

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-609
ADDRESS: 1244 IOWA ST
LEGAL DESCRIPTION: NCB 3886 BLK 2 LOT 12
ZONING: RM-4,H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Nate Manfred/French and Michigan
OWNER: Keith Jones/JT Renovations
TYPE OF WORK: Window replacement, front and side yard fencing
APPLICATION RECEIVED: November 30, 2018
60-DAY REVIEW: January 29, 2018
REQUEST:

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

1. Replace approximately 35 existing one over one wood windows with new aluminum clad wood windows to match in configuration, size, and inset.
2. Replace 2 existing non-original aluminum horizontal slider windows with new aluminum clad wood windows to match in configuration, size, and inset.
3. Remove and enclose two windows and their openings on the south elevation and one on the west elevation with siding.
4. Replace an existing one over one wood dormer window on the east elevation with fixed glass.
5. Install fixed glass in the dormer window on the north (front) elevation.
6. Replace the existing standing seam metal roof with shingles.
7. Install a wrought iron front and side yard fence and gate measuring 4 feet in height.
8. Install rear yard wood privacy fence measuring 6 feet in height.

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 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 de and sanding, thermal removal, terioration 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. *Facade 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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

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 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure located at 1244 Iowa is a 2 ½-story residential structure constructed in 1907 in the Neoclassical style with Queen Anne and Craftsman influences. The structure features a double height front porch with square columns, a primary hipped roof with a front dormer and side gable, and decorative cornice and dentil detailing. The structure is contributing to the Knob Hill Historic District.
- b. EXISTING WINDOWS: CONDITION – Staff conducted a site visit with the applicant on November 28, 2018. Approximately 10 windows are non-original aluminum and approximately 10 are original one over one wood windows. Based on an exterior assessment, the windows featured some joint movement, chipped paint, slipping glass, and movement within the frame, but did not exhibit severe deterioration, like significant patches of rot or separated joints. Overall, staff finds that the existing wood windows are in good condition and are fully repairable.
- c. WOOD WINDOW REPLACEMENT – The applicant has proposed to replace approximately 10 original one over one wood windows with new one over one Jeld Wen wood windows to match the existing in configuration, proportion, profile, and inset. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in-kind replacement of windows is only appropriate when the original windows are beyond repair. If the windows are deteriorated beyond repair, they should be replaced in-kind. As noted in finding a, staff finds that the existing wood windows are in good condition and fully repairable. Staff does not find the replacement of these windows consistent with the Guidelines.
- d. NON-ORIGINAL WINDOW REPLACEMENT – The applicant has proposed to replace approximately 10 non-original aluminum windows with new one over one Jeld Wen wood windows. The applicant has stated their intent to retain the existing window openings and match the configuration, proportion, profile, and inset as closely as possible. Staff finds the proposal appropriate for the historic structure with the stipulations listed in the recommendation.
- e. WINDOW OPENING REMOVAL – The applicant has proposed to enclose three existing window openings with siding. Two windows are located on the south elevation and one is located on the west elevation. According to the Historic Design Guidelines, existing openings are to be preserved. Enclosing openings is discouraged. Staff does not find the proposal consistent with the Guidelines.
- f. EAST DORMER WINDOW REPLACEMENT – The applicant has proposed to replace an existing one over one wood window in the east dormer with a new fixed pane of glass. According to the Historic Design Guidelines, new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or missing. Historically, windows in this location on this style of home featured multiple divided lites, and there are several examples across the city of homes of similar style and era that have retained this character defining detail. Staff finds that new windows installed in this location should feature divided lites.
- g. FRONT DORMER WINDOW – The applicant has proposed to install fixed windows in three window openings on the third story front façade dormer. Presently, the openings are empty. According to the Historic Design Guidelines, new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or missing. Historically, windows in this location on this style of home featured multiple divided lites, and there are several examples across the city of homes of similar style and era that have retained this character defining detail. Staff finds that new windows installed in this location should feature divided lites.
- h. ROOF REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 3.B.iv., roofing materials should be replaced in-kind whenever possible when the roof must be replaced. Historic materials should be retained and reused when large-scale replacement of roof materials is required. 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. Metal roofs are characteristic of Neoclassical style structures built of this area, and the roof appears to be original. Staff does not find the installation of shingles appropriate.
- i. FRONT AND SIDE YARD FENCING – The applicant has proposed to install a 4 foot tall wrought iron fence to span the width of the front and side yard of the property as indicated in the submitted site plan, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should

not be introduced within historic districts that did not historically have them. While staff finds that a fence is not currently present on this property, wrought iron front and side yard fences are found within the Knob Hill Historic District. Staff finds the proposal consistent with the Guidelines.

- j. **PRIVACY FENCE** – The applicant has proposed to install a 6 foot tall treated pine privacy fence along the rear property line fronting the alley. This request is consistent with UDC standards for fencing and is eligible for administrative approval.

RECOMMENDATION:

Item 1, Staff recommends approval of the wood window replacement based on findings a through c with the following stipulations:

- i. That the applicant retains the windows that are not deteriorated beyond repair as determined by staff. Photographic evidence or a site visit, in conjunction with an updated window schedule, is required to delineate which windows will be restored and which will be replaced. If the applicant believes all windows to be deteriorated beyond repair, the aforementioned site visit and updated documentation may be submitted for staff review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the replacement windows be wood in lieu of the proposed aluminum clad wood. The applicant must submit a final window specification for the proposed windows to staff for review and approval. Meeting rails must be 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of the replacement of the non-original aluminum windows based on finding d with the following stipulations:

- i. That the replacement windows be wood in lieu of the proposed aluminum clad wood.
- ii. That all existing opening location and sizes be retained and that the 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 3, Staff does not recommend the removal and enclosure of the existing window openings based on finding e. Staff recommends that the openings remain and the windows be restored.

Item 4, Staff does not recommend approval of the replacement of an existing one over one dormer window with fixed glass based on finding f. Staff recommends that the existing window be restored. If the window is deteriorated beyond repair, the applicant may submit evidence to staff to that effect and replace the window with a new one over one wood window that matches the existing in size, configuration, and inset.

Item 5, Staff recommends approval of the installation of replacement windows in the front dormer based on finding g with the following stipulations:

- i. That the applicant installs a one over one wood window in the central opening. The applicant is required to submit updated drawings that reflect this change to staff.

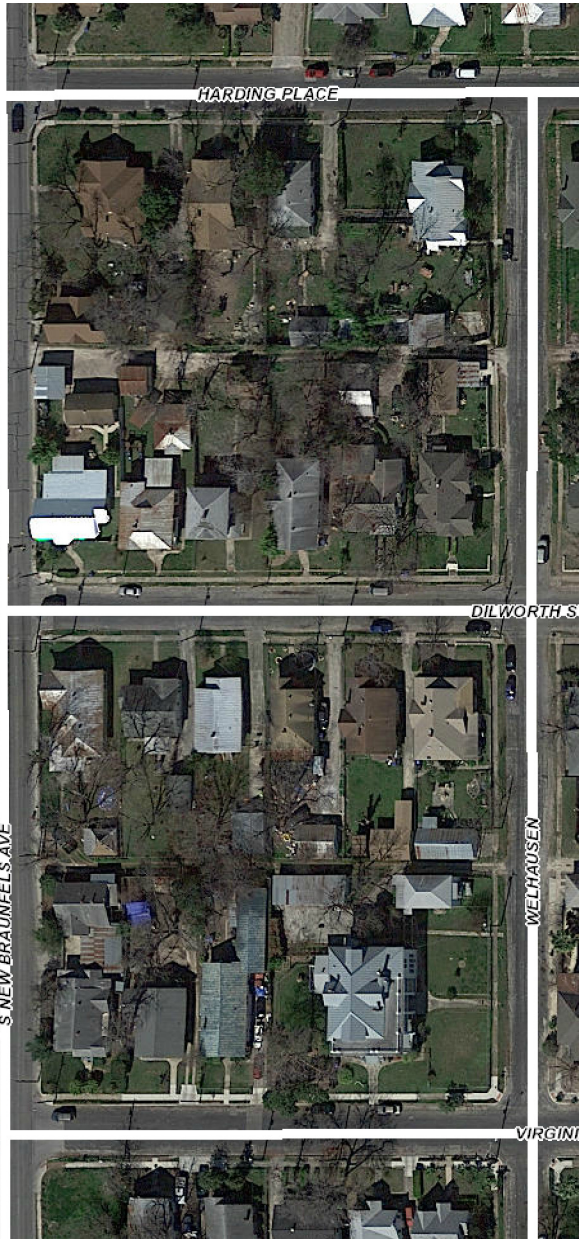
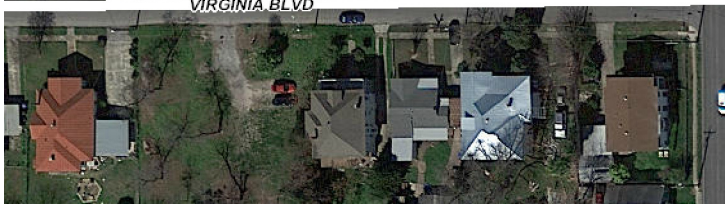
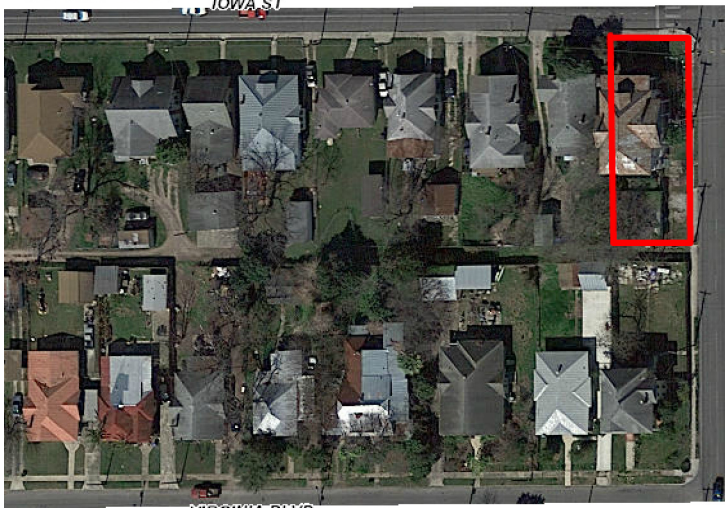
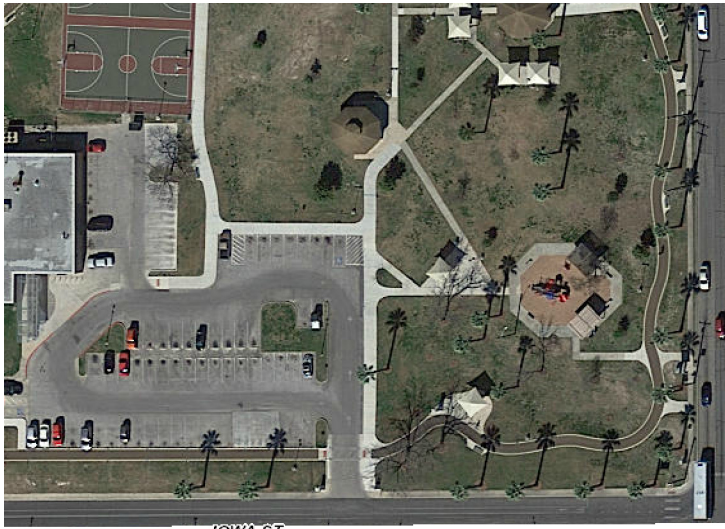
Item 6, Staff does not recommend the replacement of the metal roof with shingles based on finding h. The in-kind replacement of the standing seam metal roof is eligible for administrative approval.

Items 7 and 8, Staff recommends approval of the front, side, and rear yard fencing based on findings i and j with the following stipulation:

- i. That the final construction height of the fence not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 20, 2018

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Window Replacement – 1244 Iowa St., San Antonio, Texas 78203



Front of House (Facing Iowa)

Window Replacement – 1244 Iowa St., San Antonio, Texas 78203



Side of House (Facing New Braunfels)



Side of House (Facing New Braunfels)

Window Replacement – 1244 Iowa St., San Antonio, Texas 78203



Rear of House (Facing Alley)

Window Replacement – 1244 Iowa St., San Antonio, Texas 78203



West Side of House



West Side of House

Window Replacement – 1244 Iowa St., San Antonio, Texas 78203



West Side of House

N O E X P O S I T I O N

0



San Antonio fol. 3
NEBRASKA ST. 288

BILL GREEN AV.

DILWORTH AV.

VIRGINIA ST.

287

301

IOWA GRIDDED

3886

VIRGINIA GRIDDED

3888

NELSON AV. GRIDDED

290

Scale of Feet.

50 40 30 20 10 0

Window Replacement -1244 Iowa, San Antonio, Texas 78203

Description of Project:

The residential structure at 1244 Iowa has suffered from being a vacant and neglected property for a long period of time. As a result, restoring the home will require some major work and replacement of several parts of the structure – especially the windows.

Many of the windows throughout the property have deteriorated with issues that extend beyond only broken glass. Many windows have broken collapsing frames, broken sashes and even missing sashes. There are a couple of windows that appear to have been added at a later date and are not consistent with the vintage or materials of the rest of the windows.

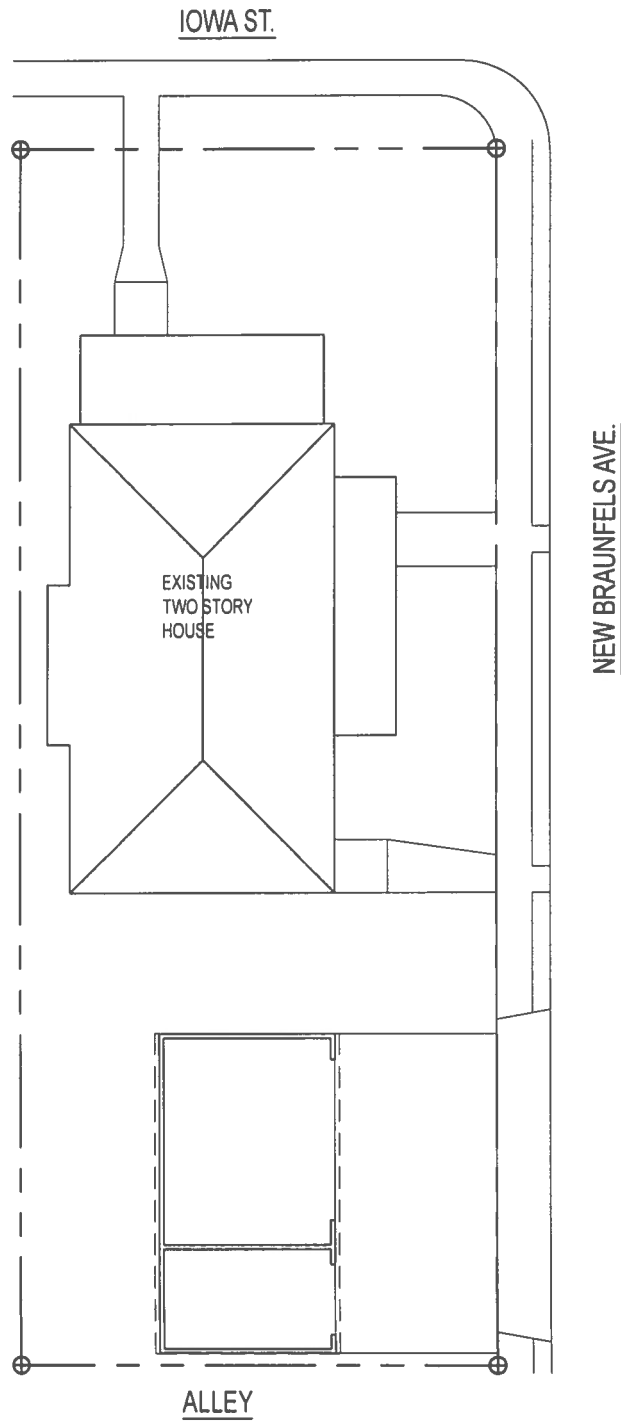
The homeowner is requesting to replace most of the windows around the house with new single hung aluminum clad wood windows where applicable. The windows will have appropriate sized stiles and rails and will be set back 2" from the faces of the house.

Fixed windows, transoms, side lites, and dormer windows will receive new fixed glass panes within the existing frames.

There is one existing skinny single hung window on the second floor of the west elevation where the homeowner is requesting converting the window to fixed glass due to the unusual size.

The homeowner is also requesting to remove two existing windows on the first floor of the south elevation and one window on the first floor of the west elevation. Trim will be modified reconfigured to account for the removed windows and siding will be patched in to match the existing at these locations.

Please refer to the exterior elevation drawings with this submission to refer to the repair / replacement details for each window.



1

SITE PLAN

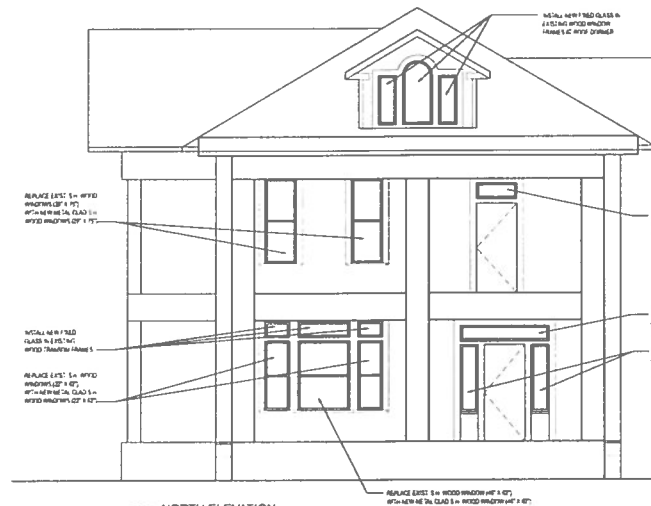
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1244 IOWA ST
SAN ANTONIO, TX 78203



NORTH

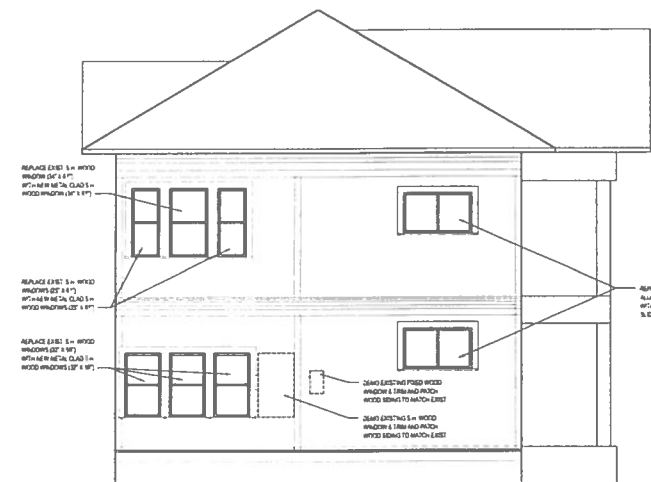
1244 IOWA ST
HOUSE RESTORATION
WINDOW REPLACEMENT
SAN ANTONIO, TEXAS 78203



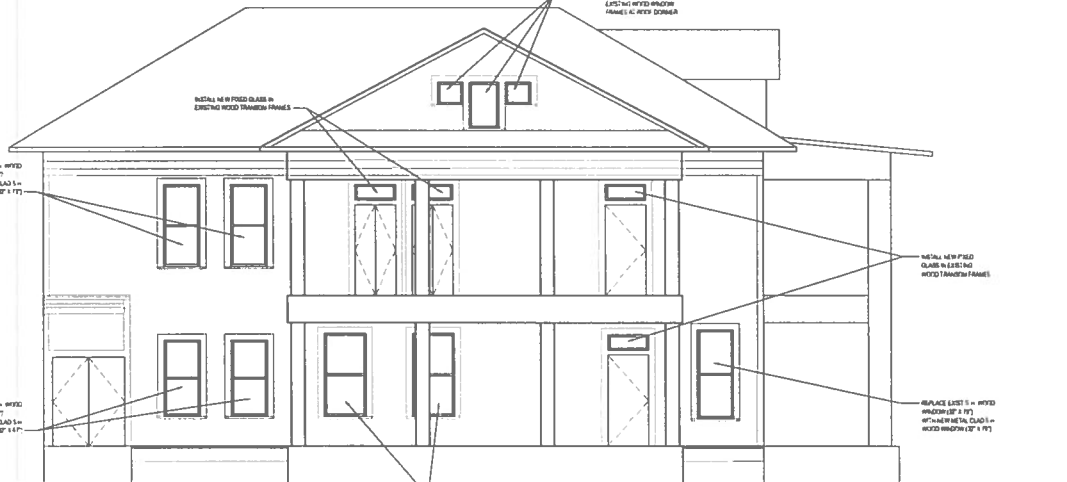
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 WEST ELEVATION
SCALE 1/4" = 1'-0"

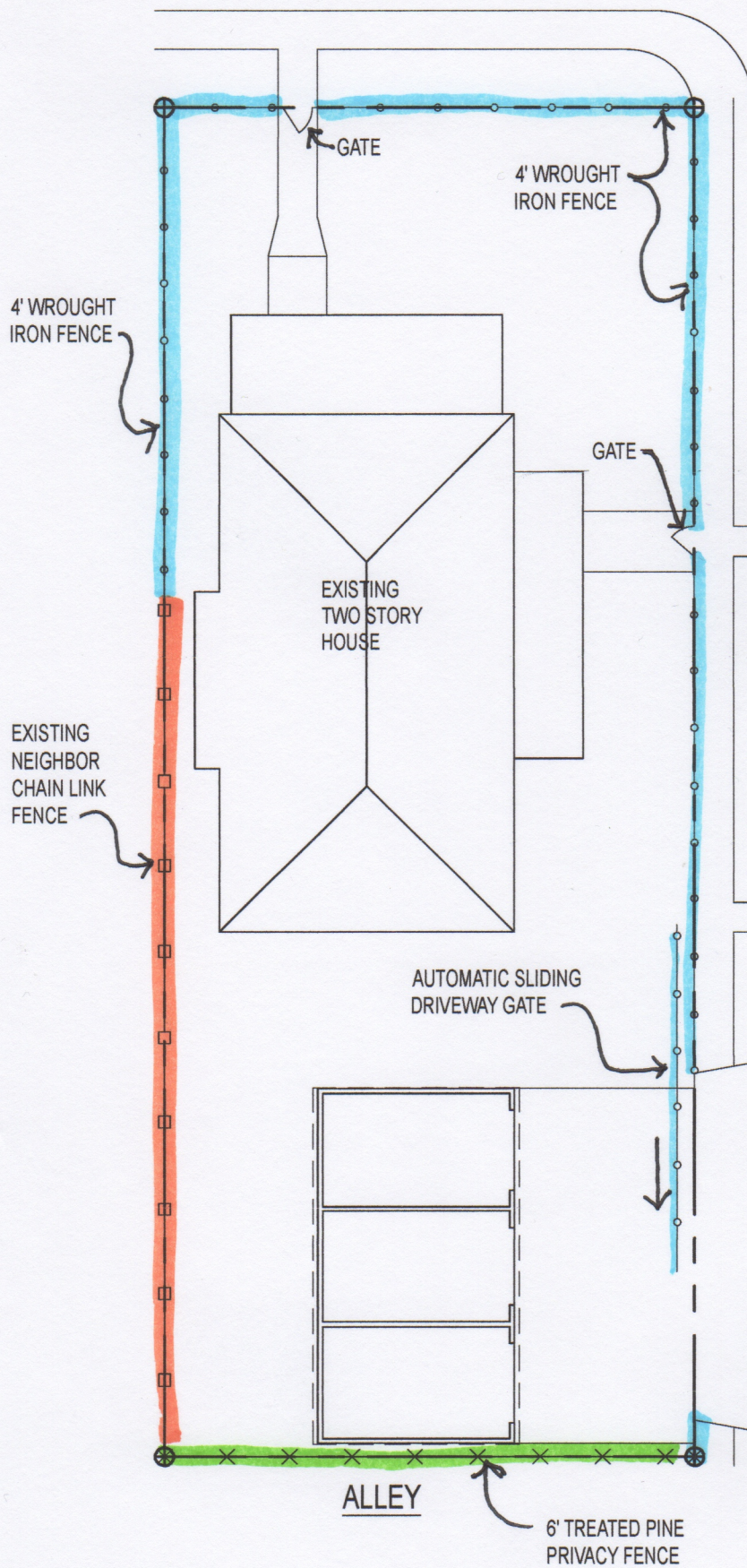


1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



1 EAST ELEVATION
SCALE 1/4" = 1'-0"

IOWA ST.



NEW BRAUNFELS AVE.

6' TREATED PINE
PRIVACY FENCE

4' WROUGHT
IRON FENCE

EXISTING NEIGHBOR
CHAIN LINK FENCE

1

SITE PLAN

SCALE: NOT TO SCALE

1244 IOWA ST

SAN ANTONIO, TX 78203



NORTH

New Fencing – 1244 Iowa St., San Antonio, Texas 78203



4' Tall Simple Picket Wrought Iron Fence



6' Tall Treated Pine Privacy Fence Along Alley