

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-103
ADDRESS: 222 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT 14
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Engelke, Sophie F - House
APPLICANT: Christian Arnoux Tatsamai Jarusiripipat
OWNER: Christian Arnoux Tatsamai Jarusiripipat
TYPE OF WORK: Rehabilitation, exterior modifications, construction of a rear addition and Historic Tax Certification

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Extend an existing rear addition and perform exterior modifications to the rear addition.
2. Install a window in an existing door opening.
3. Modify an existing window.
4. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

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.

UDC Section 35-618. Tax Exemption Qualifications:

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property

and shall:

- (1) State the legal description of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
- (4) Include a statement of costs for the restoration or rehabilitation work;
- (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
- (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- (7) Include a detailed statement of the proposed use for the property; and
- (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

- (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.
- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The structure at 222 Adams was constructed circa 1895 and features a double height wrap around porch, turned columns and balusters, jigsaw brackets, stone lintels and sills and a red brick façade. The rear of the primary historic structure currently features a two story addition with wood siding. The applicant has proposed to extend this addition to the rear, modify existing windows openings, reclad the facades with stucco and perform other exterior modifications.
- b. ADDITION – The applicant has proposed to extend the existing rear addition further to the rear of the lot by five (5) feet. Staff finds this proposed extension appropriate and of a nature that will not negatively impact the primary historic structure. Additionally, the applicant has proposed to remove the existing wood siding and clad the addition with stucco. Given that this is proposed to a rear addition, staff finds the installation of stucco appropriate; however, all exterior wood siding is to be salvaged..
- c. NON-HISTORIC DOOR REPLACEMENT – The east elevation of the primary historic structure features a door and steps that are non-original that the applicant has proposed to remove and install a window. The applicant has noted that the opening size will not be modified. Staff finds this appropriate.
- d. EXISTING WINDOW MODIFICATIONS – The addition currently has three windows that feature a width unusual for their height. The applicant has proposed to modify these window openings and install fixed windows featuring a height of 1' – 6" and a width of 3'. The applicant has noted that these windows will be wood.
- e. EXISTING WINDOW MODIFICATIONS – The applicant has proposed to modify an existing window opening by installed hinges to make the window operable. Staff finds that the profile and materials of the window will not

change and that this request is appropriate.

