

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
May 17, 2024**

HDRC CASE NO: 2024-163
ADDRESS: 271 W WILDWOOD
LEGAL DESCRIPTION: NCB 9013 BLK 7 LOT 82 83 AND 84
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Julia Castillo/CASTILLO JULIA A
OWNER: Julia Castillo/CASTILLO JULIA A
TYPE OF WORK: Fenestration modification to the existing garage structure
APPLICATION RECEIVED: April 10, 2024
60-DAY REVIEW: June 10, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to infill the existing front-facing garage door opening with horizontal composite lap siding and a set of ganged one-over-one vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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 wood 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 structure located at 271 W Wildwood is contributing to the Olmos Park Terrace Historic District and was constructed circa 1937. The structure makes its first appearance on the 1938 Sanborn Map. The structure is a single-family stone structure that has the front door flanked by a set of ganged vinyl windows on the front facade with an exposed stone chimney and a shingle roof. At this time, the applicant is requesting a Certificate of Appropriateness for approval to remove the existing metal garage door and infill the opening with lap siding and a set of one-over-one vinyl windows.
- b. VIOLATION – On Friday, April 26, 2024, while staff was placing the public notice sign, staff noticed the garage infill and window installation were in process. No one was on site to speak with regarding the modifications. Staff contacted the property owner to discuss the ongoing work, gave them a verbal stop work order, and referred the case from the May 1, 2024, HDRC agenda to the May 15, 2024, CTAB agenda.
- c. GARAGE DOOR (INFILL) – The accessory structure currently features a single-bay garage with a metal garage door. While the door itself has been replaced over time, this configuration is original. The applicant has proposed to remove the door and enclose the opening with horizontal lap siding with the installation of two, ganged vinyl windows. The Historic Design Guidelines for Exterior Maintenance and Alterations state that the original window and door opening should be preserved. Any infill at this location should result in a condition that is visually similar and reads as a garage door.
- d. INFILL (MATERIALS) – The applicant requests approval to remove the existing metal garage door and infill the opening with horizontal Hardie lap siding and a set of ganged one-over-one vinyl windows. The Guidelines for Additions 3.A.i, state to 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. The proposed siding is not a compatible material with this structure and results in an appearance that is dissimilar from the original garage door configuration.
- e. WINDOW INSTALLATION– At this time the applicant is requesting to install a set of ganged one-over-one vinyl windows on the front façade of the addition. Per the Standard Specifications for Windows in Additions or New Construction, 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. Staff finds that the existing windows on the primary structure are vinyl, and the introduction of additional vinyl windows is appropriate; however, the new windows

