

# HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2020

**HDRC CASE NO:** 2020-158  
**ADDRESS:** 315 W SUMMIT  
**LEGAL DESCRIPTION:** NCB 3263 BLK 6 LOT 11  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Roland Munoz/Michael G. Imber, Architects  
**OWNER:** Harry Haff/HALFF CODY A  
**TYPE OF WORK:** Exterior alterations, window replacement, fenestration modifications  
**APPLICATION RECEIVED:** March 31, 2020  
**60-DAY REVIEW:** May 30, 2020  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Perform fenestration modifications, to include modifying openings sizes to be more consistent with the original design of the home.
2. Replace non-original windows and doors with fully wood windows and doors.
3. Modify the existing front entrance.

## 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 stripping 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.

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
  - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
  - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
  - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
  - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
  - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
  - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 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.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.



- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## 10. Commercial Facades

### A. MAINTENANCE (PRESERVATION)

- i. *Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

## 11. Canopies and Awnings

### A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building facade to which they will be attached. See UDC Section 35-609(j).
- iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the facade.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be

maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

#### *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.
- **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".
- **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 finish. 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 primary structure located at 315 W Summit is a 2-story residential structure constructed circa 1920 in the Italian Renaissance style. The structure features a stucco façade, low-sloping roof with deep overhangs, and a quoin detailing on the second story. The home has undergone several modifications over the years, including the removal of original windows, fenestration modifications, and the removal of architectural detailing. The structure is contributing to the Monte Vista Historic District.
- b. **FENESTRATION MODIFICATIONS** – The applicant is requesting to modify the existing openings on all facades, to

include the replacement of all non-original windows with architecturally and proportionally-appropriate one over one windows and French doors. The applicant has also proposed to install shutters on the front façade that are appropriate for the style of the home and the proportions of the new windows. According to the Historic Design Guidelines, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or if original windows were removed. 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. Staff finds the proposal consistent with the Guidelines.

- c. WINDOW AND DOOR REPLACEMENT – The applicant has proposed to replace the existing non-original windows and doors with new fully wood windows and doors as indicated on the submitted elevations. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposal appropriate with the stipulations listed in the recommendations.
- d. ENTRY MODIFICATIONS – The applicant has proposed to modify the existing front entry configuration, to include modified steps, a transom above a new door, pilaster detailing, cornice modifications, side lighting, and balcony detailing. According to the Guidelines, entries should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the proposed modifications consistent with the architectural style of the home.

## **RECOMMENDATION:**

Staff recommends approval of the proposed modifications based on findings a through d with the following stipulations:

- i. That the applicant submits final fully wood window and door specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.



