

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

**HDRC CASE NO:** 2025-033  
**ADDRESS:** 227 WICKES  
**LEGAL DESCRIPTION:** NCB 938 BLK 1 LOT NW 20 FT OF 8 & SE 15.6 FT OF 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Paul Cella  
**OWNER:** Paul Cella/CELLA PAUL & RIOS ISAURA CONTRERAS  
**TYPE OF WORK:** New Construction – Rear Accessory Structure  
**APPLICATION RECEIVED:** February 3, 2025  
**60-DAY REVIEW:** April 4, 2025  
**CASE MANAGER:** Caitlin Brown-Clancy  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a 320 sf one-story rear accessory structure at the SW corner of the lot.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

### 2. Building Massing and Form

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

#### 4. Architectural Details

##### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

#### 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 principal 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.

#### **FINDINGS:**

- a. The structure located at 227 Wickes is a one-story single-family home constructed circa 1915 in the Craftsman style. The structure features two front-facing gables on the primary façade and an asymmetrical front porch supported by columns. There are several architectural details that help contribute to its Craftsman character. There is a contemporary addition to the rear of the structure with an attached carport on the SW corner of the primary structure. The property is contributing to the King William Historic District.
- b. **SETBACK** – The applicant has proposed to situate the accessory structure at the SW corner (rear) of the lot and 5 feet from the rear and side property lines where an accessory historically existed according to the Sanborn maps. Guideline 5.b.ii states that new garages and outbuildings should follow historic setback patterns of similar structures along the streetscape or district and that historic garages and outbuildings are typically located at the rear of the lot. Staff finds the proposed location and setback consistent with the Guidelines.
- c. **MASSING AND FORM** – The applicant is proposing to construct a one-story 320 sf rear accessory structure at the SW corner of the lot that measures 15’3” in height. Guideline 5.a.i states that new

garages and outbuildings should be visually subordinate to the principal historic structure. Staff finds the proposed scale and massing consistent with the Guidelines.

- d. **ROOF FORM** – The applicant is proposing a hipped standing seam metal roof. Guideline 2.b.i states that roof forms consistent with those predominately found on the block should be incorporated. A variety of roof forms exist on the 200 block of Wickes including front gable, side gable, hipped, and clipped (jerkinhead) forms. Staff finds the proposed roof form consistent with the Guidelines.
- e. **WINDOWS AND DOORS** – The applicant is proposing to install an aluminum clad wood window product that meets the Standard Specifications for Wood Windows in New Construction. Guideline 5.a.iv state that window and door openings should be designed similarly to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of spacing and proportions. Staff finds the proposed window product and fenestration pattern consistent with the Guidelines.
- f. **MATERIALS** – The applicant is proposing to clad the rear accessory structure with 117 wood siding and a standing seam metal roof. Guidelines 3.a.i and iv state that new materials should complement the type, color, and texture of material traditionally found in the district while new metal roofs should be constructed in a similar fashion as historic metal roofs. Staff finds the proposed materials consistent with the Guidelines. A roof inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

#### **RECOMMENDATION:**

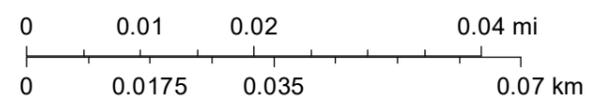
Staff recommends approval to construct a 320 sf rear accessory structure at the SW corner (rear) of the lot at 227 Wickes based on findings a through f.

