

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2024

HDRC CASE NO: 2024-160
ADDRESS: 227 W WOODLAWN AVE
LEGAL DESCRIPTION: NCB 1838 BLK 14 LOT 23 LAUREL HEIGHTS UNITED METHODIST CHURCH SUBD
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mike McGlone/Alamo Architects
OWNER: LAUREL HEIGHTS UNITED METHODIST CHURCH
TYPE OF WORK: Installation of gates, window grilles, and handrails
APPLICATION RECEIVED: April 03, 2024
60-DAY REVIEW: June 02, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Install two metal gates in the entrances to the porch at the southwest corner of the building and one metal gate in the entrance to the porch under the south tower.
2. Install three metal grilles in openings of the south loggia.
3. Replace existing metal handrails with new metal handrails and add new metal handrails in the loggia.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The property at 227 W Woodlawn is a two-story Romanesque Revival structure built in 1912 with additions and modifications in 1927, 1955. The sanctuary is a brick building that features cast concrete details and stained glass windows; the cross gable roof is clad in composition shingle. The property contributes to the Monte Vista Historic District.
- b. GATES: The applicant requests to install three metal gates at the entrances on the southwest corner of the building and at the south tower. The gates fill approx. 2/3 of each archway. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.i says approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Staff finds the request generally appropriate, but that the gates should be installed via mortar to avoid damage to historic masonry.
- c. GRILLES: The applicant requests to install three metal grilles in the openings of the south loggia. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.i says approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Staff finds the request generally appropriate, but that the grilles should be installed via mortar to avoid damage to historic masonry.

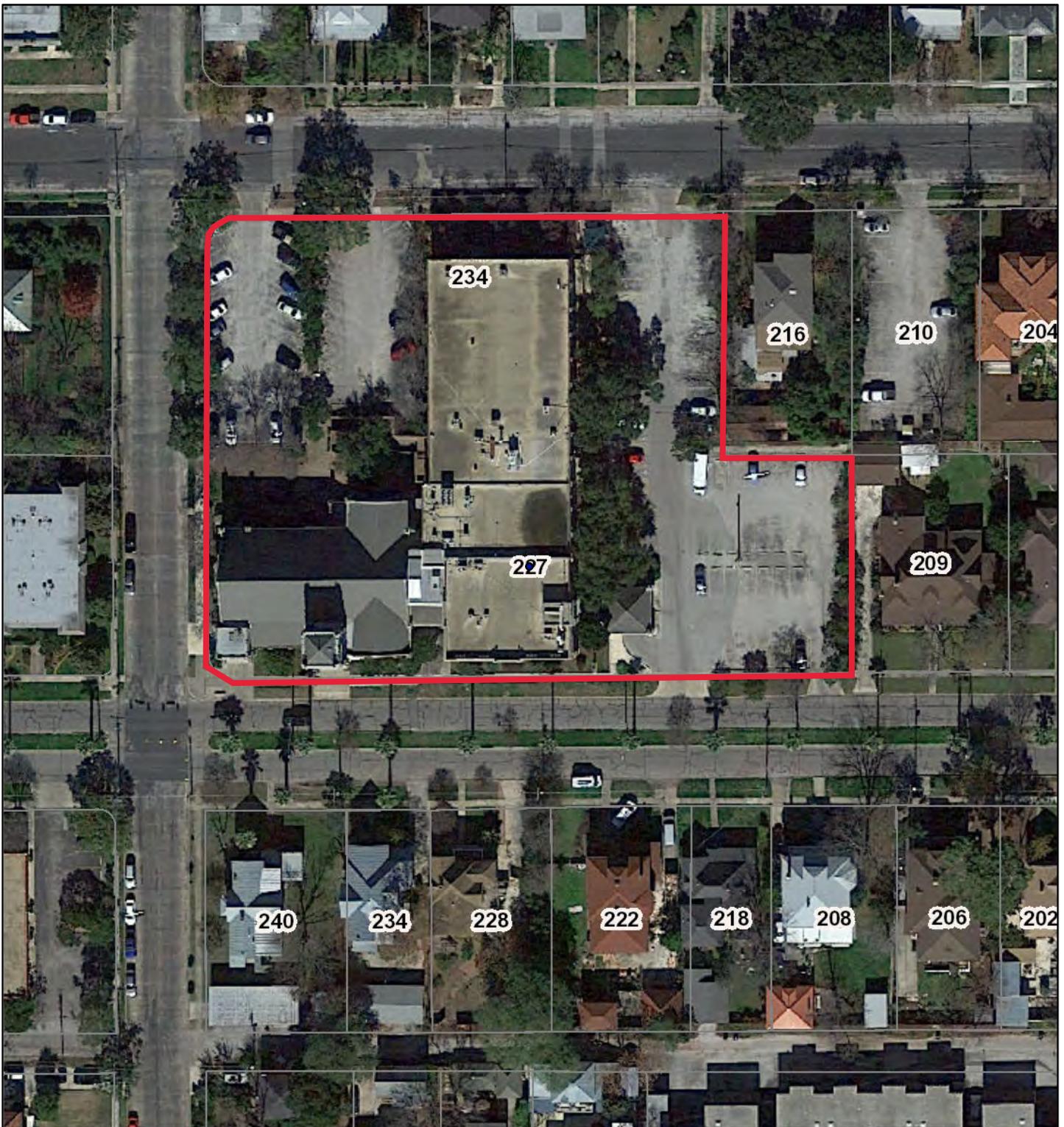
- d. **HANDRAILS:** The applicant requests to replace existing metal handrails at the southwest and south entrances with new metal handrails, and to add new metal handrails to the south loggia. Staff finds this generally appropriate.

