

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

August 23, 2024

HDRC CASE NO:	2024-278
ADDRESS:	705 E EVERGREEN
LEGAL DESCRIPTION:	NCB 399 BLK 27 LOT 12B
ZONING:	R-6
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Doris Blanco/MARTINEZ JUAN JOSE JR
OWNER:	Juan Martinez/MARTINEZ JUAN JOSE JR
TYPE OF WORK:	Siding replacement
APPLICATION RECEIVED:	July 23, 2024
60-DAY REVIEW:	
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing non-conforming siding with lapped cement fiber siding featuring a faux wood grain.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*— Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

FINDINGS:

- a. The property located at 705 E Evergreen Ct is a one-story, single-family structure built c. 1929 and first appears on the 1931 Sanborn Map. The primary structure features a side hip-on-gable standing seam metal roof, an infilled front porch, non-historic windows, and non-conforming siding. This property contributes to the Tobin Hill Historic District.

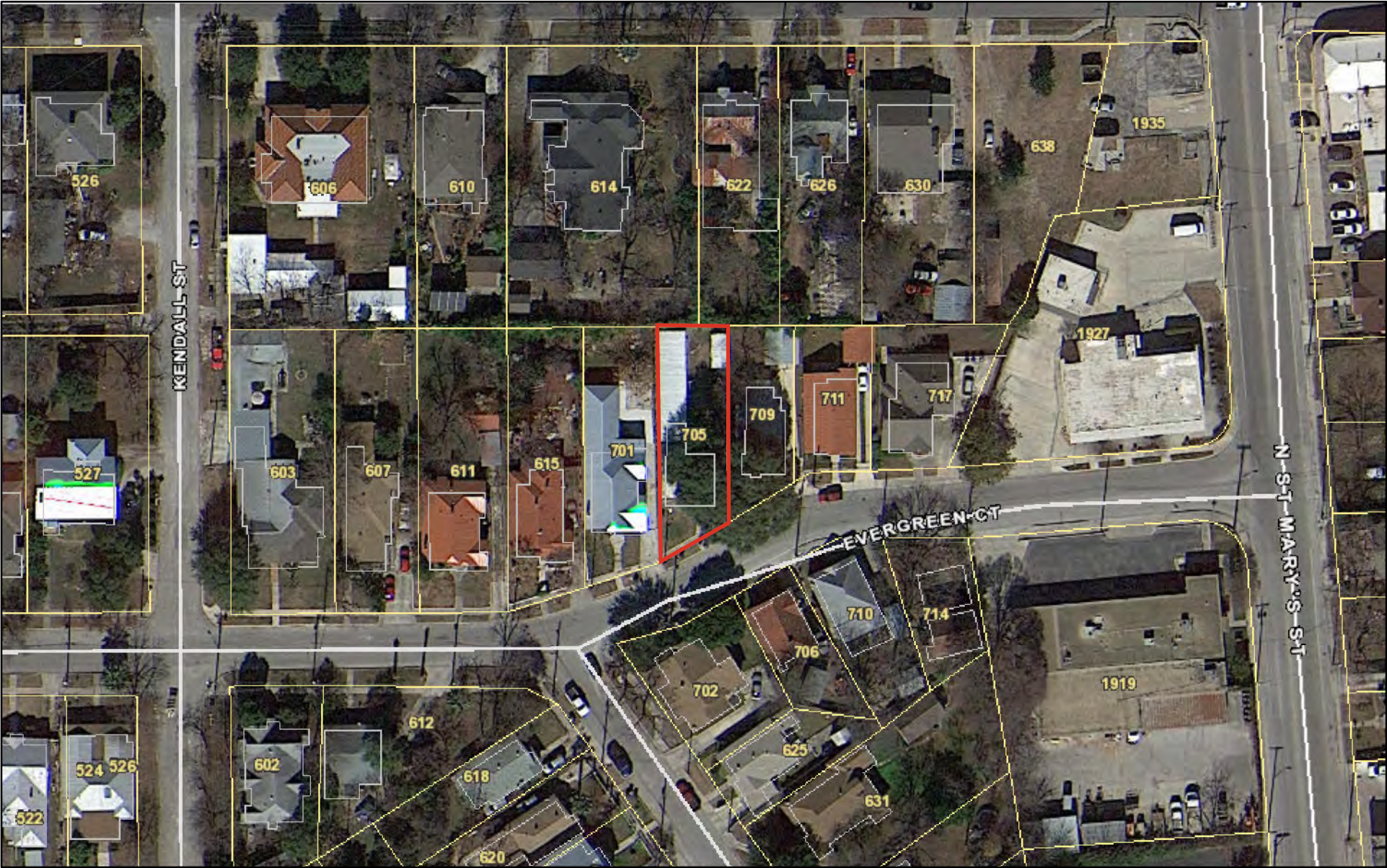
- b. VIOLATION – On July 22, 2024, OHP staff received a report of siding replacement without a Certificate of Appropriateness. On July 22, 2024, staff issued a Stop Work Order onsite and received an application for siding replacement on July 23, 2024, and informed the applicant that the siding replacement request will require review by the Compliance and Technical Advisory Board (CTAB).
- c. SIDING REPLACEMENT – The applicant is requesting approval to remove the existing non-conforming siding and install a lapped cement fiber siding featuring a faux wood grain. The Historic Design Guidelines for Exterior Maintenance and Alterations 1.B.i. states to avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance. Exterior Maintenance and Alterations 1.B.ii. states to use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

