

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-040
ADDRESS: 725 E WOODLAWN AVE
LEGAL DESCRIPTION: NCB 6203 BLK 4 LOT 19
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Angel Whitley/Rhino Design Build
OWNER: SAUNDERS REVOCABLE TRUST
TYPE OF WORK: Fenestration and exterior modifications
APPLICATION RECEIVED: December 10, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Relocate a window on the rearmost east elevation to create a new ganged window condition on the east elevation.
2. Construct a small bump-out addition on the east elevation.
3. Enclose a pair of windows on the rear elevation.
4. Install a new dormer on the rear elevation.
5. Install a new window on the rear elevation to match an existing window in proportion, size, configuration, and inset.
6. Remove the non-original chimney on the rear addition and install a new metal chimney.
7. Install a new glass door configuration on the rear elevation.
8. Remove the garage door on the accessory structure and install a new glass door configuration within the existing door frame.

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. *Facade 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.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

FINDINGS:

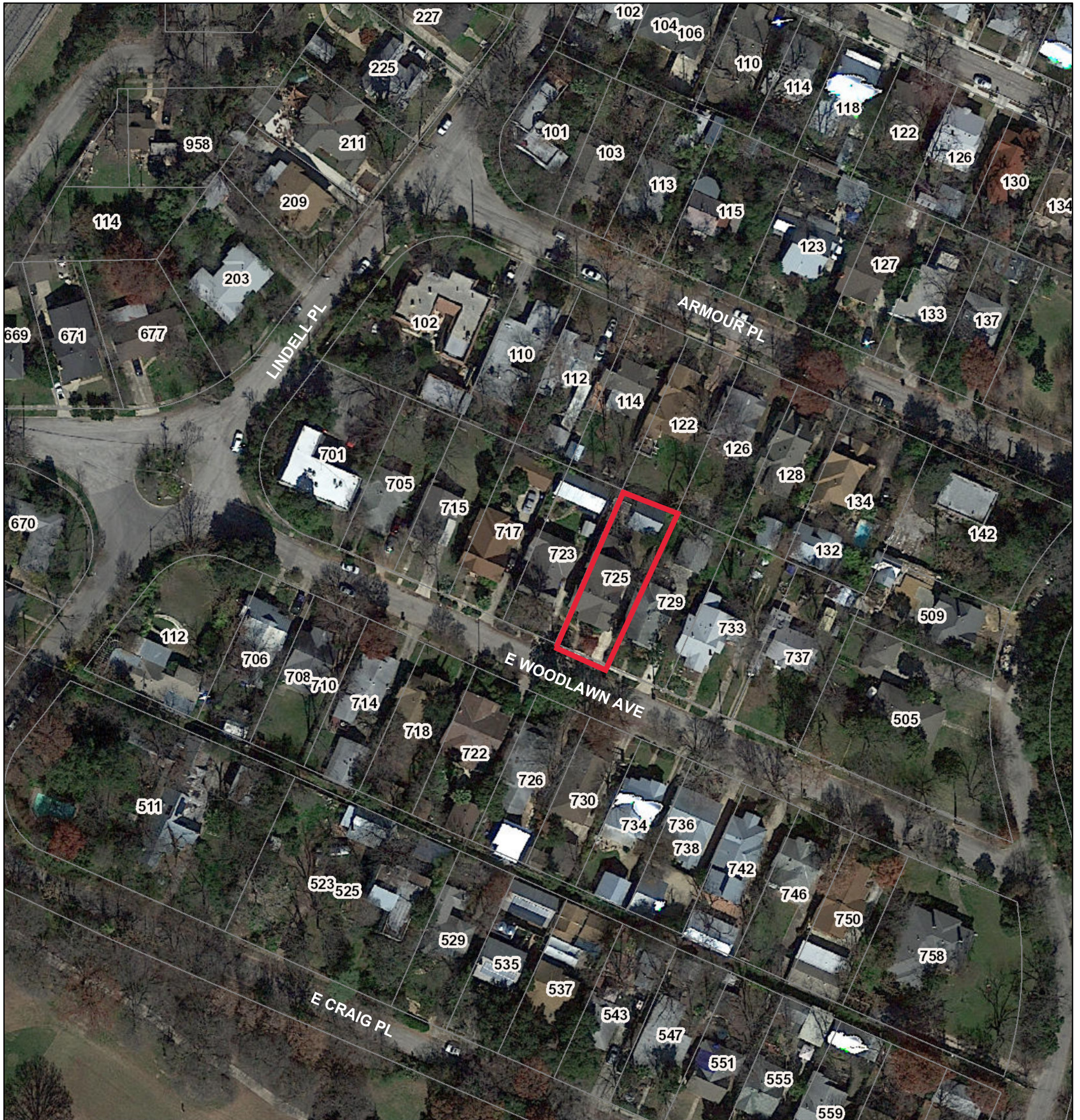
- a. The primary structure located at 725 E Woodlawn is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a primary gable configuration with bracketing, a front porch with square columns, and non-original 2-story rear addition. The structure is contributing to the River Road Historic District.
- b. **FENESTRATION MODIFICATIONS: EAST ELEVATION** – The applicant has proposed various modifications to the east elevation fenestration, including relocating a one over one window from the rearmost portion of the elevation to a central area, creating a new ganged window condition; and removing non-original clerestory windows. The window to be relocated is currently located on the rear addition. Per the Guidelines, original window configurations should be preserved. If modifications are proposed, new windows should match the existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff finds the relocation of a window from the addition to another area of the same elevation, creating a historically compatible ganged trim configuration, appropriate. Staff finds the removal of non-original clerestory windows consistent.
- c. **EAST ELEVATION EXTENSION** – The applicant has proposed to construct a small bump-out addition on the east elevation to accommodate a bathroom extension. The footprint is less than 10 square feet. The footprint will align with the widest point of the east elevation, matching the frontmost mass of the home. An existing horizontal window on the east elevation will be removed and reinstalled on this extension. The material palette will match the existing structure. Staff finds the request consistent with the Guidelines.
- d. **FENESTRATION MODIFICATIONS: REAR ELEVATION** – The applicant has proposed to perform various modifications the fenestration on the rear elevation, which is a non-original rear addition. Modifications include installing a new square window to match an existing; installing a new dormer window with a tri-panel window; replacing existing rear doors on the first floor with a new set of sliding glass doors; and the enclosure of a pair of windows with siding to match existing. As noted in finding b, original windows should be retained and new windows should match existing windows in terms of size, type, configuration, material, form, appearance, and detail. Staff finds the proposed rear elevation modifications consistent with the Guidelines based on the sensitive and compatible nature of the interventions, the non-original nature of this portion of the home, and the consistent window sizes and proportions.
- e. **CHIMNEY MODIFICATIONS** – The applicant has proposed to remove the existing stone chimney at the rear of the structure. The chimney is part of a non-original rear addition and was constructed circa the 1980s. The applicant has proposed to install a new thin metal chimney flue on the rear elevation which will be subordinate to the primary roofline and will not be visible from the public right-of-way. Staff finds the chimney modifications consistent with the Guidelines.
- f. **ACCESSORY STRUCTURE MODIFICATIONS** – The applicant has proposed to remove the existing garage door on the rear accessory structure and install a new set of sliding glass doors within the opening. The opening currently features angled corners, which will be removed; this condition is not original to the structure. Per the Guidelines, rear garage modifications should be performed that retain the original frame or opening of garage doors to visually maintain the original function of the structure. Staff finds the request appropriate.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through f with the following stipulations:

- i. That the applicant submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- ii. That the applicant submits exterior material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness, including the siding, trim, chimney, and new doors.

