

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-032
ADDRESS: 337 E SUMMIT AVE
LEGAL DESCRIPTION: NCB 6882 BLK LOT 28, 29 & W 20 FT OF 30
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Samuel Asvestas/MONTEVISTA FOUNDATION INC
OWNER: Samuel Asvestas/MONTEVISTA FOUNDATION INC
TYPE OF WORK: Roof replacement, window replacement
APPLICATION RECEIVED: January 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the existing asphalt shingle roof with a new standing seam metal roof in a galvalume finish.
2. Replace 22 single hung, single lite, aluminum windows with 22 single hung, single lite, black aluminum Don Young windows.

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.

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.

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 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 337 E Summit is a 1-story residential structure constructed circa 1970 in the Ranch style. The home features a brick façade, side-gable roof configuration with asphalt shingles, and aluminum windows. The structure is contributing to the Monte Vista Historic District.
- b. HISTORY OF METAL ROOFING – Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920s, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regard to color and shape, and relatively low costs of manufacturing and transportation.
- c. SITE CONTEXT AND DEVELOPMENT PATTERN – According to Sanborn Maps, most homes in this subdivision of Monte Vista, which was constructed in the 1960s and 1970s, were originally constructed with composition shingle roofs. The use of composition shingle roofs appears to have been a consistent design decision during the development of this area. Nearly all of the structures of this era retain their original shingle roof or their roofs have been replaced in-kind with an asphalt shingle product.
- d. ROOF REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style, construction period, or district. Staff finds that a metal roof is not a material rooted in the historic precedent of the development of this portion of the neighborhood. If approved, this house would be the only one of its construction era on this block with a metal roof. Staff does not find the roof replacement consistent with the Guidelines.
- e. ALUMINUM WINDOWS – In general, the use of aluminum windows in new construction became more prevalent during the post-war construction boom and grew in popularity into the mid-20th century. The quality, durability, and repairability of these windows is less than their wood predecessors which were constructed by

hand using quality, old-growth lumber. Wood windows were designed to be integral to the structure in which they were installed and were intended to be repaired and maintained over time. In contrast, aluminum windows cannot be easily spot-repaired once they fail, were factory-produced, and were generally not integral to the overall intentional design of the structures in which they were installed. Aluminum windows are also more susceptible to condensation as a result of their materiality which can contribute to long-term damage of other elements. A proposed replacement window product that is in keeping with the architectural style or construction period of the house and maintains a similar visual appearance could be considered consistent with the Guidelines, even in circumstances where original aluminum windows are present.

- f. **WINDOW REPLACEMENT** – The applicant has requested to replace all existing aluminum windows in the primary structure with new windows, with the exception of the double-height windows located to the right of the front door. The aluminum windows will match the proportion, configuration, detailing, and inset of the existing windows as closely as possible, but will be black in color instead of the existing aluminum silver finish. The applicant has noted that several of the windows exhibit evidence of improper repairs, painting of the exterior frames, and the deterioration or loss of functional elements. Based on these observations, staff finds that the replacement with the requested product is acceptable and will not result in the loss of character defining features or high-quality historic material.

RECOMMENDATION:

Item 1, Staff does recommend the replacement of the shingle roof with a metal roof based on findings a through d. The replacement of the roof in-kind with new asphalt shingles is eligible for administrative approval.

If the HDRC finds that a standing seam metal roof is appropriate, staff recommends that the following stipulation apply:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

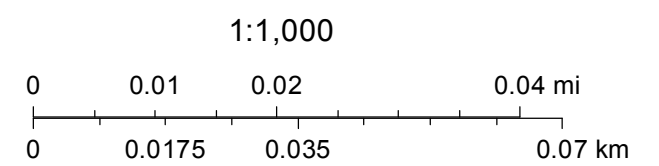
Item 2, Staff recommends approval based on findings a through b with the following stipulations:

- i. That the replacement product matches the existing proportion, dimensions, proportion, configuration, and inset of the existing windows as closely as possible. Existing openings on the structure should not be enlarged or minimized to accommodate a replacement product. A window schedule and detailed product specifications shall be submitted to staff for review and approval that indicates all configurations to be installed in the structure.

