HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

HDRC CASE NO:	**2022-526**
ADDRESS:	130 WICKES 134 WICKES
LEGAL DESCRIPTION:	NCB 931 BLK 1 LOT 29 NCB 931 BLK 1 LOT 30
ZONING:	RM-4, H, HS, RM-4, H, HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Individual Landmark
APPLICANT:	Darryl Ohlenbusch
OWNER:	Manuel Vogt + Patricia Saravia Ohlenbusch/VOGT MANUEL S & SARAVIA PATRICIA
TYPE OF WORK:	Conceptual approval to connect 130 and 134 Wickes
APPLICATION RECEIVED:	October 14, 2022
60-DAY REVIEW:	Not Applicable due to City Council Emergency Orders
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests conceptual approval to connect 130 and 134 Wickes via a 4'9.5"x20' enclosed hall.

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.

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.

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.

FINDINGS:

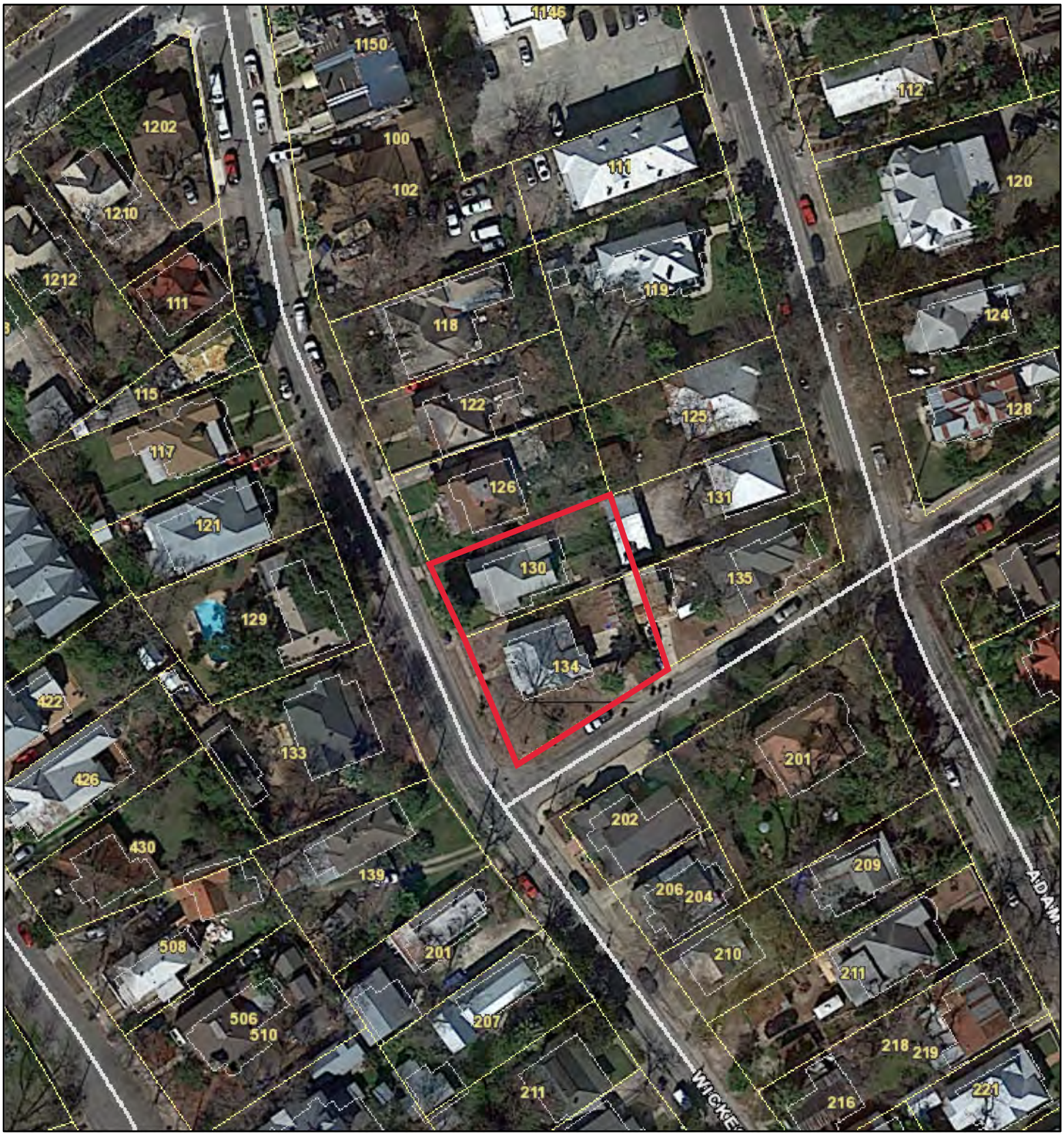
a. The houses at 130 and 134 are adjacent single-story Folk Victorian residences built c 1904 with northeast additions that appear after 1951. Both houses feature gable-on-hip roof forms; 130 Wickes has a composition shingle roof while 134 Wickes has a standing-seam metal roof. Both homes have a pair of ganged windows below closed gables with decorative shingles on the front façade, flanked to the south by inset porches. Windows are one-over-one and wood. 134 Wickes is on the northeast corner of Wickes and Forcke streets, and 130 Wickes is adjacent to the north. Both properties contribute to the King William historic district.
b. ADDITION (CONNECTION): The applicant requests conceptual approval of a 4'9.5"x20' hallway connecting 130 and 134 Wickes. The proposed connection runs from the south elevation of 130 to the north elevation of 134 Wickes. On both houses, the connection meets elevations where there are currently one-over-one wood windows—on 130 Wickes, the connection intersects the south elevation behind an addition at the southwest corner of the home, while on 134 Wickes, it intersects behind the first pair of ganged windows. Both intersections occur on the historic cores of the homes. While staff finds a proposed connection generally appropriate, the applicant should explore options that allow the connection to interrupt later additions to the homes or that connects where doors are currently found.
c. ADDITION (MATERIALS): The applicant proposes a 4'9.5"x20' hallway with wood skirting, glass windows, and a standing-seam metal roof. Historic Design Guidelines for Additions 4.A.i says additions should be designed to reflect their time while respecting the historic context. The materials of the proposed connection—glass and wood with a standing-seam metal roof—respect the historic context while providing a readably modern addition to each home. Staff finds the materials conform to guidelines.

RECOMMENDATION:

Staff recommends conceptual approval of the 4'9.5"x20' connection between 130 and 134 Wickes based on findings b and c, with the following stipulations:

i. That the applicant propose an option that allows the connection to interrupt later additions to the homes or that connects where doors are currently found. The attachment should not obscure original fenestration.
ii. That the applicant submits a landscaping plan that minimizes the visibility of the connection.

