

## HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

**HDRC CASE NO:** 2023-026  
**ADDRESS:** 252 W WILDWOOD  
**LEGAL DESCRIPTION:** NCB 9016 BLK 8 LOT 25A, 26A, 27A, & W 10 FT OF 28A  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Alberto Santillana /SANTILLANA ALBERTO T &  
**OWNER:** Alberto Santillana /SANTILLANA ALBERTO T &  
**TYPE OF WORK:** Construction of a rear accessory structure  
**APPLICATION RECEIVED:** January 06, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency  
**CASE MANAGER:** Claudia Espinosa

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: construct a 400-square-foot rear accessory structure.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

#### *Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at the property located at 252 W Wildwood within the Olmos Park Terrace Historic District. The primary structure is a stone-clad, single-story residence with a shingled roof with exposed rafters, traditional one-over-one windows, and an exposed, stone-clad chimney. The property makes its first appearance in the 1940-1941 City Directory and in the 1950 Sanborn Maps.
- b. REAR ACCESSORY STRUCTURE – To the rear of the proposed primary structure, the applicant has proposed to construct a 400-square-foot rear accessory structure. Per the Guidelines for New Construction, 1.A.i Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The applicant has proposed for the rear accessory structure to be to the rear of the property, consistent with the location of historic accessory structures in the district. Generally, staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.
- c. REAR ACCESSORY STRUCTURE (Massing, Form and Setbacks) – The Guidelines for New Construction 5 notes that accessory structures should be visually subordinate to the primary structure on site, should be no larger in plan than forty (40) percent of the primary structure on site, should relate to the primary structure on site regarding character and materials, should feature similar window and door openings and should feature garage doors similar in size and proportion to those found historically within the district. Additionally, the Guidelines note that the predominant garage orientation should match that found historically on the block and that the historic setbacks on the block should be followed. Generally, staff finds the proposed massing, form, and design character of the proposed ADU to be consistent with the Guidelines. However, additional documentation may be necessary to confirm architectural details prior to the issuance of a COA.
- d. ADU STRUCTURE (Materials) – The applicant has proposed for the garage structure to feature materials that include a board and batten siding to match the existing shed, shingled roofing, metal door with divided lites, and wood clad double hung windows. The Guidelines for New Construction 3.A.i state to use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. Staff finds the materials to be generally appropriate for this request.

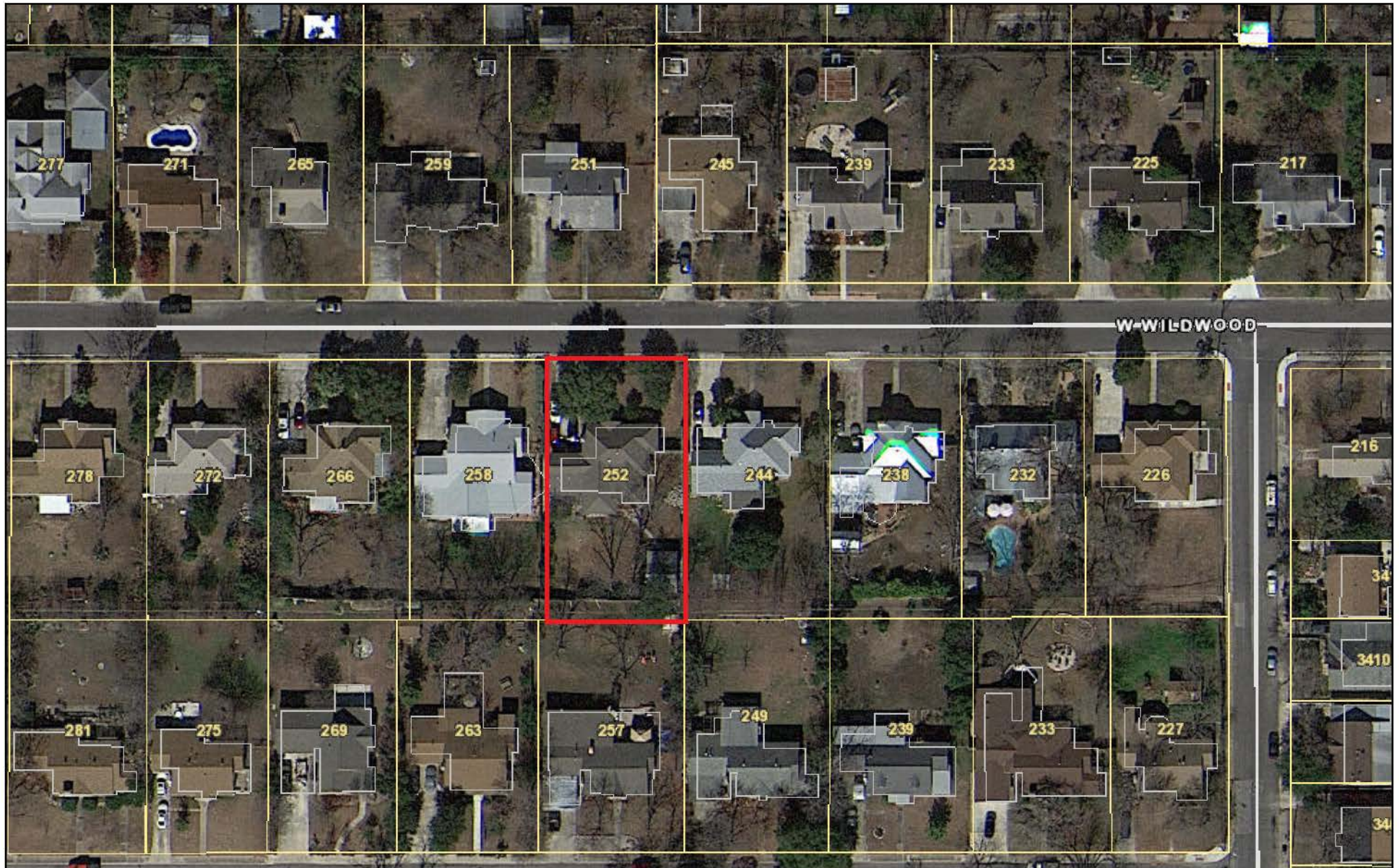
## **RECOMMENDATION:**

Staff recommends approval as submitted based on findings b through d.

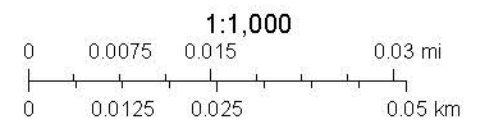
- i. That the applicant supply additional documentation of the architectural details prior to issuance of COA.



# City of San Antonio One Stop



January 25, 2023

































Property Owners – Alberto and Veronica Santillana

10 Jan 2023

Property address – 252 Wildwood San Antonio Tx 78212

Neighborhood – Olmos Park Terrace

Narrative – construct new ~ 400 square foot “granny flat” type casita/apartment for elderly father who is turning 90 in May 2023. The intent of the detached structure is to match in style, colors and materials the existing early Texas wood storage shed at rear of property as well as the main house which is a Thorman rock house. The detached dwelling will not be visible from street, and shall be a wood framed structure sitting on a slab on grade, and pull water and power from main house services. Time is of the essence as the purpose of the house is to provide care and shelter for ageing father.

