

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-048
ADDRESS: 210 W LYNWOOD
LEGAL DESCRIPTION: NCB 6384 BLK 4 LOT 16 THRU 21
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Brett Ingram/Ingram Roofing & Construction
OWNER: Roger & Jacqueline Hill
TYPE OF WORK: Roof replacement, window replacement
APPLICATION RECEIVED: January 19, 2018
60-DAY REVIEW: March 20, 2018
REQUEST:

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

1. Replace the existing non-original aluminum screen windows on a porch addition with five sets of wood and vinyl casement windows.
2. Replace the existing primary structure and accessory structure roof with a new acrylic coated galvalume standing seam metal roof in the color charcoal.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

FINDINGS:

- a. The primary structure located at 210 W Lynwood is a 2-story single family home constructed in approximately 1940 in the Colonial Revival style with Spanish Eclectic influences. The home features a symmetrical front façade with two masonry chimneys on either side and flat, terra cotta colored clay tile roofing. The home is contributing to the Monte Vista Historic District. The property features a rear accessory structure which also contains flat, terra cotta colored clay tile roofing. The accessory structure is contributing to the Monte Vista Historic District.
- b. **WINDOW SCREEN REPLACEMENT** – The applicant has proposed to replace existing non-original aluminum window screens on a side porch addition with five sets of new hybrid wood and vinyl casement windows. The new windows will feature 6 divided lites to match existing window patterns on the home. The window modification will also add new board and batten siding beneath the openings. According to the Historic Design Guidelines, non-historic incompatible windows with should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposed window proportions and configurations to be a significant upgrade to the current condition of the porch, which is located at the corner of the lot and visible from the public right-of-way. The proposal is also an upgrade from the existing metal screens and framing. Staff finds that hybrid wood and vinyl windows may be appropriate for replacing incompatible metal windows if the windows meet all the required specifications listed in the recommendation.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing flat, terra cotta colored clay tile roofing on both the primary and accessory structures with a new standing seam galvalume metal roof in the color charcoal. According to the Guidelines for Exterior Maintenance and Alterations 3.B.iv., roofing materials should be replaced in-kind whenever possible when the roof must be replaced. Historic materials should be retained and

reused when large-scale replacement of roof materials is required, specifically roofs constructed of slate or clay tile. New roofing materials should match the original materials in terms of their scale, color, texture, profile, and style. The clay tile roofs are character defining features of the style and materiality of the structures. Additionally, clay tiles, including barrel tiles and flat tiles, are historically common on houses of various styles on W Lynwood, as well as to the south on W Elsmere Place. Staff finds that a standing seam metal roof would substantially alter the style and visual elements of the home.

RECOMMENDATION:

