

HISTORIC AND DESIGN REVIEW COMPLIANCE AND TECHNICAL ADVISORY BOARD

February 23, 2024

HDRC CASE NO: 2024-024
COMMON NAME: including 104 Heiman
ADDRESS: 102 HEIMAN
LEGAL DESCRIPTION: NCB 679 BLK 1 LOT N IRR 65 FT OF 9
ZONING: D, HS, H
CITY COUNCIL DIST.: 2
DISTRICT: St Paul Square Historic District
LANDMARK: Individual Landmark
APPLICANT: Michael Abner/Smart Concepts Construction, LLC
OWNER: J E Aranda/EXECUTIVE REAL ESTATE GROUP LLC
TYPE OF WORK: Window infill, window replacement
APPLICATION RECEIVED: January 05, 2024
60-DAY REVIEW: March 6, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace existing metal casement and sash windows with fixed four-, six-, eight-, and 12-lite metal windows or four-over-four metal windows.

APPLICABLE CITATIONS:

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.

Standard Specifications for Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** 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.
- **SASHES:** 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 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:** 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.

FINDINGS:

- a. The property at 102-104 Heiman is a two-story brick commercial structure built c. 1908. The building first appears in city directories in 1908, and on Sanborn Fire Insurance maps in 1912. The building features a combination of metal casement windows, which appear along the second floor and on the primary (north) and rear (south) elevations; metal one-over-one sash windows, and metal sliding windows, with a fixed window located on the first floor of the primary (north) elevation. The property is an individual landmark and contributes to the St. Paul Square Historic District.
- b. **VIOLATION:** On October 6, 2022, OHP staff observed and documented removal of all second-story windows on the structure. On October 7, 2022, staff issued a stop work order by email, and the property owner J. E. Aranda responded stating windows would be repaired and/or replaced. Staff first received an application for window replacement on July 11, 2023, submitted by one of the building's tenants. That request did not include full window replacement, and was withdrawn by staff when a subsequent applicant was submitted on July 26, 2023, by Matthew Knapp of KK Permitting and which included the entire building, but requested a nonconforming window typed, namely fixed windows. The request was tentatively scheduled to be heard by the HDRC on Wednesday, September 6, 2023, while staff waited for the applicant to complete their application. On September 18, 2023, staff was informed that by email that Knapp was no longer affiliated with the project and that Michael Abner would be the point of contact moving forward. The application remained incomplete, and staff moved the request to the preliminary agenda for Wednesday, September 20, 2023, and then again to October 4, 2023. During that time, on September 28, 2023, staff conducted a site visit from the right-of-way and noted the infill of at least 17 windows with brick and/or stucco. Other windows remained opened until they were recently boarded with plywood painted black.
- c. **WINDOW REPLACEMENT:** The applicant requests approval to replace existing metal casement and sash windows with fixed four-, six-, eight-, and 12-lite metal windows or four-over-four metal windows. This

request includes installing metal windows in front of brick or stucco where windows were infilled without review and approval. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says 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. Guideline 6.B.iv says 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. Staff finds the request does not conform to guidelines. The applicant should propose to either return the windows to their previous conditions or, based on the age of the building, propose installation of a conforming wood or aluminum-clad wood sash window product across all elevations.