City of San Antonio One Stop



October 26, 2022

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Narrative—130 + 134 Wickes

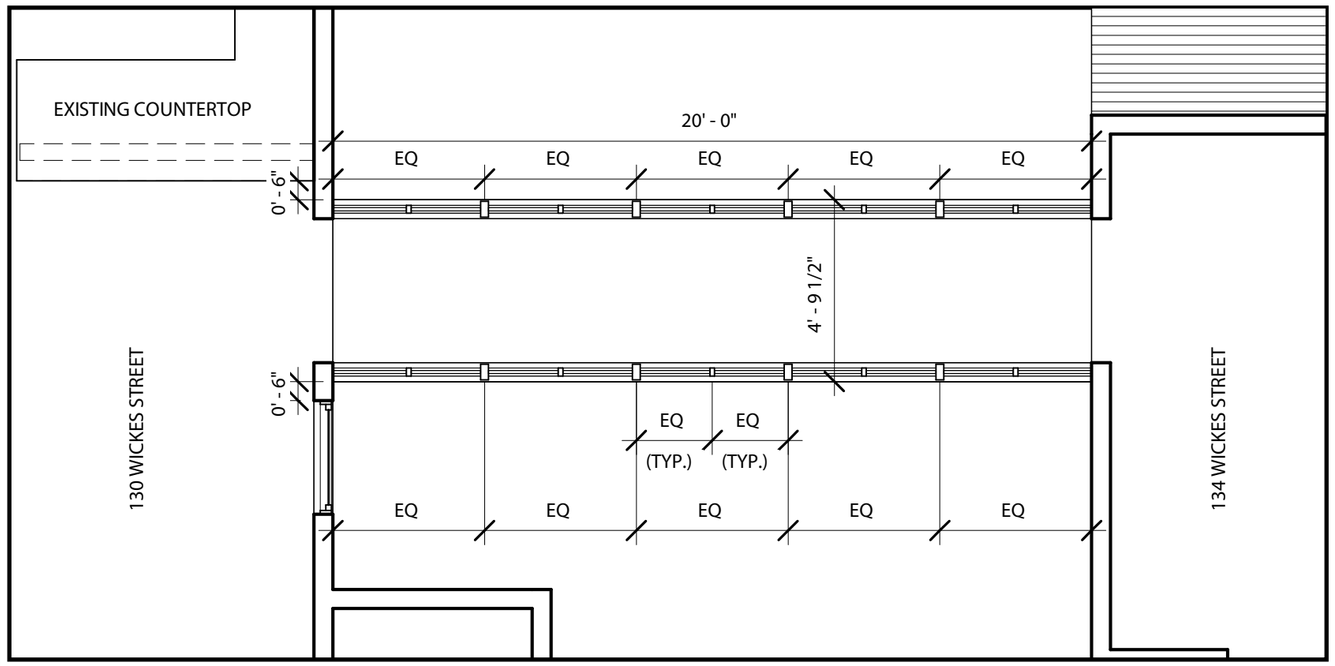
The proposed project is a linkage of two existing houses in the King William Historic District to accommodate the needs of a growing family. Pending approval by HDRC, the owner will replat the property to remove the property line between the two parcels. The house at 134 Wickes will be generally used as living space, while the house at 130 Wickes will be more private family quarters, including bedrooms.

The proposed connecting element is conceived of as a transparent “bridge” that is mostly glass, with an overall height less than the eave height of the two houses, to minimize disruption to the form of the houses seen from Wickes Street. At 130 Wickes, one existing window, on the east elevation, will be eliminated, while at 134 Wickes, on the west elevation, two existing windows will be eliminated.

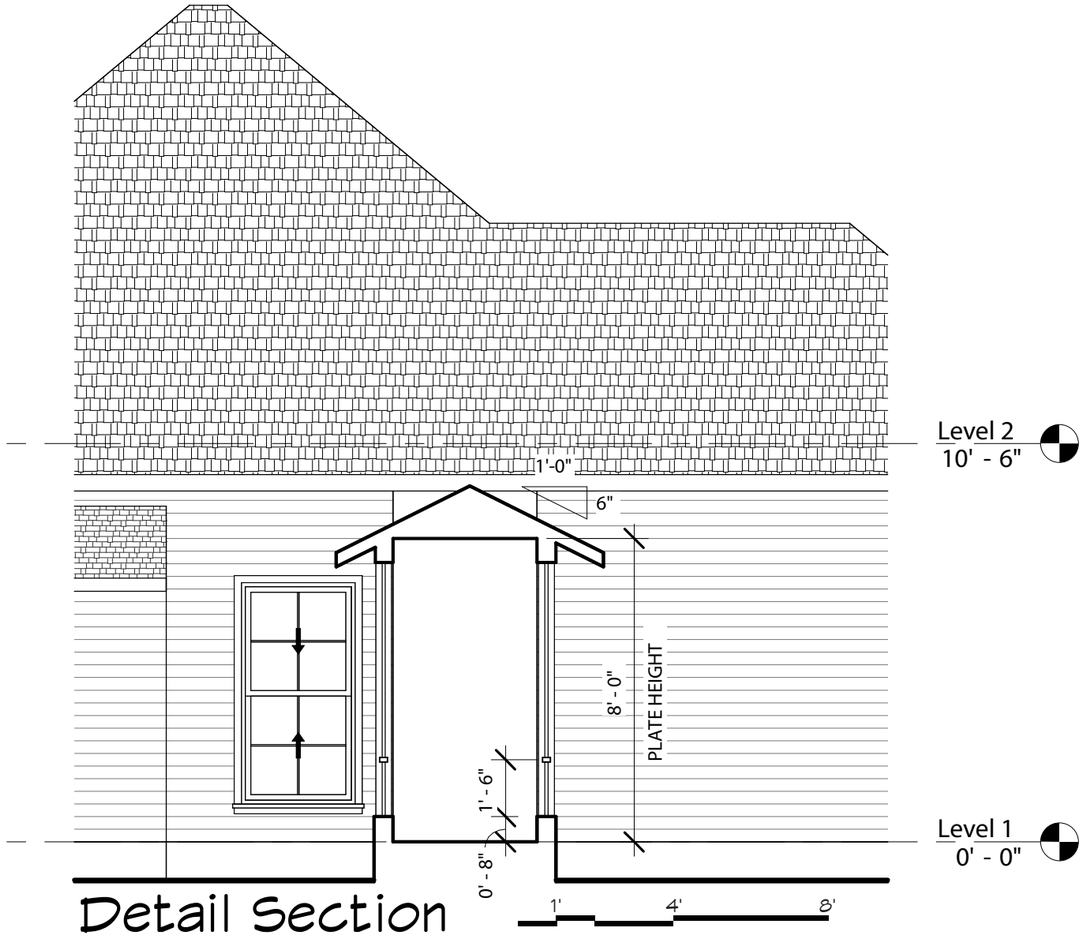
The materials will be glass windows, wood skirting at the foundation, and galvanized steel standing seam roof.

No other exterior modifications to either house are under consideration at this time.