# City of San Antonio One Stop



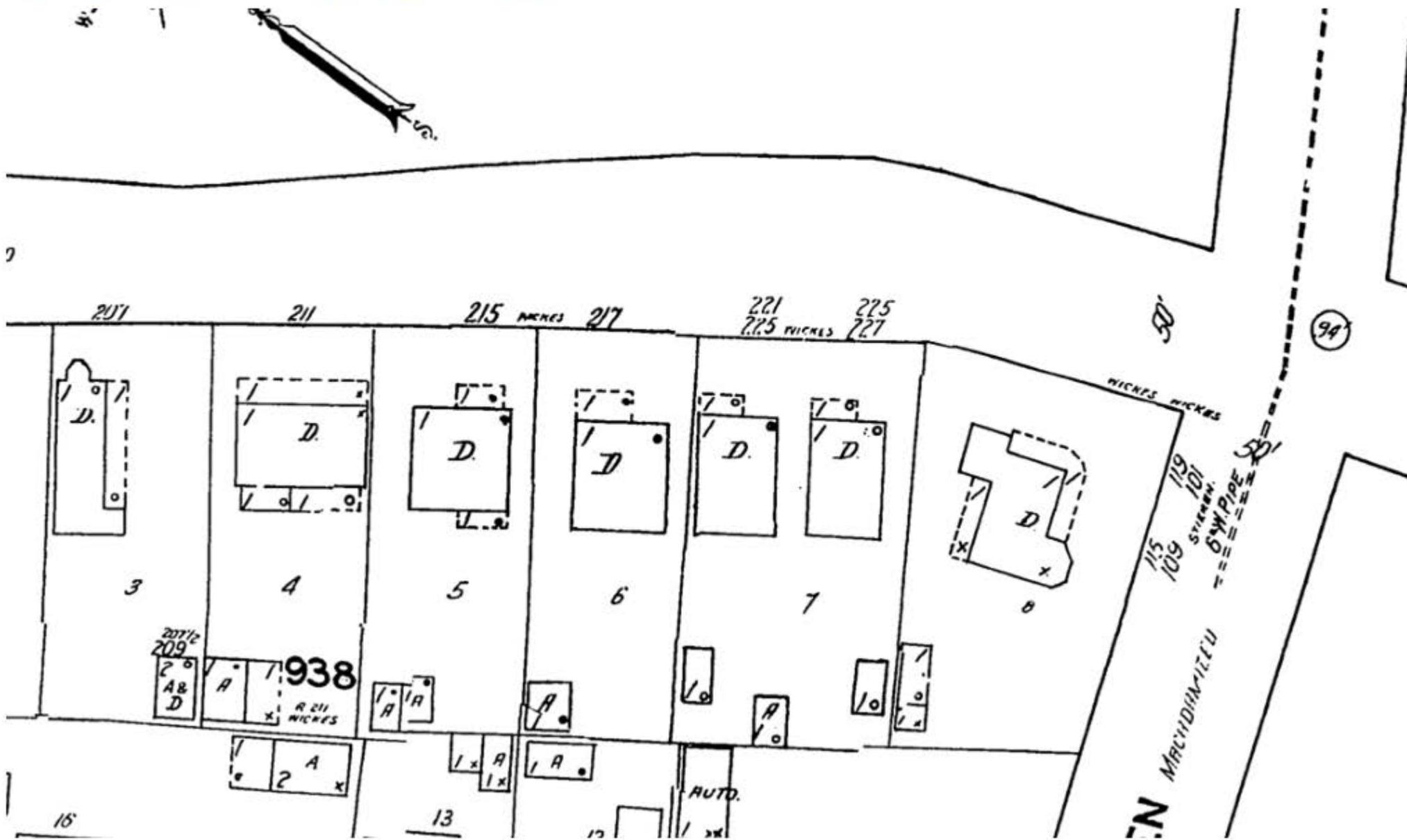
February 13, 2025

1:1,000

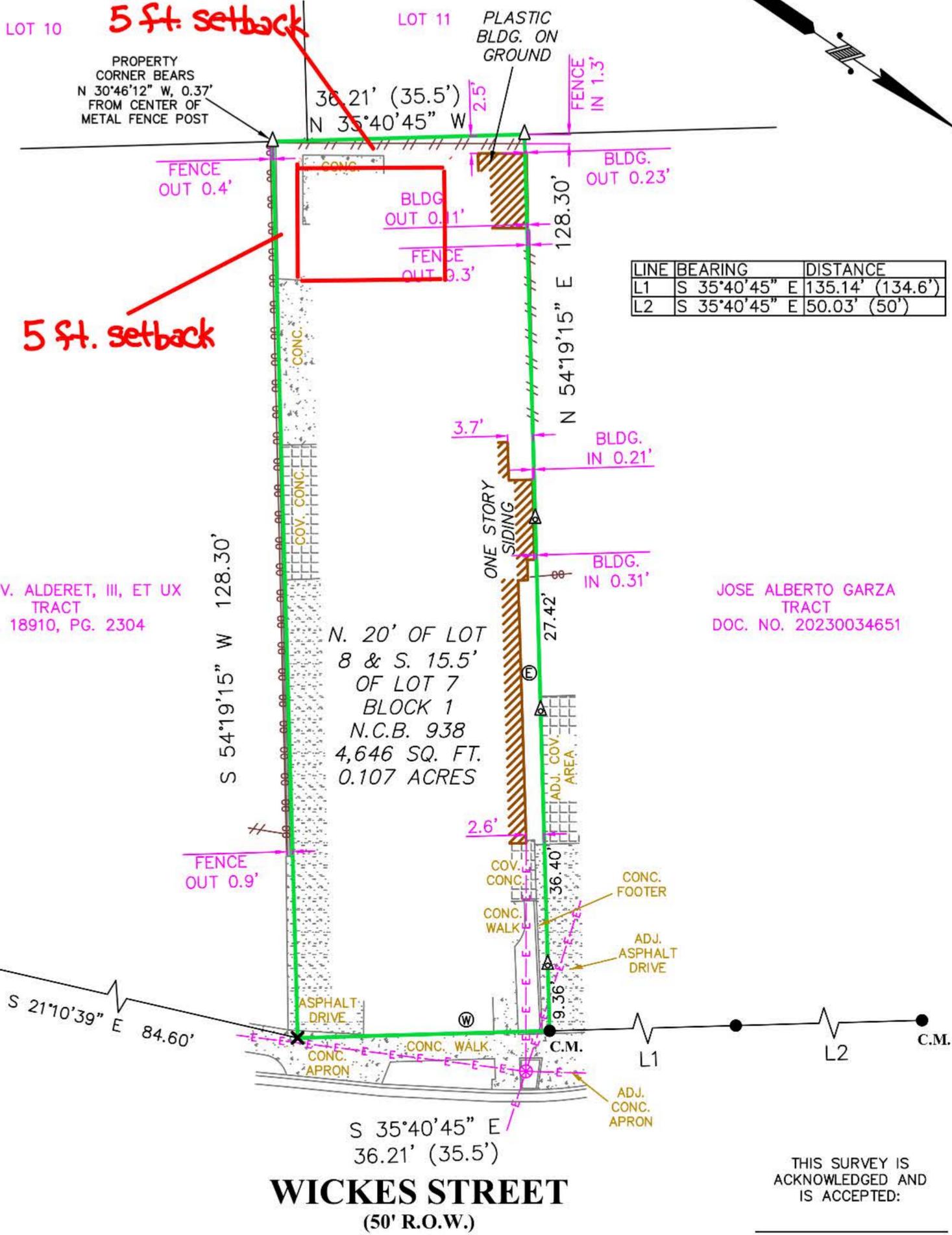




< Previous Next >



SCALE: 1"=20'



JOSEPH V. ALDERET, III, ET UX  
TRACT  
VOL. 18910, PG. 2304

JOSE ALBERTO GARZA  
TRACT  
DOC. NO. 20230034651

N. 20' OF LOT  
8 & S. 15.5'  
OF LOT 7  
BLOCK 1  
N.C.B. 938  
4,646 SQ. FT.  
0.107 ACRES

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

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

NOTE:  
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS F... WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:  
THE ORIGINAL... SURVEYOR'S B...  
LAT OF RECORD IS WITHOUT BEARINGS. THIS IS THE...  
PRETATION OF RECORD INFORMATION.

NOTE:  
BEARINGS SHG...  
PLANE COORDI...  
ON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE...  
CENTRAL ZONE, GRID.

NOTE:  
NO RESTRICTIV...  
ENTS OF RECORD WERE FOUND.

**Property Address:**  
227 WICKES STREET

**Property Description:**  
THE NORTH 20' OF LOT 8 AND THE SOUTH 15.5' OF LOT 7, BLOCK 1, NEW CITY BLOCK 938, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**  
T.B.D.

**Weststar**  
**Land Surveyors, LLC.**  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ = CALCULATED POINT
  - = FOUND 1/2" IRON ROD
  - ✕ = SET "X" ON CONCRETE
  - ⊙ = SET MAG NAIL FOR POINT ON LINE
  - ( ) = RECORD INFORMATION
  - C.M. = CONTROLLING MONUMENT
  - ⊕ = POWER POLE
  - ⊖ = OVERHEAD ELECTRIC
  - ⊙ = ELECTRIC METER
  - ⊙ = WATER METER
  - ⊙ = CHAIN LINK FENCE
  - ⊙ = WOOD FENCE
- DWG: AJS RVD: CC



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual BOUNDARY AND POINTS ON LINE ONLY survey made on the ground under my supervision.

