

# HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

**HDRC CASE NO:** 2024-091  
**ADDRESS:** 211 WICKES  
**LEGAL DESCRIPTION:** NCB 938 BLK 1 LOT 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Elaine Lutton  
**OWNER:** Lutton Properties LLC  
**TYPE OF WORK:** Front porch column modifications and Historic Tax Verification  
**APPLICATION RECEIVED:** February 28, 2024  
**60-DAY REVIEW:** April 28, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Install square columns with a faux wood grain finish and a decorative band.
2. Receive Historic Tax Verification.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 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.

### *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 211 Wickes is a 1-story, single-family residential structure constructed circa 1910 and makes its first appearance in the 1912 Sanborn maps. The structure resembles the Vernacular style and features a standing seam metal roof with a full-width, 1-story porch with square columns, wood lap siding, two brick chimneys that mirror each other on either side of the structure, and four-over-four original wood windows. The structure is contributing to the King William Historic District. The applicant is requesting the approval of modifications in order to qualify for Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, front porch replacement, porch column replacement, removal of the non-original rear addition, construction of a new rear addition, roof replacement, window repair, and front door repair.
- c. **COMPLIANCE** – Staff conducted a site visit on February 28, 2024, to examine the conditions of the property. Staff observed that the replacement front porch columns feature a faux wood grain finish and a decorative band near the center of the columns that matches the column bases. The Certificate of Appropriateness for the column replacement was issued for the in-kind replacement of the previously existing wood columns, which were simple wood posts. The property is not eligible for the Substantial Rehabilitation Tax Incentive until the property comes into compliance or until the HDRC approves the work as existing.

**RECOMMENDATION:**

Item 1, staff does not recommend approval of the installation of front porch columns with a faux wood grain finish and decorative band based on finding c. Staff recommends that the applicant installs fully wood front porch columns that are a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.

Item 2, staff does not recommend Historic Tax Verification at this time based on finding c. The property will be eligible for the Substantial Rehabilitation Tax Incentive once the property comes into compliance.

If the HDRC is compelled to approve the front porch columns as they currently exist, the property is eligible to receive Historic Tax Verification.

