

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-471
ADDRESS: 222 W WOODLAWN AVE
LEGAL DESCRIPTION: NCB 1859 BLK 2 LOT 6 & E 35 FT OF 5
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Christopher Gelabert/GELABERT CHRISTOPHER JAMES & CASSANDRA
OWNER: Christopher Gelabert/GELABERT CHRISTOPHER JAMES & CASSANDRA
TYPE OF WORK: Demolition and reconstruction of accessory structure with the construction of a second-story addition
APPLICATION RECEIVED: September 16, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the existing 1-story rear accessory structure.
2. Reconstruct the south, west, and east walls of the rear accessory rear accessory structure and construct a second-story addition. The existing siding is proposed to be reused in the reconstruction. The reconstruction will feature a new north façade.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—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. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 222 W Woodlawn is a 2-story, single-family residence constructed circa 1910 in the Craftsman style. The property first appears on the 1911 Sanborn Map addressed as 224 W Woodlawn. The home features a composition shingle hip roof with a dormer window, a brick side chimney, widely and overhanging eaves with decorative brackets, a wraparound front porch with a gable detail above the entry, wood cladding, and one-over-one wood windows. The property features two rear accessory structures: a 2-story rear accessory structure with a composition shingle hip roof, wood cladding, and wood windows and doors to match the primary structure and a 1-story rear garage featuring a pyramidal stamped tin roof, wood cladding, wood carriage doors, a pedestrian door, and a solid garage door facing the alley entrance. The rear accessory structures first appear in their current location and footprint on the 1931 Sanborn Map. The property is contributing to the Monte Vista Historic District.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. **DEMOLITION** – The applicant is requesting conceptual approval to demolish the rear garage structure only. The applicant has proposed to deconstruct and retain the south, west, and east wall and reconstruct the first story of the garage using existing lap siding salvaged from the deconstruction and construct a new north facade. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- d. **CONTRIBUTING STATUS** – The existing rear accessory structure is a 1-story, one-bay auto structure that was constructed circa 1930. The original rear accessory structure appears on the 1911 Sanborn Map and is not located on the rear property line. The original structure was smaller in footprint and featured a shingle roof. A modified rear accessory structure appears on the 1931 Sanborn Map on the rear property line in a location and footprint similar to the existing garage structure. The structure on the 1931 Sanborn Map is an auto structure with a slate or metal roof. The structure is contributing to the district.

Findings related to request item #1:

- 1a. The applicant has proposed to demolish the existing rear garage structure. As noted in finding c, staff finds this structure to be contributing to the Monte Vista Historic District and finds its full demolition to be inappropriate; however, staff finds the demolition and reconstruction of the rear structure with salvaged materials from the existing historic structure to match the existing footprint and architectural details to be generally appropriate.
- 1b. **EXTERIOR MODIFICATIONS** – As part of the reconstruction, the applicant has requested to perform various exterior modifications to the existing garage structure. The existing footprint will be retained. Changes proposed include the construction of footers on the interior to support the second story, extending the north façade by 30 inches, fenestration modifications to the east elevation, installing custom carriage-style doors, adding a shed roof to the north façade to create an overhang, and construction a second-story addition. The applicant has proposed to re-install the existing pedestrian door and garage door to the alley. A comprehensive deconstruction and reuse plan is required for final approval.
- 1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

Findings related to request item #2:

- 2a. **SETBACKS & ORIENTATION** – The applicant has proposed to reconstruct the existing garage and construct a 2-story rear addition. The proposed footprint of the garage reconstruction is approximately 443 square feet with a 332-square-foot second-story addition. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to orient the proposed reconstructed rear accessory structure with the primary orientation facing W Woodlawn to the north and a garage entry from the alley, which reflects that of the historic structure currently on the site. The applicant has proposed to set the reconstructed garage along the property line. The existing structure is currently located on the rear property line with zero setback. Staff finds the setback and orientation appropriate and consistent with the existing structure.
- 2b. **SCALE & MASS** – The applicant has proposed a 2-story garage structure with a hip roof. The applicant has not provided height information at this time; however, the renderings show the proposed 2-story new construction match the height of the existing 2-story rear accessory structure on the property. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.

- 2c. **FOOTPRINT** – The applicant has proposed a footprint of approximately 443 square feet for the garage structure and approximately 332 square feet for the second-story addition. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. The proposed garage reconstruction will match the footprint of the existing garage structure with a difference of 30 inches. Staff finds the proposal appropriate.
- 2d. **ROOF FORM** – The applicant has proposed a hip roof form with a shed roof above the first story. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the existing rear accessory structure is a pyramidal roof form, the primary structure features a hip roof form with a front gable over the entry, and the existing 2-story rear accessory structure features a hip roof form. Staff finds the proposal appropriate.
- 2e. **MATERIALS** – The applicant has proposed to reconstruct the garage structure using existing wood lap siding salvaged from the existing garage and new wood lap siding to match the existing garage and the primary structure, a red asphalt shingle roof to match the primary structure, two carriage doors on the north façade, wood windows to match the windows on the primary structure, and an exterior wood staircase. The applicant has proposed to re-use the existing aluminum garage door on the south elevation and the pedestrian door on the west elevation. The existing structure features wood siding that matches the primary structure, a pressed tin roof, wood carriage doors on the north façade, an aluminum garage door on the south elevation, and a pedestrian door on the west elevation. Staff finds the materials appropriate.
- 2f. **MATERIALS: DOORS AND WINDOWS** – The applicant has proposed to install fully wood windows. The fully wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The applicant has not provided material specifications for the proposed pedestrian door. Fully wood carriage and pedestrian doors would be most appropriate.
- 2g. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Guideline 5.A.iv for New Construction states that window and door openings should be designed 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. The applicant has submitted renderings of the reconstructed rear accessory structure that feature windows with traditional window proportions on the second-story addition, but narrow horizontal fixed windows on the first floor of the east façade. Staff finds that the applicant should proposed a fenestration pattern with traditional proportions.
- 2h. **ARCHITECTURAL DETAILS** – New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposal appropriate.