RECOMMENDATION:

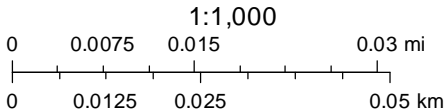
Staff recommends approval of the request, based on findings a through c, with the following stipulation:

- i. That the applicant install lapped cement fiber siding with a reveal equal to the existing siding and features a smooth finish.

City of San Antonio One Stop



August 16, 2024













Investigation Report

Property

Address	705 E Evergreen CT
District/Overlay	Tobin Hill
Owner Information	JUAN JOSE MARTINEZ JR

Site Visit

Date	07/22/2024
Time	04:50 PM (-5 GMT)
Context	citizen report
Present Staff	Bryan Morales
Present Individuals	Family/Tenant
Contractor/Realtor Companies	N/A
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Removal of existing siding and installation of cement fiber board lapped siding.
Description of interaction	Knocked on door and daughter answered. Property owner was not home.

Action Taken

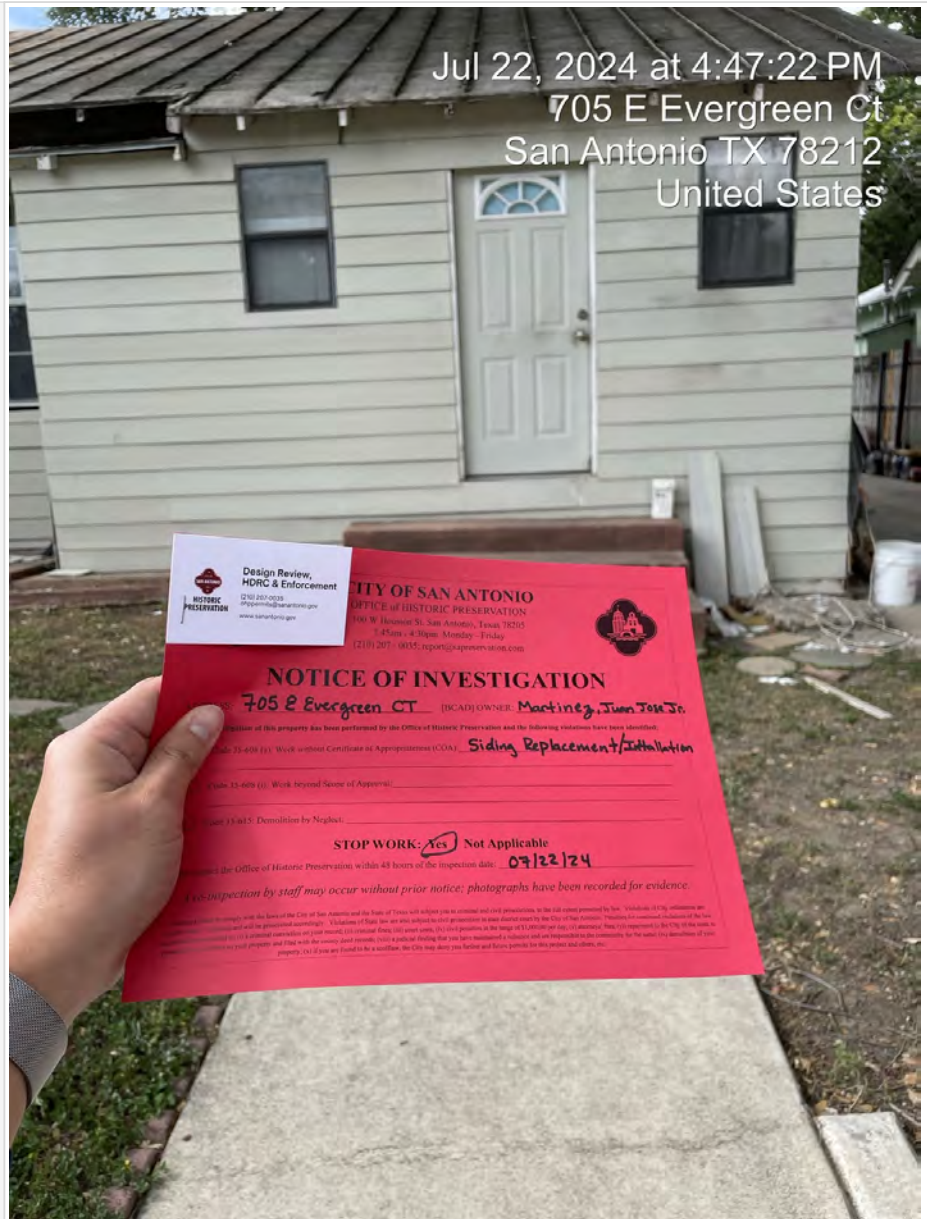
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with neighbor/family/tenant, Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation



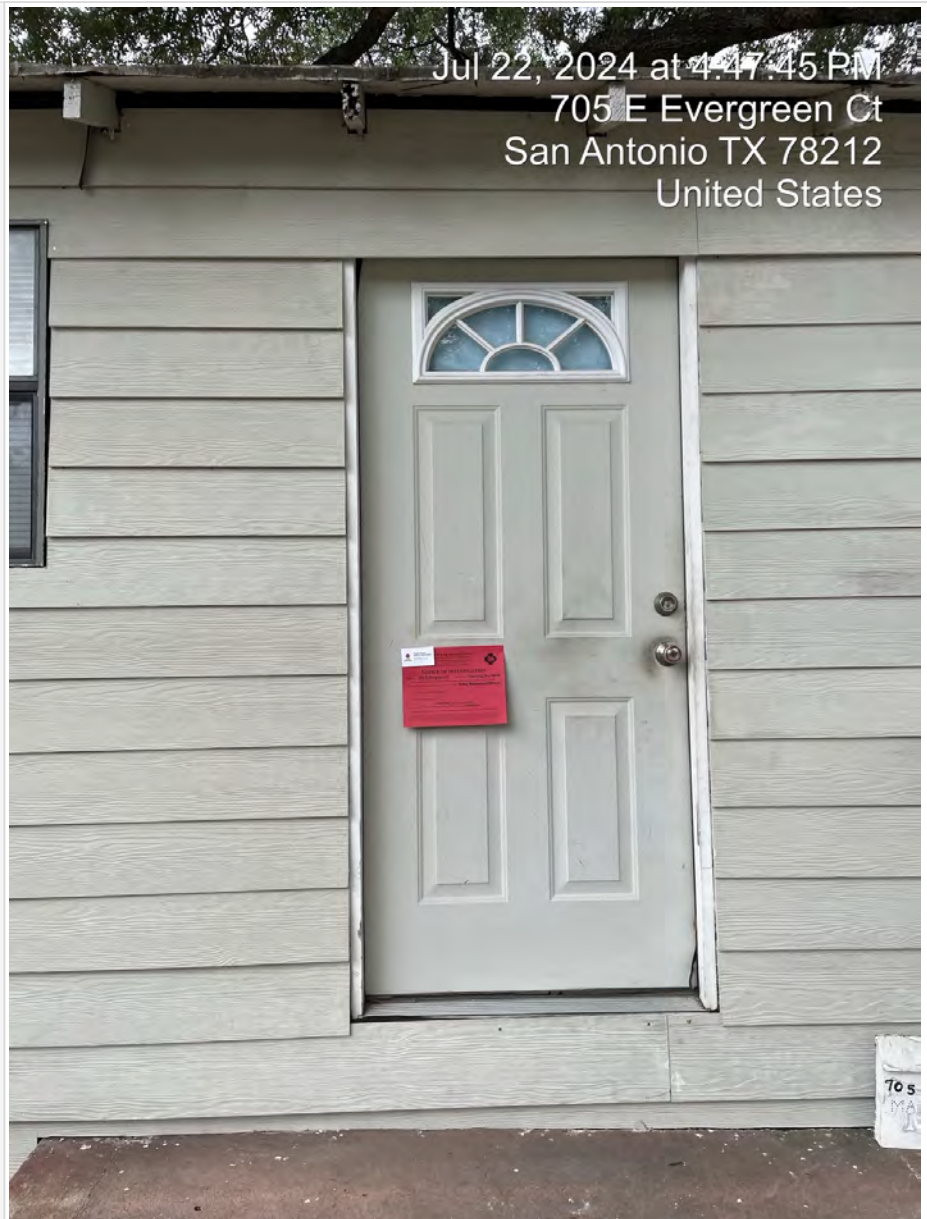
Investigation Report

Photographs





Investigation Report





