HISTORIC AND DESIGN REVIEW COMMISSION

May 19, 2021

HDRC CASE NO:	**2020-436**
ADDRESS:	245 W WILDWOOD
LEGAL DESCRIPTION:	NCB 9013 BLK 7 LOT 69 70 AND 71
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	MCGOVERN TIMOTHY J & CHELSEA
OWNER:	MCGOVERN TIMOTHY J & CHELSEA
TYPE OF WORK:	Construction of a 1-story rear addition, fenestration modifications, exterior alterations
APPLICATION RECEIVED:	May 07, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct an approximately 1,000-square-foot, 1-story rear addition.
2. Partially enclose the front porch to include a new front door location and window.
3. Replace the existing fully concrete driveway with concrete pavers.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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.

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 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.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements
5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The primary structure located at 245 W Wildwood is a 1-story single family structure constructed circa 1930. The structure features a front gable and cross hip composition shingle roof, limestone and wood cladding, a prominent side chimney, replacement aluminum windows, and a front-facing carport with a flat metal roof. The property is contributing to the Olmos Park Terrace Historic District.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
c. DESIGN REVIEW COMMITTEE – The applicant presented the application materials at the Design Review Committee on October 27, 2020. The applicant and commissioners discussed the visibility of the proposed addition from the public right-of-way, and it was recommended that the applicant submit a line-of-sight study. The proposed materials, proposed fenestration pattern on the addition, proposed porch modifications to the original structure, and proposed fenestration modifications to the original structure were also discussed. The commissioners recommended that the applicant explore solutions for the currently proposed roofline connection between the addition and original structure.

d. CASE HISTORY – The applicant presented the application materials to the HDRC on December 2, 2020. The applicant was referred to a Design Review Committee. The applicant revised the proposal and submitted plans that met staff stipulations.
e. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition that will extend the width of the house and will replace an existing enclosed porch rear addition. The rear addition will be approximately 1,000 square feet. The portion of the addition sited on the northeast side of the property is proposed to extend 5 feet east past the existing structure but will be located behind an existing rear privacy fence line. Guideline 1.A.i. for Additions states that residential additions should be sited at the 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. Guidelines 1.A.ii. for Additions states that new residential additions should be designed 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. According to Guideline 1.B.v, the 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 Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. The existing building is 2,000 square feet. Staff finds the proposed footprint appropriate.
f. PARTIAL DEMOLITION: REAR ADDITION – The applicant has proposed to demolish the existing enclosed porch addition at the rear of the structure. The rear addition is not original to the structure. Staff finds the proposal appropriate.
g. ADDITION: ROOF – The applicant has proposed to install front gable and side gable roof forms on the rear addition. The applicant has proposed to install a composition shingle roof on the addition to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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. Staff finds that the proposed roof material is appropriate.
h. ADDITION: WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of 2 existing replacement windows on the west elevation and 2 windows on the west side of the rear elevation. The existing windows are previous aluminum and vinyl replacement windows. The proposed addition will also require the removal of non-original windows from the existing rear addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. This elevation is not visible from the public right-of-way. Staff finds the removal of windows and doors to accommodate the rear addition appropriate.
i. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install windows on the proposed addition with traditional proportions and windows with non-traditional proportions. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The applicant's proposed west elevation features 4 new window openings to match the dimensions of existing windows on the house. The proposed fenestration pattern on the rear elevation features 3 narrow horizontal windows, windows with traditional proportions, and a new gable window. The east elevation features a fixed square gable window to match the adjacent existing gable window detail and 1 traditionally sized window. Staff finds vertically oriented one-over-one windows to be appropriate, the proposed square and horizontal windows should be modified to feature openings with traditional proportions. Staff finds that the applicant should propose a fenestration pattern more consistent with the Guidelines.
j. ADDITION: NEW WINDOWS: MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds wood windows or aluminum-clad wood windows to be most appropriate. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
k. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install masonry cladding to match existing and either stucco or horizontal Hardie siding to replace existing asbestos shingles. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal appropriate.

l. FRONT PORCH ENCLOSURE – The applicant has proposed to enclose half of the existing front porch to use as interior living space to include a new front door location facing the street and a new window. According to the proposal, the modified front porch will be reduced to approximately 78 square feet. The existing front porch appears to be in the original footprint as seen in the 1933 Sanborn Map. Guideline 7.A.i for Exterior Maintenance and Alterations states that existing porches should be preserved. According to Guideline 7.B.i for Exterior Maintenance and Alterations, applicants should refrain from enclosing front porches. The applicant has provided precedent photos showing enclosed porches on other properties in the district. However, a majority of provided examples are secondary or side porches, versus the primary front porch of a home. Enclosures of side or secondary porches are not accurate precedent studies for the requested partial enclosure of 245 W Wildwood. Staff finds that the partial enclosure of the primary front porch of this home would significantly alter its original design. Staff finds the proposal inconsistent with the Guidelines.

m. FRONT PORCH: NEW FRONT DOOR INSTALLATION – The applicant has proposed to move the front door opening from the east elevation of the front porch to face the street on the new front porch enclosure and enclose the existing front door opening with stucco cladding. The existing front door is not original. The front porch shows evidence of a previously existing opening centered on the exterior wall facing south. Guideline 6.A.i for Exterior Maintenance and Alterations stipulates that existing window and door openings should be preserved. 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. The applicant has provided evidence that the existing door opening is not original to the structure. Staff finds that installing a south-facing front door in the location of the previously existing opening is appropriate and that the existing east-facing front door opening should be retained.

n. FRONT PORCH: FENESTRATION MODIFICATION – The applicant has proposed to install a circular window at the front porch to the east of the proposed relocated front door. The applicant has provided evidence that another front porch in the district features a circular window. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.

o. DRIVEWAY REPLACEMENT – The applicant has requested to replace the fully concrete driveway with concrete pavers to increase water absorption on the property. Guideline 5.B.i for Site Elements states that historic driveway configurations should be retained and repaired. Incorporate a similar driveway configuration – materials, width, and design – to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase storm water infiltration. Staff finds the request for a permeable driveway surface appropriate but does not find the proposed paver material appropriate for a primary front driveway. Staff finds that a gravel driveway to be appropriate.

p. ADMINISTRATIVE APPROVAL – The applicant has proposed to install a front porch hand railing, install front porch columns, remove the existing non-original metal carport, install replica swinging garage doors on the existing carport, install custom made wood window screens for each window, modify the rear fence location, relocate the existing carport entry door on the west side of the front elevation to the inside corner of the front elevation, replace the existing carport door with a 15-lite door, replace the non-original front door with a 15-lite door, install a rear gable window of traditional proportions, and repaint wood trim work and siding. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Item 1, staff recommends conceptual approval of the request to construct a rear addition based on findings a through k. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

i. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the Standard Specifications for Windows in Additions, and the historic examples found in the Olmos Park Terrace Historic District as noted in findings h through j.

ii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White

manufacturer's color is not allowed, and color selection must be presented to staff. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

iii. That the applicant submits a landscaping plan.

Item 2, staff does not recommend approval of front porch enclosure based on finding l. Staff finds that restoring the original front door opening would be an appropriate intervention.

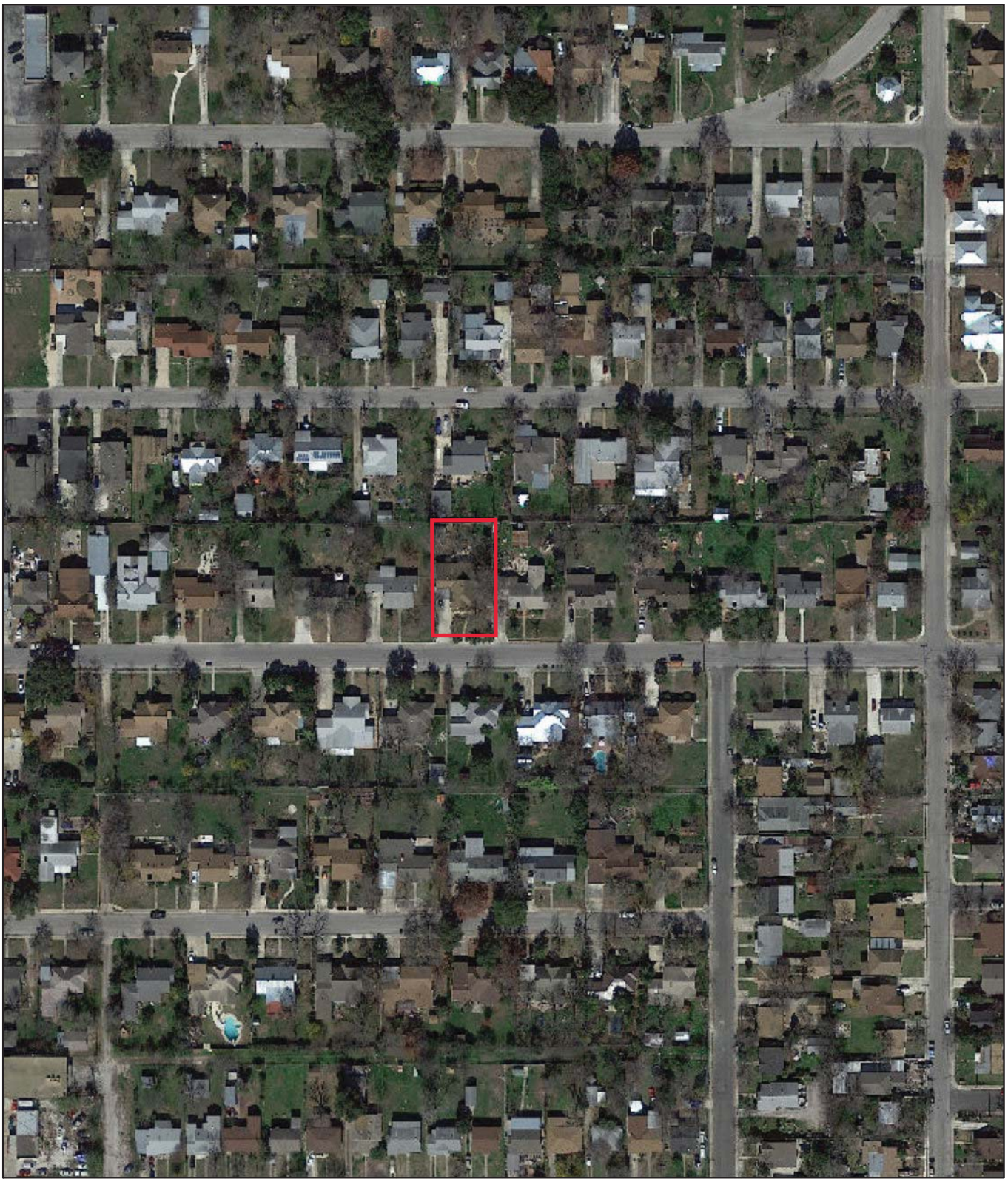
If the HDRC is compelled to approve the front porch enclosure staff recommends the following stipulations:

i. That the applicant installs a south facing front door centered on the exterior wall in the same location as the previously existing opening.
ii. That the applicant retains the existing east-facing door opening.
iii. That the proposed circular window is not installed on the new exterior wall.
iv. That the applicant submits an updated elevation drawing for the front porch enclosure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of driveway replacement based on finding o with the following stipulation:

i. That the applicant replaces the fully concrete driveway with a gravel driveway in the same footprint as existing. The applicant is required to submit material specifications for the gravel to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The gravel should feature a natural color, shadow stone is not permitted.

City of San Antonio One Stop



October 7, 2020

User drawn lines

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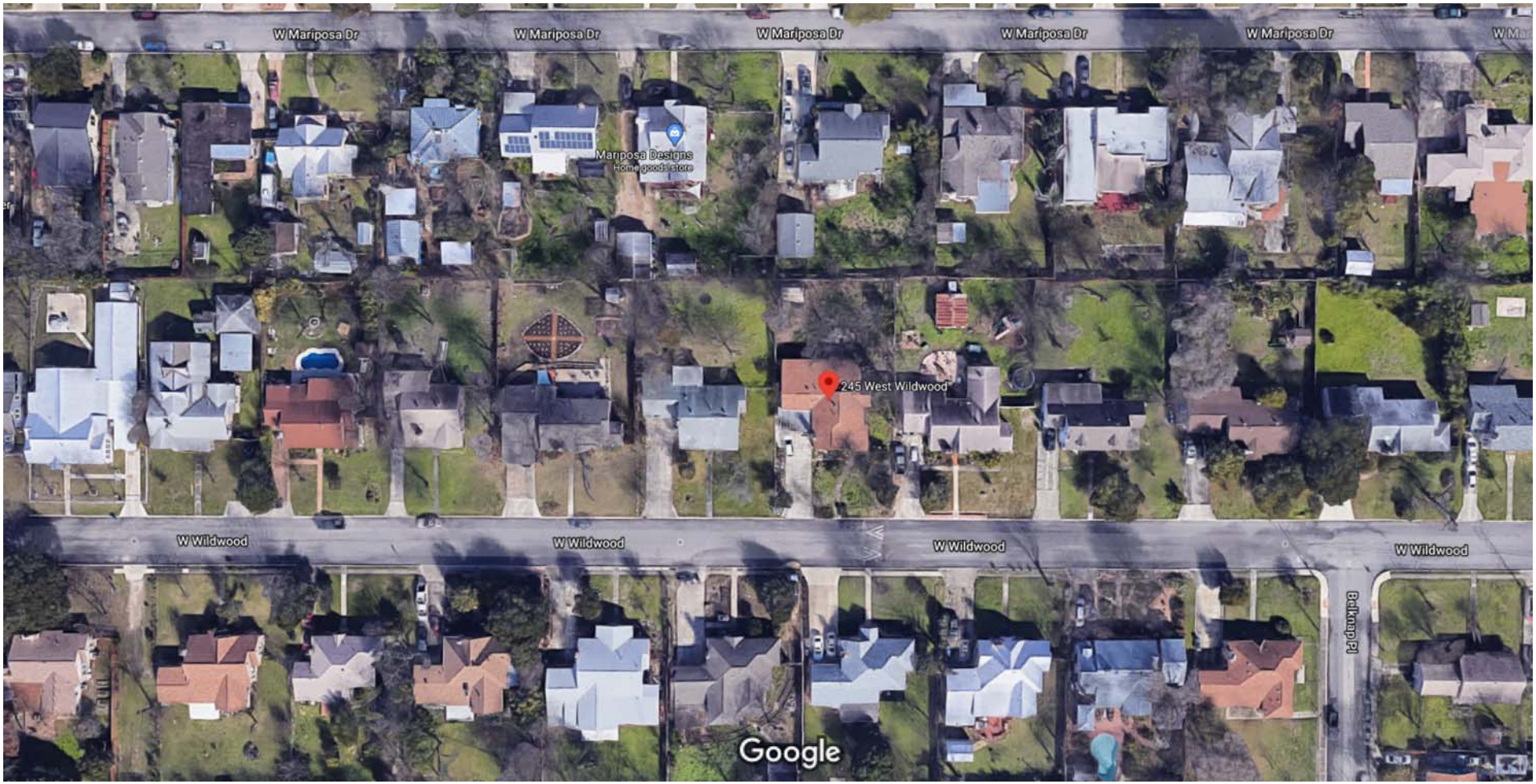
Google Maps 245 W Wildwood



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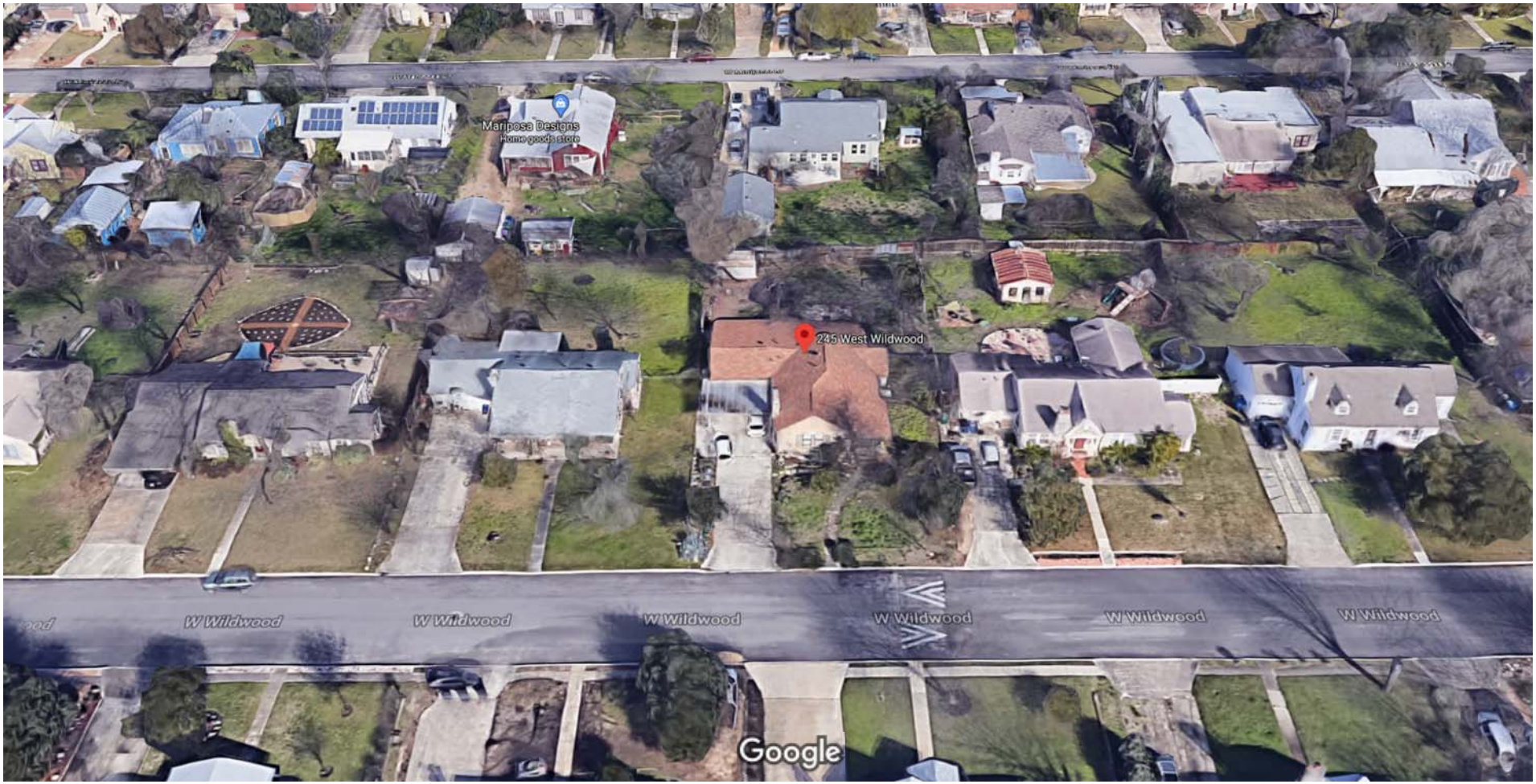
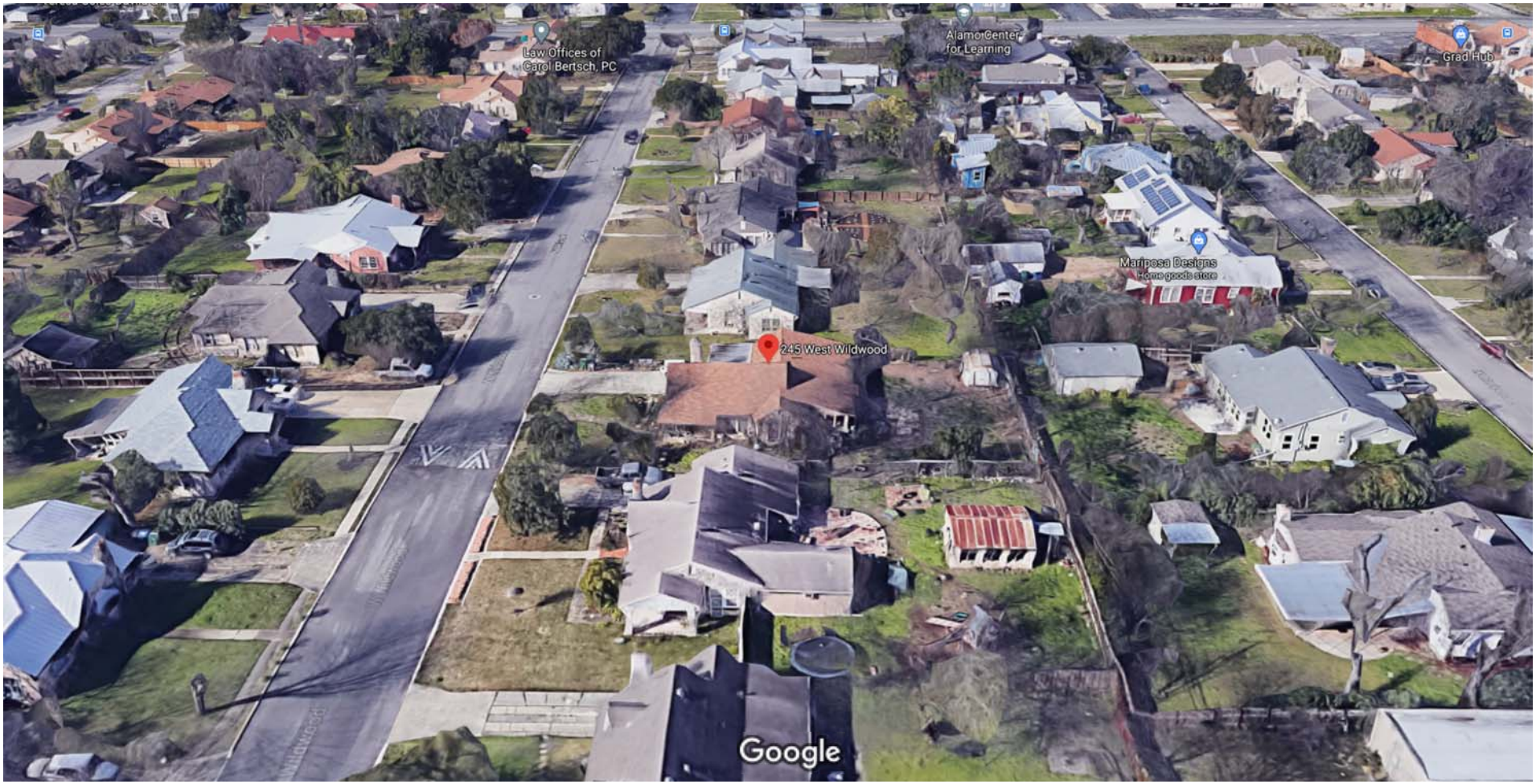
Google Maps 245 W Wildwood



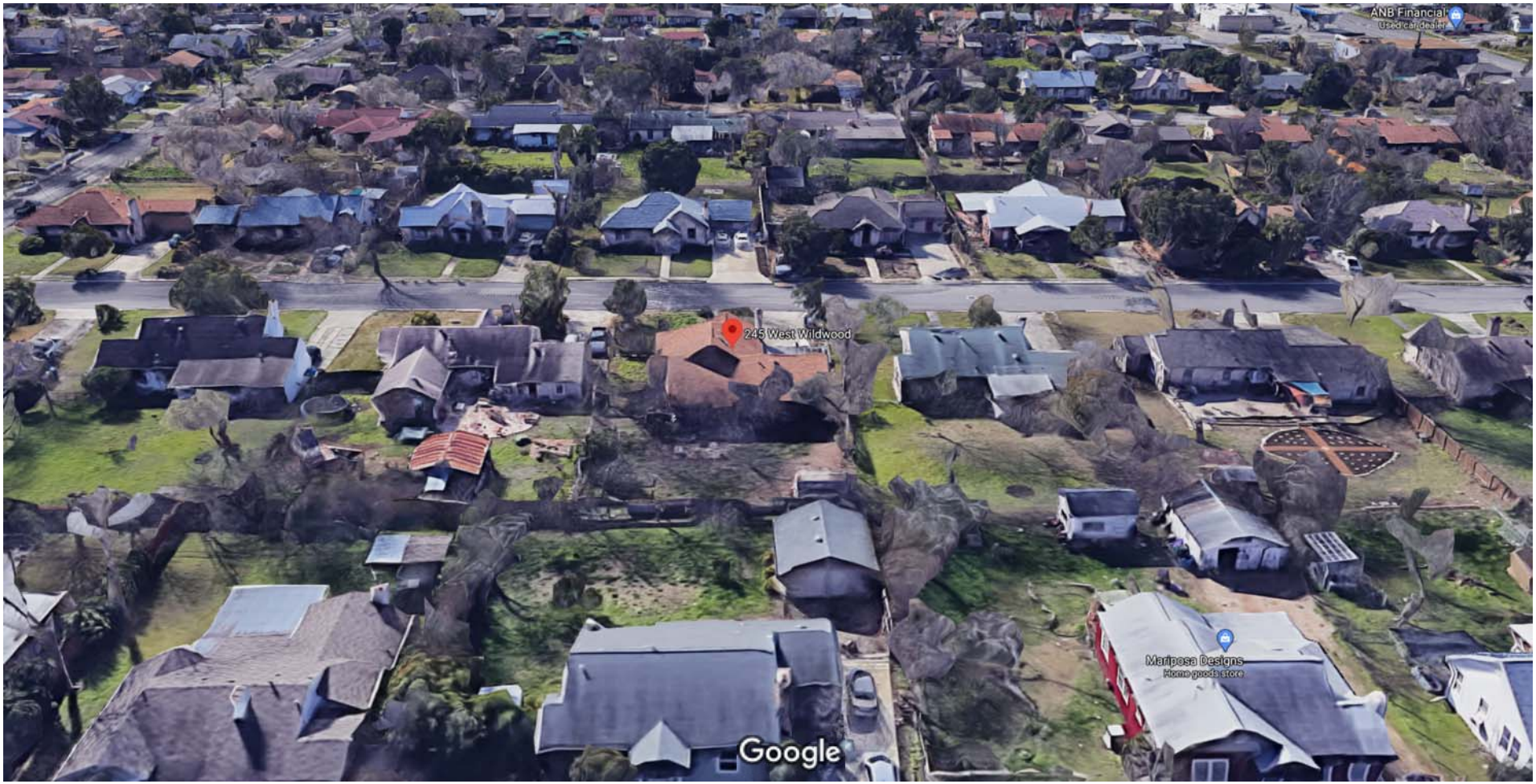
Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 245 W Wildwood



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 245 W Wildwood



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 245 W Wildwood

Imagery ©2020 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, TerraMetrics, Map data ©2020 , Map data ©2020 Google 20 ft

SAN ANTONIO, TEX., VOL. 5

545

ADDL SHEET
DEC. 1933

McCULLOUGH AV. 552

EAST AV.

OLMOS PARK

SAN ANTONIO

OLMOS BUILDING MATERIALS CO.

NOT OPENED

CITY LIMITS

M P R R

566

N. MAIN AV

564

HOWARD BLVD.

LOVERA DR.

HERMINE

THORAIN

W. MANDALAY

W. MARIPOSA

W. WILDWOOD

DR.

HOWARD

BELKNAP PL.

565

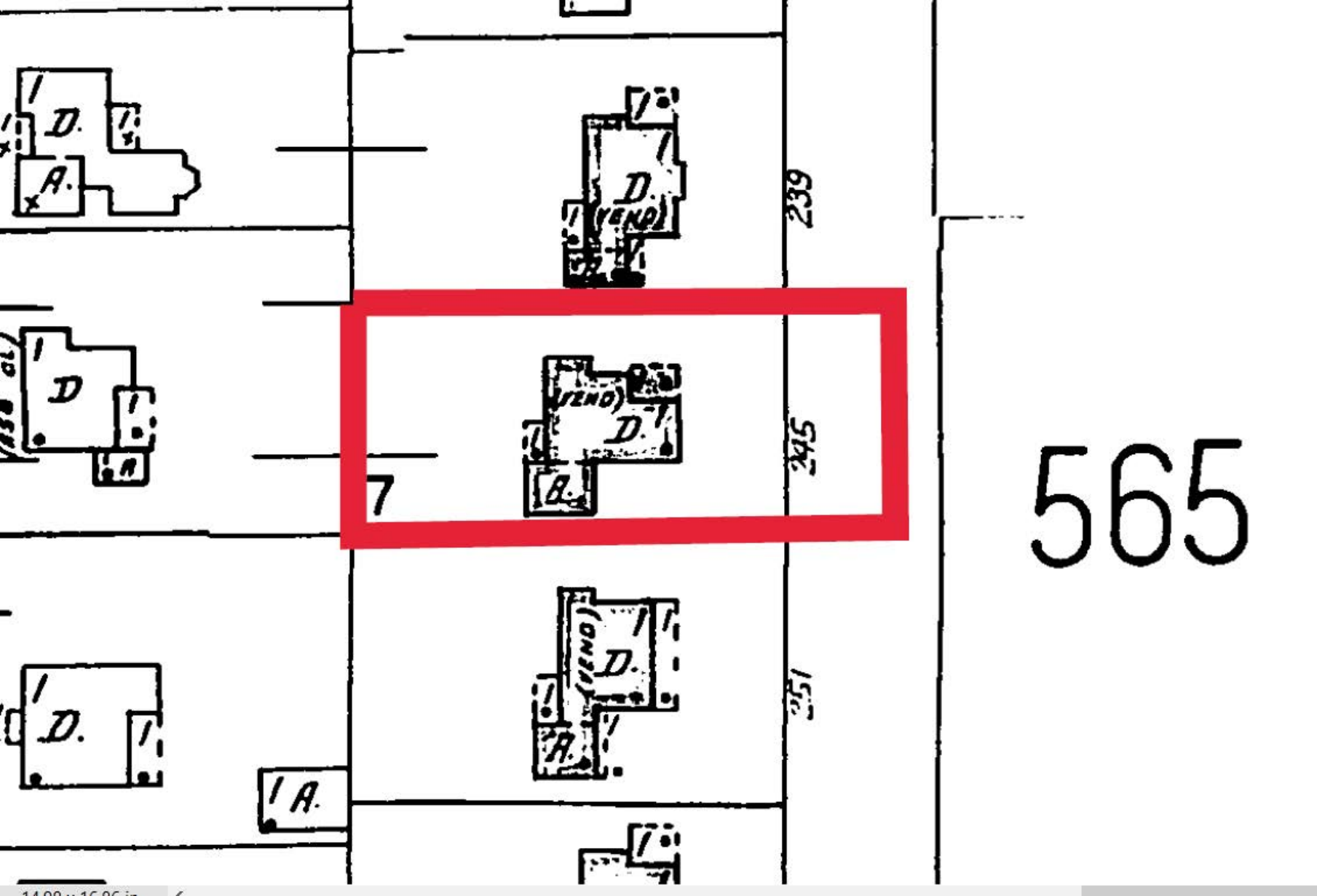
SAN PEDRO AV.

