

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-318
ADDRESS: 220 N MESQUITE ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT W 66.11 FT OF 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Brad Clawson/Elise Construction
OWNER: MACKMOORE GROUP LLC
TYPE OF WORK: Window replacement, fenestration modifications
APPLICATION RECEIVED: June 24, 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:

1. Modify the front façade to from the current configuration to feature two, grouped sets of two windows.
2. Remove two, existing window openings.
3. Replace the existing, aluminum windows, with new aluminum windows.

APPLICABLE CITATIONS:

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

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.

- **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. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

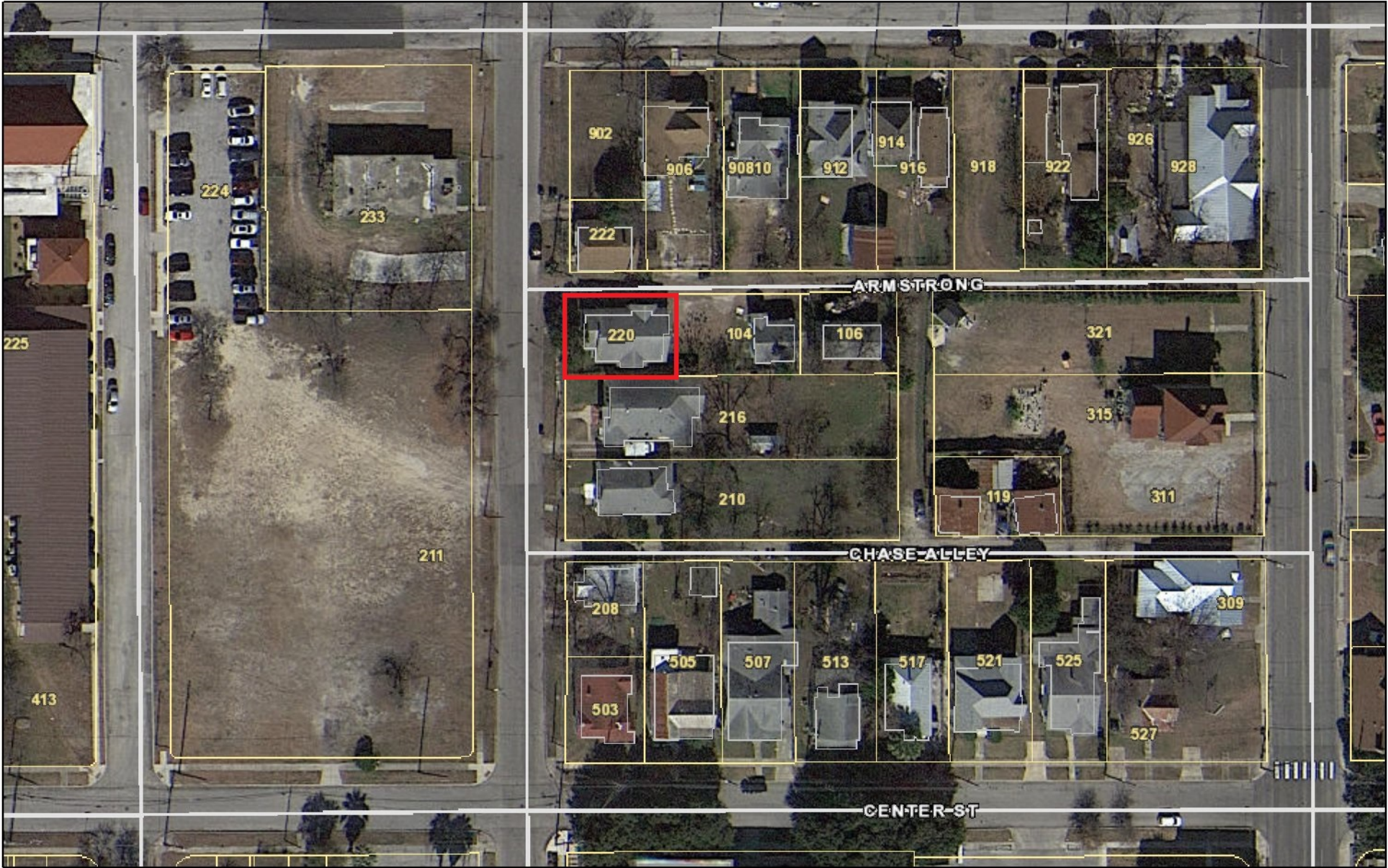
FINDINGS:

- a. The historic structure at 220 N Mesquite was constructed circa 1910 and is first found on the 1912 Sanborn Map. The historic structure has been modified from its original form to feature front façade modifications, and side and rear additions. At this time, the applicant has proposed fenestration modifications and window replacement.
- b. **FRONT FAÇADE MODIFICATIONS** – The applicant has proposed front façade modifications to modify the existing, front window openings from their current form to feature grouped window with profiles that are generally consistent with those found historically on the structure. Generally, staff finds this modification to be appropriate and consistent with the Guidelines; however, staff finds that window widths, and head and sill heights should be consistent with those found on the historic structure. Grouped windows should be separated by a wood mullion of approximately six (6) inches in width.
- c. **FENESTRATION MODIFICATIONS** – The applicant has proposed to remove two, existing window openings, one on the north façade and one on the south. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.i., historic window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing, aluminum windows with new aluminum windows. Generally, staff finds the proposed replacement to be appropriate; however, staff finds that the proposed replacement windows should be consistent with staff's standard specifications with windows, found above in the applicable citations.

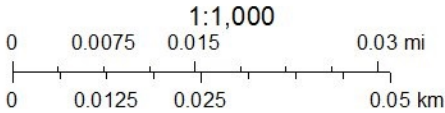
RECOMMENDATION:

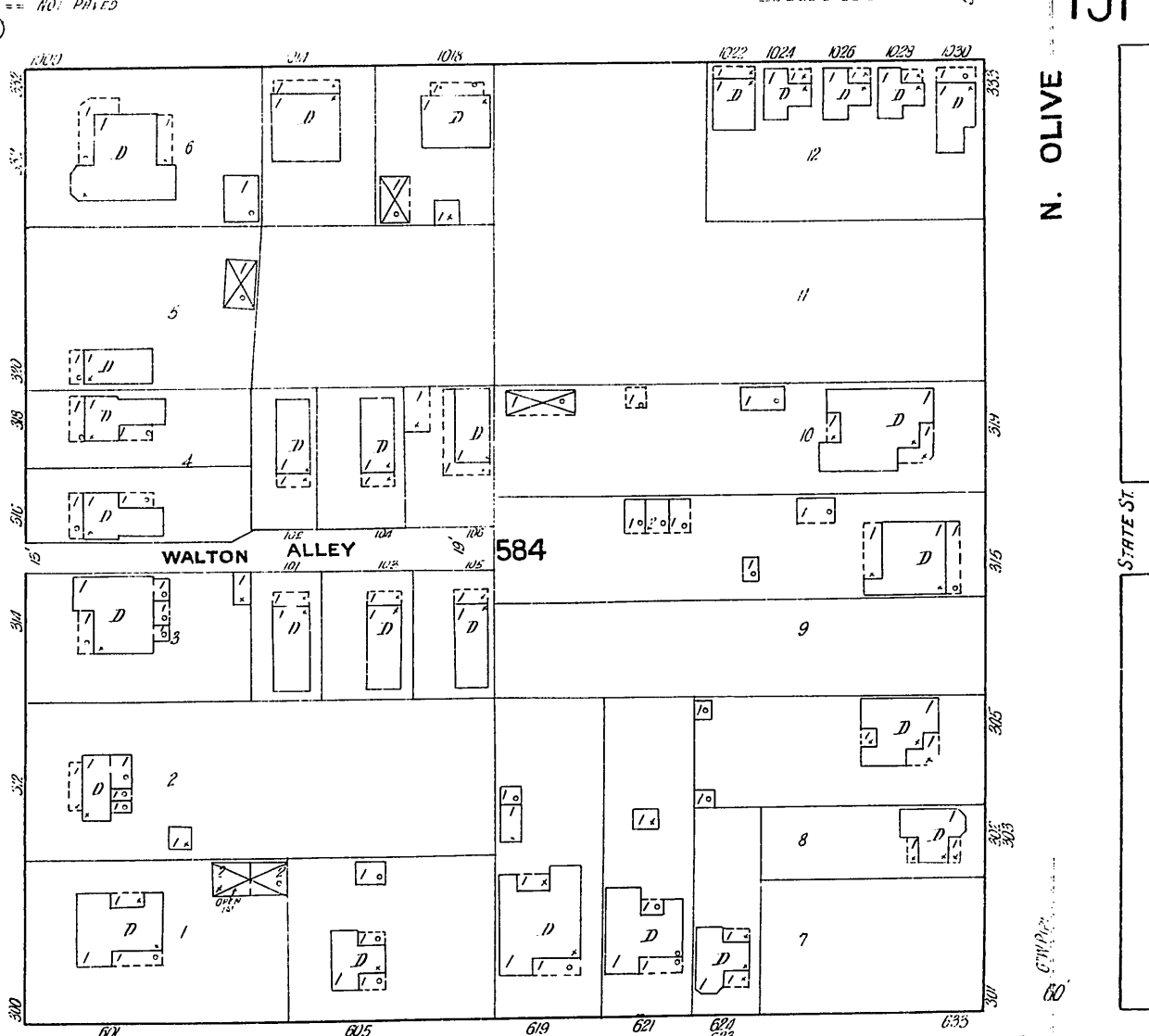
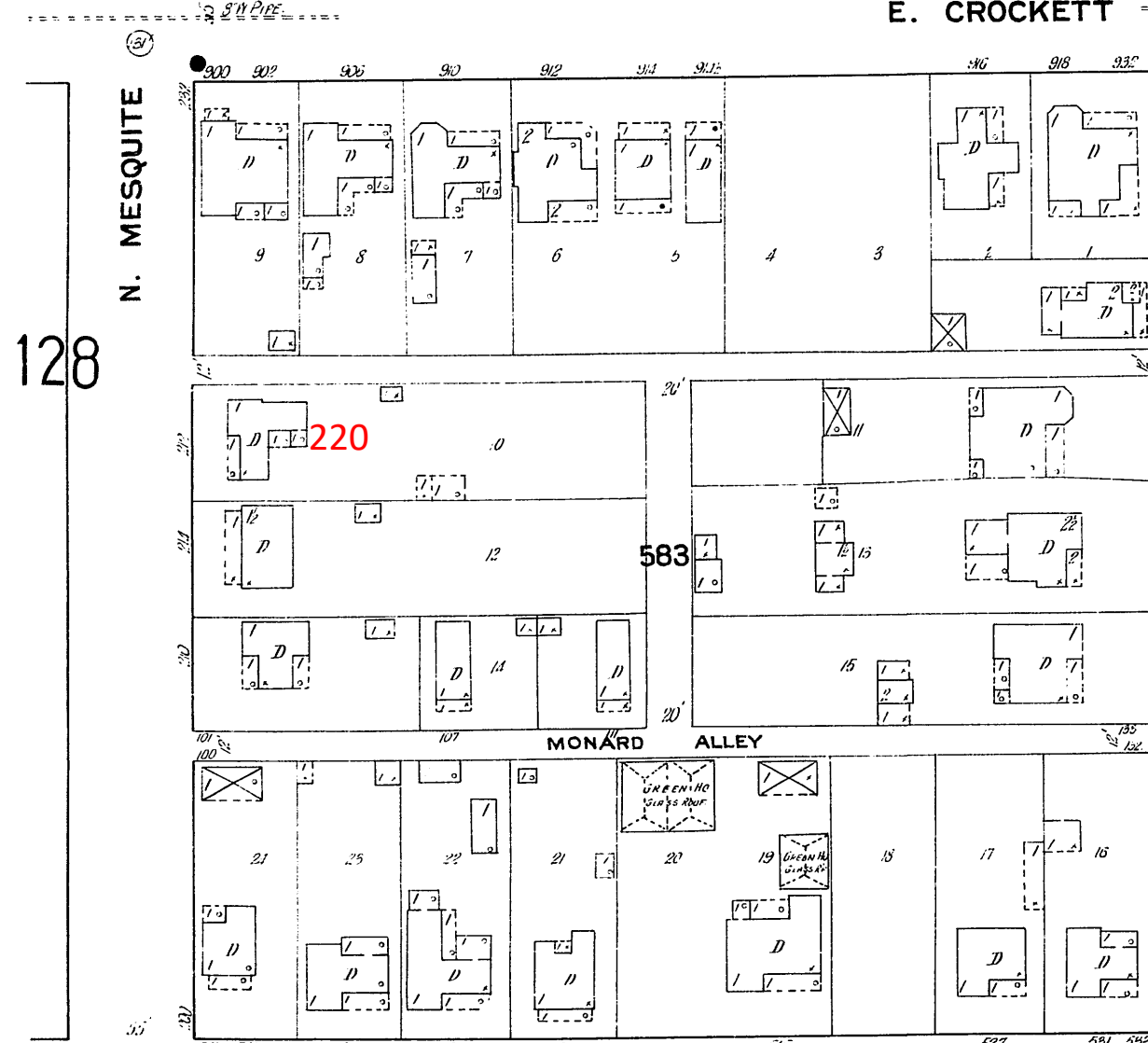
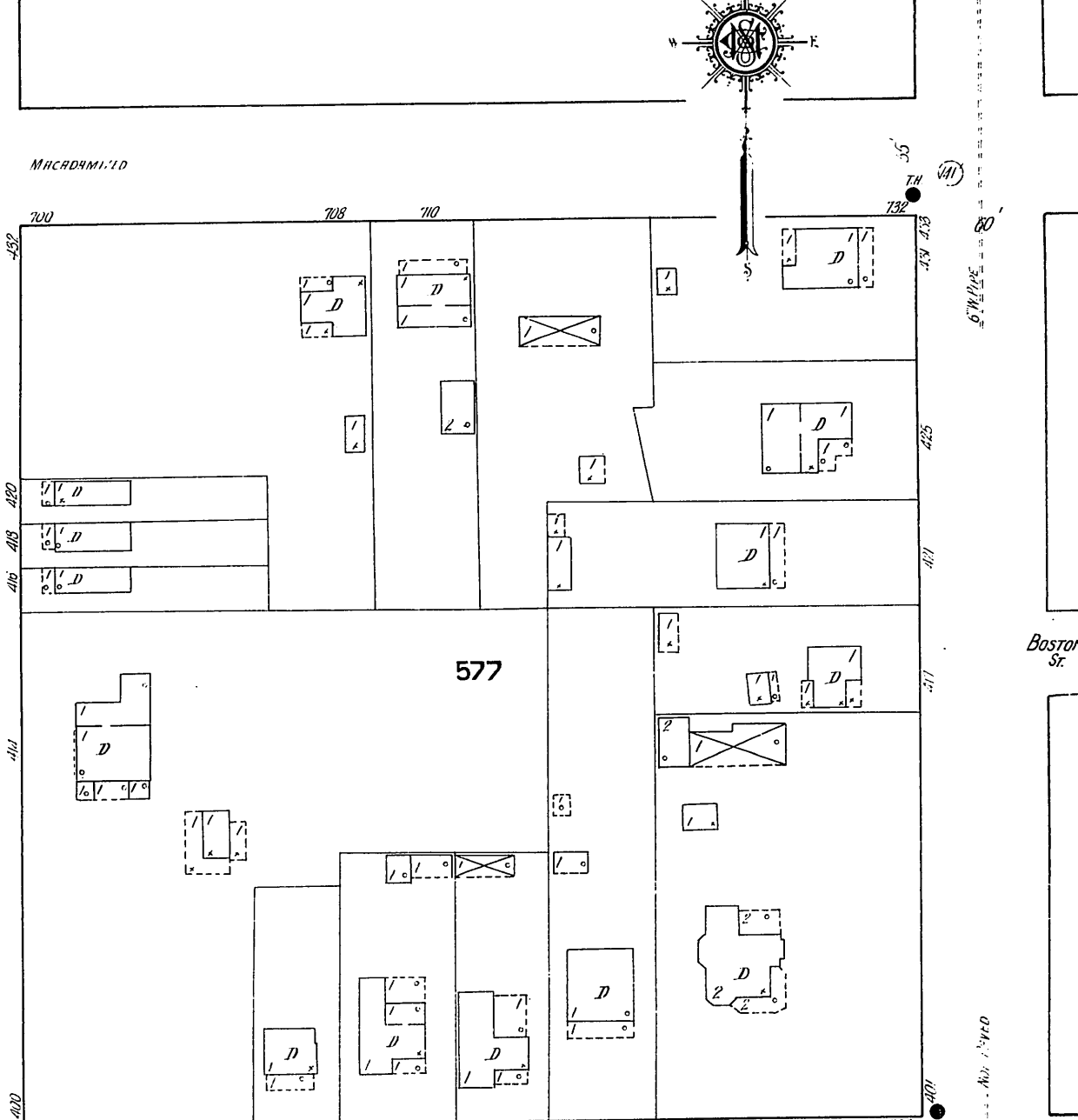
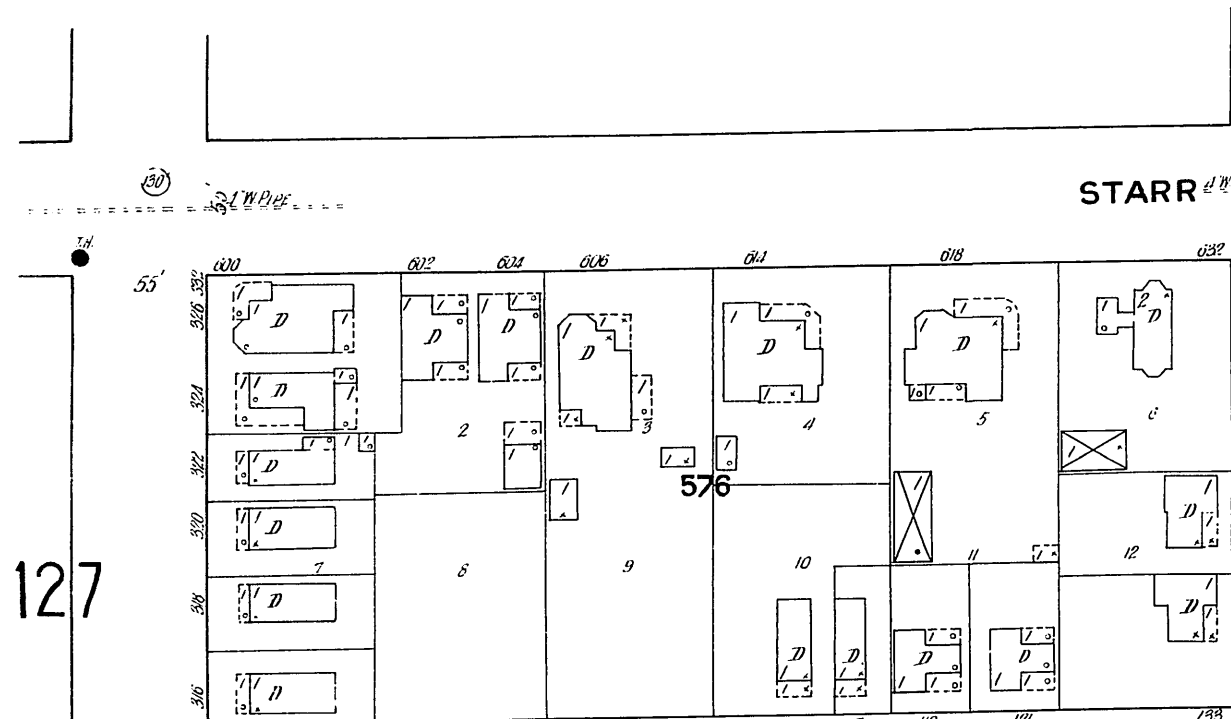
1. Staff recommends approval of item #1, front façade modifications based on finding b with the following stipulations:
 - i. That the proposed window openings feature widths, and head and sill heights that are consistent with those found historically on the historic structure.
2. Staff does not recommend approval of item #2, fenestration modifications based on finding c. Staff recommends that all original window openings remain as they currently exist.
3. Staff recommends approval of item #3, aluminum window replacement with new aluminum windows based on finding d, with the stipulation that the proposed replacement windows be consistent with staff's standard specifications for windows.

