

HISTORIC AND DESIGN REVIEW COMMISSION

May 05, 2021

HDRC CASE NO: 2021-196
ADDRESS: 1419 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2766 BLK 71 LOT 20
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Lionel Contreras/CONTRERAS LIONEL & ISMAEL G HERNANDEZ
OWNER: Lionel Contreras/CONTRERAS LIONEL & ISMAEL G HERNANDEZ
TYPE OF WORK: Solar screen installation
APPLICATION RECEIVED: April 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install solar screens over the existing 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 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.

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.

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 —cooll 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.

FINDINGS:

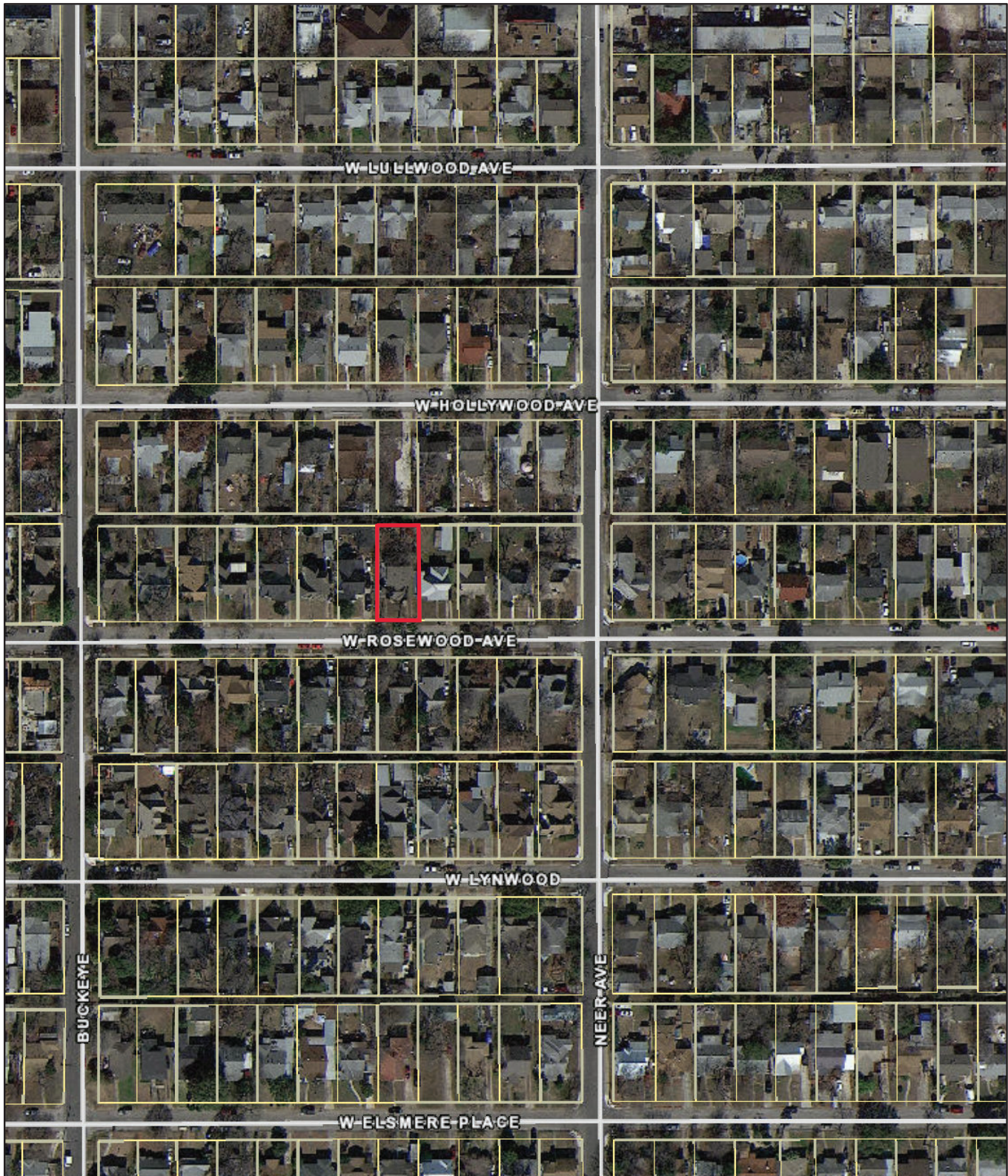
- a. The primary structure located at 1419 W Rosewood is a 1-story, single-family residence constructed circa 1930 in the Tudor Revival style. The property first appears on the 1951 Sanborn map. The structure features a composition shingle hip roof, a high-pitched front porch gable with tapered columns, wood cladding, one-over-one windows, and a 2-story rear addition. The property is contributing to the Keystone Park Historic District.
- b. SOLAR SCREEN INSTALLATION – The applicant has proposed to install solar screens over each of the existing 22 windows. The solar screens will feature aluminum frames, dark mesh screens, and the Prairie grid pattern. According to Guideline 6.B.ix for Exterior Maintenance and Alterations, wood screen window frames should match those historically found in profile, size, and design. Additionally, the Guideline states that the tint of replacement screens should closely match original screens or those used historically. While the property does not feature original window screens, the applicant can use window screens on nearby historic properties as precedent. The applicant should install wood window screens with a screen tint similar to those historically found in the neighborhood or other historic districts in a one-over-one configuration or a style consistent with other Tudor Revival homes. Examples of traditional wood window screens in the Keystone Historic District include the properties at 1442 W Rosewood, 1554 W Lynwood, 1550 W Lynwood, 1543 W Lynwood, and 1523 W Lynwood. Staff finds the installation of window screens appropriate but finds that the screens should be constructed of wood frames with a screen tint that is consistent with the Guidelines.
- c. ENERGY EFFICIENCY – In most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Guideline 12.B.ii for Exterior Maintenance and Alterations states that the thermal performance of windows can be improved 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. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. In most cases, windows may also be retrofitted with new glass. Staff encourages the applicant to explore alternatives to solar screens to improve energy efficiency that are consistent with the Historic Design Guidelines.

