

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2026

HDRC CASE NO: 2026-218
ADDRESS: 245 W WILDWOOD
LEGAL DESCRIPTION: NCB 9013 BLK 7 LOT 69 70 AND 71
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Chelsea McGovern
OWNER: Chelsea McGovern/431320
TYPE OF WORK: Exterior Modifications, addition, porch enclosure
APPLICATION RECEIVED: August 03, 2026
60-DAY REVIEW: October 02, 2026
CASE MANAGER: Adrian Gallegos

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct an approximately 550 sf one-and-a-half story rear addition to the primary structure.
2. Partially enclose the front porch of the primary structure and re-construct a limestone porch column at the SE corner of the structure.
3. Replace all non-original aluminum windows of the primary structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 245 W Wildwood is a one-story single family structure constructed circa 1930. The structure features a front gable and cross hip composition shingle roof, limestone and wood cladding, a prominent side chimney, replacement aluminum windows, and a front-facing carport with a flat metal roof. The property is contributing to the Olmos Park Terrace Historic District.
- b. CASE HISTORY – On June 01, 2022, the Historic and Design Review Commission (HDRC) gave conceptual approval to the applicant for a similar request for a rear addition and window replacement.
Conceptual approval with stipulations:
 - Item 1 – Construction of an approximately 400-square-foot, 1-story rear addition:
 - i. That the applicant modifies the addition to feature an inset of at least one (1) foot to distinguish the addition from the historic structure based on finding e.
 - ii. That the applicant simplifies the proposed roof form on the east elevation based on finding g. This can be accomplished by extruding the ridge of the existing rear gable.
 - iii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. 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.
 - iv. That the applicant submits a landscaping plan.
 - Item 2 – Modification to the fenestration pattern on the front façade:
 - i. That the applicant submits final material specifications for the proposed door to staff for review and approval.
 - Item 3 – Replacement of the existing aluminum windows with new wood or aluminum-clad wood windows
 - i. That the applicant submits final material specifications for wood or aluminum clad wood windows to staff for review and approval as noted in finding m. 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.
 - Item 4 – Replacement of the existing fully concrete driveway with concrete pavers:
 - i. That the applicant replaces the fully concrete driveway with a gravel driveway in the same footprint as existing. The applicant is required to submit material specifications for the gravel to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The gravel should feature a natural color, shadow stone is not permitted.
- c. ADDITION CONSTRUCTION (FOOTPRINT) – The applicant has proposed to construct an approximately 550 sf one and a half story rear addition to the existing approximately 1,731 sf historic structure onsite. Additions 1.B.iv states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The square footage of proposed rear addition is roughly 34 percent of the existing building footprint. Staff finds the footprint of the proposed rear addition to be consistent with the Guidelines.

- d. **ADDITION CONSTRUCTION (MASSING)** – The applicant has proposed to construct an approximately 550 sf one and a half story rear addition to the existing approximately 1,731 sf historic structure onsite. Guideline 1.A.i. for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. Additions 1.B.i additionally stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that generally, the height of new additions should be consistent with the height of the existing structure, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street, and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposed addition massing generally appropriate.
- e. **ADDITION CONSTRUCTION (ROOF FORM)** – The applicant has proposed to install a cross gable roof form on the rear addition. Additions 3.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. The proposed roofline on the east elevation of the addition features additional side gables and a modification to the primary hip roof of the primary structure. Staff finds that the proposed roof form is generally appropriate.
- f. **ADDITION CONSTRUCTION (ROOF MATERIAL)** – The applicant has proposed to install a composition shingle roof on the addition to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the proposed roof material is appropriate for the structure and consistent with the Guidelines.
- g. **ADDITION CONSTRUCTION (SIDING)** – The applicant is requesting approval to use cement fiberboard lap siding on the proposed addition to the rear and east elevations that will match existing siding on the primary structure and to re-use existing limestone cladding on the west elevation of the structure. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed material to be generally appropriate.
- h. **ADDITION CONSTRUCTION (ARCHITECTURAL DETAILS)** – Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the proposed addition’s architectural details generally appropriate and consistent with the Guidelines.
- i. **ADDITION CONSTRUCTION (RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, 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. 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. Staff finds the proposed relationship of solids and voids on the addition generally appropriate.
- j. **ADDITION: NEW WINDOWS: SIZE AND PROPORTION** – The proposed addition includes new window openings to the east, west, and north elevations. The elevation drawings for the proposed rear elevation include window openings that do not have traditional proportions and are not in keeping with the windows on the rest of the structure. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the proposed fenestration pattern inconsistent and recommends window openings with traditional proportions.
- k. **ADDITION: NEW WINDOWS: MATERIALS** – At this time, the applicant has not provided final material specifications for the proposed fully wood or aluminum-clad wood windows. Staff finds wood windows or aluminum-clad wood windows to be most appropriate. 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.

- l. EXTERIOR MODIFICATIONS (FRONT PORCH ENCLOSURE) – The applicant has proposed to partially enclose the front porch of the primary structure and re-install a previously existing rock column. The front porch shows evidence of a previously existing opening centered on the exterior wall facing south. Guideline 7.B.i for Exterior maintenance and alterations states to refrain from enclosing front porches. Staff finds the proposed partial enclosure of the porch to be inconsistent with the Guidelines.
- m. WINDOW REPLACEMENT - The applicant has proposed to replace all existing aluminum replacement windows with new windows that will adhere to OHP specifications but has not provided window specifications as noted in finding k. The existing windows were previously replaced in the 1980s and are not original to the structure. Guideline 6.B.iv for Exterior Maintenance and Alterations states that applicants should 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. Staff finds that the installation of fully wood or aluminum-clad wood windows that meet staff's standard window specifications would be an improvement on the existing condition and is appropriate; however, the applicant should submit to OHP staff proposed window specifications to ensure they are consistent with the Guidelines.

RECOMMENDATION:

Item 1 - Staff recommends conceptual approval of the request to construct a rear addition based on findings a through k with the following stipulations:

- i. That the applicant modify the fenestration pattern on the north elevation of the proposed addition to include windows of traditional proportions as noted in finding j.
- ii. That the applicant submit dimensioned elevation drawings reflecting stipulation i has been met.
- iii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding k. 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.

