

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-580
ADDRESS: 1200 IOWA ST
LEGAL DESCRIPTION: NCB 3886 BLK 2 LOT 1
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
TYPE OF WORK: Rehabilitation, window replacement
APPLICATION RECEIVED: November 2, 2017
60-DAY REVIEW: January 1, 2018
REQUEST:

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

1. Alter the front façade by removing two doorways and installing a single center doorway.
2. Alter the rear façade with installation of new window and door openings.
3. Replace the existing wood windows with new wood windows, throughout the structure.
4. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

FINDINGS:

- a. The structure at 1200 Iowa is a single-story duplex that first appears on the 1912 Sanborn map. The front façade historically features a symmetrical configuration with concrete steps with subtle tile details, four wood square columns, four wood one-over-one windows, and two wood doors. Work had been performed on the interior by the previous and current owner to transform the structure into a single family home from its duplex configuration. Major unapproved renovations had been performed before the applicant was notified of the violation.
- b. **EXTERIOR ALTERATIONS** - The applicant has proposed to remove the two front doors to install a centered primary door, to relocate the existing window openings, and to relocate the existing columns. The applicant had already begun work by removing the left-side door, the left side windows, and all of the columns and their respective porch roofs, and partially installing new siding. The Guideline for Exterior Maintenance and Alterations explicitly prohibits major changes to historic façade configurations whenever preservation, replacement in-kind, or repair is possible. Staff finds the proposed front façade alterations for the mere intention of converting the duplex into a single-family structure highly inappropriate.
- c. **WINDOWS** – The applicant has proposed to replace the existing wood windows with new wood windows. The applicant had already begun replacing the wood windows with vinyl windows before informed of the violation. Staff is unable to determine the condition or location of the original wood windows. If replacement windows are necessary, the applicant must adhere to the Guidelines and provide window specifications typical to the historic district or other structures with similar style and period of construction. The proposed windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- d. **TAX CREDIT CERTIFICATION** – The applicant has proposed to receive Tax Credit Certification for the renovation of the structure. The applicant’s current projection of rehabilitation costs has not meet the 30%

threshold to receive the Historic Tax Credit. The applicant can work with staff to pursue certification once an scope of work has been approved by the HDRC.

RECOMMENDATION:

1. Staff does not recommend approval of the proposed reconfiguration of the front and rear façades based on findings b. Staff recommends that the original front porch elements be preserved in place.

2. Staff does not recommend window replacement based on finding c. The applicant has not provided documentation of the current conditions of the original wood windows which would warrant their replacement. Staff recommends that the original windows be repaired. Where repair is proven and verified by staff to not be feasible, staff recommends replacement wood windows with the stipulations that the new windows feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

