

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-449
ADDRESS: 118 BROADWAY
COMMON NAME: 124 BROADWAY
LEGAL DESCRIPTION: NCB 422 BLK 26 LOT A,B, C, D AND E ARB A-7
ZONING: D, H
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Phillip Guajardo
OWNER: THREE AMERICAS BUILDING LLC
TYPE OF WORK: Removal of a window to install an exhaust louver
APPLICATION RECEIVED: August 23, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an exhaust louver within an existing window opening on the north façade of the historic structure at 118 Broadway. The individual suite where the work is proposed is addressed as 124 Broadway.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

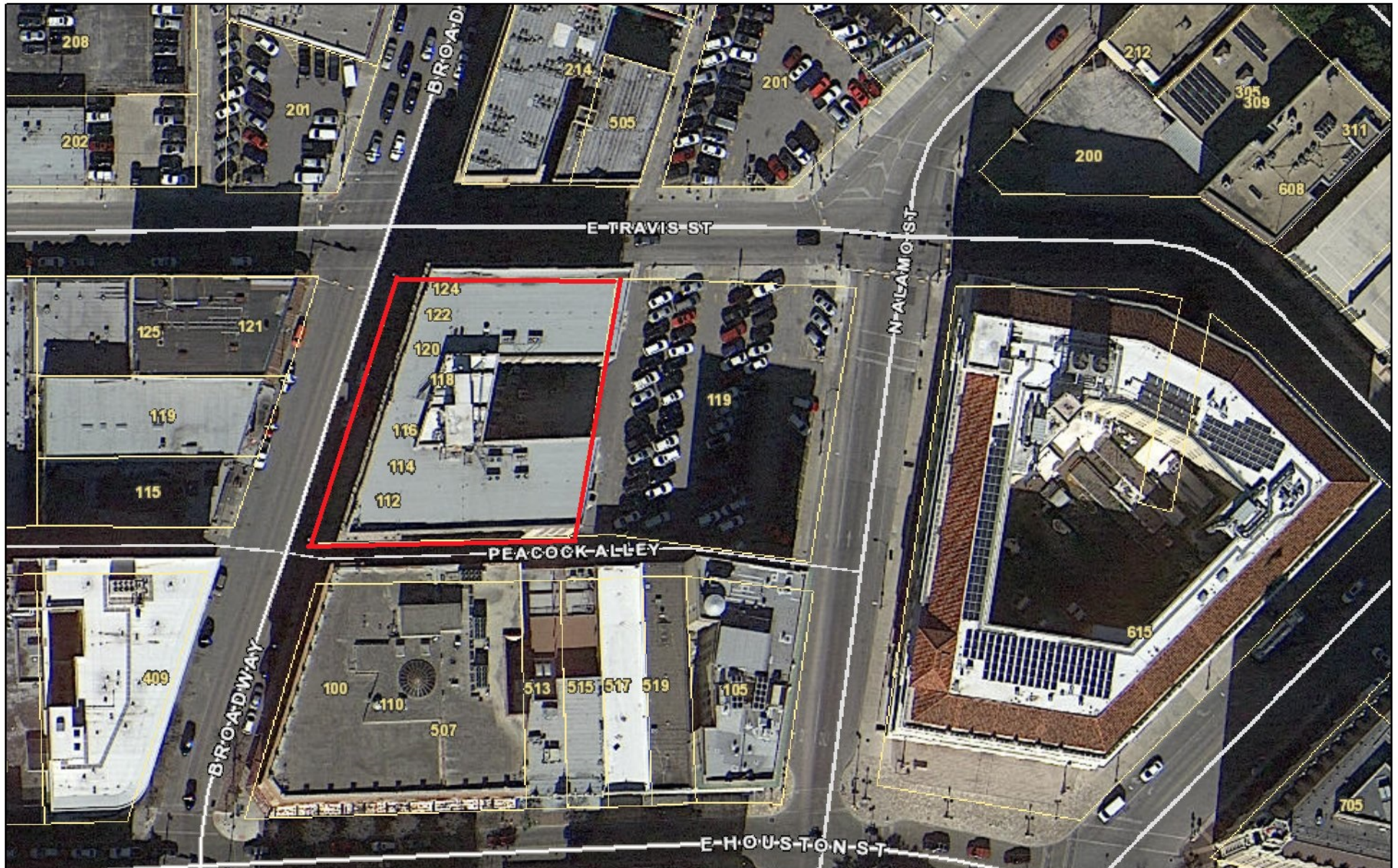
- a. The applicant is requesting a Certificate of Appropriateness for approval to install an exhaust louver within an existing window opening on the north façade of the historic structure at 118 Broadway. The individual suite where the work is proposed is addressed as 124 Broadway.
- b. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Staff finds that the proposed removal of the existing window and the installation of a metal louver to provide exhaust to the building is appropriate. Staff finds that the existing opening will remain as it originally existed; however, staff finds that the proposed exhaust louvers should be painted to match the window frames and that the existing window should be removed and stored on site.

