

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

**HDRC CASE NO:** 2024-009  
**ADDRESS:** 115 WICKES  
**LEGAL DESCRIPTION:** NCB 937 BLK 2 LOT 18  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jim Bailey/BAILEY JAMES H R  
**OWNER:** Robert & Sarida Bradley/BRADLEY ROBERT E III  
**TYPE OF WORK:** Front porch replacement, column replacement, installation of porch screening, installation of foundation skirting  
**APPLICATION RECEIVED:** January 05, 2024  
**60-DAY REVIEW:** February 26, 2024  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Replace the existing, non-original concrete porch with a new wood framed porch.
2. Replace the existing, modified porch columns with new columns and install a four porch column.
3. Install aluminum screening to screen the front porch in its entirety.
4. Install wood lattice foundation skirting.

## APPLICABLE CITATIONS:

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

### 7. Architectural Features: Porches, Balconies, and Porte-Chocheres

#### 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.

## 8. Architectural Features: Foundations:

### A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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

- i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## FINDINGS:

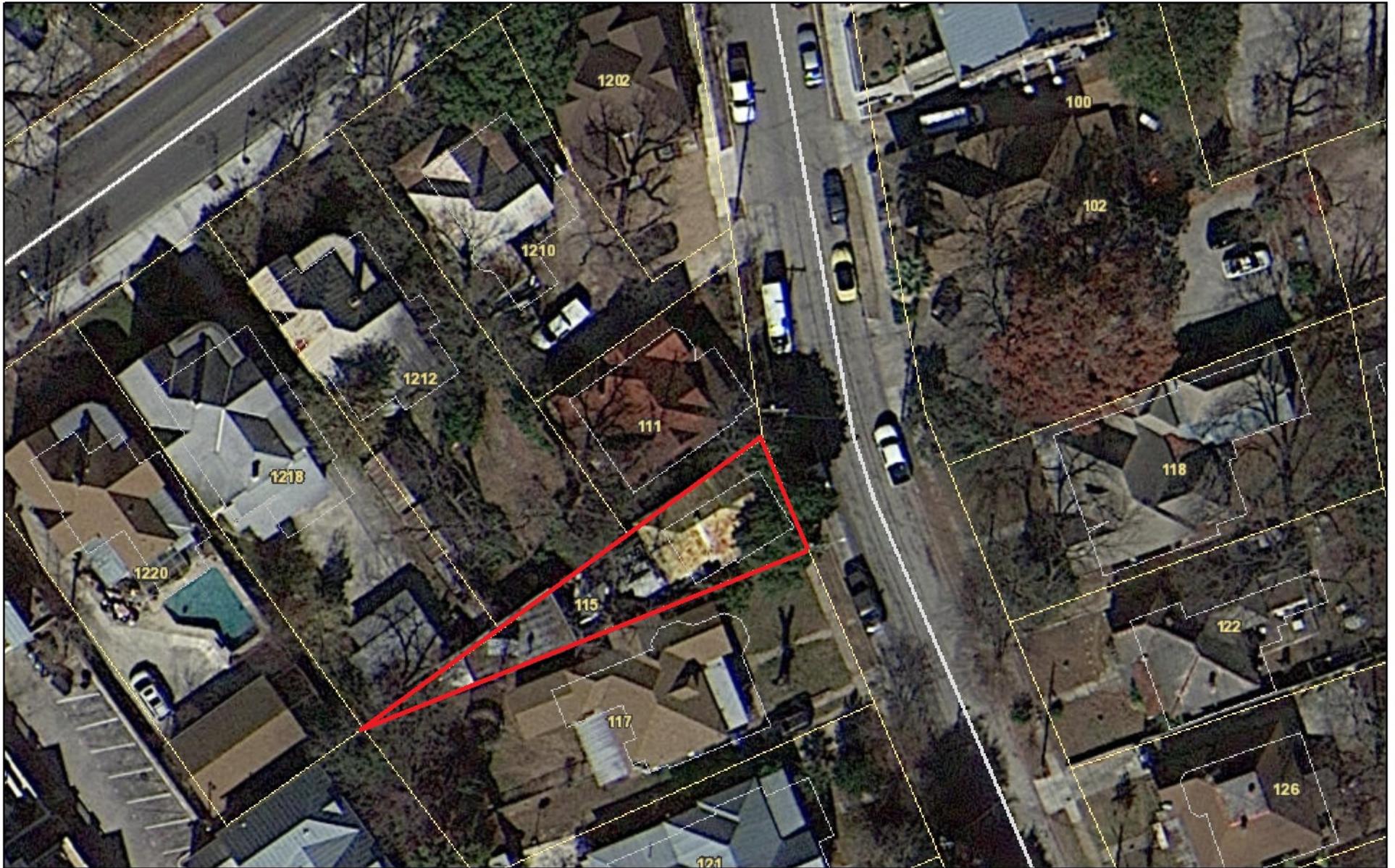
- a. The historic structure at 110 Wickes was constructed circa 1910 in the Folk Victorian style and features a standing seam metal roof, a gabled dormer, and a hipped roof. The structure features a non-original concrete porch and modified original porch columns. The structure is contributing to the King William Historic District.
- b. ADMINISTRATIVE APPROVAL – A number of scopes of work have been approved administratively, including wood element repair, roof repair, foundation repair, modifications to a rear addition, fenestration modifications, fencing, and hardscaping/site work.
- c. PORCH REPLACEMENT – The applicant has proposed to replace the existing, non-original concrete porch with a new wood framed porch. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that porches should be replaced, in-kind. Whenever 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. Staff finds the replacement of the non-original, concrete porch with a wood framed porch to be architecturally appropriate for the historic structure and consistent with the Guidelines. Staff finds that 1x3 tongue and groove porch decking should be installed perpendicular to the front façade, as found on historic wood porches.
- d. PORCH COLUMN REPLACEMENT – The existing porch columns feature non-original brick bases and wood column shafts with capital trim. The applicant has proposed to replace the existing columns with new box columns to match the profile of the existing (10 inches, square). The applicant has proposed to install a fourth column. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that replacement elements should be simple as to not distract from the historic character of the building and to not create a false historic appearance. Staff finds the proposed column replacement to be appropriate and consistent with the Guidelines. Staff finds that the proposed columns should feature trim to match the original wood columns found on site.
- e. PORCH SCREENING – The applicant has proposed to install aluminum screening to screen the front porch in its entirety. The Guidelines for Exterior Maintenance and Alterations 7.B.i. notes that applicant should refrain from enclosing front porches. The Guidelines additionally note that approved screen panels should be simple in design as to not change the character of the structure or historic fabric. The applicant has noted aluminum screening that will result in a high level of transparency. The screening panels will be installed behind the face of the columns and will be framed in wood. Staff finds this request to be appropriate and consistent with the Guidelines.
- f. FOUNDATION SKIRTING – The applicant has proposed to install wood lattice foundation skirting on each façade. The Guidelines for Exterior Maintenance and Alterations 8.B.i. notes that replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal

visual impact. Staff finds the proposed skirting profile to be appropriate for the architectural style of the historic structure and consistent with the Guidelines.