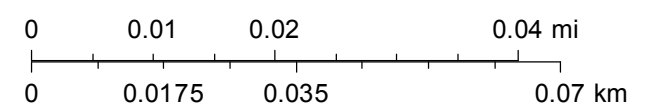
City of San Antonio One Stop



January 13, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary



October 21 2021 - 725 E Woodlawn Ave, 78212

PHOTOS OF OUTBUILDING (unknown date) AND REAR ADDITION (built approx 2010)



View of outbuilding from street



Close up view of outbuilding south elevation

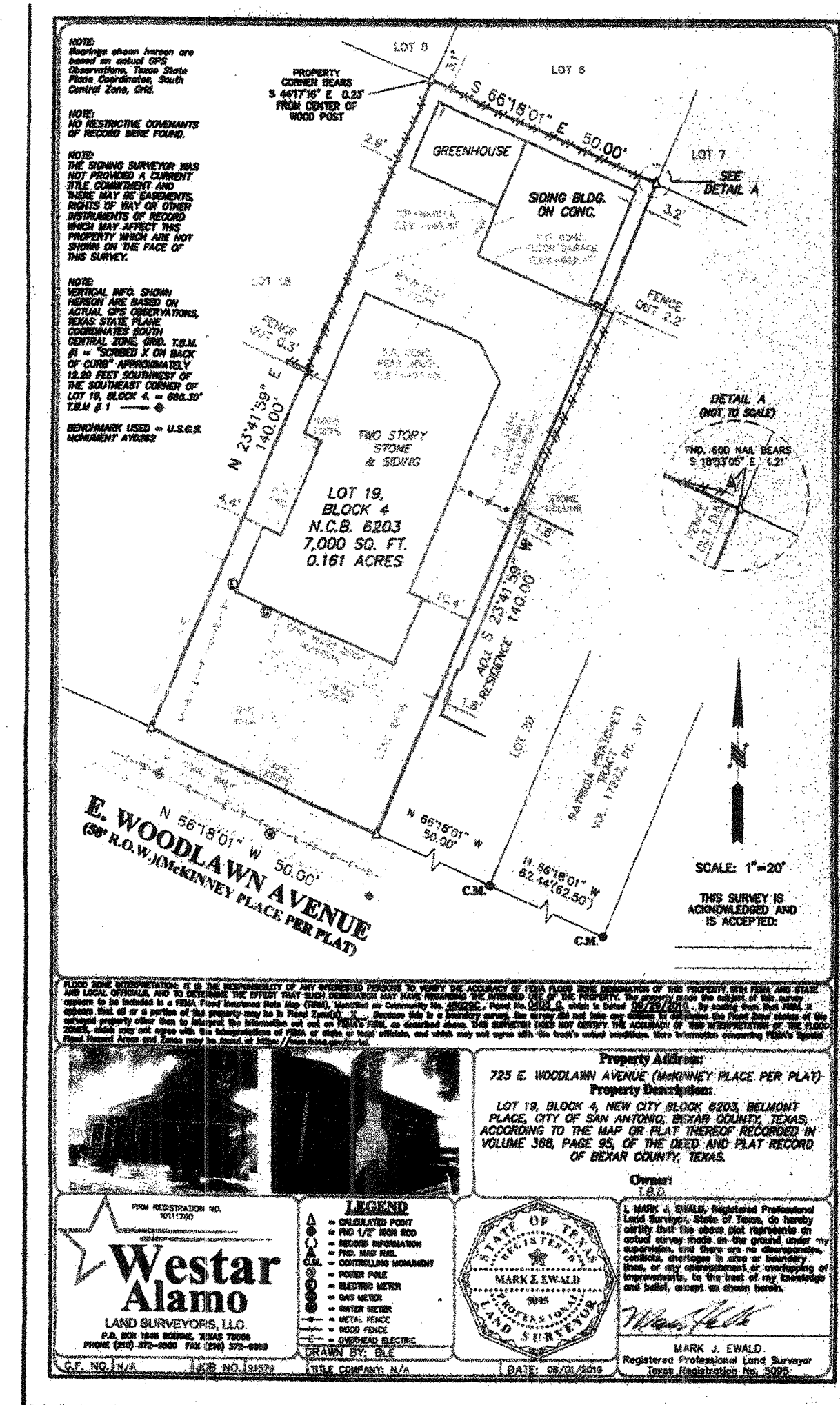


View of north addition (approx 2010)



Side door into outbuilding

- A1: Title Sheet, Plat Plan
- A2: 1st Floor Plan, House
- A3: 2nd Floor Plan, House
- Floor Plan, Garage
- A4: East Elevation, House
- A5: North Elevation, House
- South Elevation, Garage
- A6: Interior Elevations
- A7: Reflected Clg. Plan, House
- A8: Reflected Clg. Plan, Garage
- & 2nd Story, House



