

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

HDRC CASE NO: 2024-409
ADDRESS: 115 WICKES
LEGAL DESCRIPTION: NCB 937 BLK 2 LOT 18
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: James R Bailey
OWNER: James R Bailey
TYPE OF WORK: Historic Tax Certification and Verification
APPLICATION RECEIVED: December 02, 2024
60-DAY REVIEW: January 31, 2025
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 115 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.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The historic structure at 110 Wickes was constructed circa 1910 in the Folk Victorian style and features a standing seam metal roof, a gabled dormer, and a hipped roof. The property is contributing to the King William Historic District. At this time the applicant is requesting Historic Tax Certification and Verification for the property at 115 Wickes.
- b. **PREVIOUS APPROVALS** – The applicant has received Certificates of Appropriateness to construct a new wood porch, replace porch columns, install porch screening, install foundation skirting, perform foundation repair, paint, perform roof repair, repair wood windows, and perform repairs to various wood elements. Certificates of Appropriateness have been re-issued to account for revisions between the completed project and

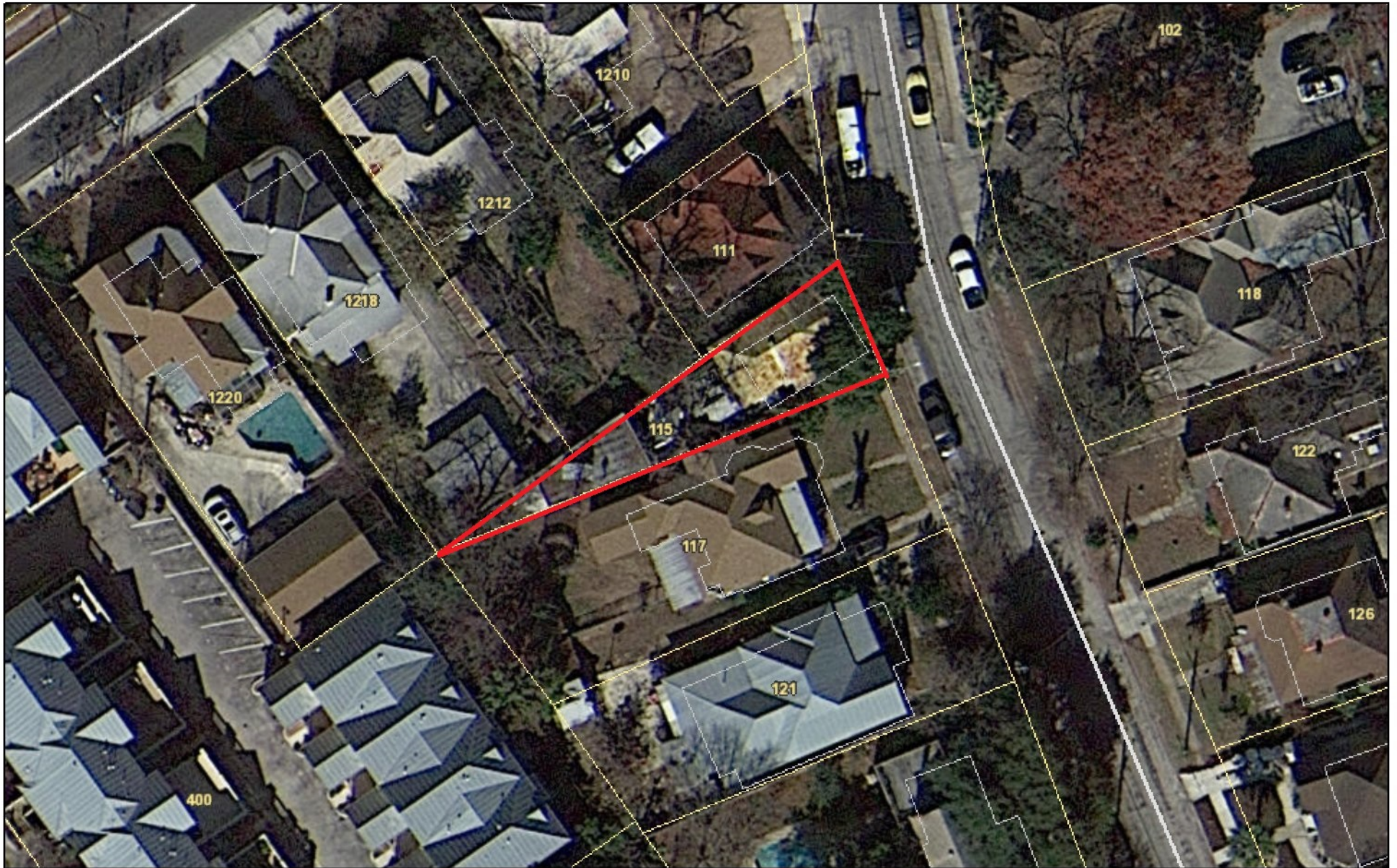
initial design and approvals. In addition to the exterior scopes of work approved via Certificates of Appropriateness, the applicant has also perform a number of interior scopes of work that have been approved by Development Services Department.

- c. OHP staff performed a site visit on December 5, 2024, and December 23, 2024. Work that was not consistent with previously issued Certificates of Appropriateness has subsequently been approved via Certificates of Appropriateness. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. Approval of Tax Verification by the HDRC means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

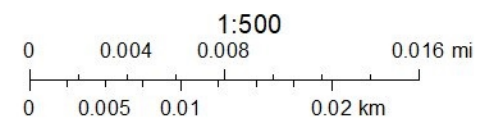
RECOMMENDATION:

Staff recommends approval based on findings a through e.

City of San Antonio One Stop



December 6, 2024





Dec 5, 2024 at 4:13:20 PM
117 Wickes St
San Antonio TX 78210
United States



Dec 5, 2024 at 4:13:31 PM
117 Wickes St
San Antonio TX 78210
United States



Dec 5, 2024 at 4:13:45 PM
111 Wickes St
San Antonio TX 78210
United States



Dec 5, 2024 at 4:14:16 PM
115 Wickes St
San Antonio TX 78210
United States



Dec 5, 2024 at 4:14:23 PM
115 Wickes St
San Antonio TX 78210
United States





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

October 8, 2024

ADDRESS: 115 WICKES
LEGAL DESCRIPTION: NCB 937 BLK 2 LOT 18
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Jim Bailey/BAILEY JAMES H R - 1512 South Flores
OWNER: Robert & Sarida Bradley/BRADLEY ROBERT E III - 115 WICKES ST
TYPE OF WORK: Partial Demolition, Driveway/sidewalk, Exterior alterations, Fencing, Foundation/skirting, Landscaping/hardscaping/irrigation, Porch/Patio, Roofing, Repair and Maintenance, Painting, Window replacement/fenestration changes

REQUEST:

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

1. Perform foundation repair.
2. Repair and repaint the existing standing seam metal roof.
3. Repair and repaint all doors, windows, siding, and trim.
4. Remove the existing concrete walkway, sidewalk and driveway apron/approach and replace in-kind, with no change to profile or dimension.
5. Install cedar privacy fencing within the side yard and rear yard.
6. Repair the roof and skylights of the rear accessory structure.
7. Remove all non-original rear decks (first and second levels), dumbwaiter, balcony railing and hot tub deck.
8. Reinstall a single hung window on the rear façade of the historic structure at the first level, a single hung wood window at the second level (in the location of a non-original door opening, and three fixed windows (no change in window opening profile).
9. Perform modifications to the existing, rear addition by removing existing windows and doors and installing new siding, fixed wood casement windows, a standing seam metal roof to match the existing, extend the roof line and new single-lite historic French Doors.

ADMINISTRATIVE APPROVAL TO:

1. Perform foundation repair. A new skirting profile has not been approved at this time.
2. Repair and repaint the existing standing seam metal roof. Approval is issued to paint the roof red to match the existing red color, gray or silver. If the roof is required to be replaced, it should be replaced, in-kind. Panel should be smooth with no striation, corrugation or rippling. Panels should feature 18 to 21 inches in width, seams should feature 1 to 2 inches in height, a crimped ridge seam should be used. An inspection of all roofing materials is required prior to their installation.
3. Repair and repaint all doors, windows, siding, and trim. If any elements are beyond repair, they are to be repaired in-kind, with like materials.
4. Remove the existing concrete walkway, sidewalk and driveway apron/approach and replace in-kind, with no change to profile or dimension.
5. Install cedar privacy fencing within the side yard and rear yard. All privacy fencing is to be installed behind the front façade of the historic structure. Fencing is not to exceed six (6) feet in height.
6. Repair the roof and skylights of the rear accessory structure. All repair work is to be done in-kind.
7. Remove all non-original rear decks (first and second levels), dumbwaiter, balcony railing and hot tub deck.
8. Reinstall a single hung window on the rear façade of the historic structure at the first level,

a single hung wood window at the second level (in the location of a non-original door opening, and three fixed windows (no change in window opening profile). All windows should be wood and should be installed to feature an inset and trim/sill profile to match those found historically on site.

9. Perform modifications to the existing, rear addition by removing existing windows and doors and installing new siding, fixed wood casement windows, a standing seam metal roof to match the existing, extend the roof line, construct a wood deck, and install new single-lite historic French Doors. Standing seam roof specifications are to match those noted in item 2.

The reconstruction of the front porch, column replacement, skirting installation, and porch screening elements are not included in this COA.

APPROVED BY: Caitlin Brown

RE-ISSUE REASON:

Expired. Executing work on item #4.