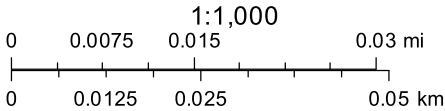


# City of San Antonio One Stop



February 29, 2024

— User drawn lines

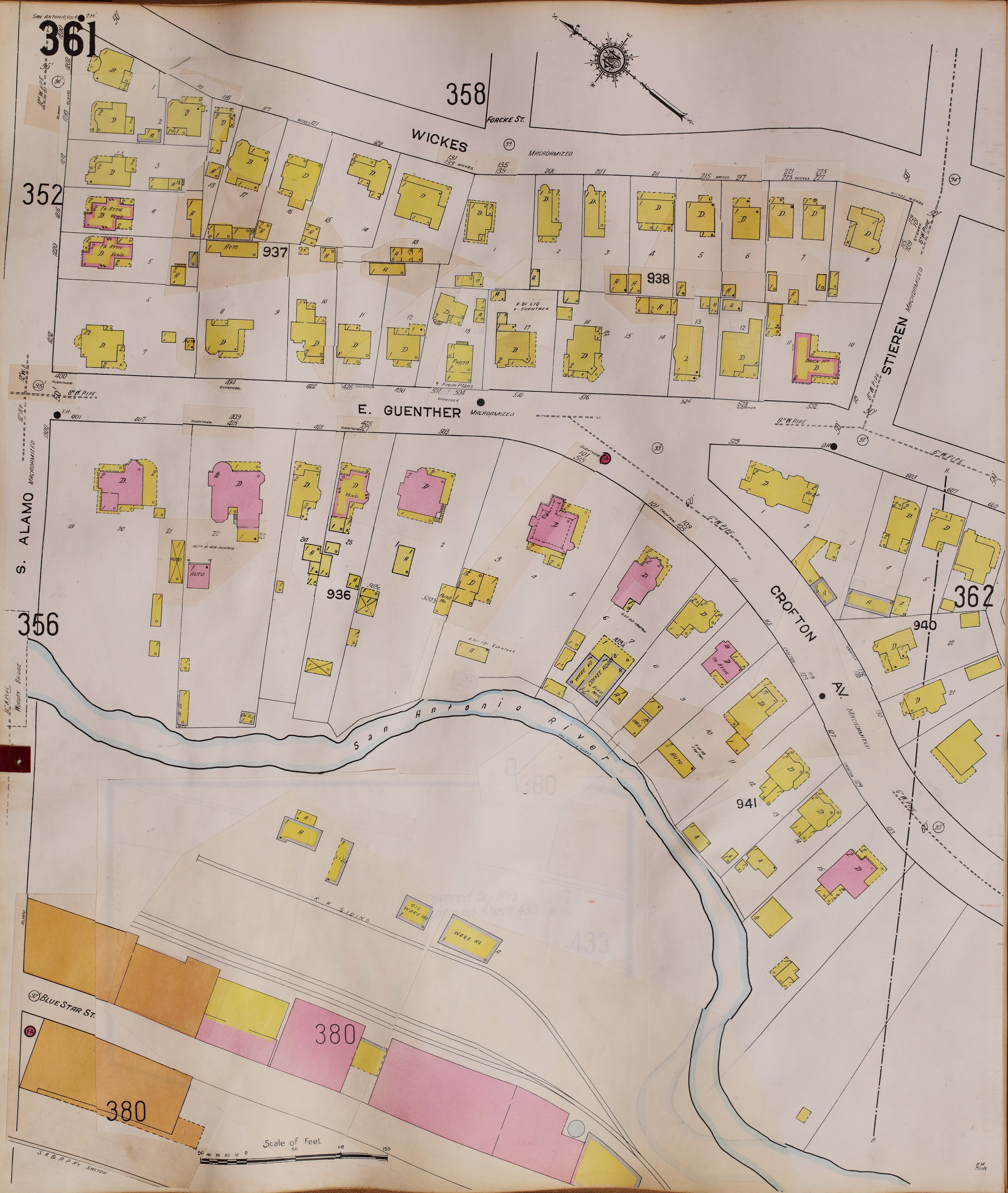






Original located at the Dolph Briscoe Center for American History, University of Texas at Austin







361

358

WICKES

FORCKE ST.

MACADAMIZED

352

937

938

STIEREN

E. GUENTHER

S. ALAMO

356

936

CROFTON

362

940

SAN ANTONIO RIVER

941

FRANK FOOD CO.

COLD STORE

W. HO.

STEEL TRUSSES

PISTON WELLS

W. HO.

STEEL TRUSSES

PISTON WELLS

W. HO.

STEEL TRUSSES

PISTON WELLS

W. HO.

STEEL TRUSSES

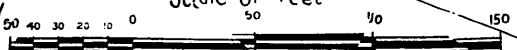
PISTON WELLS

BLUE STAR ST.

380

380

Scale of Feet







211

211

Property of  
City of San Antonio





Property of  
City of San Antonio

SAN ANTONIO









# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

July 14, 2023

**ADDRESS:** 211 WICKES  
**LEGAL DESCRIPTION:** NCB 938 BLK 1 LOT 4  
**HISTORIC DISTRICT:** King William  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Elaine Lutton/LUTTON PROPERTIES LLC - 427 ADAMS ST  
**OWNER:** Elaine Lutton/LUTTON PROPERTIES LLC - 427 ADAMS ST  
**TYPE OF WORK:** Porch/Patio

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the existing flagstone-clad concrete front porch and steps with a brick-clad concrete front porch and steps.
2. Repair the existing wood on the front porch or replace materials in kind.
3. Replace the existing square wood front-porch columns in kind and in the same dimensions and design.
4. Repair the bead-board porch ceiling and repaint it in kind.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 7/14/2023 5:26:13 PM

**ADMINISTRATIVE APPROVAL TO:** Approval to:  
1. Replace the existing flagstone-clad concrete front porch and steps with a brick-clad concrete front porch and steps.  
2. Repair the existing wood on the front porch or replace materials in kind. All new lumber must match existing in profile and dimension.  
3. Replace the existing square wood front-porch columns in kind and in the same dimensions and design.  
4. Repair the bead-board porch ceiling and repaint it in kind.