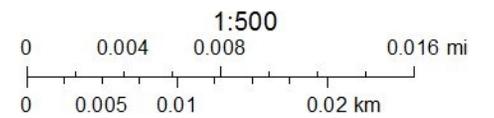
**RECOMMENDATION:**

1. Staff recommends approval of item #1, porch replacement, based on findings a and c with the following stipulation:
  - i. That 1x3 tongue and groove porch decking be installed perpendicular to the front façade, as found on historic wood porches.
2. Staff recommends approval of item #2, the replacement of the existing porch columns with new columns and the installation of a four porch column based on findings a and d with the following stipulation:
  - i. That the proposed columns feature a profile (width and depth) and trim to match the original wood columns found on site.
3. Staff recommends approval of item #3, the installation of aluminum porch screening based on finding e, as submitted.
4. Staff recommends approval of item #4, the installation of wood lattice foundation skirting based on finding f, as submitted.

# City of San Antonio One Stop



January 5, 2024

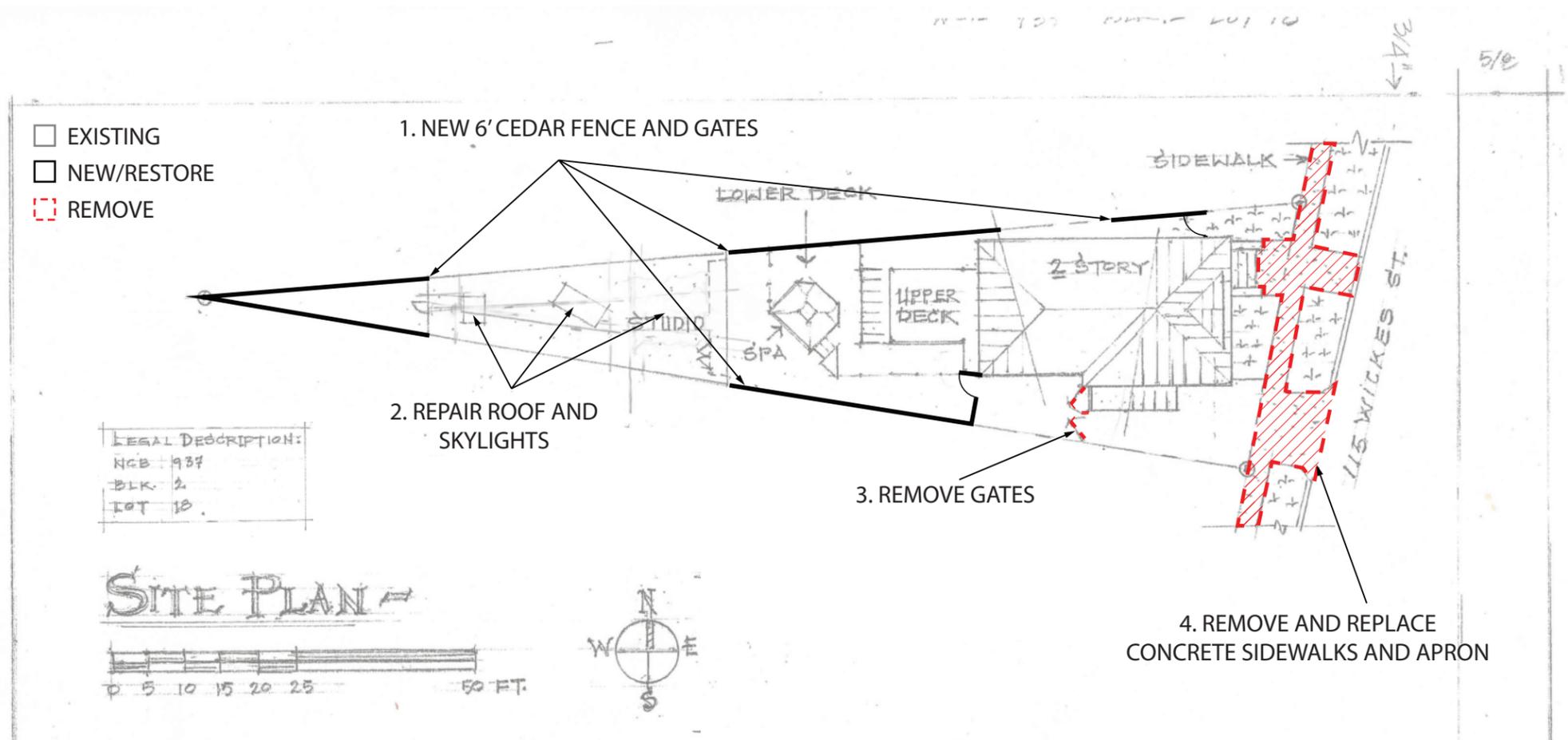




# SCOPE OF WORK

In addition to the items depicted in diagrams and photos herein, the scope of work is as follows for the main house:

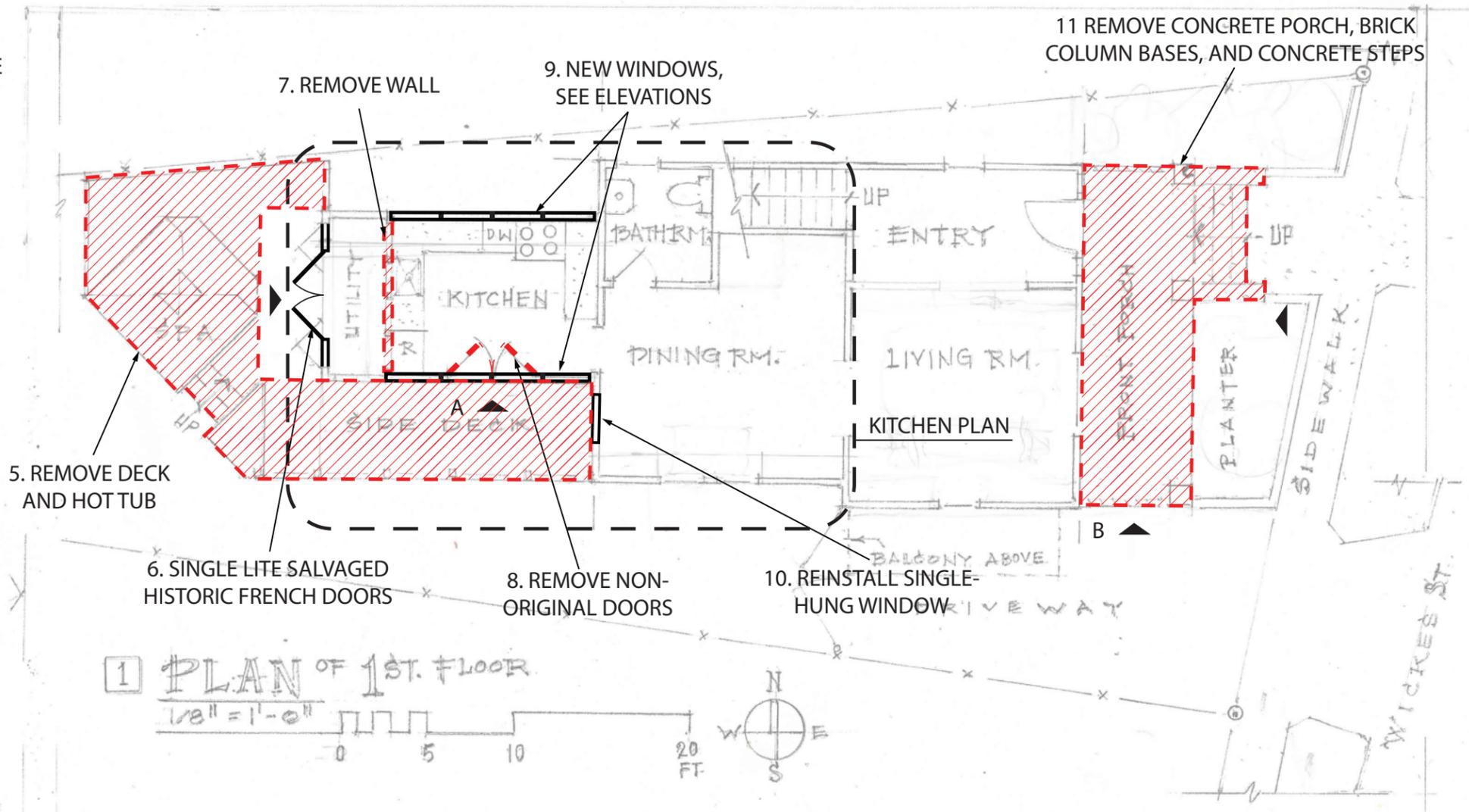
1. New concrete pier foundation and leveling (trade permit)
2. Repair and repaint original metal roof. If unsalvageable, replace with hand-crimped traditional standing seam
3. (Preweathered Galvalume with profile similar to original)
4. Repair and repaint doors, windows, siding and trim.
5. Cap gas service. (trade permit)
6. New electrical, plumbing, and HVAC systems and fixtures for whole house.  
New water heater (trade permits)
7. Insulate all walls, floors and attic with blown or batt mineral wool
8. New kitchen cabinets and appliances
9. New drywall and paint throughout.
10. Repair and refinish existing wood floors throughout