City of San Antonio One Stop



July 12, 2021





129

EX. 1038

1951 SANBORN MAP

133

E. HOUSTON (STARR)

8" W. PIPE (L.S.) 8" W. P. (W.S.)

127

GLORIETTA (GLORIETH) N.W. BAY

E. CROCKETT

N. HACKBERRY

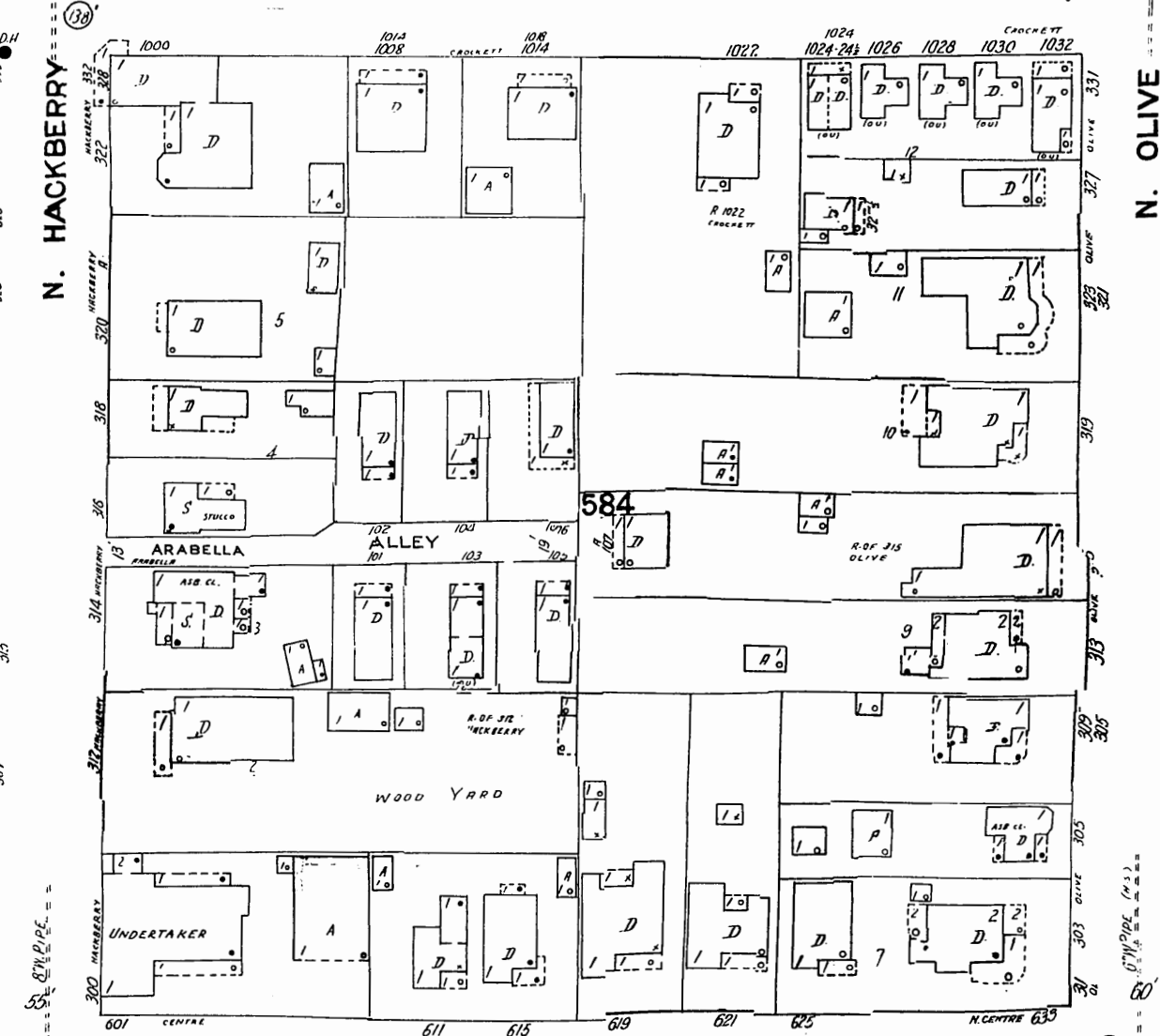
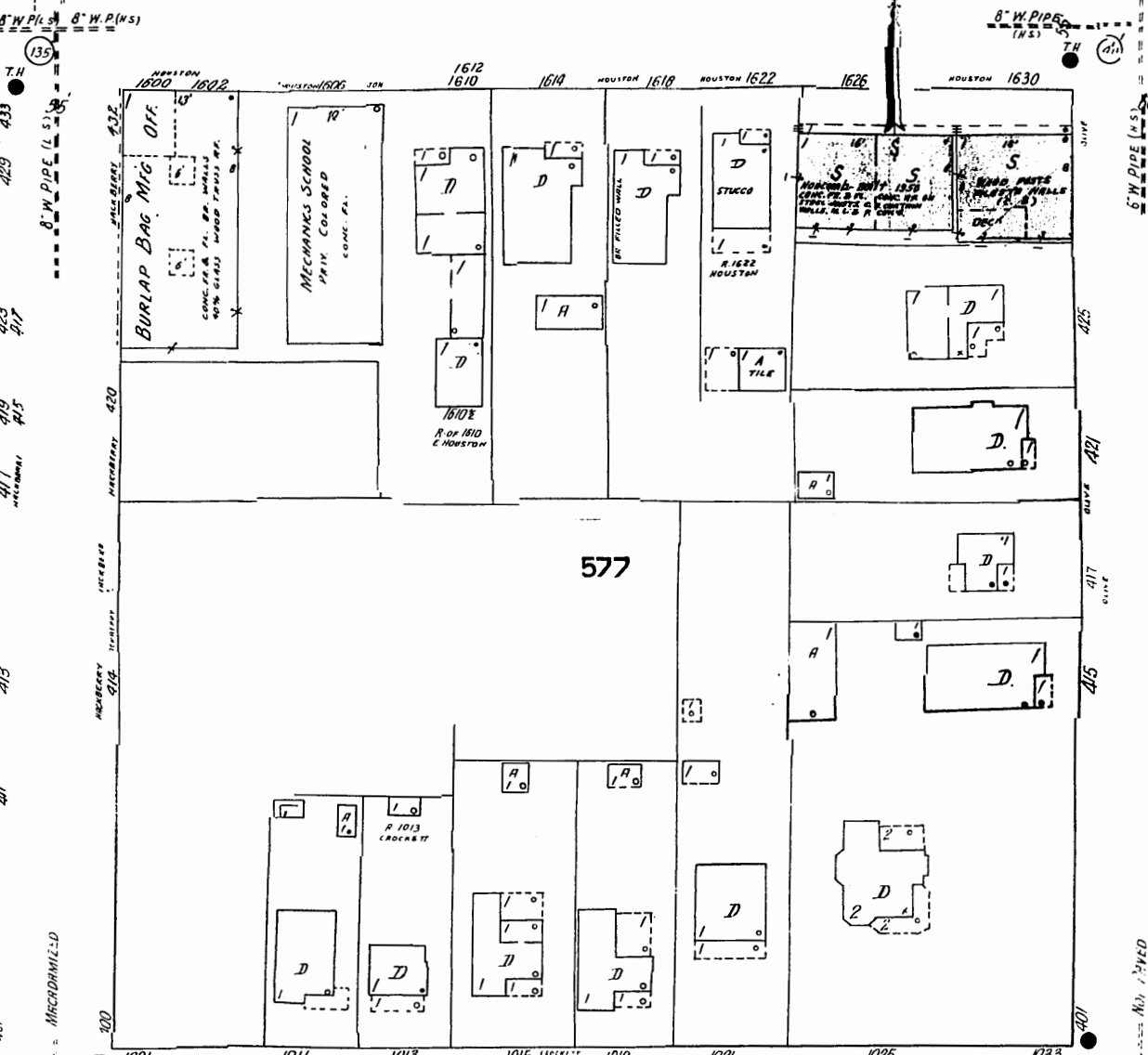
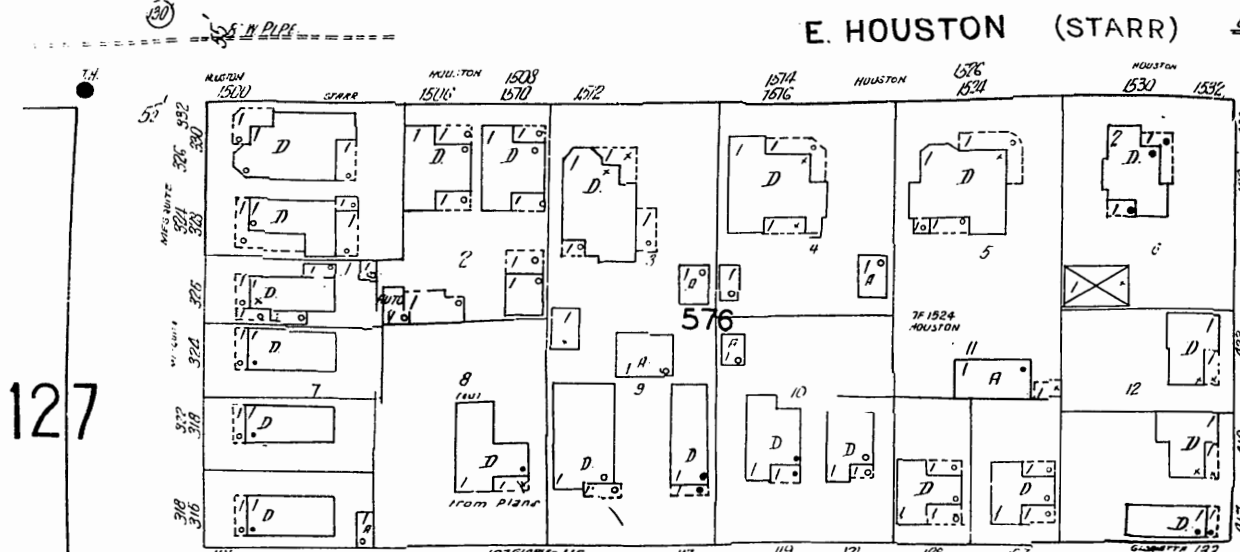
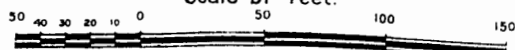
N. OLIVE

STATE ST.

