

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2021-636
ADDRESS: 345 E SUMMIT AVE
LEGAL DESCRIPTION: NCB 6882 BLK LOT 31, 32 & E 20 FT OF 30
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: TERRY KRUEGER
OWNER: TERRY KRUEGER
TYPE OF WORK: Window replacement and front door replacement
APPLICATION RECEIVED: November 30, 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:

1. Replace the existing aluminum windows with new aluminum windows.
2. Replace the front doors with fully wood front doors.

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.

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.

FINDINGS:

- a. The primary structure located at 345 E Summit is a 1-story, single family home constructed circa 1960. The house is an L-shaped plan and features a low-sloped side gable composition shingle roof with widely overhanging eaves, a front porch supported by classical round columns, a brick veneer, aluminum six-over-six

windows with faux shutters on the front façade, and an attached one-car garage on the east elevation facing Shook Avenue. The property is contributing to the Monte Vista Historic District.

- b. 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.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace all of the existing aluminum windows on the structure with new aluminum replacement windows. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved. Although the existing aluminum windows are likely original to the structure and are not deteriorated beyond repair, staff finds that replacing the circa 1960 aluminum windows with aluminum replacement windows that match the existing windows in size, type, configuration, material, form, appearance, and detail is appropriate and will not result in the loss of character defining features or high-quality historic material. The applicant must submit final window product specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- d. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing set of front doors with fully wood front doors. The structure currently features a set of French doors with half lites on the front façade that were installed by a previous owner without approval. According to the applicant, the existing front doors do not seal properly. The applicant has proposed to replace the existing French doors with a set of fully wood half-lite French doors or a single half-lite fully wood door with sidelites. Guideline 6.B.i for Exterior Maintenance and Alterations states that doors should be replaced 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. Staff does not find the proposed replacement front doors to be in keeping with the architectural character. Staff finds the installation of a set of replacement doors in a style in keeping with the architectural character of the structure to be appropriate.

RECOMMENDATION:

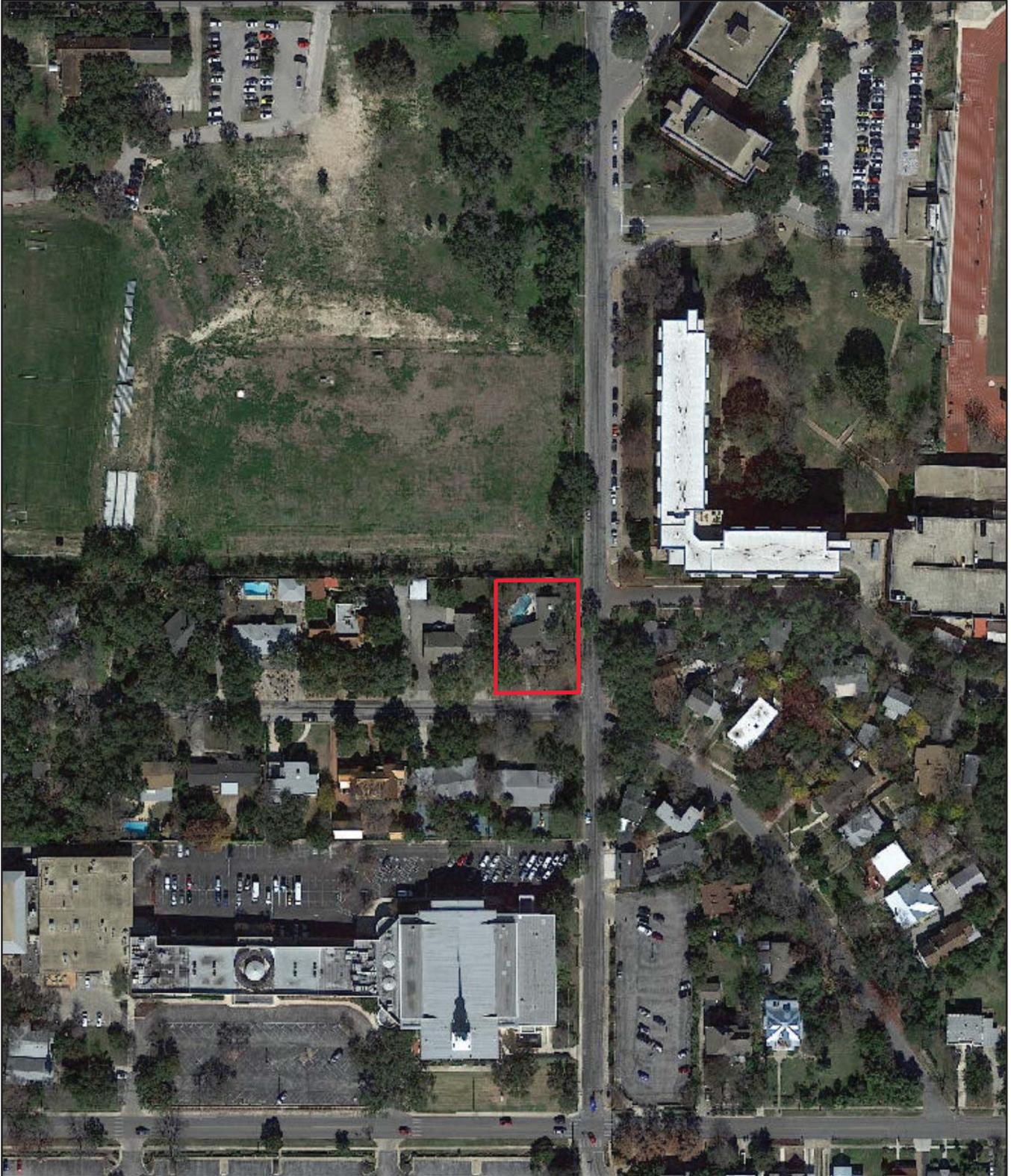
Item 1, staff recommends approval of window replacement based on findings a through c with the following stipulation:

- i. That the applicant installs aluminum windows that match the existing windows in size, type, configuration, material, form, appearance, and detail. The windows should feature an inset that matches the inset of the existing windows. 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. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the door replacement based on finding c with the following stipulation:

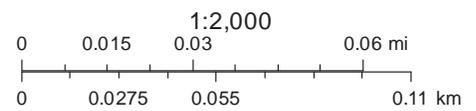
- i. That the applicant submits final material specifications for fully wood replacement doors that are in keeping with the architectural style of the structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

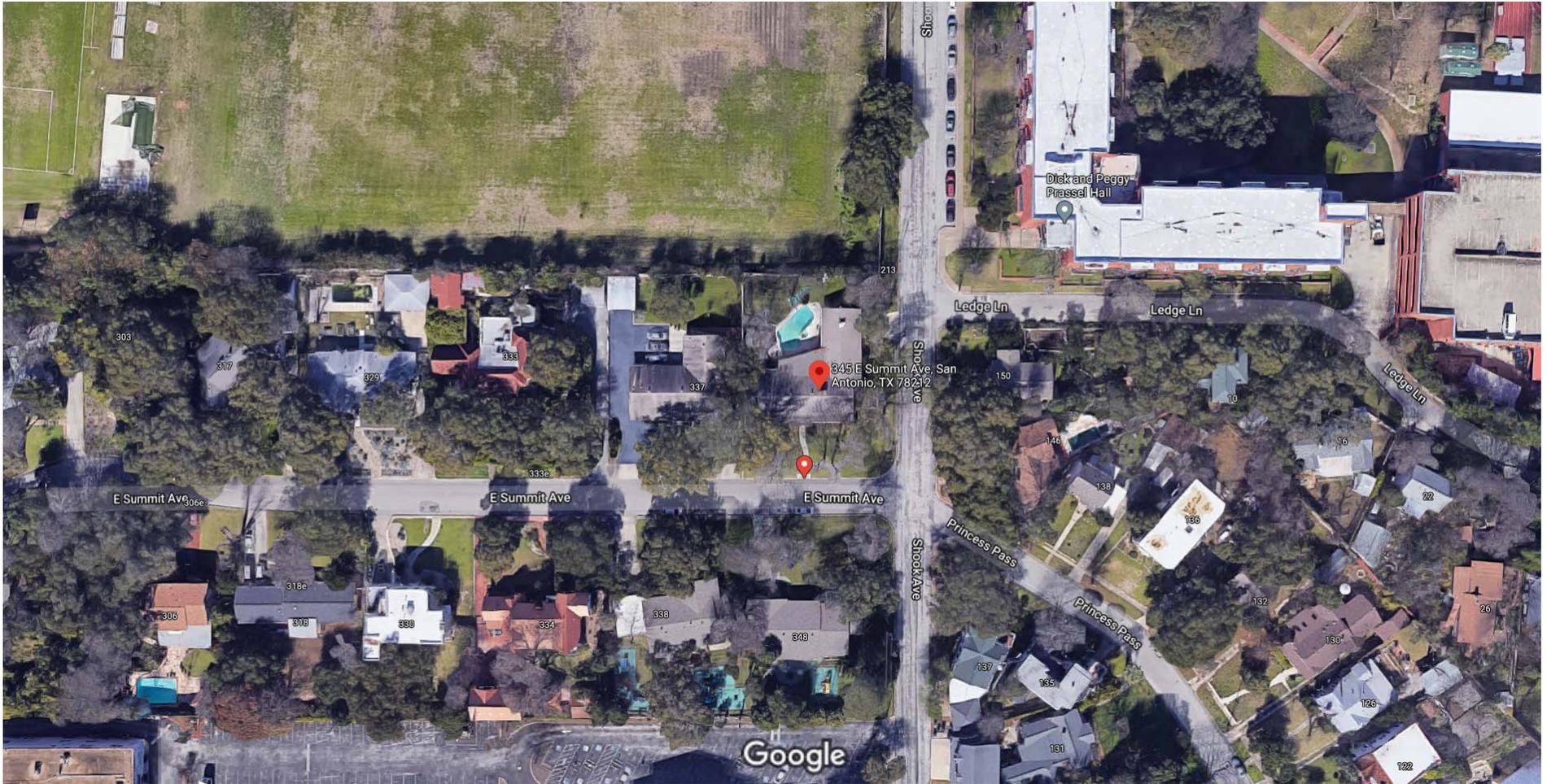


December 8, 2020

— User drawn lines



Google Maps 345 E Summit Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 50 ft

Google Maps 345 E Summit Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 345 E Summit Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 345 E Summit Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

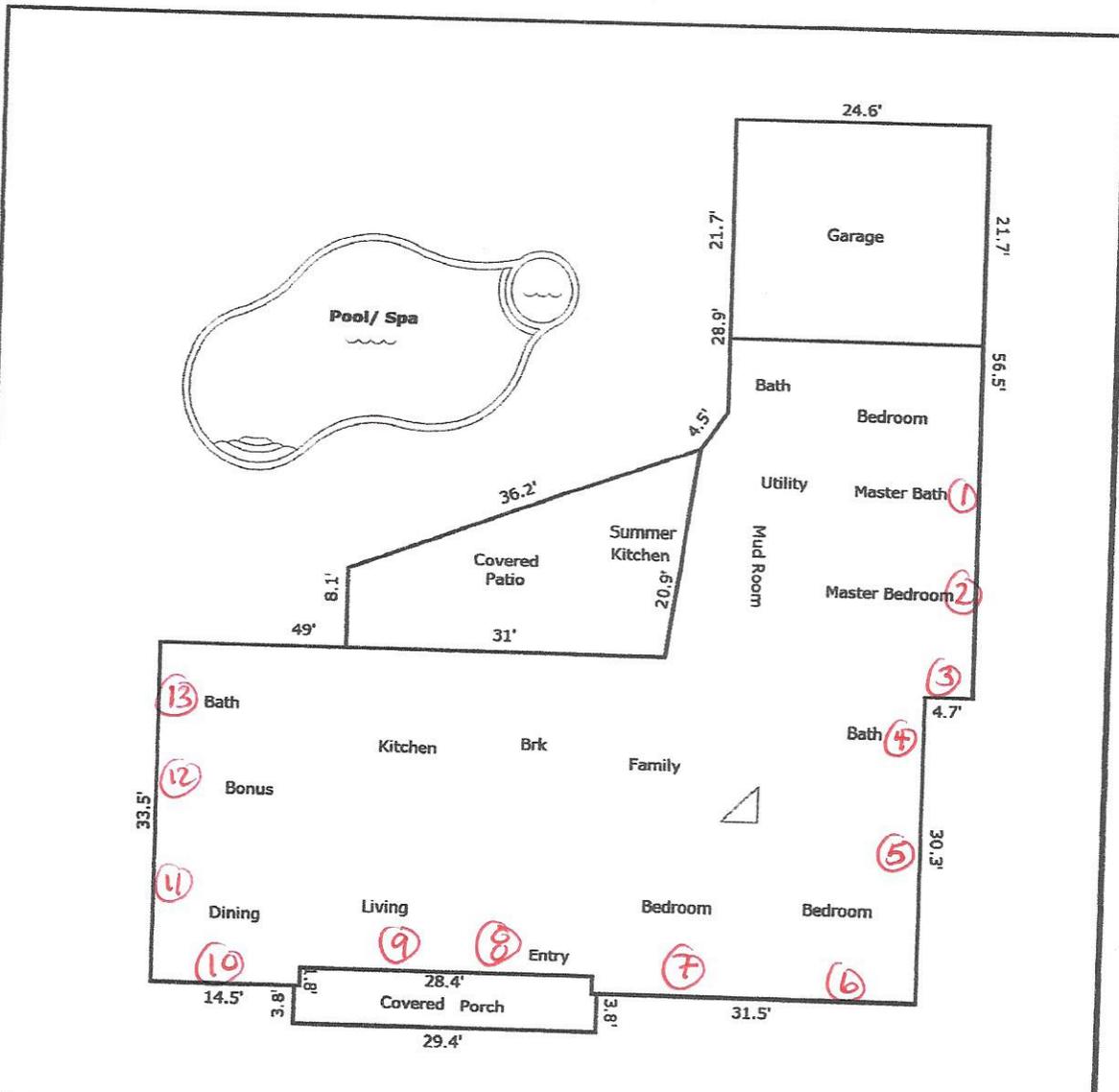
Google Maps 345 E Summit Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Building Sketch

Borrower	Debra Krueger/ Terry Krueger		
Property Address	345 E Summit Ave		
City	San Antonio	County	Bexar
State	TX	Zip Code	78212
Lender/Client	Fairway Independent Mortgage Corporation		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3856 Sq ft	$33.5 \times 14.5 = 485.8$ $31.7 \times 28.4 = 900.3$ $33.5 \times 6.1 = 204.4$ $0.5 \times 20.7 \times 2.9 = 30.2$ $33.5 \times 2.9 = 97.8$ $0.5 \times 3.7 \times 2.6 = 4.8$ $54.2 \times 2.6 = 139.9$ $86.8 \times 19.9 = 1727.3$ $56.5 \times 4.7 = 265.6$
2 Car Attached	-533.8 Sq ft	$21.7 \times 24.6 = 533.8$
Total Living Area (Rounded):	3322 Sq ft	
Non-living Area	458.4 Sq ft	$31 \times 8.1 = 251.1$ $0.5 \times 1.1 \times 8.1 = 4.6$ $0.5 \times 32.1 \times 12.6 = 202.7$
Patio	162.8 Sq ft	$29.4 \times 3.8 = 111.7$ $28.4 \times 1.8 = 51.1$
Open Porch	162.8 Sq ft	































East side of 345 E Summit Ave



West side of 345 E Summit Ave

345













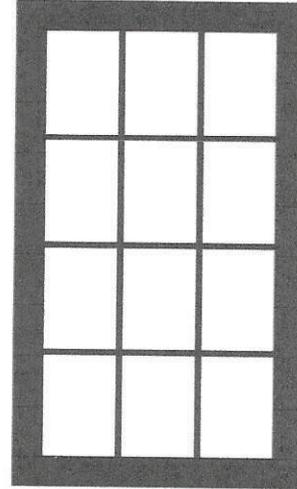
EXHIBIT B



100 SERIES PICTURE WINDOW



Interior



Exterior

Summary

Product ID#	100REC3050
Unit Width	35 1/2"
Unit Height	59 1/2"
Interior Color	White
Glass	SmartSun™ Glass
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	Dark Bronze

EXHIBIT A

LOVE THE LIFE YOU SEE™

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PLAT MAP