RECOMMENDATION:

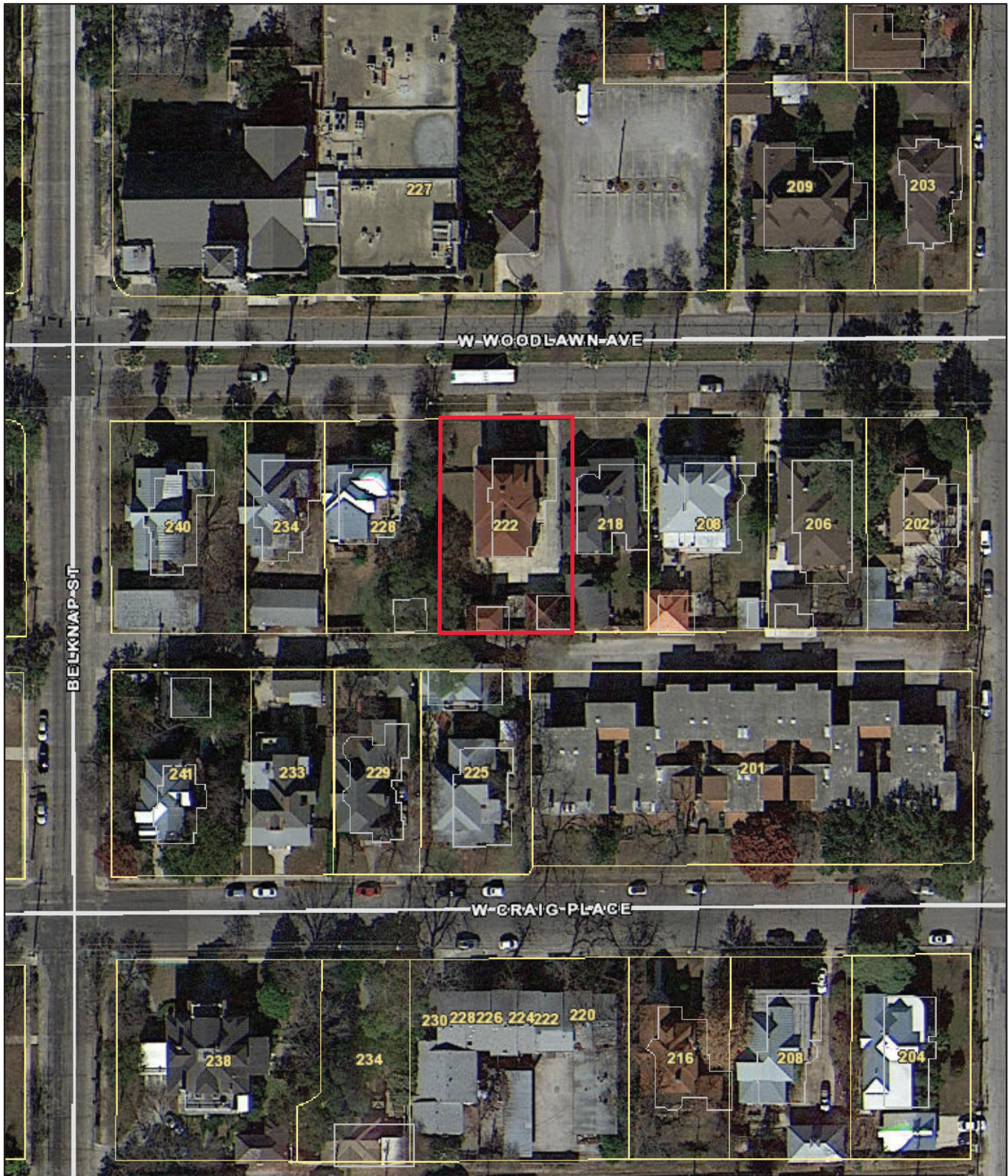
Item 1, staff recommends conceptual approval based on findings 1a through 1c with the following stipulation:

- i. That the existing structure is deconstructed versus demolished and that the existing siding is salvaged where possible to be reused in the reconstruction. A deconstruction and reuse plan should be submitted to staff as part of a package for final approval that clearly indicates the items to be salvaged and their proposed locations in the new structure.

Item 2, staff recommends conceptual approval of the reconstruction of the rear accessory structure with the construction of a second-story addition based on findings 2a through 2h with the following stipulations:

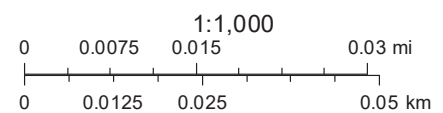
- i. That the carriage doors are fully wood. Final material specifications for the proposed carriage doors must be submitted to staff for review prior to returning to the HDRC for final approval.
- ii. That the applicant proposes a fenestration pattern and window opening proportions that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in finding 2g. The applicant is required to submit updated elevation drawings showing traditional window proportions on the east elevation to staff for review prior to returning to the HDRC for final approval.
- iii. That the applicant submits window specifications for fully wood windows to staff for review. Wood windows are recommended and 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.

