

# HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

**HDRC CASE NO:** 2017-268  
**ADDRESS:** 1934 W SUMMIT  
**LEGAL DESCRIPTION:** NCB 1944 BLK 22 LOT 18  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Varco Builders of Texas  
**OWNER:** Caleb Scott  
**TYPE OF WORK:** Window replacement  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace nine one over one wood windows with new one over one vinyl windows.

## 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.

### 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 facade 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.

### *OHP Window Policy Document*

Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

## FINDINGS:

- a. The primary structure located at 1934 W Summit Ave is a single family home constructed in 1935 in the Tudor style. The home is a contributing structure in the Monticello Park Historic District, designated in March 1995. The applicant is proposing to replace a total of nine existing one over one wood windows with new vinyl one over one windows. Two of the windows are located on the west façade, five on the north (rear) façade, and two on the east façade. No windows on front façade are proposed to be replaced at this time.
- b. Staff conducted a site visit on April 17, 2017 to assess the condition of the windows and the property as a whole. Staff found all existing one over one wood windows to be in good condition, with minimal patches of rot, no evidence of separating joints, and no evidence of deep cracking or crazing of the wood.
- c. The applicant met with the Design Review Committee (DRC) on April 26, 2017. In terms of the proposed window replacement, the DRC commented that retention of wood windows, where feasible, is a stipulation in the Historic Design Guidelines. Solar screens are not appropriate, and the applicant has since abandoned that request. The applicant inquired about replacing the rear five wood windows only. The DRC suggested that if the rear wood windows were in good condition, the applicant may consider moving the rear windows to a location visible from the public right-of-way if any were deteriorated beyond repair. At the time of the meeting, only photos were presented to the DRC. The Committee expressed the need for photographs tied to specific windows proposed for removal. Additionally, the committee recommended developing a window schedule or plan to designate exactly which windows were being considered for replacement. The applicant submitted this document with their HDRC

application.

- d. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., windows should only be replaced if approximately 50% or more of the assembly is deteriorated beyond repair. If beyond repair, windows should be replaced with ones that match existing in terms of size type, configuration, material, form, appearance, and detail. Staff has not received sufficient evidence qualifying the replacement of the windows. Staff finds the proposal to replace existing wood windows with new one over one vinyl windows inconsistent with the Guidelines.

### **RECOMMENDATION:**

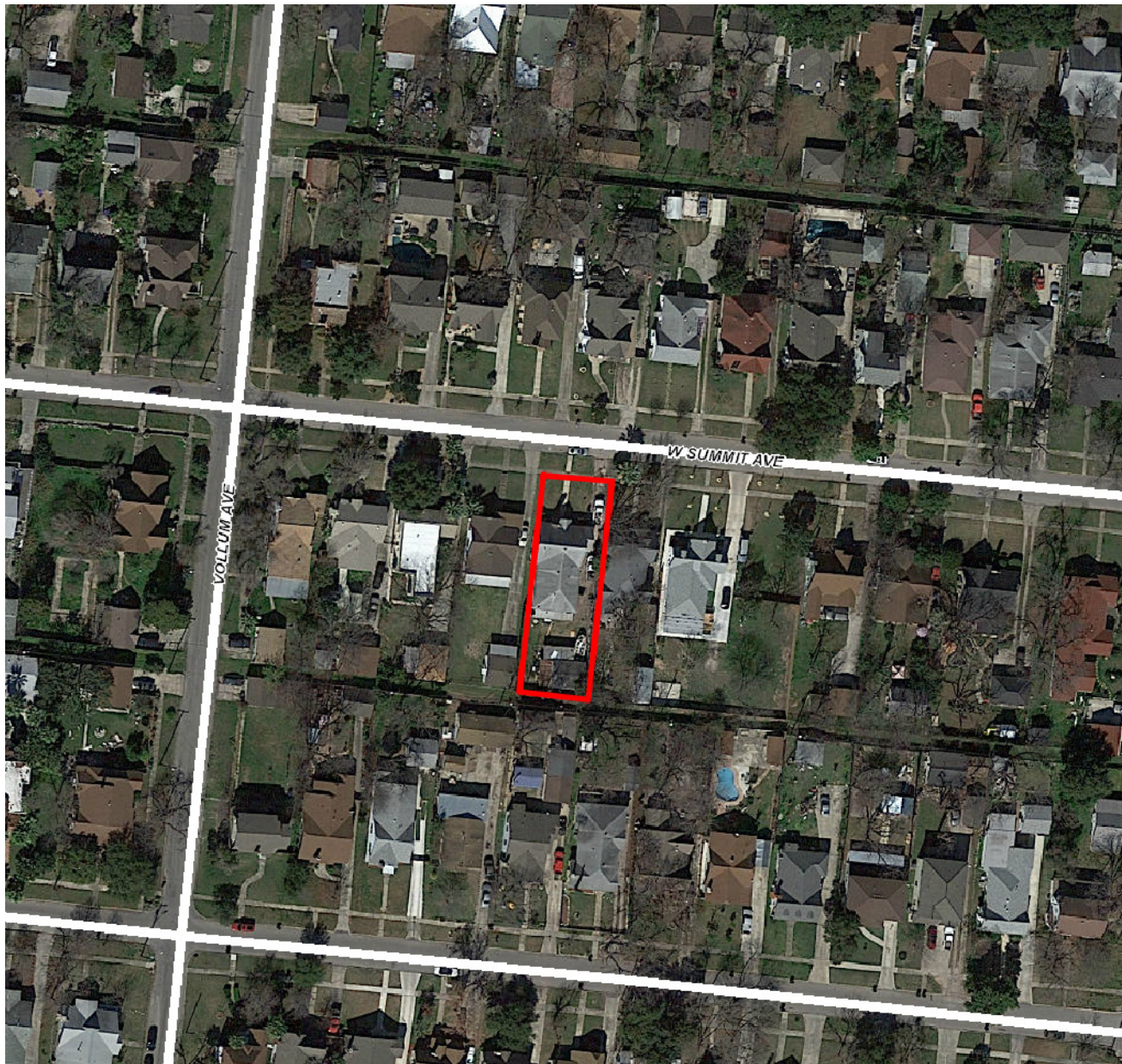
Staff does not recommend approvals as submitted based on findings a through d. Staff recommends that the applicant restore the windows in place, as the windows are constructed of high quality wood and are in good condition.

