

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-337
ADDRESS: 419 WICKES
LEGAL DESCRIPTION: NCB 2881 BLK 6 LOT 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jacob Williams/WILLIAMS JACOB CHARLES & CHEVALIER KARINA
OWNER: Jacob Williams/WILLIAMS JACOB CHARLES & CHEVALIER KARINA
TYPE OF WORK: Front porch post installation, handrail installation, removal of porch plinths
APPLICATION RECEIVED: August 14, 2023
60-DAY REVIEW: October 13, 2023
CASE MANAGER: Jessica Anderson
REQUEST:

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

1. Remove the plinths found on each side of the front steps.
2. Install a handrail and posts on the front porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When 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.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The property at 419 Wicks is a one-story Craftsman-style residence with detached garage built c. 1916. It first appears in the city directory in 1916, and on Sanborn Fire Insurance maps in 1931 with the detached garage present. The house is clad in wood waterfall siding with shake in the gables and on the battered skirt. Windows are predominately one-over-one and wood, and there is a continuous sill line around the house. The cross-gabled roof is clad in composition shingle. The property contributes to the King William Historic District.
- b. VIOLATION: On August 14, 2023, staff received a report of the installation of posts and handrails at without a Certificate of Appropriateness 419 Wickes. Staff reached out to the owner that day and issued a Stop Work Order. The owner submitted the application for Certificate of Appropriateness the same day.
- c. PLINTH REMOVAL: The applicant requests to remove the plinths found on either side of the front steps. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv says to design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Staff reviewed images available via street view and found that in October 2007, the earliest image available via Google, the house had battered plinths clad in shake to match the battered skirting. The house retained the battered plinths until at least July 2014, and by March 2016 they were replaced by what appear to be plywood plinths. Staff finds that the plinths removed, though significantly altered over time, were the same size and footprint as found historically, are a character-defining feature of the Craftsman style, and should be returned.
- d. HANDRAIL AND POSTS: The applicant requests to install a handrail with 4"x4" posts running from the porch knee walls to the porch ceiling, a balustrade with 2"x2" balusters and a 2"x4" railing, and 4"x4" posts on grade with caps, all constructed of wood. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv says to design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Guideline 7.B.v says to reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Typically, Craftsman-style homes feature a trussed front porch that does not require the additional support offered by the 4"x4" posts. The applicant should provide evidence that the posts as installed are structurally required. While the handrail may be an appropriate addition to the front porch, the posts running from the knee walls to the porch ceiling are not a feature found on front porches of historic homes of this style. Staff finds the addition of knee wall to ceiling posts does not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of item 1, removal of the plinths found on each side of the front steps, based on finding c. Staff recommends the plinths be reconstructed based on images available of the house from c. Oct 2007 until c. July 2014.

Staff recommends approval of item 2, based on finding d, with the following stipulation:

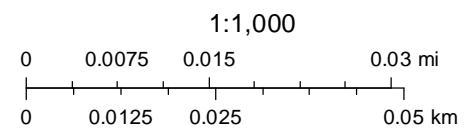
- i. That the applicant proposes a simplified railing design that removes the posts that run from the porch knee walls to the porch ceiling.

City of San Antonio One Stop



August 31, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels







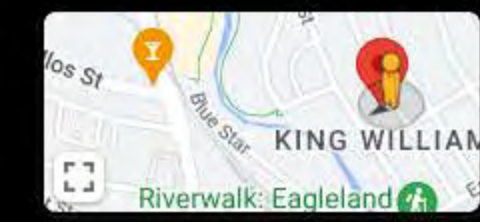
Bryan Morales (OHP)

From: Jacob Williams [REDACTED]
Sent: Monday, August 14, 2023 3:55 PM
To: Bryan Morales (OHP)
Subject: Re: [EXTERNAL] Re: 419 Wickes - Stop Work Order
Attachments: image_67194369.JPG

Posts supporting roof and handrails are 4x4. Bannisters are 2x2 and the rail itself is 2x4. All are pressure treated wood.

419 wickes

419 Wickes St
San Antonio, Texas
Google Street View
Oct 2007 [See latest date](#)





419 Wickes St
San Antonio, Texas

Google Street View

Mar 2011 [See latest date](#)

