

# HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

August 23, 2024

**HDRC CASE NO:** 2024-273  
**ADDRESS:** 221 W KINGS HWY  
**LEGAL DESCRIPTION:** NCB 3259 BLK 3 LOT E 50 FT OF 3 & W 60 FT OF 4  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Justin Howe/Guido Materials  
**OWNER:** STEVENS CHARLES S  
**TYPE OF WORK:** Fenestration modifications on rear accessory structure  
**APPLICATION RECEIVED:** July 12, 2024  
**60-DAY REVIEW:** September 10, 2024  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

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

1. Replace five wood windows on the on the rear accessory structure with double hung clad wood windows.
2. Replace two wood doors with clad wood on the either side of the front façade (south-facing elevation) of the rear accessory structure.
3. Remove the existing garage doors, reduce the size of the opening, and install a set of French doors.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 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.

## 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.

### *Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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.
- TRIM: 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: 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: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood 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 historic structures at 221 W Kings Hwy were constructed circa 1931, in the Spanish Eclectic style and both structures make their first appearance on the 1931 Sanborn Map. The two-story masonry structure features a low-pitched barrel tile roof, traditional one-over-one windows, a brick paved walkway that leads up to the front door that is flanked with ornamental pillars. The rear accessory structure features stucco, traditional sashed windows, two entryways on either side of the structure, garage doors that have an awning with barrel tile, and a flat roof. Both structures are contributing to the Monte Vista Historic District. As a case note, 1931 Sanborn includes both structures, however, the bump out where the awning and garage doors are located is not historically present on the footprint of the 1931 Sanborn Map.
- b. FENESTRATION MODIFICATION (REAR ACCESSORY STRUCTURE) – The applicant has proposed to replace five (5) wood windows on the rear accessory structure with double hung clad wood windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iv., states to 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. Additionally, Standards for Windows on Additions and New Construction state, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds the proposed window is consistent with the Guidelines and Standards for Windows on Additions.
- c. DOOR REPLACEMENT – At this time, the applicant is requesting to replace the existing 6-divided lite and a 9-divided lite wood doors, that serve as entryways on either side of the existing garage doors with an 5-lite panel door. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i, 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. It is likely that the existing doors are not original to the structure, however the applicant has provided a similar product that conforms to the guidelines.
- d. GARAGE DOORS – The applicant has proposed to remove the existing garage doors, reduce the size of the opening, and install French doors. Per the 1931 Sanborn Map, the garage doors and awnings are not present and are not historically significant. The Guidelines for Exterior Maintenance and Alterations 9.B.i, 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. Staff finds that the removal of the non-historic garage doors, and the reduction of the opening to install French Doors is generally consistent with the guidelines.
- e. ADMINISTRATIVE APPROVAL – The removal of the awning and garage doors are eligible for administrative approval since there is evidence that those features were a later addition to the structure. The applicant has approval for other scopes of work such as spot replacement of trim and fascia.

## **RECOMMENDATION:**

Item 1, staff recommends approval of the replacement of wood windows, based on finding b with the following stipulations:

- i. That the applicant installs an aluminum clad-wood product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.
- ii. 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.



Item 2, staff recommends approval of the replacement two wood doors with clad wood on the front façade (south-facing elevation) of the rear accessory structure, based on finding c.

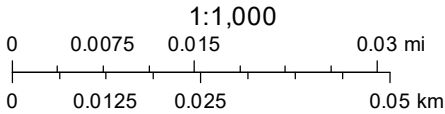
Item 3, staff recommends approval of the removal of the garage doors, reduction of the opening, and installation a set of French doors, based on finding d.



