

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

HDRC CASE NO: 2022-531
ADDRESS: 2031 W WOODLAWN AVE
LEGAL DESCRIPTION: NCB 1963 BLK 1 LOT 8
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Linda Sillik/KRE Group City Lic RBC-21-00645 Tonya Brown /CTC REAL
OWNER: ESTATE VENTURES LLC
TYPE OF WORK: Window replacement, repair and maintenance of porch and patio, painting
APPLICATION RECEIVED: October 06, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa
REQUEST:

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

1. Paint the structure's trim, body, porch railings, and door.
2. Perform porch and patio repair and maintenance with in-kind materials.
3. Remove and replace twenty-five (25) wood windows with vinyl frame, double hung windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *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.

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.

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:

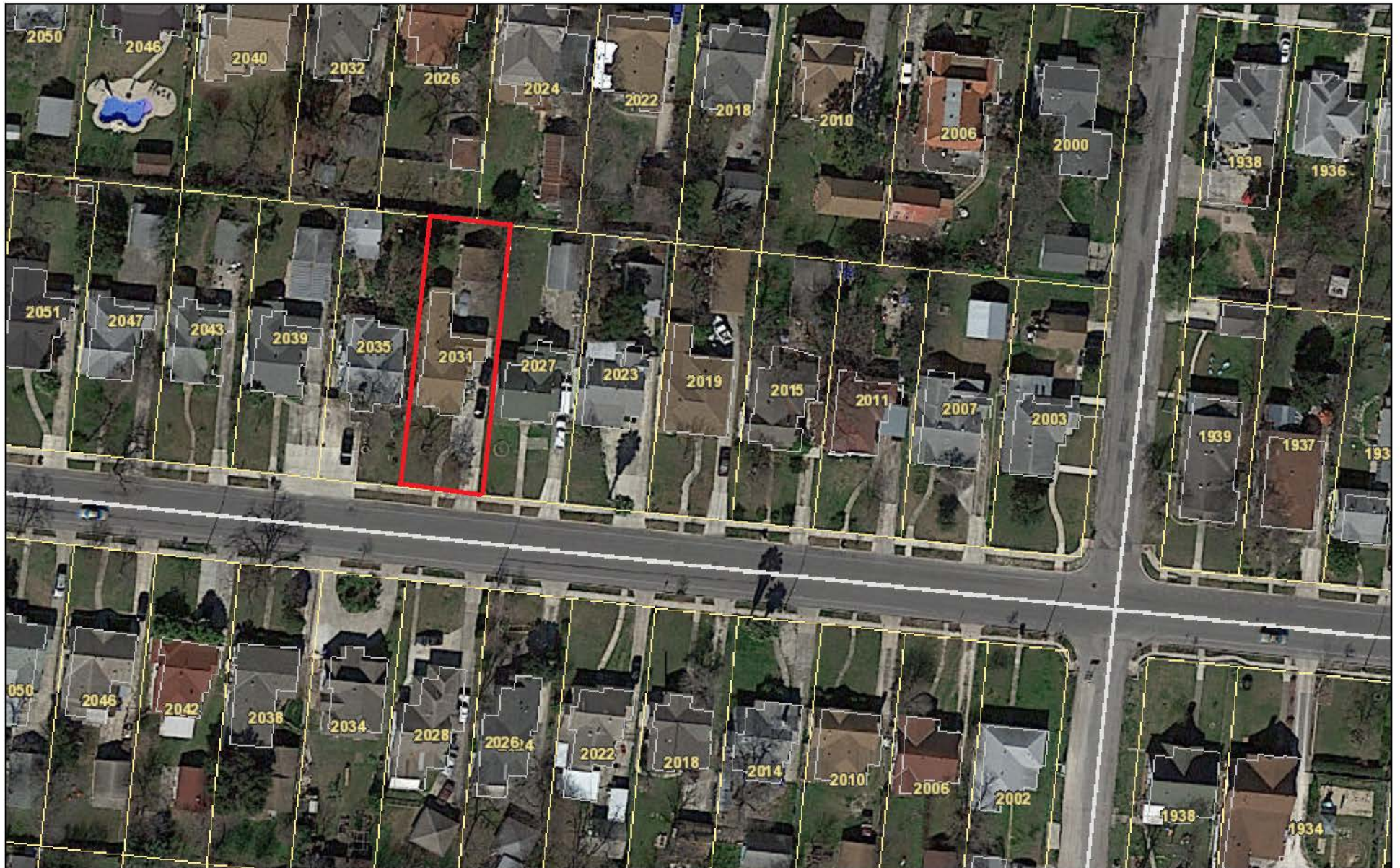
- a. The structure located at 2031 W Woodlawn was constructed circa 1940. The single-story historic structure features a primary front-facing gabled roof with side gables, a front porch accompanied by ornamental wooden arches, wood-lapped siding, and sashed wood windows that have been removed and replaced with vinyl without staff approval. The primary structure first appears on the 1951 Sanborn map is contributing to the Monticello Park Historic District.
- b. **VIOLATION-** The original wood windows were removed earlier this year from the home and disposed of without a Certificate of Appropriateness.
- c. **SCOPE OF WORK** – At this time, the applicant is requesting a Certificate of Appropriateness to paint the exterior trim, body, porch railings and door; repair the porch and rear patio with in-kind materials; remove and replace 25 wood windows with vinyl windows. The original one-over-one wood windows have been removed and discarded.
- d. **REHABILITATION** – The applicant has proposed to paint the structure's trim, body, porch railings, and door and perform porch and patio repair and maintenance with in-kind materials. Staff finds the proposed scope of work to be appropriate and consistent with the Guidelines.

