	24 SF	Hallway	24 SF
Garage	225 SF	Balcony 01	32 SF
Bedroom	95 SF	Balcony 02	32 SF
Living Room	109 SF	Closet	12 SF
Kitchen	120 SF	Total Floor area	878 SF



① First Floor
1/4" = 1'-0"



② Second Floor
1/4" = 1'-0"

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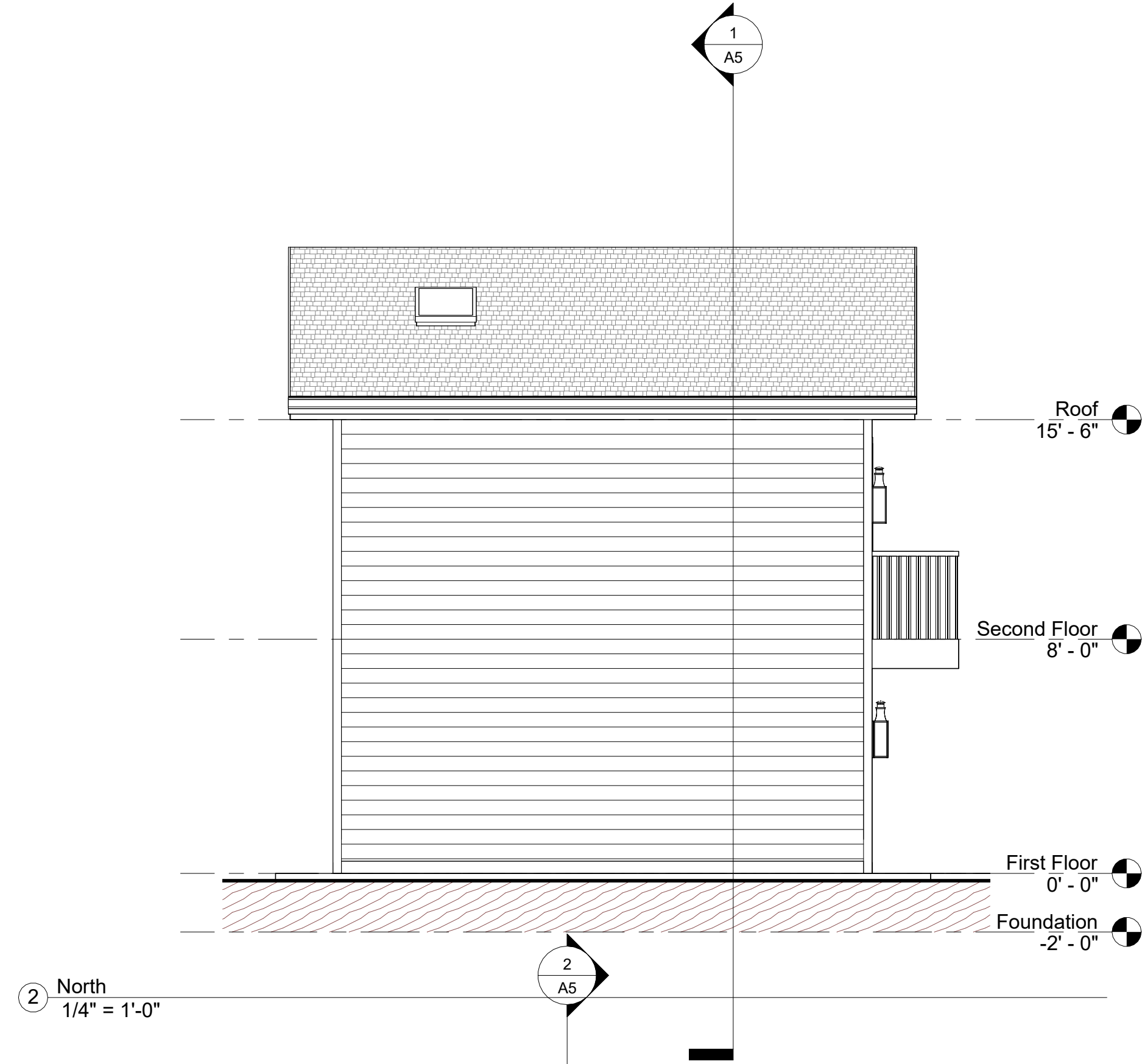
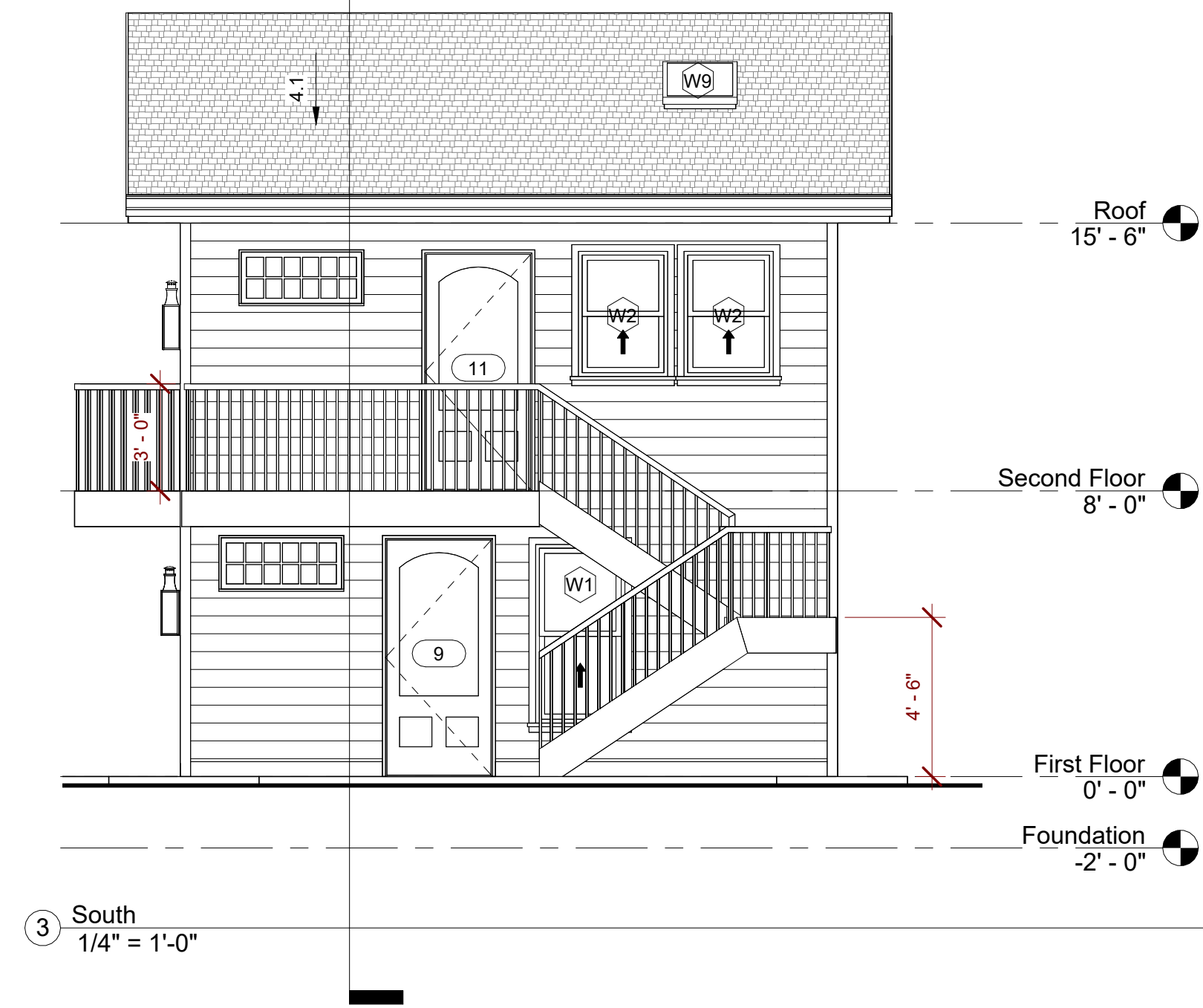
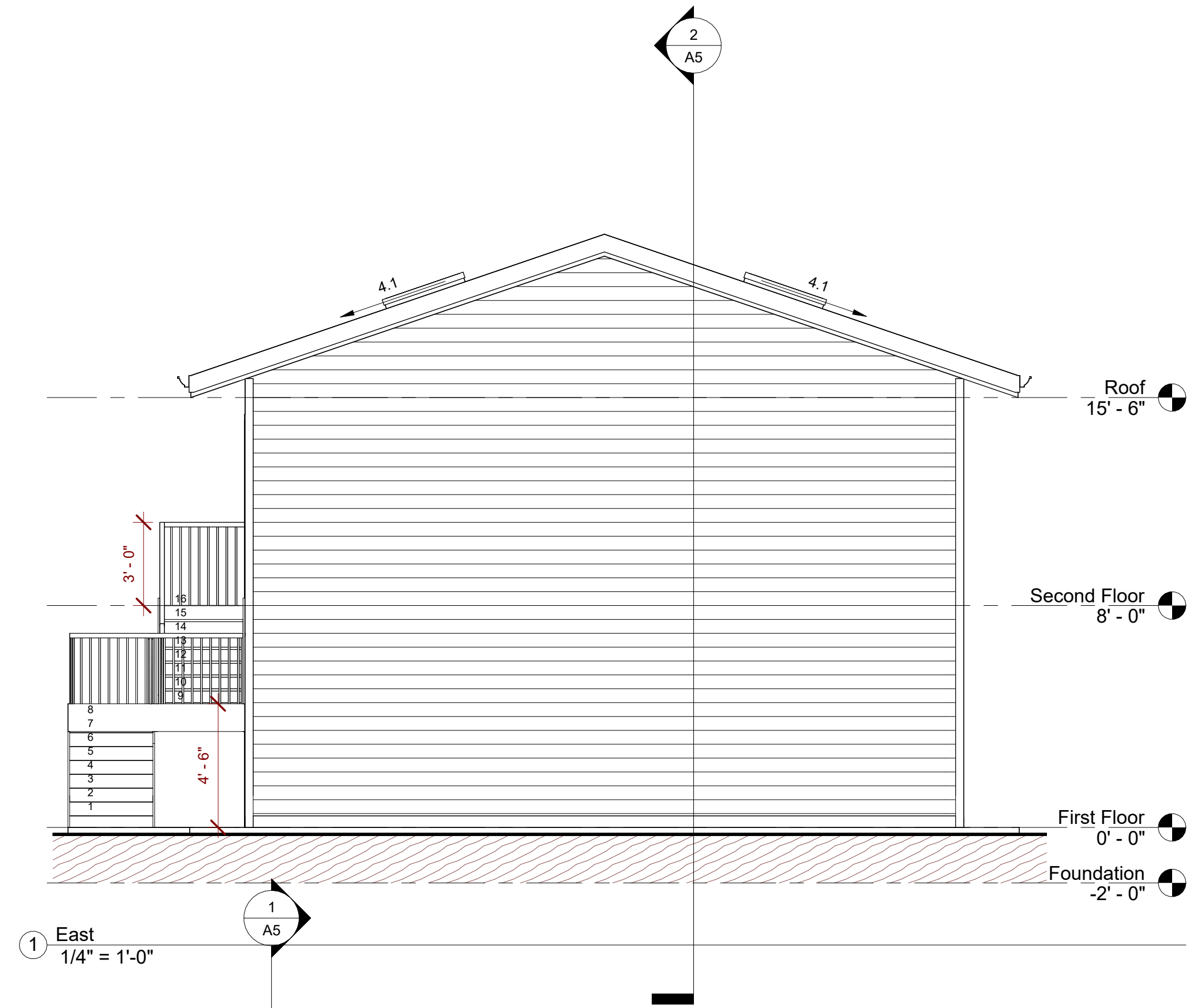
Owner
Project Name
Floor Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
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Owner	
Project Name	
Roof Plan	
Project number	Project Number
Date	Issue Date
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A2	
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ELEVATIONS

