

# HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

**HDRC CASE NO:** 2023-013  
**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:** Construction of an addition to connect 130 and 134 Wickes  
**APPLICATION RECEIVED:** January 02, 2023  
**60-DAY REVIEW:** Not Applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests approval to connect 130 and 134 Wickes via an approximately 5'x20' enclosed hall screened by landscaping.

## 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.



### 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* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### C. MULCH

- i. *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.
- ii. *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.

### 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. CASE HISTORY: On November 2, 2022, the Historic Design and Review Commission granted conceptual approval of a to connect 130 and 134 Wickes via an enclosed hallway, with the following stipulations: 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; that the connection should not obscure original fenestration; and that the applicant should submit a landscaping plan that minimizes the visibility of the connection.

- c. ADDITION (CONNECTION): The applicant requests approval to construct an approximately 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. Staff finds a proposed connection generally appropriate.
- d. ADDITION (MATERIALS): The applicant proposes an approximately 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.
- e. LANDSCAPING: The applicant proposes to install three large-variety yaupon holly plants between the existing 6' fence and the proposed connection to minimize visibility of the new addition. Historic Design Guidelines 3.A.ii states that native and/or xeric plants that thrive in local conditions and reduce watering usage should be selected when introducing new plants. Yaupon holly is a native and drought-tolerant plan. Staff finds the proposed landscaping conforms to guidelines.

### **RECOMMENDATION:**

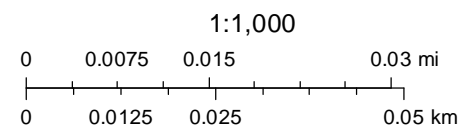
Staff recommends approval to connect 130 and 134 Wickes via an approximately 5'x20' enclosed hall screened by landscaping, based on findings a through e.



# City of San Antonio One Stop



October 26, 2022

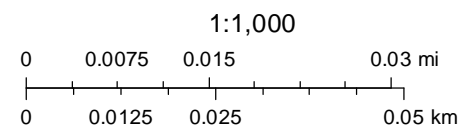




# City of San Antonio One Stop



October 26, 2022





130  
WICKES

0'-0"

6"

SEE  
TYPICAL  
SECTION  
SHEET 3

SLOPE TO ALIGN WITH FIN. FLR. AT EACH HOUSE

NEW ADDITION

134  
WICKES

NEW HEDGE OF  
YAUPON HOLLY  
(LARGE VARIETY)

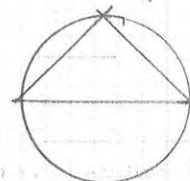
EXISTING 6'  
PRIVACY FENCE  
(TO REMAIN)

APPROX. LOCATION  
OF EXISTING  
PROPERTY LINE

FLOOR + SITE PLAN

3/8" = 1'-0"

NORTH



+0'-4"

FIN.  
FLR.  
130  
WICKES

FIN.  
FLR.  
134 WICKES

SOUTH ELEVATION (NORTH ELEV. IDENTICAL BUT MIRRORED)

3/8" = 1'-0"



02 JAN 2023

ADDITION @  
130+134 WICKES

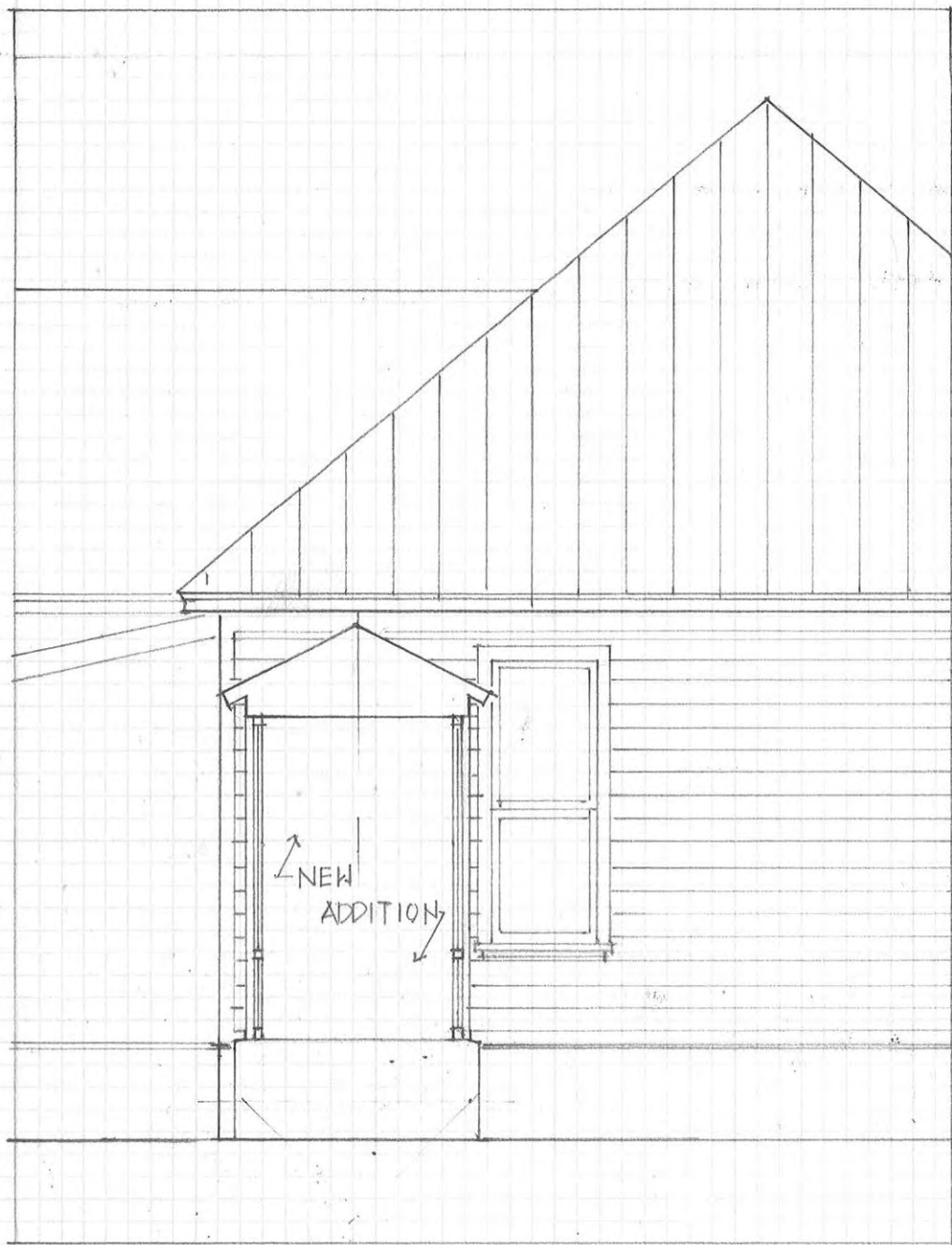
SAN ANTONIO, TX  
DARRYL OHLENBUSCH AIA

02 JANUARY 2023

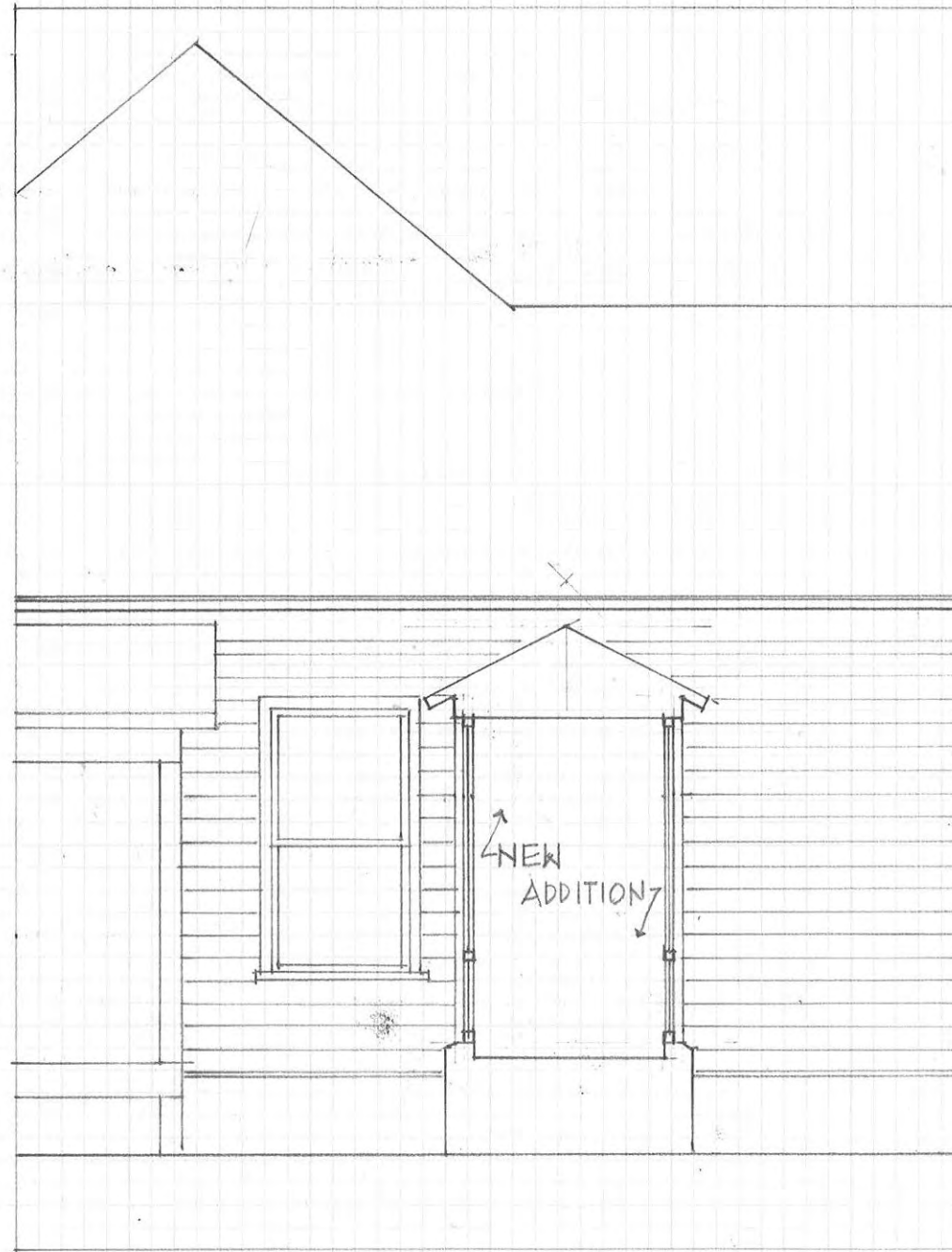
SHEET

1





DETAIL @ WEST ELEV. @ 134 WICKES  
SC: 1/4" = 1'-0"



DETAIL @ EAST ELEV. @ 130 WICKES  
SC: 1/4" = 1'-0"



