HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO:	**2024-277**
ADDRESS:	705 E WOODLAWN AVE
LEGAL DESCRIPTION:	NCB 6203 BLK 4 LOT 15
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Evelyn Fenner/CARACOL HOMES LLC
OWNER:	CARACOL HOMES LLC
TYPE OF WORK:	Siding replacement, fenestration modifications, column replacement, chimney removal
APPLICATION RECEIVED:	July 15, 2024
60-DAY REVIEW:	September 13, 2024
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Replace the existing wood siding and asbestos shingle siding with board-and-batten cladding.
2. Infill the existing front door.
3. Replace three (3) windows on front façade with new wood windows with a modified fenestration pattern.
4. Modify the front door opening and replace the front door with a front door and side lites.
5. Infill two (2) windows on the west elevation.
6. Infill two (2) windows on the rear elevation.
7. Remove the chimney.

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 striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*— Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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

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

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages
A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

11. Canopies and Awnings
A. MAINTENANCE (PRESERVATION)
i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency
A. MAINTENANCE (PRESERVATION)
i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
viii. *Cool roofs*—Do not install white or ―cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted dewood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 705 E Woodlawn is a 1-story, residential structure constructed circa 1930 in the Craftsman style. The structure features a composition shingle pyramidal roof, an asymmetrical porch with decorative metal supports and railings, asbestos shingle cladding, a front door on the front façade, and one-over-one wood windows. The structure originally appears on the 1931 Sanborn Map. The footprint on the 1931 Sanborn Map shows that a portion of the front porch was enclosed after 1951. The property is contributing to the River Road Historic District.
b. CASE HISTORY – Staff received a report that work was taking place on the property without approval and issued an in-person Stop Work Order on July 9, 2024. The applicant submitted an application for the exterior scopes of work on July 15, 2024. The property is currently not in compliance.
c. SIDING REPLACEMENT – The applicant has proposed to replace the fully wood 117 (waterfall) siding and the asbestos shingle siding with board-and-batten cladding. The material has not been specified at this time.

Guideline 1.B.v for Exterior Maintenance and Alterations states that applicants should avoid removing materials that are in good condition or that can be repaired in place. Additionally, the Guidelines for Exterior Maintenance and Alterations state that in-kind materials or materials similar in size, scale, and character should be used when possible when exterior 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. In-kind wood elements should be used as a replacement for existing wood siding, matching in profile, dimensions, material, and finish when beyond repair. Staff finds the replacement of the existing repairable wood siding that is likely original to the structure and has been preserved largely intact beneath the asbestos shingle cladding with board-and-batten cladding to be inappropriate. Staff finds that the applicant should retain the existing 117 wood siding and that any replacement siding installed to replace boards that are deteriorated beyond repair should match the profile, dimensions, material, and finish of the existing wood siding.

d. FRONT DOOR INFILL – The applicant has proposed to infill the front door opening on the front façade, at the west end of the elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states 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. Per the 1951 Sanborn Map, it is evident that a portion of the front porch was infilled and it is likely that a front door was installed on the front façade and that the original set of three (3) ganged windows was likely shifted to the east of their original location after modifications occurred post-1951. Staff finds the infill of the front façade door to be appropriate.
e. FENESTRATION MODIFICATIONS (FRONT FAÇADE) – The applicant has proposed to replace the set of three (3) ganged windows on the front façade with three (3) salvaged one-over-one ganged wood windows, installed in the center of the front façade. Guideline 6.A.i for Exterior Maintenance and Alterations states 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. Additionally, Guideline 6.B.iv states that new windows should be installed 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. Staff finds that the location of the proposed replacement windows is appropriate but that the new windows should match the previous set of ganged windows in size, type, configuration, material, form, appearance, and detail.
f. FRONT DOOR OPENING MODIFICATION – The applicant has proposed to replace the existing front door on the front porch and modify the opening to feature a front door with sidelites. Guideline 6.A.i for Exterior Maintenance and Alterations states 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. Per a previous survey photo, the property previously featured a front door on the street-facing façade of the porch and no fenestration on the east-facing elevation of the front porch. Staff finds the proposed fenestration modifications inconsistent with the Guidelines and finds that the installation of a fully wood Craftsman-style door without sidelites on the east-facing elevation of the porch and a window or door opening on the street-facing façade of the front porch would be appropriate.
g. WINDOW INFILL (WEST ELEVATION) – The applicant has proposed to infill two (2) existing window openings on the west elevation. The applicant has expressed that the windows are damaged. Guideline 6.A.i for Exterior Maintenance and Alterations states 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. Staff finds the request to be inconsistent with the Guidelines. Staff finds that if the existing windows are deteriorated beyond repair, the applicant should install salvaged or new fully wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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.

