

HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

HDRC CASE NO: 2024-054
ADDRESS: 412 N OLIVE ST
LEGAL DESCRIPTION: NCB 578 BLK D LOT 1
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Dalia Perez-Salinas/Perez-Salinas, Inc.
OWNER: Dalia Perez-Salinas/Perez-Salinas, Inc.
TYPE OF WORK: Fenestration modifications, window modifications, exterior modifications, and construction of a rear addition
APPLICATION RECEIVED: March 28, 2025
60-DAY REVIEW: May 27, 2025
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Modify the existing fenestration pattern by centering the front door and removing a side door on the north façade.
2. Install double hung, wood windows to replace the existing, non-original windows.
3. Construct a rear addition to feature an overall footprint of 660 square feet, which will require modifications to an existing shed roof and rear massing of the historic structure.

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)

- 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.

Replacement Window Standards

- **MATERIALS:** 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.
- **SASHES:** 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

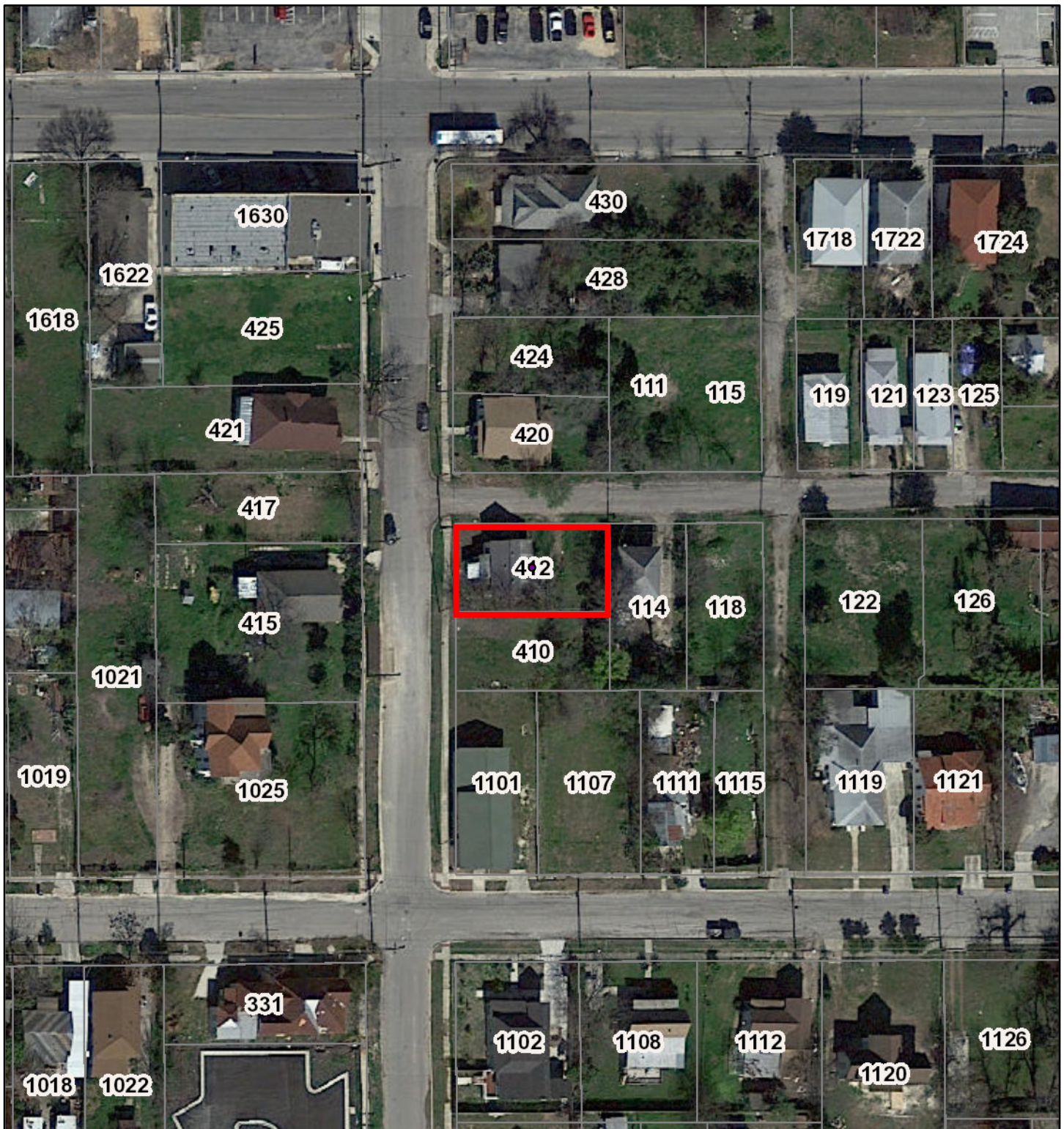
- a. The historic structure at 412 N Olive was constructed circa 1912 in the Folk Victorian style. The structure first appears on the 1931 Sanborn Map and features a side gabled roof, and modifications that include the installation of asbestos tiles and modified fenestration. The structure is contributing to the Dignowity Hill Historic District.
- b. PREVIOUS REVIEW – A similar request was reviewed by the Historic and Design Review Commission on February 7, 2024, which included fenestration modifications, the construction of a rear addition, porch modifications, and window replacement. That request was referred to the Design Review Committee, where a site visit was held on February 14, 2024. Since that time, the applicant has revised the proposed addition's footprint and roof form and has eliminated many of the fenestration modifications and porch modifications.
- c. REHABILITATION – Scopes of work that are performed in-kind, with like materials are eligible for administrative approval. Such scopes include roof replacement, foundation repair, and in-kind siding and wood element repair.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the existing fenestration pattern by centering the front door and removing a side door on the north façade. Staff finds this modification to be appropriate as it is representative of historic façade configurations found within the district. Staff finds that window sizes should be maintained and that final door specifications should be submitted. The proposed door should be wood and appropriate in style for the Folk Victorian style.
- e. WINDOW REPLACEMENT – The applicant has proposed to install wood, one over one windows within existing window openings. Vinyl windows were most recently installed within the structure. Staff finds the installation of wood, one over one windows to be appropriate.
- f. REAR ADDITION – The applicant has proposed to construct a rear addition to feature an overall footprint of 660 square feet. The proposed addition will require modifications to an existing shed roof and rear massing of the historic structure. The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. Per BCAD, the structure currently features a footprint of approximately 870 square feet. Generally, staff finds the addition's profile, massing and footprint to be appropriate and consistent with the Guidelines.