City of San Antonio One Stop



October 8, 2021

— User drawn lines

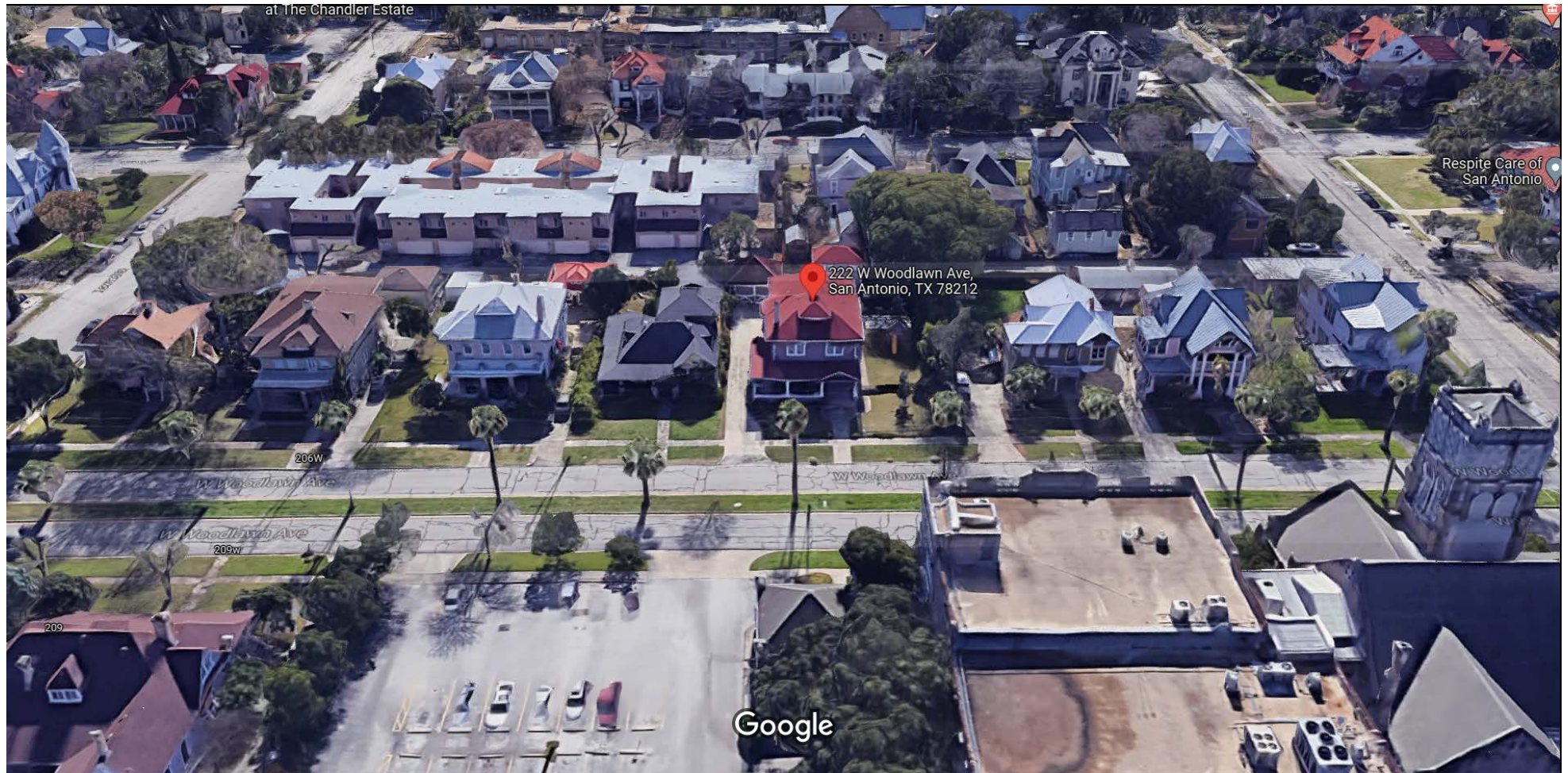


Google Maps 222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 50 ft

Google Maps 222 W Woodlawn Ave



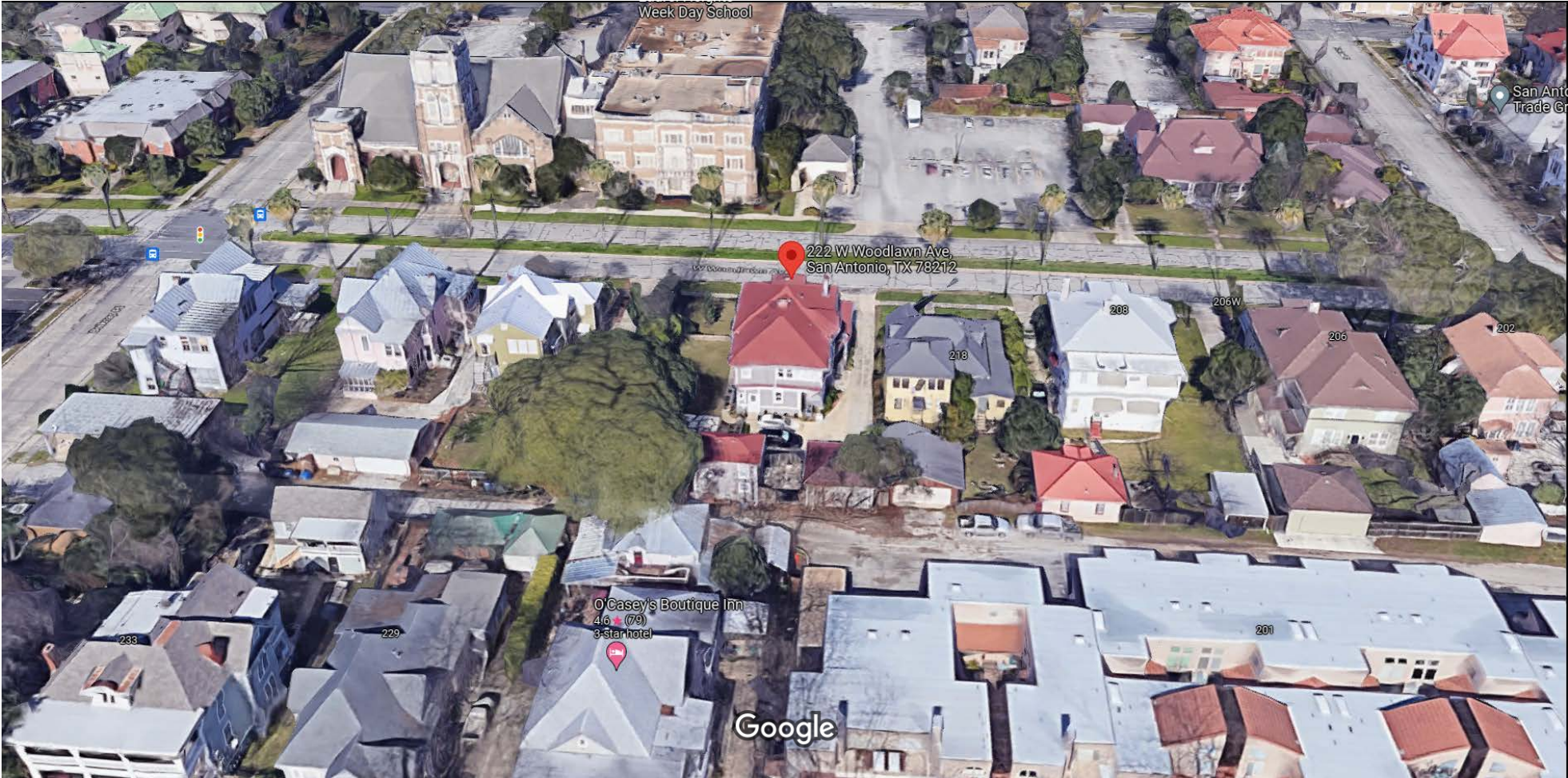
Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 20 ft

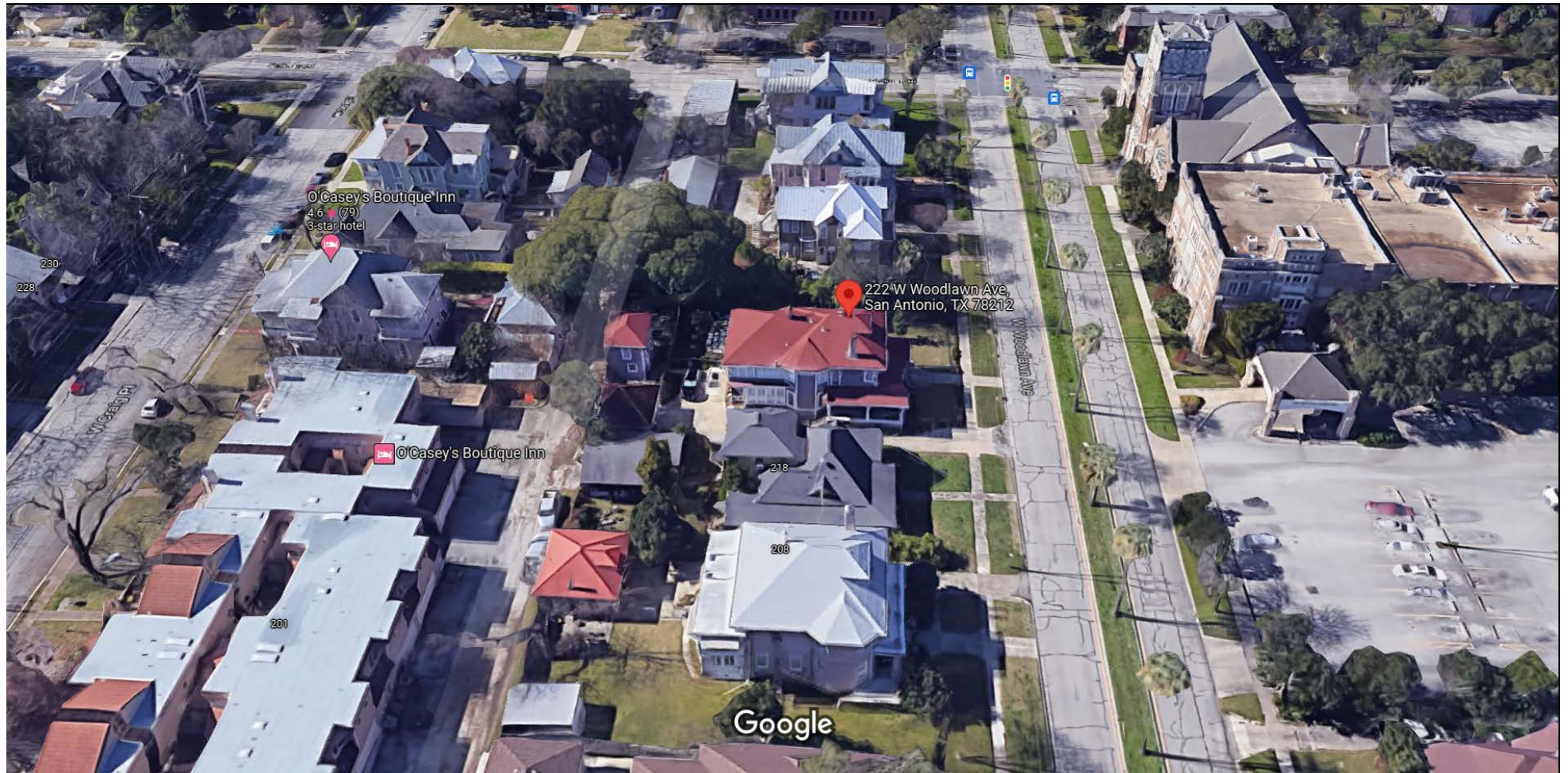
Google Maps 222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 Google 20 ft