RECOMMENDATION:

Staff recommends approval of items 1 through 3, based on findings a through d, with the following stipulation:

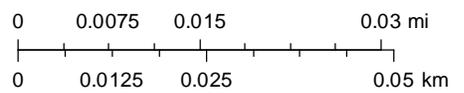
- i. That the gates and grilles be inset and installed via mortar to avoid damage to historic masonry, as noted in findings b and c.

City of San Antonio One Stop

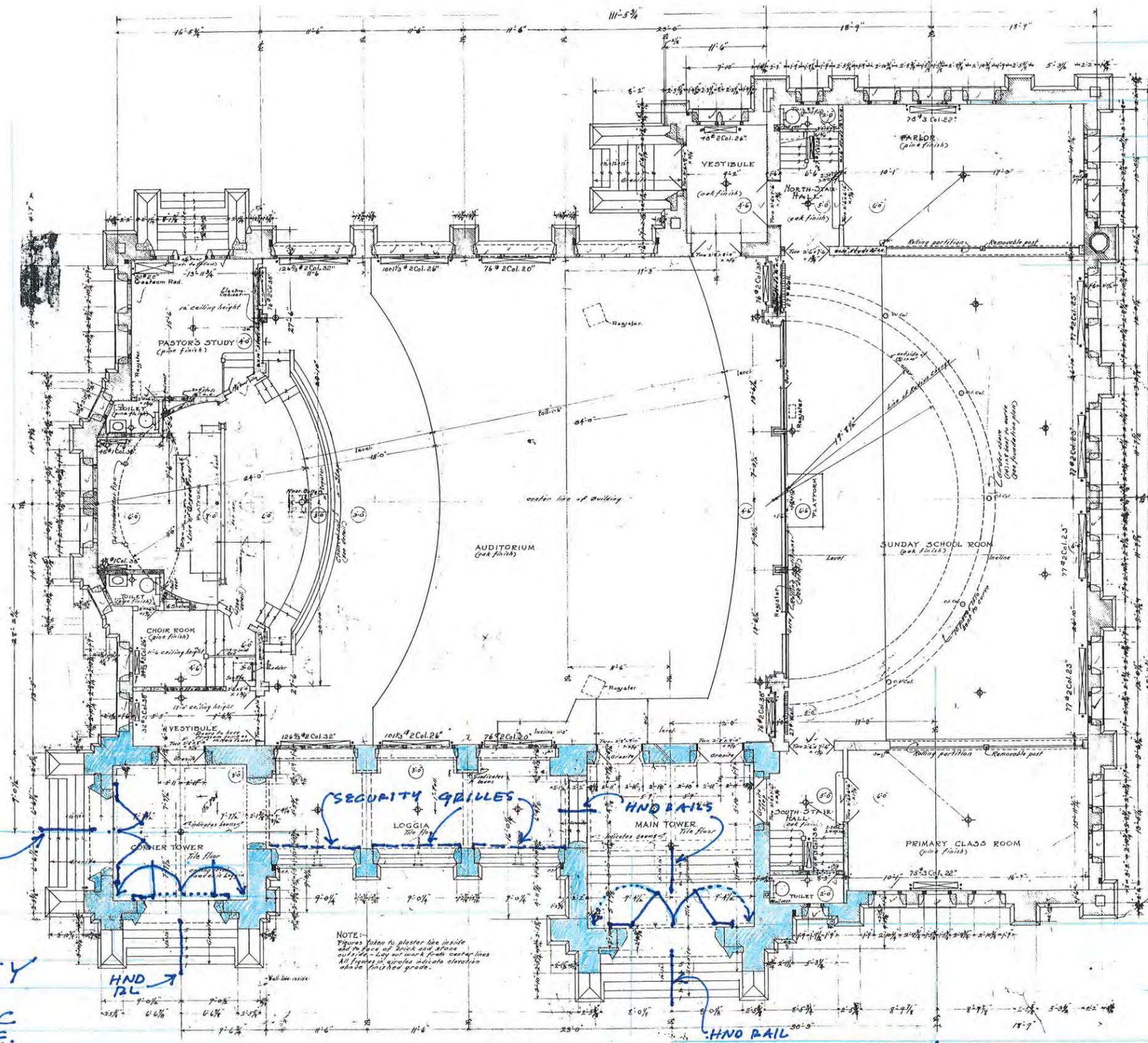


May 8, 2024

1:1,000



- CoSA Addresses