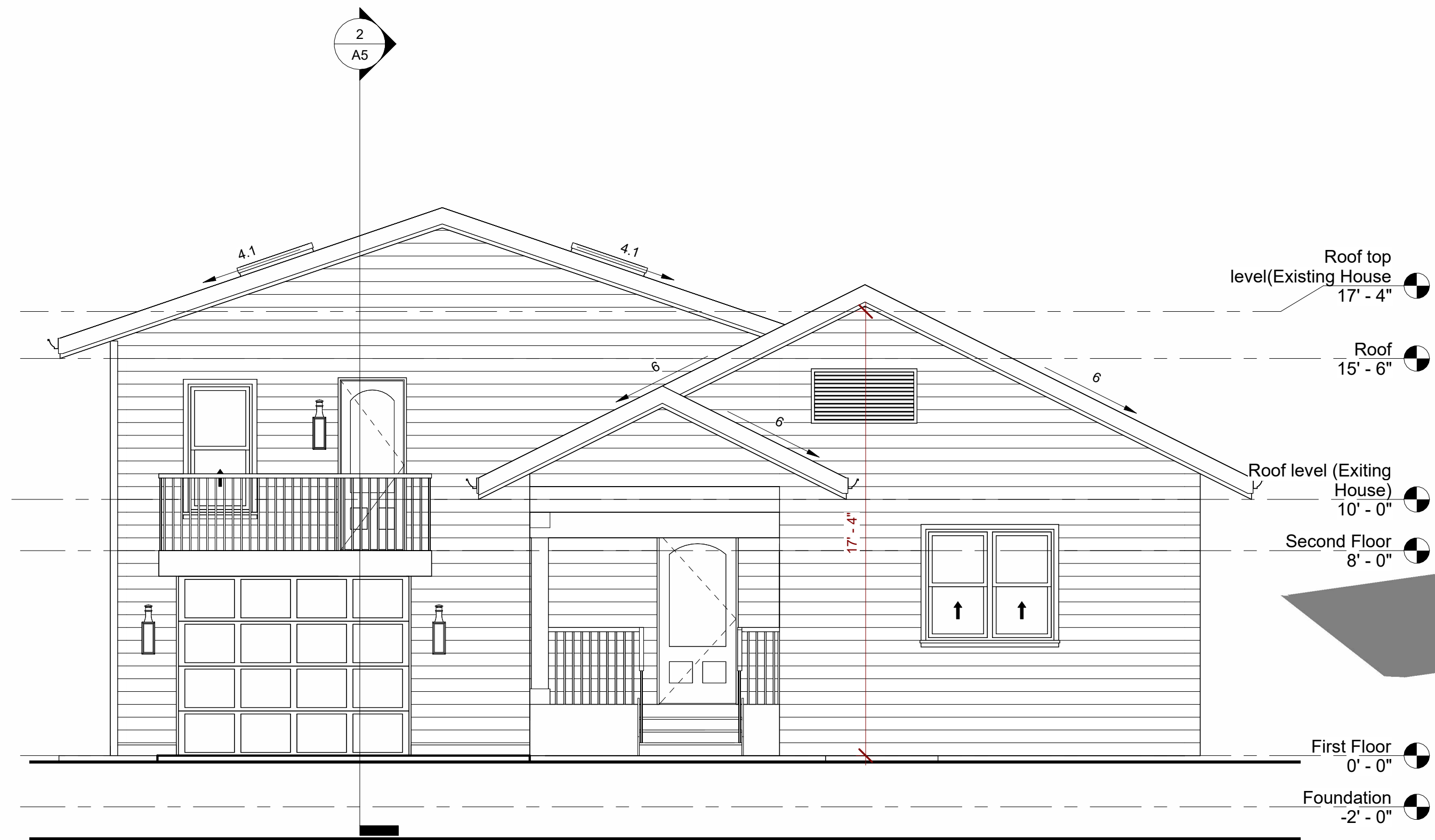
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Owner
Project Name
Elevations

