

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-064
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 Certification
APPLICATION RECEIVED: January 21, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

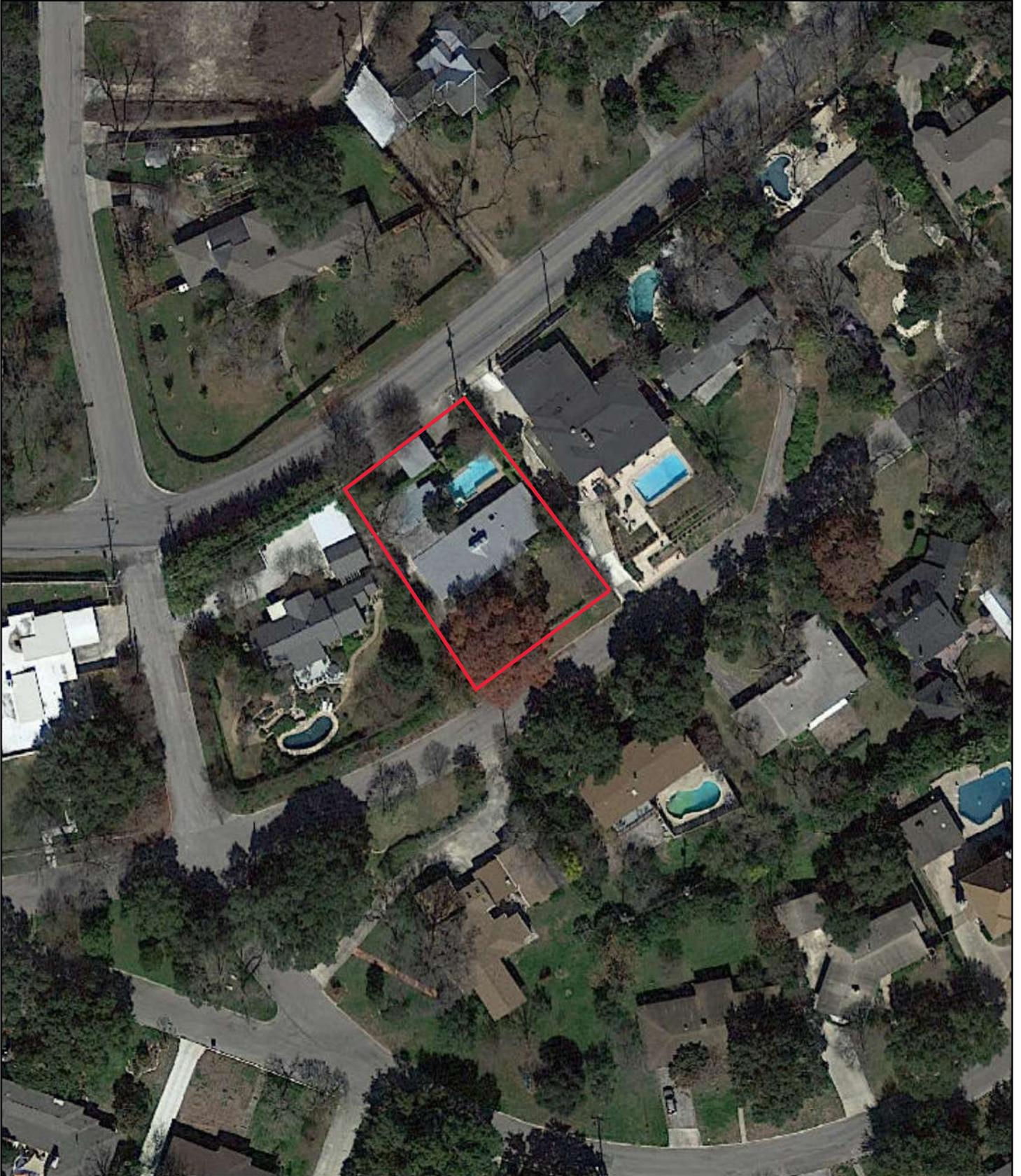
FINDINGS:

- 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 Certification.
- 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. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete, and the property must receive historic landmark designation.