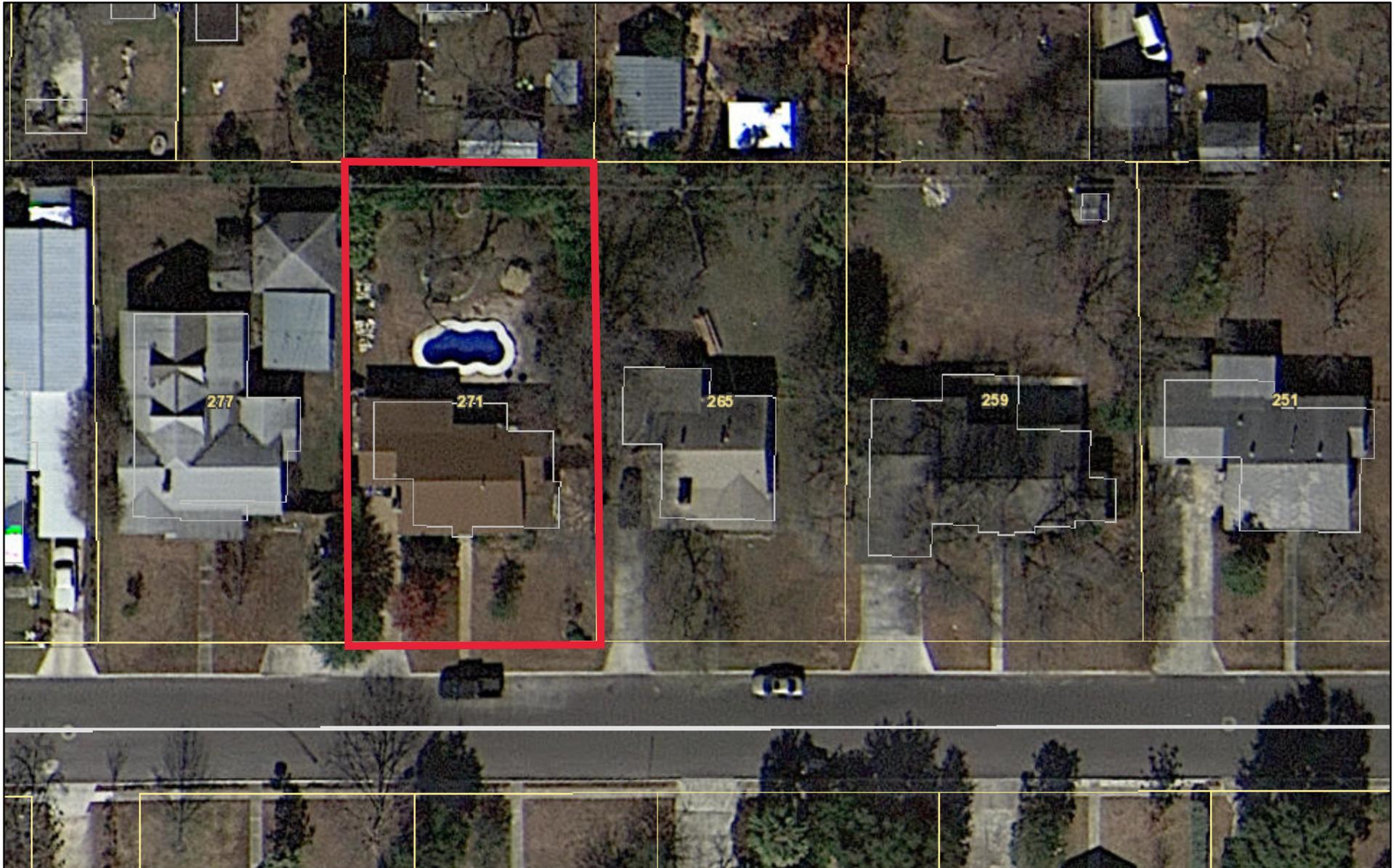
should feature an inset of at least 2 inches and a configuration that matches the existing windows on the primary structure, including a mullion width that matches the existing sets of ganged windows.

RECOMMENDATION:

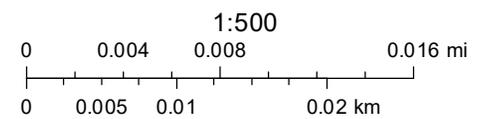
Staff recommends approval of the removal of the garage doors and infill, based on findings b-d with the following stipulations:

- i. That alternative cladding materials be proposed, namely a paneling that mimic the appearance of a garage door based on finding b and c.
- ii. That the applicant revise the proposed fenestration pattern to propose window opening that conform with windows that might normally be found on a garage door based on finding d.
- iii. That window materials be consistent with staff's standards for new windows including installation depth based on finding d.

