

11. Address/Description: 403 MONTANA
HDRC Case No.: 2024-072
Landmark Name: Individual Landmark
Applicant: James Darren & Crystal Bazan Lassiter
Request: Fenestration modifications and Historic Tax Certification & Verification
City Council Dist.: 2

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2024

HDRC CASE NO: 2024-072
ADDRESS: 403 MONTANA
LEGAL DESCRIPTION: NCB 604 BLK B LOT 9 & W 26.04FT OF 10
ZONING: AE-2, HL
CITY COUNCIL DIST.: 2
LANDMARK: Individual Landmark
APPLICANT: James Darren & Crystal Bazan Lassiter
OWNER: James Darren & Crystal Bazan Lassiter
TYPE OF WORK: Fenestration modifications and Historic Tax Certification & Verification
APPLICATION RECEIVED: February 13, 2024
60-DAY REVIEW: March 29, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Modify the front door and sidelite configuration.
2. Replace the front, side, and rear doors.
3. Replace the second-story rear one-over-one window with a fixed window.
4. Receive Historic Tax Certification & Verification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- 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.
- 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.
- 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.
- Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.

- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 403 Montana is a one-and-a-half-story Queen Anne residence built in 1897 for Nicholas Lee Petrich of Petrich-Saur Lumber and designed by Frederick Bowen Gaenslen. It is located in the Alamodome Gardens neighborhood of City Council District 2. The house features many characteristics of the Queen Anne style, namely heavy turned columns with solid spandrels on the porch, an asymmetrical façade, shingles and other decorative exterior finishes “to avoid smooth-walled appearance,” a recessed upper-floor porch, brackets accentuating overhangs, and a second-story porch over entry. The property was designated as an individual landmark on January 21, 2021. The applicant is requesting the approval of modifications in order to qualify for Historic Tax Certification and Historic Tax Verification.
- b. CASE HISTORY – The previous property owner fully rehabilitated the structure in 2021 and 2022. In August 2022, the previous property owner applied for the Substantial Rehabilitation Tax Incentive. Following the review of the application materials, staff determined that several exterior scopes of work were completed outside of the Certificates of Appropriateness on file. The property owner then sold the property before the modifications were corrected. The current property owner is requesting approval for Historic Tax Certification and Historic Tax Verification.
- c. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, exterior repairs, foundation repair, roof replacement, and site work.
- d. COMPLIANCE – Staff conducted a site visit on February 8, 2024, to examine the conditions of the property. Staff observed that the entry way configuration was modified without approval and the existing sidelite is currently located on the opposite side of the front door. Additionally, the front, side, and rear doors were replaced with architecturally inappropriate doors without approval, and one rear one-over-one window was replaced with a fixed window without approval. The work was completed by the previous property owner. The property is not eligible for the Substantial Rehabilitation Tax Incentive until the property comes into compliance or until the HDRC approves the work as existing.

RECOMMENDATION:

Items 1 through 3, staff does not recommend approval of the fenestration modifications and door and window replacement based on findings a through d. The applicant is required to return the entryway to the original front door and side lite configuration, install fully wood doors that are period-appropriate for the architectural style and time of construction, and install a fully wood one-over-one window that meets staff’s standard specifications in lieu of the existing rear fixed window.

Item 4, staff does not recommend Historic Tax Certification & Verification at this time based on finding d. The property will be eligible for the Substantial Rehabilitation Tax Incentive once the property comes into compliance.

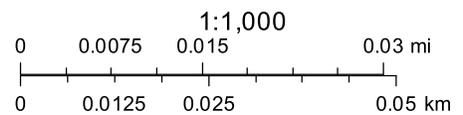
If the HDRC is compelled to approve the exterior modifications as they currently exist, the property is eligible to receive Historic Tax Certification and Historic Tax Verification.

City of San Antonio One Stop



February 16, 2024

— User drawn lines











HISTORIC REHABILITATION/TAX INCENTIVE APPLICATION:

ADDRESS: 403 Montana, San Antonio, TX 78203

REQUIRED DOCUMENTS

1. Detailed written narrative explaining the completed work:

403 Montana exterior was completely renovated with new foundation (approximately 75 new concrete 12” piers and over 200 liner feet of new beams), exterior siding was repaired (#105 profile siding used where needed)/refurbished, sanded, and painted. Siding was also removed to facilitate the installation of new weather barrier house wrap and flashing around the windows and doors. New 30 year asphalt shingle roof. Wooden windows were repaired/refurbished. Front and back yards were sodded with St. Augustine grass.

403 Montana received all new electrical rewire to include a new outside service panel and meter loop, all new sewer and fresh water lines and a new 5 ton HVAC system.