RECOMMENDATION:

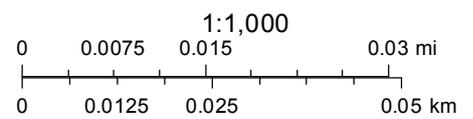
Staff recommends approval based on findings a through c.

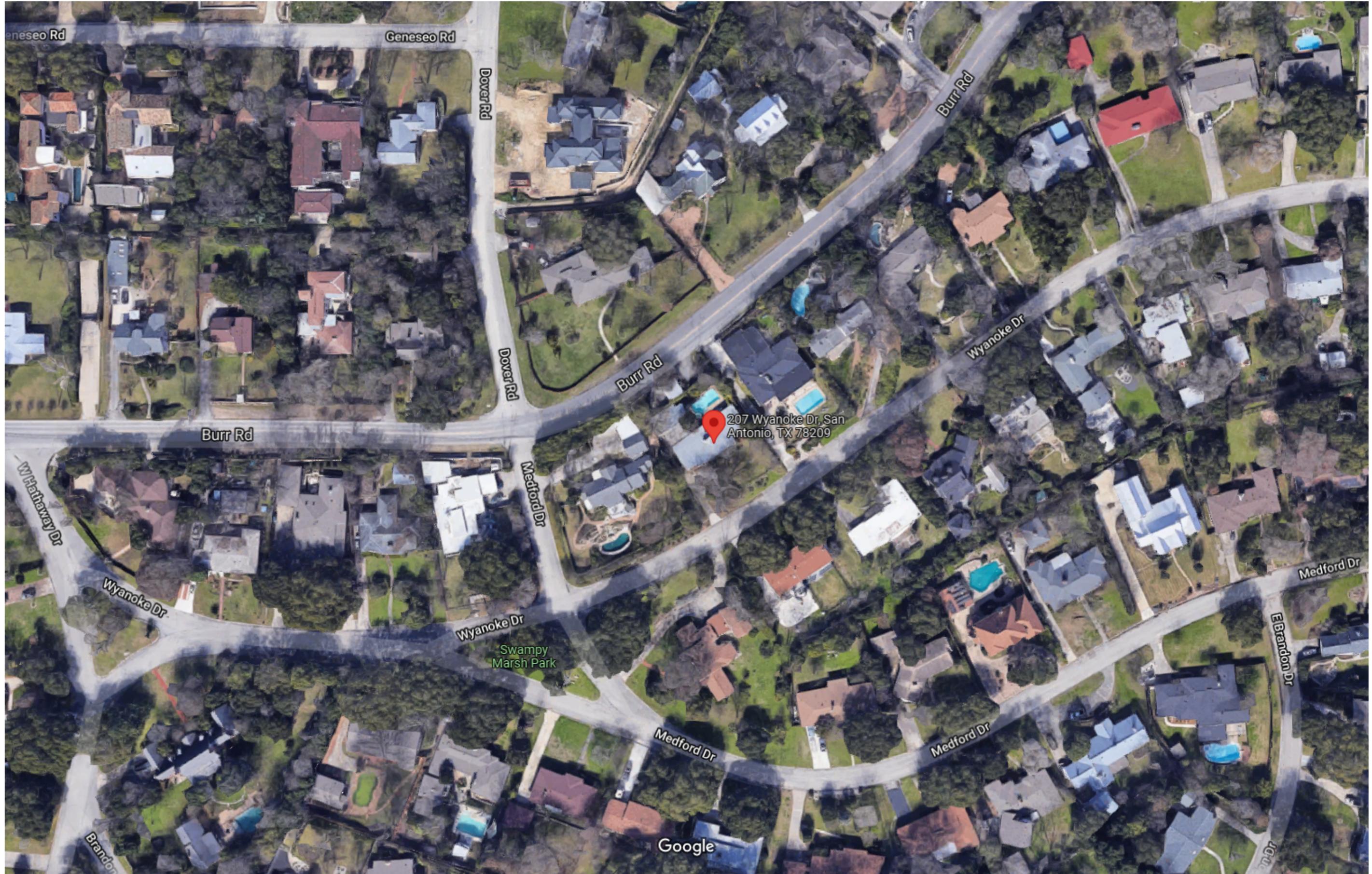
City of San Antonio One Stop



January 28, 2022

— User drawn lines

















207









Proposed work

Exterior

Roof

Replacement of existing metal roof with original tar and gravel built up roof. Work includes removal of added skylights in kitchen, repair and replacement of water damaged 2x6 Douglas fir tongue and groove ceiling with similar quality Cypress milled to original dimensions, fascia board replacement, and addition of a custom galvalume fascia drip edge. **Complete approx.**

Chimney

Repair concrete block as necessary and replace base flashing with roof work. **In progress unknown cost expected completion 2022**

Exterior siding and overhang

Replace West side chip board siding between concrete block and roof with original Asbestos style shingle siding. Repair all beam ends by replacing 2x4 sandwich between each 2x12 with old stock Douglas fir lumber cut to original dimensions. Repair and replace plywood siding on front face of home between concrete block and roof as necessary. Remove old paint and prepare overhang tongue and groove surfaces for painting. Paint all siding above the concrete block and overhang tongue and groove with Behr ink black and custom transparent blue on overhang. Restore damaged concrete block replacing where necessary with custom split face concrete block. **In progress approx. completion winter 2021**

Windows

Restore aluminum awning windows through following process: Brick molding removed, steamed and stripped, and repainted/replaced. Individual panes removed, steamed and stripped of paint and glazing, glass replacement as necessary, substitute of custom wood molding installed in place of glazing, and repaint of all aluminum frames. Install custom rubber extruded replacement seals. Mechanism restoration and screen replacement as necessary. **In progress approx. completion winter 2021**

Replace boarded up East and West window voids (where aluminum awning windows originally existed) with single pane 3/8 tempered glass set in custom frame using original grade wood and brick mold custom made to match existing brick mold. **Complete approx.**

Replace stained glass window (1980s "upgrade") in master bath with 3/8 tempered glass and repair opening back to original size. **In progress approx. completion winter 2021**