SAN PEDRO

7285

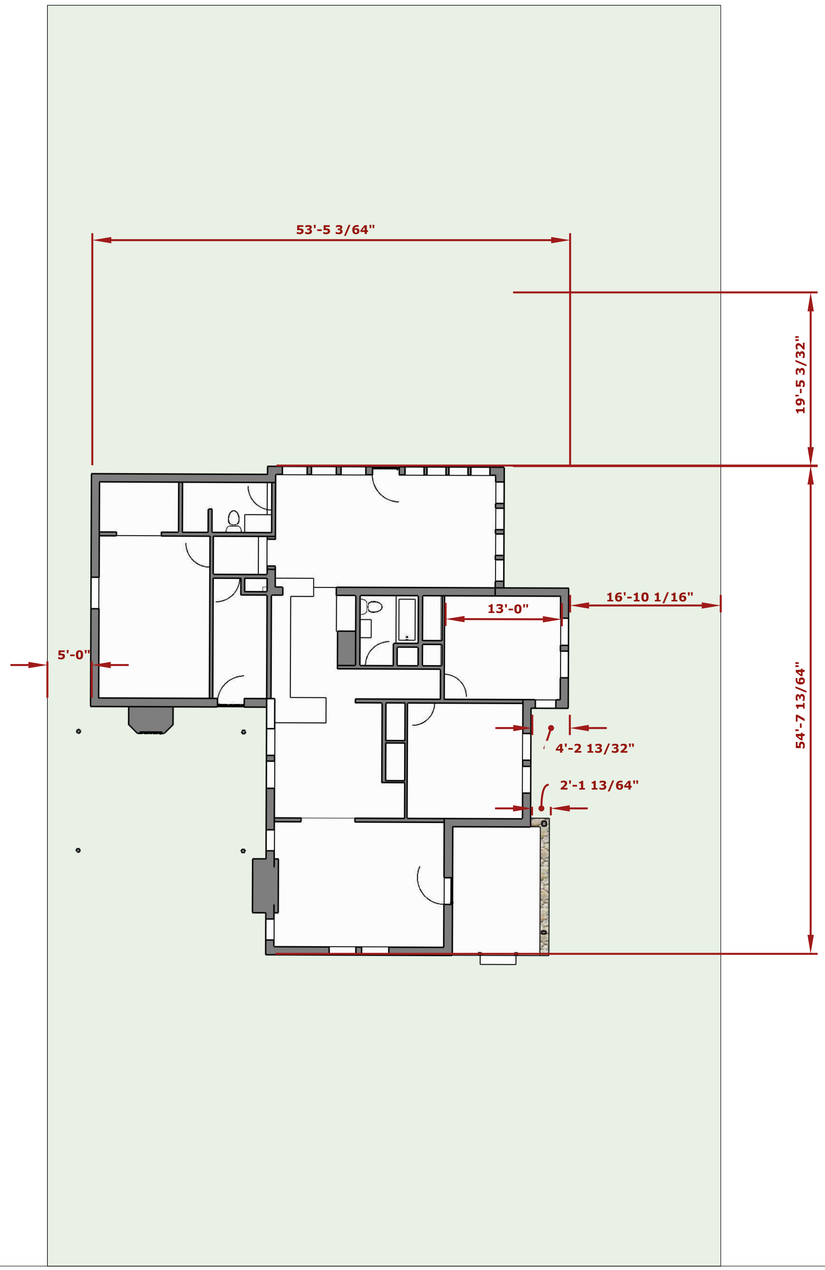
SCALE 100 FT TO ONE INCH

GRANADO BLVD.


565
239
245
251
7
D.
A.
(VENO)

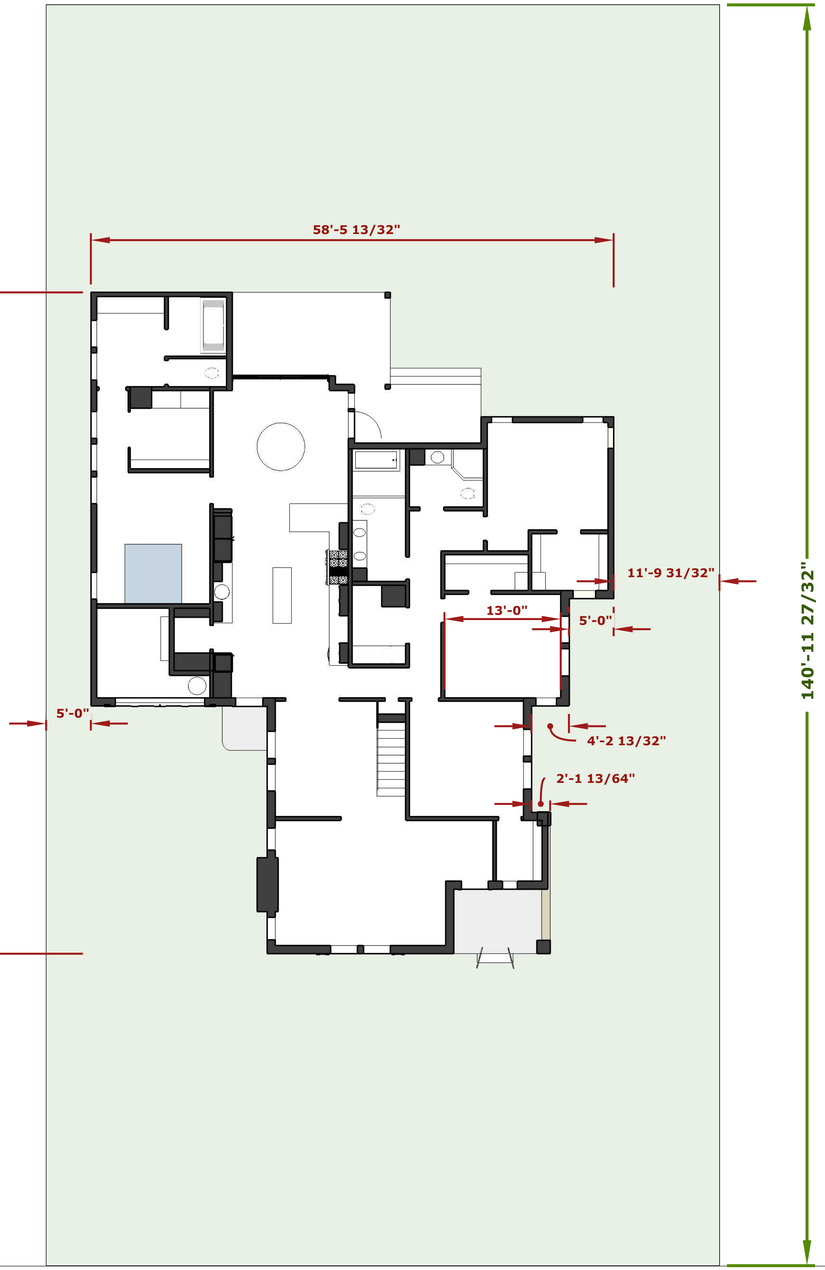
Original House Floor Plan
(shown with Property Bounds in light green)
SCALE: 1/8" = 1' (1:96)

FOOT PRINT of house (including porch): 2185.35 sqft
divided by 10,613.51 sqft total property size =
20.59% covered by development

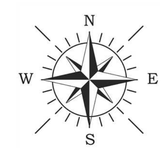


Proposed Design Floor Plan
(shown with Property Bounds in light green)
SCALE: 1/8" = 1' (1:96)

FOOT PRINT of house (including porch): 3194.16 sqft
divided by 10,613.51 sqft total property size =
30.09% covered by development



W. Wildwood Drive



Extend the fence south toward the front (towards the street). Will match existing fence of 6'x10' cattle panel framed in wood.

Remodel the converted 2-car garage into a true master suite. The front 10 feet become driveway storage where we will be putting our water heater, water filtration and misc. outdoor storage.

NON-CONTRIBUTING 1960s Sunroom addition is completely removed and the space gets turned into 2 bathrooms and a guest bedroom suite.

The kitchen gets expanded and the carport entrance will be shifted to the right ~2 feet to match the rest of the neighborhood's Thorman rock cottages' kitchen entrances.

Closet space from Bedroom 1 turns into staircase to converted attic space for office.

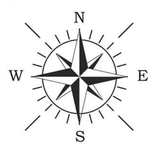
Convert half of front porch into Bedroom 1's walk-in closet and Foyer entrance.

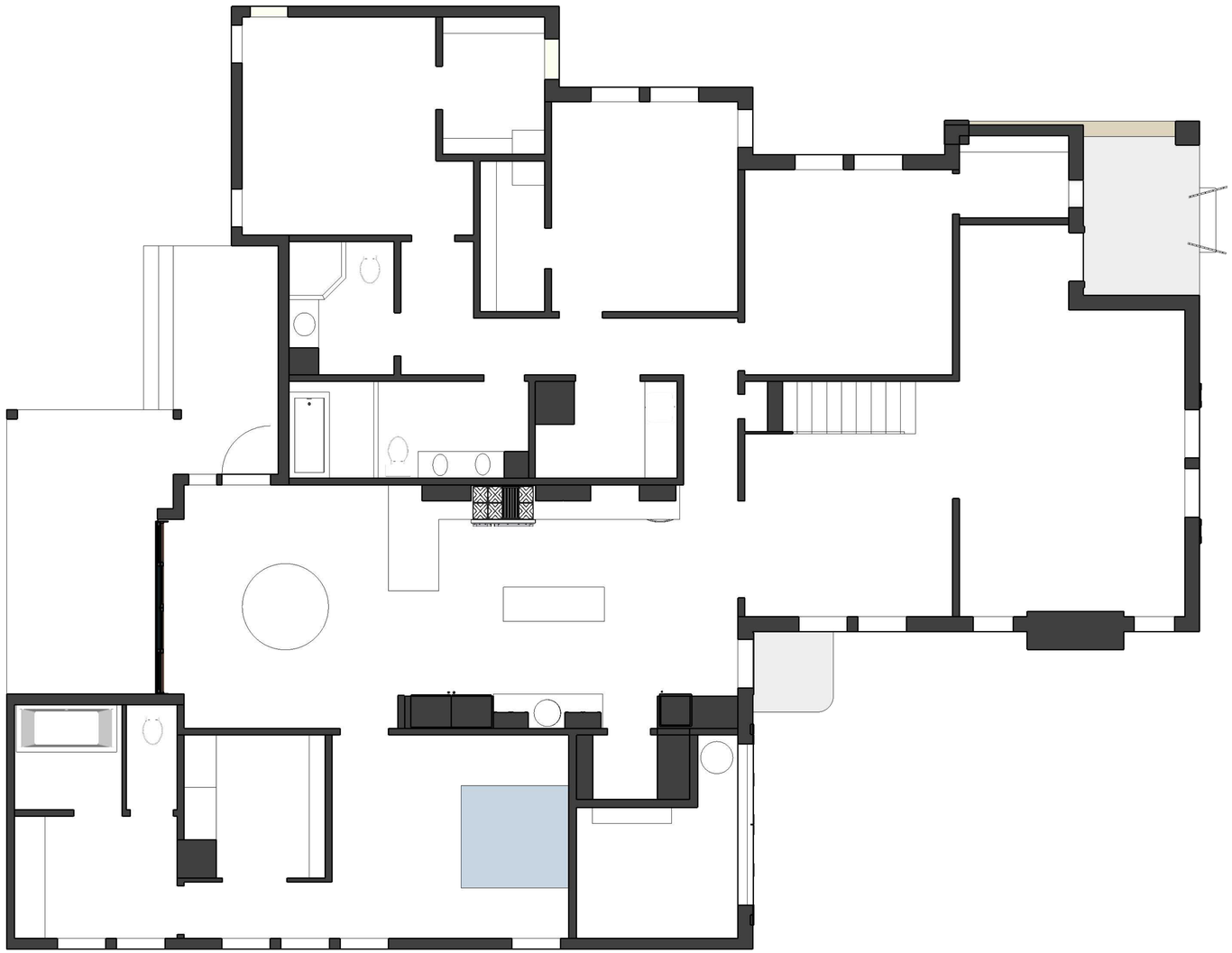
Remove metal carport and carport storage closet. Rebuild replica garage doors for "garage storage area" and shift kitchen door entrance ~2 feet to the right. Build a step out of concrete. Remove concrete driveway pavement and replace with driveway pavers that allow rain water to permeate into ground.

Original House Floor Plan
(shown with Property Bounds)
SCALE: 1/8" = 1' (1:96)

Proposed Design Floor Plan
(shown with Property Bounds)
SCALE: 1/8" = 1' (1:96)

W. Wildwood Drive



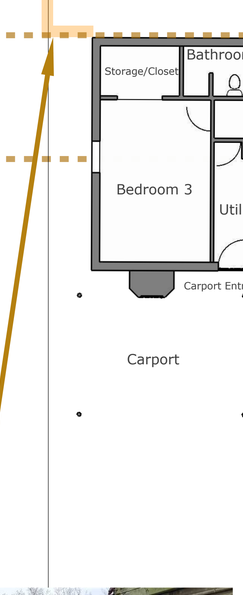


Proposed Design Floor Plan
SCALE: 1/4" = 1' (1:48)

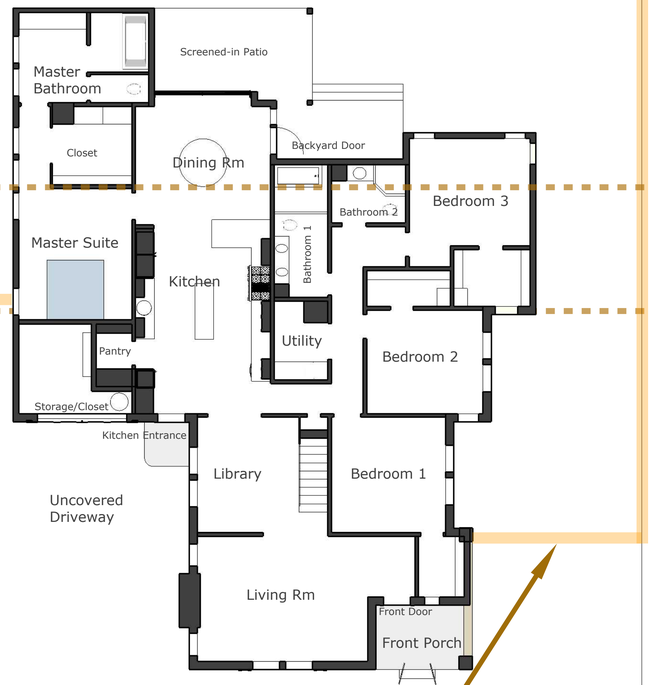
FOOT PRINT of house (including porch): 3194.16 sqft
divided by 10,613.51 sqft total property size =
30.09% covered by development

Original House Floor Plan
(shown with Property Bounds)
SCALE: 1/8" = 1' (1:96)

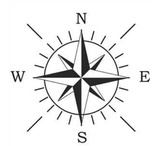
Extend the fence south toward the front (towards the street). Will match existing fence of 6'x10' cattle panel framed in wood.