- g. REAR ADDITION (Materials) – The applicant has proposed materials that include a composition shingle roof, and composite siding. Staff finds that the composite siding should feature a smooth finish and should feature an exposure that is comparable to the profile of the original siding beneath the asbestos siding tiles.
- h. REAR ADDITION (Window & Door Materials) – The applicant has proposed for the rear addition to feature wood, one over one windows. Staff finds the installation of wood one over one windows to be appropriate; however, staff finds that windows should be installed in a manner that matches those installed within the historic structure.
- i. REAR ADDITION (Architectural Details) – Generally, staff finds the proposed rear addition’s architectural details to be appropriate; however, staff finds that fenestration should be added to the side facades of the proposed addition, as these are largely void of fenestration. Windows should be consistent win size with windows found historically within the district.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, modifications to the front façade’s fenestration based on finding d, with the following stipulation:
 - i. That all current window sizes be maintained, and that the applicant submit a wood door that for review and approval that is appropriate in style for the Folk Victorian architectural style.
- 2. Staff recommends approval of item #2, the installation of double hung, wood windows, based on finding e. Windows should be consistent with the adopted standards for windows in new construction and should be installed consistently with these standards.
- 3. Staff recommends approval of item #3, the construction of a rear addition, based on findings f through i, with the following stipulations:
 - i. That windows be consistent with the adopted standards for windows in new construction and should be installed consistently with these standards.
 - ii. That the composite siding feature a smooth finish and feature an exposure that is comparable to the profile of the original siding beneath the asbestos siding tiles.
 - iii. That fenestration be added to both side facades, as these are largely void of fenestration. Windows should be consistent in size with windows found historically within the district.
 - iv. That exterior doors are wood and feature a profile appropriate for the style. Doors are to be submitted to OHP staff for review and approval.

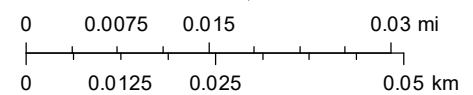
City of San Antonio One Stop



February 1, 2024

1:1,000

- CoSA Addresses
- Community Service Centers
- ⦿ Pre-K Sites
- CoSA Parcels
- BCAD Parcels





412 N Olive St



412 N Olive St



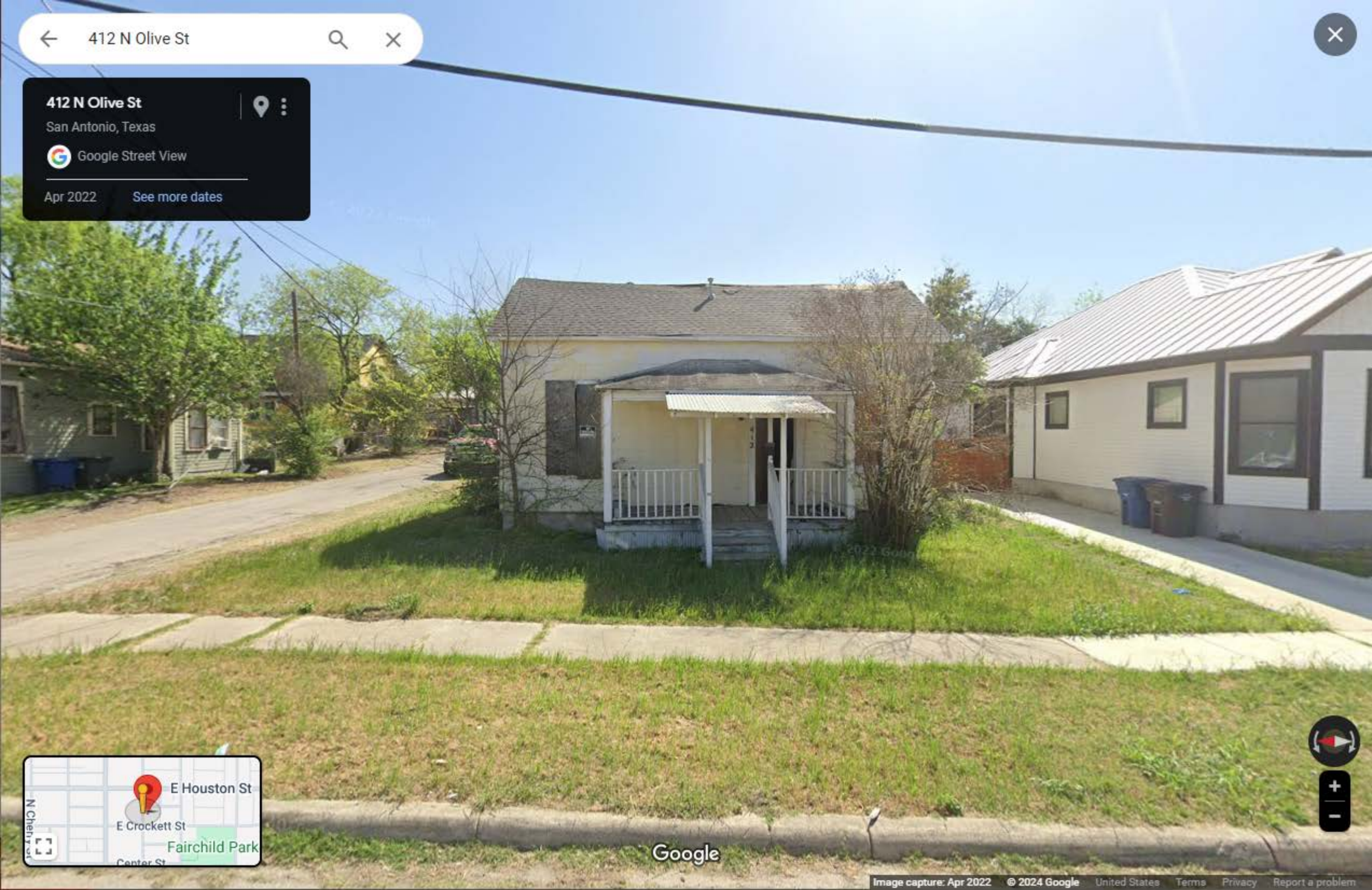
San Antonio, Texas



Google Street View

Apr 2022

[See more dates](#)