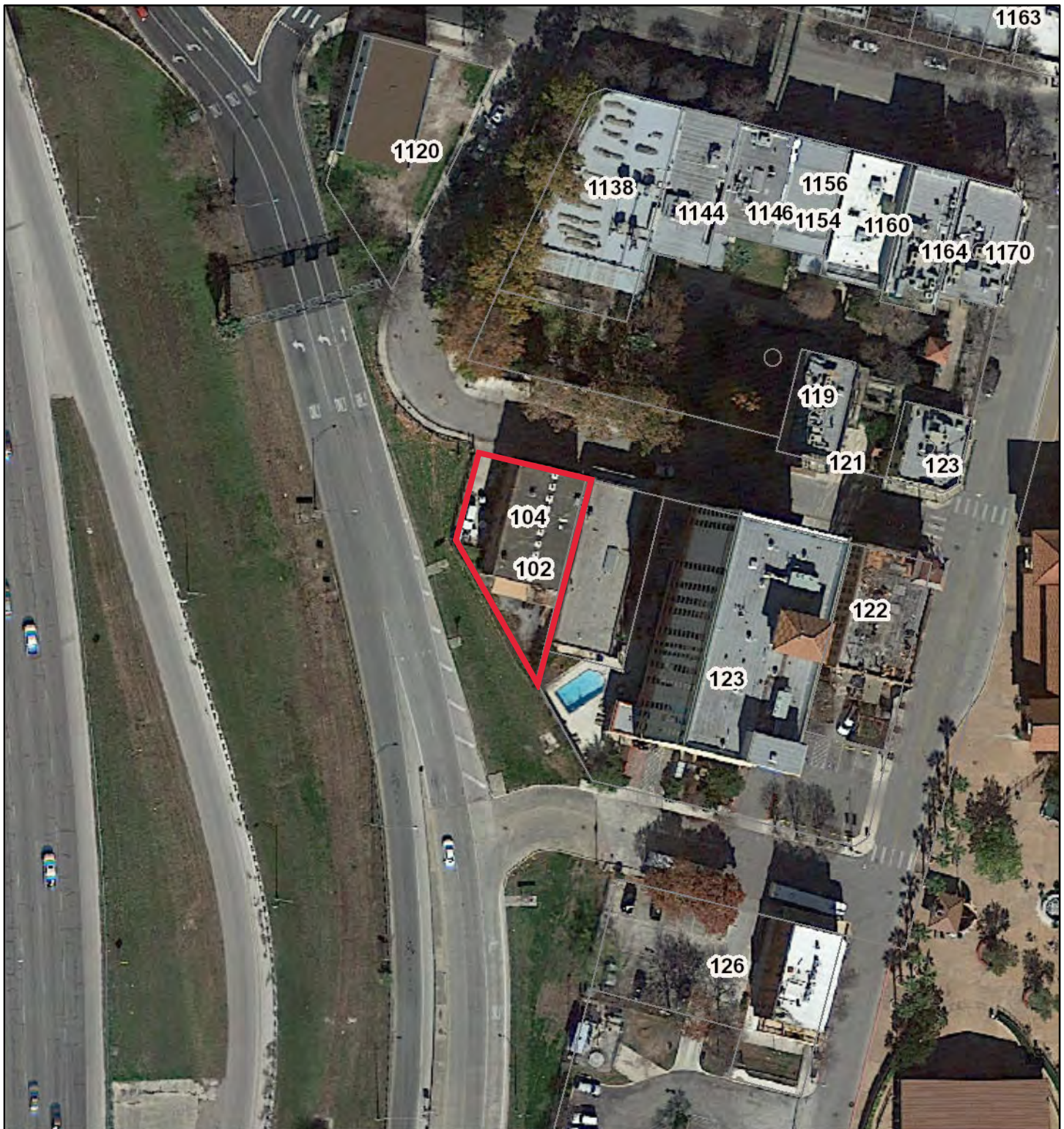
- d. **WINDOWS (MATERIAL):** The applicant has proposed a window product that includes nail fins and faux divided lites. The historic windows were set deep in the openings, which typically can not be accomplished using a product with a nail fin. Standard specifications for replacement windows say that 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. Staff finds the proposed product does not conform to guidelines. Any window product proposed should be custom to fit existing masonry openings. Furring in of the openings to fit stock window sizes is not appropriate.

RECOMMENDATION:

Staff recommends approval of the request to replace windows, based on findings a through d, with the following stipulations:

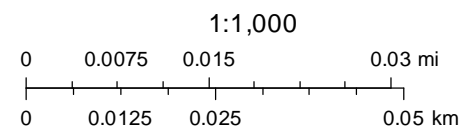
- i. That the applicant proposes to either return the windows to their previous conditions or, based on the age of the building, propose installation of wood or aluminum-clad wood sash windows across all elevations, as noted in finding c.
- ii. That if a wood or aluminum-clad wood window product is proposed, the product must meet staff's standard window stipulations, and the applicant must submit 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.
- iii. Windows should be custom to fit existing masonry openings, as noted in finding d. Furring in of the openings to fit stock sizes is not appropriate.