N. CENTRE

130

Scale of Feet.



| City of San Antonio Code Reference | Scope of Work | General Notes | Architectural Sheet List | | |
|--|---|---|--------------------------|-----------------------------|------------|
| 2018 International Building Code, IBC 2018 International Existing Building Code, IEBC 2018 International Fire Code, IFC 2018 International Mechanical Code, IMC 2018 International Plumbing Code, IPC 2018 International Fuel Gas Code, IFGC 2018 International Energy Conservation Code, IECC 2017 National Electrical Code, NEC 2018 San Antonio Property Maintenance Code (based on the 2018 International Property Maintenance Code) | FOR THE PURPOSE OF THESE DOCUMENTS, THE SCOPE OF WORK IS SOLELY WINDOW REPLACEMENT. | ASSURE PROPER WINDOW FLASHING PER MANUFACTURERS DIRECTIONS. ENSURE GLASS IS TEMPERED/SAFETY GLASS IN LOCATIONS DESCRIBED AS HAZARDOUS IN SECTION 2406 (IBC) | Sheet # | Sheet Name | Issue Date |
| | | | A-000 | Cover Sheet | 05/10/21 |
| | | | A-002 | Existing Images | 05/10/21 |
| | | | A-003 | Window Images | 07/05/21 |
| | | | A-100 | Site Plan | 05/10/21 |
| | | | A-101 | First Floor Plan (Existing) | 05/10/21 |
| | | | A-102 | Elevations - West | 06/17/21 |
| | | | A-103 | Elevations - North | 06/17/21 |
| | | | A-104 | Elevations - East | 06/17/21 |
| | | | A-105 | Elevations - South | 06/17/21 |
| | | | A-200 | Specs | 07/05/21 |
| | | | A-201 | Specs | 07/05/21 |



Window Replacement Exhibit

220 N. Mesquite St., San Antonio, TX 78202

Elise Construction

Permit Set
 07/05/2021



EXISTING IMAGE - NORTH ELEVATION



EXISTING IMAGE - NORTH WEST CORNER



EXISTING IMAGE - EAST ELEVATION



EXISTING IMAGE - SOUTH EAST CORNER



EXISTING IMAGE - SOUTH WEST CORNER @ SOUTH ELEV.

Elise Construction
Window Replacement Exhibit
220 N. Mesquite St., San Antonio, TX 78202

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Permit Set

Existing
Images

A-002

Scale



EXISTING WINDOW GROUP 1
(REF. A-101 FOR LOCATION)



EXISTING WINDOW 2
(REF. A-101 FOR LOCATION)



EXISTING WINDOW GROUP 3
(REF. A-101 FOR LOCATION)



EXISTING WINDOW GROUP 4
(REF. A-101 FOR LOCATION)



EXISTING WINDOW 5
(REF. A-101 FOR LOCATION)



EXISTING WINDOW 6
(REF. A-101 FOR LOCATION)



EXISTING WINDOW 7
(REF. A-101 FOR LOCATION)



EXISTING WINDOW 8
(REF. A-101 FOR LOCATION)



EXISTING WINDOW GROUP 9
(REF. A-101 FOR LOCATION)



EXISTING WINDOW 10
(REF. A-101 FOR LOCATION)

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220 N. Mesquite St., San Antonio, TX 78202

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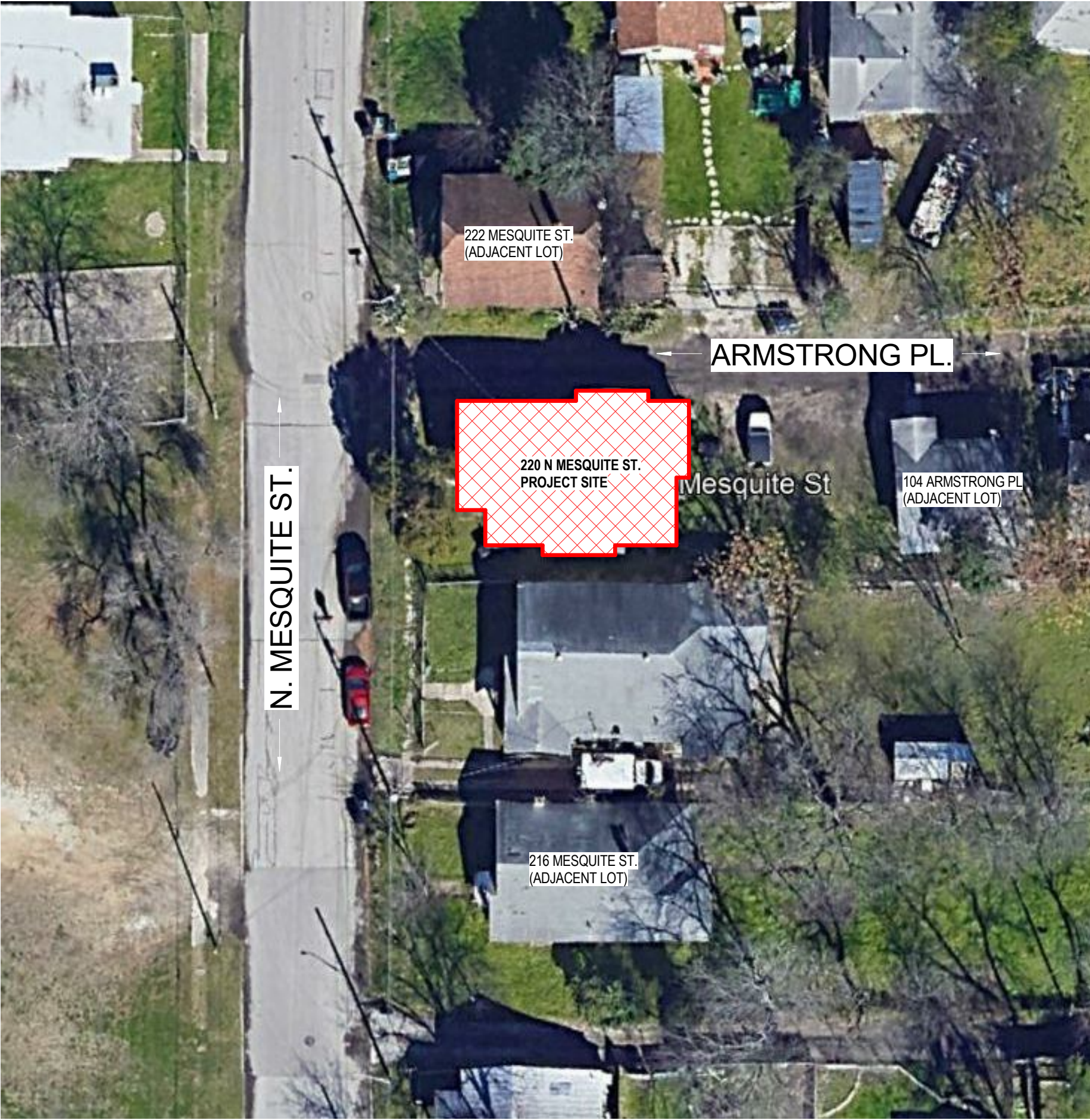
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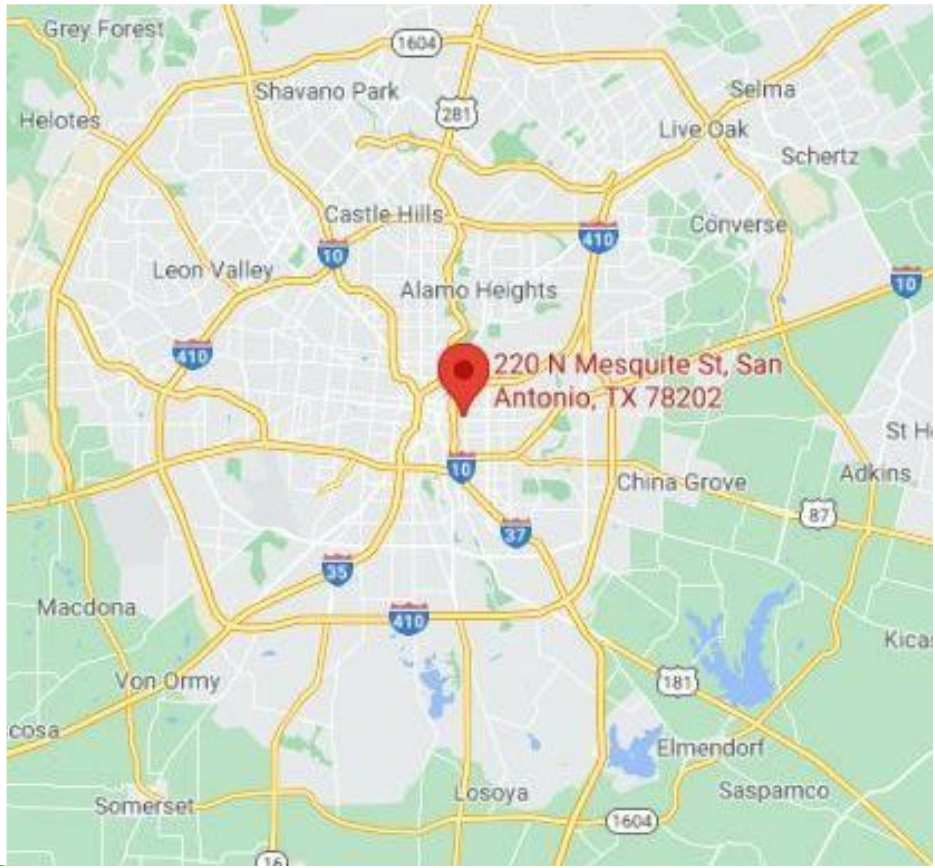
Window
Images