RE-ISSUE DATE: 10/8/2024 9:00:02 AM

RE-ISSUED BY: Caitlin Brown

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

DATE: 10/8/2024 9:00:02 AM



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

January 17, 2024

HDRC CASE NO: 2024-009
ADDRESS: 115 WICKES
LEGAL DESCRIPTION: NCB 937 BLK 2 LOT 18
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
APPLICANT: Jim Bailey/BAILEY JAMES H R -
OWNER: Robert & Sarida Bradley/BRADLEY ROBERT E III -
TYPE OF WORK: Foundation/skirting, Porch/Patio

REQUEST:

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

1. Replace the existing, non-original concrete porch with a new wood framed porch.
2. Replace the existing, modified porch columns with new columns and install a four porch column.
3. Install aluminum screening to screen the front porch in its entirety.
4. Install wood lattice foundation skirting.

FINDINGS:

- a. The historic structure at 110 Wickes was constructed circa 1910 in the Folk Victorian style and features a standing seam metal roof, a gabled dormer, and a hipped roof. The structure features a non-original concrete porch and modified original porch columns. The structure is contributing to the King William Historic District.
- b. ADMINISTRATIVE APPROVAL – A number of scopes of work have been approved administratively, including wood element repair, roof repair, foundation repair, modifications to a rear addition, fenestration modifications, fencing, and hardscaping/site work.
- c. PORCH REPLACEMENT – The applicant has proposed to replace the existing, non-original concrete porch with a new wood framed porch. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that porches should be replaced, in-kind. Whenever in-kind replacement is not feasible, the design should be compatible in scale, massing and detail while materials should match in color, texture, dimensions and finish. Staff finds the replacement of the non-original, concrete porch with a wood framed porch to be architecturally appropriate for the historic structure and consistent with the Guidelines. Staff finds that 1x3 tongue and groove porch decking should be installed perpendicular to the front façade, as found on historic wood porches.
- d. PORCH COLUMN REPLACEMENT – The existing porch columns feature non-original brick bases and wood column shafts with capital trim. The applicant has proposed to replace the existing columns with new box columns to match the profile of the exiting (10 inches, square). The applicant has proposed to install a fourth column. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that replacement elements should be simple as to not distract from the historic character of the building and to not create a false historic appearance. Staff finds the proposed column replacement to be appropriate and consistent with the Guidelines. Staff finds that the proposed columns should feature trim to match the original wood columns found on site.
- e. PORCH SCREENING – The applicant has proposed to install aluminum screening to screen the front porch in its entirety. The Guidelines for Exterior Maintenance and Alterations 7.B.i. notes that applicant should refrain from enclosing front porches. The Guidelines additionally note that approved screen panels should be simple in design as to not change the character of the structure or historic fabric. The applicant has noted aluminum screening that will result in a high level of transparency. The screening panels will be installed behind the face of the columns and will be framed in wood. Staff finds this request to be appropriate and consistent with the Guidelines.
- f. FOUNDATION SKIRTING – The applicant has proposed to install wood lattice foundation skirting on each façade. The Guidelines for Exterior Maintenance and Alterations 8.B.i. notes that replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds the proposed skirting profile to be appropriate for the architectural style of the historic structure and consistent with the Guidelines.

RECOMMENDATION:

1. Staff recommends approval of item #1, porch replacement, based on findings a and c with the following stipulation:
 - i. That 1x3 tongue and groove porch decking be installed perpendicular to the front façade, as found on historic wood porches.
2. Staff recommends approval of item #2, the replacement of the existing porch columns with new columns and the installation of a four porch column based on findings a and d with the following stipulation:
 - i. That the proposed columns feature a profile (width and depth) and trim to match the original wood columns found on site.
3. Staff recommends approval of item #3, the installation of aluminum porch screening based on finding e, as submitted.
4. Staff recommends approval of item #4, the installation of wood lattice foundation skirting based on finding f, as submitted.

COMMISSION ACTION:

Approved with staff's stipulations.