City of San Antonio One Stop



January 28, 2021















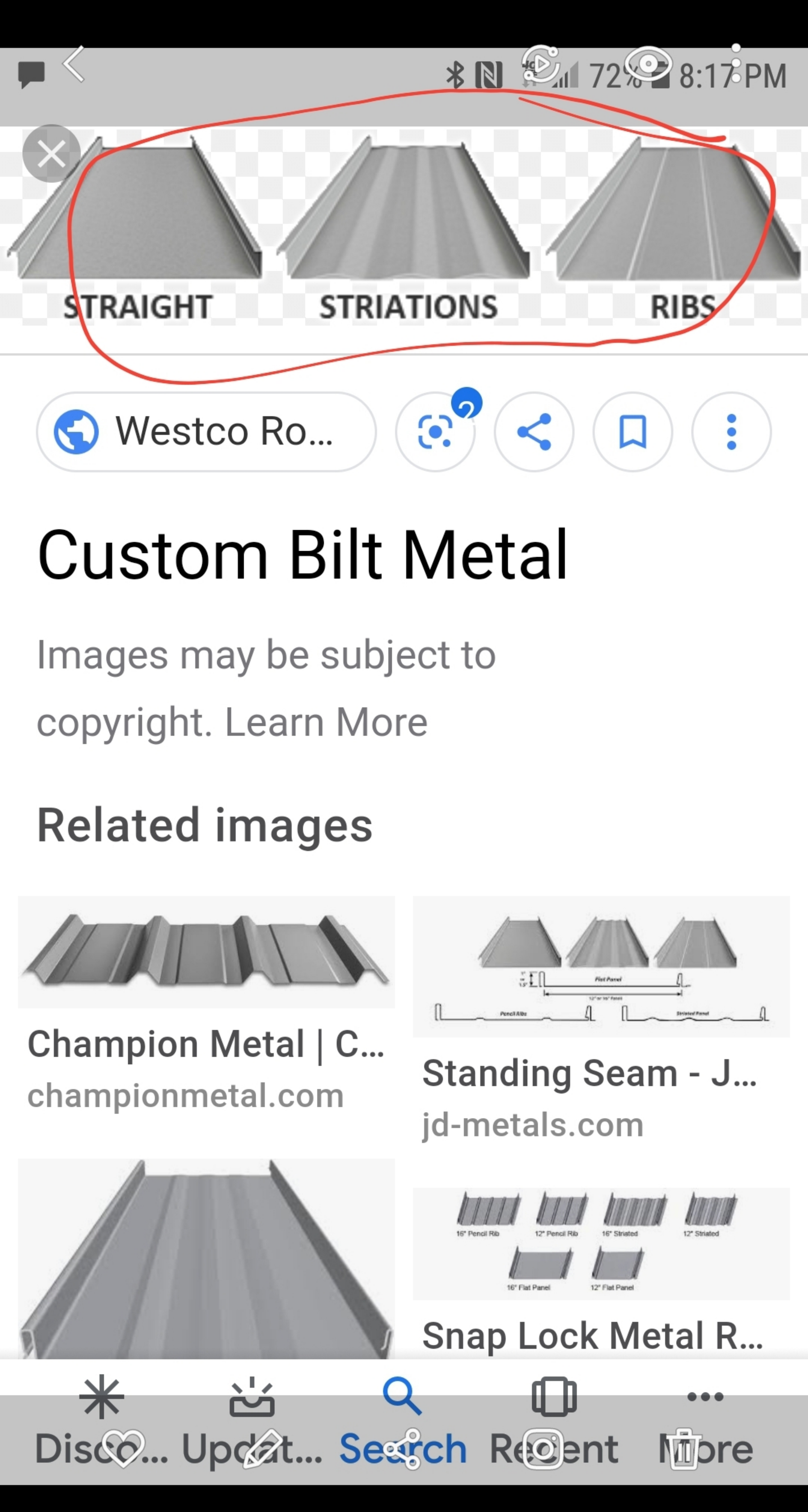
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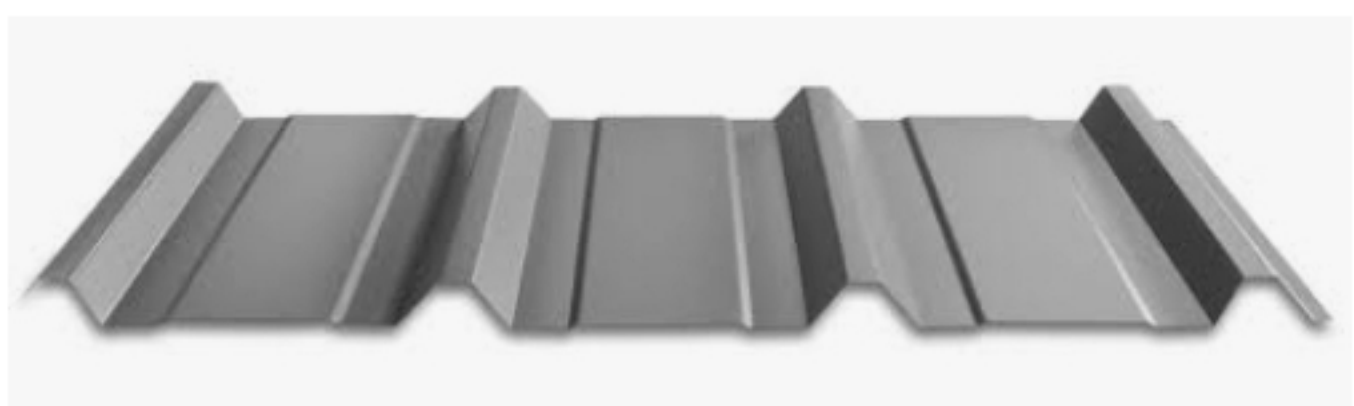




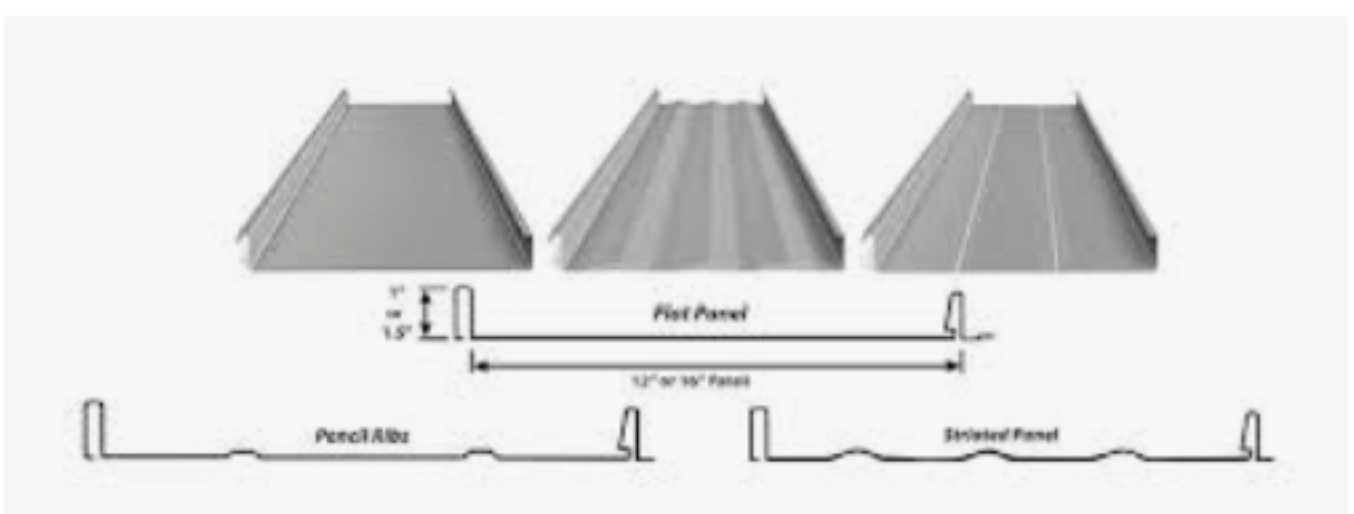
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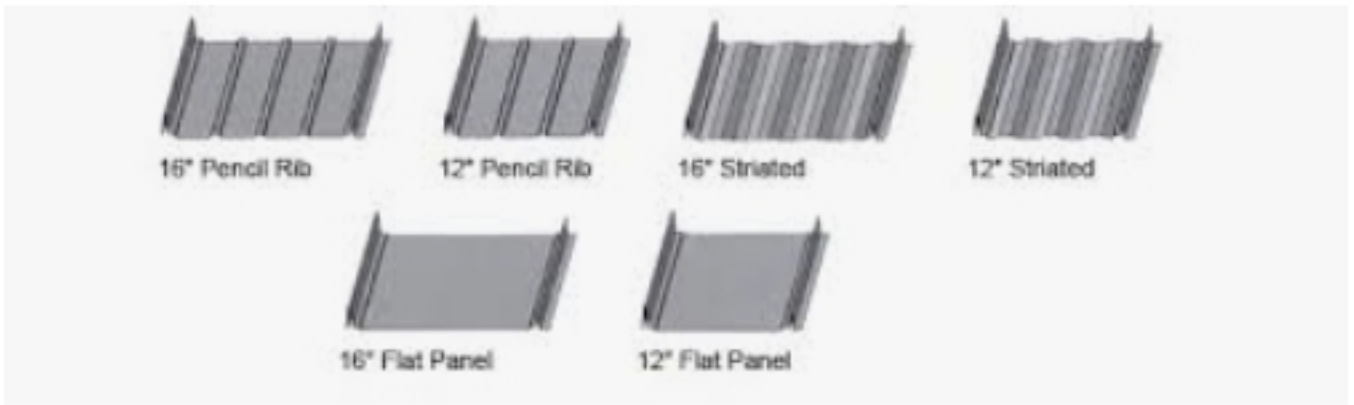
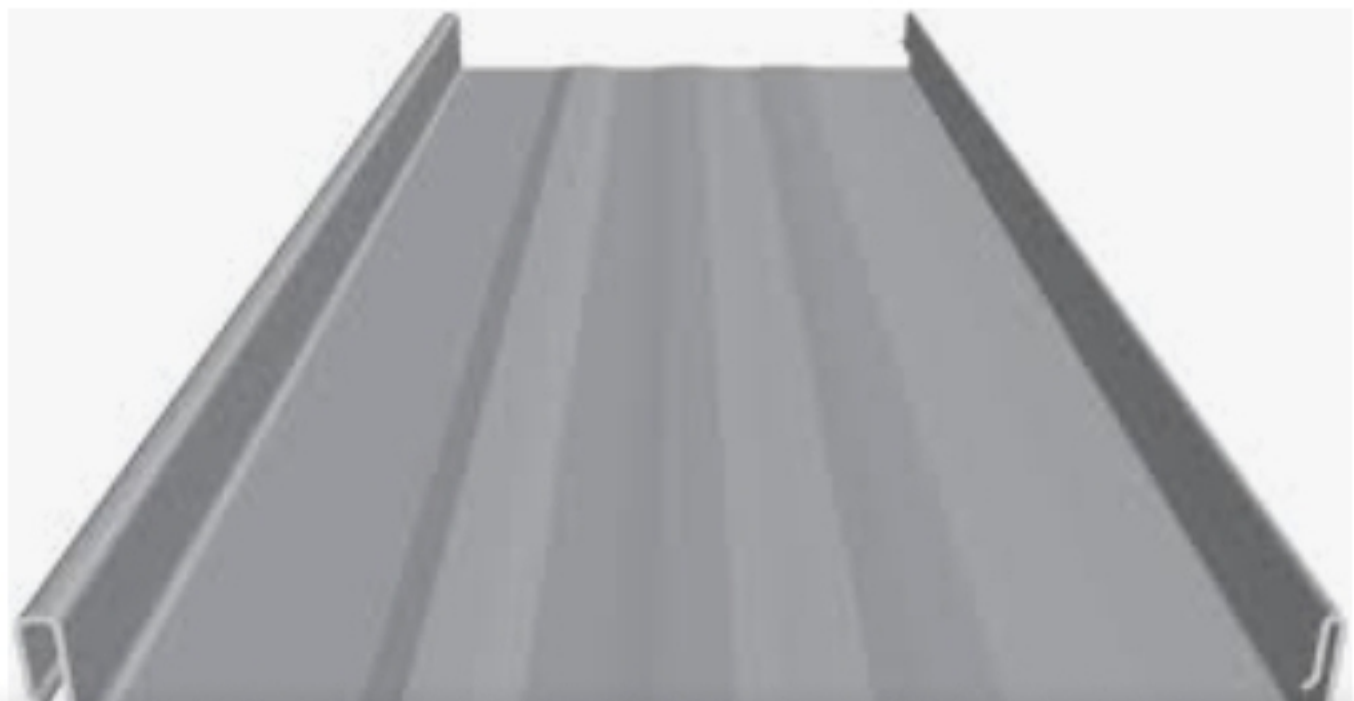