h. WINDOW INFILL (REAR ELEVATION) – The applicant has proposed to infill two (2) window openings on the rear elevation. The applicant has expressed that the openings did not feature windows upon purchase. Guideline 6.A.i for Exterior Maintenance and Alterations states 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. Staff finds that the infill of windows on the rear elevation to be generally appropriate and that the openings should be infilled with siding that matches the existing wood siding in material, dimensions, profile, and finish.

i. CHIMNEY REMOVAL – The applicant has proposed to remove the existing chimney on the west elevation. Guideline 3.B.vii for Exterior Maintenance and Alterations states that existing historic roof vents should be maintained. 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. Staff finds that the request for chimney removal is not consistent with the Historic Design Guidelines and that the chimney should be reconstructed to match the previously existing chimney in material, dimension, and design.

j. ADMINISTRATIVE APPROVAL – The case file includes a number of scopes of work that are eligible for administrative approval, such as in-kind roof replacement, window repair, skirting repair, front walkway repair, lighting installation, landscaping modifications, wood fence repair, repairs and painting, metal column replacement, ornamental railing removal, concrete step replacement, and wood deck repair. These scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).

RECOMMENDATION:

Item 1, staff does not recommend the approval of the replacement of existing wood siding with board-and-batten cladding based on finding c. Staff recommends that the applicant retains the existing 117 wood siding and that any replacement siding installed to replace boards that are deteriorated beyond repair matches the profile, dimensions, material, and finish of the existing wood siding. The applicant must submit material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the front door infill on the front façade based on finding d.

Item 3, staff recommends approval of the replacement of the front façade windows based on finding e with following stipulation:

i. That the applicant installs new fully wood windows in the proposed location that match the previous set of ganged windows in size, type, configuration, material, form, appearance, and detail based on finding e. The new window product must meet staff's standard window stipulations and submits updated specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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 does not recommend approval of the front door opening modification and front door replacement based on finding f. Staff recommends that the applicant installs a fully wood Craftsman-style door without sidelites on the east-facing elevation of the porch and a window or door opening on the street-facing façade of the front porch. Updated elevation drawings and material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Items 5, staff does not recommend approval of the infill of two (2) windows on the west elevation based on finding g. Staff recommends that the applicant installs salvaged or new fully wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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 6, staff recommends the infill of two (2) window openings on the rear elevation based on finding h with the following stipulation:

i. That the applicant infills the window openings with siding that matches the existing wood siding in material, dimensions, profile, and finish.

Item 7, staff does not recommend approval of the chimney removal based on finding i. Staff recommends that the applicant reconstructs the chimney to match the previously existing in material, dimensions, and detail. The applicant is required to submit detailed measured drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

August 16, 2024

User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 8-16-2024

(3382)

SAN ANTONIO, TEX. VOL 2 FITZHUGH ST.

205

NEW SHEET
MAY 1924

FITZHUGH

191

N. ST MARYS (JONES AV.)

6391

RIVER ROAD COUNTRY DAY SCHOOL

E. MAGNOLIA AV.

861

OSTROM DR.

6461

204

MISTLETOE AV. (BROAD AV.)

6200

LINDELL (PRESTON PL.)

E. MAGNOLIA AV.

6530

MAGNOLIA DRIVE

6531

6202

ARMOUR PL.

6203

2 Apartments

E. WOODLAWN AV.

6204

E. CRAIG PL.

MEMORIAL DRIVE

San Antonio River

BRACKENRIDGE PARK GOLF LINKS

PARK DRIVE

Golf Club

Power Canal

Ditch

Av. B

213

214

193

177

Scale 100 Ft. to One Inch.

Copyright 1924 by the Sanborn Map Co.

