

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-640  
**ADDRESS:** 218 W WOODLAWN  
**LEGAL DESCRIPTION:** NCB 1859 BLK 2 LOT 7  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** E.C. Parker  
**OWNER:** Dave Isaacs  
**TYPE OF WORK:** Construction of a 2-story rear addition, exterior alterations, roofline modifications  
**APPLICATION RECEIVED:** October 18, 2019  
**60-DAY REVIEW:** December 17, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

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

1. Enclose one window on the east elevation of the non-original addition.
2. Enclose three windows on the west elevation of the non-original addition.
3. Add salvaged wood windows on the west, east, and rear elevations of the non-original addition.
4. Construct a new 2-story rear addition.
5. Modify the existing roofline of the historic 1-story structure to feature three new shed dormers with new wood casement windows and a 2-story connecting element to the rear addition.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### 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 stripping 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. *Facade 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.

### 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.

### 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.

## *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 facade of the original structure in terms of their scale and mass.

ii. *Roof top 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.

#### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

### FINDINGS:

- a. The primary historic structure located at 218 W Woodlawn is a 1-story residential structure constructed circa 1903 in the Queen Anne style. The structure features a primary hipped roof with a front gable, woodlap siding with decorative gable shingles, and a wraparound front porch with modified stone and wood battered columns. The structure also features a non-original, 2-story rear addition constructed sometime after 1951. The structure is contributing to the Monte Vista Historic District. The applicant is requesting approval to perform various exterior modifications, including the construction of a 2-story rear addition to infill between the existing rear additions and modify the existing primary structure roofline.
- b. WINDOW ENCLOSURE – The applicant has proposed to enclose several existing openings on the west, east, and rear of the non-original 2-story addition. Due to the non-original nature of the addition, staff finds the proposal generally appropriate with the stipulation that the windows be salvaged on site, reused on the addition, or donated.
- c. NEW WINDOWS – The applicant has proposed to install several salvaged wood windows on the non-original 2-

story addition to accommodate interior renovations. Due to then non-original nature of the addition, staff finds the proposal generally appropriate. The proposed window proportions, locations, sizes, and configurations appear consistent with the OHP Window Policy Document and existing patterns and precedents in the district. Staff also supports the installation of salvaged windows. Staff finds the request appropriate with the stipulations listed in the recommendation.

- d. **MASSING & FOOTPRINT** – The applicant has proposed to construct a 2-story rear addition to the primary structure measuring approximately 450 square feet total. The first floor square footage will total approximately 139 square feet. The addition will enclose a gap between two existing, non-original, 2-story rear wings. New wood siding will match the existing and all windows will be salvaged wood windows. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. The addition will not be visible from the public right-of-way as demonstrated by a line-of-sight study provided by the applicant, and will not adversely affect the historic structure. Staff finds the massing and footprint appropriate based on existing site features.
- e. **ROOF FORM** – The applicant has proposed to modify the existing roofline of the non-original rear addition to create a continuous roofline between the existing wings and the new 2-story infill addition. The new roof form will be hipped. A connecting roof element will be added between the new addition and the primary historic structure. According to the Guidelines for Additions, 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. The connecting portion of the roof will match the existing ridge of the historic structure and will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- f. **ROOF MATERIAL** – The applicant has proposed a shingle roof to match the primary structure. Staff finds the proposal consistent.
- g. **NEW WINDOWS** – The applicant has proposed to install several salvaged wood windows in the new 2-story infill. The proposed window proportions, locations, sizes, and configurations appear consistent with the OHP Window Policy Document and existing patterns and precedents in the district. Staff also supports the installation of salvaged windows. Staff finds the request appropriate with the stipulations listed in the recommendation.
- h. **MATERAILS: FAÇADE** – The applicant has proposed to use wood siding to match the existing addition wings. According to Guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines due to the non-original nature of the addition.
- i. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition is in keeping with the Queen Anne style of the historic home without detracting from its significance due to its location and materiality. Staff finds the proposal consistent with the Guidelines.
- j. **ROOFLINE MODIFICATIONS TO EXISTING STRUCTURE** – The applicant has proposed to modify the existing roofline of the primary 1-story historic structure. Modifications include increasing the height of the existing dormers facing south and east to accommodate new wood casement windows and adding a new dormer on the front-facing roofline to match. According to the Historic Design Guidelines, 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, should be preserved and repaired. Staff does not find the dormer modifications or the addition of a new dormer on the front façade appropriate for the historic structure.