02 JAN 2023

ADDITION @  
130 + 134 WICKES

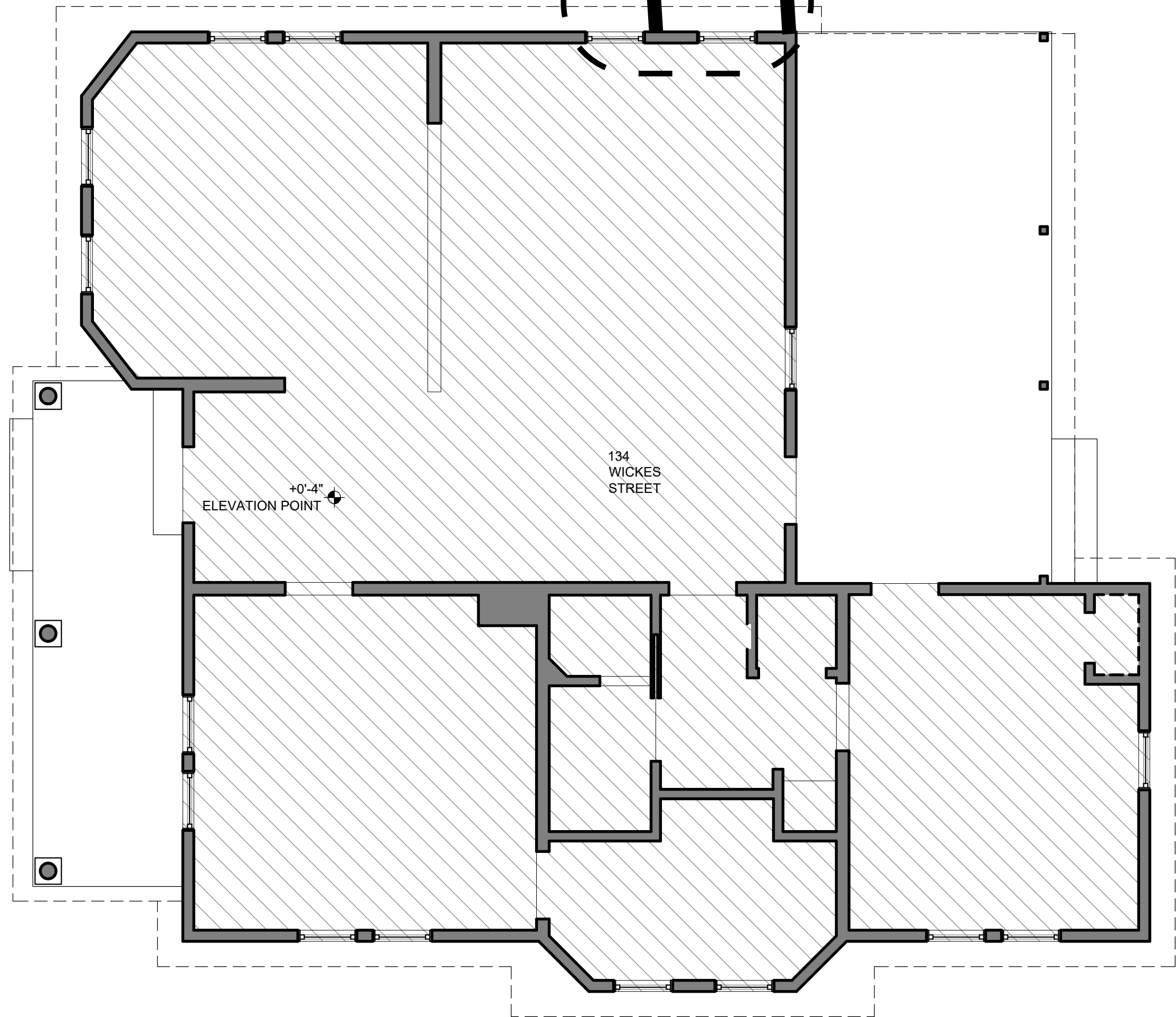
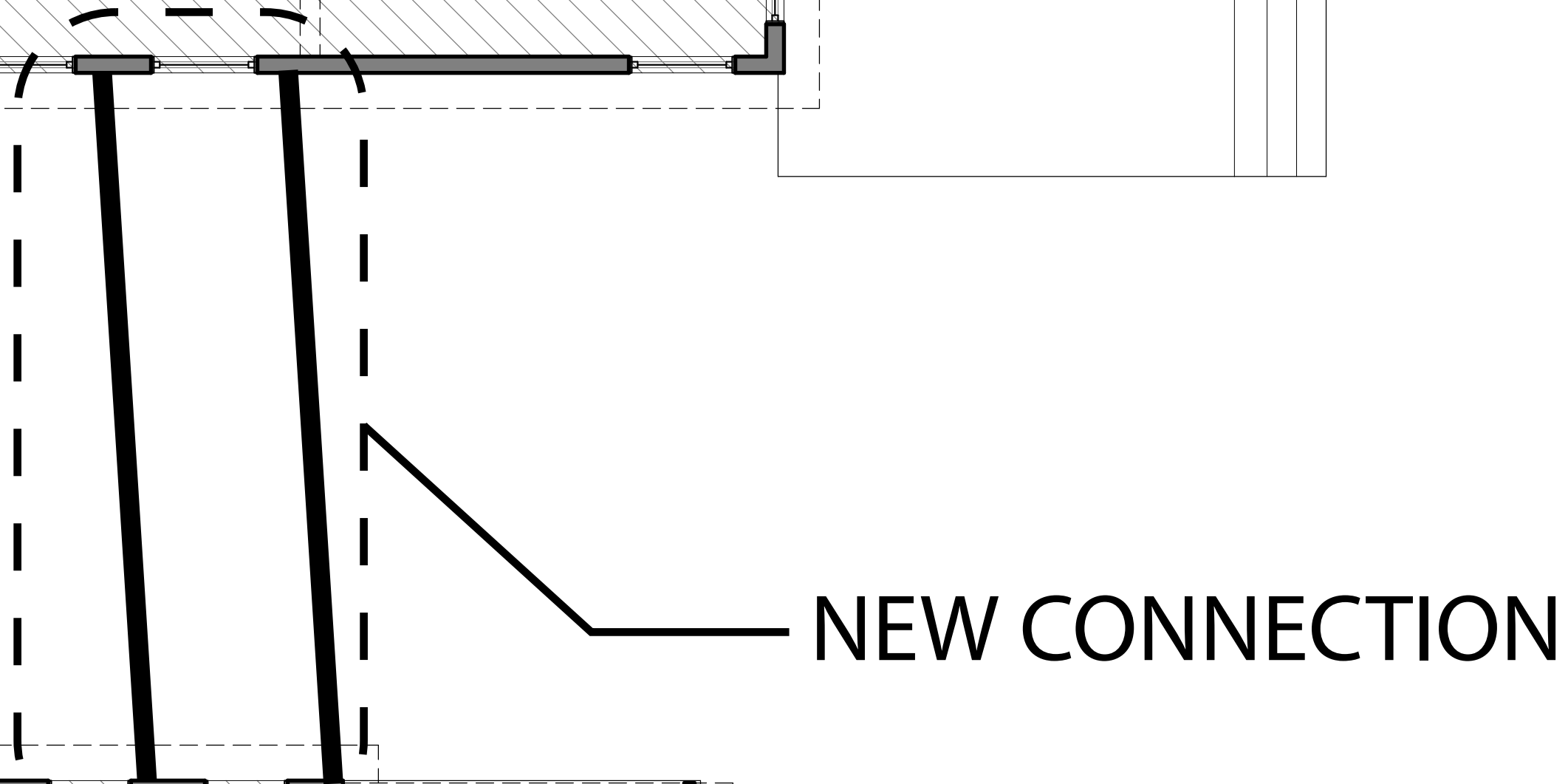
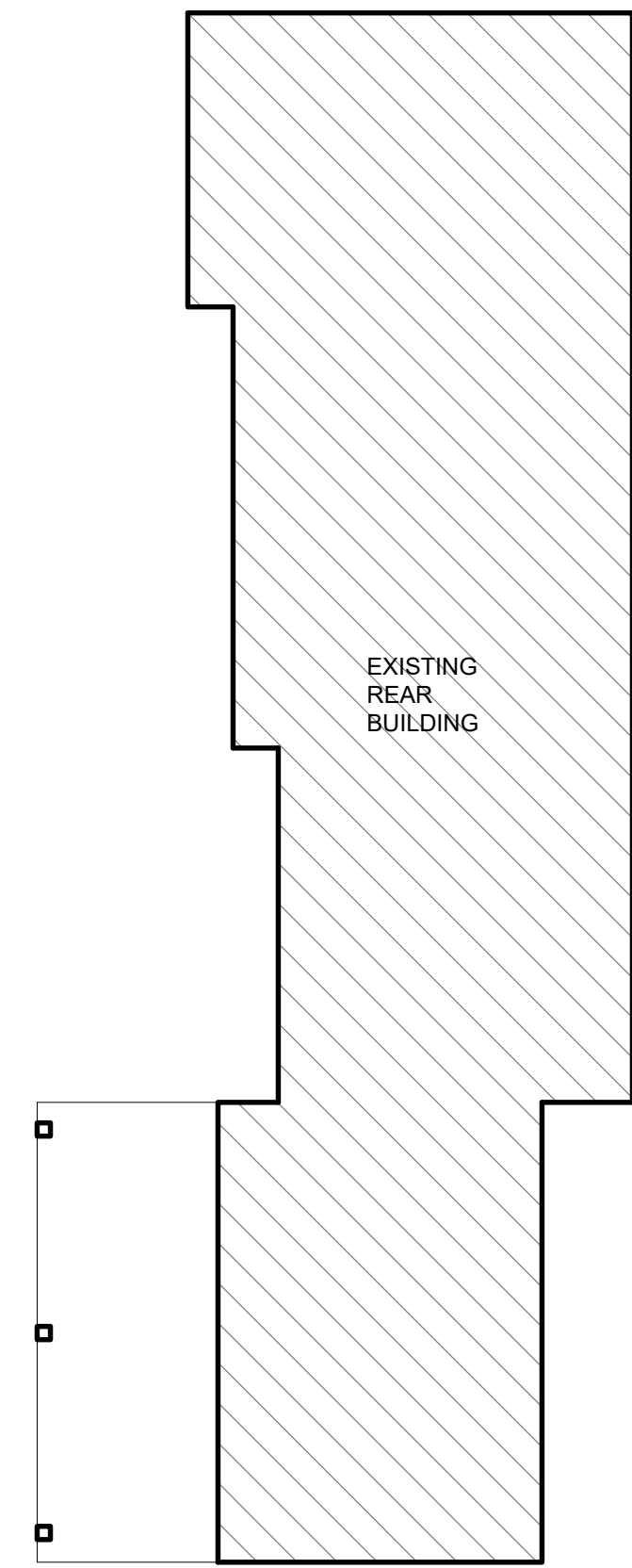
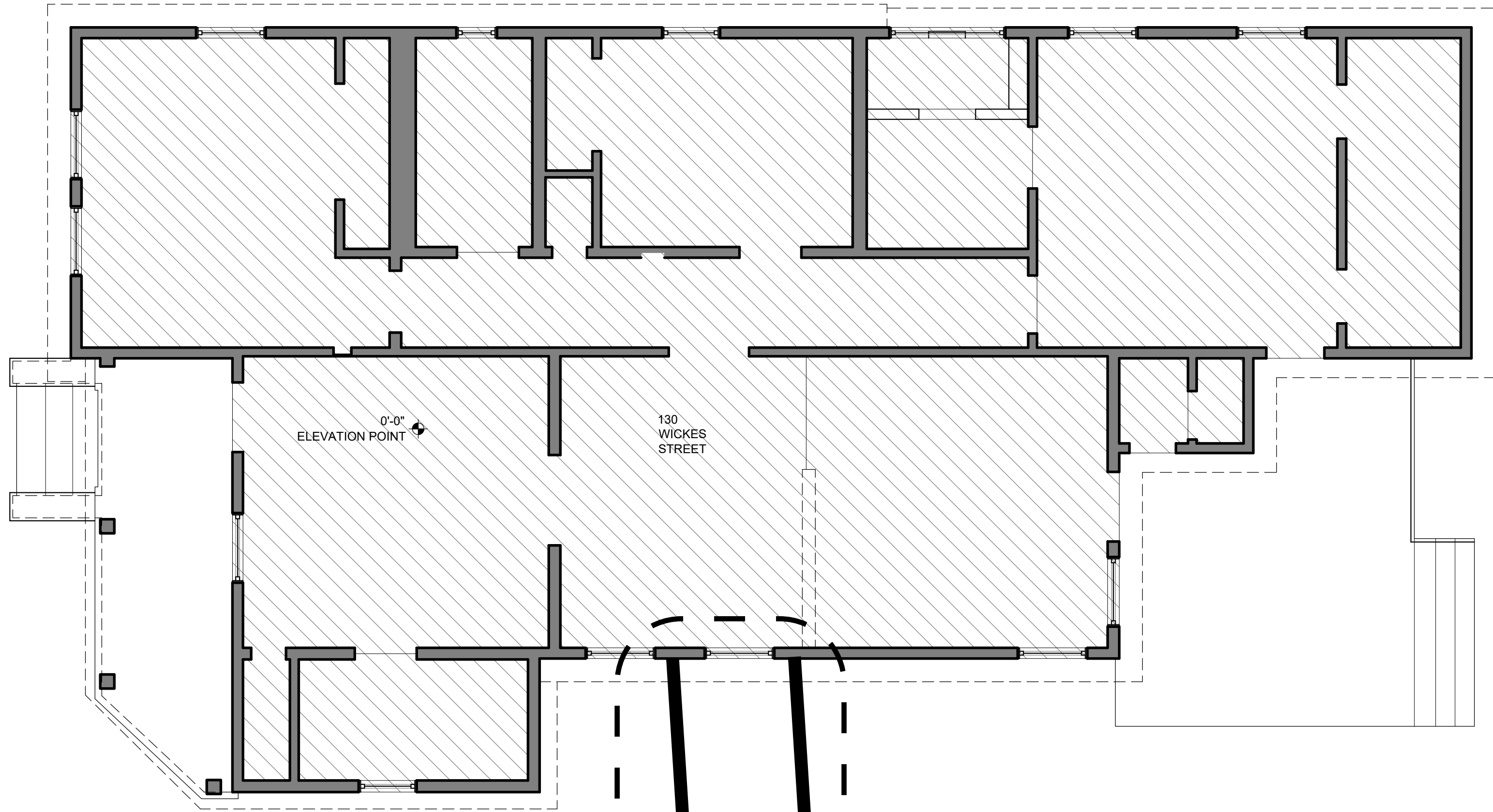
SAN ANTONIO, TX  
DARRYL OHLENBUSCH AIA

02 JANUARY 2023

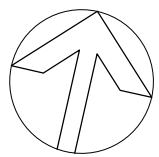
SHEET

2





NORTH



1  
AC-10

PROXIMITY PLAN

1/4"=1'-0"



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130 AND 134 WICKES ST  
SAN ANTONIO, TX

