

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2021-615
ADDRESS: 2127 W WOODLAWN AVE
LEGAL DESCRIPTION: NCB: 6831 BLK: 0 LOT: 31-33
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Janelle Moore
OWNER: Ian Chase
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: November 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

The applicant is requesting conceptual review to construct a two-story rear accessory structure.

APPLICABLE CITATIONS:

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens — Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. Inorganic mulch – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. Maintenance – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.

- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

FINDINGS:

- a. The primary structure located at 2127 W Woodlawn is a 1-story, residential structure. The structure features rock siding, a cross gable shingle roof, wood windows, and an open front porch. The property is contributing to the Monticello Park Historic District.
- b. **DESIGN REVIEW COMMITTEE** - This request was reviewed by the Design Review Committee on January 11, 2022. At that meeting, committee members commented on the proposed massing and overall height of the accessory structure. Additional notes can be found in the exhibits.
- c. **SETBACKS & ORIENTATION** – The applicant has proposed to construct an accessory structure to be located at the rear of the property. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the new accessory structure at the rear of the property abutting the rear alley, which reflects that of the historic structure currently on the site. Staff finds that the proposed orientation and setback of the new structure are consistent with the design guidelines.
- d. **SCALE & MASS** – The proposed accessory structure will feature 2-stories in height and be approximately 22'-2" tall, from the grade to the tallest point of the roof. The Historic Design Guidelines state that new accessory structures should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds that the new structure will likely not overwhelm or visually compete with the primary structure based on the line of site study and the proposed location in the rear yard. The proposed footprint of the accessory structure is approximately 830 square feet. According to the Historic Design Guidelines, new accessory structures should be no larger in plan than 40 percent of the principal historic structure footprint. The total square footage of the primary historic structure is approximately 2,253. As proposed, the accessory structure footprint is consistent with the historic design guidelines.
- e. **ROOF FORM** – The applicant has proposed a cross gable roof form. 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 historic primary structure is cross gable. Staff finds the proposed roof form appropriate.
- f. **WINDOWS AND DOORS** – The renderings of the proposed accessory structure show one over one windows with similar proportions as existing on the primary structure, several single pedestrian doors, and two single-bay garage doors facing into the rear yard and a double wide garage door facing the alley. According to the Guidelines for New Construction 2.C.i, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades. The applicant has not noted window or garage door materials at this time. Staff finds that wood or aluminum clad wood windows should be installed, consistent with staff's standards for windows in new construction and additions. Staff also finds that the applicant installs fully wood garage doors or doors with a design that mimics wood construction as noted in their plans and features a smooth finish without a faux wood grain texture.
- g. **MATERIALITY** – The applicant has proposed to utilize stone, stucco and fiber cement siding and asphalt shingle roofing. Staff finds these material details generally consistent with the Guidelines.
- h. **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. The proposed accessory structure features shingles or shakes in the gables, the second story is supported by square posts, and a second-floor open deck with stairs. Generally, staff finds that the design is consistent with the guidelines.

- i. **SITE WORK** – The applicant has noted on the site plan the addition of pervious driveway material located behind the existing concrete driveway in the rear yard and the addition of a concrete approach and sidewalk in front of the proposed accessory structure. According to the Guidelines for Site Elements 3.B.ii., pervious hardscapes should be limited to areas that are not highly visible. The area where the pervious material is proposed is in the rear yard and would not be easily visible from the public right of way as the yard is screened by a wooden privacy fence.

RECOMMENDATION:

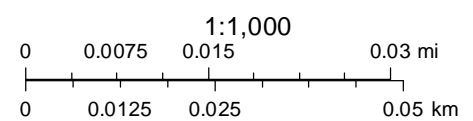
Staff recommends Conceptual approval with the following stipulations:

- i. That the applicant submits window and door/garage door specifications that include cut sheets showing design, dimensions, and materials when applying for final approval.