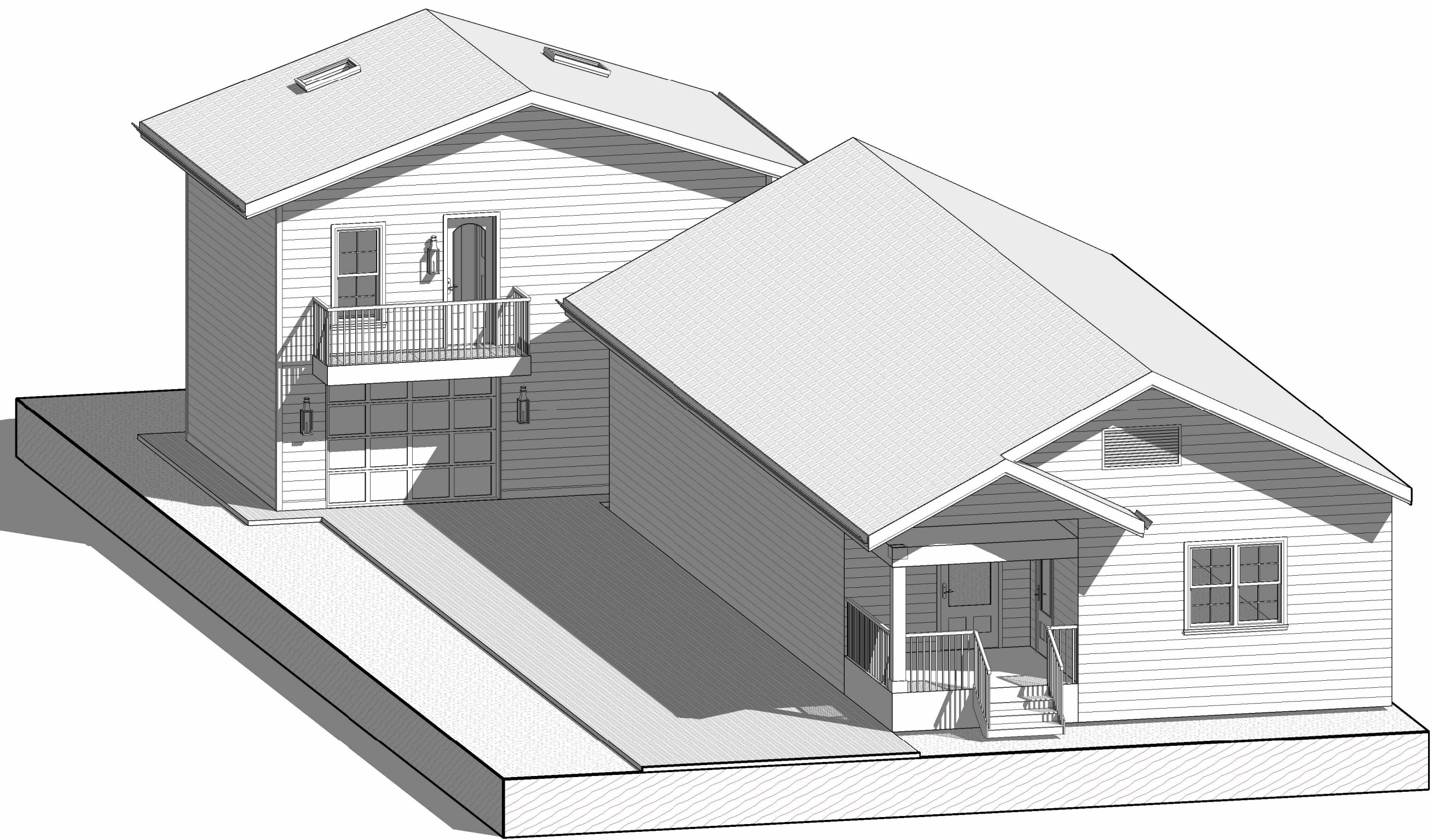
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A3

