

245 W. Wildwood, San Antonio, TX 78212 -- Olmos Park Terrace Historic Neighborhood

According to our research, we are the third owners of 245 W. Wildwood. The residence was constructed in 1936 by developer H.C. Thorman and is one of the neighborhood's distinctive quarried limestone cottages that exemplify the Olmos Park Terrace homes built during this period.

The original residence consisted of approximately 1,200 square feet and included two bedrooms, one bathroom, a dining room, living room, kitchen, and an attached two-car dirt-floor garage. Based on conversations with the daughter of the original owner, the enclosed sunroom was added during her family's ownership so that the original dining room could be converted into a third bedroom. Later owners enclosed the original garage to create an additional bedroom and bathroom. Turning it into a true three bedroom two bathroom house-- a total of 1,731 square feet.

Like many homes of its age in San Antonio, the house has experienced significant foundation movement over the decades. These conditions contributed to the loss of the original stone veneer on the west side of the former garage. Fortunately, much of the original limestone was salvaged and reused on the sunroom addition. During that same period, the home's original windows were replaced. Other alterations over the years included the removal of the original front porch columns and the enclosure of portions of the front porch, features that were no longer present when we purchased the home in 2008.

Over the past eighteen years, our family has become deeply invested in both this house and the surrounding neighborhood. While we originally viewed the property as a starter home, it has become our long-term home and an important part of our family's life. We are committed to preserving the historic character of the residence while making the improvements necessary to ensure its continued use for future generations.

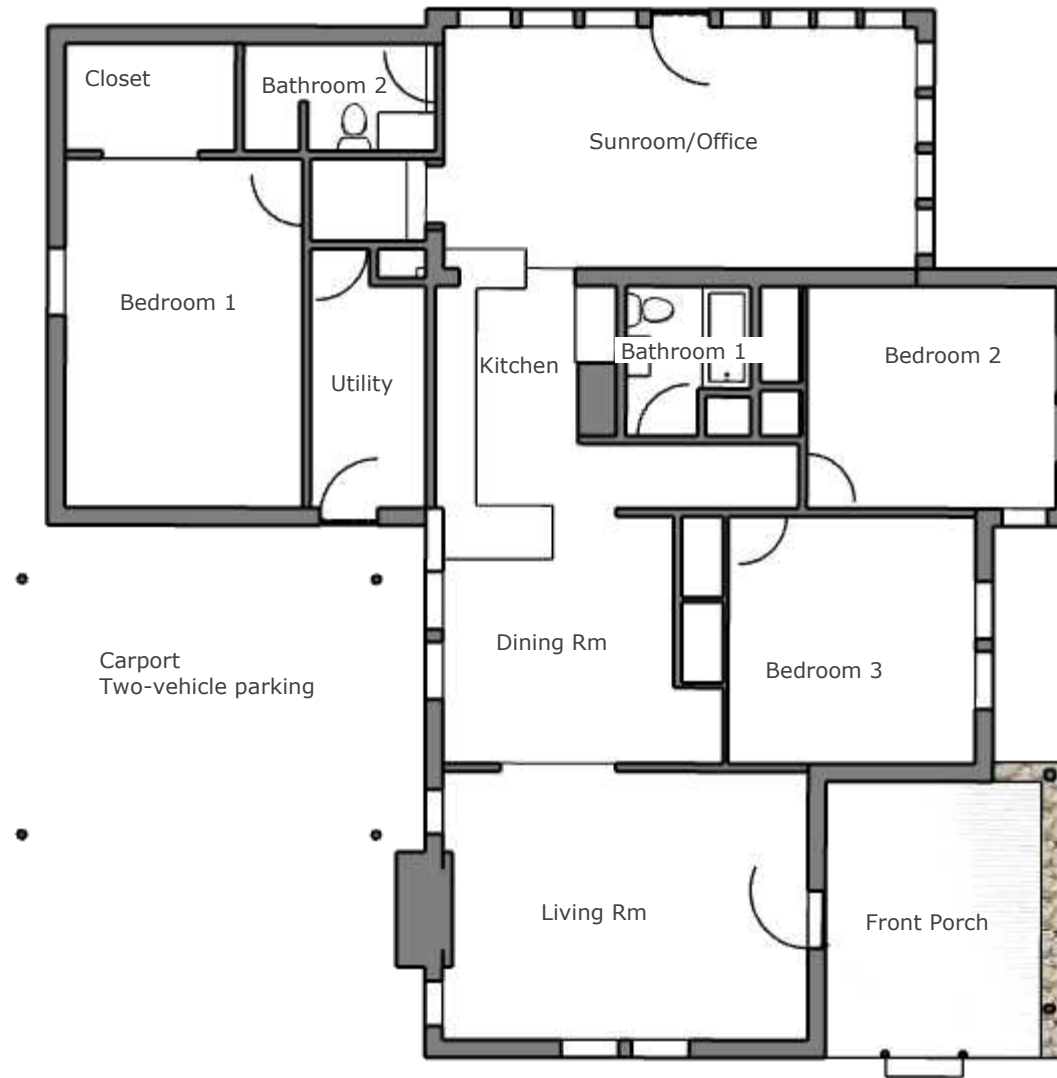
Now, ninety years of age, the home requires comprehensive rehabilitation, including foundation stabilization, replacement of aging sewer and plumbing systems, updated electrical service, and restoration of historically appropriate windows using modern materials and energy-efficient construction. These improvements provide an opportunity to thoughtfully reconfigure the interior to better support contemporary family living while preserving the home's historic character.

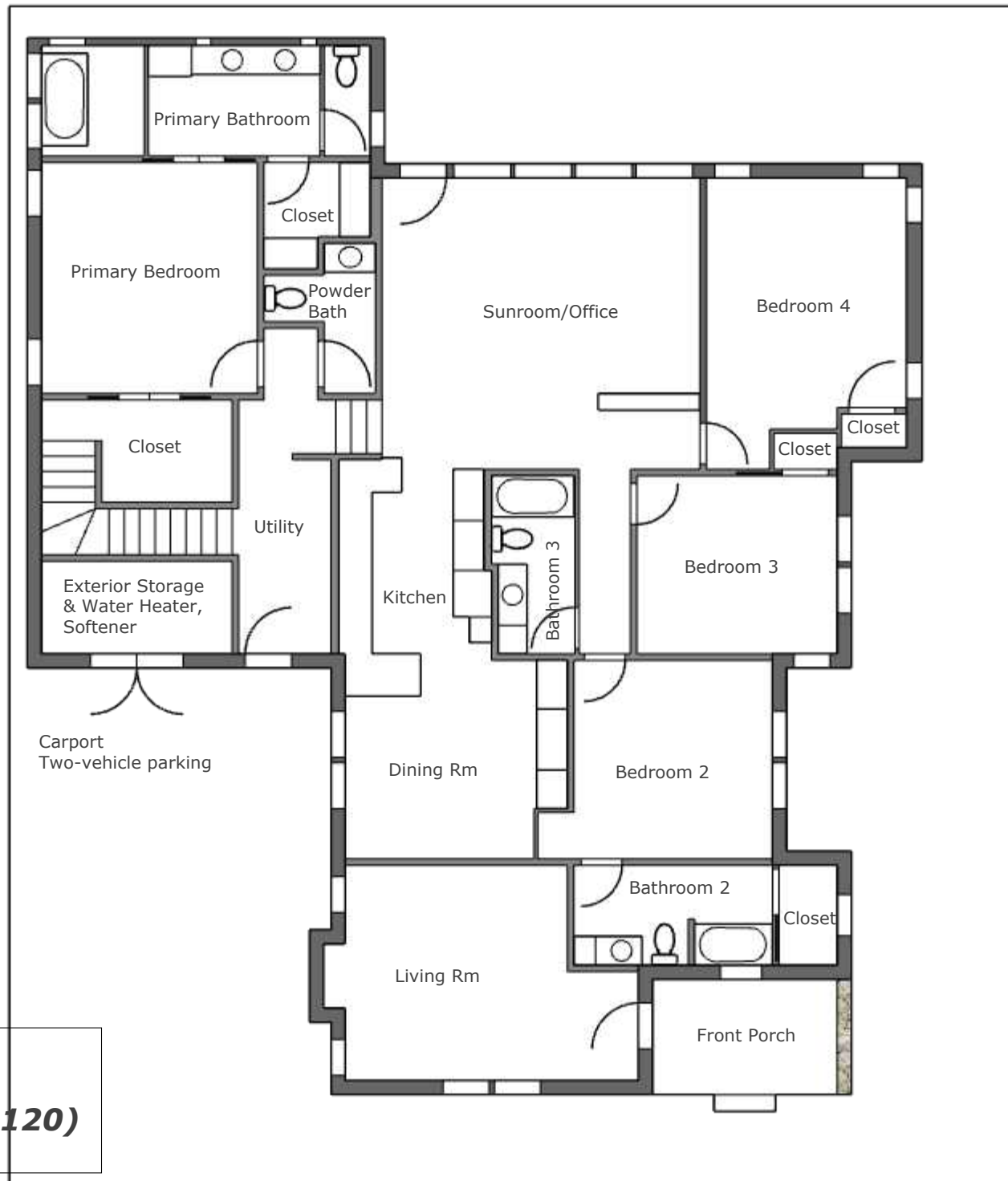
The proposed design has evolved through numerous iterations with one guiding objective: to retain the historic appearance and defining architectural character of the original limestone cottage as viewed from the public right-of-way. The historic front mass of the residence remains the primary architectural feature, while new additions are concentrated at the rear and secondary side elevations to minimize their visibility from the street.

Historic materials will be retained and incorporated into the project wherever feasible and approved by the Office of Historic Preservation. The front porch will be reconstructed at a reduced footprint, while restoring important historic features, including the replacement of the missing stone corner column and installation of a front entry door compatible with those historically found on neighboring limestone cottages. New additions will be clad in painted Hardie® lap siding, with trim details designed to complement the historic neighborhood context. Any new masonry work will incorporate exterior cement window sills that match the character of the original stone construction.

Although the interior will undergo a comprehensive renovation to accommodate modern building systems and the needs of a contemporary family, the primary goal of this project is to preserve and reinforce the historic character of the home while ensuring its continued viability as a contributing residence within the historic district for decades to come.

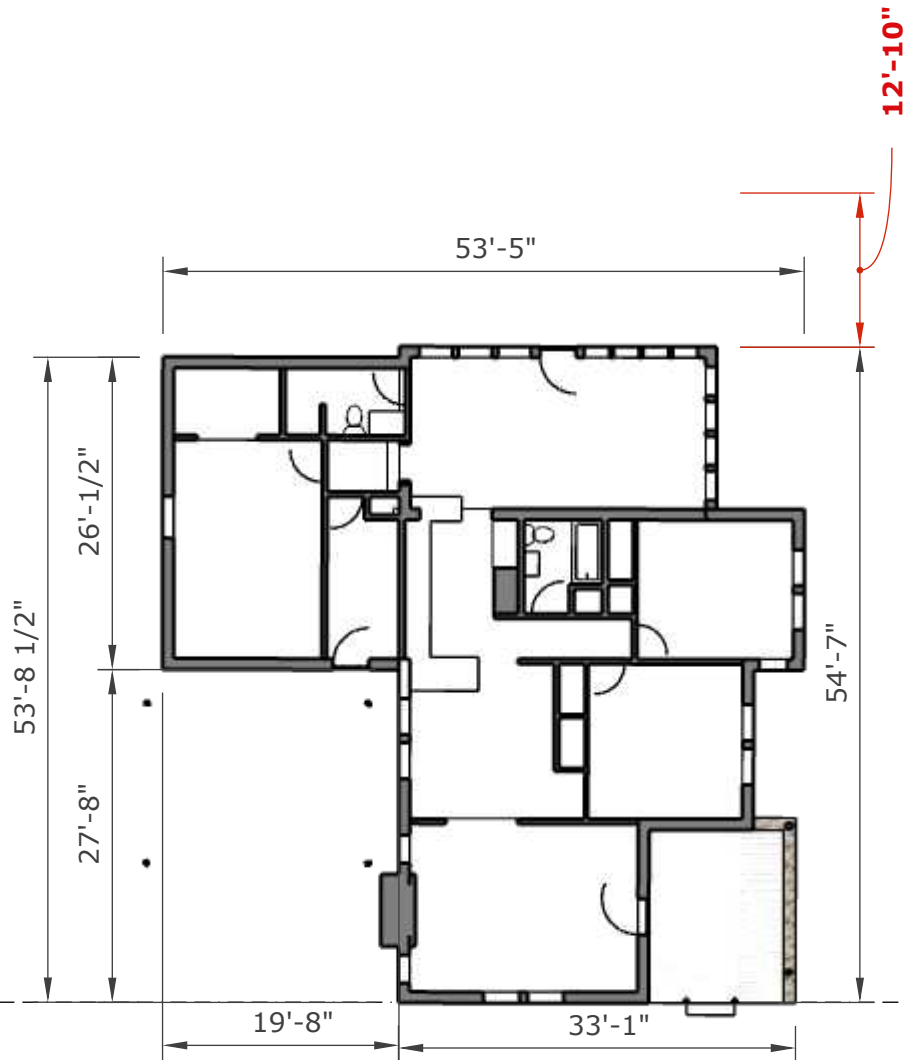
Original Floor Plan
1731 sqft
Scale 1" = 10' (1:120)