RECOMMENDATION:

Staff recommends approval of window screen installation based on findings a through c with the following stipulation:

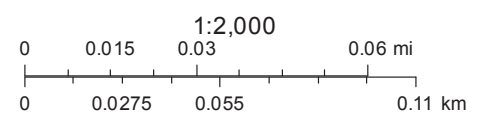
- i. That the screens be fully wood in lieu of the proposed aluminum and feature a tint that closely matches those used historically in the district. The applicant is required to submit an updated product specification to staff for review and approval prior to receiving a Certificate of Appropriateness.

City of San Antonio One Stop

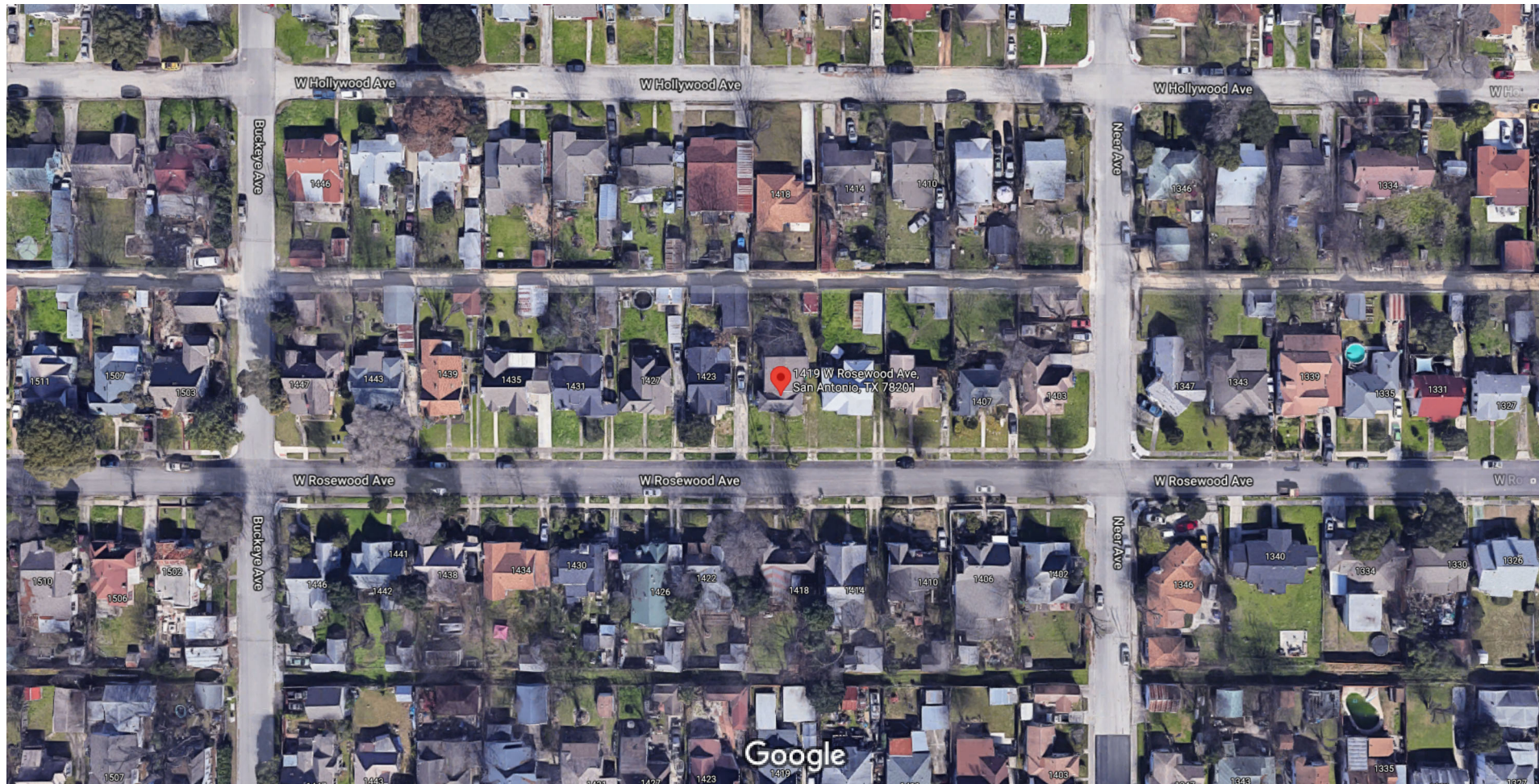


April 21, 2021

 User drawn lines

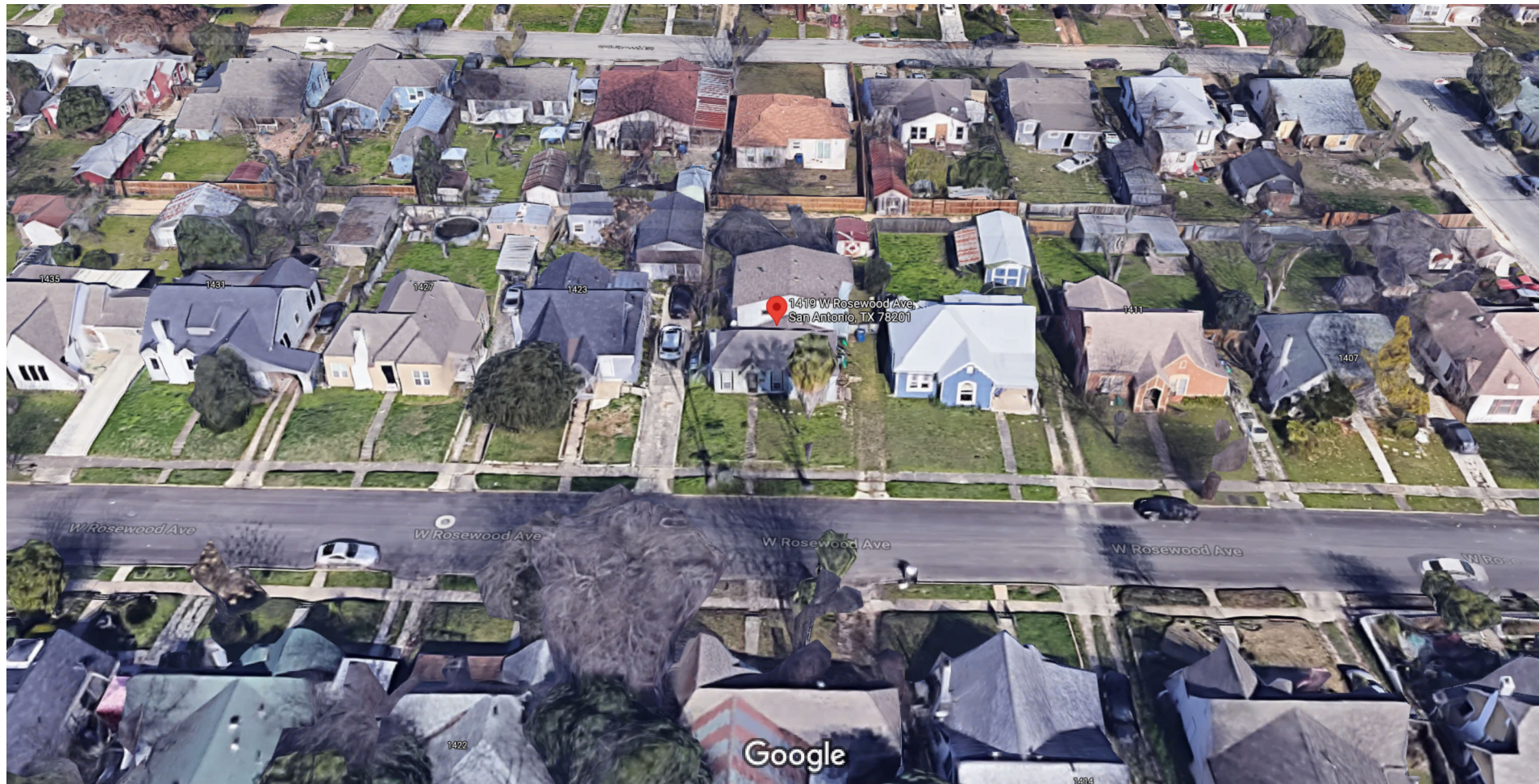


Google Maps 1419 W Rosewood Ave



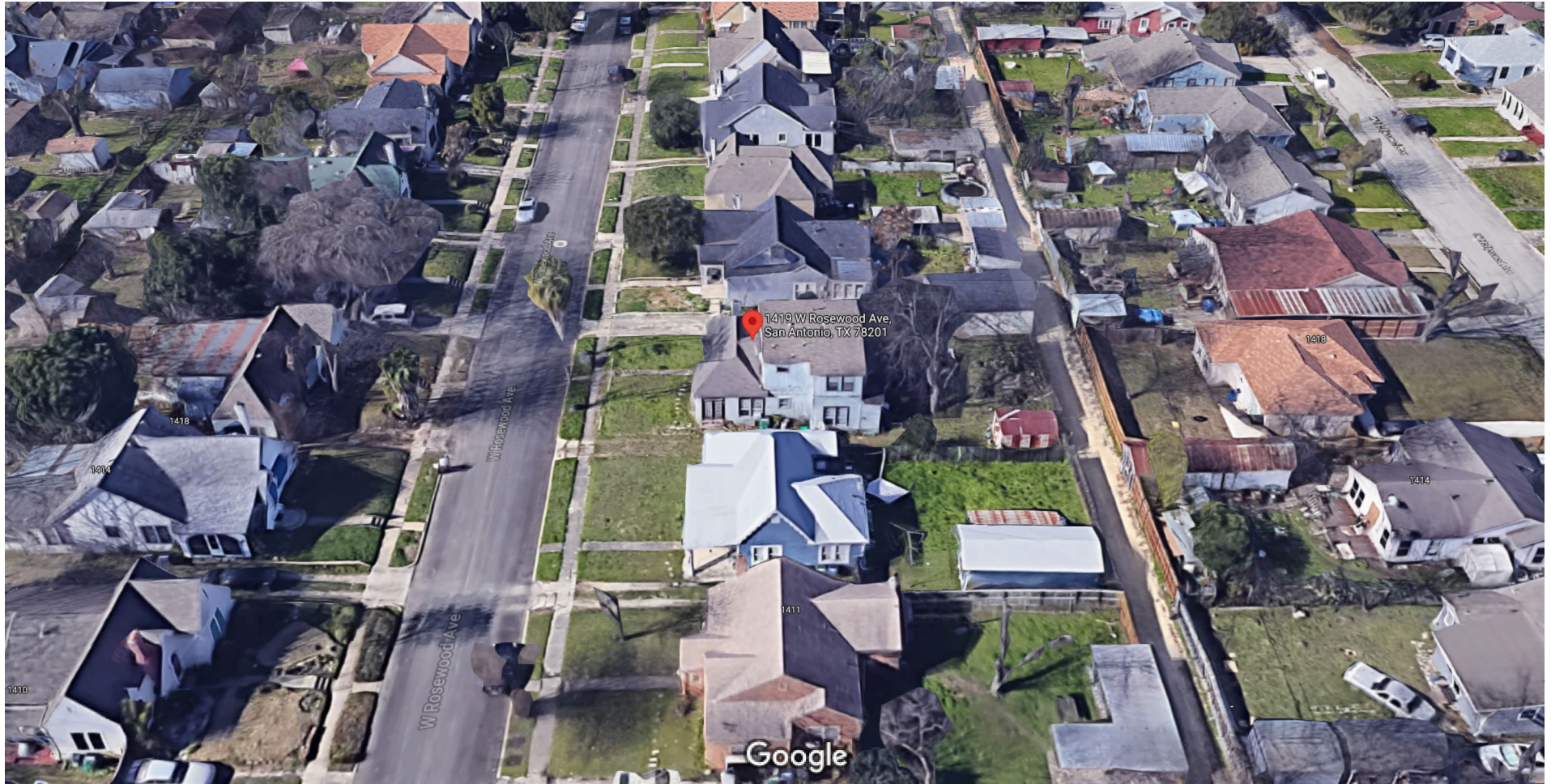
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Google Maps 1419 W Rosewood Ave



