**HISTORIC AND DESIGN REVIEW COMMISSION**
**December 21, 2022**

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| **HDRC CASE NO:** | **2022-573** |
| **ADDRESS:** | 413 WICKES |
| **LEGAL DESCRIPTION:** | NCB 2881 BLK 6 LOT 7 |
| **ZONING:** | RM-4, H |
| **CITY COUNCIL DIST.:** | 1 |
| **DISTRICT:** | King William Historic District |
| **APPLICANT:** | Scott Ruptier/Buy Land Holdings LLC |
| **OWNER:** | Scott Ruptier/Buy Land Holdings LLC |
| **TYPE OF WORK:** | Partial demolition, foundation repair, addition, front patio reconstruction, driveway repair and modifications, repair and maintenance of wood siding, repair of windows and doors, landscaping |
| **APPLICATION RECEIVED:** | November 14, 2022 |
| **60-DAY REVIEW:** | Not applicable due to City Council Emergency Orders |
| **CASE MANAGER:** | Claudia Espinosa |

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

1. Repair & paint the existing lap siding.
2. Repair the existing wooden-framed windows & front door.
3. Level and repair the foundation.
4. Perform front porch modifications to include the replacement of the existing, wrought iron porch columns with stone veneer bases and six-by-six by six columns.
5. Widen the existing driveway to eighteen feet in width
6. Add a horizontal wooden privacy fencing to back yard.
7. Demolish an addition to rear of the primary historic structure.
8. Construct a two-story, rear addition.
9. Perform landscaping modifications to include the removal of existing lava rock landscape and replacement with traditional borders, and the addition of black mulch, boxwood shrubs, native flora, and natural grass turf.
10. Perform fenestration changes to the right (SE façade) including removal of an original, one over one wood window to be infilled with matching wood siding; and replacement of an existing side door with a small, one over one window.

**APPLICABLE CITATIONS:**

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

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 striping 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.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof

specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.
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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)
i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

*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 de*sign 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.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - D– not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
*Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

*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 historic structure at 413 Wickes was constructed circa 1926, first appears in the 1926 City Directories, on the 1931 Sanborn map, and contributes to the King William Historic District. The primary structure is a single-story residential structure constructed circa 1926 in the Craftsman style. The structure features wood lapped siding, an open porch with wrought iron balustrades and porch supports, a jerkinhead gable shingled roof, and one-over-one wood sash windows. The structure currently features a rear addition; however, it is not noted on the 1931 Sanborn Map. The rear accessory structure located on the property also appears on the 1931 Sanborn map; however, the footprint of the rear accessory has been dramatically altered in size. The garage features wood lap siding, a prominent front gabled, shingled roof, an entry door, and non-operable garage doors.

b. REPAIR AND MAINTENANCE – The applicant has requested to perform repair and maintenance to the primary structure with in-kind materials. Based on the Guidelines for Exterior Maintenance and Alterations B.ii, use in-kind materials when possible, similar in size, scale and character. Staff finds this request to be consistent with the Guidelines.

c. FOUNDATION REPAIR – The applicant has proposed to repair the foundation with in-kind materials. Staff finds that repairing the foundation is consistent with the Guidelines 8.B.iv. No modifications to the skirting profile have been proposed at this time.

d. FRONT PORCH (COLUMNS) – The applicant has proposed to perform front porch modifications to include the replacement of the existing, wrought iron porch columns with stone veneer bases and six by six columns. Based on Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed 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. Staff finds the use of traditional wood columns with chamfered corners and a six-inch profile is consistent with the guidelines.

e. DRIVEWAY (EXPANSION) – The applicant has proposed to Widen the existing driveway to eighteen feet in width. According to Guideline 5.B.ii for Site Elements, the replacement of historic driveways should maintain the width and configuration of original curb cuts and applicants should avoid introducing new curb cuts where not historically found. Generally, historic driveways feature approximately ten (10) feet in width. Staff finds this request is not consistent the guidelines.

f. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The proposed addition more than doubles the footprint of the primary structure on site; however, given the size of the lot, staff finds this to be appropriate. Staff has requested measured construction drawings and the applicant has not submitted the updated materials for staff review.