RECOMMENDATION:

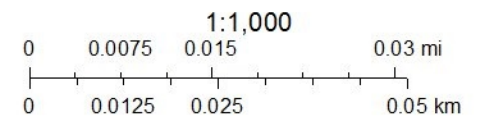
Staff recommends approval based on finding b with the following stipulations:

- i. That the proposed exhaust louvers be painted to match the color of the existing windows.
- ii. That the removed window be stored on site.

City of San Antonio One Stop



September 10, 2021



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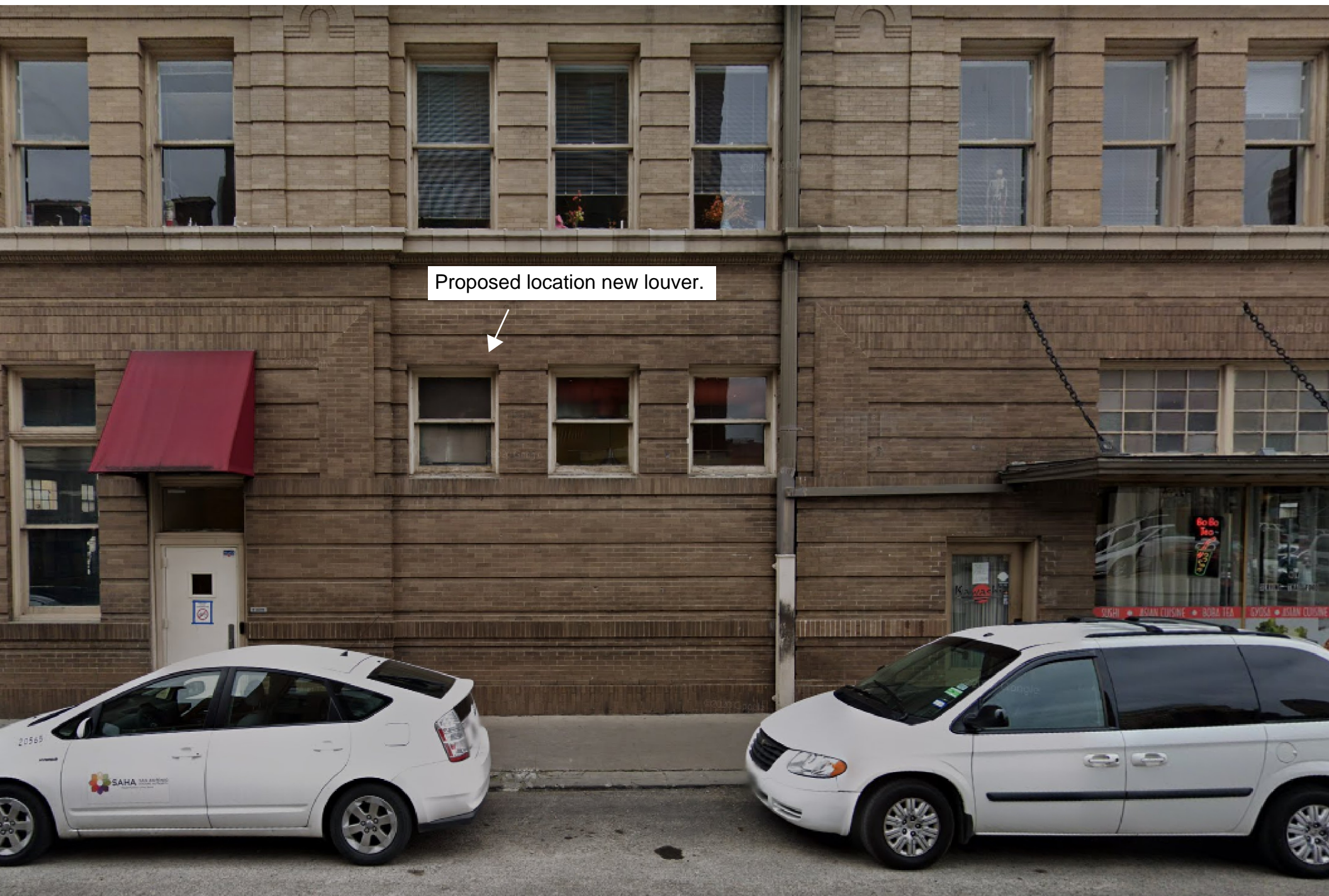