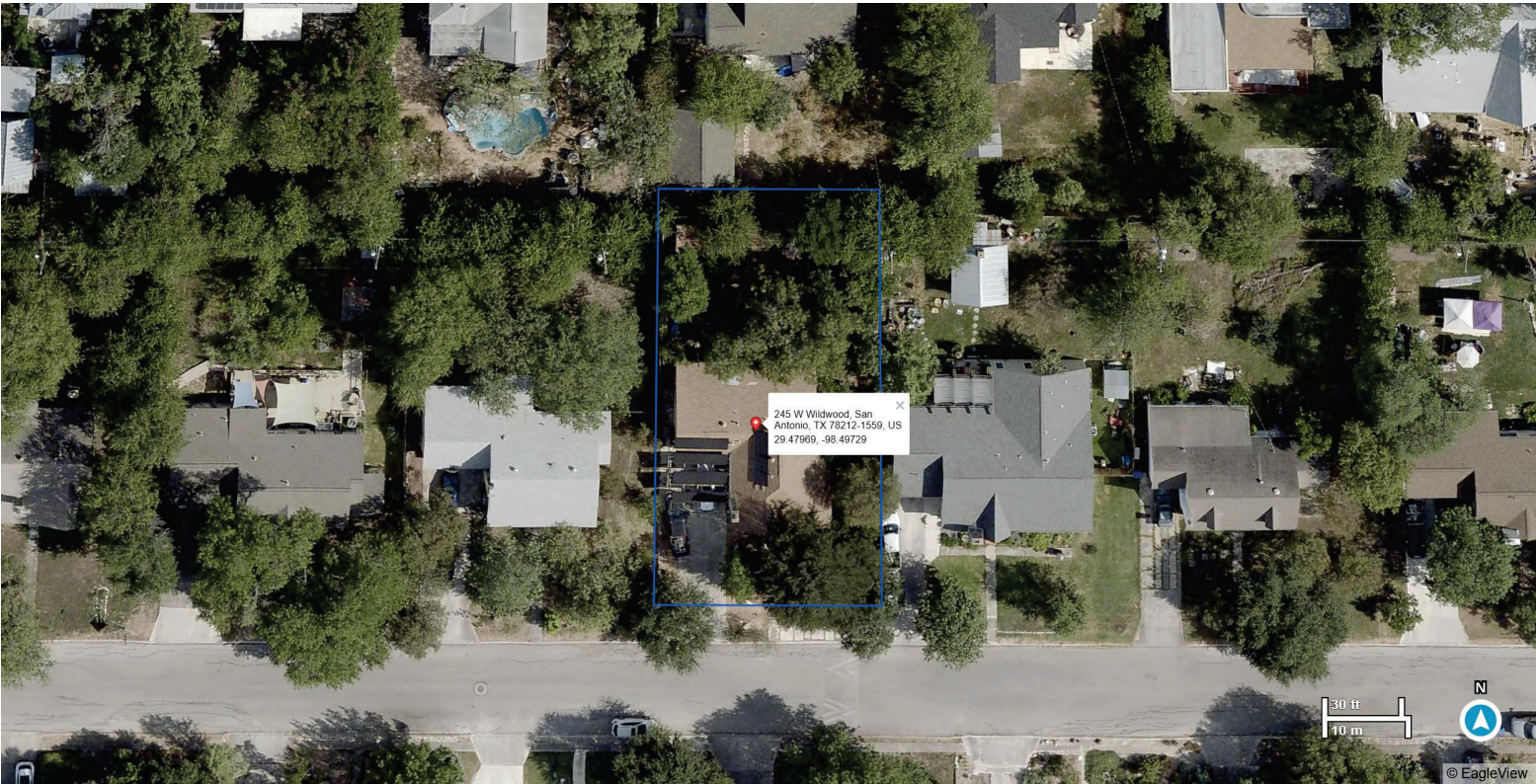
Item 2 – Staff does not recommend approval of the front porch enclosure based on finding l. Staff recommends the applicant submit a proposed design that maintains the existing footprint of the porch. The installation of the limestone column and re-opening of the previously enclosed doorway would be appropriate provided there are no other modifications to the front porch.

Item 3 – Staff recommends approval of the window replacement based on finding m with the following stipulation:

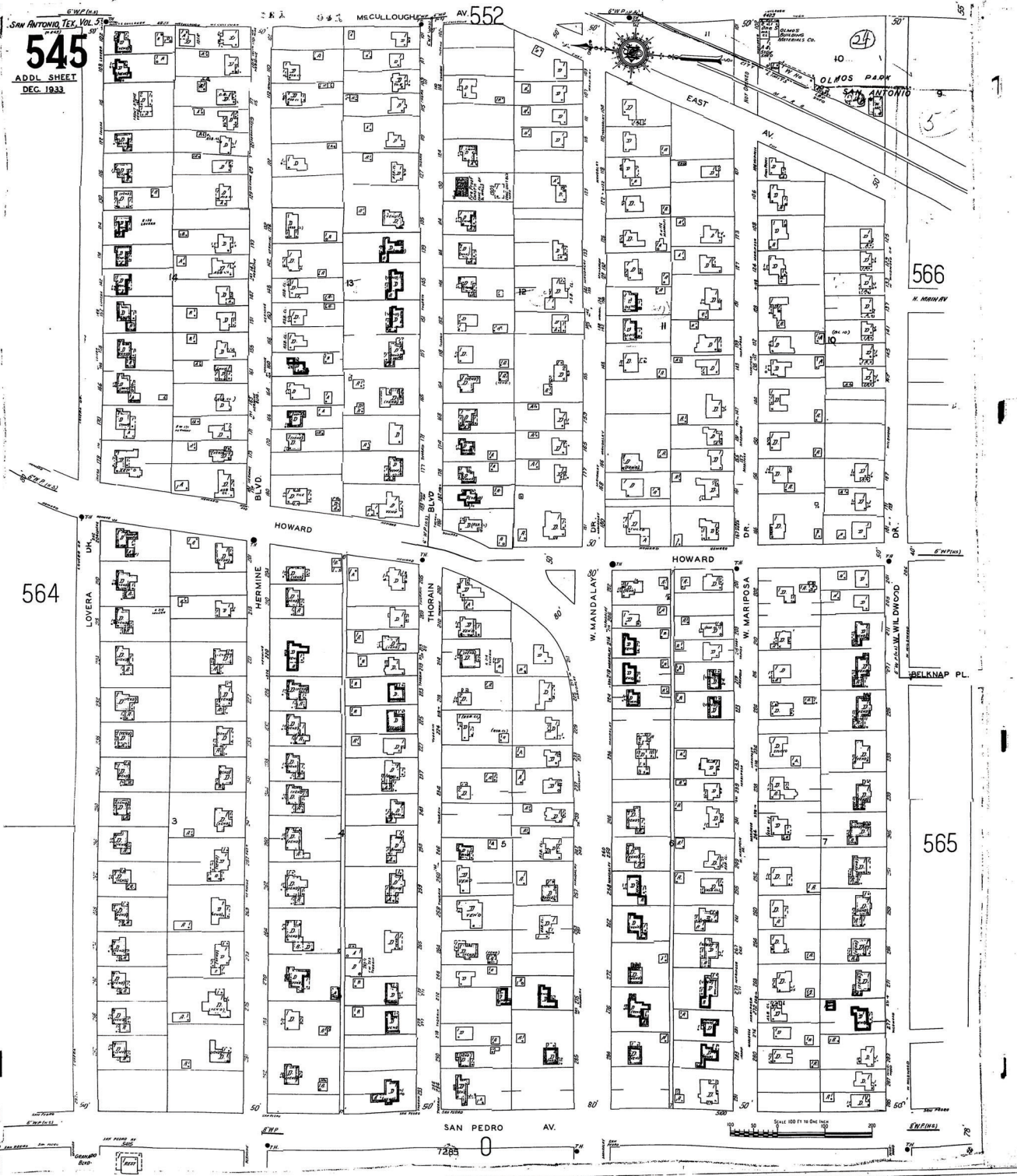
- i. That the applicant submits final material specifications for wood or aluminum clad wood windows to staff for review and approval as noted in finding m. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.