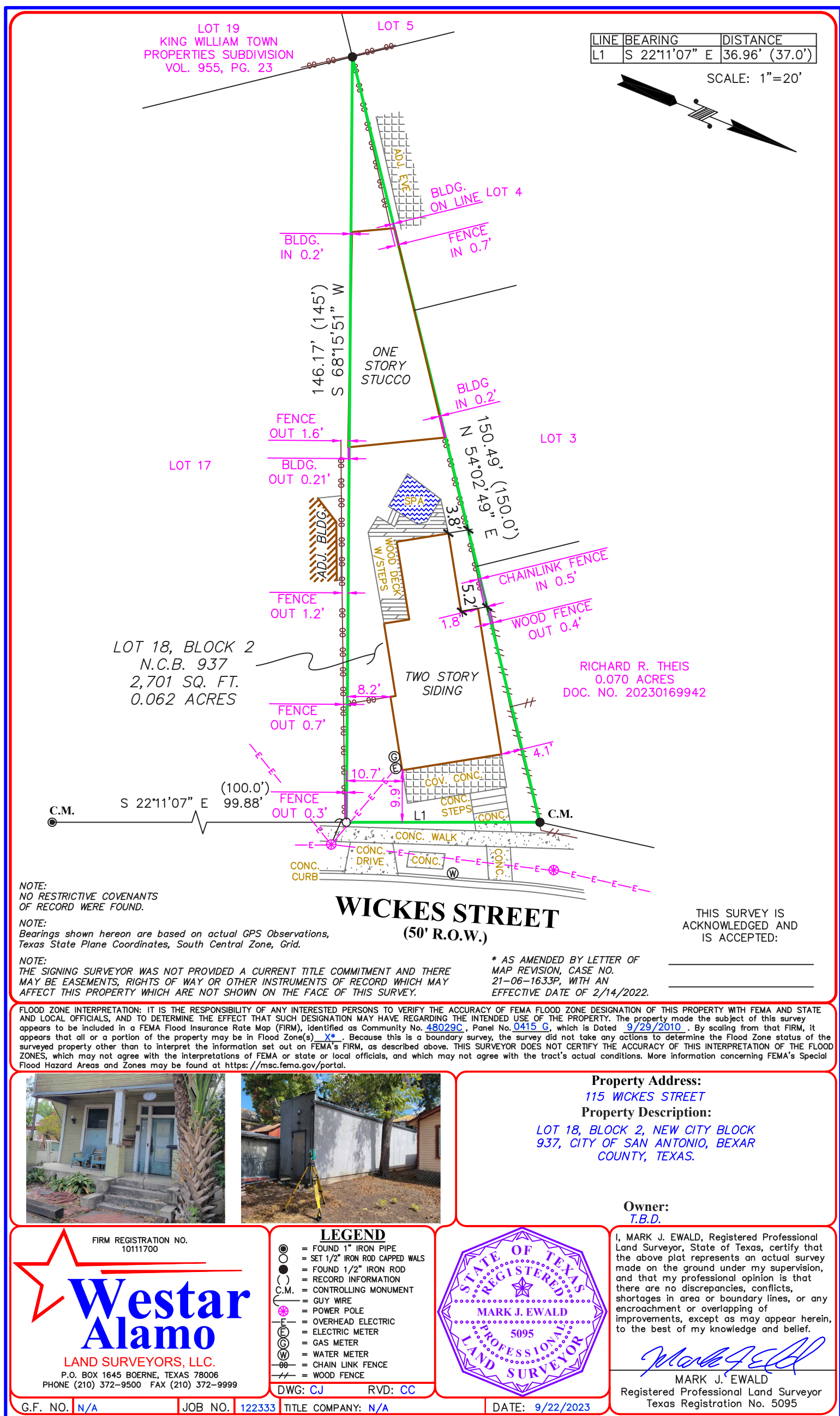


Shanon Shea Miller
Historic Preservation Officer

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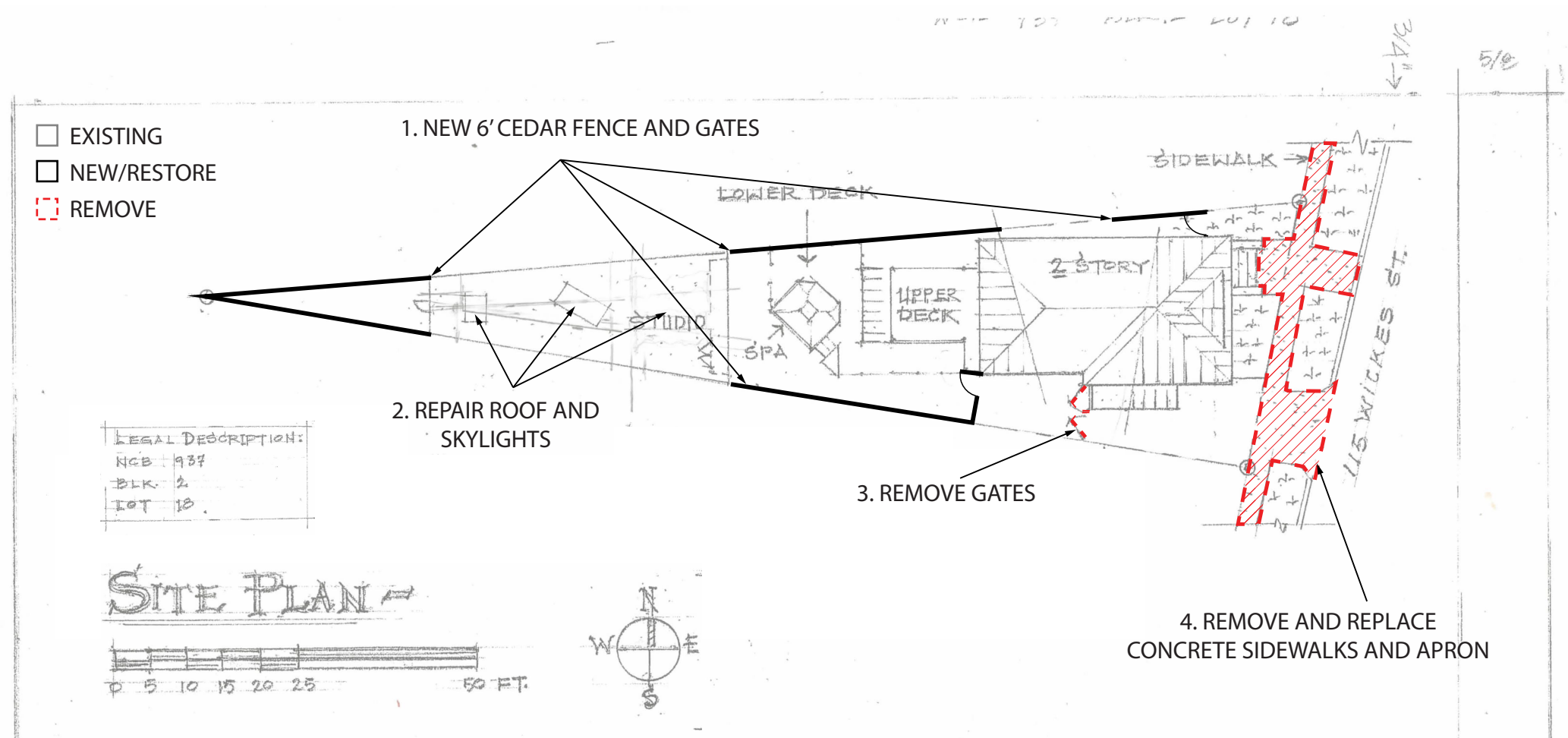
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In addition to the items depicted in diagrams and photos herein, the scope of work is as follows for the main house:

- 1. New concrete pier foundation and leveling (trade permit)
- 2. Repair and repaint original metal roof. If unsalvageable, replace with hand-crimped traditional standing seam
- 3. (Prewheathered Galvalume with profile similar to original)
- 4. Repair and repaint doors, windows, siding and trim.
- 5. Cap gas service. (trade permit)
- 6. New electrical, plumbing, and HVAC systems and fixtures for whole house. New water heater (trade permits)
- 7. Insulate all walls, floors and attic with blown or batt mineral wool
- 8. New kitchen cabinets and appliances
- 9. New drywall and paint throughout.
- 10. Repair and refinish existing wood floors throughout



1.

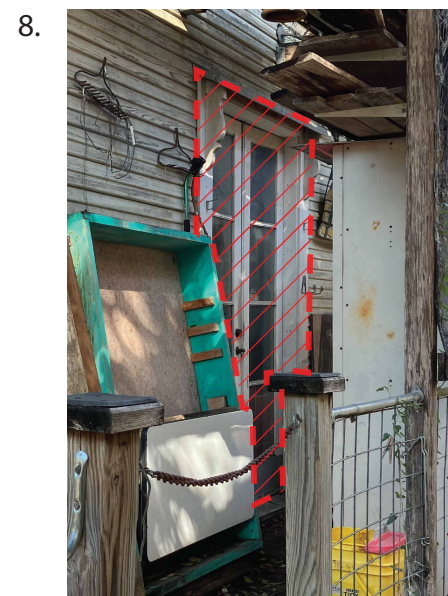
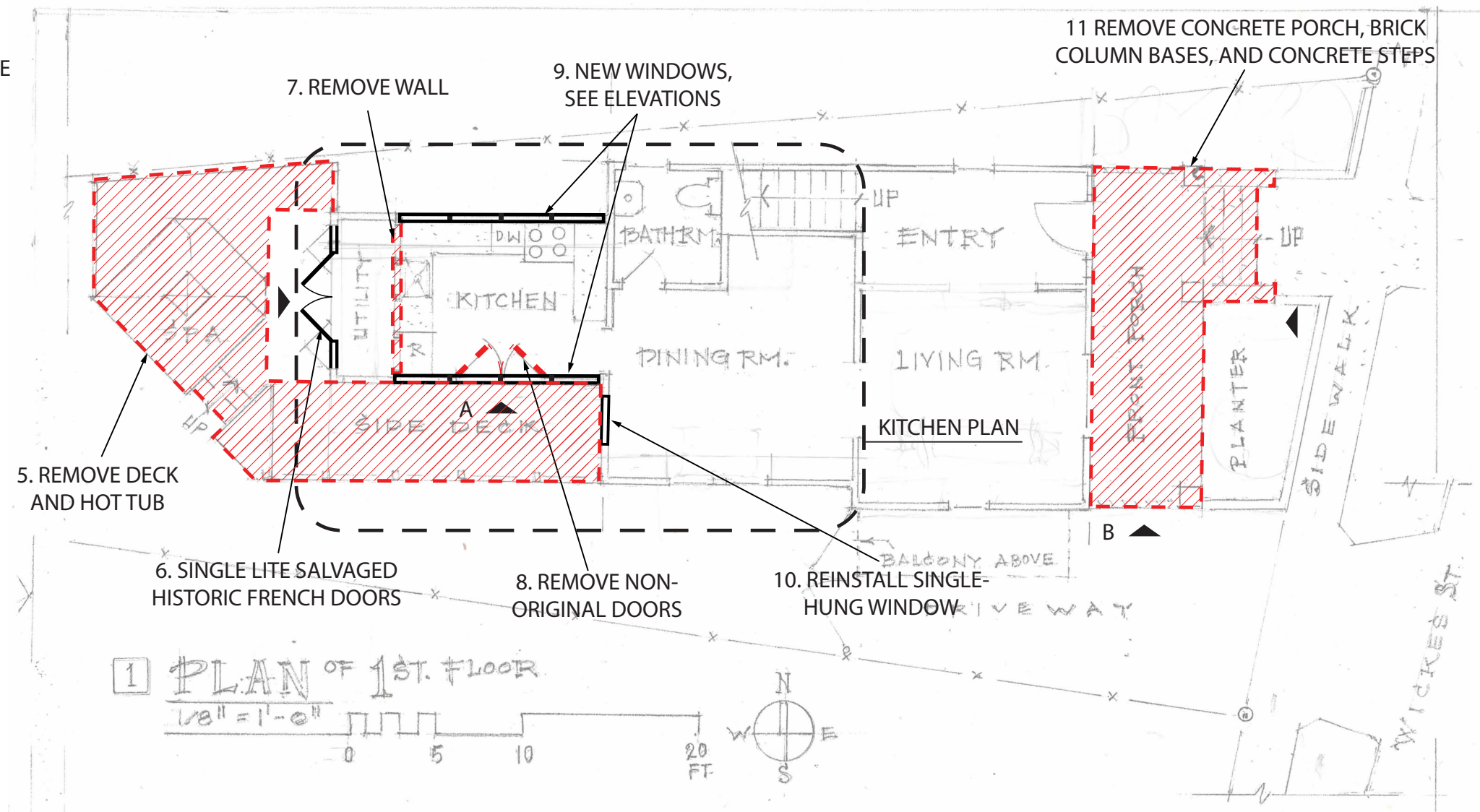


GRAY STAIN

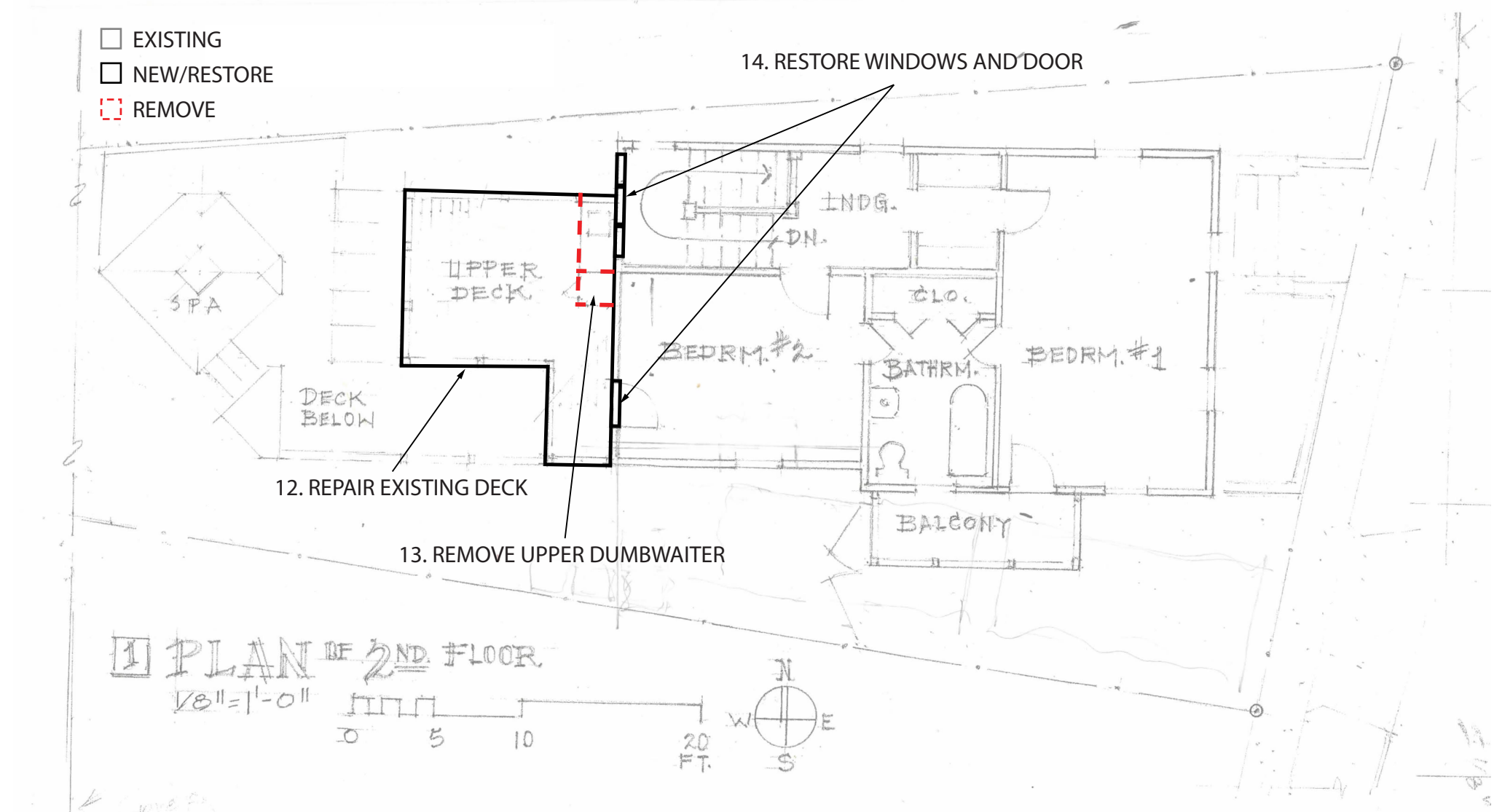
4.