Google



412 N Olive St



412 N Olive St



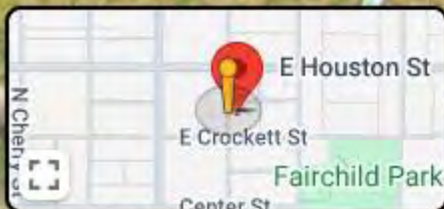
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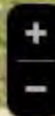
Google Street View

Apr 2022

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NO
TRESPASSING

4
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2







91' X 45'

NCB 578BL
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LOT 1

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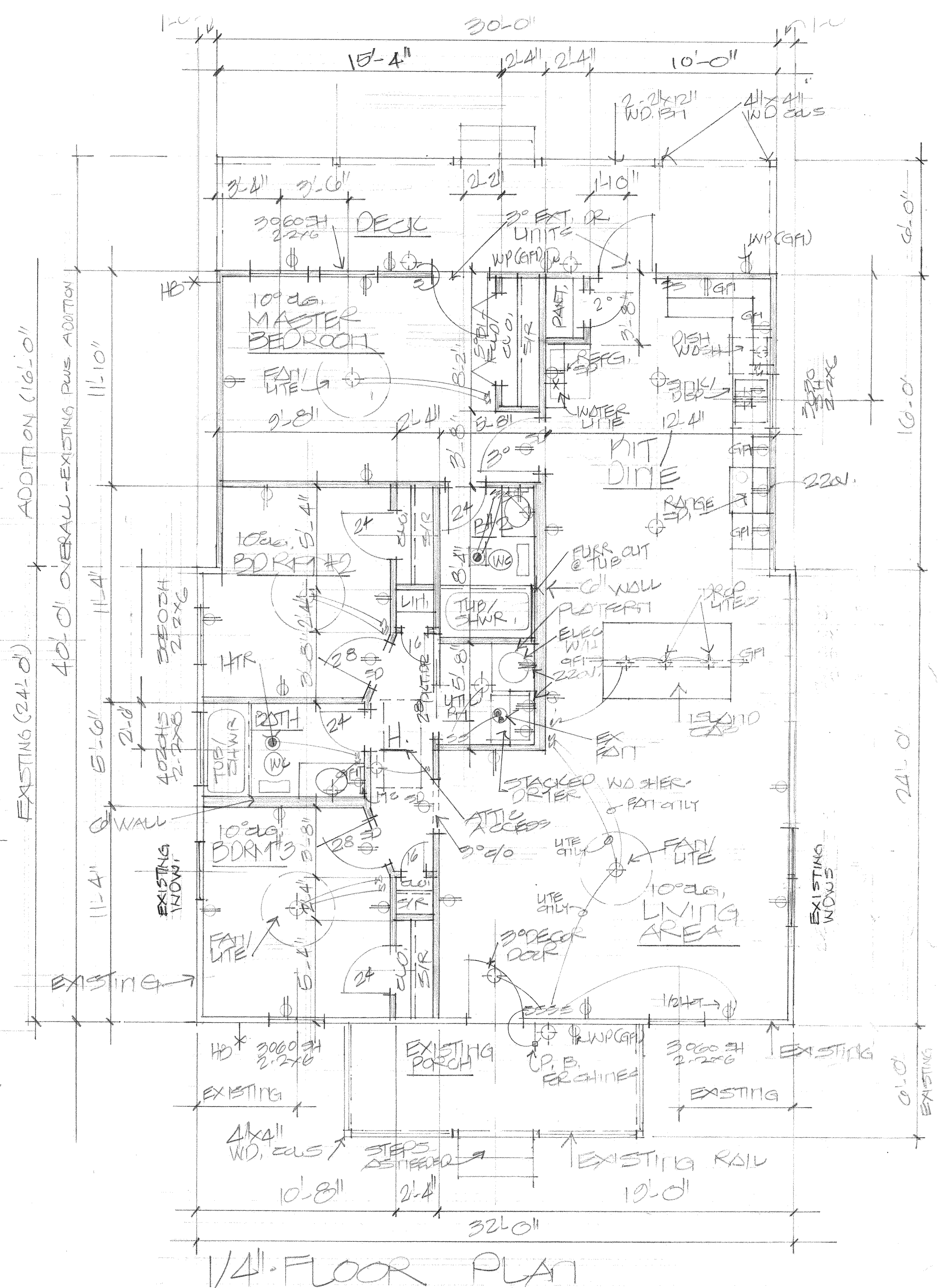