EagleviewImageWildwood

Captured: Aug 23, 2026



SAN ANTONIO, TEX. VOL. 5
545
ADDL. SHEET
DEC. 1933



566

565

SAN PEDRO AV.
720 0

SCALE 100 FT. TO ONE INCH
S.W.P. 100

239

547

7



D. J. VENO

(ZINO)
 D.
 B.

11



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

June 1, 2022

HDRC CASE NO: 2022-278
ADDRESS: 245 W WILDWOOD
LEGAL DESCRIPTION: NCB 9013 BLK 7 LOT 69 70 AND 71
HISTORIC DISTRICT: Olmos Park Terrace
APPLICANT: Chelsea McGovern/MCGOVERN TIMOTHY J & CHELSEA - 245 W WILDWOOD
OWNER: Chelsea McGovern/MCGOVERN TIMOTHY J & CHELSEA - 245 W WILDWOOD
TYPE OF WORK: Addition, Fencing, Garage/carport, Landscaping/hardscaping/irrigation, Window replacement/fenestration changes

REQUEST:

The applicant is requesting conceptual approval to: (1)construct an approximately 400-square-foot, 1-story rear addition, (2)modify the fenestration pattern on the front façade, (3)replace the existing aluminum windows with new wood or aluminum-clad wood windows, (4)replace the existing fully concrete driveway with concrete pavers.

FINDINGS:

- a. The primary structure located at 245 W Wildwood is a 1-story single family structure constructed circa 1930. The structure features a front gable and cross hip composition shingle roof, limestone and wood cladding, a prominent side chimney, replacement aluminum windows, and a front-facing carport with a flat metal roof. The property is contributing to the Olmos Park Terrace 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. **DESIGN REVIEW COMMITTEE** – The applicant presented the previous application materials at the Design Review Committee (DRC) on October 27, 2020. The applicant and commissioners discussed the visibility of the proposed addition from the public right-of-way, and it was recommended that the applicant submit a line-of-sight study. The proposed materials, proposed fenestration pattern on the addition, proposed porch modifications to the original structure, and proposed fenestration modifications to the original structure were also discussed. The commissioners recommended that the applicant explore solutions for the currently proposed roofline connection between the addition and original structure. The applicant returned to the DRC following the May 19, 2021, HDRC hearing to discuss the proposal to replace the existing fully concrete driveway with permeable pavers. The applicant has not returned to the DRC with the new proposal.
- d. **CASE HISTORY** – The applicant presented the previous application materials to the HDRC on December 2, 2020. The applicant was referred to a Design Review Committee. The applicant revised the proposal and submitted plans for an approximately 1,000-square-foot rear addition and returned to the HDRC on May 19, 2021. The request to replace the existing fully concrete driveway with permeable pavers was referred to a Design Review Committee. The request to construct the rear addition received conceptual approval from the HDRC with the following stipulations:
 - i. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the Standard Specifications for Windows in Additions, and the historic examples found in the Olmos Park Terrace Historic District as noted in findings h through j. This stipulation has been met.
 - ii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. 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. This stipulation has not been met.

iii. That the applicant submits a landscaping plan. This stipulation has not been met.

e. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a 1-story rear addition that will extend the width of the house and will replace an existing enclosed porch rear addition. The rear addition will be approximately 400 square feet. Guideline 1.A.i. for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. Guidelines 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate. According to Guideline 1.B.v, the height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size and that the addition should feature an offset to distinguish the addition from the historic structure whenever possible. The existing building is 2,185 square feet. The total proposed lot coverage is 24.3 percent. Staff finds the proposed footprint appropriate but finds that the addition should be inset by at least one (1) foot to distinguish the addition from the historic structure.

f. **PARTIAL DEMOLITION: REAR ADDITION** – The applicant has proposed to demolish the existing enclosed porch addition at the rear of the structure. The rear addition is not original to the structure. Staff finds the proposal appropriate.

g. **ADDITION: ROOF** – The applicant has proposed to install a cross gable roof form on the rear addition. The applicant has proposed to install a composition shingle roof on the addition to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the proposed roof material is appropriate; however, the proposed roofline on the east elevation of the addition features the intersection of multiple side gables. Staff finds that the applicant should simplify the proposed roof form on the east elevation of the addition.

h. **ADDITION: WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of 2 existing replacement windows on the west elevation and 2 windows on the west side of the rear elevation. The existing windows are previous aluminum and vinyl replacement windows. The proposed addition will also require the removal of non-original windows from the existing rear enclosed sunroom addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. This elevation is not visible from the public right-of-way. Staff finds the removal of windows and doors to accommodate the rear addition appropriate.

i. **ADDITION: NEW WINDOWS: SIZE AND PROPORTION** – The applicant has proposed to install windows on the proposed addition with traditional proportions that match the size of the original windows. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The applicant's proposed west elevation features 2 new window openings to match the dimensions of existing windows on the house. The north (rear) elevation features four (4) new window openings of traditional proportions in place of the existing sunroom windows and three (3) one-over-one windows. The east elevation features four (4) new windows of traditional proportions. Guideline 2.C.ii for New Construction states that no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern appropriate.

j. **ADDITION: NEW WINDOWS: MATERIALS** – At this time, the applicant has not provided final material specifications for the proposed fully wood or aluminum-clad wood windows. Staff finds wood windows or aluminum-clad wood windows to be most appropriate. 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.

k. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install masonry cladding to match existing and either stucco or horizontal Hardie siding to replace existing asbestos shingles. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal appropriate.