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M A I N E L E V A T I O N

S A N A N T O N I O , T E X A S

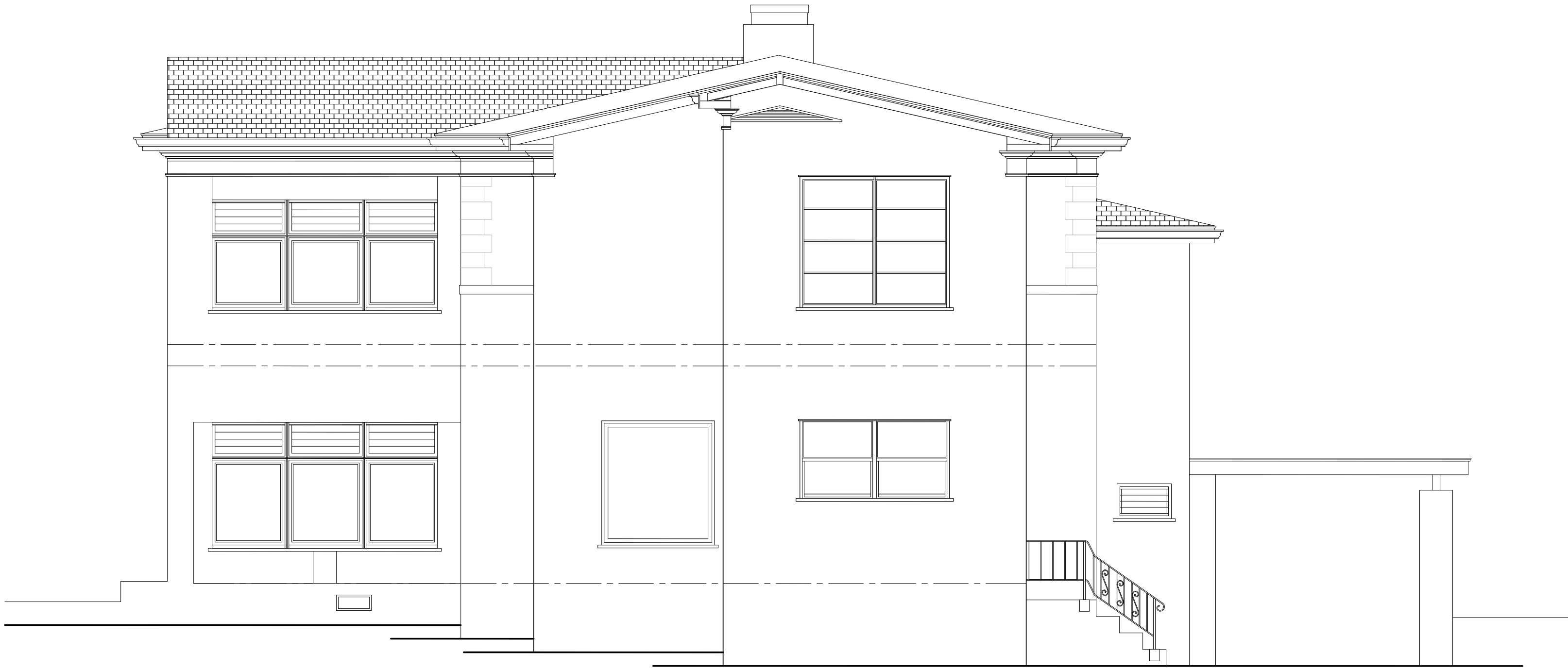
MICHAEL G. IMBER  
architect  


315 W. SUMMIT  
PROPOSED ELEVATION





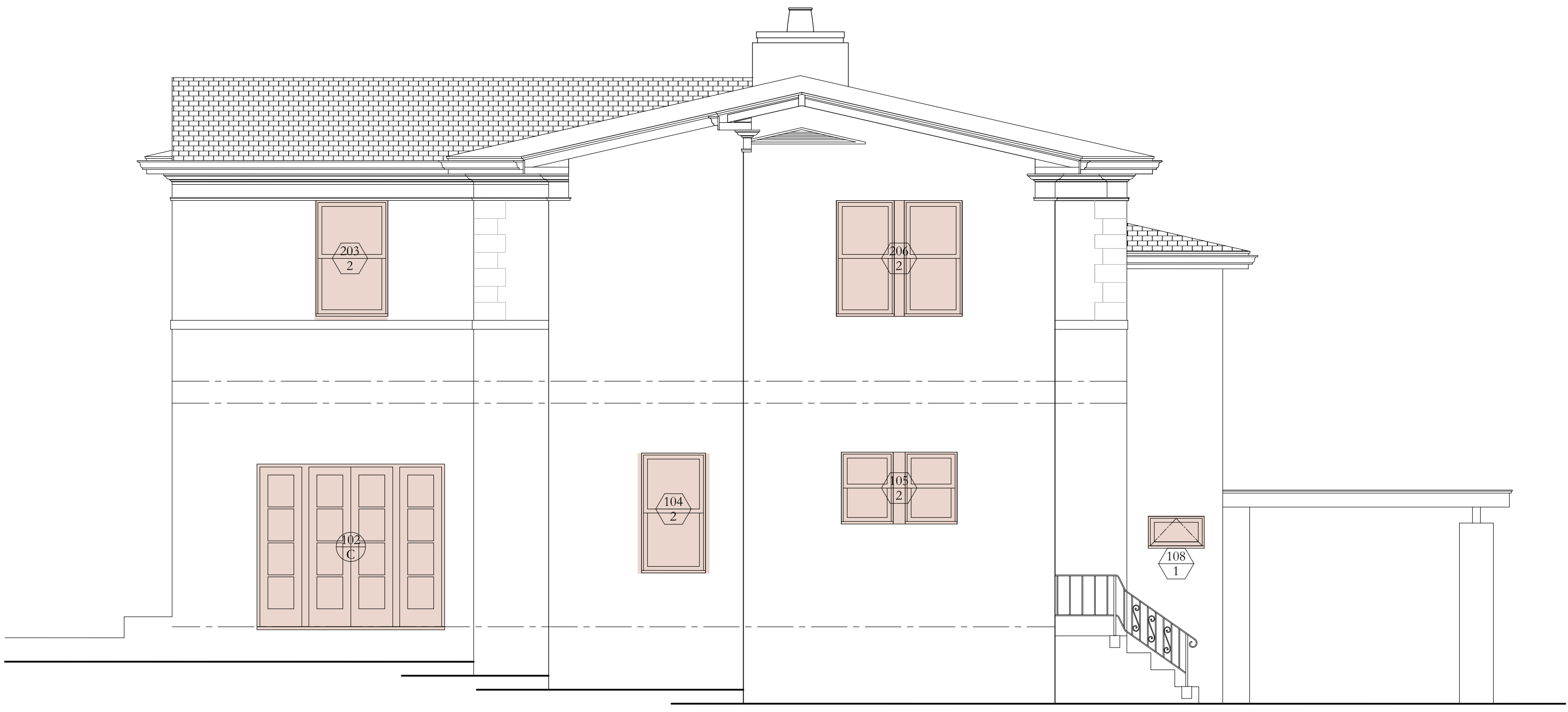
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SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION -EXISTING  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION -PROPOSED  
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION -PROPOSED  
SCALE: 1/4" = 1'-0"