City of San Antonio One Stop



August 16, 2024









# South Elevation





# North Elevation





# West Elevation





# East Elevation



























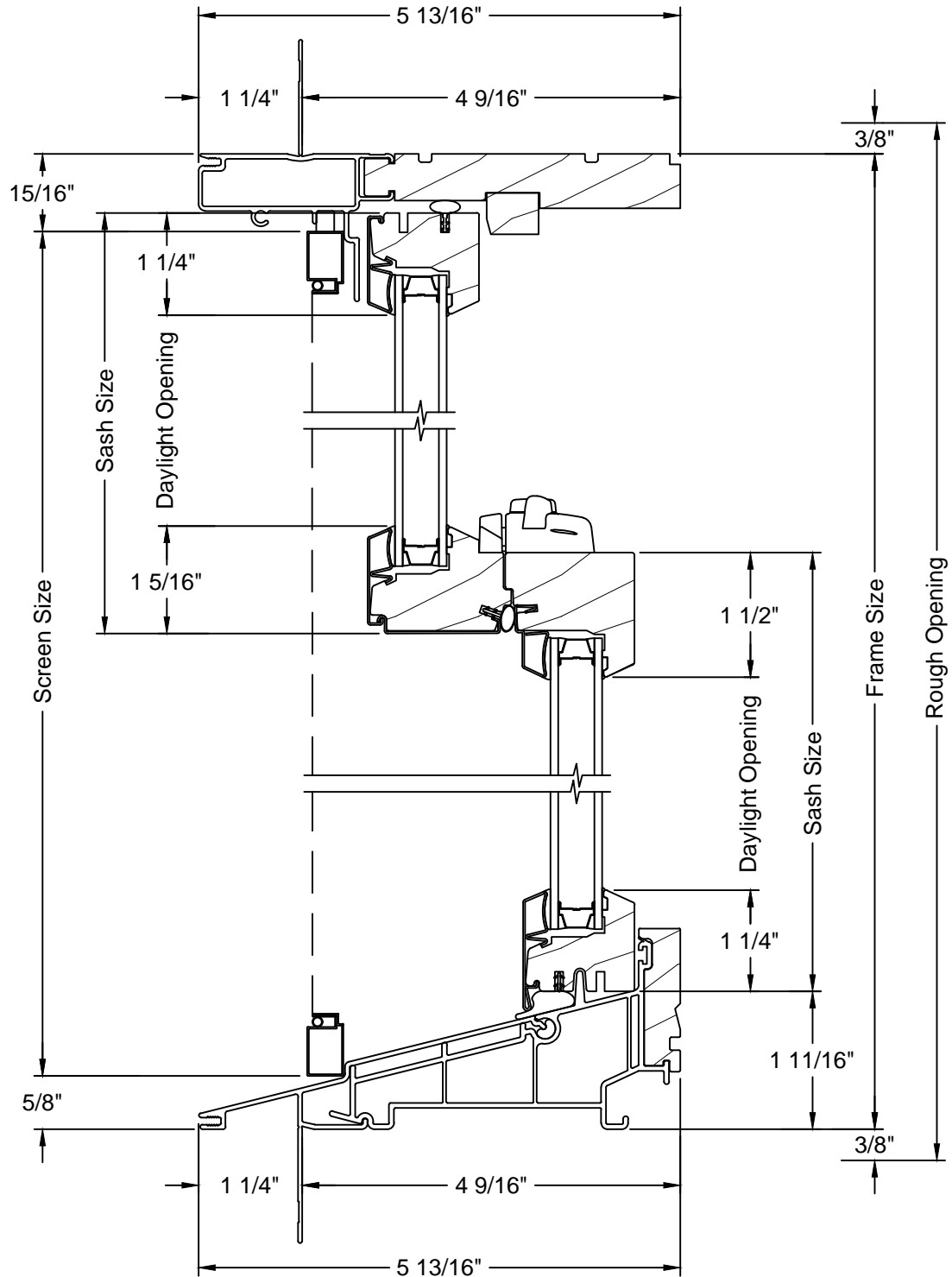
Detached Garage at back left corner of property. 5 windows and 3 doors being replaced in detached garage.