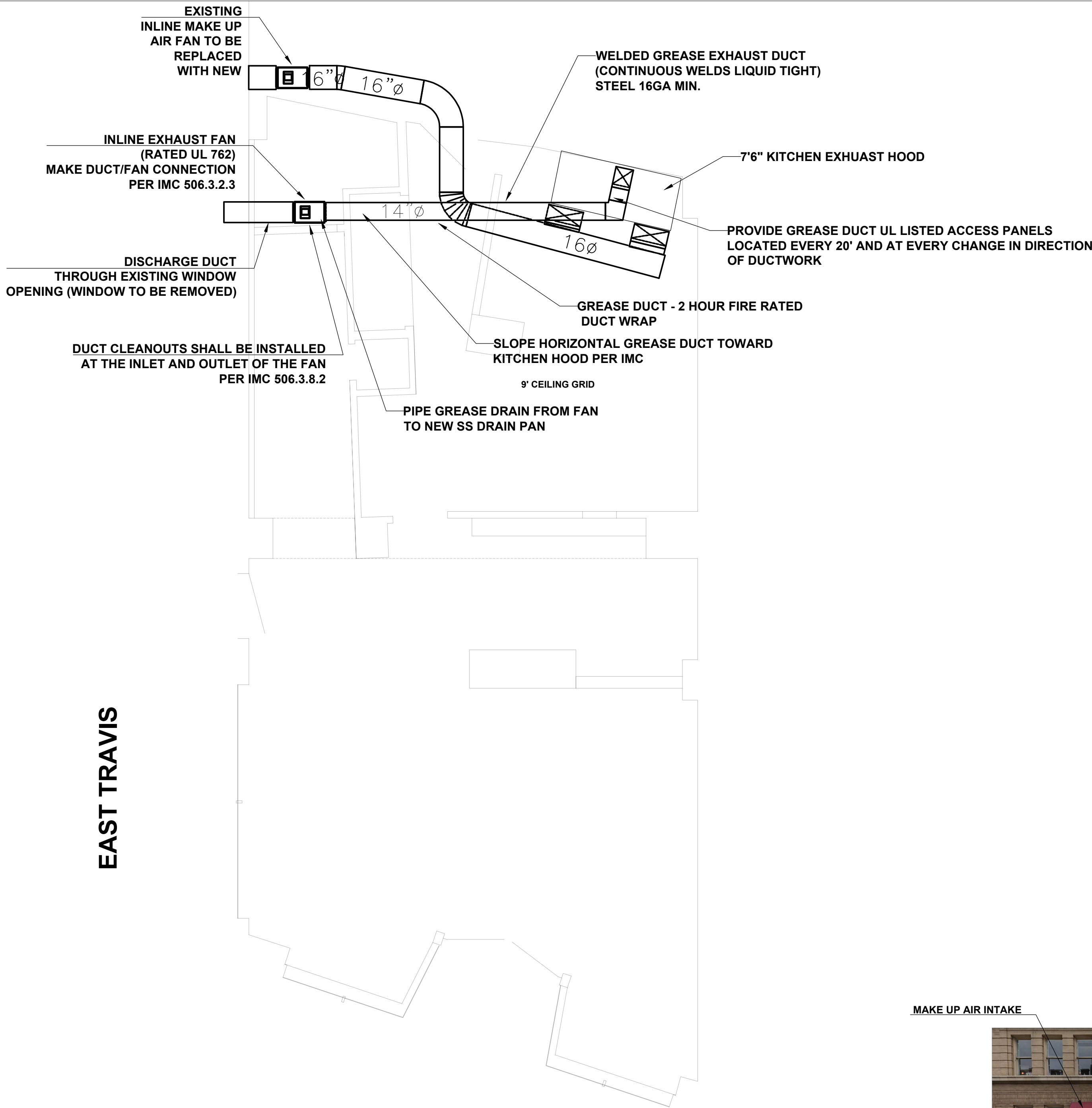
118 BROADWAY BUILDING
TENANT & GUEST PARKING
GARAGE
510 E. Travis 510 E. Travis