March 27, 2020

HALFF RESIDENCE  
SAN ANTONIO, TEXAS  
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~ A 3.0 ~  
MICHAEL G. IMBER  
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SAN ANTONIO, TEXAS 78212

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1 EAST ELEVATION -EXISTING  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION -EXISTING  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION -PROPOSED  
SCALE: 1/4" = 1'-0"



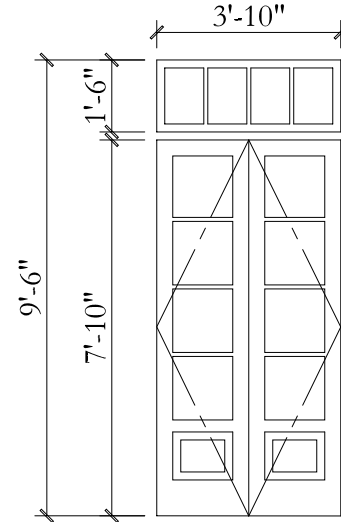
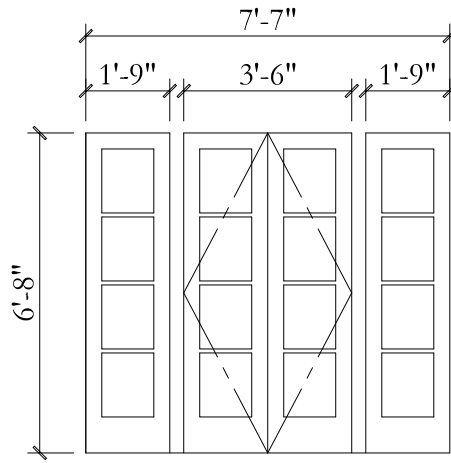
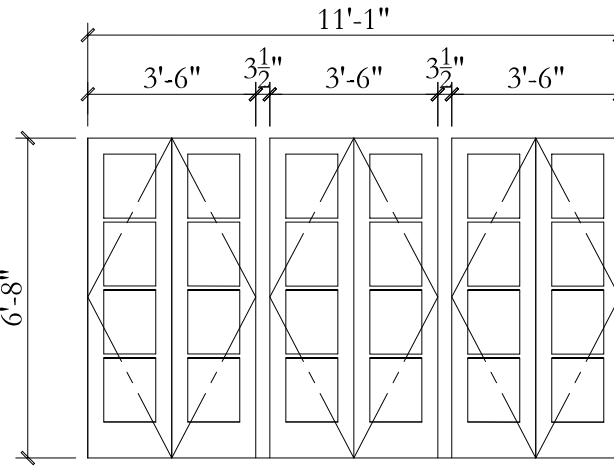
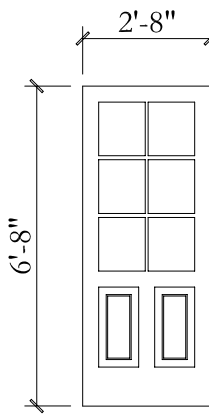
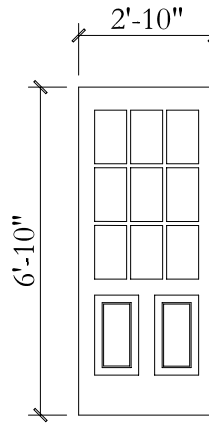
4 WEST ELEVATION -PROPOSED  
SCALE: 1/4" = 1'-0"