Main Residence





OPERATOR - VERTICAL SECTION



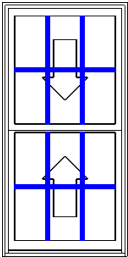


Andy Servantes  
 8799 CROWNHILL BOULEVARD,,,SAN ANTONIO,78209-1117

<b>ORDER BY :</b> Justin Howe	<b>ORDER # :</b> JW2405001DC - Version 0
<b>SOLD TO :</b> GUIDO LUMBER COMPANY INC. Andy Servantes 8526 VIDOR AVE SAN ANTONIO TX 78216	<b>SHIP TO :</b>
<b>Phone :</b> (210) 344-8321	<b>PROJECT NAME:</b> Mindy Rowe- 211 W. Kings Highway
<b>Fax :</b> 2105258678	<b>REFERENCE :</b> DOORS,WINDOWS AND LABOR
<b>PO# :</b> 17735 ROWE RD	
<b>Ship Via :</b> Ground	

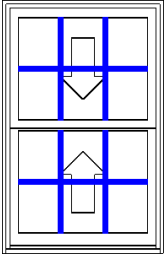

**U-Factor Weighted Average:** 0.27      **SHGC Weighted Average:** 0.16

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 32 X 64 3/4			
	Rough Opening : 32 3/4 X 65 1/2	Siteline Clad Double Hung, Auralast Pine, Desert Sand Exterior, Natural Interior, <b>Nail Fin (Standard)</b> , Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Antique Brass Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Desert Sand SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Desert Sand Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:28.2w, 28.7h, 5.6 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-03888-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			



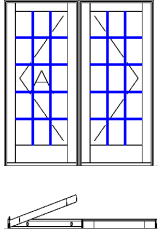
Viewed from Exterior. Scale: 1/2" =1'



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 32 3/4 X 51	<p>Frame Size : 32 X 50 1/4</p> <p>Siteline Clad Double Hung, Auralast Pine, Desert Sand Exterior, Natural Interior, <b>Nail Fin (Standard)</b>, Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Antique Brass Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Desert Sand SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Desert Sand Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:28.2w, 21.5h, 4.2 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-03888-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>			
	 <p>Viewed from Exterior. Scale: 1/2" =1'</p>				1
Line 3	Rough Opening : 48 3/4 X 18 3/4	<p>Frame Size : 48 X 18</p> <p>Siteline Clad Geometric, Auralast Pine, Direct Set Rectangle, Desert Sand Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Silver Spacer, Argon Filled, IGThick=0.7095(3/32 / 3/32),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. U-Factor: 0.22, SHGC: 0.23, VLT: 0.55, Energy Rating: 26.00, CR: 45.00, CPD: JEL-N-889-03177-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>			
	 <p>Viewed from Exterior. Scale: 1/2" =1'</p>				2



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4		PRCISW64611			
	Rough Opening : 76 X 83	Frame Size : 75 1/4 X 82 1/2 Siteline Clad Auralast Pine, Inswing Door Product, (French-Swing) Two Panel Door, ( Active/Passive ), Equal Panel Widths, 4 5/8" Stile, 8 1/4" Bottom Rail, Desert Sand Exterior, Clear Frame, Interior-Paint Perfect White/M64EXW31123, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, HYDROLOCK Sill, Black Sill, Antique Brass Hardware, Black/Bronze Strike Plate, Harleston Traditional , Multi Point/Multi Point Bore, Keyed, Adjustable Hinges, Antique Brass Hinge, Insulated SunResist with HeatSave Tempered Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Desert Sand SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 wide 5 High, US National-WDMA/ASTM, PG 35, Door No Screen, Door closers should not be used with adjustable hinges. IGThick=0.756(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. U-Factor: 0.26, SHGC: 0.14, VLT: 0.30, Energy Rating: 16.00, CR: 48.00, CPD: JEL-N-866-23918-00001 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			



Viewed from Exterior. Scale: 1/2" =1'