Remodel Floor Plan
2314.76 sqft
Scale 1" = 10' (1:120)

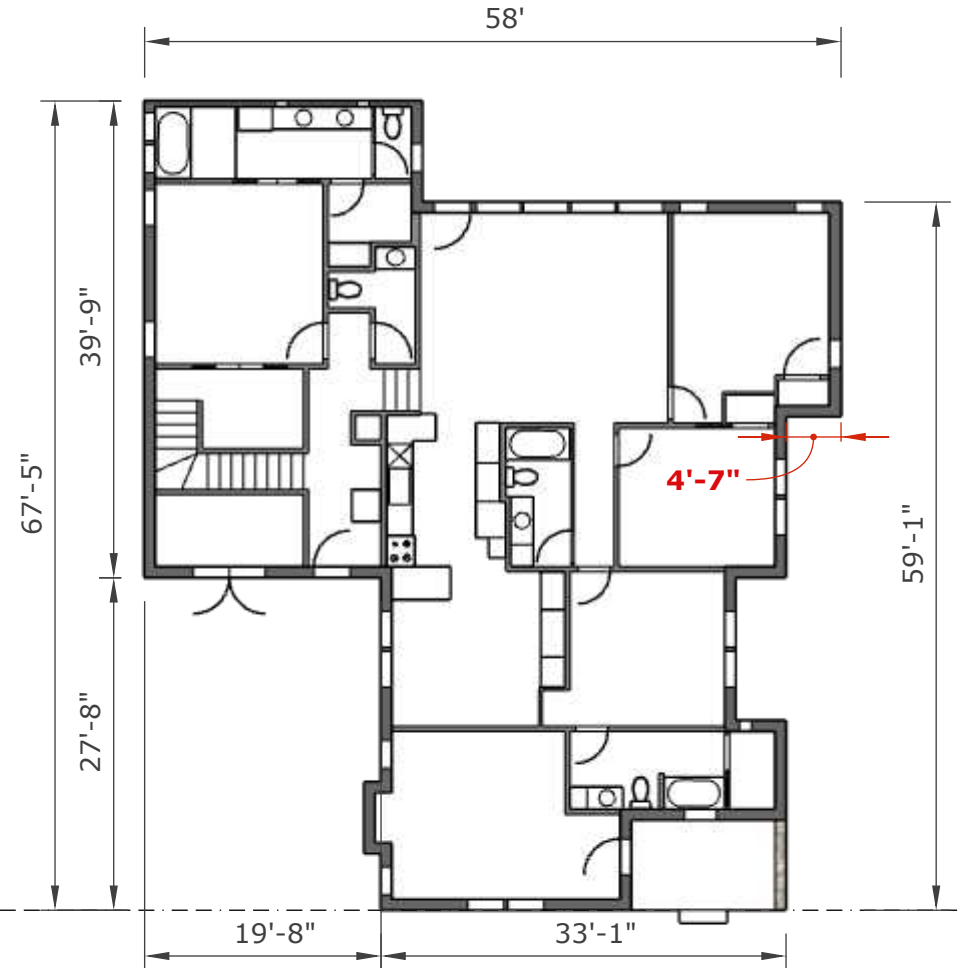
Current/Original House Floor Plan



1731 SQFT