222 W Woodlawn Ave



Imagery ©2021 Google, Map data ©2021 20 ft

U O I U

T W O.

1911

MAIN

AV.

MAXIMIZED

E. WOODLAWN
AV

AV. *NORMALIZED.*

75

W WOODLAWN

HOWARD

W. CRAIG

MACRODAMIZED

81

PI NOT PAVED.

W. RUSSELL

LEWIS ST.

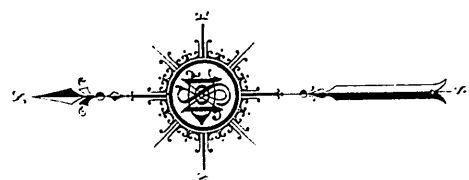
BELKNAP

PL.

MACDRMIZED

80

Scale of Feet.





S E E U D I U T W D.

1951

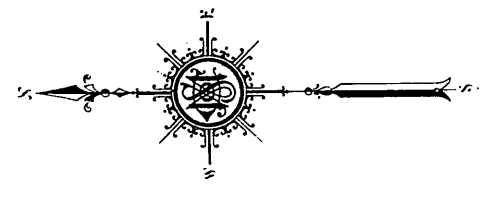
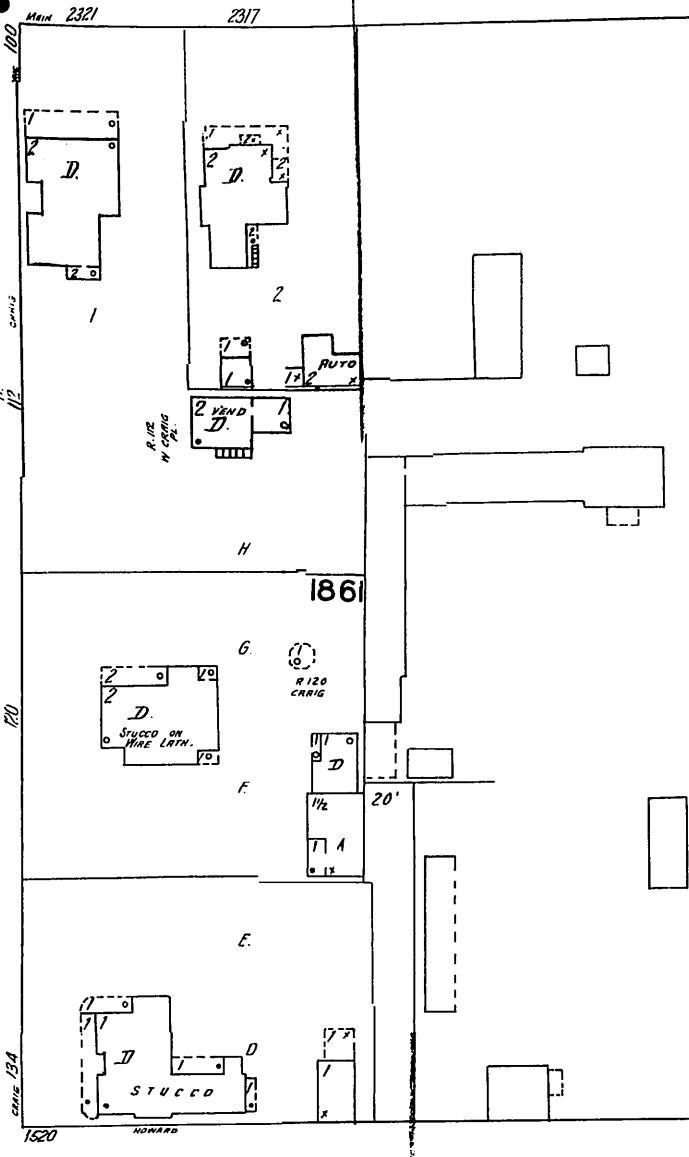
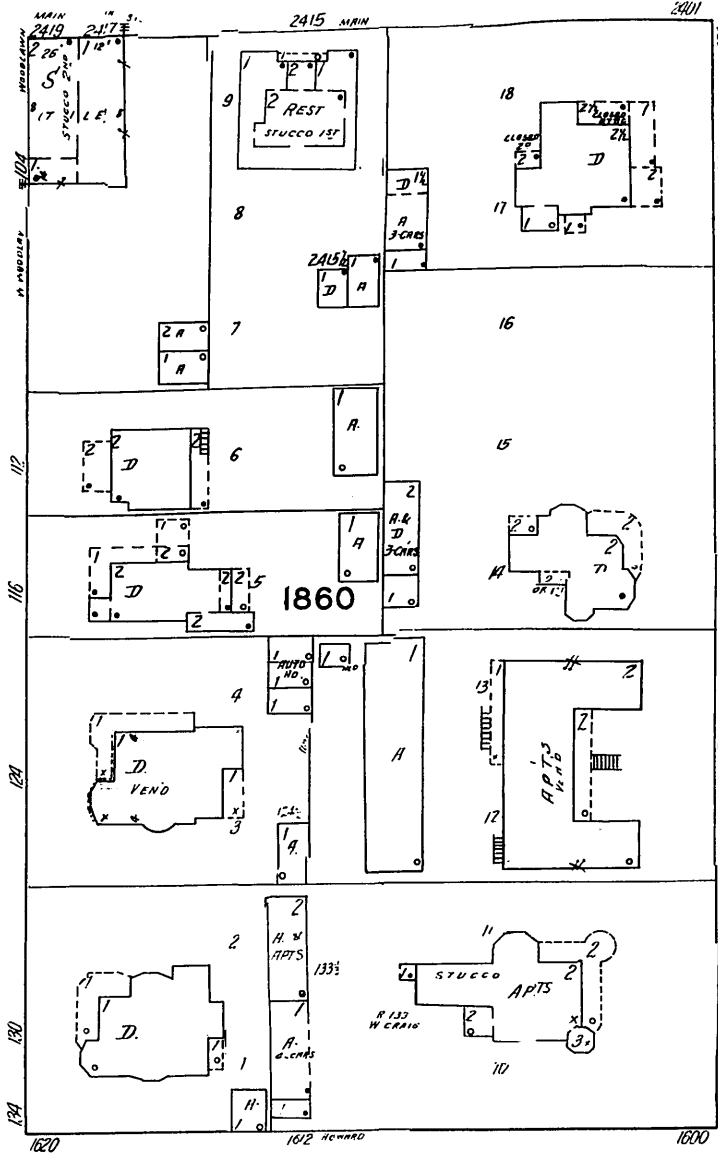
76