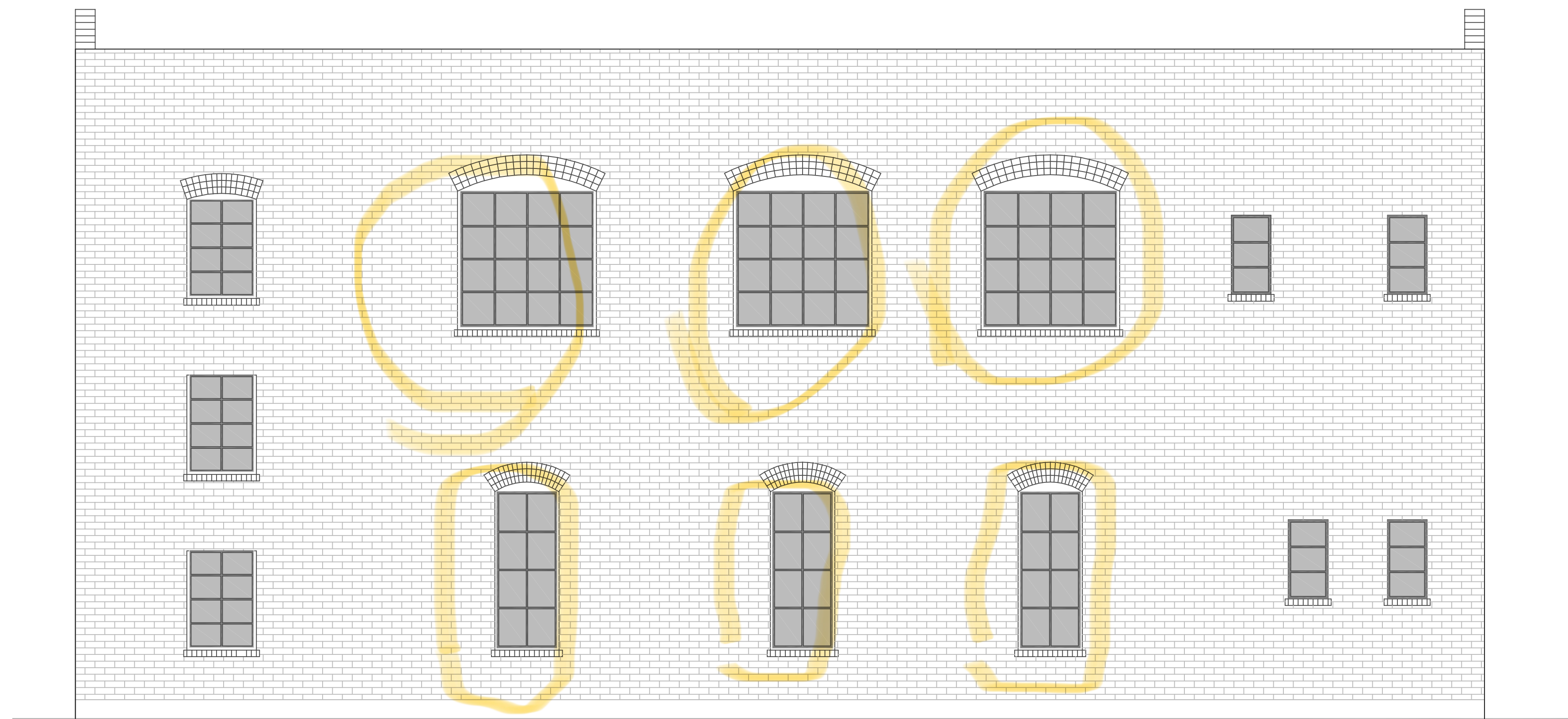
City of San Antonio One Stop



February 15, 2024

- CoSA Addresses
- Community Service Centers
- ⦿ Pre-K Sites
- CoSA Parcels
- BCAD Parcels





WEST ELEVATION

Scale 1/4" = 1'-0"