### **CASE MANAGER:**

Stephanie Phillips

### **CASE COMMENTS:**

The applicant met with the Design Review Committee (DRC) on April 26, 2017. The discussion is outlined in finding c.



## Flex Viewer

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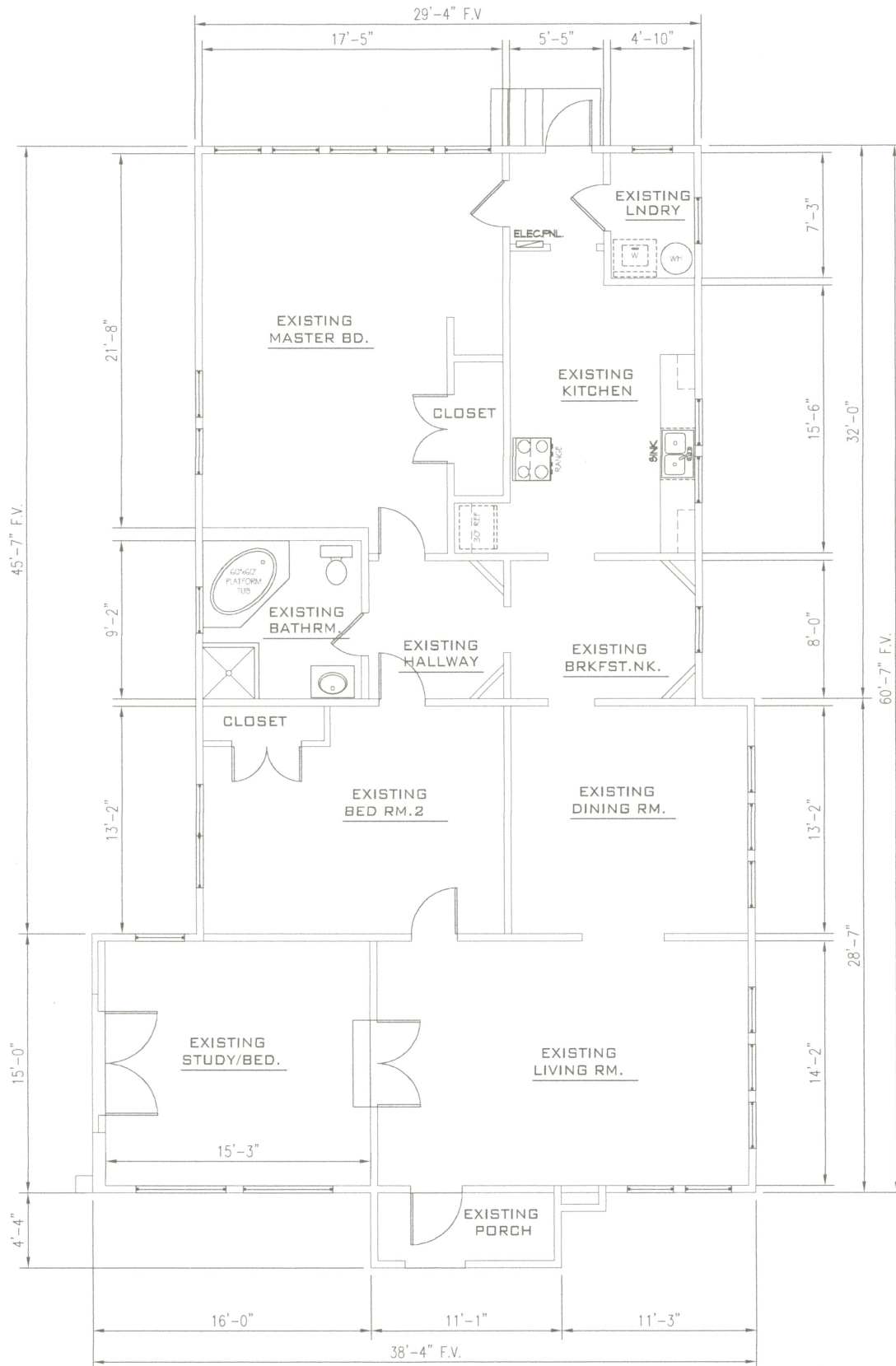
1934 W SUMMIT