**APPROVED BY:** Jessica Anderson

### RE-ISSUE REASON:

Reissued to fix a staff error in the language.

**RE-ISSUE DATE:** 7/14/2023 5:26:13 PM

**RE-ISSUED BY:** Jessica Anderson

**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

211 Wickes St  
Narrative of Completed Work

Extensive work was performed at this 1890 structure to restore it to a livable and comfortable home. Old knob and tube electrical was removed and replaced with all new electrical wiring and lighting. Three original fixtures were rewired and polished and put back in place in the entry, dining and living rooms. A 600 sf addition was added to the rear of the home for a new kitchen, laundry room and primary suite. The original kitchen and screened porch were literally falling away from the house and had holes in the floor. All new plumbing was installed, the original claw foot tub was restored and moved to the primary suite, and a new tub and large shower were installed. The large new kitchen has custom cabinetry with dolomite countertops and 36" gas range. All new gas lines and HVAC were installed. We discovered that the original wood flooring was too thin to be refinished, so all new red oak tongue and groove flooring was installed. The original front door was refinished and custom stained glass installed, as well as in the transom above. A new porch was built from poured concrete, covered with historic brick, and new columns were added. The entire house has new sheetrock and paint, and the exterior was repainted, and a new rear porch was added. All new interior doors were added, as the original ones were in disrepair and only 1" thick. Also, all new hardware was installed throughout the house as most of the original was missing and mismatched. An alarm system was added.



211 Wickes St  
Completed Time Schedule

Work began in September 2023 and was completed in February 2024.

211 Wickes St  
Itemized List of Final Associated Costs

Equipment Rental- Dumpsters and Toilet  
Permits and Fees  
Engineer Fee  
Repairs and Maintenance  
Includes Sub contractors, materials, appliances  
Total

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
\$ [REDACTED]





























City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78204

## DEVELOPMENT SERVICES

### LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	RES-ADD-PMT23-32501536
PERMIT NAME	Home Addition Permit
PERMIT ISSUANCE DATE	09/14/2023
LOC ISSUANCE DATE	02/12/2024
ADDRESS	211 WICKES City of San Antonio TX 78210
DESCRIPTION OF WORK	<p>211 Wickes-New 653 sq. ft. one story bed room and bathroom addition, attached to Rear of existing residence on new/existing (type of foundation.</p> <p>Must Comply with setbacks/ Must comply with UDC and IRC/ Not to build over easements/ Homeowner/Contractor aware of inspections required/ Homeowner/Contractor notified of engineers letter required to clear foundation inspection/ Whats Next handout issued.</p> <p><b>**Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</b></p> <p><b>***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***</b></p> <p><b>***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center). 955</b></p>



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Thank you for your business

The City of San Antonio

*Partnering with our community to build and maintain a safer San Antonio*

Home Land Development **Building** Profile Fire Code

Search Applications

Create an Application

Record MEP-MEC-PMT23-33935267:

Mechanical Permit

Record Status: Active

Record Info ▼

Payments ▼

We understand how important customer service is and our employees are here to assist you and to help make your experience with Info / Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out to one our team

**DSD E-MAIL AND PHONE CONTACT INFORMATION (PDF)** (Link to: <https://www.sanantonio.gov/DSD/About/Employees>)

## Inspections

### Upcoming

You have not added any inspections.

### Completed/Pending Issuance (3)

Pass - 3

Pass Mechanical - Rough-In (3100315)

Result by: Leandro Rodriguez on 11/17/2023 at 08:44 AM

[View Details](#)

Pass Mechanical - Final (3100316)

Result by: Jason Balderras on 02/01/2024 at 08:20 AM

[View Details](#)

Pass Energy - Residential Duct Leakage Test (3100317)

Result by: Mary Lou Aguilar on 02/12/2024 at 12:00 AM

[View Details](#)