- e. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing, wood windows with vinyl, double-hung windows. The applicant has stated the original wood windows were disposed of due to their condition. Staff did not review the state of the windows prior to their removal and disposal. There is no record of the windows being beyond repair. Staff finds the proposed replacement windows are inconsistent with the Guidelines for replacement windows.

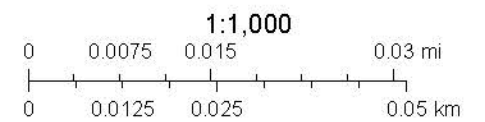
RECOMMENDATION:

1. Staff recommends approval of the exterior painting of the structure's trim, body, porch railings, and door based on finding d.
2. Staff recommends approval of the repair and maintenance of the porch and patio with in-kind materials based on finding d.
3. Staff does not recommend approval of the removal of twenty-five (25) wood windows and replacement with vinyl windows based on findings e.
 - a. Staff recommends that the applicant install the original wood windows that were removed.
 - b. If the original wood windows are not available, staff recommends the applicant salvage wood windows that are appropriate to the home without significant changes to the existing fenestration patterns.
 - c. Where salvaged windows are used, the windows must be fully wood windows that meet staff's standard window specifications and submit final window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Wood 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. Faux divided lites are not permitted.

City of San Antonio One Stop



October 26, 2022





















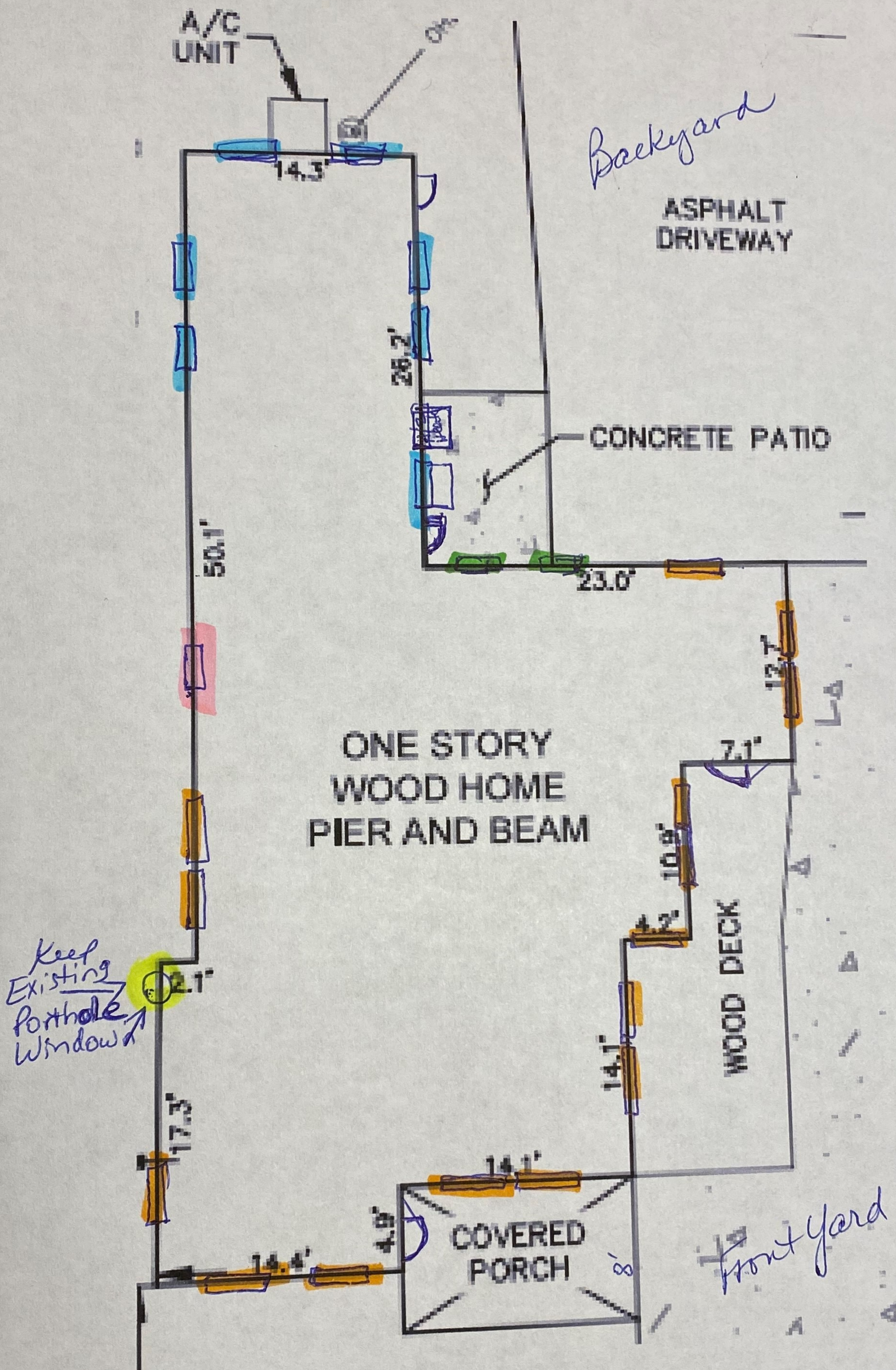






REMEMBER THE
POWER OF
PRAYER

Window Placement Diagram



2031 Woodlawn Ave, San Antonio, TX 78201

TITLE COMMITMENT GF. NO. 21-621806-CV
SCHEDULE B ITEMS:

- 10a NON-SURVEY MATTERS
- 10b ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (AS SHOWN)
- 10c NON-SURVEY MATTERS
- 10d NON-SURVEY MATTERS
- 10e NON-SURVEY MATTERS
- 10f AS SHOWN
- 10g NON-SURVEY MATTERS

NOTES

1. ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING SEPTEMBER, 2021.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD83.
3. ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
4. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.