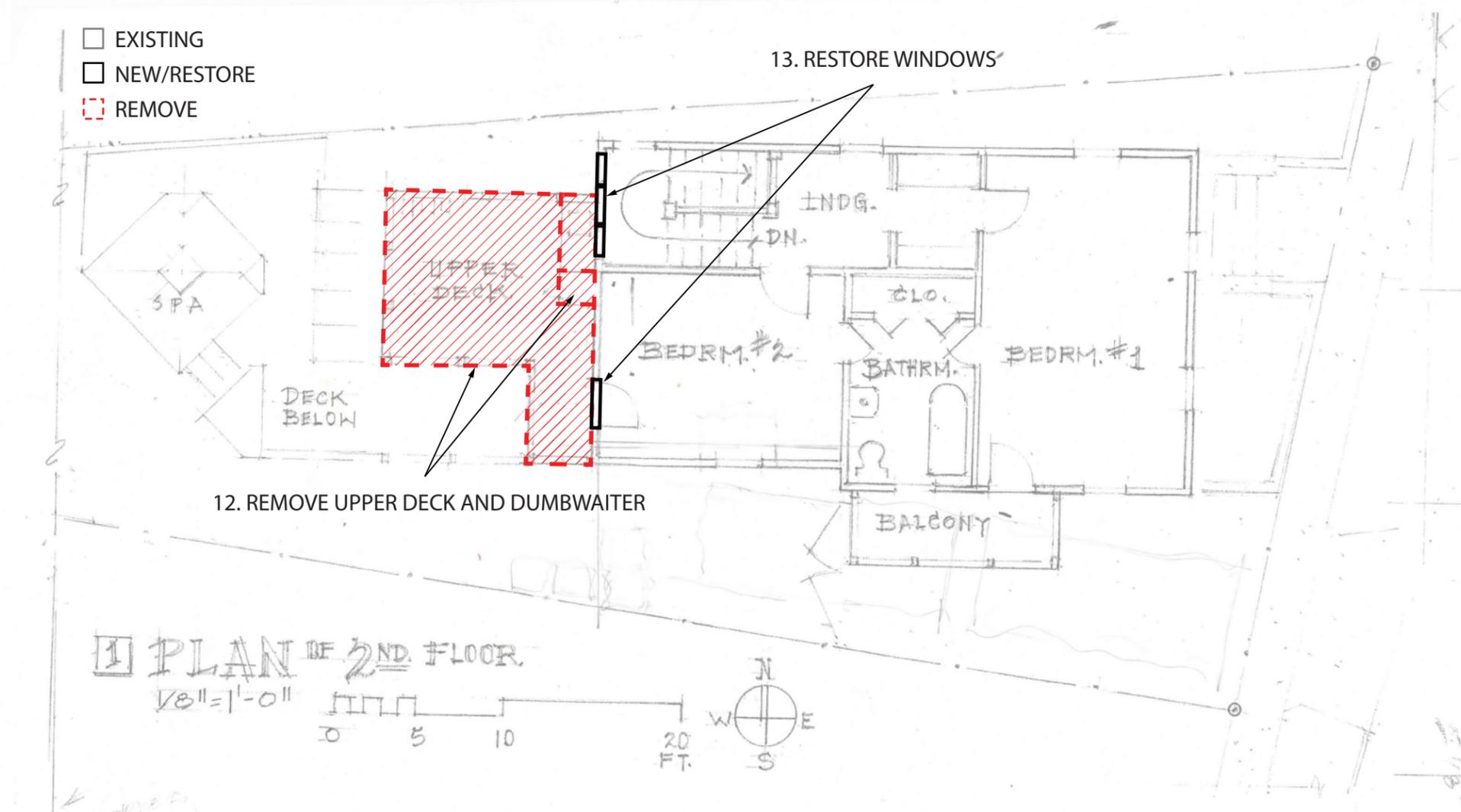
GRAY STAIN



- EXISTING
- NEW/RESTORE
- ▨ REMOVE



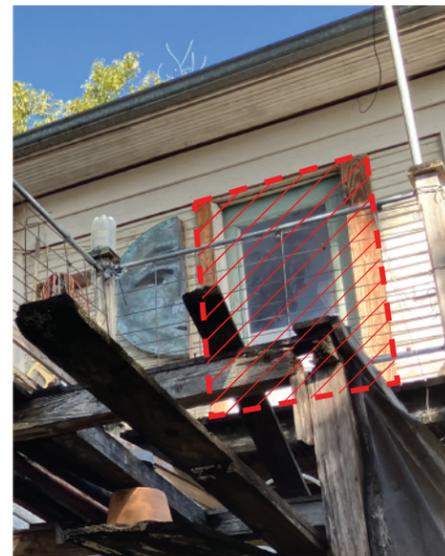
# FIRST FLOOR PLAN



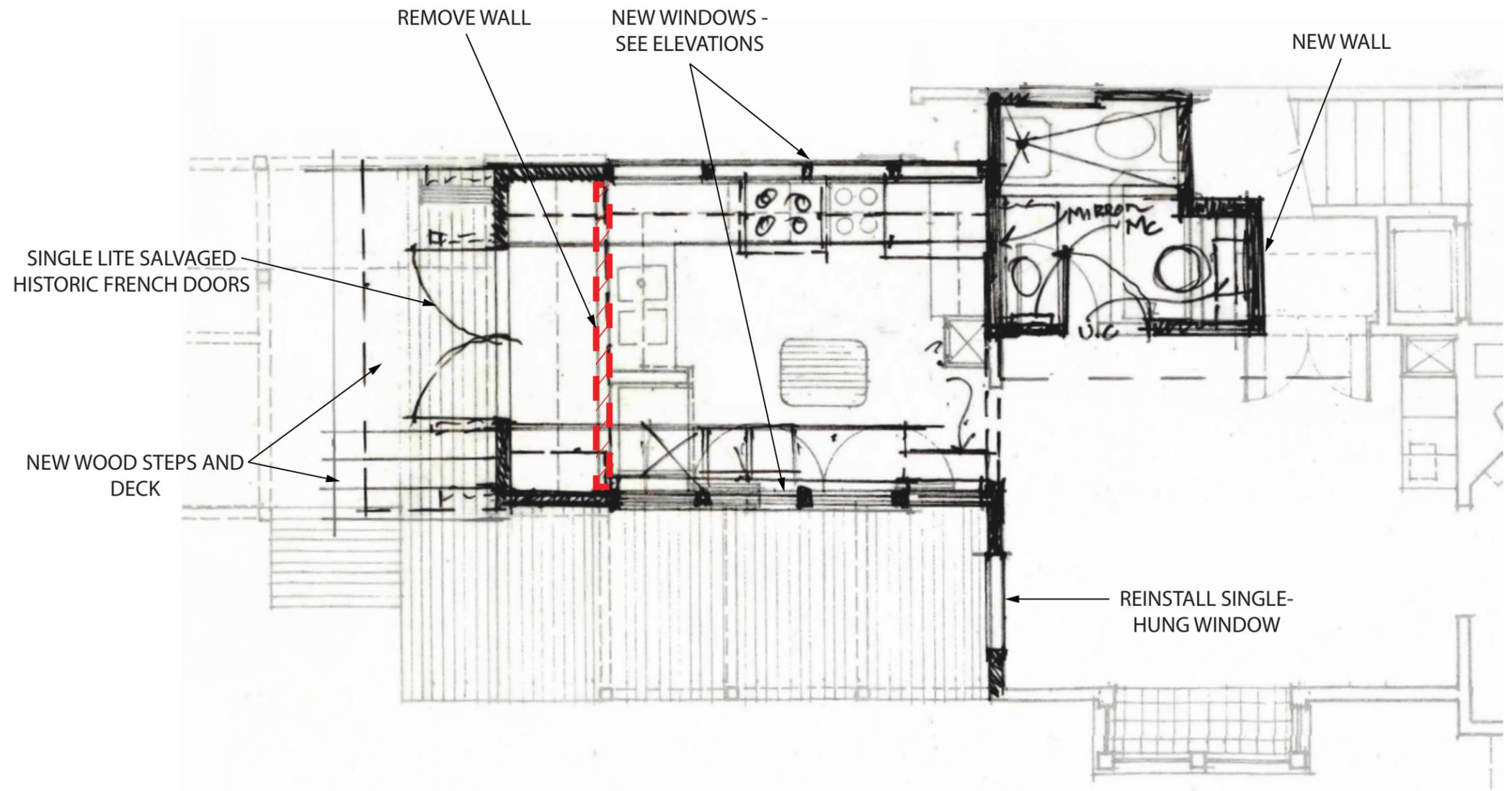
12.



13.



## SECOND FLOOR PLAN

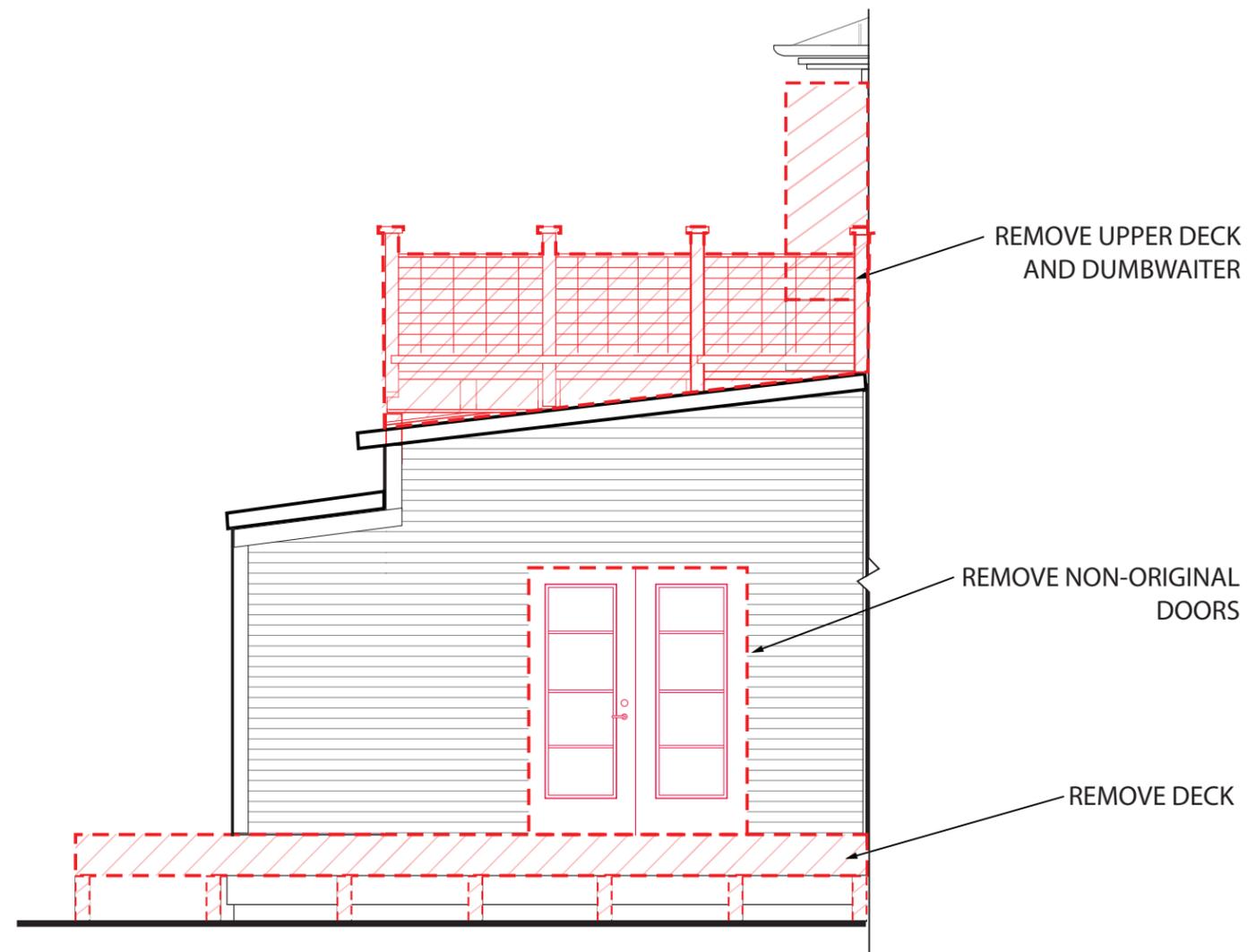


NEW KITCHEN PLAN  
 1/2"=1'