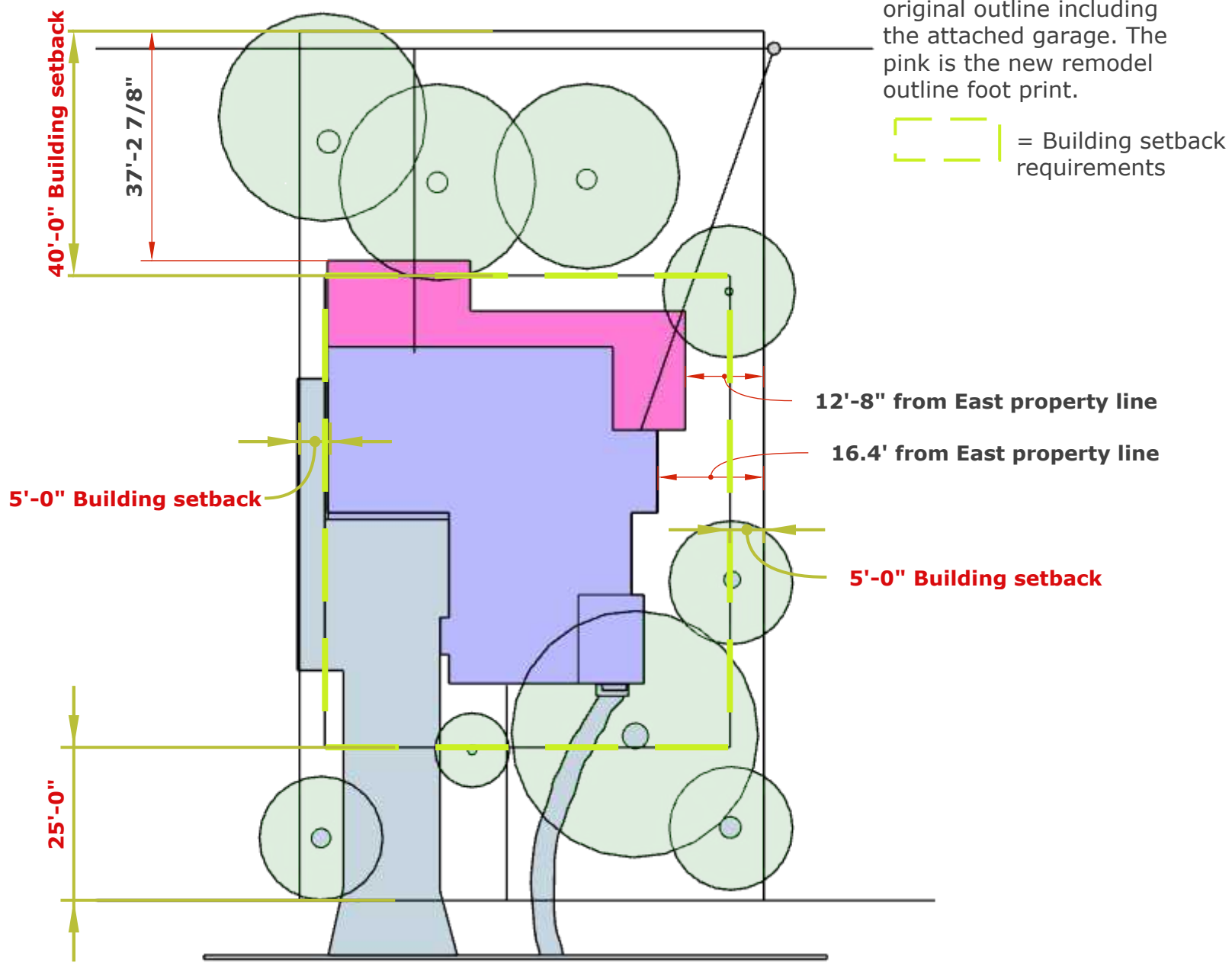
In red are the dimensions of the extent of the additional foot print for the remodel compared to the original floorplan.