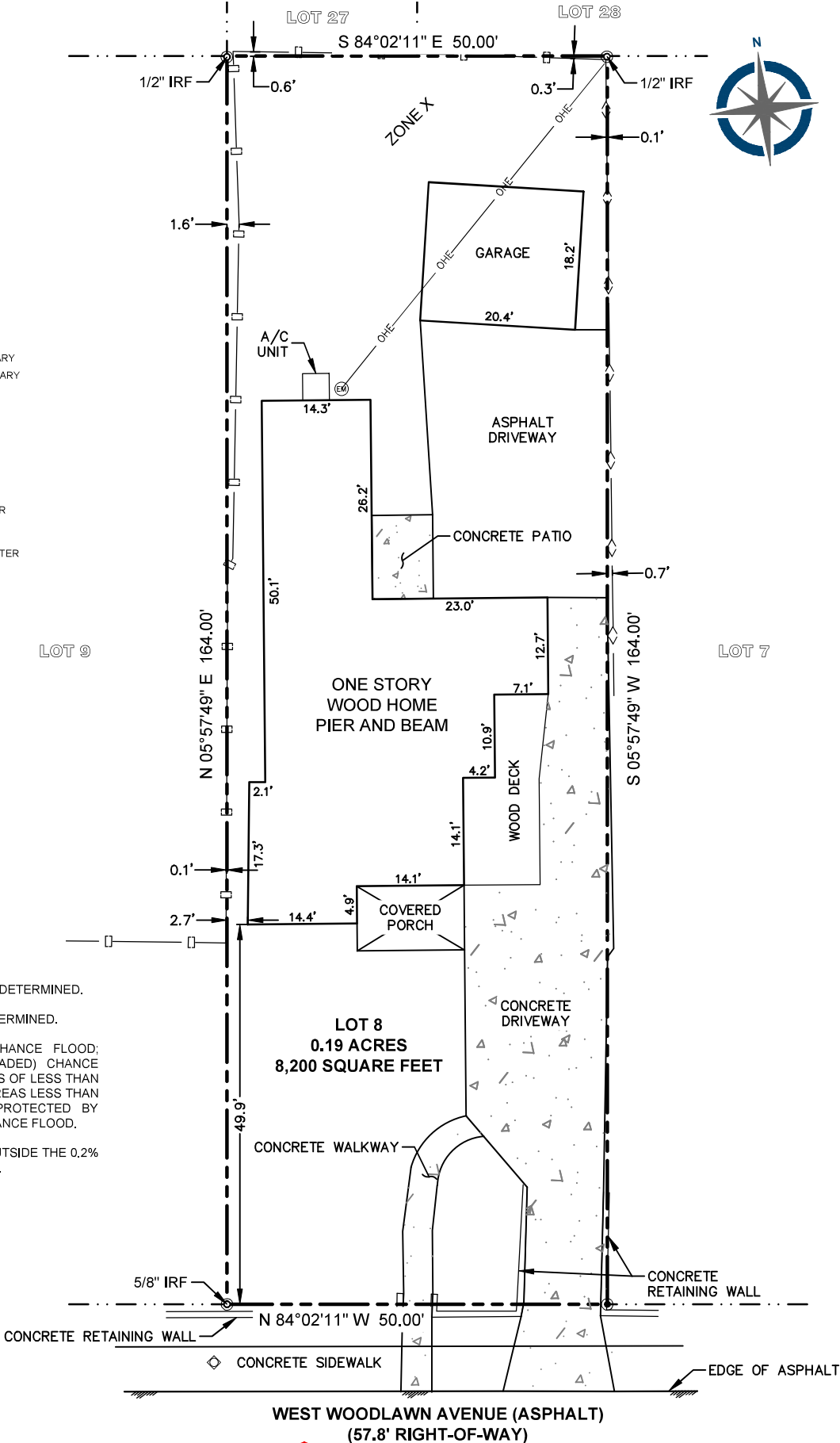


LEGEND

- SUBJECT TRACT BOUNDARY
- - - ADJOINER TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- OHE OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- ⊙ FOUND MONUMENT
- ⊙ FOUND FENCE POST
- ⊙ SET 1/2" CAPPED IRON ROD STAMPED "DATAPoint 10194585" UNLESS OTHERWISE NOTED
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ ELECTRIC METER

FLOOD ZONE LEGEND

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Bexar County, Texas and Incorporated Area Map No. 48029C0384H, Effective Date June 19, 2020 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

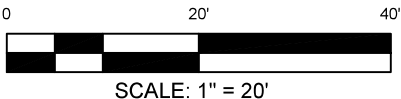
Datapoint Surveying & Mapping

Tyler J. Willis
September 22, 2021
TYLER J. WILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877