November 18, 2023

102 Heiman Street
San Antonio, Texas 78206

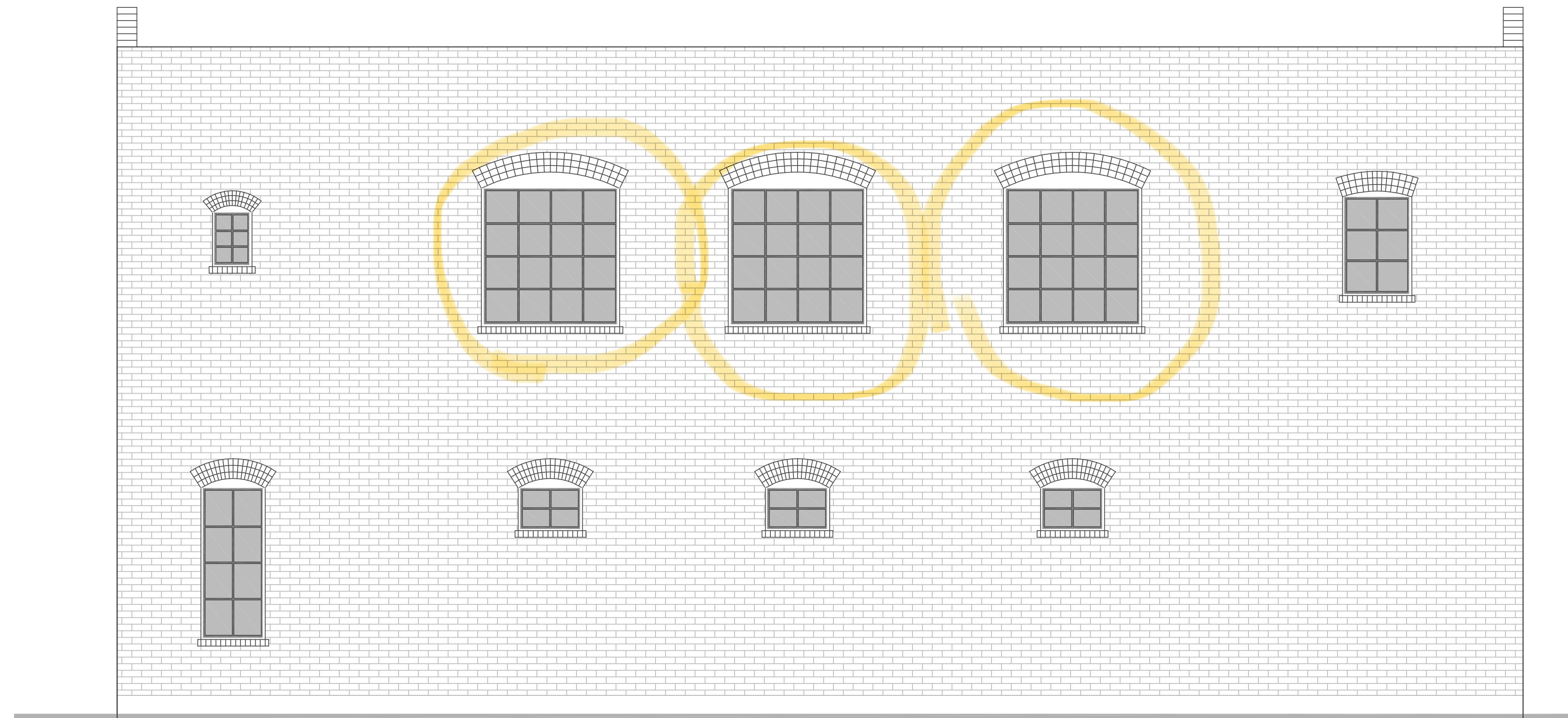


NORTH ELEVATION

Scale 1/4" = 1'-0"