N. MAIN

AV. MACADAMIZED

E. WOODLAWN

AV. MACADAMIZED



75

HOWARD

MACADAMIZED

81

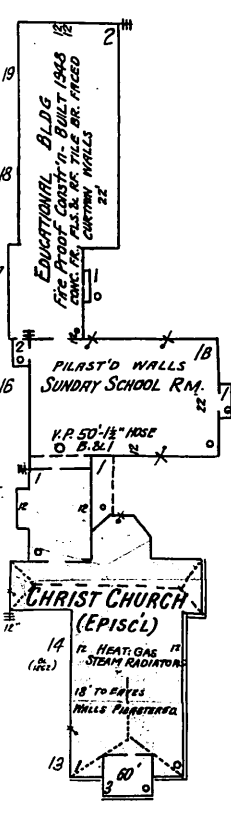
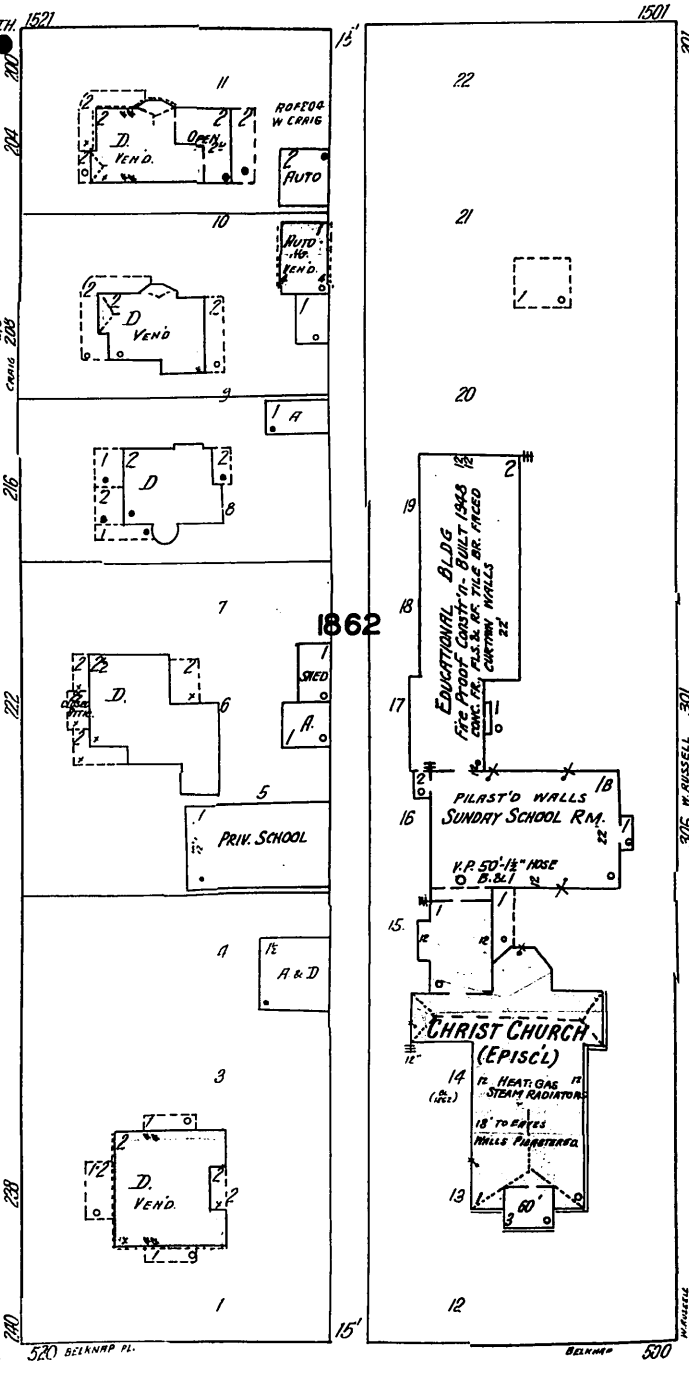
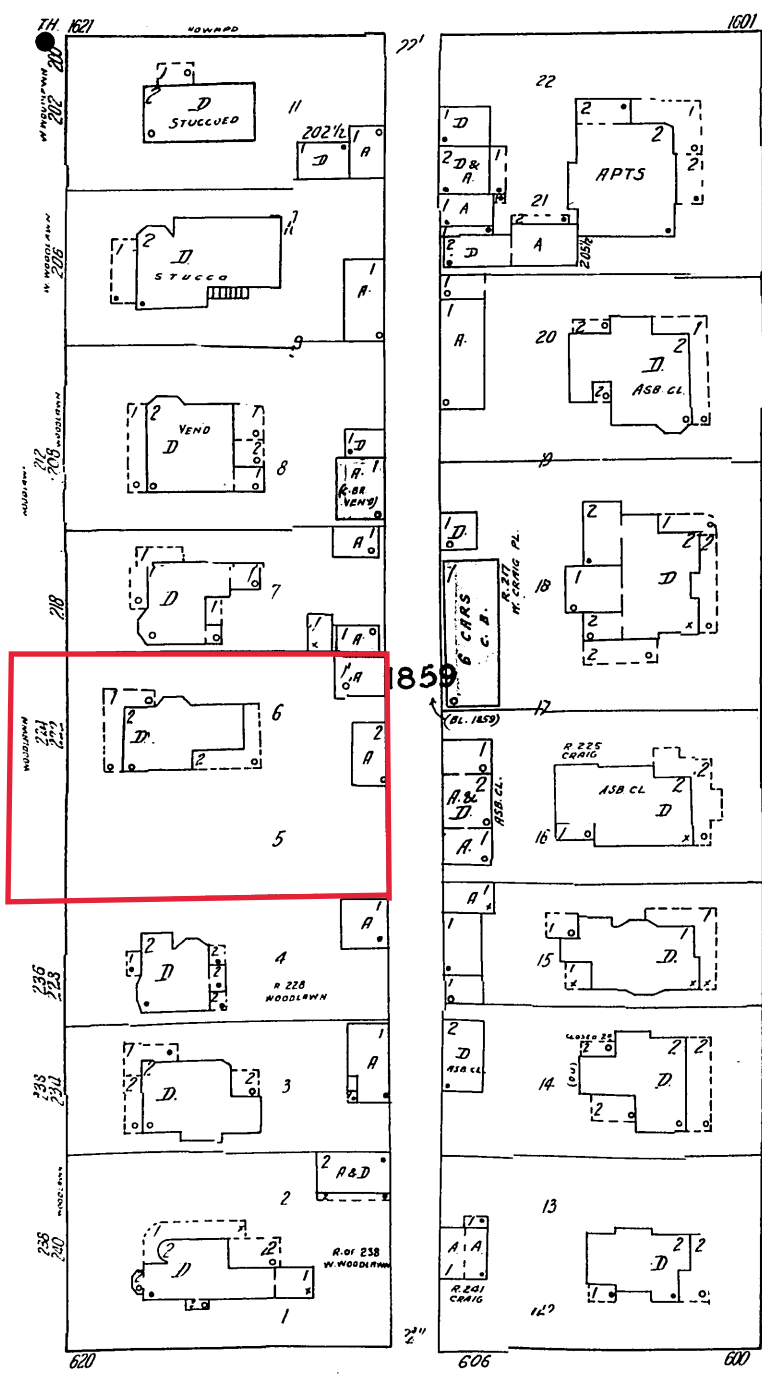
W. WOODLAWN