- Community Service Centers
- 🎓 Pre-K Sites
- CoSA Parcels
- BCAD Parcels

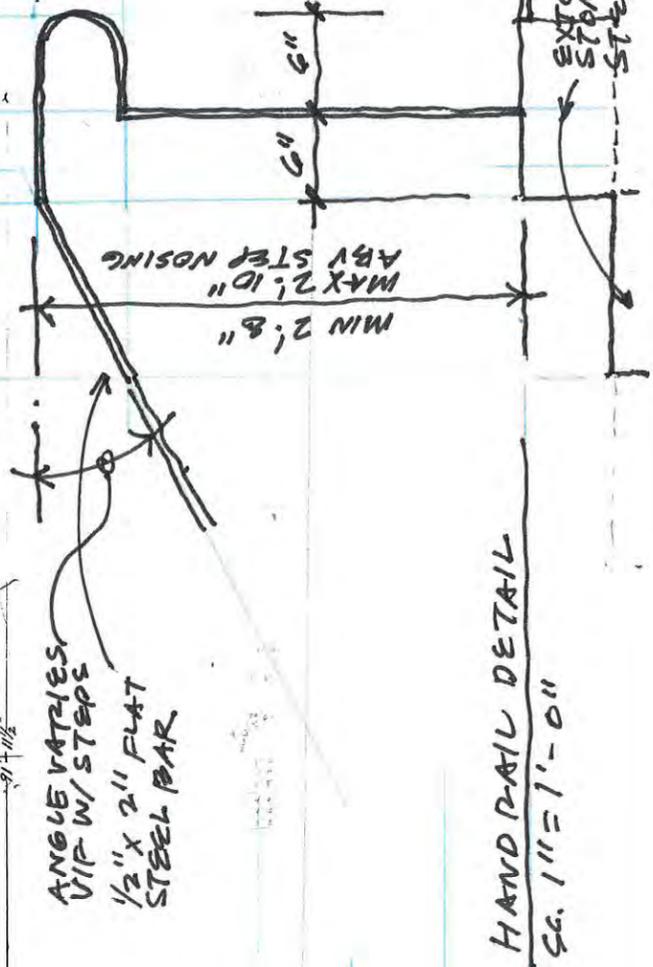


LOGGIA SECURITY

LAUREL HEIGHTS UMC
 227 W. WOODAWN AVE.
 MAY 9, 2024

PLAN OF FIRST STORY & AUDITORIUM

NOTE:
 Figures taken to plaster line inside
 and to face of brick and stone
 outside - lay out work from center lines
 All figures in circles indicate elevation
 above finished grade.

