

# HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

**HDRC CASE NO:** 2021-610  
**ADDRESS:** 519 WICKES  
**LEGAL DESCRIPTION:** NCB 2916 BLK 5 LOT 18  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**OWNER:** Rene Lynn Gaines  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** November 18, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

## APPLICABLE CITATIONS:

*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:

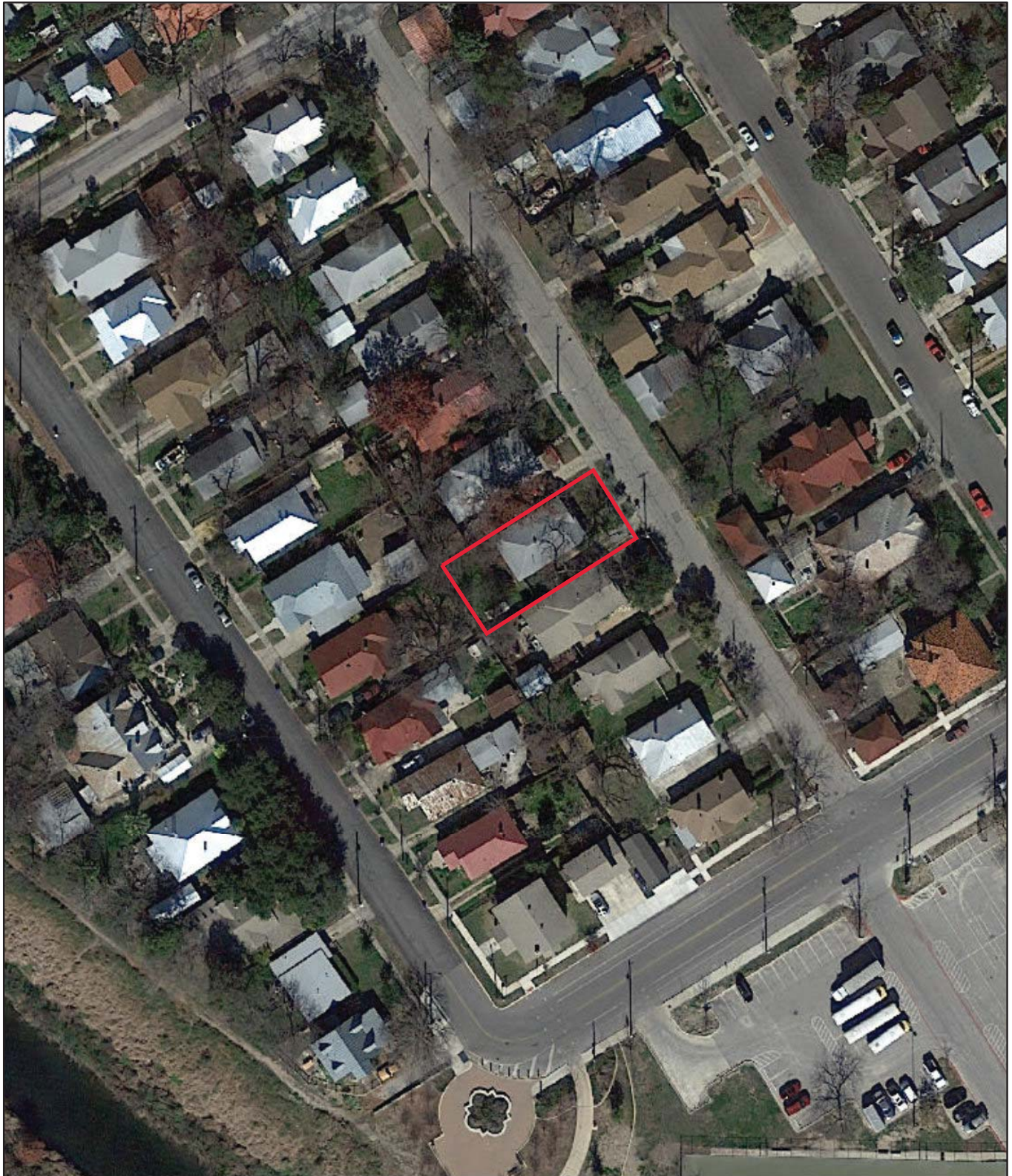
- a. The primary structure located at 519 Wickes is a 1-story single family structure constructed in approximately 1920 in the Craftsman style. The home features a cross gable composition shingle roof with wide overhanging eaves and exposed rafters, a deep-set front porch featuring square wood columns, wood siding, and one-over-one windows. The home is contributing to the King William Historic District. The applicant is requesting Historic Verification.
- 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. Staff conducted a site visit on November 22, 2021, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no violations on the property.
- e. 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.

- f. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

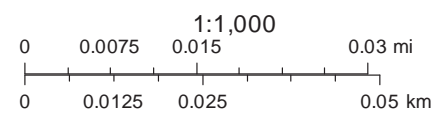
Staff recommends approval based on findings a through f.