Remove Eastern most master bedroom French door where awning window originally existed and replace with 3/8 tempered glass of the same dimensions and specifications of East and West side windows. Frame will utilize original grade wood and custom brick mold to match. Concrete block sourced from opening created for living room door to East deck will fill void between bottom of window and base where French door sill existed. **Planned approx. expected completion 2022**

Doors

Restore frames and sills replacing wood with original grade as necessary. **In progress approx. \$**
completion winter 2021

Replace 1980s front door with custom made period correct solid wood door utilizing original Mid-Century hardware. **Planned approx. \$** **expected completion 2022**

Replace Western master bedroom French door with custom made period correct French door and hardware. Repair concrete block where cut was made to add door with split face block to match. **Planned approx. \$** **expected completion 2022**

Repair or replace (with period correct) exterior doors to kitchen and den. **Planned approx. \$**
expected completion 2022

Add door to living room opening to East deck. Door will be custom made to match style of the West master bedroom French door. Door will be symmetrically placed to front door and will allow access from the main living area to the front deck. Concrete block removed for door will allow for removal of Eastern master bedroom front door as well as various block repair in visible spots. **Planned approx. \$**
expected completion 2022

Porch and deck

Remove and replace East deck. Replacement will be dimensionally similar to existing and constructed of wood decking supported by either wood or steel piers set in concrete. Stairs will span entire front Southern side facing yard. Eastern edge will have a transparent wood and metal railing. **Planned approx. \$**
expected completion 2022

Remove and replace West porch. Style will mirror East deck and will have full length stairs on the front Southern edge with a railing on the Western edge. **Planned approx. \$** **expected completion 2022**

Lighting-exterior

Remove exterior lights and replace with Texas sourced Beaumont Mood reproduction ceramic lighting. Lights procured. **In progress \$** **expected completion winter 2021**

Front yard landscaping

Remove fence bounding front yard. Remove several trees that block the visibility of the home's exterior and are considered "junk trees." Remove ivy on front edge of house and replace with sod. **In progress \$**
expected completion fall 2022