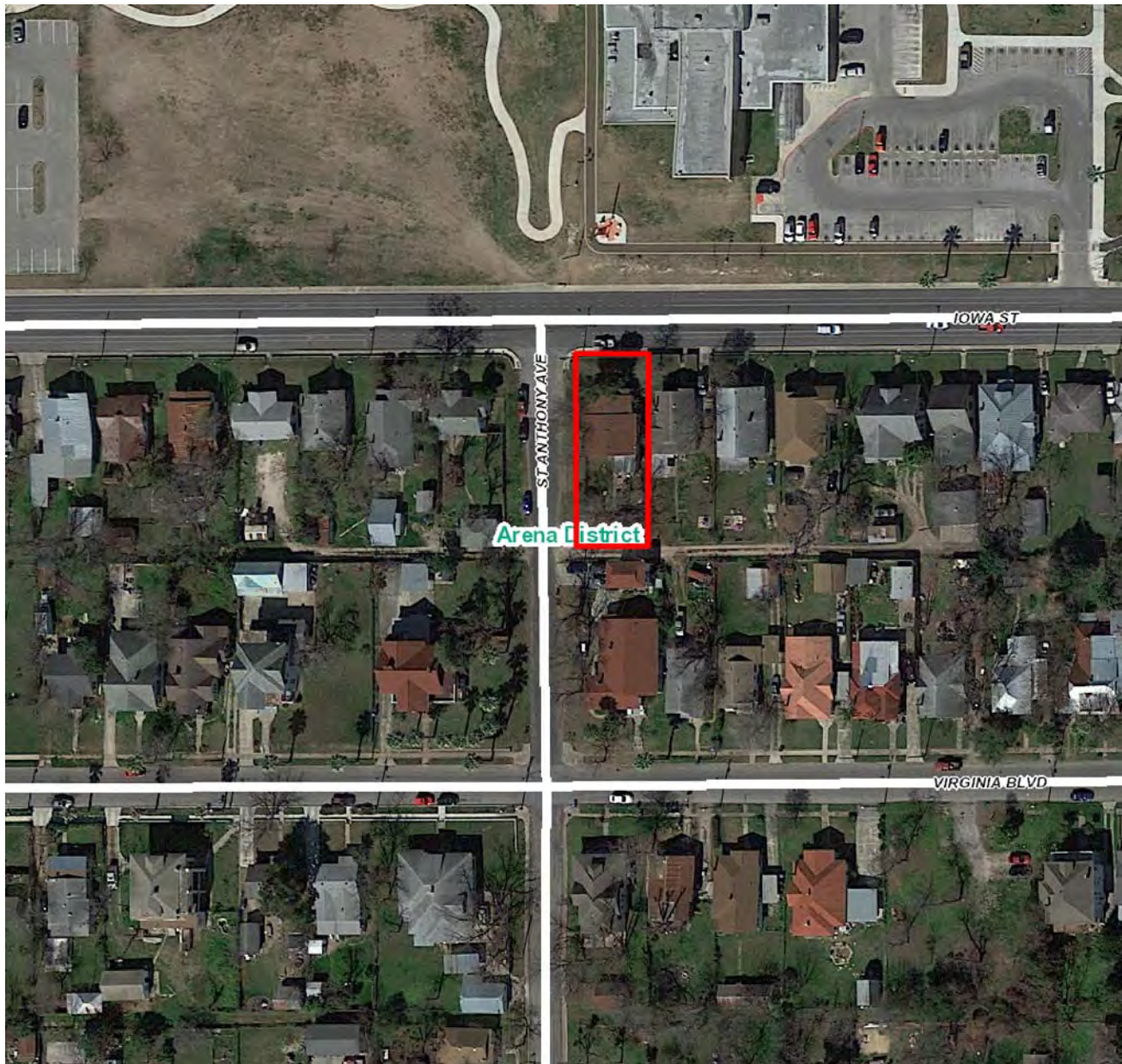
3. Staff does not recommend historic tax certification based on findings d. The applicant can work with staff to pursue certification once an scope of work has been approved by the HDRC.

CASE COMMENT:

A Stop Work Order was posted on the Site on October 16, 2017. At this time, staff noticed major alterations noted in finding b. The applicant has since stopped work on the exterior of the structure, kept the columns and porch details on site, has cooperated by submitting applications for approval, and has seek guidance from staff. Another site visit was performed on November 2, 2017. Staff remains concerned with the lack of architectural documentation for the renovation of this property.

CASE MANAGER:

Huy Pham

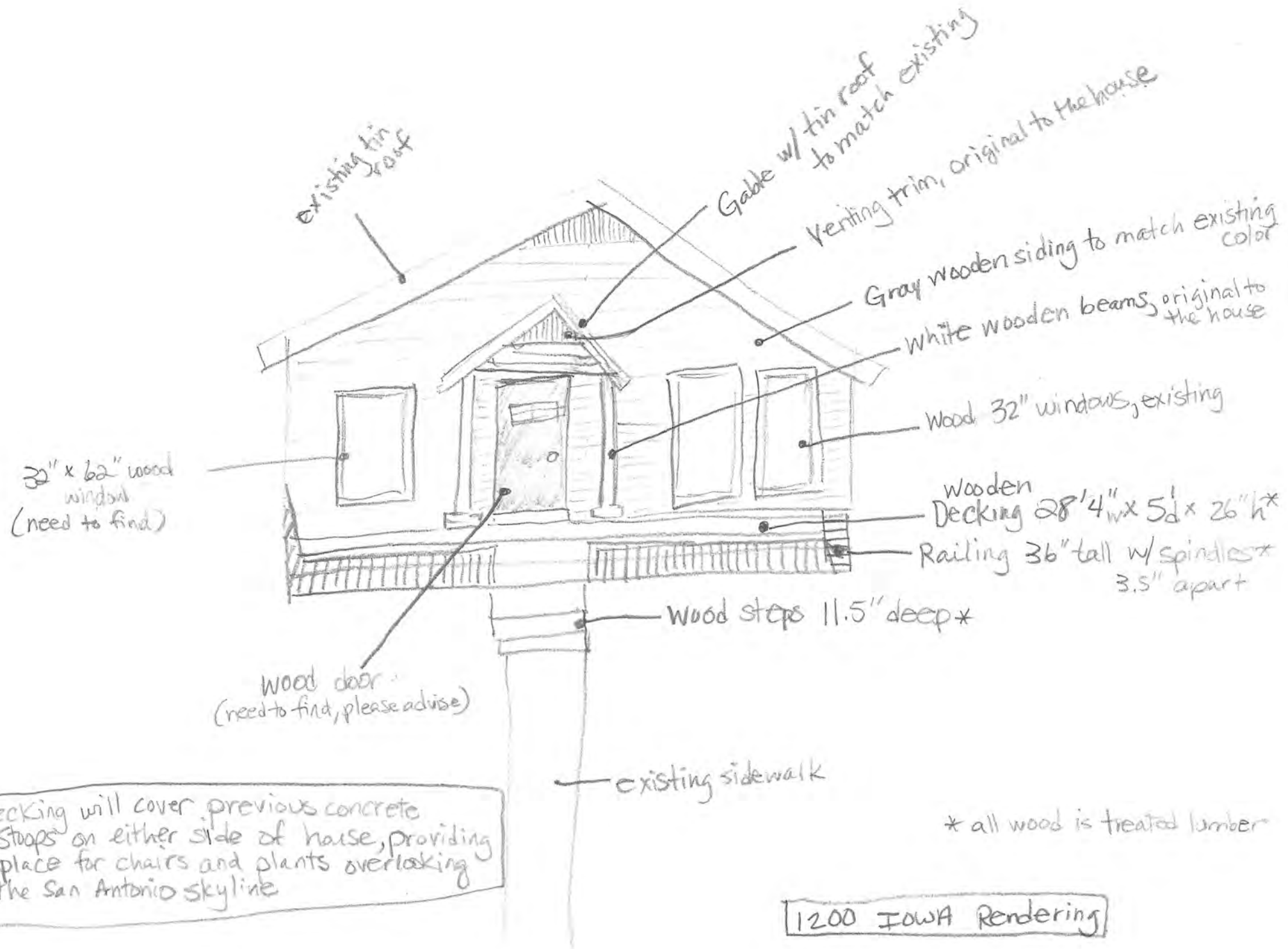


1200 Iowa

Powered by ArcGIS Server

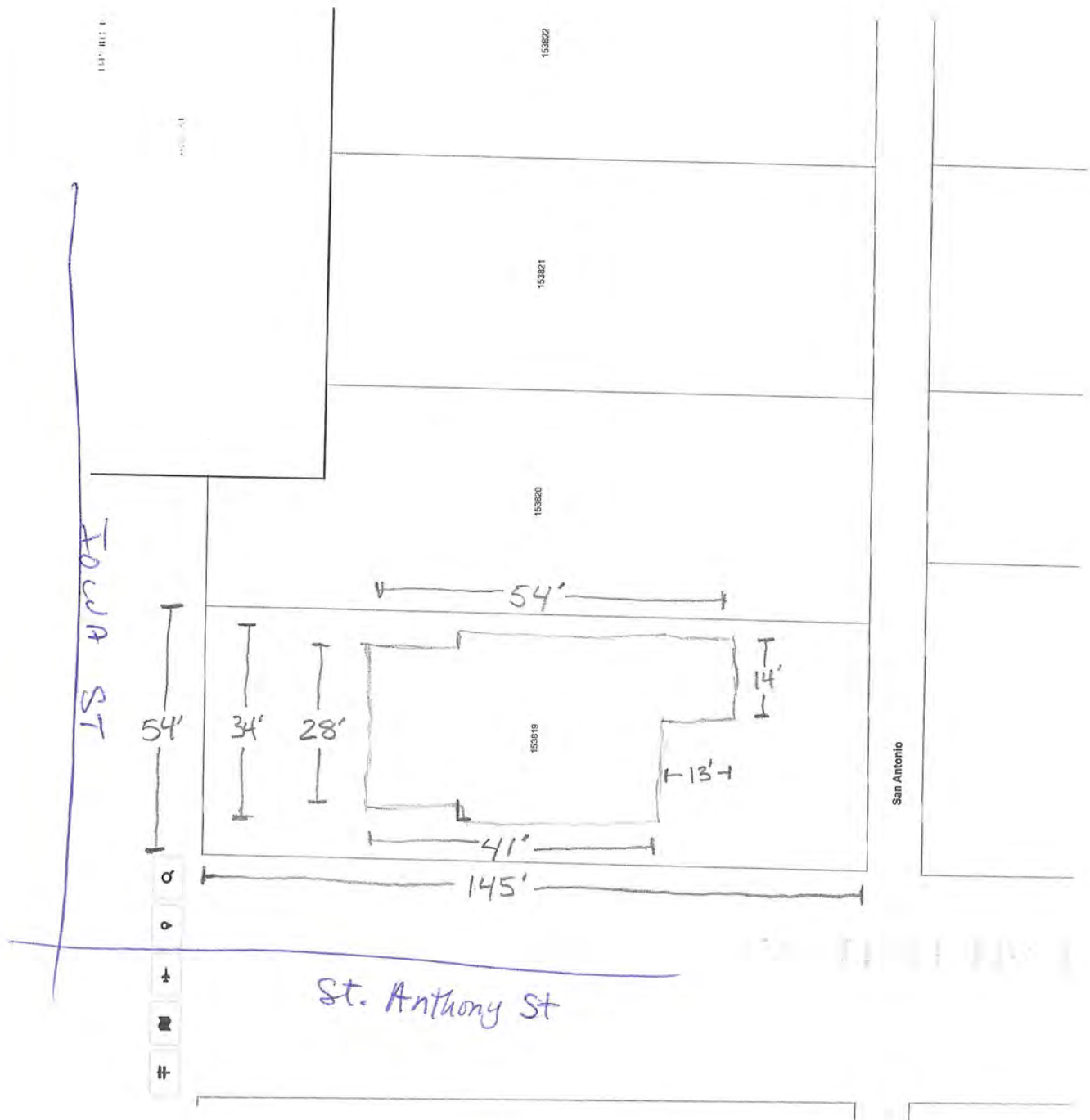
Printed: Nov 09, 2017

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Site Plan

1200 Iowa



Oct. 26, 2017

To: The Office of Historic Preservation, San Antonio

We are writing to finish the work of a previous investor, who owned and resided at 1200 Iowa. The dwelling was converted from a duplex to a single family home in years past, with significant work already completed when we acquired the property. The front facade included two exterior doors, one leading to the family room and the other to the front bedroom. Since we began this project, we have been burglarized twice (police reports) - we would like to have only 1 exterior door in the front as a result of the burglaries and it being a single family home. I have installed a permitted fence, with locks, in the back to secure the back door and keep strangers out. It would be awesome to work with you to come up with an acceptable design for the front of the house. I apologize for my lack of understanding

in the home's historical nature. I am open to any suggestions you may communicate. This past week I have tried to find old, vintage wood windows and exterior doors that would provide the desired look as well as being secured. Unfortunately, no one had windows to match the existing, original windows on the front of the house. Please advise us in this matter. The front of the house is to be painted the same color as the rest of the house, which was done by the previous owner - Sherwin Williams Elephant Gray. I look forward to the opportunity to work closely with you and your team.

Thank you for your consideration,
Debra Holcomb
Holcomb Properties LLC

Completion of facade 1200 Iowa St.

Enclose existing openings

Build new doorway

Entry gable/metal roof

Complete siding, match existing

6,000.⁰⁰

Entry door & install

500.⁰⁰

6,500.⁰⁰

Completion of facade will be approximately 30 days from start.