PROXIMITY PLAN

DATE: 09.20.2022

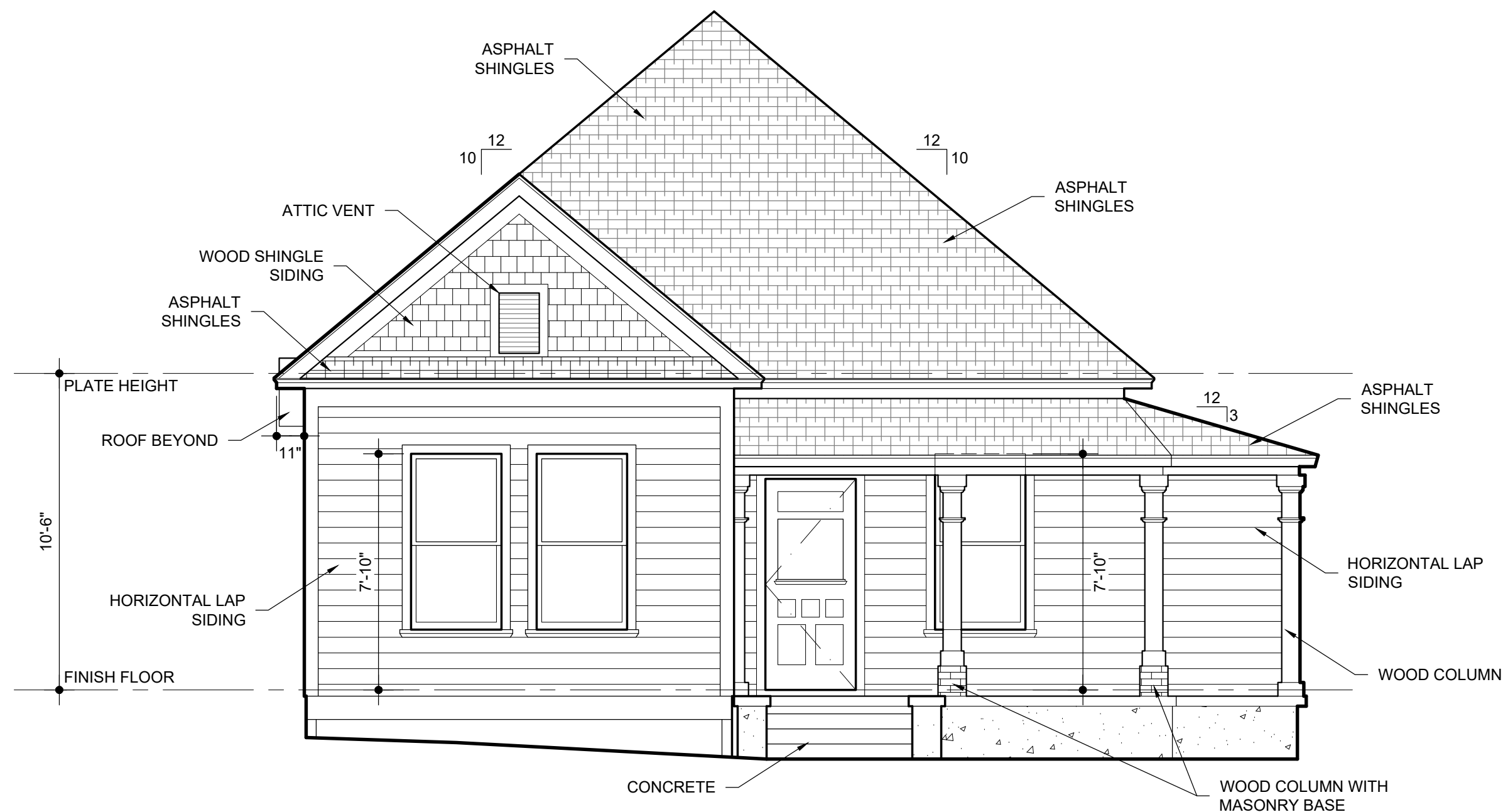
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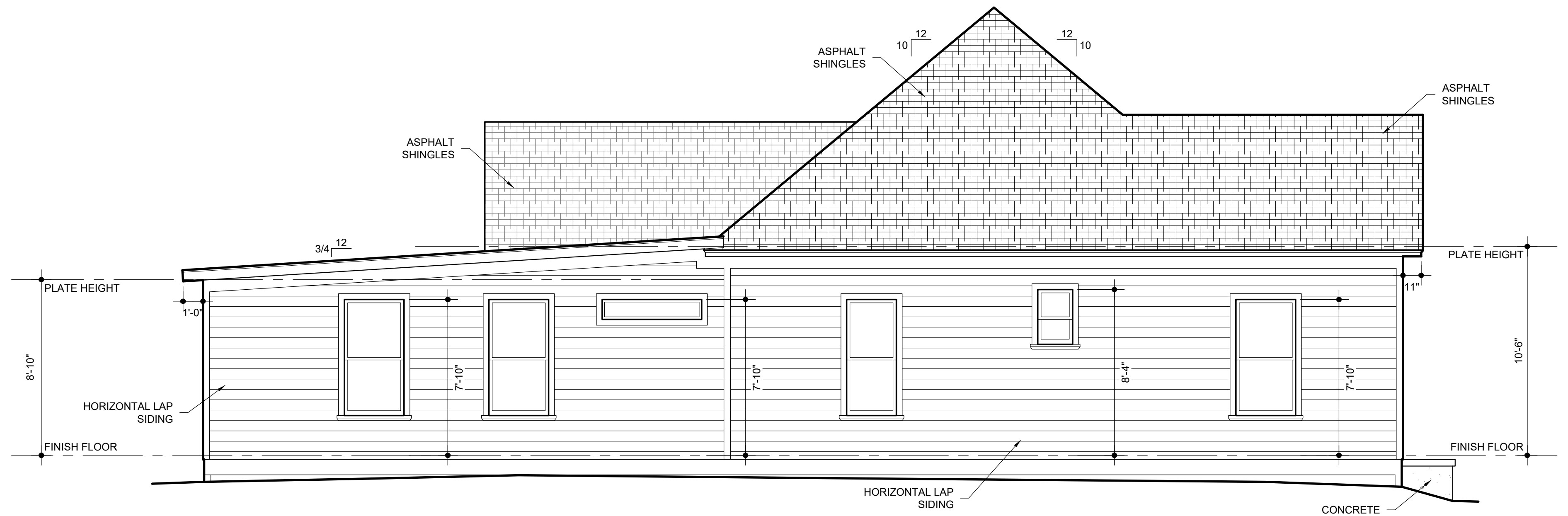
AC-10

130 WICKES ST - AS-BUILT DRAWINGS



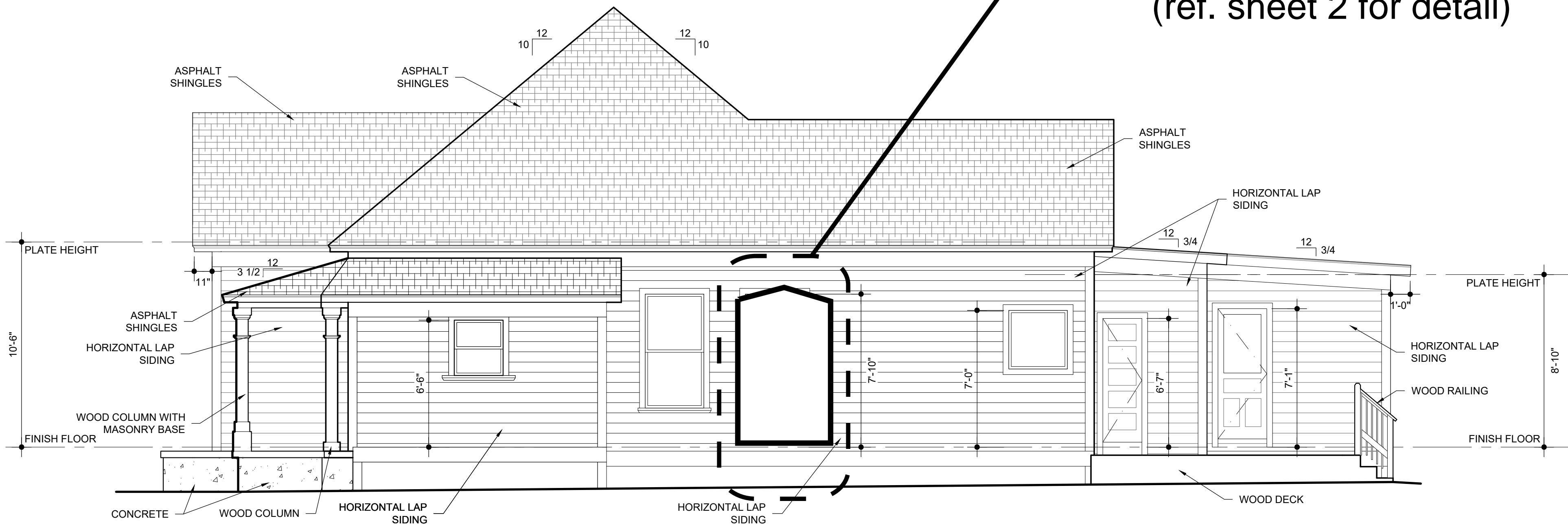


1 FRONT ELEVATION  
A-20 1/4"=1'-0"

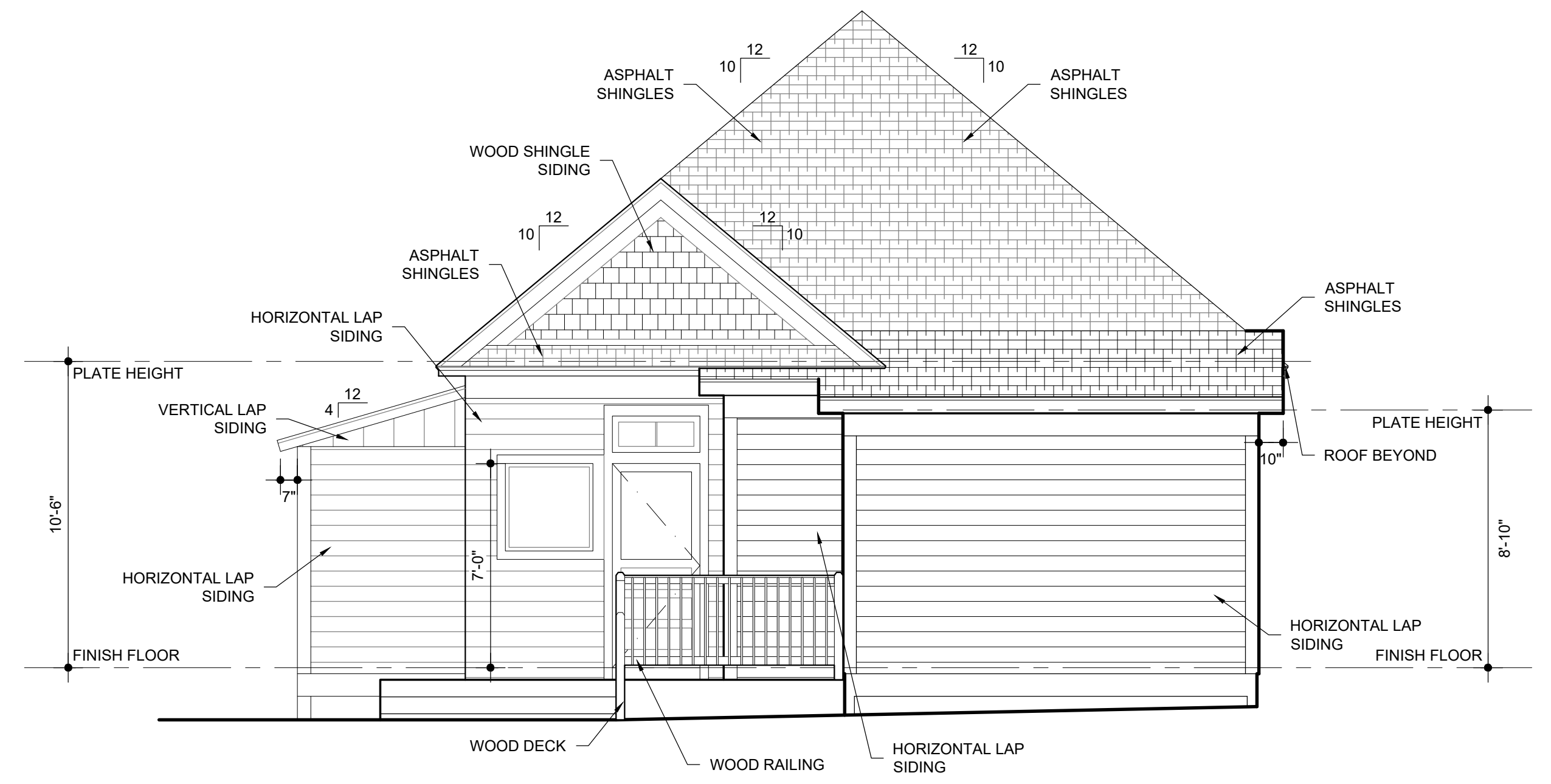


2 LEF  
A-20 1/4"=1'-0"

APPROXIMATE  
LOCATION OF  
NEW CONNECTION  
(ref. sheet 2 for detail)



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



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



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130 AND 134 WICKES ST  
SAN ANTONIO, TX