*Mark J. Ewald*  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095



TEXAS  
MGS-8366

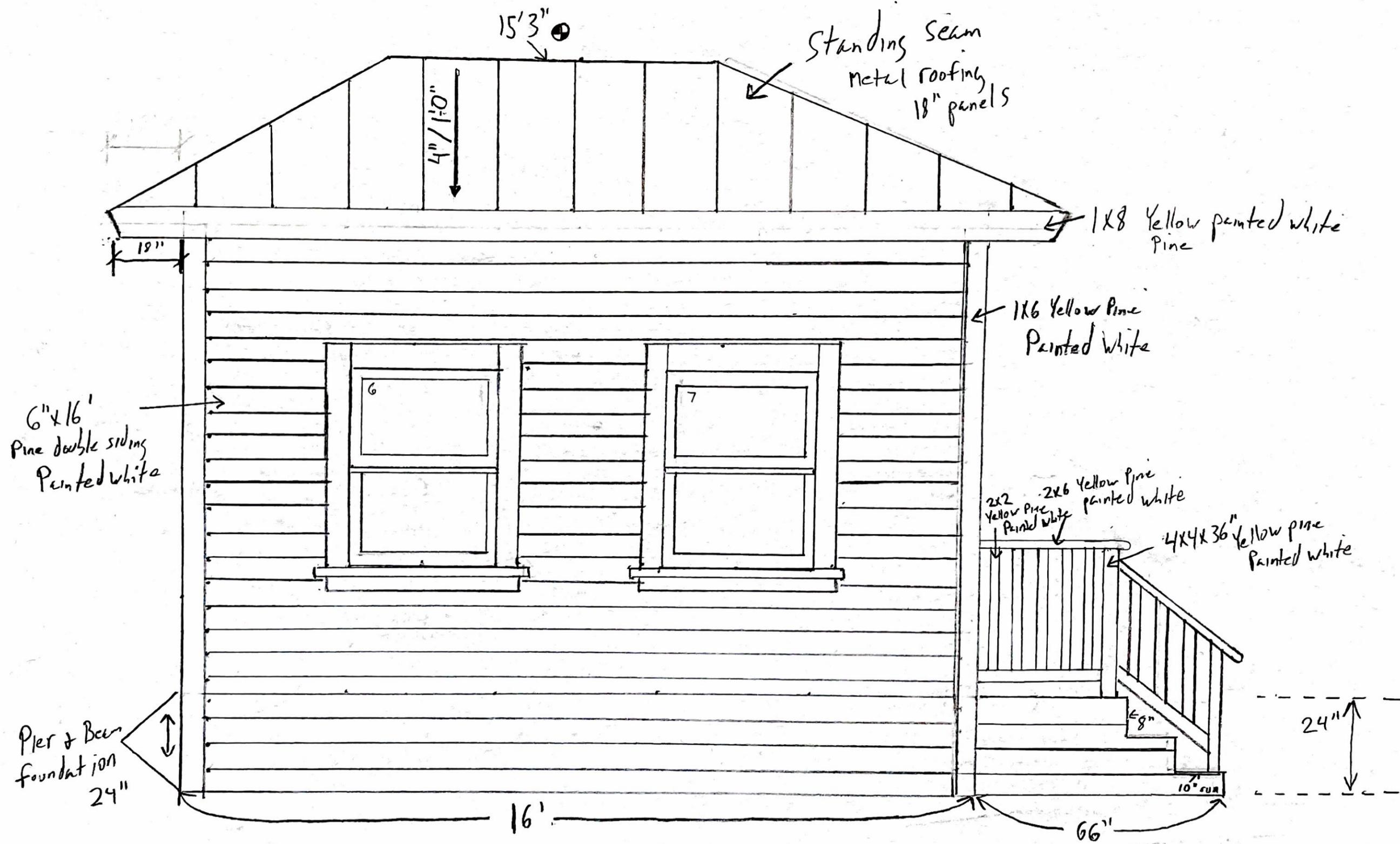
CITY OF SAN ANTONIO  
WE RECYCLE

A

PAINTING  
BY  
PROFESSIONAL

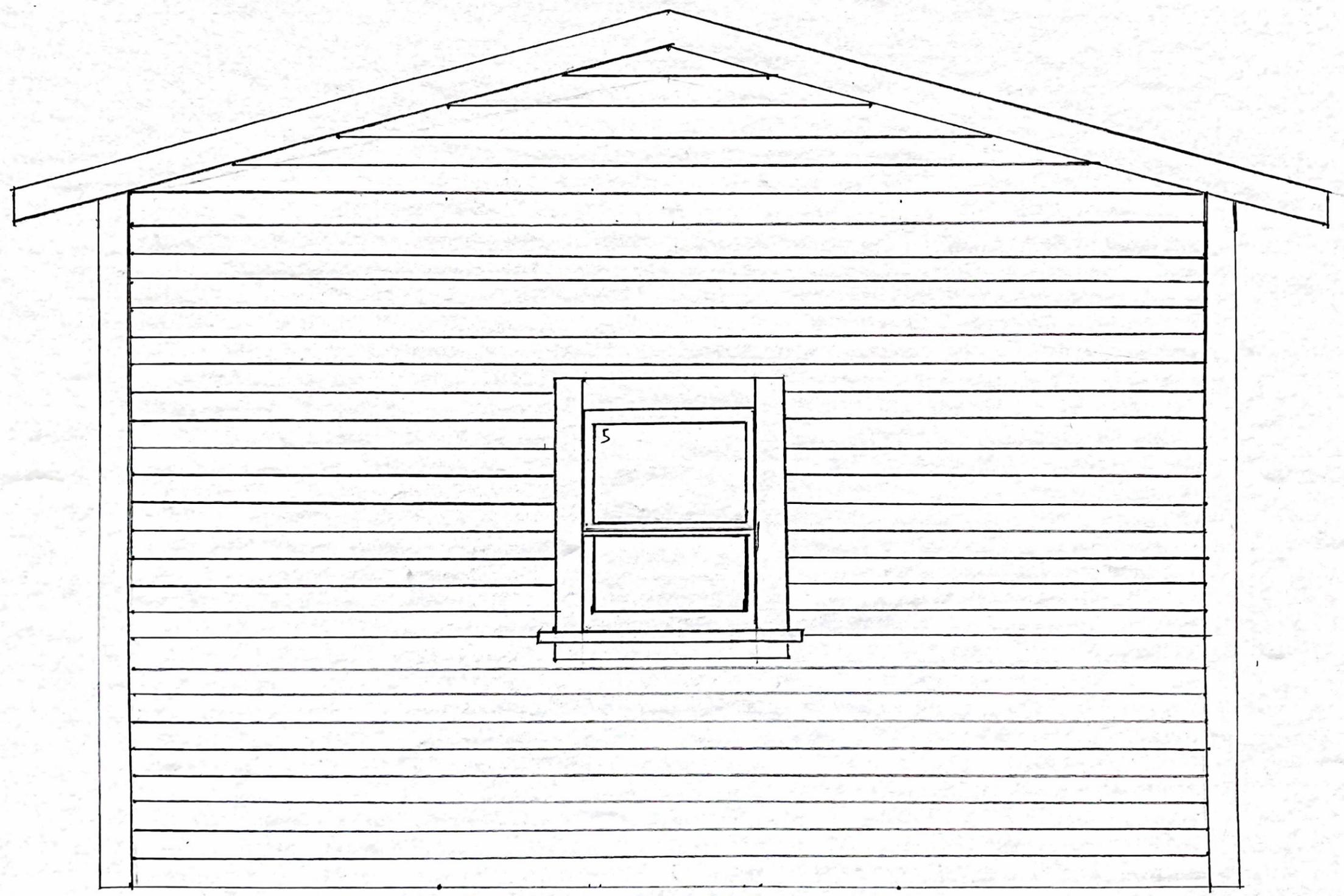


227 Wickes



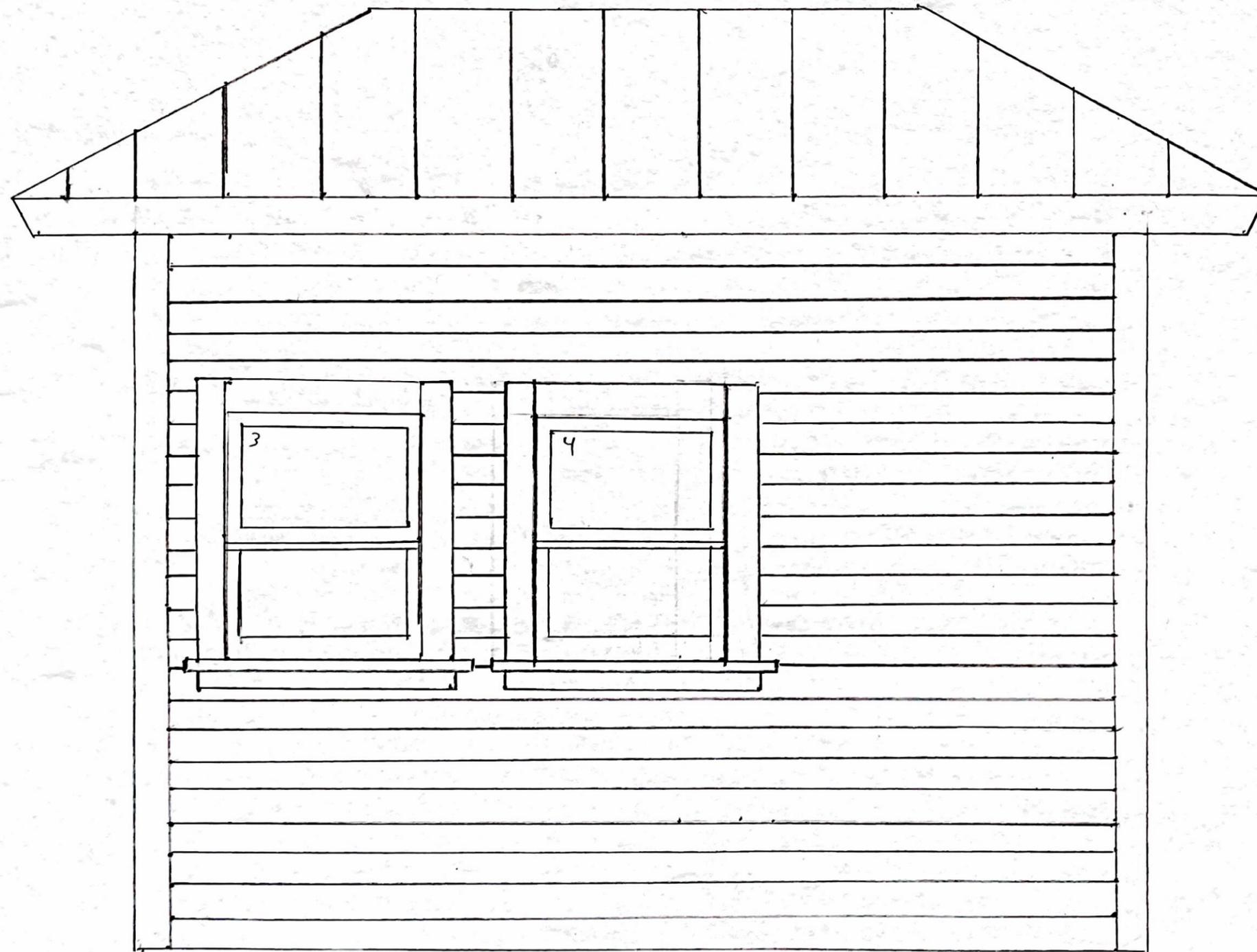
South Elevation Scale: 1/2" = 1'

227 Wickes



West Elevation Scale 1/2" = 1'

227 Wickes



North Elevation scale:  $\frac{1}{2}'' = 1'$









**JELD-WEN**

SITELINE© WOOD  
DOUBLE-HUNG  
Architectural Design Manual  
January 2025



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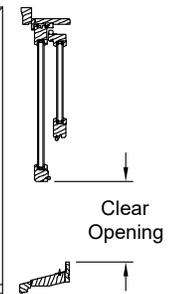
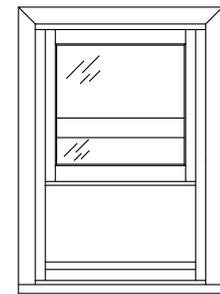
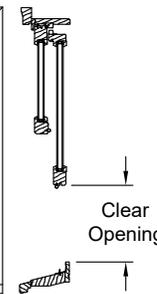
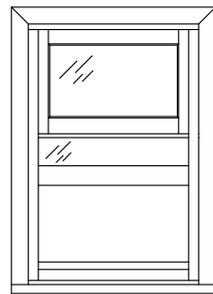
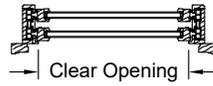
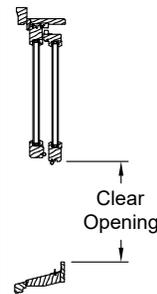
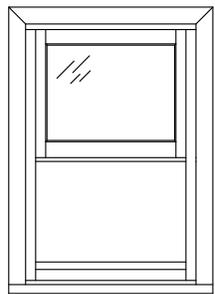
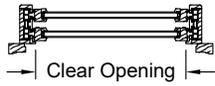
EXTENDED CIRCLE SEGMENT FIXED UNITS ..... 56

EXTENDED QUARTER SEGMENT FIXED UNITS ..... 68

EXTENDED HALF ROUND FIXED UNITS ..... 80

## CLEAR OPENING LAYOUTS

### Clear Opening Options



#### Double-Hung (Even Divide)

Width = Frame Width - 3 3/4"

Height = (Frame Height / 2) - 2 27/32"

#### Cottage Double-Hung

Width = Frame Width - 3 3/4"

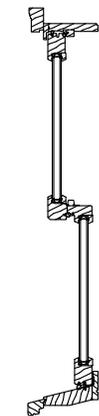
Height = (Frame Height / 2) - 8 5/32"