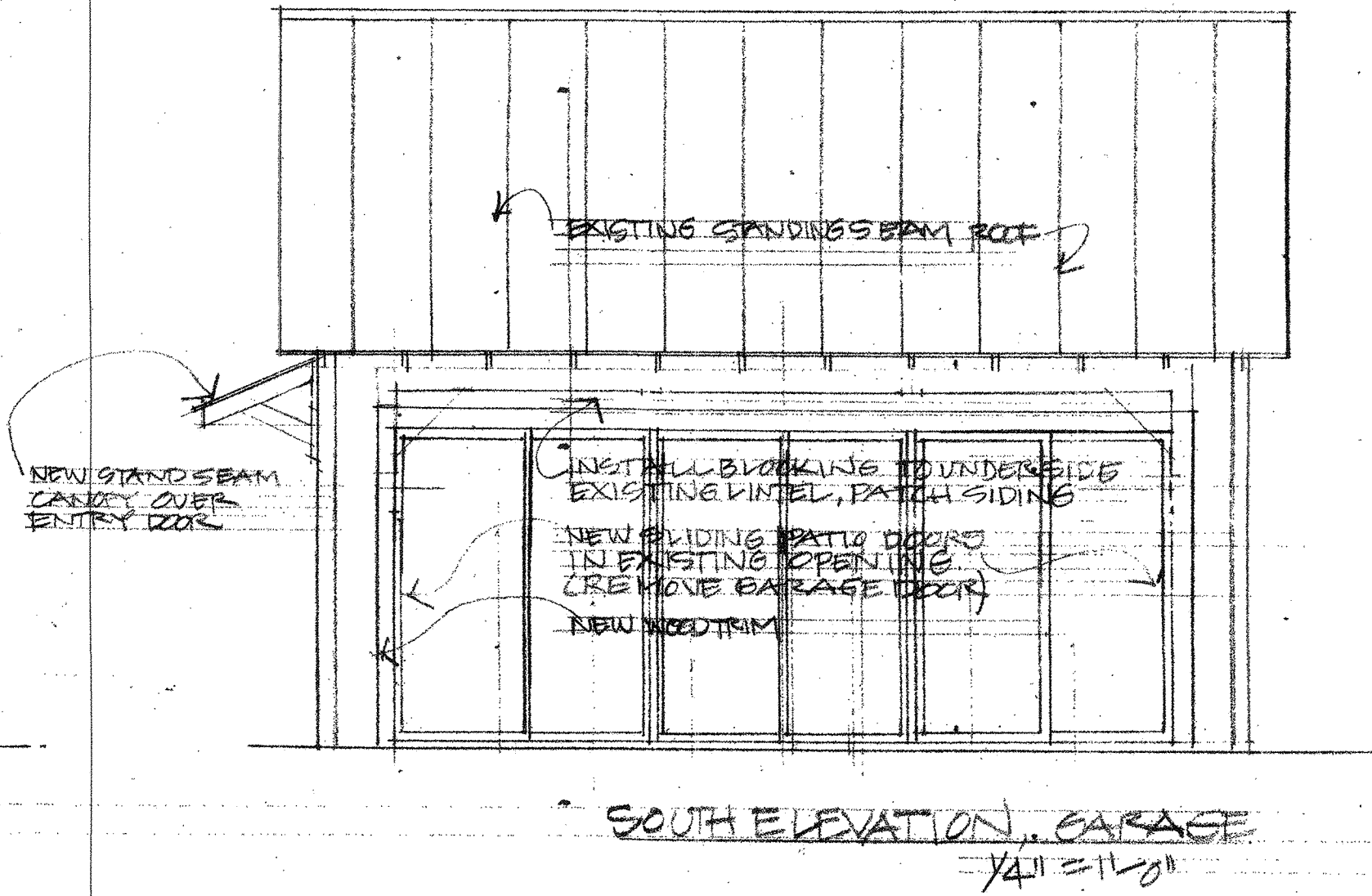
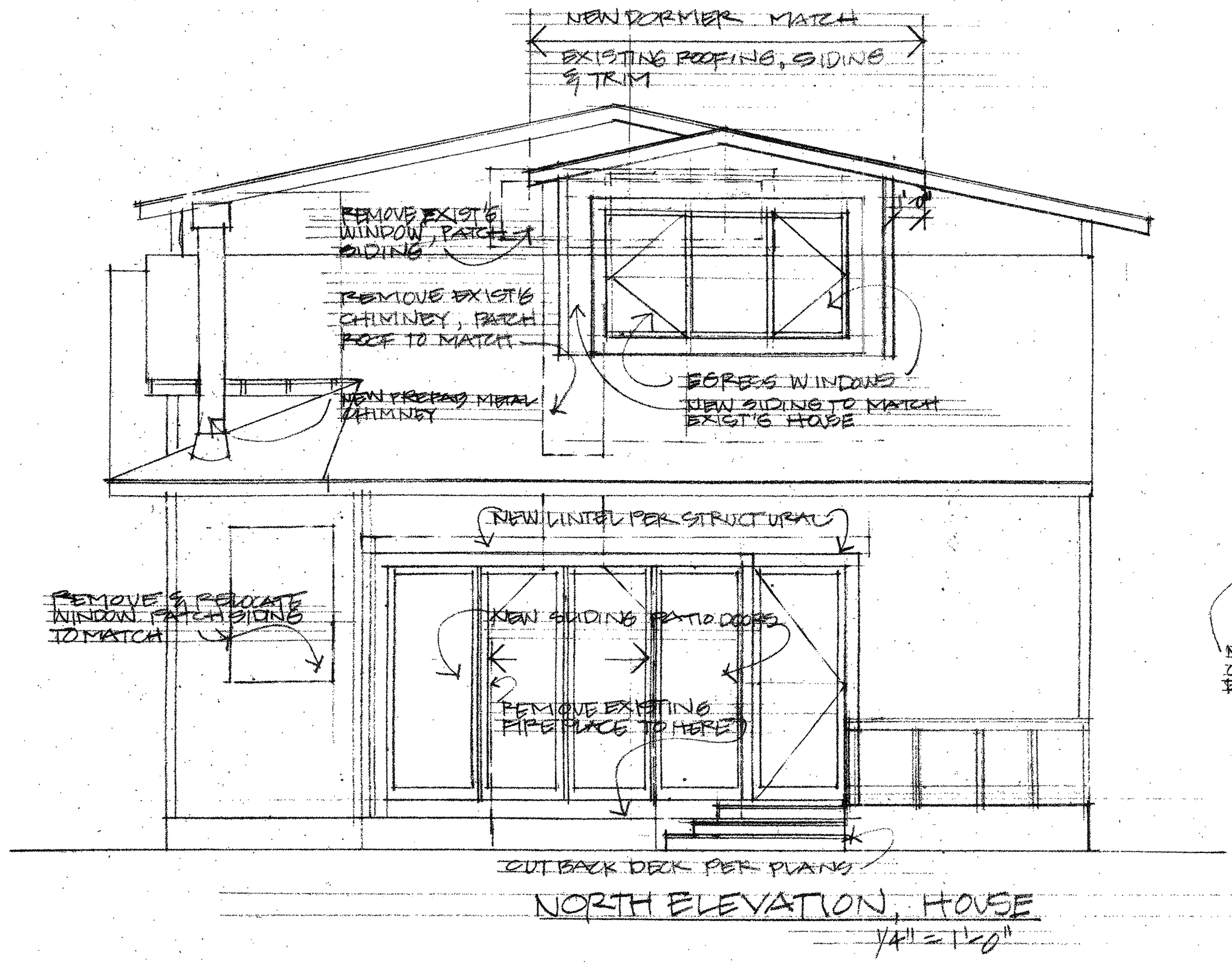
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2 DEC 17