November 18, 2023

102 Heiman Street
San Antonio, Texas 78206

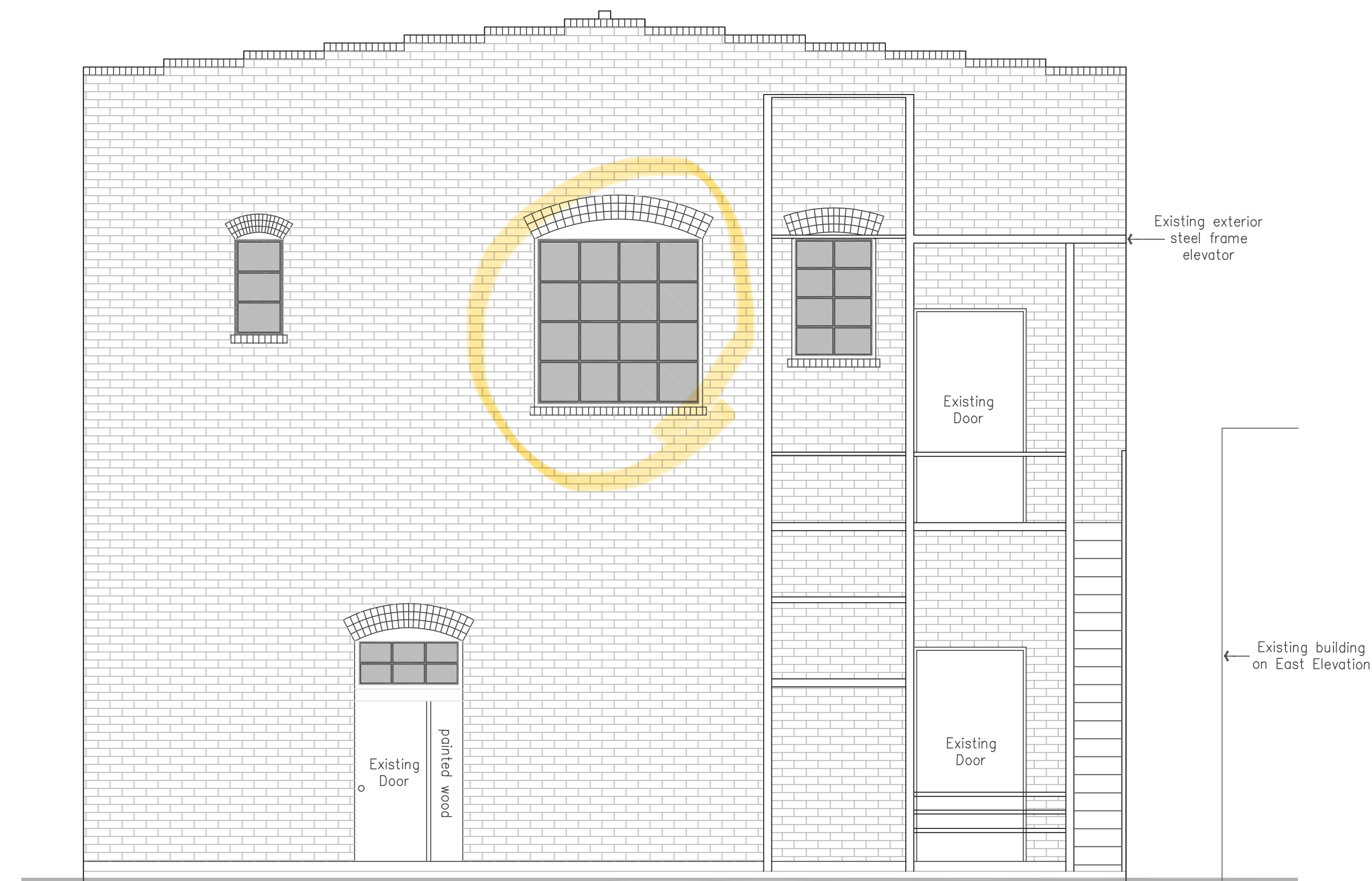


EAST ELEVATION

Scale 1/4" = 1'-0"

November 18, 2023

102 Heiman Street
San Antonio, Texas 78206



SOUTH ELEVATION

Scale 1/4" = 1'-0"

November 18, 2023

102 Heiman Street
San Antonio, Texas 78206

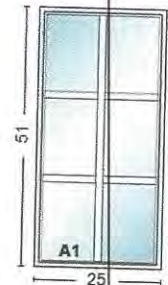
BILL TO:

SHIP TO:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7806183	10/19/2023	Load Date Not Set	Quote Not Ordered	Stan Abbott
JOB NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT	