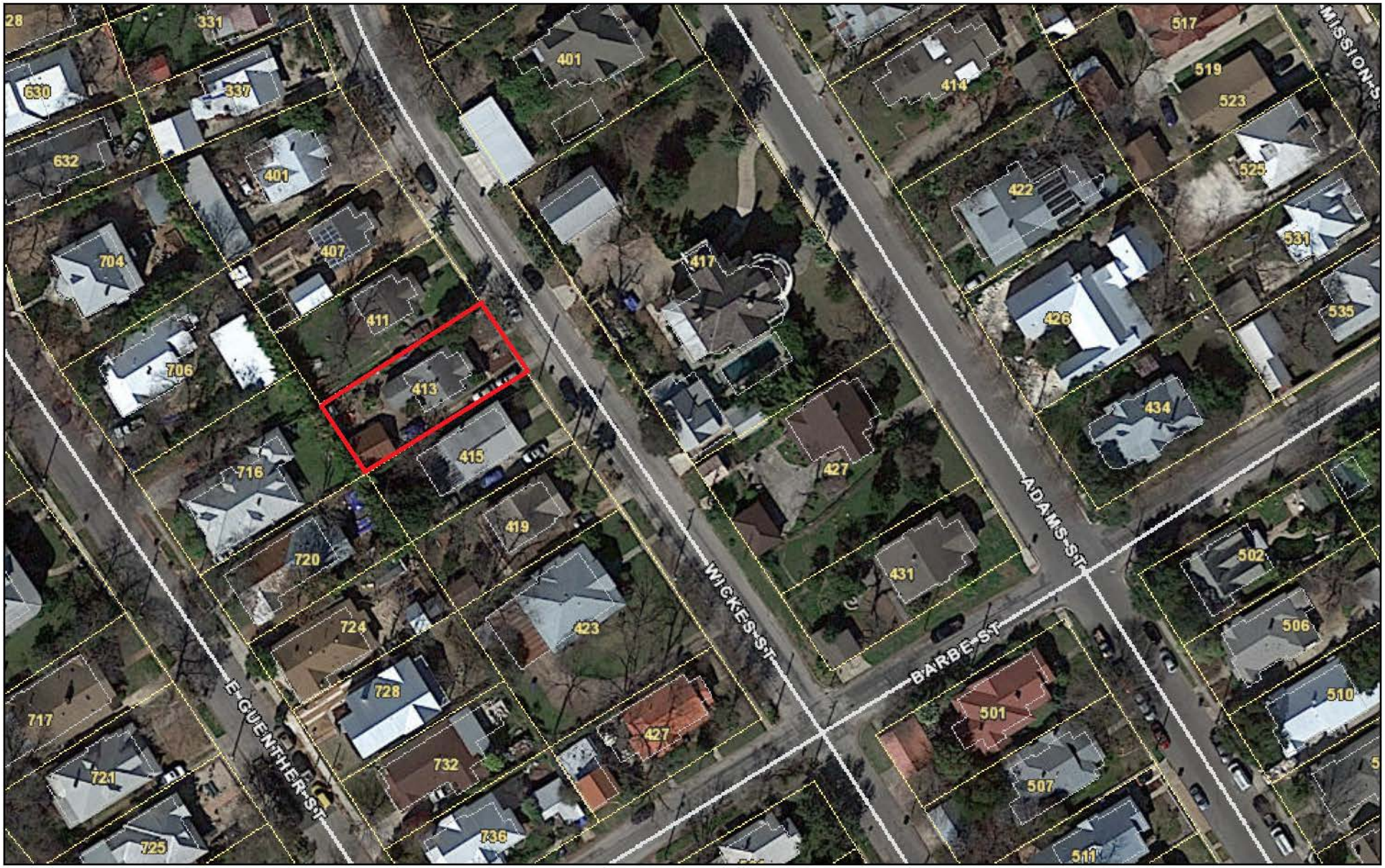
g. REAR ADDITION (FENESTRATION) – The applicant has proposed to salvage three windows from the rear to be installed on the front elevation on the second story, add nine new vinyl windows to the east and west elevations, and one exterior door on the new addition. Staff finds that additional fenestration should be added to the right (west) elevation. Additionally, staff finds that all windows should feature traditional sizes and one over one profiles. Windows should be consistent with staff's standards for windows in new construction. Typically, vinyl windows do not meet these standards.

h. REAR ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of in-kind siding and roofing material. Staff finds the proposed materials for the addition to be appropriate.
i. ADDITION (FORM & MASSING) – The applicant has proposed to demolish the non-contributing rear addition and construct a two-story addition structure. The proposed rear accessory structure will feature a side-gabled roof. The Guidelines for Additions notes that additions should be located to minimize view from the public right of way, should be designed to be in keeping with the historic context of the block, should feature a similar roof form, should feature a transition between the old and new, and where rooftop additions are proposed, their view should be minimized from view from the right of way. Generally, staff finds the proposed addition to the rear accessory structure to be appropriate; however, staff finds that a trim piece should be installed at the height of the original structure's plate height, that the second story be recessed, aligning with the second side gable.
j. DOOR– The applicant has proposed to refurbish the existing wood doors of the existing rear door with a window. Staff finds this to be appropriate and finds the new window should be consistent with staff's standards for windows in new construction and additions.
k. FENCING – The applicant is requesting to install a six-foot tall horizontal wooden privacy fence to the rear of the front façade of the primary historic structure. The Guidelines for Site Elements note that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds that the proposed height of six-feet consistent with the Guidelines.
l. MATERIAL SALVAGE – The applicant has not provided a material salvage plan for the proposed demolition of the rear addition. Staff finds that a plan should be submitted for salvage of materials from the structure, including framing lumber and siding materials. Materials should be salvaged for reuse in the proposed new addition as recommended by the Guidelines.
m. FRONT YARD LANDSCAPING – The applicant has proposed to remove the existing lava rock landscape and replace with traditional borders, and the addition of black mulch, boxwood shrubs, native flora, and natural grass turf. The Guidelines for Site Elements 3.A.iii state to select native and/or xeric plants that thrive in local conditions and reduce watering usage. Select plant materials with a similar character, growth habit, and light requirements as those being replaced. Staff finds this to be appropriate.
n. FENESTRATION MODIFICATIONS – Per the Guidelines, historic window openings should be preserved. The proposed window removal is not consistent with the Guidelines. A new, smaller window may be introduced within the existing framing of the side entry door, which is not believed to be original.