A-1



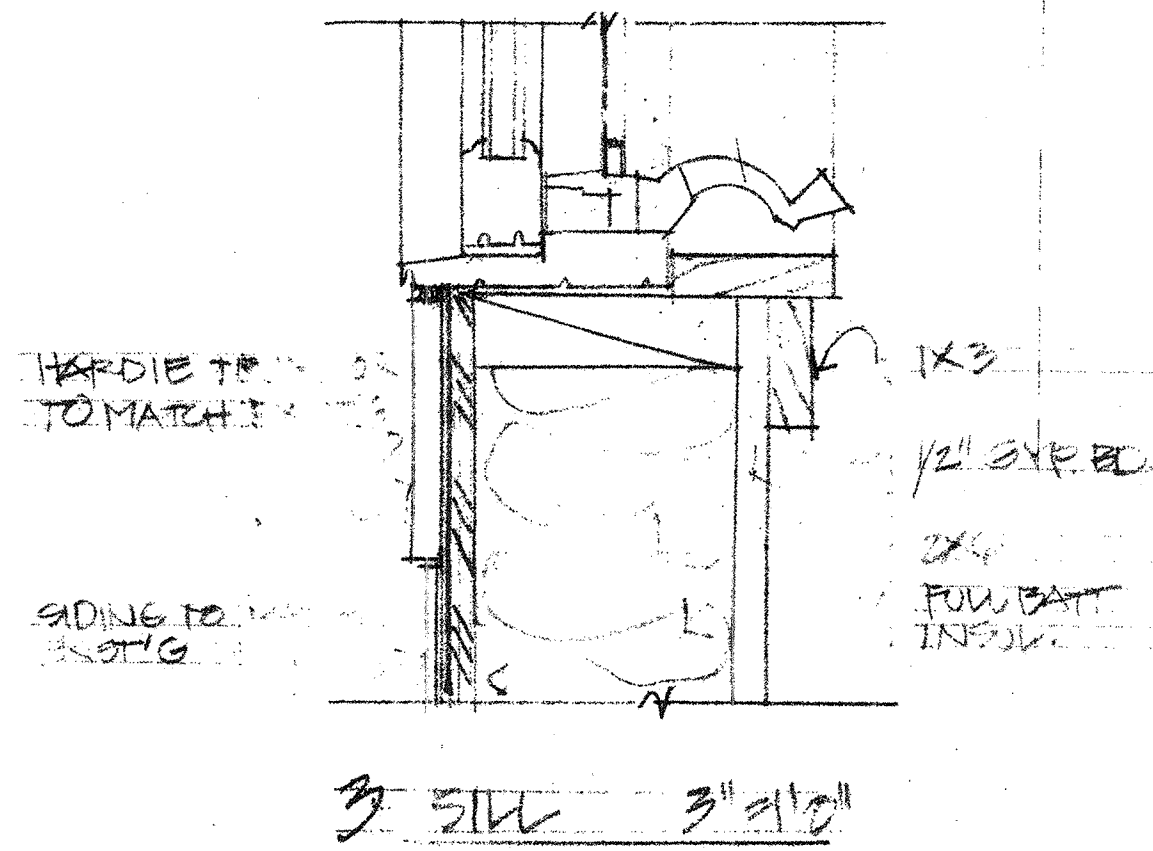
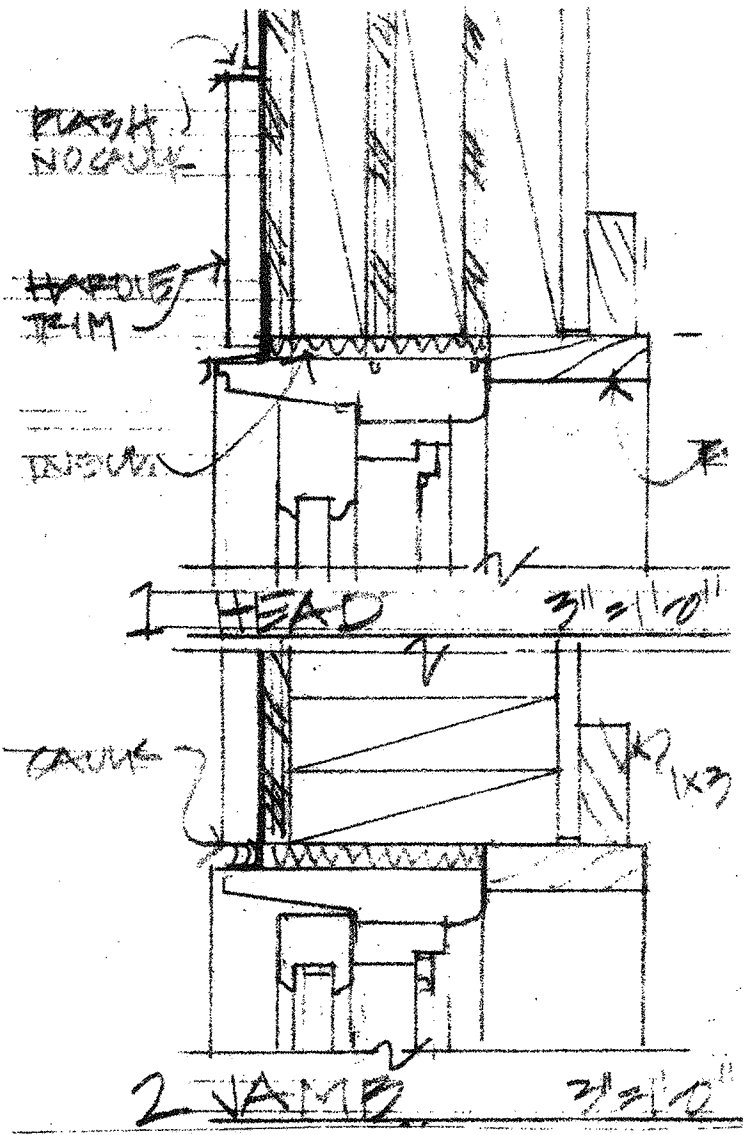
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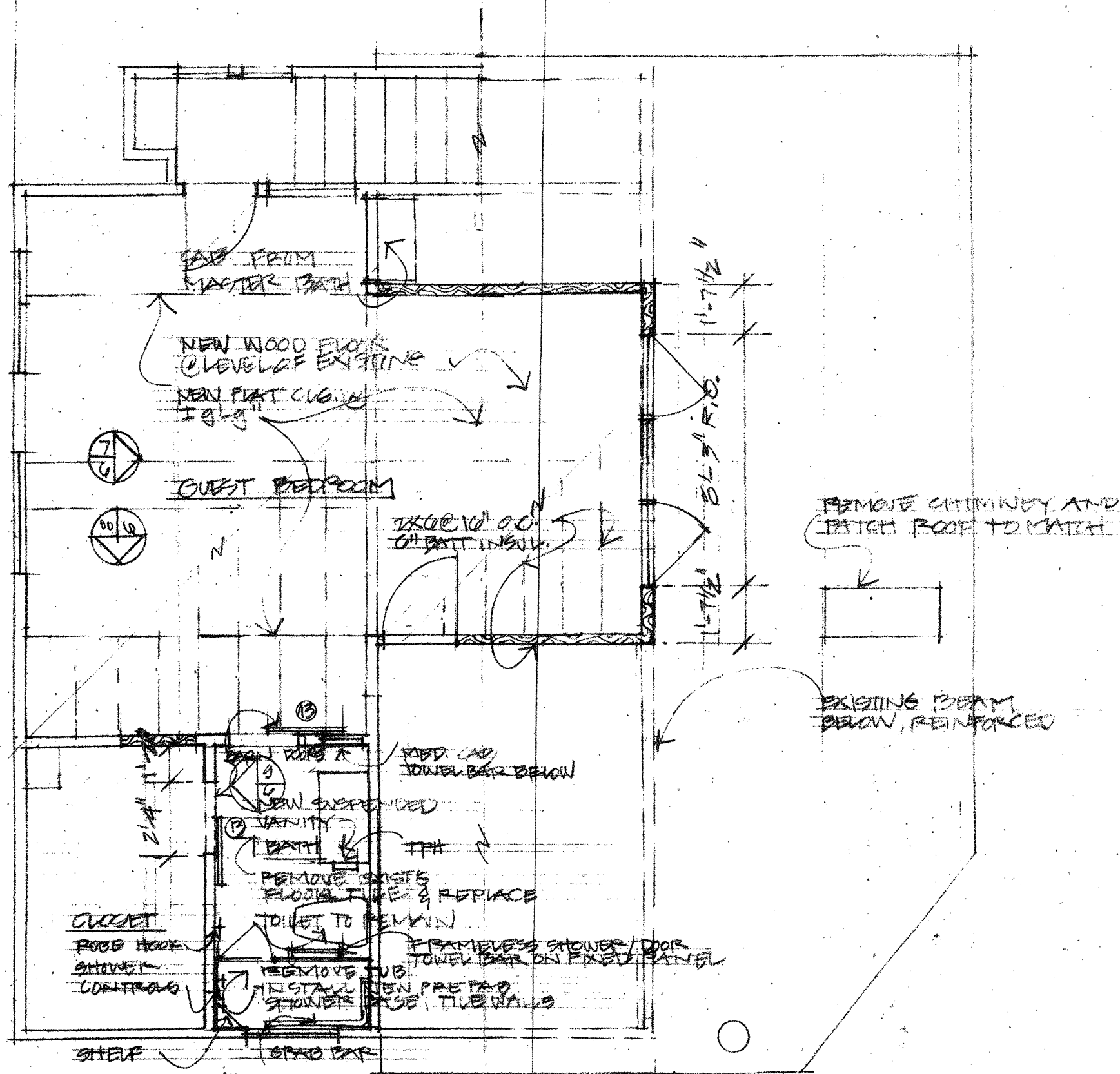
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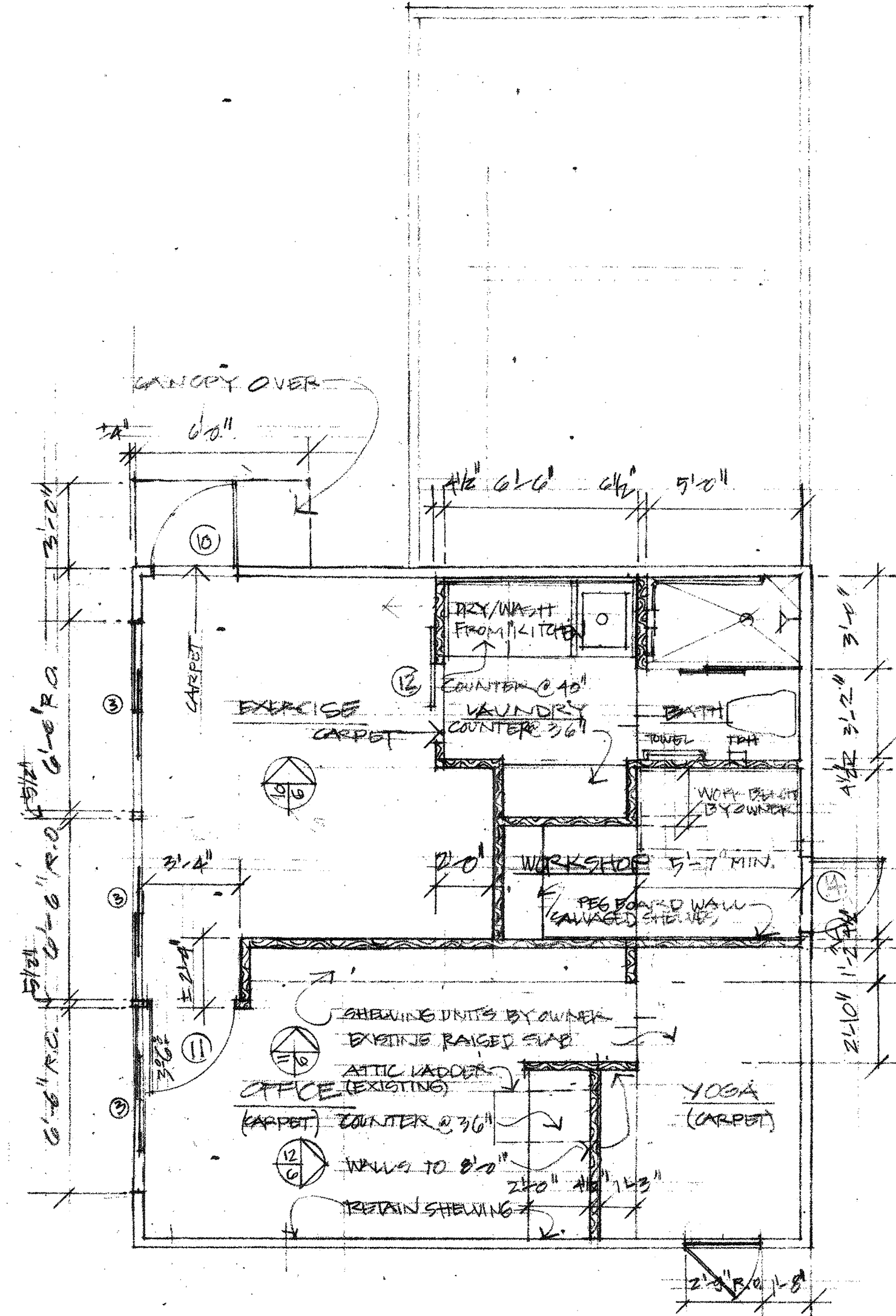
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WINDOW DETAILS