March 27, 2020

HALFF RESIDENCE  
SAN ANTONIO, TEXAS  
315 W. SUMMIT  
~ A 3.1 ~  
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111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212

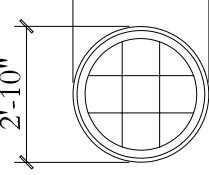
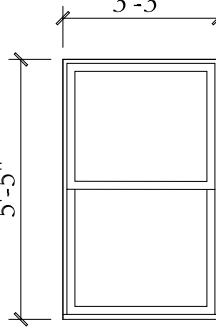
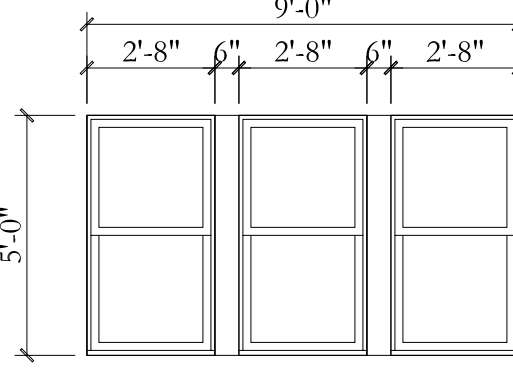
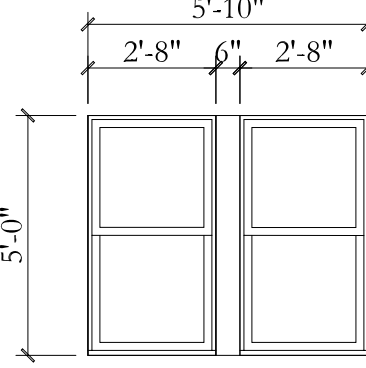
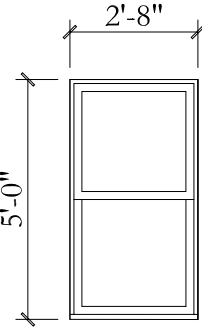
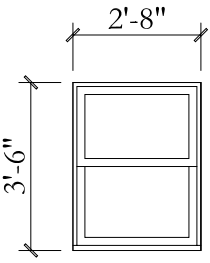
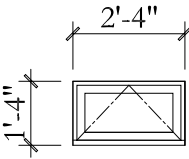
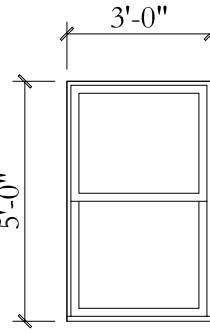
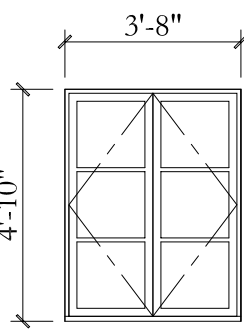
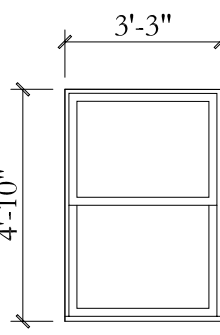
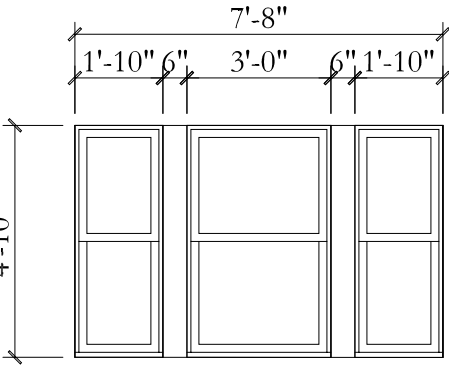
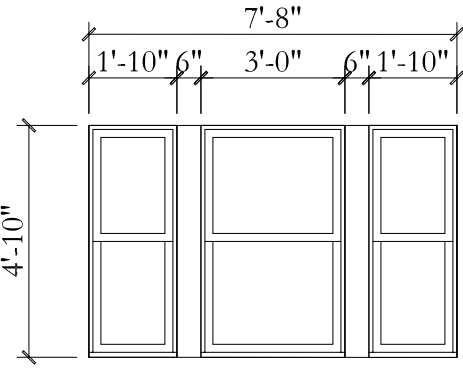
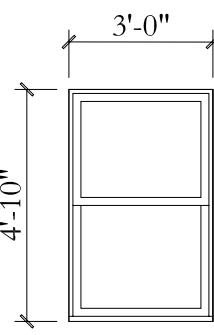
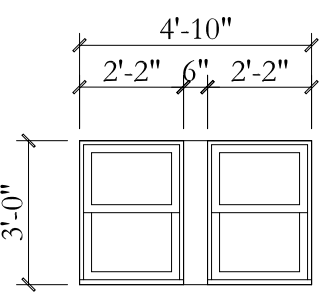
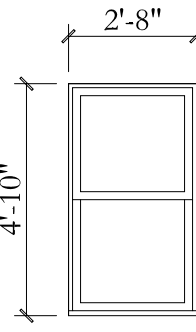
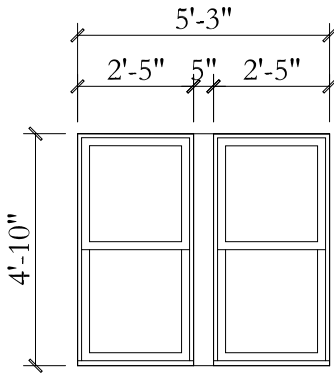
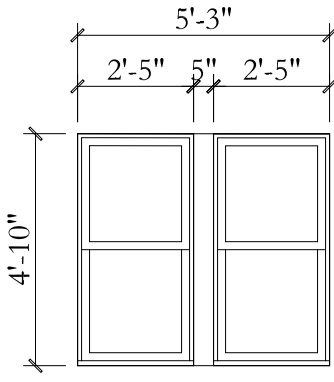