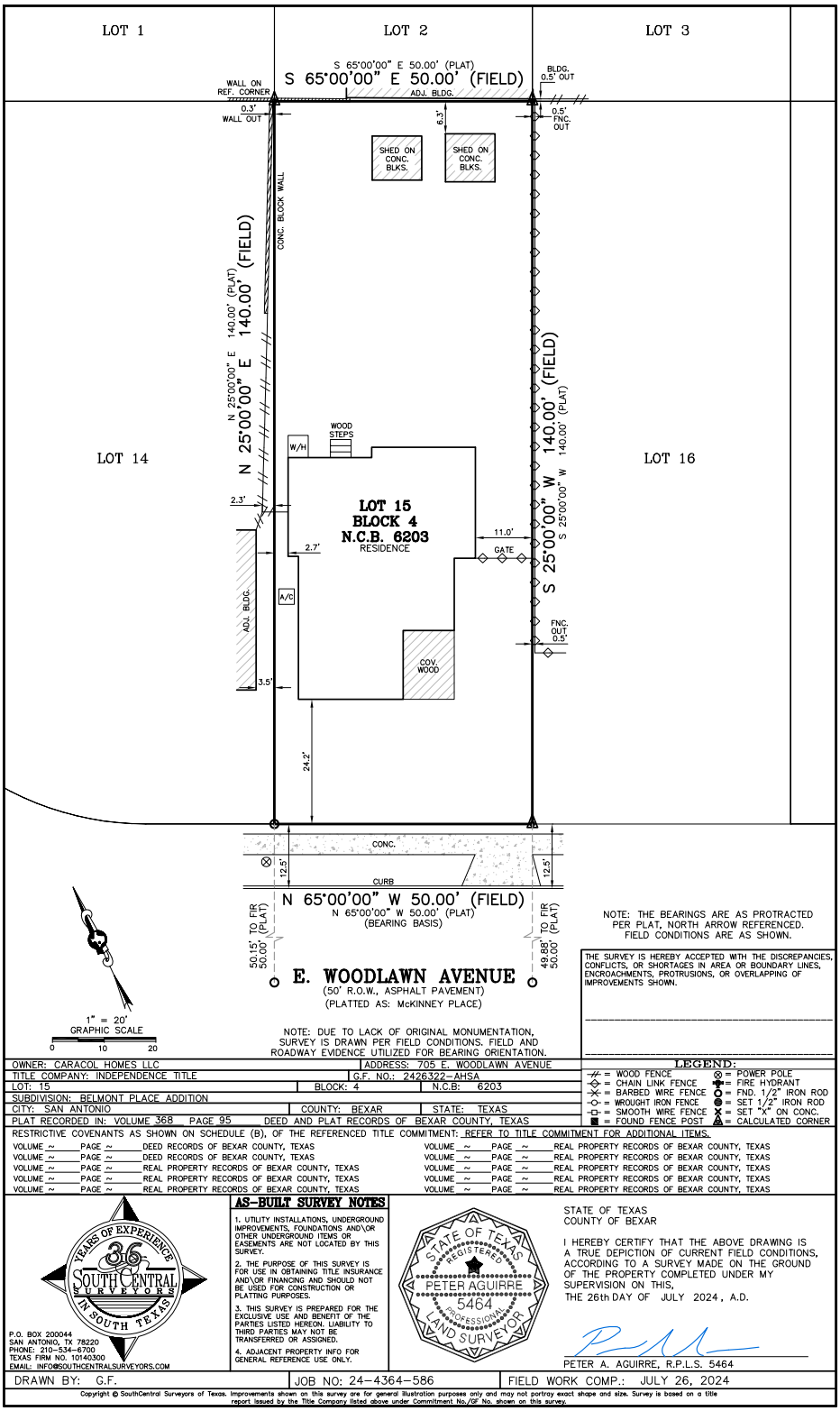
Original located at San Antonio Public Library Special Collections