## **RECOMMENDATION:**

Items 1 and 2, staff recommends approval of the non-original window enclosure based on finding b with the stipulation that the windows be salvaged onsite, reused on the addition, or donated. The applicant must provide information on the reuse strategy of the windows to staff prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the salvaged wood window installation based on finding c with the following stipulation:

- i. That the applicant provides photos and dimensions of the salvaged windows to staff prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail.

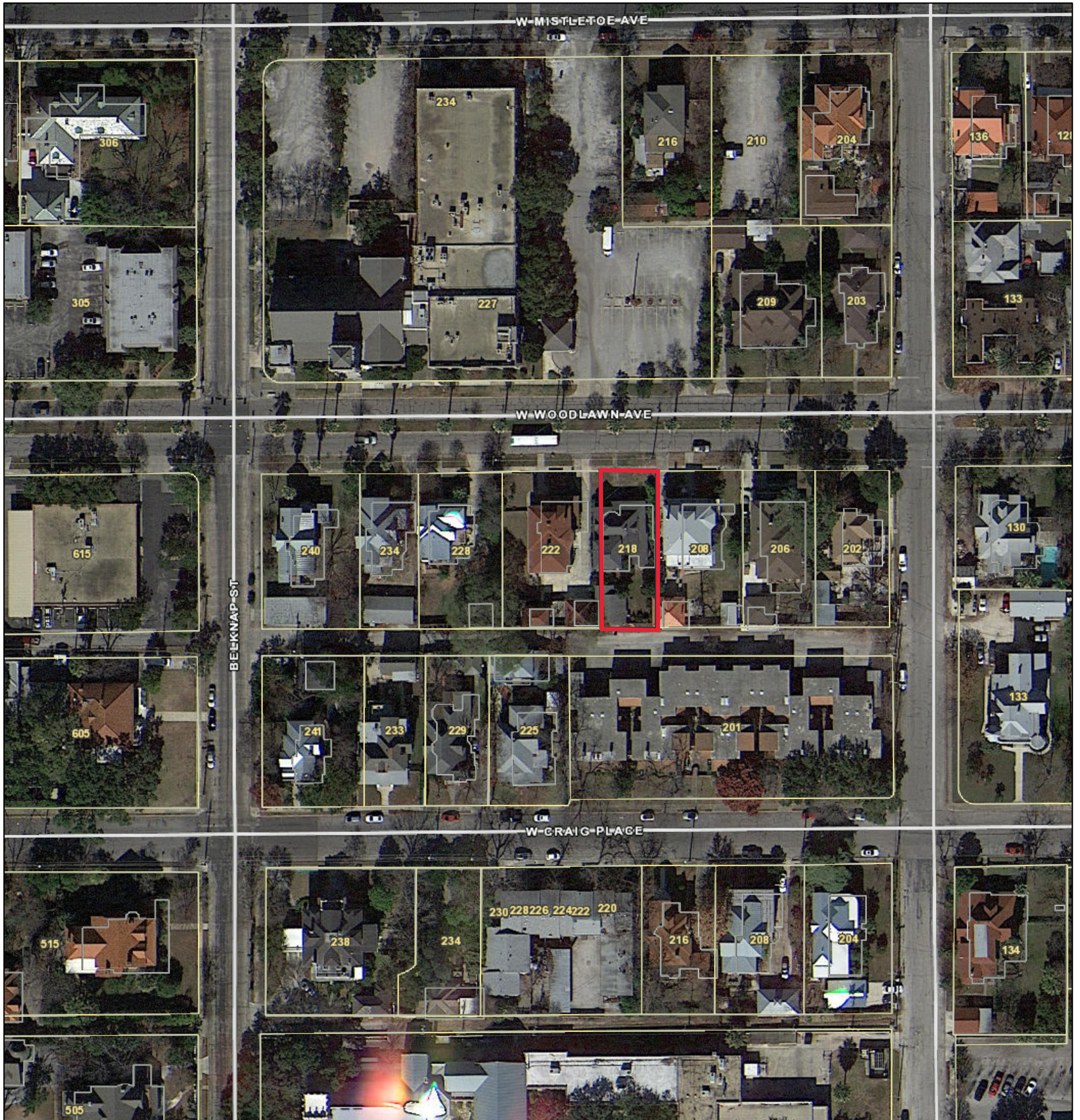
Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 4, Staff recommends approval of the 2-story rear addition, including the rear 2-story roofline connecting element, based on findings d through i with the following stipulations:

- a. That the applicant provides photos and dimensions of the salvaged windows to staff prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 5, Staff does not recommend approval of the dormer modifications and new front dormer installation on the front façade of the primary historic structure based on finding j. Staff recommends that the existing roofline and dormers be retained.

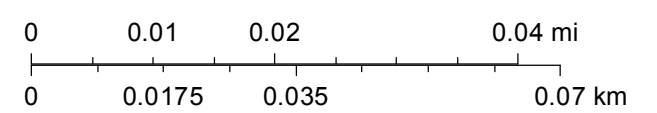
# City of San Antonio One Stop



October 31, 2019

— User drawn lines

1:1,000





VIEW FROM WOODLAWN



FRONT (NORTH) ELEVATION



WEST ELEVATION



SOUTH (REAR) ELEVATION



SOUTH (REAR) EL. (CONT.)



SOUTH (REAR) ELEVATION (CONT.)



EAST ELEVATION



EAST ELEVATION (CONT.)



EAST PORCH

## 1911 - 1951 SANBORN MAP

76

S E E U O I U M E T W O.

N. MAIN

**AV.** *MACHINIZED*

**THE WOODLAWN**

AV. *MACROBOLIZED.*

Pl

W. CRAIG

75

HOWARD - 10" W. PIPE

*MACRODRIMIZED*

81

218

W. WOGBLAWN  $\mathcal{E}^{H^{\infty}}$

NOT PAID.

W. RUSSELL

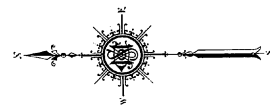
LEWIS ST.

**BELKNAP**

PL.

80

Scale of Feet



**E. C. Parker, Architect**  
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October 17, 2019

To: City of San Antonio Office of Historic Preservation

Re: HDRC Application for Renovation and Addition at 218 West Woodlawn

### **DETAILED DESCRIPTION OF REQUEST**

#### **General:**

1. Renovate existing structure (now used as duplex.) Restore to original single family use.
2. Repair and paint existing wood siding and trim.
3. New composition shingle roofing to replace existing: Owens Corning "Brownwood".
4. Existing windows and exterior doors to remain unless noted otherwise. Salvaged windows to be used in new window locations.
5. New addition as described below.

#### **First Floor:**

1. Seal one window at rear of East Elevation
2. Seal two windows at rear of West Elevation
3. New 139 SF addition at South side (rear), enclosing existing gap between wings, and with one salvaged wood window. New wood siding and trim to match existing.

#### **Second Floor:**

1. Seal one window at rear of West Elevation
2. New 308 SF Addition to existing two-story portion at rear, with five salvaged windows. New wood siding and trim to match existing.
3. Three new shed dormers (at W, S, and E) at existing attic space with new wood casement windows.
4. New roof framing between existing roof ridge and existing/new two story portion, to address water penetration issues and to convert existing attic space to useable bedroom space. All new roof framing is behind the existing ridge and not visible from the front (except for new shed dormers.)