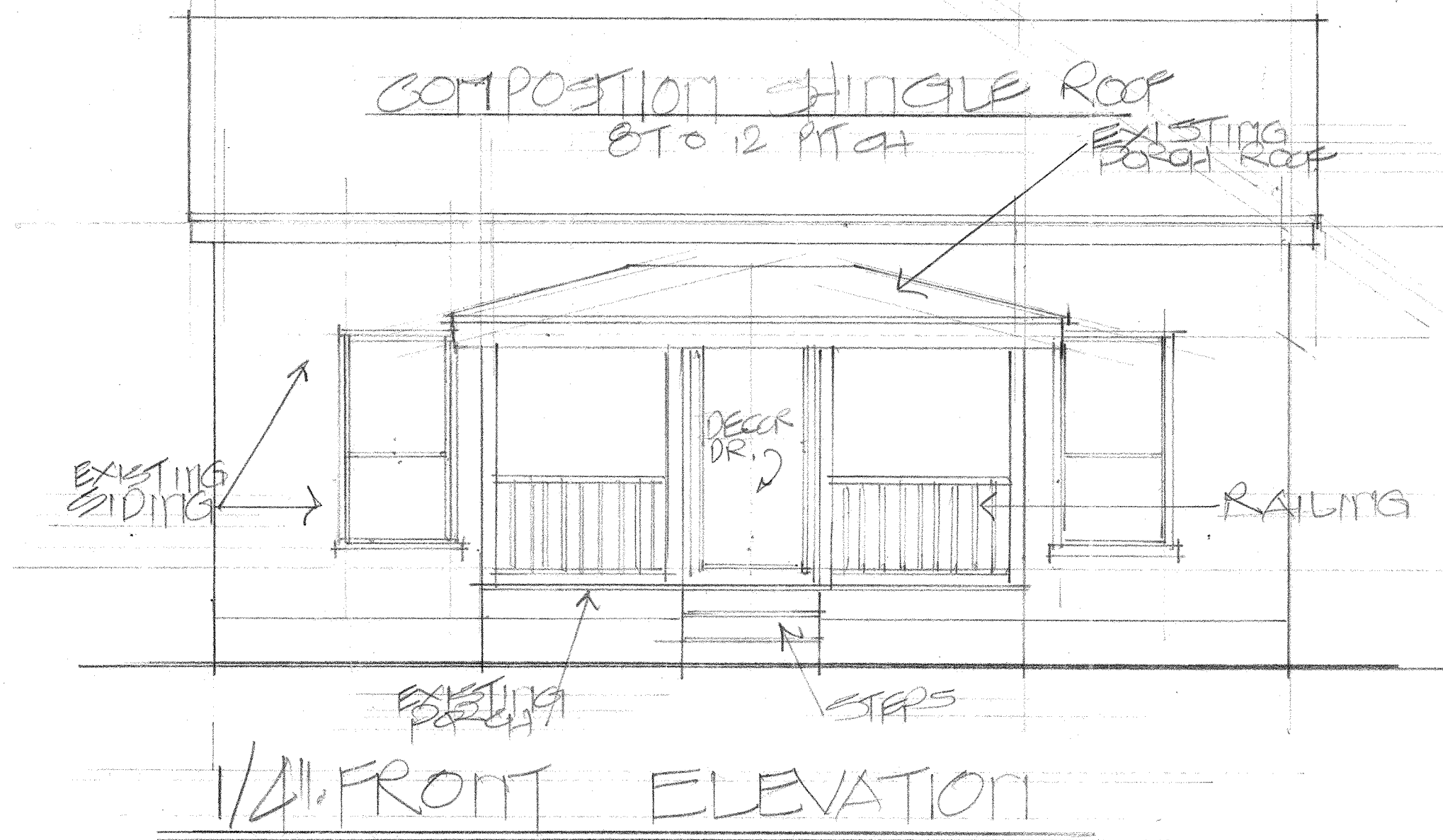
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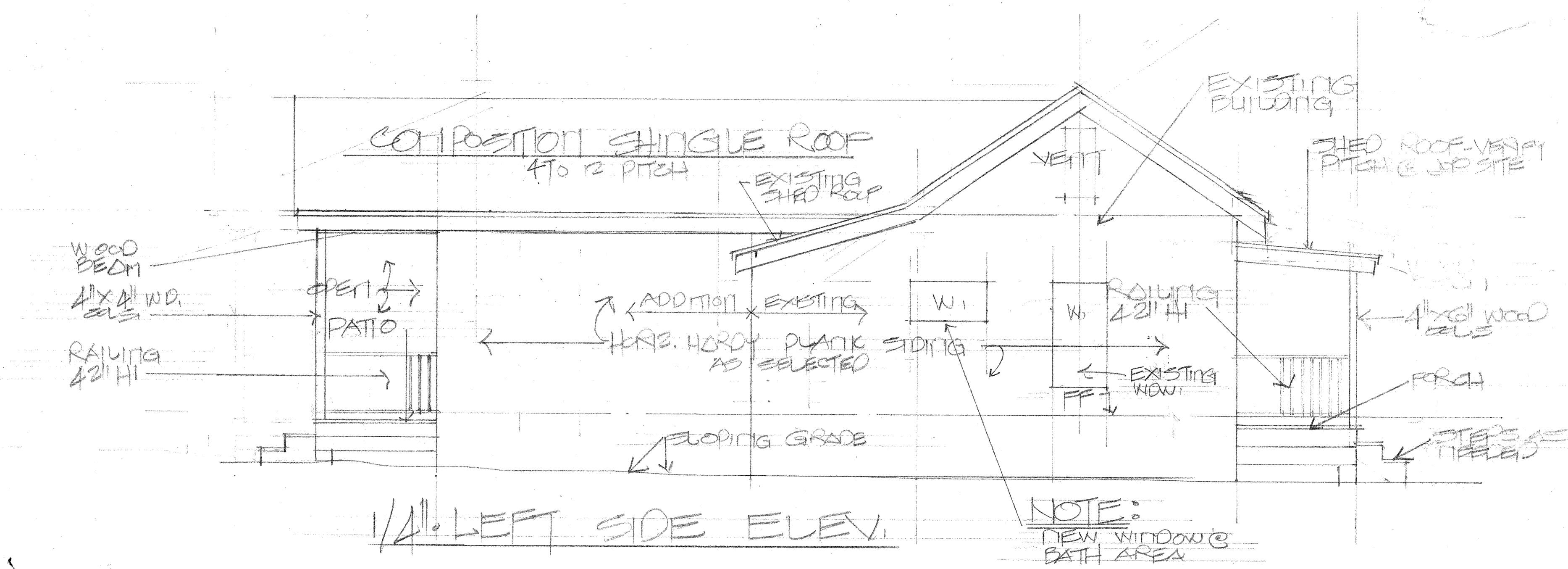
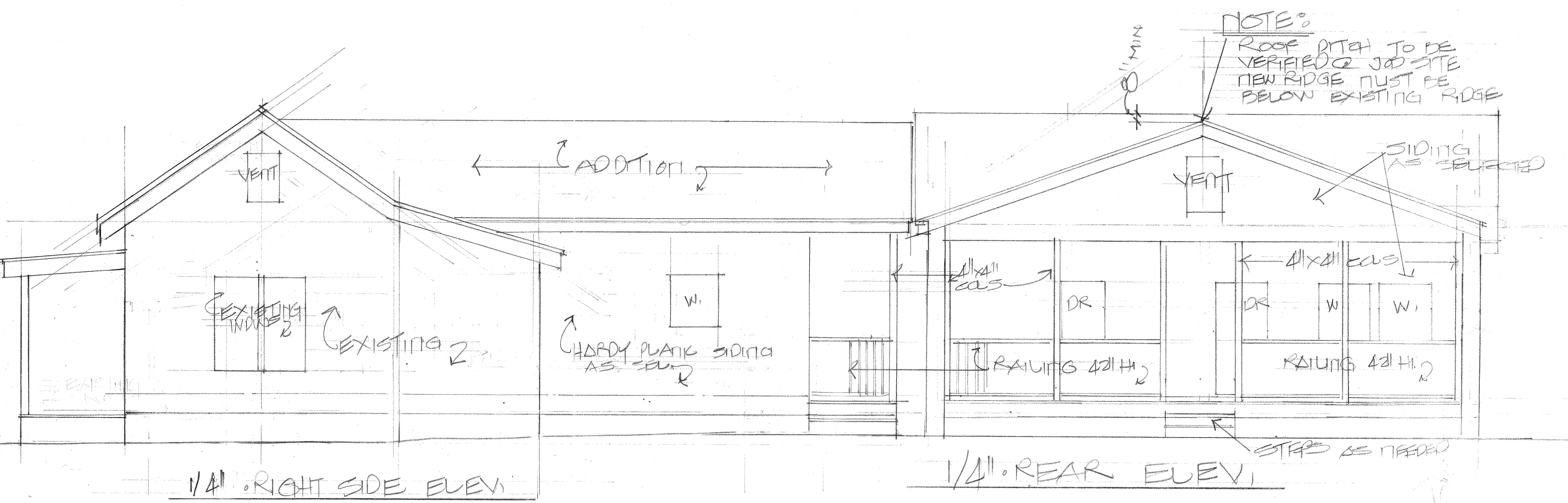
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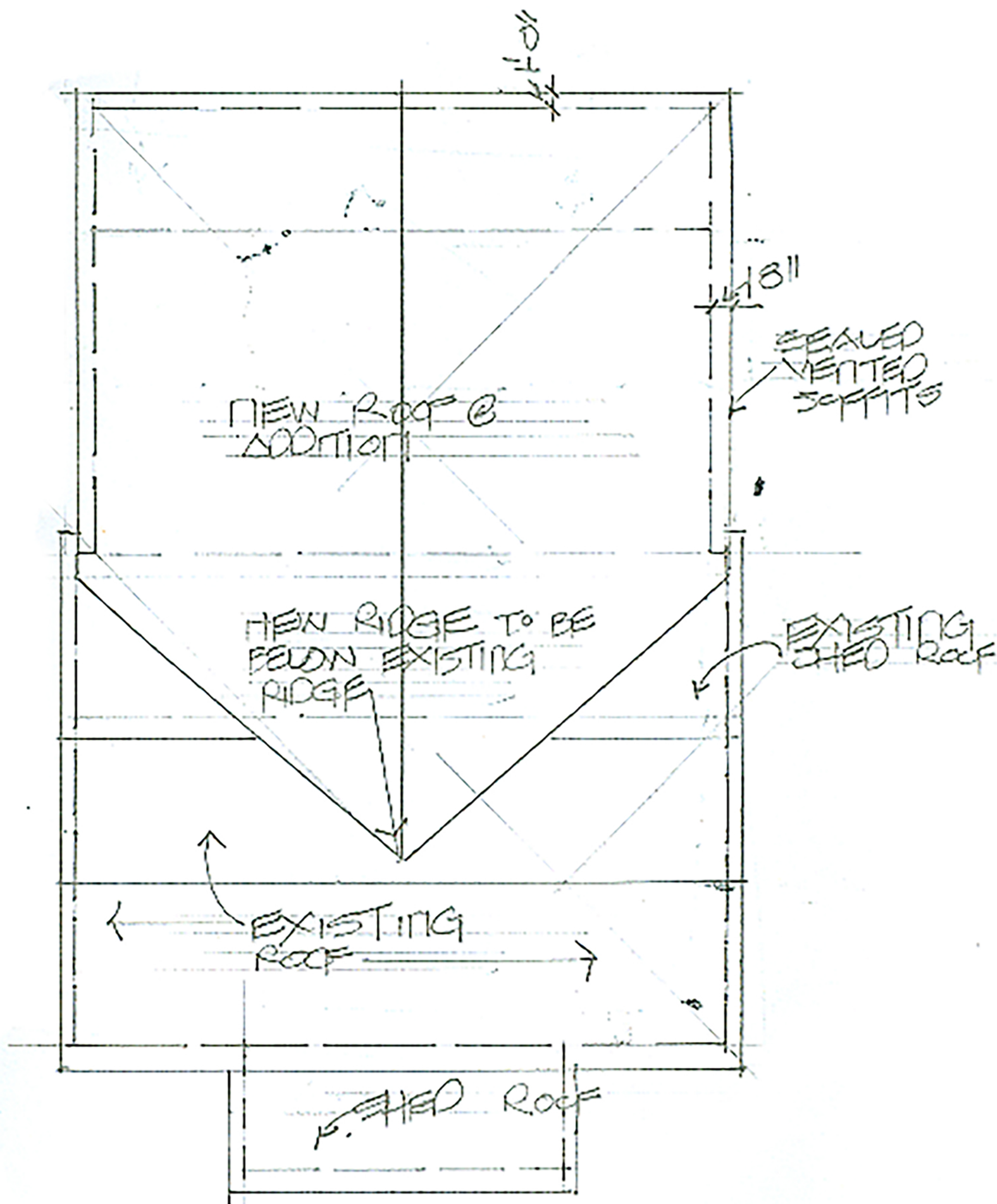
45'

5 +
51
25

412 N OLIVE

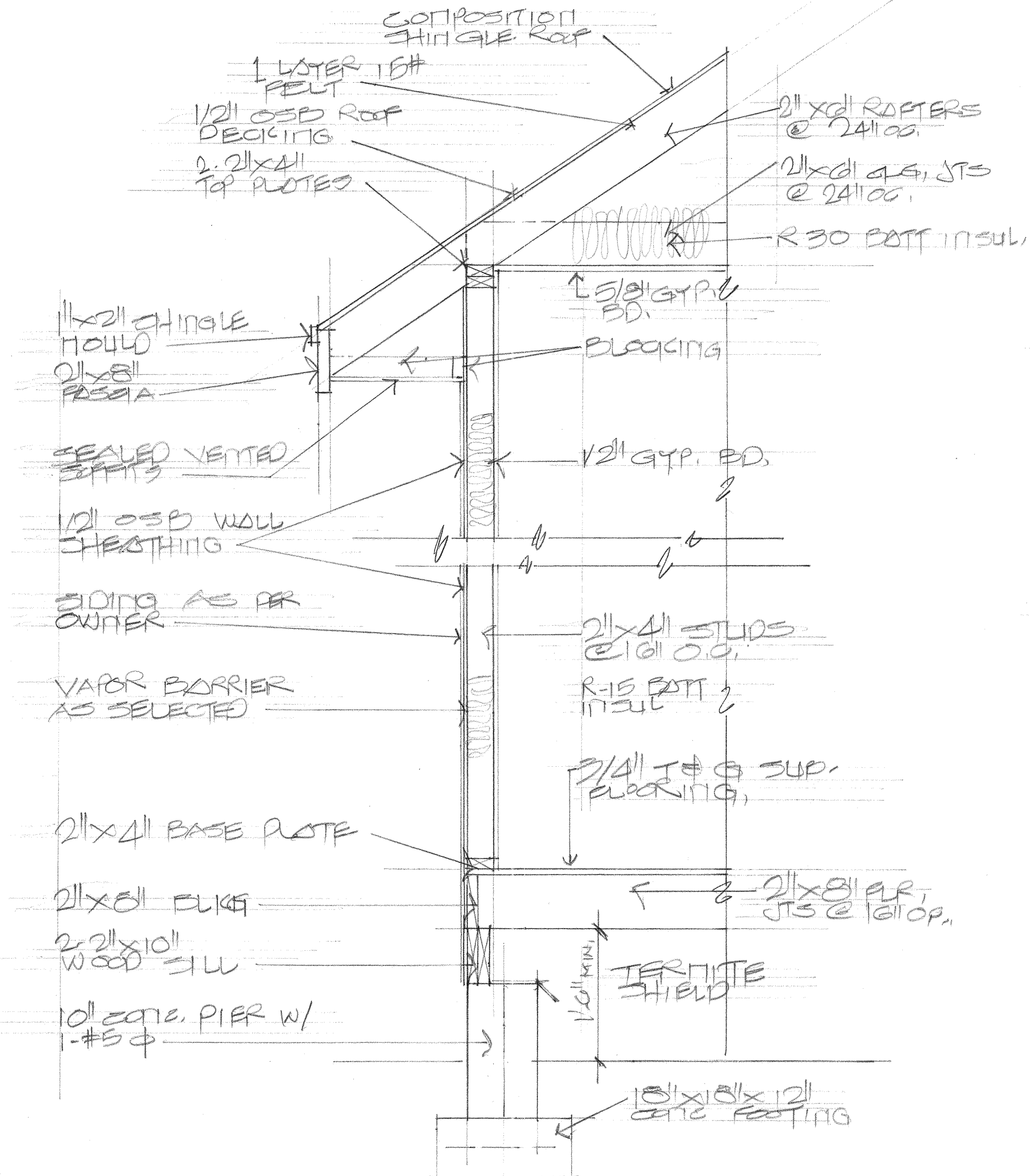




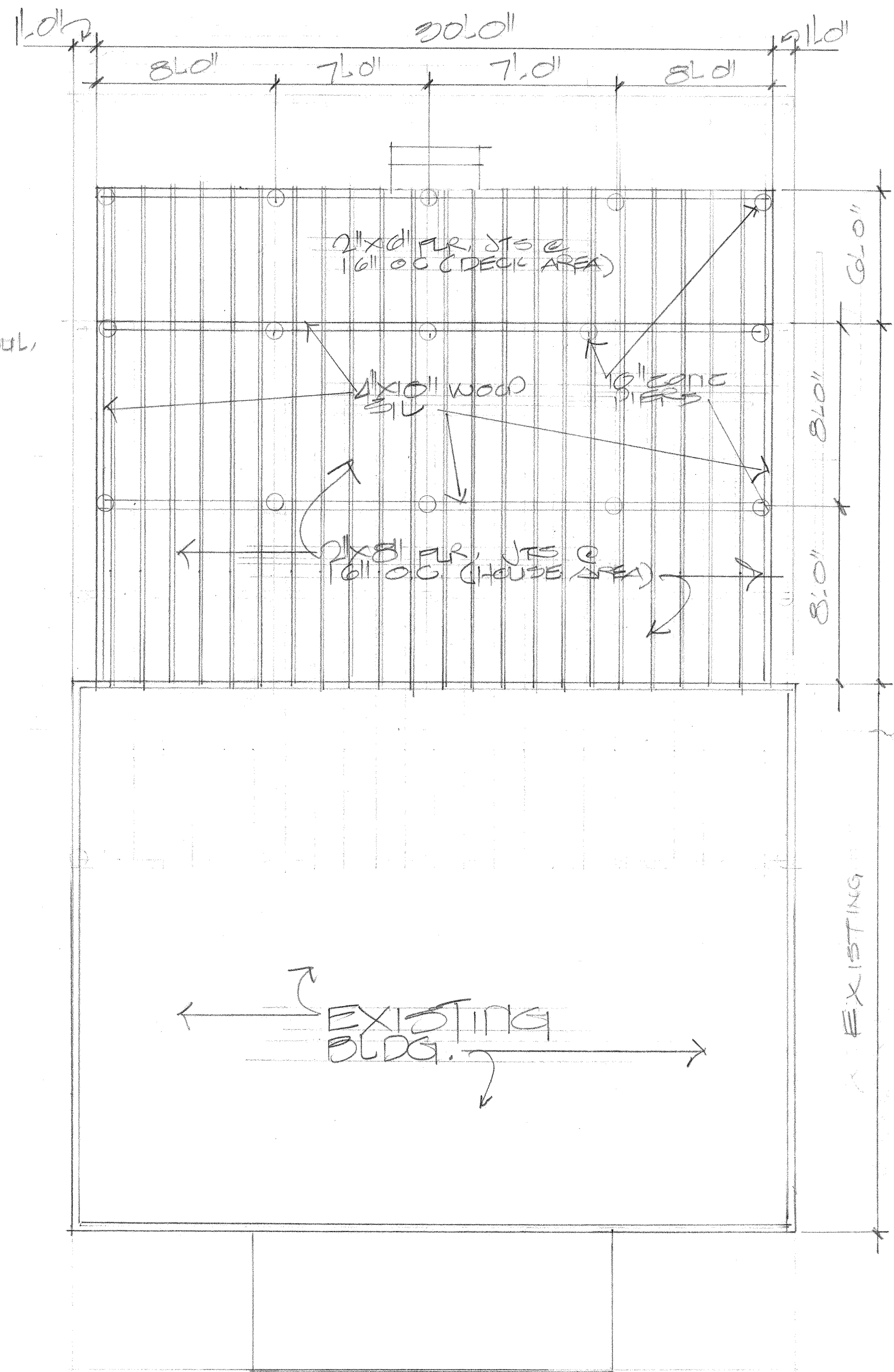


ROOF PLAN SW 1/8 10' 10'

412 N. OLIVE ST.



1. TYPICAL WALL SECTION



1/4" FOUNDATION PLAN

A-SERIES DOUBLE-HUNG WINDOWS

Table of Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on page 2 also apply to this page.

Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	2:3 cottage or 3:2 reverse cottage sash ratio available for all standard widths and heights up to 6'-7 1/4" (2013).
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	CUSTOM WIDTHS – 15 1/4" to 47 1/4"
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	CUSTOM HEIGHTS – 31 1/4" to 80 7/8"
	(321)	(422)	(524)	(575)	(625)	(676)	(727)	(778)	(829)	(930)	(1032)	
CUSTOM WIDTHS – 15 1/4" to 47 1/4"												
CUSTOM HEIGHTS – 27 1/4" to 95 1/4"												
2'-11 1/4"	ADH1830	ADH2030	ADH2430	ADH2630	ADH2830	ADH21030	ADH3030	ADH3230	ADH3430	ADH3830*	ADH4030*	Cottage Reverse Cottage
3'-3 1/4"	ADH1834	ADH2034	ADH2434	ADH2634	ADH2834	ADH21034	ADH3034	ADH3234	ADH3434	ADH3834*	ADH4034*	
3'-7 1/4"	ADH1838	ADH2038	ADH2438	ADH2638	ADH2838	ADH21038	ADH3038	ADH3238	ADH3438	ADH3838*	ADH4038*	
3'-11 1/4"	ADH1840	ADH2040	ADH2440	ADH2640	ADH2840	ADH21040	ADH3040	ADH3240	ADH3440	ADH3840*	ADH4040*	
4'-3 1/4"	ADH1844	ADH2044	ADH2444	ADH2644	ADH2844	ADH21044	ADH3044	ADH3244	ADH3444	ADH3844*	ADH4044*	
4'-7 1/4"	ADH1848	ADH2048	ADH2448	ADH2648	ADH2848	ADH21048	ADH3048	ADH3248	ADH3448	ADH3848*	ADH4048*	
4'-11 1/4"	ADH1850	ADH2050	ADH2450	ADH2650	ADH2850	ADH21050	ADH3050	ADH3250	ADH3450	ADH3850*	ADH4050*	
5'-3 1/4"	ADH1854	ADH2054	ADH2454	ADH2654	ADH2854	ADH21054	ADH3054	ADH3254	ADH3454	ADH3854*	ADH4054*	
5'-7 1/4"	ADH1858	ADH2058	ADH2458	ADH2658	ADH2858	ADH21058	ADH3058	ADH3258	ADH3458	ADH3858*	ADH4058*	
5'-11 1/4"	ADH1860	ADH2060	ADH2460	ADH2660	ADH2860	ADH21060	ADH3060	ADH3260	ADH3460	ADH3860*	ADH4060*	
6'-3 1/4"	ADH1864	ADH2064	ADH2464	ADH2664	ADH2864	ADH21064	ADH3064	ADH3264	ADH3464	ADH3864*	ADH4064*	

continued on next page

Table of Double-Hung Window Sizes (continued)

Scale 1/8" (3) = 1'-0" (305) – 1:96

Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	2:3 cottage or 3:2 reverse cottage sash ratio available for all standard widths and heights up to 6'-7 1/4" (2013). CUSTOM WIDTHS – 15 1/4" to 47 1/4" CUSTOM HEIGHTS – 31 3/4" to 80 1/4"
	(489)	(591)	(692)	(743)	(794)	(845)	(895)	(946)	(997)	(1099)	(1200)	
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	
	(508)	(610)	(711)	(762)	(813)	(864)	(914)	(965)	(1016)	(1118)	(1219)	
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	
	(321)	(422)	(524)	(575)	(625)	(676)	(727)	(778)	(829)	(930)	(1031)	
CUSTOM WIDTHS – 15 1/4" to 47 1/4"												
CUSTOM HEIGHTS – 27 1/4" to 95 1/4"												
	ADH1868	ADH2068	ADH2468	ADH2668	ADH2868	ADH21068	ADH3068	ADH3268	ADH3468	ADH3868	ADH4068	
	ADH1874	ADH2074	ADH2474	ADH2674	ADH2874	ADH21074	ADH3074	ADH3274	ADH3474	ADH3874	ADH4074	
	ADH1880	ADH2080	ADH2480	ADH2680	ADH2880	ADH21080	ADH3080	ADH3280	ADH3480	ADH3880	ADH4080	
	ADH1880	ADH2080	ADH2480	ADH2680	ADH2880	ADH21080	ADH3080	ADH3280	ADH3480	ADH3880	ADH4080	

Custom-size windows are available in 1/8" (3) increments.

