

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2024

HDRC CASE NO: 2024-122
ADDRESS: 221 LOSOYA ST
LEGAL DESCRIPTION: NCB 914 LOT W IRR 90 OF A5 & W IRR 100 FT OF A4 PASEO DEL RIO CONDO **MASTER FILE AND COMMON ELEMENTS**
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: Kyle Tostenson/kyle tostenson architects
OWNER: Jessica Elliot-Middleton/PASEO DEL RIO CONDOMINIUM
TYPE OF WORK: Fifth level balcony installation, fifth level window replacement, fenestration modifications at the fifth level
APPLICATION RECEIVED: March 01, 2024
60-DAY REVIEW: April 30, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Replace all existing fifth level wood windows with new, wood windows. The existing wood windows are not original to the structure.
2. Remove four (4) existing, non-original windows to create an open air terrace at the rear of the structure. Three windows are on the west (rear) façade and one is on the south facade. The original window trim will be repaired and will remain in place. The opening size will not change.
3. Open (4) previously enclosed windows on the north façade.
4. Construct a balcony within a recessed on the south façade. To facilitate access to the balcony, the applicant has proposed to modify one (1) original window opening to a door opening.

The proposed scope of work in this application only applies to the fifth level.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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 nontraditional 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.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. *Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side

or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

FINDINGS:

- a. The historic structure at 221 Losoya was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features five (5) stories in height and a brick façade. The structure is contributing to the Alamo Plaza Historic District.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace all of the existing, wood windows at the fifth level with new wood windows. Staff performed a site visit on March 25, 2025, and found all of the existing wood windows to be non-original and in various states of disrepair. Staff finds the proposal to replace the existing wood windows with one over one wood windows to be appropriate. Staff finds that the profile of the proposed replacement windows should match the original windows found on lower floors.
- c. WINDOW SASH REMOVAL – The applicant has proposed to remove four (4) existing, non-original windows to create an open air terrace at the rear of the structure. Three windows are on the west (rear) façade and one is on the south facade. The original window trim will be repaired and will remain in place. The opening size will not change. Generally, staff finds this proposal to be reversible and appropriate.
- d. WINDOW OPENING RESTORATION – The applicant has proposed to open (4) previously enclosed windows on the north façade. Staff finds this proposal to be appropriate; however, staff finds that all window elements, including trim and installation depth should match the original.
- e. BALCONY CONSTRUCTION – The applicant has proposed to construct a balcony within a recessed on the south façade. To facilitate access to the balcony, the applicant has proposed to modify one (1) original window opening to a door opening. Generally, staff finds this request to be appropriate and consistent with the Guidelines for Additions as it is not on a primary façade and is proposed on a recessed façade plane. Staff finds that all elements of the proposed balcony should be recessed as to not extend out past the primary façade plane on the south façade. Additionally, staff finds that an architecturally appropriate door should be installed to provide access to this balcony.

RECOMMENDATION:

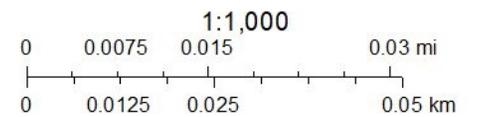
Staff recommends conceptual approval of items #1 through #4 based on findings a through e with the following stipulations:

- i. That the profile of all new windows match the original windows (found on lower floors) in profile and installation depth, as noted in finding b.
- ii. That the openings at the proposed open air terrace maintain their original wood trim and openings size, as noted in finding c.
- iii. That the previously enclosed openings feature window trim and window installation depths that match the original, as noted in finding d.
- iv. That all elements of the proposed balcony be recessed as to not extend out past the primary façade plane on the south façade and that an architecturally appropriate door should be installed, as noted in finding e. Construction documents of the proposed balcony are to be submitted for review and approval when returning to the Commission for final approval.