NO
PARKING
ANYTIME

COMMERCIAL
LOADING ZONE
30' MIN



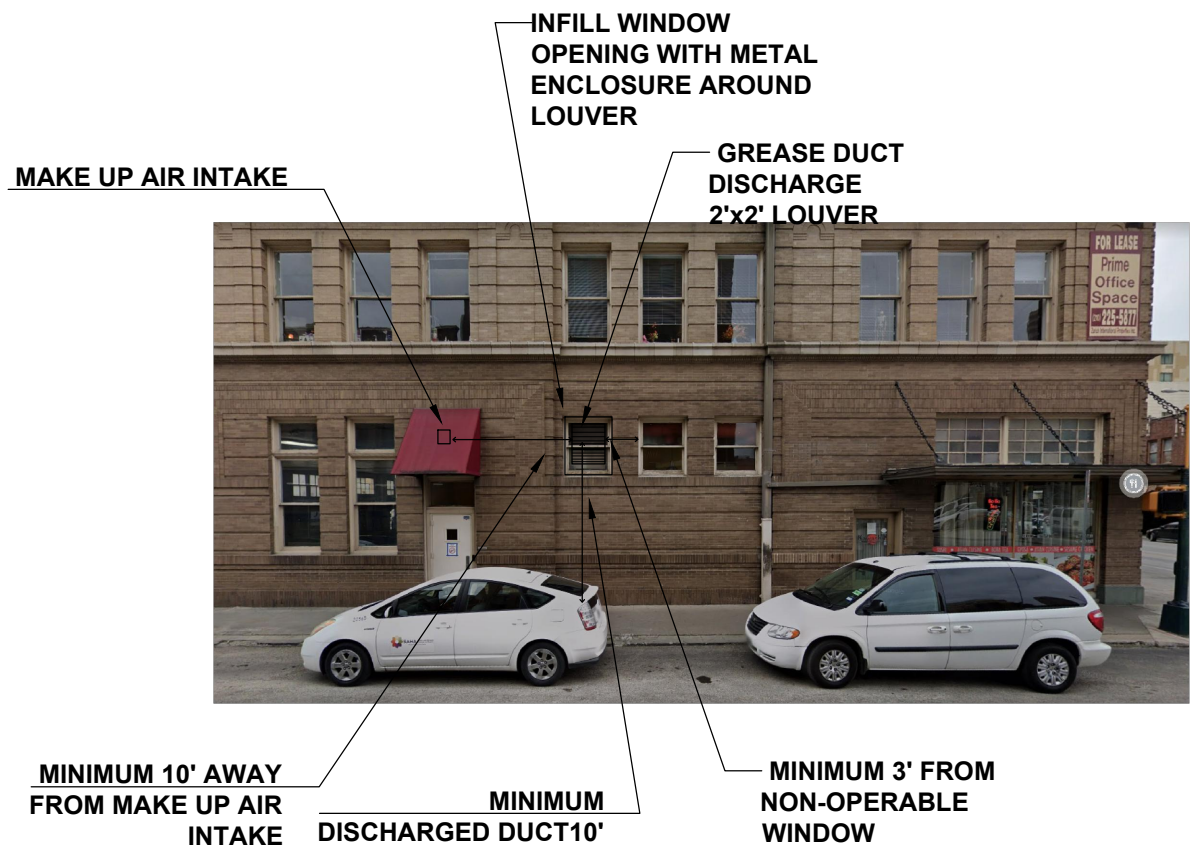
Proposed location new louver.