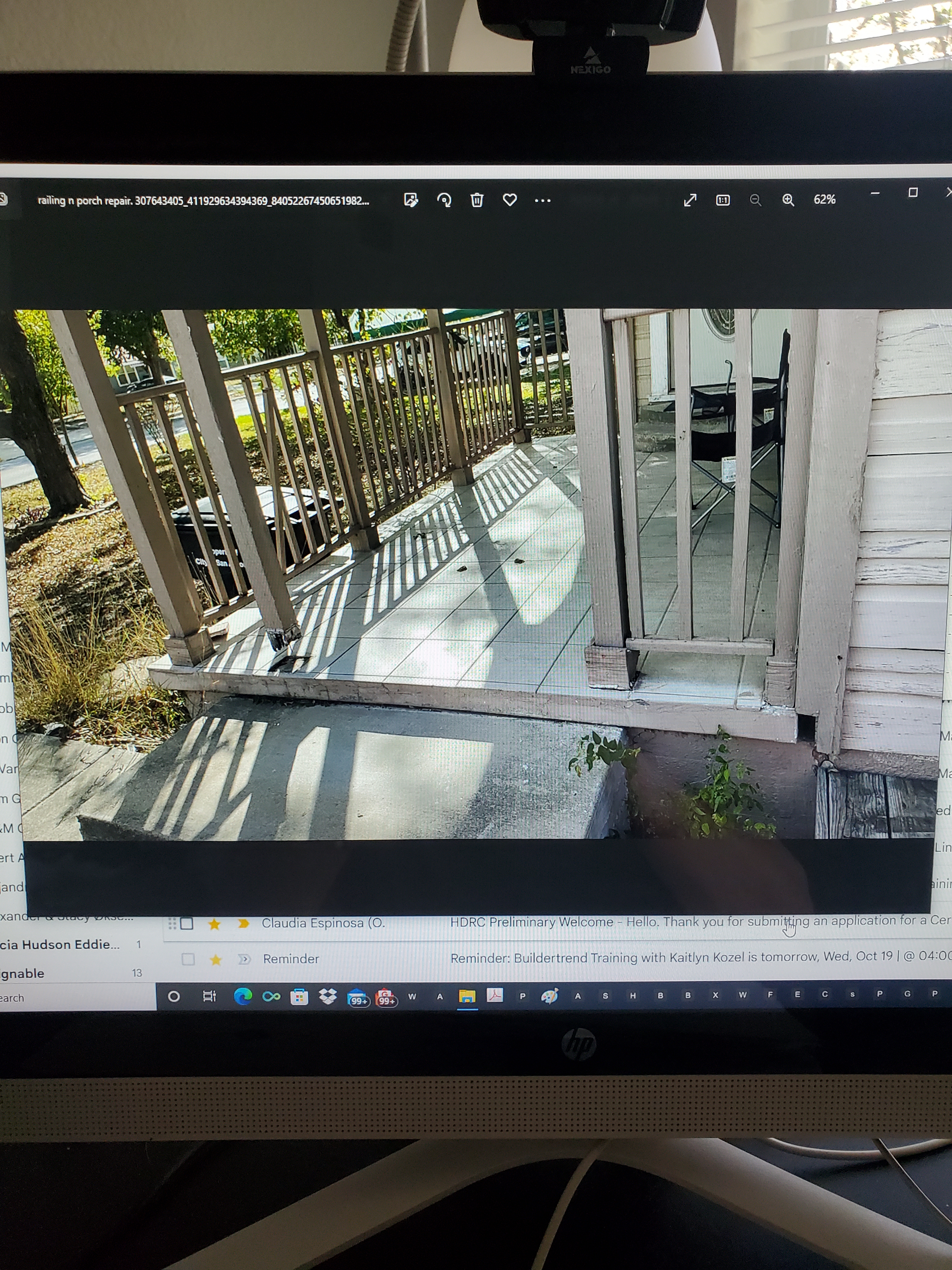
LAND TITLE SURVEY
2031 WEST WOODLAWN AVENUE

LOT 8, Block 1, New City Block 1963,
in the City of San Antonio, Bexar County, Texas.



DATAPoint
SURVEYING & MAPPING

12450 Network Blvd. - Suite 300
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585



railing n porch repair. 307643405_411929634394369_84052267450651982...



62%



Claudia Hudson Eddie...

Claudia Espinosa (O.

HDRC Preliminary Welcome - Hello. Thank you for submitting an application for a Cer

gnable

Reminder

Reminder: Buildertrend Training with Kaitlyn Kozel is tomorrow, Wed, Oct 19 | @ 04:00