Proposed Design Floor Plan
(shown with Property Bounds)
SCALE: 1/8" = 1' (1:96)



W. Wildwood Drive

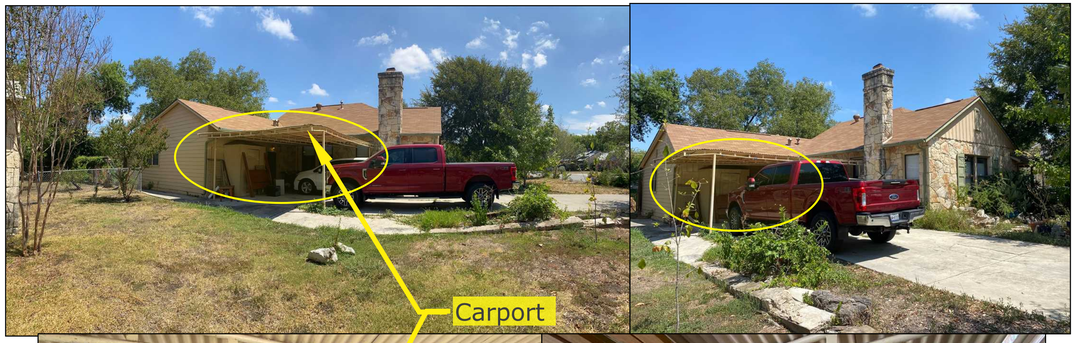


Remove metal carport and carport storage closet. Rebuild replica garage doors for "garage storage area" and shift kitchen door entrance ~2 feet to the right. Build a step out of concrete. Remove concrete driveway pavement and replace with driveway pavers that allow rain water to permeate into ground.

Original House : Front Street View
SCALE: 3/16" = 1' (1:64)

Proposed Design : Front Street View
SCALE: 3/16" = 1' (1:64)

Replace the rock masonry that fell off in the 80s to add the contributing factor of the masonry back to the west side of the house. See examples below.



1) Remove the non-contributing metal carport. There will be no replacement, driveway view to match the rest of the historic Thorman rock cottages in OPT.
2) Remove the non-contributing carport closet.
3) Shift the exterior door to the right ~2.5 feet, to match contributing historic characteristic of a 15-panel with screen kitchen door entrance.
4) Remove concrete driveway and replace with permiable driveway pavers.

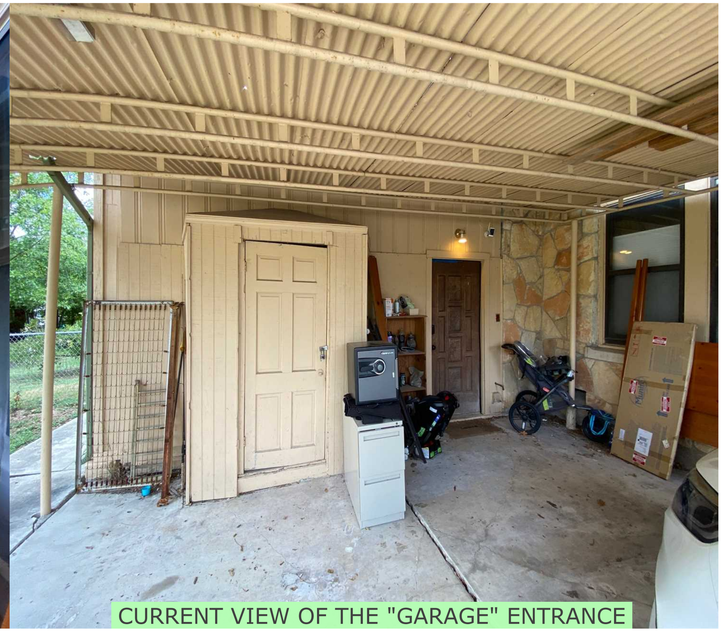
283 W. Mariposa (***same floor plan***): Garage doors with kitchen entrance located to the far right.

More examples of desired driveway look from the neighborhood of OPT

The kitchen gets expanded and the carport entrance will be shifted to the right ~2 feet to match the rest of the neighborhood's Thorman rock cottages' kitchen entrances.

Original House : Front Street View
SCALE: 3/16" = 1' (1:64)

Proposed Design : Front Street View
SCALE: 3/16" = 1' (1:64)



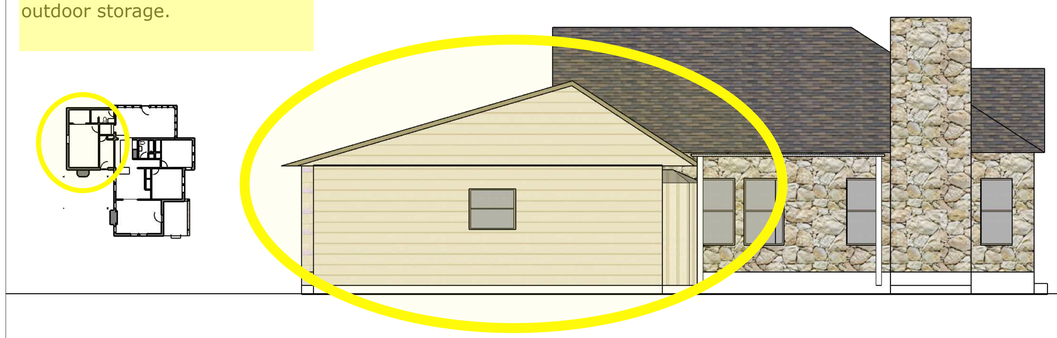
CURRENT VIEW OF THE "GARAGE" ENTRANCE

DESIRED LOOK, SAME AS ALL OPT

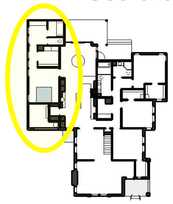
1) Remove the non-contributing metal carport. There will be no replacement, driveway view to match the rest of the historic Thorman rock cottages in OPT.
2) Remove the non-contributing carport closet.
3) Shift the exterior door to the right ~2.5 feet, to match contributing historic characteristic of a 15-panel with screen kitchen door entrance.
4) Remove concrete driveway and replace with permiable driveway pavers.

Remodel the converted 2-car garage into a true master suite. The front 10 feet become driveway storage where we will be putting our water heater, water filtration and misc. outdoor storage.

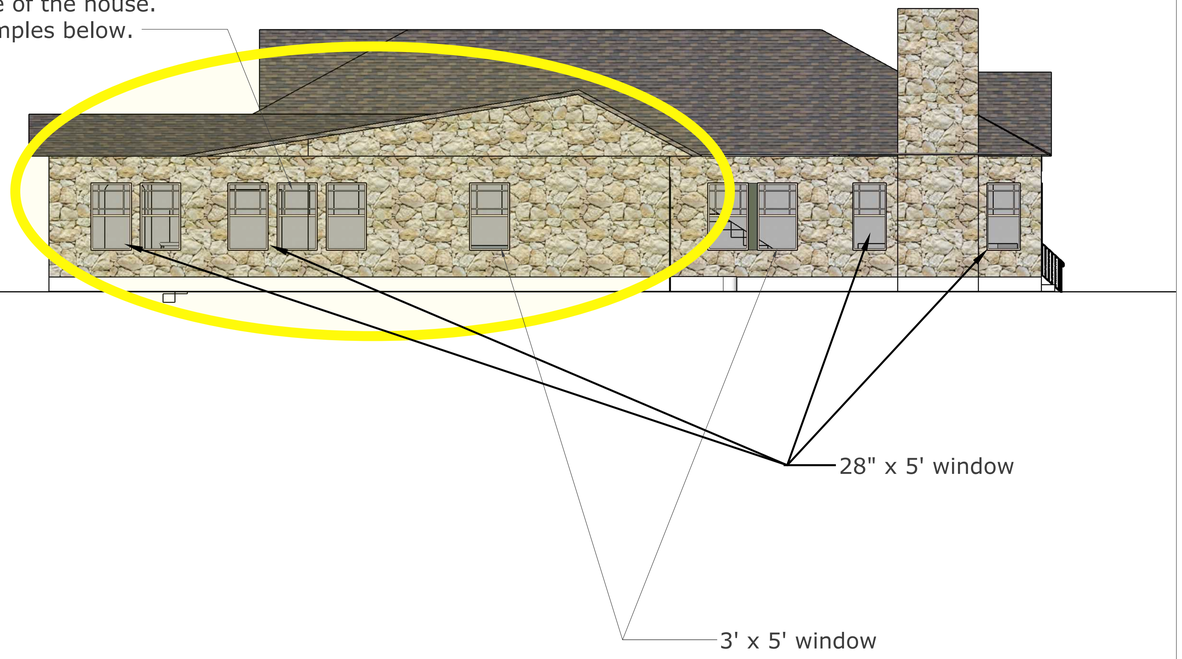
Original House : West Side View
SCALE: 3/16" = 1' (1:64)



Replace the rock masonry that fell off in the 80s to add the contributing factor of the masonry back to the west side of the house. See examples below.

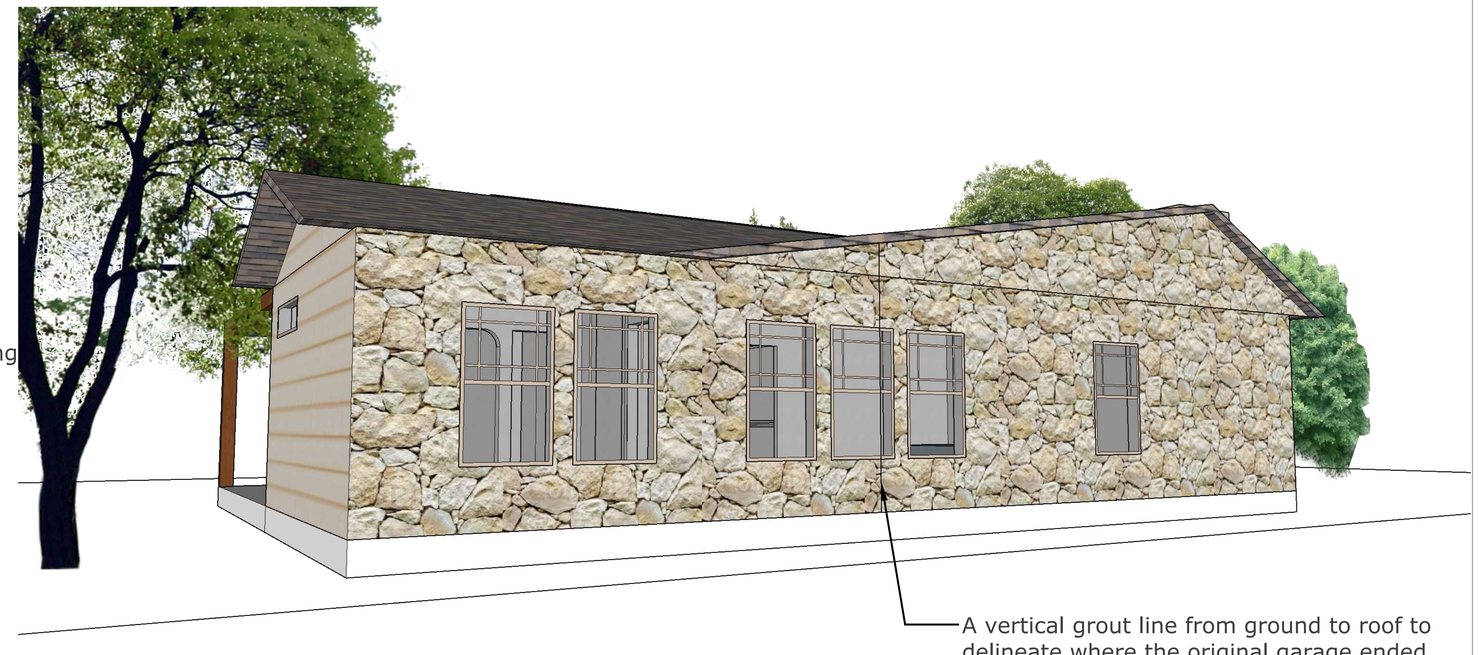


Proposed Design : West Side View
SCALE: 3/16" = 1' (1:64)



1) My neighbor on the west side told me one day they heard a commotion and came out and the whole side of our garage rock had fallen off. The home owners replaced the siding with Hardie plank. Propose: extending the garage approximately 20' into the backyard (north) and adding original rock masonry. When we re-do the masonry we plan to delineate the original garage depth vs. the addition by putting a vertical grout line.

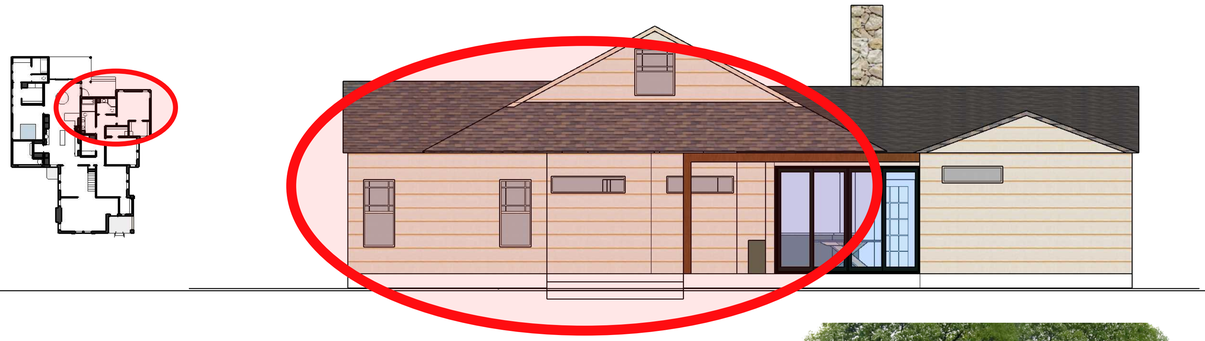
2) All the additional windows to be added will be exactly the same dimensions used throughout the original house: 3'x5', 28"x5', 30"x45"



NON-CONTRIBUTING 1960s Sunroom addition is completely removed and the space gets turned into 2 bathrooms and a guest bedroom suite.

Original House : West Side View
SCALE: 3/16" = 1' (1:64)

Proposed Design : West Side View
SCALE: 3/16" = 1' (1:64)

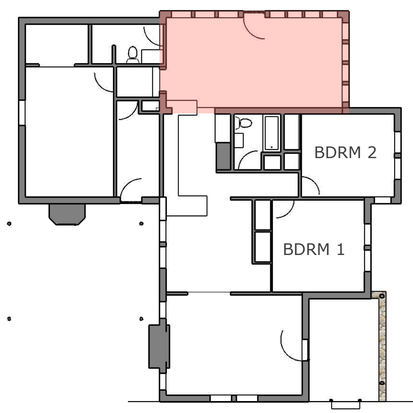


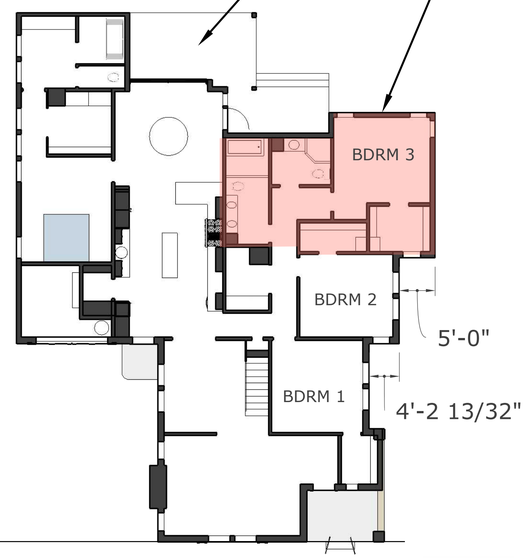
Asbestos shingles siding. Non contributing, the back of the house used to have rock and it was removed during the outdoor back porch conversion to a sunroom.

