

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

HDRC CASE NO: 2022-442
ADDRESS: 203 N PRESA ST
LEGAL DESCRIPTION: NCB 156 LOT 12 ***MASTER FILE-COMMON ELEMENTS*** (203-205 NORTH PRESA CONDOMINIUM)
ZONING: D, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Jessica Martinez/Dos Mujeres LLC
OWNER: 203-205 N PRESA OWNERS ASSOCIATION INC
TYPE OF WORK: Painting, window replacement
APPLICATION RECEIVED: August 02, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace two fixed copper-frame windows with aluminum-clad wood accordion casement windows and two smaller fixed copper-frame windows with aluminum-clad wood fixed casement windows.

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.

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.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** 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.
- **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. 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.
- **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 property at 203 N Presa is a two-part commercial block built c. 1912, with a first-floor storefront modified at a later date staff was unable to confirm. The primary façade is brick-clad with a barrel-tiled parapet and tiles set in the frieze. The first floor features fixed windows with copper frames and an inset central door under a metal canopy. Masonry and tile surrounding the windows are painted gray. The second story has a central wood double door with transom behind a Juliet balcony and flanked by two-over-two windows. The property is located in a River Improvement Overlay (RIO-3).
- b. **ADMINISTRATIVE APPROVAL:** The following scopes of work, included in the initial request by the applicant, will be approved by staff via administrative Certificate of Appropriateness: repainting first-floor masonry and tile and repainting the metal canopy. These scopes of work do not require review by the Historic and Design Review Commission.
- c. **WINDOWS:** The applicant proposes to replace the ground floor thin copper-frame windows with aluminum-clad wood windows. The front-facing windows are proposed to be replaced with three-sash accordion casement windows, while the fixed windows flanking the door are proposed to be replaced with fixed casement windows. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says existing window openings should be preserved, and 6.A.iii says historic windows should be preserved. Guideline 10.A.iv states that in-kind materials or materials appropriate to the time period of the original commercial facade should be used when making repairs. Guideline 10.B.ii states non-historic facades should be returned to the original design based on photographic evidence while noting that some non-original facades may have gained historic importance and should be retained. The applicant proposes retaining the current dimensions of window openings, and thus complies with 6.A.i. The original storefront condition is unknown, but appears to be of historic age. Staff finds the proposed window replacement does not conform with Guideline 10.B.ii.

RECOMMENDATION:

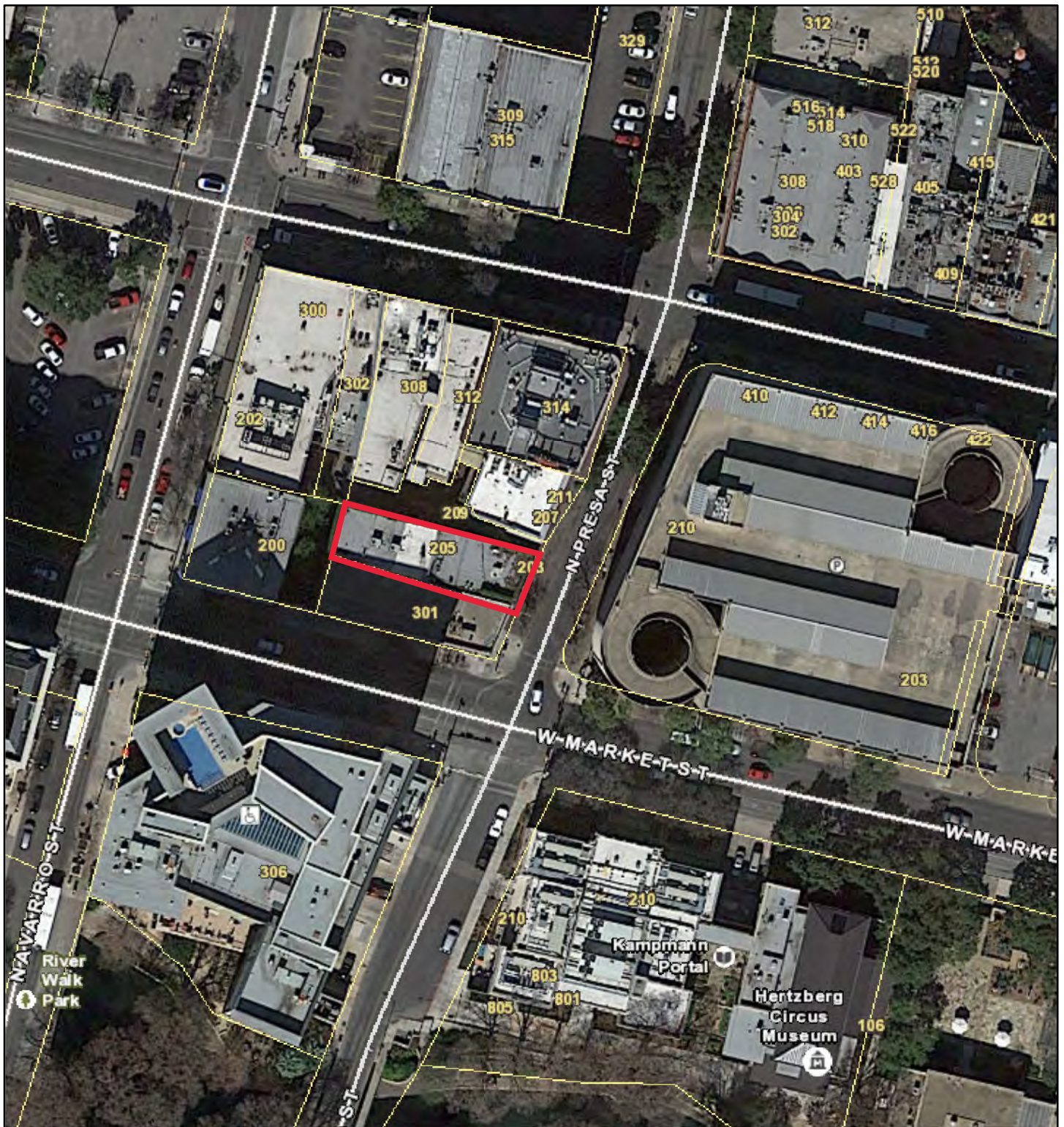
Staff recommends denial of the request to replace two fixed copper-frame windows with aluminum-clad wood accordion casement windows and two smaller fixed copper-frame windows with aluminum-clad wood fixed casement windows based on finding c. Staff recommends the applicant explore reglazing the existing historic windows rather than replacing them.