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- Bottom sash tilts inward for safe and convenient cleaning.
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- Patented ECO-BAN Weather-stripping virtually eliminates air, dust and water from entering your home. Super Low .03 CFM Air infiltration rate.
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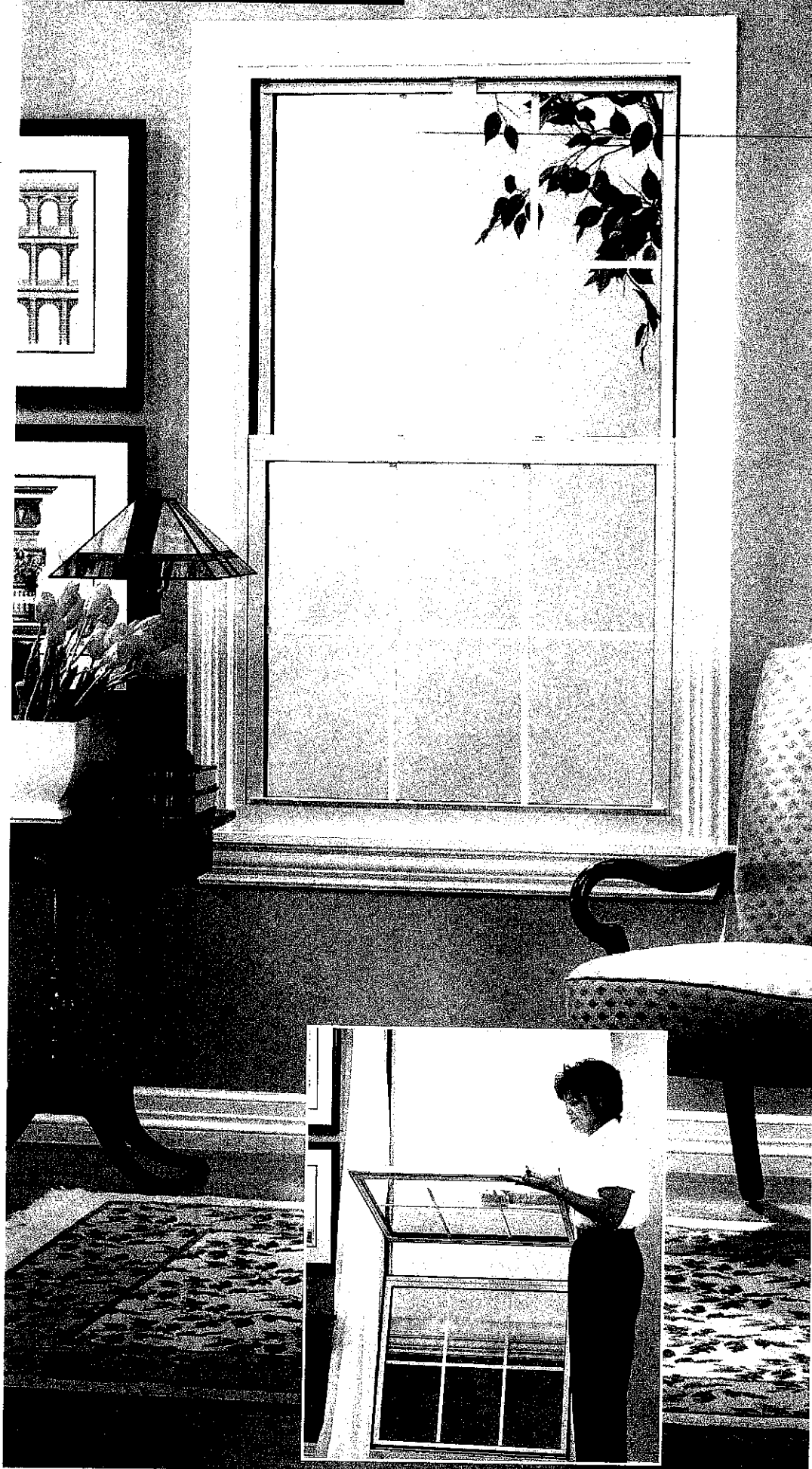
Double Hung W I N D O W S

