

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-243
ADDRESS: 411 E EVERGREEN
LEGAL DESCRIPTION: NCB 396 BLK 29 LOT 9 & W 14 FT OF 10
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: GLADYS AYARZAGOITIA/GMAM
OWNER: GLADYS AYARZAGOITIA/GMAM
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: June 20, 2023
60-DAY REVIEW: August 19, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Remove and infill two window openings on the north (rear) elevation.
2. Reuse the two windows from the north (rear) elevation on the front façade. The existing window openings at this location will be resized to be narrower in order to fit the reclaimed windows.
3. Relocate an additional window from one window from the east elevation for reuse on the north (rear) elevation.

The drawings also depict fenestration changes to the 2nd floor balcony openings on the front façade. This alteration is not included in this request.

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. *Façade 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.

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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: 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.
- 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.
- 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 finish. 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.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure at 411 E Evergreen was constructed circa 1913 in the Craftsman style with Neoclassical influences and contributes to the Tobin Hill Historic District. The two-story, multi-family structure features a symmetrical entrance with thick columns, flanked by large window openings on each side, and wood siding. The property makes its first appearance in the City Directory in 1913, and on the 1931 Sanborn Maps respectively.
- b. WINDOW INFILL (NORTH ELEVATION) – The applicant is requesting to infill the ganged window openings, numbers 12 and 16, on the first story of the north elevation of the rear addition. Windows 12 and 16 are one-over-one sashed wood windows and the applicant has proposed to salvage the existing windows for installation on the front facade. The Guidelines for Exterior Maintenance and Alterations 6.A.i recommend that historic window openings be preserved. These windows are of traditional size and are located on the non-original rear addition. Staff finds the request for window infill appropriate provided that the material used to infill the openings matches the existing siding in materials, profile, and dimension.
- c. WINDOW INSTALLATION (FRONT FACADE) – The applicant is requesting to install the two cased one-over-one sashed wood windows that were removed from window openings number 12 and 16 on the front façade, in window openings 1 and 2. The Guidelines for Exterior Maintenance and Alterations 6.A.i recommend that historic window openings be preserved. The installation of the salvaged windows from openings 12 and 16 will require modifications to the size of the original front façade window openings. Staff finds the window installation to be appropriate provided that windows are installed to fit the existing openings in size, profile, and dimension. Staff finds modifications to the size of the existing window openings to be inappropriate. Staff finds that the applicant should source salvaged wood windows that do not alter the existing opening size, profile, and dimension and that the windows removed from the rear elevation be stored on-site for future use.
- d. WINDOW INFILL(EAST ELEVATION) – The applicant is requesting to infill window opening number 33 on the second story of the east elevation. Window number 33 is a one-over-one sashed wood window. The applicant has proposed to salvage and re-install the window in opening number 29 on the rear (north) elevation. The Guidelines for Exterior Maintenance and Alterations 6.A.i recommend that historic window openings be preserved. Staff finds the infill of window opening number 33 to be inappropriate and inconsistent with the Guidelines. Staff finds that the installation of a sashed wood window in opening 29 would be eligible for administrative approval.