Nov 2, 2017, 1:32:35 PM
709 S New Braunfels Ave
San Antonio TX 78203
United States



Nov 2, 2017, 1:32:47 PM
1200 Iowa St
San Antonio TX 78203
United States



Nov 2, 2017, 1:34:49 PM
400-498 St Anthony St
San Antonio TX 78203
United States



Nov 2, 2017, 1:34:55 PM
400-498 St Anthony St
San Antonio TX 78203
United States



Nov 2, 2017, 1:35:00 PM
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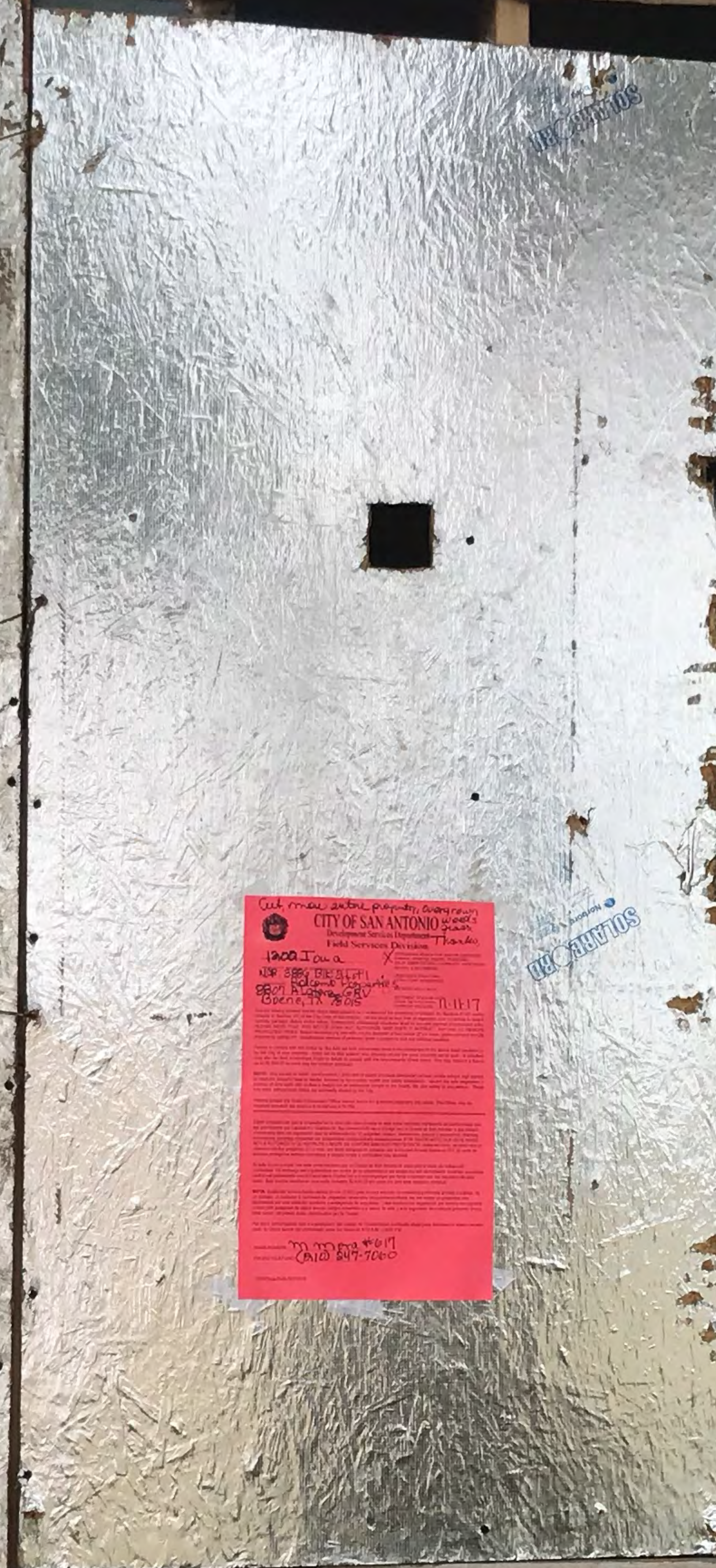
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400-498 St Anthony St
San Antonio TX 78203
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San Antonio TX 78203
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1200 Iowa St
San Antonio TX 78203
United States



City of San Antonio
CITY OF SAN ANTONIO
Public Works Department
1200 Iowa St
San Antonio, TX 78203
781-766-0000



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