#### Div 02 – Existing Conditions

- a) Remove landscaping where new structure will be built
- b) Protect adjacent brick paver patio and adjacent sod and landscaping

#### Div 03 - Concrete

- a) Concrete to be 3000 psi
- b) Type 2 base substrate to be compacted and have a minimum thickness of 12 inches
- c) Prepare slab with 10 mill vapor barrier
- d) Steel at matt to be #4 and 12 inches on center each way
- e) Steel at beams to include two #6’s top and bottom with #3 stirrups at 12 inches on center
- f) Engineered drawing from foundation is currently pending

#### Div 04 – Masonry - not used

#### Div 05 – Metals - not used

#### Div 06 – Woods and Plastics

- a) Load bearing lumber at walls to be 2x4 #2 yellow pine
- b) Joist to be 2x8 #2 yellow pine
- c) Rafter to be 2x6 #2 yellow pine
- d) Nails to be 3.5 inch 16D
- e) Fire blocking, mid wall height, at all walls

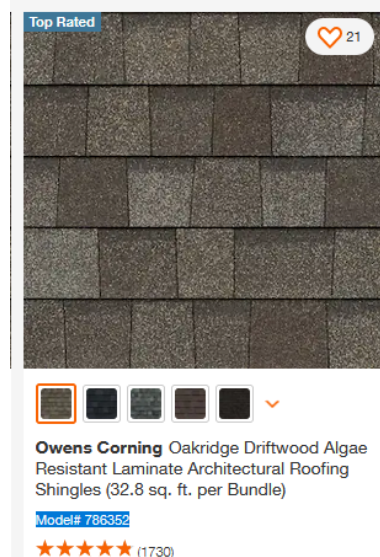
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| <b>Project</b> | Santillana Residence<br>Casita "granny flat" | <b>Drawing Document</b> - seeking Certificate of Appropriateness  |
| <b>Address</b> | 252 W wildwood<br>San Antonio TX             | <b>Note -</b> The intent of this document is to convey existing conditions and or proposed construction and concept in order to attain certificate of appropriateness |



- f) Exterior wall veneer to be 1/2inch BC plywood with 1x2 battens nailed at 12 inches on center, to match existing house and adjacent shed
  - a. Plywood sheeting to act as exterior wall bracing
- g) Exterior wall trim to be 1x4
- h) All exterior wood to be paint grade

#### Div 07 – Thermal and Moisture

- a) Tyvek all exterior walls
- b) 30 pound felt paper on roof
- c) 30 year dimensional shingles on roof to match existing house and adjacent shed, match to be in style and color – see proposed match below



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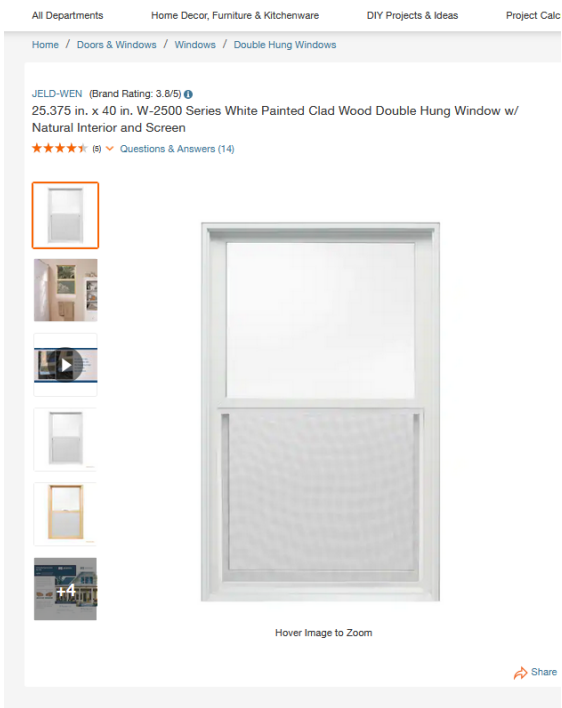


Div 08 – Doors and windows

- a) 3 ft wide x 6ft 8in exterior steel door to match existing shed



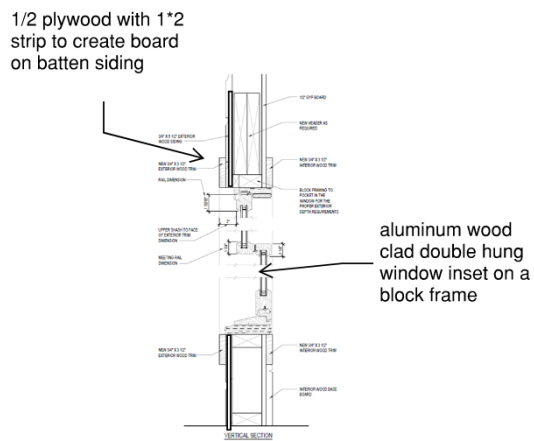
- b) Typical door
- c) Windows to be double hung, wood on aluminum clad, to match existing rear elevation house



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d) Framing detail typical



Div 09 - Finishes

- a) ½ drywall at interior
- b) Interior flooring to be ceramic, finish materials tbd
- c) Interior paints to be Sherwin Williams, series and colors tbd
- d) Interior wood trim to match main house interior

Div 10 - Specialties

- a) Bathroom specialties TBD

Div 11 – Equipment – not used

Div 12 – Furnishings – not used

Div 21 – Fire Suppression – not used

Div 22 – Plumbing

- a) Domestic water to be pex
- b) Sanitary and vents to be pvc
- c) Fixtures tbd
- d) Water heater to be low boy electric

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Div 23 - HVAC

- a) HVAC to be electric ductless mini-split
- b) Exhaust fan to vent to exterior at bathroom
- c) Exhaust fan/hood to vent to exterior at kitchen

