

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-057
ADDRESS: 1138 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 10
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Justin Abt
OWNER: Lisa Rhee
TYPE OF WORK: Construction of a rear addition, enclosure of a front door and side window, exterior modifications, roof modifications, skirting modifications
APPLICATION RECEIVED: January 18, 2018
60-DAY REVIEW: March 19, 2018
REQUEST:

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

1. Remove the window from an existing opening on the east side of the historic structure and enclose the opening with woodlap siding to match existing.
2. Enclose one of two front doors with woodlap siding to match existing.
3. Remove decorative gable bracketing from the front façade.
4. Modify the roof eave rafter detailing on the side façades.
5. Install new metal perforated skirting to replace woodlap skirting.
6. Construct a rear addition to measure approximately 420 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

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.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons

to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The primary structure located at 1138 Iowa is a 1-story single family structure constructed circa 1920 in the Craftsman style. The home features a front gable configuration with gabled front porch, deep overhanging eaves, ganged one over one wood windows, and decorative bracketing. The home is contributing to the Knob Hill Historic District. The applicant is requesting approval to enclose three existing window openings and construct a rear addition to measure approximately 420 square feet.

Findings for the existing historic structure, items #1 through #5:

- b. WINDOW OPENING ENCLOSURE – The applicant has proposed to enclose an existing window opening with woodlap siding to match existing. The opening is located on the east elevation of the historic structure on the side of an existing masonry fireplace. According to the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing opening is original to the historic structure and is visible from the public right-of-way. Staff does not find the removal and enclosure consistent with the Guidelines.
- c. FRONT DOOR ENCLOSURE – The applicant has proposed to enclose one of two existing front door openings accessed by the front porch. The door to be enclosed is located on the front elevation and directly visible from the public right-of-way. According to the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing opening is original to the structure and is characteristic of historic homes of the construction period, which utilized two front doors for passive circulation before the integration of modern air conditioning. Staff does not find its enclosure consistent with the Guidelines.
- d. DECORATIVE BRACKETING REMOVAL – The applicant has proposed to remove decorative brackets on the front façade of the structure. The bracketing is located on the primary of two front gables. According to the Historic Design Guidelines, 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 should be preserved and repaired where needed. The brackets are character defining features of Craftsman homes and are historically common on similar homes along Iowa. Staff does not find their removal appropriate or consistent with the Guidelines.
- e. ROOF EAVE DETAIL MODIFICATION – The applicant has proposed to modify the side roof eave detail of the historic structure. The owner of the property as of August 2017 received administrative approval to replace the shingle roof with new shingles. However, the approval did not carry the request to modify the eave detail. The exposed rafter tail detailing of the original structure has been removed and replaced with rafters with a different dimension that are covered by a fascia board. According to the Historic Design Guidelines, 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 should be preserved and repaired where needed. The exposed rafter tails are character defining features of Craftsman homes and are historically common on

similar homes along Iowa. Staff does not find the eave detail modifications to be appropriate or consistent with the Guidelines.

- f. **SKIRTING INSTALLATION** – The applicant has proposed to install new skirting on the primary structure. The skirting is made of a thin metal material with perforations for venting purposes. The owner of the property as of August 2017 received administrative approval to perform foundation repair. However, the approval specifically noted that no changes to the skirting were to occur. The original skirting was a continuation of the woodlap siding on the rest of the structure that flared out towards the base, which is common in historic Craftsman architecture. According to the Historic Design Guidelines, in-kind materials should be used when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Replacement siding should be installed to match the original pattern, including exposures. Modern materials that can accelerate and hide deterioration of historic materials should not be introduced. Staff does not find the new skirting installation consistent with the Guidelines.