City of San Antonio One Stop



March 27, 2024



118

1912 SANBORN MAP

117

LOSoya

E. CROCKETT

San Antonio River

SEE Vol. THREE

20

119

E HOUSTON

NAVARRO

COLLEGE

W. CROCKETT

NAVARRO

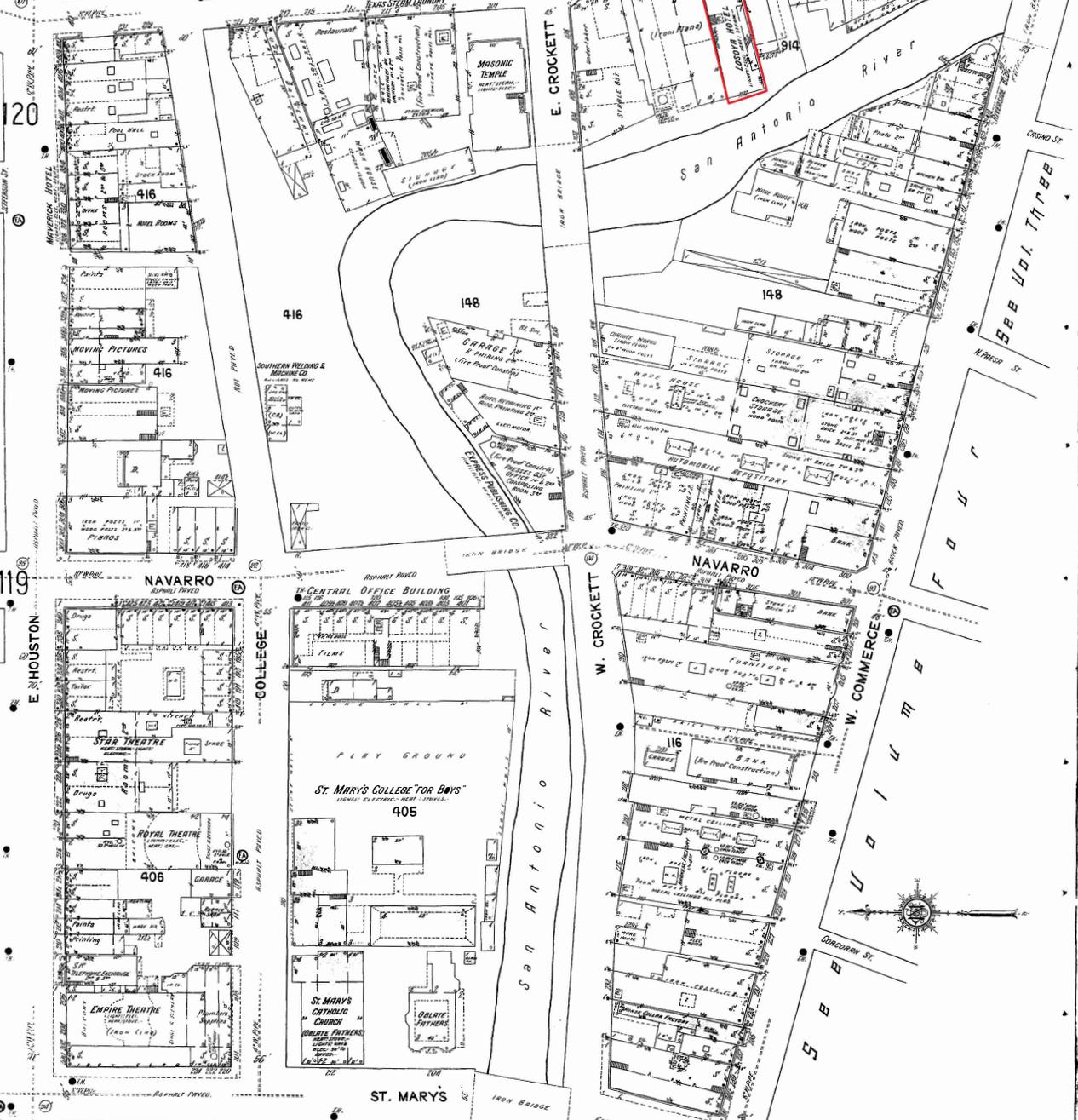
W. COMMERCE

SEE Vol. THREE

ST. MARYS

116

Scale of Feet



Map labels include: MASONIC TEMPLE, GARAGE, MOVING PICTURES, STAR THEATRE, ROYAL THEATRE, EMPIRE THEATRE, ST. MARYS COLLEGE FOR BOYS, ST. MARYS CATHOLIC CHURCH, OLBRIE FATHERS, LOSoya, Navarro, E. Crockett, W. Crockett, W. Commerce, San Antonio River, and various street names like Houston, College, and Commerce.