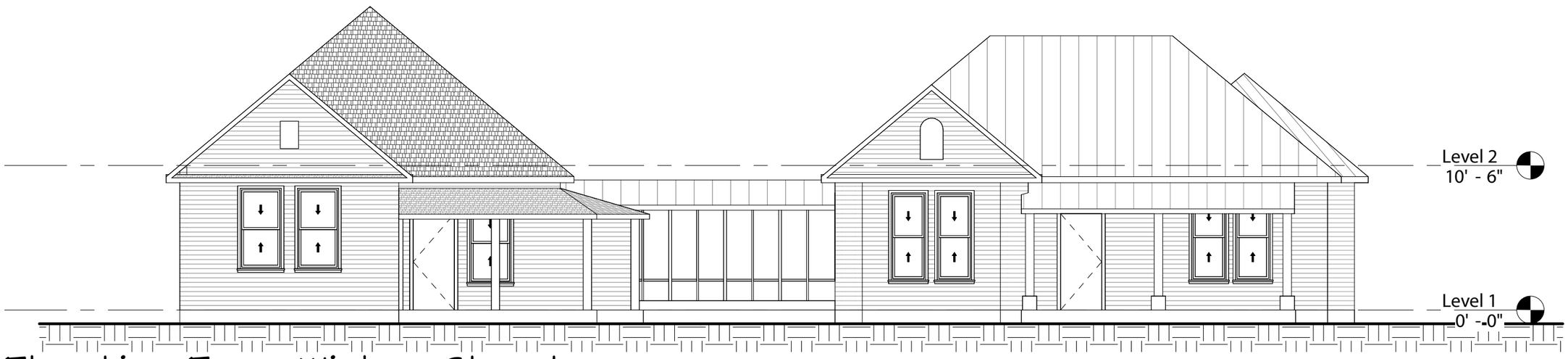
130 & 134 WICKES STREET



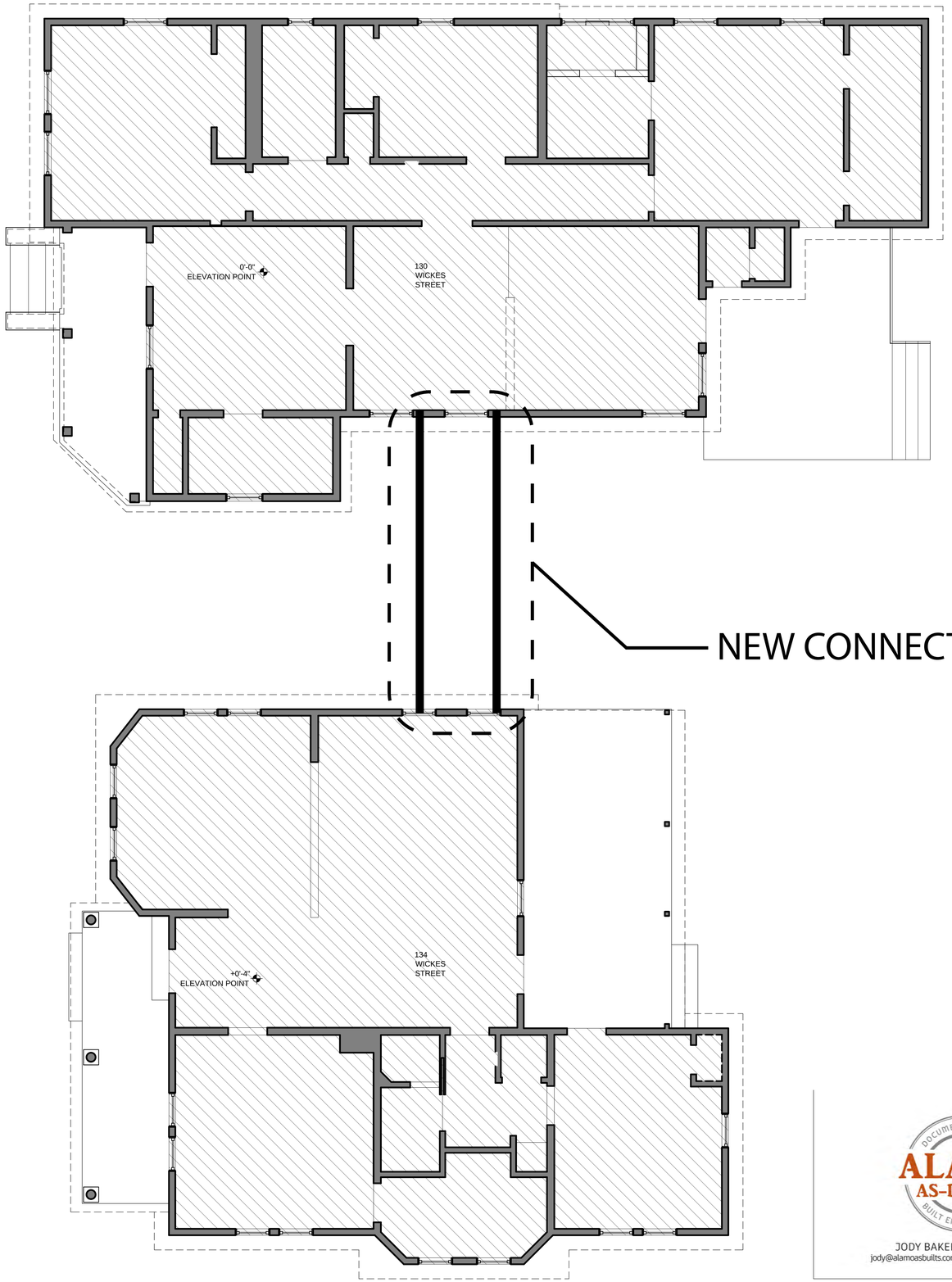
Detail Plan 1' 4' 8'

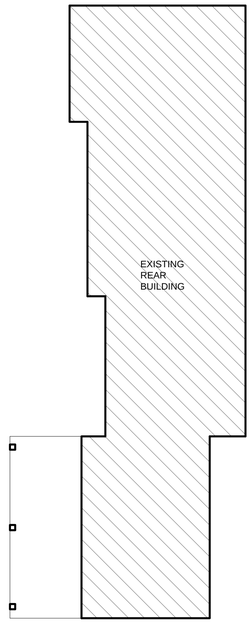


Detail Section 1' 4' 8'



Elevation From Wickes Street 2' 8' 16'





NORTH

1 AC-10 PROXIMITY PLAN
1/4"=1'-0"

DOCUMENTING THE ALAMO AS-BUILTS BUILT ENVIRONMENT
JODY BAKER 210.705.4101
jody@alamoasbuilts.com AlamoAsBuilts.com