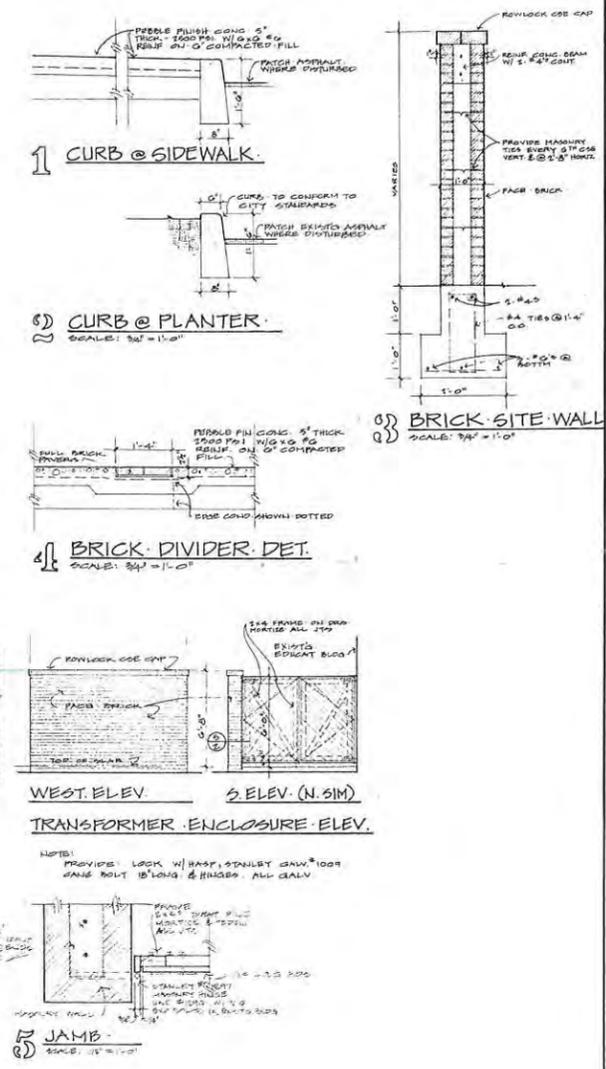
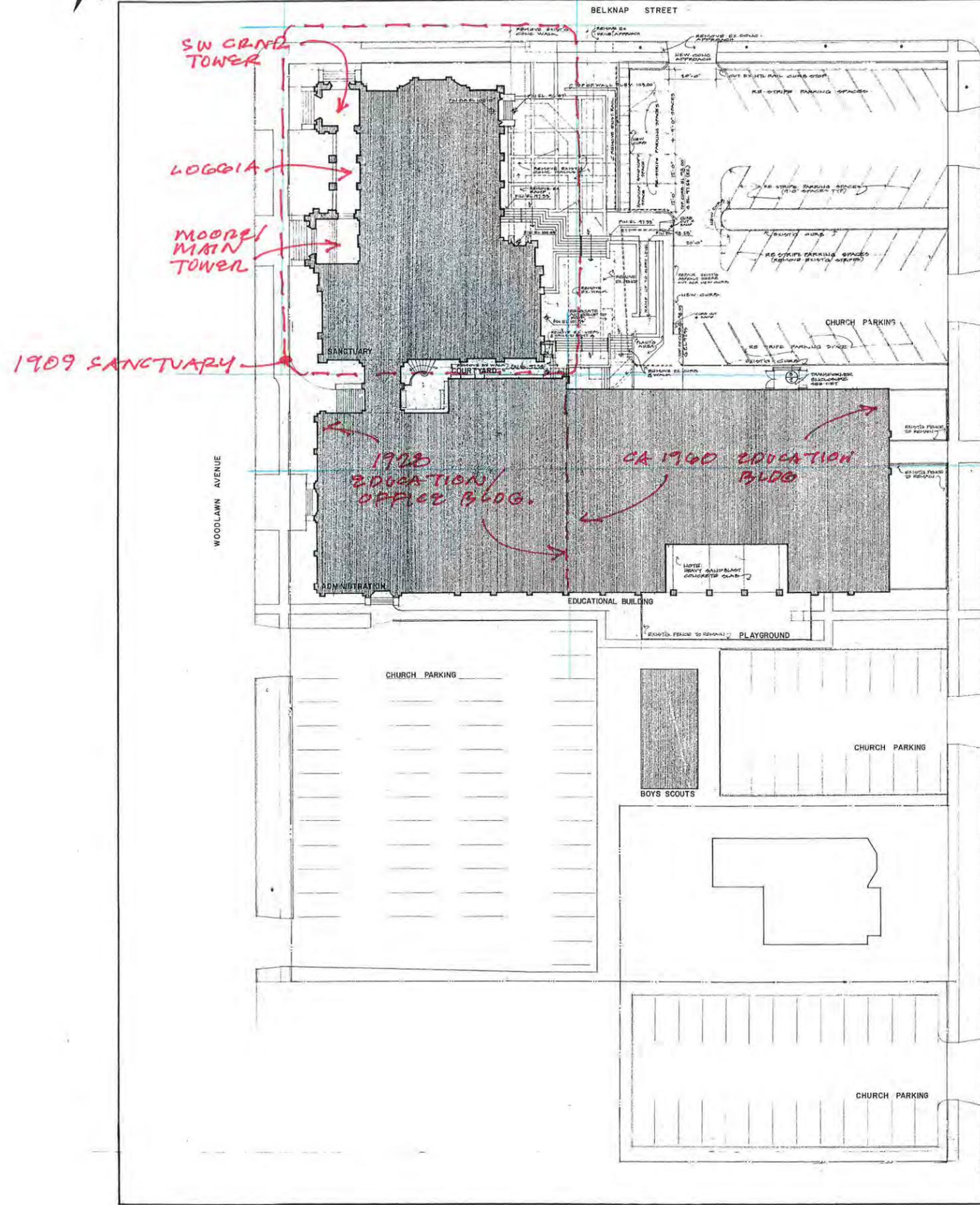