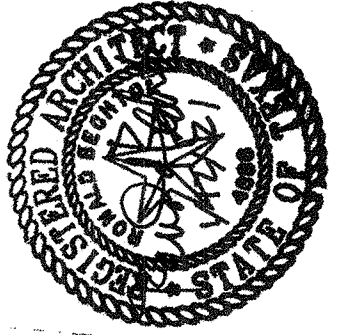


2ND FLOOR PLAN
1/4\"/>



OFFICE/EXERCISE PLAN
1/4\"/>

1A
1B



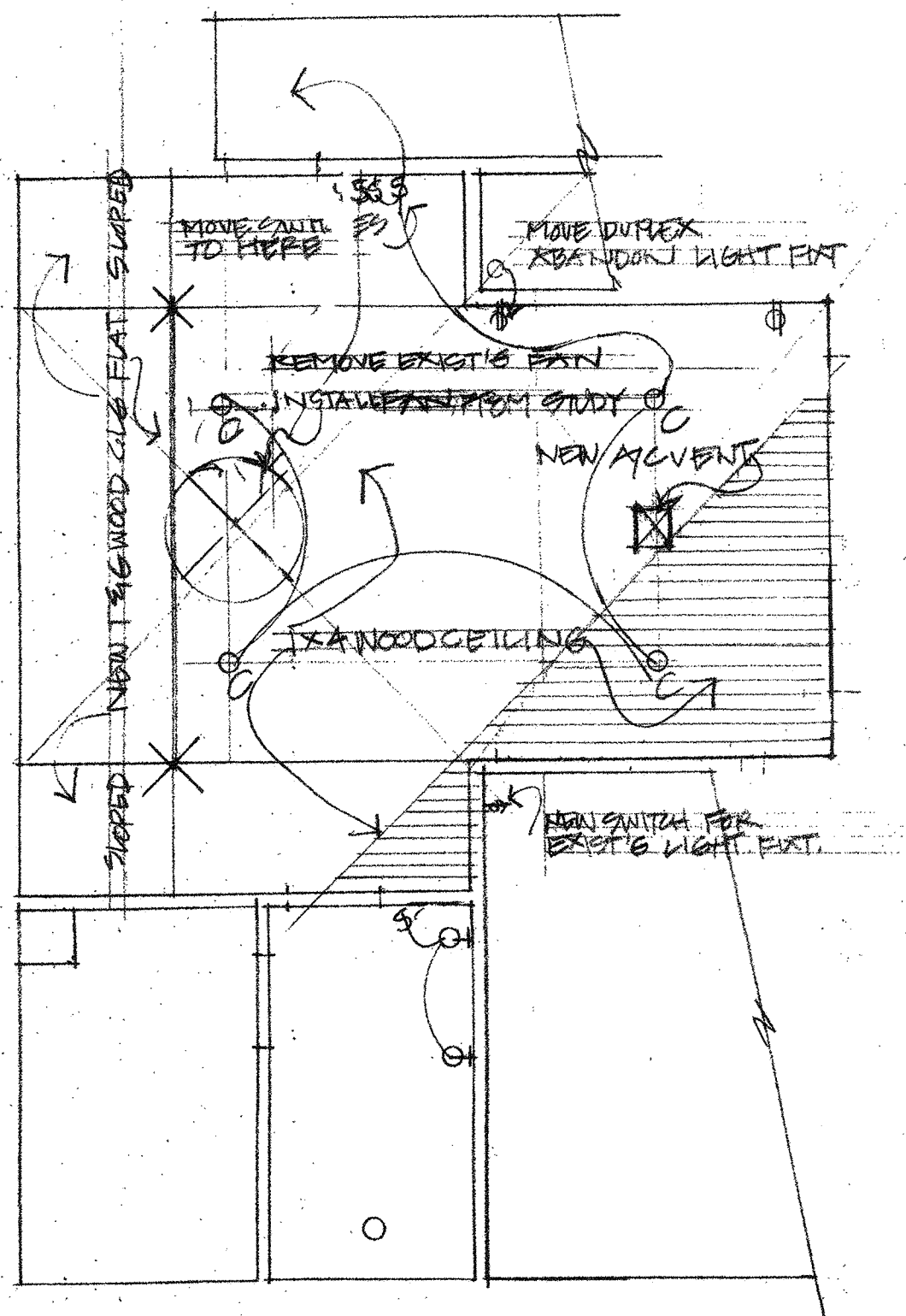
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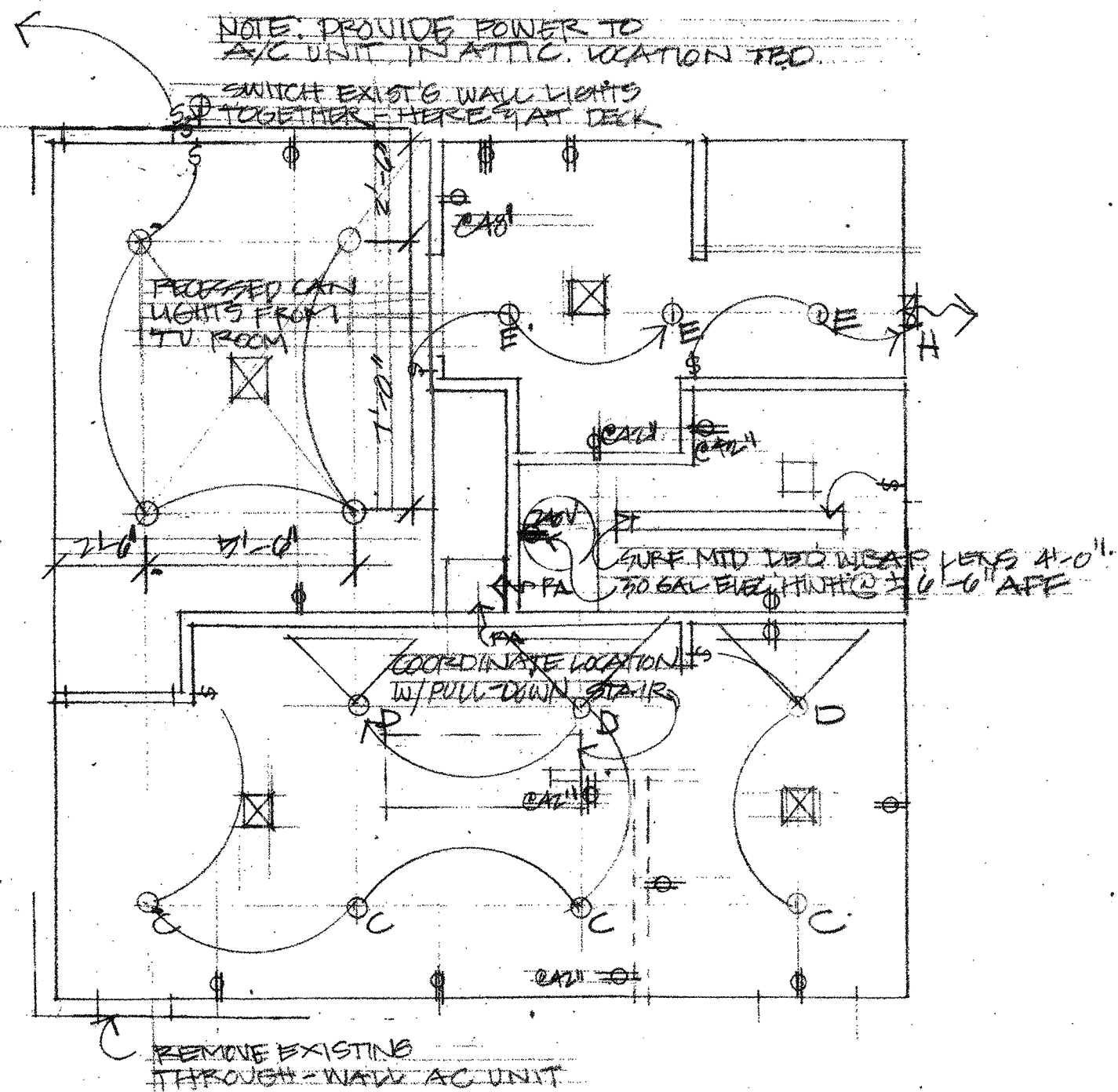