Penthouse Condo Renovations @ Losoya Street Condos

221 Losoya Street
San Antonio, Texas 78205



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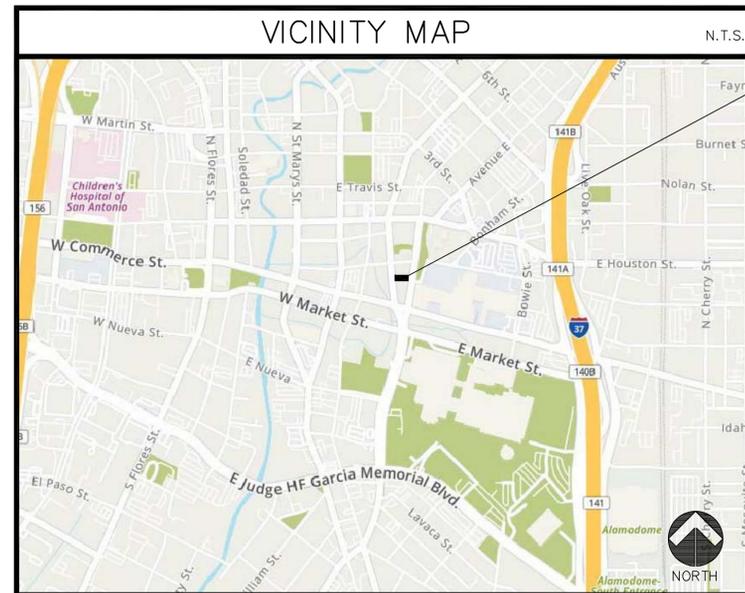


Penthouse Condo Renovations

221 Losoya Street, 5th Floor
San Antonio, Texas 78205

PROJECT SCOPE

- REPLACE ALL EXISTING EXTERIOR WINDOWS WITH NEW WOOD WINDOWS. "PELLA RESERVE" WINDOWS ARE PROPOSED.
- REPLACE ALL DAMAGED EXTERIOR WINDOW TRIM AND REPAINT TO MATCH EXISTING.
- BUILD A NEW METAL BALCONY ON THE SOUTH FACADE THAT CLOSELY MATCHES THE EXISTING BALCONY ON THE FRONT FACADE.
- REMOVE ONE WINDOW ON THE SOUTH FACADE AND REPLACE WITH A NEW WOOD DOOR WITH GLASS PANELS. THIS WILL FACILITATE EMERGENCY EGRESS BETTER THAT HAVING TO GO THRU A WINDOW.
- REMOVE FOUR EXISTING WINDOWS AND LEAVE THE OPENING CASED WITH THE EXISTING WOOD TRIM. THIS IS TO CREATE AN OUTDOOR TERRACE SPACE ON THE RIVER WALK FACADE WITHOUT MODIFYING THE EXTERIOR WALLS.
- ADD NEW WINDOWS IN ORIGINAL OPENINGS THAT HAVE SINCE BEEN BRICKED OVER ON THE NORTH FACADE.



PROJECT LOCATION

INDEX OF DRAWINGS

ARCHITECTURAL

CS1.0	COVER SHEET
A1.0	FLOOR PLANS
A2.0	WINDOW PLAN
A3.0	EXTERIOR BUILDING PHOTOS
A4.0	EXISTING WINDOW PHOTOS

DESIGN TEAM

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REVISIONS:

PROJECT NUMBER
R24-1000

Drawn By: KLT

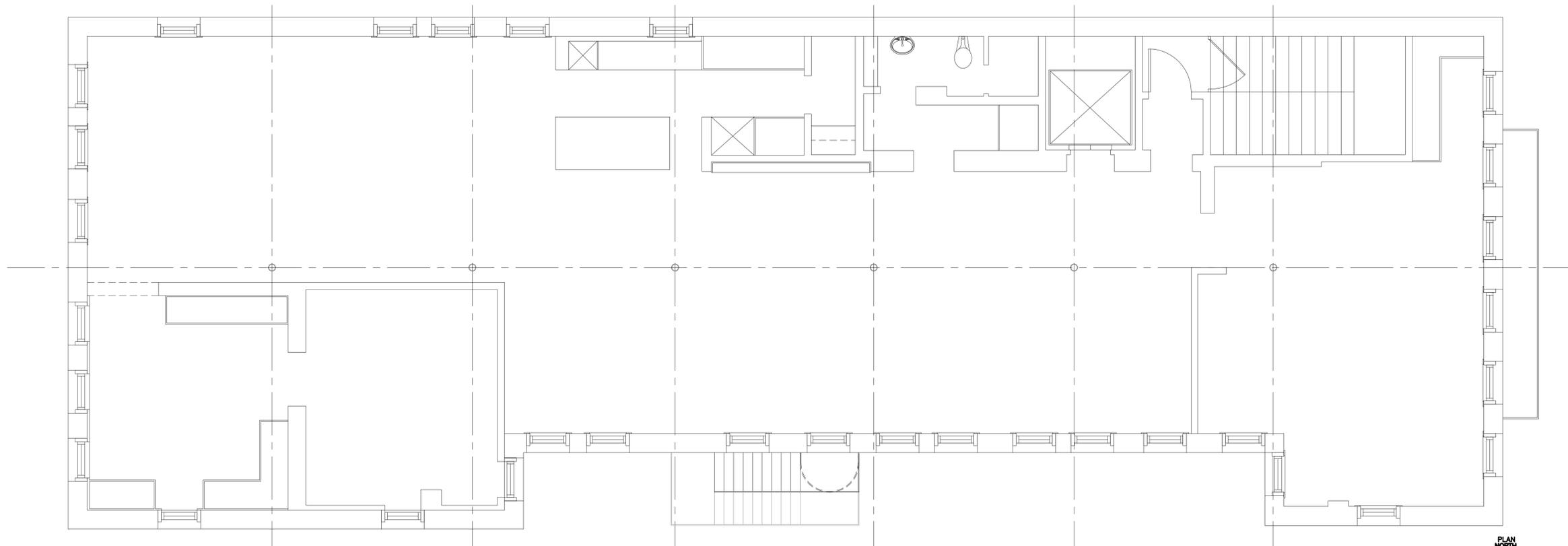
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CS1.0