New third bedroom and 2 bathrooms to be added. The new bedroom would extend east past bedroom 2 by 5 feet.

Covered backyard patio.

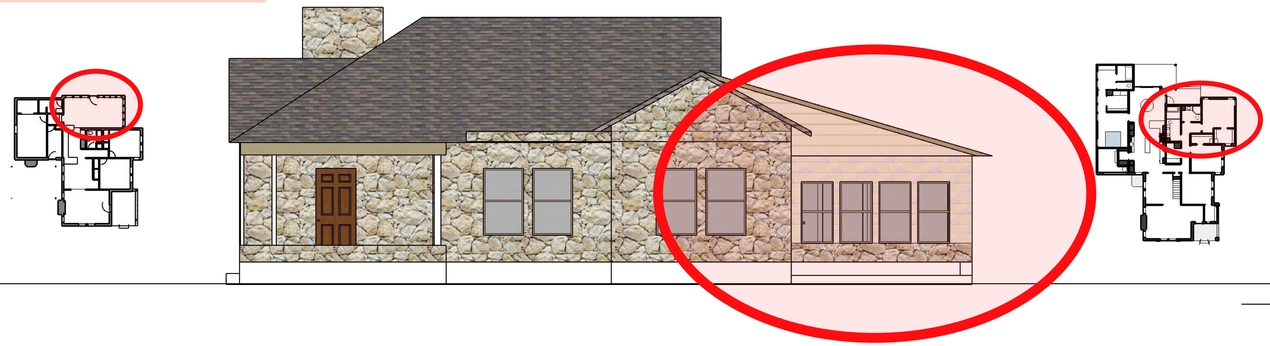
This is much of the rock from the side of the garage that collapsed.



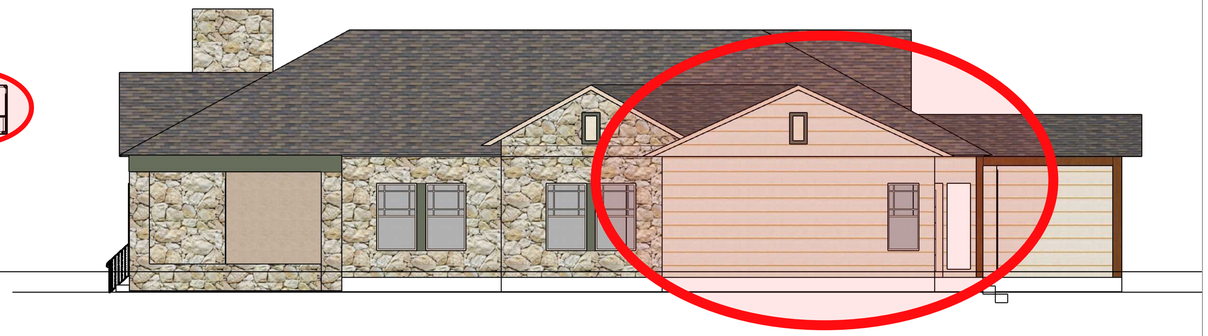


NON-CONTRIBUTING 1960s Sunroom addition is completely removed and the space gets turned into 1.5 bathrooms and a guest bedroom suite.

Original House : East Side View
SCALE: 3/16" = 1' (1:64)

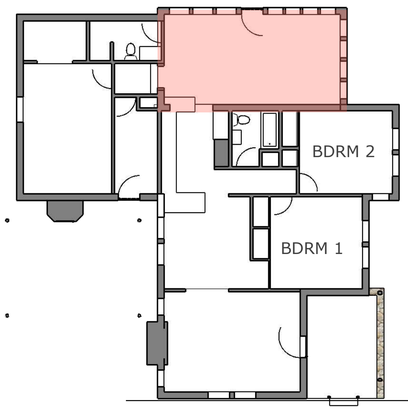


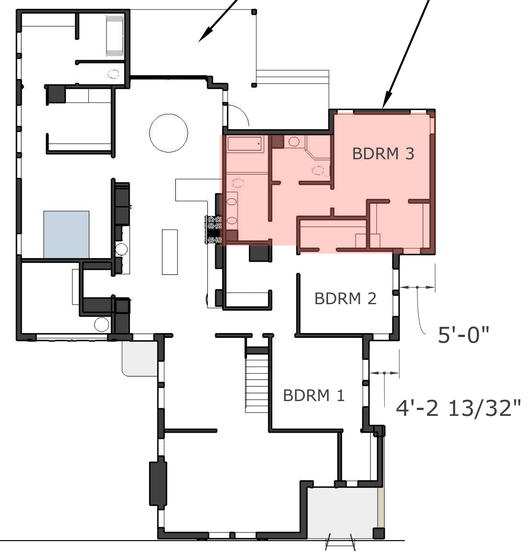
Proposed Design : East Side View
SCALE: 3/16" = 1' (1:64)

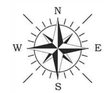


New third bedroom and 1.5 bathrooms to be added. The new bedroom would extend east past bedroom 2 by 5 feet.

Covered backyard patio.



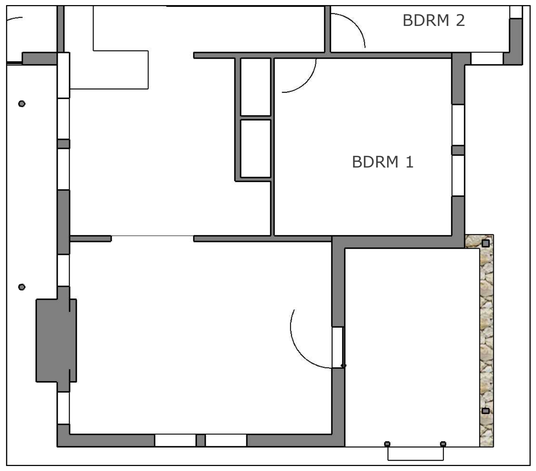


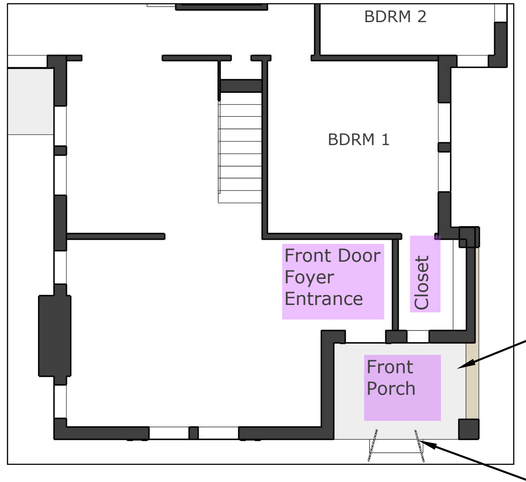


Convert half of front porch into Bedroom 1's walk-in closet and other half into a front door Foyer entrance.

Original House : East Side View
SCALE: 3/16" = 1' (1:64)

Proposed Design : East Side View
SCALE: 3/16" = 1' (1:64)





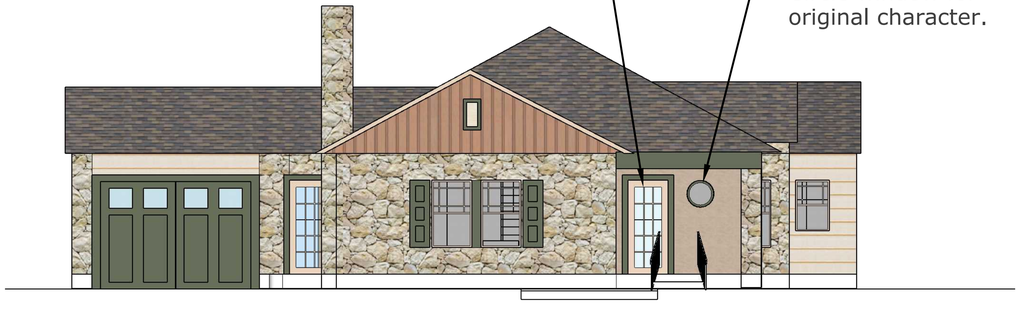
Front porch square footage becomes 77.76 sqft.
The average size for our street.

Install wrought iron hand rails for the front steps,
I've had too many people trip on these steps.

This can be an original 15-light door instead of an original front door, if it makes it easier to get approved by HDRC.

Circle window for original character.

Original House : Front View
SCALE: 3/16" = 1' (1:64)



Proposed Design : Front View
SCALE: 3/16" = 1' (1:64)

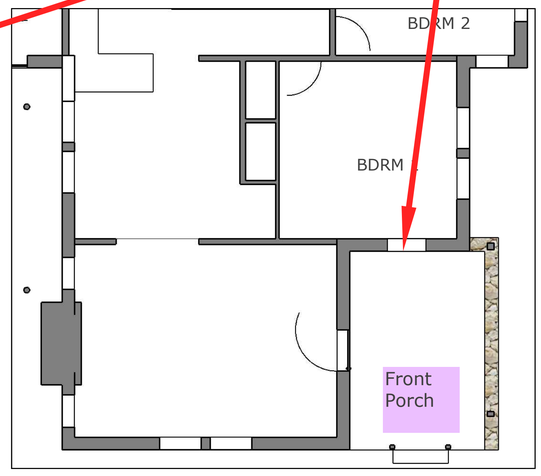
Convert half of front porch into Bedroom 1's walk-in closet and other half into a front door Foyer entrance.

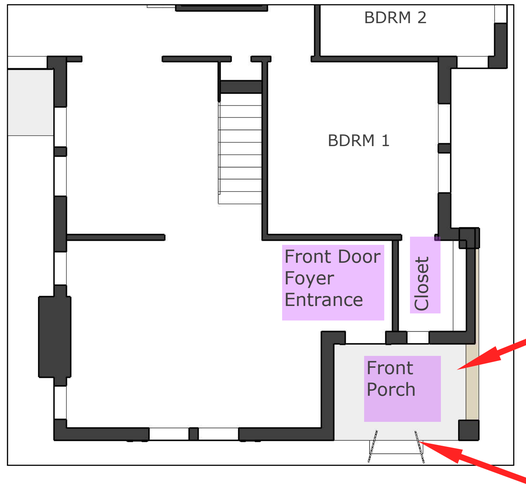
Original House : Front View
SCALE: 3/16" = 1' (1:64)

Proposed Design : Front View
SCALE: 3/16" = 1' (1:64)

There was an original exterior 15-light door with a screen located here, that was removed.

Install Wrought Iron hand rails for safety.



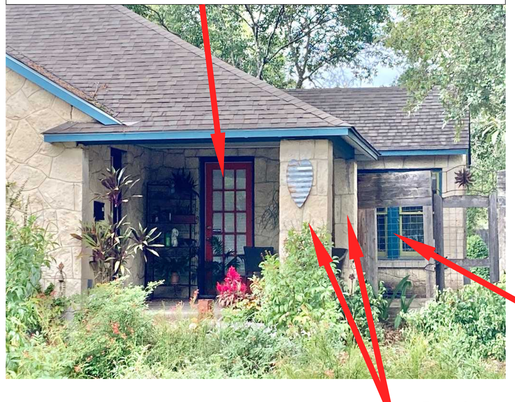


Front porch square footage becomes 77.76 sqft.
The average size for our street.

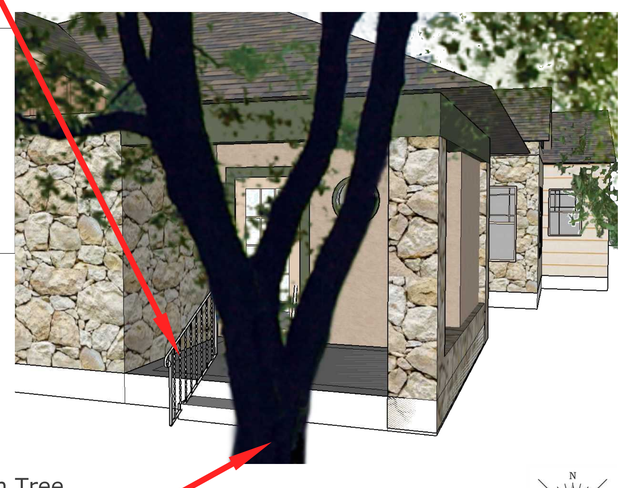
Install wrought iron hand rails for the front steps, I've had too many people trip on these steps.

EXAMPLE OF A SIMILAR FRONT PORCH FROM OPT NEIGHBORHOOD

Our front porch used to look like this before they removed the exterior door.



This is a conceptual draft of what the front porch will look like. My first choice of siding for the entire addition would be to use stucco. Painted Stucco is used throughout the neighborhood as siding next to the rock.

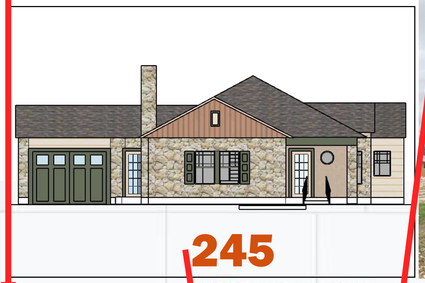


DOUBLE window profile, where my house is only sticking out by one window. This shows that my addition on the East side would be appropriate in maintaining the historical character and not look out of place.

Replace rock columns that were removed.

Exisiting Large Cedar Elm Tree
~28 feet tall

McGovern Woodcraft & Design :: 245 W. Wildwood :: May 10, 2021 ::
Tim & Chelsea McGovern Residence

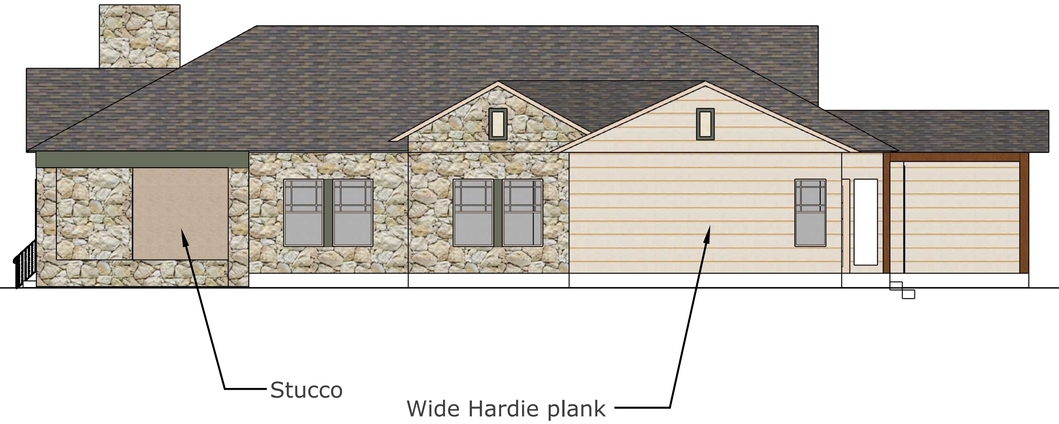


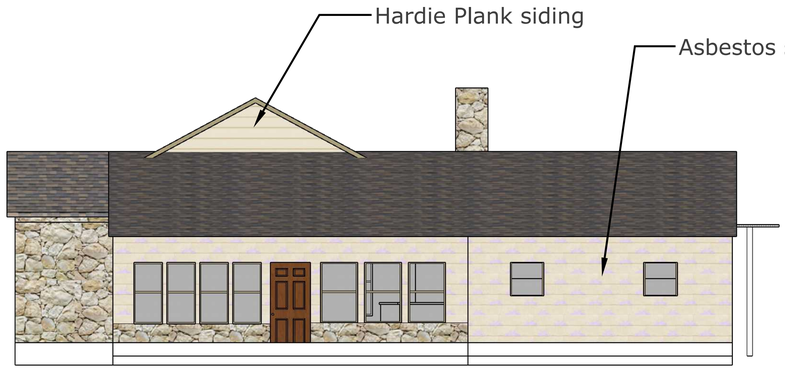
The point I'm trying to make with this slide is that there are no two exactly the same front porches in our neighborhood. And neither are the "side" porches the same. Many of these homes have their side porch located in the back yard or not visible from the front.