A-003

Scale



1 SITE PLAN



2 LOCATION MAP

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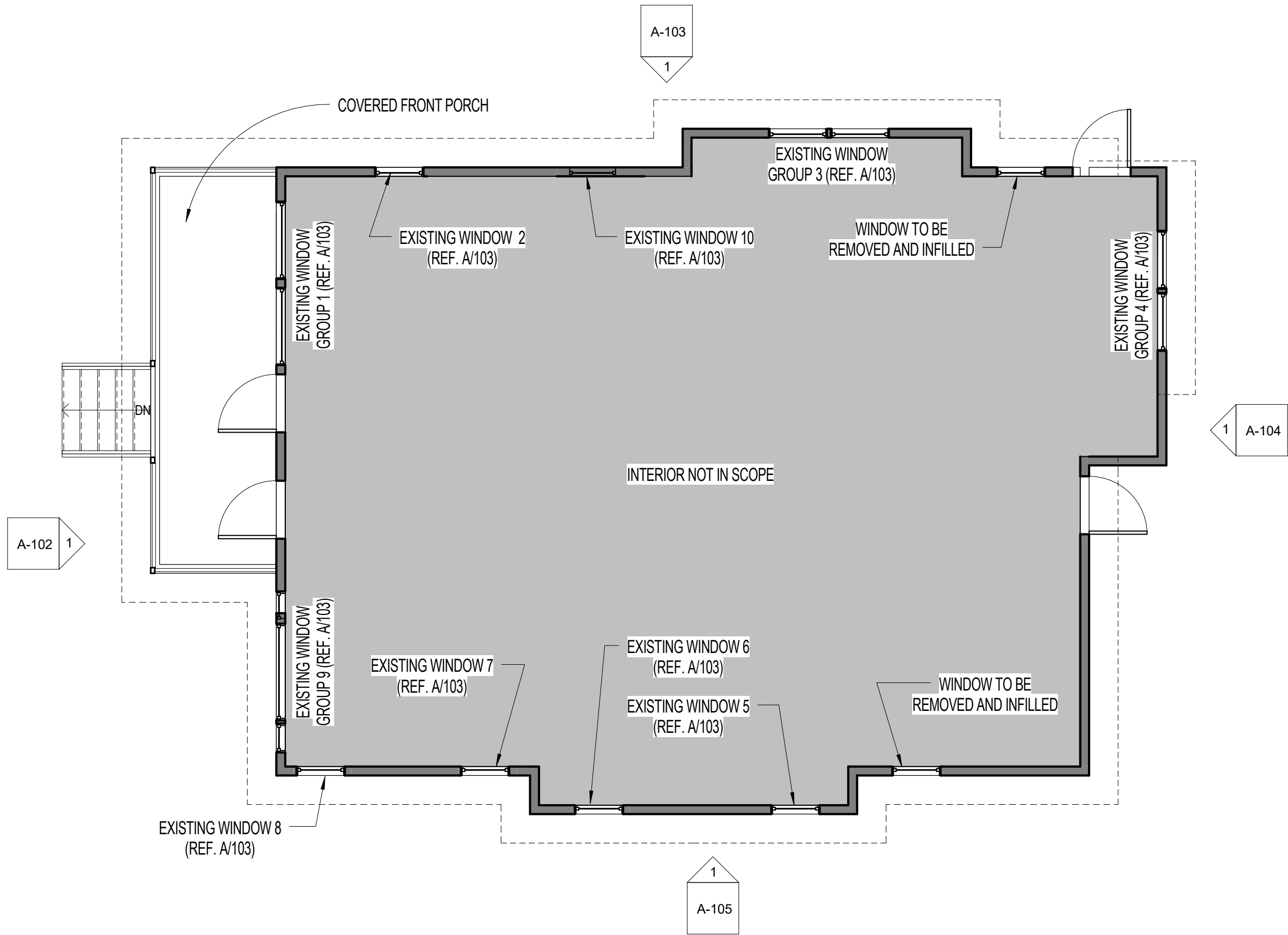
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| Permit Set | |

Site Plan

A-100

Scale 12" = 1'-0"



1 FLOOR PLAN - EXISTING (REF. ONLY)
3/16" = 1'-0"

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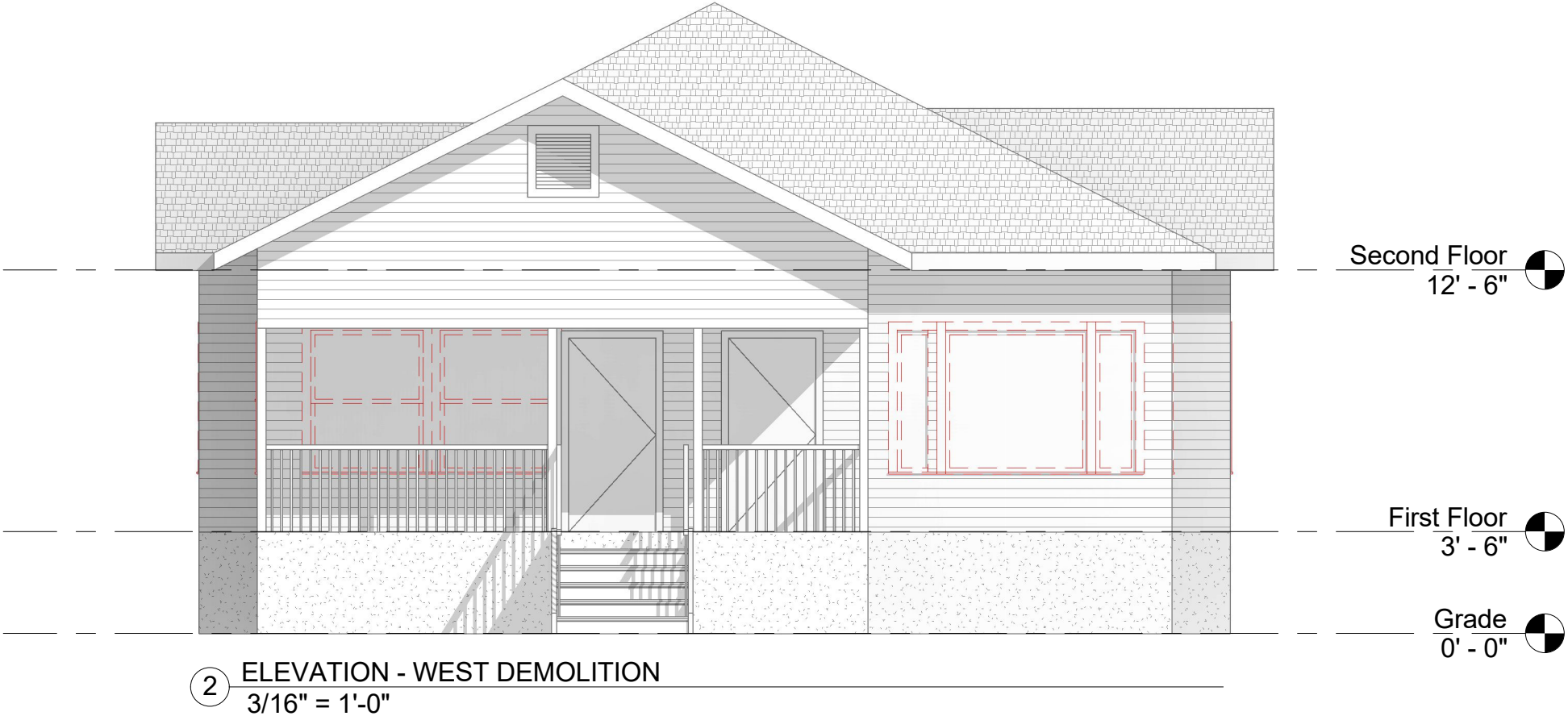
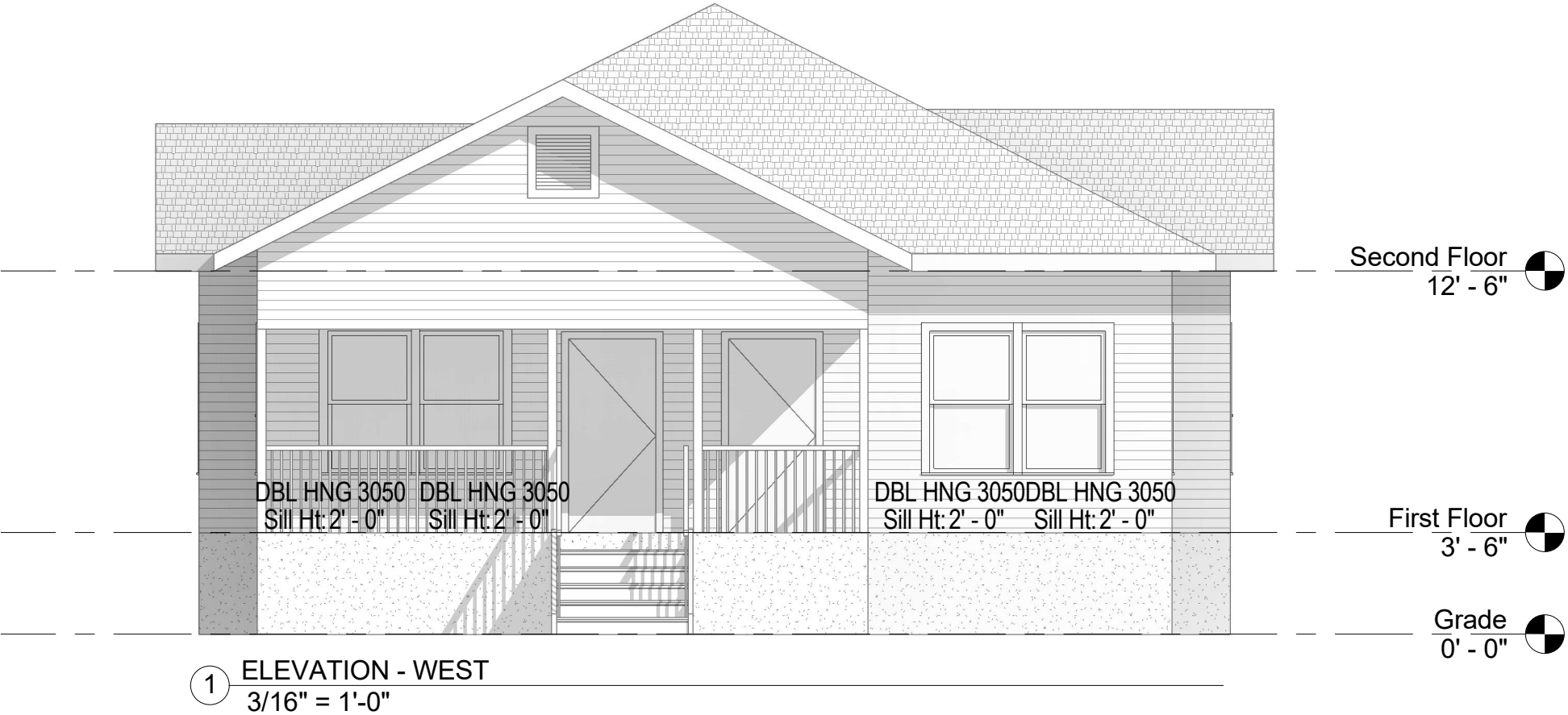
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**First Floor Plan
(Existing)**