- EXISTING
- NEW/RESTORE
- ▤ REMOVE



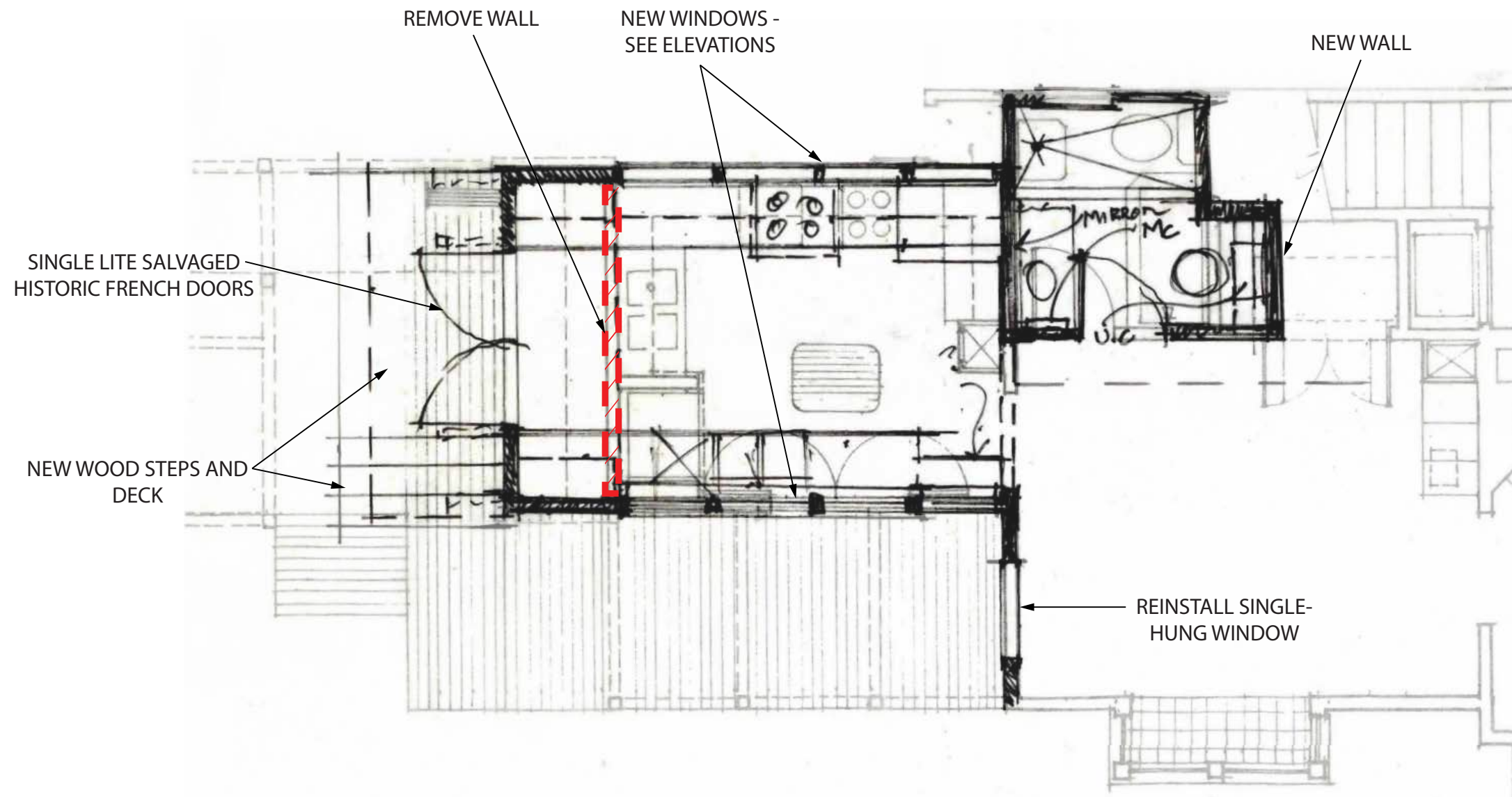
FIRST FLOOR PLAN



12.



SECOND FLOOR PLAN

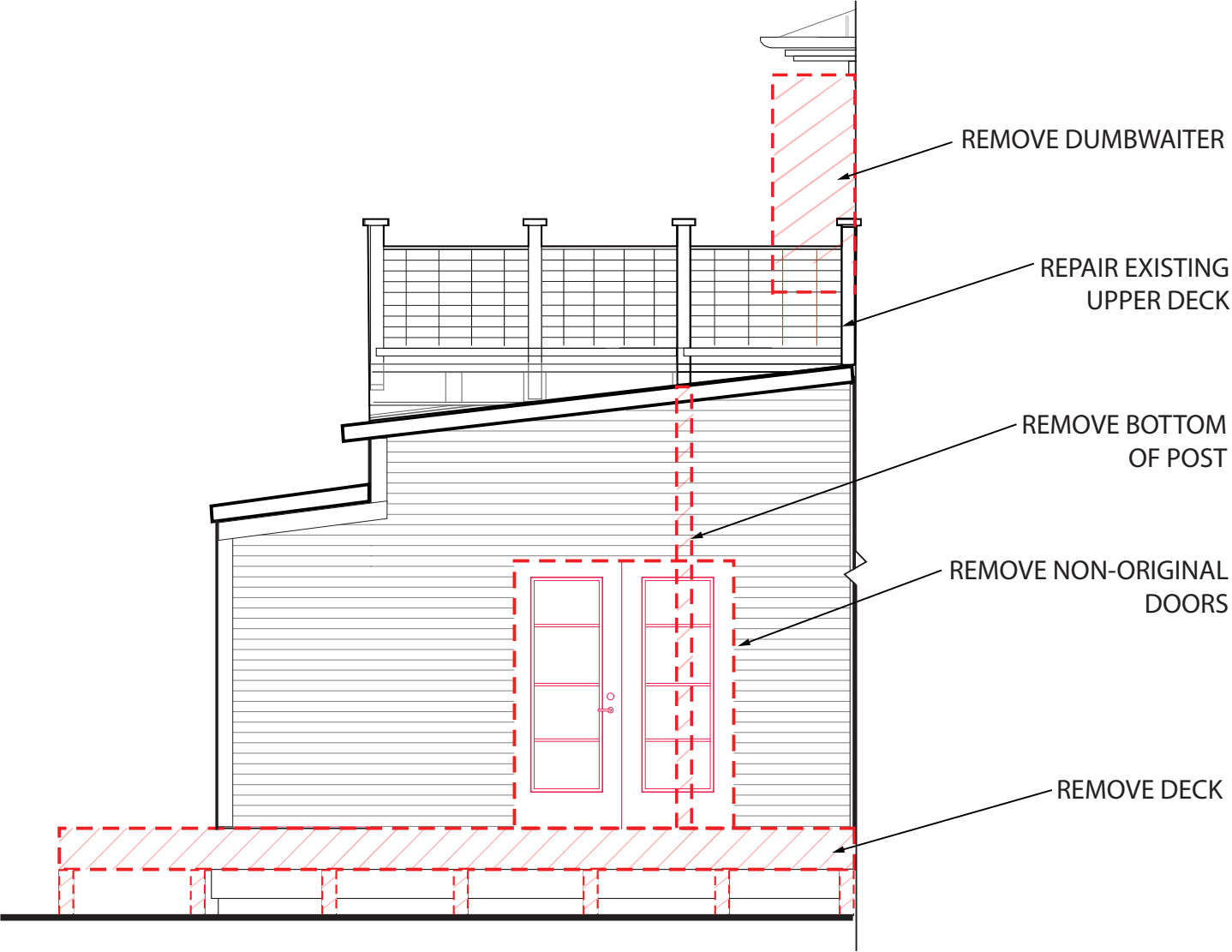


NEW KITCHEN PLAN
1/2"=1'