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March 2024



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0" 01

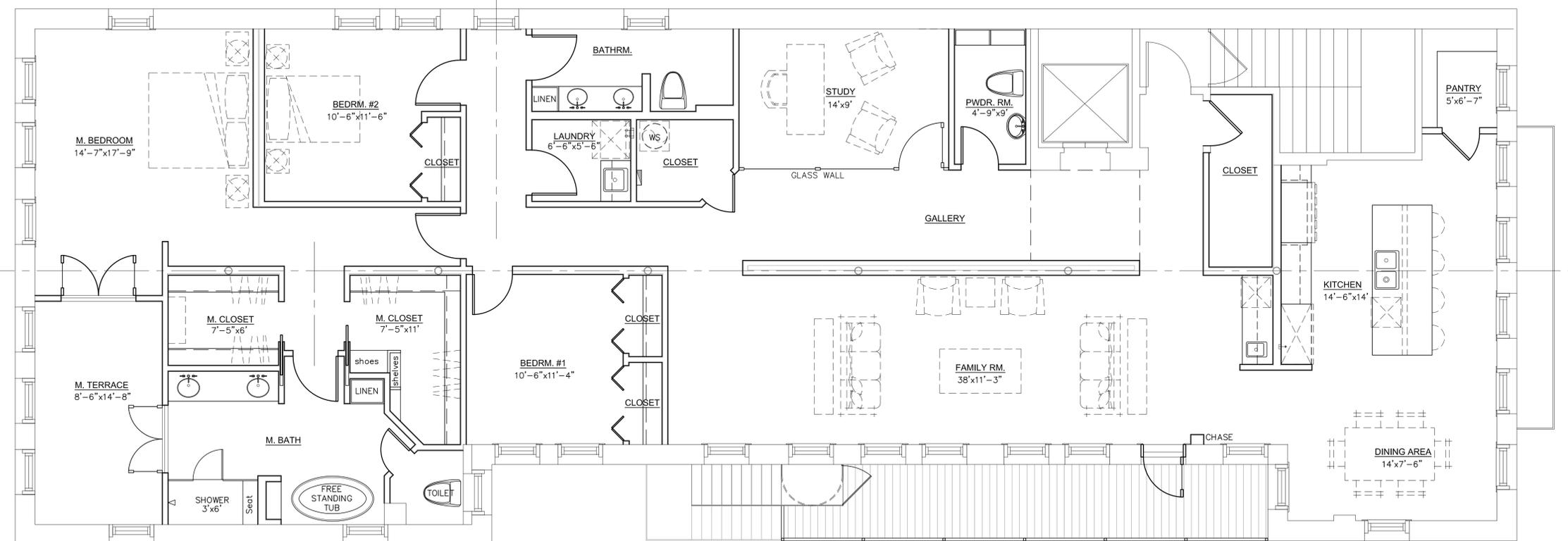


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San Antonio, Texas 78205



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 02



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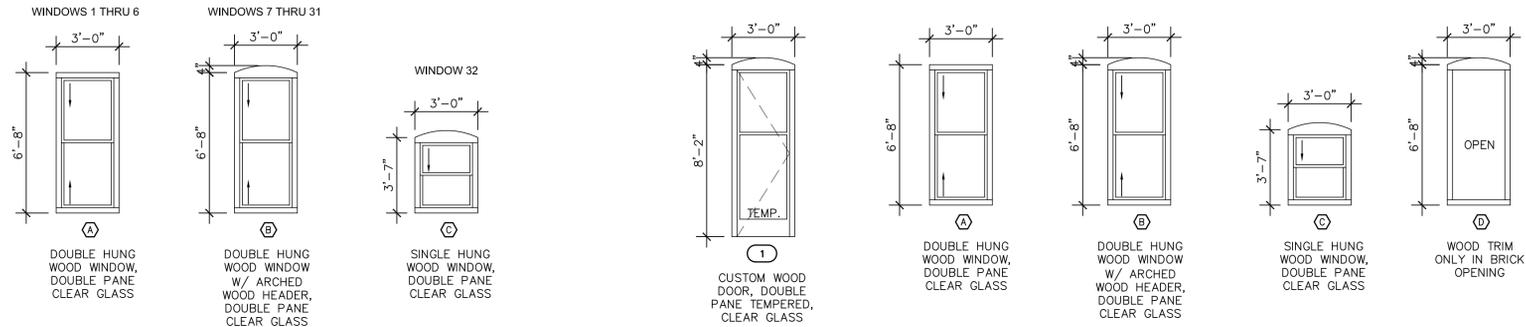
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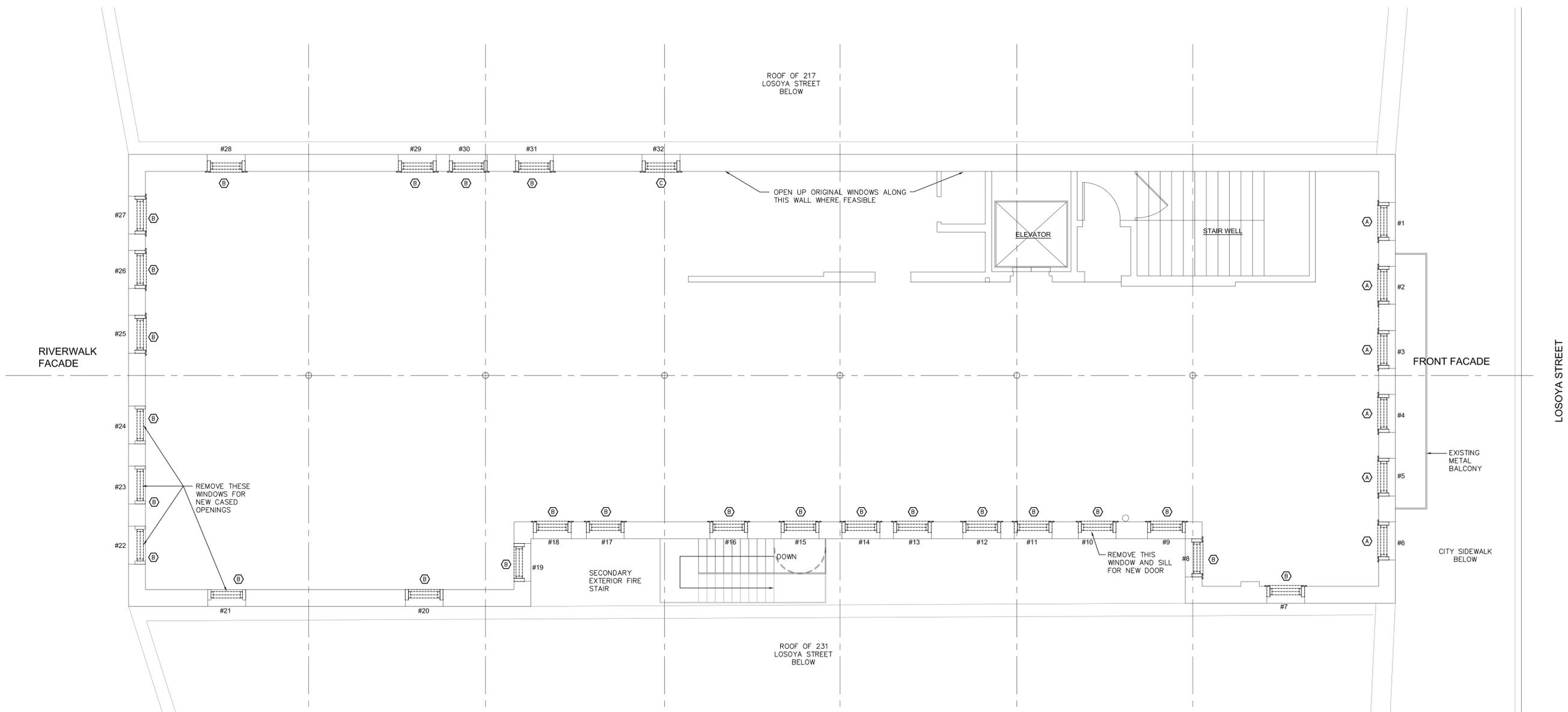
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EXISTING WINDOW TYPES 02
SCALE: 1/4" = 1'-0"