W. CRAIG

PL. NOT PAVED

W. RUSSELL

LEWIS ST.

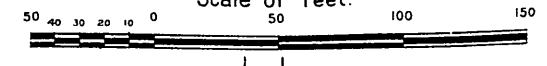


BELKNAP

PL.

80

Scale of Feet.





222 W WOODLAWN GARAGE PROJECT

Chris Gelabert

GARAGE CURRENT STATE



North Facade



South Facade

GARAGE CURRENT STATE



West Facade



East Facade

CURRENT STRUCTURAL ISSUES

- [?] The header above the two car garage is under-sized for the opening next to the alley. The size of this header does not meet the 2018 International Residential Code (IRC).
- [?] The garage door opening is not built as a portal frame as required by the 2018 IRC.
- [?] The garage walls do not have any wind bracing that is required by the 2018 IRC.
- [?] On at least two bearing walls the top plate is not doubled. With the wall studs at 24" on center this condition will not properly support the weight of the roof and does not meet the current standards of the 2018 IRC.
- [?] The ceiling joists are 2X4 construction spanning 20'7". These 2X4's are under-sized and do not meet the requirements for ceiling joists in the 2018 IRC.
- [?] The concrete slab is poured on top of broken concrete and the sub base is in question.
- [?] We were not able to determine the structural integrity of the foundation. Further investigation would be required involving digging and exposing the existing foundation.
- [?] The building is leaning to the west.
- [?] The roof structure does not have any collar ties.
- [?] The roof structure does not have any purlins or purlin supports.
- [?] There are no rat runs on the ceiling joists.

CURRENT SITE



↑
North

Proposed Plan #1

RECONSTRUCTION AND SECOND STORY ADDITION



SCOPE OF WORK



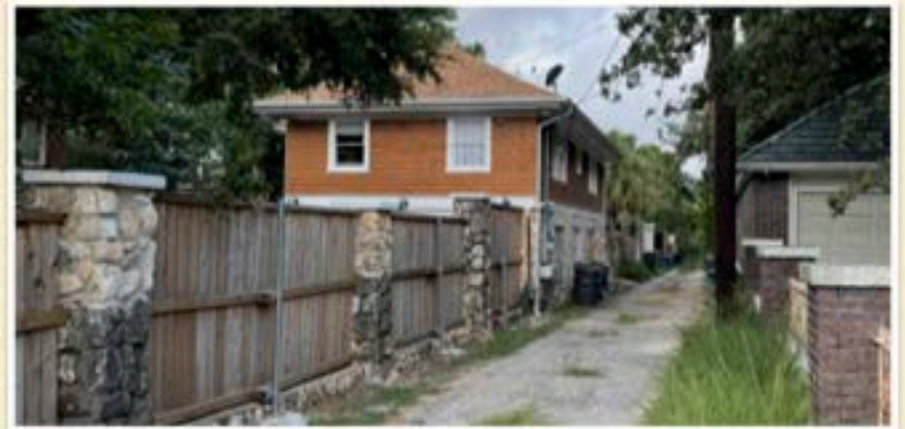
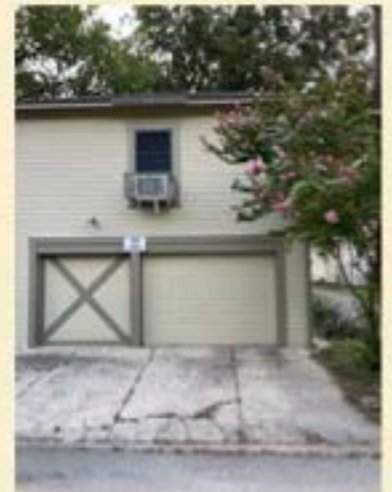
- Maintain the south, west, and east facades
- Construct footers on the inside of these walls to support a second story
- Extend the north facade by 30 inches
- Custom carriage doors
- Small second story space with exterior stair access from the west
- Add small slope roof to north facade

MATERIALS

- Salvage all existing lap siding with in kind replacement of rotten siding
 - Wooden exterior staircase
 - Asphalt shingles to match the main house and other accessory structure
 - Custom wooden carriage doors
 - Existing garage door and aluminum side access door
 - Wood windows to match the style of the windows of the home
 - Gray paint to match the home, including white trim
-



Multiple homes in Monte Vista
with multiple accessory
structures and two story
garages with similar setbacks