Remodel House Floor Plan



2314 SQFT





Front Elevation of Original House, 245 W. Wildwood



Current look of front of house.



East Elevation of Current House, 245 W. Wildwood



Current look of East side of house.



Back Elevation of Current House, 245 W. Wildwood



Current look of Back side of house.



West Elevation of Current House, 245 W. Wildwood



Current look of West side of house.



Current view of house looking Northeast.



Remodeled view of house looking Northeast.





Current view of FRONT of house looking North.



Remodeled view of FRONT of house looking North.

Remodeled view of FRONT of house looking North. Examples of house on the block with small window.



Small Window to match exact historic size seen throughout the neighborhood and surrounding adjacent homes.



Current view of house looking Northwest.



Proposed raised roof pitch matches the existing east-facing gable, maintaining the historic roof geometry and preserving the character-defining roofline of the original residence while also allowing for the expanded footprint.



Remodeled view of house looking Northwest.



Current view of EAST of house looking West.



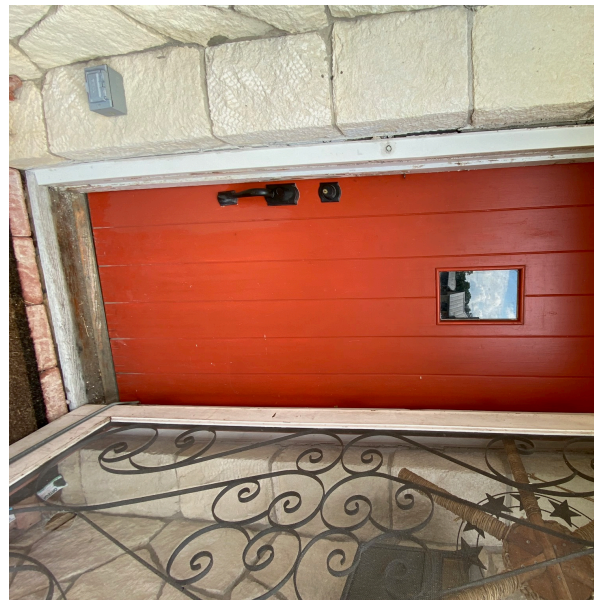
Remodeled view of EAST of house looking West.

Remodeled view of EAST of house looking West.



Replace front door with an original replica front door and screen door.

Original stone cottage front door, immediate neighbor to the East, 239 W. Wildwood. Vertical lumber with small rectangular window, with a wrought iron screen door in front. We have salvaged wrought iron from neighbors to use for a screen door.



Current view of house looking Southwest.



Remodeled view of house looking Southwest.





4'-7"

Current view of BACK of house looking South.



Remodeled view of BACK of house looking South.

Current view of house looking Southeast.



Remodeled view of house looking Southeast.





Current view of WEST of house looking East.



Remodeled view of WEST of house looking East.

Original



Remodeled view of house looking Northwest.

- All new additions not part of the original stone cottage will be clad with Hardie Plank Lap Siding.
- All windows and new windows to meet the historic window criteria. We will be pricing out the different brands.
- Front porch; half of the porch will be converted into interior house. The front door will shift down to be centered on the new exterior wall and all the porch is to be re-rocked with the existing rock in identical masonry technique and style.
- Remake the original rock column on the front porch corner that was removed.
- Make historic replica of original front door to match the rest of the neighborhood.



Original



Remodeled view of house looking Southeast.

- All additions will be clad with Hardie Plank Lap Siding. With OHP approval I would like to re-rock the west side. I do have enough rock.
- All windows and new windows to meet the historic window criteria. We will be pricing out the different brands.
- The roof line for the back part of the house will be extended up ~7 feet so that the extended foot print (sunroom) can have the floor raised to original level and have 9 foot ceilings when entering.











Other examples of our floor plan found within the historic Olmos Park Terrace Neighborhood.



Rock column

Original exterior side door
(not the front door)



Rock Column

Rocked-in screen door
(like ours)





Example of converted front porch.



Fully converted front porch.









If OHP approves I would like to use the original rock that was part of the house to re-mason this side of the house that used to be part of the garage. I do have enough.