EAST TRAVIS

BROADWAY

1 SUITE 124 FLOOR PLAN
NTS



2 EXHAUST TERMINATION CLEARANCES
NTS

- GENERAL ELECTRICAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 INTERNATIONAL CODES AND THE REQUIREMENTS STATED IN THE APPLICABLE SECTIONS OF THE NATIONAL FIRE CODES (NFPA STANDARDS) CURRENT AT THE TIME OF ISSUANCE OF THESE DOCUMENTS. AMENDMENTS TO THESE CODES AS SET FORTH BY THE AUTHORITY HAVING JURISDICTION AND CITY OF SAN ANTONIO SHALL SUPERSEDE THE INTERNATIONAL CODES AND NFPA STANDARDS AS ISSUED.
 2. INTERRELATION BETWEEN THE DRAWINGS AND THE SPECIFICATIONS: IN GENERAL, THE DRAWINGS INDICATE LOCATIONS, QUANTITIES AND CAPACITIES AND THE SPECIFICATIONS INDICATE QUALITY, OPTIONS, WARRANTIES AND COMPLIANCE STANDARDS. IN THE EVENT THERE IS A CONFLICT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS, THE GREATER QUALITY OR QUANTITY SHALL BE REQUIRED. IN ALL CASES, THE ENGINEER OF RECORD SHALL BE THE INTERPRETER OF THE DOCUMENTS.
 3. INTERRELATION BETWEEN THE DRAWINGS: IN THE EVENT OF A CONFLICT BETWEEN A DETAIL AND A FLOOR PLAN, THE LARGER SIZE, QUANTITY, LENGTH OR OPTIONS SHALL BE REQUIRED. IN THE EVENT OF A CONFLICT BETWEEN WHAT IS SHOWN ON THE FLOOR PLAN AND A KEYED NOTE, THE KEYED NOTE SHALL GOVERN. IN ALL CASES, THE ENGINEER OF RECORD SHALL BE THE INTERPRETER OF THE DOCUMENTS.
 4. THE CONTRACTOR/ INSTALLER SHALL VISIT THE JOB SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND TO VERIFY LOCATIONS AND SIZES OF EXISTING EQUIPMENT, OPENINGS, STRUCTURES, ETC. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE CONSTRUCTION DOCUMENTS AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
 5. THE EXISTENCE AND LOCATION OF UTILITIES, MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK.
 6. COOPERATE FULLY WITH SEPARATE CONTRACTORS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK
 7. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND SHALL NOT BE SCALED. NOT ALL WORK REQUIRED ITEMS SUCH AS CONTROLS, PIPING, DUCTING, TRANSITIONS, ETC. CAN'T BE SHOWN. FURNISH AND INSTALL ALL COMPONENTS AS REQUIRED FOR A COMPLETE AND FUNCTIONAL, CODE COMPLIANT SYSTEM.
 - 8.THE INSTALLER IS RESPONSIBLE FOR COORDINATING WITH OTHER TRADES. THE INSTALLER SHALL NOT INSTALL OR FABRICATE ANY WORK SHOWN UNTIL ALL SUCH WORK IS FULLY COORDINATED.
 9. TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT. WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION.
 10. THE WORK SHALL BE SUPERVISED BY A LICENSED TRADE TO ASSURE THAT ALL WORK IS INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND THE CONSTRUCTION
 11. MECHANICAL EQUIPMENT HAS BEEN SELECTED AND SHOWN UTILIZING THE BASES OF DESIGN. ACTUAL EQUIPMENT TO BE USED SHALL BE ADJUSTED TO THE EQUIPMENT SUBMITTED AND APPROVED FOR INSTALLATION ON THIS PROJECT.
 12. THE CONTRACTOR SHALL LABEL EACH PEICE OF MECHANICAL EQUIPMENT.
 13. AT THE END OF CONSTRUCTION ALL RELATED SURFACES INSIDE OF ENCLOSURES, BOXES, CABINETS, ETC. ARE TO BE FREE OF DIRT DUST AND DEBRIS.