ANGLE VARIES
 W/ STOPS
 1/2" X 2" FLAT
 STEEL BAR

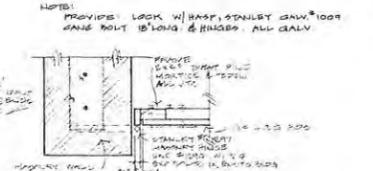
HAND RAIL DETAIL
 CC. 1" = 1'-0"

NOTES:

1. GRILLES MOUNTED @ INSIDE FACE OF OPENINGS ± 1" OFF MASONRY. ANCHORED WITH E.J. & MORTAR ITS. FIELD VERIFY W/ ARCHITECT.
2. GRATES & VERT. PANELS MTD IS SIMILAR TO (1)
3. GATES PROVIDED W/ DROP PINS & JAMP LOCKS.



WEST ELEV. & ELEV. (N. SIM)
TRANSFORMER ENCLOSURE ELEV.



NOTE: PROVIDE LOCK W/ HANG, STAINLESS STEEL 1009
SAME BOLT 1 1/2" LONG & RINGS, ALL GALV.

- GENERAL NOTES:**
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOBSITE.
 2. GENERAL CONTRACTOR SHALL REMOVE EXISTING WALKS, RAMP STEPS, CURB, WOOD FENCE, TREES, ETC. INDICATED ON DRAWING.
 3. PROTECT EXISTING WORK TO REMAIN AT TIMES. ANY WORK DAMAGED SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 4. PROTECT EXISTING TREES, SHRUBS, GROUND COVER TO REMAIN AT ALL TIMES DURING CONSTRUCTION.
 5. PRIOR TO COMMENCING WORK CONTRACTOR SHALL CONSULT WITH ARCHITECT & VERIFY WHICH TREES & SHRUBS ARE TO BE REMOVED.
 6. BENCHES & HTL LECTURN IN COURT YARD SHALL BE REMOVED, STORED & RE USE AFTER WORK IN THAT AREA HAS BEEN COMPLETED.