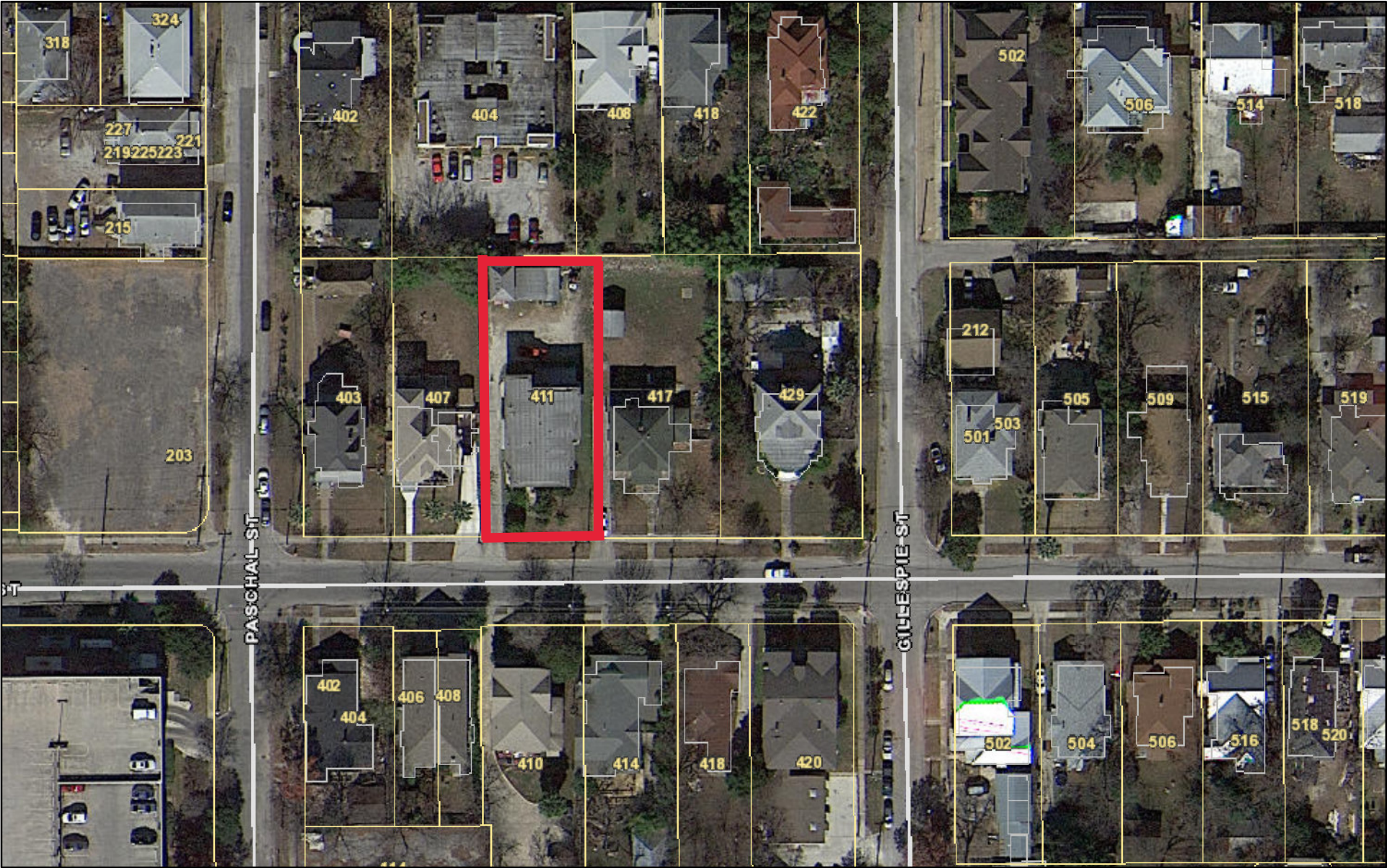
RECOMMENDATION:

Item 1, staff recommends approval of the infill of the two ganged windows on the rear elevation based on finding b with the stipulation that the removed windows are salvaged and stored on site for future use.

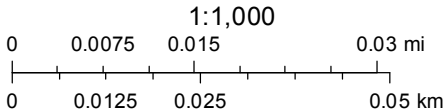
Item 2, staff does not recommend approval of the reuse of the salvaged windows from the rear addition on the front façade, based on finding c. Staff recommends that a salvaged or new window that fits the existing openings be used instead. Staff does not recommend that the existing openings be modified.

Item 3, staff does not recommend approval of the infill of one window on the east elevation based on finding d. The existing window and the window opening should be retained. The installation of a sashed wood window in opening number 29 would be eligible for administrative approval.