- $\frac{7}{8}$ " insulated glass provides year round energy savings and an excellent sound barrier to outside noise.
- Wrap around marine glazing blocks out cold air and water infiltration, and easily replaces in the event of glass breakage.
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- Metal spiral balances for dependable smooth trouble free operation.
- Child resistant tilt-in latches for added safety.
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- Polyurethane thermally broken sash and frame dramatically reduces heat and cold transfer. Helps minimize condensation.

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arranty.

Double Hung
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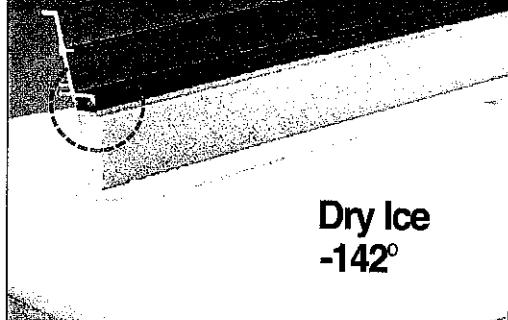
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Some of our competitors get bent out of shape when we suggest their product can't stand up to our standards. Our sill section is substantially stronger than most windows on the market today, a feature that is especially important in supporting heavy insulated glass.

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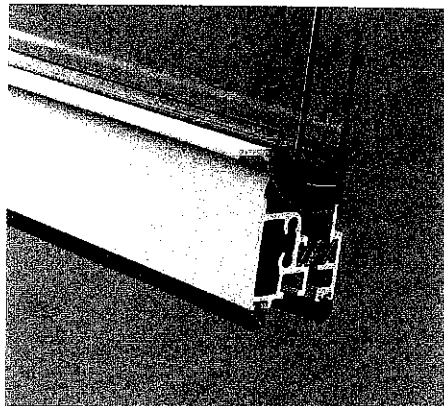
Ultra efficient insulated barrier used in frames and sashes dramatically reduces HEAT + COLD transfer through the aluminum, an exceptional insulator like wood and vinyl but with the durability of aluminum.