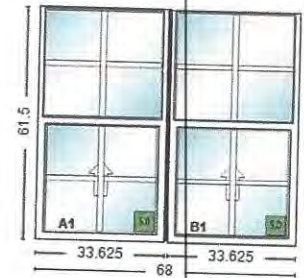
LineItem #	Description
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1-1 Rough Opening: 25.75W x 51.75H
 Qty: 1 Custom Builders Series 4800 Rectangle (25 W x 51 H x 0 Leg), Black,
 Room Location: Nailing Fin
 None Assigned Thermally Broken Frame
 Note: Performance: PWG-M-20-00966-00001
 Glass: HP SC, Double Glazed, Argon Gas, Annealed
 Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 6 (2x3)
 Performance Rating: F-R50, DP+50/-50; U-Factor = 0.35; SHGC = 0.23;
 VLT = 0.45
 Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"



LineItem #	Description
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2-1 Rough Opening: 68.75W x 62.25H
 Qty: 7 Custom Builders Series 4800 Single Hung (33.625 W x 61.5 H x 0 Leg),
 Room Location: Equal Sash, Black, Nailing Fin
 None Assigned Thermally Broken Frame
 Note: Performance: PWG-M-17-00275-00002
 Glass: HP SC, Double Glazed, Argon Gas, Annealed
 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
 Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 4/4 (2x4)
 Performance Rating: H-LC40, DP +50/-60; U-Factor = 0.45; SHGC = 0.22;
 VLT = 0.41
 Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"
 Clear Opening Calculations: 29.6875, 27.4375, 5.66
 Mull 1 Type: Vertical FactoryMull



LineItem #	Description
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2-2 Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate

Qty: 7
 Room Location:

Note:

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7806183	10/19/2023	Load Date Not Set	Quote Not Ordered	Stan Abbott
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description
2-3	Unit 2 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate

Qty: 7

Room Location:

Note:

LineItem #	Description
3-1	Rough Opening: 36.75W x 62.75H

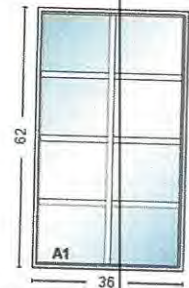
Qty: 1

Room Location:

None Assigned

Note:

Custom Builders Series 4800 Rectangle (36 W x 62 H x 0 Leg), Black,
Nailing Fin
Thermally Broken Frame
Performance: PWG-M-20-00970-00001
Glass: HP SC, Double Glazed, Argon Gas, Annealed
Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 8
(2x4)
Performance Rating: F-R50, DP+50/-50; U-Factor = 0.38; SHGC = 0.23;
VLT = 0.45
Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"



LineItem #	Description
4-1	Rough Opening: 41.75W x 72.75H

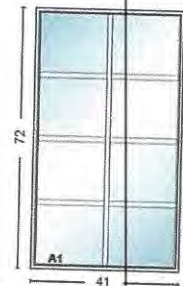
Qty: 2

Room Location:

None Assigned

Note:

Custom Builders Series 4800 Rectangle (41 W x 72 H x 0 Leg), Black,
Nailing Fin
Thermally Broken Frame
Performance: PWG-M-20-00978-00001
Glass: HP SC, Double Glazed, Argon Gas, Annealed
Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 8
(2x4)
Performance Rating: Not Rated; U-Factor = 0.38; SHGC = 0.24; VLT = 0.45
Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"



LineItem #	Description
5-1	Rough Opening: 52.75W x 36.75H

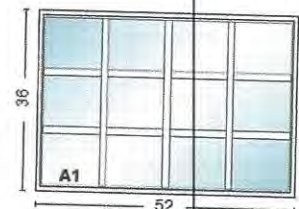
Qty: 3

Room Location:

None Assigned

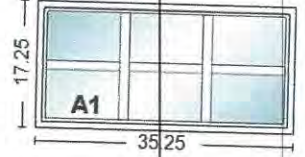
Note:

Custom Builders Series 4800 Rectangle (52 W x 36 H x 0 Leg), Black,
Nailing Fin
Thermally Broken Frame
Performance: PWG-M-20-00970-00001
Glass: HP SC, Double Glazed, Argon Gas, Annealed
Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial,
12 (4x3)
Performance Rating: F-R50, DP+50/-50; U-Factor = 0.38; SHGC = 0.23;
VLT = 0.45
Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"