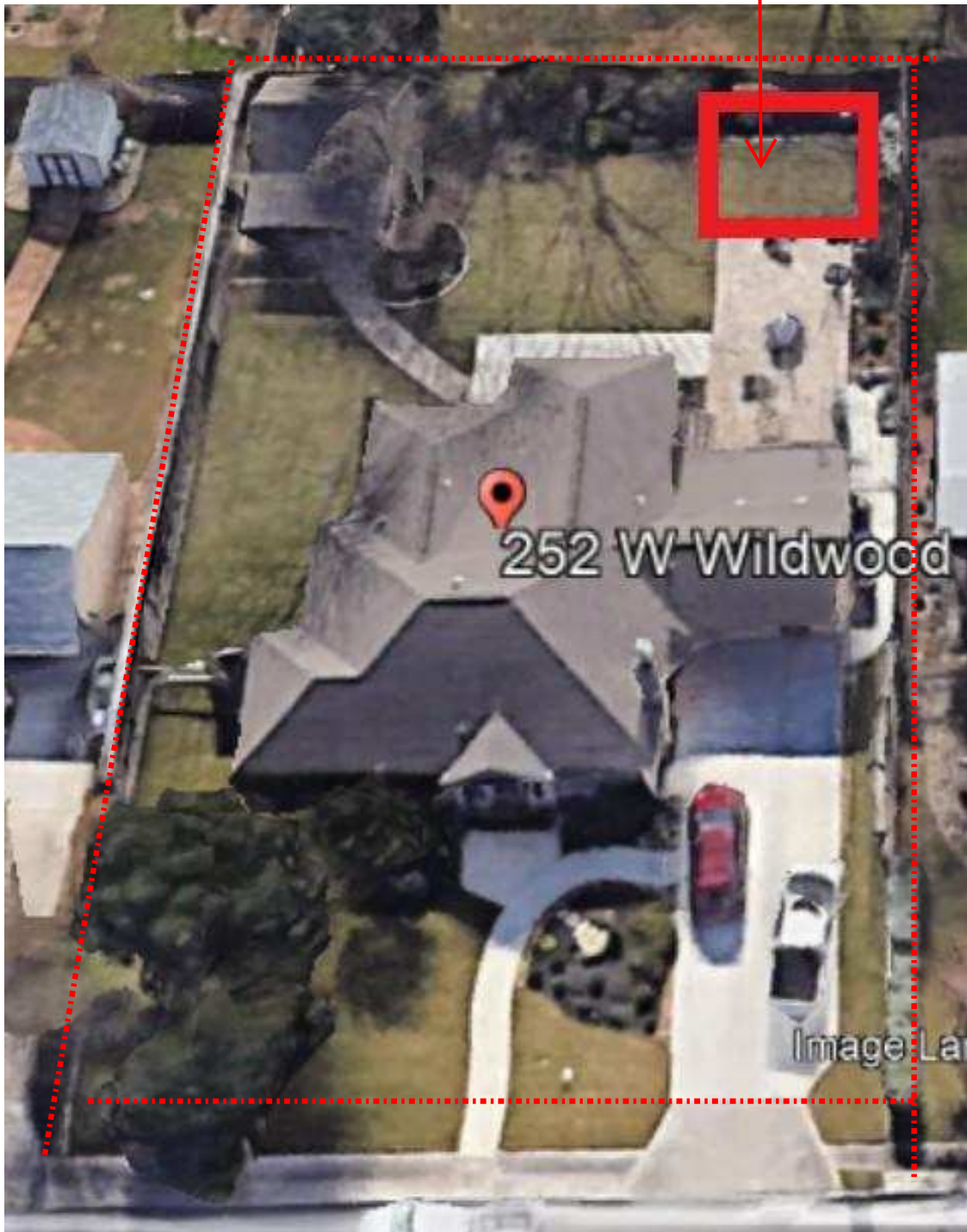
Div 26 – Electrical

- a) Casita to have independent subpanel
- b) Circuitry to be configured by electrical contractor
- c) Lighting to be cans and ceiling fans
- d) GFIs to be used in kitchen and bathroom
- e) Light fixture types and finishes tbd

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New Casita



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New Casita Beyond  
@ Backyard



New Casita location

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# Concept



proposed new "Casita" would be sheated with 1/2 plywood and finished with 1\*2 battens 12 oc, to match existing house and shed, the new structure would be similar to this concept and have a gabled roof and a small canopy over the front door, unlike the concept it would not have canopy over windows and its roof overhang would only be 16 inches



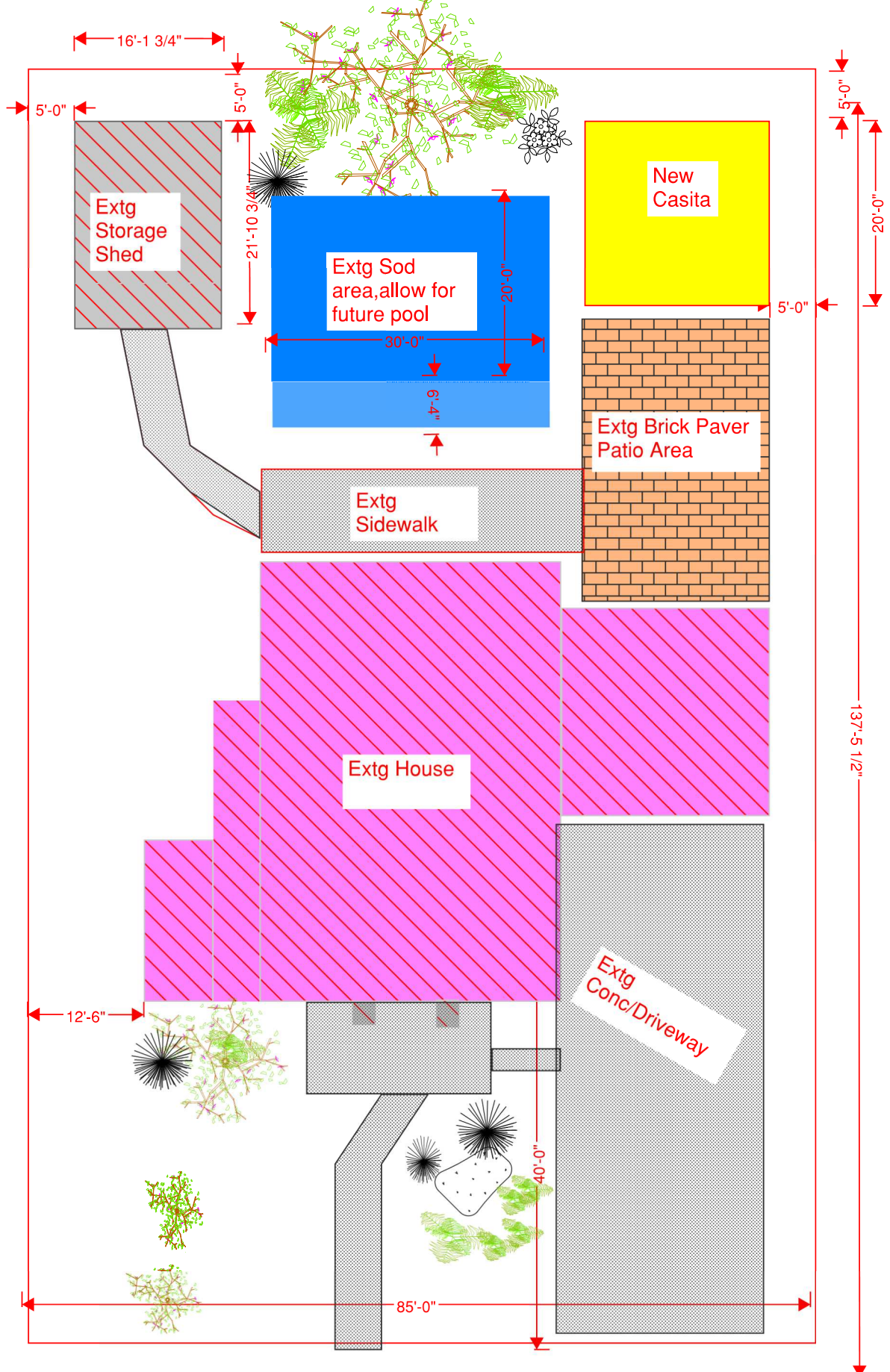
New Casita would have siding to match existing storage shed

