

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-159
ADDRESS: 222 WICKES
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT W 67.3 FT OF 6 AT 222 WICKES
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jason Moran/Jason Moran Collaborative Ventures
OWNER: Genaro Rendon
TYPE OF WORK: Partial demolition, construction of a 2-story rear addition, exterior modifications
APPLICATION RECEIVED: February 25, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish a non-original 2-story rear addition.
2. Construct a new 2-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. **Height**—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Original Wood Window Replacement or Existing Windows

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP

and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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.

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 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 located at 222 Wickes is a 1-story residential structure constructed circa 1905 in the Queen Anne style. The home features a standing seam metal roof, woodlap siding, and decorative bracketing. Its original design has been modified over time, including the installation of a front-facing roof dormer, Craftsman-style columns, and a non-original 2-story rear addition. The structure is a local landmark with the common name Rutledge/Ingram House and is contributing to the King William Historic District.
- b. PARTIAL DEMOLITION – As noted in finding a, the structure has a non-original 2-story rear addition. Staff finds its dismantling and removal eligible for approval with the stipulations listed in the recommendation.
- c. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. FOOTPRINT – The applicant as proposed to construct a new 2-story addition to the primary structure in the general location of the existing rear addition to be removed. Per the submitted calculations and drawings, the new addition will add approximately 200 square feet in footprint. The existing primary structure's square footage is approximately 1,116 square feet, including the footprint of the existing 1-story addition, and the new footprint will measure approximately 1,320 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline.
- e. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. The addition is located on the rear façade and is inset from the southeast façade in footprint. Staff finds the orientation and setback of the footprint generally consistent. However, as noted in additional findings below, staff finds that the scale and roof forms of the addition should be modified to incorporate a clear transition between historic massing and new massing to further minimize the impact of the addition on the primary historic structure and the streetscape. The applicant is responsible for complying with setback requirements as required by the Development Services Department – Zoning Division and obtaining a variance from the Board of Adjustment if applicable.
- f. SCALE – Though the overall height of the addition is not indicated on the submitted drawings, the addition will be two stories and appears to be a height of 26-28 feet at the tallest ridge. The addition includes a taller front gable configuration with a subordinate gable that sits partially atop the existing primary historic structure. The current rear addition to be removed is separate from the primary structure's mass and does not sit atop the primary structure's roofline. The Historic Design Guidelines state that new additions should be subordinate to the primary structure in height and should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds that the height, scale, and roof form of the addition overwhelms the primary structure due to its encroachment on the historic structure with a lack of clear transition. Staff does not find the scale consistent with the Guidelines as currently proposed.
- g. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Fenestration patterns should echo patterns and placement found on the historic structure and on historic structures in the district. Based on the submitted elevations, the applicant is proposing window sizes, locations, proportions, configurations, and detailing that are consistent with the Guidelines. The applicant is required to comply with the stipulations listed in the recommendation regarding windows.
- h. MATERIALITY – The applicant has proposed to use woodlap siding, standing seam metal roofing to match the primary structure, and wood windows and doors. Staff generally finds the materials consistent with the Guidelines with the stipulations listed in the recommendation.