REPLACEMENT WINDOW & DOOR TYPES 03
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS FLOOR PLAN

SCALE: 1/4" = 1'-0" 01



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March 2024



FRONT FACADE (Losoya Street) 01



NORTH FACADE 02



REAR FACADE (River Walk) 03



SOUTH FACADE 04



WINDOW #31



WINDOW #32



TYPICAL EXTERIOR HEAD CONDITION



TYPICAL EXTERIOR SILL CONDITION

THESE THREE WINDOWS TO BE REMOVED FOR NEW TERRACE

WINDOW OPENINGS TO POTENTIALLY BE OPENED UP AGAIN



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A3.0

Issue Date:

March 2024



WINDOW #1



WINDOW #2



WINDOW #3



WINDOW #4



WINDOW #5



WINDOW #6



WINDOW #7



WINDOW #8
(hidden)



WINDOWS #9 & #10



WINDOWS #11 & #12



WINDOWS #13 & #14



WINDOWS #15 & #16



WINDOWS #17 & #18



WINDOW #19



WINDOW #20



WINDOW #21



WINDOWS #22 & #23



WINDOWS #24, #25
& #26



WINDOWS #27, #28
& #29



WINDOW #30



WINDOWS #31 & #32



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A4.0

Issue Date:
March 2024

PELLA® RESERVE™ – TRADITIONAL WOOD DOUBLE-HUNG WINDOW

JUMP TO..