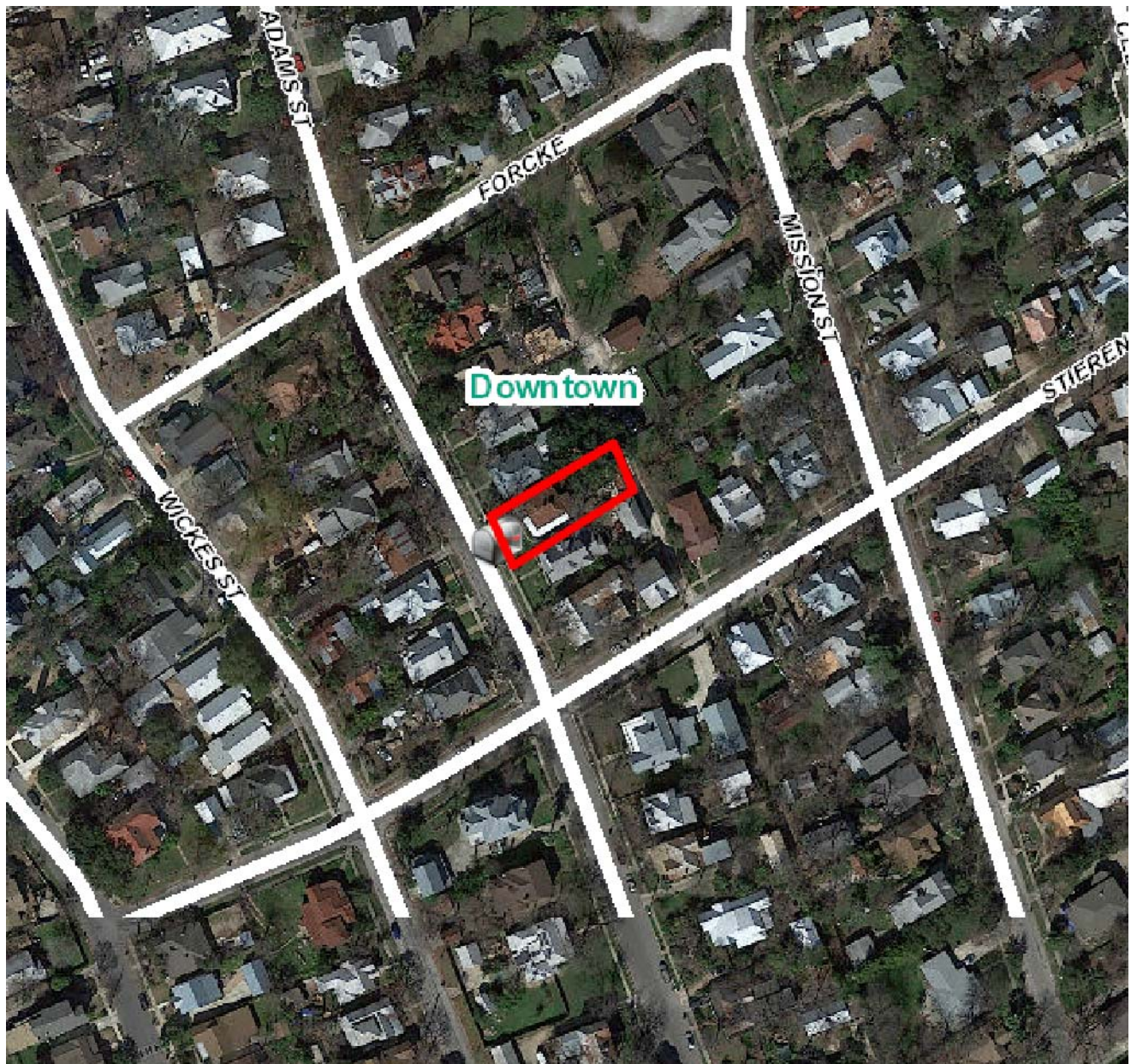
- f. HISTORIC TAX CERTIFICATION – The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 based on findings a through f.

CASE MANAGER:

Edward Hall



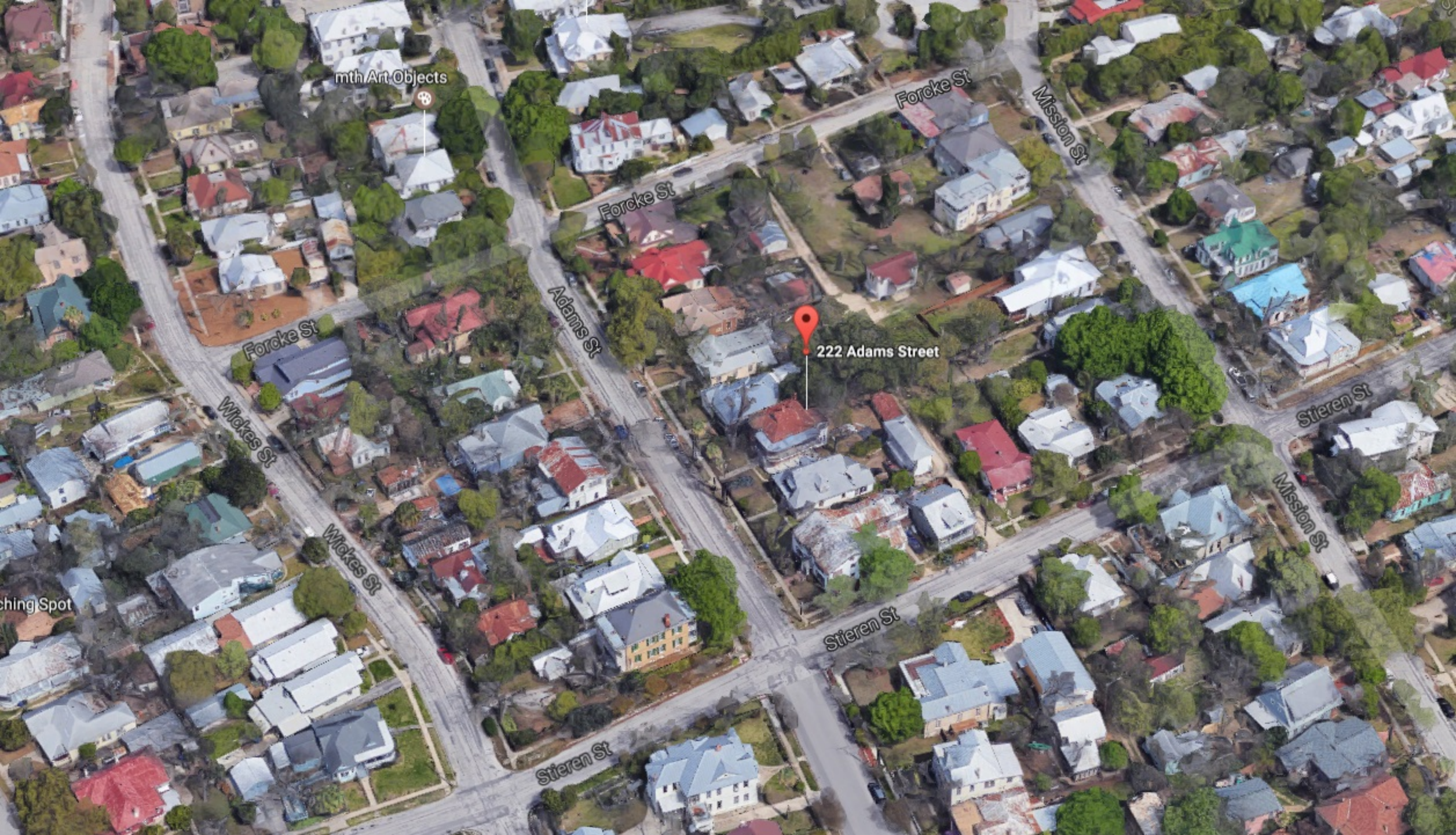
Flex Viewer

Powered by ArcGIS Server

Printed: Mar 08, 2017

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mth Art Objects

Forcke St

Mission St

Forcke St

Adams St

222 Adams Street

Forcke St

Wickes St

Wickes St

Stieren St