130 AND 134 WICKES ST
SAN ANTONIO, TX

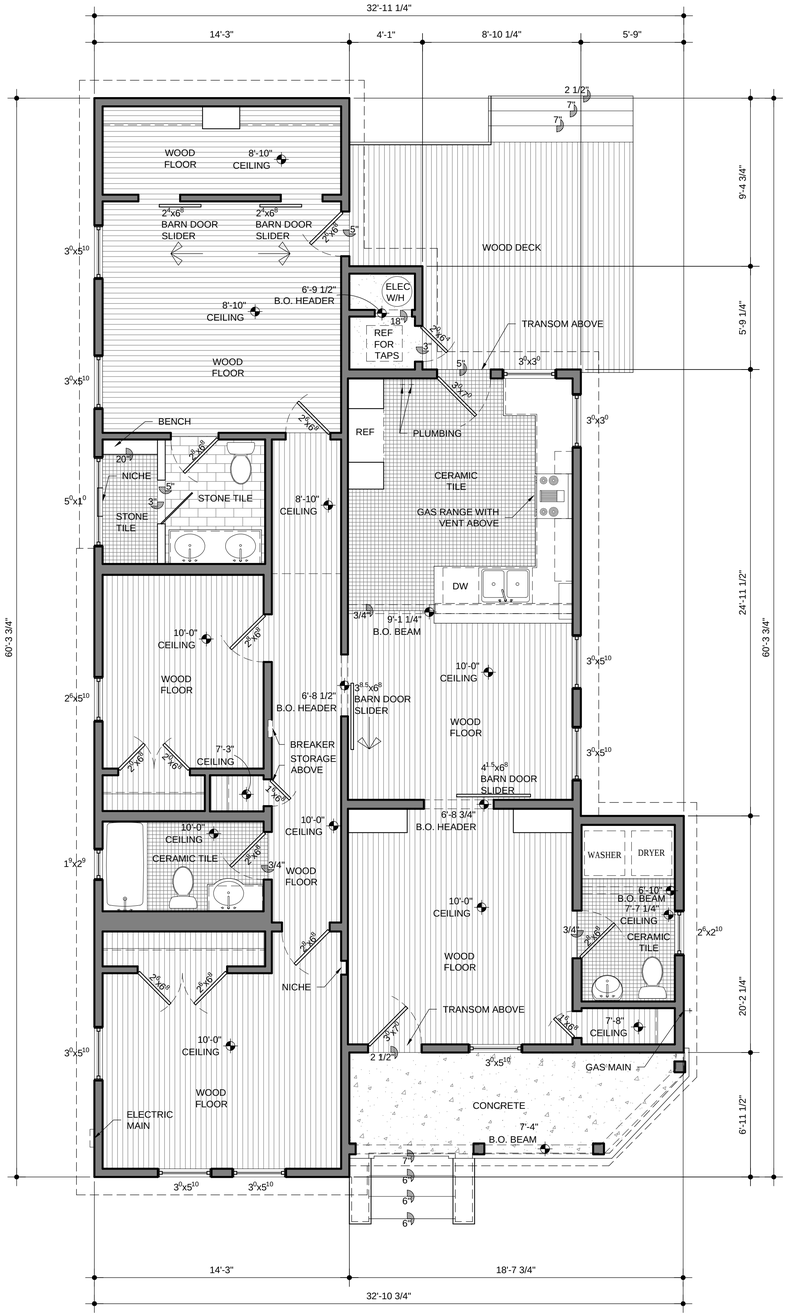
PROXIMITY PLAN

DATE: 09.20.2022

AS-BUILTS

Sheet Number
AC-10

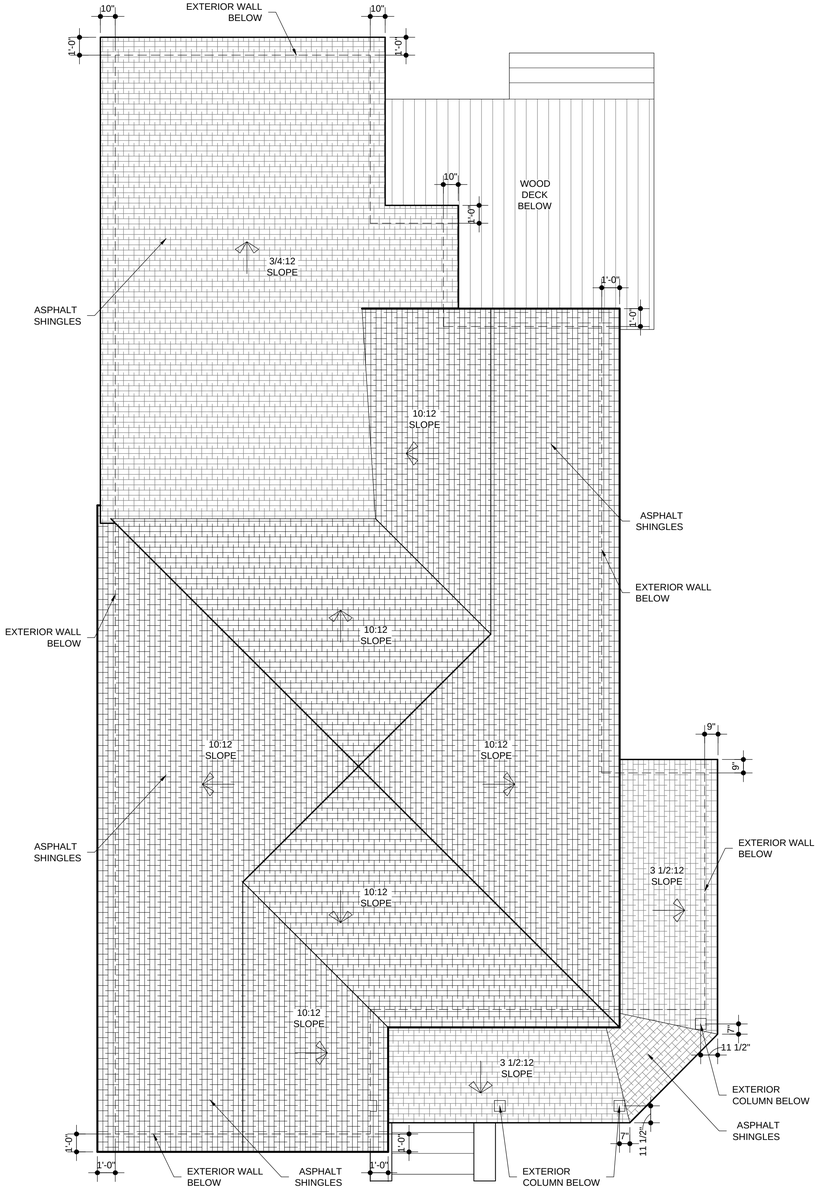
130 WICKES ST - AS-BUILT DRAWINGS



NORTH

1 / A-10 FLOOR PLAN

1/4"=1'-0"



2 / A-10 ROOF PLAN

1/4"=1'-0"

SQUARE FOOTAGE		
FIRST FLOOR		
CONDITIONED	1,453	SF
UNCONDITIONED		
FRONT PORCH	102	SF
BACK PORCH	178	SF
TOTAL OF ALL SPACES	1,733	SF

ALAMO AS-BUILTS
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JODY BAKER 210.705.4101
jody@alamoasbuilts.com AlamoAsBuilts.com