# City of San Antonio One Stop



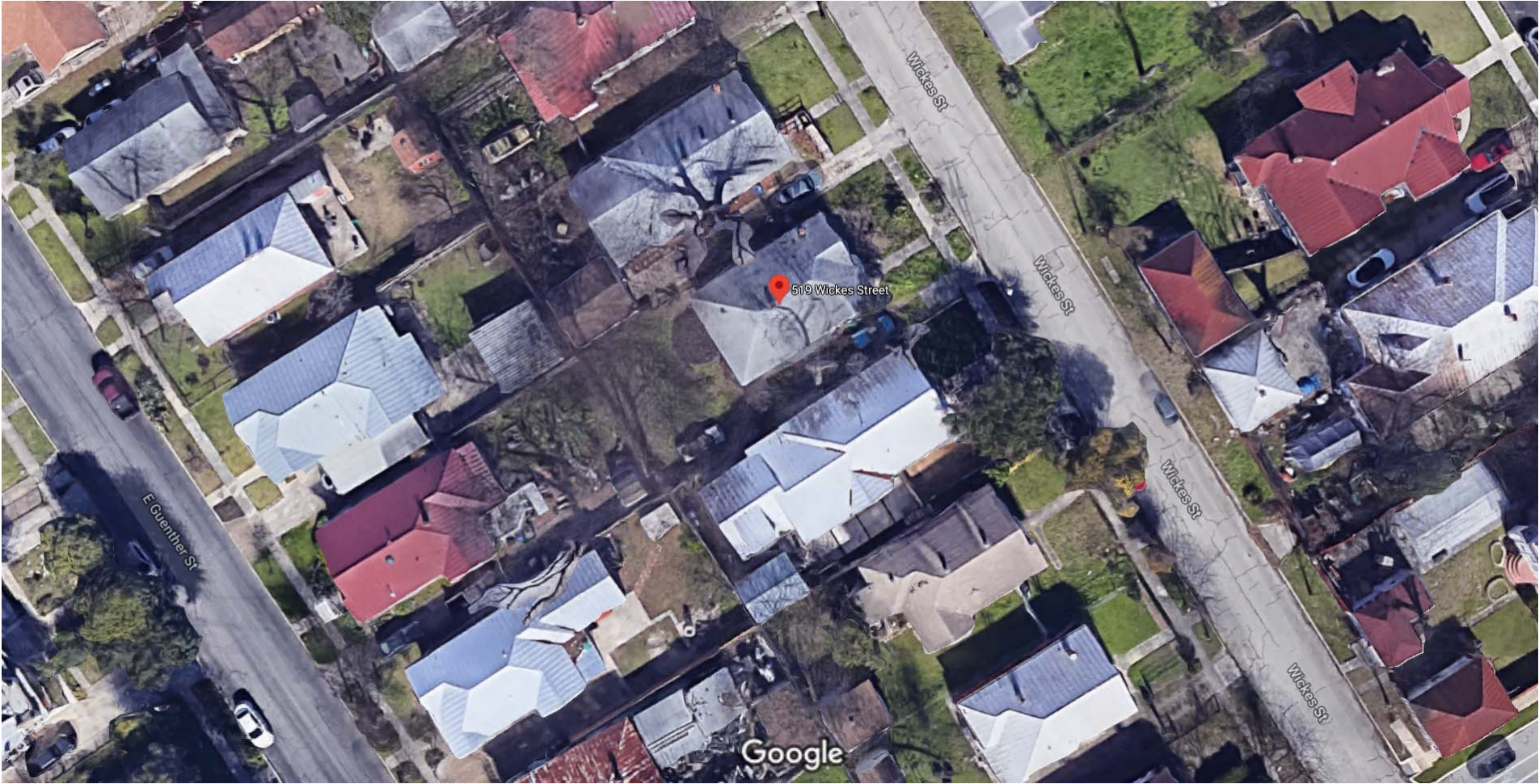
November 8, 2020

— User drawn lines





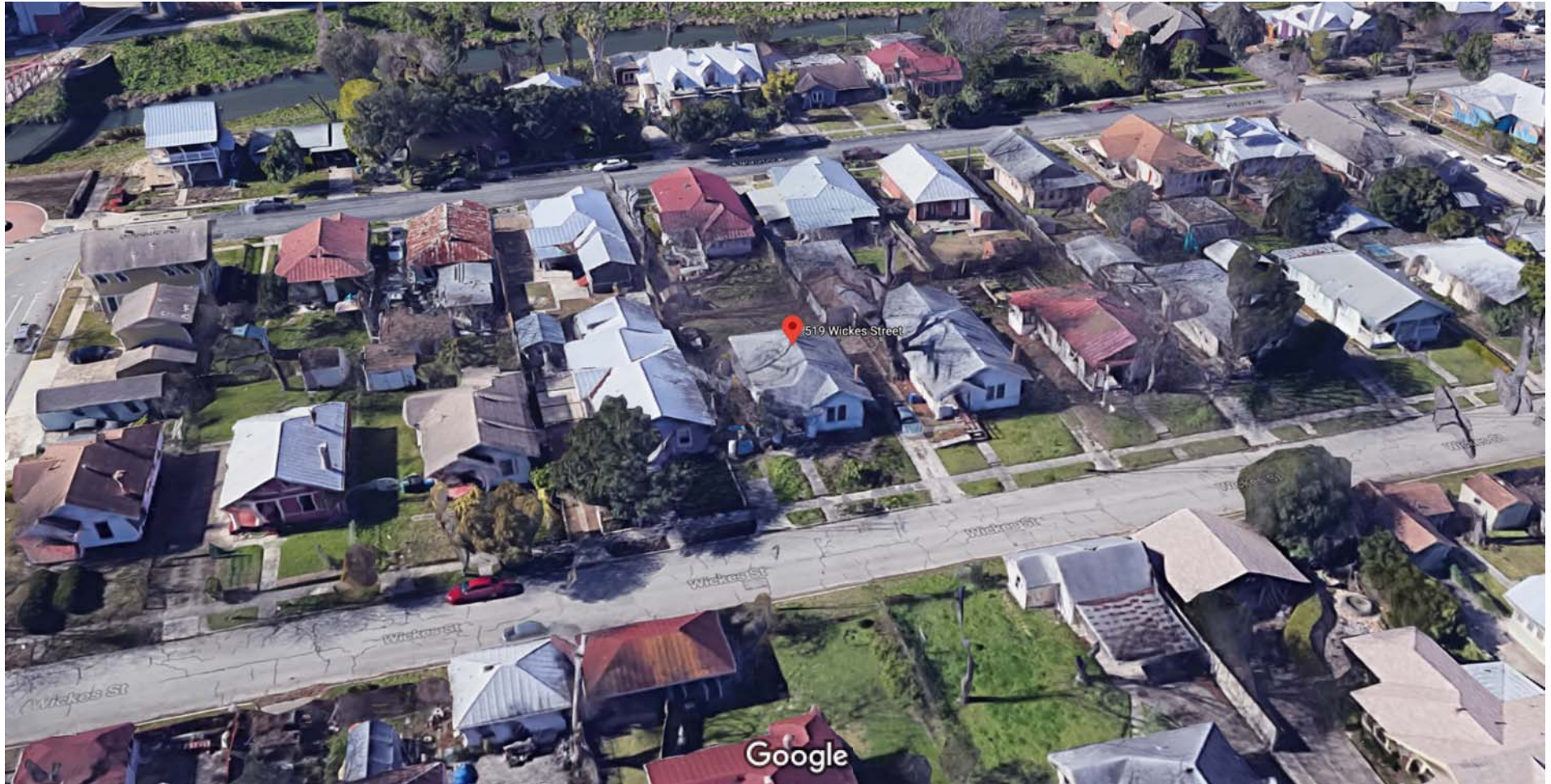
Google Maps 519 Wickes St



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



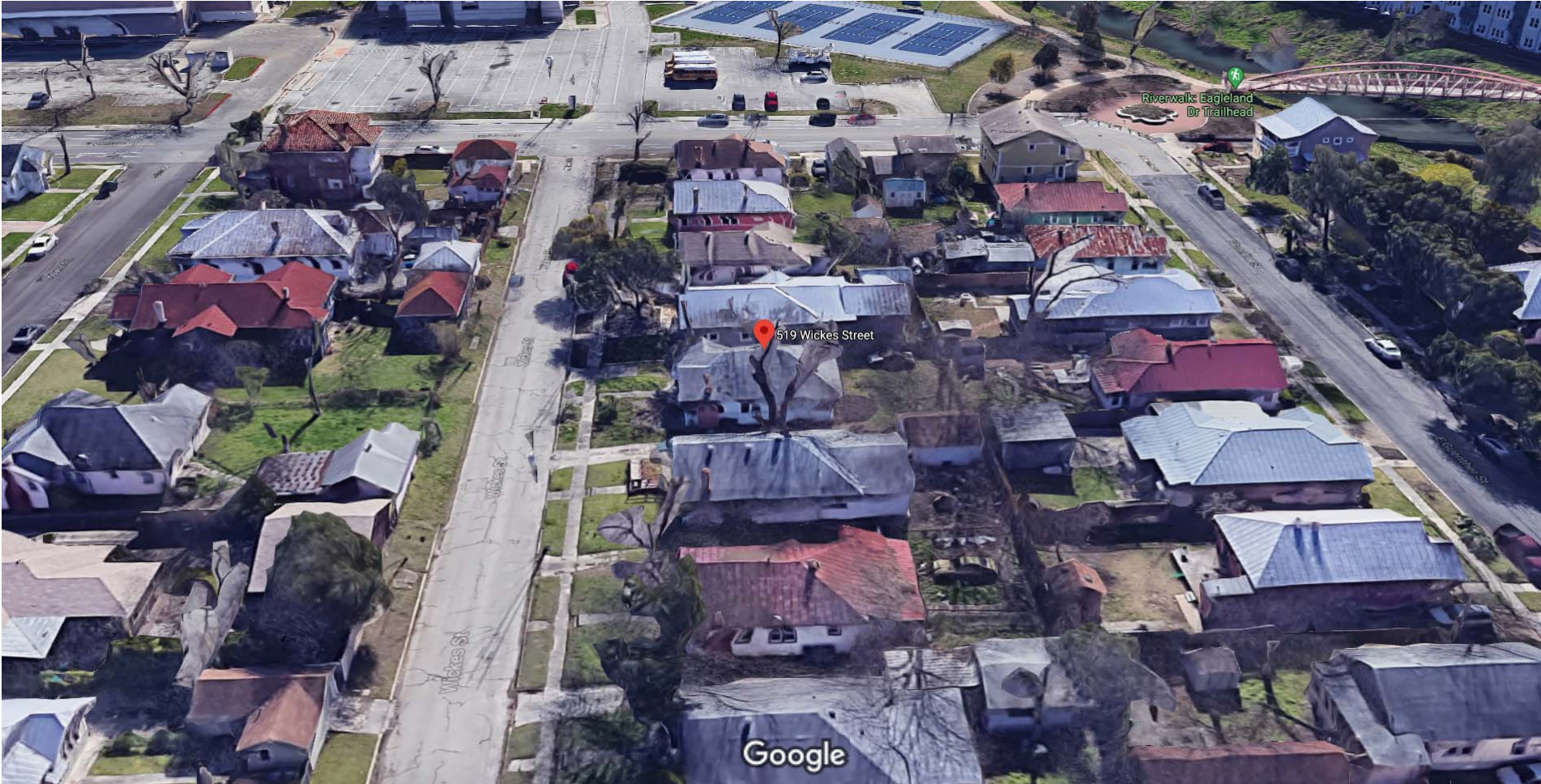