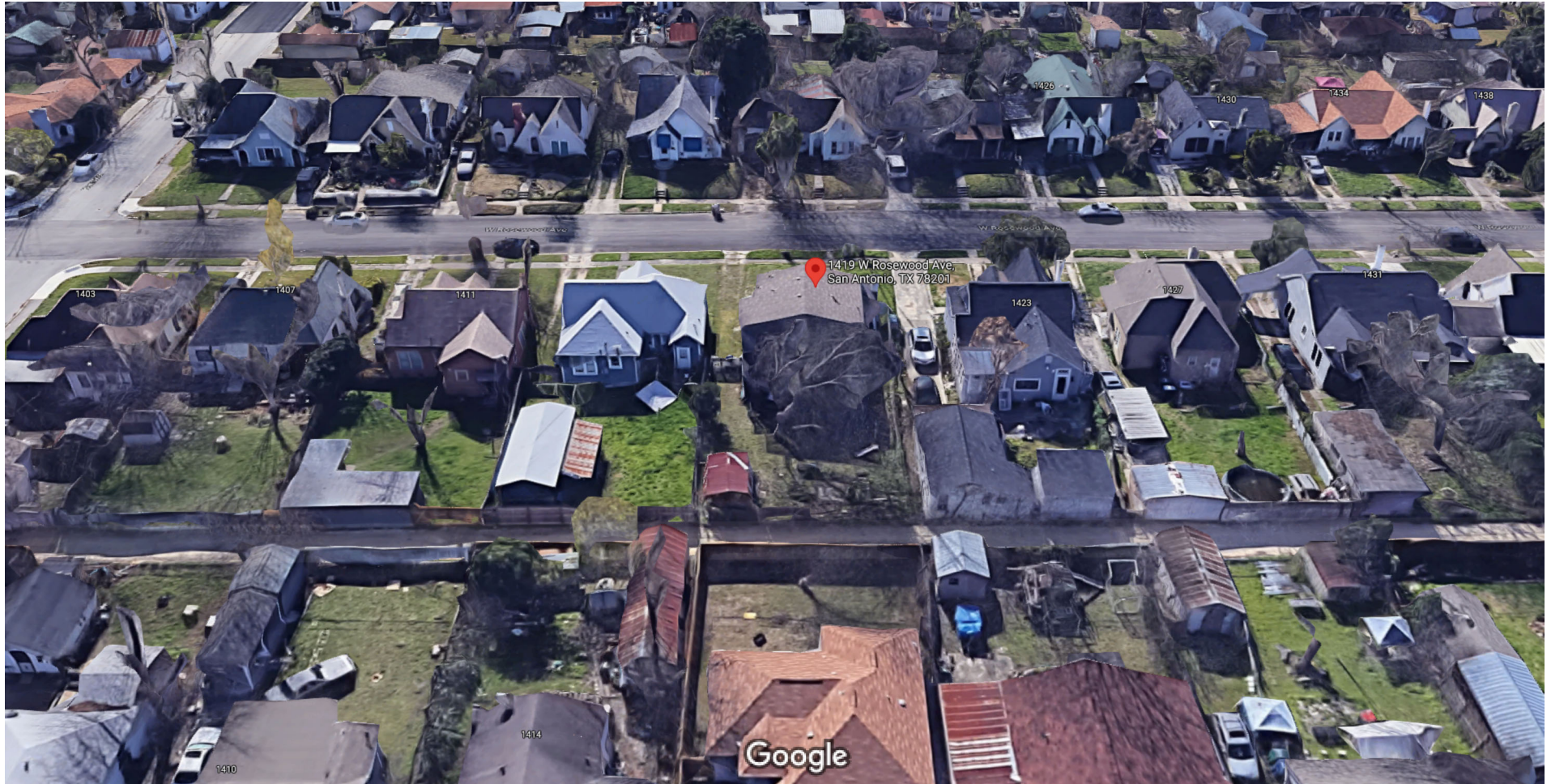
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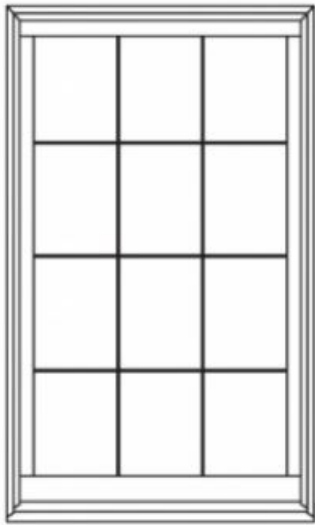