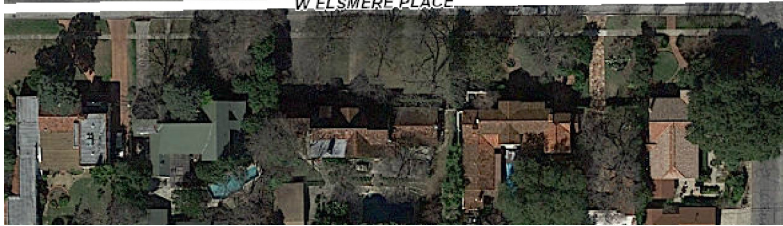
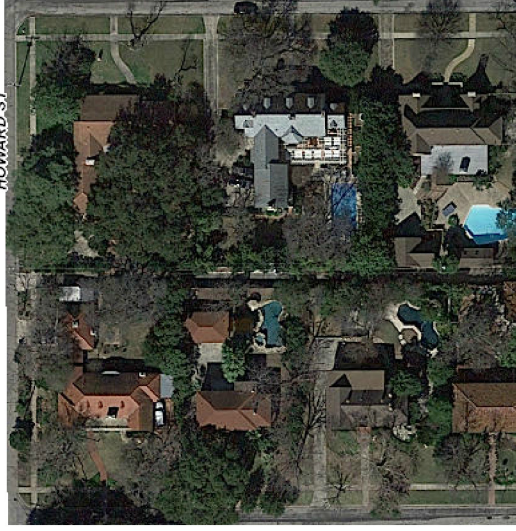
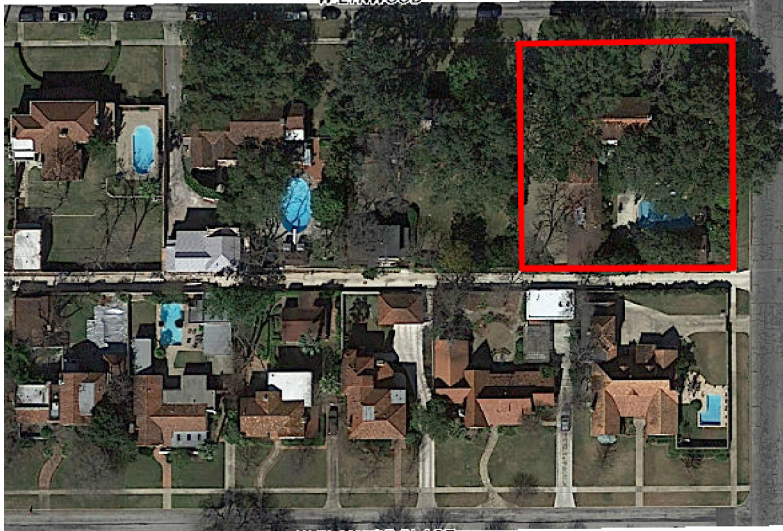
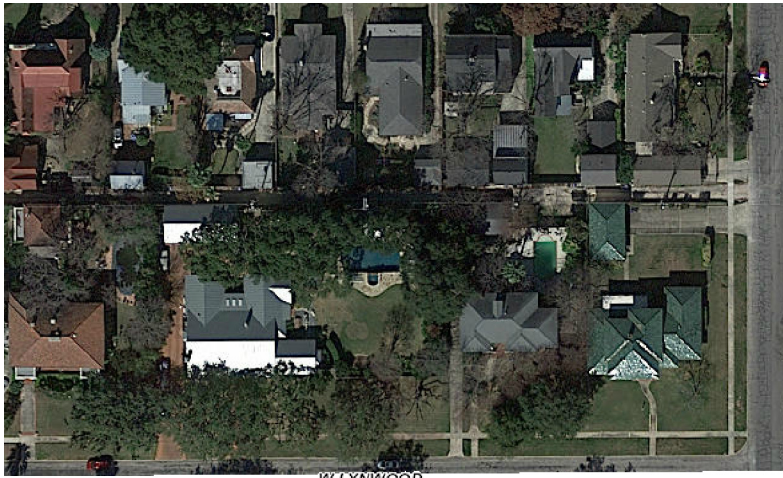
Item 1, Staff recommends approval of the window replacement based on finding b with the following stipulations:

- i. That the windows feature true divided lites or lites that are raised from the exterior glass. Faux divided lites or lites internal to the window panes are not appropriate. The applicant is required to submit a final window specification, including section detail, to staff prior to receiving a Certificate of Appropriateness.
- ii. That the board and batten siding features boards that are twelve (12) inches wide with battens that are 1 – ½” wide.

Item 2, Staff does not recommend approval of the roof replacement. If roof replacement is required, staff recommends that the roof be replaced in-kind.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2018

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Exhibit 1
Existing Aluminum
Windows on Front Left
Elevation