All roof and wall framing of the structure was reinforced, all new insulation, sheetrock/texture, and paint. All new bathrooms to include showers and bath. All new cosmetics to include flooring, electrical and plumbing fixtures, kitchen, cabinets, and countertops.

2. Itemized list of work completed both interior and exterior: See attachment A

3. Completed time schedule:

Work began in February 2021 and completed on April 30, 2022.

4. Itemized list of final associated costs: See Attachment B

5. Color photos of the exterior and interior.



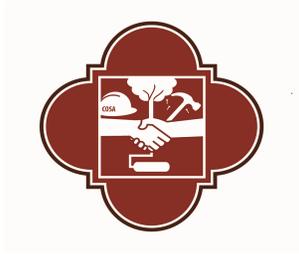
6. Color photo of the home from the street:



7. Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificate of Appropriateness (copies or case number): See attachment C and D.

403 Montana

<u>ITEM</u>	<u>COST</u>
Roof	\$ [REDACTED]
Foundation	\$ [REDACTED]
Demolition	\$ [REDACTED]
Framing (includes material)	\$ [REDACTED]
Siding	\$ [REDACTED]
Windows/Screens	\$ [REDACTED]
Landscaping	\$ [REDACTED]
Paint exterior	\$ [REDACTED]
Plumbing	Rough-in/top out \$ [REDACTED]
	Final \$ [REDACTED]
Electrical	Rough-in \$ [REDACTED]
	Final \$ [REDACTED]
HVAC	Interior unit/duckwork \$ [REDACTED]
	Evaporator/condensor/Final \$ [REDACTED]
Sheetrock TFT	\$ [REDACTED]
Interior paint	\$ [REDACTED]
Doors n trim	\$ [REDACTED]
Cabinets	\$ [REDACTED]
Countertops	\$ [REDACTED]
Flooring	\$ [REDACTED]
Bath tile	\$ [REDACTED]
Light fixtures	\$ [REDACTED]
Plumbing fixtures	\$ [REDACTED]
Cabinet hardware	\$ [REDACTED]
Door hardware	\$ [REDACTED]
Appliances	\$ [REDACTED]
Miscellaneous	\$ [REDACTED]
Porches Decks	\$ [REDACTED]
TOTAL COST	\$ [REDACTED]



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-21-35300358
PERMIT NAME	403 MONTANA
PERMIT ISSUANCE DATE	01/29/2021
LOC ISSUANCE DATE	05/20/2022
ADDRESS	403 MONTANA City of San Antonio TX 78203
DESCRIPTION OF WORK	Remove wall and install LVL beam. Framing of two new walls and associated doorways. Sheetrock installation and repair, tape, float, texture and paint whole home interior. Install new flooring Refurbish windows to operate correctly or Replace badly damage beyond repair ones with like kind windows

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Thank you for your business

The City of San Antonio



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 1, 2021

ADDRESS: 403 MONTANA

LEGAL DESCRIPTION: NCB 604 BLK B LOT 9 & W 26.04FT OF 10

PUBLIC PROPERTY: No

LANDMARK: Individual Landmark

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Jesus Zamarripa/Zamarripa Real Estate Investments, LLC - 502 Boulder Ridge

OWNER: Jesus Zamarripa/Zamarripa Real Estate Investments, LLC - 502 Boulder Ridge

TYPE OF WORK: Foundation/skirting, Roofing, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair the foundation, replace the existing roof with new shingles (in kind roof replacement), repair damaged wood siding, fascia, trim, re-paint the exterior of the building.

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

DATE: 2/1/2021 3:37:45 PM

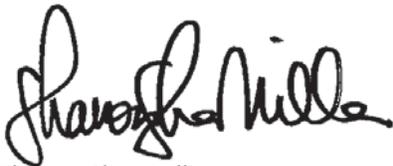
ADMINISTRATIVE APPROVAL TO: FOUNDATION/SKIRTING - Repair the foundation on the main house. Existing metal/tin skirting may be removed and any new skirting should either match the existing wood siding on the house or may feature a smooth hardi-plank skirting that features a lapped appearance.

SIDING/WOOD REPAIRS - Restore the lapped/waterfall wood siding, fascia, trim, soffit boards, and damaged shakes in the dormers and gable details on the main house. Select replacement of damaged wood siding and other wood elements that are rotted or missing may be replaced using in kind materials that match in dimensions and materials. Wholesale replacement of existing materials is NOT requested or approved at this time. Wood elements may be scraped and sanded to prep for painting.

ROOF REPLACEMENT - Remove the existing composition shingles from the main house and install new shingles. Shingles may be Onyx color; no changes to the existing roof form or pitch are requested or approved.

PAINTING - Re-paint the exterior wood elements of the main house.

APPROVED BY: Katie Totman



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.

Photos provided by owner



Photos provided by owner



Photos provided by owner