New Casita would have siding to match existing main house



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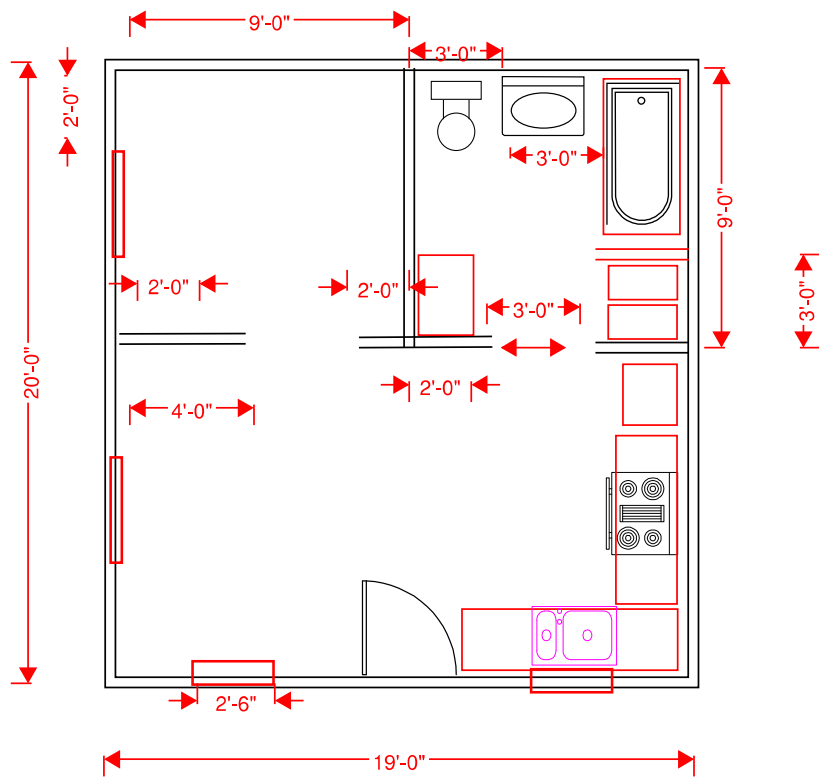
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Casita "granny flat"

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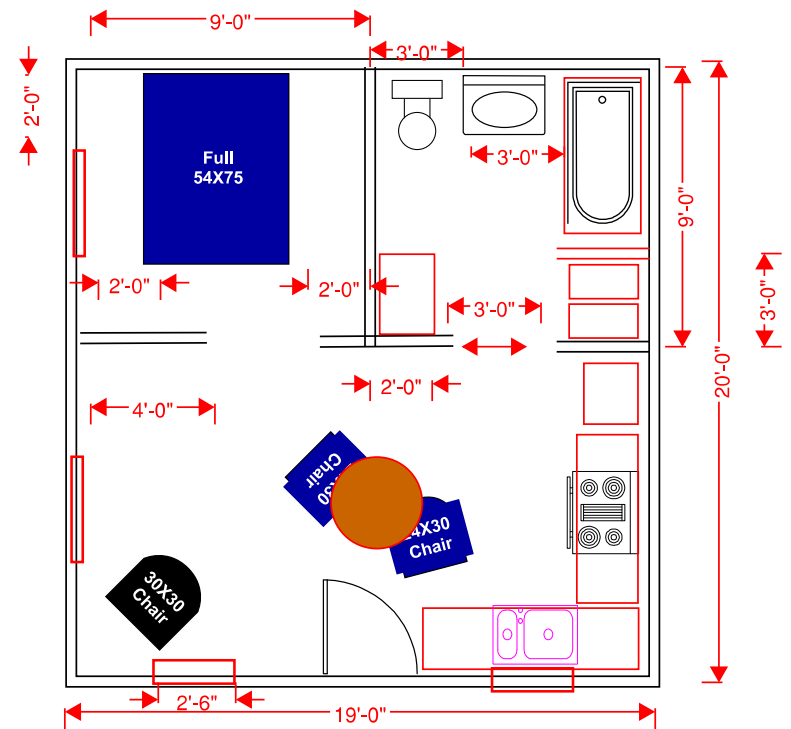
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Floor Plan

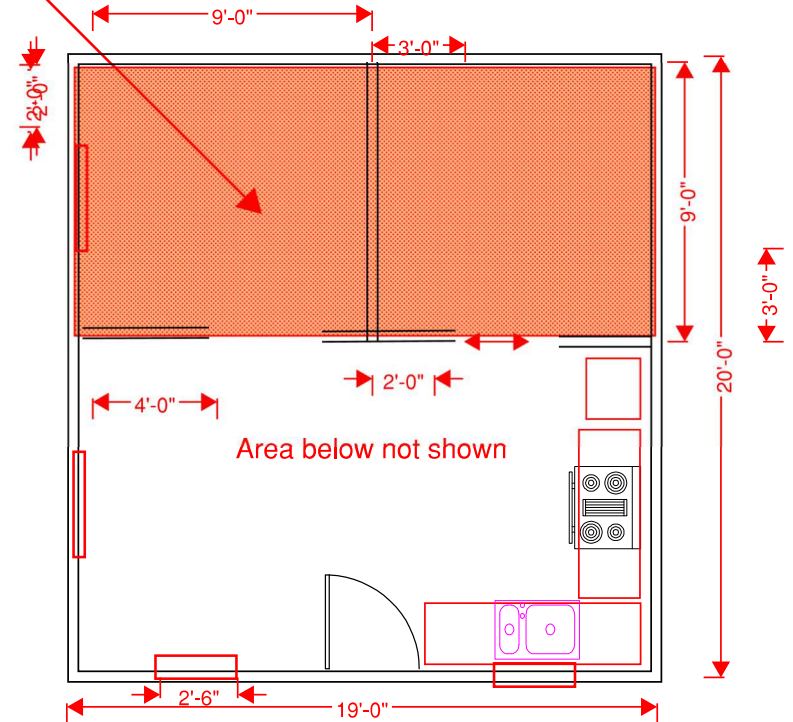
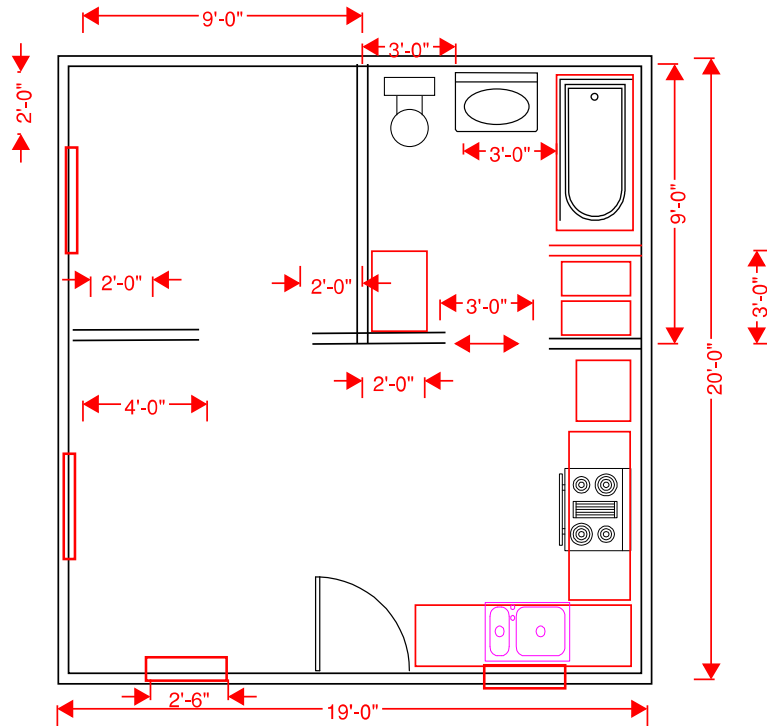