Investigation Report



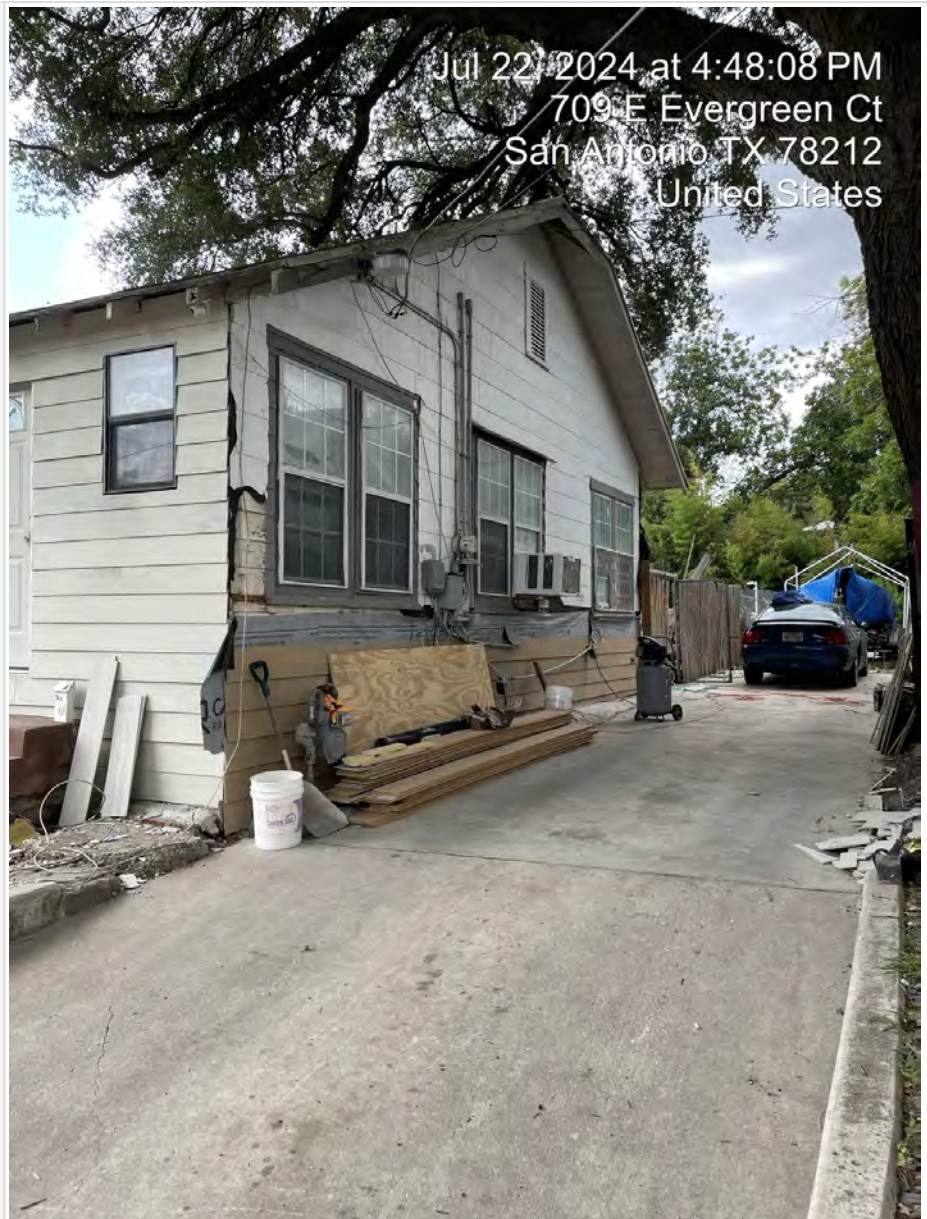


Investigation Report