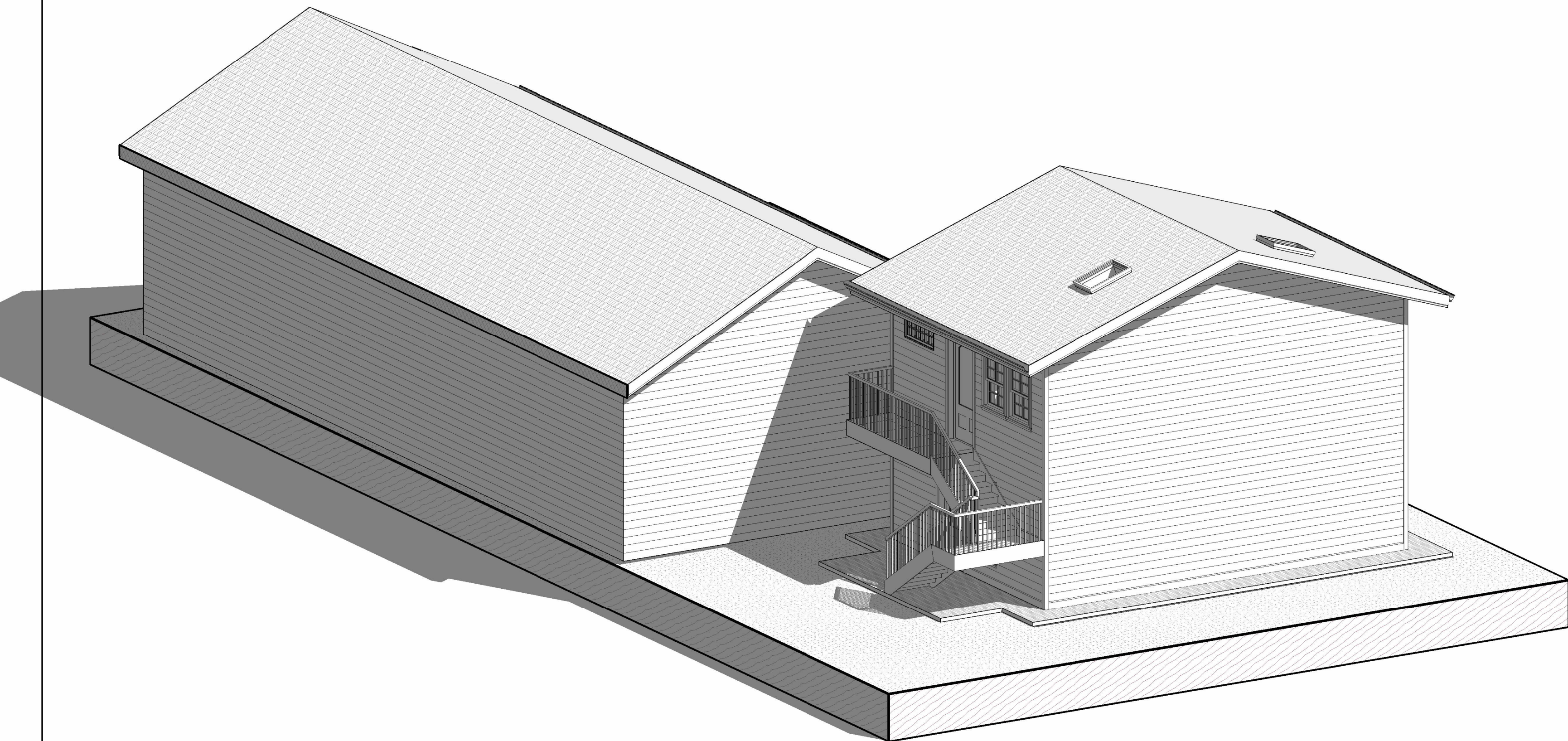
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② Isometric view 02