130 AND 134 WICKES ST
SAN ANTONIO, TX

130 WICKES FLOOR PLAN AND ROOF PLAN

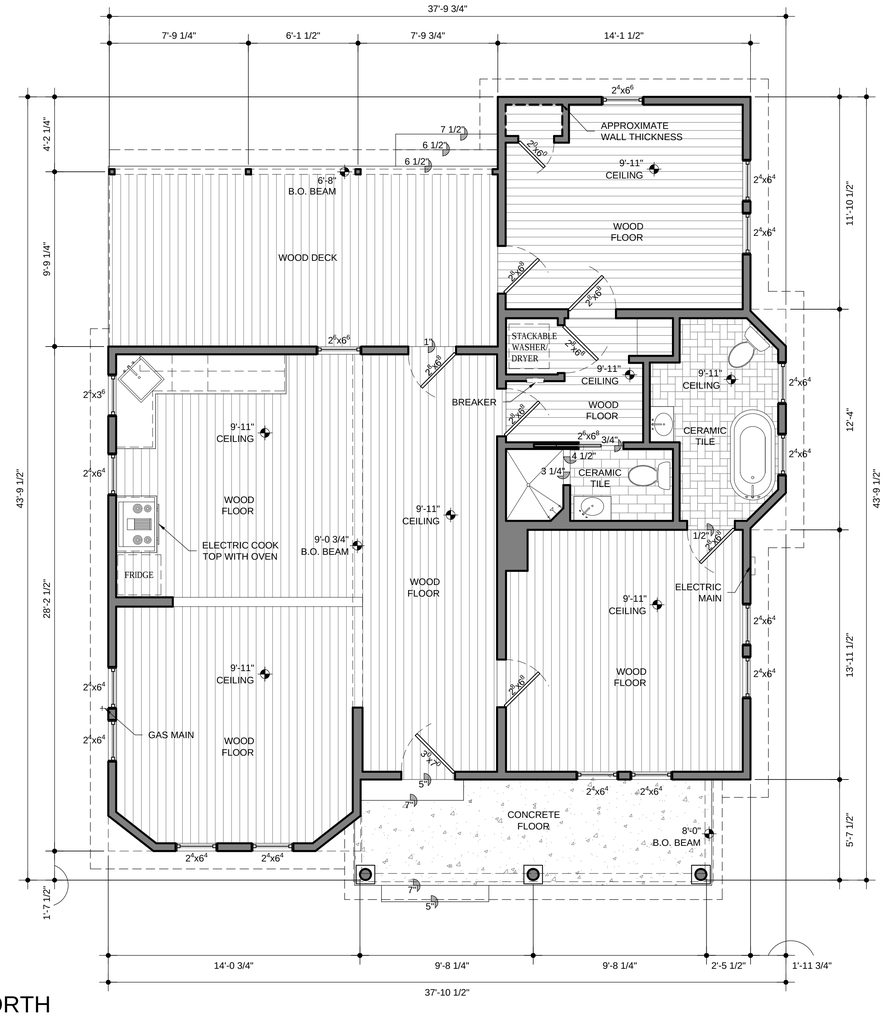
DATE: 09.20.2022

AS-BUILTS

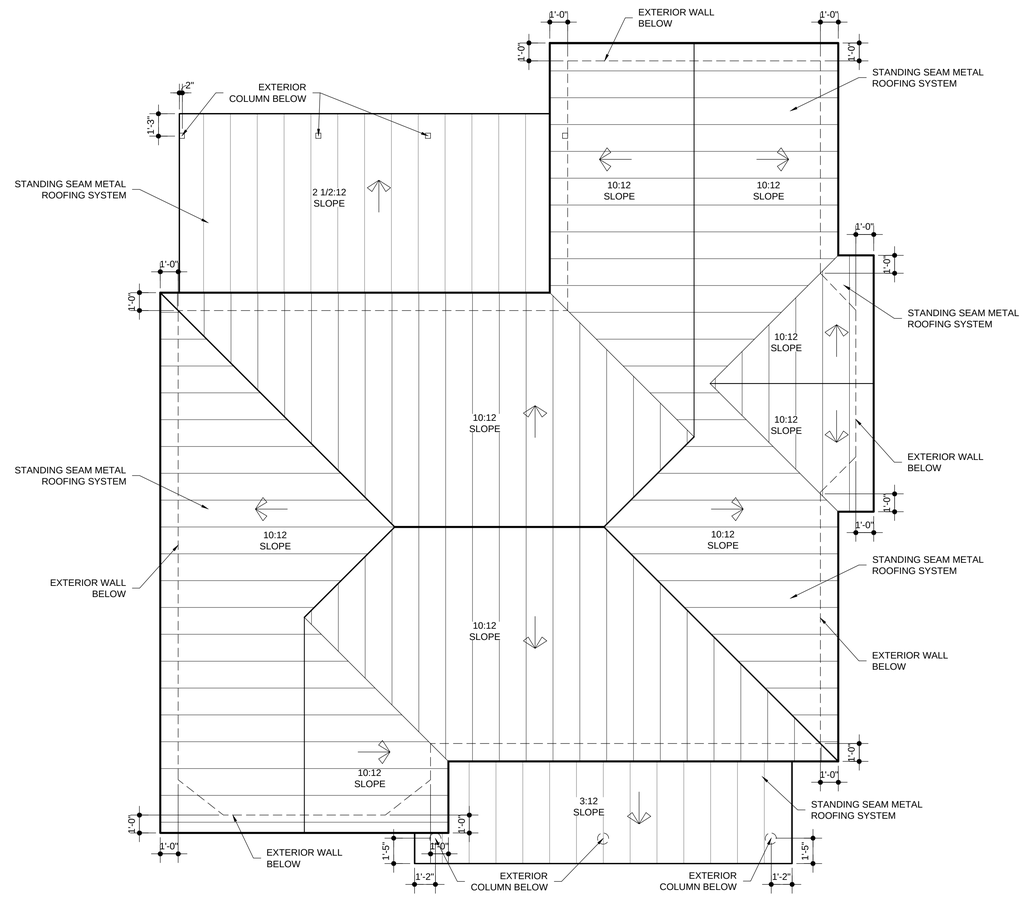
Sheet Number

A-10

130 WICKES ST - AS-BUILT DRAWINGS



1 A-11 FLOOR PLAN
1/4"=1'-0"



2 A-11 ROOF PLAN
1/4"=1'-0"

SQUARE FOOTAGE		
FIRST FLOOR		
CONDITIONED	1,138	SF
UNCONDITIONED		
FRONT PORCH	117	SF
BACK PORCH	220	SF
TOTAL OF ALL SPACES	1,475	SF

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jody@alamoasbuilts.com AlamoAsBuilts.com