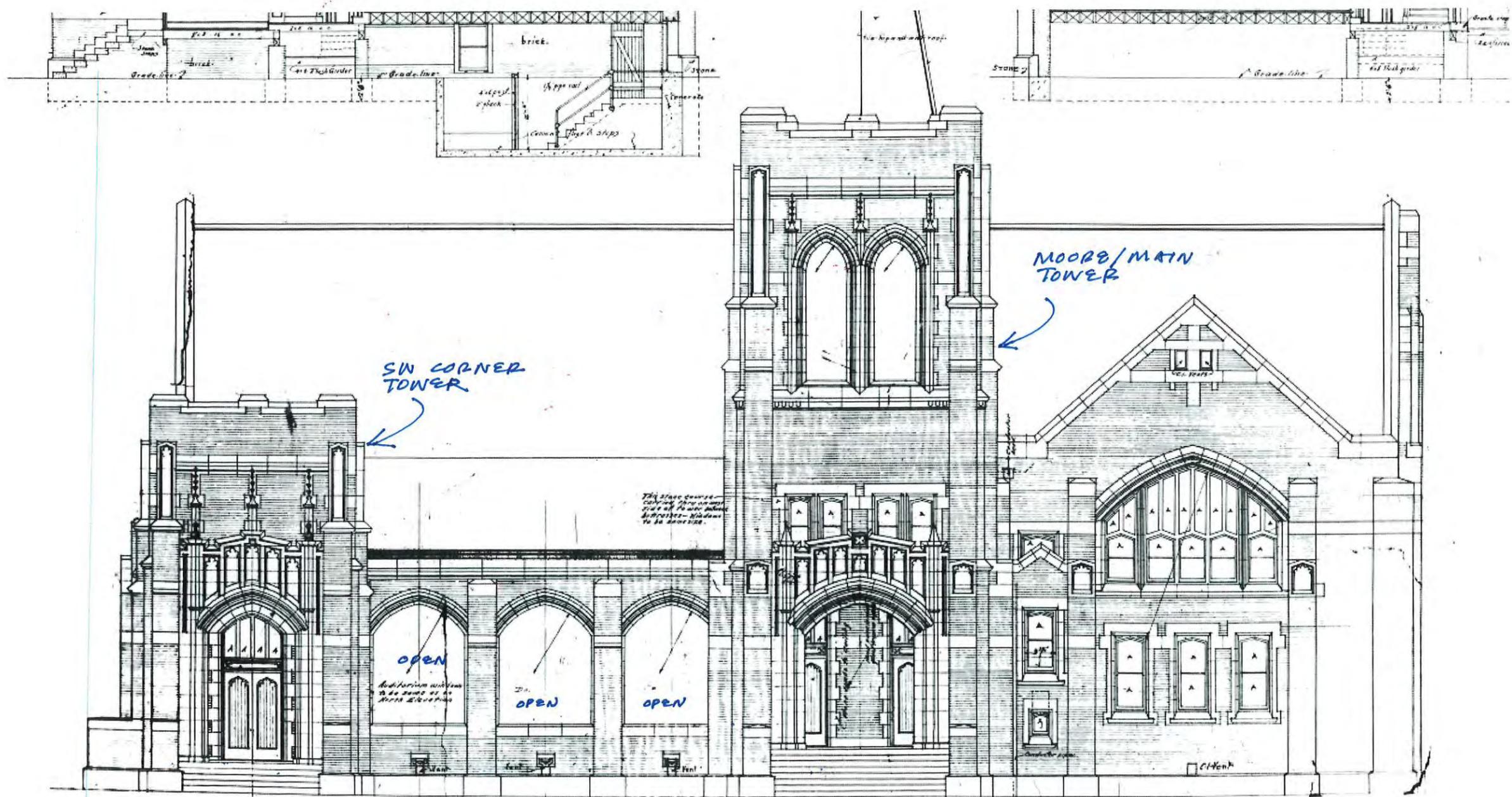


SITE PLAN SCALE: 1/16" = 1'-0"

LAUREL HEIGHTS UNITED METHODIST CHURCH
227 WEST WOODLAWN AVENUE
SAN ANTONIO, TEXAS

O'NEILL & PEREZ ASSOCIATES ARCHITECTS
720 NORTH SAINT MARY'S (COR. 573-4181)
SAN ANTONIO, TEXAS 78208

2 OF 16
12 JAN. 1978



LOGGIA SECURITY

WOODLAWN AVE (EXIST'G ELEVATION)
SCALE 3/4" = 1'-0"

EXT'G CONDITIONS
(ORG MYERS 1909)

LAUREL HEIGHTS UMC
227 W. WOODLAWN AVE.
MAY 2, 2024



1/2" x 2"
PLAT BATT/CHL

3/4" PICKETS @
6" O.C.

GATES

FRAMING
BEHIND
Masonry
WALL

CNTR HANDRAIL

TYPICAL ARCADE BAY (3)

MAIN TOWER ELEVATION 1/2" = 1'-0"
LAUREL HEIGHTS UMC 3/29/2024

* CORNER TOWER SIMILAR
WOODLAWN & BEKKWAP



W Woodlawn Ave
Belknap St





SPEED LIMIT
30





NO
PARKING
HERE