Search

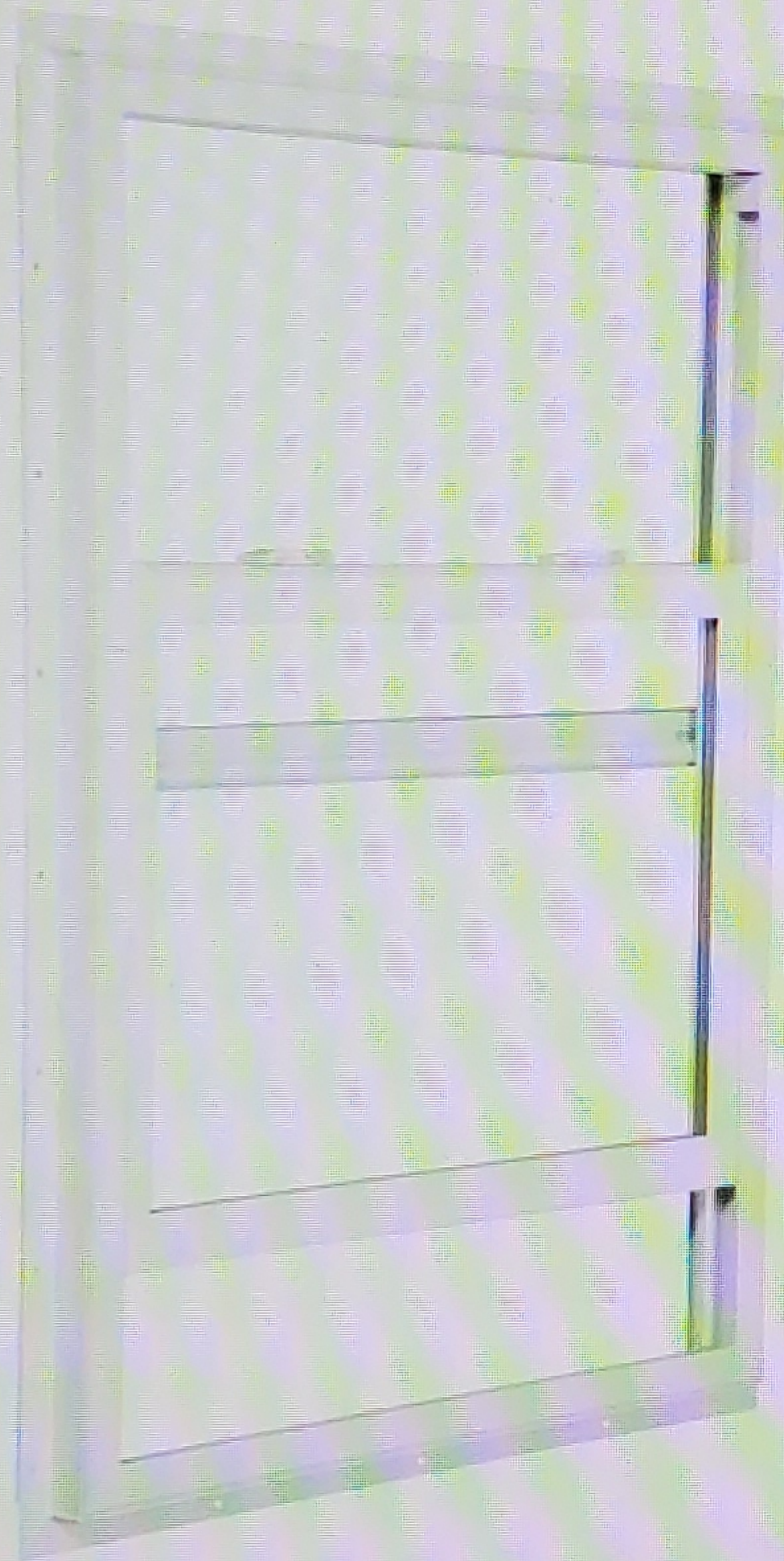


ReliaBilt Â 105 Series 31.5-in x 35.5-in x 2.625-in Jamb Vinyl New Construction White Single Hung Window Half Screen Included

Item #632809

Model #719801225443105SH

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NORTH-CENTRAL, SOUTH-CENTRAL, & SOUTHERN CLIMATE ZONES



RB RELIABLE
DOORS & WINDOWS

SERIES 105 VINYL SINGLE HUNG WINDOWS

ALSO AVAILABLE IN SERIES 3050 WITHOUT NAILING FIN

SERIES
105

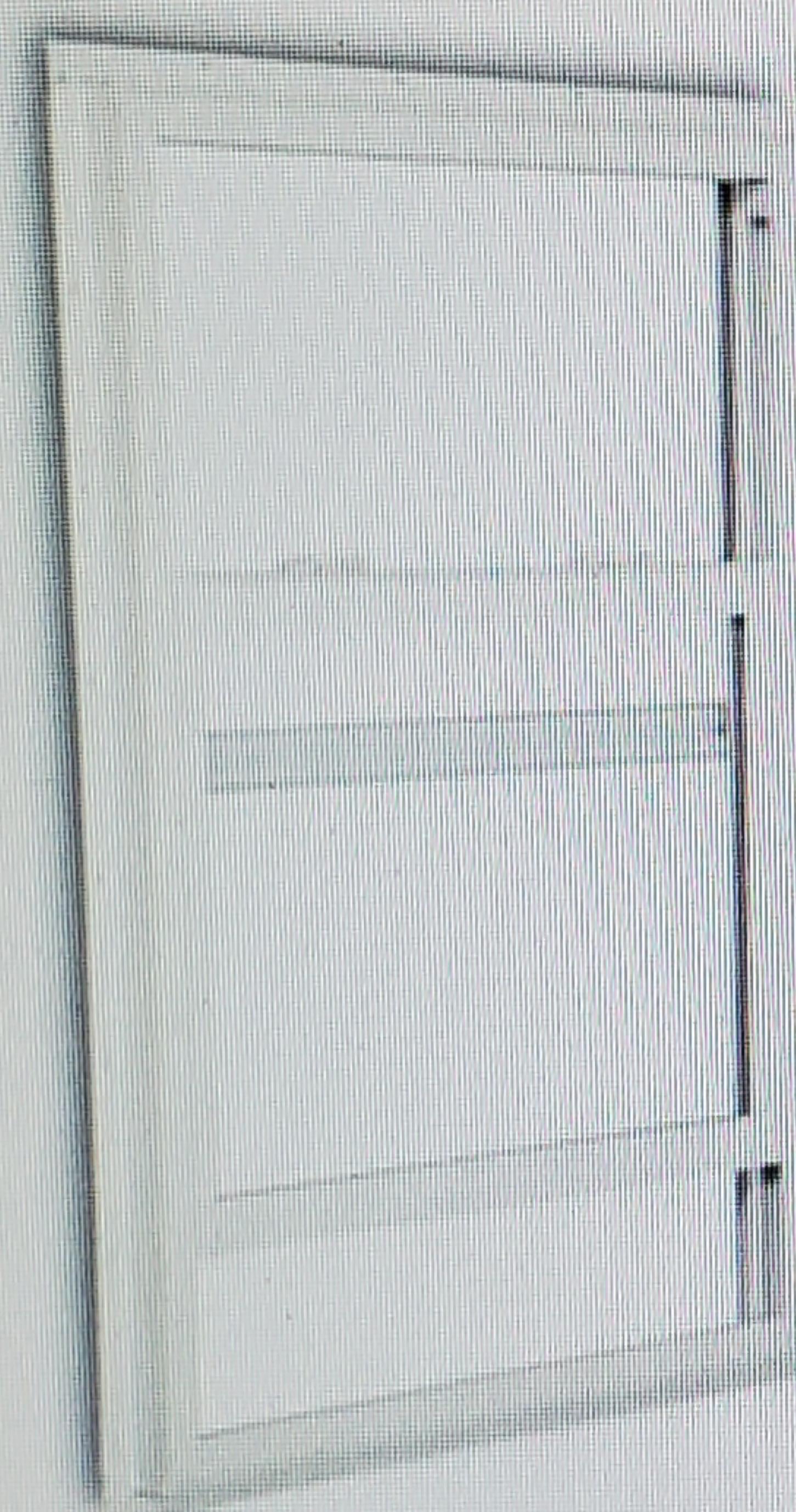
- STANDARD FEATURES**
- DP-50 ON WINDOWS IN STOCK
 - Removable operable sash makes cleaning a breeze
 - Full length interlock and bottom weather stripping
 - Double insulated
- Optional decorative grids add style and beauty – available in numerous patterns
- Sloped sill has additional weather guard interlock and drainage system to improve water run-off