Investigation Report



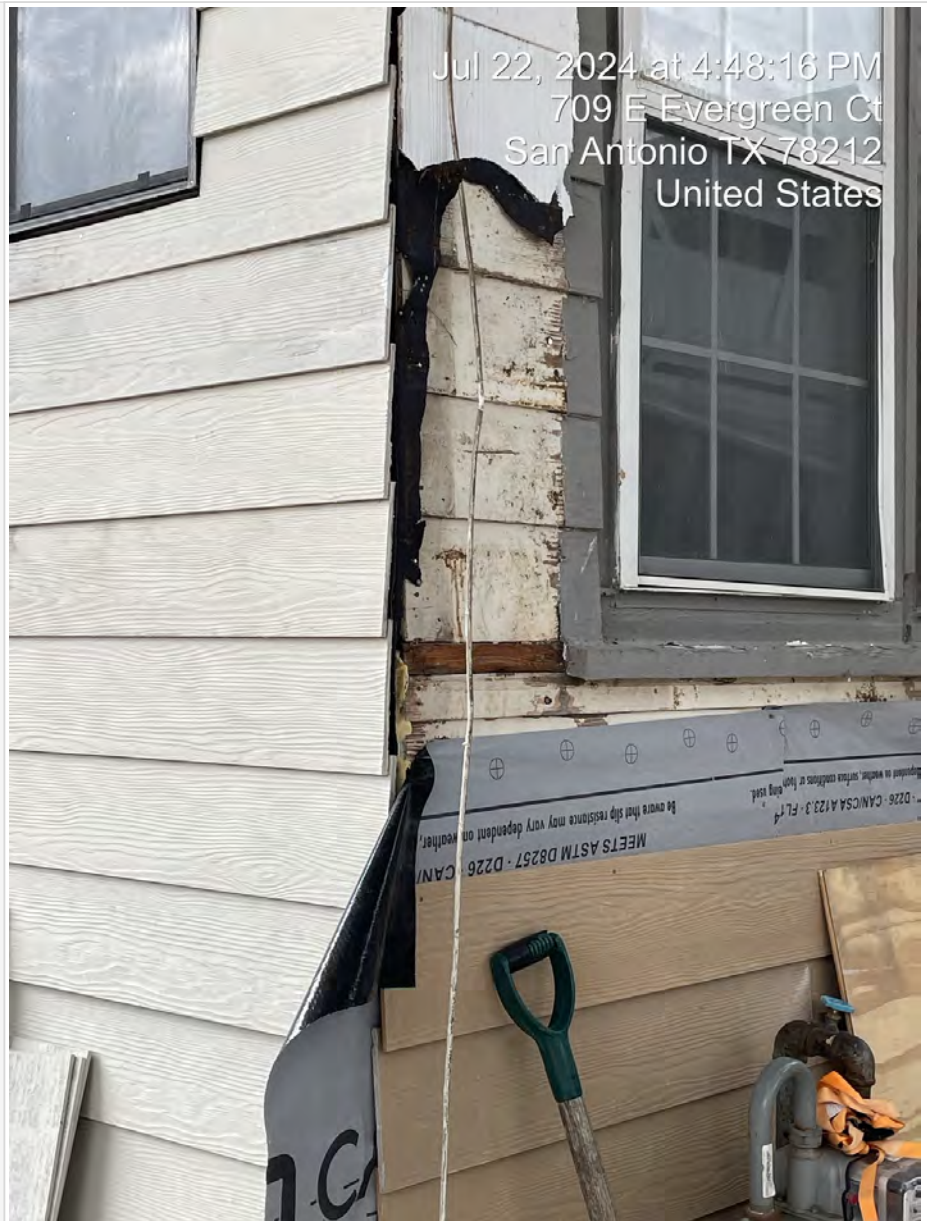


Investigation Report