Exhibit 2
Existing Aluminum
Windows on
LEFT ELEVATION



Exhibit 3
Existing Aluminum
Sliding Door on
REAR ELEVATION

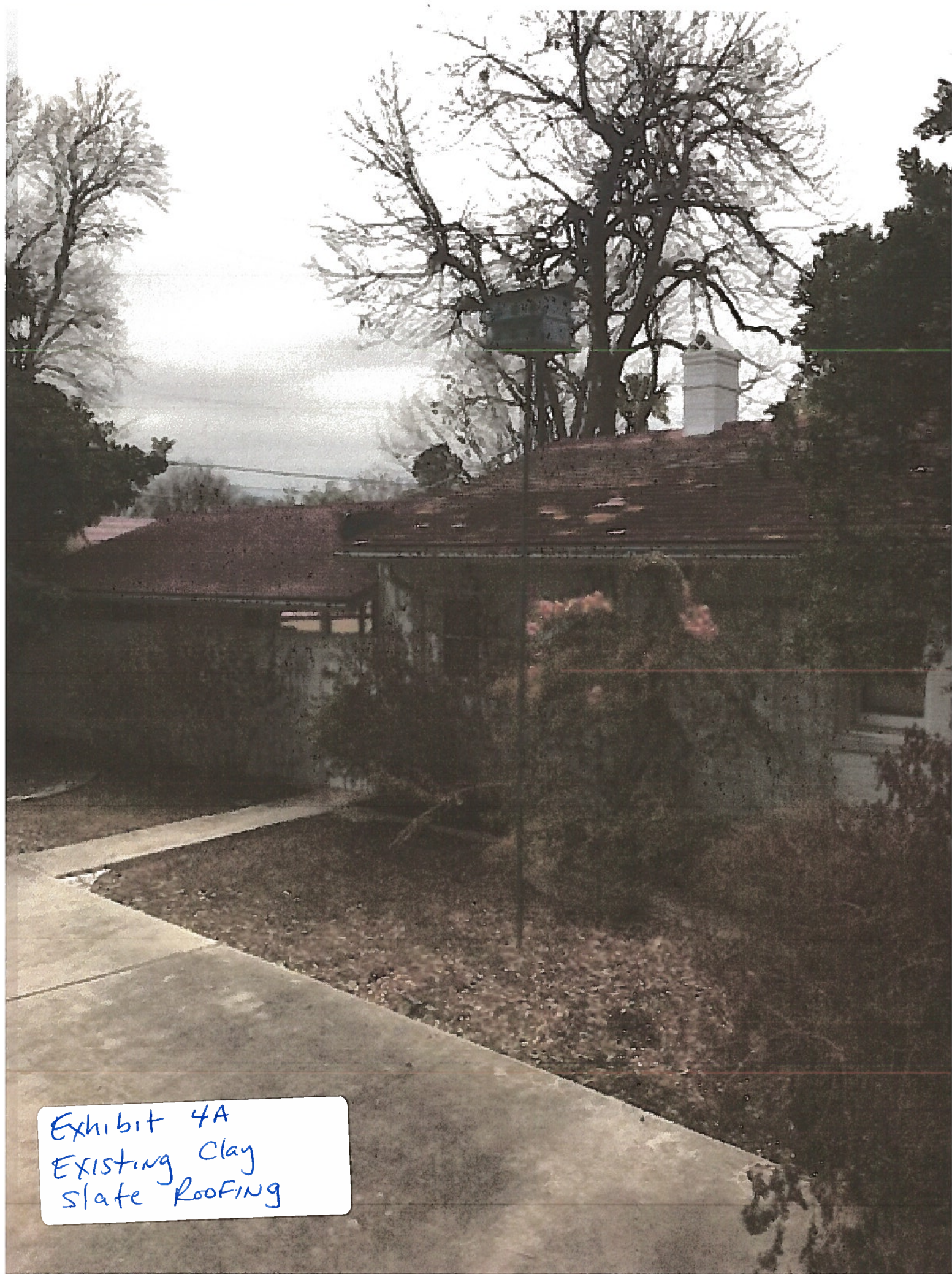


Exhibit 4A
Existing Clay
Slate Roofing



Exhibit 4B
EXISTING CLAY
SLATE ROOFING



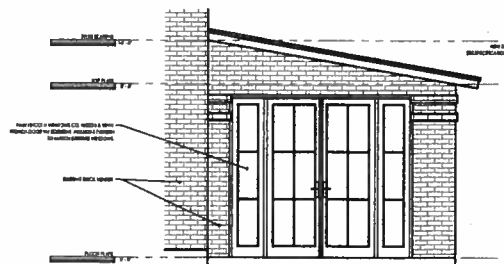
Exhibit 5

Existing Front
of Home.
To Remain as is

1. THESE PLANS ACT AS A GUIDE FOR BUILDING. BUILDER RESERVES THE RIGHT TO MAKE CHANGES FROM THE PLANS AS DEEMED NECESSARY BY THE SITE SLOPE OR GOOD CONSTRUCTION PRACTICES WITHOUT PRIOR CONSENT OF THE BUYER. IF ANY CHANGES WOULD INVOLVE ADDITIONAL COST TO THE BUYER, AN APPROVAL IS REQUIRED.