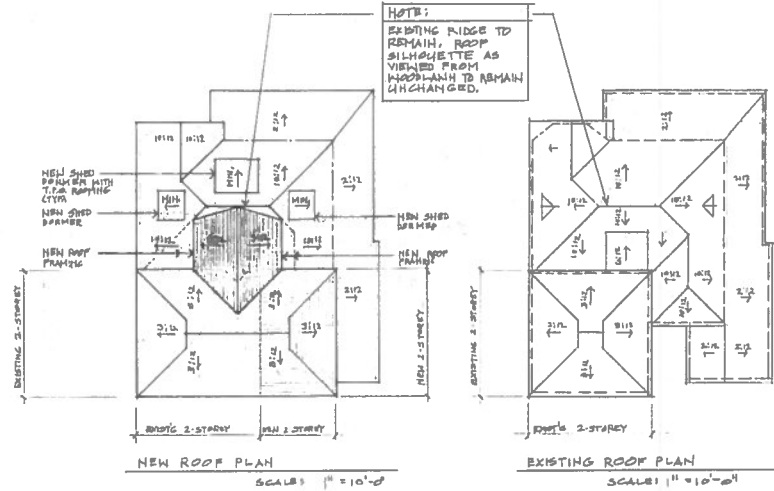
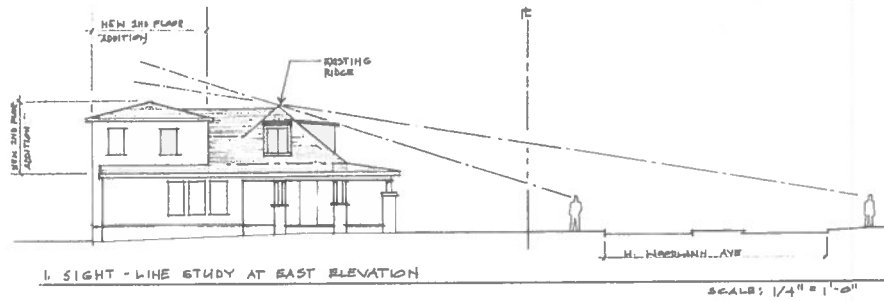
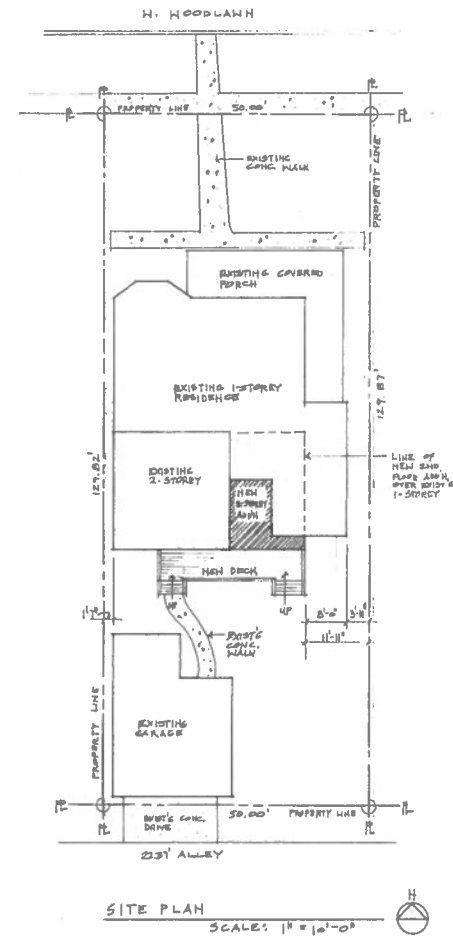


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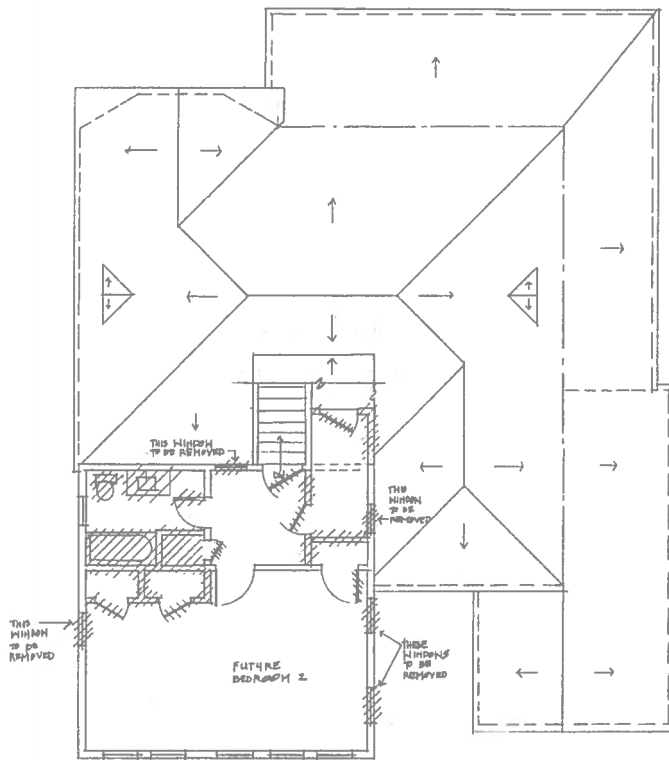