REPLACE EXISTING
KITCHEN HOOD

124 BROADWAY ST.
San Antonio, Texas 78205

BUILDING TECH TEAM LLC
16061 MOORE RD
VON ORMY, TX 78073
TX PE FIRM F-17673

Project No.: -

Drwn. By:

Chkd By:

Date Issued: -

Revisions:

M101

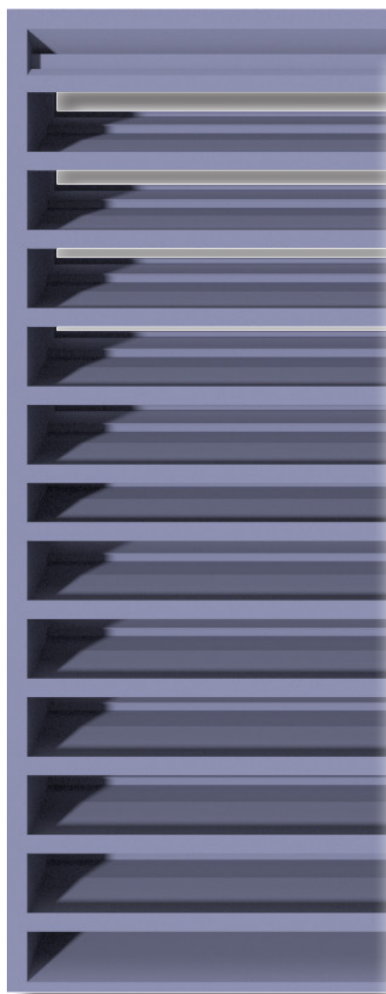




STATIONARY LOUVERS

CIRQUE
LUXURY LEASING

STATIONARY LOUVERS

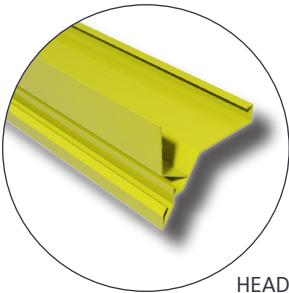


ELF6350DMP

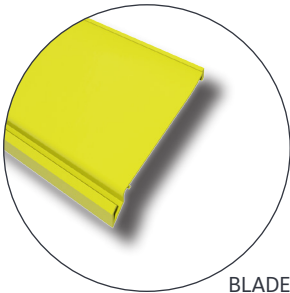


ELF6375DX

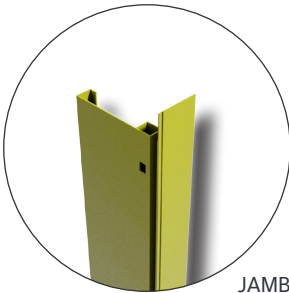
COMPONENT DETAILS



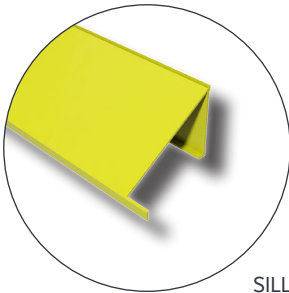
HEAD



BLADE



JAMB



SILL





- ALUMINUM BUILD
- 1½" FRAME DEPTH
- 50% FREE AREA
- LOW MAINTENANCE
- ECONOMICAL



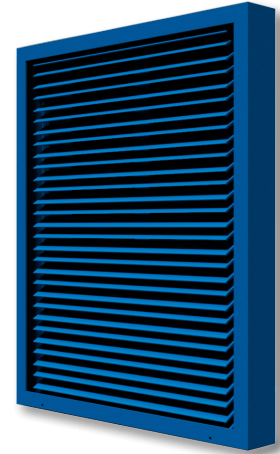
ELF15J

THIN LINE STATIONARY LOUVER

The ELF15J is 1½" deep stationary louver which has a 45° blade angle, primarily used for decorative and PTAC applications where water penetration is not a concern.



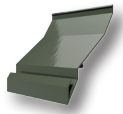
- ALUMINUM BUILD
- 1¼" FRAME DEPTH
- 63% FREE AREA
- ECONOMICAL
- ARCHITECTURALLY STYLED



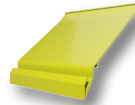
ET125-30

THIN LINE STATIONARY LOUVER

The ET125 and ET125-30 louver(s) are 1¼" deep thin line stationary louver(s), primarily used for decorative and PTAC applications where water penetration is not a concern.



- 37½° BLADE ANGLE
- 4" FRAME DEPTH
- 49% FREE AREA
- ALUMINUM BUILD
- LOW MAINTENANCE



- 37½° BLADE ANGLE
- 6" FRAME DEPTH
- 57% FREE AREA
- ALUMINUM BUILD
- LOW MAINTENANCE



ELF375DXD

STATIONARY LOUVER

The ELF375DXD Stationary Louver has a 4" deep frame, 54% free area, 37½° blade angle, and a high performance frame system. It provides excellent water penetration performance.