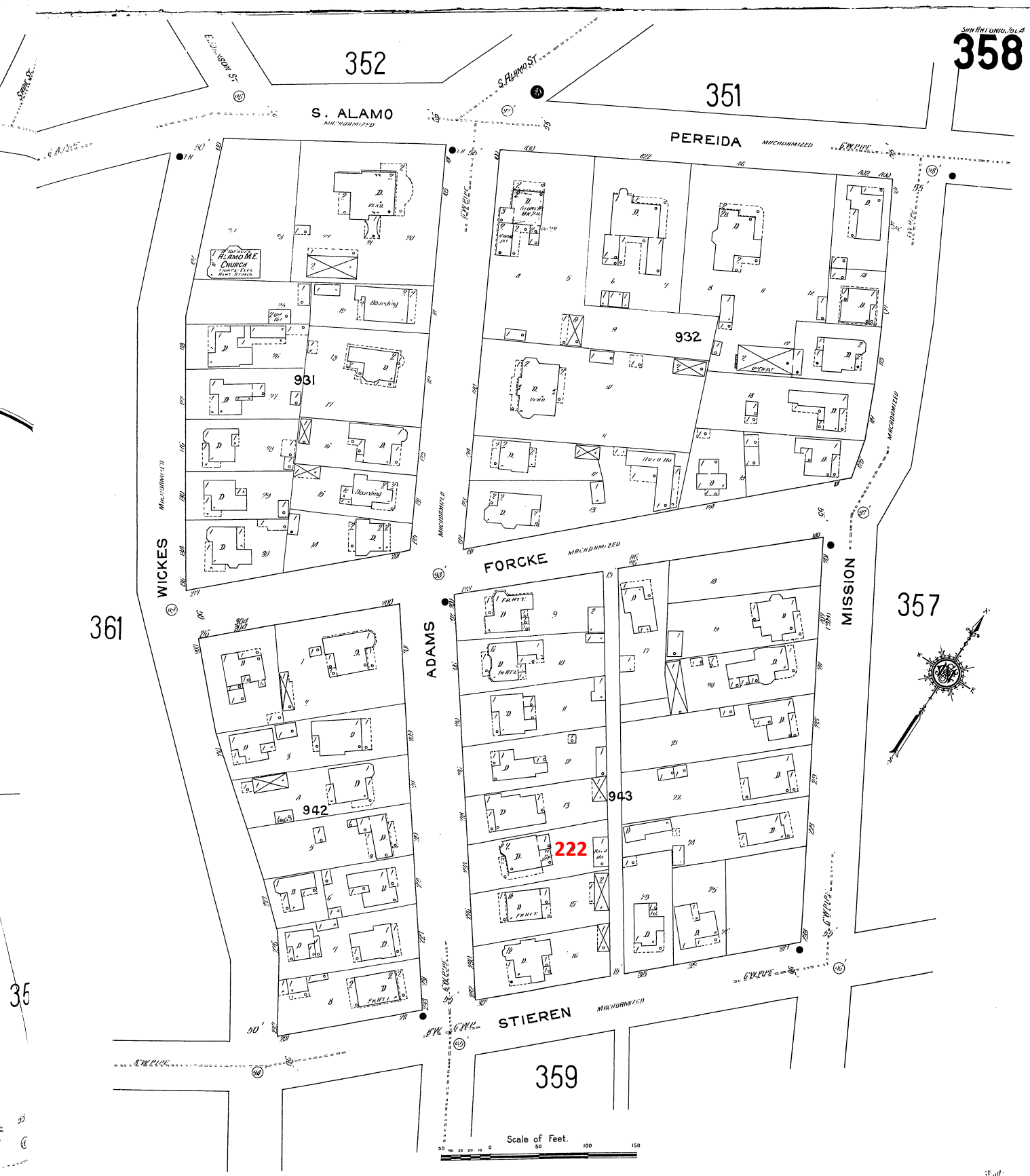
Mission St

Stieren St

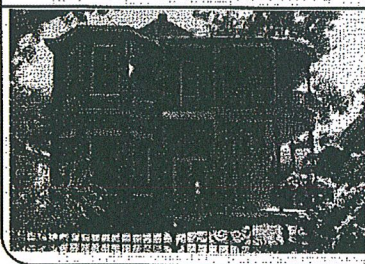
Stieren St

ching Spot

1912 SANBORN MAP



7 = 30

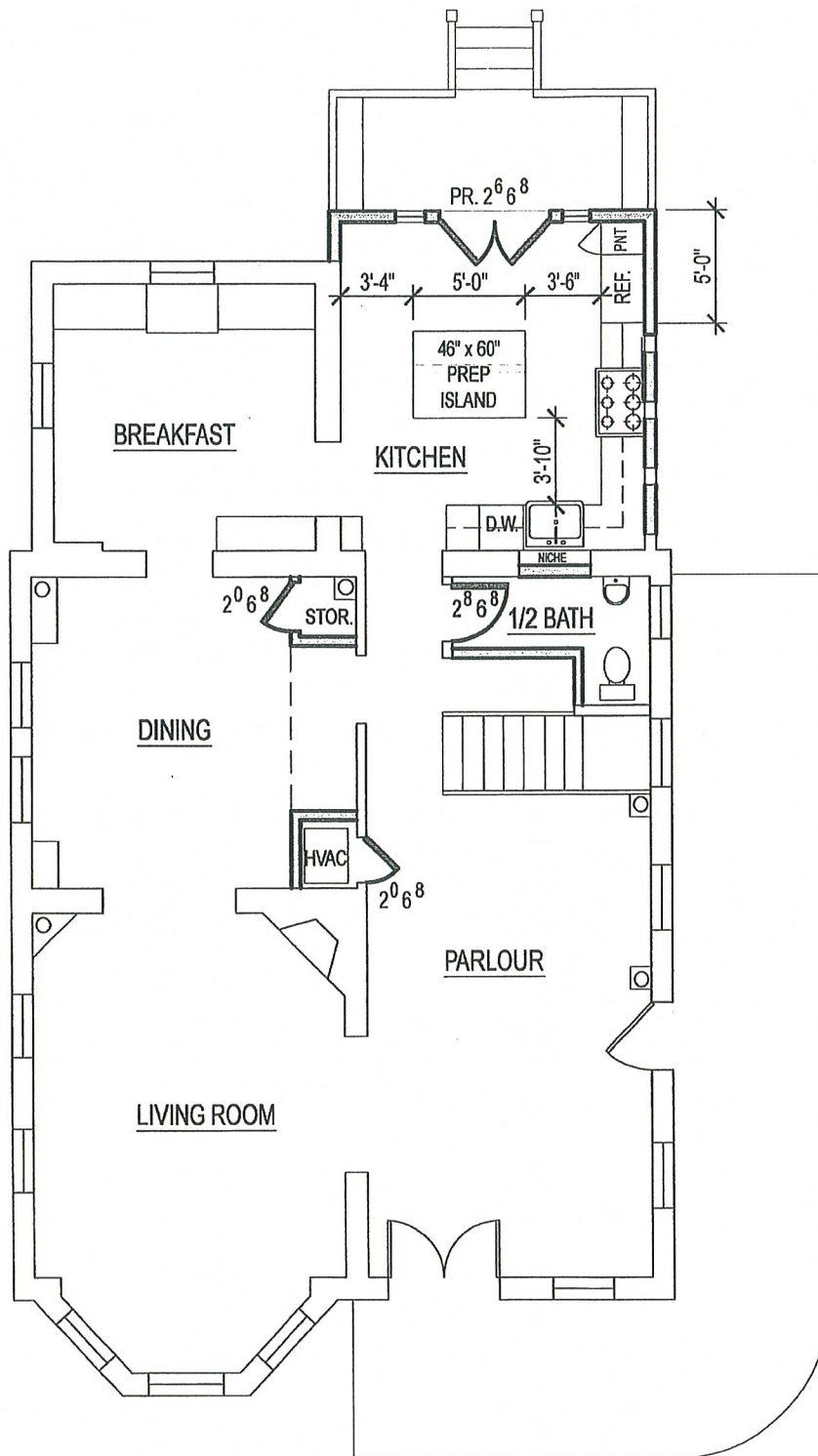


A circular professional seal for Patrick D. DREWITT, a Registered Professional Surveyor in the State of Texas. The seal features a five-pointed star in the center. The text "STATE OF TEXAS" is at the top, "REGISTERED" is below it, and "PROFESSIONAL SURVEYOR" is at the bottom. The number "5671" is prominently displayed in the center, and "PATRICK D. DREWITT" is written across the seal.