**RECOMMENDATION:**

1. Staff recommends approval of the repair & paint of existing lap siding based on finding b.
2. Staff recommends approval of the repair of existing wooden-frame windows & front door based on finding j.
3. Staff recommends approval of foundation repair based on finding c.
4. Staff recommends approval of porch column replacement based on finding d with the following stipulations:
    i. That the use of traditional wood columns with chamfered corners and a six-inch profile
5. Staff recommends the approval of the repair of the ribbon driveway and the widening the driveway to ten feet based on finding e.
6. Staff recommends approval of the addition of the rear privacy fencing with the height not to exceed the six-feet allowance per the UDC based on finding k.
7. Staff recommends approval of the demolition of the rear addition based on finding l with the stipulation that a plan for salvage and reuse of existing materials be provided to staff.
8. Staff recommends approval to construct the two-story rear addition based on findings f through i with the stipulation that a trim piece should be installed at the height of the original structure's plate height and that the second story be recessed, aligning with the second side gable.
9. Staff recommends approval of the landscaping based on finding m.
10. Staff does not recommend approval of window removal and infill based on finding n. Staff recommends that a one over one sash window may be added within the existing framed opening of the side door provided that all stipulations for windows are met.

# City of San Antonio One Stop




December 13, 2022

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

359

WICKES 50' (94) NOT PAVED

STIEREN MACADAMIZED

939

940

941

E. GUENTHER

CONSTANCE MACADAMIZED

361

CROFTON AV. MACADAMIZED

2881

2882

440

439

BARBE

MACADAMIZED

San Antonio River

R. R. SIDINGS

CONTRACTORS SHEDS.

NATIONAL CARBONIC CO.

BLUE STAR

S. A. & A. P. R.R.

FULL OF TRACKS

SCALE 50 FT. TO ONE INCH

380


413


nmore

Front elevation of house

**Materials to be used**:

- Existing wood door will be refinished, not replaced.
- Front metal patio posts will be replaced with cedar beams.
- Front metal railing enclosing patio & step railing will be replaced with metal railing
- Exterior siding on all sides will be repainted (cream).
- Windows will be refurbished, not replaced.

**Landscaping**

- Note all the lava rocks in front landscaping. That will all be removed and replaced with mulch.
- Boxwood shrubs will be added by front railing, steps, and walkway (see plans with proposed landscaping).
- All front existing trees will be trimmed as all are overgrown.

Left Elevation

The structure in the back is the leaning storage structure that is to be demolished.

Right elevation of house.

You can see the unpermitted room in the bottom picture (white plywood). Metal door will be removed and small window added instead (see attached plans).

Unpermitted room (this is rear elevation view)

Rear elevation of house. You can see the other side of unpermitted structure on the lower right picture behind mountain laurel tree. The 3 windows will have to be removed during the construction of the addition. The remaining existing windows throughout the house will be refurbished.

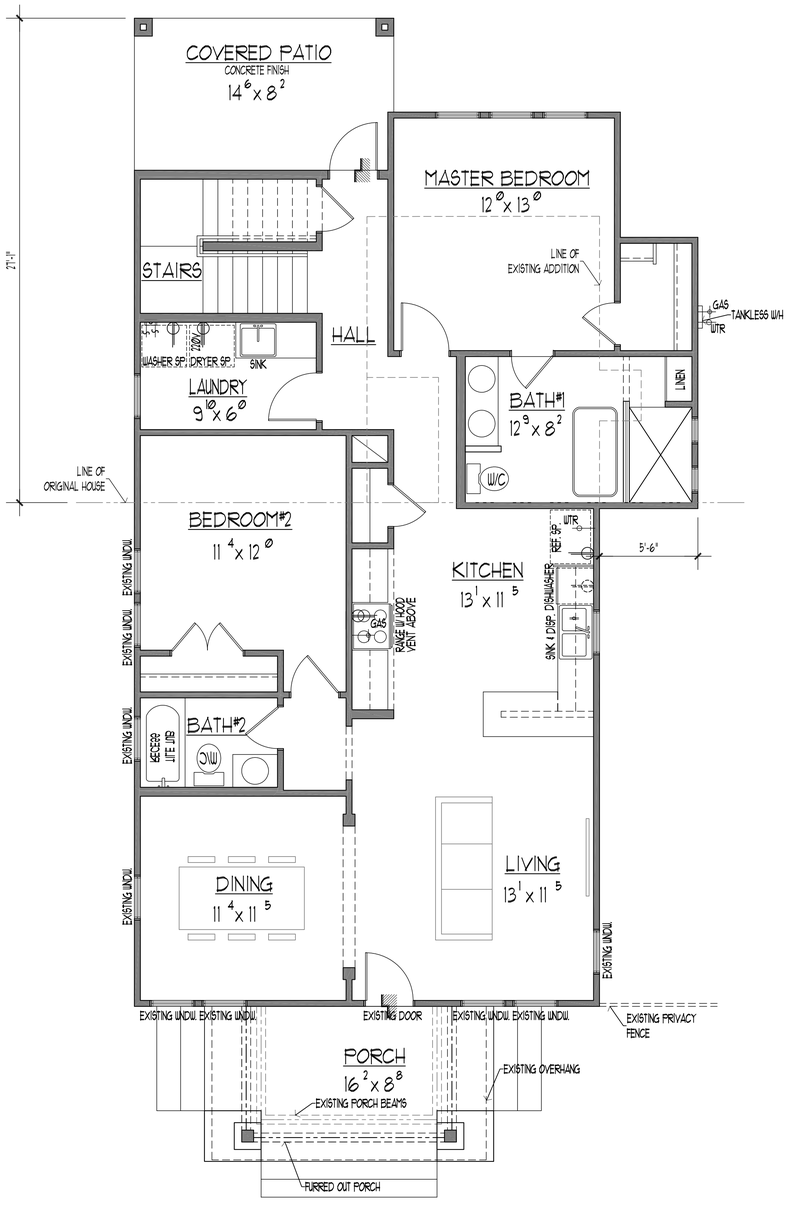
Windows:

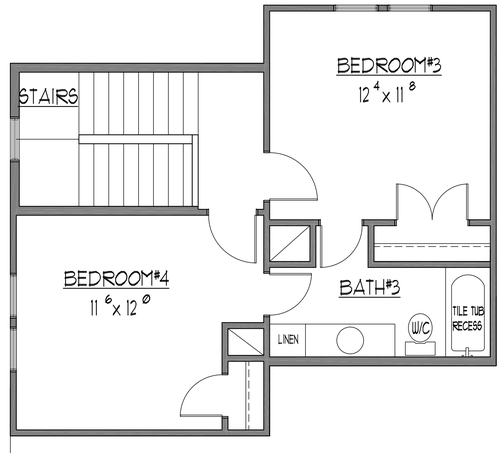
As stated above, only 3 windows at the rear elevation will have to be removed during the construction of addition. These 3 windows will be used for the master bedroom addition (see plans). The remaining existing wood windows (10 of them) will be refurbished, not replaced.

9 new windows will be added during the construction of the addition. The total number of windows will then be 22 once project is completed.

(The right elevation plan was missing a window, so it was drawn in to reflect accuracy. I have notified my architect to update this elevation.)

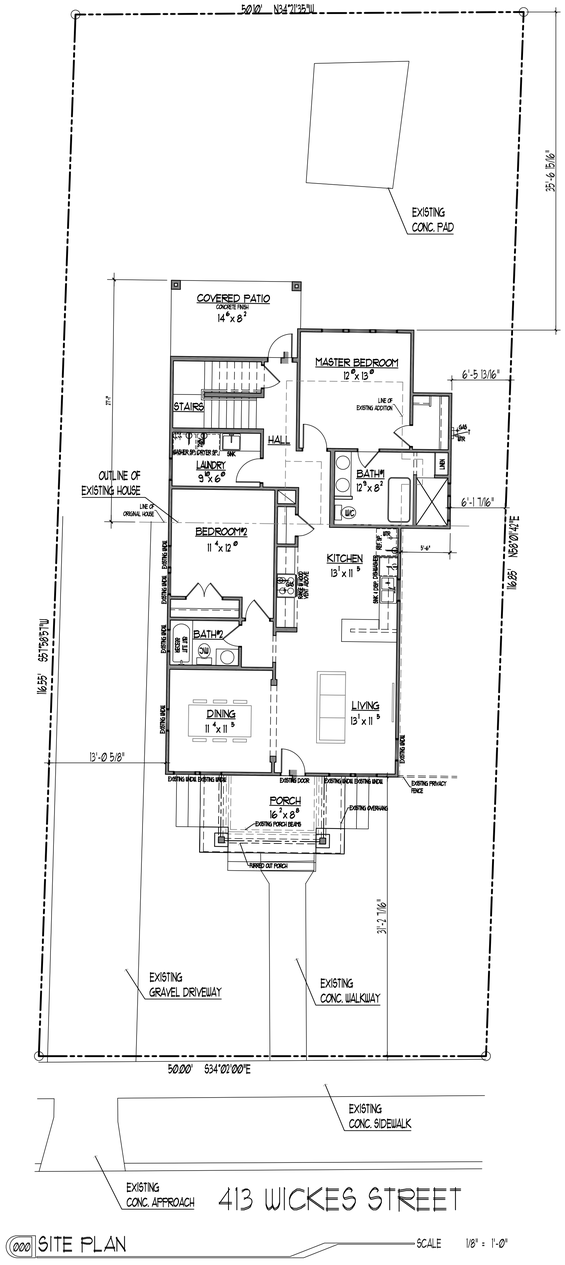
Proposed windows to be used for addition. These best match the original windows




## AREAS:

| | | |
|---|---|---|
| MAIN LIVING AREA | - | 1,346 SQ.FT. |
| UPPER LIVING AREA | - | 519 SQ.FT. |
| TOTAL LIVING AREA | - | 1865 SQ.FT. |
| PORCH | - | 140 SQ.FT. |
| COVERED PATIO | - | 117 SQ.FT. |
| TOTAL GROSS | - | 2,122 SQ.FT. |