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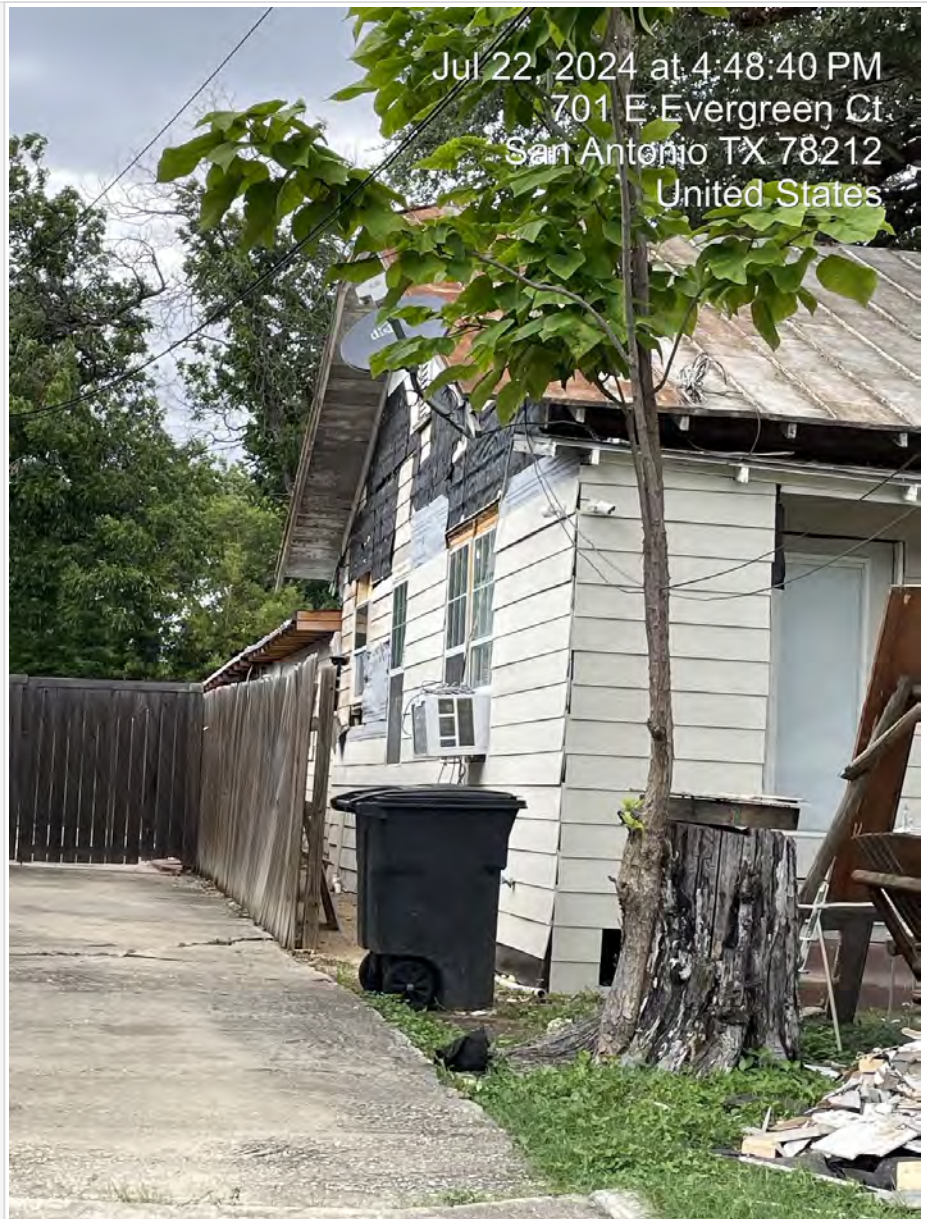