City of San Antonio One Stop



January 27, 2022



CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

















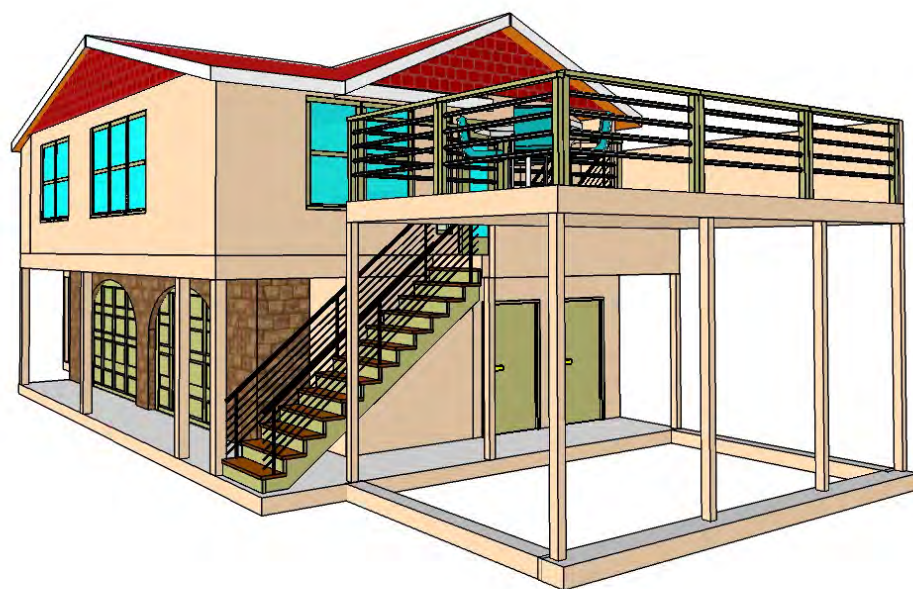
2127 West Woodlawn

Front Elevation





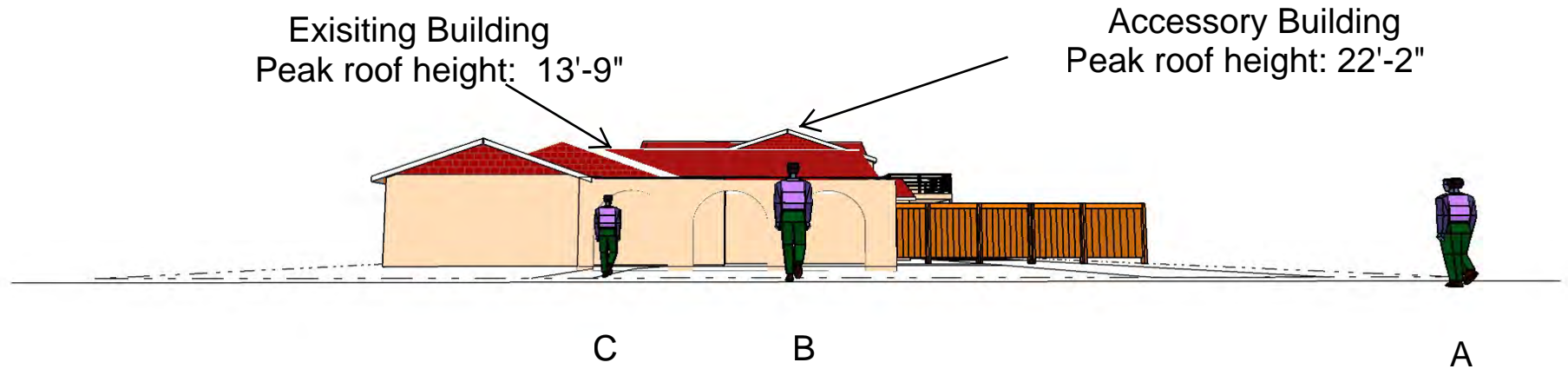




2127 West Woodlawn Avenue

Line of Sight Study

Front Elevation

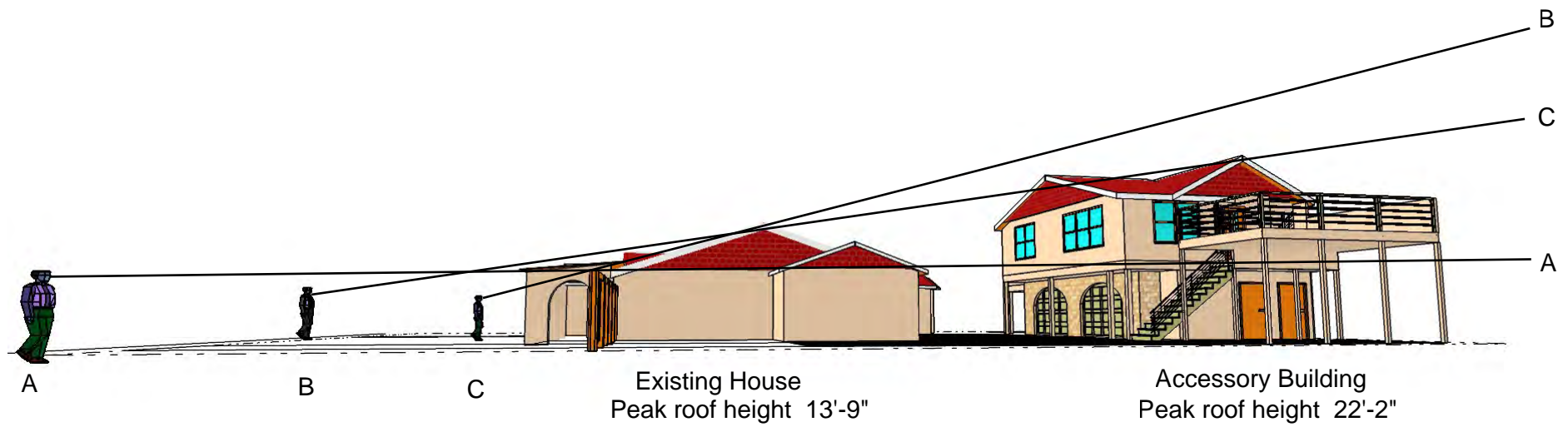


- A Person standing at right front corner of property
- B Person standing at front center of property