1

Line 4-1(D1)		Siteline Clad Auralast Pine, PANEL, Inswing Door Product, (French-Swing) Panel Width= 35 15/16 , Panel Height= 79 3/4 , 4 5/8" Stile, 8 1/4" Bottom Rail, Desert Sand Sash, Interior-Paint Perfect White/M64EXW31123, Active , Hinged Left, Multi Point Bore, Adjustable Hinges, 7/8" Bead SDL w/Perm Wood Insulated SunResist with HeatSave Tempered Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, Trad'l. Bead Int BAR, Desert Sand SDL, All Lite(s) Light Bronze Shadow Bar, Colonial 3 wide 5 High IGThick=0.756(1/8 / 1/8), PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
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Line 4-2(D2)		Siteline Clad Auralast Pine, PANEL, Inswing Door Product, (French-Swing) Panel Width= 35 15/16 , Panel Height= 79 3/4 , 4 5/8" Stile, 8 1/4" Bottom Rail, Desert Sand Sash, Interior-Paint Perfect White/M64EXW31123, Passive , Hinged Right, Multi Point Bore,			
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Adjustable Hinges,  
 7/8" Bead SDL w/Perm Wood Insulated SunResist with HeatSave Tempered  
 Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd,  
 Trad'l. Bead Int BAR, Desert Sand SDL, All Lite(s) Light Bronze Shadow  
 Bar,  
 Colonial 3 wide 5 High  
 IGThick=0.756(1/8 / 1/8),  
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

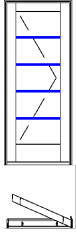
Line 4-3(F1)	<p>Frame Size : 75 1/4 X 82 1/2          Sitrine ... (French-Swing) Clad FRAME, Auralast Pine, Inswing Door          Product, Two Panel Door, Equal Panel Widths,          Desert Sand Exterior,          Interior-Paint Perfect White/M64EXW31123,          Nail Fin (Standard),          HYDROLOCK Sill, 6 9/16 Jamb,          ( Active/Passive ),          Antique Brass Hardware, Antique Brass Hinge, Keyed,          Harleston Traditional , Multi Point/Multi Point Bore, Prep, Black/Bronze          Strike Plate, Adjustable Hinges,          PG 35,          No Screen,          The selected colors may vary slightly in appearance between their AAMA-          2604 and AAMA-2605 versions. Please contact your sales representative to          review color samples as needed prior to finalizing order..          PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW</p>
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 5

Rough Opening : 34 3/8 X 82



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 33 5/8 X 81 1/2  
 Sitrine Clad Auralast Pine, Inswing Door Product, (Single-Swing)  
 Single Panel Door,  
 ( Right ),  
 4 5/8" Stile, 8 1/4" Bottom Rail,  
 Desert Sand Exterior,  
 Clear Frame,  
 Interior-Paint Perfect White/M64EXW31123,  
 Nail Fin (Standard), Color Match Metal DripCap,  
 4 9/16 Jamb,  
 HYDROLOCK Sill, Black Sill,  
 Antique Brass Hardware, Black/Bronze Strike Plate,  
 Harleston Traditional , Multi Point Bore, Keyed,  
 Adjustable Hinges, Antique Brass Hinge,  
 Insulated SunResist with HeatSave Tempered Glass, Protective Film, Silver  
 Spacer, Argon Filled, Traditional Glz Bd,  
 Desert Sand SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light  
 Bronze Shadow Bar, Colonial All Lite(s) 1 wide 5 High,  
 US National-WDMA/ASTM, PG 35,  
 Door No Screen,  
 Door closers should not be used with adjustable hinges. IGThick=0.756(1/8 /  
 1/8),The selected colors may vary slightly in appearance between their  
 AAMA-2604 and AAMA-2605 versions. Please contact your sales  
 representative to review color samples as needed prior to finalizing order..  
 U-Factor: 0.26, SHGC: 0.14, VLT: 0.30, Energy Rating: 16.00, CR: 48.00,  
 CPD: JEL-N-866-23918-00001  
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

2

Line 5-1(D1)