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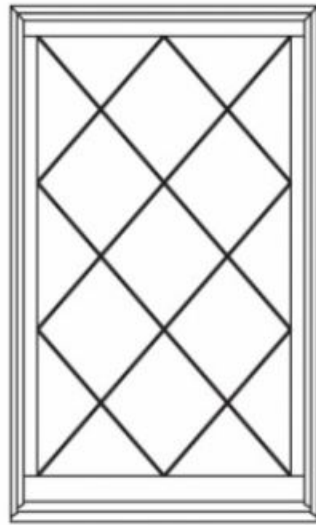


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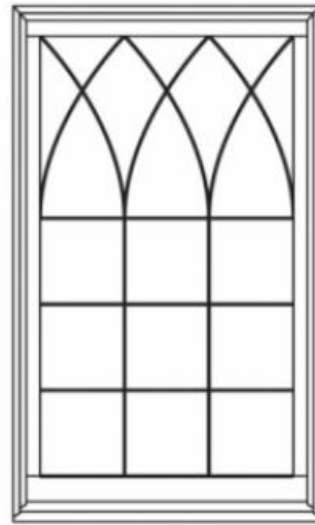




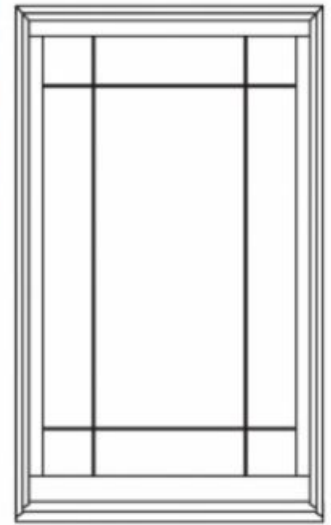
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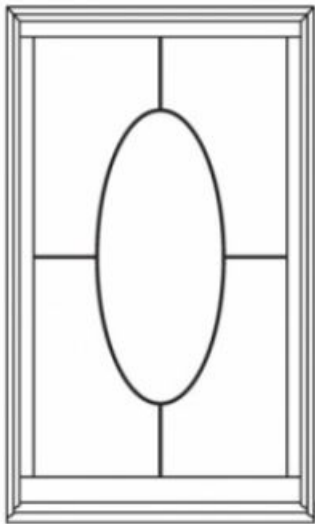
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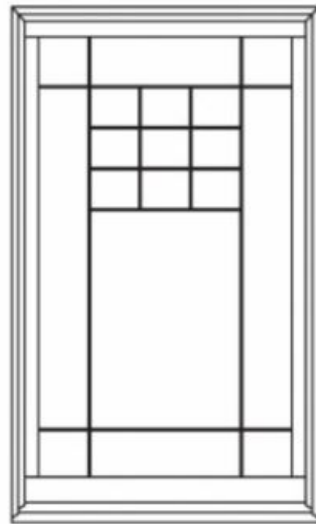
GOTHIC



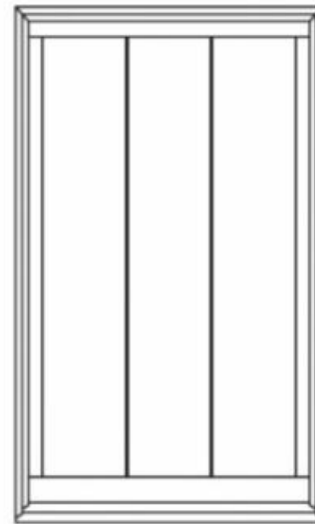
PRAIRIE



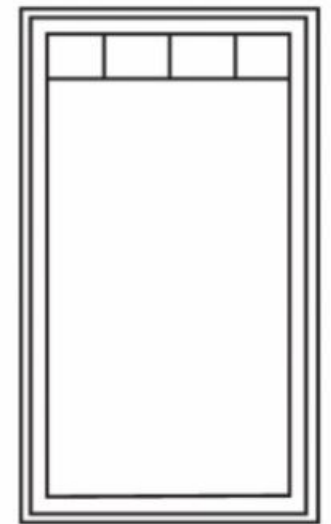
RADIUS



UNEVEN



VERTICAL



TOP-DOWN