A-101

Scale 3/16" = 1'-0"

| Window Schedule | | | | | |
|-----------------|----------|-------------|---------|---------|-----------------|
| Model | Comments | Sill Height | Width | Height | Type Comments |
| DBL HNG 3050 | WEST | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | WEST | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | WEST | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | WEST | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3030 | SOUTH | 4' - 0" | 3' - 0" | 3' - 0" | ALUMINUM WINDOW |
| DBL HNG 3030 | NORTH | 4' - 0" | 3' - 0" | 3' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | NORTH | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | NORTH | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | NORTH | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | EAST | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | EAST | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | SOUTH | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | SOUTH | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |
| DBL HNG 3050 | SOUTH | 2' - 0" | 3' - 0" | 5' - 0" | ALUMINUM WINDOW |



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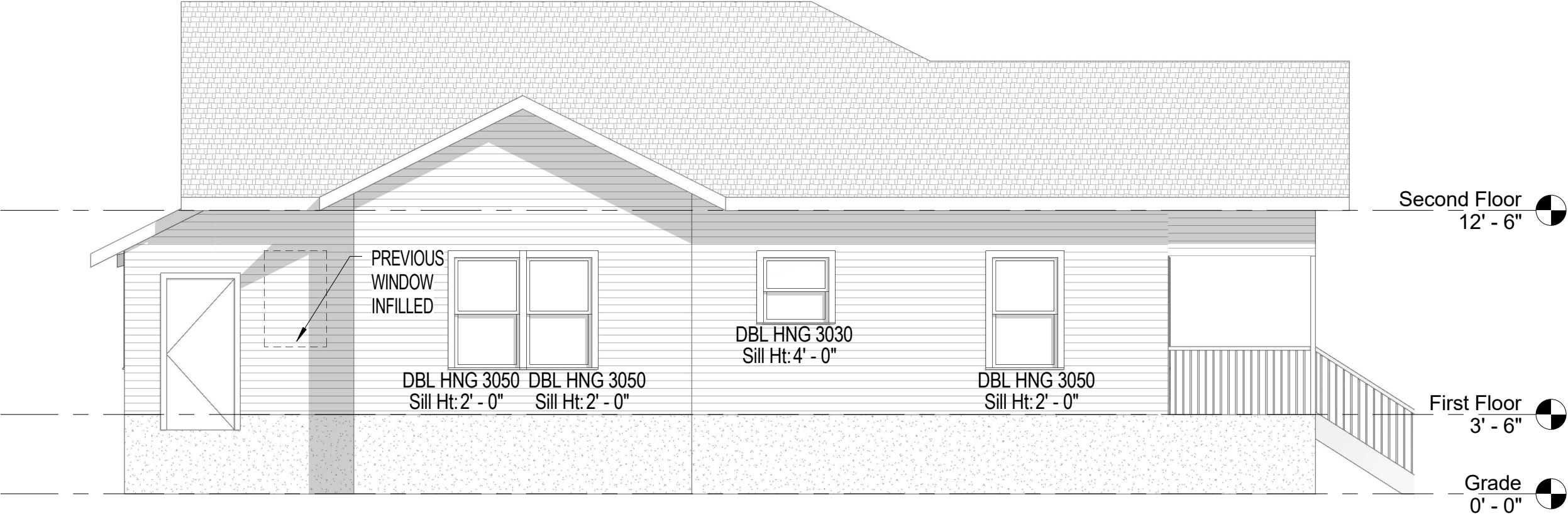
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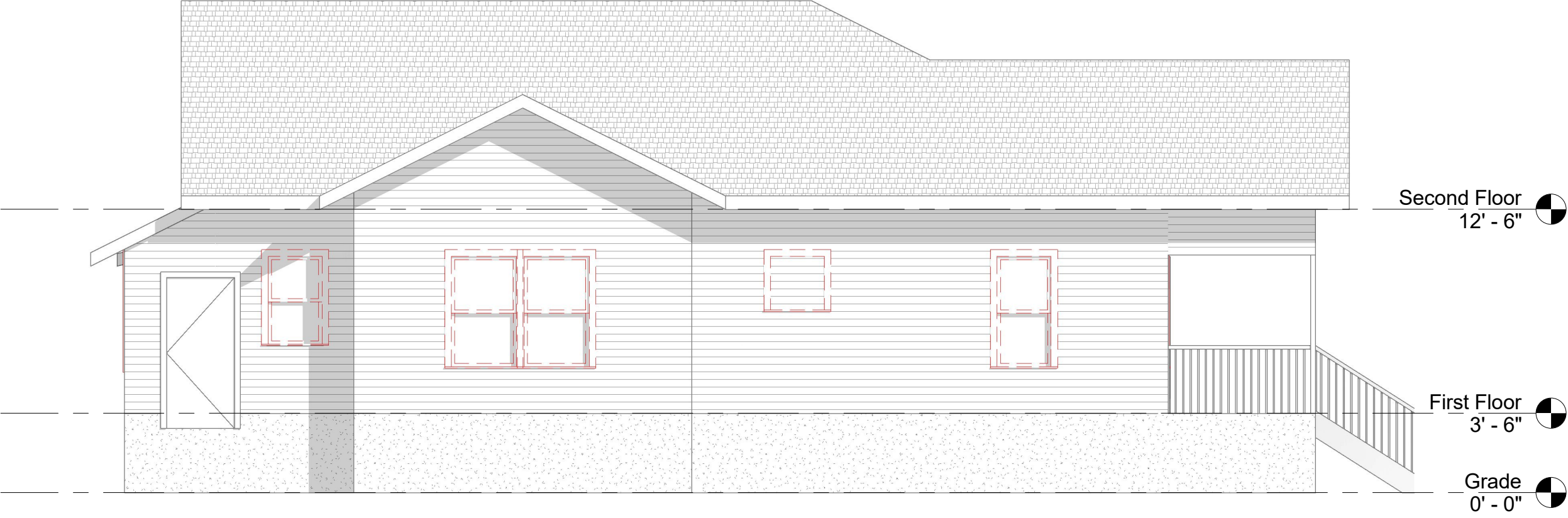
Elevations -
West

A-102

Scale 3/16" = 1'-0"



① ELEVATION - NORTH
3/16" = 1'-0"



② ELEVATION - NORTH DEMOLITION
3/16" = 1'-0"

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220 N. Mesquite St., San Antonio, TX 78202