000 SITE PLAN — SCALE 1/8" = 1'-0"

## SAN ANTONIO, TX

LOT- 7 , BLOCK- 6 , N.C.B.- 2881

A CUSTOM HOME DESIGN FOR

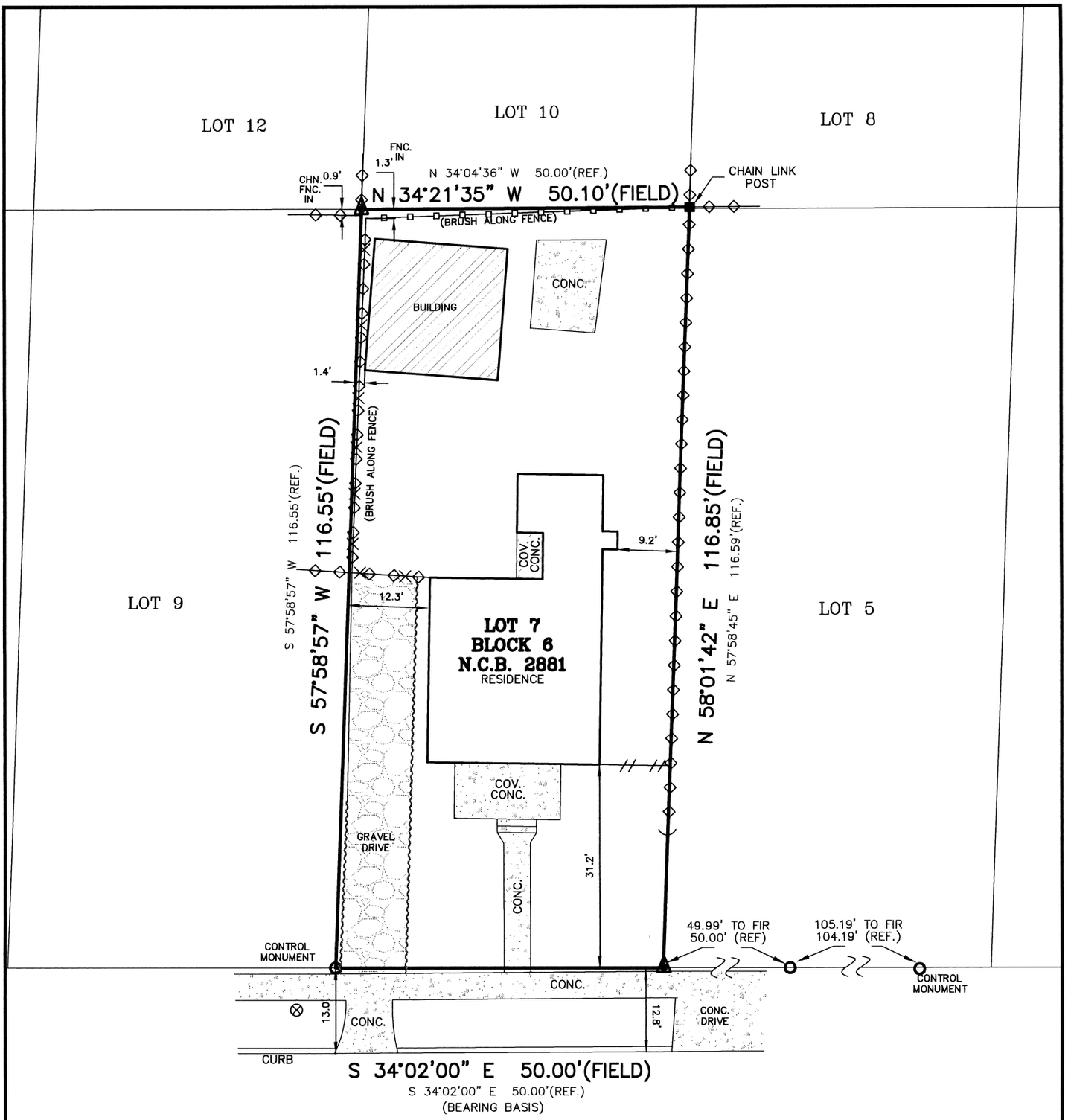
# Scott Ruptier

413 WICKES STREET
SAN ANTONIO, TX
LOT-16, BLOCK- 5, NCB-2916


F.S. ALMENDARIZ & ASSOCIATES INC.
DANIEL PELAYO III
11707 OBSINGER LN.
SAN ANTONIO, TX 78230
FERNANDO S. ALMENDARIZ
OFFICE: (210) 408-0373
CELL: (210) 669-2944
CONSULTING
DESIGNERS & PLANNERS


REVISIONS

| PLAN NO. | DATE |
|---|---|
| 5016 | 11-03-22 |
| SHEET NO. 1 | DRWN BY DP3 |
| | OF 2 |




# WICKES ST.

(50' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: WICKES ST.)

NOTE: NO A/C UNIT ON GROUND AT THE TIME OF THIS SURVEY.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

1" = 20'
GRAPHIC SCALE
0 10 20

NOTE: BEARINGS AND DISTANCES REFERENCED FROM THE CITY OF SAN ANTONIO ARCHIVED ENGINEERING BOOKS. FIELD CONDITIONS ARE AS SHOWN.

| | | |
|---|---|---|
| BUYER: BUY LAND LLC | ADDRESS: 413 WICKES ST. | |
| TITLE COMPANY: NORTH AMERICAN TITLE | G.F. NO.: 14791-22-05442 | |
| LOT: 7 | BLOCK: 6 | N.C.B.: 2881 |
| SUBDIVISION: ~ | | |
| CITY: SAN ANTONIO | COUNTY: BEXAR | STATE: TEXAS |
| PLAT RECORDED IN: VOLUME ~ PAGE ~ | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | |

LEGEND:

| | |
|---|---|
| -//- = WOOD FENCE | ⊗ = POWER POLE |
| -◇- = CHAIN LINK FENCE | ✝ = FIRE HYDRANT |
| -×- = BARBED WIRE FENCE | ○ = FND. 1/2" IRON ROD |
| -○- = WROUGHT IRON FENCE | ● = SET 1/2" IRON ROD |
| -□- = SMOOTH WIRE FENCE | ✕ = SET "X" ON CONC. |
| ■ = FOUND FENCE POST | ▲ = CALCULATED CORNER |

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), ITEM 1 OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

| | |
|---|---|
| VOLUME F SLIDE 2881 MAP RECORDS OF BEXAR COUNTY, TEXAS | VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS |
| VOLUME ~ PAGE ~ DEED RECORDS OF BEXAR COUNTY, TEXAS | VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS |
| VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS | VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS |
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| VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS | VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS |


36 YEARS OF EXPERIENCE
SOUTH CENTRAL SURVEYORS
IN SOUTH TEXAS
P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-534-6700
TEXAS FIRM NO. 10140300
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM


## AS-BUILT SURVEY NOTES

1. UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND\OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND\OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
4. ADJACENT PROPERTY INFO FOR GENERAL REFERENCE USE ONLY.