If I get permission to convert half of my front porch into interior living space. My front porch will be compatible with the historic character of the neighborhood and especially of Wildwood Street. I would have a circle window installed to the right of the front door like 259 and stucco like 225.

Original House :
SCALE: 3/16" = 1' (1:64)

Proposed Design :
SCALE: 3/16" = 1' (1:64)





Siding on the current house is a combination of asbestos shingles (1960s), Hardie plank siding (1980s) and Rock masonry (original and non-original).

Our original wrought iron inset screen doors (3 of them) were all removed prior to us purchasing the house in 2008.

All of our original wood window screens were also removed and all of our windows were replaced in the 1980s with 4 panel aluminum clad storm windows.

My proposed siding for the new design would be to re-mason the west side (original rocked garage side), stucco and/or wide Hardie plank. What ever the historic office is willing to approve.

We will be making original wood window screens to cover every single window -- including the new ones. This will return the original Thorman cottage look to our house!

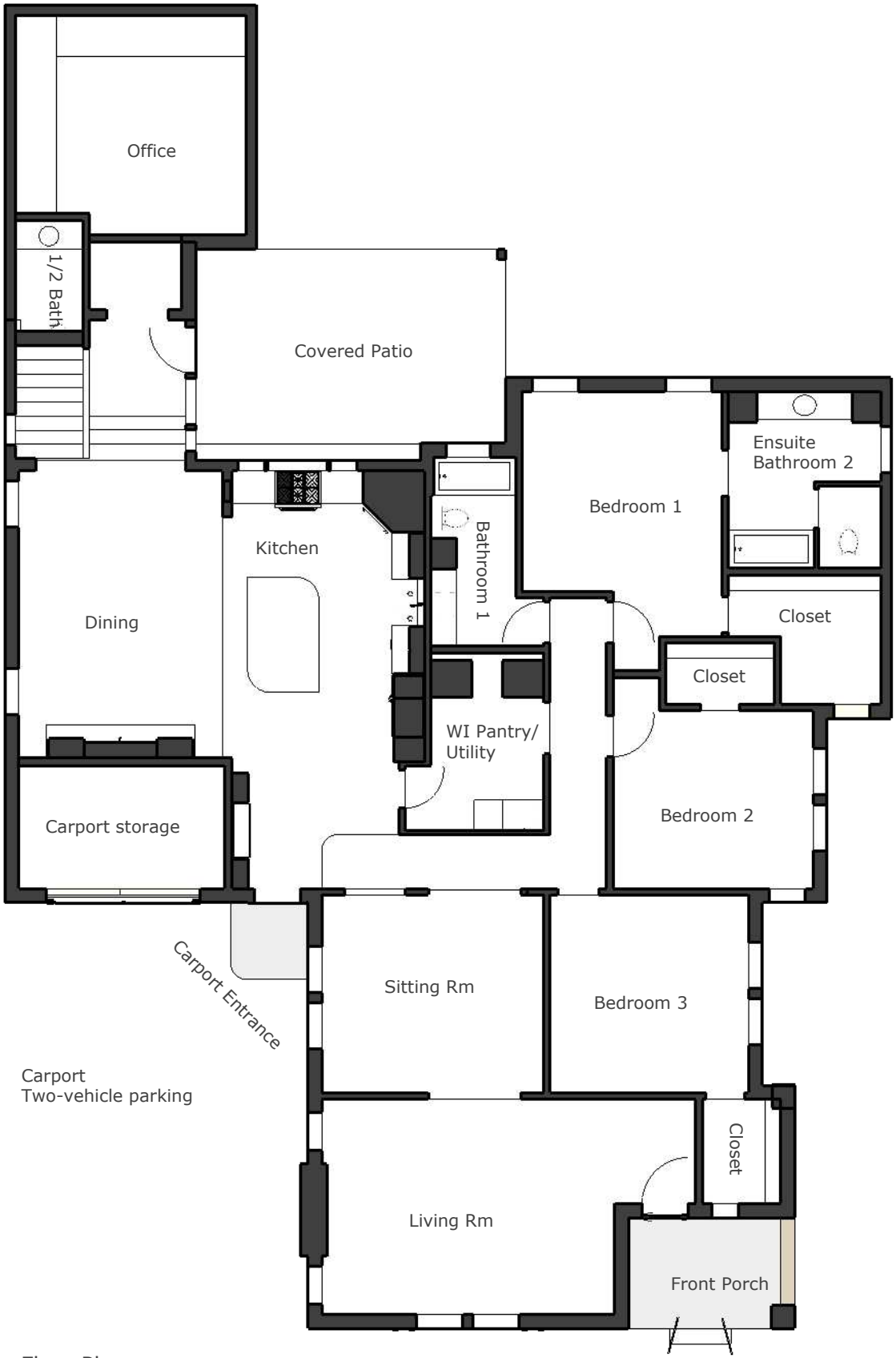
We will be having an artist make three custom wrought iron screen doors that match the rest of the neighborhood, and return that element of historic aesthetic.

The goal is to be able to open the doors and windows for air flow. Right now 75% of my windows wont open.

I will be re-painting old and new trim work and siding.


FX4
SUPER DUTY

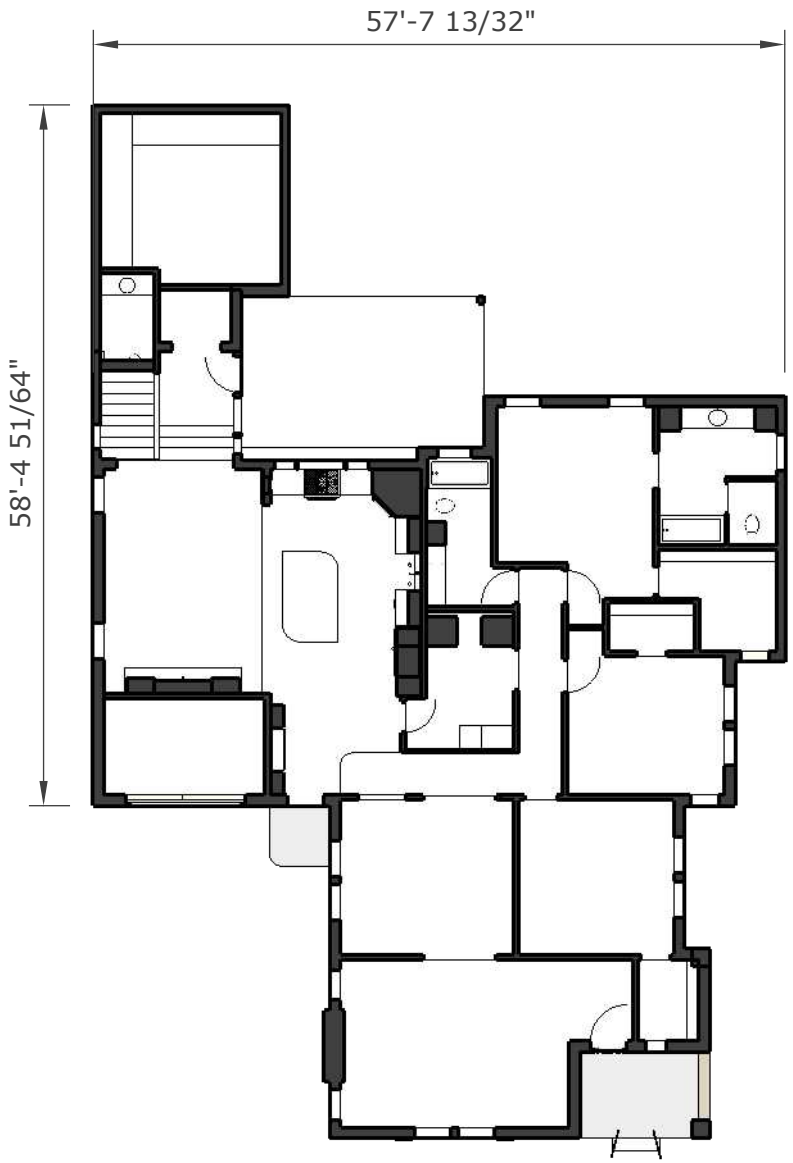
Previous Submittal



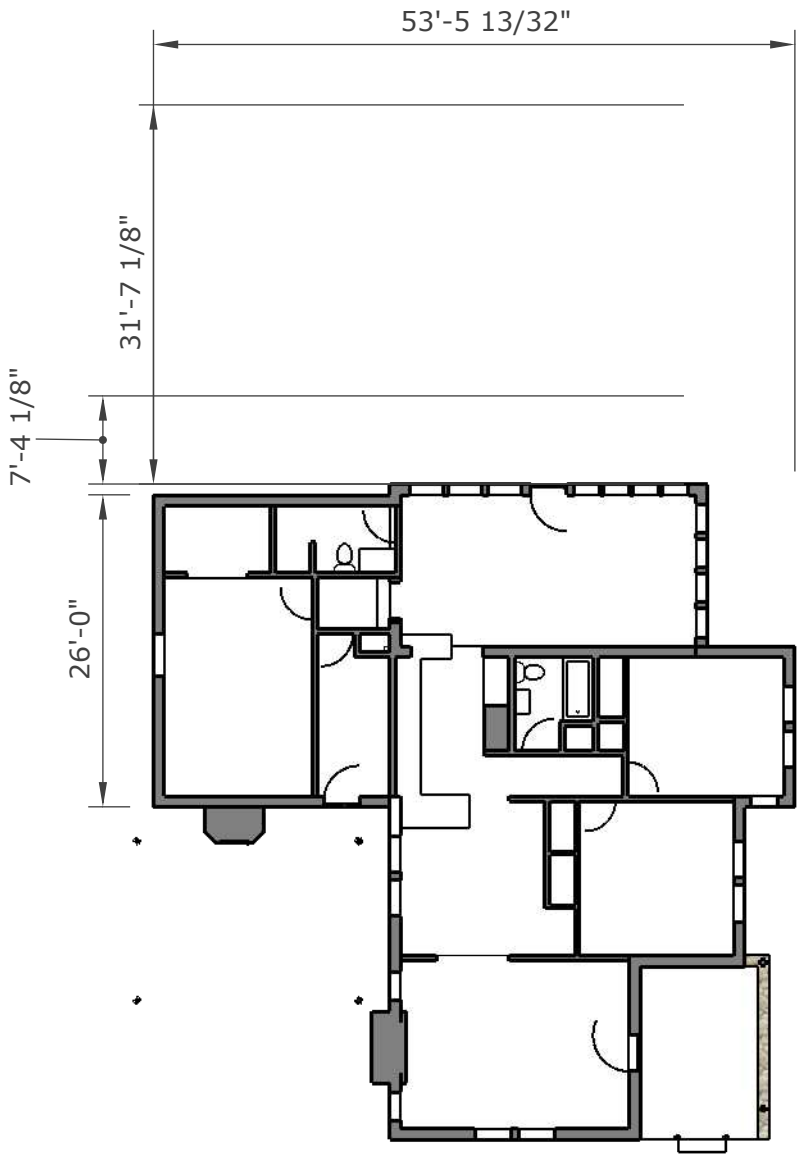
First Story Floor Plan
2,528.5 sqft
SCALE 1" = 10' (1:120)