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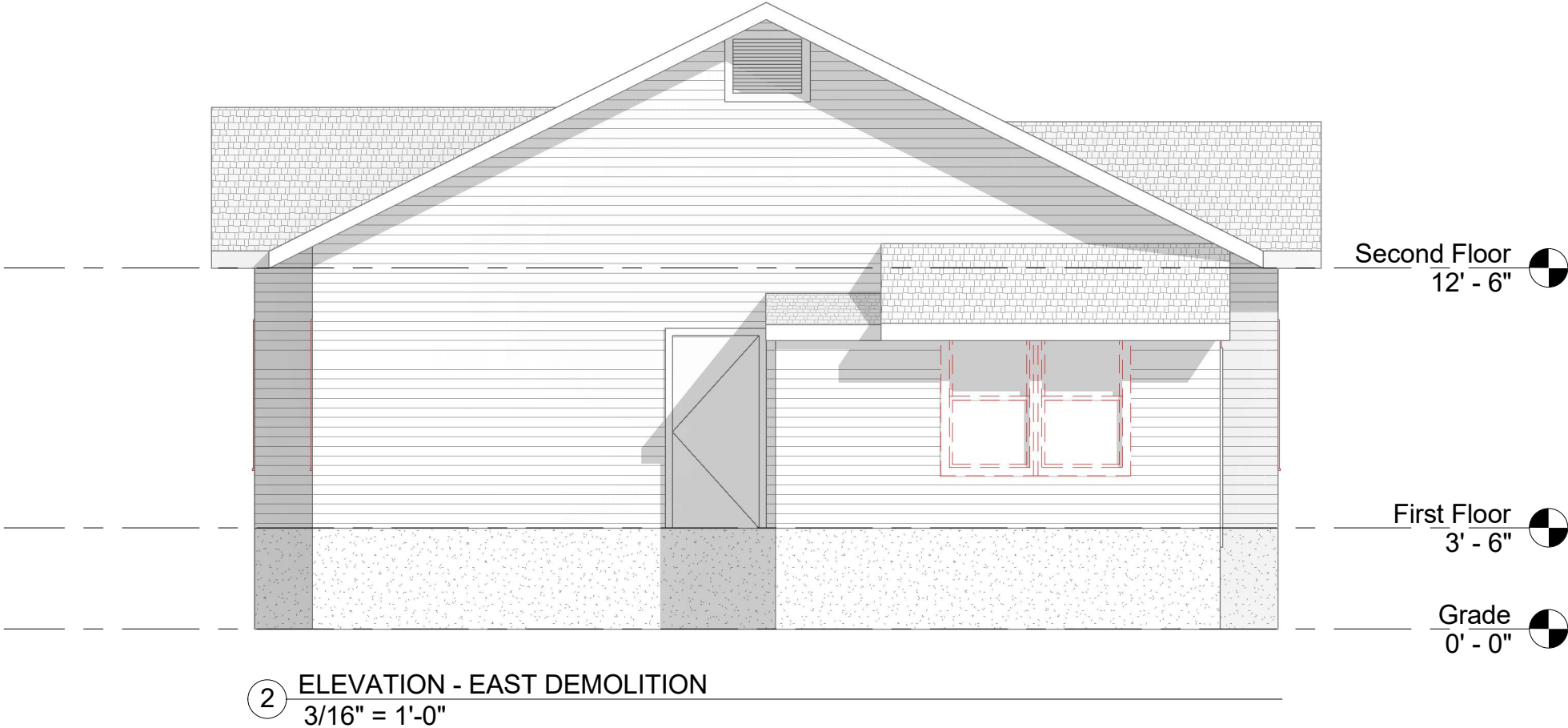
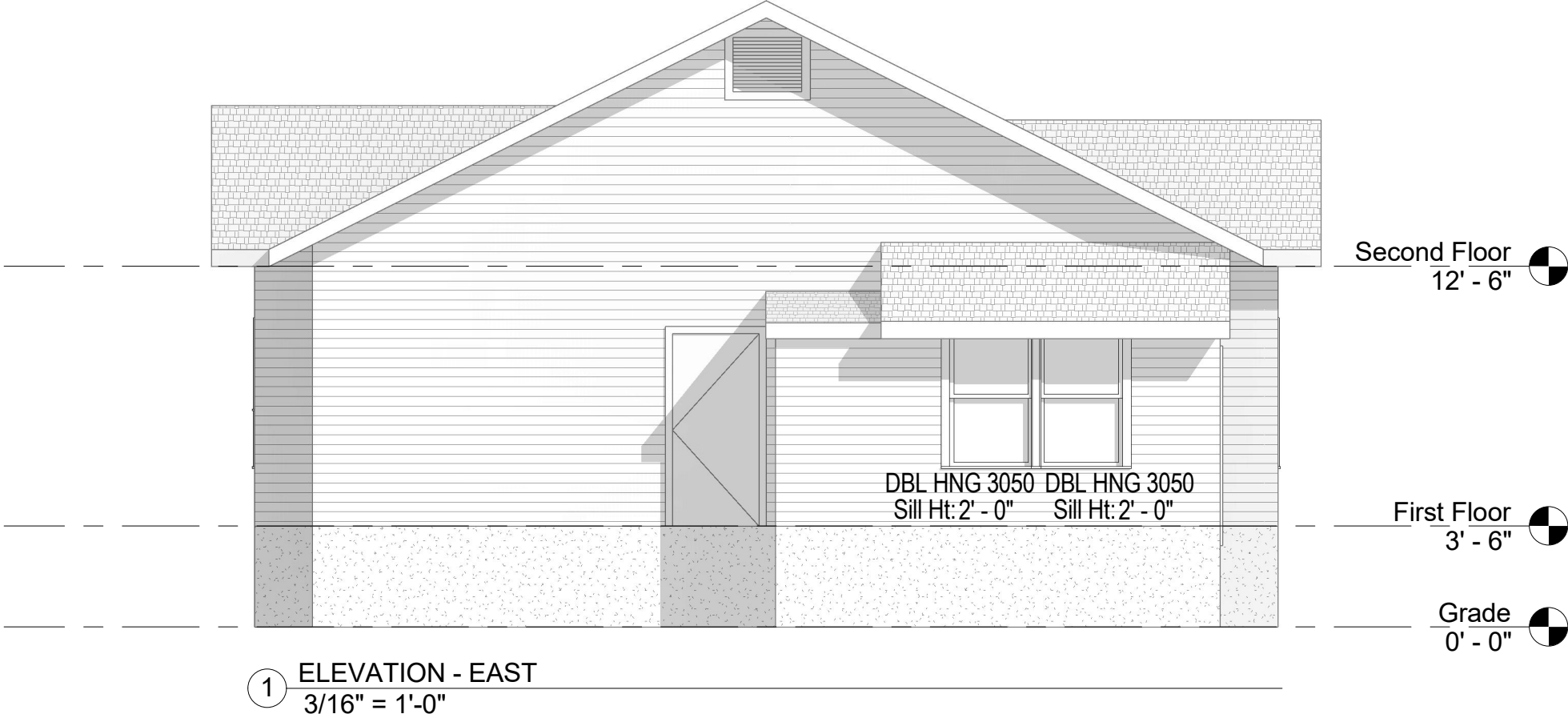
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Elevations - North

A-103

Scale 3/16" = 1'-0"



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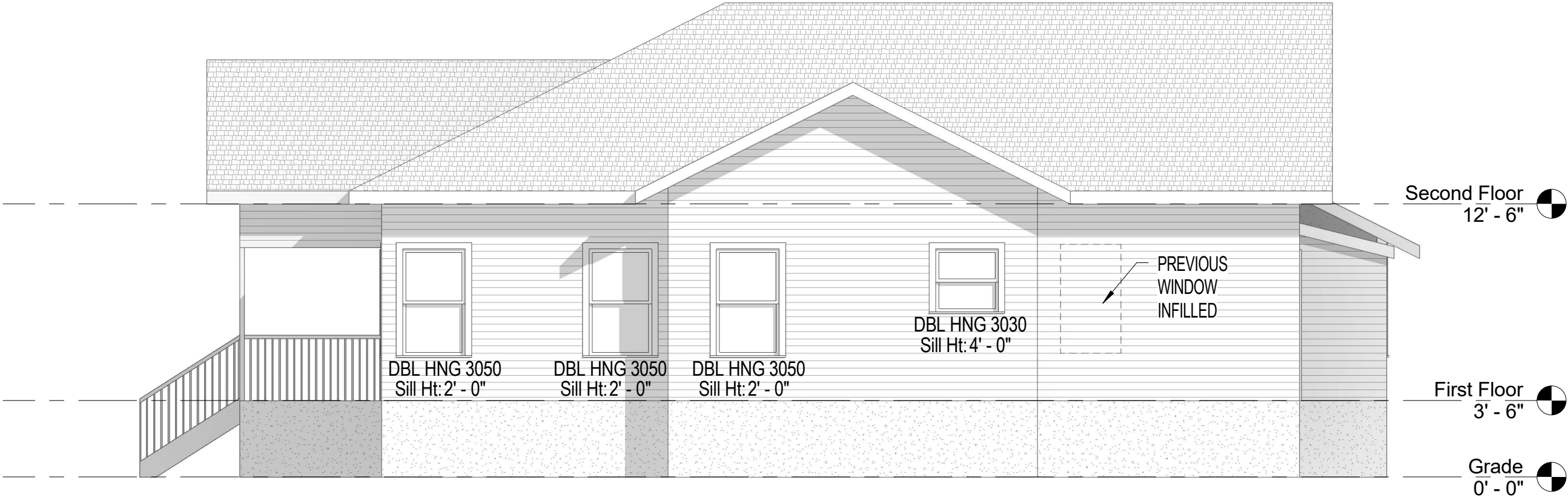
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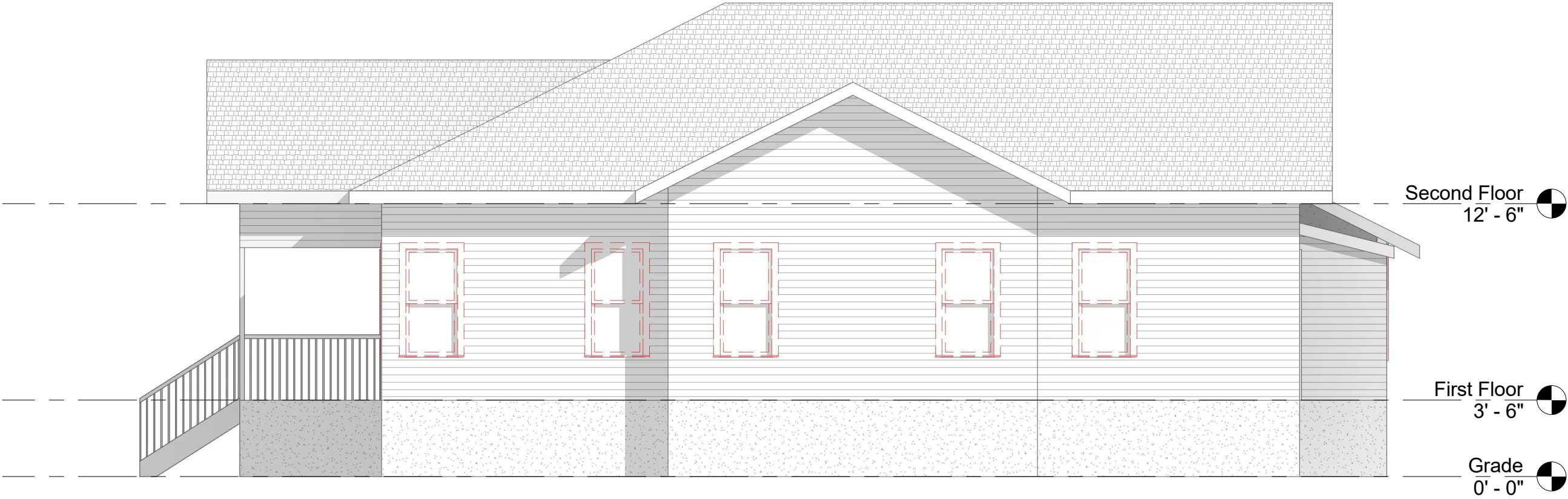
Elevations -
East

A-104

Scale 3/16" = 1'-0"



1 ELEVATION - SOUTH
3/16" = 1'-0"



2 ELEVATION - SOUTH DEMOLITION
3/16" = 1'-0"

Elise Construction
Window Replacement Exhibit
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Permit Set

Elevations -
South

A-105

Scale 3/16" = 1'-0"



The 100 and Aluminum windows are mainly a new construction window with standard sizes. However, either can be ordered exact size with or without nail-fin for additional charge. The 100 single hung has a spiral balance and is non tilt. Call out is actual size, ie. 2030 measures 24x36, suggested rough opening is 1/2" over window size.