PROPOSED DESIGN

NORTH
FACADE



PROPOSED DESIGN

WEST FACADE



PROPOSED DESIGN

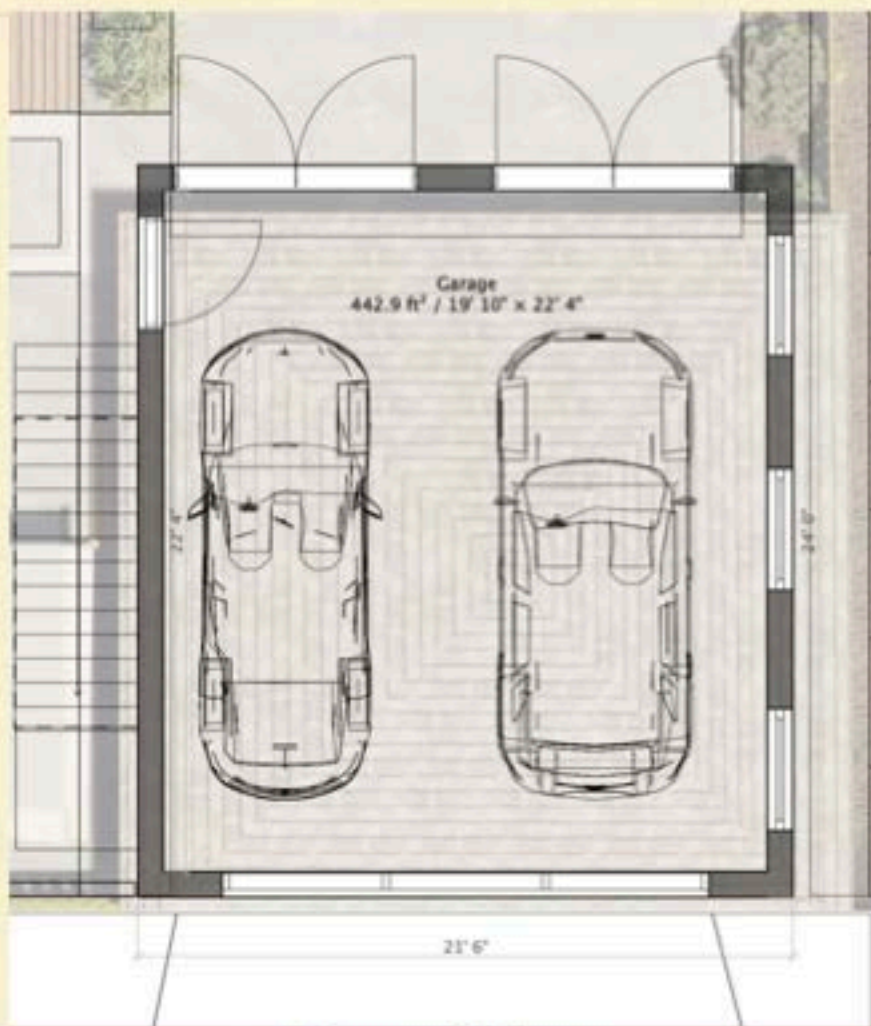
SOUTH
FACADE



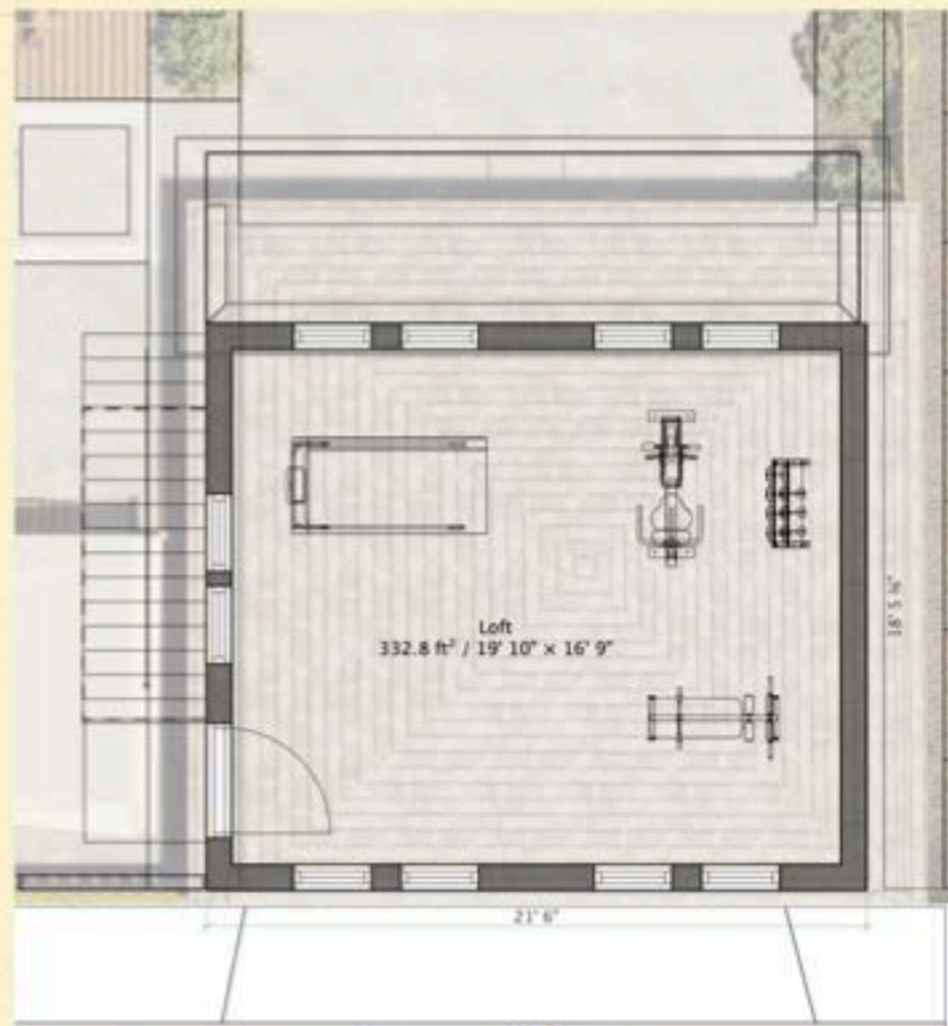
PROPOSED DESIGN

EAST FACADE





Ground Floor



Second Floor

Current



Proposed



Addition of the structure will minimally alter the footprint of the garage and there will be no addition of impervious material as it is being built on existing concrete driveway

Proposed Plan #2

RESTORATION AND NORTH ADDITION



SCOPE OF WORK



- Maintain the south, west, and east facades
- Remove the north facade to extend the new northward by 6 feet, maintaining a 5 foot setback from the east property line
- Custom carriage door
- Rebuild roof with hip roof and red asphalt shingles to match home and other accessory structure