l. **FRONT PORCH: FENESTRATION MODIFICATION** – The applicant has proposed to install a new 15-lite door with a screen on the south façade of the front porch. The front porch shows evidence of a previously existing opening centered on the exterior wall facing south. Guideline 6.A.i for Exterior Maintenance and Alterations stipulates that existing window and door openings should be preserved. 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. The applicant has provided evidence that the south elevation of the front porch previously featured a door. Staff finds

that installing a south-facing front door in the location of the previously existing opening is appropriate.

m. WINDOW REPLACEMENT – The applicant has proposed to replace all existing aluminum replacement windows with new fully wood or aluminum-clad wood windows. The existing windows were previously replaced in the 1980s and are not original to the structure. Guideline 6.B.iv for Exterior Maintenance and Alterations states that applicants should 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. Staff finds that the installation of fully wood or aluminum-clad wood windows that meet staff's standard window specifications would be an improvement on the existing condition and is appropriate.

n. DRIVEWAY REPLACEMENT – The applicant has requested to replace the fully concrete driveway with concrete pavers to increase water absorption on the property. Guideline 5.B.i for Site Elements states that historic driveway configurations should be retained and repaired. 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 storm water infiltration. Staff finds the request for a permeable driveway surface appropriate but does not find the proposed paver material appropriate for a primary front driveway. Staff finds that a gravel driveway would be appropriate.

o. ADMINISTRATIVE APPROVAL – The applicant has proposed to install front porch columns, remove the existing non-original metal carport, install replica garage doors on the existing enclosed garage, install custom made wood window screens for each window, modify the rear fence location, replace the existing wood-framed cattle panel fence with in-kind material, relocate the existing carport entry door on the west side of the front elevation to the inside corner of the front elevation, replace the existing carport door with a 15-lite door, replace the non-original front door with a 15-lite door, and repaint wood trim work and siding. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Item 1, staff recommends conceptual approval of the request to construct a rear addition based on findings a through k. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

- i. That the applicant modifies the addition to feature an inset of at least one (1) foot to distinguish the addition from the historic structure based on finding e.
- ii. That the applicant simplifies the proposed roof form on the east elevation based on finding g. This can be accomplished by extruding the ridge of the existing rear gable.
- iii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. 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.
- iv. That the applicant submits a landscaping plan.

Item 2, staff recommends the front porch fenestration modification based on finding l with the following stipulation:

- i. That the applicant submits final material specifications for the proposed door to staff for review and approval.

Item 3, staff recommends approval of the window replacement based on finding m with the following stipulation:

- i. That the applicant submits final material specifications for wood or aluminum clad wood windows to staff for review and approval as noted in finding m. 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.

Item 4, staff recommends approval of driveway replacement based on finding n with the following stipulation:

- i. That the applicant replaces the fully concrete driveway with a gravel driveway in the same footprint as existing. The applicant is required to submit material specifications for the gravel to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The gravel should feature a natural color, shadow stone is not permitted.

COMMISSION ACTION:

Conceptual approval with stipulations:

Item 1:

- i. That the applicant modifies the addition to feature an inset of at least one (1) foot to distinguish the addition from the historic structure based on finding e.
- ii. That the applicant simplifies the proposed roof form on the east elevation based on finding g. This can be accomplished by extruding the ridge of the existing rear gable.
- iii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. 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.
- iv. That the applicant submits a landscaping plan.

Item 2:

- i. That the applicant submits final material specifications for the proposed door to staff for review and approval.

Item 3:

- i. That the applicant submits final material specifications for wood or aluminum clad wood windows to staff for review and approval as noted in finding m. 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.

Item 4:

- i. That the applicant replaces the fully concrete driveway with a gravel driveway in the same footprint as existing. The applicant is required to submit material specifications for the gravel to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The gravel should feature a natural color, shadow stone is not permitted.



Cory Edwards
Historic Preservation Officer

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.

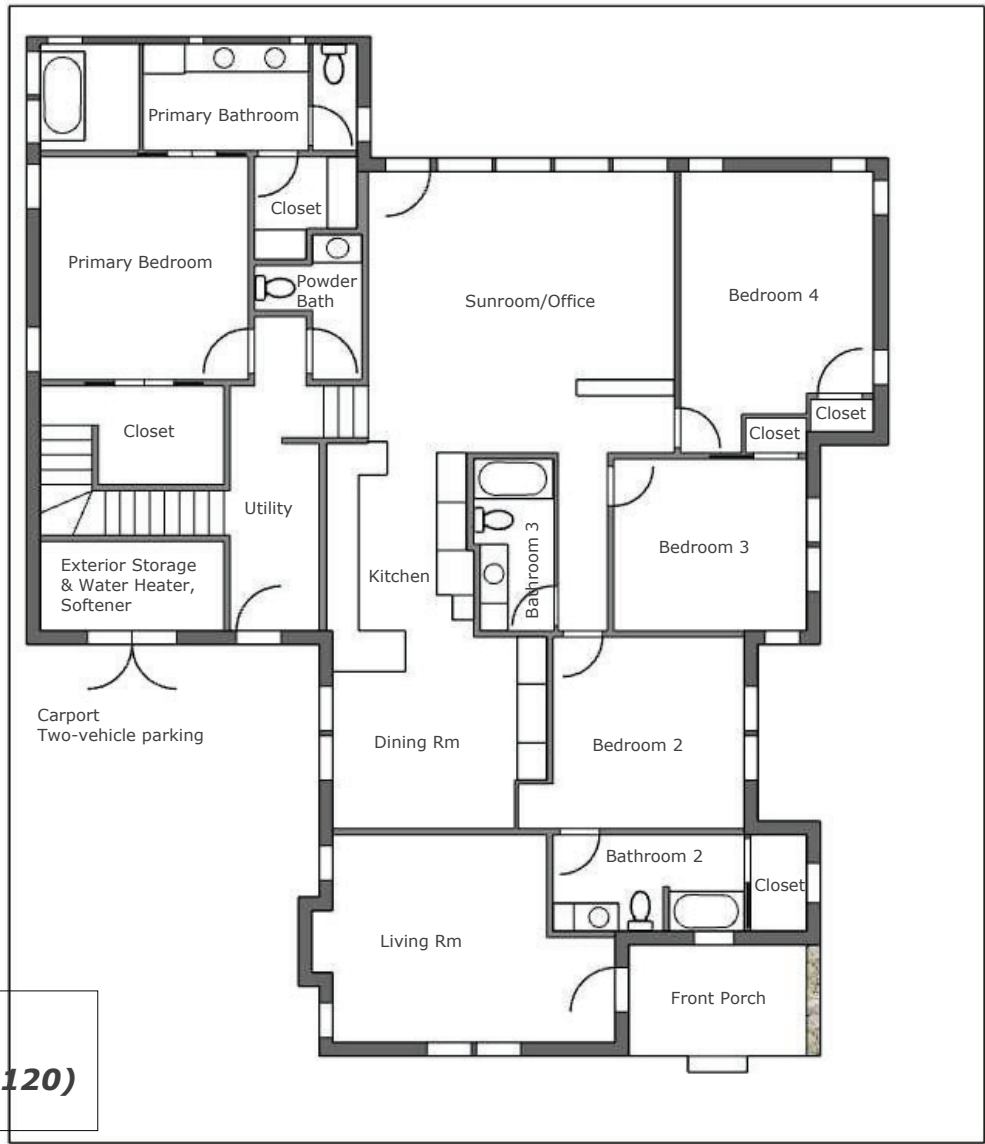
Historic materials will be retained and incorporated into the project wherever feasible and approved by the Office of Historic Preservation. The front porch will be reconstructed at a reduced footprint, while restoring important historic features, including the replacement of the missing stone corner 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.