130 WICKES ELEVATIONS

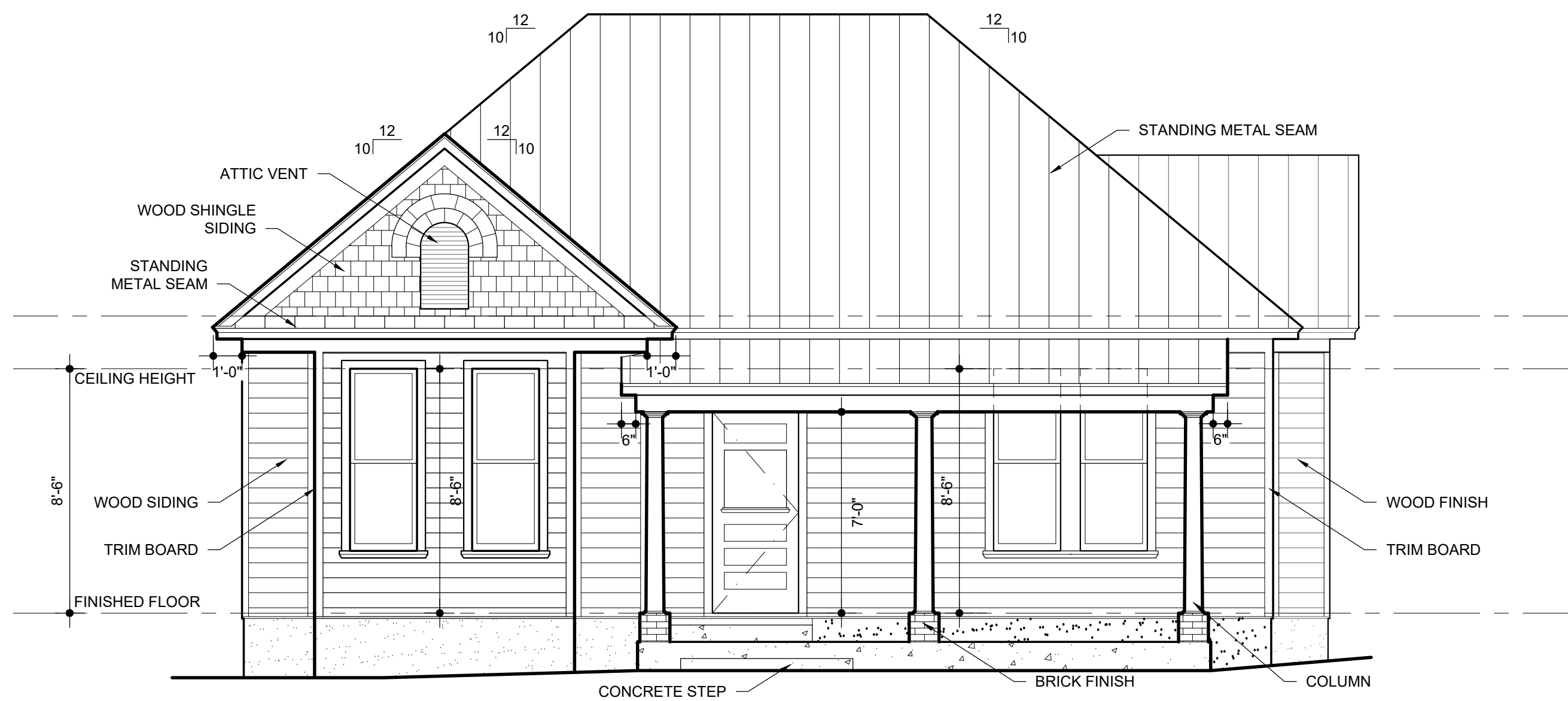
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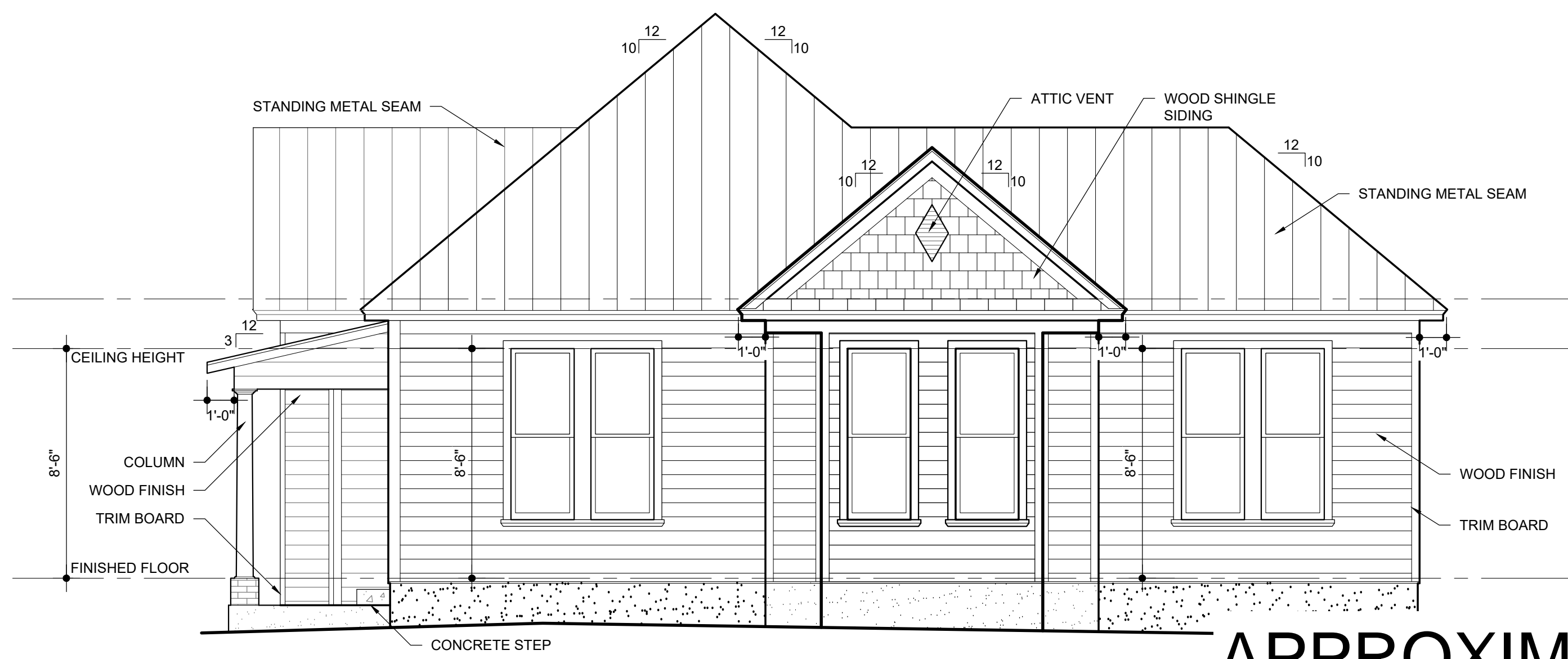




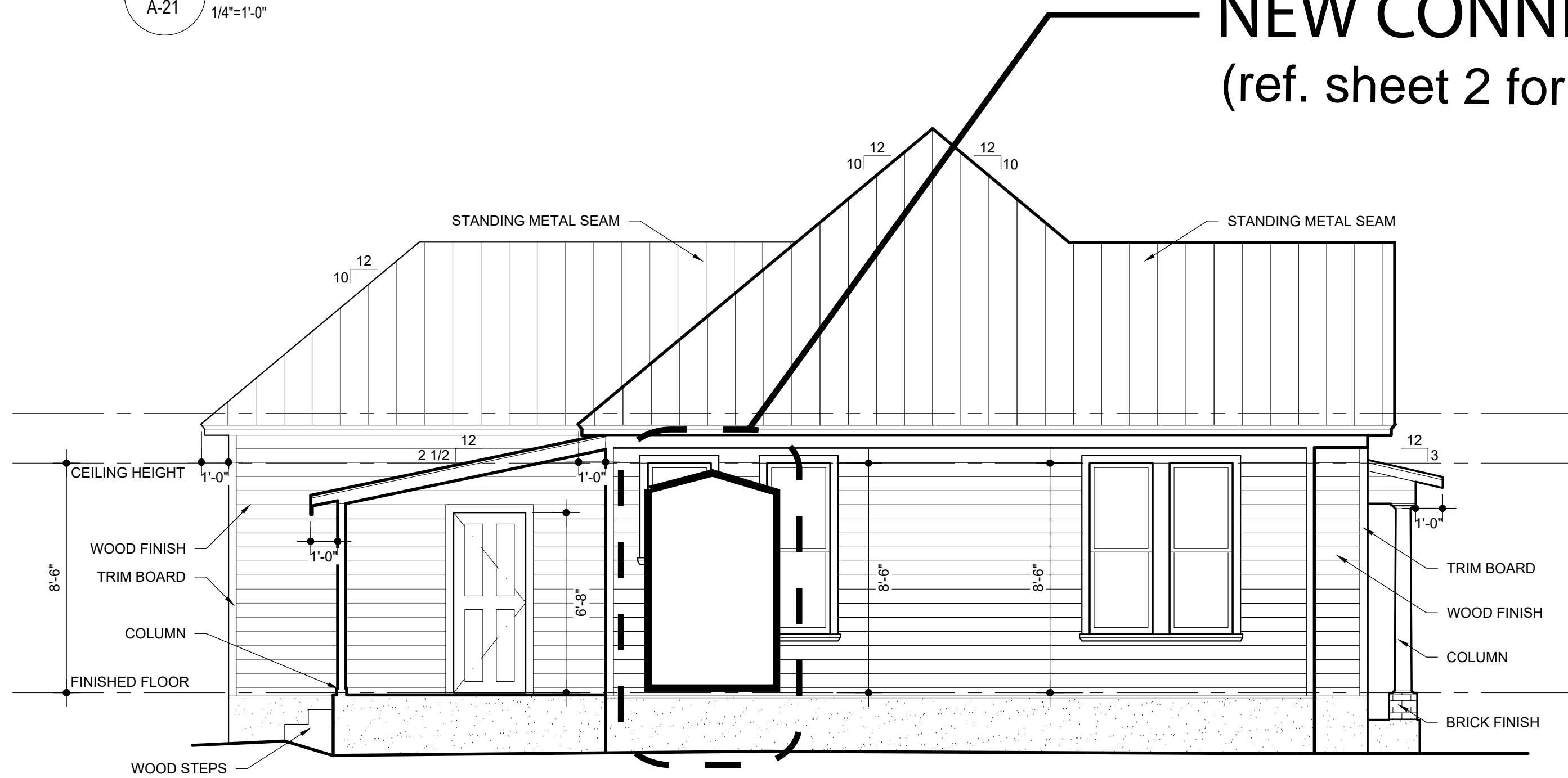
1 FRONT ELEVATION  
A-21 1/4"=1'-0"



3 BACK ELEVATION  
A-21 1/4"=1'-0"



2 RIGHT ELEVATION  
A-21 1/4"=1'-0"



4 LEFT ELEVATION  
A-21 1/4"=1'-0"

APPROXIMATE  
LOCATION OF  
NEW CONNECTION  
(ref. sheet 2 for detail)



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130 AND 134 WICKES ST  
SAN ANTONIO, TX