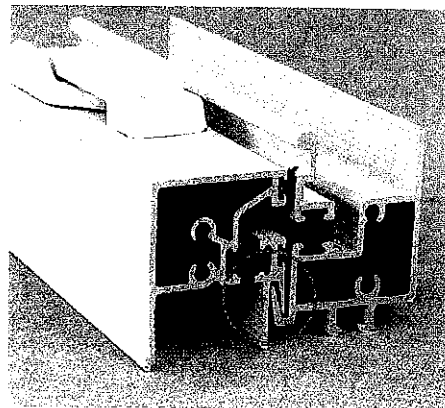
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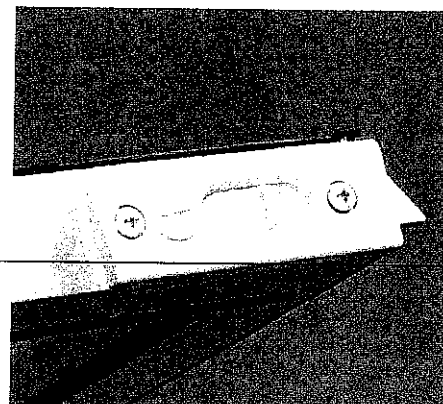
Heavy Duty metal spiral balances for dependable, smooth maintenance free operation. No ropes or pulleys to wear or break.



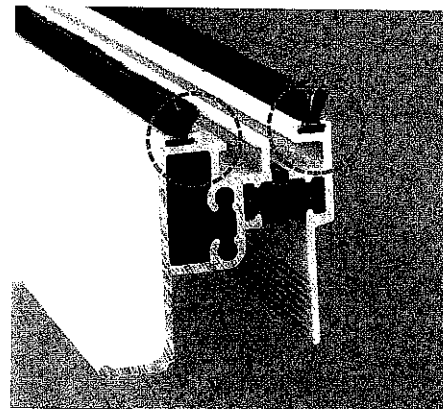
Thermally insulated glass system with an advanced non-conductive edge spacer retards heat and cold transfer through the edge of the glass for additional energy savings.



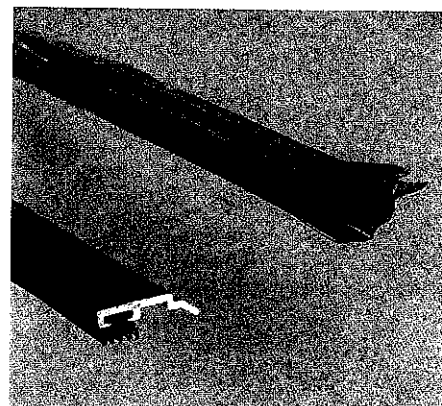
Interlock system locks both sashes together to prevent high winds from separating sashes, provides tighter seal and added security.



Safety tilt latch allows sash to tilt in for easy cleaning. Safety lock prevents children from inadvertently tilting window.



Patented ECO-BAN weather-stripping with mylar-fin barrier on two sides of sash gives double protection against wind, dust, airborne allergens and noise pollution.