City of San Antonio One Stop



April 24, 2024



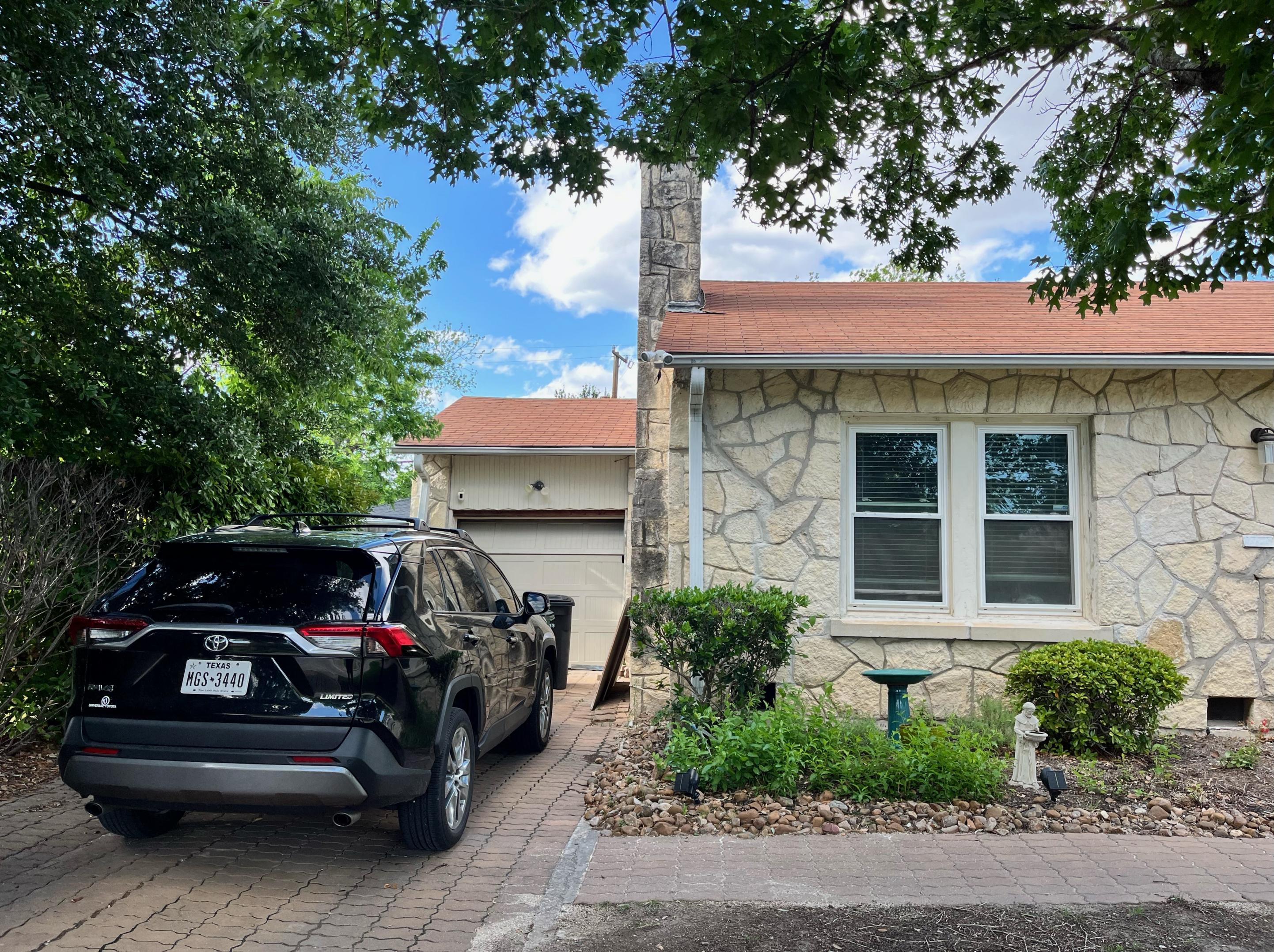


271



271





TEXAS
MGS-3440

LIMITED









City of San Antonio
ORGANIC MATERIAL

291 W WILDWOOD

GARAGE DOOR
REPLACEMENT
WITH WINDOW

WINDOW WILL