Investigation Report





Investigation Report



07/22/2024 04:53 PM

Additional photos were taken on another device.

No

PIONEER FLOUR

GROCER SELLS IT

NUTRITIOUS AND HEALTHFUL

Evergreen E

STREET AND AVENUE GUIDE (1930)

Fairfax Av

Kendall Intacts
 611 Hart L E (o)
 615 Callaghan Bryan (o)
 618 Bate P H
 620 Rush W A (o)
 625 King T G
 628 Bunker C F (o)
 Ponton J T
 631 Zalln Jacob (o)
 632 Yates Wm (o)
 636 Rosenbach Frank (o)
 639 Pittroff Fredk (o)
 Schreiber C W
 640 Meredith W M
 705 Allen E V

EVERGREEN W
 Bg 1501 Main av ext w to
 San Pedro creek
 110 Racusin Louis (o)
 124 Brannon L W (o)
 127 Goldstein E M
 128 Phelps H T (o)
Howard Intacts
 219 Neumann Gus (o)
 220 Wadford Lila L Mrs (o)
 Traylor T W Mrs
 221 Hendricks F L (o)
 224 Zadek G R (o)
 227 Levytansky Abr (o)
Lewis Intacts

303 Vacant
 311 Schramm Aug (o)
 Doyle J L
 Dean J W
 312 Scales W L
 312+Dobbins R A
 314 Hall Etta Mrs
 314+Athley P S
 315 **Nash Apts**
 A Vacant
 B Gay M G
 C Lane J R
 D Vacant
 E Barger B B
 F Vacant
 G Siefert F H
 H Vacant
 316 Jacobs Henry (o)
 317 **Nash Apts**
 1 Vacant
 2 Fish H J
 3 Shearer G K
 4 Steber F H
 5 Johnson J W
 6 Vacant
 7 Hourigan F B
 8 Cody J F
 325 Witte E H (o)
Maverick Intacts
 401 Homann Dora (o)
 409 Krueger W H (o)
 410 Montelongo
 411 Johnson J V
 412 Soule Georgia Mrs (o)

101 Gonzalez Severo
 102 Bell W C
 103 Wallace Texana
 104 Hudson Fred
 105 Taylor Blanche
 106 Wallace Wm
 107 Valdez Antonio
 108 Washington Lora
 109 Duron V L Mrs
 110 Dixon Beasie

EXERMONT AV (Ft Sam Houston)