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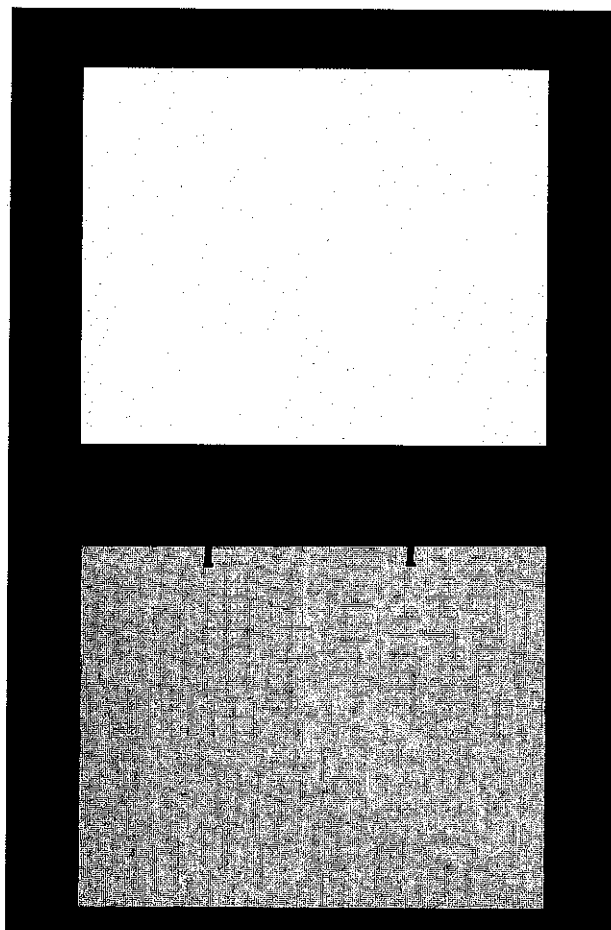
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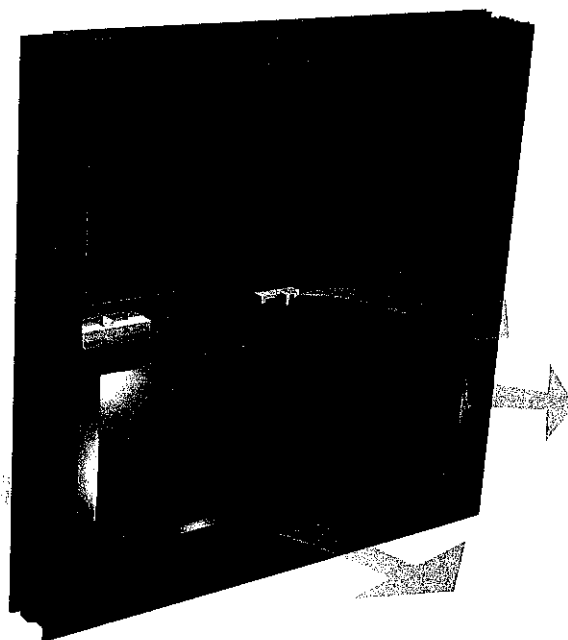
8200/8800 Series

Thermally-Broken Aluminum Single Hung Window Air Infiltration Rates

The DYC Series 8200/8800 single hung, thermally-broken, aluminum windows have a remarkably low air infiltration rate of .03 CFM (cubic feet per minute). This is FIVE times better than the industry average of residential vinyl windows. Posted data from our competitors' websites show air infiltration rates for vinyl windows from .11 CFM to .21 CFM. It would take FIVE DYC 8200/8800 Series windows to leak as much air as ONE of these typical residential vinyl windows.

Our 8200/8800 Series windows are SEVEN times more airtight than the industry average of residential wood windows. Posted data from wood window websites show air infiltration rates from .12 CFM to .30 CFM. It would take SEVEN DYC 8200/8800 Series windows to leak as much air as one typical residential wood window.

Our ECO-BAN double weather stripped interlock and sash coupled with double bulb seals at the sill make this DYC window extremely airtight. Excessive air infiltration contributes to heat gain/heat loss that can result in higher energy costs for homeowners. Selecting windows with low air infiltration rates like our 8200/8800 Series can help reduce home energy costs as well as reduce pollens, dust and other pollutants.



This illustration shows typical points of air infiltration. The 8200/8800 Series window utilizes a dual bulb seal at the bottom of the sash, double weather-stripping around the sash and at the interlock on the Center Meeting Rail, thus reducing the air infiltration to .03 CFM. FIVE times more airtight than the industry average for vinyl windows!