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2 EXTERIOR DOOR SCHEDULE															
DOOR SLAB							FINISH		HARDWARE			DETAILS			REMARKS
DOOR NO.	TYPE	SIZE (SLAB ONLY) W X H	THICK.	MATERIAL	THRESHOLD	GLASS	EXTERIOR	INTERIOR	FUNCTION	SET	ACCESS CONTROL	HEADER	SILL	JAMB	
M A I N L E V E L															
101-A	1	2'-11" x 7'-10"	2-1/4"	SOLID WOOD	●	●	PAINTED	PAINTED	EXTERIOR						WITH TRANSOM
102-A	2	1'-9" x 6'-8"	2-1/4"	SOLID WOOD	●	●	PAINTED	PAINTED	EXTERIOR						WITH FIXED SIDELITE
102-B	3	1'-9" x 6'-8" (3 PAIR)	2-1/4"	SOLID WOOD	●	●	PAINTED	PAINTED	EXTERIOR						
102-C	2	1'-9" x 6'-8"	2-1/4"	SOLID WOOD	●	●	PAINTED	PAINTED	EXTERIOR						WITH FIXED SIDELITE
105-A	4	2'-8" x 6'-8"	2-1/4"	SOLID WOOD	●	●	PAINTED	PAINTED	EXTERIOR						
107-A	5	2'-10" x 6'-10"	2-1/4"	SOLID WOOD	●	●	PAINTED	PAINTED	EXTERIOR						
EXTERIOR DOOR TYPES															
<div><div><p>1</p></div><div><p>2</p></div><div><p>3</p></div><div><p>4</p></div><div><p>5</p></div></div>															