City of San Antonio One Stop



May 31, 2023





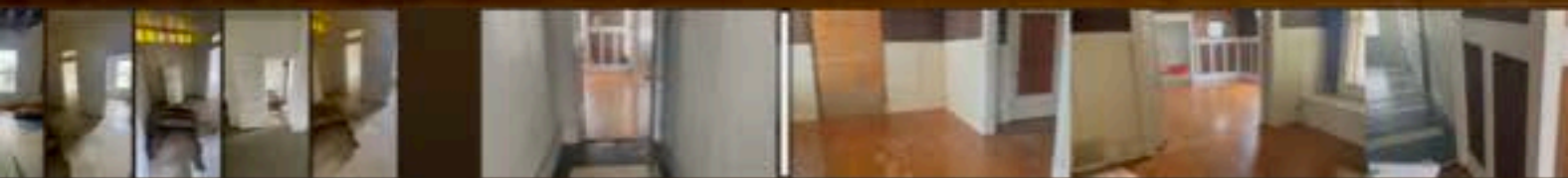




Edit



00:09





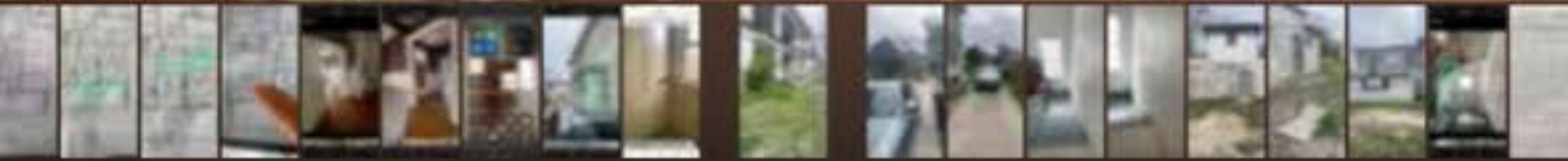


You on 3/26/23, 12:02 PM

2:17



-3:47





You on 3/26/23, 12:02 PM

2:22



-3:41



3:52

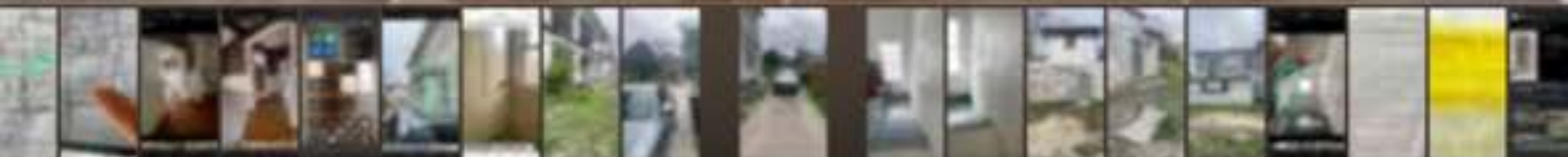


You on 3/26/23, 12:02 PM

0:46



-1:46

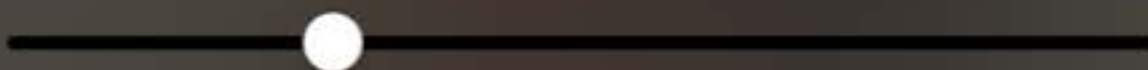


3:52

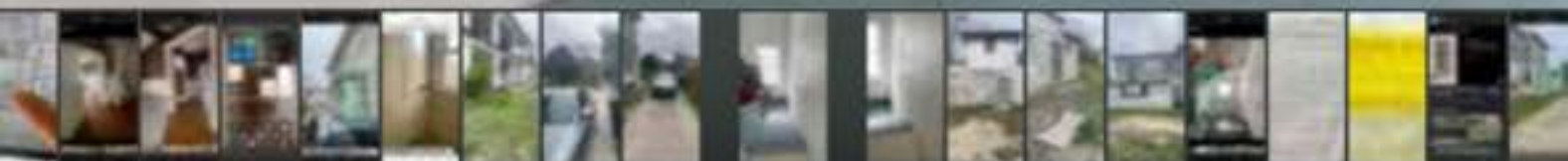


You on 3/26/23, 12:02 PM

0:15



-0:41



A photograph of a two-story house with a prominent front porch supported by square columns. The house has a light-colored exterior, possibly white or light gray. The porch has a decorative railing. The house is surrounded by trees and shrubs. The entire image is overlaid with a dark blue filter. The address "411 E. EVERGREEN ST." is written in white text at the bottom of the image.