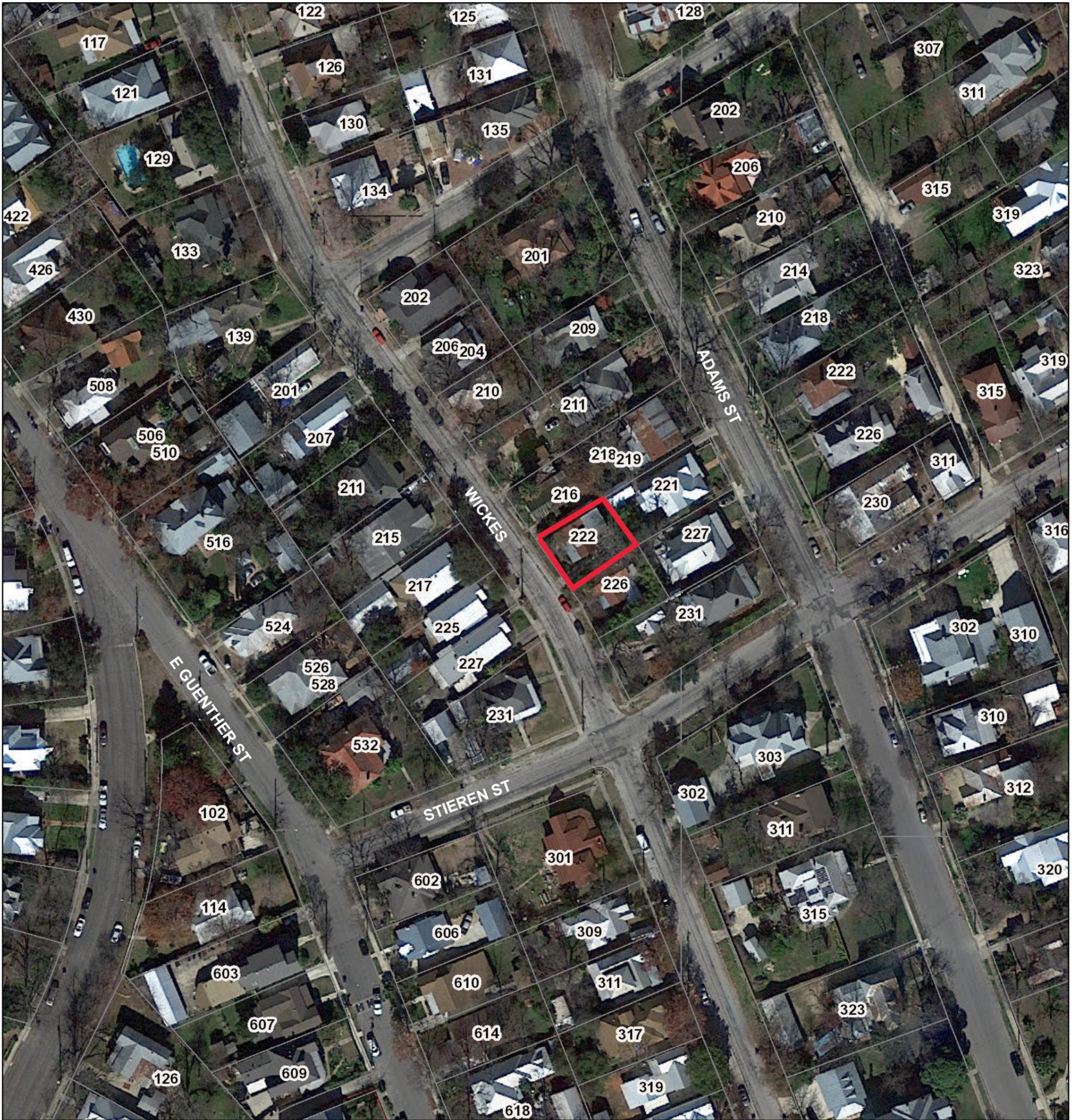
- i. **ROOF FORM** – As noted in finding f, the proposed 2-story rear addition will utilize a primary front gable roof form with a subordinate gable partially atop the existing structure. The roofline of the west elevation features a steep slope that appears to align with the front gable pitch of the historic structure. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the height, scale, and roof form of the addition overwhelms the primary structure due to its encroachment on the historic structure with a lack of clear transition. Staff does not find the scale consistent with the Guidelines as currently proposed.
- j. **TRANSITION** – As noted in findings f and i, the Guidelines encourage a clear transition between primary structures and additions, especially if the scale, massing, or height of the addition is larger than the existing structure. Staff finds that the applicant should propose a connector element, a stepped roofline that transitions from 1 to 2 stories, or another method of transition that minimizes the addition’s visual and structural impact on the primary structure.
- k. **ARCHITECTURAL DETAILS** - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the architectural details generally consistent, but as noted in prior findings, finds that the roofline, transition, and scale should be modified to be more consistent, which will impact architectural details.
- l. **EXTERIOR MODIFICATONS** – Per the submitted drawings, various scopes of work on the existing primary structure are proposed, including the removal of the non-original front dormer, replacement of the wood railing, and repair or replacement of existing windows and doors “as required.” Staff finds the removal of the front dormer consistent, but has not received a window and door schedule or detailed railing replacement drawings. The window schedule is required to determine feasibility of window and door replacement and should include photos of each window and/or door along with a specific request to repair or replace individual units for final approval.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through l. Staff recommends that the applicant incorporate the following stipulations prior to returning to the Historic and Design Review Commission (HDRC):