EXTERIOR DOOR & WINDOW MANUFACTURE														
1.	MANUFACTURER	KOLBE WINDOWS - HERITAGE SERIES - TRADITIONAL												
2.	FRAME:	JAMB DEPTH - 4 9/16" JAMB TYPE - SQUARE HISTORIC SILL NOSING												
3.	HARDWARE:	TRADITIONAL SASH LIFT HANDLE - ANTIQUE BRASS TRADITIONAL SASH LOCK - ANTIQUE BRASS	MANUFACTURE TO MEET LOCAL ENERGY CODE REQUIREMENTS											
4.	WINDOW SASH:	2" RAILS & STILES BEVELED PROFILE GLAZING BEAD 3/8" BEVELED PROFILE PDL BARS												
5.	GLASS:	CLEAR BLACK FINISH SPACER BAR												
6.	FINISH:	PAINTED INTERIOR/EXTERIOR												

DOOR AND WINDOW NOTES														
1.	CONTRACTOR TO REFER TO DOOR AND WINDOW TYPE ELEVATIONS ON A3 SERIES OF SHEETS FOR DOOR AND WINDOW HEIGHTS AND CONFIGURATIONS.													
2.	CONTRACTOR TO COORDINATE FINAL STILE AND RAIL DIMENSIONS WITH ARCHITECT PRIOR TO FABRICATION OF DOORS AND WINDOWS.													
3.	CONTRACTOR TO VERIFY WITH ARCHITECT REQUIREMENTS FOR MUNTIN AND/OR MULLION DIMENSIONING AND PROFILES.													
4.	CONTRACTOR TO REFER TO EXTERIOR ELEVATIONS FOR HEADER HEIGHTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.													
6.	CONTRACTOR TO COORDINATE WITH DOOR AND WINDOW MANUFACTURER FOR JAMB WIDTH AND DETAILS													
7.	CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES PRIOR TO CONSTRUCTION.													
8.	CONTRACTOR TO VERIFY JAMB EXTENSIONS (IF REQUIRED) WITH DOOR AND WINDOW MANUFACTURER.FOR ALL WINDOWS AS SCHEDULED, AND COORDINATE ANY REVISIONS WITH ARCHITECT.													
9.	LSG = LAMINATED SAFETY GLASS (REQ'D AT WINDOWS WITHIN 30" A.F.F. SEE WINDOW ELEVS. FOR LOCATIONS OF SAFETY GLASS PANELS. REQ'D AT DOOR PANES WITHIN 30" A.F.F.)													
10.	DOOR HEIGHTS ARE TO TOP OF OPERABLE DOOR LEAF; WINDOW SIZES ARE TO OUTSIDE SASH. GC TO COORDINATE WITH DOOR & WINDOW MANUFACTURER FOR REQUIRED R.O.													
11.	CONTRACTOR TO COORDINATE HARDWARE SELECTIONS WITH ARCHITECT.													
12.	UNLESS NOTED OTHERWISE, ACTIVE DOOR LEAF AT PAIRS OF DOORS TO BE RIGHT HAND DOOR AT KEYSIDE.													
13.	CONTRACTOR TO PROVIDE FULL SUBMITTAL PACKAGE & SHOP DRAWINGS FOR DOORS & WINDOWS													
14.	CONTRACTOR TO PROVIDE GLAZING SAMPLE TO ARCHITECT													