205

NEW SHEET
MAY 1924

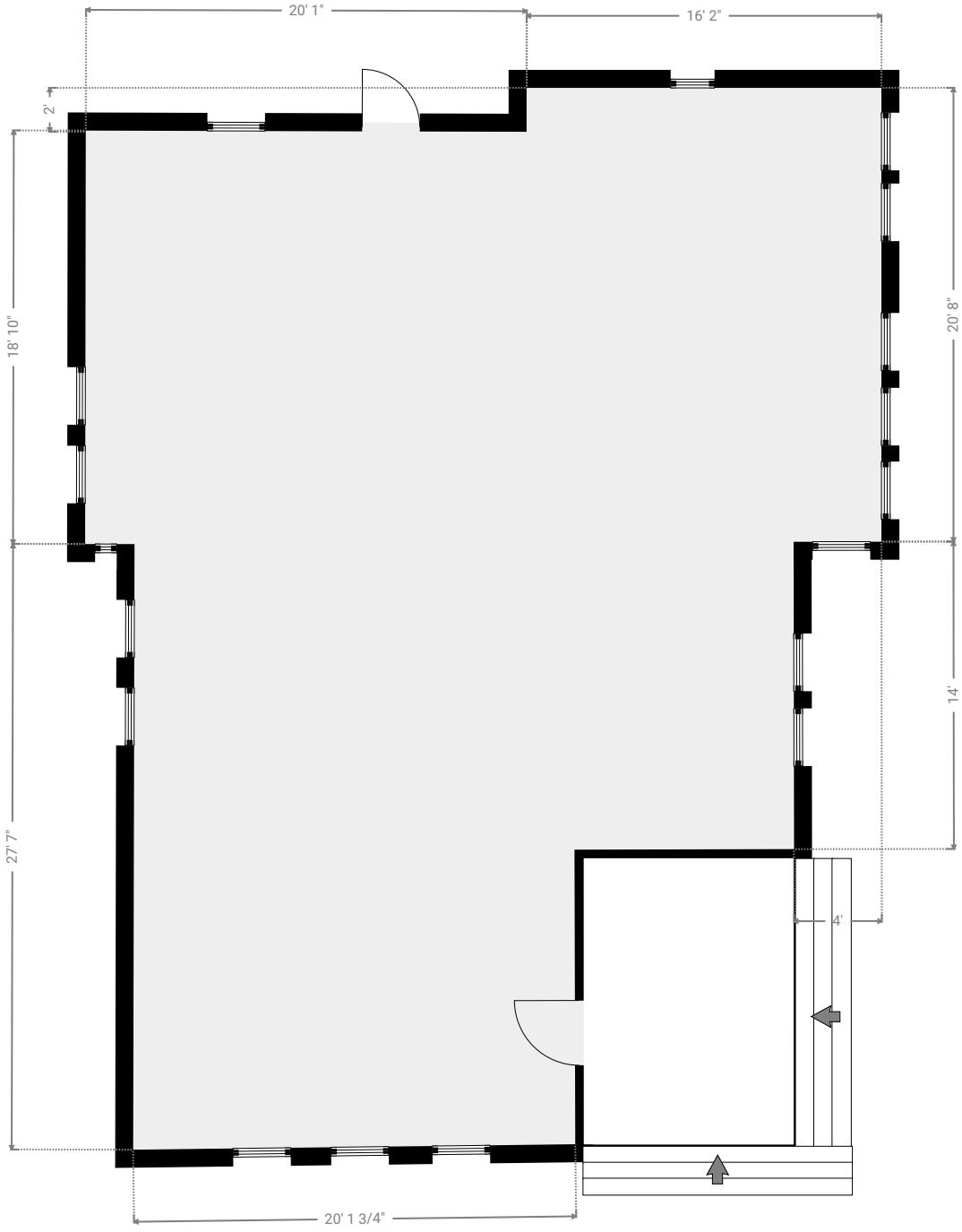
TRAIL (FITZHUGH)
TRAIL
ALLISON RD
ANASTACI
ST. MARYS ST. (JONES AV.)
E. MAGNOLIA AV.
OSTROM DR.
MISTLETOE AV.
LINDELL PL.
ARMOUR PL.
E. WOODLAWN AV.
E. CRAIG PL.
RIVER DR. (MEMORIAL DRIVE)
PARK DRIVE
MAGNOLIA DRIVE
MILL
RACE RD.
San Antonio River
BRACKENRIDGE PARK GOLF LINKS
BRACKENRIDGE Power Canal
6391
6461
6529
6530
6531
6202
6203
6204A
191
193
214
204
177
0
Scale 100 Ft to One Inch.
Copyright 1924 by the Sanborn Map Co

4. Measured site plan (can be a current annotated survey; used to convey the location of work and effect on existing conditions and structures)