- i. That the rear addition be deconstructed versus mechanically demolished. The applicant is required to submit a comprehensive salvage and reuse plan to staff prior to final approval and a partial demolition permit being issued.
- ii. That the addition be set back further from the primary structure and incorporate a clear transition from the primary structure, such as a connector element, a stepped roofline that transitions from 1 to 2 stories, or another method of transition that minimizes the addition’s visual and structural impact as noted in findings f, i, and j. A roof plan should be submitted that clearly indicates how the new addition will affect the historic structure’s existing roofline.
- iii. That the proposed addition’s roofline be modified to reduce the visual impact on the primary structure as noted in findings f, i, and j.
- iv. That the applicant submits window specifications to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

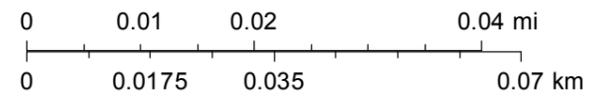
City of San Antonio One Stop



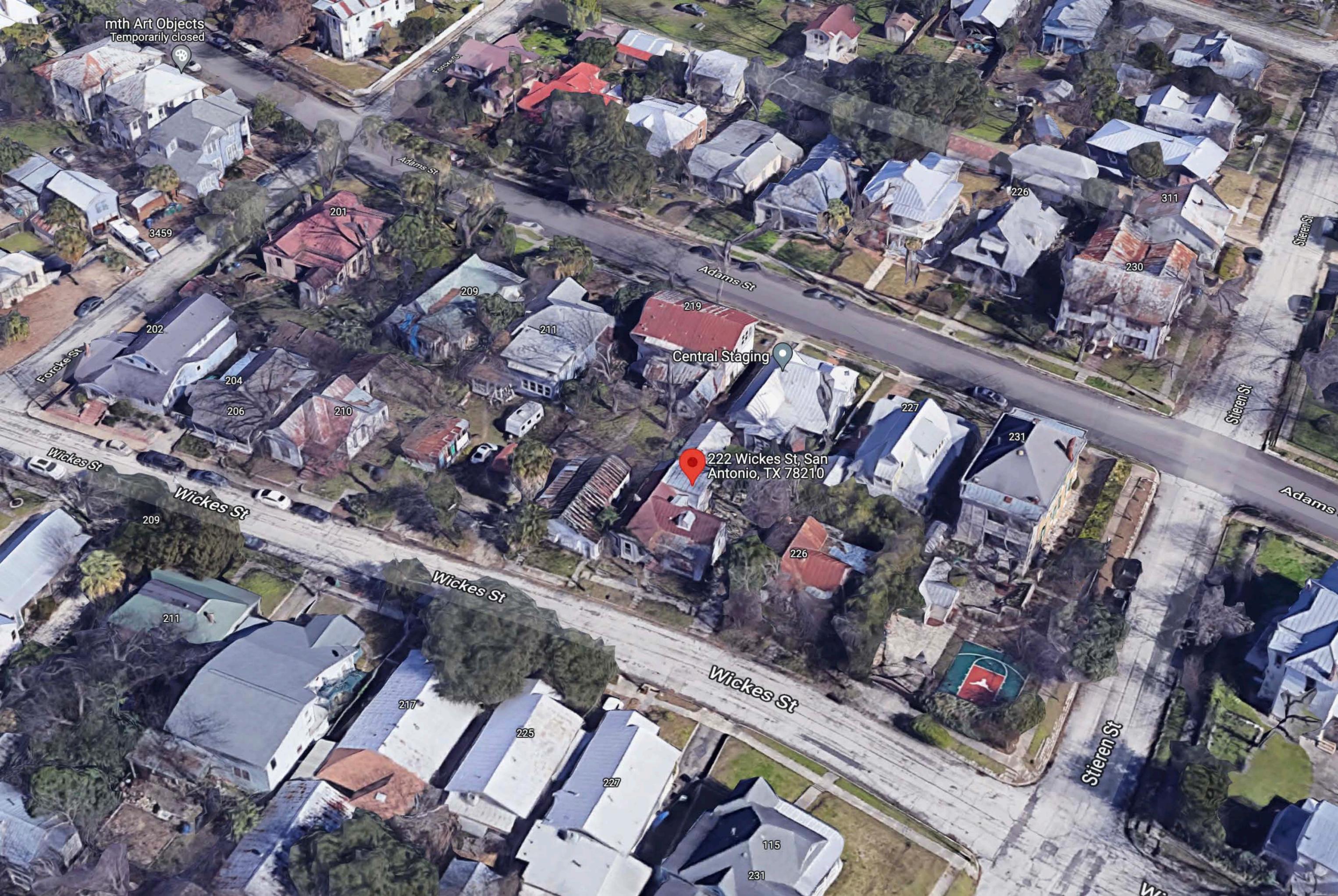
March 11, 2022

1:1,000

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



mth Art Objects
Temporarily closed



Central Staging

222 Wickes St, San Antonio, TX 78210

3459

201

209

211

219

226

311

230

202

204

206

210

227

231

209

226

211

217

225

227

115

231

Adams St