Google Maps 519 Wickes St



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



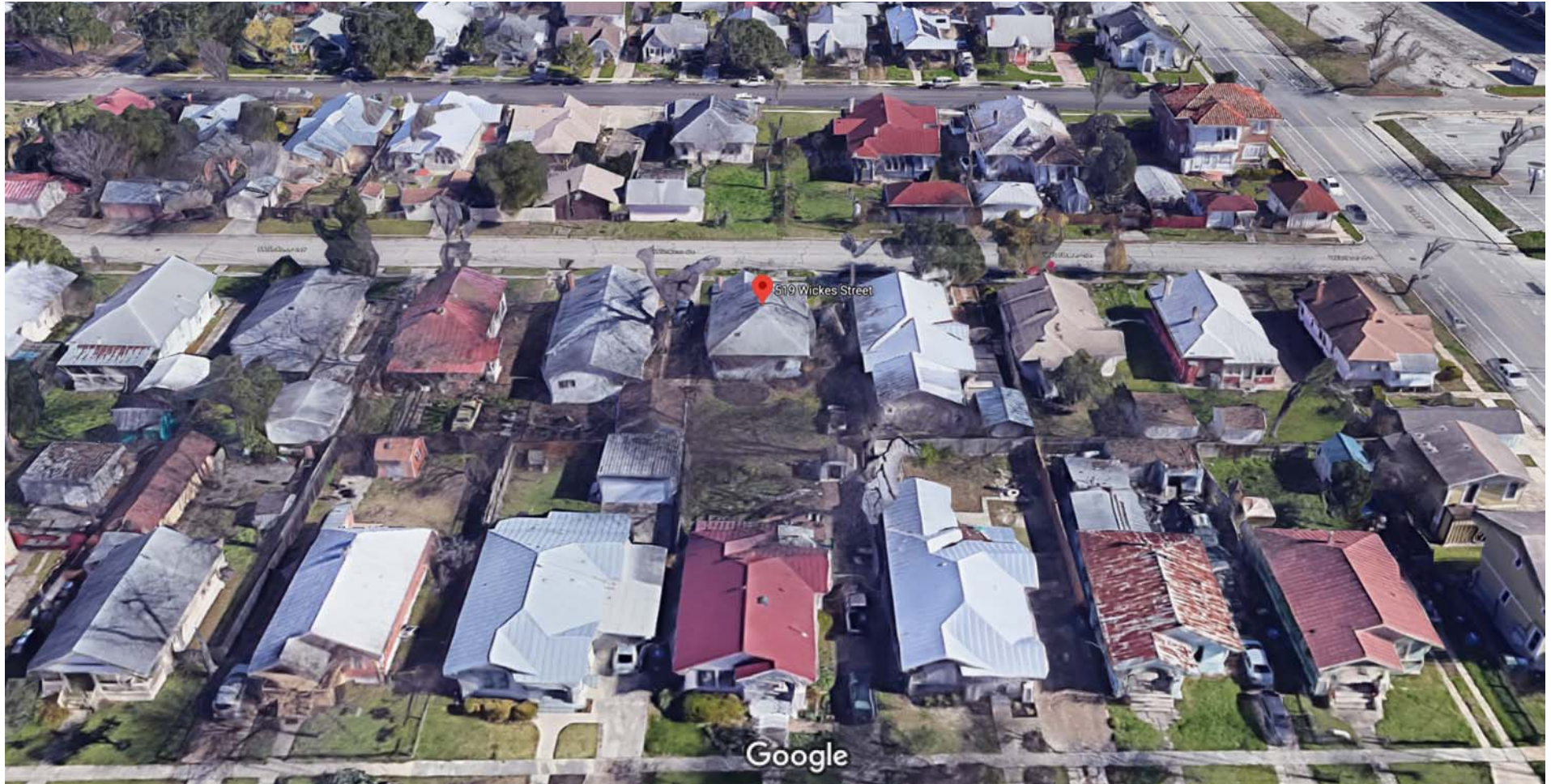
Google Maps 519 Wickes St



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



Google Maps 519 Wickes St



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



Google Maps 519 Wickes St



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













































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 \$1410
- \*Installing a new front wood door \$

Total cost: \$:

completed by mid-2021





519

UNDESIRABLE BUILDING  
DO NOT ENTER  
DANGER STRUCTURE

Rep. Lloyd Doggett  
Works For Us









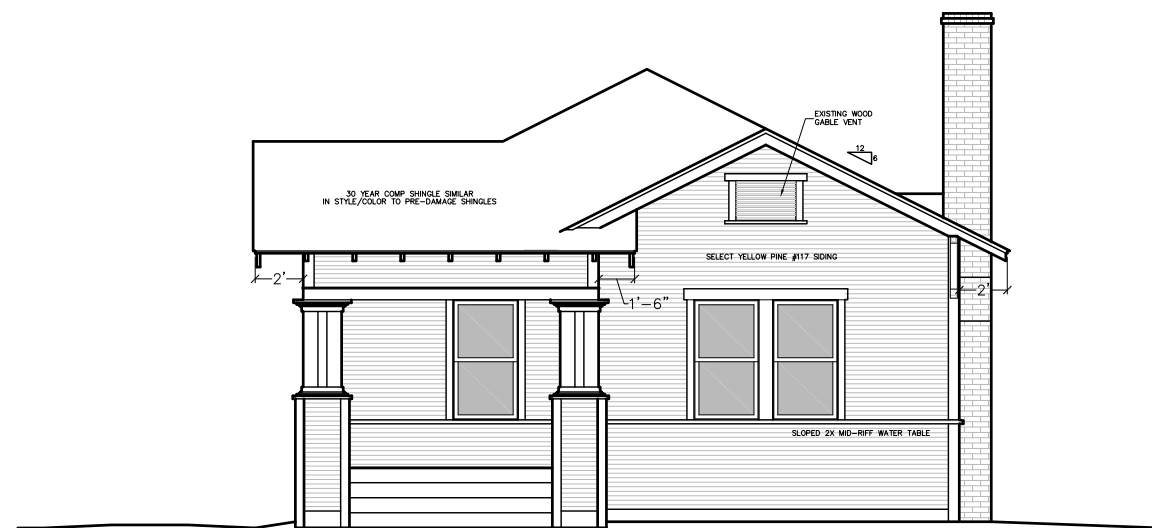




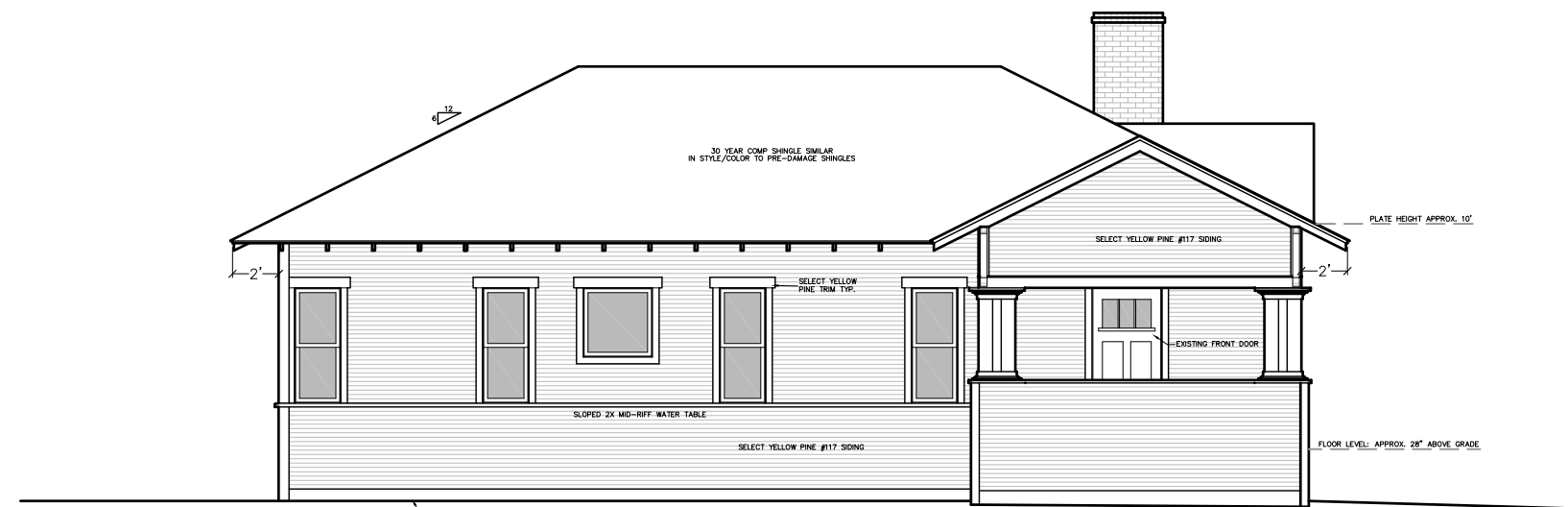




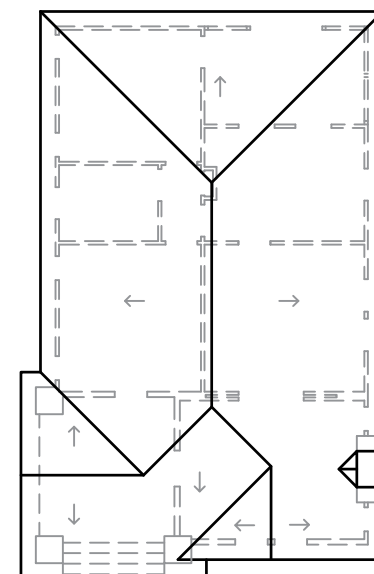




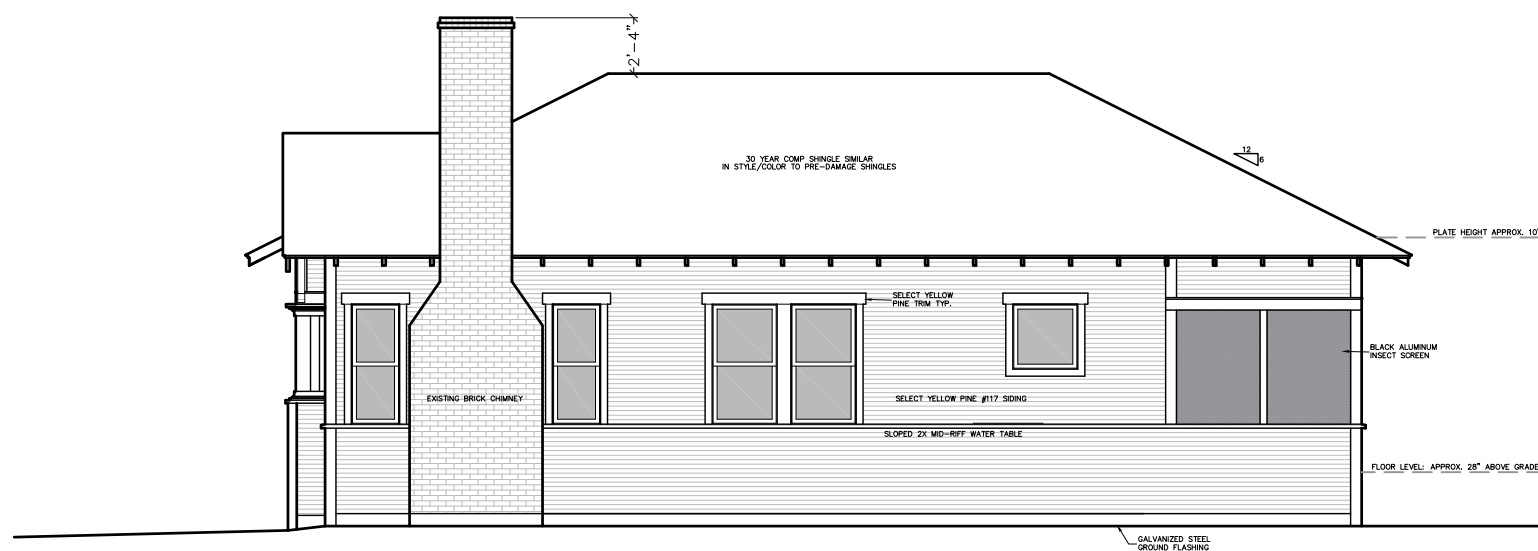
01  
A2 FRONT ELEVATION  
SCALE: 1/8" = 1'