All sizes shown are available with PG upgrade.[‡] All cottage and reverse cottage sash double-hung window sizes are also available with PG upgrade.[‡]

For windows with dual-pane glass, two locks are standard on windows wider than 3'-3 1/4" (997). For windows with triple-pane glass or art glass, two locks are standard on sizes wider than 1'-7 1/8" (486) (all sizes shown). Two locks are standard for all windows with PG upgrade.

*"Window Dimension" always refers to outside frame-to-frame dimension.

**"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.

†Dimensions in parentheses are in millimeters.

‡Two locks are standard for windows with triple-pane glass or art glass on sizes wider than 1'-7 1/8" (486) (all sizes shown). Two locks are standard for all windows with PG upgrade.

§PG upgrade is not available for custom sizes less than 19 1/4" (489) wide.

¶Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m²; clear opening width of 20" (508) and clear opening height of 24" (610).

‡Limited sash travel for windows with triple-pane glass or art glass. Sizes 3880 and 4080 are not available with art glass.

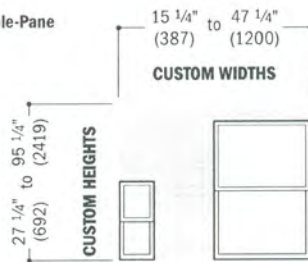
*Two locks are standard for windows with dual-pane glass on sizes wider than 3'-3 1/4" (997).

Custom Sizes and Specification Formulas

Double-Hung Windows

Equal Sash Ratio

Dual-Pane & Triple-Pane



A-Series custom-size windows are available in 1/8" (3) increments between minimum and maximum widths and heights shown. Some restrictions apply. **For specialty windows and windows with PG upgrade, contact your Andersen supplier for custom sizing and specifications.** Clear opening dimensions for custom-sized windows are also available in iQ+; contact your Andersen supplier.

Clear Opening* Width = window width - 4.06" (103) Height = (window height + 2) - 4.65" (118)	Minimum R.O. Width = window width + 3/4" (19) Height = window height + 3/4" (19)
Vent Opening* Width = window width - 4.06" (103) Height = (window height + 2) - 3.84" (98)	Unobst. Glass Width = window width - 6.65" (169) Single Sash Height = (window height - 9.65" (245)) ÷ 2 Total Sash Height = window height - 9.65" (245)

*Windows wider than 3'-1 1/4" (946) and taller than 4'-11 1/4" (1505) meet or exceed clear opening area of 5.7 sq. ft. or .053 m², clear opening width of 20" (508) and clear opening height of 24" (610).

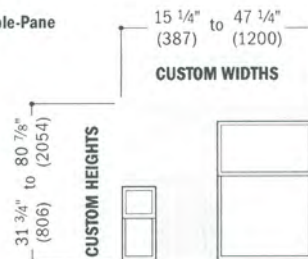
*Two locks are standard for windows with triple-pane glass or art glass on sizes wider than 1'-7 1/8" (486).

*Two locks are standard for windows with dual-pane glass on sizes wider than 3'-3 1/4" (997).

*Windows with triple-pane or art glass wider than 2'-11 1/4" (895) and taller than 5'-11 1/4" (1810) may have limited sash travel. Contact your Andersen supplier for clear opening and vent opening specifications.

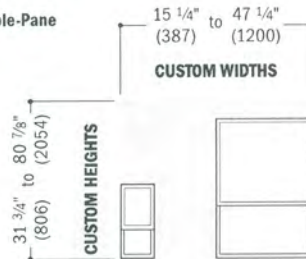
2:3 Cottage Sash Ratio

Dual-Pane & Triple-Pane



3:2 Reverse Cottage Sash Ratio

Dual-Pane & Triple-Pane



Clear Opening* Width = window width - 4.06" (103) Height = (window height - 4.18" (106)) x 0.4 - 2.01" (51)	Minimum R.O. Width = window width + 3/4" (19) Height = window height + 3/4" (19)
Vent Opening* 2:3 Cottage Sash Ratio Width = window width - 4.06" (103) Height = (window height - 4.18" (106)) x 0.4 - 2.01" (51) + 0.8" (20) 3:2 Reverse Cottage Sash Ratio Width = window width - 4.06" (103) Height = (window height - 4.18" (106)) x 0.4 - 2.01" (51) + 2.2" (56)	Unobst. Glass 2:3 Cottage Sash Ratio Width = window width - 6.65" (169) Upper Sash Height = (window height - 9.65" (245)) x 0.4 Lower Sash Height = (window height - 9.65" (245)) x 0.6 Total Sash Height = window height - 9.65" (245) 3:2 Reverse Cottage Sash Ratio Width = window width - 6.65" (169) Upper Sash Height = (window height - 9.65" (245)) x 0.6 Lower Sash Height = (window height - 9.65" (245)) x 0.4 Total Sash Height = window height - 9.65" (245)

*Two locks are standard for windows with triple-pane glass or art glass on sizes wider than 1'-7 1/8" (486).

*Two locks are standard for windows with dual-pane glass on sizes wider than 3'-3 1/4" (997).

*Windows with triple-pane or art glass wider than 2'-11 1/4" (895) and taller than 4'-11 1/4" (1505) may have limited sash travel. Contact your Andersen supplier for clear opening and vent opening specifications.

*Dimensions in parentheses are in millimeters.

***Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.