

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2020

HDRC CASE NO: 2020-117
ADDRESS: 230 ADAMS ST
LEGAL DESCRIPTION: NCB 943 BLK 1 LOT SW 100 FT OF 16
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: David Robertson/Build Modern LLC
OWNER: Esteban Lopez
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: March 02, 2020
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. Relocate salvageable wood windows from the north, east and south facades to the west (front) façade.
2. Replace damaged, destroyed, or missing wood windows on the north, east and south facades with new double hung, wood windows.

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)

- 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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to relocate salvageable wood windows from the north, east and south facades to the west (front) façade, and replace damaged, destroyed, or missing wood windows on the north, east and south facades with new, double hung wood windows.
- b. **EXISTING CONDITION** – A request for window replacement was reviewed by the Historic and Design Review Commission, and was approved with the stipulation that only windows that staff found were beyond repair were eligible for replacement. Currently, many windows that were in repairable condition were damaged or destroyed by a demolition crew performing interior demolition.
- c. **WINDOW RELOCATION** – The applicant has proposed to relocate salvageable wood windows from the north, east and south facades to the west (front) façade. Staff finds this request to be appropriate. Additionally, staff finds that

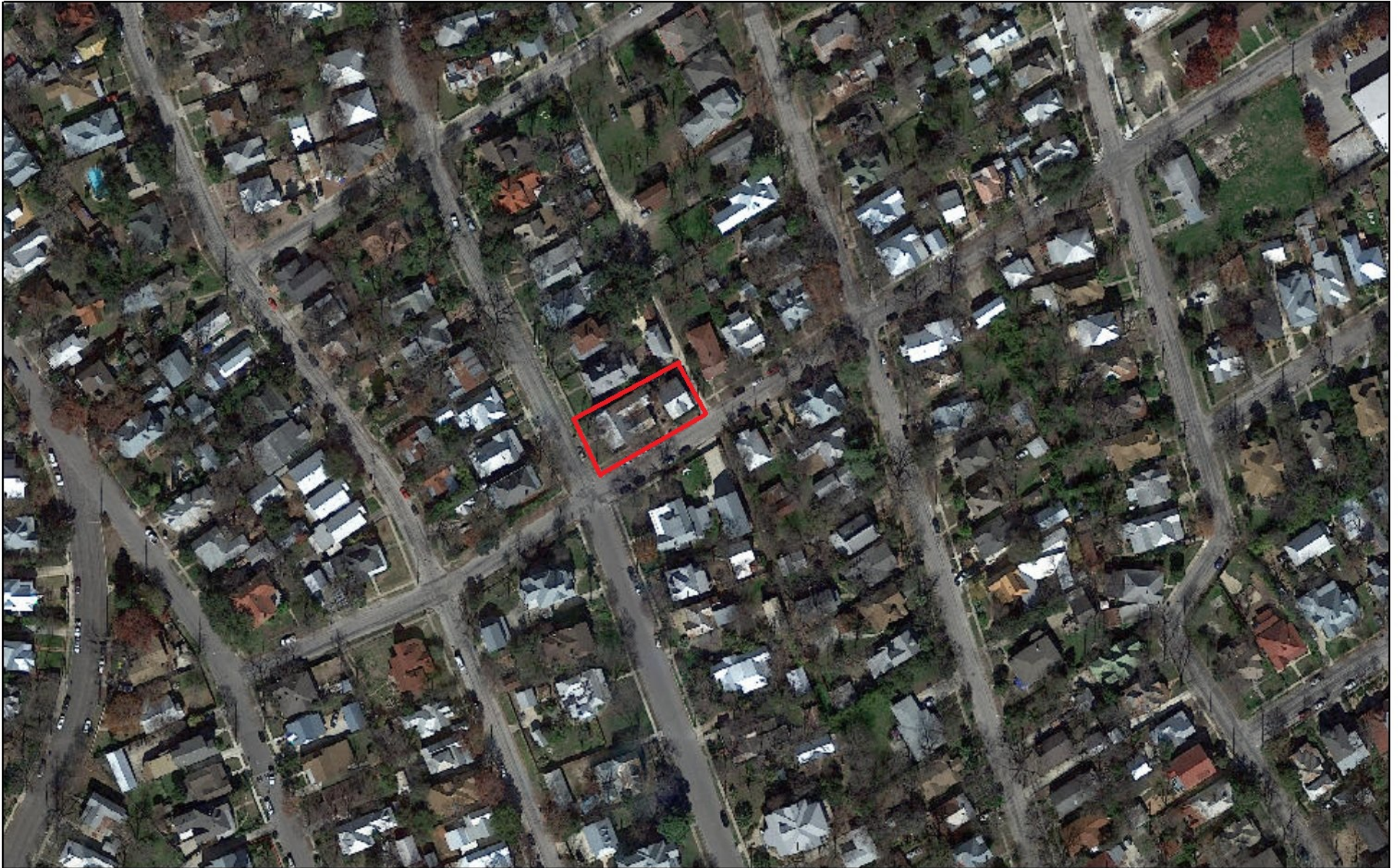
any windows that are in repairable conditions, or their elements are to be salvaged and installed in other window openings.