Floor Plan with Furniture

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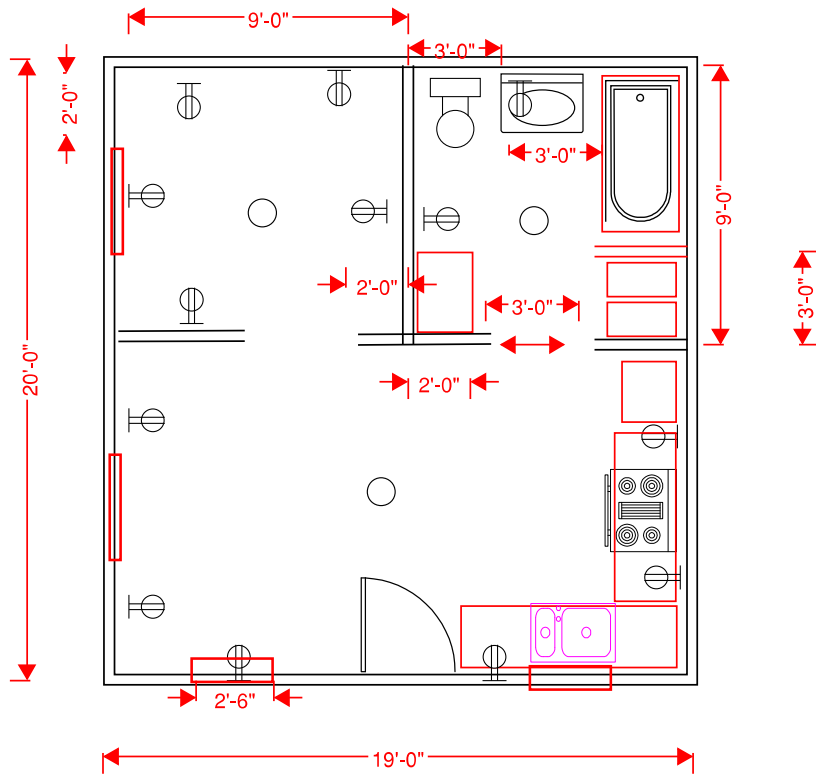
Loft Area Represented in Shaded Tan



Loft Floor Plan

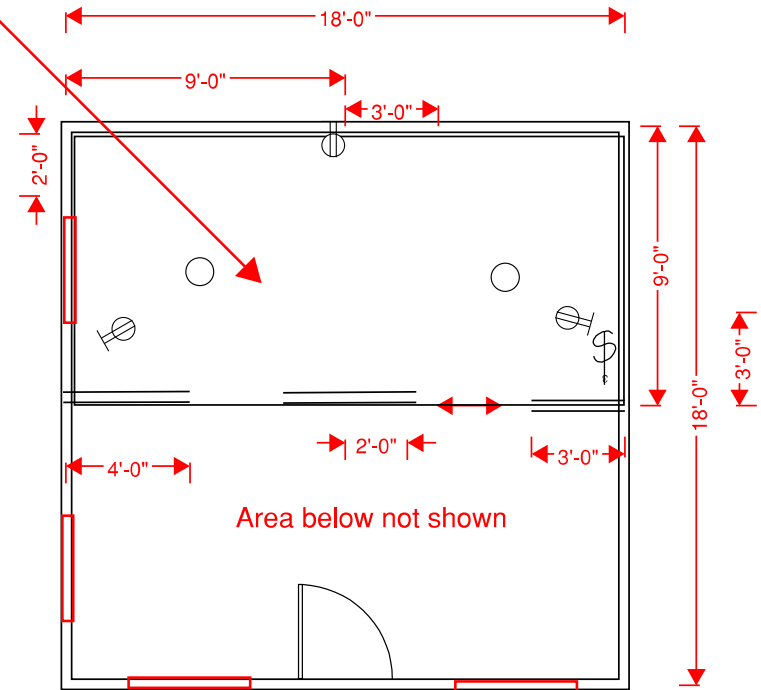
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Electrical Floor Plan