130 AND 134 WICKES ST
SAN ANTONIO, TX

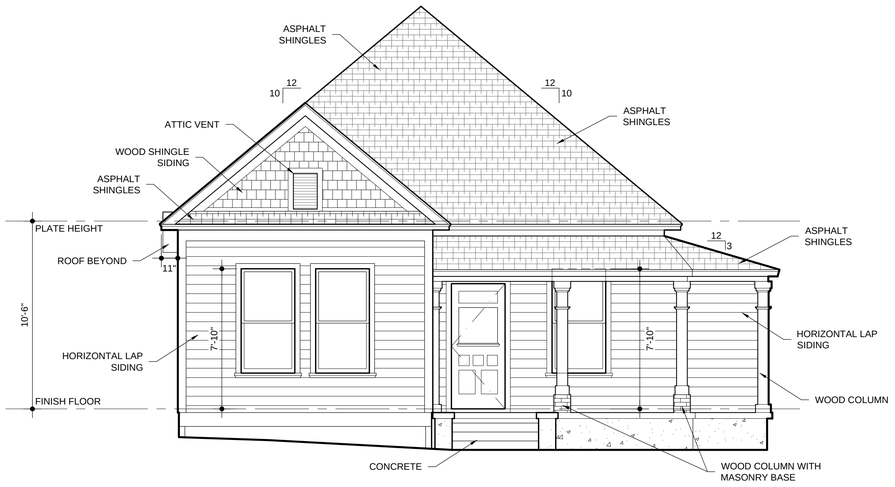
134 WICKES FLOOR PLAN AND ROOF PLAN

DATE: 09.20.2022

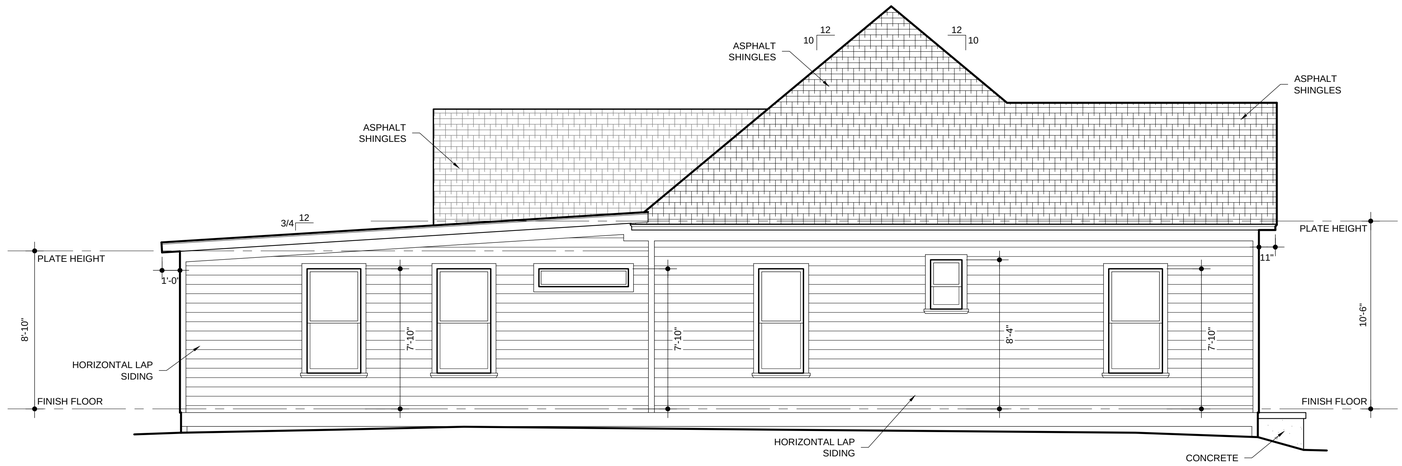
AS-BUILTS

Sheet Number
A-11

130 WICKES ST - AS-BUILT DRAWINGS

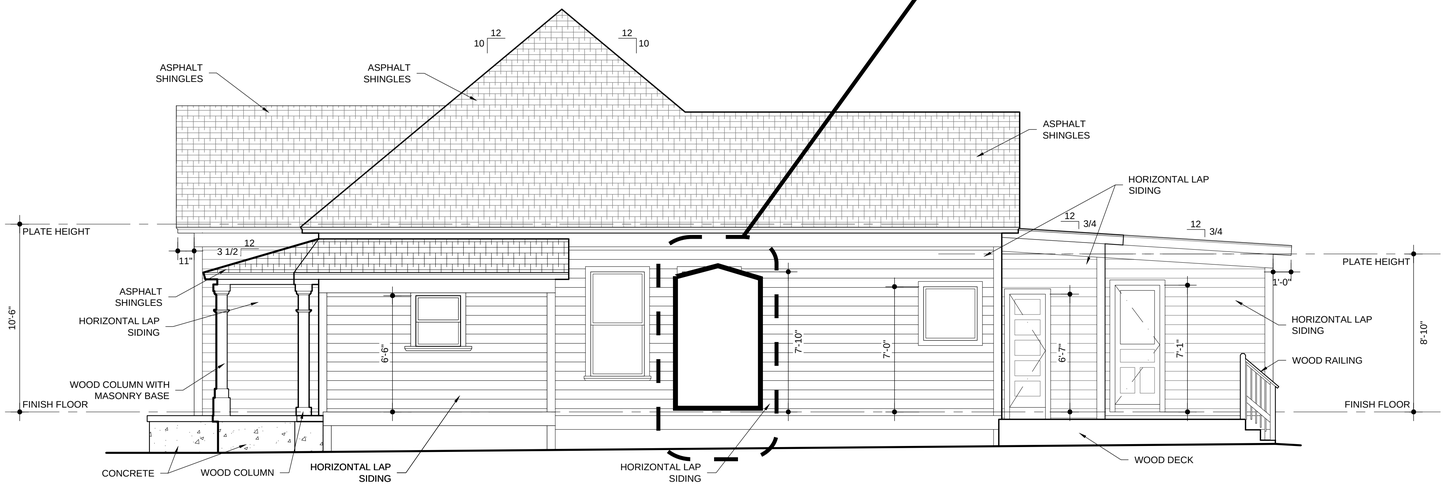


1 A-20 FRONT ELEVATION
1/4"=1'-0"

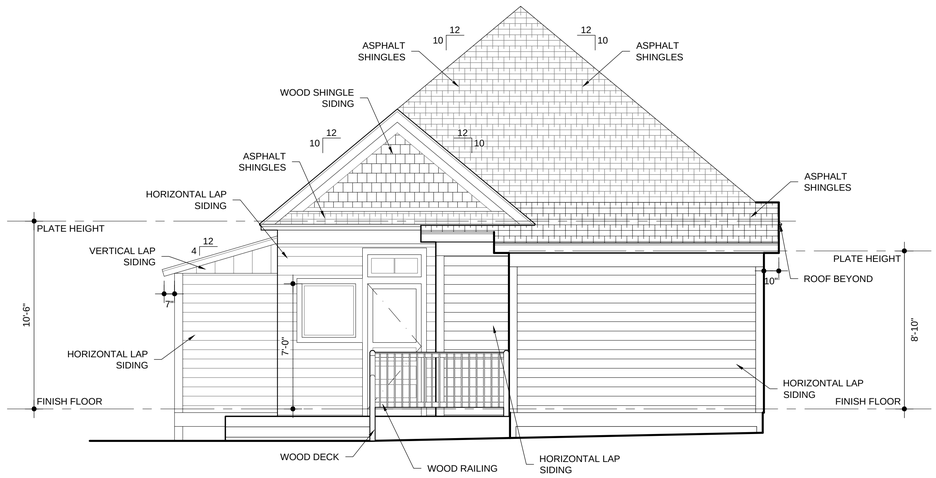


2 A-20 LEFT ELEVATION
1/4"=1'-0"

NEW CONNECTION



3 A-20 RIGHT ELEVATION
1/4"=1'-0"



4 A-20 BACK ELEVATION
1/4"=1'-0"

DOCUMENTING THE ALAMO AS-BUILTS BUILT ENVIRONMENT
JODY BAKER 210.705.4101
jody@alamoasbuilts.com AlamoAsBuilts.com

130 AND 134 WICKES ST
SAN ANTONIO, TX

130 WICKES ELEVATIONS

DATE: 09.20.2022

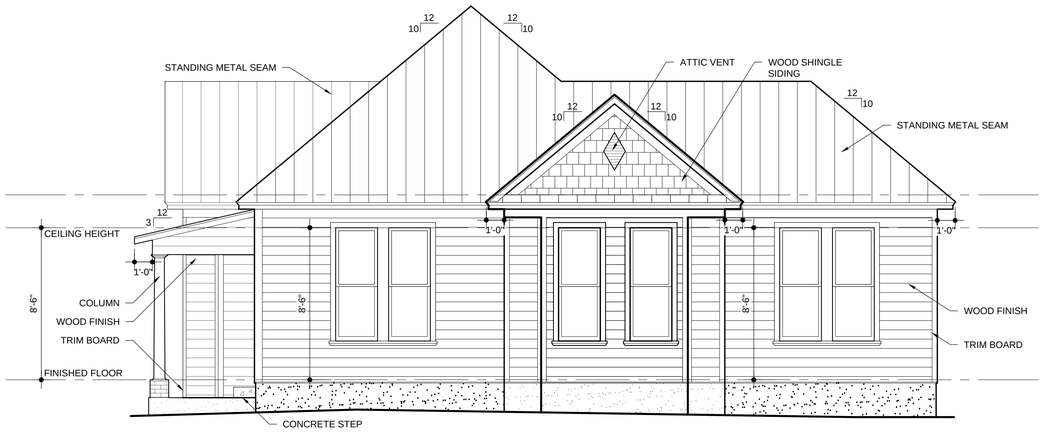
AS-BUILTS

Sheet Number
A-20

130 WICKES ST - AS-BUILT DRAWINGS

1 A-21 **FRONT ELEVATION**

1/4"=1'-0"



2 A-21 **RIGHT ELEVATION**

1/4"=1'-0"

3 A-21 **BACK ELEVATION**

1/4"=1'-0"

4 A-21 **LEFT ELEVATION**

1/4"=1'-0"

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130 AND 134 WICKES ST
SAN ANTONIO, TX