219

Central Staging

227

211

222 Wickes St, San Antonio, TX 78210

226

Wickes St

St











222 WICKES ST.

SAN ANTONIO TX 78210



WICKES HOUSE
222 WICKES ST.
SAN ANTONIO TX 78210

GENERAL

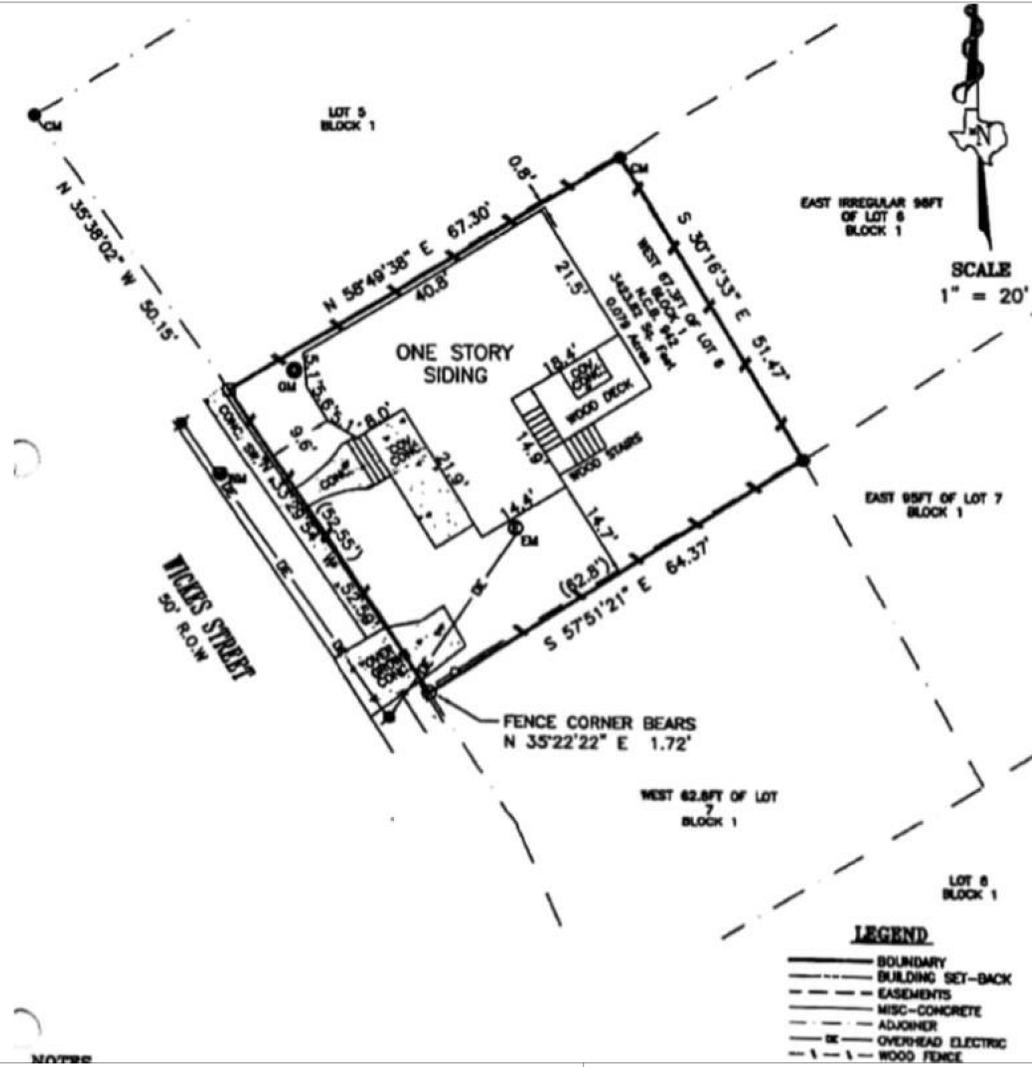
AREA CALCULATIONS

EXISTING STRUCTURE 1ST. FLOOR : 1,116 FT²
EXISTING STRUCTURE 2ND. FLOOR : 180 FT²
EXISTING COVERED FRONT PORCH : 126 FT²

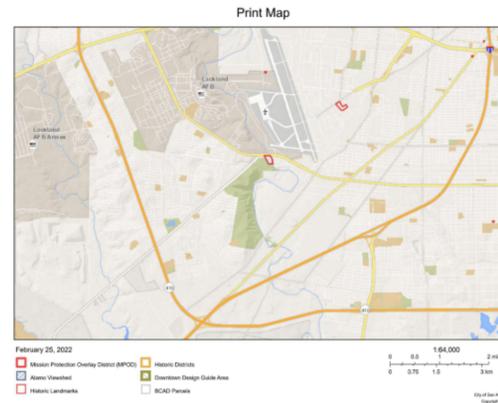
PROPOSED 1ST. FLOOR : 1,320 FT²
PROPOSED 2ND. FLOOR : 691 FT²
COVERED FRONT PORCH : 126 FT²

NOTE:

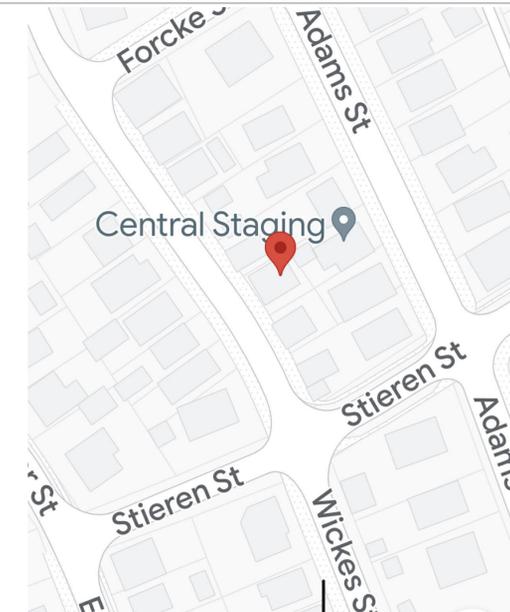
- EXISTING SQUARE FOOTAGES ARE BASED ON MOST CURRENT BEAR CAD PROPERTY DETAILS.
- PROPOSED SQUARE FOOTAGES ARE PRELIMINARY.