5. To-scale measured elevation drawings to demonstrate the proposed scope

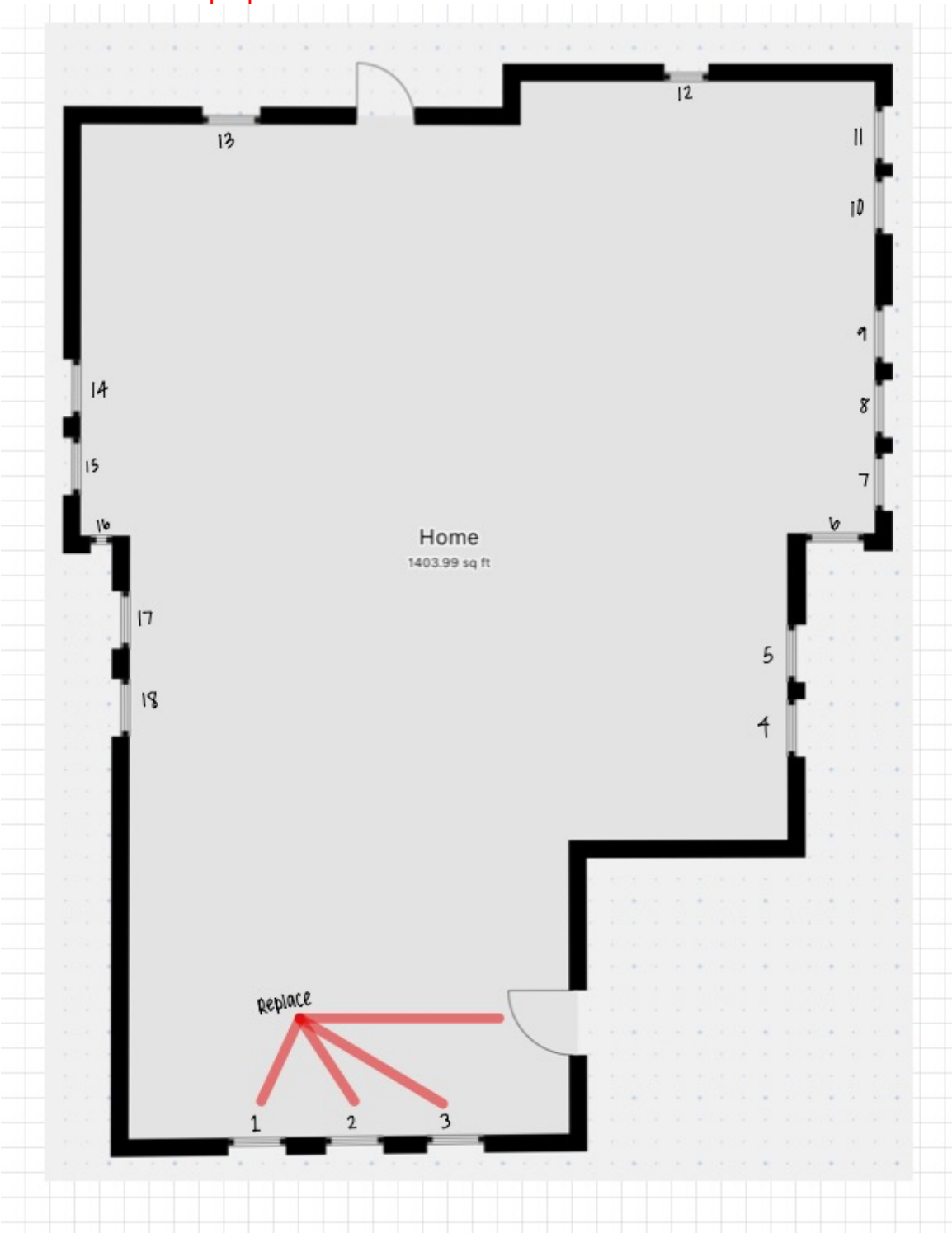
▼ **Ground Floor**



Elevation:
Ground to Soffit = 10 Feet
Top of foundation to Soffit = 9 Feet

0' 2' 4' 6' 8' 10'
1:72
Page 1/1

6. A window schedule, which is a floor plan featuring numbered windows to match the numbered photos submitted. The floor plan should indicate which windows are proposed for replacement. An existing floor plan may be annotated and submitted for this purpose.



705 E WOODLAWN COA APPLICATION

- Exterior Alterations: Add board and batten over all existing, rotting, siding.

- Exterior Lighting: Installation of 2 sconces on both sides of front door.

- Fencing: Repair wooden fence.

- Landscaping/Hardscaping/Irrigation: Front yard landscaping modifications to include installation of new sod and variety of floral plantings along front of home.

- Painting: Board and Batten/all siding to be painted white, fascia to be painted black, soffit to be painted white, porch to remain all wooden.

- Porch/Patio: Replace non-original metal posts with wooden columns, delete non-original ornamental railing, replace broken concrete steps with wooden steps to match deck along both sides of porch, repair wooden deck

- Roofing: Replace existing roof with new roof using same style of 3-tab shingles. Shingles to be black in color.

- Window Replacement/Fenestration Changes: Delete door on front, replace 3 windows on front façade with wooden windows to measure 40w x 58h with side trim of 4 inches, replace door on porch with new wooden door with sidelights, delete 2 completely broken windows on left façade, back façade seemed to have windows that were ripped out prior to purchasing – properly seal up back façade and keep window.

- Foundation Skirting: Repair cement boarding.

- Driveway/Sidewalk: Repair concrete sidewalk.

Materials Needed -

1. Current color photos of all four sides of the house/building. (Photos should show the entire elevation. If this isn't possible, please provide as many photos as necessary to show a complete side. Google images are not accepted).

2. Color photos of the area(s) of the proposed scope of work.

3. Specifications of materials to be used.

Moire Black 3-Tab Shingles
Front Door & Trim – Sherwin Williams SW7069
Board & Batten – Sherwin Williams SW7008

7. Photos of the interior and exterior of each window requested for replacement, numbered to correspond to the floor plan.