JEAN-MARIE WARREN

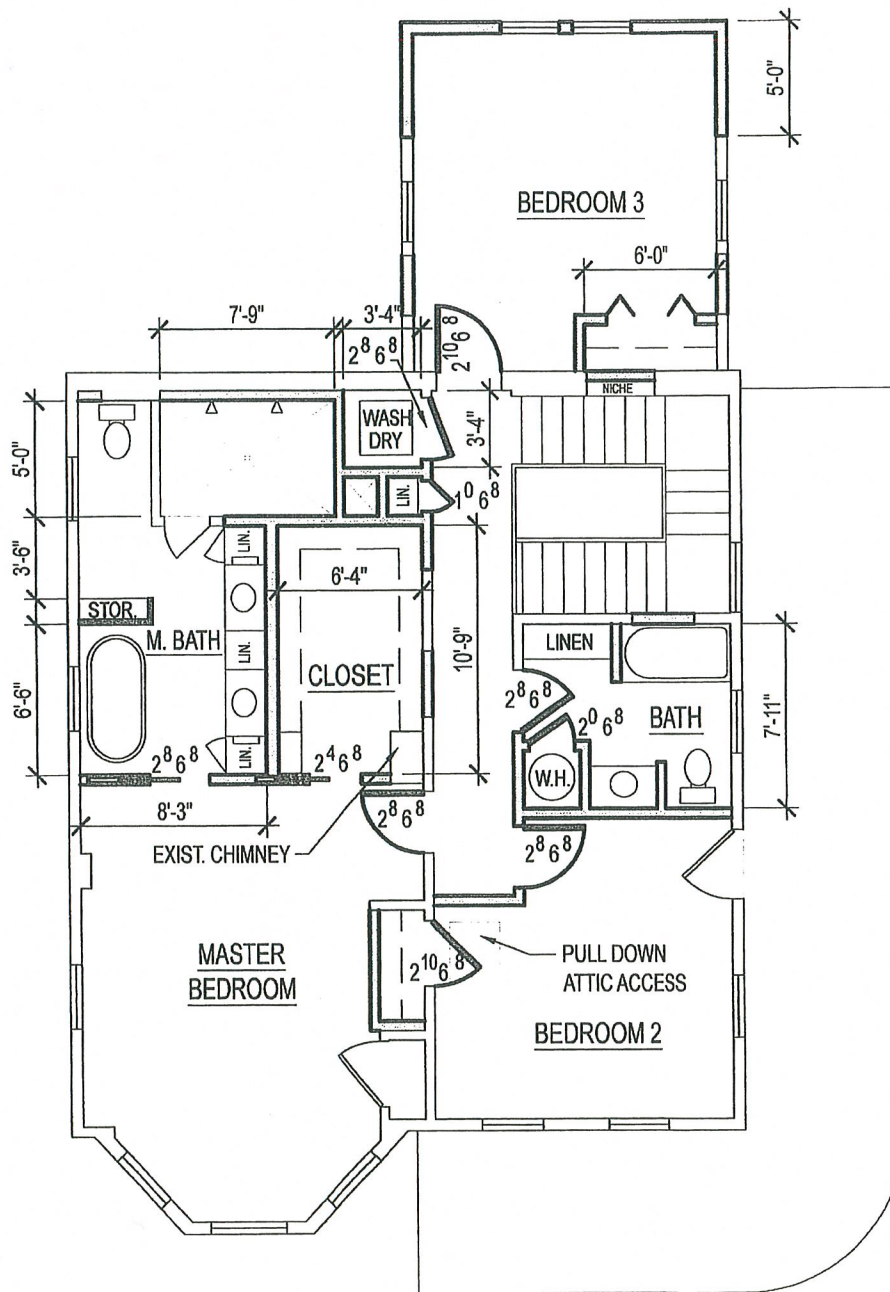




222 ADAMS - FIRST FLOOR - OPTION 2

SCALE: 1/8" = 1'-0"

02 / 04 / 2017







A) Replace the existing door with the window that is currently located at the non historic rear addition. The dimension is such that it will fit in the opening without any modification of both the structure and the window

B) Existing window. Modify it with hinges on top so that it will have an awning opening