#### Reverse Cottage Double-Hung

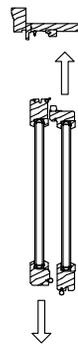
Width = Frame Width - 3 3/4"

Height = (Frame Height / 2) - 7 29/32"

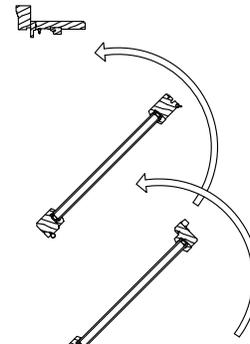
Siteline® Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Both Sash Closed



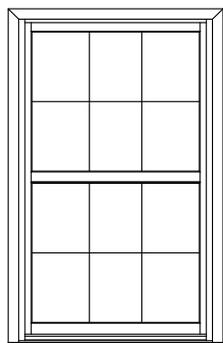
Upper & Lower Sash Operating



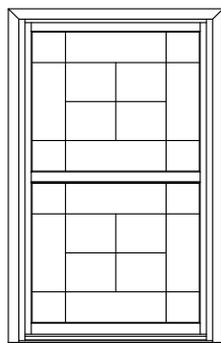
Sash Tilting

## GRID, BOTTOM RAIL & GLASS STOP OPTIONS

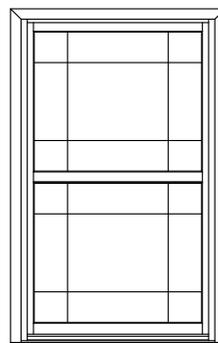
### Grid Options



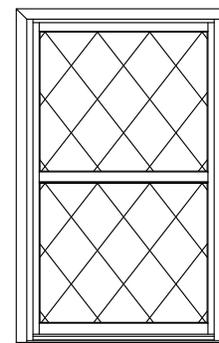
Colonial



Uneven

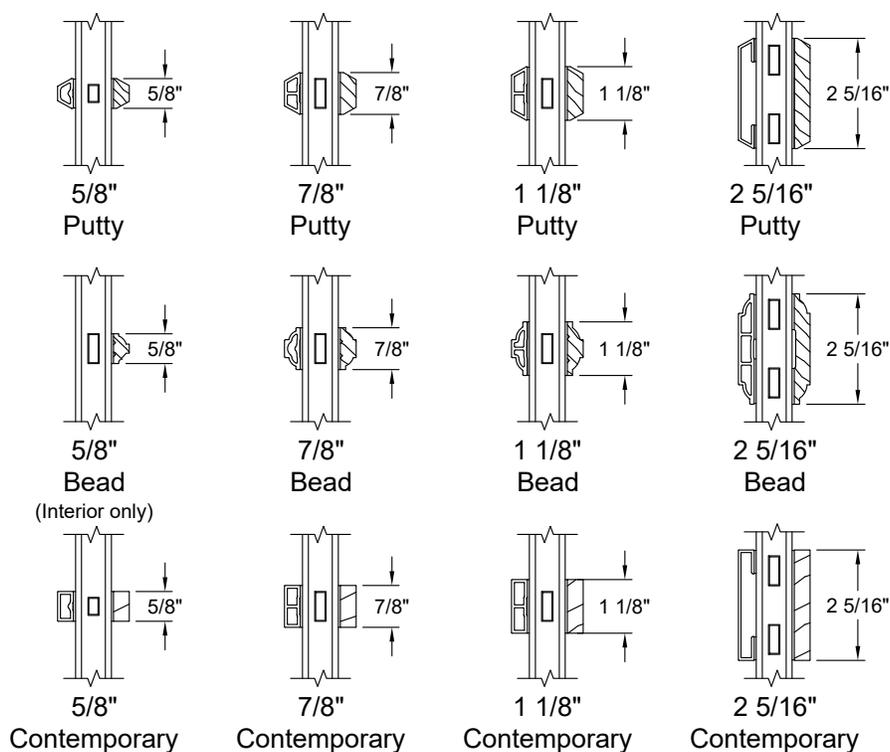


Prairie



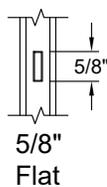
Diamond

### Exterior ← SDL Options → Interior

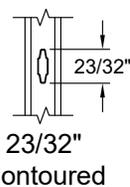


Note: Various Combinations of the SDL Bars Shown are Available

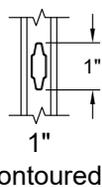
### GBG Options



5/8"  
Flat

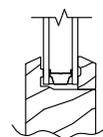


23/32"  
Contoured

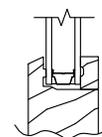


1"  
Contoured

### Glass Stop Options



Traditional



Contemporary

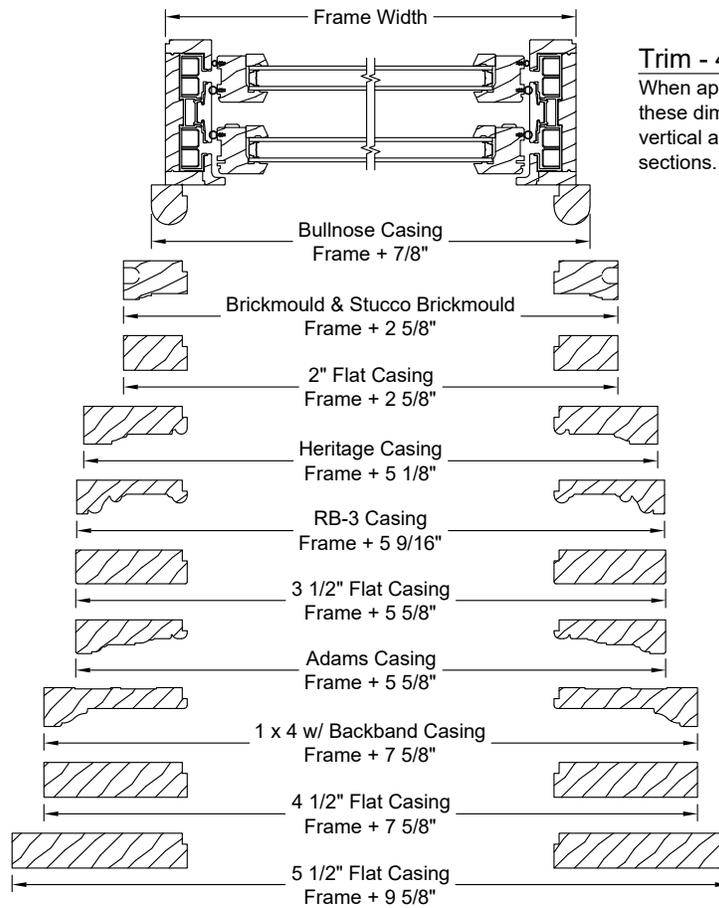
## UNIT SIZING

### Rough Opening

The frame size of the window plus 3/4".

### Masonry Opening

The overall size of the window, including trim, plus 1/2".

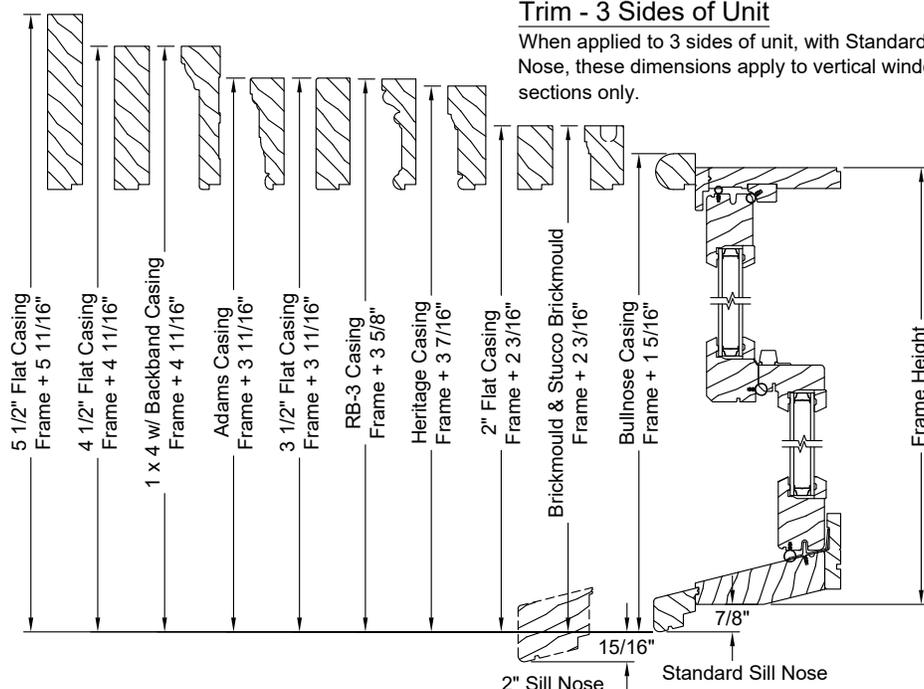


### Trim - 4 Sides Of Unit

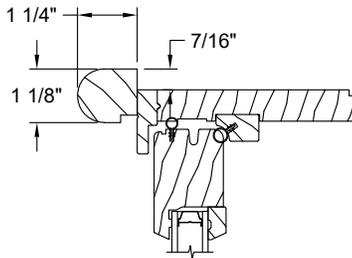
When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.