Findings for the rear addition, item #6:

- g. **MASSING AND FOOTPRINT** – The applicant has proposed to construct an addition to the primary structure measuring approximately 420 square feet. The existing structure measures approximately 1,020 square feet. According to the Historic Design Guidelines, additions should not double the size of the primary structure and should be subordinate to the existing structure. Staff finds the proposal consistent with the Guidelines.
- h. **ROOF** – The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. The proposed roof features a gable form and is slightly shorter than the existing structure's ridgeline. Staff finds the proposal consistent with the Guidelines.
- i. **ROOF MATERIAL** – The applicant has proposed to install composition shingles to match the existing structure. Staff finds the proposal consistent with the Guidelines.
- j. **NEW WINDOWS AND DOORS** – The applicant has proposed to install three window openings on the new addition. One will be located on the west elevation and two will be located on the rear elevation. All proposed window configurations and proportions are consistent with those found on the historic structure. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
- k. **MATERIALS: FAÇADE** – The applicant has proposed to install new woodlap siding to match the profile of the siding on the existing structure. The applicant has also proposed to carryover the siding detail from the existing structure. Staff finds the proposal appropriate.
- l. **TRANSITIONS BETWEEN OLD AND NEW** – According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials and design details. The applicant has proposed to install a vertical trim piece at the intersection of the historic structure and new addition. Staff finds the proposal consistent with the Guidelines.
- m. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition incorporates similar architectural detailing as the existing structure and is consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the removal of the window opening based on findings b. Staff recommends that the existing opening be retained and that the window be restored or replaced in-kind if missing or deteriorated beyond repair.

Item 2, Staff does not recommend approval of the removal of the front door opening based on finding c.

Item 3, Staff does not recommend approval of the decorative gable bracketing removal based on finding d.

Item 4, Staff does not recommend approval of the roof eave detail modifications based on finding e.

Item 5, Staff does not recommend approval of the metal skirting installation based on finding f. Staff recommends that woodlap siding be installed to match the original condition and the administrative approval issued in August 2017.

Item 6, Staff recommends approval of the rear addition based on findings g through m with the following stipulations:

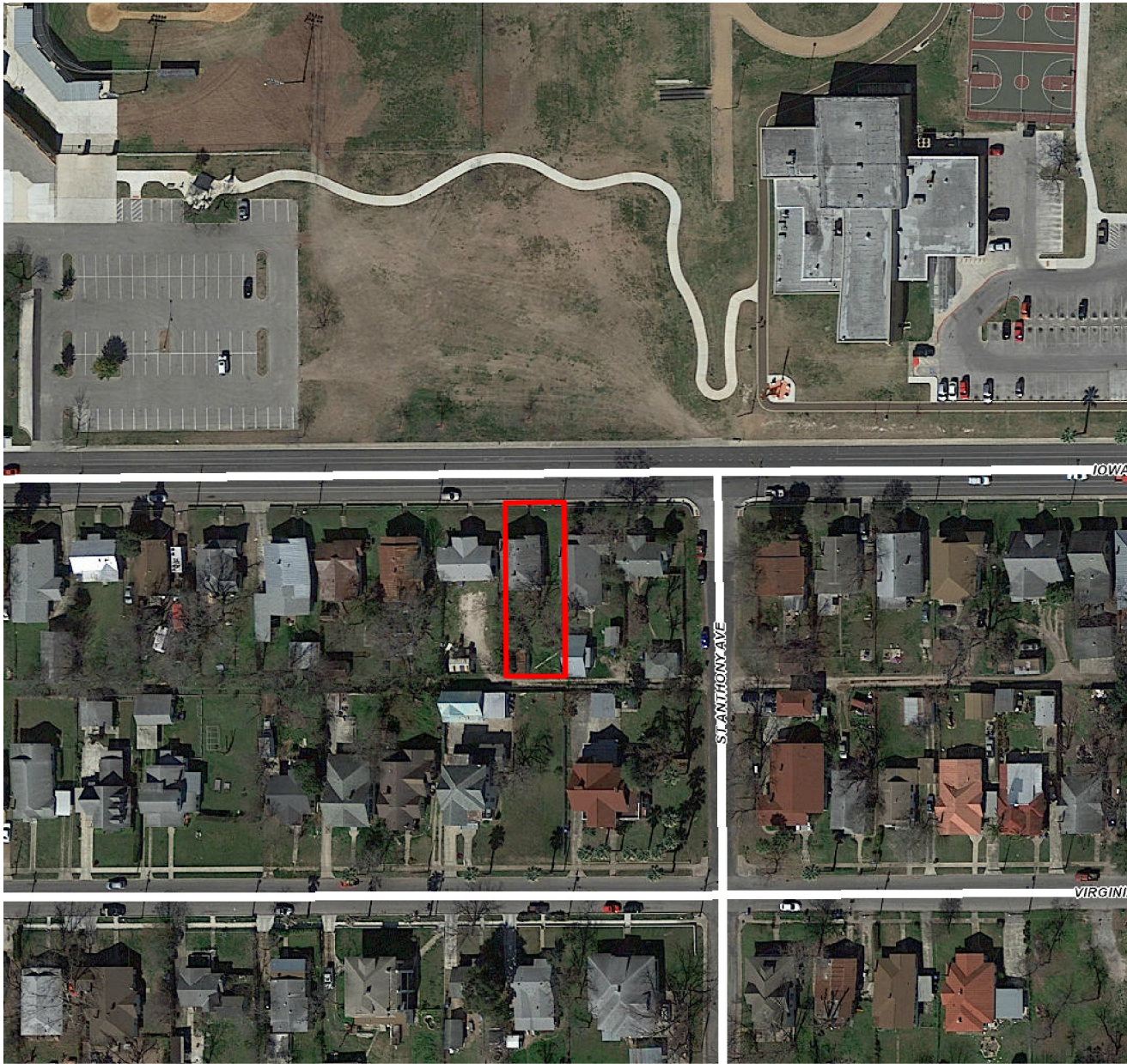
- i. That the applicant submits dimensioned drawings for the rear porch columns to staff for review and approval.
- ii. That the applicant installs a vertical trim piece between the two ganged windows on the rear elevation of the proposed addition to match traditional trim and framing configurations found on the historic structure and in the district. Dimensioned drawings must be submitted to staff that indicate trim detail, dimensions, and depth.
- iii. That the applicant submits a window specification and section detail to staff for review prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

On February 1, 2018, staff conducted a site visit and confirmed that the enclosure of the front door and side window, roof eave modifications, skirting installation, and decorative bracketing removal had been completed without review and approval. The applicant has agreed to reverse all of these changes to their original configuration in a discussion with staff on February 1, 2018.



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 01, 2018

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STAFF PHOTO - FEBRUARY 1, 2018



STAFF PHOTO - FEBRUARY 1, 2018

Proposed Renovation Overview

Project renovations will include restoring the property to its original style along with an addition. Existing exterior wood lap siding will be restored and/or replaced where necessary along with the existing accent trim. Existing windows and surrounding trim will also be restored or replaced. Unrepairable windows will be replaced with wood windows unless another type of material is approved by committee. Two window openings located on the west side of the property will be replaced and enclosed with wood lap siding instead. Roof will stay consistent with current material and will be replaced (3-tab composition shingles). Existing wrought iron enclosure located at front of property will be getting removed.

420 sq ft will be added to the existing structure at the rear for a master bedroom/bath. The same materials will be used including the addition of two windows.