1 WINDOW SCHEDULE														
WINDOW					FRAME			DETAILS			REMARKS			
WINDOW NUMBER	TYPE	OPER.	FIXED	OVERALL SASH SIZE (W x H)	EXTERIOR MATERIAL	FINISH		HEADER	SILL	JAMB				
						EXT.	INT.							
M A I N L E V E L														
100-1	A		●	2'-10" ROUND	WOOD	PAINTED	PAINTED							
100-2	A		●	2'-10" ROUND	WOOD	PAINTED	PAINTED							
101-1	B	●		3'-3" x 5'-5"	WOOD	PAINTED	PAINTED							
101-2	B	●		3'-3" x 5'-5"	WOOD	PAINTED	PAINTED							
103-1	C	●		9'-0" x 5'-0"	WOOD	PAINTED	PAINTED							
104-1	D	●		5'-10" x 5'-0"	WOOD	PAINTED	PAINTED							
104-2	E	●		2'-8" x 5'-0"	WOOD	PAINTED	PAINTED							
104-3	F	●		2'-8" x 3'-6"	WOOD	PAINTED	PAINTED							
104-4	F	●		2'-8" x 3'-6"	WOOD	PAINTED	PAINTED							
105-1	E	●		2'-8" x 5'-0"	WOOD	PAINTED	PAINTED							
105-2	N	●		2'-8" x 3'-6"	WOOD	PAINTED	PAINTED							
106-1	F	●		2'-8" x 3'-6"	WOOD	PAINTED	PAINTED							
108-1	G	●		2'-4" x 1'-4"	WOOD	PAINTED	PAINTED							
					WOOD	PAINTED	PAINTED							
S E C O N D L E V E L														
200-1	E	●		2'-8" x 5'-0"	WOOD	PAINTED	PAINTED							
201-1	J	●		3'-8" x 4'-10"	WOOD	PAINTED	PAINTED							
201-2	K	●		3'-3" x 4'-10"	WOOD	PAINTED	PAINTED							
202-1	K	●		3'-3" x 4'-10"	WOOD	PAINTED	PAINTED							
203-1	L	●		7'-8" x 4'-10"	WOOD	PAINTED	PAINTED							
203-2	M	●		3'-0" x 4'-10"	WOOD	PAINTED	PAINTED							
204-1	M	●		3'-0" x 4'-10"	WOOD	PAINTED	PAINTED							
204-2	M	●		3'-0" x 4'-10"	WOOD	PAINTED	PAINTED							
205-1	N	●		4'-10" x 3'-0"	WOOD	PAINTED	PAINTED							
206-1	P	●		2'-8" x 4'-10"	WOOD	PAINTED	PAINTED							
206-2	Q	●		5'-3" x 4'-10"	WOOD	PAINTED	PAINTED							
206-3	P	●		2'-8" x 4'-10"	WOOD	PAINTED	PAINTED							
208-1	F	●		2'-8" x 3'-6"	WOOD	PAINTED	PAINTED							
WINDOW TYPES SCALE: 1/4" = 1'-0"														
<div><div><p>A</p></div><div><p>B</p></div><div><p>C</p></div><div><p>D</p></div><div><p>E</p></div><div><p>F</p></div><div><p>G</p></div><div><p>H</p></div><div><p>I</p></div><div><p>J</p></div><div><p>K</p></div><div><p>L</p></div><div><p>M</p></div><div><p>N</p></div><div><p>O</p></div><div><p>P</p></div><div><p>Q</p></div></div>														

March 27, 2020

HALFF RESIDENCE  
SAN ANTONIO, TEXAS  
315 W. SUMMIT  
~ A 3.1 ~  
MICHAEL G. IMBER  
ARCHITECT  
111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212

# ITALIAN RENNAISANCE REVIVAL

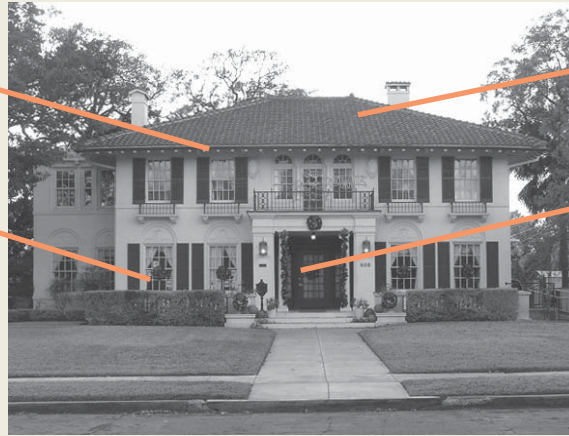
Styles based on homes built in Mediterranean countries were popular during the early 1900s, especially in the warm climate of the Southwest. Many examples can be found throughout the district. Inspired by the Italian palazzos built during the time of Leonardo Da Vinci and Michelangelo, Italian Renaissance Revival homes were typically constructed of stucco and featured ceramic tile roofs with wide overhangs.

## Features

- rectangular shape
- usually symmetrical
- low-pitched ceramic tile roof
- wide overhangs with bracket details
- larger windows on first floor
- arches above doors, windows or porches
- arched windows
- recessed entry
- loggia

Wide overhang  
with brackets

Larger windows  
at first floor



Low pitched  
tile roof

Recessed  
Entry







209 W. Gramercy  
-Precedence Image-