HAVE MATCHING
HEIGHT ELEVATIONS

LP SIDING

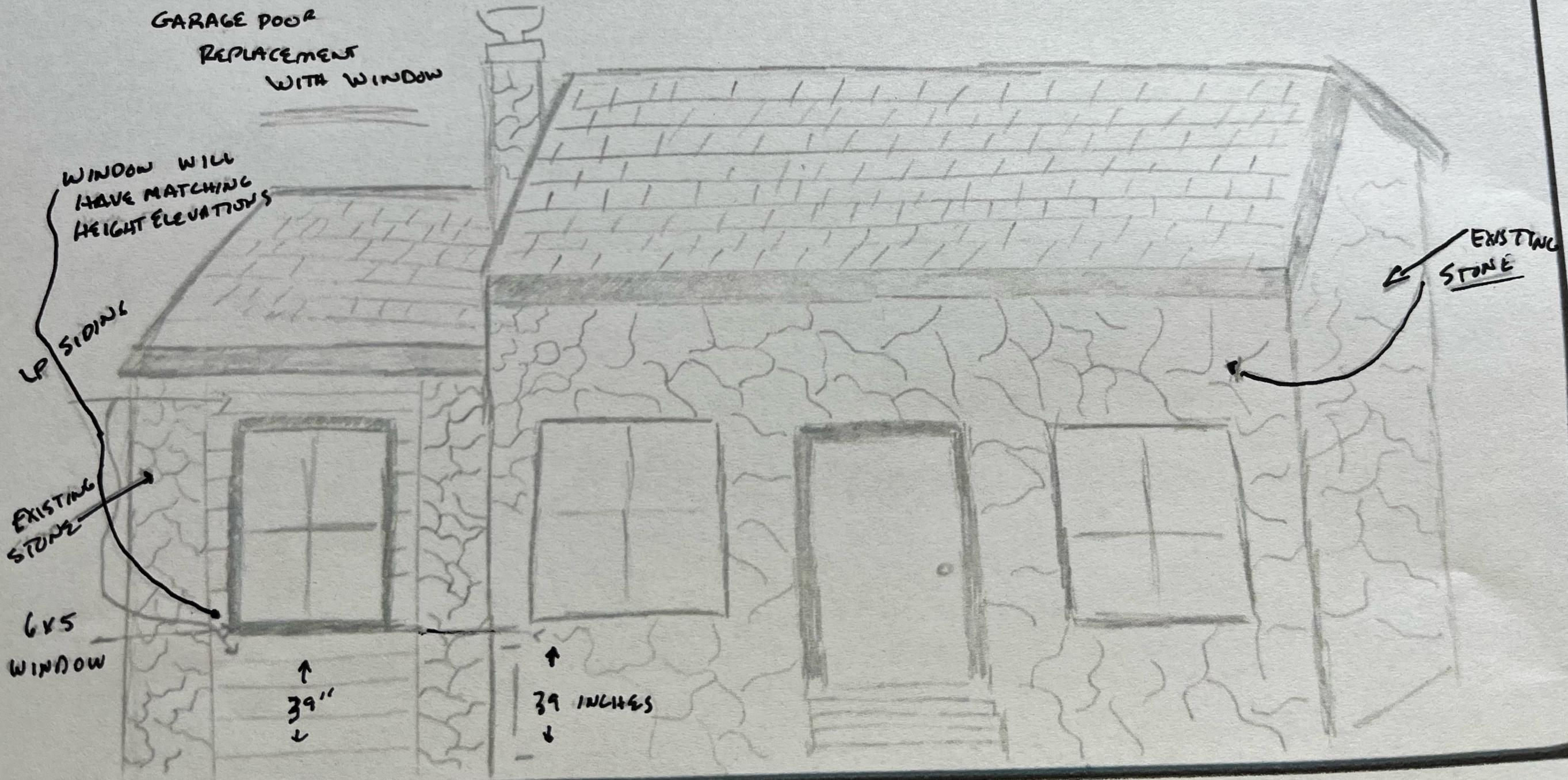
EXISTING
STONE

6x5
WINDOW

EXISTING
STONE

↑
39"
↓

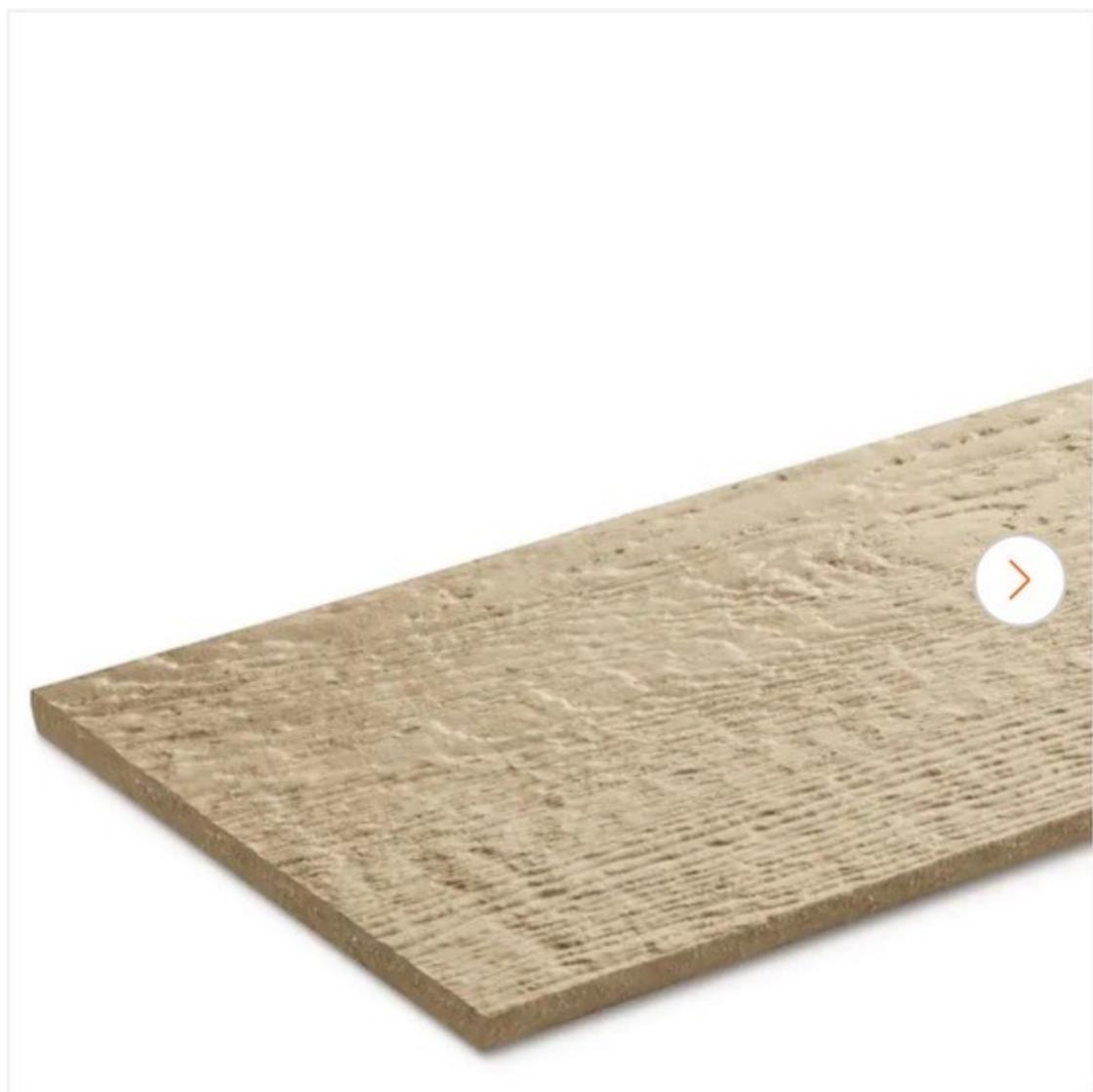
↑
39 INCHES
↓



LP SmartSide

7.84 in x 144 in. Lap Engineered Treated Composite Siding

★★★★★ (334) 



~~\$10.92~~ \$8.33

-	1	+
---	---	---

 Add to Cart

Add to List

Add to Quote

Single Hung Window with HPSC Glass, Screen Included

★★★★☆ (97) ✓



 **PREFERRED PRICING** 

\$184²⁴ ~~\$188.00~~
Save \$3.76 (2%)