STATE OF TEXAS REGISTERED PETER AGUIRRE 5464 PROFESSIONAL LAND SURVEYOR

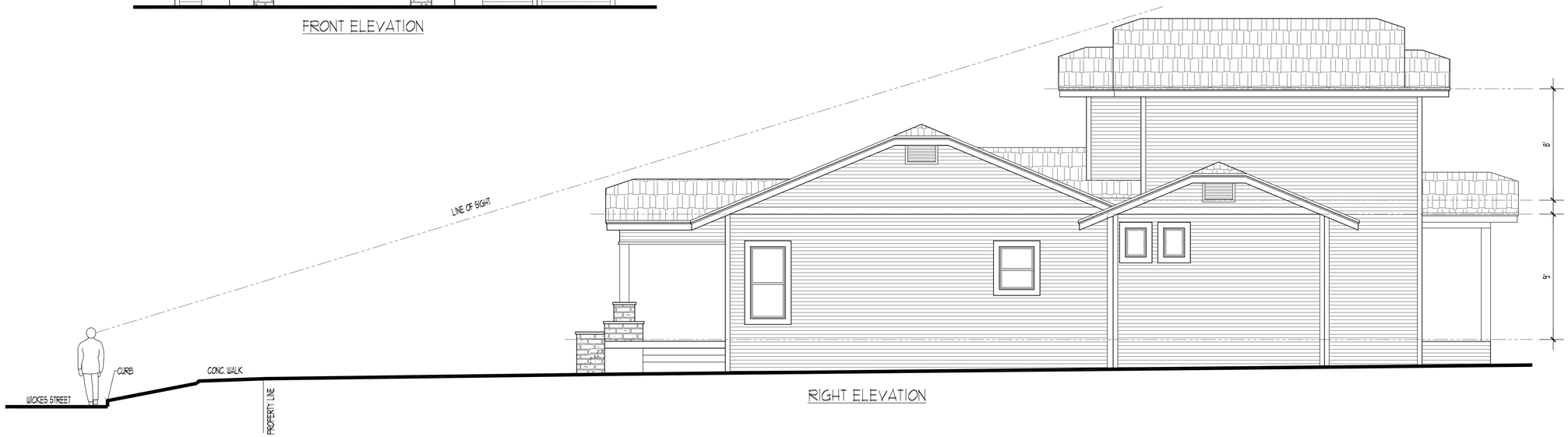
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS,
THE 15th DAY OF SEPTEMBER 2022 , A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

| | | |
|---|---|---|
| DRAWN BY: N.C.A. | JOB NO: 22-4311-323 | FIELD WORK COMP.: SEPTEMBER 15, 2022 |

FRONT ELEVATION




RIGHT ELEVATION


LEFT ELEVATION

A CUSTOM HOME DESIGN FOR

# Scott Ruptier

413 WICKES STREET
SAN ANTONIO, TX
LOT-16, BLOCK- 5, NCB-2916


FERNANDO S. ALMENDARIZ

F.S. ALMENDARIZ & ASSOCIATES INC.

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CONSULTING
DESIGNERS & PLANNERS

REVISIONS

| PLAN NO. | DATE |
|---|---|
| 5016 | 11-03-22 |

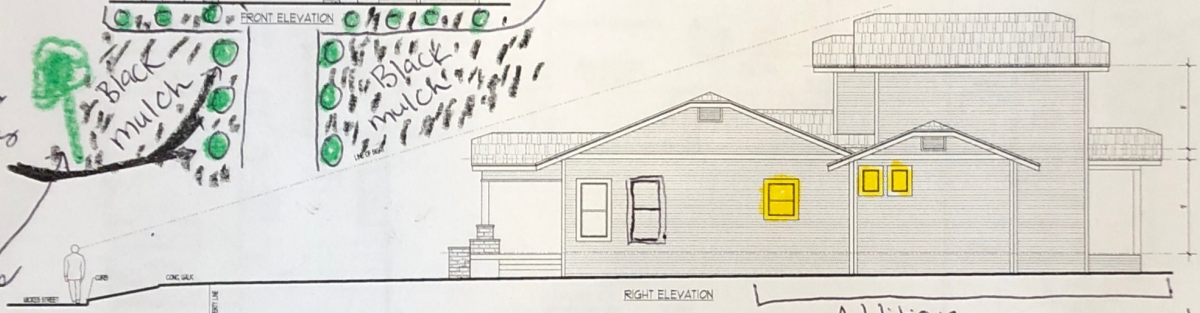
| SHEET NO. | DRWN BY |
|---|---|
| 2 | DP3 |

OF 2

Total windows - ~~22~~

* existing windows - ~~13~~
* ~~Added~~ Added windows - 9
* Removed windows - 3 (rear elevation)
  - these will be moved to master bedroom (rear elevation)