411 E. EVERGREEN ST.

SUBJECT



EXTERIOR



FRONT



BACK




RIGHT SIDE



LEFT SIDE





According to preserve the
existent structure, design and
materials, we are considering
to move TWO of the back
wood windows to the front.
(First floor- front exterior)

ZONING



May 26, 2023 at 10:00:55 AM
411 E Evergreen St
San Antonio TX 78212
United States



DESIGN DOCUMENTATION

411 EVERGREEN

GLADYS AYARZAGOITIA

MAR
INTERIORS

June 14, 2023

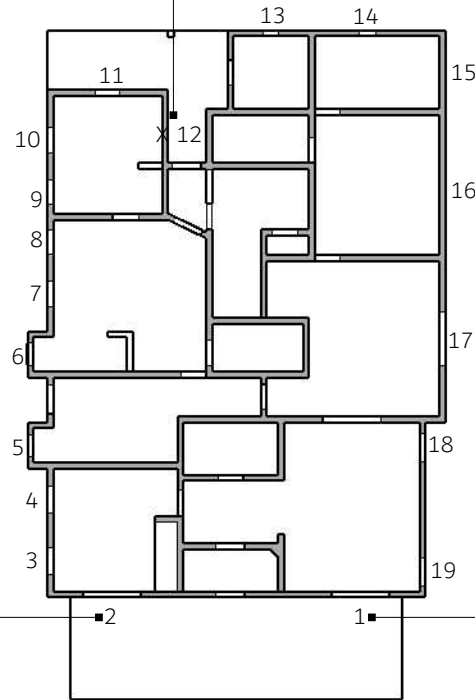
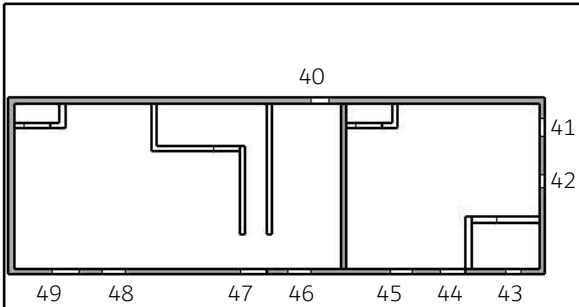


WINDOW #12 INTERIOR



WINDOW #12 EXTERIOR

Existing (Window#12) will be taken out, It will be divided and we are one on window#1 and the second piece on window #2 (Window #1 & #2)



Existing (Window #12) will be placed on (Window #2)

Existing (Window #12) will be placed in (Window#1)



WINDOW #2 EXTERIOR



WINDOW #1 EXTERIOR

All other windows remain in the original place, no modifications will occur.