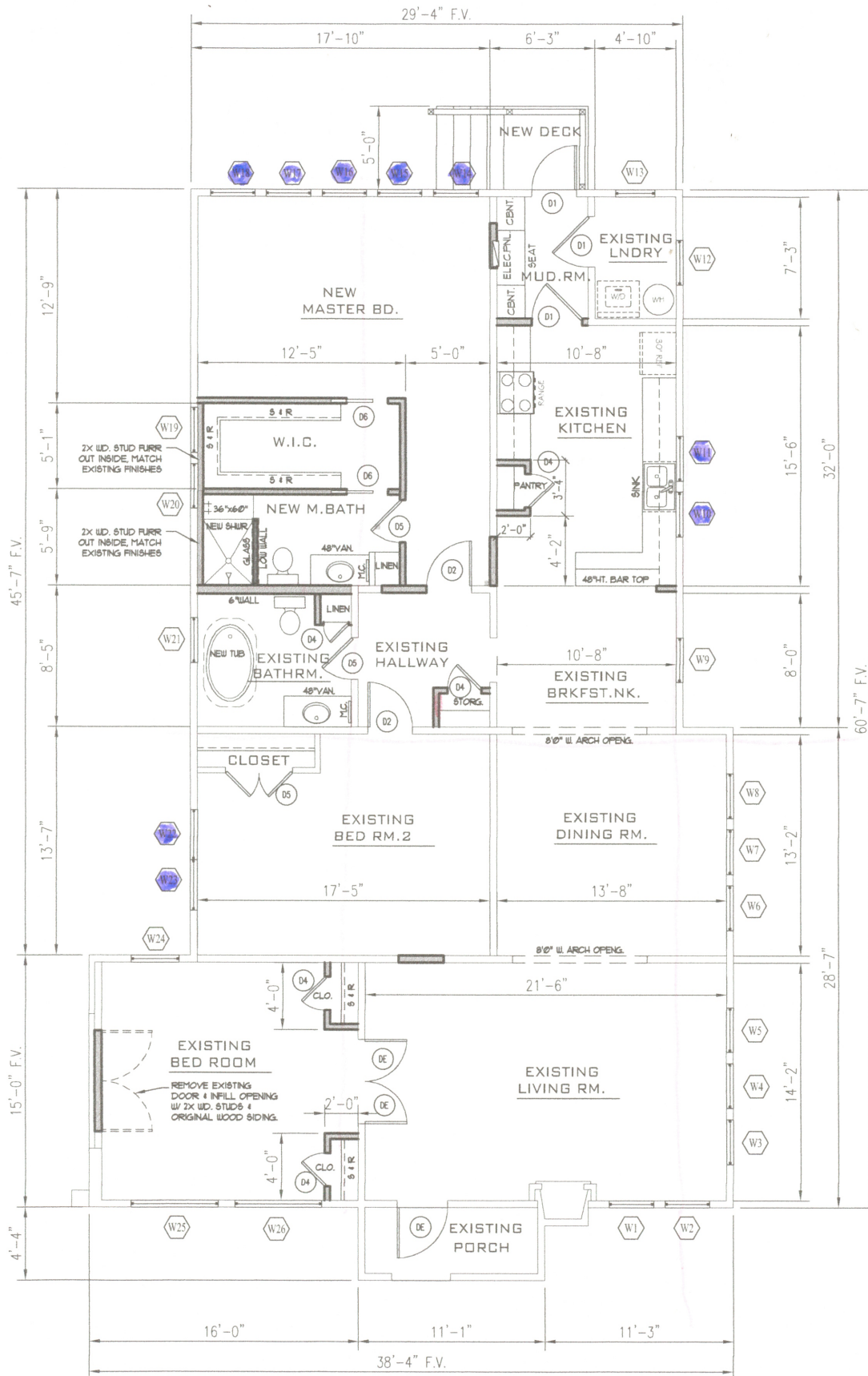






EXISTING FLOOR PLAN  
1934 W.SUMMIT RESIDENCE  
Mi CAZA DESIGN ARCHITECTURE





SCALE: NOT TO SCALE

# REMODEL FLOOR PLAN 1934 W. SUMMIT RESIDENCE Mi CAZA DESIGN ARCHITECTURE



**REAR AND WEST ELEVATION**

















**NEIGHBORHOOD WINDOW EXAMPLE - W SUMMIT ST**



**NEIGHBORHOOD WINDOW EXAMPLE - W SUMMIT ST**





**NEIGHBORHOOD WINDOW EXAMPLE - W SUMMIT ST**





**NEIGHBORHOOD WINDOW EXAMPLE - W SUMMIT ST**