- C Person standing 10' in front of house

2127 West Woodlawn Avenue

Line of Sight Study

Right Elevation



- A. Person standing at front right corner of property
- B. Person standing at front center of property
- C. Person standing 10' in front of house

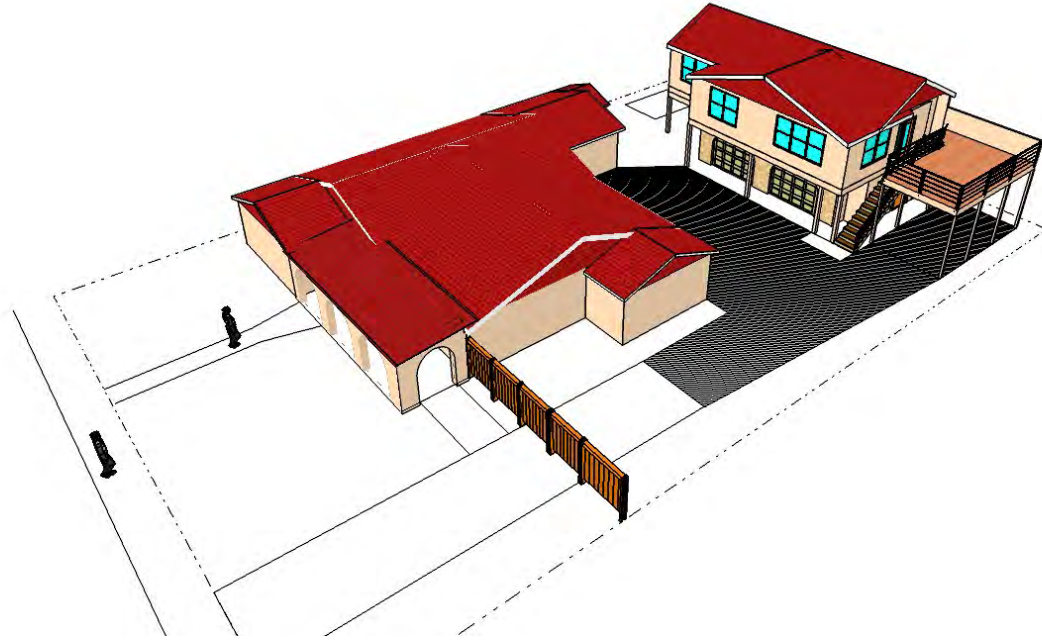


Exhibit A

Pg 3 of 8

First Floor

Garage 580 SF
Store/Utility 140 SF
Garage Approach and Stairs 170 SF
Covered Patio 110 SF
Covered RV parking 270 SF
Wall Height: 8'-0"