Pay **\$159.24** after **\$25 OFF** your total qualifying

-	1	+
---	---	---

 **Add to Cart**

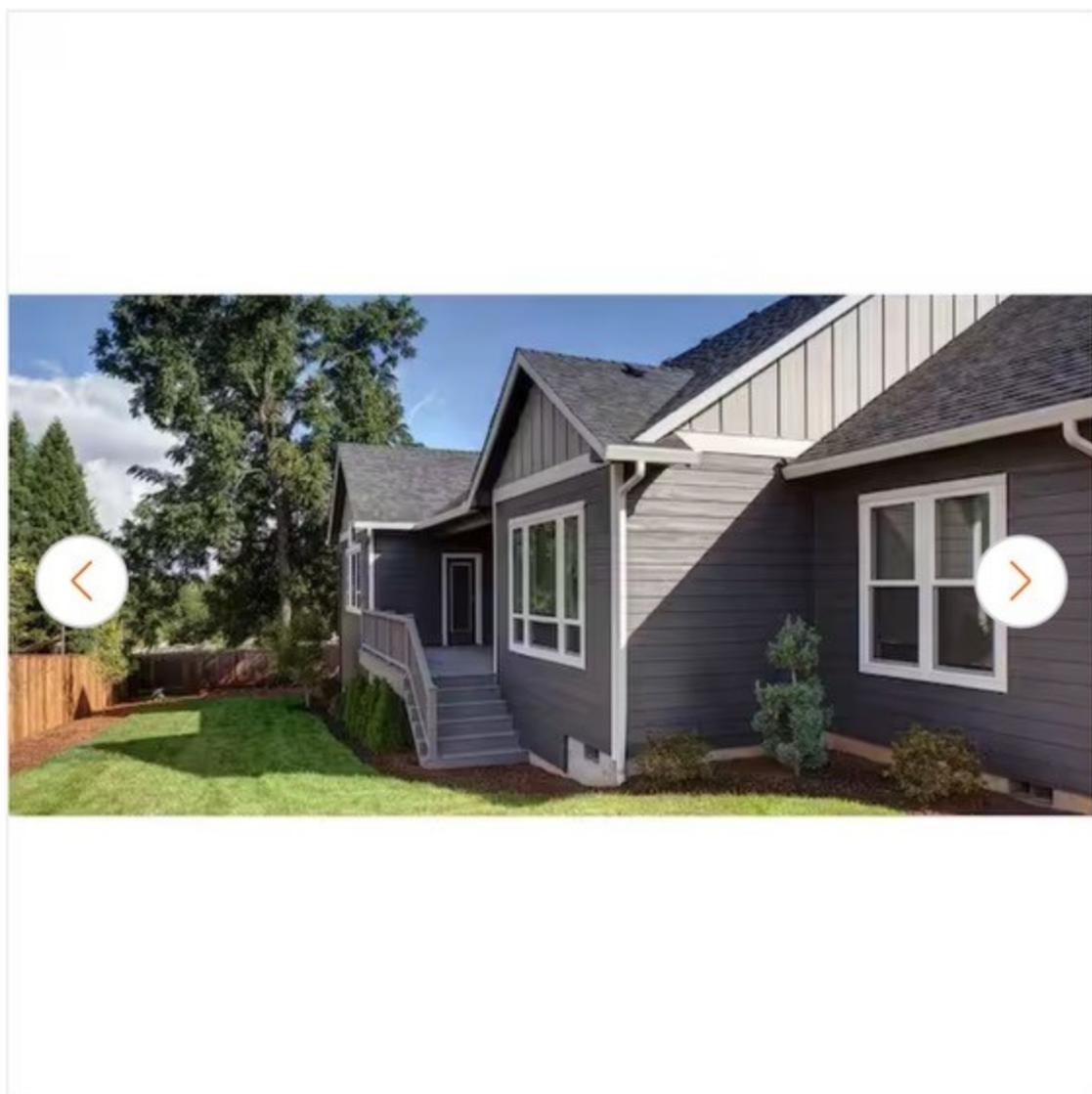
Add to List

Add to Quote

LP SmartSide

7.84 in x 144 in. Lap Engineered Treated Composite Siding

★★★★★ (334) ▾



~~\$10.92~~ \$8.33

-	1	+
---	---	---

 Add to Cart

Add to List

Add to Quote





Apr 25, 2024 6:02:51 PM
920 McIlvaine
San Antonio
Bexar County
Texas



Investigation Report

Property

Address	271 W Wildwood
District/Overlay	Olmos Park Terrace
Owner Information	CASTILLO JULIA A

Site Visit

Date	04/25/2024
Time	06:09 PM (-5 GMT)
Context	drive-by
Present Staff	Jessica Anderson
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Garage infill
Description of interaction	No interaction. Photos only.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	To be determined

Documentation

Photographs





Investigation Report

	
	04/25/2024 06:11 PM
Additional photos were taken on another device.	No