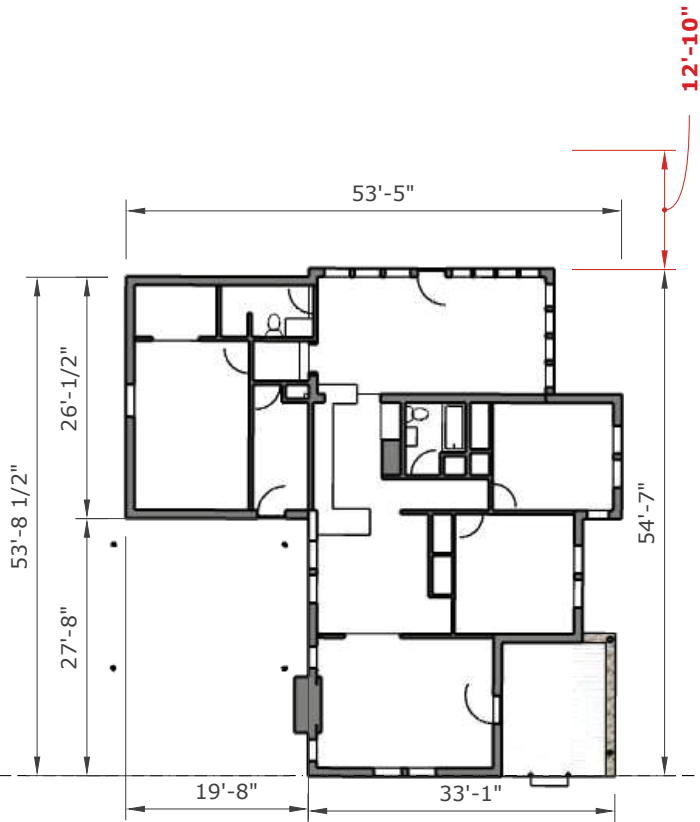


Original Floor Plan
1731 sqft
Scale 1" = 10' (1:120)