3 Isometric view 03



Owner	
Project Name	
Elevations	
Project number	Project Number
Date	Issue Date
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A4	
Scale	1/4" = 1'-0"



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee (DRC)

DATE: 4/29/2025

HDRC Case #: 2025-105

Address: 517 Wickes

Meeting Location: Webex

APPLICANT: Stephanie Flores

DRC Members present: Jeff Fetzer, Monica Savino, Jimmy Cervantes

Staff Present: Bryan Morales, Edward Hall, Caitlin Brown-Clancy

Others present:

REQUEST:

Request to construct a rear 2-story detached structure with garage.

COMMENTS/CONCERNS:

SF: We were told when we came for conceptual review that we needed to get BOA approval for the proposed setbacks. So that is why we are here now. The drawings we had made show all sides as well as a perspective view. As of now, the existing garage only allows a 4' space between the primary and secondary structure. The proposed plan would expand it to 7'. MS: Do you have a site plan? SF: Yes (showing).

MS: For square-footage – I am concerned about the second story and it being taller than the primary structure. It should be secondary to the primary structure. Have you considered doing only 1 or 1.5 story? You could include a loft area. SF: Yes. For conceptual review, I offered a few different options, and those options included the different heights. I am here now for the design portion. I am fine with adjusting the height of the structure and reducing the plate heights. MS: Try lowering the entire roof and have a vaulted ceiling on the top floor. This could help bring it down. SF: We are dealing with space issues at the rear.

JF: I agree with MS. If you modify the width, it might make lowering the height of the structure more difficult. Generally, the variance, material, window placement, etc. looks like it's going in the right direction. Can we see the floor plan? SF: The second floor is pretty small. I can ask my architect to lower the height. JF: Well if you keep the 8' ceiling height on the 2-floor and lower the height, the slope will be different than the main structure. If the end walls of top walls of the 2-floor, if that wall height was 7', and the wall height at the shower and kitchen was 7', so inside the living spaces if you wanted more ceiling height, you could follow the interior ceiling beams. Try keeping the pitch of the roof the same and lowering the height. You can take a look at the upper floor; the end walls could be 6'6" even or 6'8". I think things like this will bring the whole roof down.

JC: you might want to consider having a taller ceiling height in the garage. This will allow vehicle access if you change cars in the future.

SF: To summarize, I am going to try and lower the 2nd floor, lower the roof.

MS: If there are other suggestions your architect has, see what they are suggesting and if it will help. Maybe roof form change? Dormer facing the rear?

SF: He added the sky lights because of the variance and rules on windows on property lines.

JF: One thing that would help with roof pitch, if the roof ridge ran the length of the house, then what is facing the front of the street would not be so much wood siding. This might be another quick study to see if it reduces the overall massing. MS: The original request did have side facing gables.

JC: I think once you got the variance, it allows you to have more ideas. You are doing great. Don't be shy about turning it on the side.

JF: If you turn the roof 90 degrees, look at the overhang of the roof and see how much you can get more roof coverage over that balcony. It would bring the strong horizontal line down which may help bring down the scale of the building.

OVERALL COMMENTS:

Overall, commissioners present generally supported the request and recommended the applicant explore ways to reduce the total height of the proposed structure.