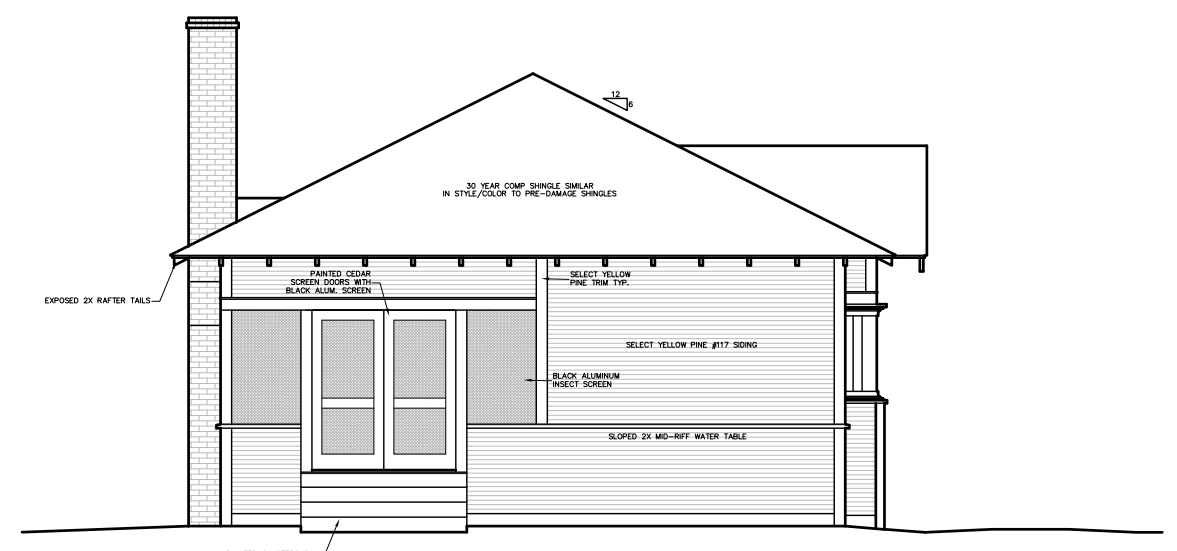
02  
A2 SOUTH ELEVATION  
SCALE: 1/8" = 1'



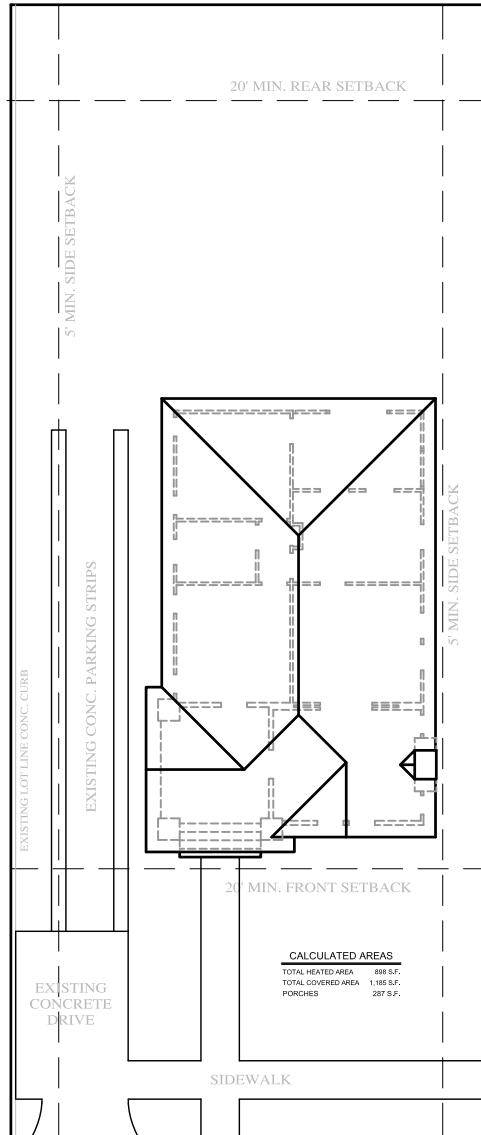
05  
A2 ROOF SCHEMATIC  
SCALE: 1/16" = 1'



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



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



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



JOIST AND RAFTER SPAN TABLE									
SIZE	SPACING	CEILING AND FLOOR JOISTS				RAFTERS			
		20 PSF 1/2x40 D	30 PSF 1/2x360 D	40 PSF 1/2x360 D	60 PSF 1/2x360 D	20 PSF 1/2x40 D	30 PSF 1/2x360 D	40 PSF 1/2x360 D	60 PSF 1/2x360 D
2x6	12" O.C.	15'-8"	11'-10"	10'-9"	9'-4"	16'-8"	14'-5"	12'-6"	10'-2"
	16" O.C.	13'-6"	10'-9"	9'-9"	8'-6"	14'-5"	12'-6"	10'-2"	8'-6"
	24" O.C.	11'-0"	9'-4"	8'-6"	7'-6"	11'-9"	10'-2"	8'-6"	7'-6"
2x8	12" O.C.	20'-1"	15'-7"	14'-2"	12'-4"	21'-7"	18'-8"	16'-5"	14'-2"
	16" O.C.	17'-5"	14'-2"	12'-10"	11'-3"	18'-8"	16'-5"	14'-2"	12'-4"
	24" O.C.	14'-2"	12'-4"	11'-0"	9'-4"	15'-3"	13'-2"	11'-0"	9'-4"
2x10	12" O.C.	24'-0"	19'-10"	18'-0"	15'-8"	25'-8"	22'-3"	19'-5"	16'-5"
	16" O.C.	20'-9"	16'-0"	16'-1"	13'-7"	22'-3"	19'-5"	16'-5"	13'-7"
	24" O.C.	17'-0"	14'-8"	13'-2"	11'-3"	18'-2"	15'-8"	13'-2"	11'-3"
2x12	12" O.C.	30'-0"	24'-0"	21'-9"	18'-5"	31'-0"	26'-0"	22'-3"	18'-5"
	16" O.C.	26'-0"	21'-1"	18'-10"	15'-11"	26'-0"	22'-3"	18'-5"	15'-11"
	24" O.C.	21'-0"	17'-2"	15'-4"	12'-4"	21'-0"	17'-2"	15'-4"	12'-4"

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.