Exterior Maintenance and Alterations 6.A.i says existing window openings should be preserved, and 6.A.iii says historic windows should be preserved. The applicant proposes retaining the current dimensions of window openings, and thus complies with 6.A.i. The existing ground-floor windows represent modifications to the c 1912 building; the second story has two-over-two wood windows. Though the current first-floor windows are not wood-sash, staff finds the proposed aluminum-clad wood windows conform to standard specifications for wood window replacement and that the proposed windows are generally appropriate.

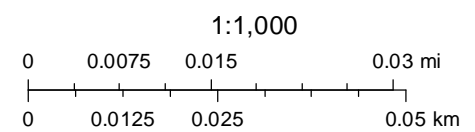
RECOMMENDATION:

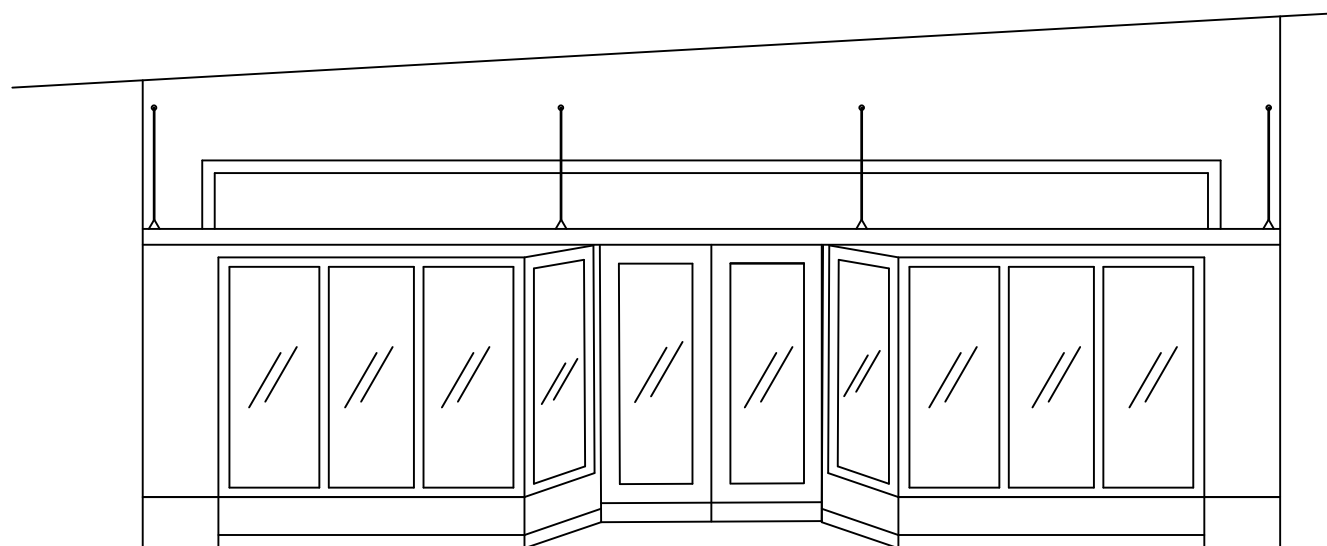
Staff recommends approval of the request to replace two fixed windows with aluminum-clad wood accordion casement windows and two smaller fixed windows with aluminum-clad wood fixed casement windows based on finding c.