Front drive

Re-slope initial pitch of driveway for a smoother transition and replace concrete surface with brick. Front parking spot to match drive. **Planned unknown cost expected completion 2025**

Pool and spa

Re-surface, re-tile, and repair as necessary. **Planned approx. \$** **expected completion 2025**

Backyard landscaping

Remove planter adjacent to Northern wall. Remove existing drainage system and replace with larger drainage system. Re-surface/restore pebble surface in main backyard. **Planned unknown cost expected completion 2022**

Garage and casita

Demolish existing garage. COA one – demolish casita and construct detached two story structure with top level casita and bottom level two car garage. Building would be designed to be period correct preferably constructed from concrete masonry units. Garage door would face South towards Wyanoke Dr. Casita would have a South facing balcony and access via external staircase on East/backyard side. COA two- renovate current casita as a detached building post garage demolition. Renovation includes raising ceiling height, re-pitching roof, and re-configuring door and window locations. **Planned approx.**

COA 2 and unknown for COA 1 expected completion 2025

Burr Rd parking area

Restore wooden car port. Add mechanically actuated security gate for entry and exit. Develop drainage solution for Burr Rd water runoff. **Planned unknown cost expected completion 2025**

Fencing

Replace deteriorated wooden fencing above North retaining wall with noise blocking concrete or brick wall. Replace East and West deteriorating wood fencing with similar to existing style fencing. **Planned unknown cost expected completion 2022**

Interior

Living room

Remove plaster from fireplace and paint brick to cover any damage sustained from plaster application. Remove master bedroom walk in closet addition that protrudes into dining area. Restore wood flooring. Remove HVAC fur down and replace with copper or similar exposed ducting. Repaint drywall. **Planned unknown cost expected completion 2023**

Master bedroom

Remove tie rack closet addition. Restore wood flooring. Replace 1980s trim work. Strip paint from exposed beams and restore/repaint tongue and groove ceiling. Add curtains. Repaint drywall. Refresh closet shelving. Remove drywall on wall dividing bathroom and bedroom and replace with wood paneling for accent. **Planned unknown cost expected completion 2023**

Master bathroom

Demo down to wall studs due to inability to match current tile and significant damage from plumbing repairs. Re-plumb all fresh water lines. Re-tile floor and walls. Restore tub. Build and install new vanity. Install new lighting. Strip painted ceiling and stain exposed wood. **Planned approx. : expected completion 2022**

Bedroom two

Restore wood flooring. Replace 1980s trim work. Strip paint from exposed beams and restore/repaint tongue and groove ceiling. Add curtains. Repaint drywall. Refresh closet shelving. **Planned approx. expected completion 2022**

Bedroom two bathroom

Remove glass shower door and replace with curtain. Remove and replace vanity. Install new lighting. Re-tile floor. Strip painted ceiling and stain exposed wood. Re-plumb fresh water lines. **Planned approx. expected completion 2022**

Den

Remove built in shelving 1980s addition. Strip paint from paneled walls or replace with stained paneling if unable to strip. Remove engineered wood floor and replace with stained concrete, tile or oak to match living room. Open plastered over fireplace and restore to functionality. **Planned approx. expected completion 2023**

Kitchen

Strip paint from exposed beam and restore/repaint tongue and groove ceiling. Strip paint from cabinet doors and stain. Replace cabinet door hardware. Remove and replace counter tops. Replace sink and faucet. Replace appliances. Repair washer/dryer drain to code. Install new built in shelving in pantry. Remove plaster from back of fireplace and paint exposed brick. Remove laminate flooring and replace with same flooring as den. Remove and replace 1980s trim work. Replace lighting. Re-plumb fresh water. **Planned unknown cost expected completion 2025**

Plumbing

Run new fresh water supply to East side of house and add plenum. Re-plumb fresh water supply pipes with PEX. Remove water heater shelter and replace water heater with tank-less water heater. **Planned unknown cost expected completion 2025**

Electrical

Repair to code as necessary. Add conduit to casita wiring. **In progress approx. expected completion 2022**