[illegible]

WINDOW & DOOR SCHEDULE									
NO.	STYLE	SIZE			FUNCTION		MANUFACTURE	FINISH	REMARKS
		WIDTH	HEIGHT	DEPTH	IMPACT				
M1	DB CASHMERE	8'-0"	7'-6"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M2	DB CASHMERE	1'-0"	7'-6"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M3	RIBD GLASS	1'-0"	7'-6"	SLA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M4	DB CASHMERE	4'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M5	DB CASHMERE	4'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M6	DB CASHMERE	4'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M7	DB CASHMERE	4'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M8	DB CASHMERE	6'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M9	DB CASHMERE	6'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	
M10	DB CASHMERE	6'-0"	8'-0"	NA	NA	WOOD/PWRTLS	UNCOLR	TOP & P/Wc INT	

[illegible]

BRICK OR STUCCO

ROOF LINE

ROOF FLASH

NEW SPECIES UNFINISHED (S.D. VENEER OR FINISHED) EXTERIOR WALL VENEER TO MATCH EXISTING - REQUIRED.

PREFABRICATED WINDOW

NEW EXTERIOR & INTERIOR FINISHES TO MATCH EXISTING - REQUIRED.

FLASHING

PAINTS, POLYMER, PLASTICS, RUBBER, AND WAXES

VOICES DESIGN IS A DESIGN STUDIO, NOT AN
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210 W. LYNWOOD
MONTE VISTA, SAN ANTONIO, TEXAS

SUBJECT BLVOGES	Sheet A1
Date 01/15/18	
Title NOTED	

1 SITE PLAN SCALE: 3/32" = 1'

GENERAL NOTES:

1. THESE PLANS ACT AS A GUIDE FOR BUILDING. BUILDER RESERVES THE RIGHT TO MAKE CHANGES FROM THE PLANS AS DEEMED NECESSARY BY THE SITE SLOPE OR GOOD CONSTRUCTION PRACTICES WITHOUT PRIOR CONSENT OF THE BUYER. IF ANY CHANGES WOULD INVOLVE ADDITIONAL COST TO THE BUYER, AN APPROVAL IS REQUIRED.

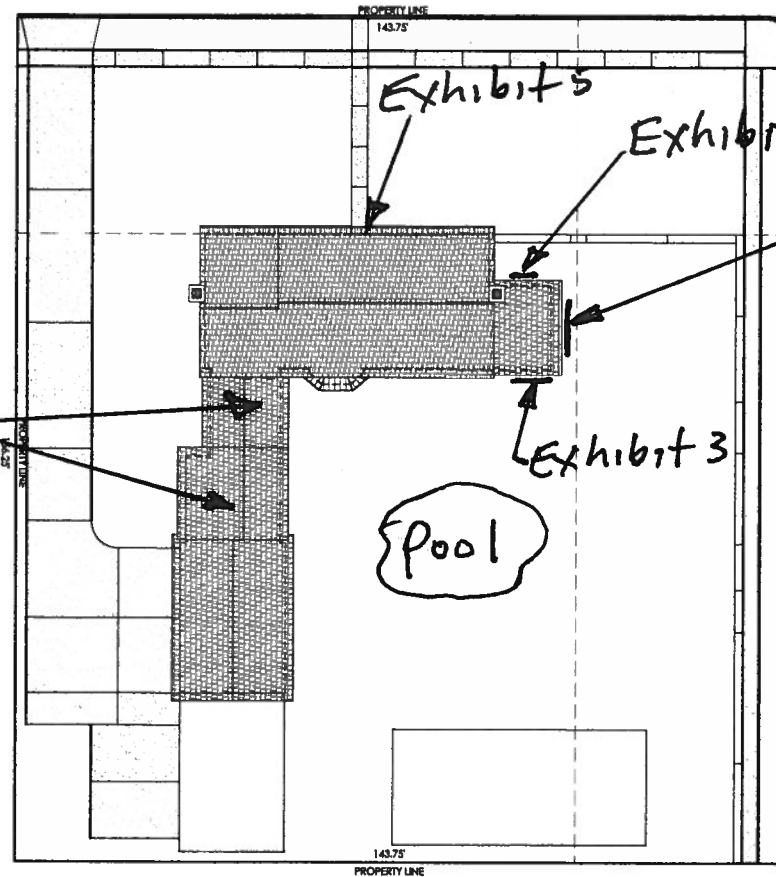
2. BUILDER/SUB-CONTRACTOR TO VERIFY ALL DISTANCES AND MEASUREMENTS PERTAINING TO SITE BEFORE ERECTING BUILDING. FOR ACCURATE DIMENSIONS, PLEASE REFER TO SITE SURVEY FOR BEARINGS AND DISTANCES PER RECORDED PLAT.

NOTE: REFER TO SITE SURVEY FOR ACCURATE DESCRIPTION OF LOT.

Exhibit
4A+4B



W LYNWOOD AVE.
(60' R.O.W.)



(20' R.O.W.)
UTILITY/ ALLEY ACCESS



HOWARD ST.
(60' R.O.W.)

VOGESDESIGNLLC
1711 E. MONTE VISTA, SAN ANTONIO, TEXAS 78204

THIS PLAN AND DESIGN HEREIN ARE THE PROPERTY OF VOGES DESIGN AND SHALL BE VOGES. THEY MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF VOGES DESIGN.

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210 W. LYNWOOD

MONTE VISTA, SAN ANTONIO, TEXAS

DESIGN BY
BLVOGES
DATE
11/20/17
NOTED

S1



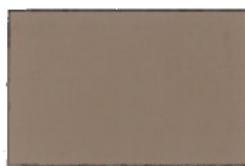
BERRIDGE MANUFACTURING COMPANY

KYNAR 500® HYLAR 5000™ COLOR FINISHES

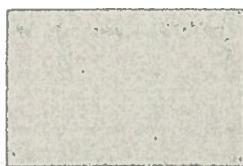
(800) 669-0009
www.berridge.com

STANDARD COLORS

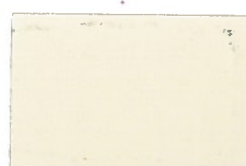
Due to limitations in the printing process, please request actual color chips for accurate color viewing.



BUCKSKIN



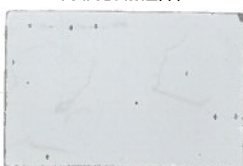
PARCHMENT



ALMOND



AGED BRONZE



SHASTA WHITE



FOREST GREEN



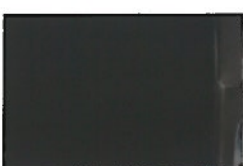
PATINA GREEN



SIERRA TAN



MEDIUM BRONZE



CHARCOAL GREY



HEMLOCK GREEN



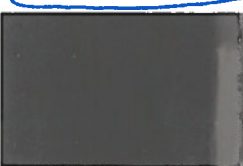
BRISTOL BLUE



TERRA-COTTA



DARK BRONZE



ZINC GREY



HARTFORD GREEN



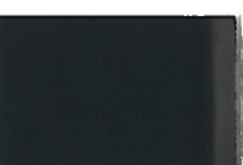
ROYAL BLUE



COLONIAL RED



COPPER BROWN



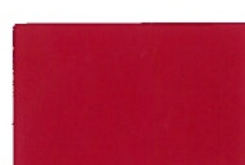
MATTE BLACK



TEAL GREEN



BURGUNDY



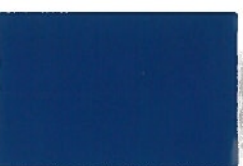
DEEP RED

PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



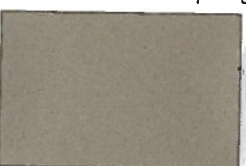
NATURAL WHITE



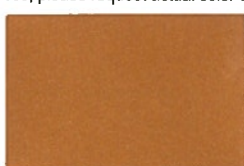
AWARD BLUE

METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.



CHAMPAGNE



COPPER-COTE™



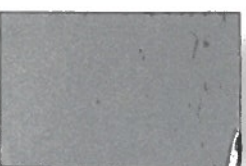
ANTIQUE
COPPER-COTE

NATURAL METAL FINISH

Ber
Ga
she
the
GA
a cl
the
GALVALUME® substrate.

Exhibit 7

ACRYLIC-COATED
GALVALUME®



ZINC-COTE™



LEAD-COTE™



PREWEATHERED
GALVALUME®



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12.
Almond complies with LEED® v3 requirements for low slopes less than or equal to 2:12.