FEATURES

- Aluminum is tremendously strong and stable. It will not swell, shrink, split or crack over the years. It is very durable and can't rust.
- All 4 frame corners and meeting rail connections are sealed with Polyseamseal to keep the weather out and reduce air infiltration.
- Sash members are interlocked for additional strength at corners and locking rail.
- Two positive sash locks reduce air infiltration (should remain locked when installing).
- Weatherstripping: Sash perimeter is weatherstripped with wool pile and/or soft vinyl for quiet, smooth operation and to resist weather penetration.
- 5/8" insulated glass with warm edge glass spacer. Type and look of warm edge spacer may vary.
- Sloped sill for easy water run off. Corners sealed with Polyseamseal.
- Quality certified in accordance with AAMA specifications.

Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

OPTIONS

- Glazing: E66 is a light green tint with most efficient U & SHGC.
- Tempered, Obscure, Bronze or Grey glass. LoE E40 is a soft muted blue color to reduce solar glare and heat gain.
- Factory-mulled or stacked units and field mull accessories.
- Custom sizes available with or without fin.

PERFORMANCE DATA

*Available on request

COLOR OPTIONS



GRILLE OPTIONS



You may qualify for a tax credit when you replace your existing windows. For more information, go to energystar.gov



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Window Replacement Exhibit
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Specs

A-200

Scale



BORAL
WINDOWS

For information about measuring & installing Krestmark Collection windows, visit our website: www.boralwindows.com
3950 Bastille Road, Suite 100 • Dallas, TX 75212 • PH: 214.237.5055

Instructions for New Construction: Single Hung and Picture Windows

Inspect all windows carefully. DO NOT INSTALL if damaged or defective.

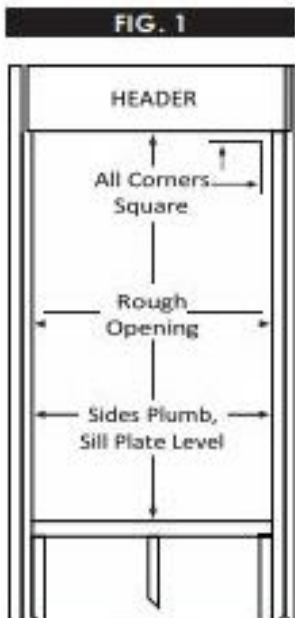
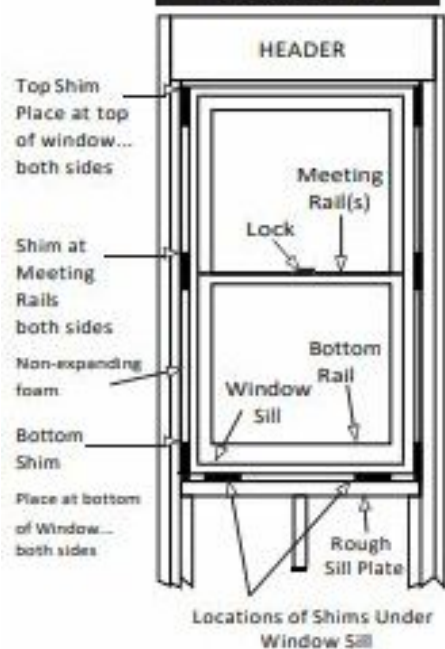


FIG. 2 INTERIOR VIEW



Window Opening

The rough opening must be plumb, level and square and slightly larger than window size in width and height, not including the nailing fins (see fig. 1). Close and lock the sash to aid in keeping the window square during installation. All packaging materials including wood support for bottom nailing fin, cardboard and aluminum shipping angles for mulled combinations need to be removed prior to installation of the window.

Apply a 3/8" continuous bead of Sealant caulking to the interior surface of the nailing fin covering the holes in the fin, to seal the window's fin to the sheathing or house wrap. If the rough opening is larger than the window unit by more than 1/2" also apply the caulk to the sheathing or house wrap, making sure the bead is no more than 1/4" from the edge of the rough opening, so that it is covered by the nailing fin when the window is installed.

Setting Shims (if necessary)

The sill of the window must be supported in a straight and level position at a minimum of three points, at either end and in the middle. Windows wider than 30" should be supported at a maximum of every 12" (see fig. 2). Shims should be used when applicable.

Placing Shims

Place 1/4" shims on the sill plate of the window opening spaced as described above. Multiple twin or triple windows should have a support under each mullion (see fig. 2).

Setting Window

Set window on the shims and adjust side clearance to be equal on both sides. Tack one upper corner of the fin to keep window in place. Check sill with a level and adjust thickness of shims as required to level sill. Readjust side clearance as necessary. Shims must be cut to exact thickness to fit snug and not fall out but do not force shims into place, pushing the sill upward out of level. Shim both sides of window (see fig. 2) and adjust thickness of shims to make diagonal measurements equal with the window plumb and square.

If the above has been done correctly the width across the top, middle and bottom will measure the same. Clearance between the sash stile and jamb main frame will be equal. The meeting

rail and lock rail will align evenly at the top and clearance between the sash stile and Jamb mainframe will have parallel sight lines. The sweep latches should lock smoothly.

Fastening Windows with Nail Fins

Selection of fasteners are the responsibility of the installer. Structure and load requirement should be taken into account with regard to selection. The windows shall be secured to the framing through the nail fin. Fasteners are corrosion resistant as specified in the International Building Code (IBC), International Residential Code (IRC) and the Texas Revisions. To achieve published test results #8-1 1/2" truss head screw or equivalent should be used.

Fasteners shall be spaced approximately 2" from each corner and approximately 12" on center around the perimeter of the window. The fasteners shall be long enough to penetrate a minimum of 1 1/2" into the wall framing. Mulled or multiple window units must be fastened directly at the mull and approximately 6" on either side of the mullion. On mulled combination windows place a small piece of self-adhesive flexible flashing tape to seal the 1" void between nailing fins. Make sure head and sill are not bowed up or down. Check side jambs are not bowed in or out.

Flashing Recommendations

Use self adhesive flexible flashing (minimum 4" wide and meets local requirements) which has a self-adhering surface on one side, approved for use on vinyl, aluminum and other substances such as house wrap. This flashing material must meet a minimum water resistance of 24 hours in accordance with ASTM-D779 and AAMA Certified Installation Guidelines.

(see fig. 3) Sill flashing is applied first up against the bottom of the window sill extending beyond the sides of the window jamb fin and side flashing at least 2' Apply jamb flashing next over the jamb-nailing fin, continuing over and beyond the sill flashing, 2" below. Apply head flashing similarly, extending 2" past either side of the jamb flashing, to complete the window flashing detail.

(see fig.2) Install non-expanding foam or insulation between the window and rough opening. It is very important that these openings are not overstuffed and bow the frame. Do NOT use expanding foam.

FIG. 3 EXTERIOR VIEW

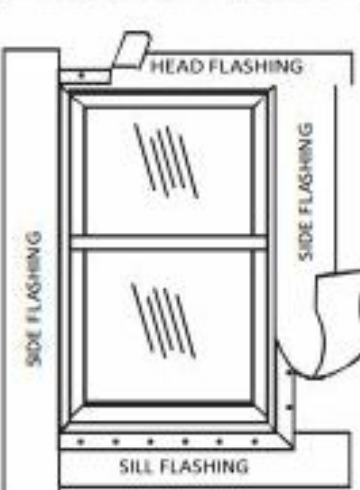
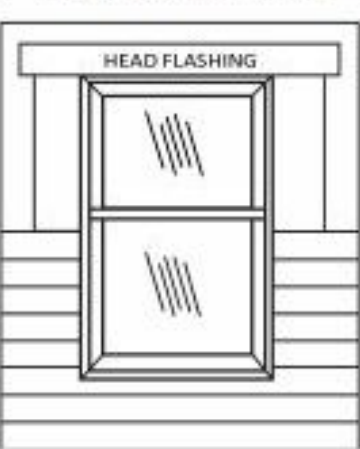


FIG. 4 EXTERIOR VIEW



Check with local building codes for particular installation and performance requirements.

For updated information on approvals and/or installation guidelines, go to

www.BoralWindows.com

Elise Construction

Window Replacement Exhibit

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| No. | Description | Date |
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| Project # | 202103 |
| Date | 07/05/2021 |
| Drawn by | Author |
| Checked by | Checker |

Permit Set

Specs

A-201

Scale

CAUTIONS

- Do not use large razor knives, metal scrapers or razor blades to clean glass. Never scrape dry glass!
- Do not remove shipping clips from lock rail until window is installed.
- Do not lay windows flat or store in sun. The heat will shrink the plastic wrapping and ward the frame.
- Do not caulk or plug weep holes.
- Do not drill into or through the sill of the window.
- Protect the window during construction and plastering.
- Do not lift window by top of frame, only by jambs.
- Protect vinyl sill from traffic and damage.

These recommended guidelines are based on Industry accepted practices, however there are other accepted methods. Knowing, understanding and satisfying local code requirements is the sole responsibility of the installer.