Sitrine Clad Auralast Pine, PANEL, Inswing Door Product, (Single-Swing)  
 Panel Width= 31 15/16 , Panel Height= 78 3/4 ,  
 4 5/8" Stile, 8 1/4" Bottom Rail,  
 Desert Sand Sash,  
 Interior-Paint Perfect White/M64EXW31123,  
 Right ,  
 Multi Point Bore,  
 Adjustable Hinges,  
 7/8" Bead SDL w/Perm Wood Insulated SunResist with HeatSave Tempered  
 Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd,  
 Trad'l. Bead Int BAR, Desert Sand SDL, All Lite(s) Light Bronze Shadow  
 Bar,  
 Colonial 1 wide 5 High  
 \*Custom-Height\*, IGThick=0.756(1/8 / 1/8),  
 PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW

Line 5-2(F1)

Frame Size : 33 5/8 X 81 1/2  
 Sitrine ... (Single-Swing) Clad FRAME, Auralast Pine, Inswing Door  
 Product, Single Panel Door, Equal Panel Widths,  
 Desert Sand Exterior,  
 Interior-Paint Perfect White/M64EXW31123,  
 Nail Fin (Standard),  
 HYDROLOCK Sill, 4 9/16 Jamb,  
 ( Right ),  
 Antique Brass Hardware, Antique Brass Hinge, Keyed,

cust-13153

Page 5 of 6 (Prices are subject to change.)

JW2405001DC (Ver:0) - 05/09/2024 4.21 PM

Quote Date: 05/01/2024


Drawings are for visual reference only and may not be to exact scale.  
 All orders are subject to review by JELD-WEN

Last Modified: 05/01/2024



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Harleston Traditional , Multi Point Bore, Prep, Black/Bronze Strike Plate, Adjustable Hinges, PG 35, No Screen, The selected colors may vary slightly in appearance between their AAMA- 2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW			
Line 6		installation			
				1	

Total Units: 11

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.





## Investigation Report

### Property

Address	221 W Kings HWY
District/Overlay	Monte Vista
Owner Information	Charles Stevens

### Site Visit

Date	07/11/2024
Time	01:50 PM (-5 GMT)
Context	citizen report, drive-by
Present Staff	Claudia Espinosa
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Initiated
Description of work	Door replacement, garage door removal and infill, awning removal
Description of interaction	Staff received an email of ongoing exterior alterations on the rear accessory structure at 221 W Kings HWY. Staff noticed the entry door had been replaced, the garage doors have been removed and new French doors are installed, infill is on going for the open space where the garage doors were, and the awning has been removed. No one answered the door when the doorbell was rung. Staff issued a Stop Work Order on the front door of the primary structure.