### Trim - 3 Sides of Unit

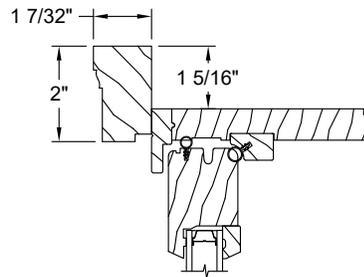
When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.



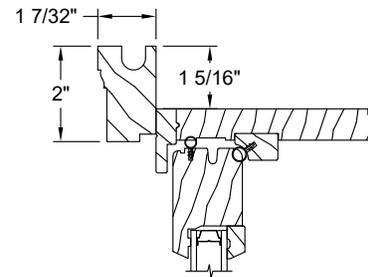
## TRIM & SILL NOSE OPTIONS



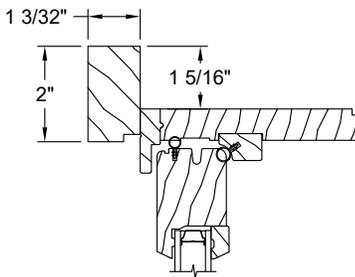
**Bullnose Casing**



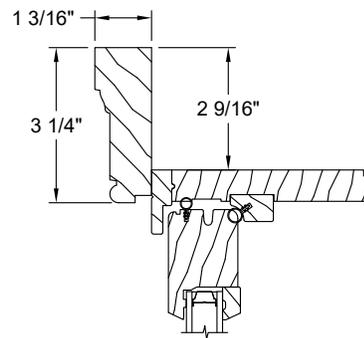
**Brickmould**



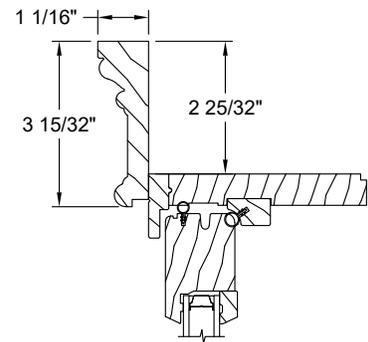
**Stucco Brickmould**



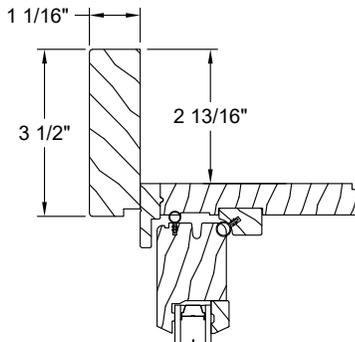
**2\"/>**



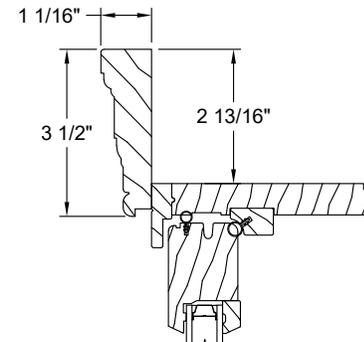
**Heritage Casing**



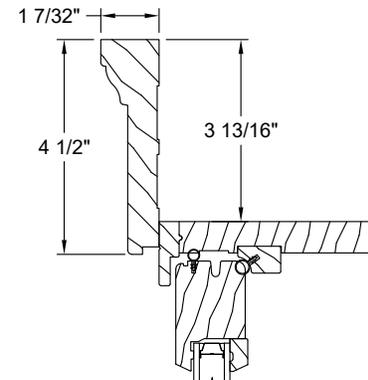
**RB-3 Casing**



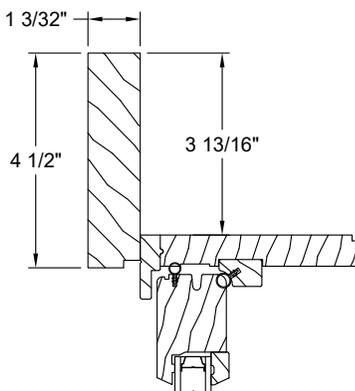
**3 1/2\"/>**



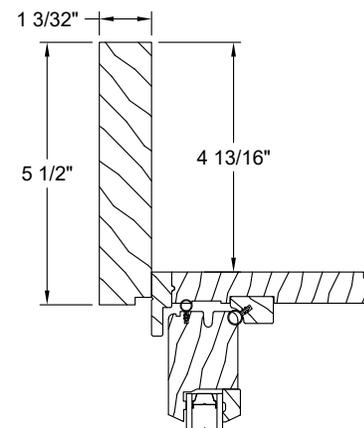
**Adams Casing**



**1 x 4 w/ Backband Casing**



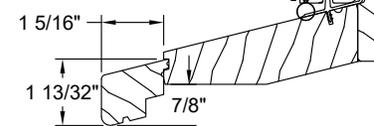
**4 1/2\"/>**



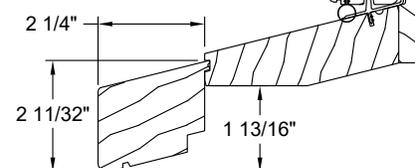
**5 1/2\"/>**

### Sill Nose Options

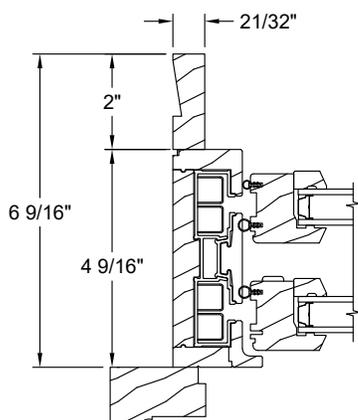
#### Standard Sill Nose



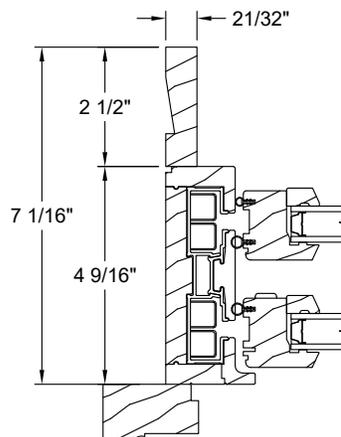
#### 2\"/>



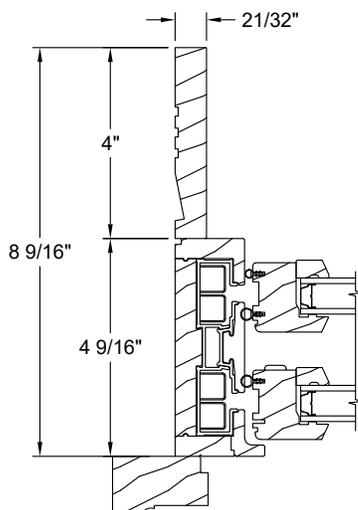
## JAMB EXTENDER, RETURN KERF & PREP FOR STOOL OPTIONS



6 9/16" Jamb Width  
4/4 Jamb Thickness



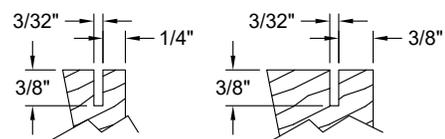
7 1/16" Jamb Width  
4/4 Jamb Thickness



8 9/16" Jamb Width  
4/4 Jamb Thickness

### Return Kerf:

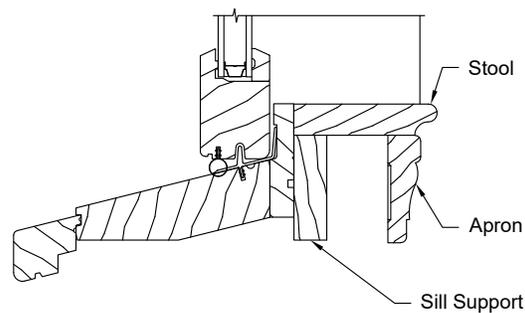
Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

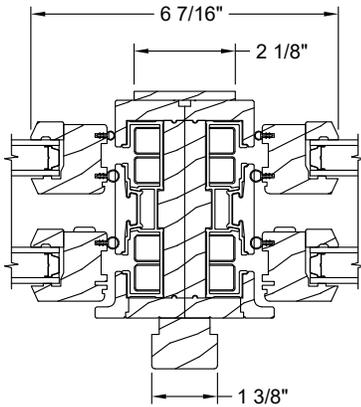
5/4 Jamb Typ.