Lighting and Power at Loft

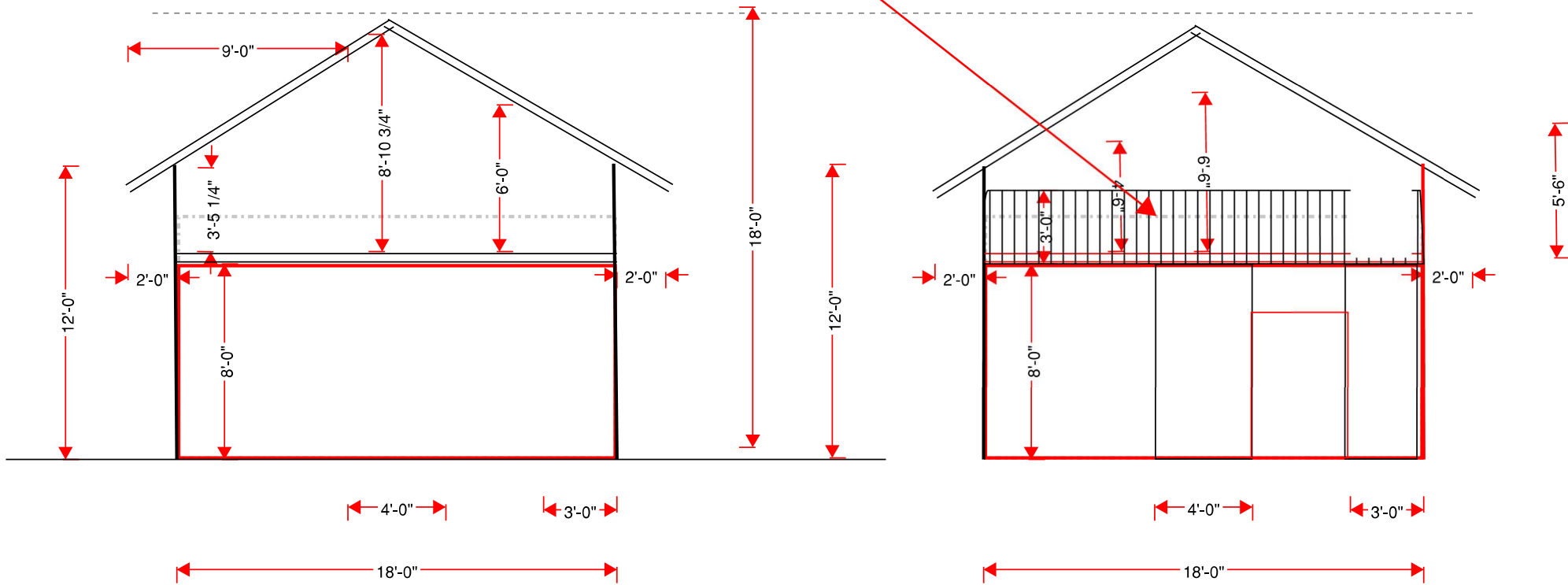


Electrical Floor Plan at Loft

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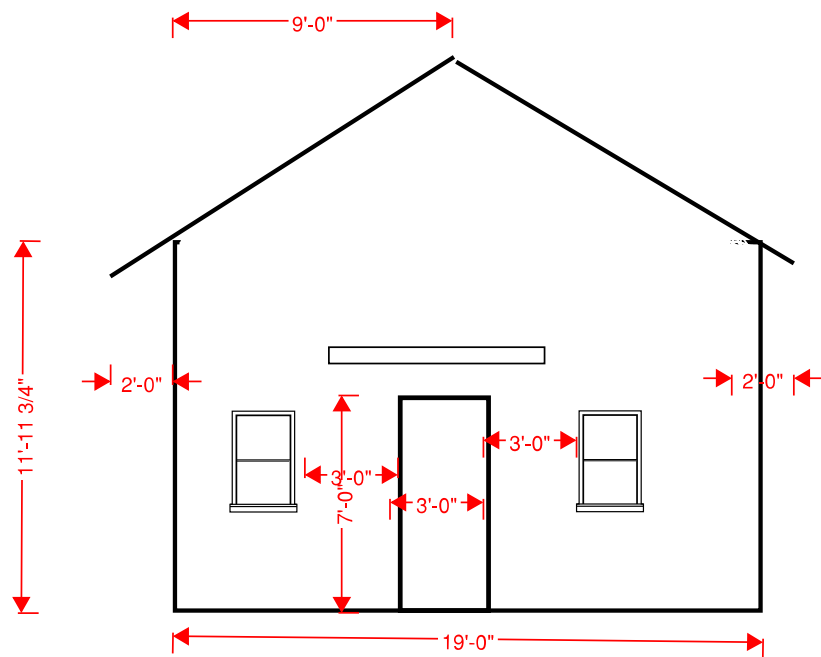
Railing at Loft



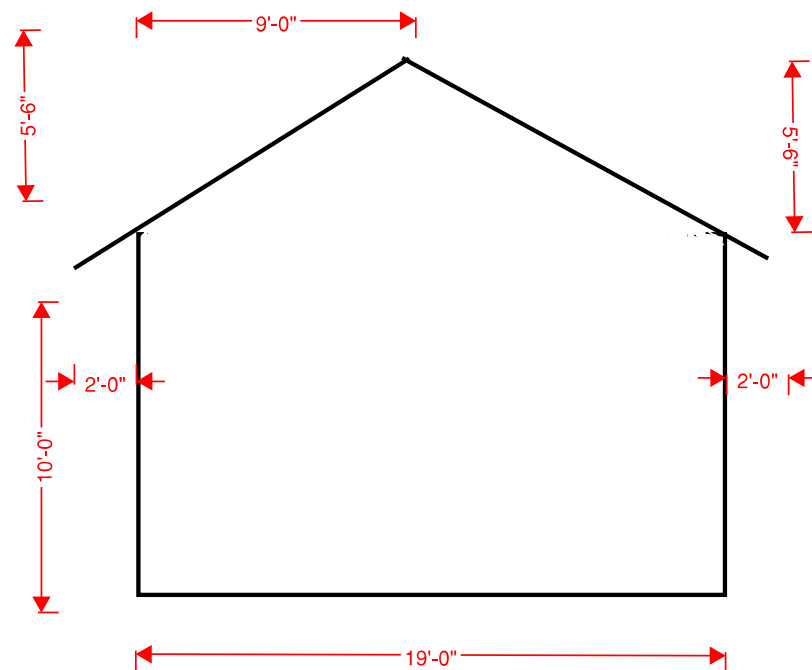
Ceiling Height with Loft

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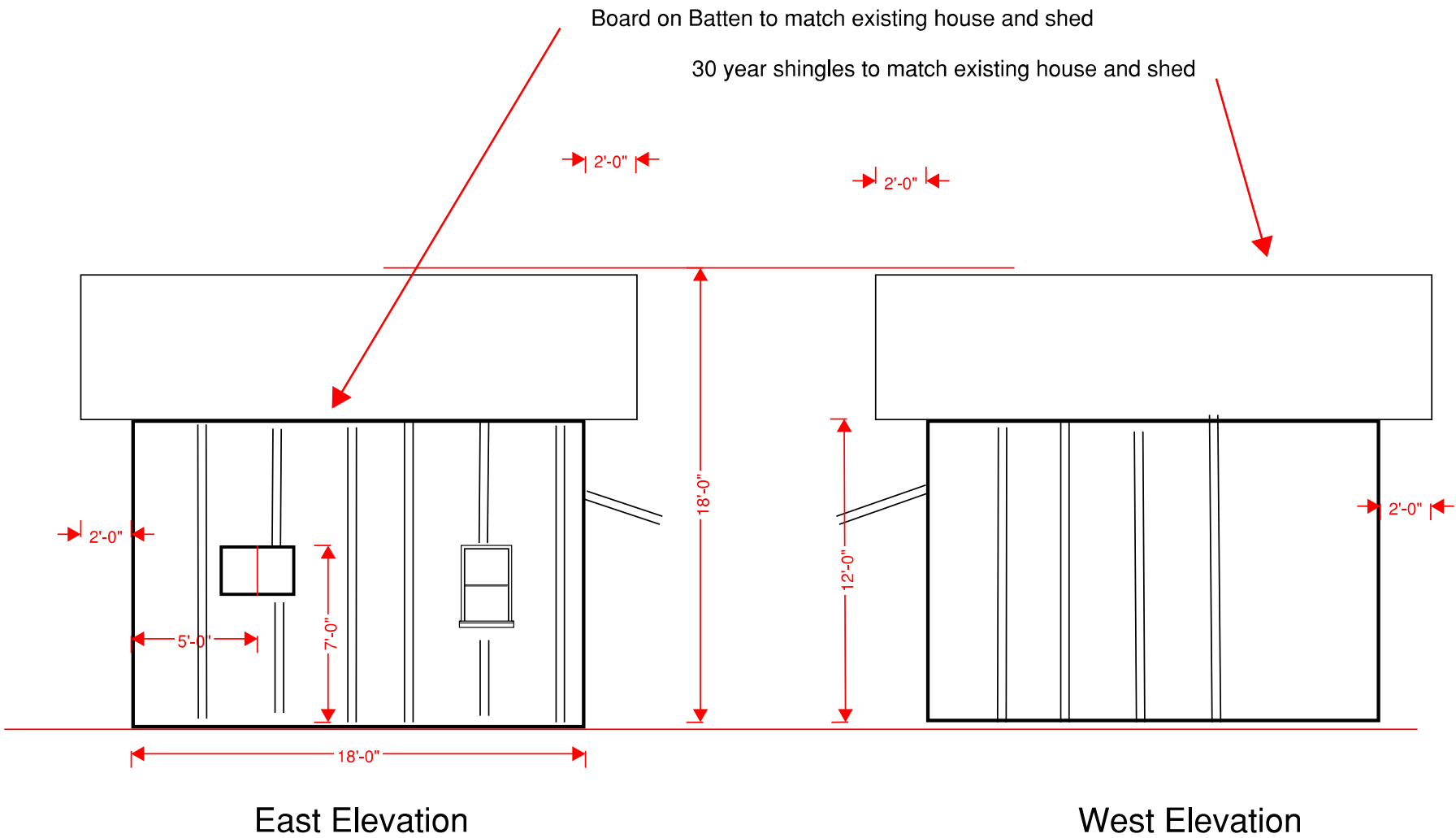
North Elevation