LOCATION MAP



VICINITY MAP



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ISSUE:
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HDRC REVIEW 3.4.2022

COVER

PROJECT NO: 202118
DRAWN BY: JM

A0

PROJECT INFO

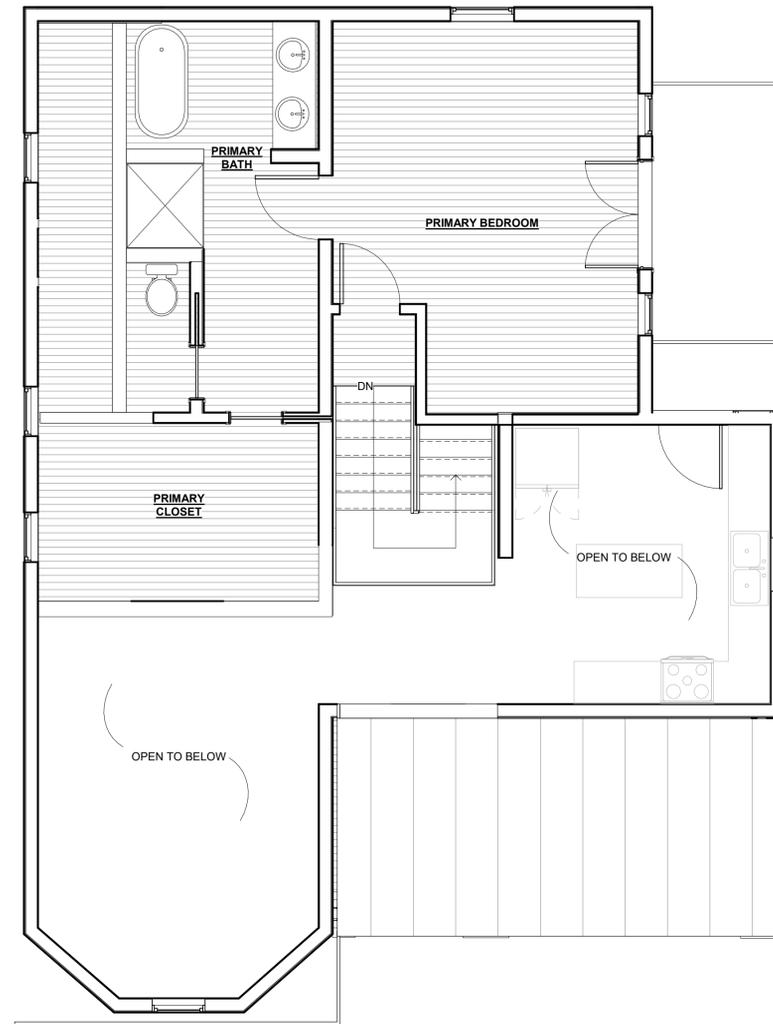
PROJECT TEAM

OWNER
Genaro Lopez-Rendon : (210) 286-6271

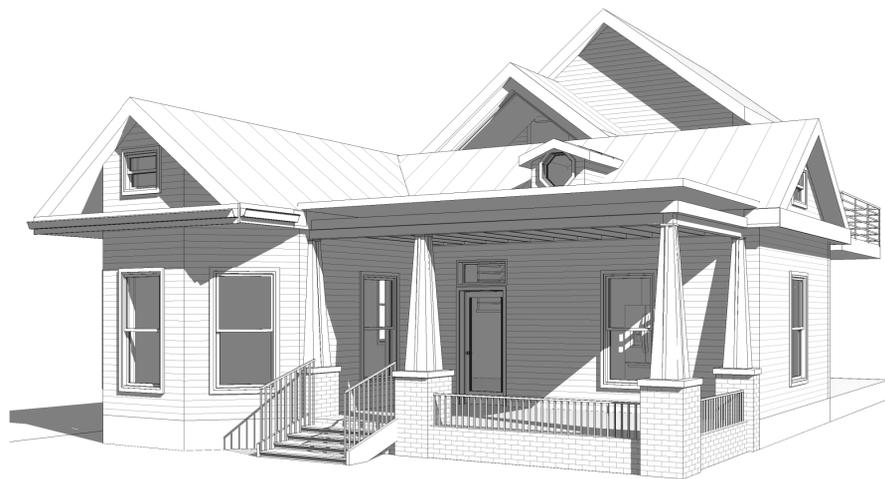
DESIGNER
Jason Moran : (210) 685-1906
Erik Briede : (830) 388-0415



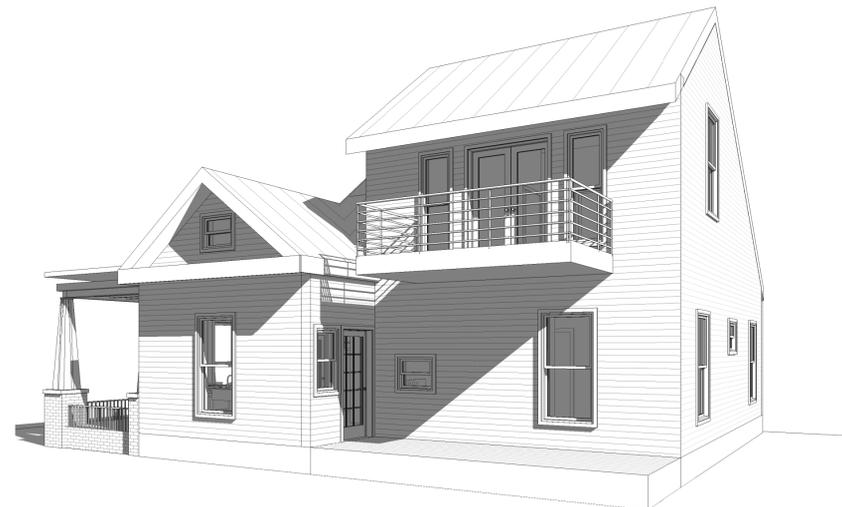
① LEVEL 1
1/4" = 1'-0"



② LEVEL 2
1/4" = 1'-0"



③ 3D View 3



④ 3D View 2



WICKES HOUSE
222 WICKES ST.
SAN ANTONIO TX 78210

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FLOOR PLANS

PROJECT NO: 202118
DRAWN BY: JM

WICKES HOUSE
222 WICKES ST.
SAN ANTONIO TX 78210

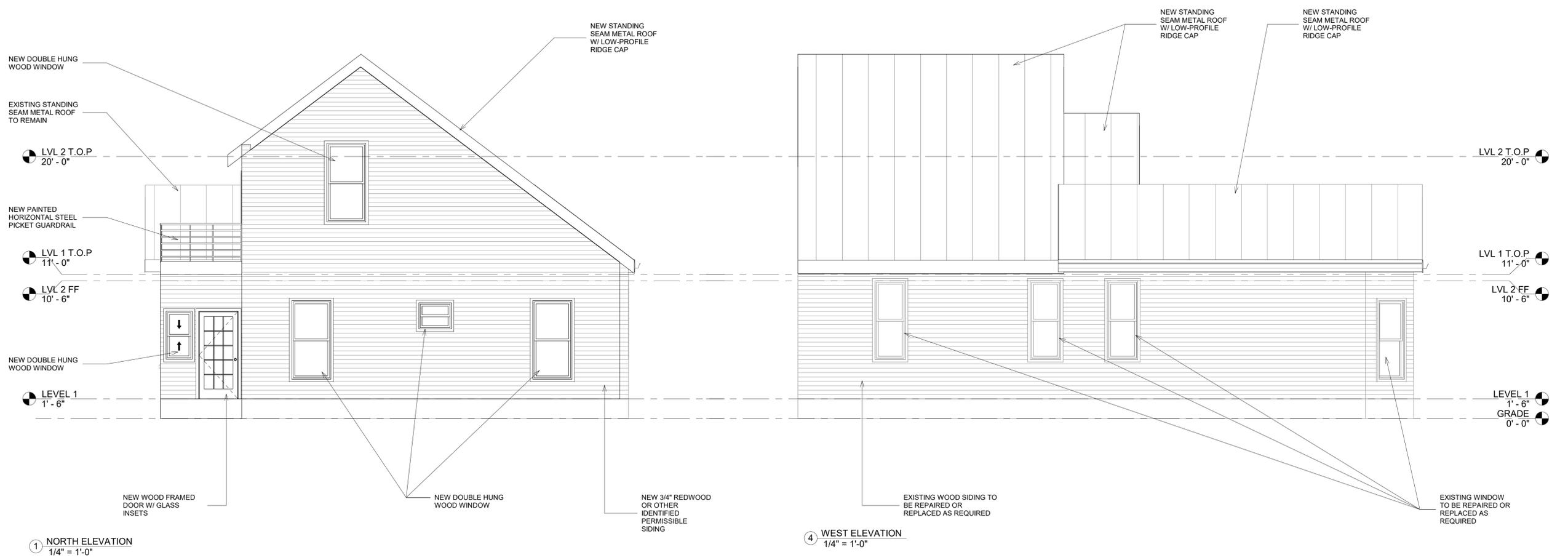
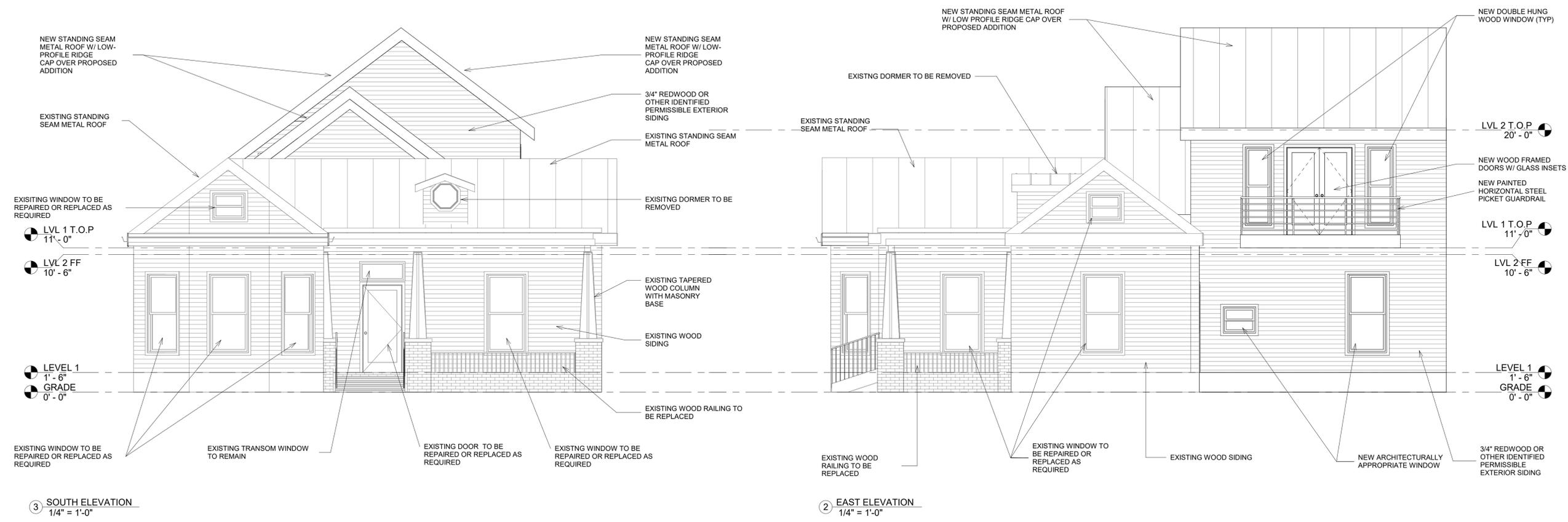
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ELEVATIONS

PROJECT NO: 202118
DRAWN BY: JM





ROOFING



WINDOWS & PATIO DOORS



SIDING



RAILING

Proposed materials are preliminary and for application submittal only. Proposed materials do not represent final selections.

PROPOSED MATERIALS



SOUTHWEST ELEVATION



SOUTHWEST / NORTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



NORTHEAST ELEVATION



SOUTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH EAST ELEVATION

SITE PHOTOS



WICKES HOUSE
222 WICKES ST.
SAN ANTONIO TX 78210

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APPROVAL

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Supporting Details

PROJECT NO: 202118

DRAWN BY: JM