134 WICKES ELEVATIONS

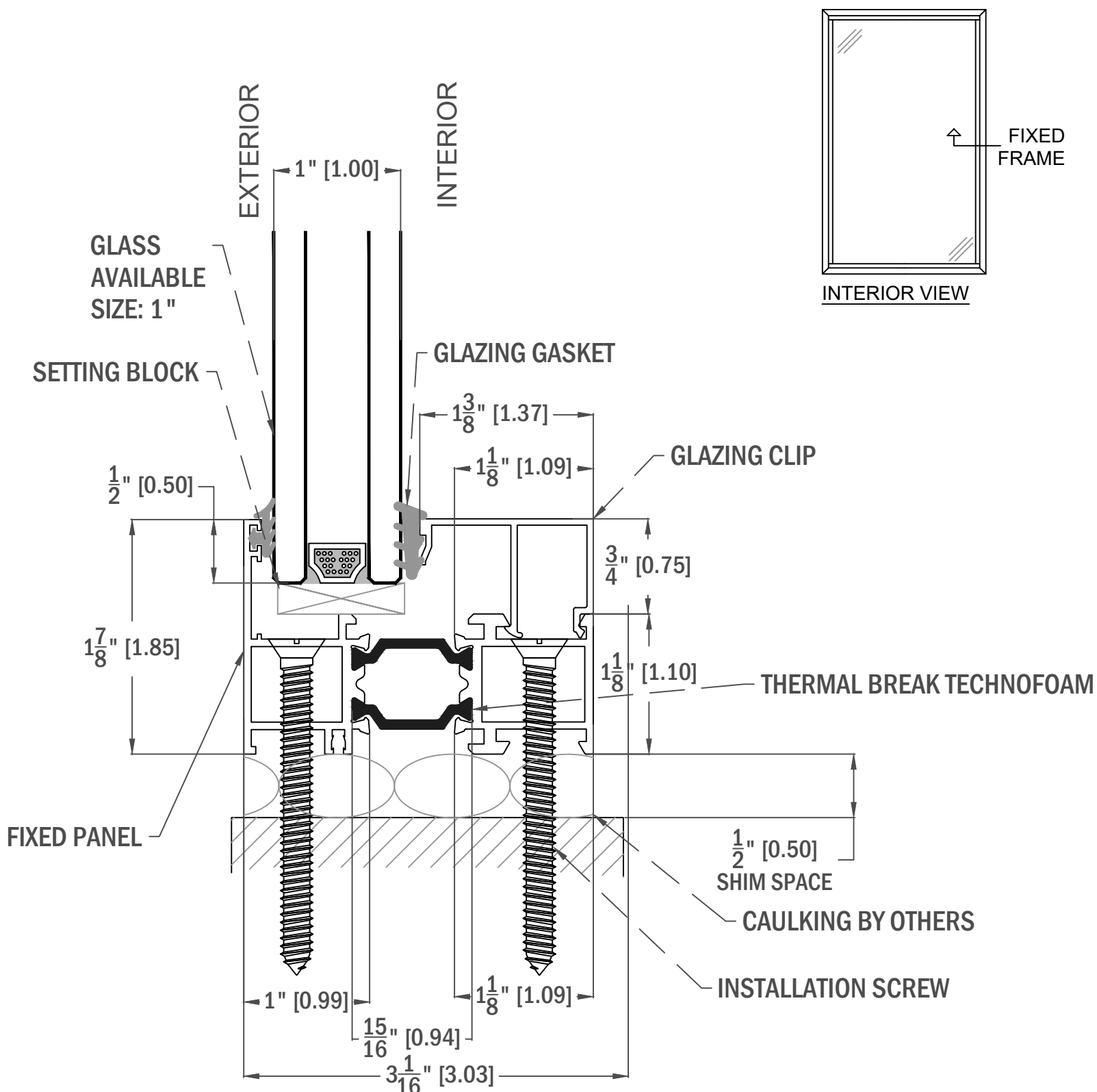
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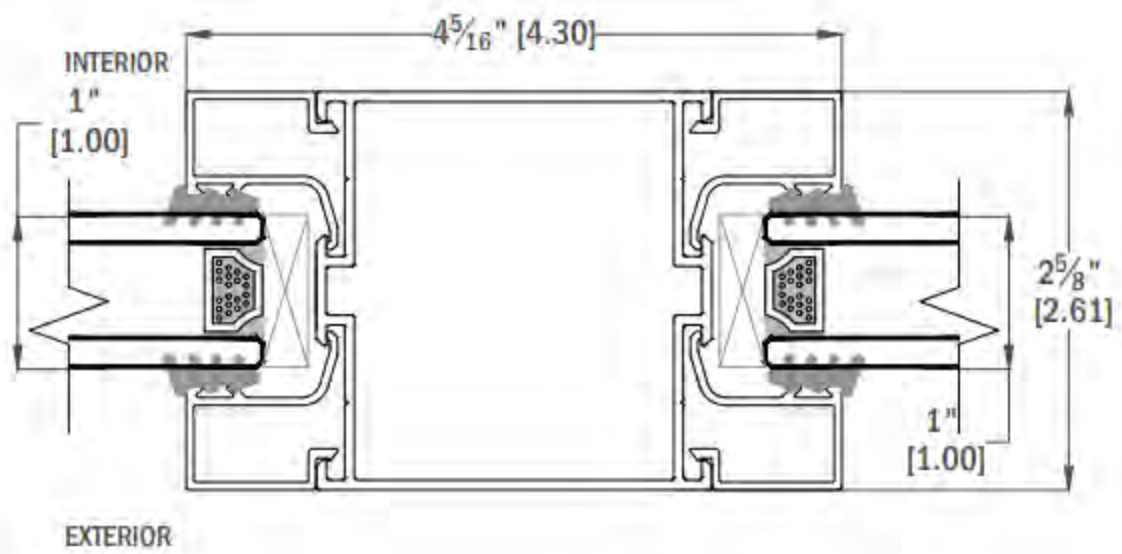
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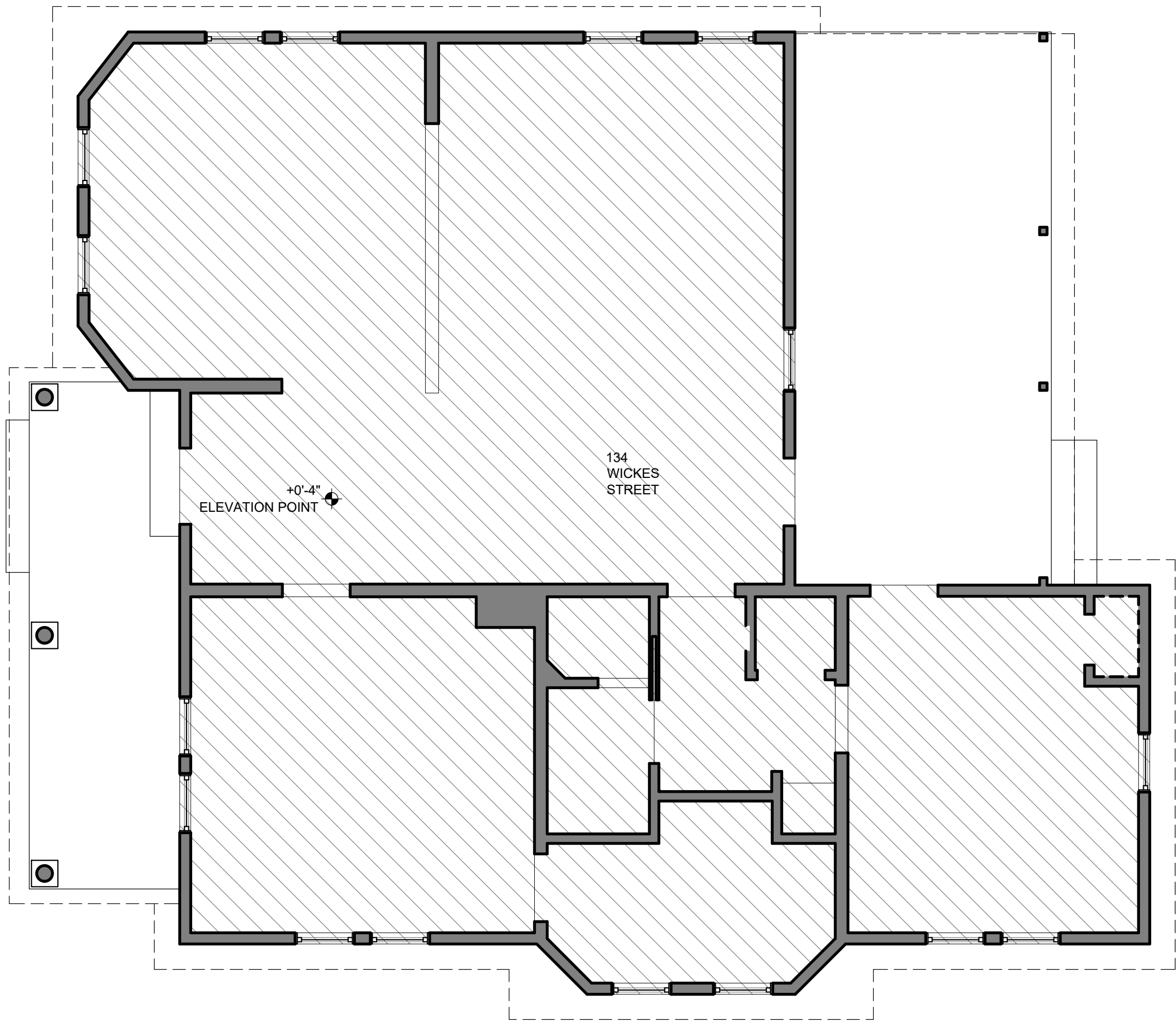
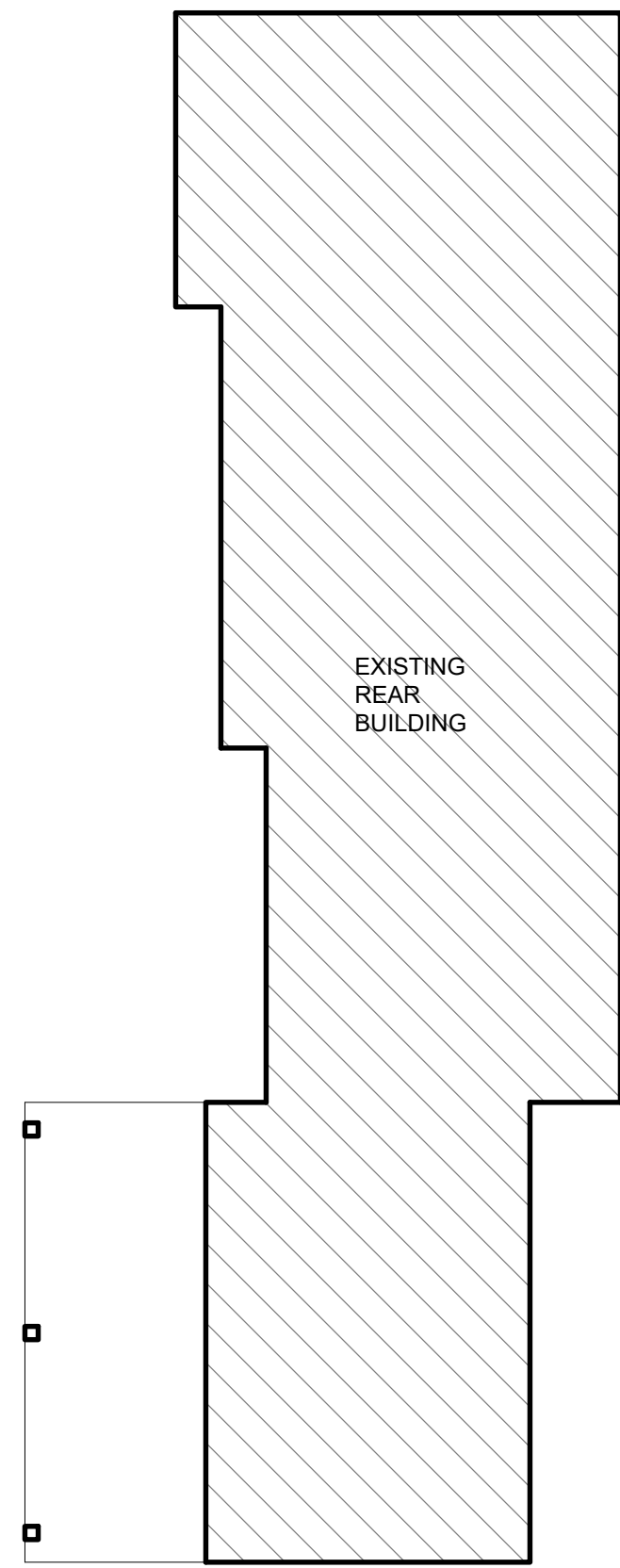
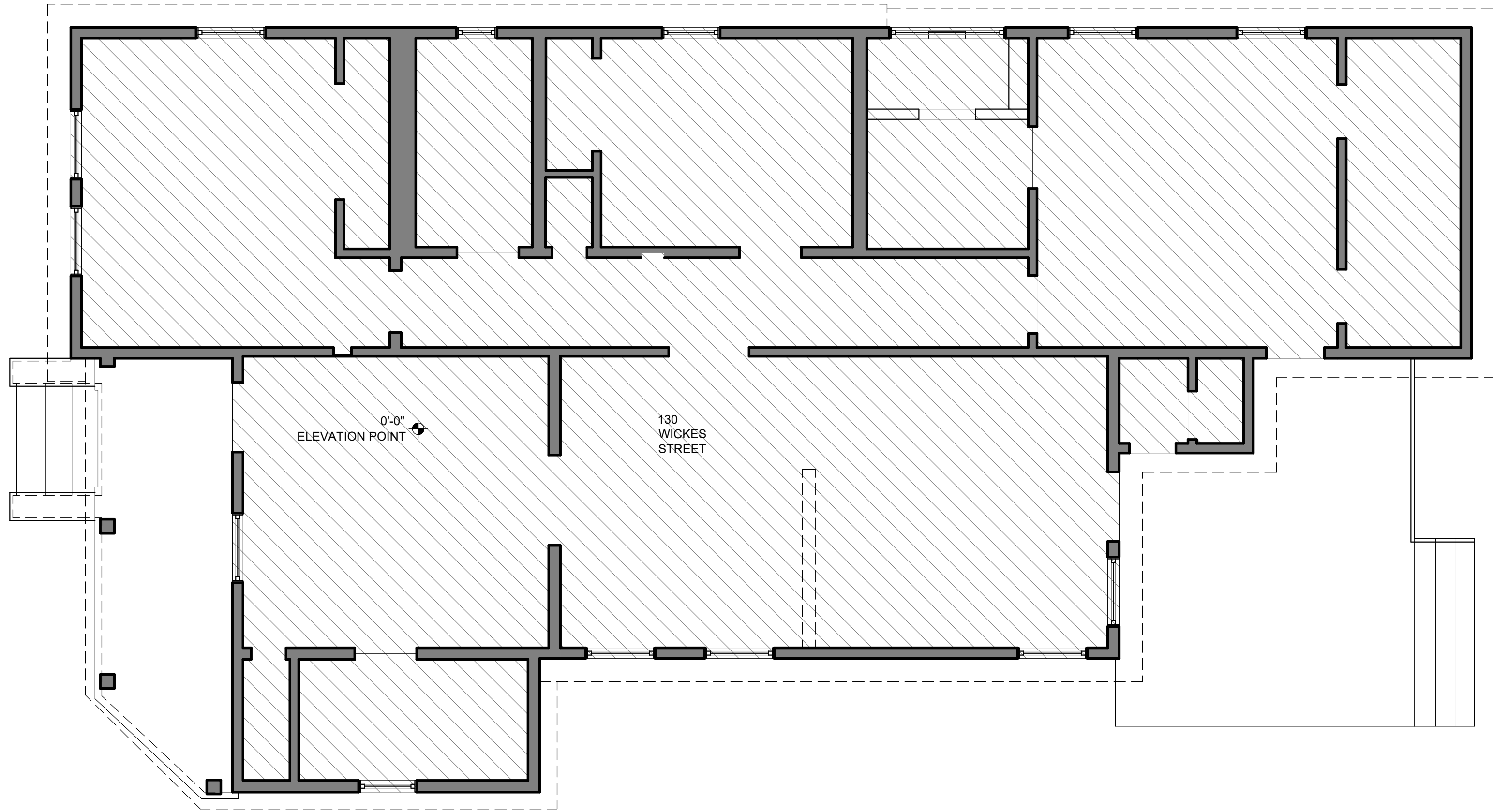




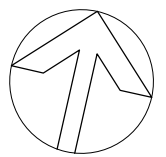








NORTH



1  
AC-10

PROXIMITY PLAN

1/4"=1'-0"



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130 AND 134 WICKES ST  
SAN ANTONIO, TX