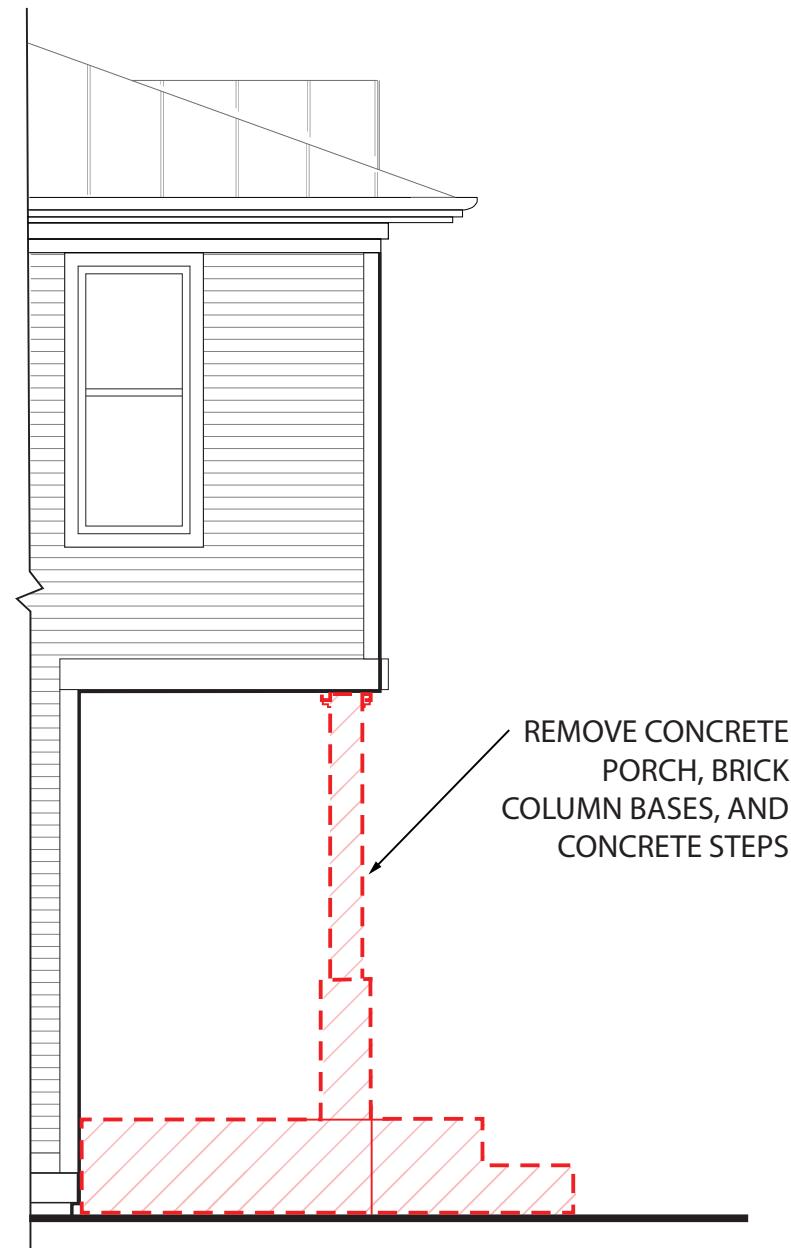
KITCHEN



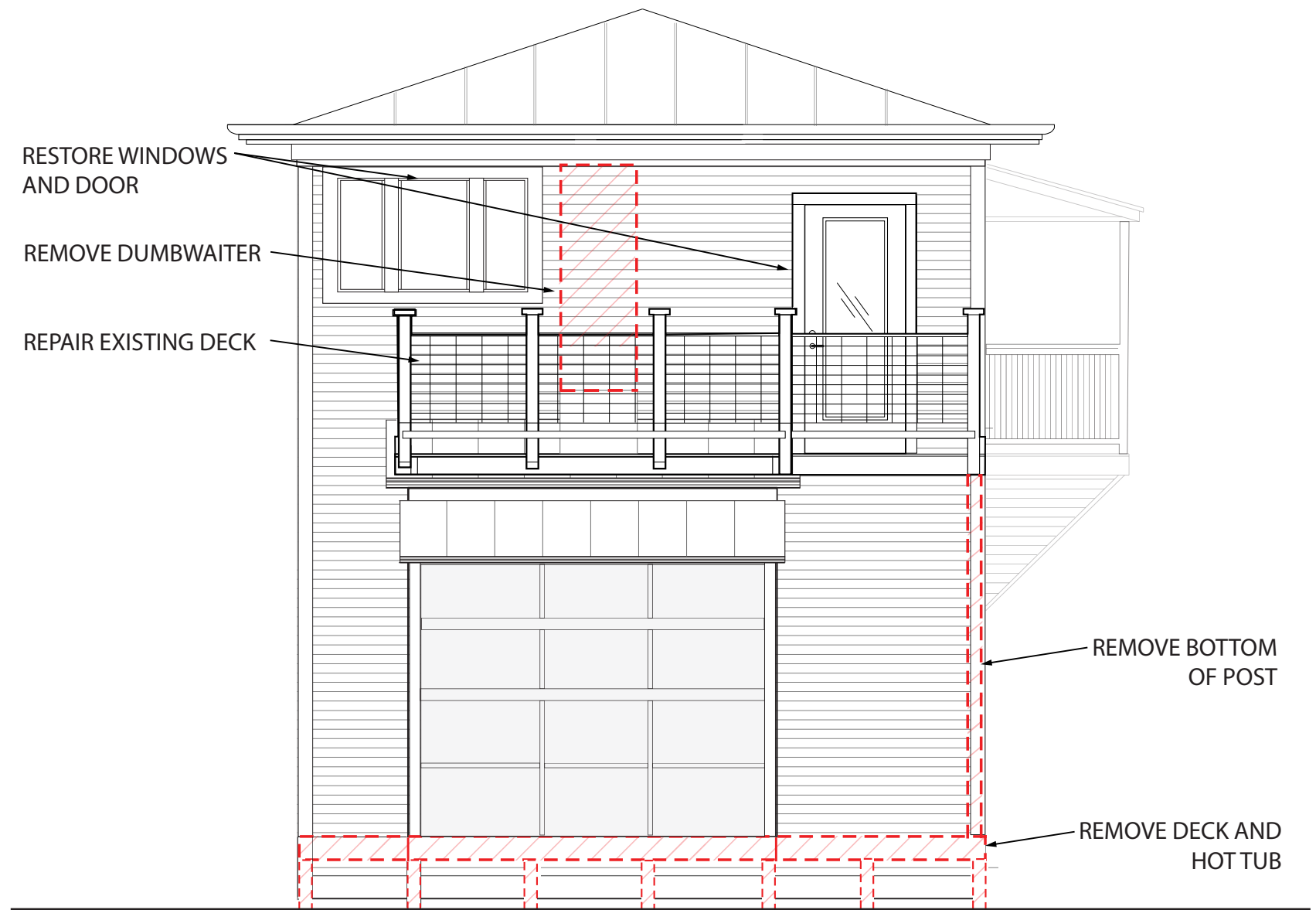
EXISTING PHOTOS



SOUTH ELEVATION A (DEMO)
1/4"=1'