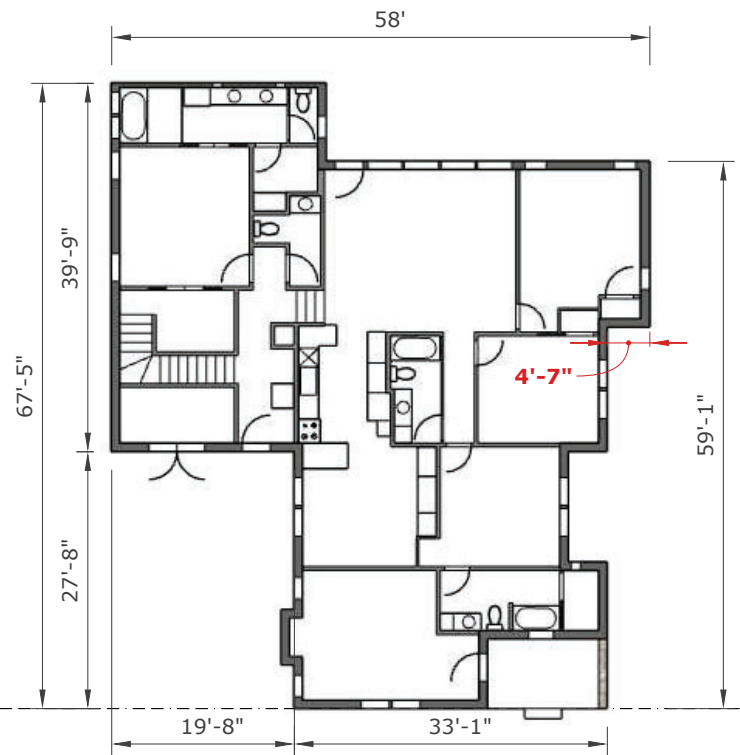


Current/Original House Floor Plan



1731 SQFT

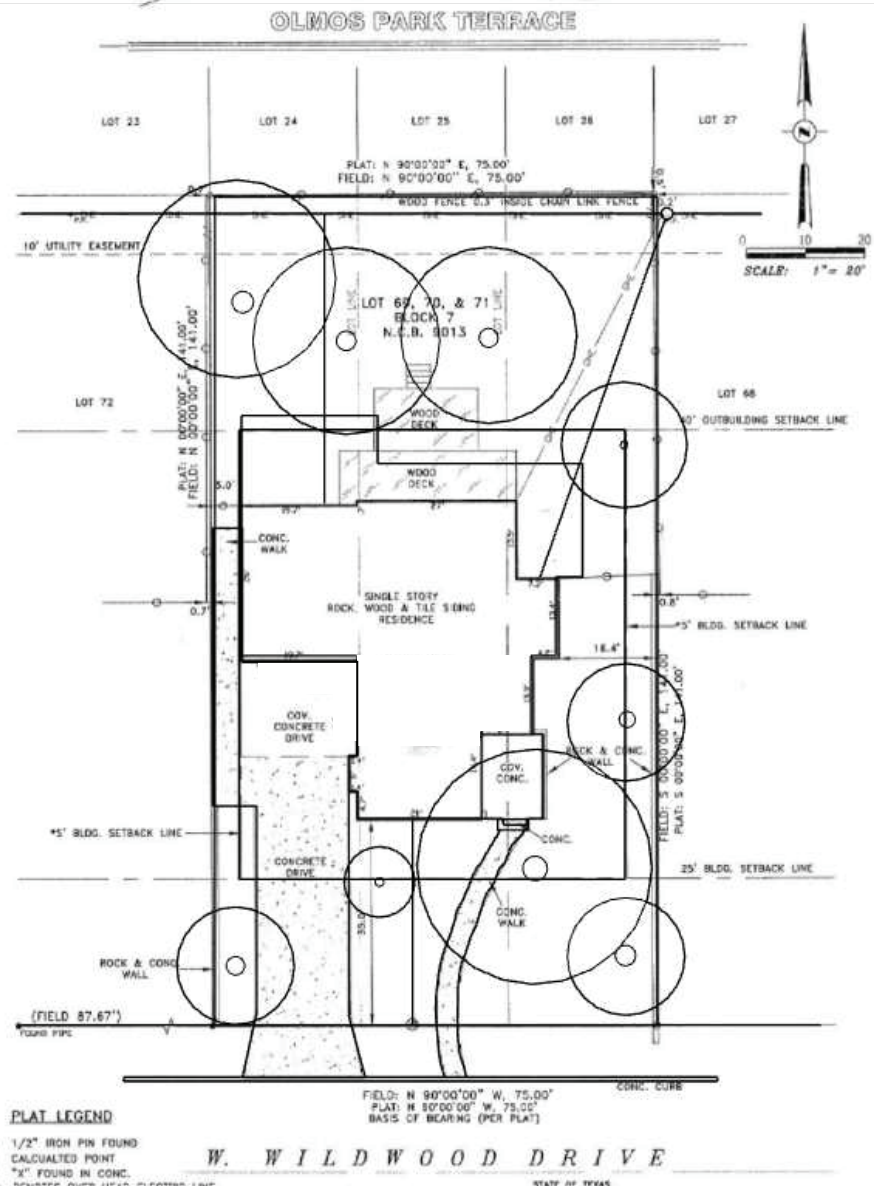
Remodel House Floor Plan

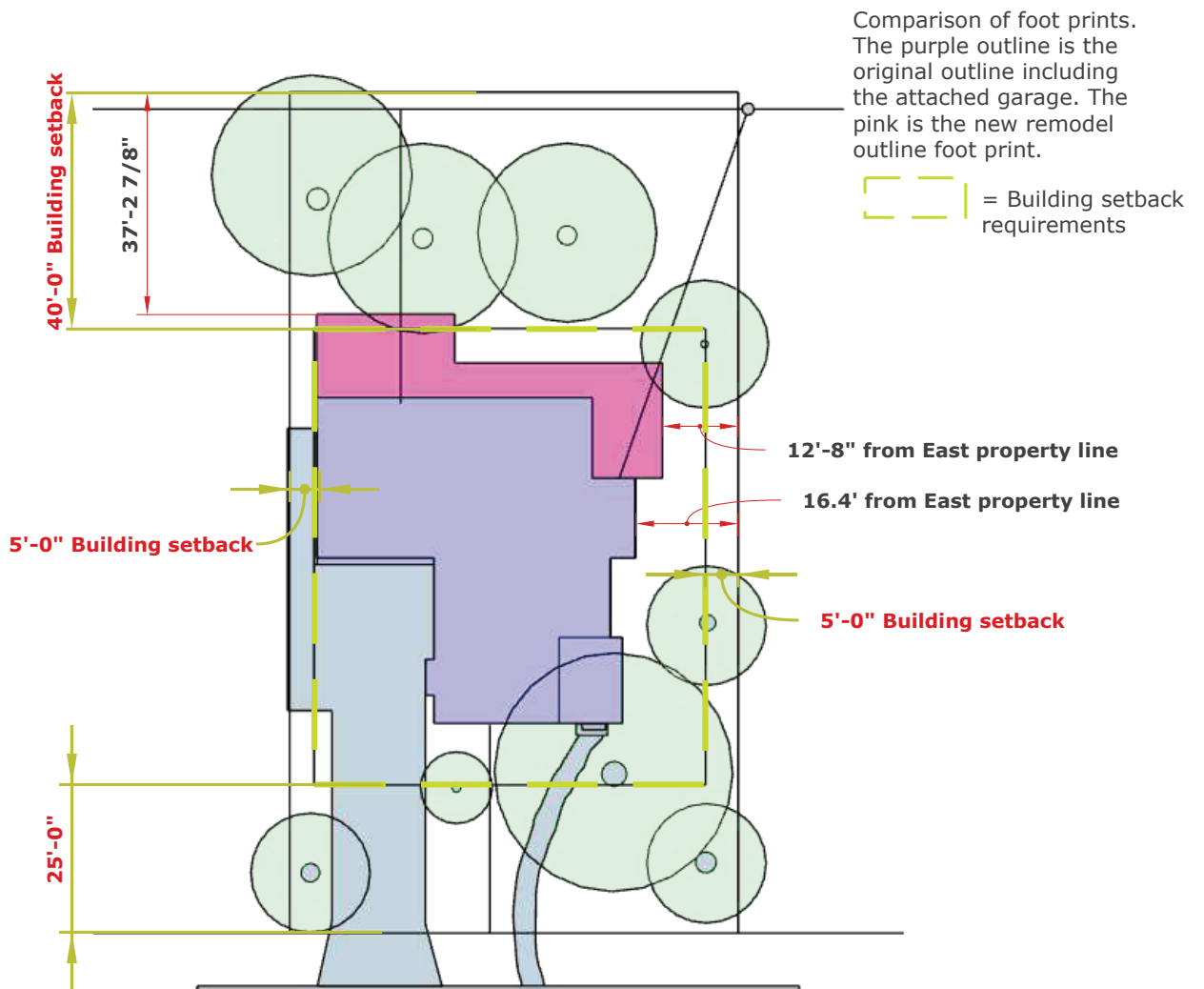


2314 SQFT

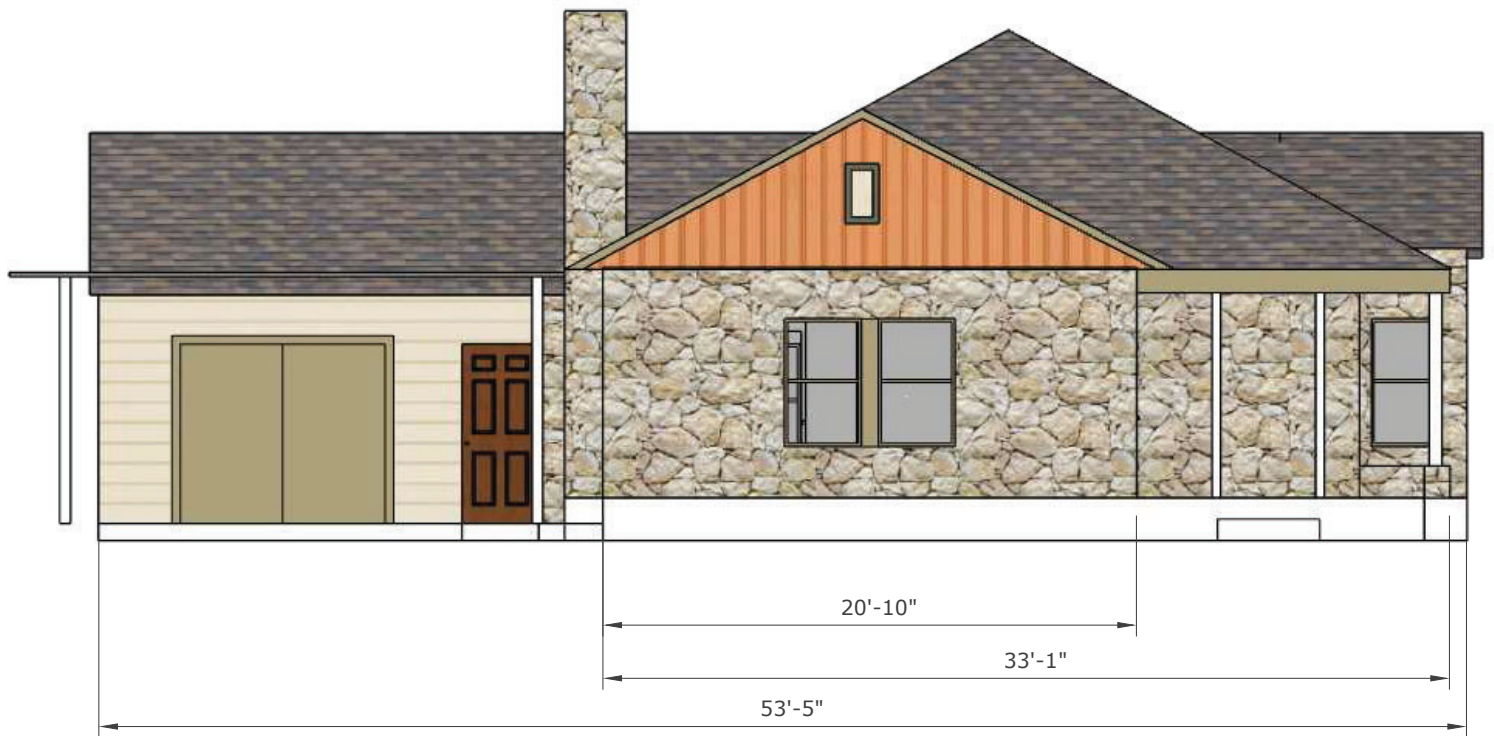
In red are the dimensions of the extent of the additional foot print for the remodel compared to the original floorplan.







