

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 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: Historic Tax Verification
APPLICATION RECEIVED: February 28, 2024
60-DAY REVIEW: April 28, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 211 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 211 Wickes is a 1-story, single-family residential structure constructed circa 1910 and makes its first appearance on the 1912 Sanborn map. The structure resembles the Vernacular style and features a hipped 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 windows. The structure is contributing to the King William Historic District. The applicant is requesting 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. Staff completed a site visit on February 28, 2024, and observed that decorative features had been installed on the front columns without approval. The applicant corrected the porch columns and staff verifies that the scope of work has been completed and there are no existing violations on the property.
- d. 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.

- e. Approval of Tax Verification by the HDRC in 2024 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

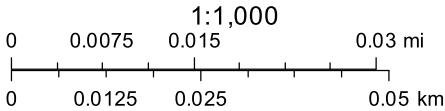
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



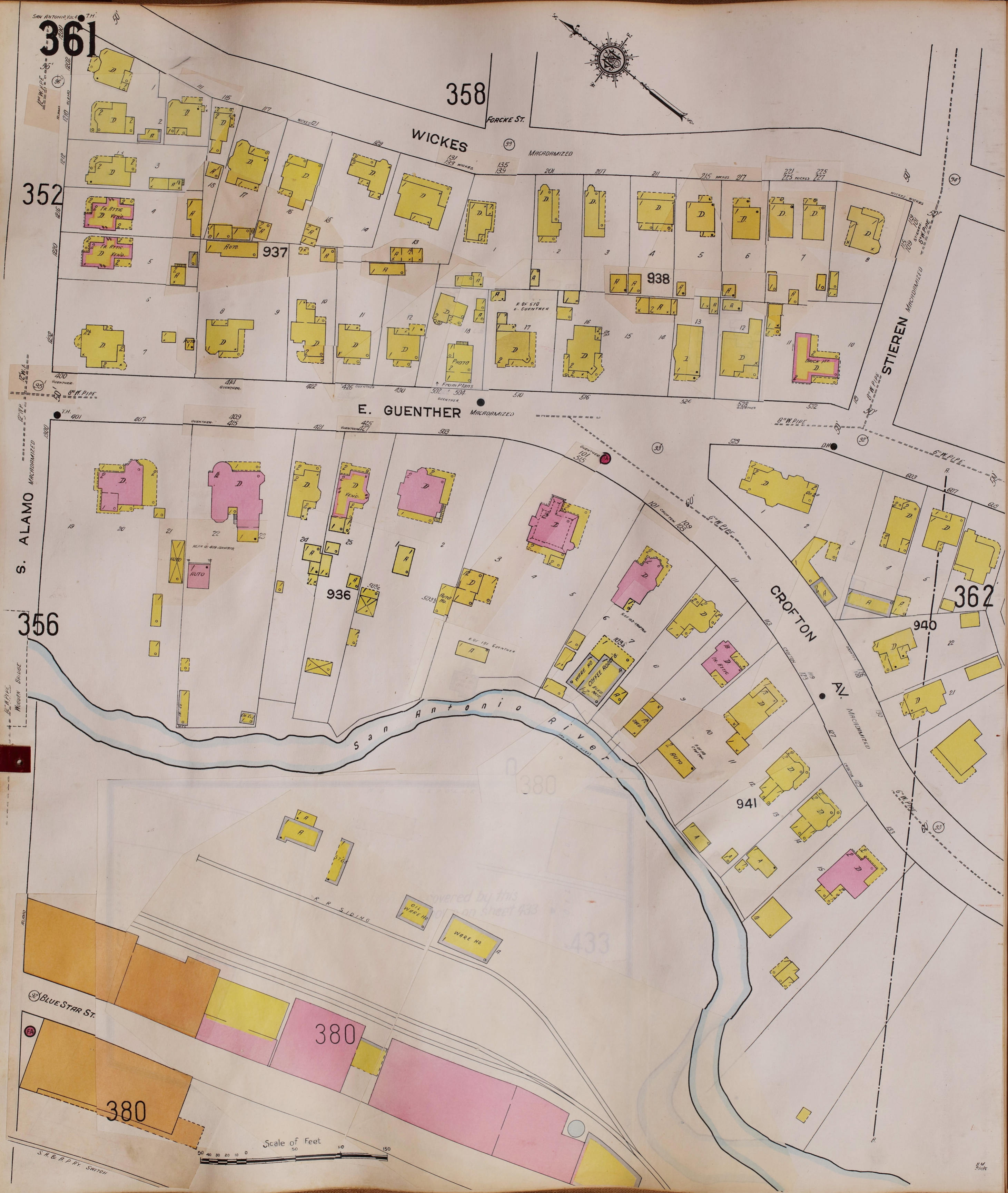
February 29, 2024

— 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

FRANK'S FOOD CO.

COLD STORE

W. HO.

STEEL TRUSSES

PIRATO WELLS

W. HO.

W. HO.

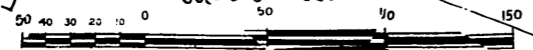
10-CPRS

BLUE STAR ST.

380

380

Scale of Feet





211

211

Property of
City of San Antonio



Property of
City of San Antonio

Property of
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]

















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>**Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</p> <p>***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***</p> <p>***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</p>

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](#)