Addition
# of proposed windows - +3 on front elevation


Addition
+3 windows on right elevation


Addition
+3 windows on left elevation

A CUSTOM HOME DESIGN FOR
Scott Ruptier
413 WICKES STREET
SAN ANTONIO, TX
LOT-16, BLOCK-, S. NCB-2848

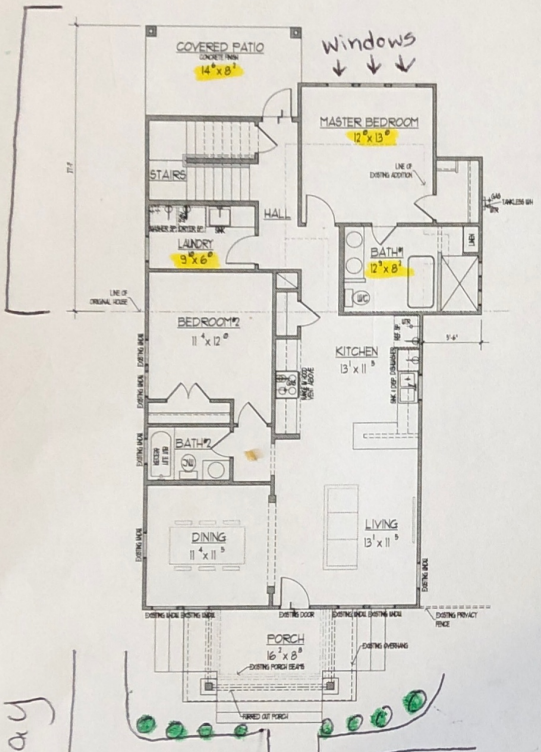
ASA

PBALMENDAREZ & ASSOCIATES INC.
CONSULTING DESIGNERS & PLANNERS

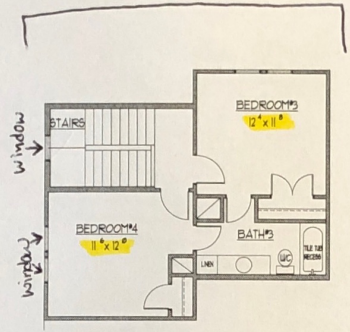
REVISIONS

PLAN NO. 15-01 16b
DATE 7-03-22
SHEET NO. 2
DRWN BY JM
CHK'D LS

Addition

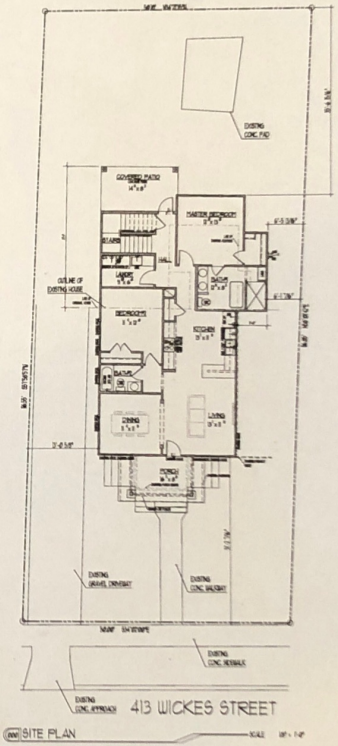



Addition (upstairs)




AREAS:

| | | |
|---|---|---|
| MAIN LIVING AREA | . | 1346 SQFT. |
| UPPER LIVING AREA | . | 519 SQFT. |
| TOTAL LIVING AREA | . | 1865 SQFT. |
| PORCH | . | 140 SQFT. |
| COVERED PATIO | . | 171 SQFT. |
| TOTAL GROSS | . | 2.021 SQFT. |




413 WICKES STREET

SITE PLAN

SCALE: 1/8" = 1'-0"