E.C. PARKER, ARCHITECT  
121 ARCADE  
SAN ANTONIO, TEXAS 78209  
210-581-1115

NAT FOR CONSTRUCTION

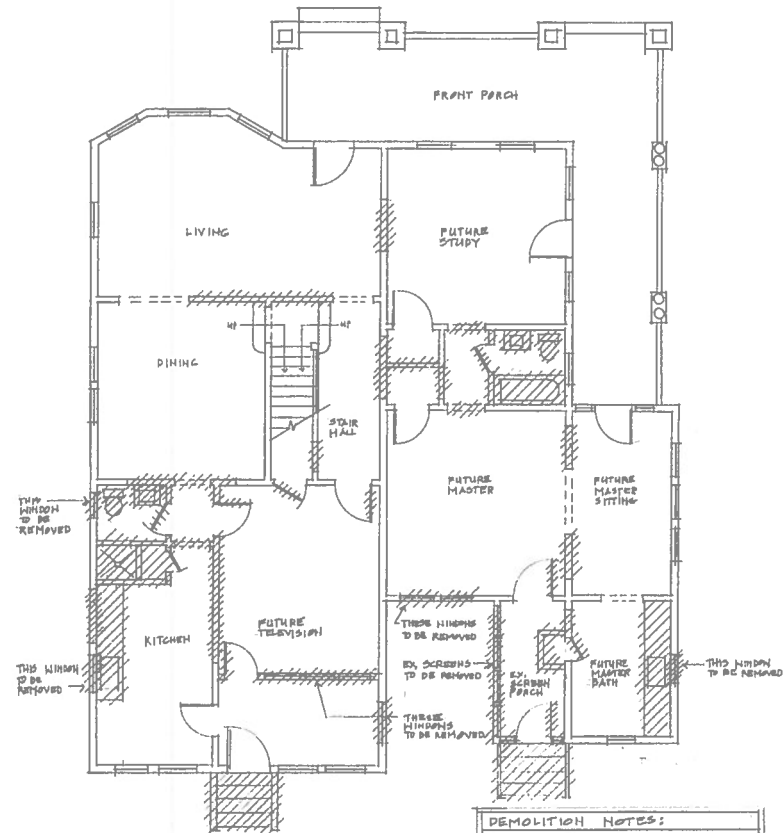
WOODLAWN RESIDENCE  
218 W. WOODLAWN  
SAN ANTONIO, TEXAS