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

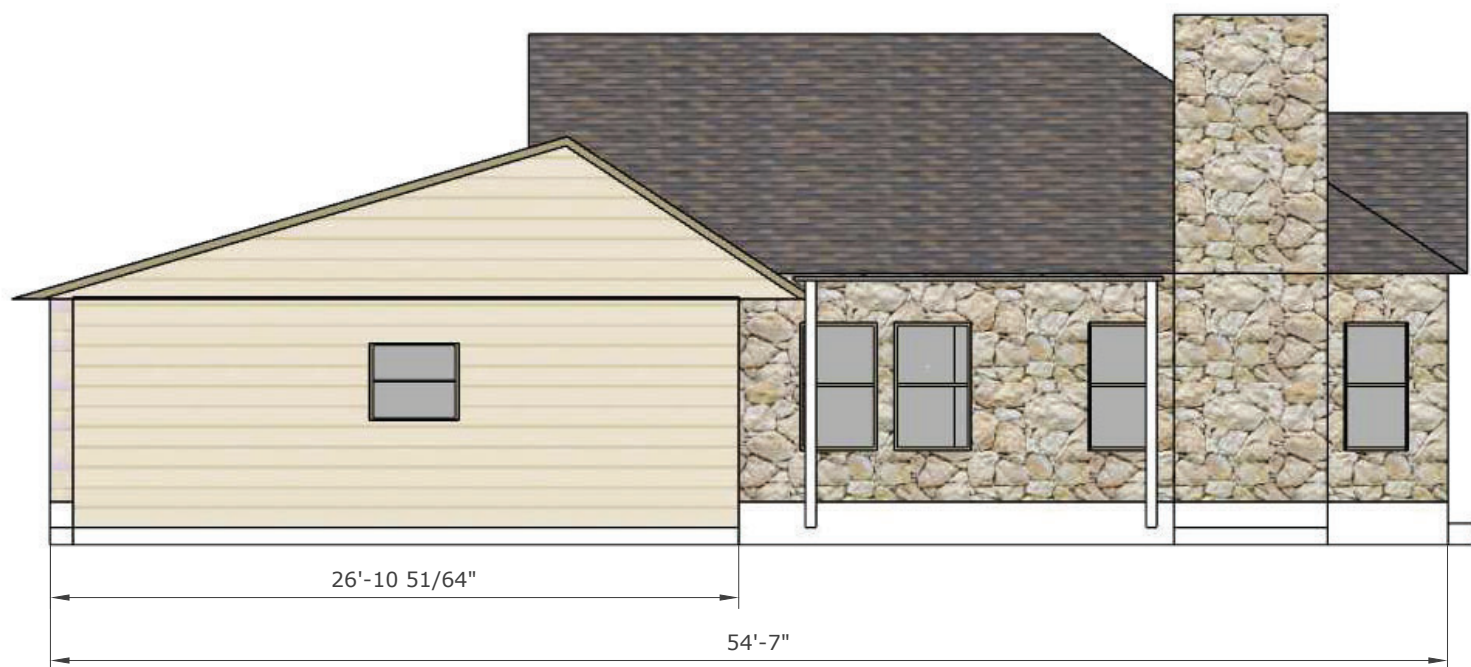




Current look of Back side of house.



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.



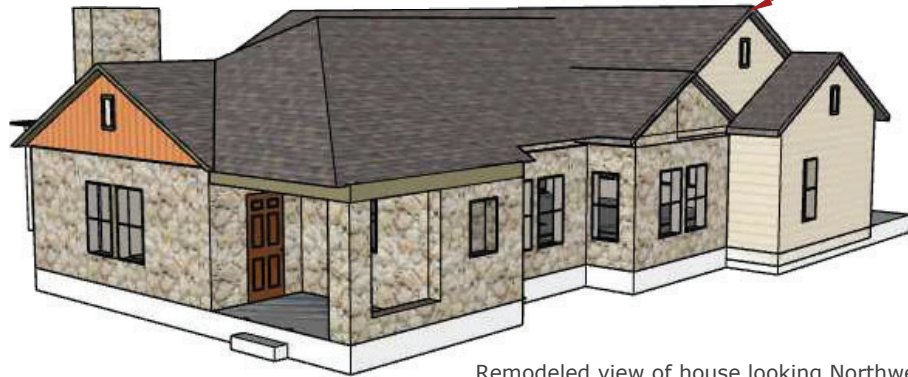
Small Window to match exact historic size seen throughout the neighborhood and surrounding adjacent homes.