PROXIMITY PLAN

DATE: 09.20.2022

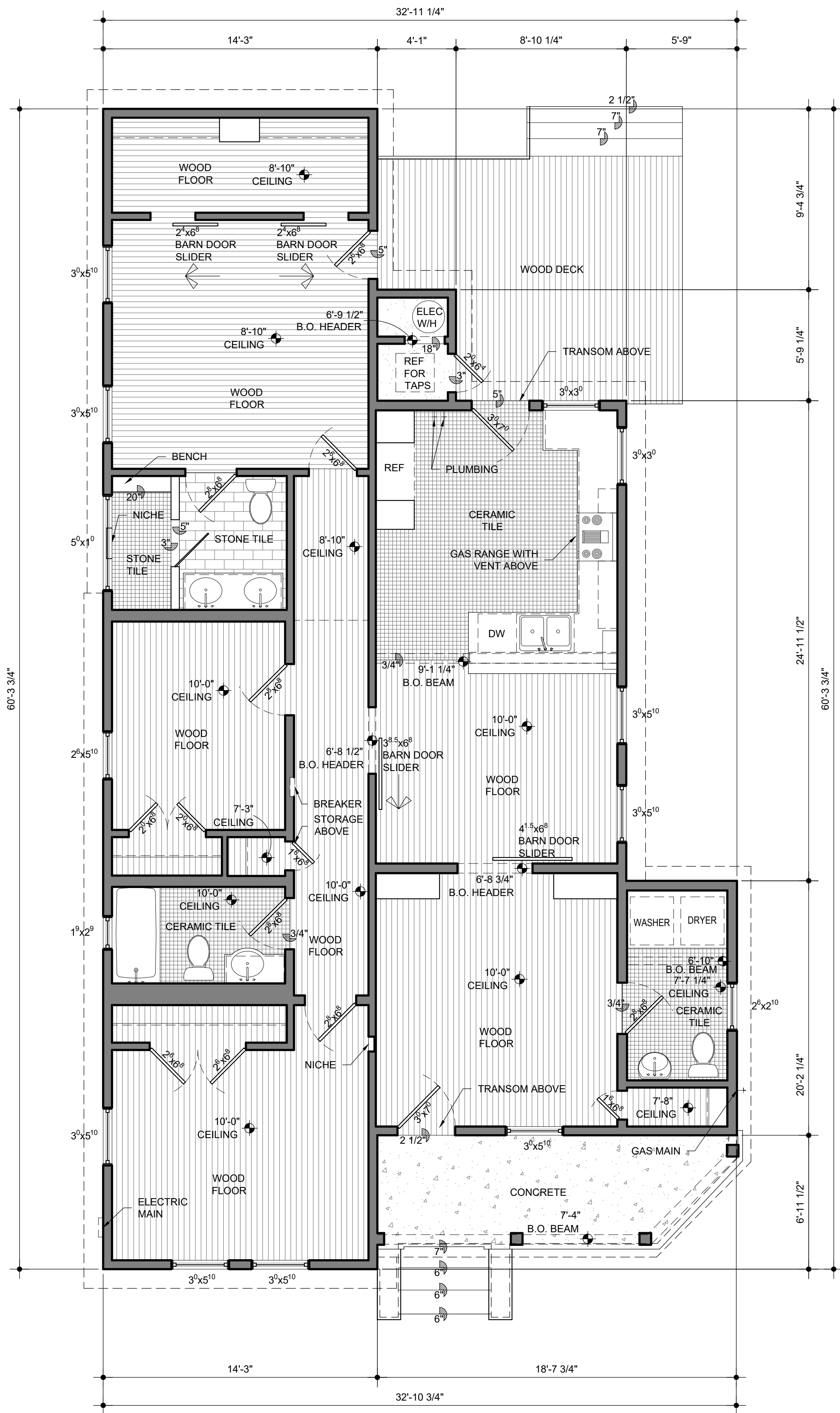
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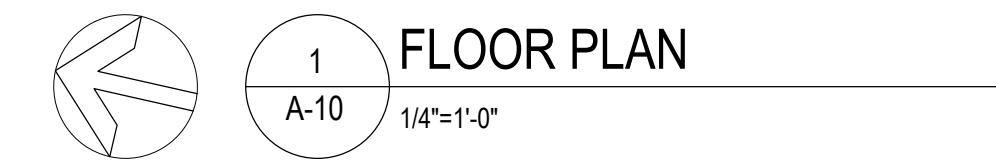
AC-10

130 WICKES ST - AS-BUILT DRAWINGS

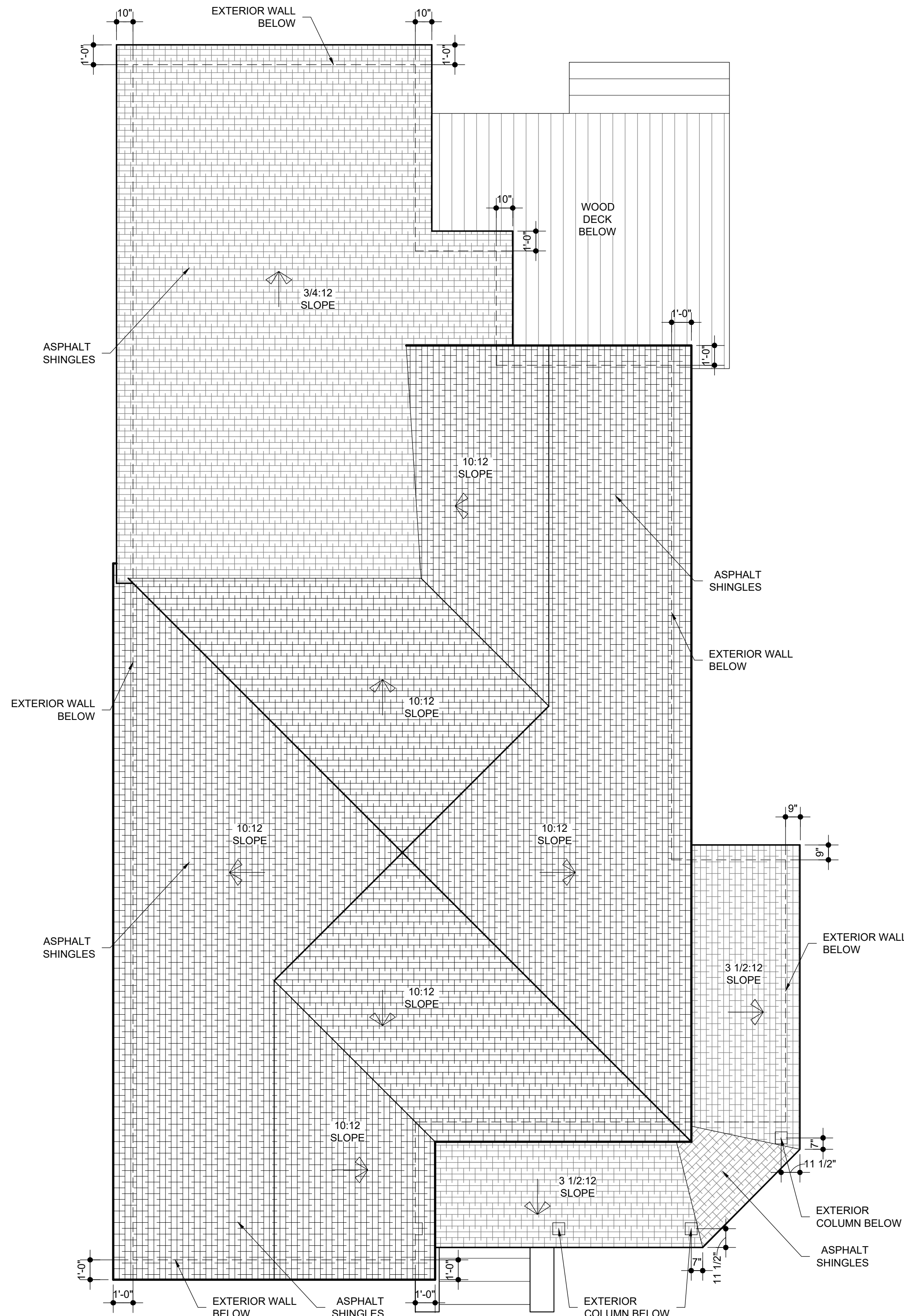




NORTH



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



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130 AND 134 WICKES ST  
SAN ANTONIO, TX

130 WICKES FLOOR PLAN  
AND ROOF PLAN

DATE: 09.20.2022

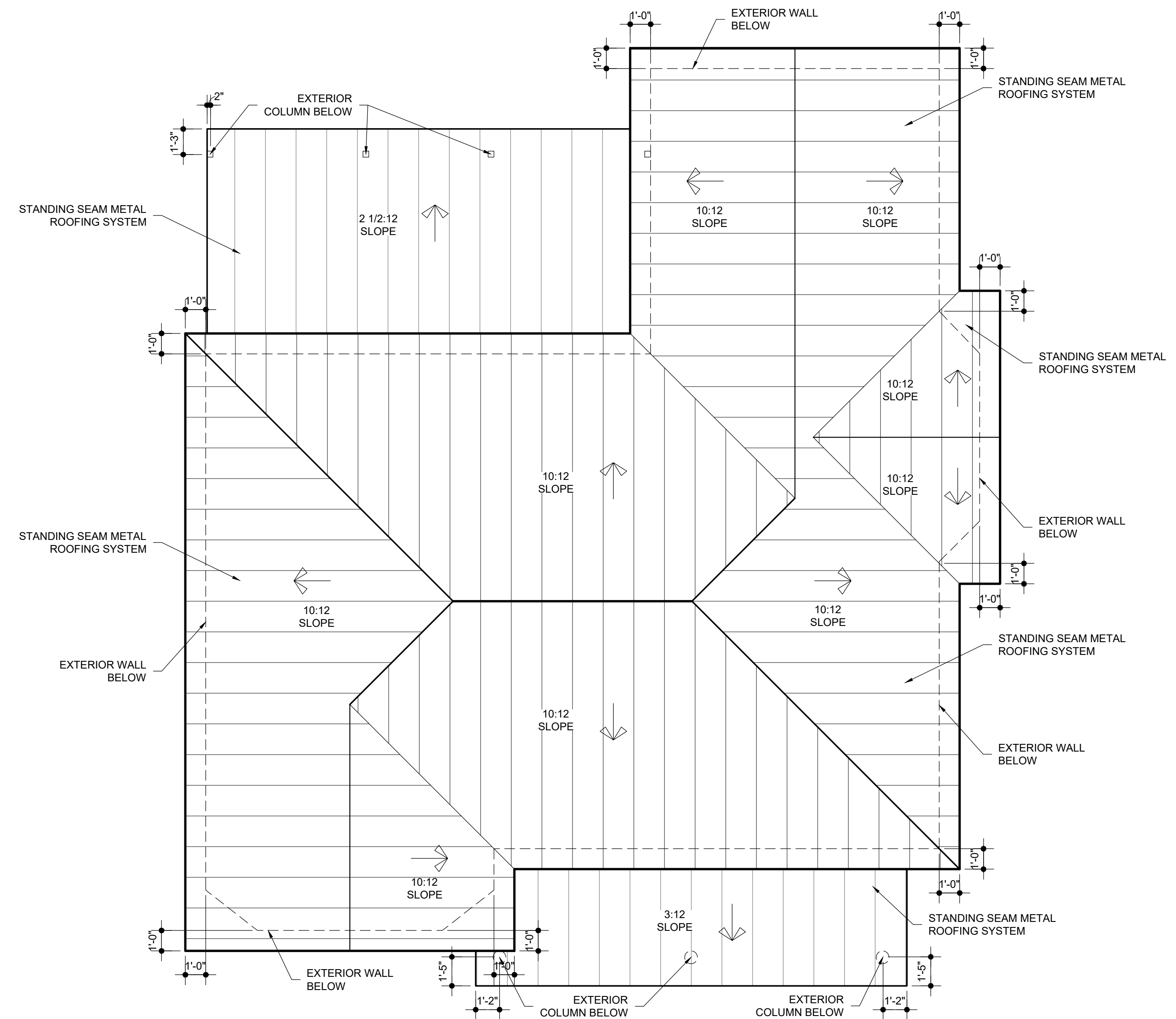
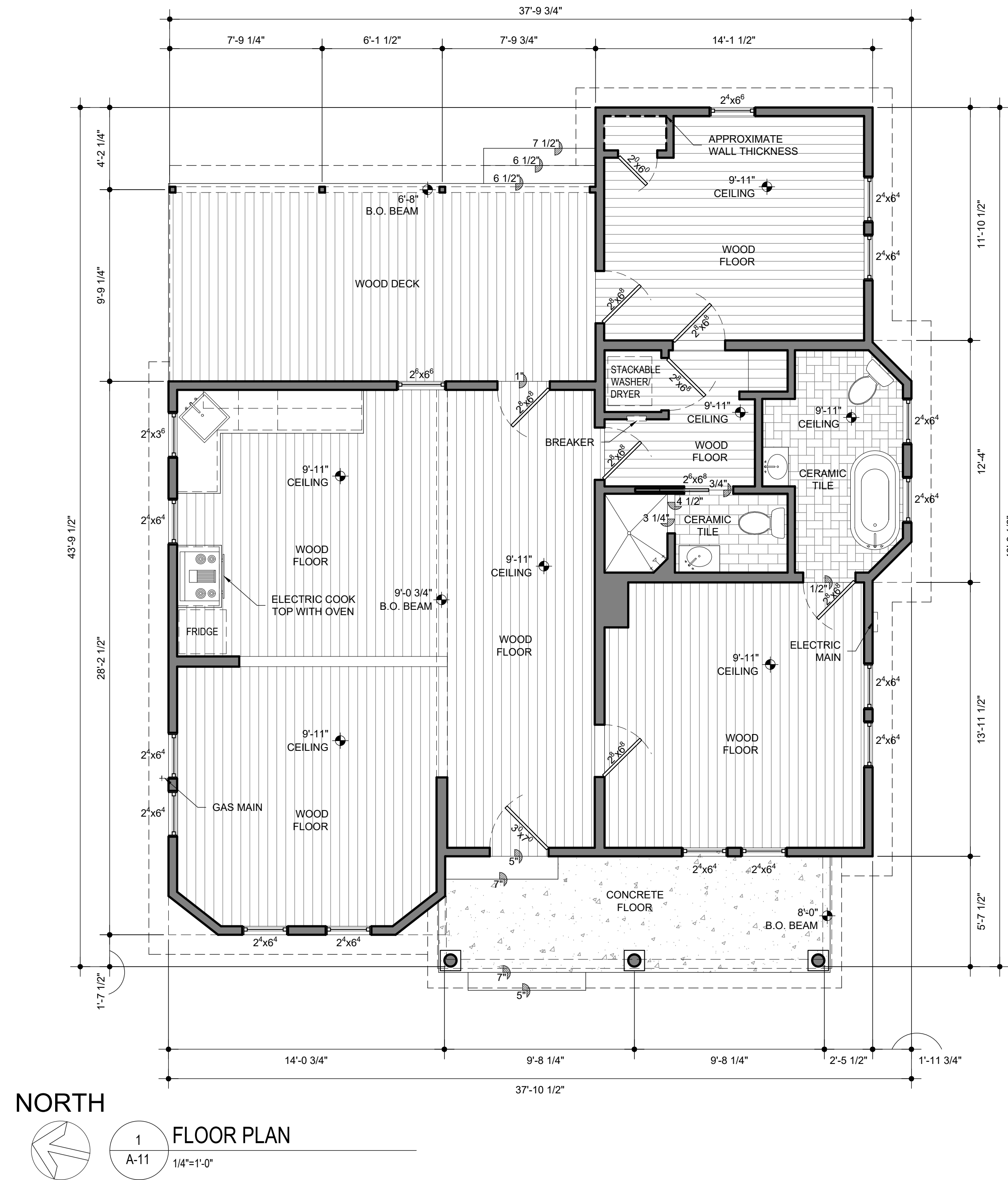
AS-BUILT