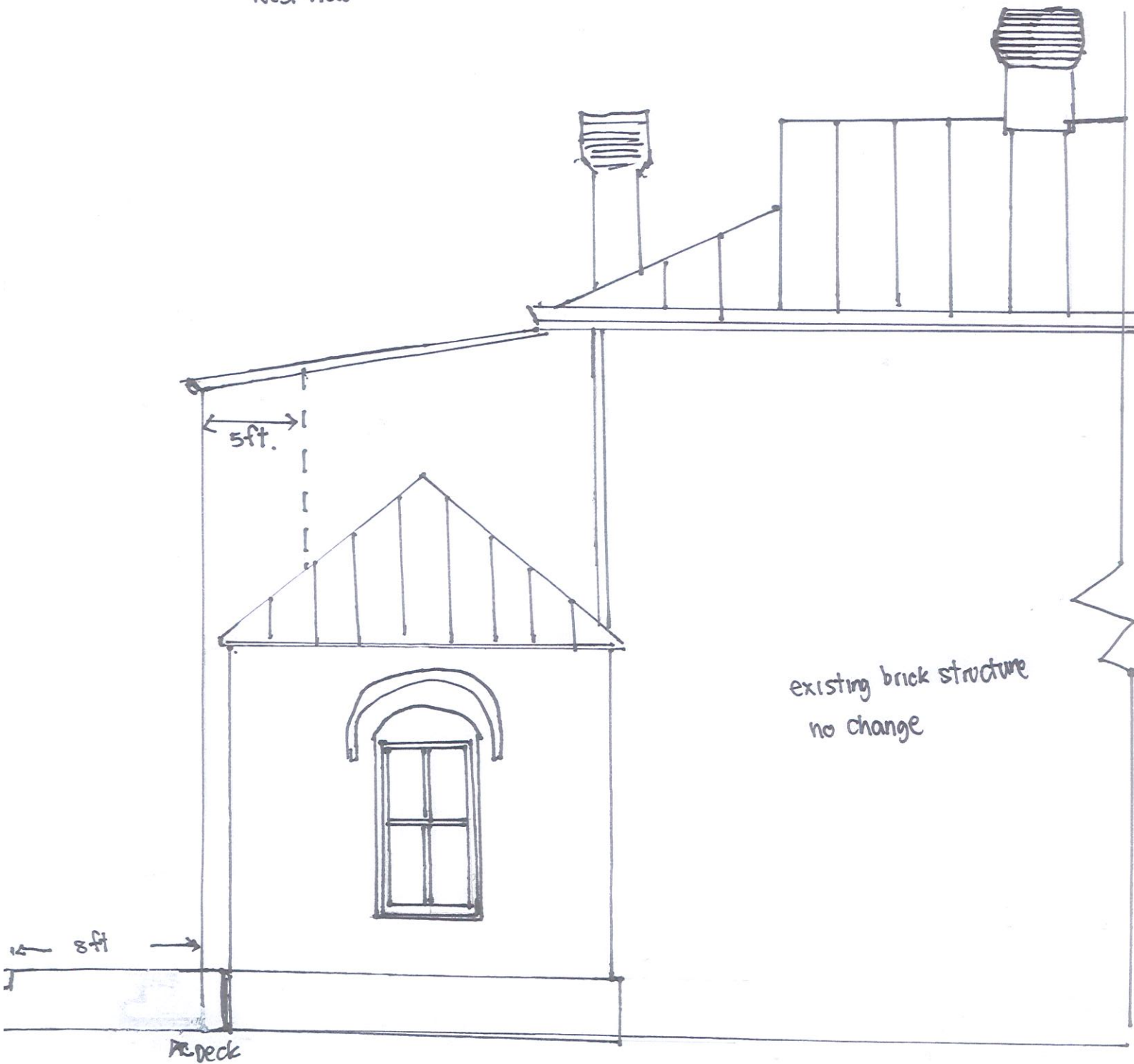
C) Install fixed 1.5 ft by 3 ft wooden windows on the first floor