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.





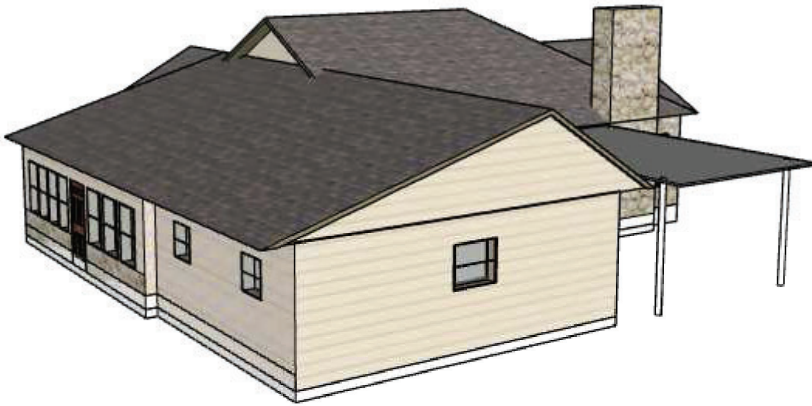
4'-7"

Current view of BACK of house looking South.

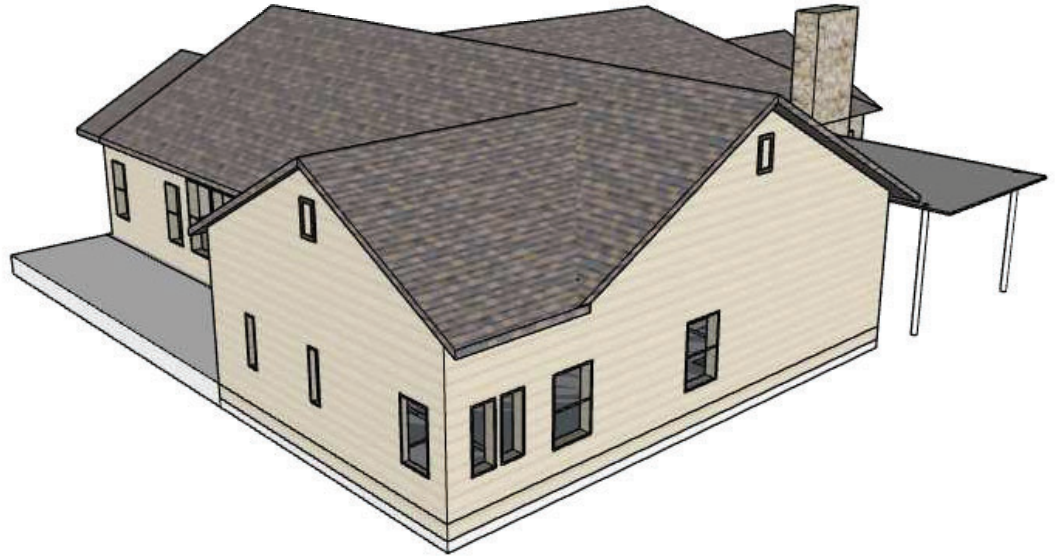


Remodeled view of BACK of house looking South.

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

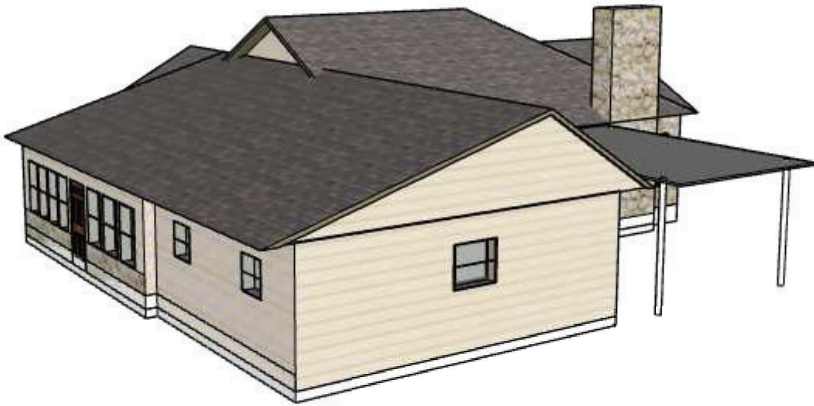


Remodeled view of house looking Northwest.

- 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

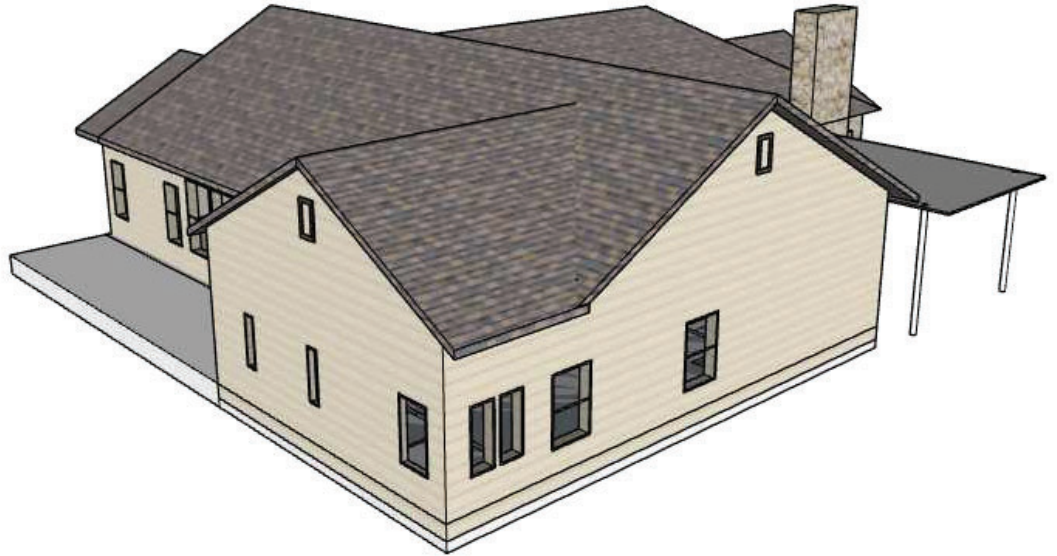


Remodeled view of house looking Southeast.

- 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.