# KITCHEN

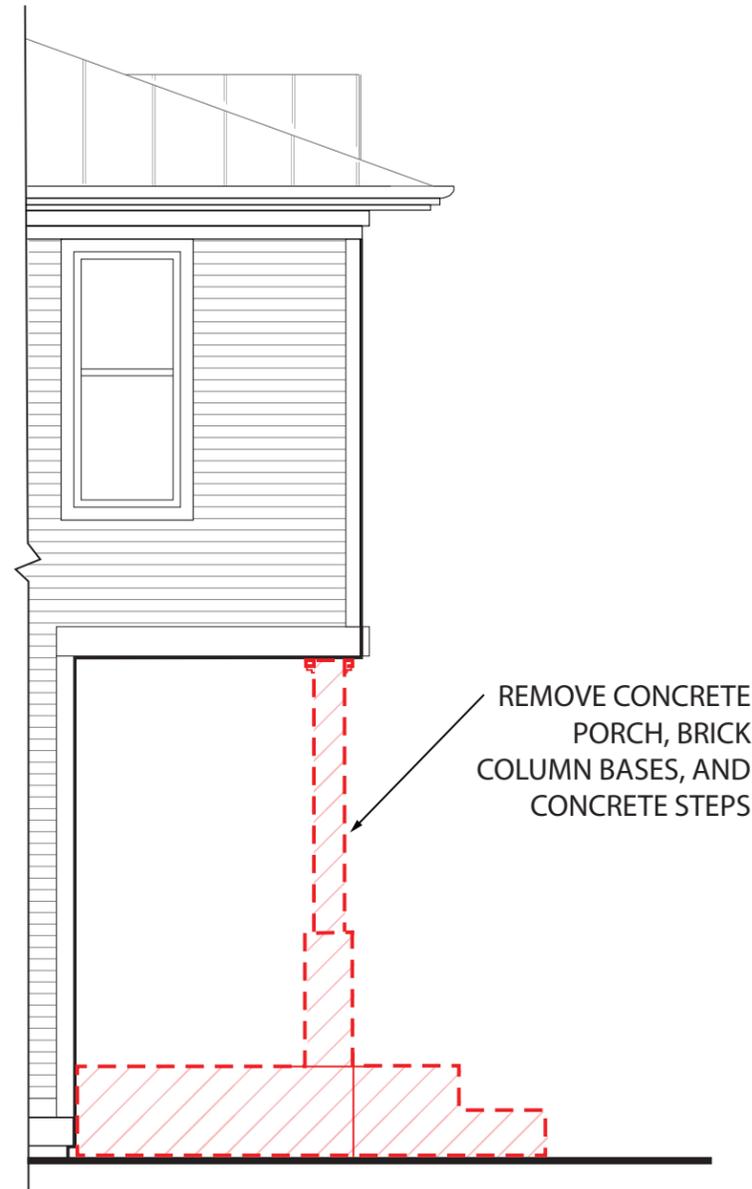


EXISTING PHOTOS

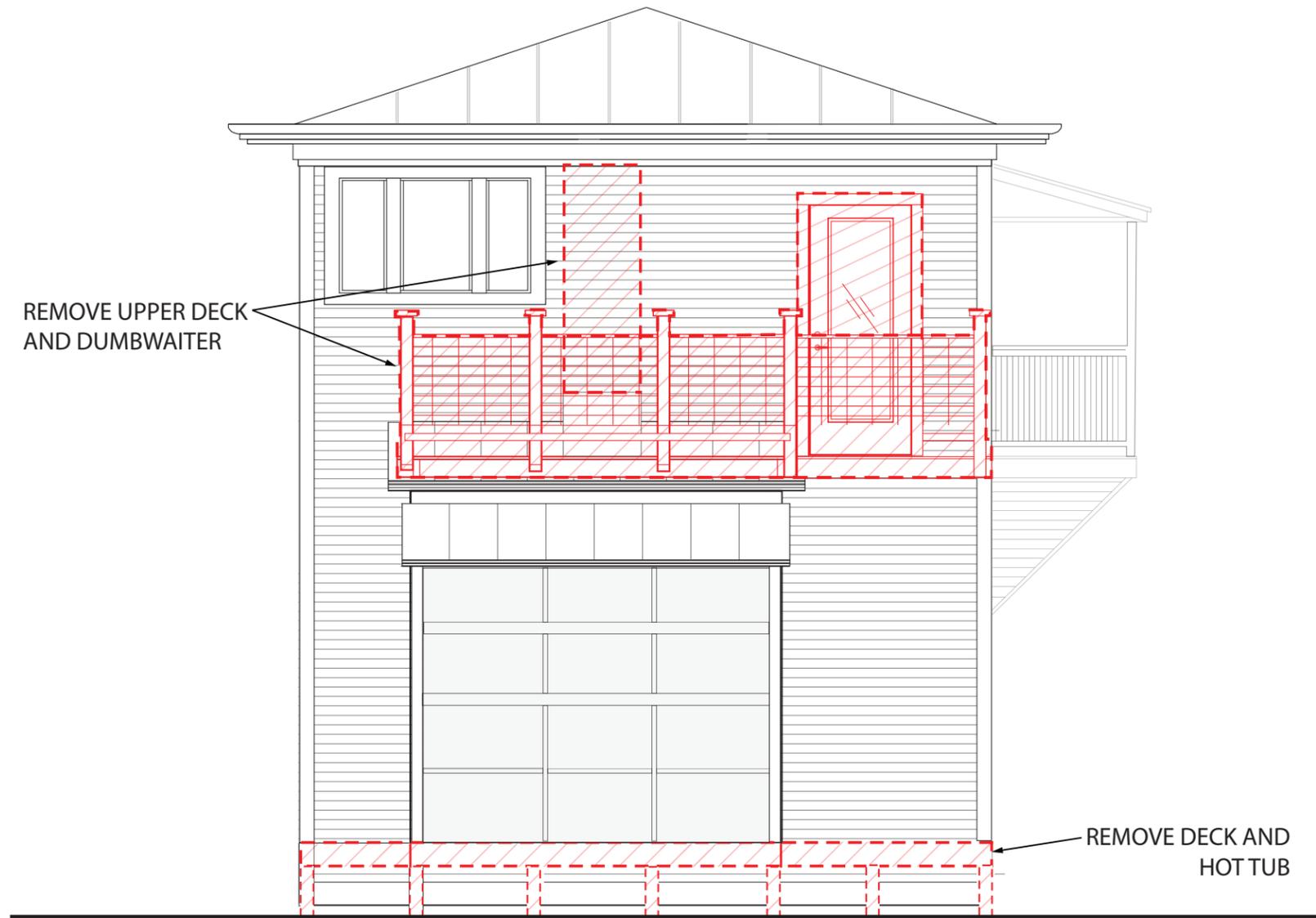


SOUTH ELEVATION A (DEMO)  
1/4"=1'