N

Previous Submittal

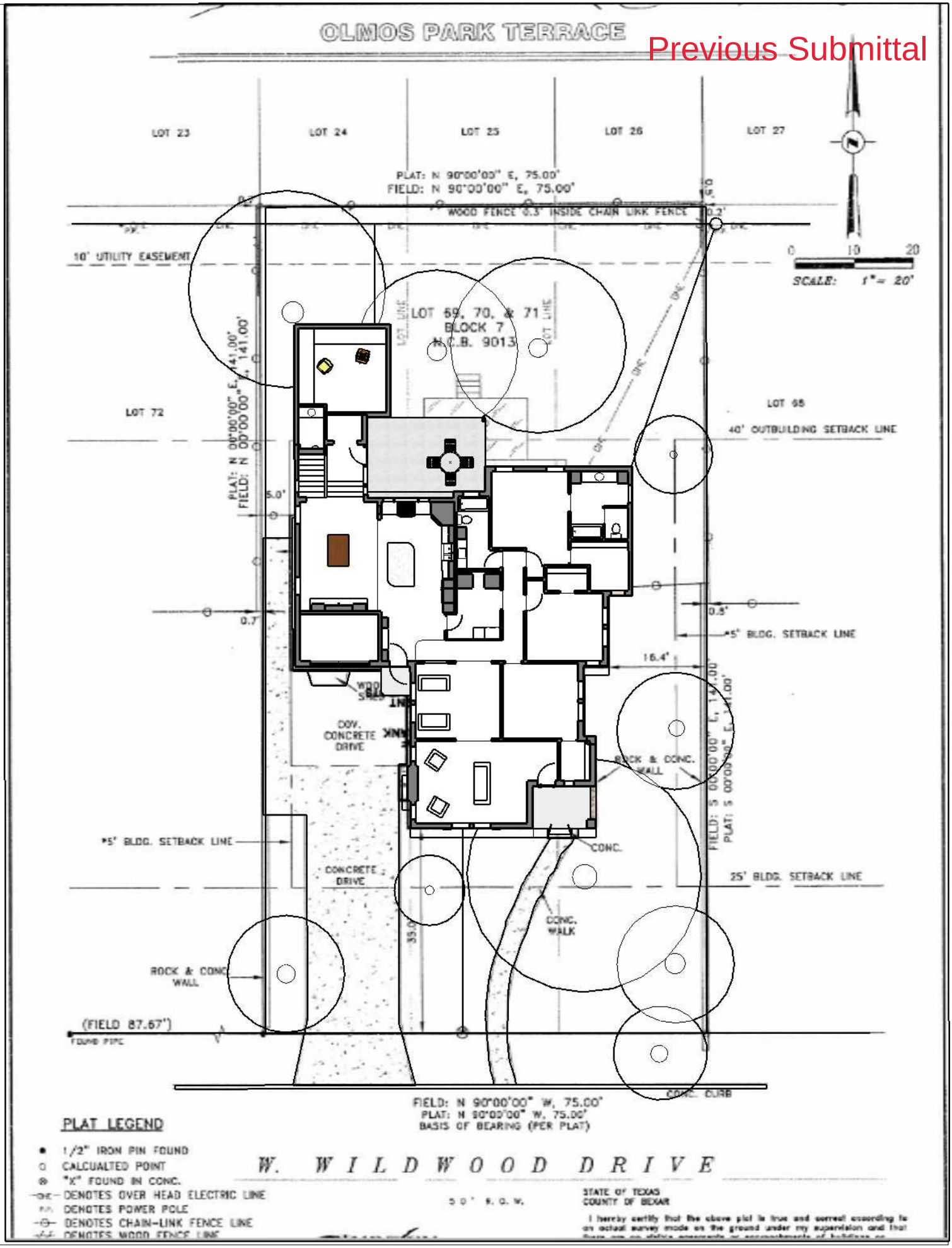


New Design Foot Print
2,528.5 sqft

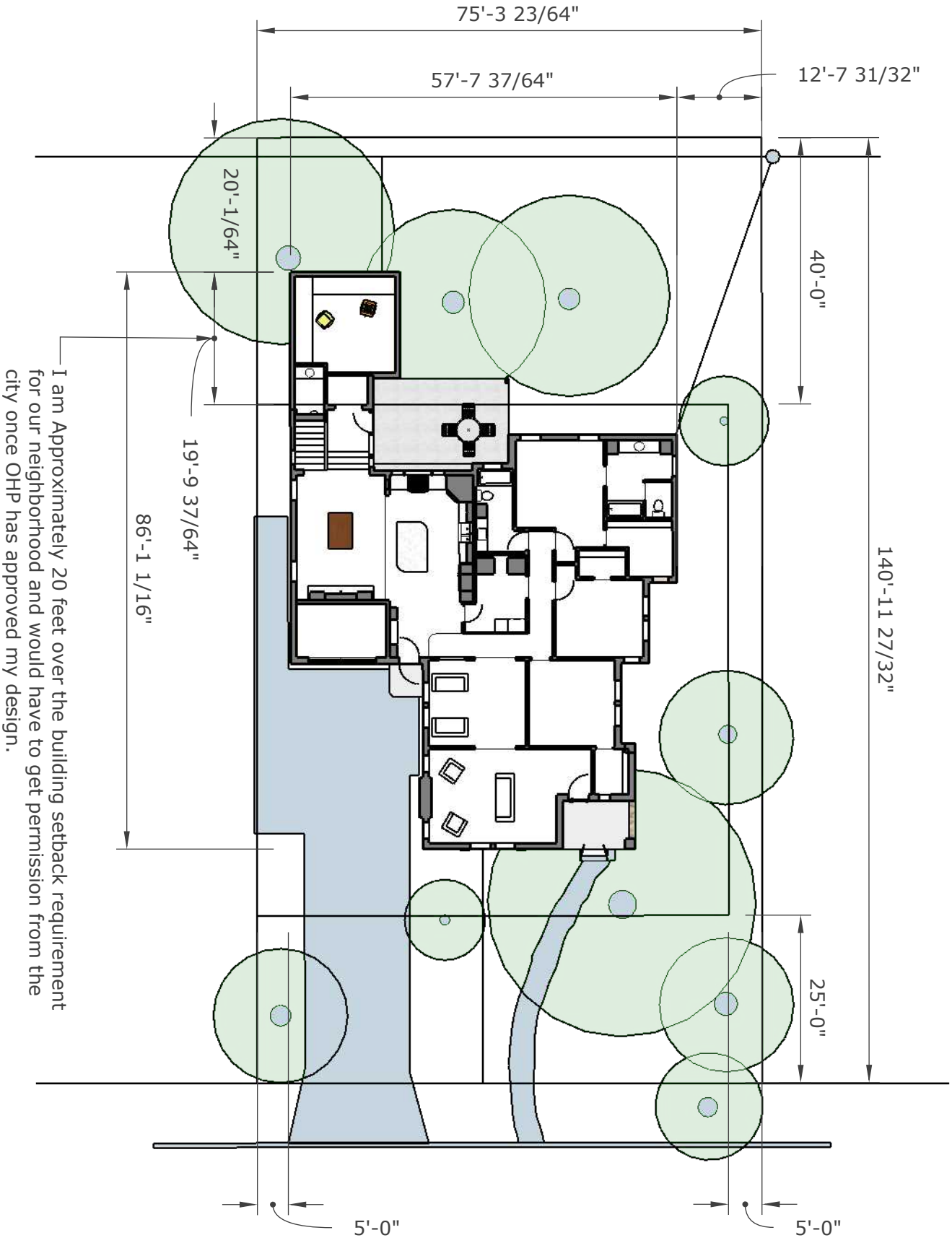


Original House Foot Print
2,000 sqft

N

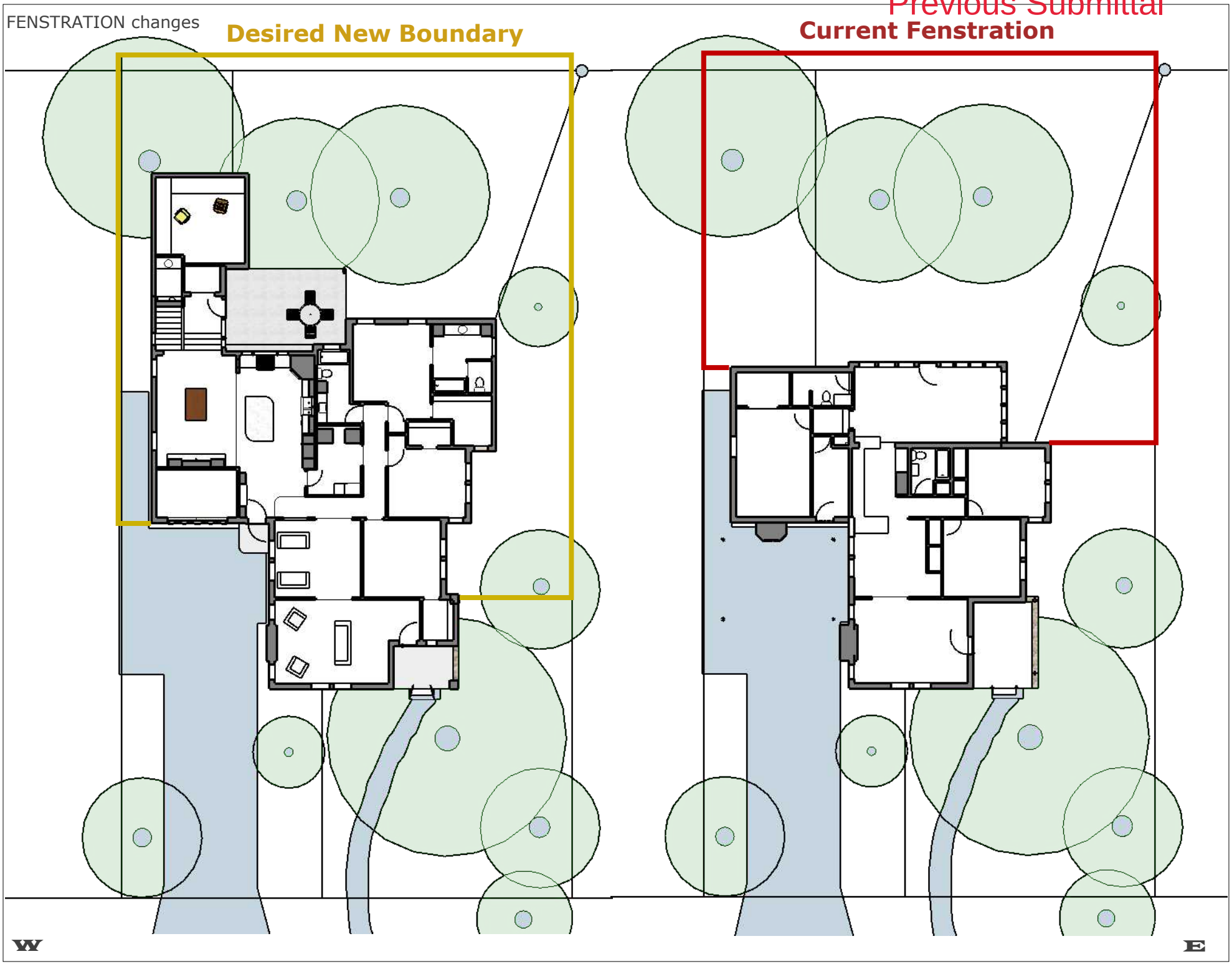

OLMOS PARK TERRACE
Previous Submittal
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
PLAT: N 90°00'00" E, 75.00'
FIELD: N 90°00'00" E, 75.00'
WOOD FENCE 0.3' INSIDE CHAIN LINK FENCE
10' UTILITY EASEMENT
0 10 20
SCALE: 1"= 20'
LOT 69, 70, & 71
BLOCK 7
N.C.B. 9013
LOT 72
LOT 68
40' OUTBUILDING SETBACK LINE
PLAT: N 00°00'00" E, 141.00'
FIELD: N 00°00'00" E, 141.00'
5.0'
0.7'
0.8'
5' BLDG. SETBACK LINE
16.4'
WOOD SHED
DOV. CONCRETE DRIVE
ROCK & CONC. WALL
FIELD: S 00°00'00" E, 141.00'
PLAT: S 00°00'00" E, 141.00'
5' BLDG. SETBACK LINE
CONC.
CONCRETE DRIVE
25' BLDG. SETBACK LINE
CONC. WALK
35.0'
ROCK & CONC. WALL
(FIELD 87.67')
FOUND PIPE
CONC. CURB
FIELD: N 90°00'00" W, 75.00'
PLAT: N 90°00'00" W, 75.00'
BASIS OF BEARING (PER PLAT)
PLAT LEGEND
● 1/2" IRON PIN FOUND
○ CALCUALTED POINT
⊗ "X" FOUND IN CONC.
—OHE— DENOTES OVER HEAD ELECTRIC LINE
DENOTES POWER POLE
—G— DENOTES CHAIN-LINK FENCE LINE
DENOTES WOOD FENCE LINE
W. WILDWOOD DRIVE
50' R.O.W.
STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that

Previous Submittal

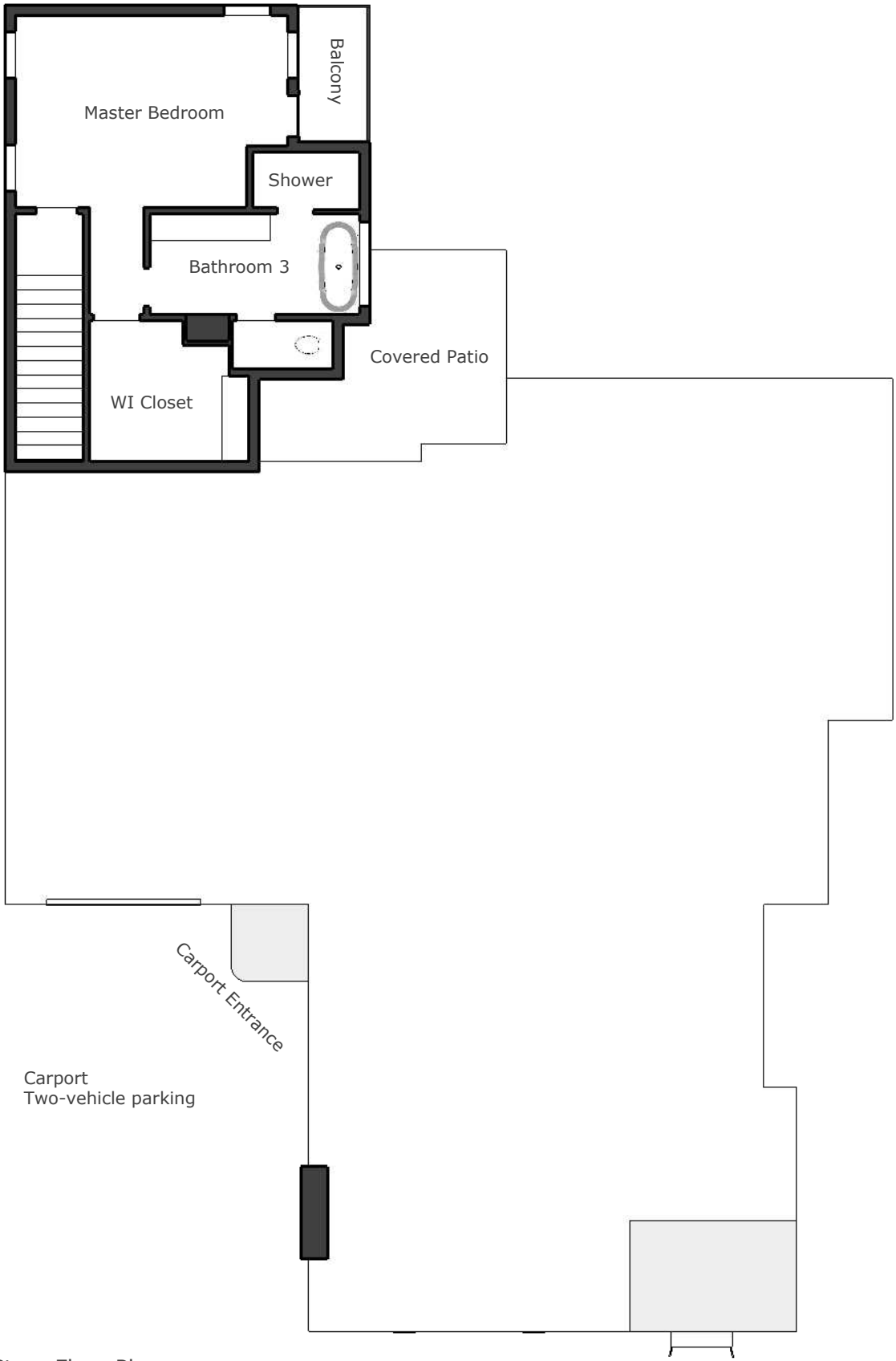


FENSTRATION changes

Previous Submittal



Previous Submittal



Second Story Floor Plan
523.56 sqft
SCALE 1" = 10' (1:120)

N

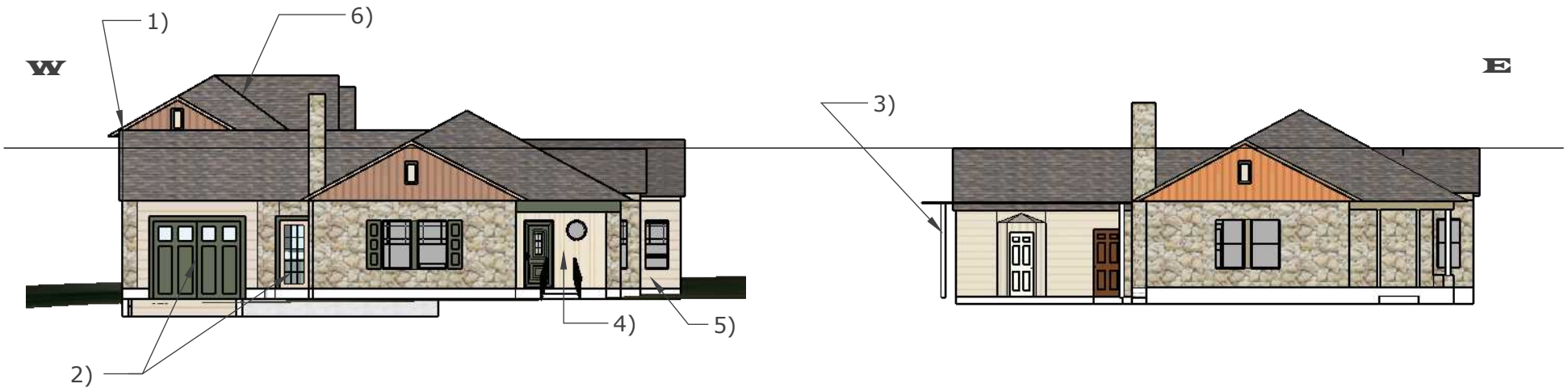
FRONT ELEVATION with google terrain showing slope

Previous Submittal

Lowered foundation to decrease the exposure of the second story from the street view.

