

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

Agenda Item No: 11

HDRC CASE NO: 2016-411
ADDRESS: 815 S ST MARYS
LEGAL DESCRIPTION: NCB 738 BLK 1 LOT N IRR 120 OF 1 OR A1,S IRR 51.6 OF N 117 OF 1&2,NE TRI OF 6 OR A7
ZONING: C-2 IDZ H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jessica Ojeda
OWNER: Southtown Professional Group
TYPE OF WORK: Exterior modifications, window installation
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one 5'x5' window in the St Mary's (east facing) façade of the structure at 815 S St Mary's.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The structure at 801/803/809/815 S St Mary's, also known as the King William Professional Building was constructed circa 1940, underwent façade alterations circa 1970 and is located at the corner of S St Mary's and Madison in the King William Historic District.
- b. The applicant has proposed to install one 5'x5' window in the St Mary's (east facing) façade of the structure at 815 S St Mary's. Previous window installations have been proposed and approved by the HDRC on this façade. The applicant has noted that the proposed window will feature materials and a profile that matches the existing windows. Staff finds this appropriate and recommends that the proposed window features a sill height that is consistent with all existing windows on the S St Mary's elevation.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the proposed window feature a profile, setback and materials that match the existing windows.

CASE MANAGER:

Edward Hall



Flex Viewer

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Madison St

Turner St

Turner St

Rosario's Mexican
Cafe Y Cantina

Turner St

815 South Saint
Mary's Street

King
William Park

San Antonio
Running Company

B.Link

Enterprise Rent-A-Car

La Villita Inn

La Focaccia Italian Grill

Goodyear Auto
Service Center

King William
Garden House

S Manno St

S St Mary's St

El M...



815

KING WILLIAM
PROFESSIONAL
BUILDING

809

LAW
OFFICES



809



LAW
OFFICES

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 815 S. S. MARYS

REQUEST: Exterior Modifications, Window Installation

HEARING DATE: OCT. 19 2016

TIME: 3:00 P.M.

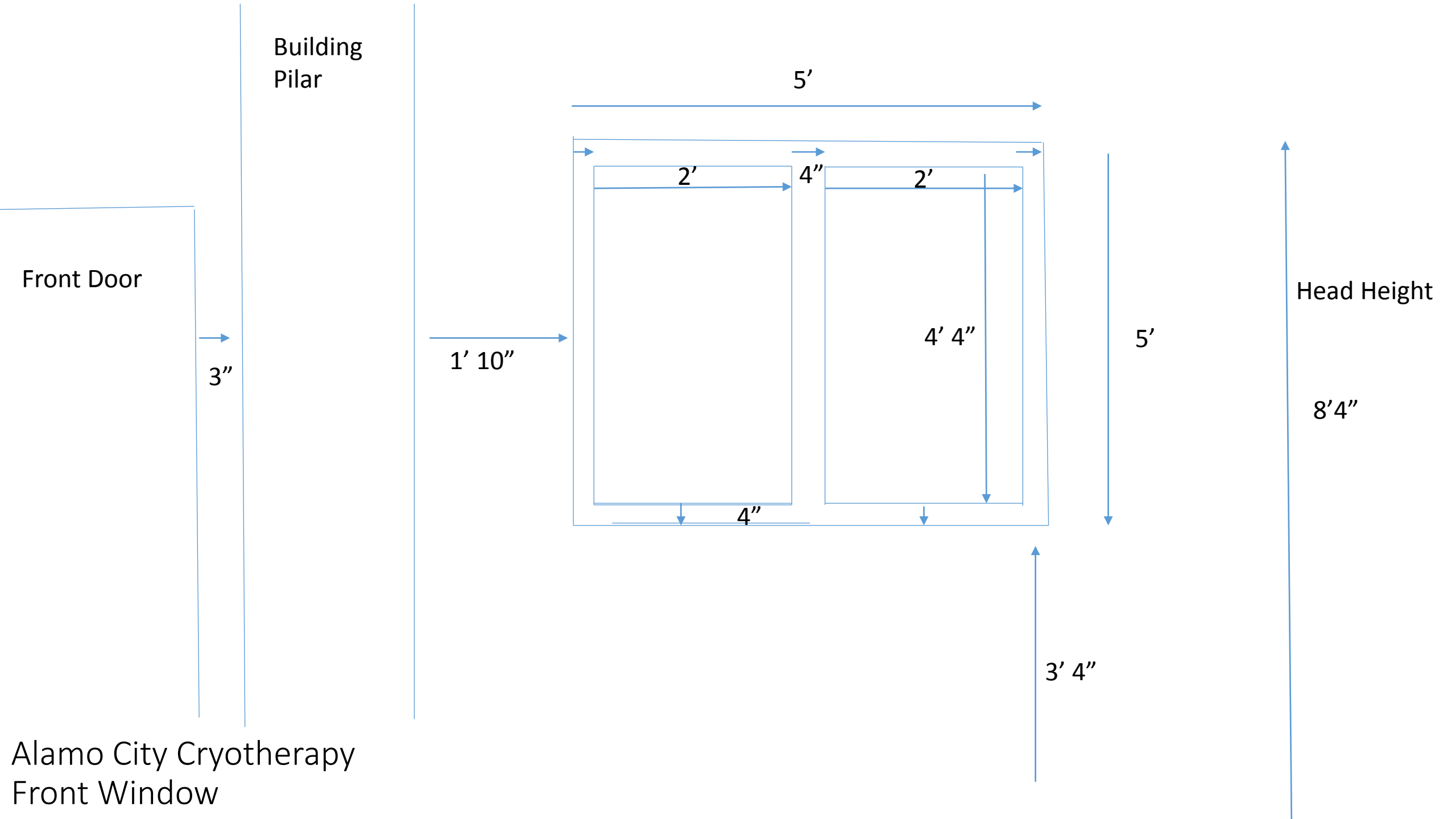
FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



PUL

WALKER
PROFESSIONAL
BUILDING



16" Framing Depth



4"x 1" Wood
Mahogany
Finish Frame



Double
Pane
Window



Alamo City Cryotherapy
Window Depth

