

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-237
ADDRESS: 1118 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 5
ZONING: RM-4,H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Steven Lopez
OWNER: Shalimar Maakar
TYPE OF WORK: Front porch modifications
APPLICATION RECEIVED: April 12, 2019
60-DAY REVIEW: June 11, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing non-original front columns with new tapered Craftsman-style columns.

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 striping 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. *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.

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary structure located at 1118 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.
- b. **PORCH MODIFICATIONS** – The applicant has proposed to remove the existing non-original decorative wrought iron columns and install new tapered Craftsman-style columns with brick bases. The applicant has provided elevation drawings of the front façade, but has not yet indicated detailed dimensions of the proposed columns in plan or elevation. According to the Historic Design Guidelines, porches should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. The proposed design is generally reflective of Craftsman style porch detailing of the era. Staff finds the proposal appropriate with the stipulations listed in the recommendation.

RECOMMENDATION:

Staff recommends approval of the column replacement based on finding b with the following stipulations:

- i. That the applicant provides a detailed and dimensioned plan and elevation drawings for the proposed columns for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the applicant provides all material specifications for review and approval prior to receiving a Certificate of Appropriateness.



1118

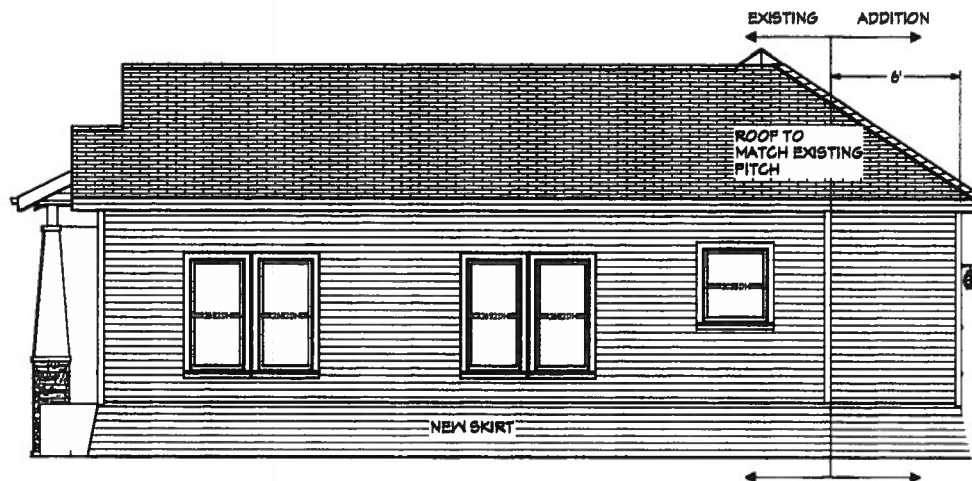




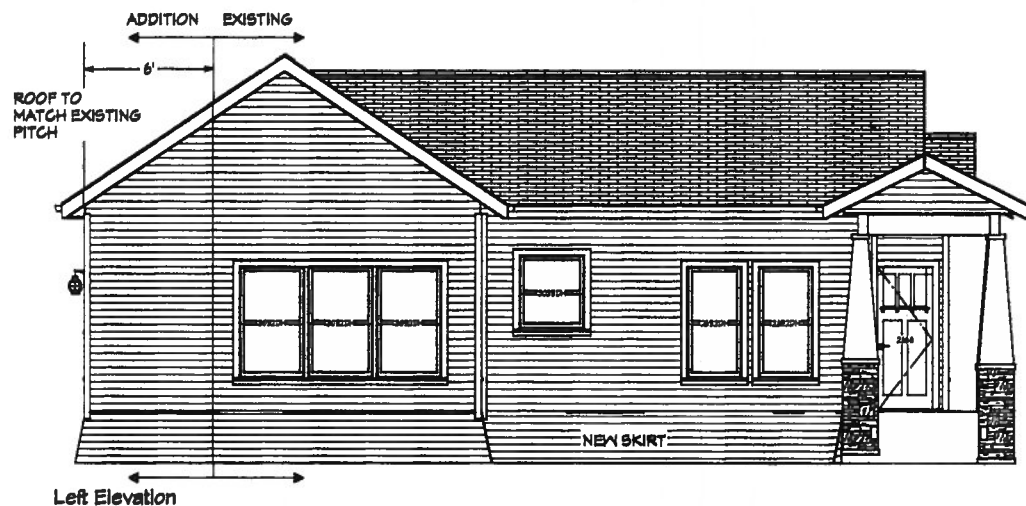




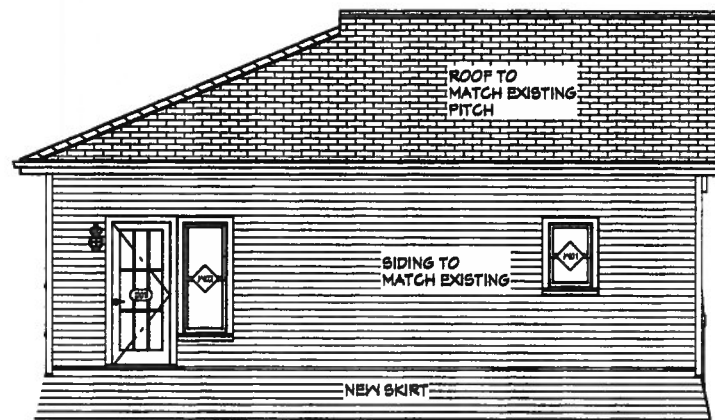
Front Elevation



Right Elevation



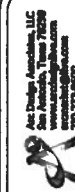
Left Elevation



Rear Elevation

NO.	REVISION	DATE

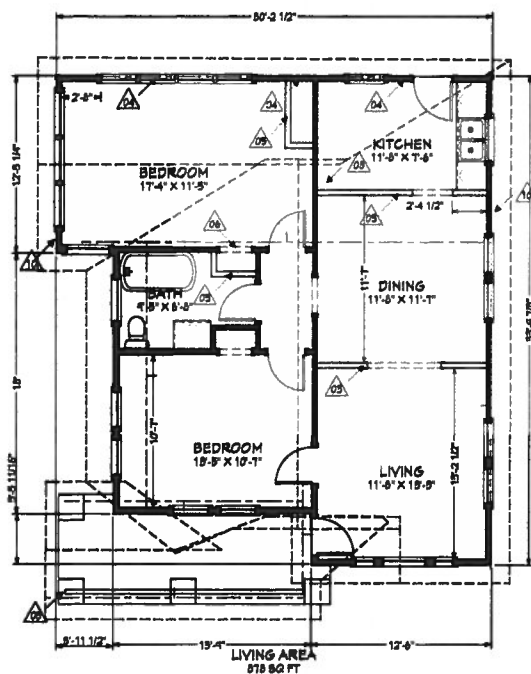
NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY CODE BOOK (IECC) AS ADOPTED BY THE CITY OF SAN ANTONIO, TEXAS.
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF SAN ANTONIO, TEXAS.



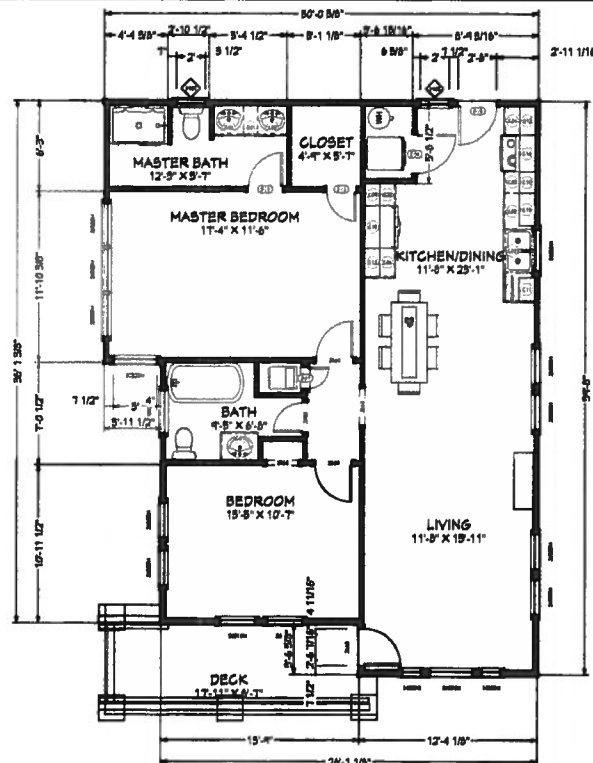
Exterior Elevations
 Project: Remodel of 1118 Iowa Street
 Location: San Antonio, Texas

DATE:
 4/4/2019
 SCALE:
 3/8" = 1'-0"

SHEET:
 A-3



Demo Floor Plan



Proposed Floor Plan

NOTE:

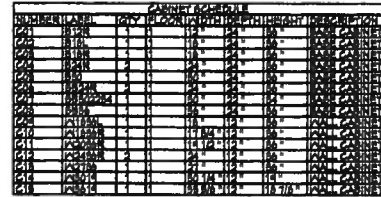
1. CONTRACTOR TO VERIFY FIELD MEASUREMENTS TO DRAWINGS PRIOR TO PERFORMING ANY WORK. IF ANY DIFFERENCES OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT, OR ENGINEER.

LEGEND

- XXXXX DEMO WALL
- EXISTING WALL TO REMAIN
- NEW WALL

NOTES

- 1. REMOVE DOOR(S)
- 2. REMOVE ALL IN IT'S ENTIRETY (FLOORS, WALLS, WINDOWS, CEILING, ROOF, ELECTRICAL, PLUMBING, HVAC, FRAMING, ETC.)
- 3. REMOVE DOORS, WALL, ELECTRICAL, AND PLUMBING
- 4. REMOVE DOOR, WALL, WINDOWS, ELECTRICAL, AND PLUMBING (SUPPORT FOR BEARING NEEDED)
- 5. REMOVE WALL, ELECTRICAL, AND PLUMBING
- 6. REMOVE DOOR/WINDOW ONLY, ENCLOSE WITH WALL MATERIAL
- 7. REMOVE ALL PLUMBING FIXTURES
- 8. EXHAUST CHASE ABOVE CEILING TO REMAIN AND TO BE SEAL OFF AND REMOVE EVERYTHING BELOW CEILING
- 9. COLUMNS TO BE RE-MODELED (TAPERED COLUMN WITH MASONRY BASE), SUPPORT FOR BEARING AS NEEDED)
- 10. REMOVE AND REPLACE CRANK SPACE SHIRT WITH TAPERED SIDING TO MATCH EXISTING (ALL SIDES)



REVISION	DATE	DESCRIPTION

BY: [Signature] PROJECT: 1118 LOWAL STREET
 DATE: 4/4/2019
 SCALE: 1/4" = 1'-0"



Demo & Proposed Floor Plans
Project: Remodel of 1118 Lowal Street
Location: San Antonio, Texas

DATE:
 4/4/2019
 SCALE:
 1/4" = 1'-0"

SHEET:
 A-2