SERIES 105 VINYL SINGLE HUNG WINDOWS

ALSO AVAILABLE IN SERIES 3050 WITHOUT NAILING FIN

SERIES 105



STANDARD FEATURES

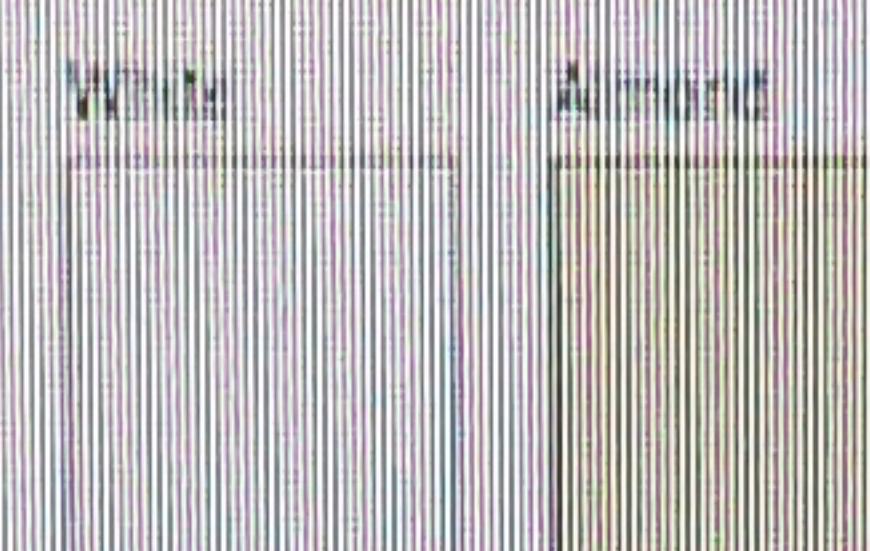
- DP-50 ON WINDOWS IN STOCK
- Removable operable sash makes cleaning a breeze
- Full length interlock and bottom weather stripping
- Double insulated glass provides energy saving thermal efficiency. A host of glass options are available including Low-E coatings and Argon gas fill for added efficiency and Energy Star[®] compliance
- 1-3/8" nail-fin setback for brick veneer construction and select stucco applications
- Improved security with sturdy sweep-lock helps meet strict forced-entry standards
- Dual weather-stripping helps block air and water infiltration and keeps harsh elements outside and energy-saving comfort inside
- Versatile half screen[†] installed from the inside or outside
- Optional decorative grids add style and beauty – available in numerous patterns
- Sloped-sill has additional weather guard, interlock and drainage system to improve water run-off
- Multi-cavity vinyl lineals improve thermal performance and enhance sound absorbency
- Fusion-welded frame and sash minimizes water and air infiltration and enhances overall durability
- Built-in accessory channels accommodate multiple installation options
- Pre-punched, integrated mounting flange targets proper fastener location for quick, easy installation
- Modular sized so rough opening widths for multiple units are easy to calculate:

3050 Single = 36"
3050 Twin = 72"
3050 Triple = 108"

CUSTOM OPTIONS

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E with Argon (may be required for Energy Star rating)
- 5/8" or 3/4" flat or diamond, 5/8" or 1" contoured grids available

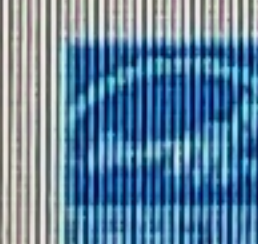
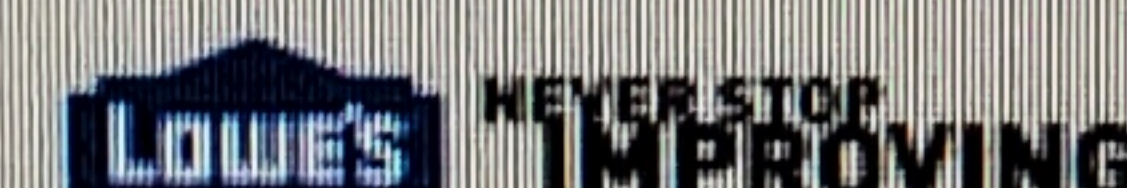
AVAILABLE COLORS:^{**}



ReliaBilt Series 105 Vinyl Windows are backed by an industry-leading Limited Lifetime Warranty on materials and working parts, with coverage up to 25 years on glass defects and seal failure. See warranty for details.