SAN ANTONIO, TX

LOT-1 BLOCK-6 NCB-2616

A CUSTOM HOME DESIGN FOR

Scott Ruptier

413 WICKES STREET
SAN ANTONIO, TX
LOT-16, BLOCK-6, NCB-2616

BSA

FB ALMENDAREZ & ASSOCIATES INC

CONSULTING DESIGNERS & PLANNERS

REVISIONS

PLAN NO. 15-20-16

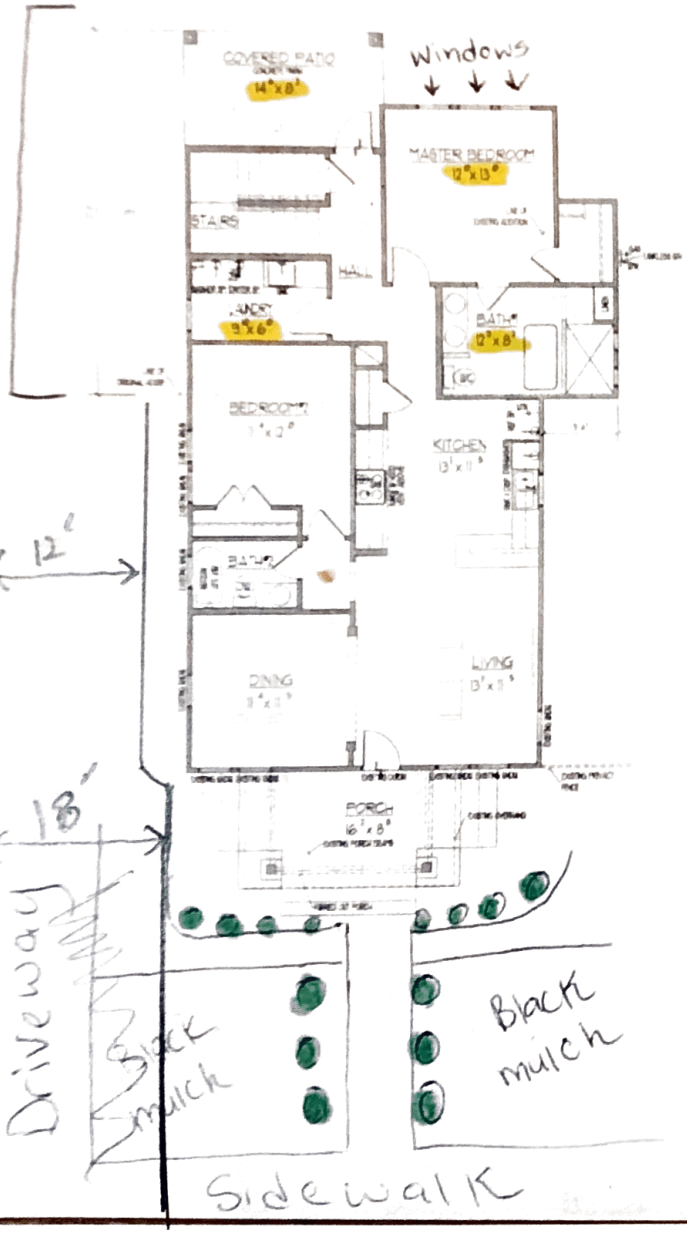
DATE 11-03-22

SHEET NO. 1

DRAWN BY JM

OF 12

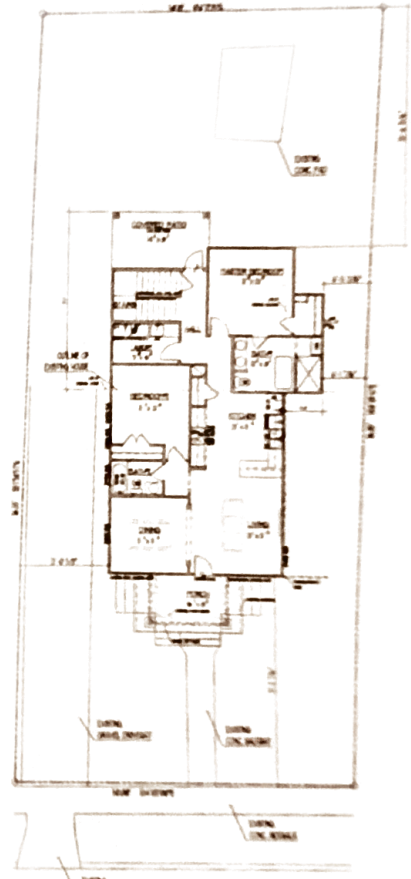
Addition




Addition (upstairs)


AREAS:

| | |
|---|---|
| MAIN LIVING AREA | 1346 SQFT. |
| UPPER LIVING AREA | 519 SQFT. |
| TOTAL LIVING AREA | 1865 SQFT. |
| PORCH | 148 SQFT. |
| COVERED PATIO | 111 SQFT. |
| TOTAL GROSS | 2121 SQFT. |



413 WICKES STREET

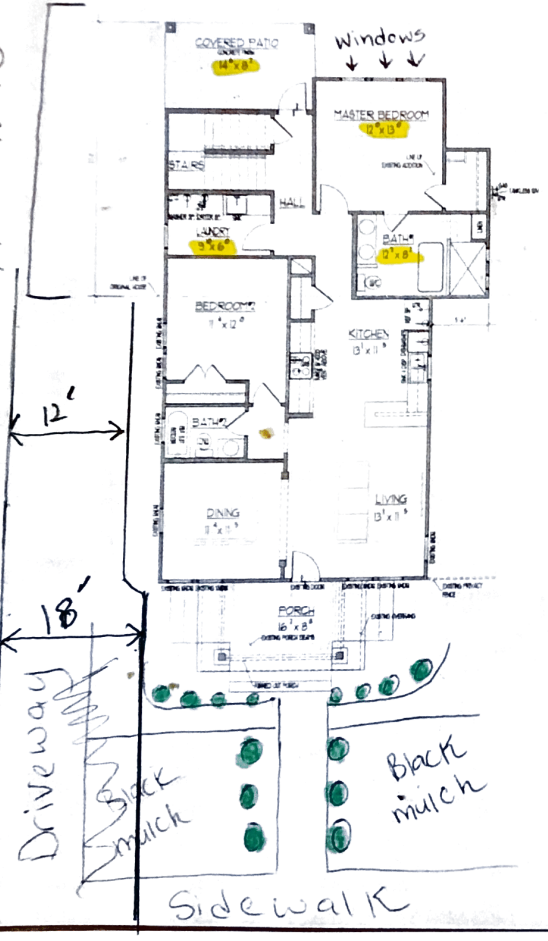
SITE PLAN

SAN ANTONIO, TX

Scott Ruplier

RB ALMENDARIZ

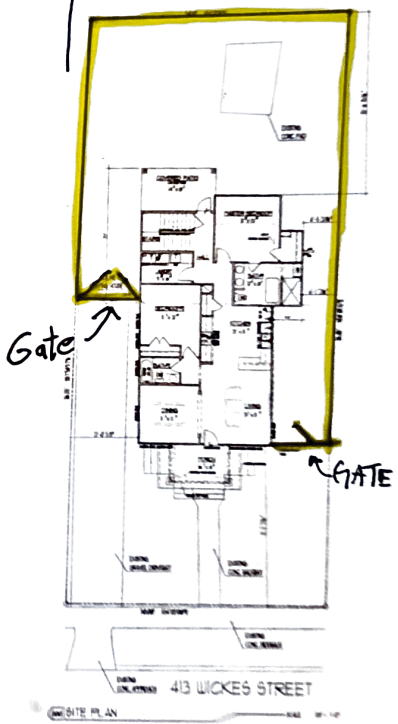
Addition




Addition (upstairs)


| AREAS | |
|---|---|
| MAIN LIVING AREA | 1346 SQFT. |
| UPPER LIVING AREA | 519 SQFT. |
| TOTAL LIVING AREA | 1865 SQFT. |
| PORCH | 140 SQFT. |
| COVERED PATIO | 111 SQFT. |
| TOTAL GROSS | 2116 SQFT. |

Privacy fence




Scott Ruplier

PB ALMENDARIZ