PELLA® RESERVE™ – TRADITIONAL Wood Double-Hung Window

3.48 ★★★★★ 355 Reviews

Create the traditional look your historic renovation, new construction or replacement project requires with a traditional wood or aluminum-clad wood double-hung window. This Pella Reserve window proves our uncompromised attention to detail with historic putty profiles, through-stile construction, innovative grilles and authentic spoon-lock hardware.

- Winner of 2019 Most Innovative Window from Window and Door Magazine with optional Integrated Rolscreen® retractable screen that appears when you open the window and rolls away when you close it.
- Pella Reserve products have been reviewed and approved on a case-by-case basis by the National Park Service for use on projects with historic tax credits.
- Innovative sash lugs can be added to the exterior to create the authentic look, while maintaining modern tilting functionality for easy cleaning.

Talk to a Pella Rep for Pricing



3D & BIM



Sell Sheets



AVAILABLE SUMMER 2024

The Pella® Steady Set™ Interior Installation System Coming Soon on This Product

It's the first and only interior installation system designed to help ensure faster, safer and high-quality window install. Available on select Pella® Reserve™ and Pella® Lifestyle Series new construction wood windows.

[GET AN INSIDE LOOK](#)

RESERVE - TRADITIONAL DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS



- Exudes the tenets of traditional design with putty profiles, through-stile construction and Integral Light Technology® grilles
- Performance rating of CW40-CW50 and STC of 28-35
- Available in sizes up to 48" x 96" in 1/8" increments, with equal, cottage and custom splits
- Optional self-storing Integrated Rolscreen appears when the double-hung window is opened and rolls away when it is closed
- Fold-out Fin, Block Frame, EnduraClad Exterior Trim and Brickmould installation and frame options

Frame

- Components are assembled with screws, staples and concealed corner locks.
 - Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
 - Optional factory applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).
 - Vinyl jamb liner with wood / clad inserts.
 - Optional factory installed fold-out installation fins with flexible fin corners. Optional factory-applied EnduraClad® exterior trim.
-

Sash

- Corners mortised and tenoned, glued and secured with metal fasteners.
 - Sash thickness is 1-7/8" (47mm).
 - Upper sash has surface-mounted wash locks for easy tilt-in cleaning. Arch Head units have no wash locks
 - Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.
 - Simulated-Hung units have non-operable upper and lower sashes
 - Sash exterior profile is ogee or putty glaze, interior profile is ogee.
-

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
-

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
 - Sash lock- standard (cam-action, historic spoon-style, air-conditioner lock)
 - Simulated lock - Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable
 - Two sash locks on units with frame width 37" and greater. Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
-

Integrated Rolscreen®



(For rectangular units only) Retractable screen integrated into lower sash or both upper and lower sash. Screen rollers are fixed and concealed within the frame, screen is held to the sash by magnets which release when the bottom sash is tilted for cleaning, and when the upper sash is opened past 18". InView Screen cloth, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201.

Other Screens

- InView™ screens - black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201. Full screen spreader bar placed on units > 37" width or > 65" height.
- Vivid View® screens - PVDF 21 / 17 mesh, minimum 78 percent light transmissive screen. Full screen spreader bar placed on units > 37" width or > 65" height.

Pella Reserve Reviews

SEE ALL REVIEWS

March 8, 2022



Why Choose Pella

Good quality. Long lasting.

Memorable Aspects

That there are many colors to choose. Salesman thorough.

Cindy C.





NO PARKING ANYTIME
CHANGED TO ONE HOUR
FREIGHT 30

JOINT YER MAMA WARNED YOU ABOUT!

DICK'S LAST RESORT

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THERMO KING

25





THE JOINT YER MAMA WARNED YOU ABOUT!

DICK'S LAST RESORT

NO PARKING
LOADING ZONE
AUTHORIZED VEHICLES ONLY

FREIGHT
30 MINUTE LIMIT

FIRE EXIT
DO NOT BLOCK





Brenner's STEAKHOUSE

Brenner's STEAKHOUSE

VS
Riverwalk

NO LOADING UNLOADING
NO PARKING ANYTIME





M. HUGHES
Good things
come from
Sysco

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28'
201870