Notes: Manufacturer reserves the right to substitute components as necessary for continued product improvement. [†] Screens are not meant to restrain a child from falling through an open door. ^{**} Printing process may affect color shown. Please refer to actual window sample when selecting colors.

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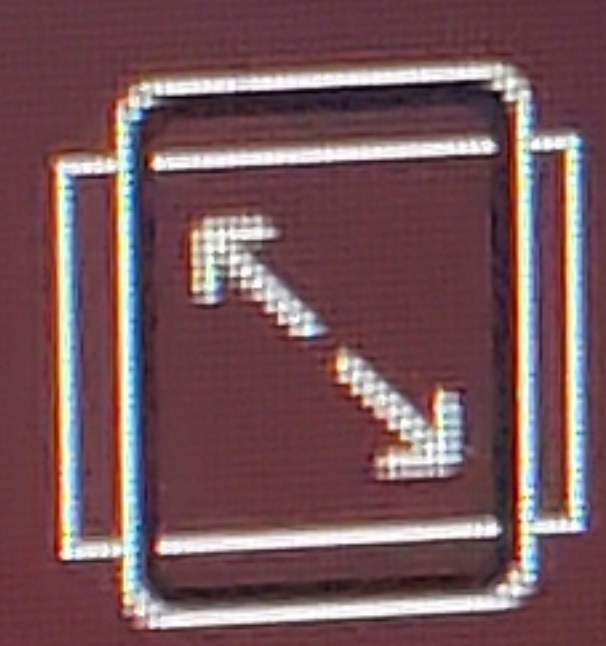


- The economically priced ReliaBilt 105 Series single hung window is a great choice whenever top performance requires a strict budget
- The bottom sash is side-loaded for easy removal and operates with dual lift rails

SW 2801

Rookwood Dark Red

Interior / Exterior



COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 2822
Downing Sand

SW 2820
Downing Earth



FIND INTERIOR PAINT

FIND EXTERIOR PAINT

Actual color may vary from on-screen representation. To confirm your color choices prior

Homeowners • Color • Find & Explore Colors • Explore All Paint Colors • Passive SW 7064