Sheet Number

A-10

130 WICKES ST - AS-BUILT DRAWINGS





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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130 AND 134 WICKES ST  
SAN ANTONIO, TX

## 134 WICKES FLOOR PLAN AND ROOF PLAN

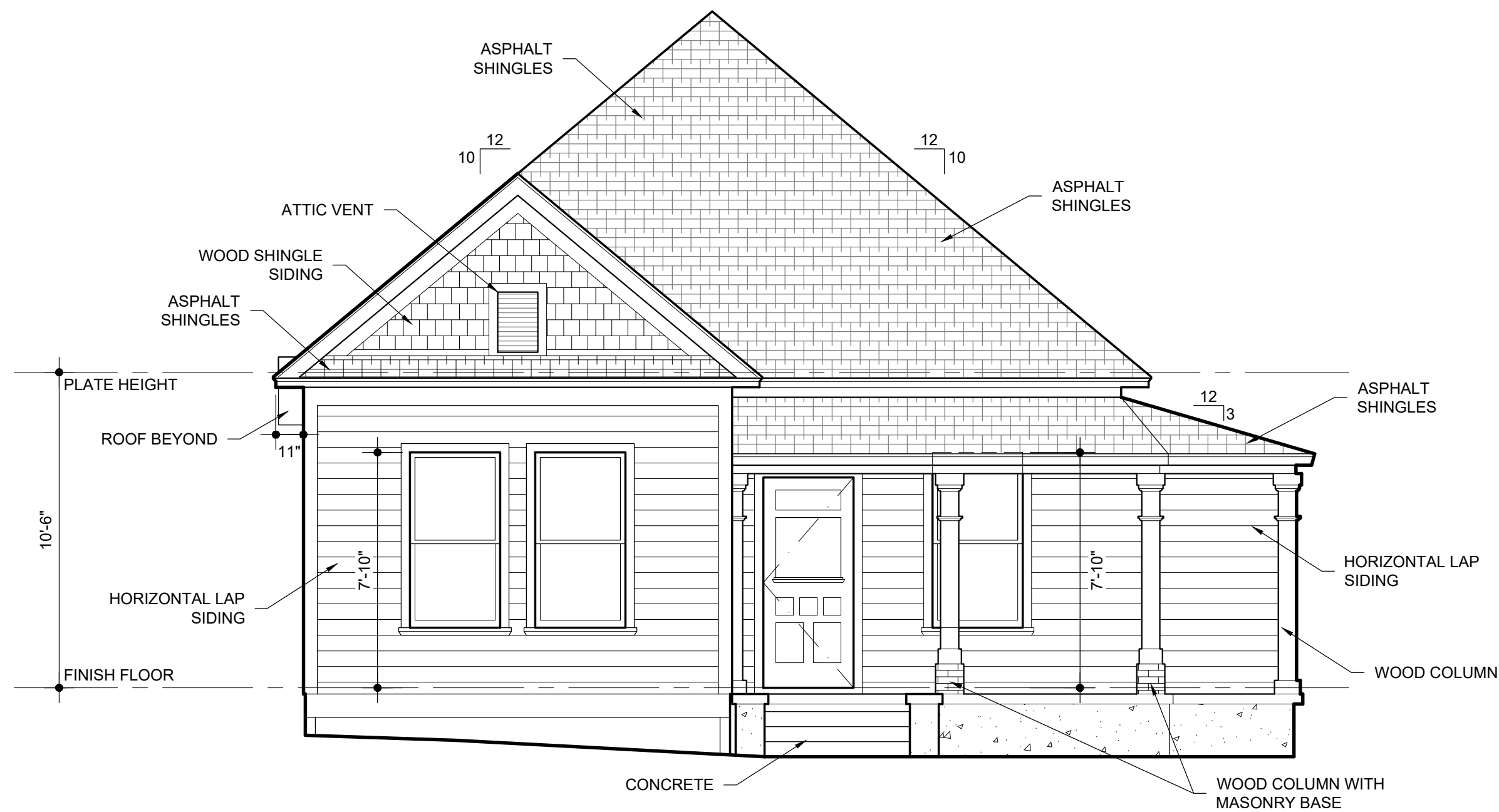
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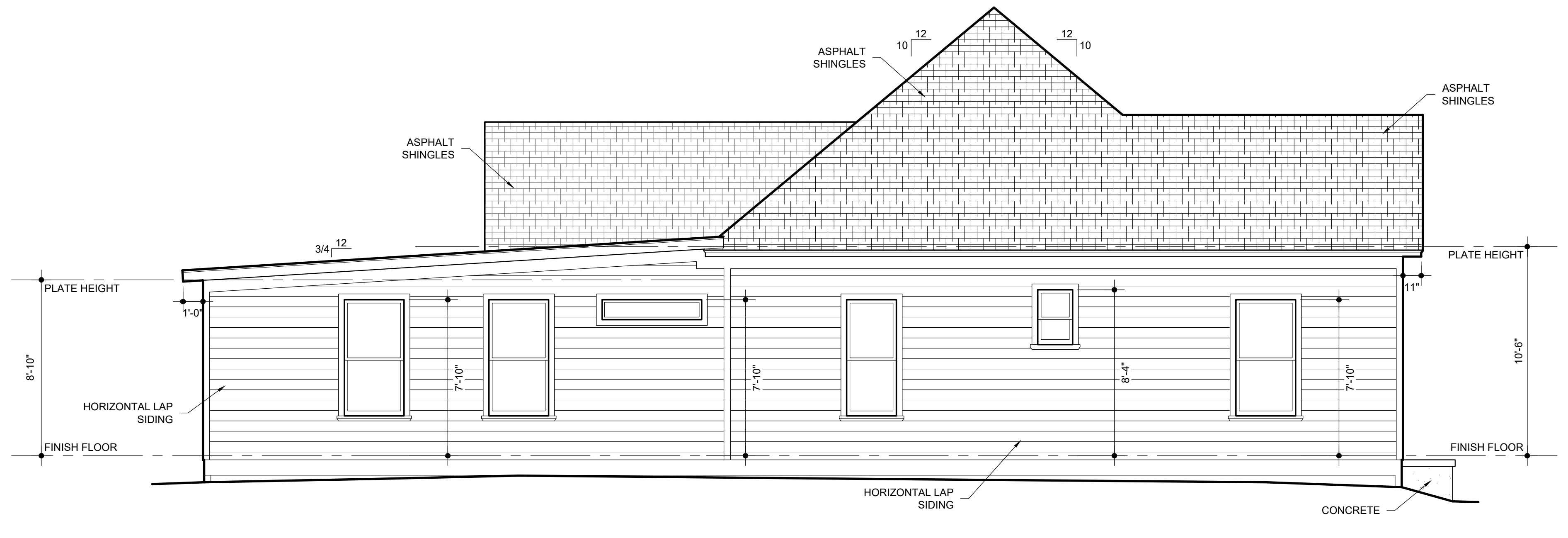
**A-11**

# 130 WICKES ST - AS-BUILT DRAWINGS

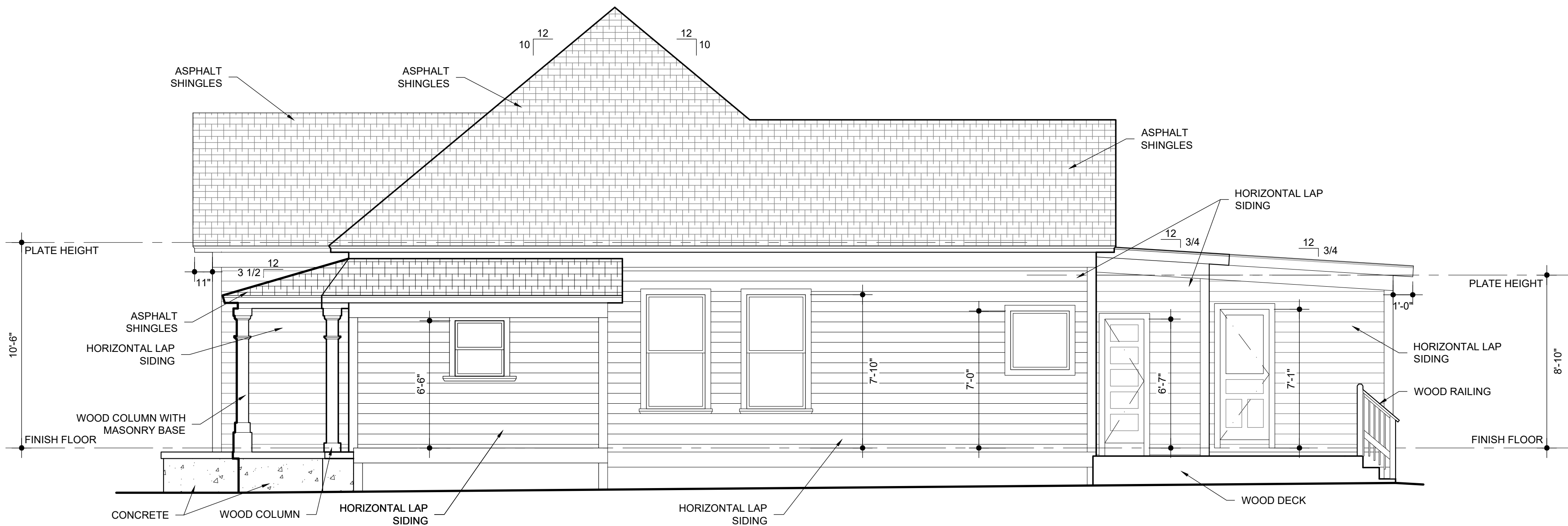




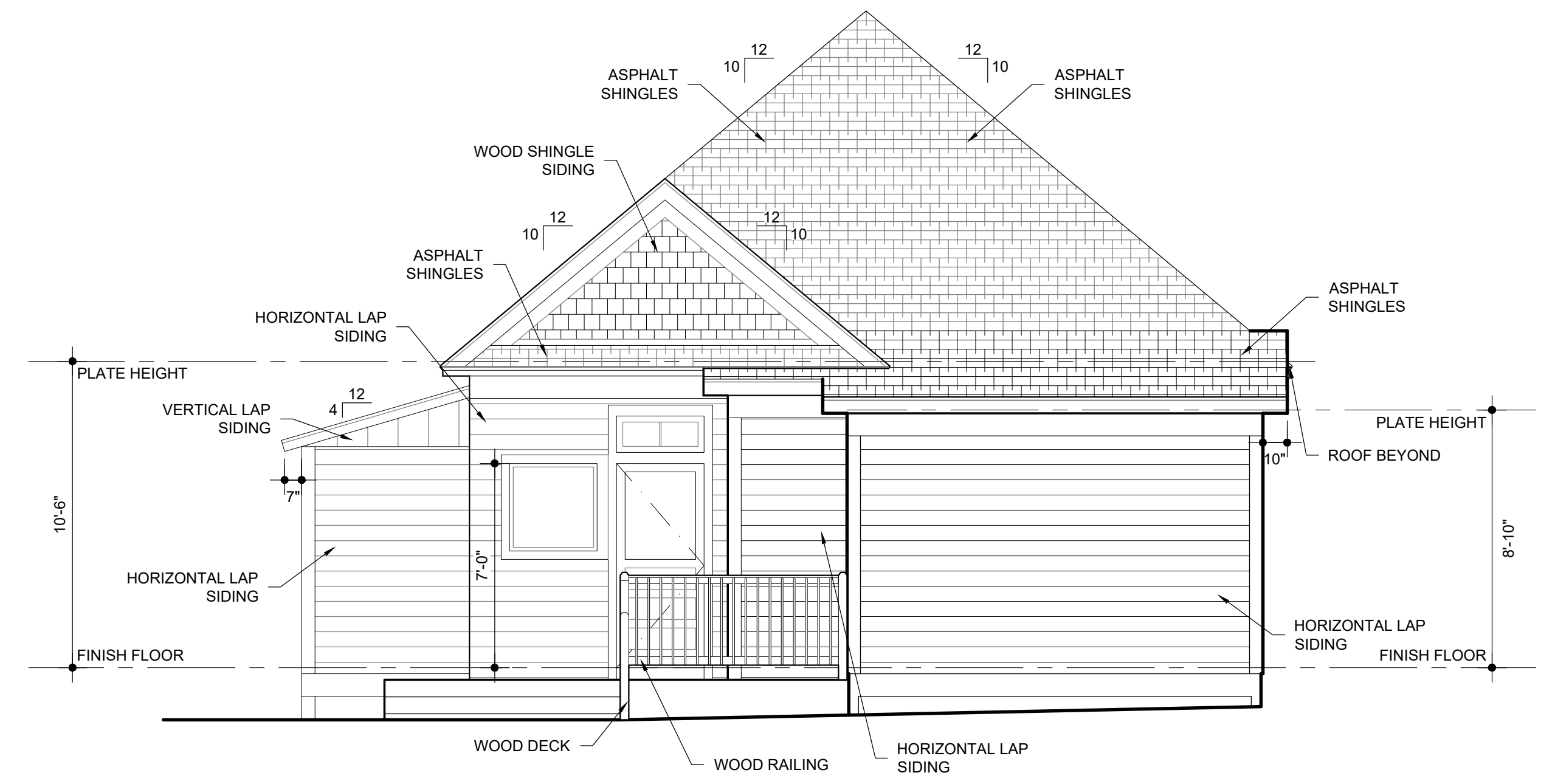
1 FRONT ELEVATION  
A-20 1/4"=1'-0"