8. Material specifications of the existing windows.
   Was wood, changed to vinyl (which we can't do), changing back to wood

9. Photos or manufacturer's specifications, including material specifications, for the proposed replacement product (typically in the form of a cutsheet).
We are taking these off of another house.
Wooden
3@ 40w x 58h
Side trim is 4 inches

Front Door-

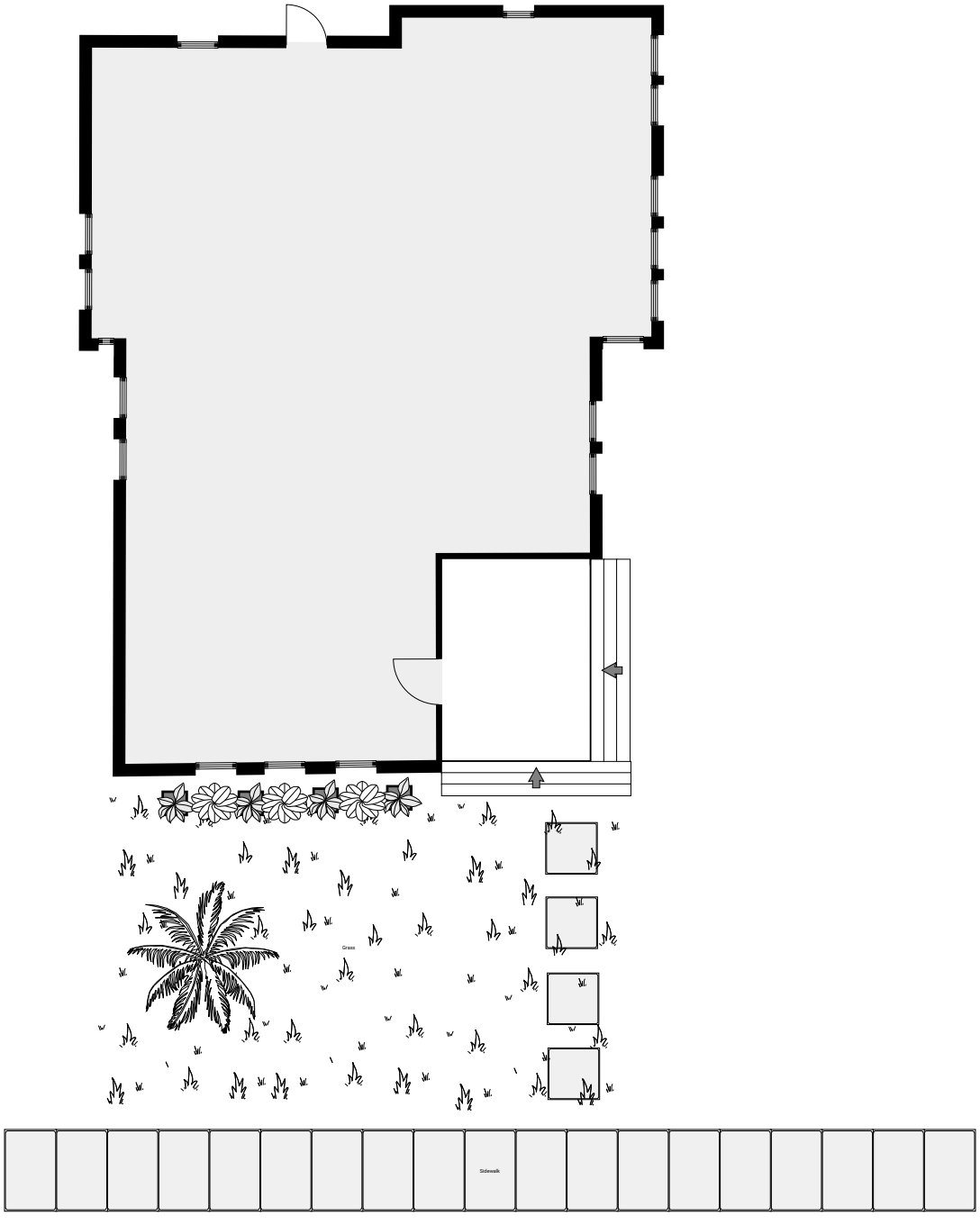
1EA 3-0 6-8 1-3/4 GLASSCRAFT 4-LITE TDL LARGE PANEL MAHOGANY DB W/SWEEP

2EA 1-2 6-8 1-3/4 GLASSCRAFT 2-LITE TDL LARGE PANEL MAHOGANY

10. A rendering or drawing showing the elevation with the proposed fenestration modification.

11. Landscaping plan

▼ **Ground Floor**

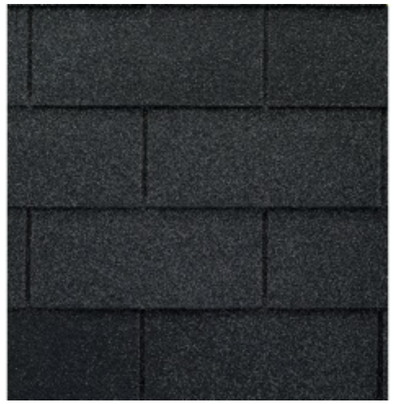


0' 4' 8' 12' 16'