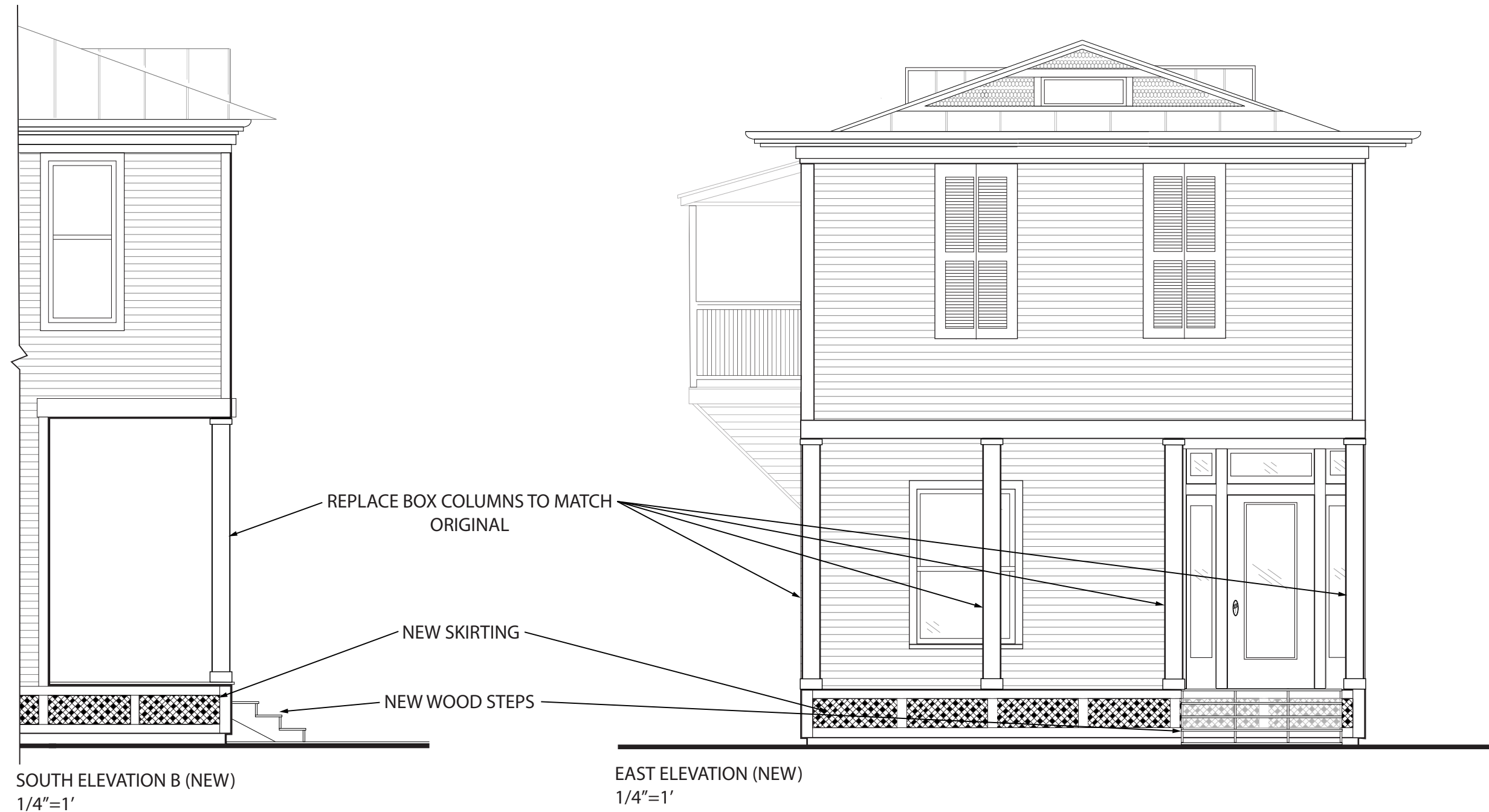


SOUTH ELEVATION B (DEMO)
1/4"=1'

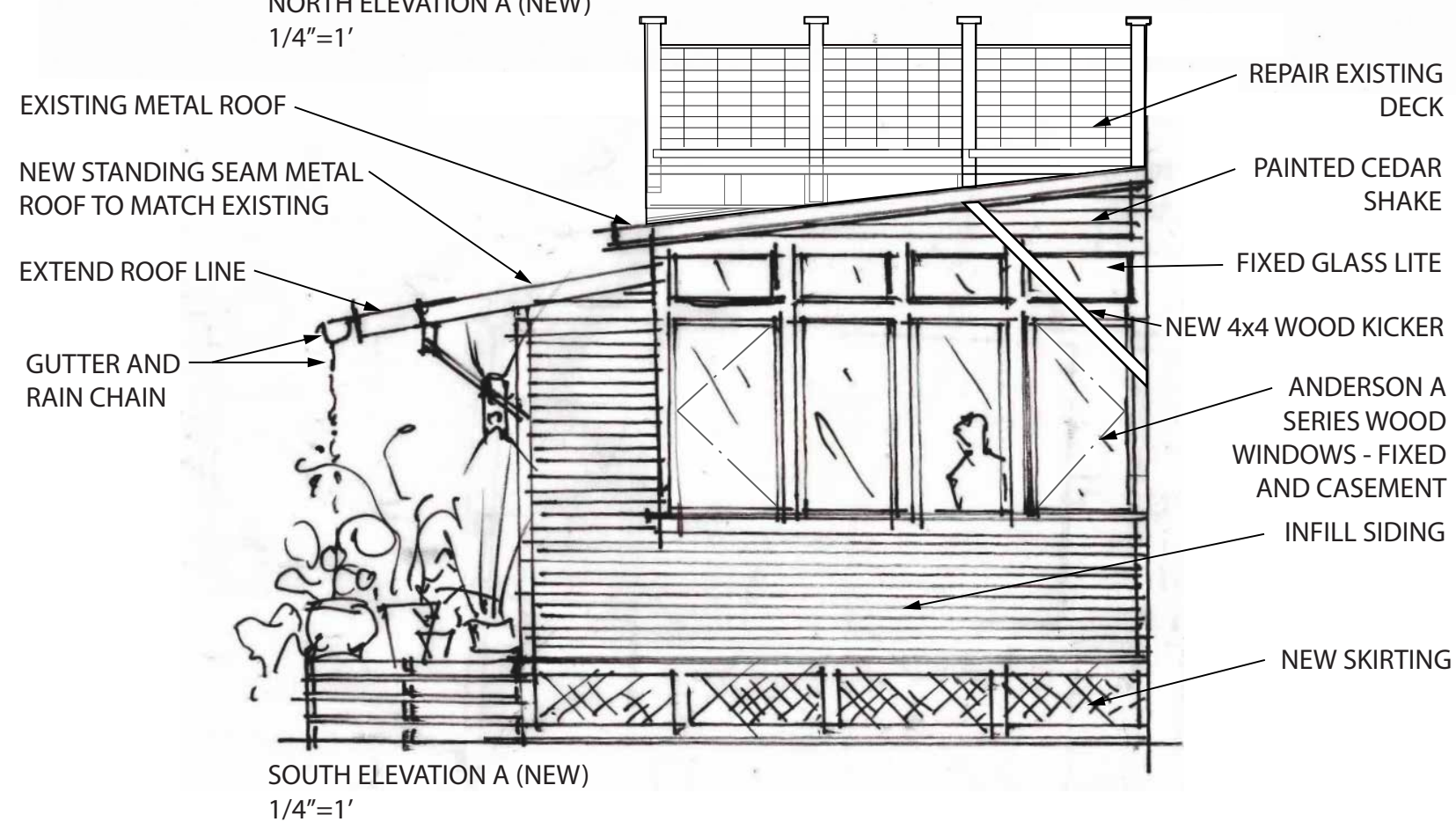
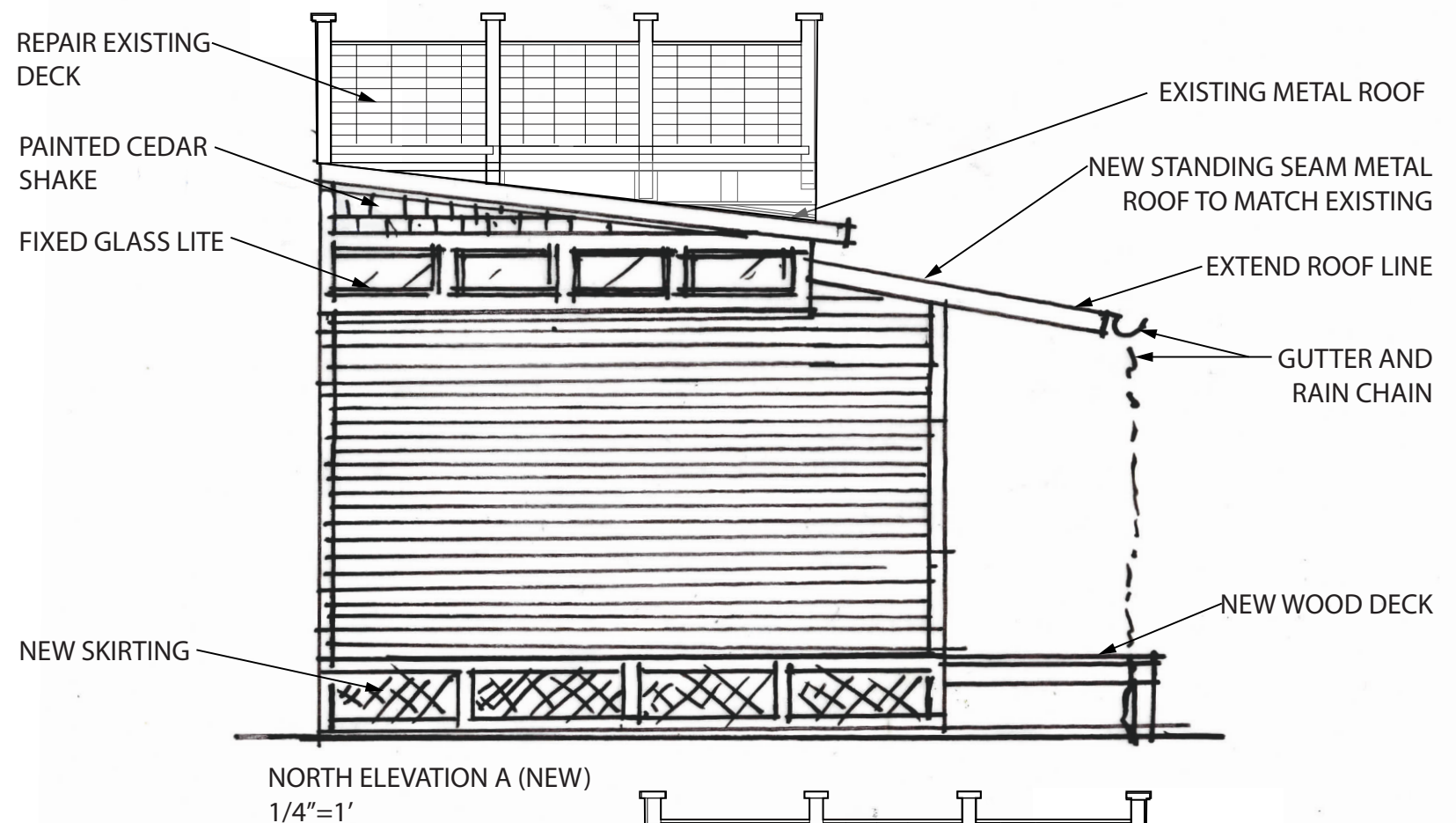


WEST ELEVATION (DEMO)
1/4"=1'