FRONT ELEVATION comparison

Previous Submittal



1) Raise the garage roof by a foot in order to have clearance for a 9 foot interior ceiling like the original house.

2) Rebuild original garage doors and move the carport entrance to the right by 2 feet.
- Replace the exterior door with a 15 pane door like the rest of the neighborhood

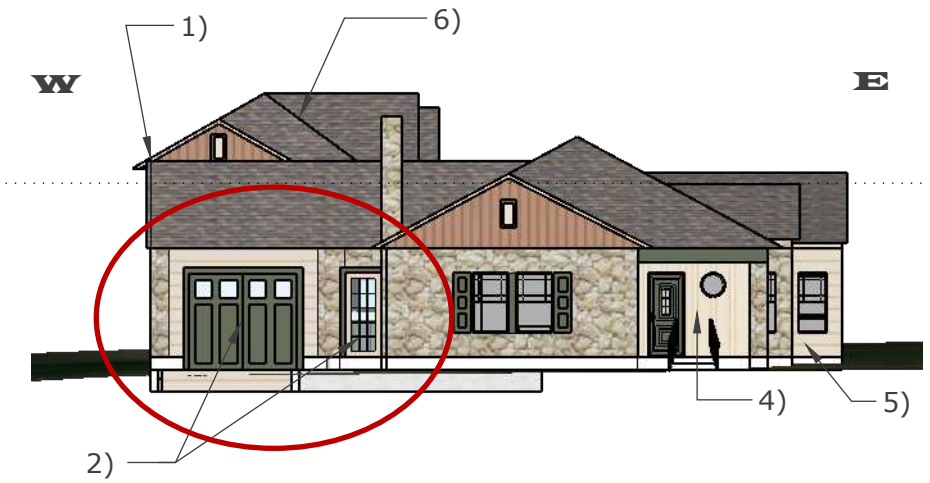
3) Remove metal carport. No replacement requested.

4) Convert the back half of the front porch into interior square footage. (approximately 8 feet)
- Move the Front door location to facing the street.
- Add a character enhancing circle window.
- Add railings to hold onto when walking up the porch step.
- Replace Stone columns in the corner of the porch like it was originally.

5) Add an extension on the East side replicating the same dimensions of the original.

6) Add a two-story addition to the back west side of the property--not to be added onto the original house structure.

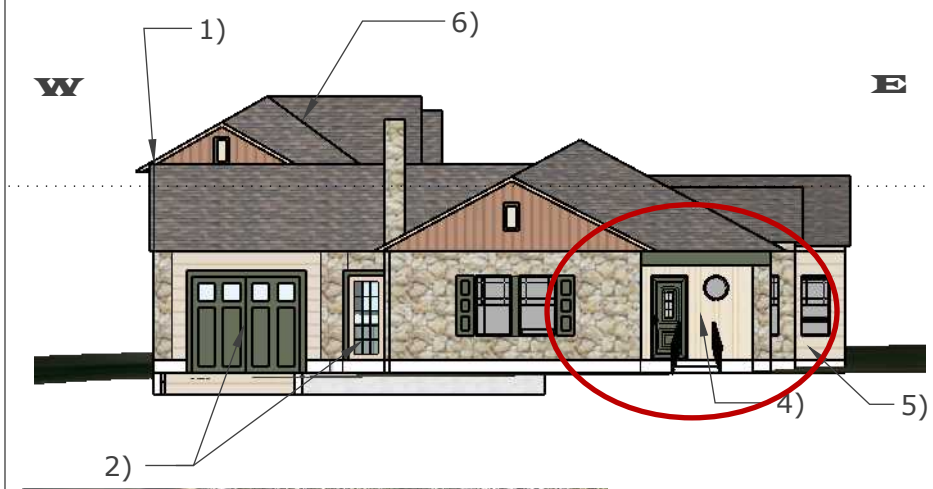
Previous Submittal



Current Garage/carport entrance

FRONT ELEVATION comparison

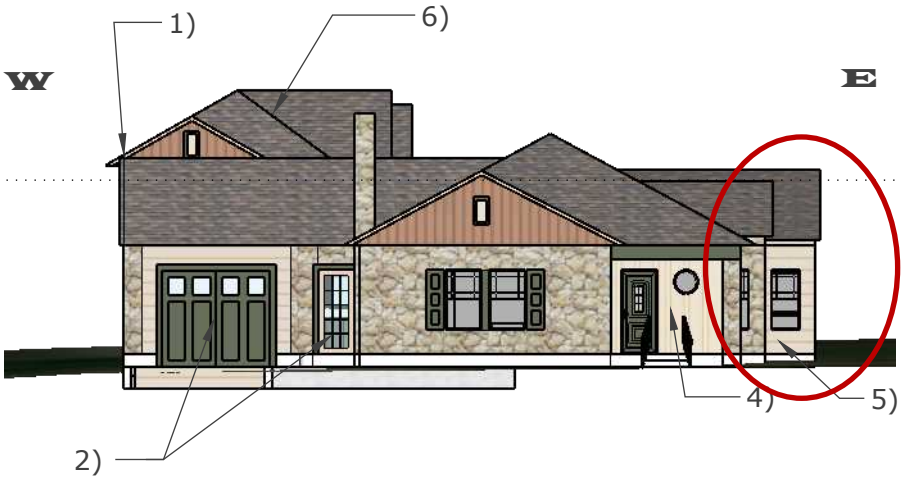
Previous Submittal



Current Front Porch

FRONT ELEVATION comparison

Previous Submittal



Current East side

FRONT ELEVATION with measurements

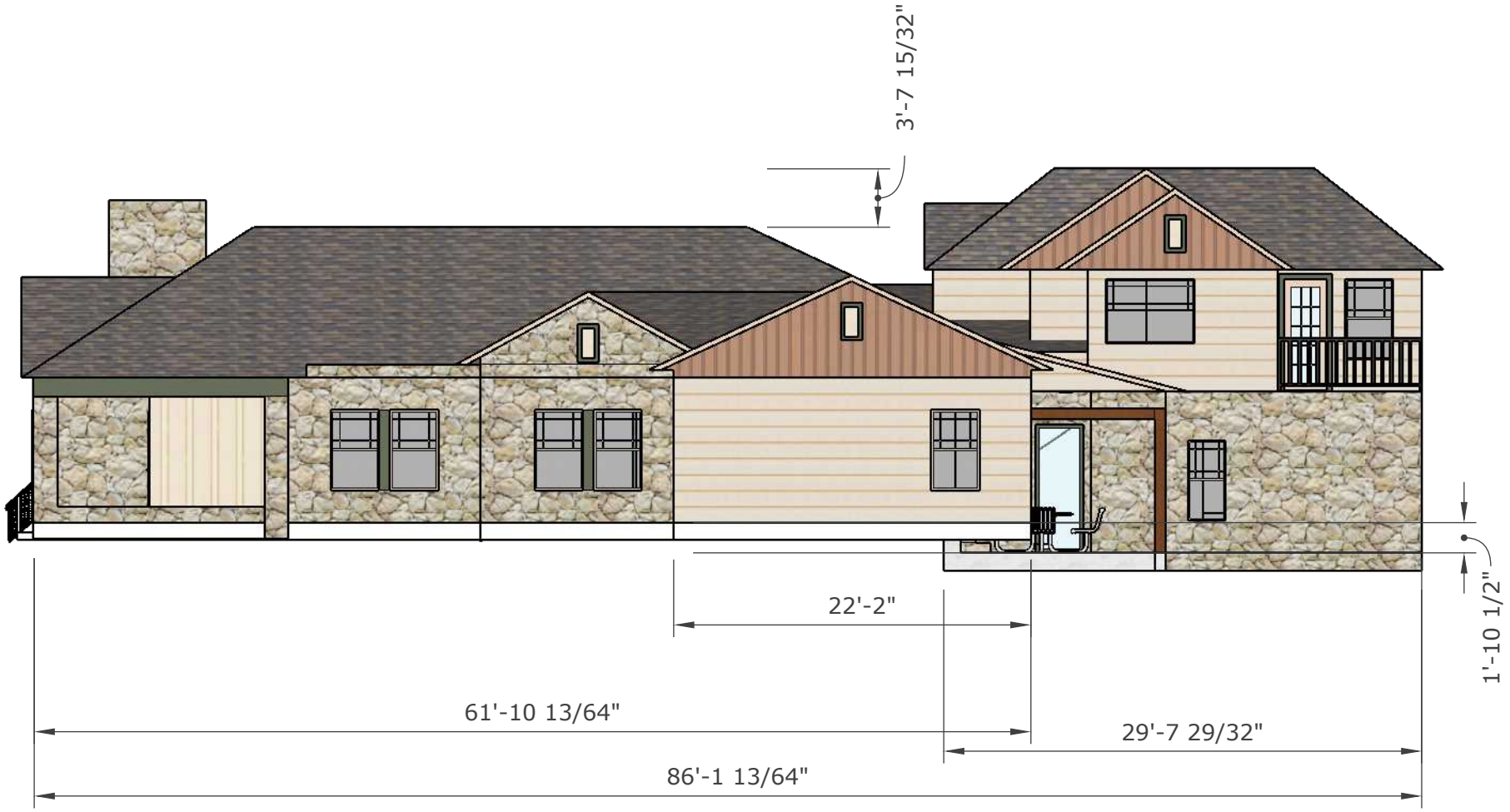
Previous Submittal

EAST ELEVATION with google terrain showing slope

Previous Submittal

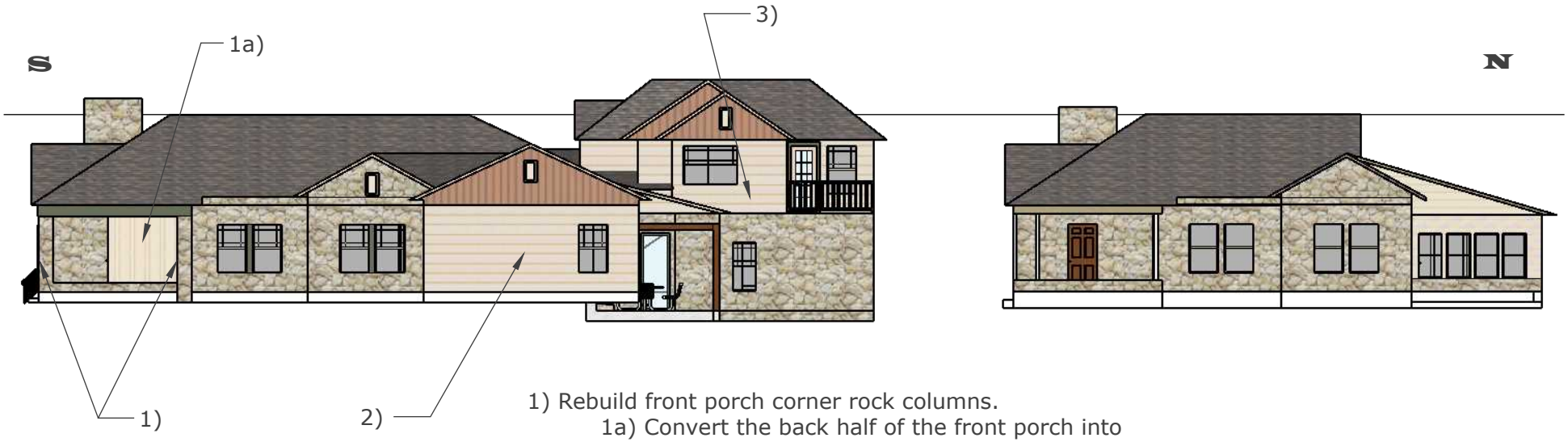
EAST ELEVATION with Measurements

Previous Submittal



EAST ELEVATION comparison

Previous Submittal



1) Rebuild front porch corner rock columns.
   1a) Convert the back half of the front porch into interior living space.
   - Front door faces street

2) Addition to the original house.

3) Semi detached addition with second story.

Front East Perspective View

Front Perspective View

Front Perspective View with Google Terrain

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10/27/2020 HDRC Case# 2020-436

ADDRESS: 245 W Wildwood Meeting Location: WebEx

APPLICANT: Chelsea McGovern

DRC Members present: Jeffrey Fetzer, Anne-Marie Grube, Gabriel Velasquez

Staff present: Rachel Rettaliata

Others present:

REQUEST: Construction of a 2-story rear addition

COMMENTS/CONCERNS:

JF: The west side of the existing garage, is it currently stone or wood?

CM: The rock facade originally fell off, we would like to re-facade with the original rock.

JF: Comment on floor plans, modifying the front porch, changing from large porch with side entry with small porch to front entry, this will change the facade of the house. I would prefer that the front facade remain as it was. I like that you are reinstating the garage doors to where they were originally, reinforces the historic nature of the front facade. The rear northeast pop out, is the covered porch original to the building?

CM: It is an addition, the original homeowner's daughter said her dad converted that space to the living room, so she lived in the dining room. Confirmed that it was an addition, painted red cement underneath. In the 80s they converted the garage.

JF: In presentation, mention that the original enclosed porch is an addition, taking off old addition and putting on new addition basically. Fact that it steps out to the northeast, matching the offsets is an advantage to that addition.

OVERALL COMMENTS:

The rear addition, office on first floor, master on second floor. 3D image of what we will actually see of the rear addition. It may not be that visible from the street. Put human scale to 5 feet, it will reduce the rear addition some more.

Committee Chair Signature (or representative) Date

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

COMMENTS / CONCERNS:

CM: We do not have a sidewalk on our side.
JF: Put the human scale at the end of your driveway. Look in the neighborhood at other stone facades, the gable could benefit from having siding instead of stone.
CM: In the neighborhood, there is rock all the way up.

JF: I agree with simplifying the windows, to be more traditional sizes.
AMG: Roofline, offset gable, will be attached to addition wakk?
CM: Yes it will go into the addition.
AMG: Perhaps remove the window that hits the roofline. Floor plans: west side, it looks like there was one original window and it will be changed.
CM: None of the windows are original on that side, window will be a traditional sized window, matching those on the front

OVERALL COMMENTS:

AMG: Entrances were original?
CM: It was not original, originally there were garage doors and there was a door in the garage.
AMG: Conceptual or final?
AMG: Try to relate the story as to existing to new, help to tell the condition. The biggest issue is the roof form.
JF: What's the ceiling height in the addition.
CM: 9 feet.
GV: Looks like we are at a conceptual level. The garage pitch is a mistake and you are basing the addition off of that garage pitch. Windows: the pics aren't saying anything about size. Addition: a major investment is the addition, forget the garage, addition should be presented for the house, the language should be similar.
AMG: If you are planning to lift and connect them, we may be able to work with that
GV: If you can combine and remedy the existing roof situation, keep in min what Chairman Fetzer said and spend time trying to correct that.
JF: Looking at Google Earth, the ridge of the garage is the original ridge line and the slope on the front is original, so work with those as givens and see what you can come up with to make the addition relate more to the existing house. If you come to the HDRC with conceptual approval, the Commission will review stipulations and design, etc. and will vote on whether to 2-story addition is appropriate for the house and neighborhood.
CM: Original idea was to develop the house into an American Four-by-Four.

Committee Chair Signature (or representative) Date