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



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



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



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130 AND 134 WICKES ST  
SAN ANTONIO, TX

130 WICKES ELEVATIONS

DATE: 09.20.2022

AS-BUILTS

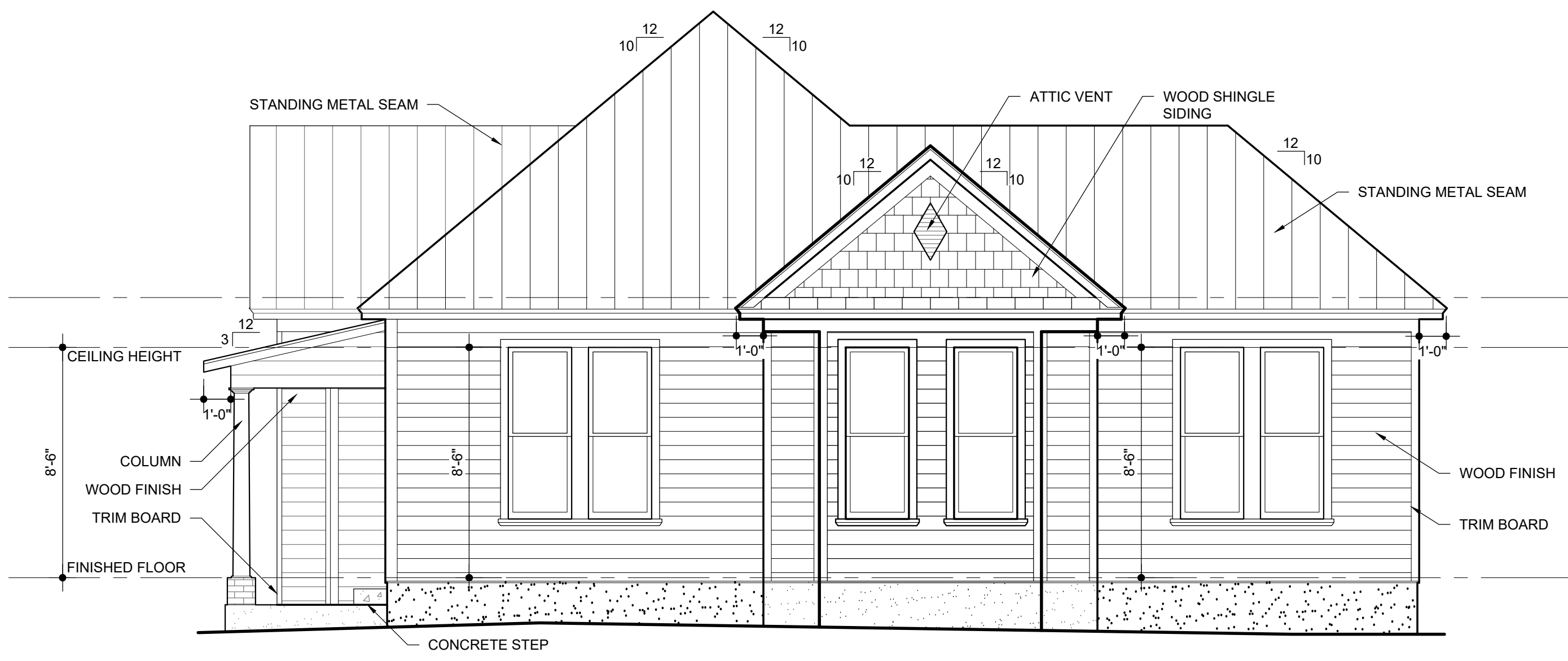
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A-20





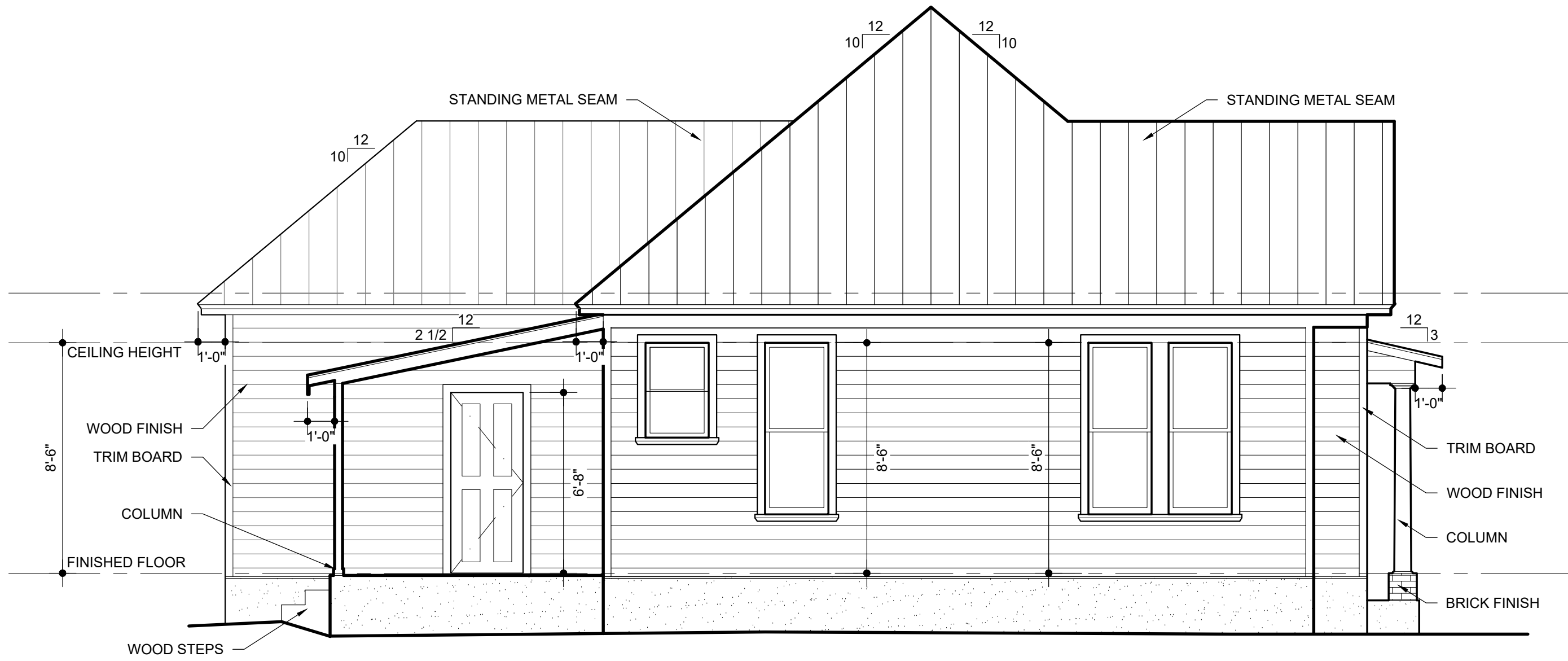
1 FRONT ELEVATION  
A-21 1/4"=1'-0"



2 RIGHT ELEVATION  
A-21 1/4"=1'-0"



3 BACK ELEVATION  
A-21 1/4"=1'-0"



4 LEFT ELEVATION  
A-21 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





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**

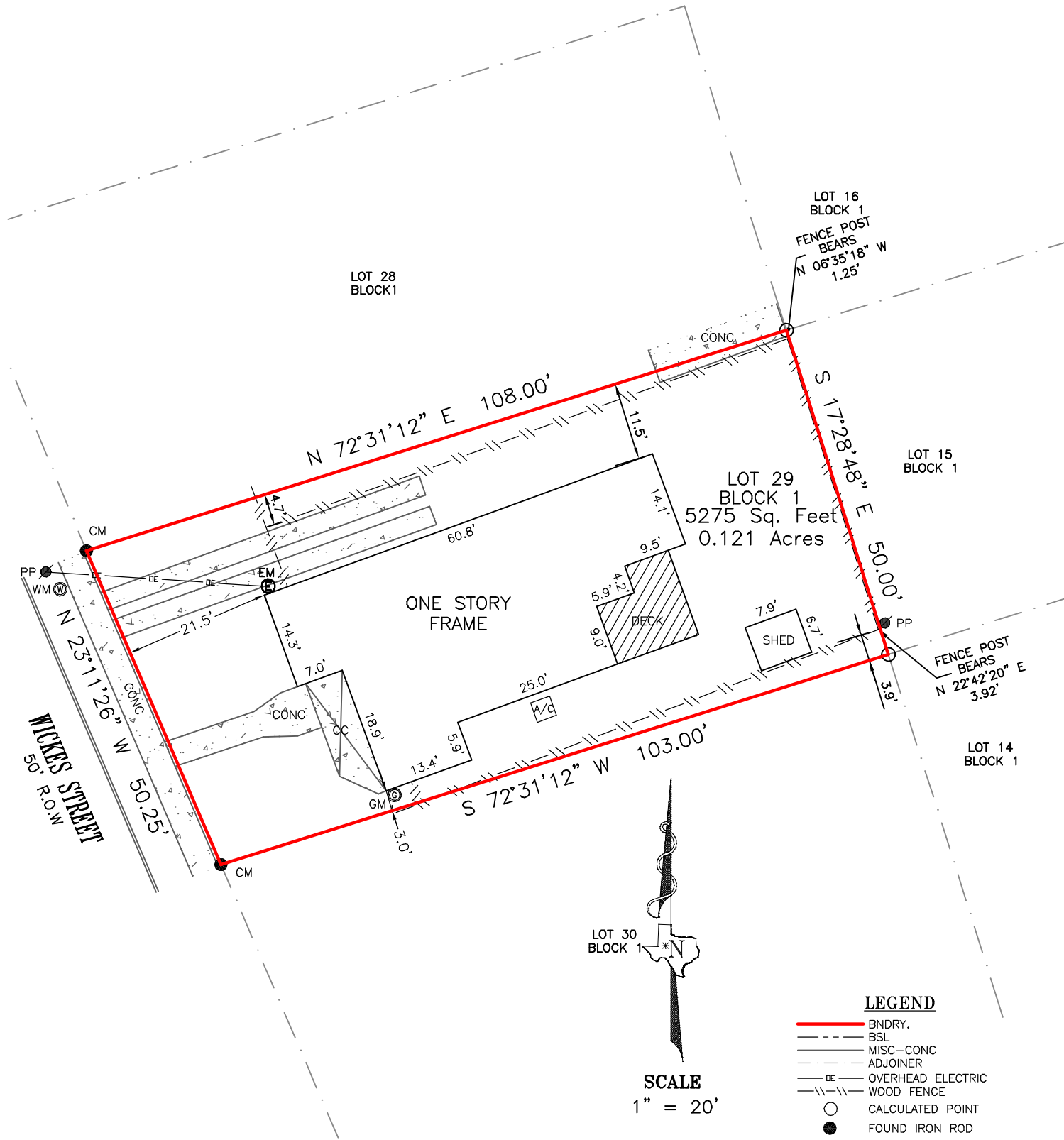
This survey is hereby accepted with all encroachments,  
overlaps, conflicts, and discrepancies in improvements,  
boundary lines, and/or land area.

X  
X



LEGAL DESCRIPTION

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



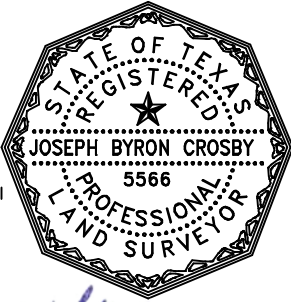
NOTES

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.

LEGEND

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

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 discrepancies, 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.



Joe B Crosby

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

ACCORDING TO FEMA MAP NO.48029C0415G  
WITH AN EFFECTIVE 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.

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	

















**WARNING**  
Moving Gate Can Cause  
Serious Injury Or Death  
Do Not Stand Behind Gate  
When Gate is Closing  
Do Not Allow Children To Play  
Near Gate  
Do Not Touch Gate When  
Closing