## ELEVATIONS- DEMO

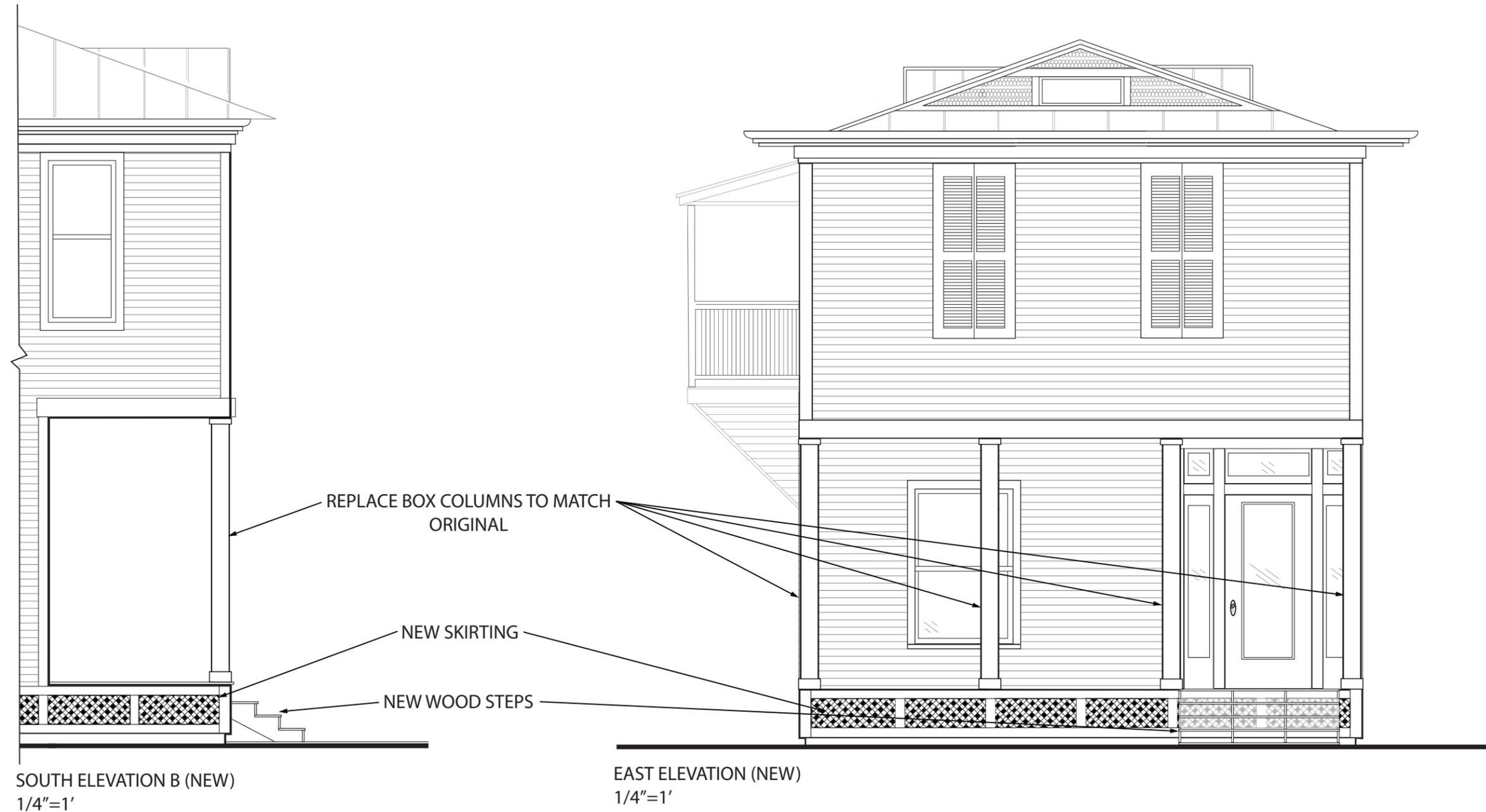


SOUTH ELEVATION B (DEMO)  
1/4"=1'