1:103

Exterior Selections

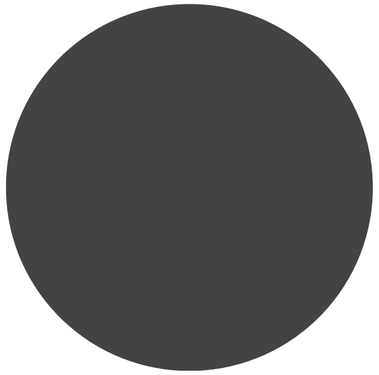
705



SHINGLES

MOIRE BLACK

PORCH - COLUMNS, DECKING, STAIRS



FRONT DOOR & TRIM

IRON ORE

SW7069

BOARD & BATTEN

ALABASTER

SW7008

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Property

Address	705 E Woodlawn
District/Overlay	River Road
Owner Information	Caracol Homes LLC

Site Visit

Date	07/09/2024
Time	11:38 AM (-5 GMT)
Context	citizen report
Present Staff	Rachel Rettaliata
Present Individuals	Homeowner, Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	25%
Description of work	Window replacement, door replacement, window removal, siding removal
Description of interaction	Spoke with property owner, general contractor, and contractors on site. Issued a Stop Work Order. All work stopped on the property. Explained application requirements and appropriate modifications, scopes of work, and the review process.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Spoke with contractor(s), Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