134 WICKES ELEVATIONS

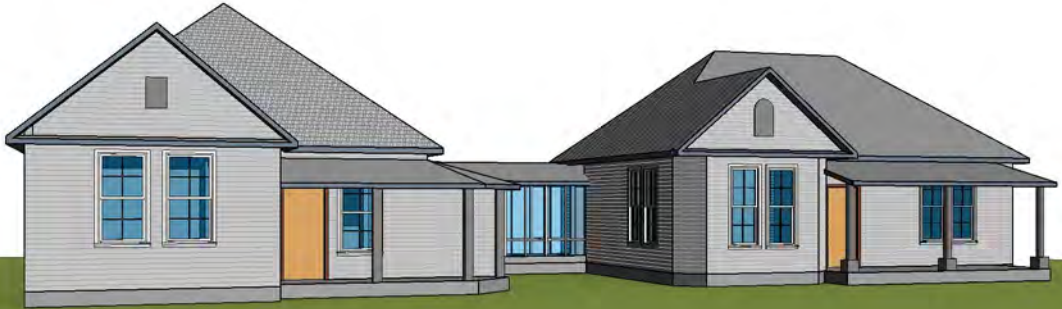
DATE: 09.20.2022

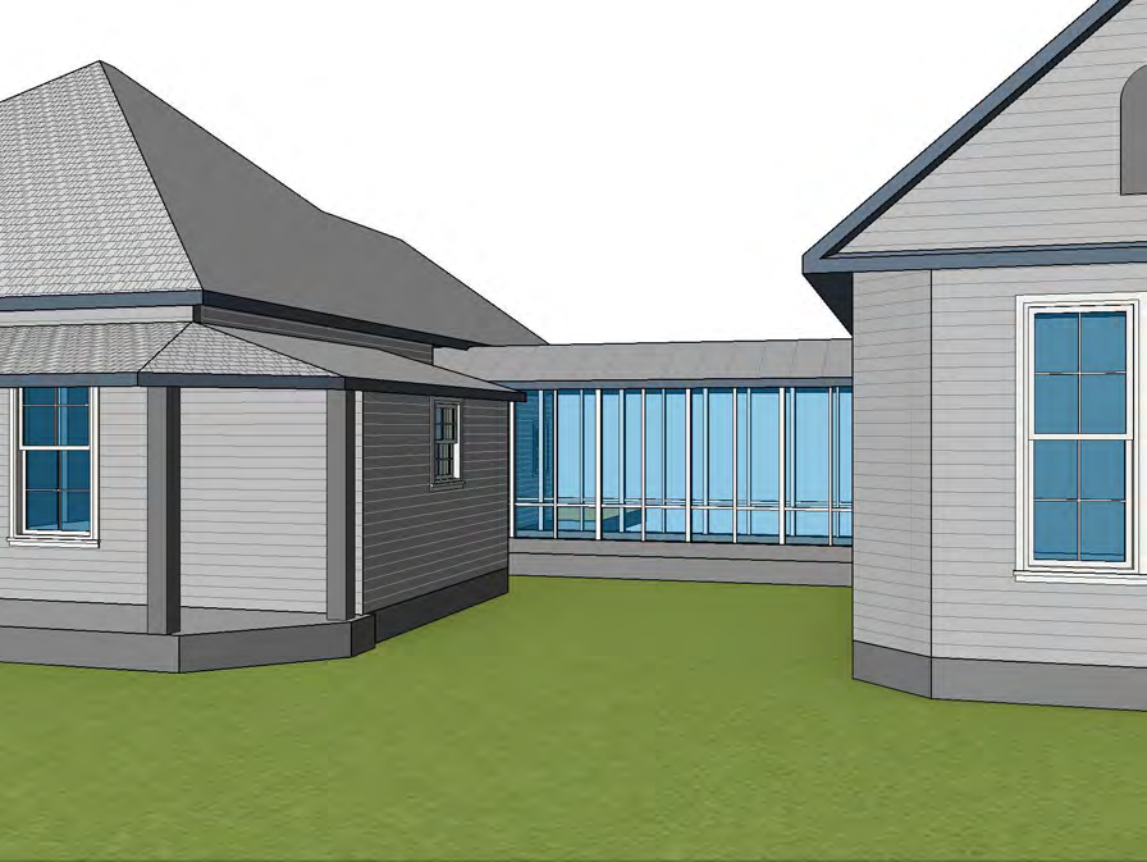
AS-BUILTS

Sheet Number

A-21

130 WICKES ST - AS-BUILT DRAWINGS






130


WARNING
Moving Gate Can Cause
Serious Injury Or Death


SWMD
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT

ALLIANCE LAND SURVEYORS
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

Borrower/Owner: Manuel S Vogt and Patricia Saravia
Address: 130 WICKES STREET GF No. 1604566-03
SAN ANTONIO, TX 78210

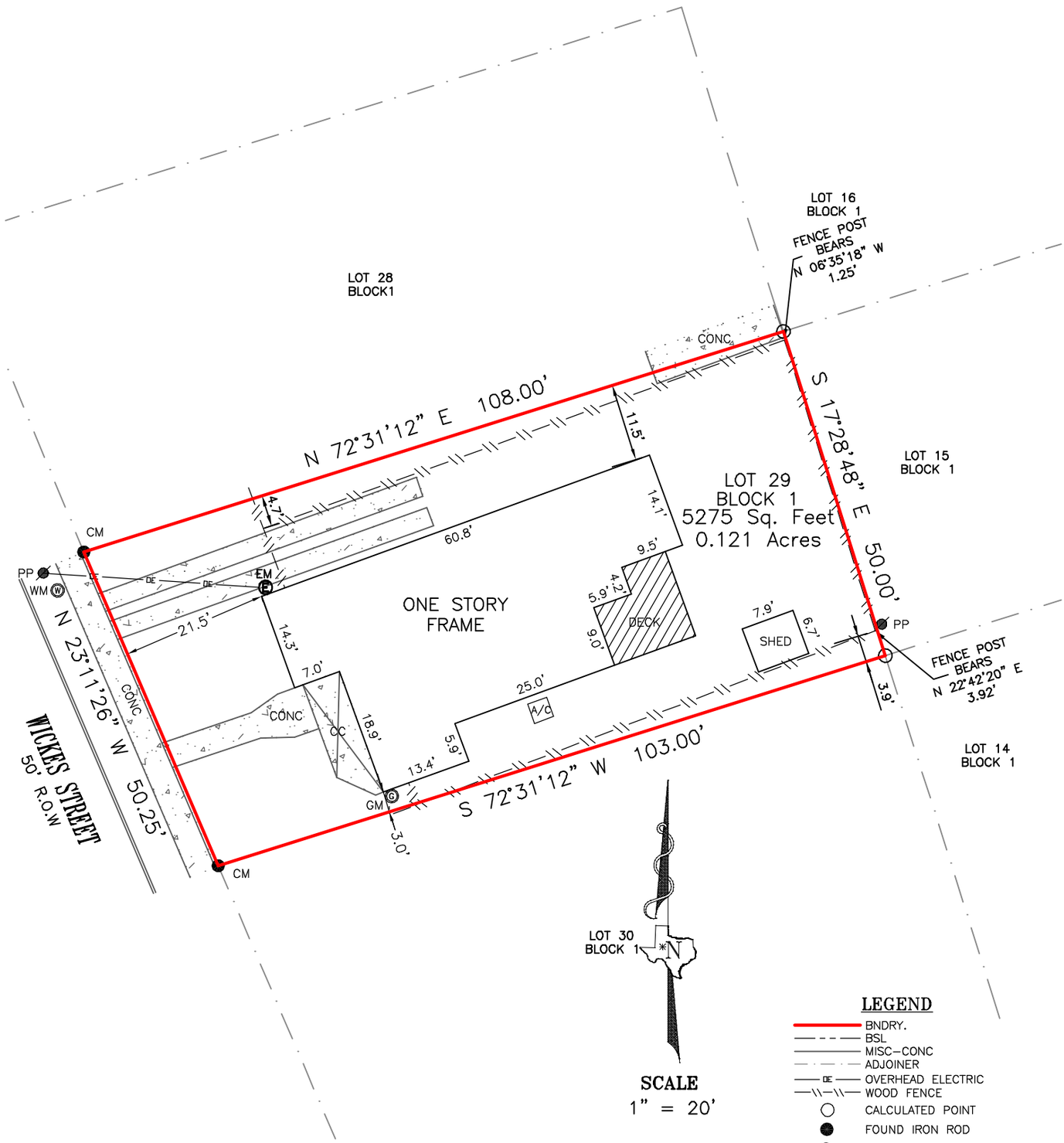
This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X _____