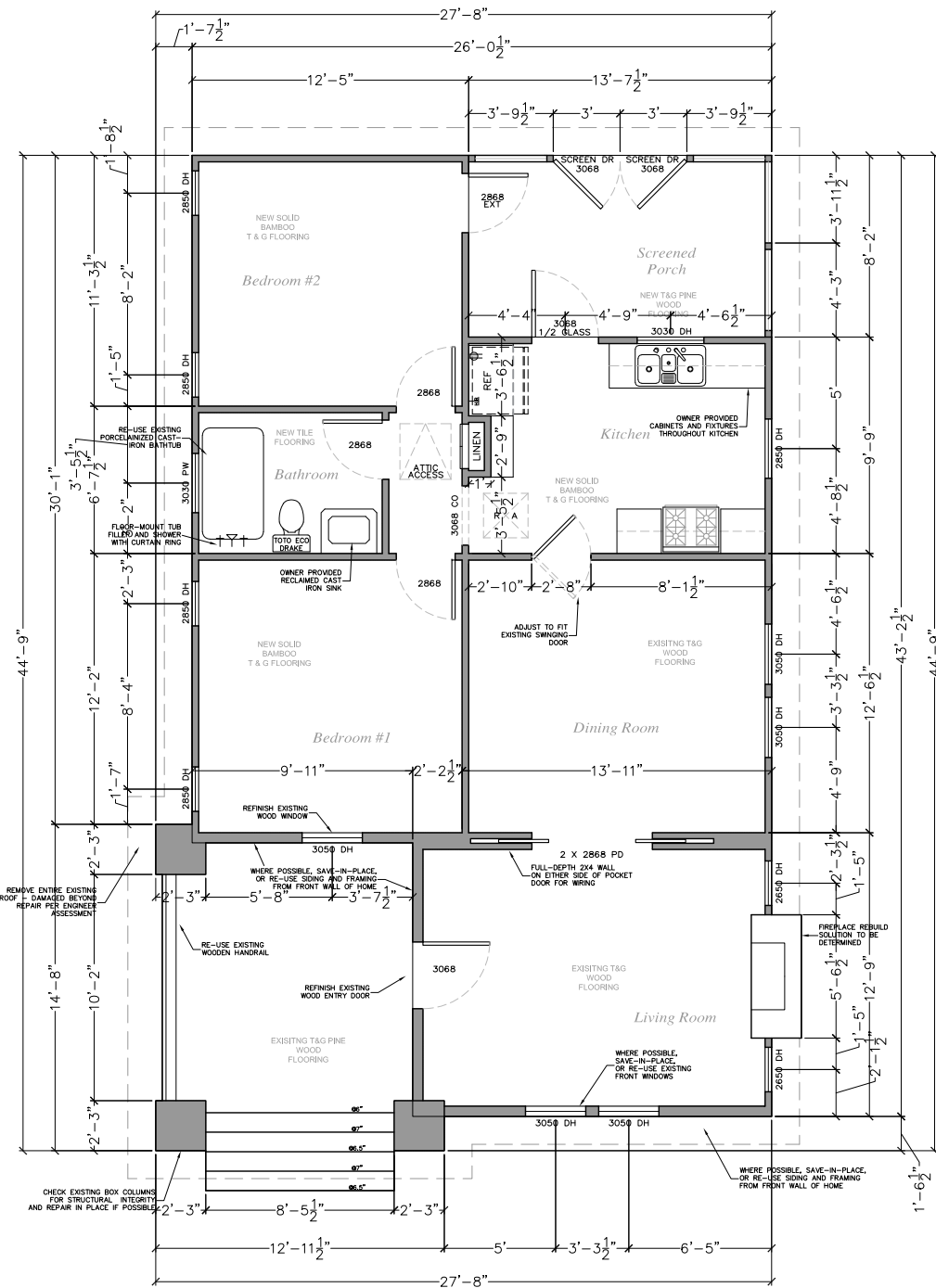
SPANS ARE BASED ON THE USE OF #2 Y.P. OR BETTER.

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

HEADER SPANS (DOUBLE 2X W/ 1/4" PLYWOOD SPACER)			
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)

- ALL WINDOWS WITHIN 2'-0" OF EXTERIOR DOOR SHALL BE MADE OF TEMPERED GLASS.
- DOORS SHALL BE 6'-8" IN HEIGHT UNLESS OTHERWISE SPECIFIED.
- HEADERS ON FIRST FLOOR (2-STORY) SHALL BE 2x12's.
- MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS.
- WALLS AND CEILINGS SHALL BE GYPSUM BOARD, 5/8" TYPE-X FOR CEILINGS, 1/2" FOR WALLS.
- CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS.
- BEDROOM WINDOWS SHALL BE A MAXIMUM OF 3'-8" ABOVE FINISHED FLOOR. A MINIMUM OF 2'-0" HIGH x 1'-8" WIDE AND HAVE A 5.7 SQUARE FOOT NET CLEAR.
- FRAMING MATERIAL SHALL BE #2 YELLOW PINE (K.D. 15) OR BETTER. PRESSURE TREATED WHERE REQUIRED OR NOTED. OTHER MATERIALS MAY BE USED AS NOTED FOR BEAMS, HEADERS, & RAFTERS.
- PREFABRICATED FIRE PLACES SHALL BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUFACTURES INSTALLATION MANUAL SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AS NEEDED FOR INSPECTION.
- 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 A 40 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND A 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD IF THE SECOND FLOOR PARTITION IS RUNNING PERPENDICULAR TO THE DIRECTION OF THEIR 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 RUNNING PARALLEL TO THE DIRECTION OF THEIR SPAN.
- 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 MIDSPAN ON ALL JOISTS AND RAFTERS.
- ALL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KIPS PER SQUARE INCH (K.S.I.).
- 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".
- 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.
- IF GAS HOT WATER HEATER IS LOCATED IN ATTIC THEN THE HOT WATER HEATER SHALL BE PLACED ABOVE A LOAD BEARING PARTITION WALL IN A PAN. INCLUDE RELIEF DRAIN LINE TO OUTSIDE OF HOUSE.
- 110V CONNECTIONS AND BATTERY BACKUP REQUIRED FOR SMOKE DETECTORS. DETECTORS REQUIRED FOR ALL BEDROOMS AND UTILITY ROOMS, AS WELL AS H/W HEATER AND FURNACE LOCATIONS.
- VENT ALL EXHAUST FANS TO THE OUTSIDE.
- OUTLETS WITHIN A 6'-0" RADIUS OF A WATER SOURCE SHALL BE GROUND FAULT INTERRUPT (G.F.I.).
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRIC DISCONNECT AT EACH AIR CONDITIONING UNIT.