2ND FLOOR CLG PLAN

1/4" = 1'-0"

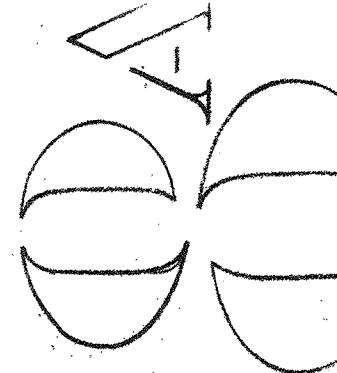
MARK	MANUF	MODEL #	WATT	MOUNTING	QTY	NOTES
A	LIGHTOLIER	PASDL1582700	1100W	RECESSED		(1000 LUMENS) + 210V DIM
B	LIGHTOLIER	PASDL1582700	1100W	"		"
C	LIGHTOLIER	PASDL1582700	1100W	"		"
D	LIGHTOLIER	PASDL1582700	1100W	"		"
E	QUICK	OUTSIDE 11"	15	SURF.	3	SUPPLIED BY OWNER
F	AQUA	24 1/4" LED	24	SURF	0	" " "
G	CHIME	MINI LED	1 30	PENDANT	2	" " "
H	BOYAN-NUTONE	512M			1	THROUGH-WALL EXH.

NOTE: ALL SWITCH PLATES, NEW & EXISTING, TO BE BRUSHED STAINLESS ALL IN SETS WHITE.
ALL LIGHT FIXTURES SUPPLIED WITH RECOMMENDED DIMMING SWITCHES



OFFICE/EXERCISE CLG PLAN

1/4" = 1'-0"



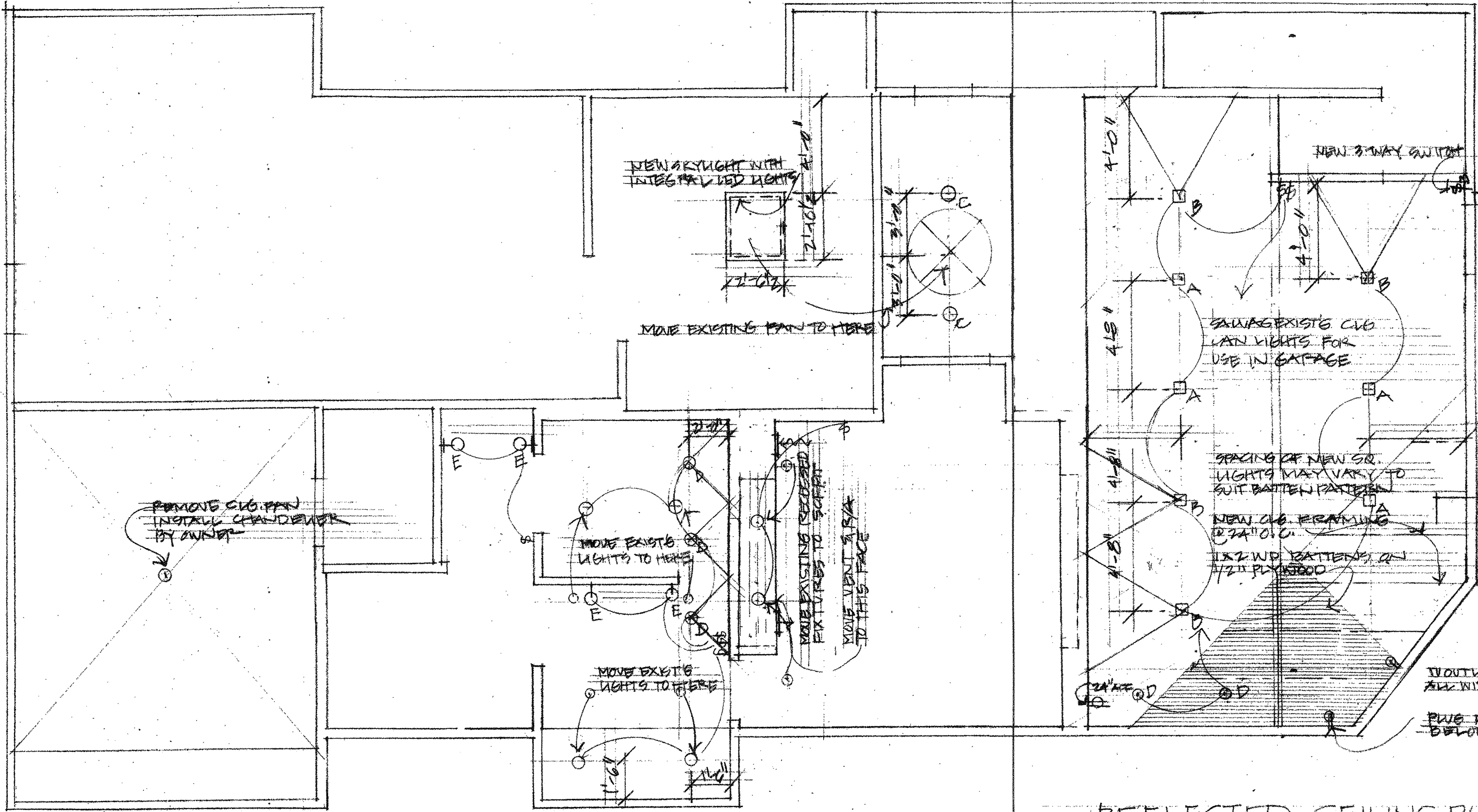
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Ron Bechtol, Architect