- d. WINDOW REPLACEMENT – The applicant has proposed to replace damaged or destroyed wood windows with new, double hung, wood windows. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail when the original windows are deteriorated beyond repair. Staff finds that fabrication of custom wood windows is an appropriate solution that adequately complies with the Guidelines.

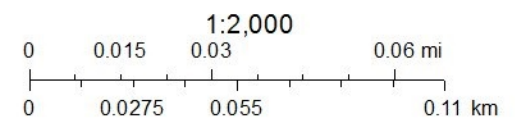
RECOMMENDATION:

1. Staff recommends approval of item #1, the relocation of existing, salvageable wood windows from the north, east and south facades to the west façade as noted in finding c with the stipulation that any other windows, sashes, or their elements that are in a salvageable condition be repaired and installed on other facades.
2. Staff recommends approval of item #2, the installation of new wood windows provided that they are custom fabricated to match the existing in terms of size, type, configuration, material, form, appearance and detail, as noted in finding d.

City of San Antonio One Stop



May 13, 2020



BUILD MODERN

1401 S FLORES #100
SAN ANTONIO TX, 78204
210-889-4809

Historic Review: 230 Adams St

Attn: Edward Hall

Scope of work: Remove, repair, and relocate existing windows in the structure. Remove stucco exterior, Rebuild column.

We are requesting permission to take out windows throughout the structure that are in salvageable condition to make completed full sets of windows to be moved to the front of the building. Windows have suffered fire, water, and termite damage.

The windows on the rest of the building will be replaced with a similar all wood double hung window matching the original look.

Windows on the 3rd floor apartment will be modified to meet egress.

The windows selected:

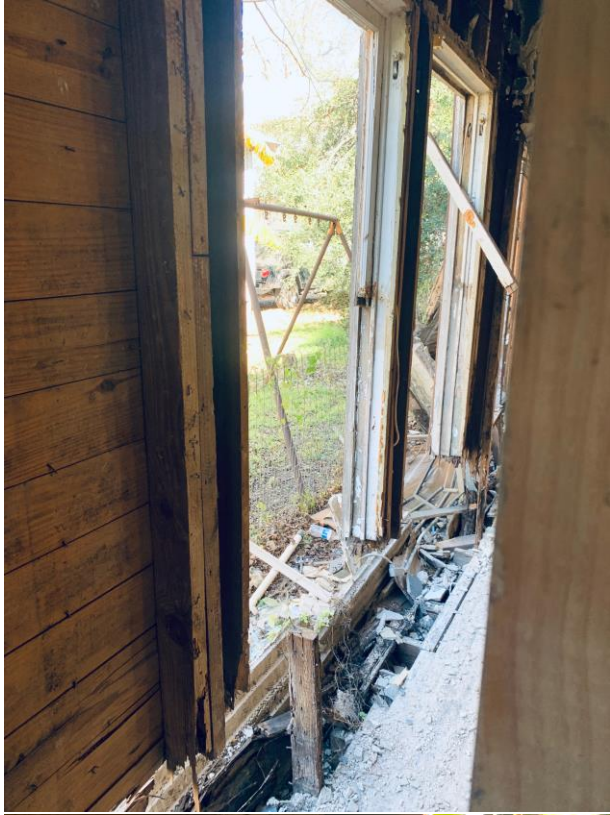
JELD-WEN W-2500 Series Primed Wood Double Hung w/ natural interior and low e glass.

Please see attached drawings.











Exterior:

We are requesting the removal of all stucco finish on the exterior wall, we have discovered after removing the interior wall coverings that the original siding is a wood siding. We have provided the historic department with a sample siding piece and a profile matching the sample that will be used to restore the exterior wall surface.



Column:

Side of the structure facing Stieren we are requesting after the removal of stucco that the columns be restored to their original wood materials. See attached Drawings with measured dimensions.



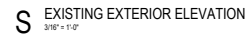
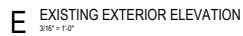
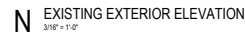
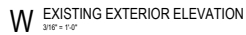
Thank you for help and input on advancing this project forward.

Questions please contact me:

David Robertson

210-880-4809

david@buildmodern.com



All windows marked in Yellow will be moved to the front of the building to complete the windows. The Windows in yellow are in repairable condition

All other windows will be replaced with JELD-WEN 2500 Series Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass