

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-188
ADDRESS: 207 WYANOKE
LEGAL DESCRIPTION: NCB 9137 BLK 8 LOT 16
ZONING: R-4
CITY COUNCIL DIST.: 10
APPLICANT: Nicholas Lee & Erin Ohman
OWNER: Nicholas Lee & Erin Ohman
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: March 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 207 Wyanoke.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The primary structure located at 207 Wyanoke is a 1-story, single-family structure constructed circa 1952. The midcentury structure features a rectangular floor plan with a metal shed roof, clerestory windows, roman brick cladding, and awning windows. The property owner is currently pursuing landmark designation. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, roof replacement, chimney repair, exterior repair and maintenance, window and door restoration, site work, and landscaping improvements. Certificates of Appropriateness are required for all exterior scopes of work.
- c. Staff conducted a site visit on March 29, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive. The property must receive historic landmark designation prior to the application of the incentive to the property taxes. The landmark designation request is currently scheduled to be heard by City Council in May 2022.

- e. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

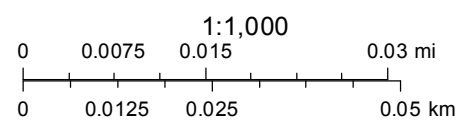
RECOMMENDATION:

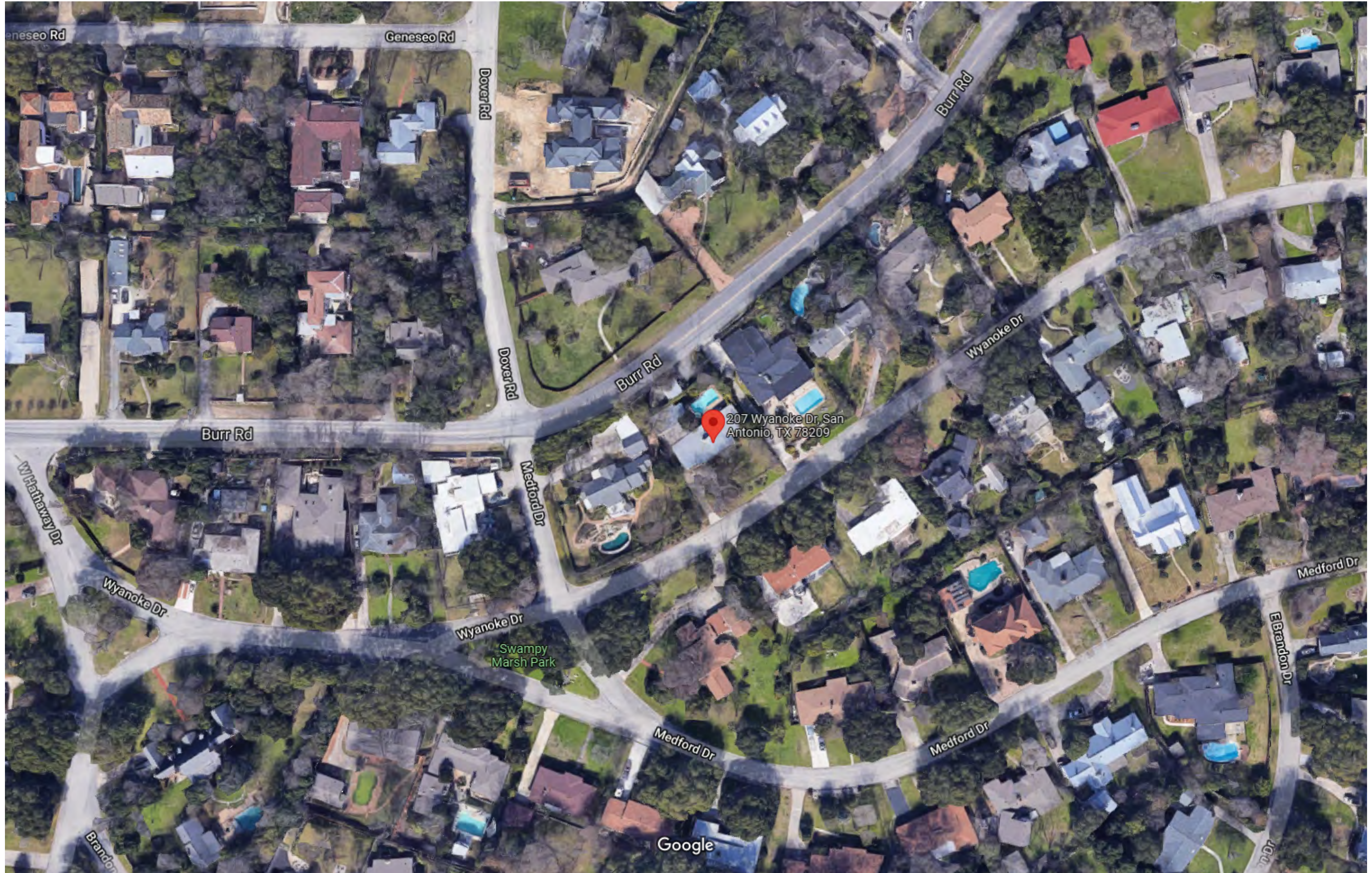
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



— User drawn lines













Completed work 207 Wyanoke Dr January 2021-January 2022

Total cost

Tree removal and trimming

In January 2021, major tree service was conducted at a cost of _____, which consisted of removing a large box elder as well as trimming multiple trees on the property. Another _____ was spent in January 2022 removing a dead tree that was dangerously close to the home.

Roof

The roofs to the main house and garage were replaced in May 2021 at a cost of _____. The existing standing seam metal roof was replaced with the original type built up tar and gravel roofing system. At this time, two skylights believed to be 1990s additions, were replaced with custom-matched 2x6 material, sourced from Alamo Hardwoods, to match the original decking material. Extensive rot repair was also conducted using the custom-matched 2x6 material. The washer and dryer were also vented through the roof where the original hot water heater vented through the roof. Fascia boards were replaced and a custom galvalume fascia was added to mitigate future water damage and wood rot. The garage's roof was also replaced at this time. Architects were consulted to assist with proper roofing system selection, venting, and appliance placement (dependent on roof vents).

Exterior renovation

Work to restore and repaint the soffit and siding between the brick and soffit began July 2021 and finished January 2022 at a cost of _____. Lloyd Byler Contracting performed the work with some assistance from the homeowner. The homeowner purchased all materials and supplies. Work began with re-siding the west side of the home with original asbestos style shingles, replacing the particle board that had been added sometime since the home was built. The next project included recreation of the east and west windows which had been boarded up by a previous owner. This job consisted of fabricating an original style frame using wood sourced from Alamo Hardwoods and installation of large single pane "picture" style window glass. We were unable to source replacement original Ludman aluminum awning windows due to their rarity/unavailability. Work progressed with soffit restoration. All 2x6 soffit was sanded and stripped, to include grooves between the 2x6 material, primed and repainted. This was a considerable part of the project labor wise and took the better time of the project to complete. The front of the house included replacement of the plywood siding and molding to match what most likely would have originally been there. All of the double 2x12 beams, sandwiched with 2x4s, were sanded and stripped and the 2x4 sandwiches were replaced with reclaimed Douglas Fir 2x4s – this portion of the project included the front and rear of the home. Additionally, all of the clerestory windows on the front of the home received new molding and restoration of all trim work. The east side of the house was restored, replacing any damaged asbestos shingles, restoration and reinstallation of the bathroom vent, and replacement of the bathroom window with an original sized piece of frosted glass (a new frame had to be fabricated to replace the 1980s addition of a stained glass window). The rear of the house was restored similar to the east

side and front of the home. Asbestos shingle repairs were made, beams were restored, and the gas lines were stripped, primed, and painted. As of January 2022, all siding and soffit is painted and restored. All exterior lights were also replaced with custom-made ceramic fixtures, to match period correct Beaumont Mood style, sourced from Designs Unlimited in Corpus Christi, TX. Work to be completed includes door replacement/restoration and aluminum awning restoration (in progress-see below).

Window restoration

Window restoration began in November 2021 and, to date has cost without labor (homeowner is completing restoration). The original windows are Ludman Auto-Lok aluminum awning type. Restoration includes complete disassembly and stripping of paint and glazing. Each pane of glass is refit with custom wood strips sealed in place to replace the original glazing compound. The windows are then primed, painted, and reassembled. New rubber seals are installed and any broken hardware or operators are replaced. Custom replacement rubber seals were sourced from and custom produced by North West Rubber Extruders using AutoCAD drawings from the homeowner. Each window assembly takes approximately 40 hours of labor to restore which is not included in the total. Estimated completion of all windows is summer of 2022.

























R-Value Chart
POLYPRO™ BOARD
Foil Facing with Air Space

Thickness	R-Value
1/2"	1.93
3/4"	2.89
1"	3.86
1 1/4"	4.79
1 1/2"	5.75
2"	7.60
2 1/2"	9.50
3"	11.40
3 1/2"	13.30
4"	15.20
4 1/2"	17.10
5"	19.00
5 1/2"	20.90
6"	22.80
6 1/2"	24.70
7"	26.60
7 1/2"	28.50
8"	30.40
8 1/2"	32.30
9"	34.20
9 1/2"	36.10
10"	38.00

SYSTEM R-VALUE
Foil Facing with Air Space

Notes: The R-value of the insulation board is based on a thickness of 1" and a density of 1.5 lb/ft³. The R-value of the system is based on the R-value of the insulation board plus the R-value of the foil facing. The R-value of the system is based on the R-value of the insulation board plus the R-value of the foil facing. The R-value of the system is based on the R-value of the insulation board plus the R-value of the foil facing.

























































