1301 Hufford G D Capt
 1304 Lynch John Capt
 1306 Gibson J K Lt
 1400 Shepherd E F Lt
 1402 Carpenter F F Jr Lt
 1403 Boylan Rufus Capt
 1404 Blakely E J
 1405 Vacant
 1406 Todd F A Lt
 1407 Todd W E Lt
 1408 Vincent S T Lt
 1409 Heagney H A Lt
 1410 DeJussiewicz Louis Capt
 1411 Needham S H Capt
 1413 Wakeman P A Lt
 1415 Elliott E E Lt
 1417 Woolridge J P Lt
 1420 Vacant

EXPOSITION AV

Bg 5900 S Presa ext e to
 Russal

ns 1 e Soto J D

EZELL

Bg 201 S Rio Grande av ext
 e to City limits

116 Young O E Jr (o)
 118 Vacant
 120 Graham Herbert (o)
 203 Moore Louis
 207 Brackens B L (o)
 211 Wells Luther (o)
 215 Slack Saml (o)
 219 Coleman Edw (o)

**F Bg 500 Clarke av ext e 2
 bks**

111 Cirlos Antonio (o)
 112 Saucedo M E (o)
 115 Gomez D A Mrs (o)
 116 Olvera Ignacio (o)
 Garcia Inez (o)
 118 Woods Martin
 119 Delgado Bruno (o)
 120 Delgado J C Mrs (o)
 123 Rivera D H
 125 Gomez Cecilio
 130 (124) Gill Manuel (o)
 133 Martinez Inez (o)
 134 Martinez Simon
 135 Esquivel Jesus (o)
 137 Rodriguez Juana Mrs
 138 Brletzke Otto (o)

FAIR AV

Bg 4002 S Presa ext e to
 S Hackberry

115 Bricker H E (o)
 119 Johnson O M (o)
 123 Hansford Fred (o)
 127 Hagen J C (o)
 131 Allen J N (o)
 ns 1 e Construction
 ns 2 e Vacant
 135 Moebius E C (o)
 139 Vacant
 143 Bogardus P D (o)
 147 Girard L F (o)
 193 Ries F C (o)

Devoto Intacts
 203 Taylor O F (o)
 215 Cochran J P (o)
 223 Schoening H T (o)
 239 Bennett Murdick (o)
 245 Brown J W

S Hackberry Intacts

301 Fair Av Cash Grocery
 Beadle W S (o)
 302 Luddke P E (o)
 305 Newman L L
 306 Kennedy Sarah Mrs
 307 Cobb H D
 309 Klettyka L J
 310 Adams L M
 311 Vacant
 314 McBea Eug (o)
 317 Vacant
 318 Kincaid C A Mrs
 319 Drake S O (o)
 Brune B W

rear Brune B W
 322 Wilder J C Rev
 323 Lowman W B (o)
 326 Hill G L (o)
 327 Miller Effie Mrs
 330 Sweenhart E D (o)
 331 McCloskey Mary Mrs
 334 Stroock F C
 335 King Edw
 335+Hausler A E
 338 Garrett A D
 339 Maltsberger M A (o)
 340 Stewart J L (o)
 341 Hester T E
 342 Shoemaker E R Mrs
 343 Rhodes H S (o)
 346 Vacant
 347 (345) Olson T J (o)
 402 Vacant
 410 Turk Gus (o)
 418 Remmers Henry (o)
 430 Vacant
 436 Vacant

FAIRBANKS AV

Bg 200 Kirkpatrick av ext
 e to School

105 Edsall J L
 107 Betz Wilhelmina Mrs

PLUMBING
SERVICE

1402

N. ALAMO

PLUMBING
CONTRACTORS

FIXTURES
AND
SUPPLIES

HEATING
CONTRACTORS

PHONE
Cr. 1871

SEIDEL
HEATING
SERVICE

AEDYER
RECORDERS
TYPE WRITERS
ALL MAKES

VICTROLA
EDISON
AND
BRUNSWICK
PHONOGRAPHS







705 e evergreen ct san antonio texas

go



← purchase image and/or print



Post

aerials

2020

1955

2018

topos

2016

atlases

2014

2012

compare

2010

overlays

2008

measure

2004

1995

1986

1983

1973

1966

1963

1959

1955



10 m
30 ft

29.44278 -98.48679

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