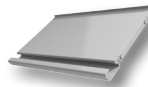
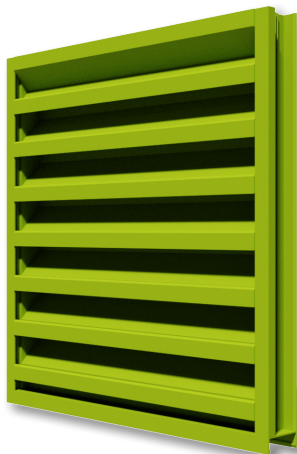
ELF6375DX

STATIONARY LOUVER

The ELF6375DX Stationary Louver has a 6" deep frame, 57% free area, 37½° blade angle, and a high performance frame system. It provides excellent water penetration performance and continuous blade styling up to 120".



- ALUMINUM BUILD
- 2" FRAME DEPTH
- 38% FREE AREA
- LOW MAINTENANCE
- EXCELLENT PERFORMANCE



- 37½° BLADE ANGLE
- FORMED STEEL
- 50% FREE AREA
- ECONOMICAL
- LOW PRESSURE DROP



ELF211D

STATIONARY LOUVER

The ELF211D is a 2" deep stationary louver featuring 38% free area with a high performance frame system and a drainable head to help collect and remove water. This louver also has an architecturally styled hidden mullion, allowing a continuous blade appearance.

L375D

STATIONARY LOUVER

The L375D Stationary Louver has a 4" deep frame, 50% free area, low pressure drop, and low water penetration. This louver also has an architecturally styled hidden mullion.

STATIONARY LOUVERS

Stationary louvers are commonly seen in applications that require intake and exhaust ventilation. Of all of the louver sub categories, stationary louvers are the most common ones used and have the largest breadth of models. Stationary louvers are both drainable and non-drainable, provide protection for water infiltration, and wind-driven rain. Non-drainable models are commonly sought after for projects with an emphasis on architectural aesthetics while drainable models perform better in guiding moisture away from the area behind the louver.