### Prep for Stool

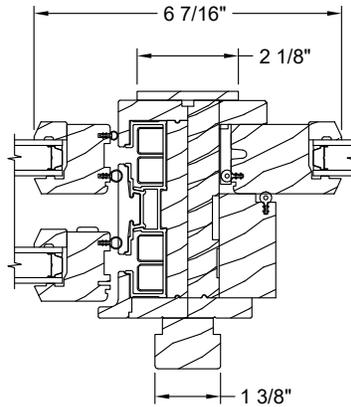


Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

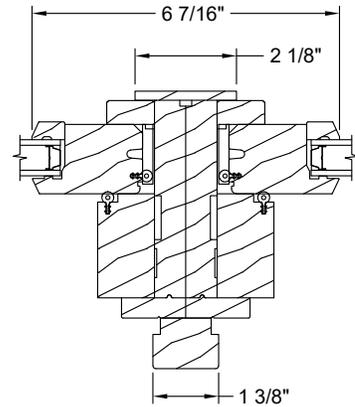
## MULLION OPTIONS



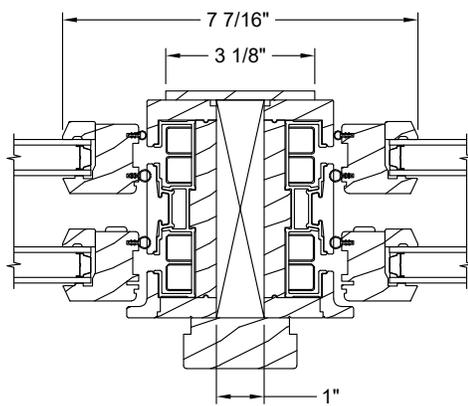
Operator | Operator



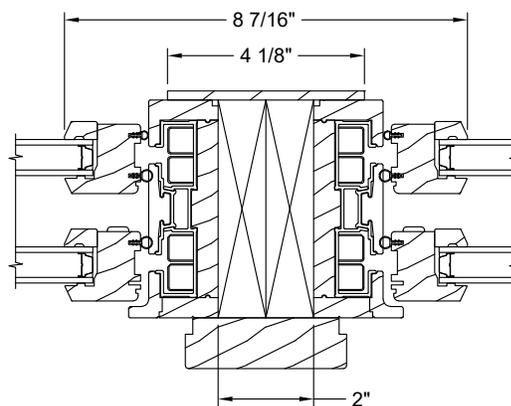
Operator | Stationary



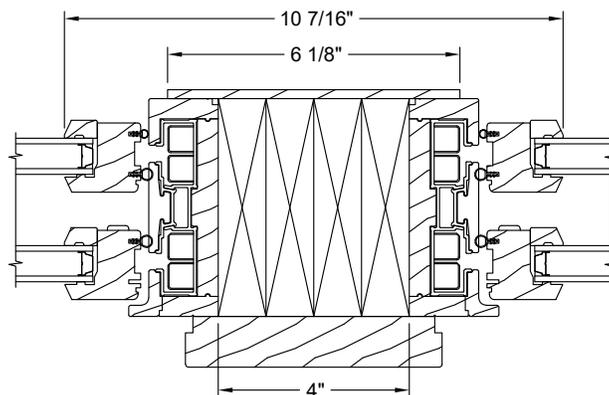
Stationary | Stationary



Operator | Operator  
with 1" Solid Spread Mull

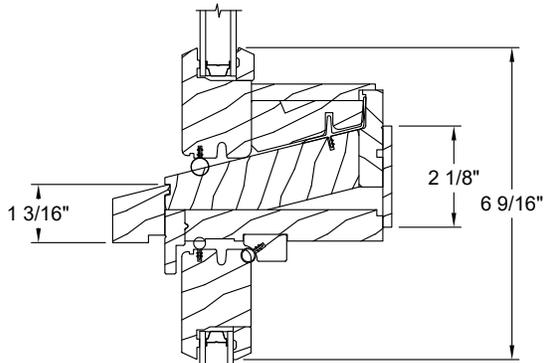


Operator | Operator  
with 2" Solid Spread Mull

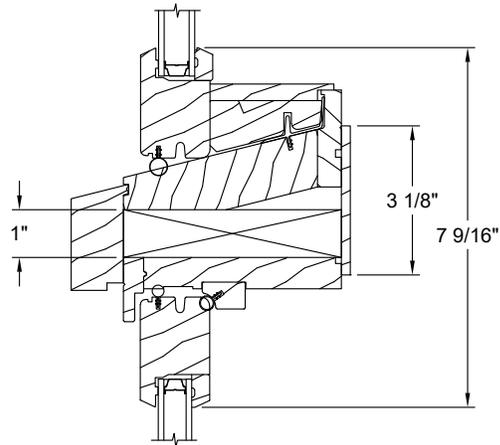


Operator | Operator  
with 4" Solid Spread Mull

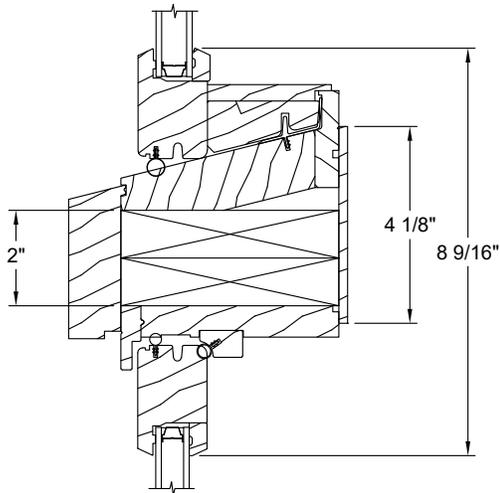
MULLION OPTIONS



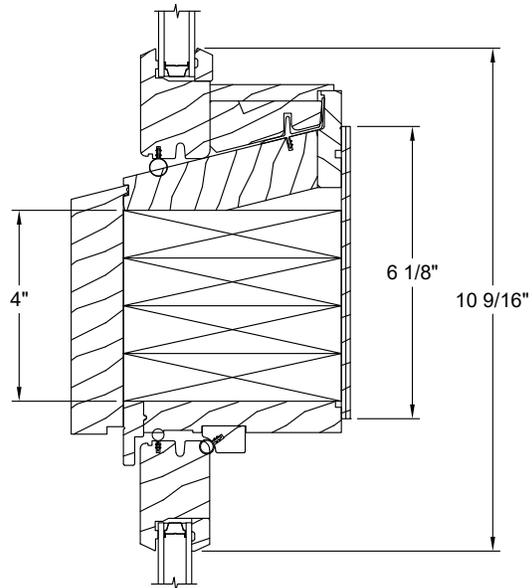
Transom  
Operator



Transom  
Operator  
With 1" Solid Spread Mull

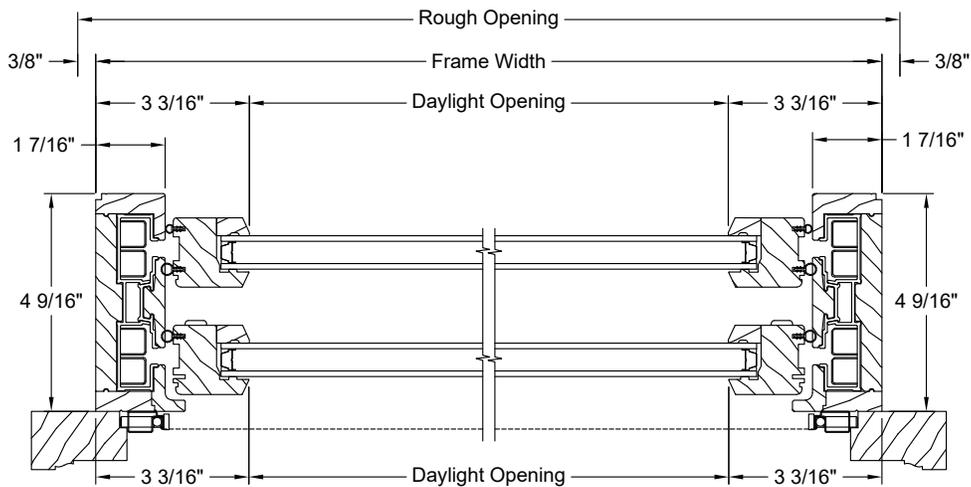
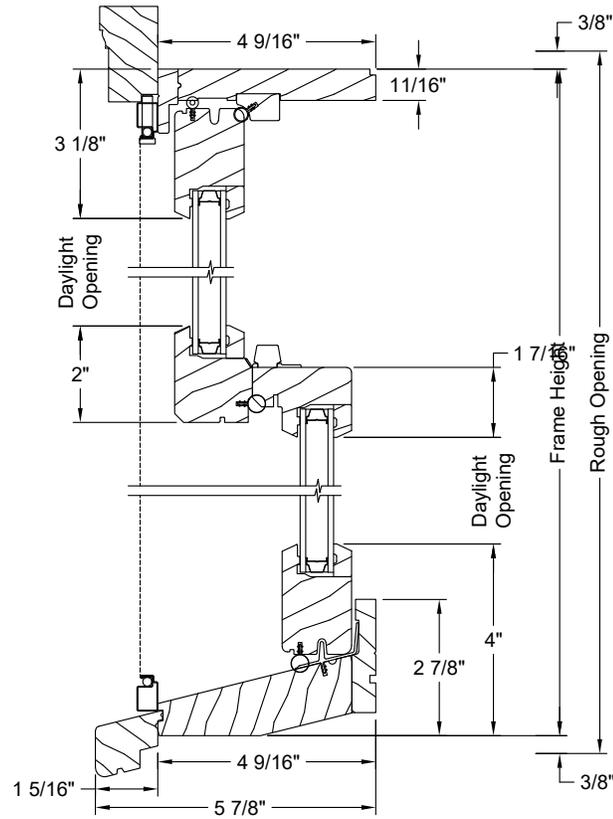
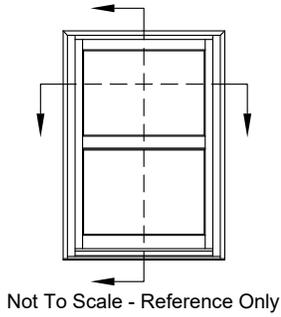