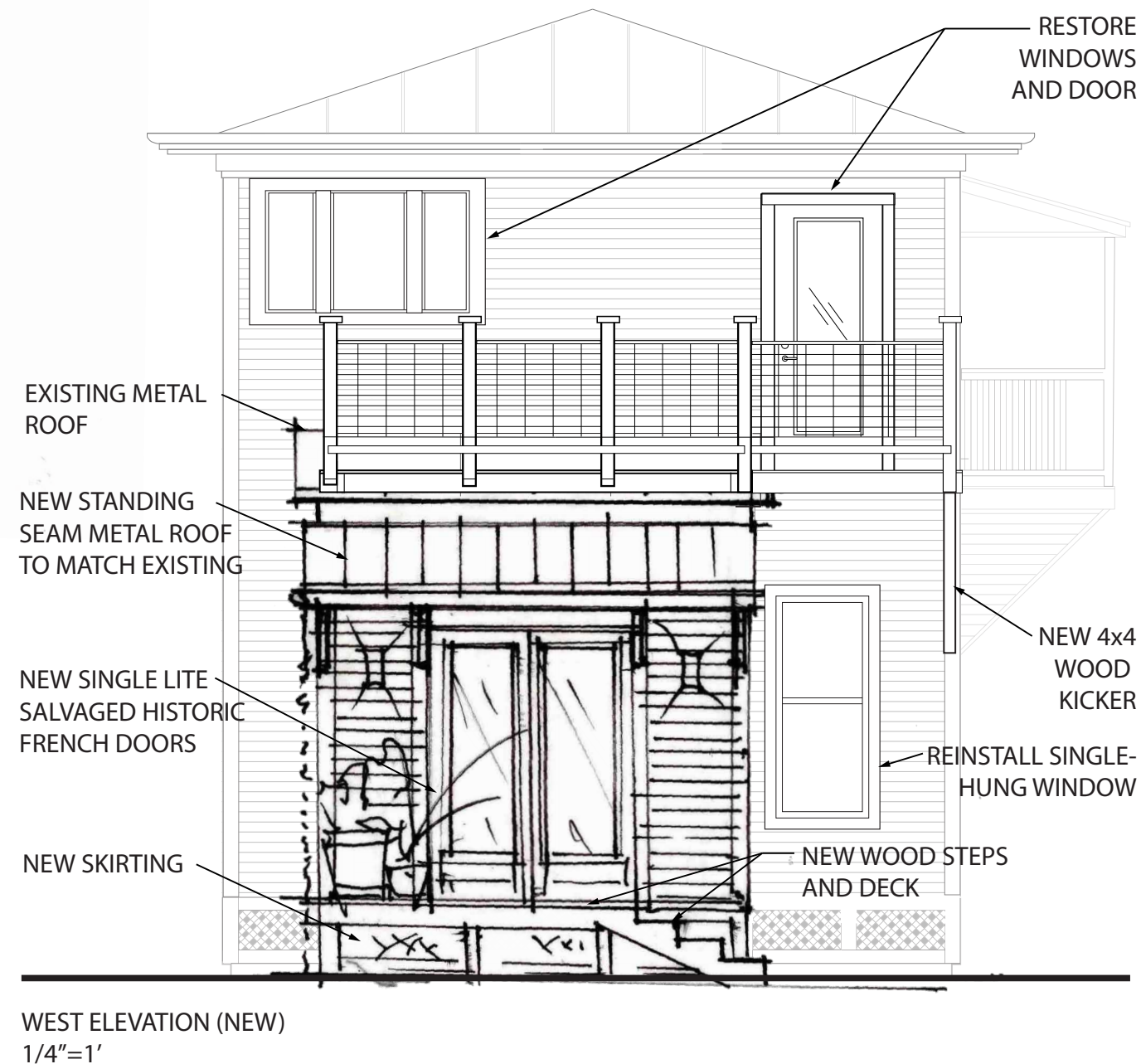
ELEVATIONS- DEMO



ELEVATIONS- NEW



ELEVATIONS- NEW

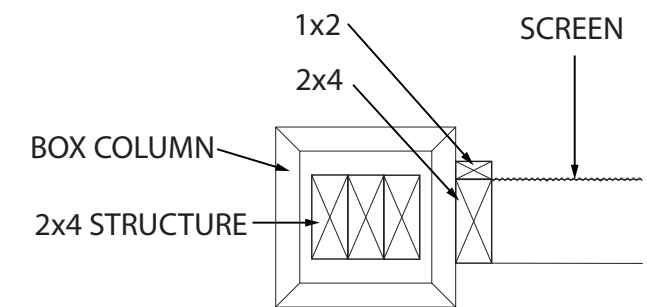




SOUTH ELEVATION- SCREEN
1/4"=1'



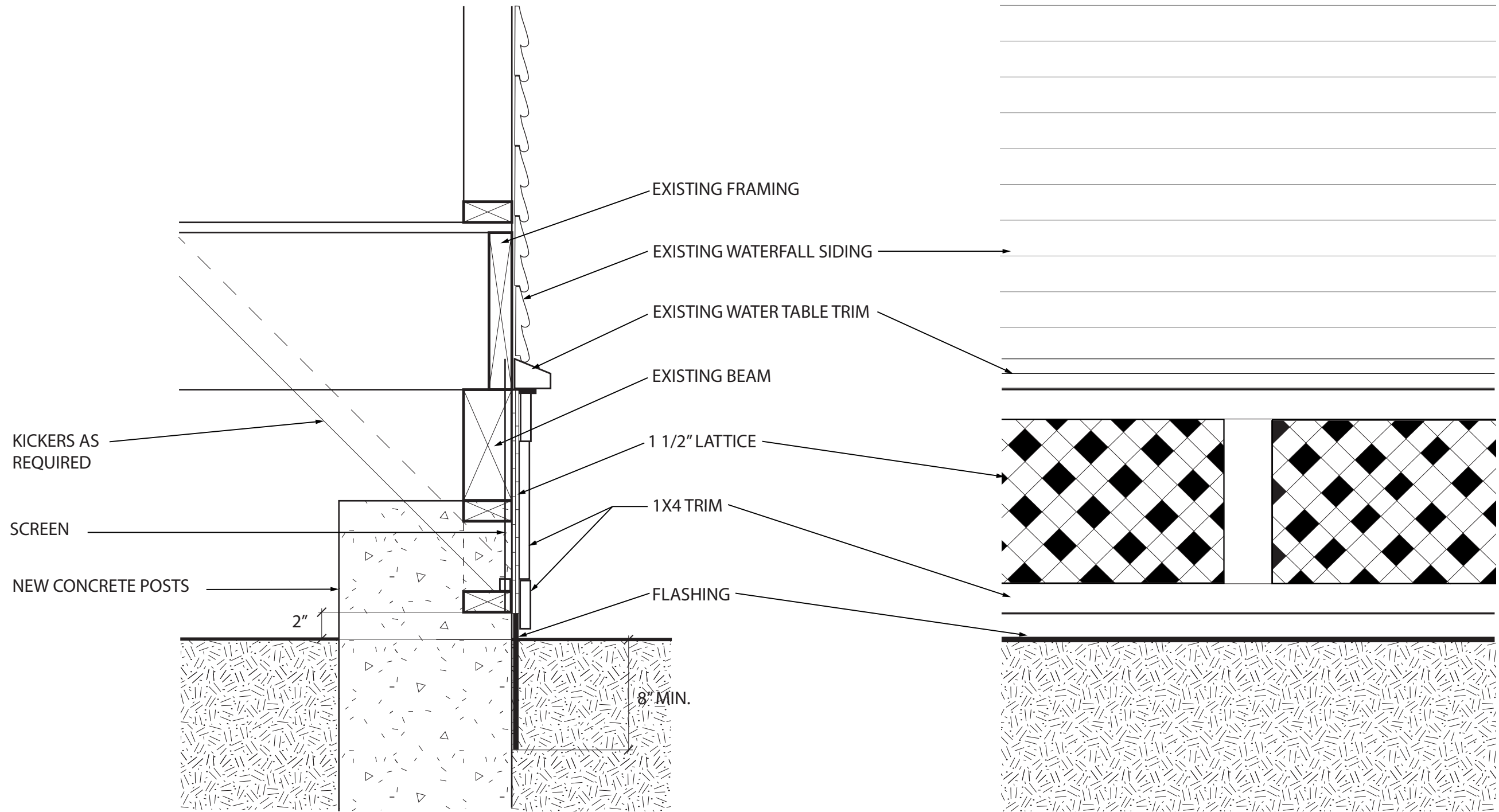
EAST ELEVATION - SCREEN
1/4"=1'



SCREEN DETAIL, TYPICAL
1 1/2"=1'