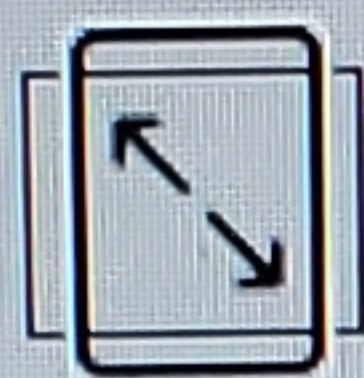


SW 7064

Passive

Interior / Exterior

Location Number: 236-C1



236

Passive

COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 8917

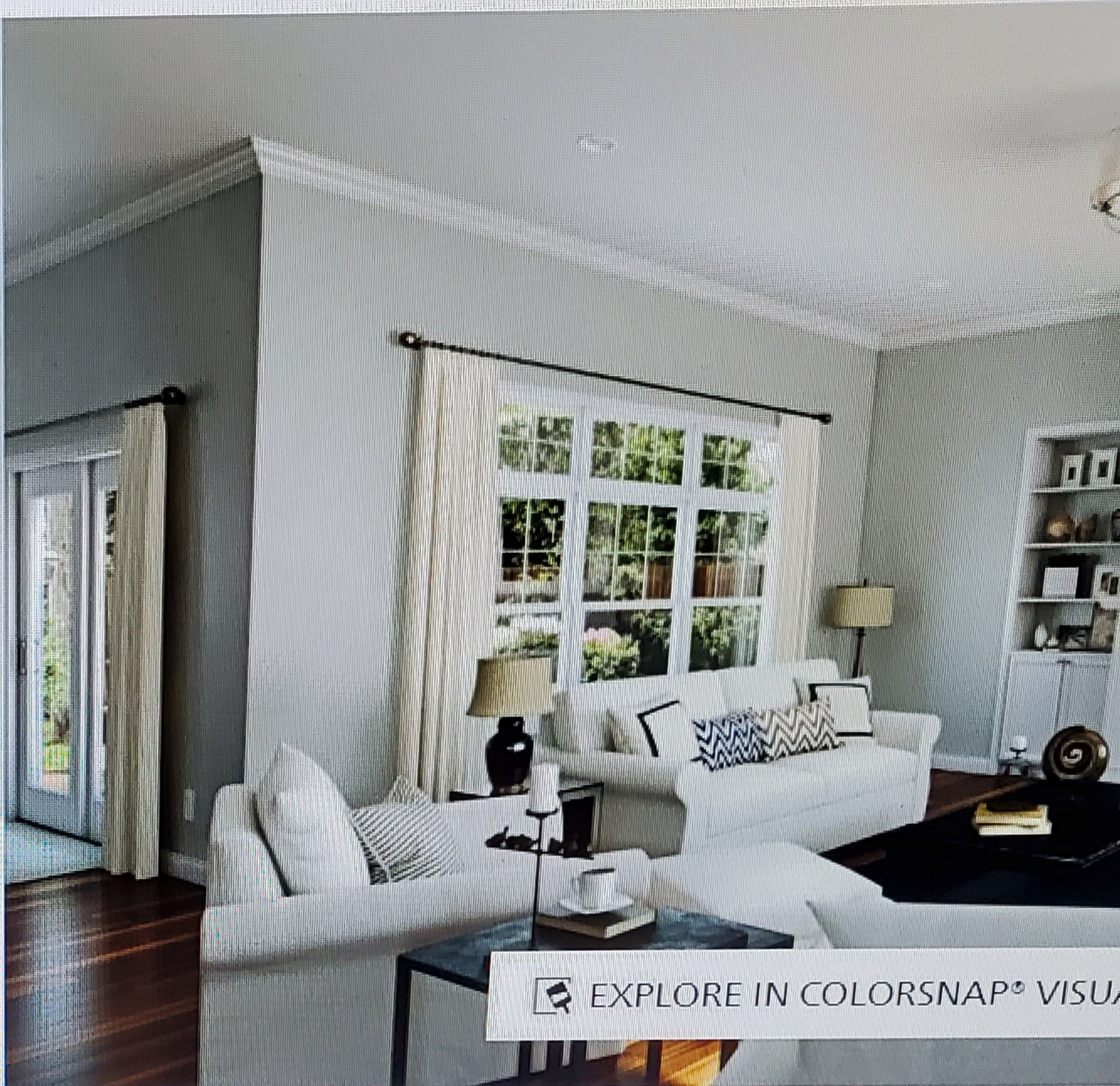
Shell White

SW 9128

Green Onyx

SW 7063

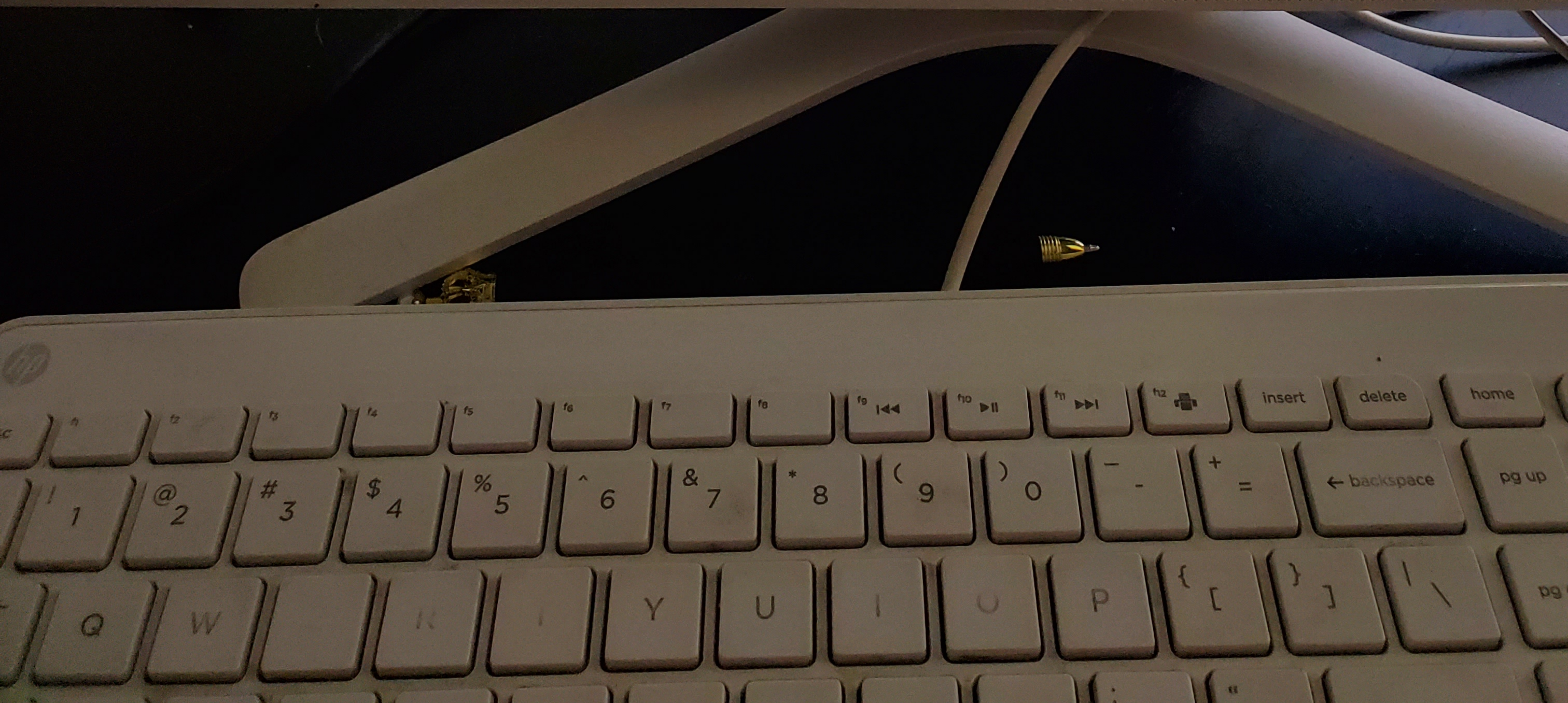
Nebulous White



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SW 7075

Web Gray

Interior / Exterior

Location Number: 235-C6

235

Web Gray

COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 7551
Greek Villa

SW 7685
White Raisin

SW 7070
Site White

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