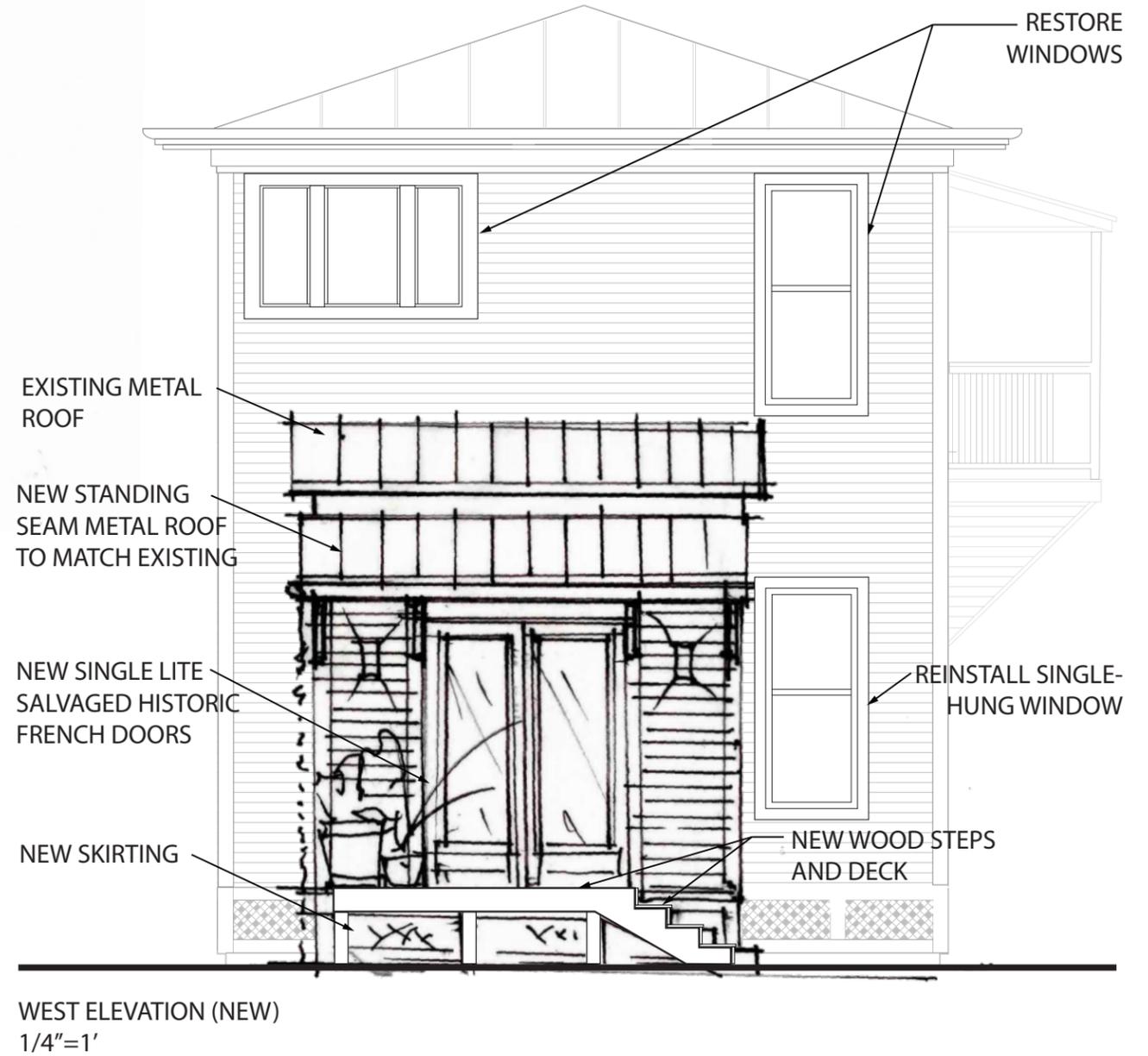
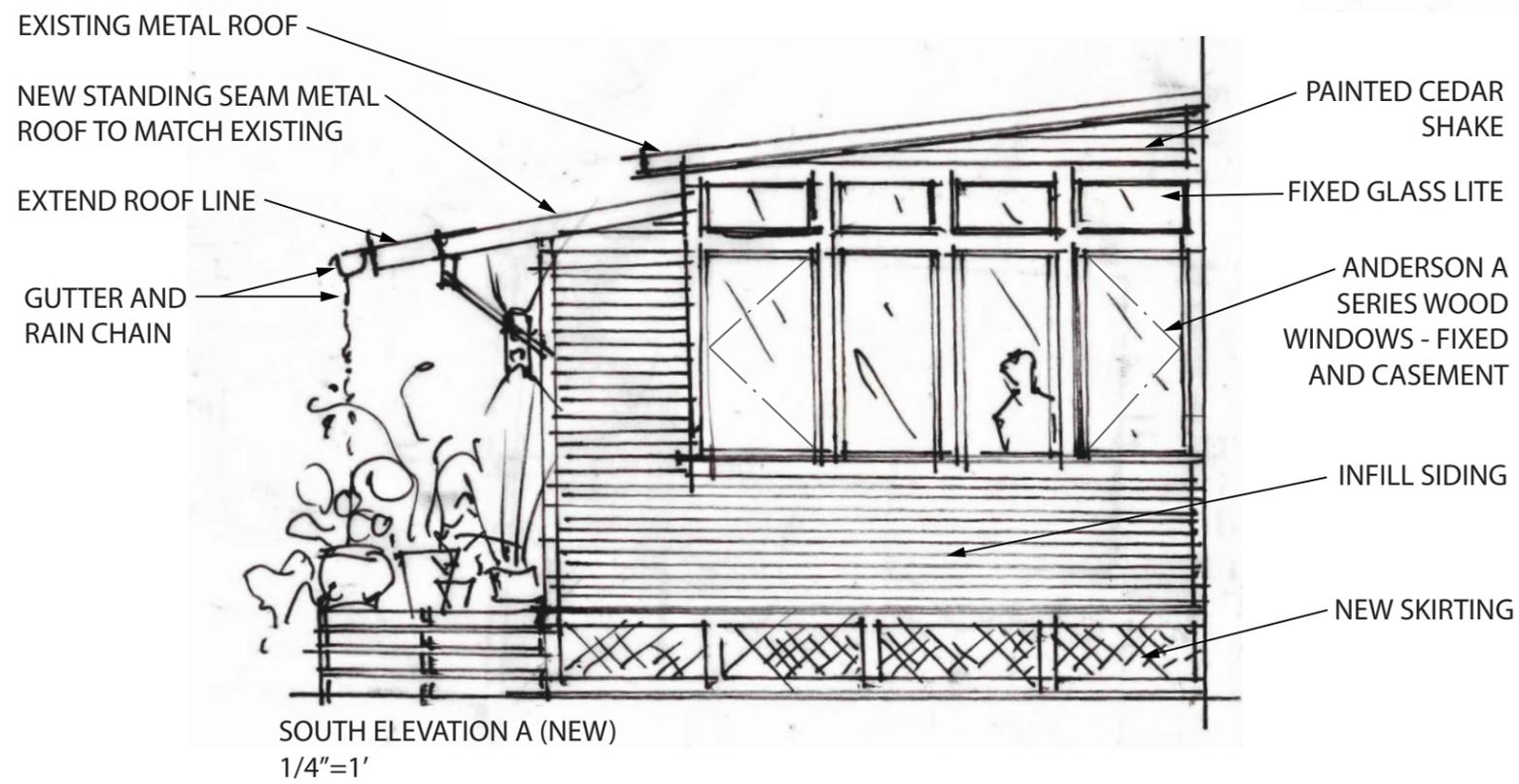
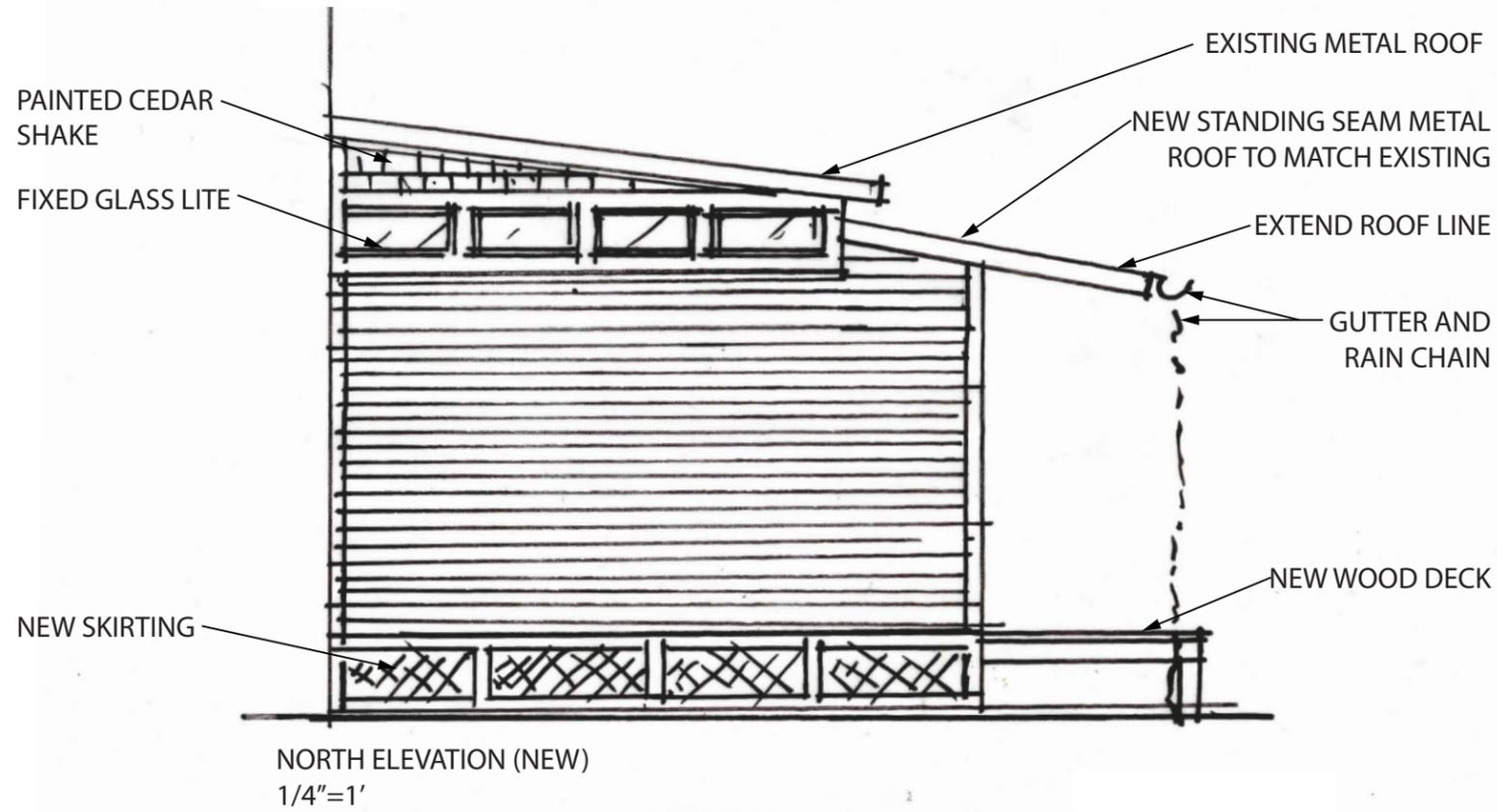