WINDOW SCHEDULE - MAIN FLOOR

MAR
INTERIORS

411 EVERGREEN

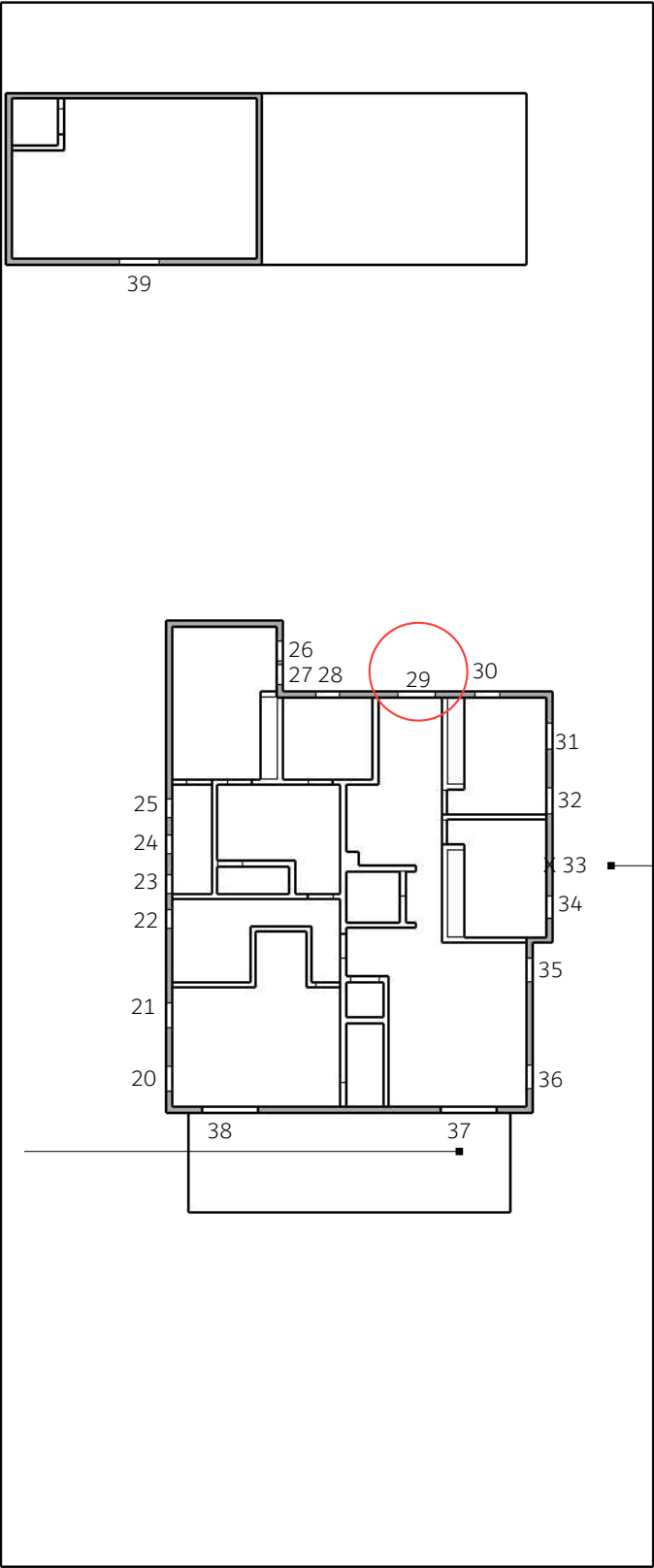
IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients. Any discrepancies should be brought to the attention of MAR INTERIORS prior to the commencement of works.

SCALE 1:24

TO SCALE @ A3



There is currently no window or door on #37 and #38, but the preparation for it is there, the proposal is to place a Double French Door Item Summary JELD-WEN 71.25" X 79.5" Clad W-5500 Double 2 Panel 2 (Door Specifications will be sent via email)



Existing window #33 will be taken out and we will be placing it on #29

All other windows remain in the original place,
no modifications will occur.

WINDOW SCHEDULE - MAIN FLOOR



This window
will be placed here



WINDOW TO BE TAKEN OUT AND TO BE PLACED AT
THE FRONT ON WINDOW#1 & #2



REAR FACING - VIEW 1 WITH NOTES

MAR
INTERIORS

411 EVERGREEN

IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients. Any discrepancies should be brought to the attention of MAR INTERIORS prior to the commencement of works.

SCALE 1:24

TO SCALE @ A3

07

A



FACADE - FRONT

MAR
INTERIORS
411 EVERGREEN

IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients. Any discrepancies should be brought to the attention of MAR INTERIORS prior to the commencement of works.

SCALE 1:24 TO SCALE @ A3



FACADE - 1

MAR
INTERIORS

411 EVERGREEN

IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients. Any discrepancies should be brought to the attention of MAR INTERIORS prior to the commencement of works.

SCALE 1:24

TO SCALE @ A3



FACADE - 2

MAR
INTERIORS

411 EVERGREEN

IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients. Any discrepancies should be brought to the attention of MAR INTERIORS prior to the commencement of works.

SCALE 1:24

TO SCALE @ A3



FACADE - REAR

MAR
INTERIORS

411 EVERGREEN

IMPORTANT: Check all measurements on site prior to construction or commencement of work. Measurements provided in this document are for information only and should not be relied upon for manufacture or installation. All appliance specifications should be taken from spec sheets provided directly by the clients. Any discrepancies should be brought to the attention of MAR INTERIORS prior to the commencement of works.

SCALE 1:24

TO SCALE @ A3