SCREEN DOOR

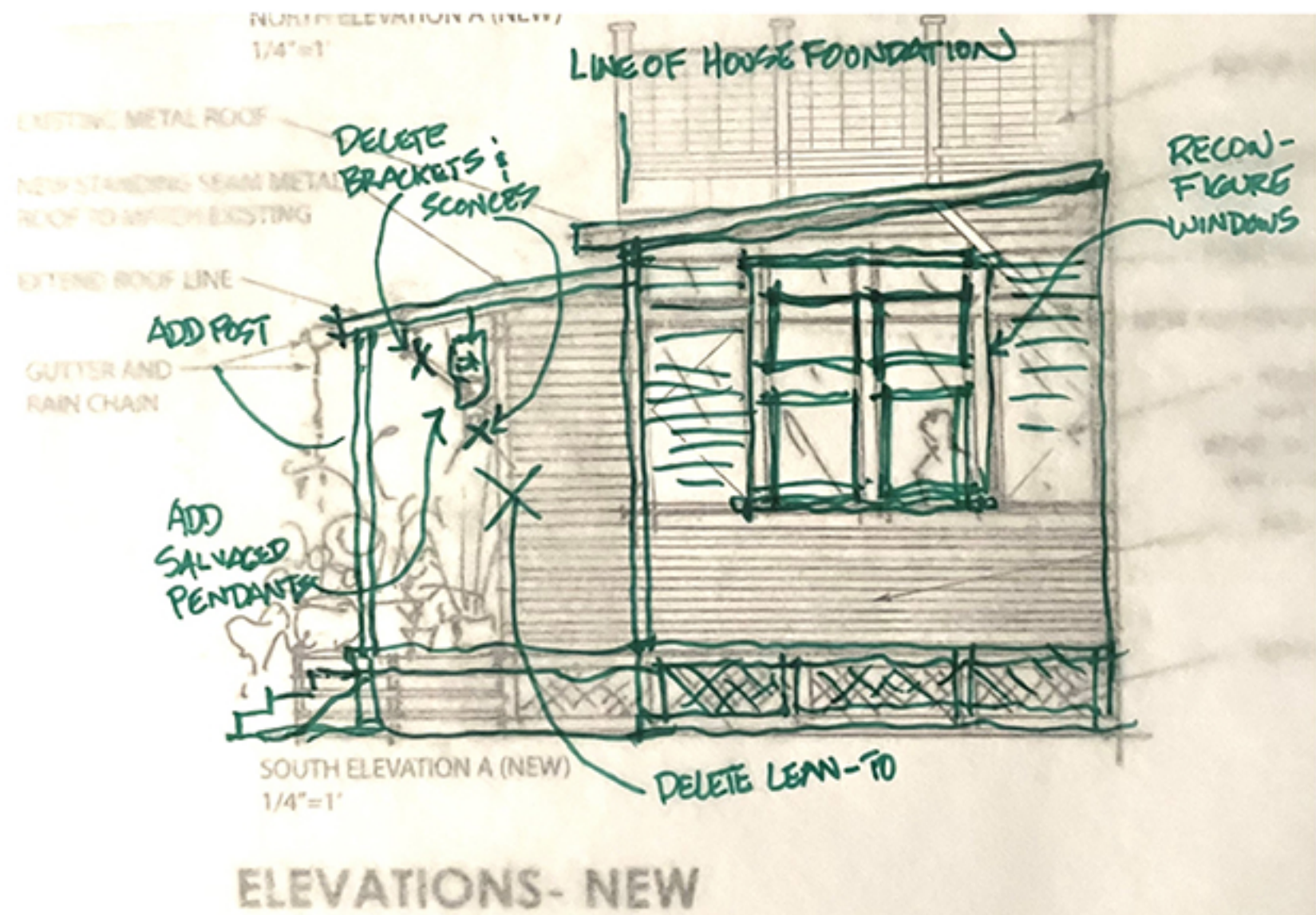
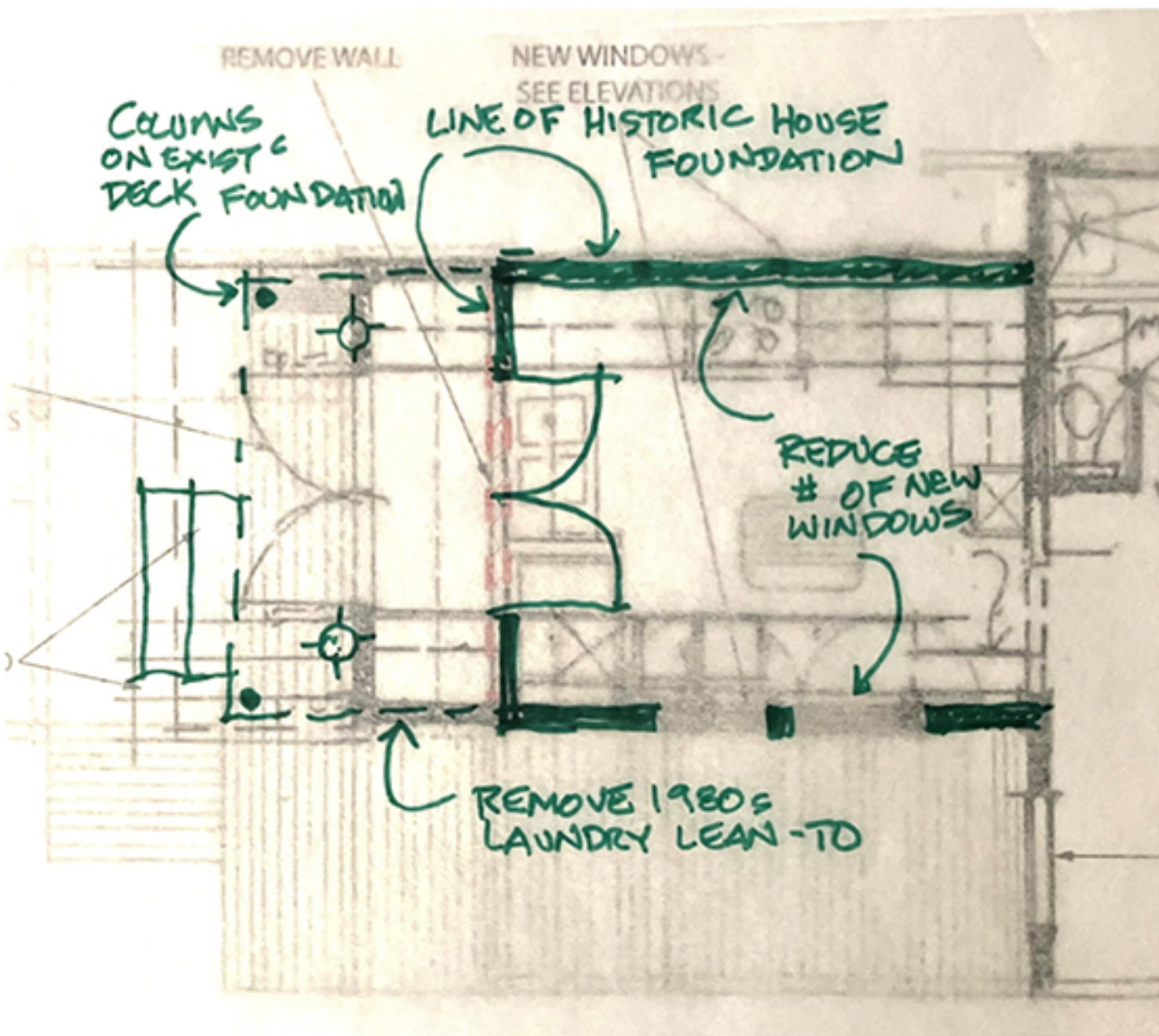
SCREEN DETAILS



SKIRT DETAIL
1 1/2"=1'

SKIRT DETAIL
1 1/2"=1'

SKIRT DETAILS



- EXISTING
- NEW/RESTORE
- ▨ REMOVE

SITE PLAN

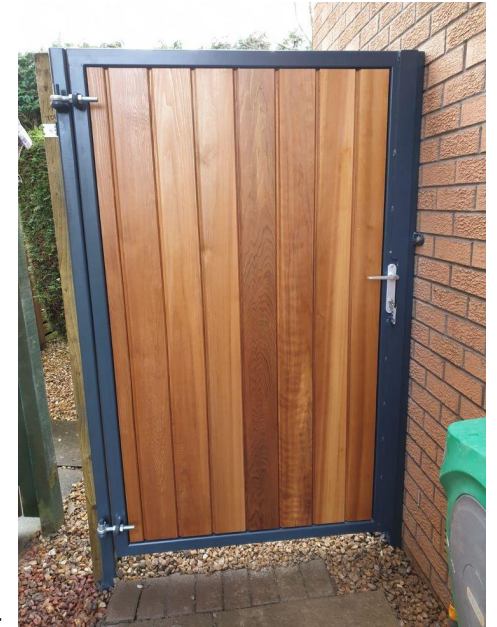
0 5 10 15 20 25 50 FT.



1. NEW TUBE STEEL FENCE AND GATES WITH VERTICAL CEDAR INFILL

2. NEW CAST IRON FENCE AND GATE

1.



2.



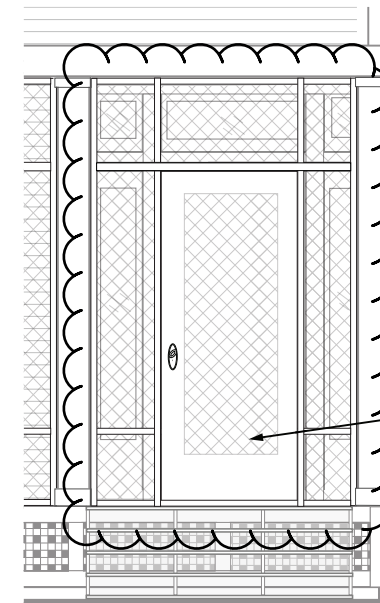
EXISTING METAL ROOF

RESTORE WINDOWS

RECLAIMED HISTORIC DOOR

REPAIR EXISTING UPPER DECK AND RAILING

WEST ELEVATION (NEW)
1/4"=1'



SCREEN DOOR

CENTER TO BETTER ALIGN WITH FRONT DOOR

EAST ELEVATION - SCREEN
1/4"=1'

REVISED DRAWINGS