X _____

LEGAL DESCRIPTION

Lot 29, Block 1, New City mock 931, City of San Antonio, Bexar County, Texas



SCALE
1" = 20'

LEGEND

- BNDRY.
- BSL
- MISC—CONC
- ADJOINER
- OVERHEAD ELECTRIC
- WOOD FENCE
- CALCULATED POINT
- FOUND IRON ROD
- CM — CONTROL MONUMENT
- CALCULATED POINT
- GM (GAS METER)
- WM (WATER METER)
- EM (ELECTRIC METER)
- PP (POWER POLE)

NOTES

1. BEARINGS AND DISTANCES BASED ON N.C.B. PLAT 931, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED ON N.C.B. PLAT 931, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Item No. 1, Schedule B, has been deleted in its entirety.

I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepencies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

STATE OF TEXAS
REGISTERED
JOSEPH BYRON CROSBY
5566
PROFESSIONAL
LAND SURVEYOR

Joe B Crosby

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566

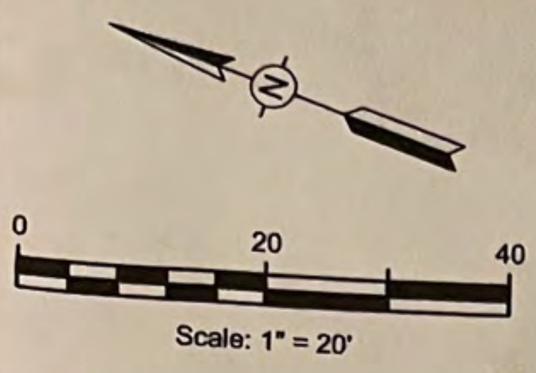
SURVEY: J.L.	DATE 12/07/16
DRAWN E.P.T.	
CHECKED A.J.A.	
APP'D JBC	
SCALE 1" = 20'	PAGE 1 OF 1
JOB NO. 161201116	
TEXAS FIRM #10194244	

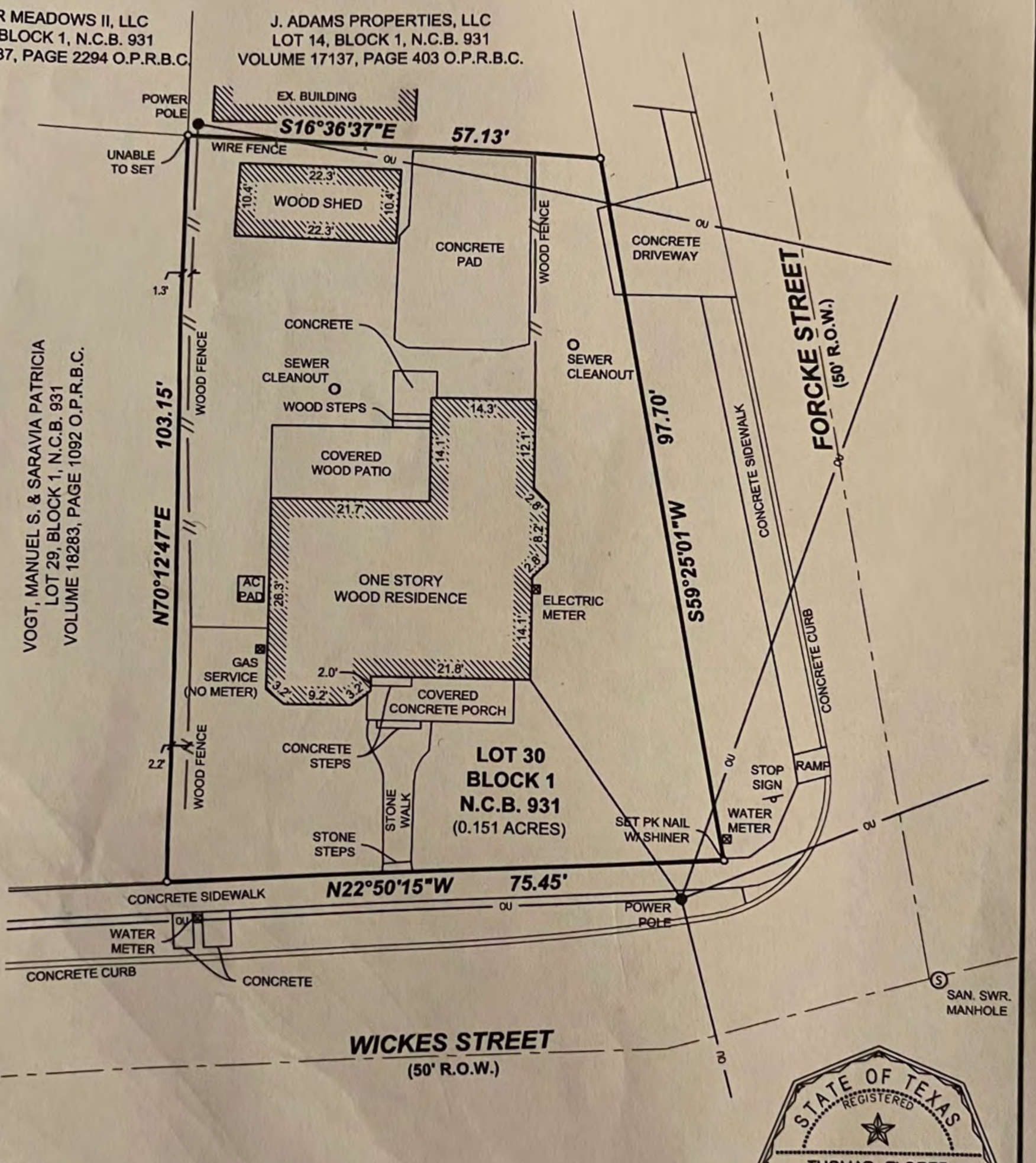
ACCORDING TO FEMA MAP NO.48029C0415G WITH AN EFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

Reference:

NOTES:

1. ***IRON PINS (1/2") SET AT ALL CORNER WITH CAP MARKED "FLORES & CO", UNLESS OTHERWISE NOTED.***
2. ***PROPERTY LINE LOCATION BASED ON OFF-SITE PROPERTY MARKERS.***
3. ***THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.***





ADDRESS:
134 WICKES STREET

PROPERTY SURVEY OF:
0.151 ACRES OF LAND, BEING LOT 30, BLOCK 1, N.C.B. 931, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT DEED TO J &L COUCH INVESTMENTS LTD. RECORDED IN VOLUME 15229, PAGE 1603, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
THOMAS FLORES
2238
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 20th Day of SEPTEMBER, A.D. 2021.

Thomas Flores
THOMAS FLORES
RPLS # 2238

Job No.: 21-11

Flores & Company Consulting Engineers, Inc.
Texas Registered Engineering Firm #F-1794
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
210.490.9963 Phone
210.490.0820 Fax