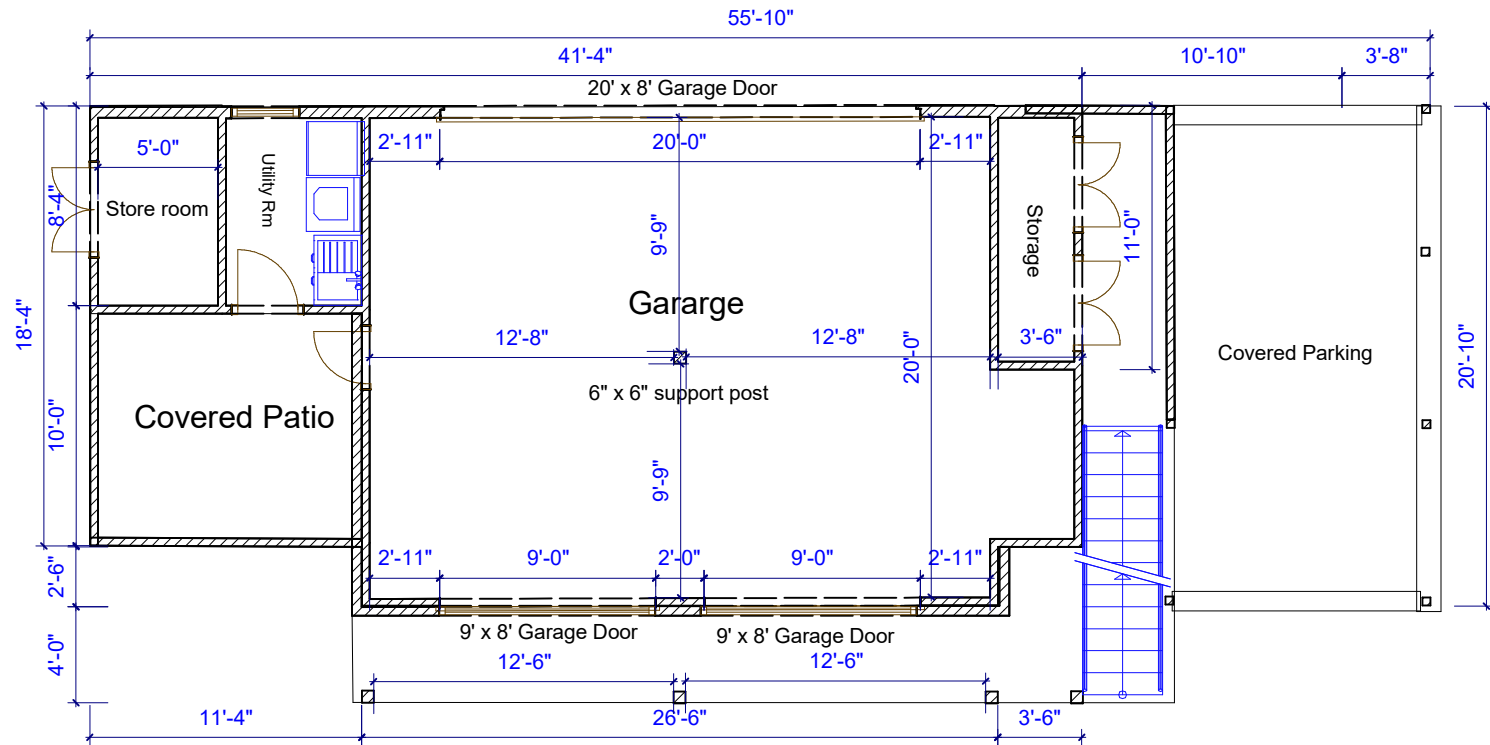


Exhibit A

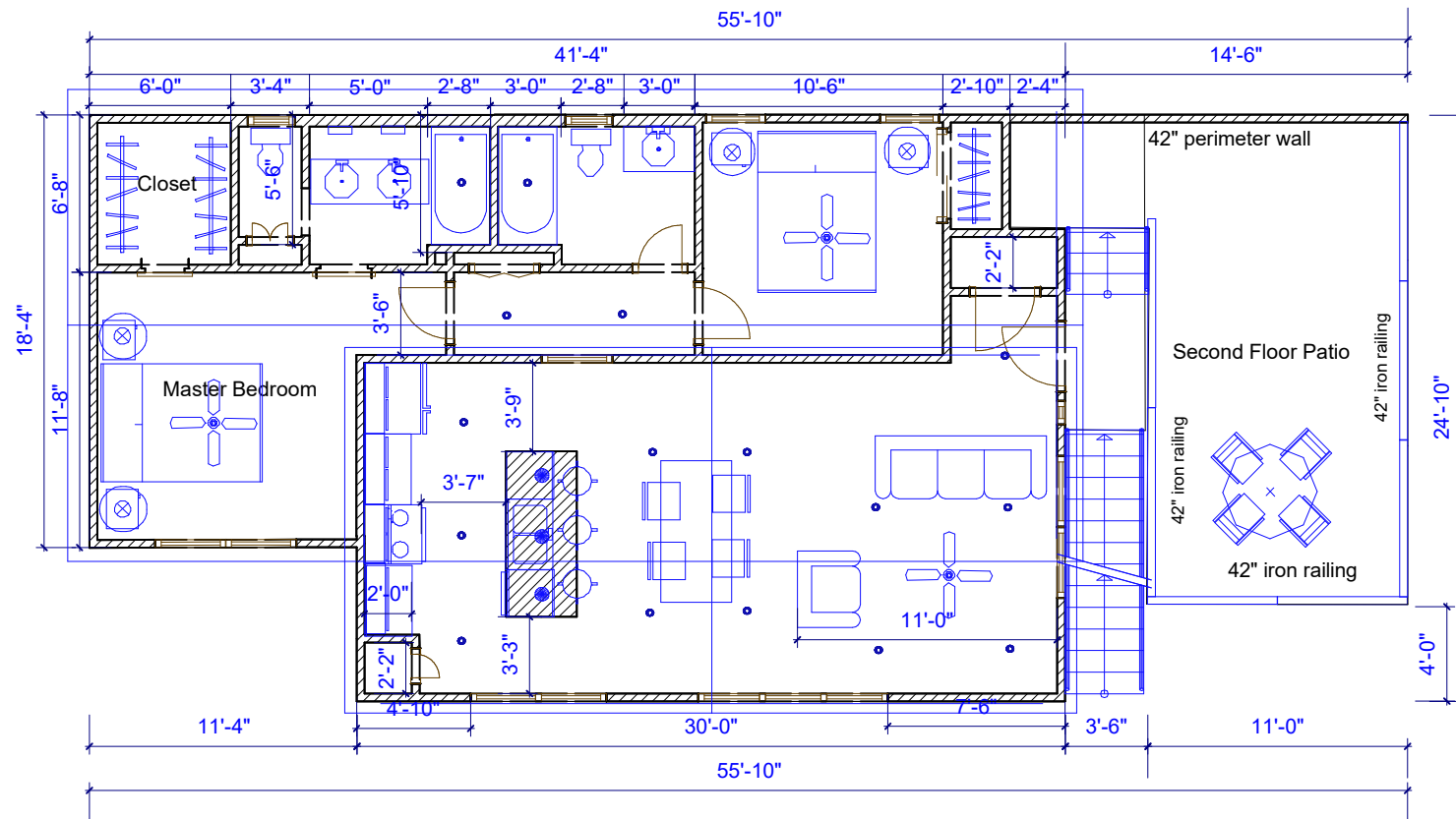
Pg 4 of 8

Second Floor

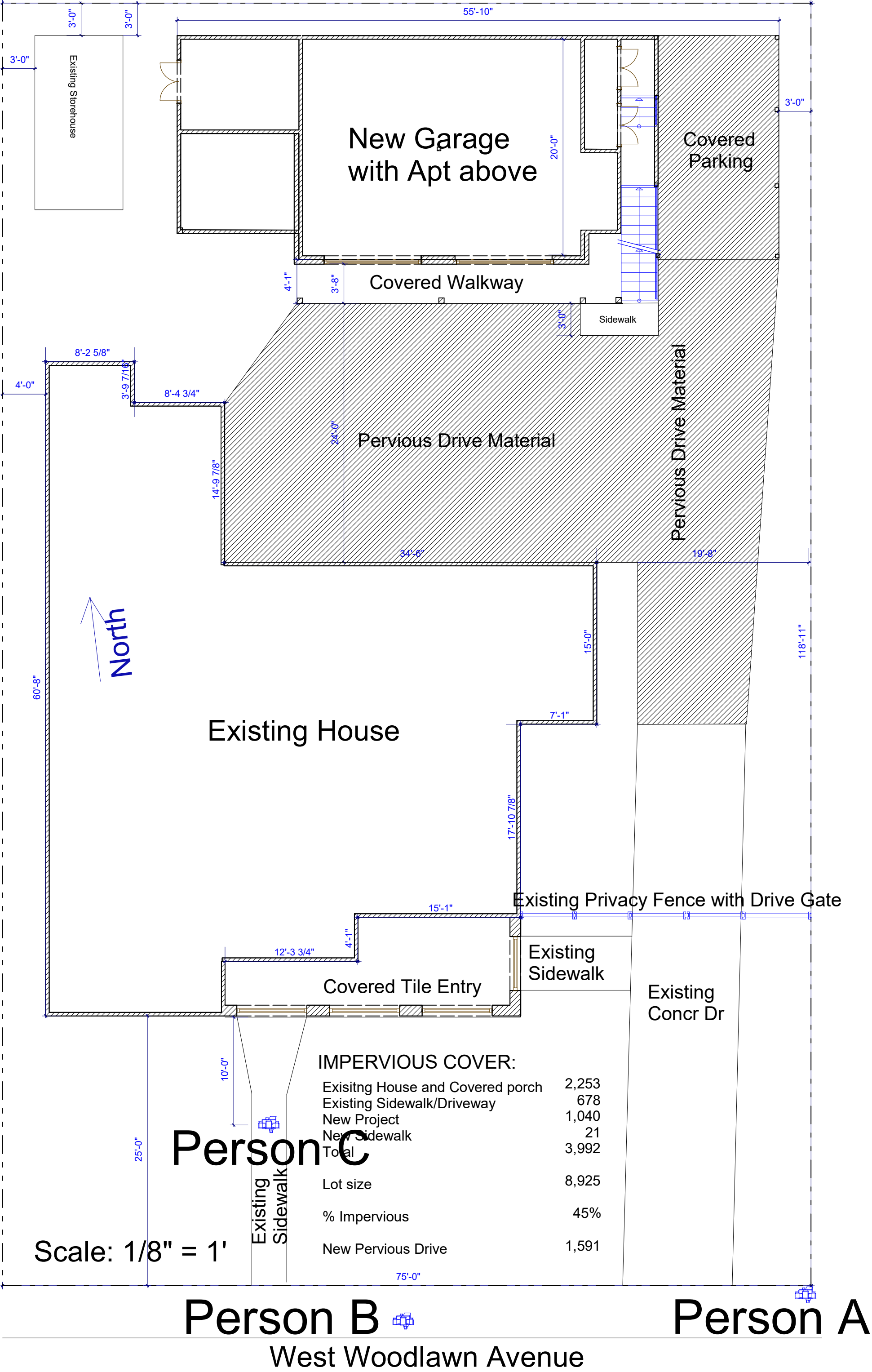
HVAC 942 SF

Patio 287 SF

Wall Height: 8'-0"



2127 West Woodlawn Line of Sight Study- Site Plan













CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: January 11, 2022

HDRC Case #: 2021-615

Address: 2127 W Woodlawn

Meeting Location: Webex

APPLICANT: Janelle Moore

DRC Members present: Monica Savino, Jimmy Cervantes

Staff Present: Katie Totman

Others present: Danny Van de Walle (builder)

REQUEST: The applicant is requesting conceptual approval to construct a rear accessory structure.

COMMENTS/CONCERNS:

MS: Footprint works well in relation to the main house; second story can create a strong presence and take away from the primary structure. How can we bring the height down? What is the deck on the east side?

MS: Encourage to explore site plan modifications to reduce the stories.

JC: Could you shift the location to help minimize visibility?

MS: Remove the carport from the garage and move the garage to the east side of the property.

OVERALL COMMENTS:

Reconsider the second floor and find a way to economize the spaces. Move the garage over to the east if possible.