D) Addition will have stucco siding to be painted in stucco color

E) Reuse existing window and place in the middle of the second floor

5 ft from existing

West view



Rear View





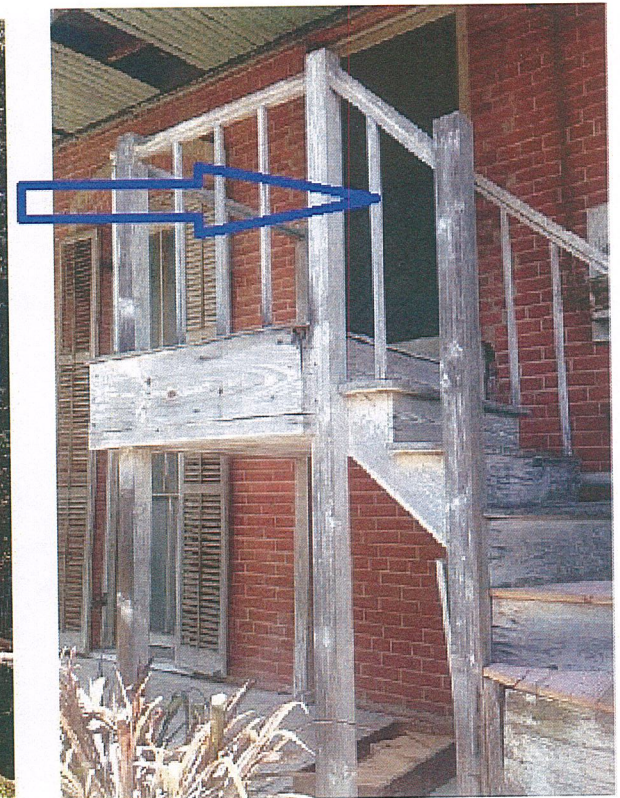
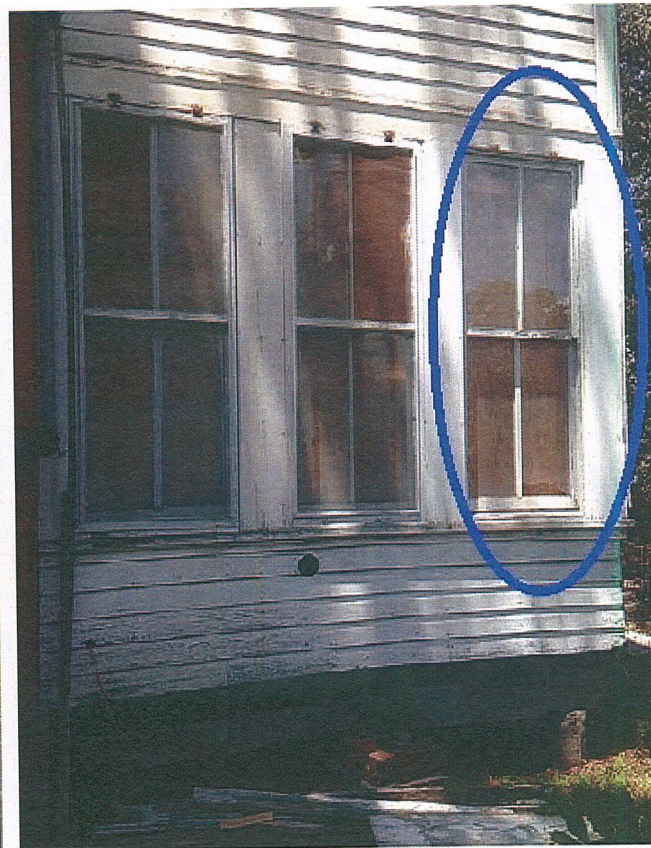


A) Reuse existing exterior door that is currently stored inside the property.

B Install wood transom and wood side windows

C) Reuse existing windows

D) Install a deck/steps to the house. 5 ft deep



Replace the non historic
door with a window
similar to the ones at
the back

Addition to the existing
wood structure by 5 ft
towards the rear. Not
visible from the street

Improve the existing
siding with Stucco.





Stucco

Window
that has
been
converted
into a shelf
when the
porch was
closed in



222 Adams St
San Antonio, TX 78210

Owners: Christian Arnoux and Tatsamai Jarusiripipat

Dear Historic and Design Review Commission

Thank you for taking your time in reviewing our renovation. It is our intention to restore the historic 222 Adams house to be habitable. We intend to live in the property immediately after the completion of the renovation which is projected to be October 2017. There will be a substantial amount of work performed that will extend the life of the house.

Below is the projected cost of the renovation after discussions with multiple contractors.

Description	Projected cost
Permit Fees	\$ 440
Trash Haul and Dumpster Fees	\$ 5,250
Front entry steps	\$ 1,500
Foundation	\$ 7,500
Metal Roof	\$ 13,800
HVAC (two 5 tons units 14 seer)	\$ 25,000
Plumbing work to the street	\$ 28,000
Electrical work	\$ 18,000
Total	\$ 99,490

We purchased this property in 2016 and the BCAD improvement value of the home is \$129,230 with a land value of \$80,770. With the current renovation estimate, the renovation cost will amount to 47% of the current property value.

We appreciate your time in reviewing our property. Please do not hesitate to contact us if further questions arise.

Sincerely,

Tess Jarusiripipat and Christian Arnoux