WEST ELEVATION (DEMO)  
1/4"=1'

# ELEVATIONS- DEMO



# ELEVATIONS- NEW



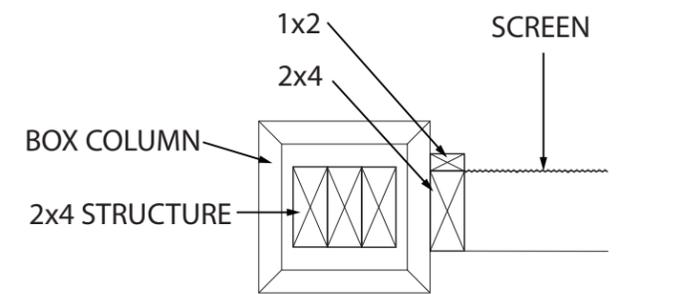
**ELEVATIONS- NEW**



SOUTH ELEVATION- SCREEN  
1/4"=1'



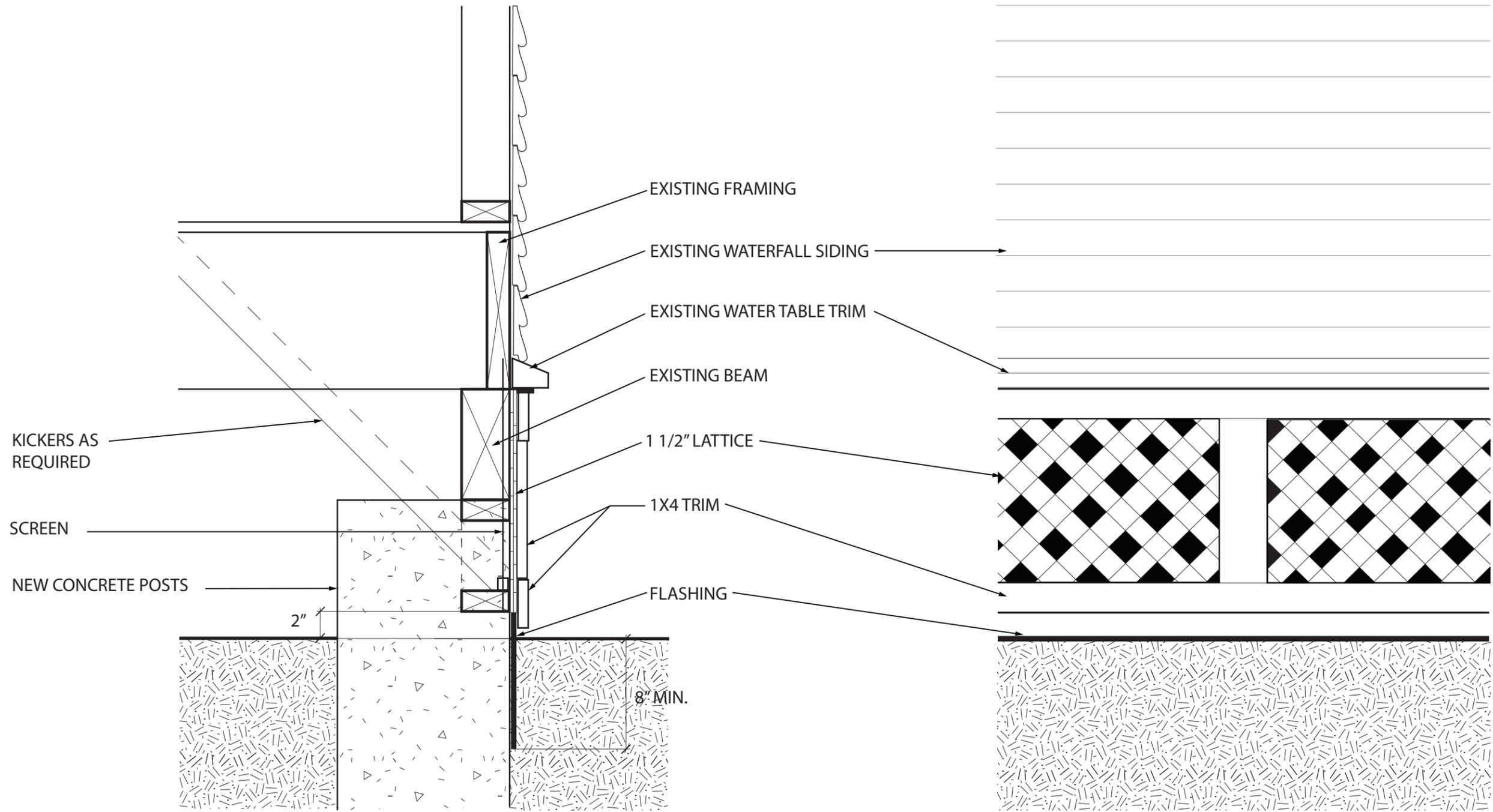
EAST ELEVATION - SCREEN  
1/4"=1'



SCREEN DETAIL, TYPICAL  
1 1/2"=1'

SCREEN DOOR

# SCREEN DETAILS



SKIRT DETAIL  
1 1/2"=1'

SKIRT DETAIL  
1 1/2"=1'

# SKIRT DETAILS