City of San Antonio One Stop



August 31, 2022







Contractor - Office Order Copy

Precision Windows & Doors LLC

Order Number: P24

Quote Number: 15852661

Quote Description: Unassigned

Project Name: Marinec

Customer Information	Deliver To Address	Order Information
405 Breesport St SAN ANTONIO, TX 78216-2604 Phone: (210) 542-3410	Lot # Address: County: Owner Name: Precision Windows & Doors LLC Owner Phone: (210) 542-3410	Sales Rep Name: PWDLL, C Business Segment: Trade Market Segment: Single Family New <1600 Sq.Ft. Cust Delivery Date: 8/30/2022 Quoted Date: 8/9/2022 Contract Date: Booked Date: Earliest LRD:

Customer:

Quote Name: Unassigned

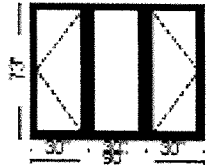
Quote Number: 15852661

Customer:

Quote Name: Unassigned

Quote Number: 15852661

Outside View	Line #	Quote Qty	PO Qty	Description	Item Price	Ext'd Price
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Lifestyle, 3-Wide Casement, 90 X 73, With HGP, Brown

Location:

Rough Opening: 90.75" X 73.75"

Frame Size: 90" X 73"

Final Wall Depth:

Frame Perimeter (inches): 326

Assembly Type: Branch Finished

Last Revision Date:

1: Non-Standard SizeNon-Standard Size Left Casement

Frame Size: 30 X 73

General Information: Energy Efficiency Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Brown

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude

Hinge Panel: Clear, Annealed

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Brown, InView™

Unit Accessories: No Accessory Option

Performance Information: U-Factor 0.20, SHGC 0.22, VLT 0.40, CPD

PEL-N-245-00027-00001, Performance Class LC, PG 25, Calculated

Positive DP Rating 25, Calculated Negative DP Rating 25, TDI WIN-674, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design

Pressure- 20, Overall Thru Direction- Vertical

2: Non-Standard SizeNon-Standard Size Fixed Sash Set

Frame Size: 30 X 73

General Information: Energy Efficiency Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Brown

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude

Hinge Panel: Clear, Annealed

Hardware Options: White

Unit Accessories: No Accessory Option

Performance Information: U-Factor 0.19, SHGC 0.25, VLT 0.47, CPD

PEL-N-244-00029-00001, Performance Class CW, PG 35, Calculated

Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-619, Year Rated 08|11

Grille: No Grille,

Vertical Mull 2: FactoryMull, Standard Joining Mullion, Mull Design

Pressure- 20, Overall Thru Direction- Vertical

3: Non-Standard SizeNon-Standard Size Right Casement

Frame Size: 30 X 73

General Information: Energy Efficiency Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Brown

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude

Hinge Panel: Clear, Annealed

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, Brown, InView™

Unit Accessories: No Accessory Option

Customer:

Quote Name: Unassigned

Quote Number: 15852661

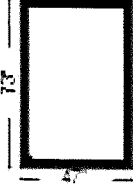
Performance Information: U-Factor 0.20, SHGC 0.22, VLT 0.40, CPD PEL-N-245-00027-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25, TDI WIN-674, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Wrapping Information: No Exterior Trim, 5 5/16", 6 5/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 326".

Customer:

Quote Name: Unassigned

Quote Number: 15852661

Outside View	Line #	Quote Qty	PO Qty	Description	Item Price	Ext'd Price
	15	2	2	Lifestyle, Sash Set, Fixed, 47 X 73, With HGP, Brown Location: Rough Opening: 47.75" X 73.75" Frame Size: 47" X 73" Final Wall Depth: Frame Perimeter (inches): 240 Assembly Type: Pella Assembled Last Revision Date: 1: 4773 Fixed Sash Set Frame Size: 47 X 73 General Information: Energy Efficiency Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Brown Interior Color / Finish: Bright White Paint Interior Glass: Insulated Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude Hinge Panel: Clear, Tempered Hardware Options: White Unit Accessories: No Accessory Option Performance Information: U-Factor 0.19, SHGC 0.25, VLT 0.47, CPD PEL-N-244-00029-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-619, Year Rated 08 11 Grille: No Grille, Wrapping Information: No Exterior Trim, 5 5/16", 6 5/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 240".		



NO LOITERING

NOTICE -
APPLICATION TO SELL
CONSUME ALCOHOLIC
BEVERAGES IS PROPOSED
FOR THIS LOCATION.
NAME OF APPLICANT:
S. MUJERES LLC
ADDRESS OF APPLICANT:
N. PRESA ST
PERMIT/LATE HOURS
INFORMATION CONCERNING FILING A PROTEST
FOR LOCAL TABC AT 310-731-1770
WWW.TABC.TEXAS.GOV
POSTED 03-01-2022
61.381 TEXAS ALCOHOLIC BEVERAGE CODE



