Documentation

Investigation Report

Photographs	

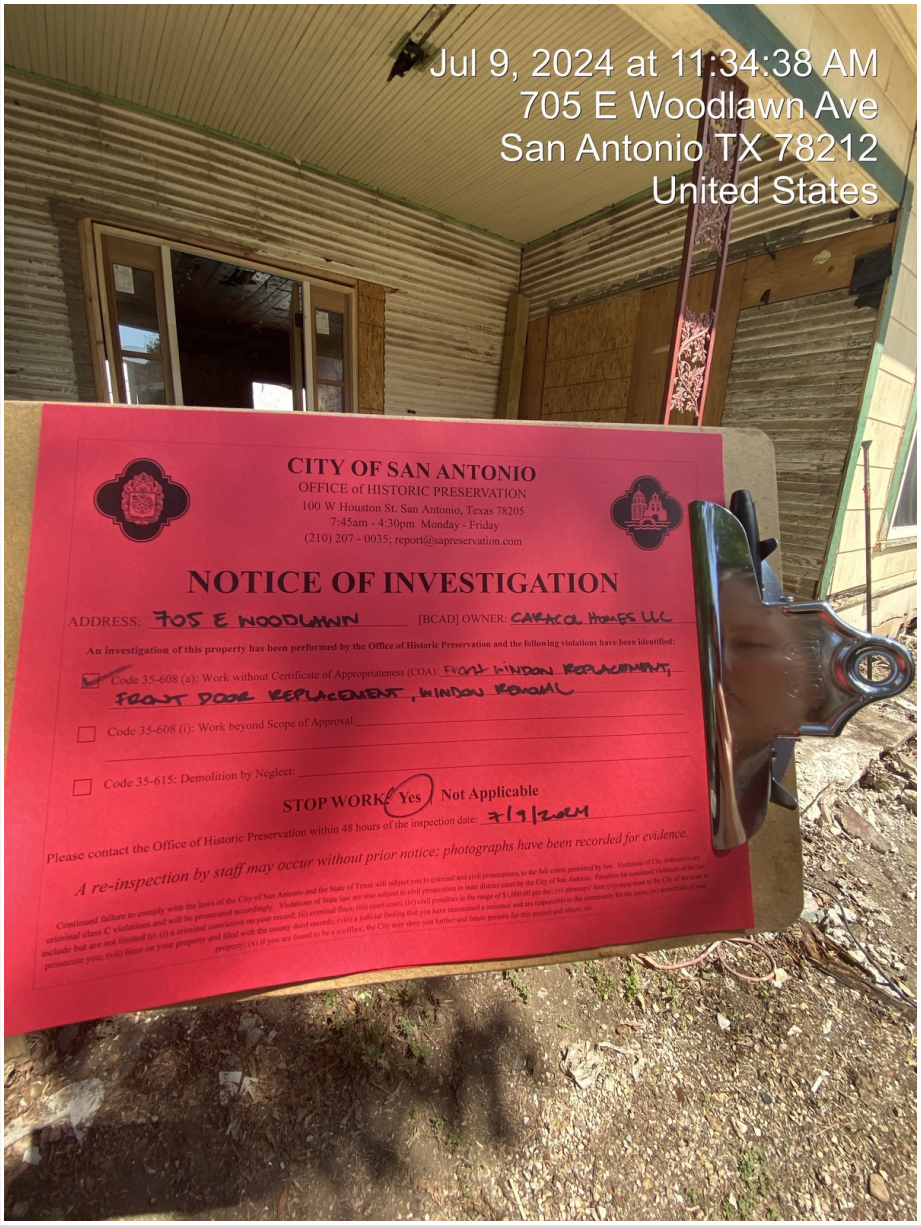
Investigation Report

Investigation Report

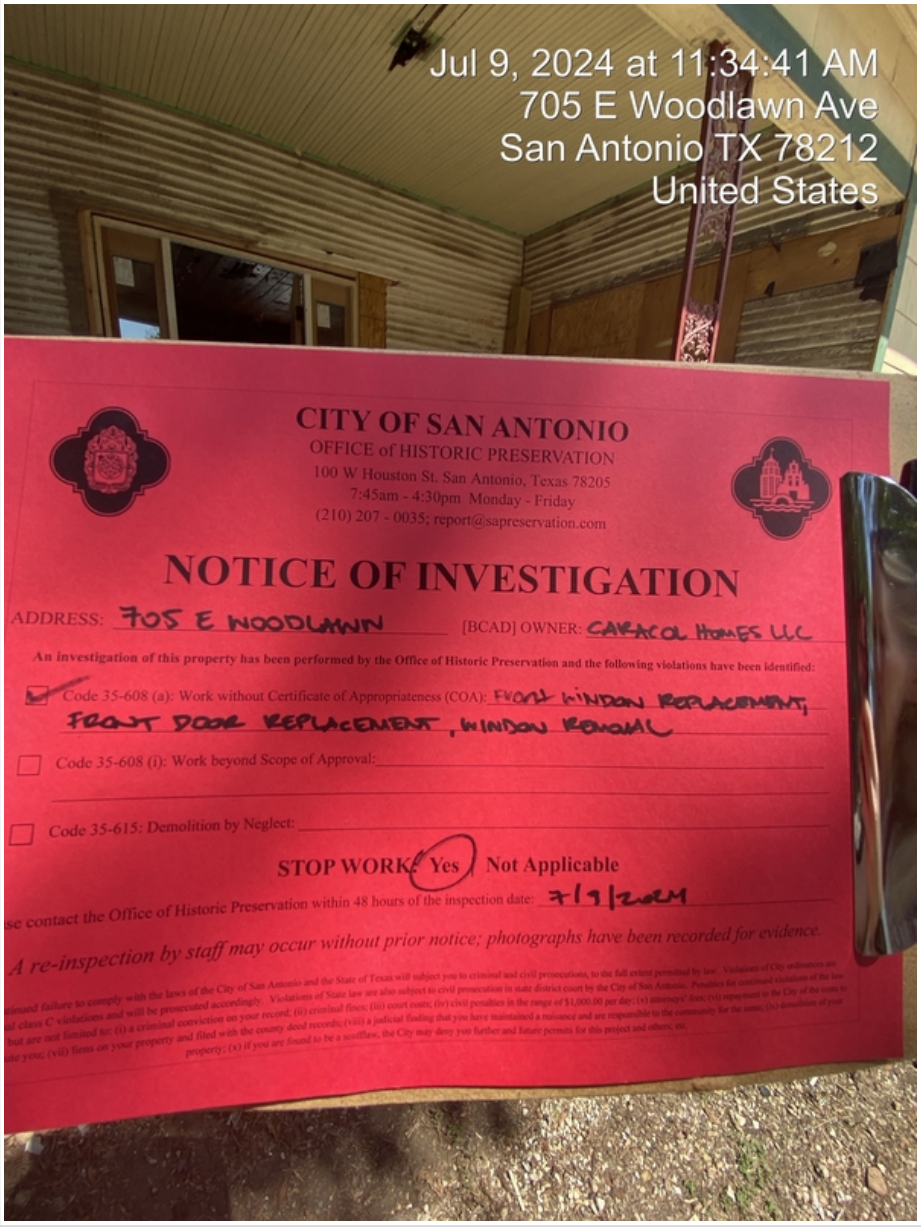
Investigation Report

Investigation Report

Investigation Report



Investigation Report



Investigation Report

	07/09/2024 11:41 AM
Additional photos were taken on another device.	No

ABI
WINDOWS
UNLOCK OUR WINDOW TO YOUR FUTURE