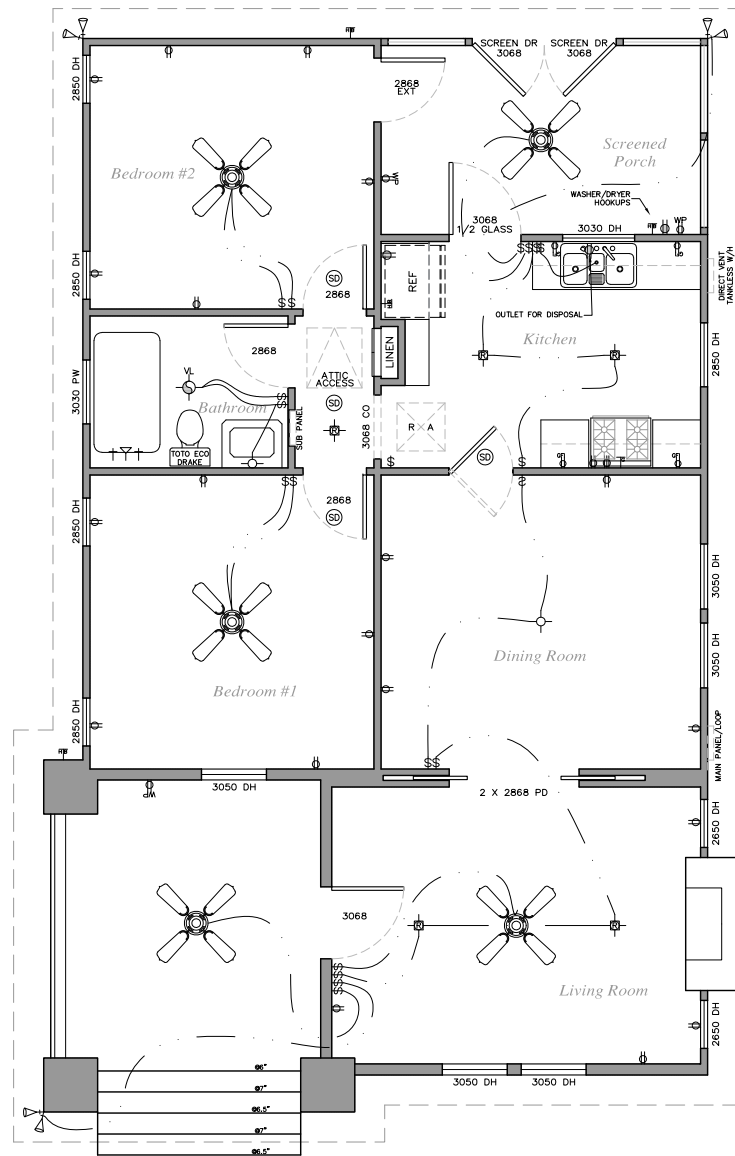


01 FLOOR PLAN  
A1 SCALE: 1/8" = 1'

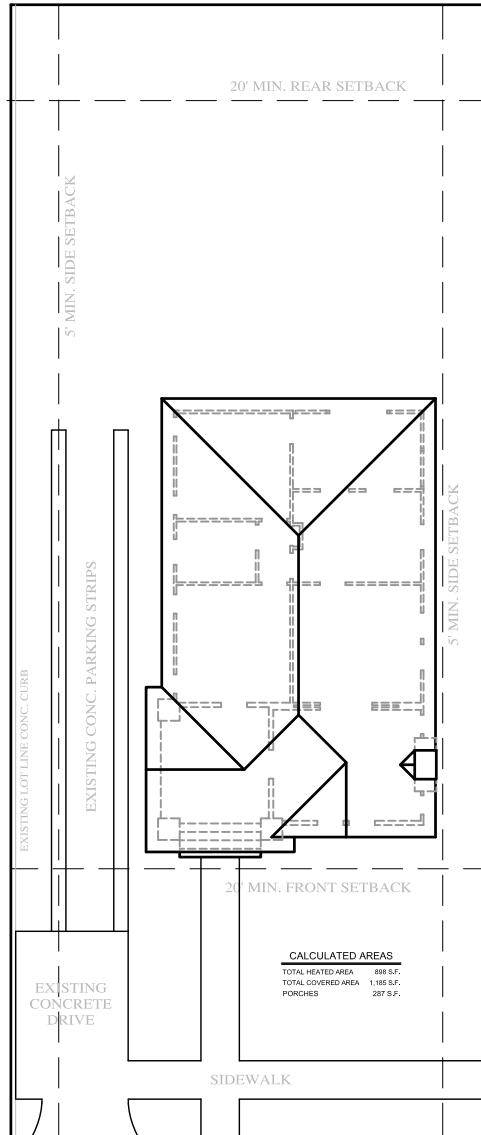
ELECTRICAL & SERVICES LEGEND	
RECESSED 'CAN' LIGHT	EXTER. FLOOD LIGHT
SEALED REC. LIGHT	EXTER. H.I.D. LIGHT
DIRECTIONAL REC. LT.	INTER. H.I.D. LIGHT
PENDANT LIGHT	INTER. H.I.D. LIGHT
WALL MOUNT LIGHT	MAIN FEED LOCATION
SWITCH	DOORBELL BUTTON
DIMMER SWITCH	DOORBELL
110 VOLT OUTLET	PHONE JACK
110 VOLT G.F.I.	CABLE/SAT/ANTENNA
110 VOLT DEDICATED	CAT-5e NETWORK JACK
110 V WEATHERPROOF	AUDIO HOOKUPS
110 V FLOORPLUG	ROA/OPTICAL/ETC
220 VOLT OUTLET	SPEAKER HOOKUPS
VENT FAN	NETWORK HUB
VENT/LIGHT	GAS JET
HEAT/VENT/LIGHT	CEILING FAN
	SMOKE DETECTOR
	HANDWIRED/BACKUP

#### 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'



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