PROPOSED DESIGN

NORTH
FACADE



PROPOSED DESIGN

WEST FACADE



PROPOSED DESIGN

SOUTH
FACADE



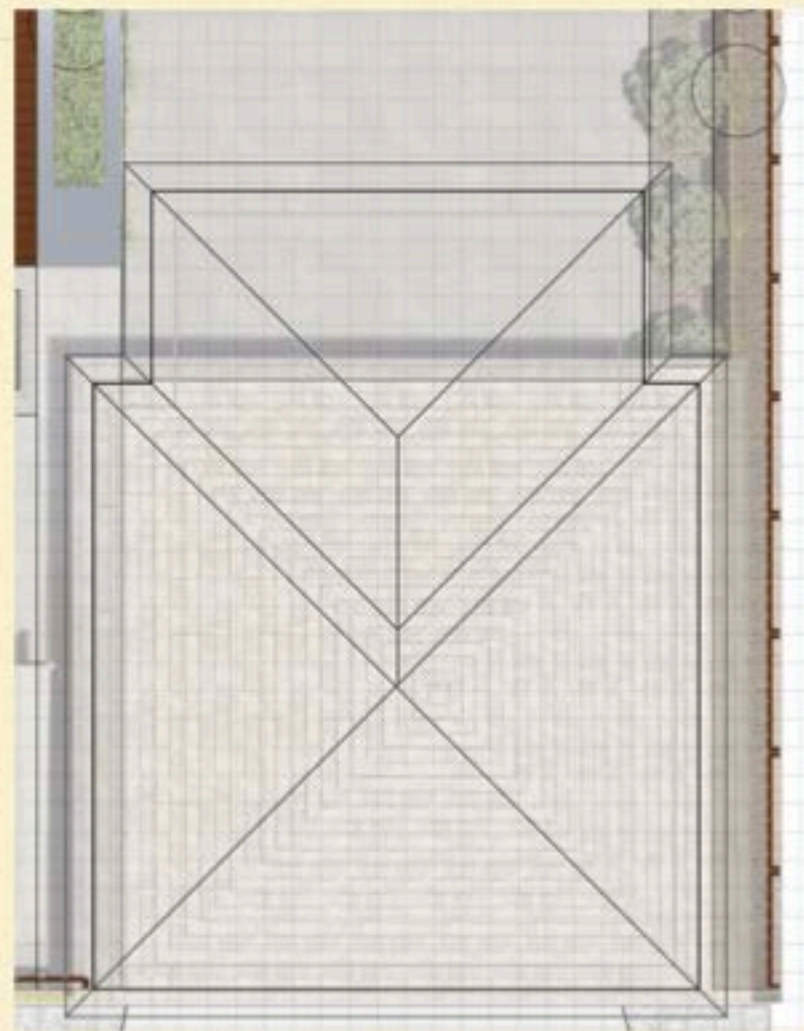
PROPOSED DESIGN

EAST FACADE





Ground Floor



Roof detail

Current



Proposed



Addition of the structure will still not affect the quantity of impervious material in the back yard, but will have a slightly larger footprint than the two story design

















MAE

Mortensen Architectural Engineering PLLC

195 W. Arrowhead Dr.

San Antonio, TX. 78228

(210) 801-4330

smorXsen@yahoo.com

September 22, 2021

Attn: Christopher Gelabert
222 Woodlawn
San Antonio, TX 78212

Project: 222 Woodlawn
San Antonio, TX 78212

Mr. Gelabert:

MAE is pleased to submit a visual limited property condition assessment of the existing structural conditions on the garage building on your property, located at 222 Woodlawn, San Antonio, TX. Scott Mortensen, Professional Engineer (PE), visited the property on September 21, 2021 and discussed the structural conditions with Robert King and the owner.

FORENSIC OBJECTIVE:

MAE was asked to visit the property to assess the existing structural conditions of the garage.

OBSERVATIONS:

- The header above the two car garage is under-sized for the opening next to the alley. The size of this header does not meet the 2018 International Residential Code (IRC).
- The garage door opening is not built as a portal frame as required by the 2018 IRC.
- The garage walls do not have any wind bracing that is required by the 2018 IRC.
- On at least two bearing walls the top plate is not doubled. With the wall studs at 24" on center this condition will not properly support the weight of the roof and does not meet the current standards of the 2018 IRC.
- The ceiling joists are 2X4 construction spanning 20'7". These 2X4's are under-sized and do not meet the requirements for ceiling joists in the 2018 IRC.
- The concrete slab is poured on top of broken concrete and the sub base is in question.
- We were not able to determine the structural integrity of the foundation. Further investigation would be required involving digging and exposing the existing foundation.
- The building is leaning to the west.
- The roof structure does not have any collar ties.
- The roof structure does not have any purlins or purlin supports.
- There are no rat runs on the ceiling joists.

RECOMMENDATIONS:

- The list above does not completely cover the repairs that are required to bring this structure up to the current standards of the 2018 IRC further investigations would be required to provide a complete list.
- To do a complete structural analysis of the existing conditions and to do the repairs that would be required to have the garage meet and exceed the requirements of the 2018 IRC would cost more than to build a new garage with the correct foundations for the existing soil conditions.

MAE reserves the right to revise this report if more information is brought forth.

Sincerely,

Scott Mortensen PE
Principal
Mortensen Architectural Engineering PLLC
TX Firm # 16119

Herbert H Construction

5301 Bandera Rd. SA. TX. 78238 210-710-4372

Lic# H-929033

herberthconst@gmail.com

www.herberthconstructions.com

Chris / Cassie Gelabert

222 Woodlawn AV.

San Antonio TX. 78212

915-920-2421

bubba.gelabert@gmail.com

Estimate

DATE: 9/15/2021

FOR: Garage 2 story

DESCRIPTION	AMOUNT
Garage 2 story	\$250,000
Demo Haul off debris	
Remove garage doors and install on new building	
Demo concrete and lower concrete and driveway section	
Concrete foundation and new area of drive to edge of home	
Frame 2x4 walls 2x12 headers garage doors 2x12 floor joist 3/4 plywood deck 2x6 ceiling	
2x6 rafters, 2x8 ridge and valleys, 1/2 ply roof deck	
1/2 plywood exterior walls, 117 siding to match	
Custom wood windows to match home, 4 custom carriage doors	
Electrical lights and switches plugs	
Insulation walls and ceiling 2nd floor	
Drywall 2nd floor and finish	
Trim base and door	
Frame staircase and railing	
Install 2nd floor vinyl flooring	
Paint interior 2nd floor and exterior of building	
Roofing to match shingles	
Fascia to match and overhang soffit	
Permit fees	
Estimate includes labor and materials	
TOTAL	\$250,000

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bubba.gelabert@gmail.com

Estimate

DATE: 9/15/2021

FOR: Garage 2 story

DESCRIPTION	AMOUNT
Garage Demo Haul off debris Frame not level or square to support 2nd floor structure also rotten bottom plates and 2x4 walls, rafters and braces not up to code. Demo concrete and remove to install new foundation old foundation is not adequate to support new structure or old. Foundation is crumbling no structural beams or steel in foundation. outdated and sinking into ground. Frame 2x4 walls 2x12 headers garage doors 2x12 floor joist 3/4 plywood deck 2x6 ceiling 2x6 rafters, 2x8 ridge and valleys, 1/2 ply roof deck 1/2 plywood exterior walls, 117 siding to match home original look Custom wood windows to match home, 4 custom carriage doors Electrical lights and switches plugs to be up to date Insulation walls and ceiling 2nd floor Drywall 2nd floor and finish Trim base and door Frame staircase and railing exterior wood frame Install 2nd floor vinyl flooring Paint interior 2nd floor and exterior of building Roofing to match shingles Fascia to match and overhang soffit to match home Permit fees Estimate includes labor and materials	\$260,000
TOTAL	\$260,000