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

### Documentation

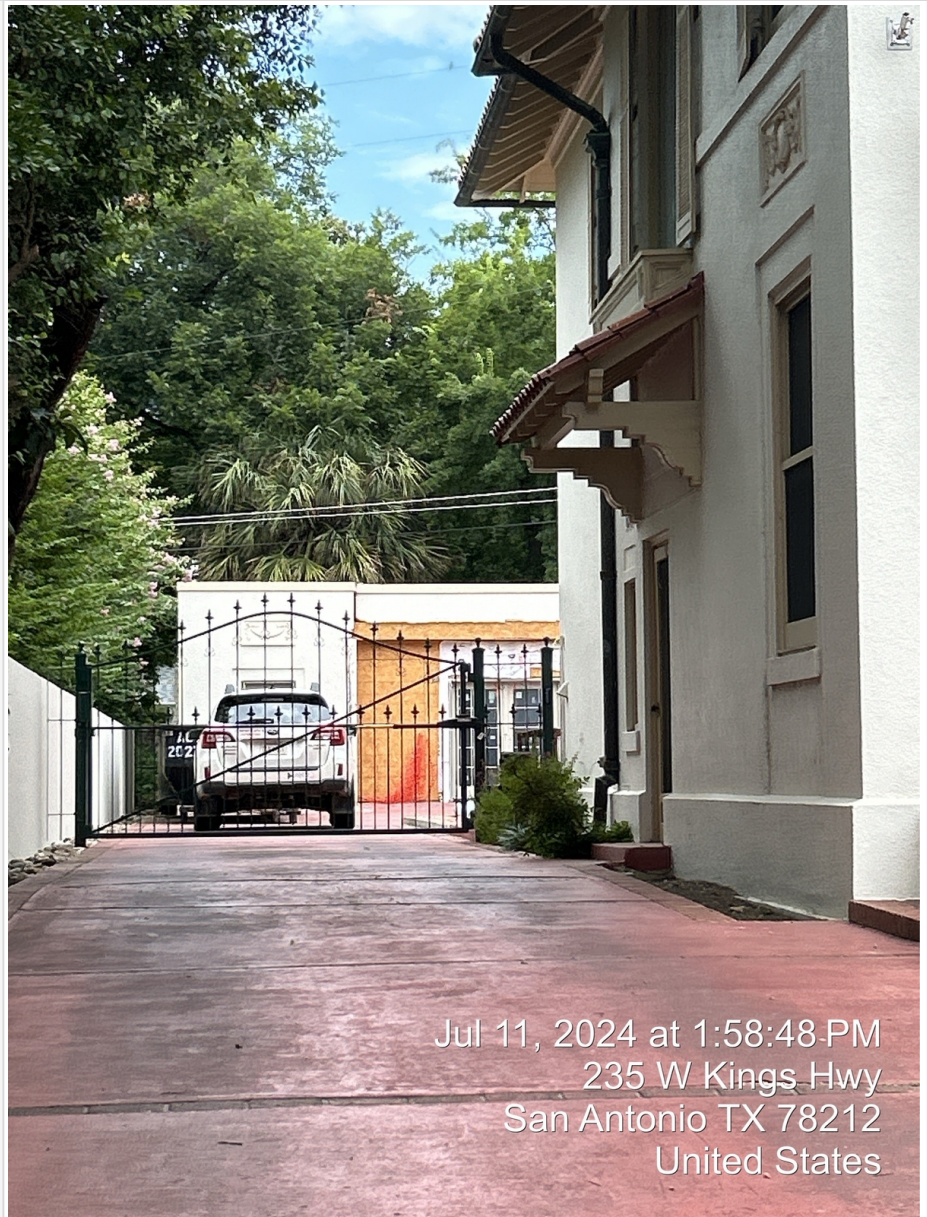
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## Investigation Report

### Photographs







## Investigation Report

221 W Kings Hwy

Jul 11, 2024 at 2:00:33 PM  
221 W Kings Hwy  
San Antonio TX 78212  
United States

**CITY OF SAN ANTONIO**  
OFFICE of HISTORIC PRESERVATION  
100 W Houston St. San Antonio, Texas 78205  
7:45am - 4:30pm Monday - Friday  
(210) 207 - 0035; report@sapreservation.com

**NOTICE OF INVESTIGATION**

ADDRESS: 221 W Kings Hwy [BCAD] OWNER: Charles Stevens

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-608 (a): Work without Certificate of Appropriateness (COA) exterior alterations to the rear accessory

☐ Code 35-608 (i): Work beyond Scope of Approval:

☐ Code 35-615: Demolition by Neglect:

**STOP WORK** ☒ Yes | ☐ Not Applicable

Please contact the Office of Historic Preservation within 48 hours of the inspection date: 7/11/2024

*A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.*

Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecution, to the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the law include but are not limited to: (i) a criminal conviction on your record; (ii) criminal fines; (iii) court costs; (iv) civil penalties in the range of \$1,000.00 per day; (v) attorney's fees; (vi) repayment to the City of the costs to prosecute you; (vii) liens on your property and filed with the county deed records; (viii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; (x) if you are found to be a scofflaw, the City may deny you further and future permits for this project and others, etc.





## Investigation Report



Jul 11, 2024 at 2:00:39 PM  
221 W Kings Hwy  
San Antonio TX 78212  
United States





## Investigation Report



07/11/2024 02:32 PM