14 OCT 19  
A1.1



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

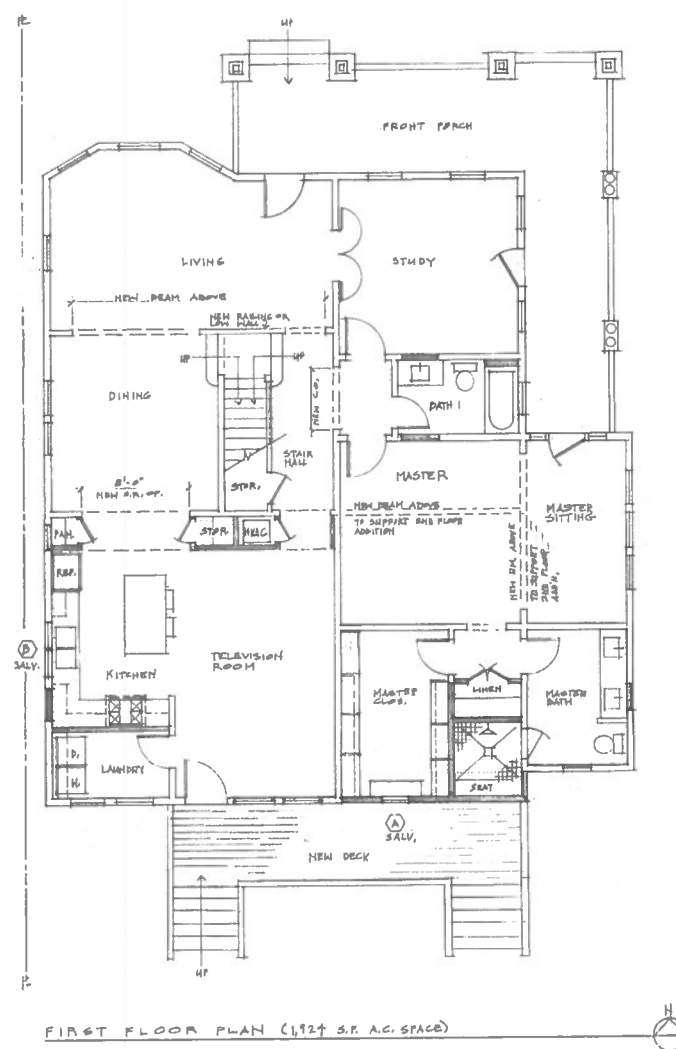
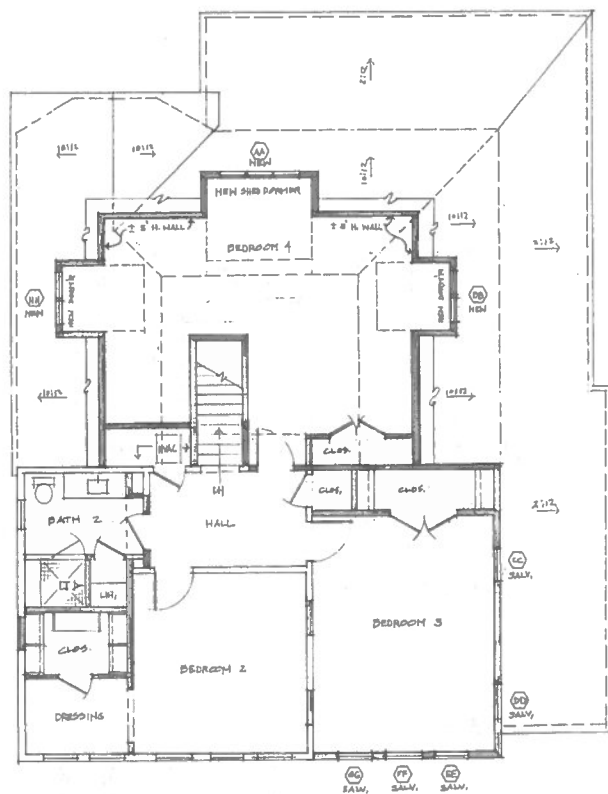
DEMOLITION NOTES:  
1. SALVAGE DOORS & WINDOWS.  
2. SALVAGE INTERIOR TRIM.

EG. PARKER, ARCHITECT  
121 ARCADIA PLACE  
SAN ANTONIO, TX 78209  
210-587-9995

NOT FOR CONSTRUCTION

WOODLAWN RESIDENCE  
218 N. WOODLAWN  
SAN ANTONIO, TEXAS

14 OCT 19  
D2.1



EC PARKER, ARCHITECT  
121 ARCADIA PLACE  
SAN ANTONIO, TX 78209  
210-587-9995

NOT FOR CONSTRUCTION

WOODLAW RESIDENCE  
218 W. WOODLAW  
SAN ANTONIO, TEXAS





SCALE: 1/4" = 1'-0"



SCALE:  $1/4" = 1'-0"$

E.C. PARKER, ARCHITECT  
121 ARCADIA PLACE  
SAH ANTONIO, TX 78209  
210-587-9995

NOT FOR CONSTRUCTION

WOODLAWN RESIDENCE  
218. W. WOODLAWN  
SAN ANTONIO, TEXAS

14 OCT 19  
A3.2

# Owens Corning Oakridge Algae Resistant Brownwood Laminate Architectural Shingles (32.8 sq. ft. per Bundle)