South Elevation

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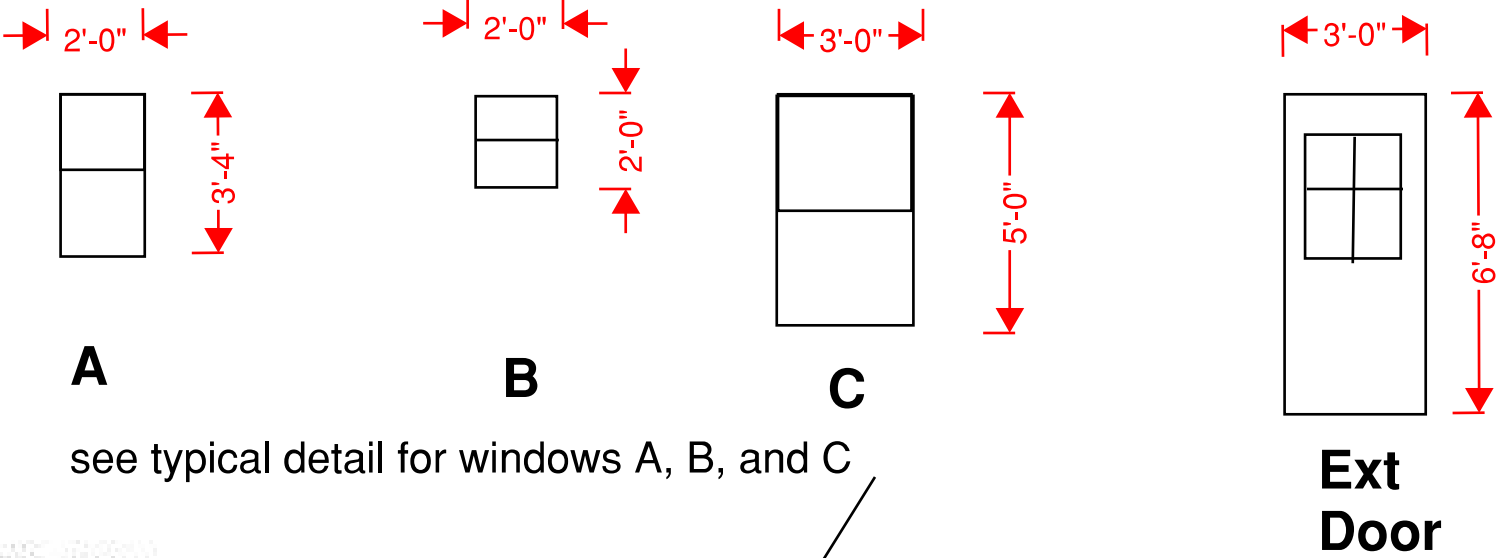




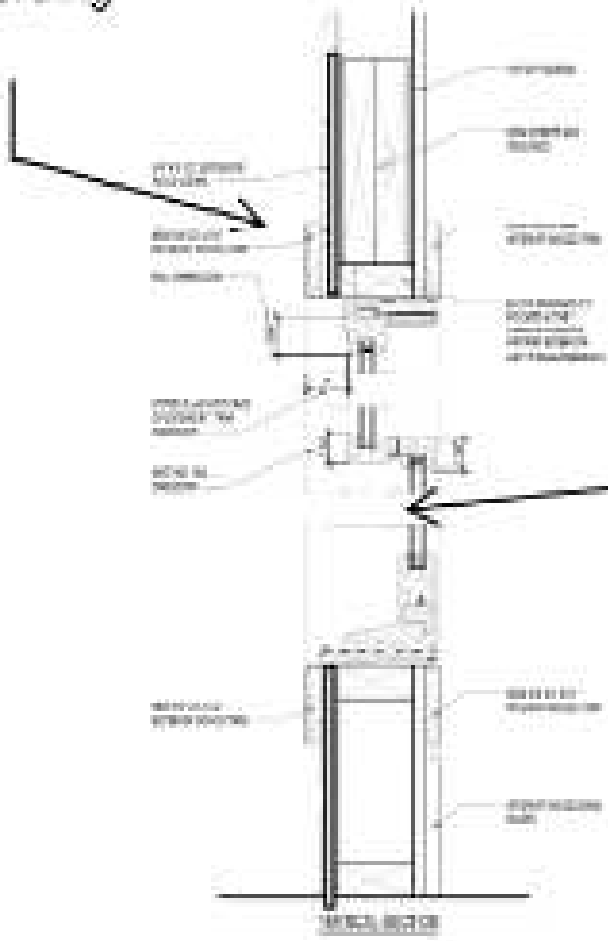
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Aluminum wood clad windows