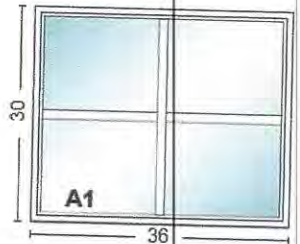
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7806183	10/19/2023	Load Date Not Set	Quote Not Ordered	Stan Abbott
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description
9-1	Rough Opening: 36W x 18H
Qty: 3	3-0 1-6 Builders Series 4800 Rectangle (35.25 W x 17.25 H x 0 Leg), Black,
Room Location:	Nailing Fin
None Assigned	Thermally Broken Frame
Note:	Performance: PWG-M-20-00966-00001
	Glass: HP SC, Double Glazed, Argon Gas, Annealed
	Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 6 (3x2)
	Performance Rating: Not Rated; U-Factor = 0.35; SHGC = 0.23; VLT = 0.45
	Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16", Bottom Fin-Remove, Left Fin-Applied, Right Fin-Applied, Top Fin-Applied

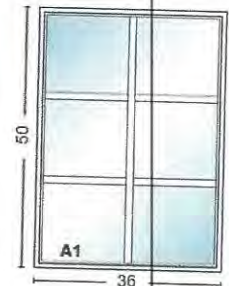


LineItem #	Description
10-1	Builders Series 4800 Black Thermally Broken Standard Finned Mull with Kit
Qty: 3	3-0 Horizontal / Stack
Room Location:	2 7/16" Frame Depth, 1 3/8" Nailing Fin Setback
None Assigned	Matching Window: Builders Series 4800 Single Hung
Note:	

LineItem #	Description
11-1	Rough Opening: 36.75W x 30.75H
Qty: 2	Custom Builders Series 4800 Rectangle (36 W x 30 H x 0 Leg), Black,
Room Location:	Nailing Fin
None Assigned	Thermally Broken Frame
Note:	Performance: PWG-M-20-00966-00001
	Glass: HP SC, Double Glazed, Argon Gas, Annealed
	Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 4 (2x2)
	Performance Rating: F-R50, DP+50/-50; U-Factor = 0.35; SHGC = 0.23; VLT = 0.45
	Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"



LineItem #	Description
12-1	Rough Opening: 36.75W x 50.75H
Qty: 2	Custom Builders Series 4800 Rectangle (36 W x 50 H x 0 Leg), Black,
Room Location:	Nailing Fin
None Assigned	Thermally Broken Frame
Note:	Performance: PWG-M-20-00970-00001
	Glass: HP SC, Double Glazed, Argon Gas, Annealed
	Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial, 6 (2x3)
	Performance Rating: F-R50, DP+50/-50; U-Factor = 0.38; SHGC = 0.23; VLT = 0.45
	Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"

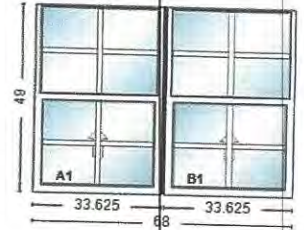


QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7806183	10/19/2023	Load Date Not Set	Quote Not Ordered	Stan Abbott
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description
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13-1
 Qty: 2
 Room Location:
 None Assigned
 Note:

Rough Opening: 68.75W x 49.75H
 Custom Builders Series 4800 Single Hung (33.625 W x 49 H x 0 Leg),
 Equal Sash , Black, Nailing Fin
 Thermally Broken Frame
 Performance: PWG-M-17-00275-00002
 Glass: HP SC, Double Glazed, Argon Gas, Annealed
 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
 Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial,
 4/4 (2x4)
 Performance Rating: H-LC40, DP +50/-60; U-Factor = 0.45; SHGC = 0.22;
 VLT = 0.41
 Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"
 Clear Opening Calculations: 29.6875, 21.1875, 4.37
 Mull 1 Type: Vertical FactoryMull



LineItem #	Description
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13-2
 Qty: 2
 Room Location:
 Note:

Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate

LineItem #	Description
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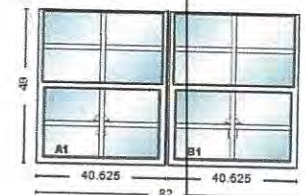
13-3
 Qty: 2
 Room Location:
 Note:

Unit 2 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate

LineItem #	Description
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14-1
 Qty: 1
 Room Location:
 None Assigned
 Note:

Rough Opening: 82.75W x 49.75H
 Custom Builders Series 4800 Single Hung (40.625 W x 49 H x 0 Leg),
 Equal Sash , Black, Nailing Fin
 Thermally Broken Frame
 Performance: PWG-M-17-00275-00002
 Glass: HP SC, Double Glazed, Argon Gas, Annealed
 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate
 Grilles: Grille Type: 1-3/16" SDL w/Shadow Bar, Grille Pattern: Colonial,
 4/4 (2x4)
 Performance Rating: H-LC40, DP +50/-60; U-Factor = 0.45; SHGC = 0.22;
 VLT = 0.41
 Frame Options: Nail Fin Setback-1 3/8", Frame Depth-2 7/16"
 Clear Opening Calculations: 36.6875, 21.1875, 5.4
 Mull 1 Type: Vertical FactoryMull



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JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

PROJECT	QUOTE
102 HEIMAN ST	SMART CONCEPTS
NOTES	
Order:	
Delivery:	
Job Comment:	

CUSTOMER SIGNATURE _____ DATE _____

!WARNING This product can expose you to chemicals, including Titanium Dioxide, which are known to the State of California to cause cancer, birth defects or other reproductive harm. For more information go to www.P65warnings.ca.gov



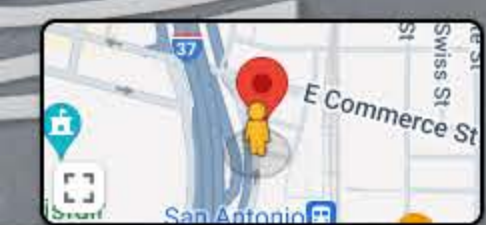
102 Heiman St

102 Heiman St
San Antonio, Texas
Google Street View
Apr 2022 See more dates



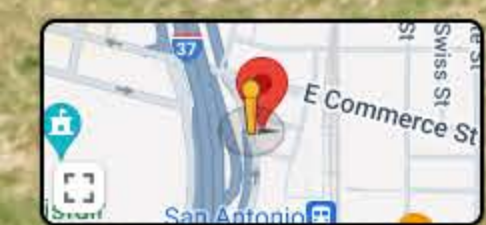
102 Heiman St

I- 37 Access Rd
San Antonio, Texas
Google Street View
Apr 2022 See more dates



102 Heiman St

I- 37 Access Rd
San Antonio, Texas
Google Street View
Apr 2022 See more dates





NO PARKING
THIS SIDE
IN THIS
BLOCK
TOW AWAY ZONE

NOTICE
AN APPLICATION TO USE
AN OUTLINE COPY
BEFORE IS REQUIRED
TYPE OF LEASE
NAME OF APPLICANT
ADDRESS OF APPLICANT

WARNING
THESE PREMISES
ARE UNDER
24 HOUR VIDEO
SURVEILLANCE

Sep 28, 2023 5:40:18 PM
100 Heiman Street
San Antonio
Bexar County
Texas



Sep 28, 2023 5:40:39 PM
104 Heiman Street
San Antonio
Bexar County
Texas

THIS
DOCK
ZONE



104

Sep 28, 2023 5:41:12 PM
237 Center Street
San Antonio
Bexar County
Texas



Sep 28, 2023 5:40:44 PM
104 Heiman Street
San Antonio
Bexar County
Texas

- NOTICE -
AN APPLICATION TO SELL
AND CONSUME ALCOHOLIC
BEVERAGES IS PROPOSED
FOR THIS LOCATION.
TYPE OF LICENSE/PERMIT:
MB/L
NAME OF APPLICANT:



Sep 28, 2023 5:39:28 PM
111 Sycamore Street
San Antonio
Bexar County
Texas



Sep 28, 2023 5:41:43 PM
104 Heiman Street
San Antonio
Bexar County
Texas



Sep 28, 2023 5:42:34 PM
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Bexar County
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Feb 14, 2024 9:40:02 AM
100 Heiman Street
San Antonio
Bexar County
Texas



Feb 14, 2024 9:40:45 AM
104 Heiman Street
San Antonio
Bexar County
Texas