Proposed Paint Colors

Exterior wood lap siding color – sage green

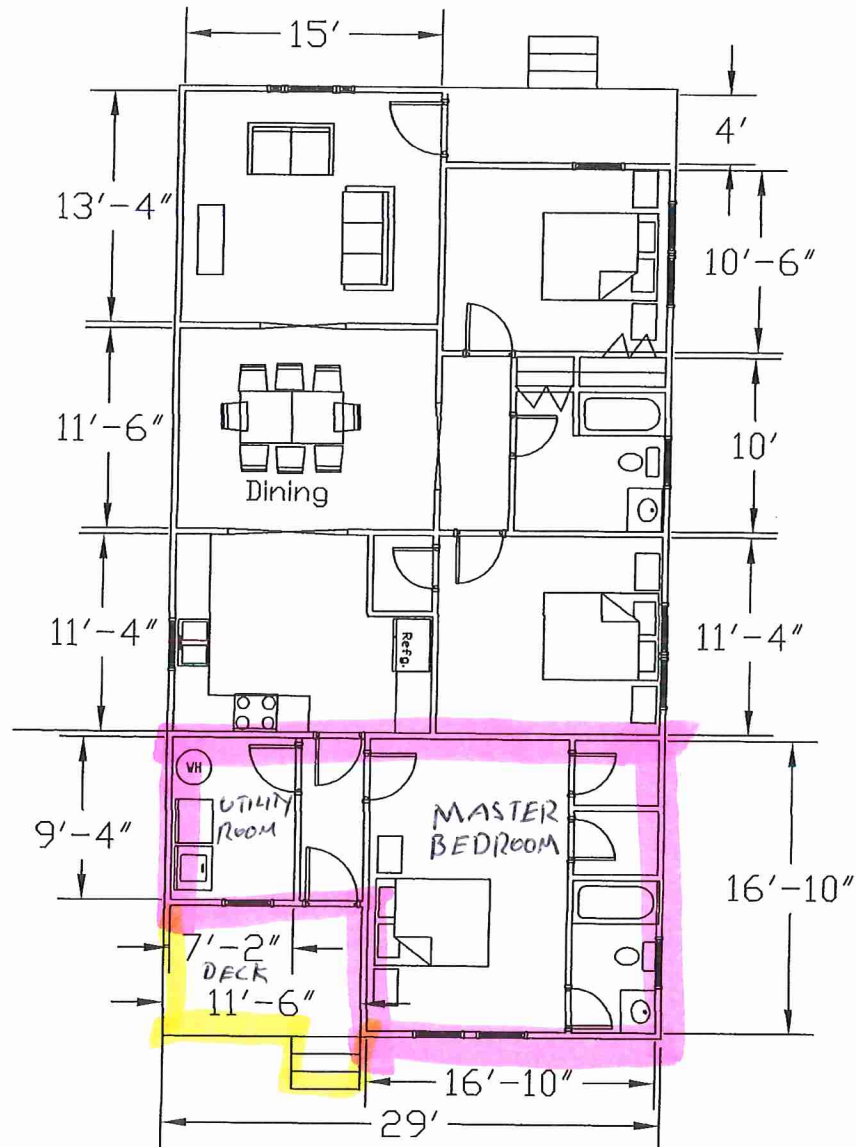
Exterior accent trim - white

Roof color – gray



REMOVE





Floor Plan

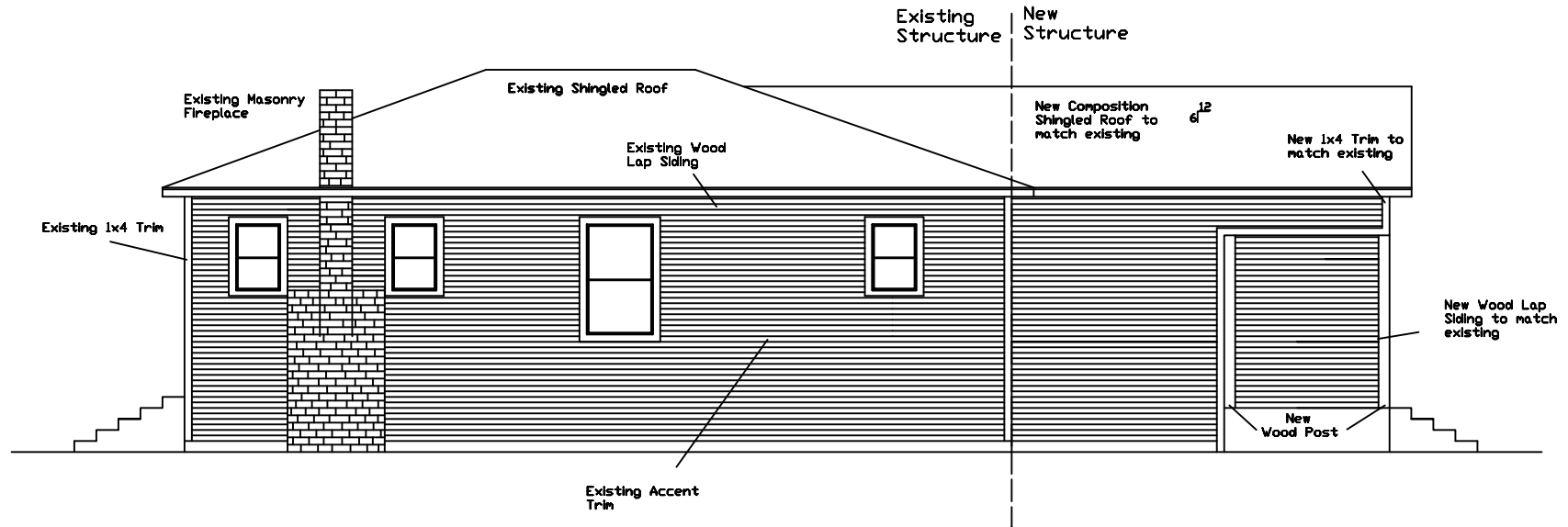
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Existing 1,020 sq ft

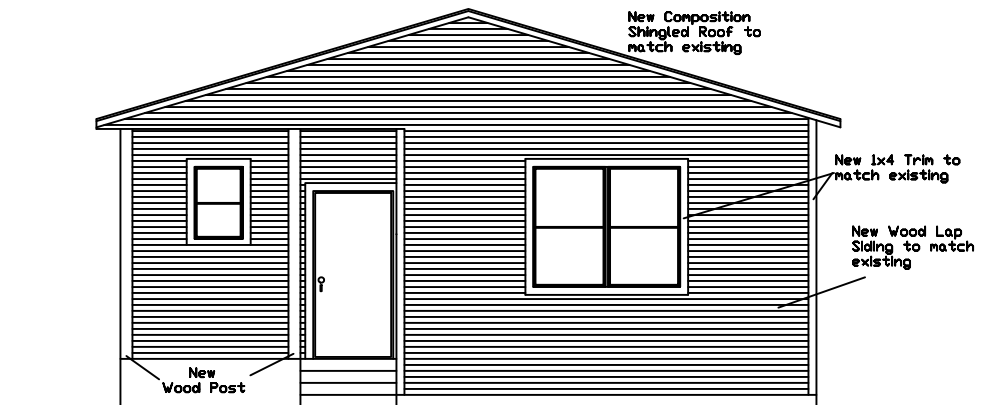
Addition Total 420 sq ft

Total Living Area 1,440 sq ft

1138 Iowa
San Antonio, Tx

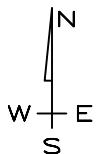


East Elevation



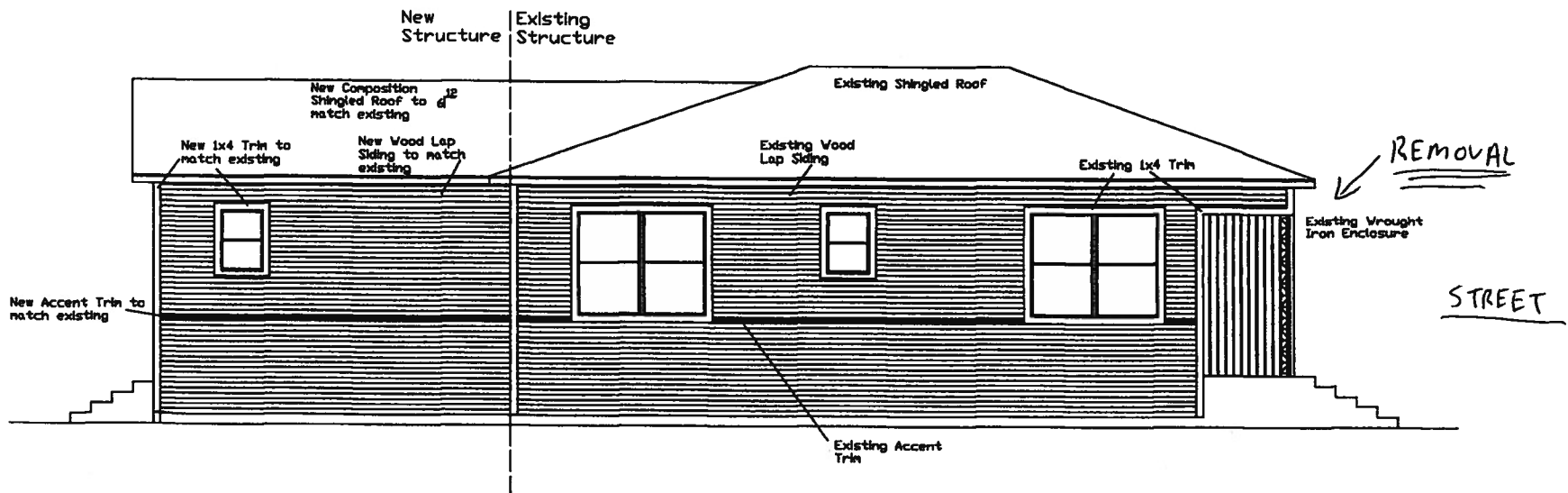
North Elevation

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



1138 Iowa
San Antonio, Tx 78203
NCB 3885 BLK 1 Lot 10
Zoning: RM-4 H

Existing 1,020 sq ft
Addition Total 420 sq ft
Total Living Area 1,440 sq ft

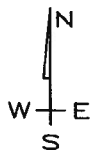


West Elevation

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

Existing 1,020 sq ft
Addition Total 420 sq ft

Total Living Area 1,440 sq ft



1138 Iowa
San Antonio, Tx 78203
NCB 3885 BLK 1 Lot 10
Zoning: RM-4 H

1x6

#1 YP 117 SDG



PHOTO SUBMITTED IN AUGUST 2017 FOR
FOUNDATION REPAIR ADMINISTRATIVE APPLICATION



2016 GOOGLE STREET VIEW



2016 GOOGLE STREET VIEW



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 11, 2017

ADDRESS: 1138 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 10
HISTORIC DISTRICT: Knob Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: G6 Homes, LLC - 4035 Naco Penn
OWNER: G6 Homes, LLC - 4035 Naco Penn
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: remove existing 3-tab light gray shingles and install new architectural shingles with light brown.

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

DATE: 8/11/2017 2:50:27 PM

ADMINISTRATIVE APPROVAL TO: remove existing 3-tab light gray shingles and install new architectural shingles with light brown.

APPROVED BY: Lauren Sage

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is stylized with a large, looped 'S' and 'M'.

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 24, 2017

ADDRESS: 1138 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 10
HISTORIC DISTRICT: Knob Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: G6 Homes - 4035 Naco Perin
OWNER: G6 Homes - 4035 Naco Perin
TYPE OF WORK: Foundation/skirting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: Repair the foundation with 42 piers and 120 linear feet of 4x6 beams. No skirting modifications are to occur.

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

DATE: 8/24/2017 12:00:28 PM

ADMINISTRATIVE APPROVAL TO: Repair the foundation with 42 piers and 120 linear feet of 4x6 beams. No skirting modifications are to occur.

APPROVED BY: Edward Hall

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is stylized with large, flowing loops.

Shanon Shea Miller
Historic Preservation Officer