MODEL	MIN. DIM.	MAX. DIM.	DEPTH	BLADE ANGLE	BLADE STYLE	BLADE ORIENTATION	FREE AREA	AMCA CERTIFICATION	
								AIR PERF.	WATER PENETRATION
ELF15J	6" x 6"	UNLIMITED	1½"	45°	NON-DRAINABLE	HORIZONTAL	50%	—	—
ELF211	6" x 10"	UNLIMITED	2"	45°	NON-DRAINABLE	HORIZONTAL	42%	—	—
ELF375X	12" x 12"	UNLIMITED	4"	37½°	NON-DRAINABLE	HORIZONTAL	54%	✓	✓
ELF375XH	12" x 12"	UNLIMITED	4"	37½°	NON-DRAINABLE	HORIZONTAL	54%	✓	✓
ELF375DXH	12" x 12"	UNLIMITED	4"	37½°	DRAINABLE	HORIZONTAL	54%	✓	✓
ELF445DX	12" x 12"	UNLIMITED	4"	45°	DRAINABLE	HORIZONTAL	54%	✓	✓
ELF445DXH	12" x 12"	UNLIMITED	4"	45°	DRAINABLE	HORIZONTAL	52%	✓	✓
ELF6350DMP	12" x 12"	UNLIMITED	6"	35°	DRAINABLE	HORIZONTAL	62%	✓	✓
ELF6375X	12" x 12"	UNLIMITED	6"	37½°	NON-DRAINABLE	HORIZONTAL	55%	✓	✓
ELF6375XH	12" x 12"	UNLIMITED	6"	37½°	NON-DRAINABLE	HORIZONTAL	55%	✓	✓
ELF6425DD	12" x 12"	UNLIMITED	6"	42½°	DUAL-DRAINABLE	HORIZONTAL	51%	✓	✓
ELF6811S	12" x 12"	UNLIMITED	6"	45°	NON-DRAINABLE	HORIZONTAL	49%	—	—
ELF811DD	12" x 12"	UNLIMITED	4"	45°	DRAINABLE	HORIZONTAL	44%	✓	✓
ELF811SH	12" x 12"	UNLIMITED	4"	45°	NON-DRAINABLE	HORIZONTAL	44%	—	—
L375D	12" x 12"	UNLIMITED	4"	37½°	DRAINABLE	HORIZONTAL	50%	✓	✓

*More models at www.ruskin.com

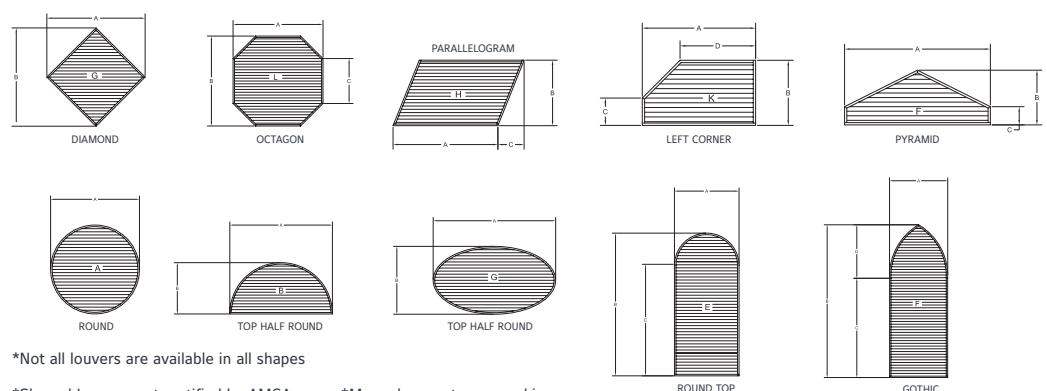
*For the most current catalog information please visit www.ruskin.com, or use the Ruskin® Online Louver Selection Tool.

RUSKIN® LOUVER COLORS



*We can match any color!

LOUVER SHAPES



*Not all louvers are available in all shapes

*Shaped Louvers not certified by AMCA

*More shapes at www.ruskin.com