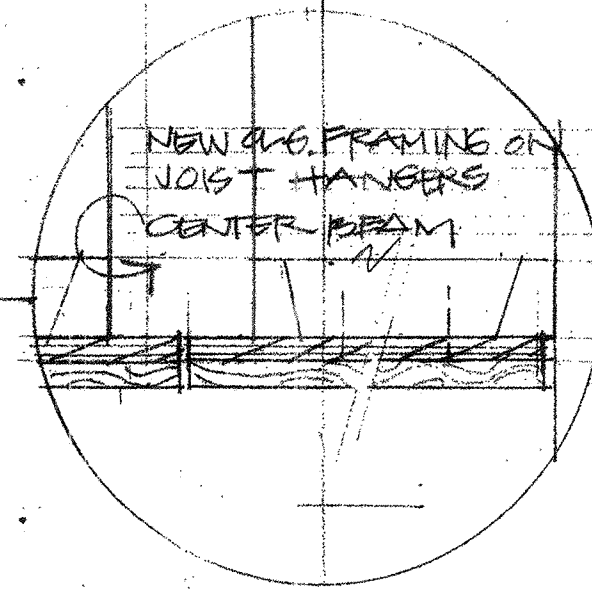
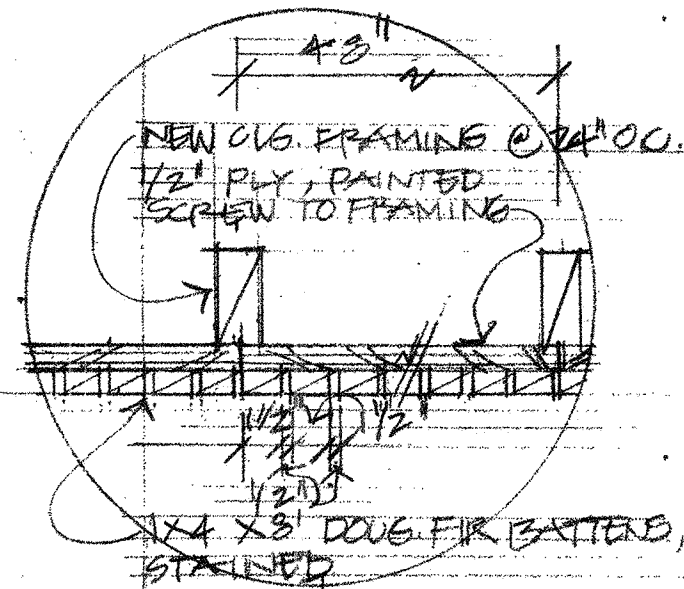
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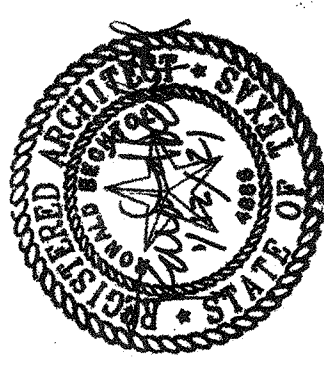
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REFLECTED CEILING PLAN, HOUSE
1/4" = 1'-0"



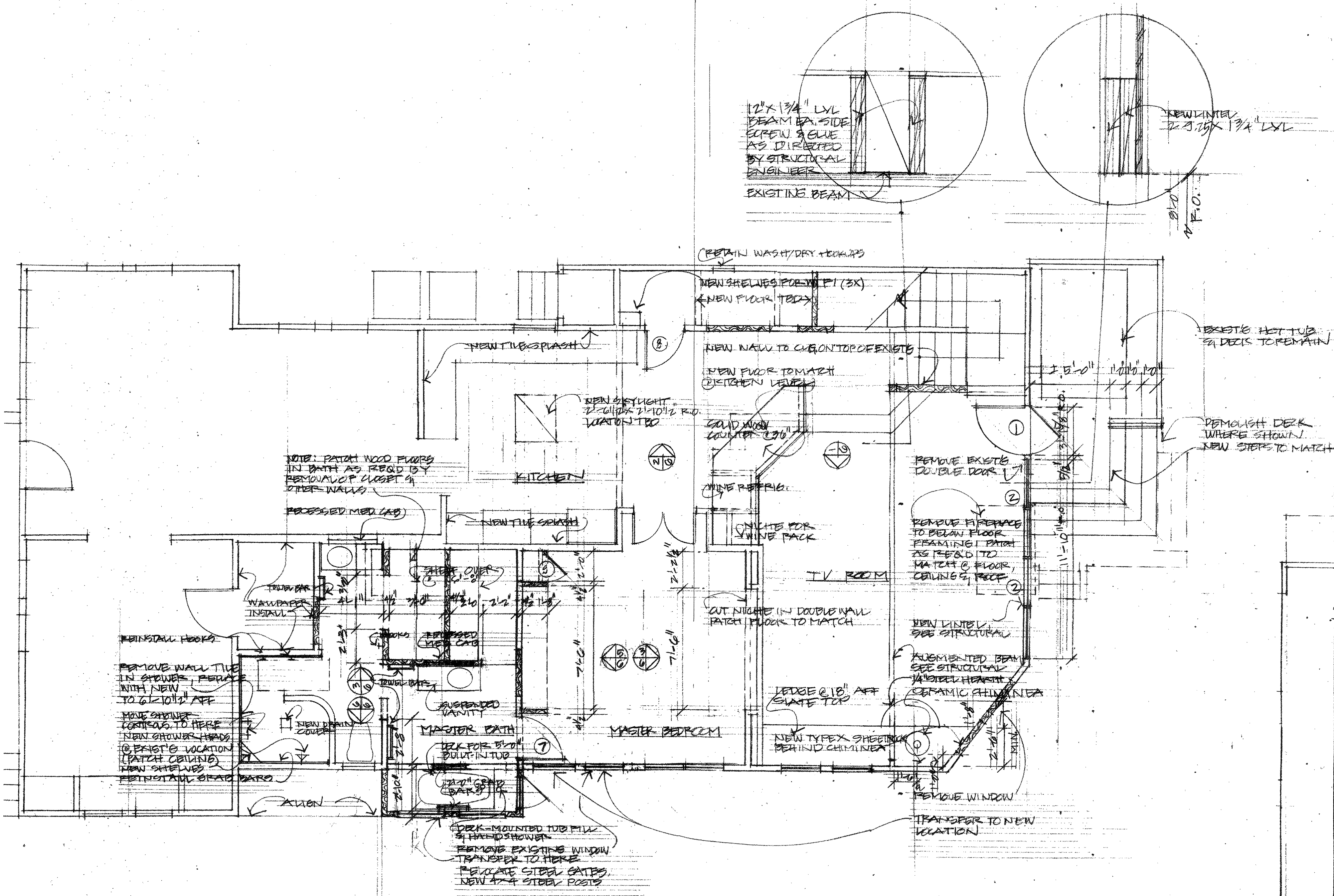
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16 NOV 17
DEC 17