Transom  
Operator  
With 2" Solid Spread Mull



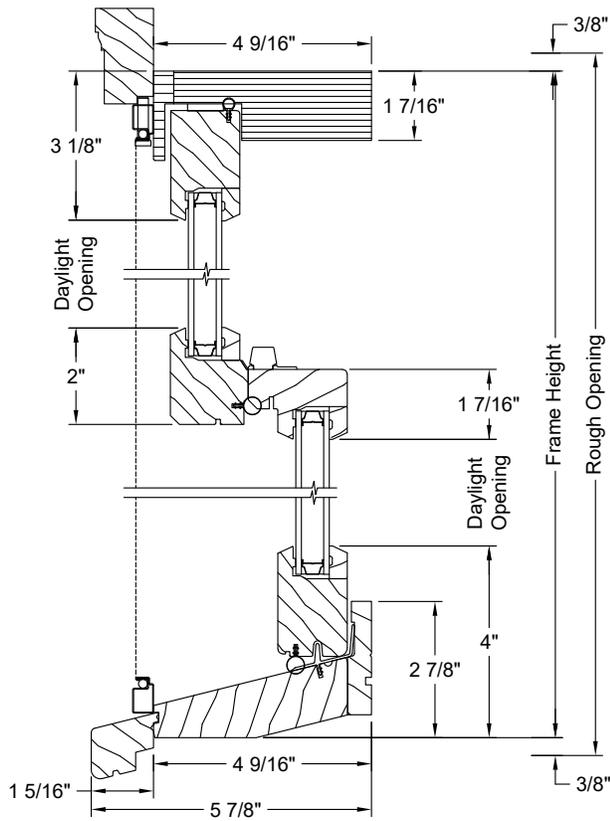
Transom  
Operator  
With 4" Solid Spread Mull

## OPERATOR SECTIONS

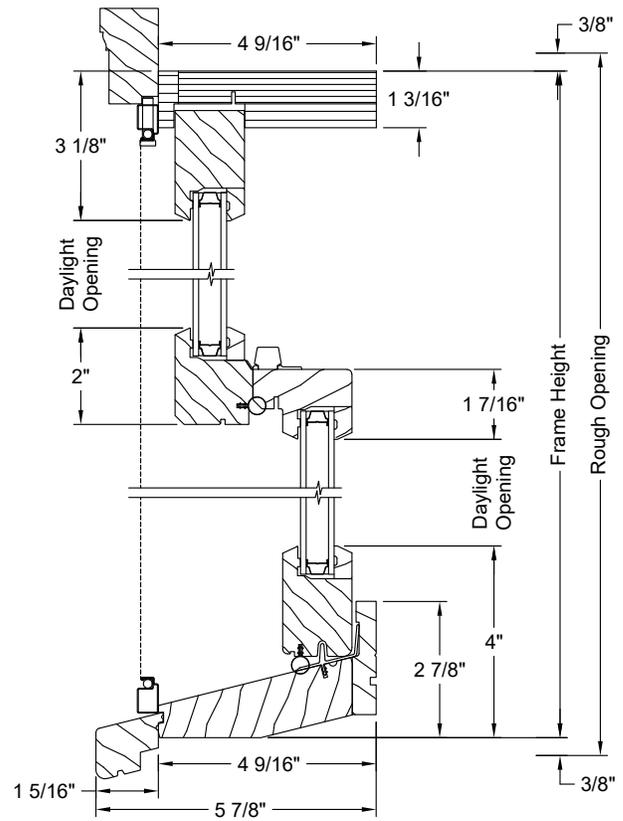


## OPERATOR RADIUS TOP / SEGMENT HEAD SECTIONS

Operator Radius-Top



Operator Segment Head



## STANDARD RECTANGLE UNITS

	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15"	19"	23"	25"	27"	29"	31"	Daylight Opening
32 3/4"								
32 1/2"								
36 3/4"								
36 1/2"								
40 3/4"								
40 1/2"								
44 3/4"								
44 1/2"								
48 3/4"								
48 1/2"								
52 3/4"								
52 1/2"								

Rough Opening  
Frame Height  
Daylight Opening

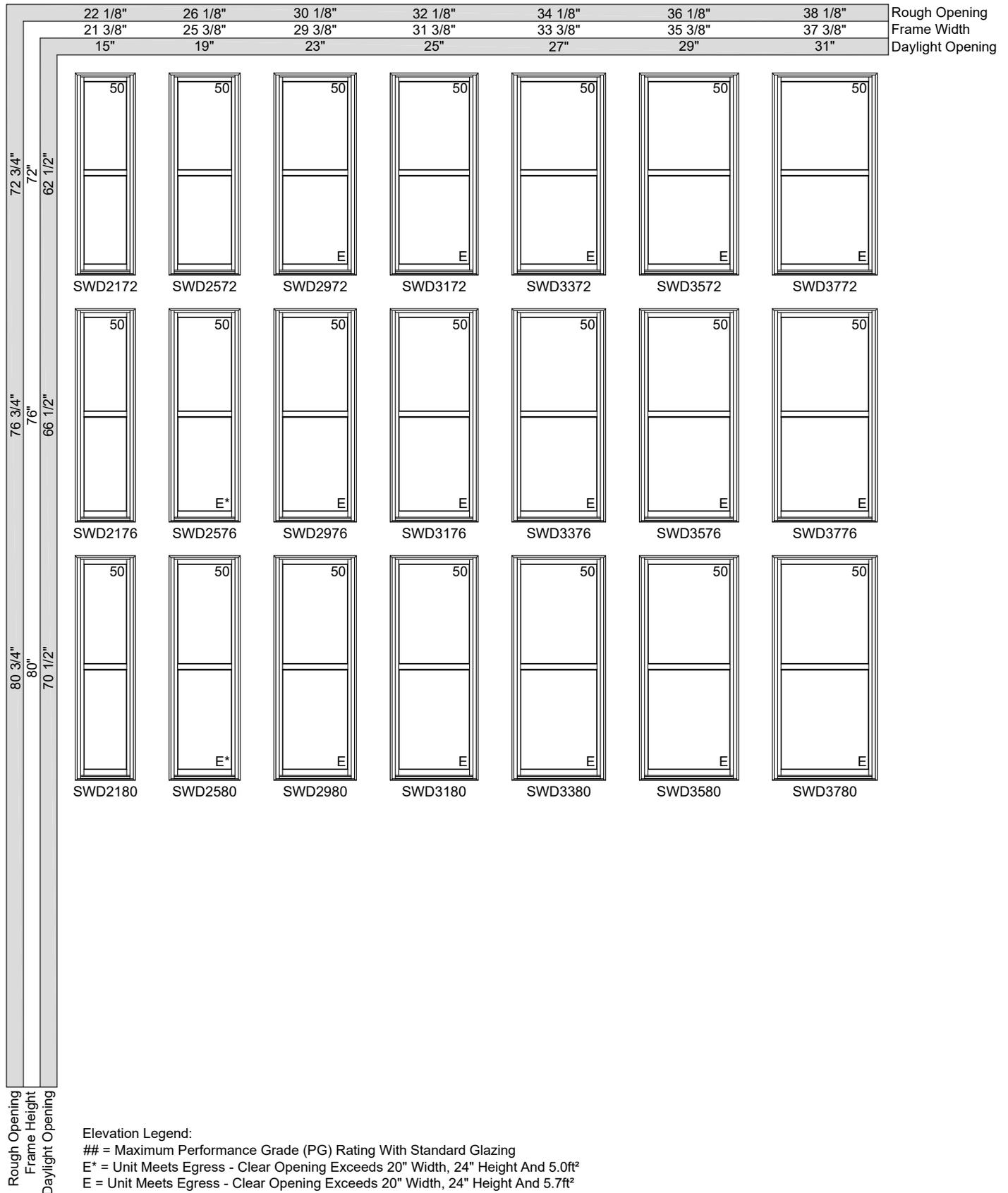
Elevation Legend:  
## = Maximum Performance Grade (PG) Rating With Standard Glazing

## STANDARD RECTANGLE UNITS

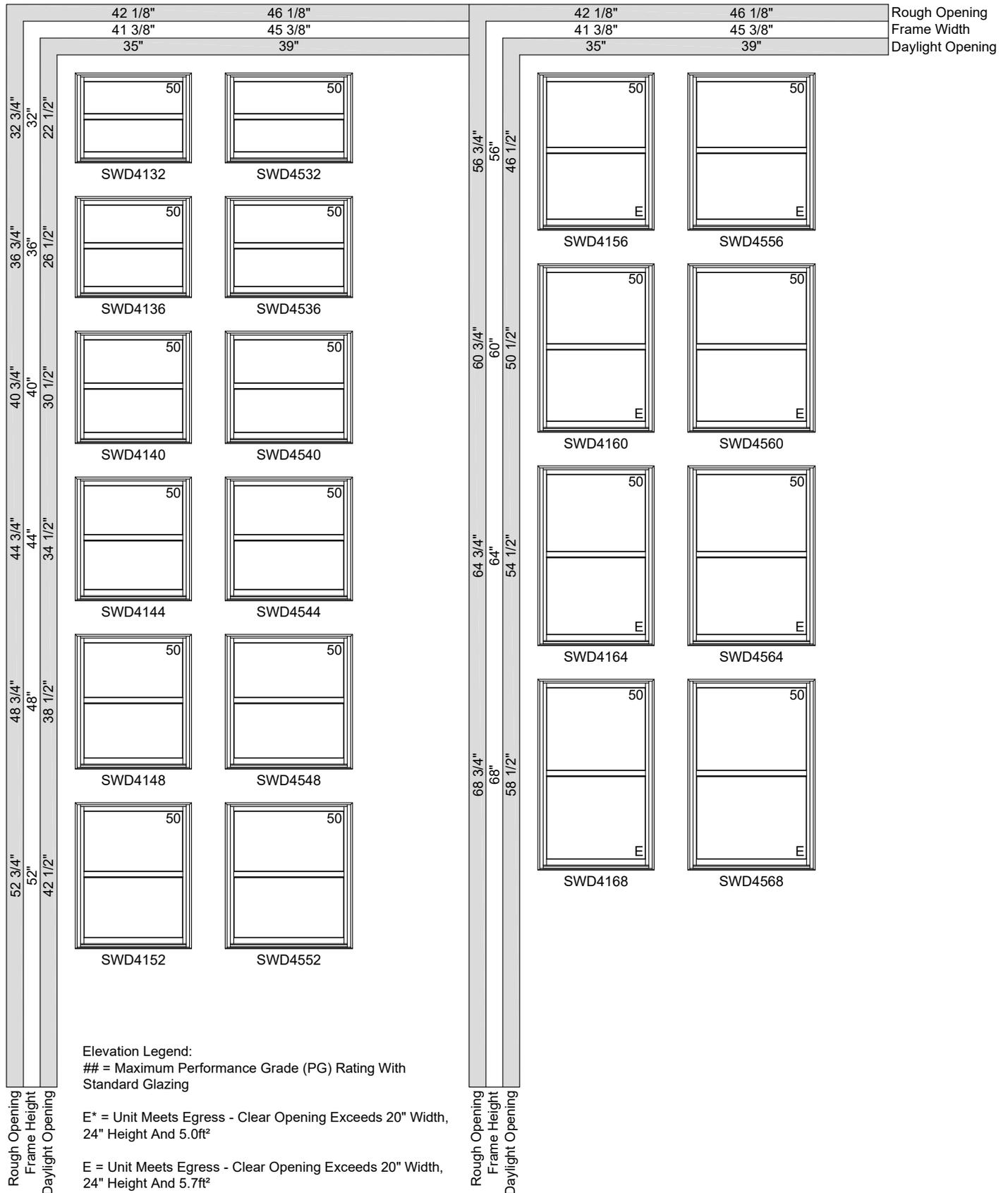
	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	Rough Opening
	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	Frame Width
	15"	19"	23"	25"	27"	29"	31"	Daylight Opening
56 3/4"								
56"								
46 1/2"								
60 3/4"								
60"								
50 1/2"								
64 3/4"								
64"								
54 1/2"								
68 3/4"								
68"								
58 1/2"								

**Elevation Legend:**  
 ## = Maximum Performance Grade (PG) Rating With Standard Glazing  
 E\* = Unit Meets Egress - Clear Opening Exceeds 20" Width, 24" Height And 5.0ft²  
 E = Unit Meets Egress - Clear Opening Exceeds 20" Width, 24" Height And 5.7ft²

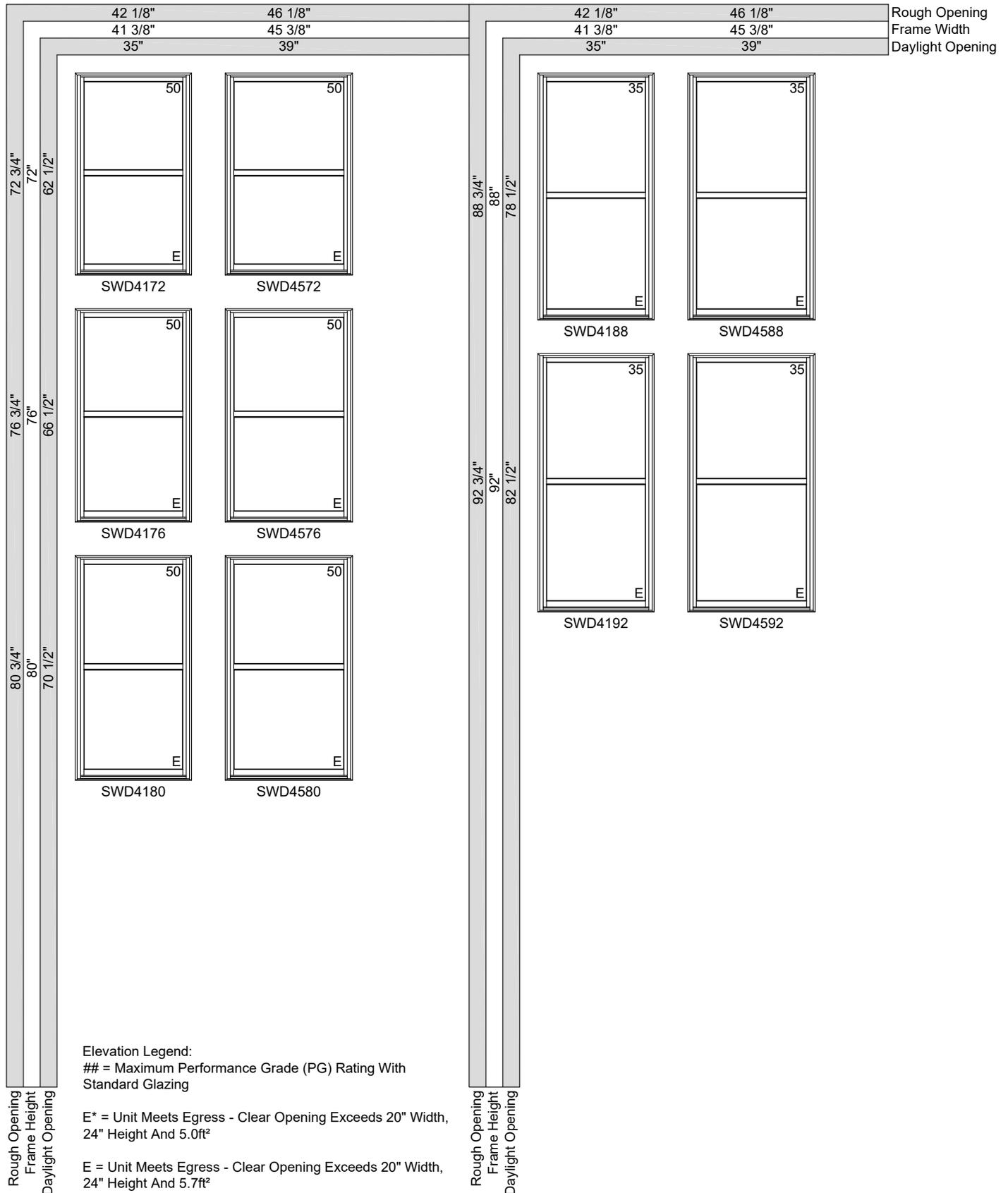
## STANDARD RECTANGLE UNITS



## STANDARD RECTANGLE UNITS



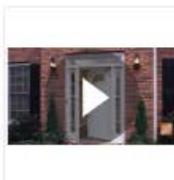
## STANDARD RECTANGLE UNITS



JELD-WEN

# 36 in. x 80 in. Flush Primed Right-Hand Inswing Steel Prehung Front Door

★★★★☆ (466) [Questions & Answers \(213\)](#)





SKU# 409

1X 6 14' #2 #117 Siding Yellow Pine

**\$9.80/EA**

QTY:

-

1

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934 Available

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