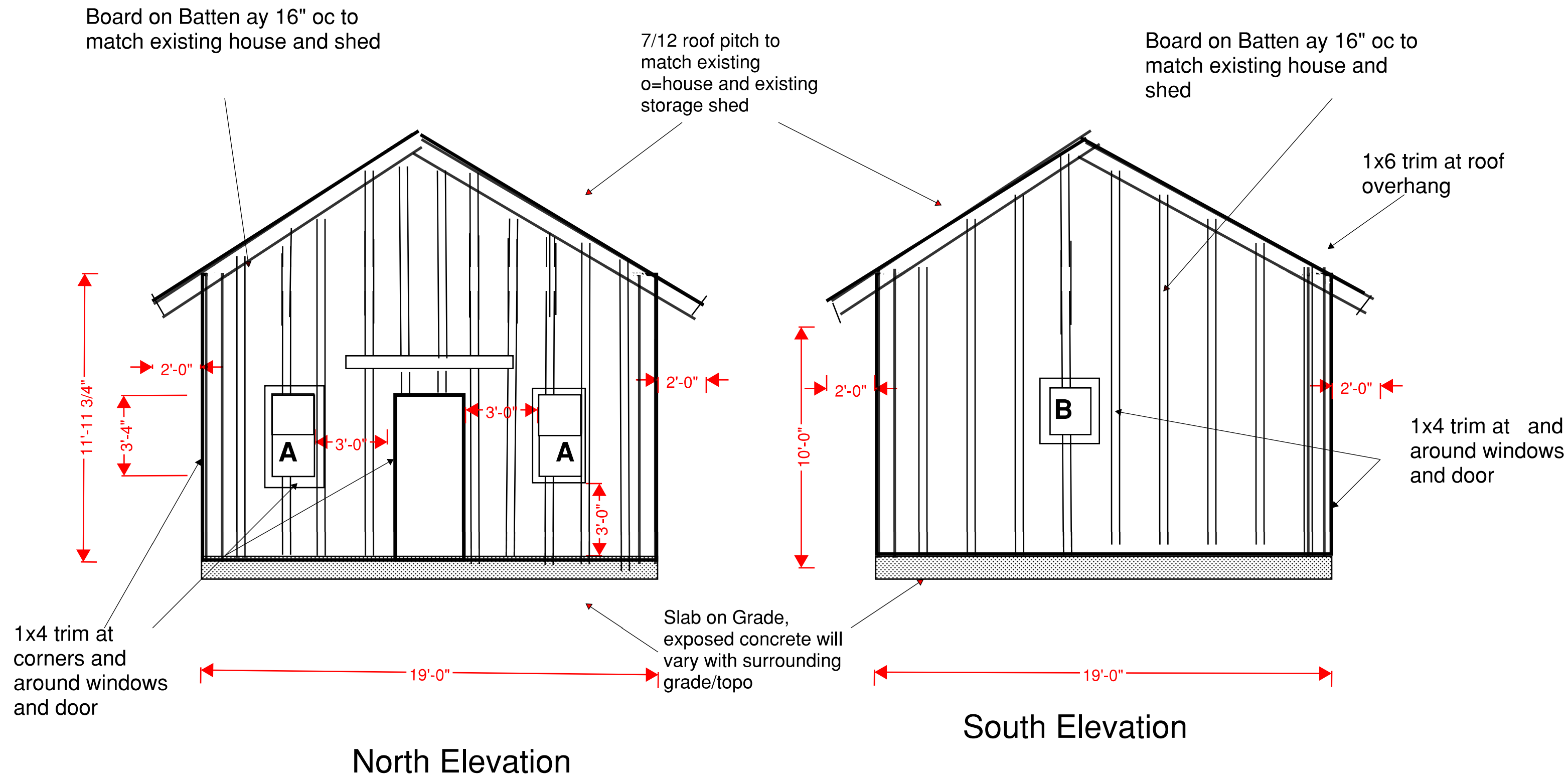
1/2 plywood with 1\*2 strip to create board on batten siding



aluminum wood clad double hung window inset on a block frame

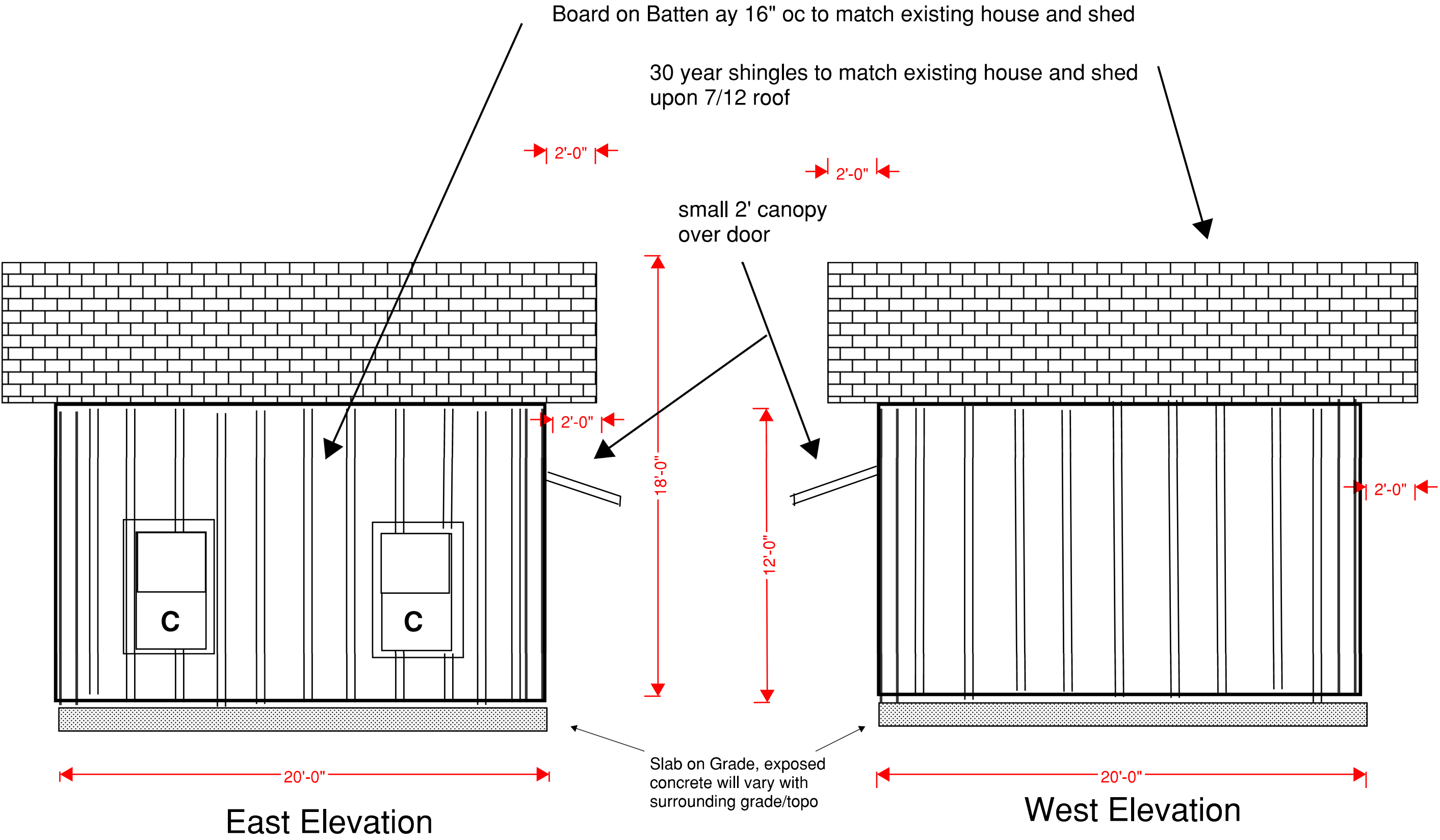
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