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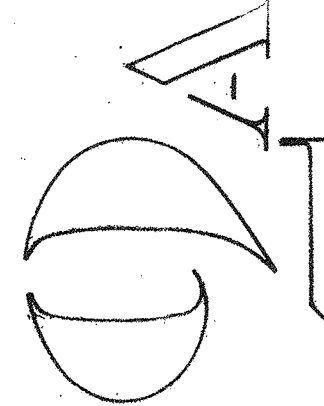
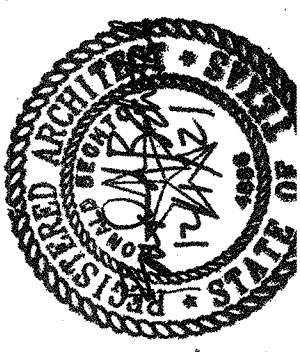
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12" X 1 3/4" LVL
BEAM BA. SIDE
SCREW & GLUE
AS DIRECTED
BY STRUCTURAL
ENGINEER

NEW LINTEL
2 X 8 X 1 3/4" LVL

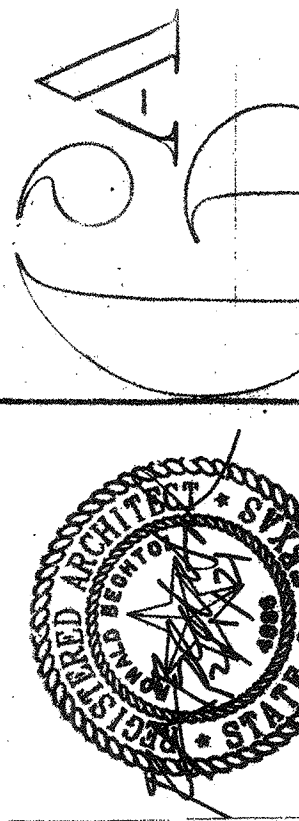
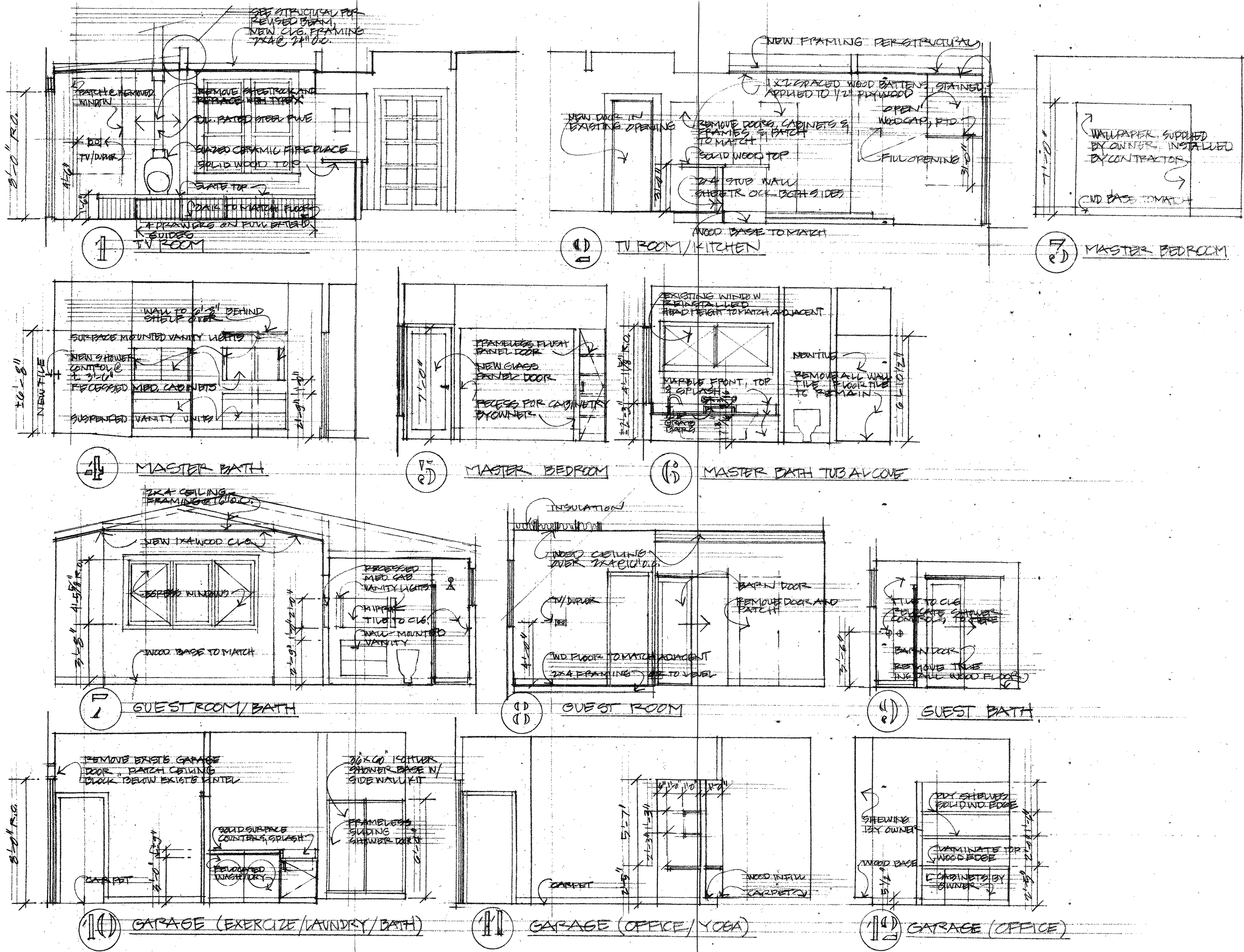
FLOOR PLAN, HOUSE
1/4" = 1'-0"

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Window and Exterior Door Schedule 725 E. Woodlawn

- 1a Remove existing wood clerestory window. Do not salvage for reuse.
- 1b Remove existing wood window in Bedroom and reinstall where indicated as 1c in Master Bath
- 1c Reinstalled wood window from 1b
- 2a Remove existing wood window and reinstall where indicated in Master Bedroom as 2b to provide emergency access.
- 2b Reinstalled wood access window from 2a
- 3 New Marvin casement window, Essential Series, 24"x60", Ebony frame.
- 4a Remove existing contemporary clad double French doors.
- 4b Replace double French doors with single inswing door, Marvin Elevate series, 36"x96", Ebony.
- 5 New Marvin sliding doors, Elevate series, 72"x96", Ebony.
- 6 Remove clerestory windows in Guest Bedroom. Do not salvage for reuse.
- 7 New Marvin Casement windows, Essential series, 96"x48" (opening adequate for emergency egress), Ebony.
- 8 Remove existing wood door. Do not salvage for reuse.
- 9 New outswinging French door, Marvin Elevate series, 37 5/16"x82 1/2", Ebony.
- 10 New Marvin sliding doors, Elevate Series, 72"x96", Ebony.
- 11 New Marvin casement window, Essential series, 33"x48", Ebony

General note: All wood trim on new or reinstalled windows and doors to match that on existing. Paint/repaint to match.