

# HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2024

**HDRC CASE NO:** 2024-149  
**ADDRESS:** 416 WILLOW ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT N 80 FT OF 9  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Fernando Fernandez  
**OWNER:** Fernando Fernandez  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** April 08, 2024  
**60-DAY REVIEW:** May 16, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting:

1. A Certificate of Appropriateness for approval to replace a set of ganged one-over-one windows on the front façade with one (1) fixed window.
2. To receive Historic Tax Certification & Verification for the property at 416 Willow.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.
- 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.

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

*UDC Section 35-618 Tax Exemption Qualifications:*

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

**FINDINGS:**

- a. The primary structure located at 416 Willow is a 1-story, single-family residence constructed circa 1910. The structure first appears on the 1912 Sanborn Map in the same footprint as existing. The structure features a T-plan, with a cross gable composition shingle roof with a prominent front gable, aluminum siding, and vinyl windows. The structure is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. CASE HISTORY – The applicant previously presented to the HDRC on July 7, 2021, to request approval for the replacement of thirteen (13) existing aluminum windows with vinyl windows. The applicant received approval to replace the existing windows with vinyl windows that did not require modifications to the existing window openings and with windows that all featured one-over-one profiles. During the review of the applicant's application materials for the Substantial Rehabilitation Tax Incentive, staff observed that the set of ganged windows on the front façade were replaced with one (1) fixed window, in violation of the previous HDRC stipulation per HDRC Case No. 2021-301. The applicant is currently requesting approval for Historic Tax Certification and Historic Tax Verification.
- c. The scope of work includes foundation repair, window replacement, front door replacement, insulation installation, and landscaping modifications.
- d. COMPLIANCE – Staff conducted a site visit on April 11, 2024, to examine the conditions of the property. Staff observed that the front window configuration was modified outside of the HDRC approval issued on July 7, 2021, per HDRC Case No. 2021-301. Staff did not observe any additional compliance issues. The applicant has proposed to replace the set of three (3) ganged windows on the front façade with one vinyl fixed window. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window openings should be preserved. Avoid enlarging or diminishing to fit stock sizes. Additionally, Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. Staff finds the request inconsistent with the Guidelines and finds that the HDRC



stipulation approved per HDRC Case No. 2021-301 should be upheld. The property is not eligible for the Substantial Rehabilitation Tax Incentive until the property comes into compliance or until the HDRC approves the work as existing.

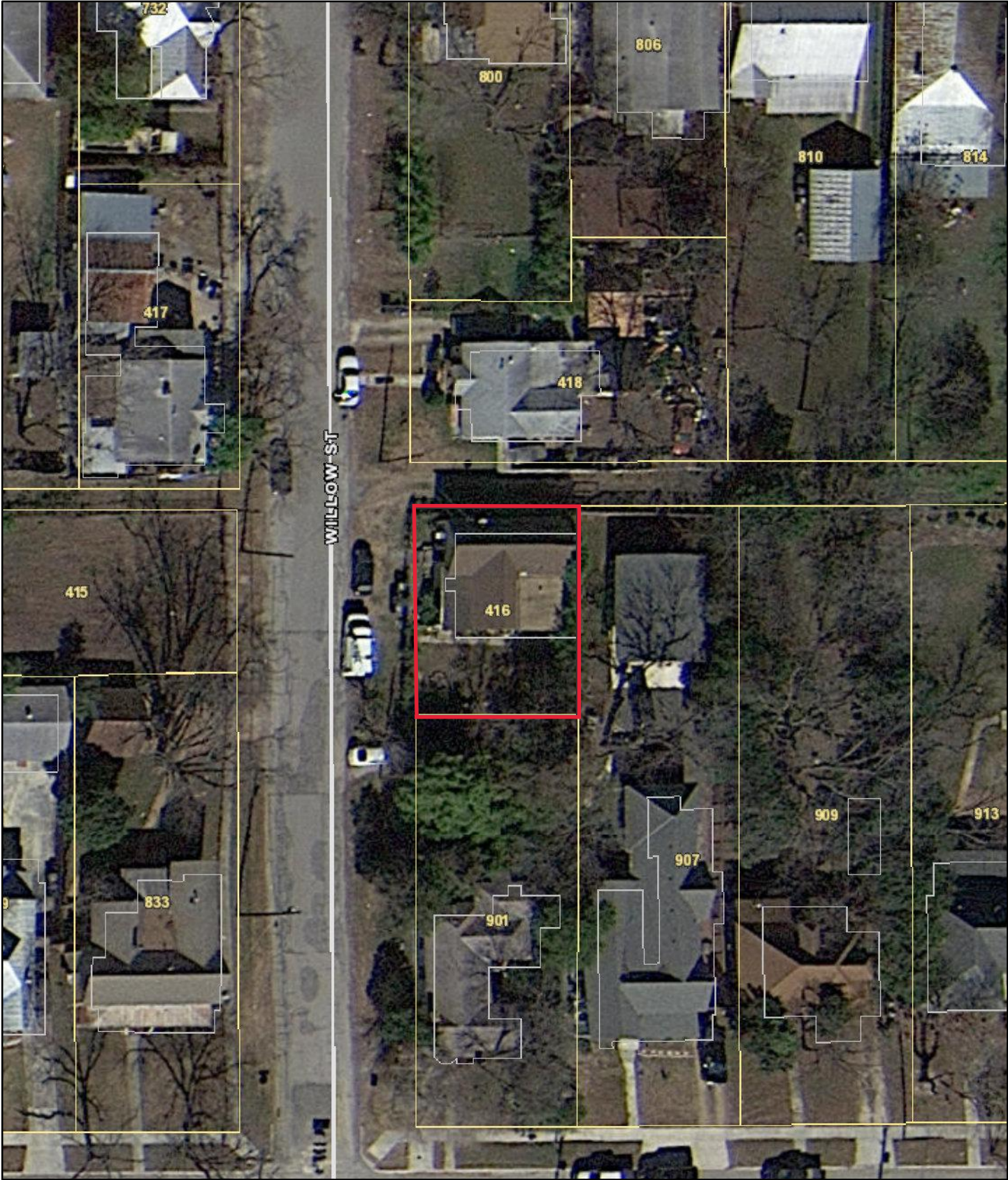
**RECOMMENDATION:**

Item 1, staff does not recommend approval of the window replacement based on findings a through d. The applicant is required to return the front window to the original one-over-one ganged window configuration as approved per HDRC Case No. 2021-301.

Item 2, staff does not recommend Historic Tax Certification & Verification at this time based on finding d. The property will be eligible for the Substantial Rehabilitation Tax Incentive once the property comes into compliance.

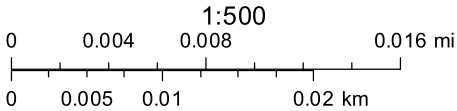
If the HDRC is compelled to approve the window replacement as it currently exists, the property is eligible to receive Historic Tax Certification and Historic Tax Verification.

City of San Antonio One Stop

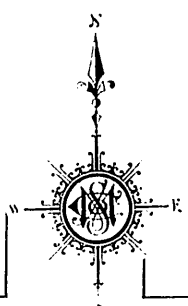


April 12, 2024

— User drawn lines







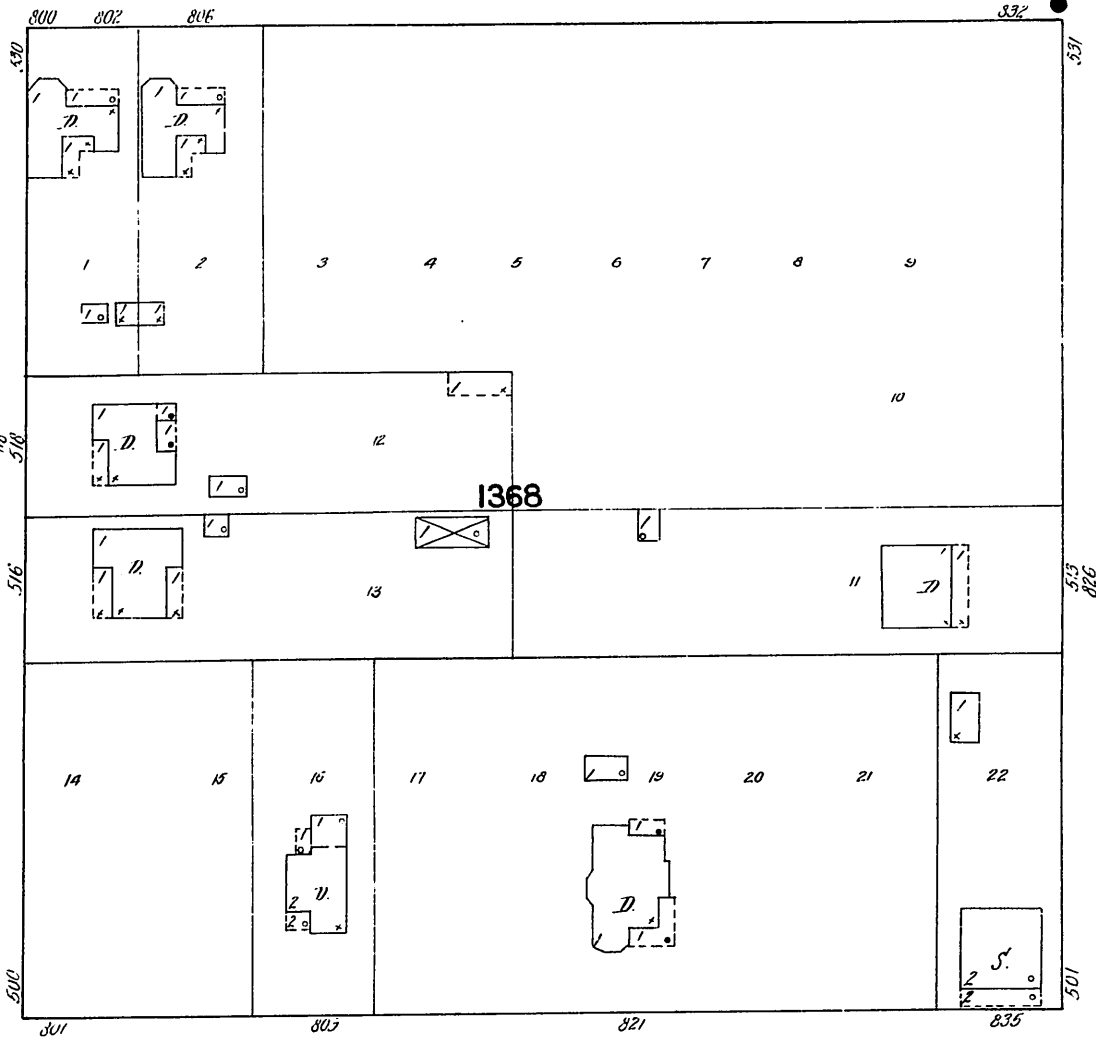
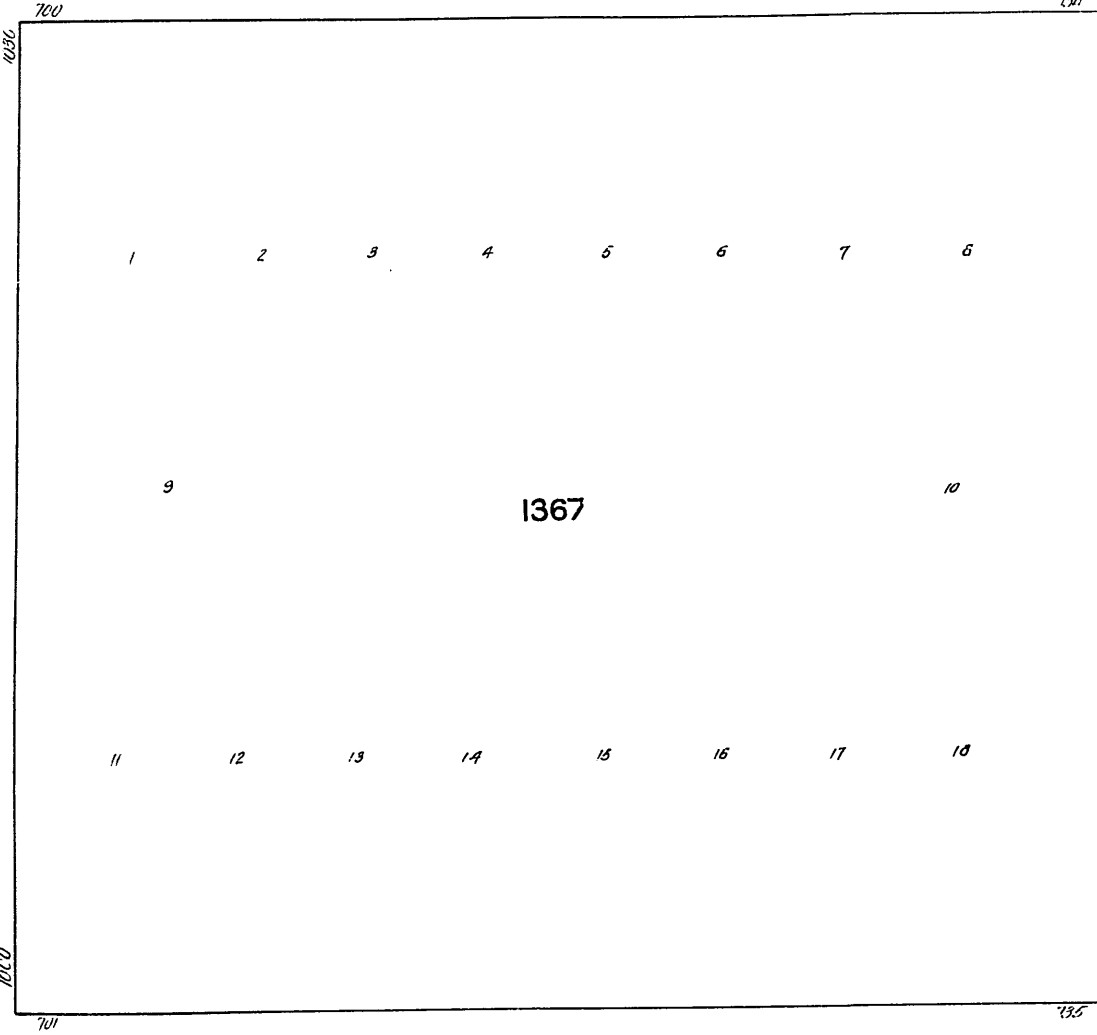
161

162

BURLESON

NOT PAID

6" W PIPE



LAMAR

NOT PAID

12" W PIPE

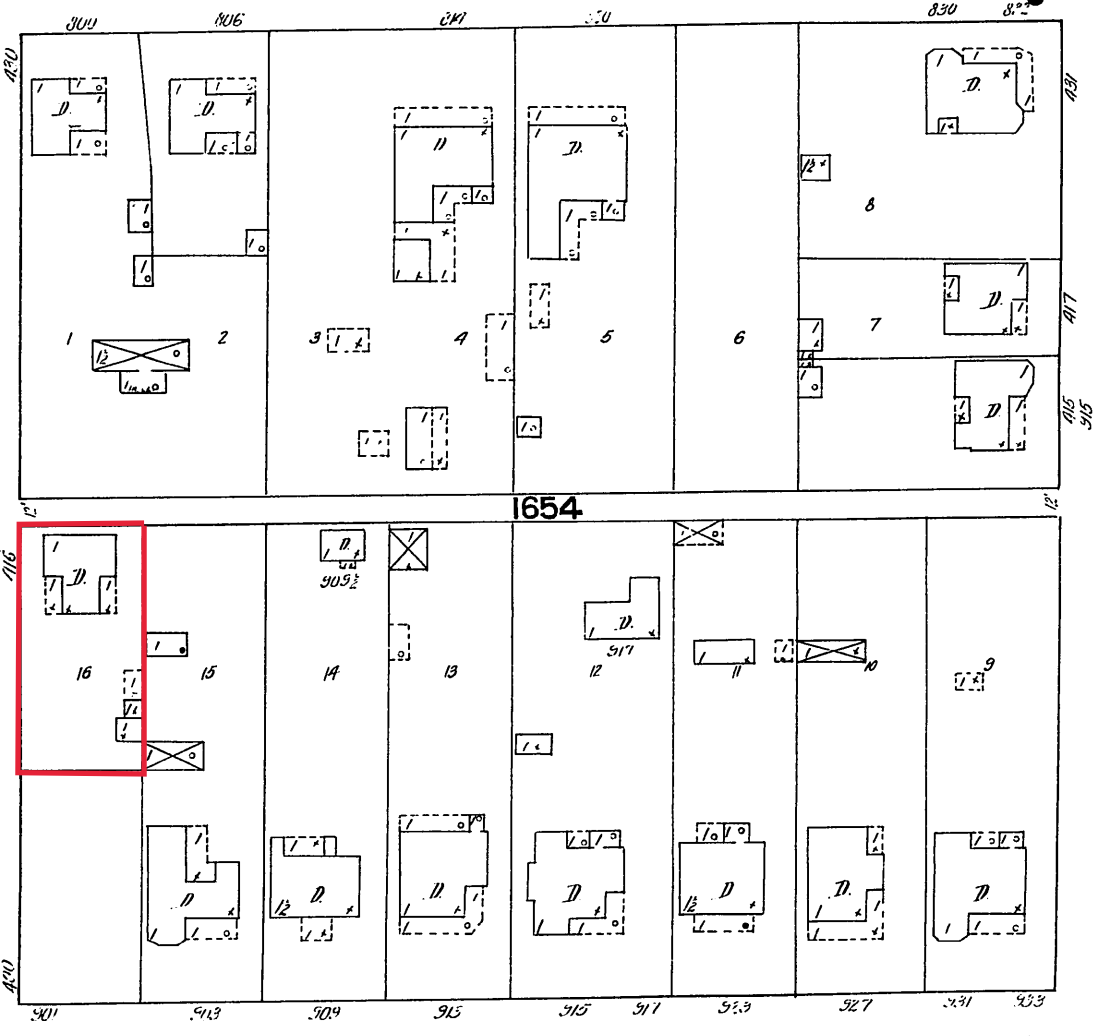
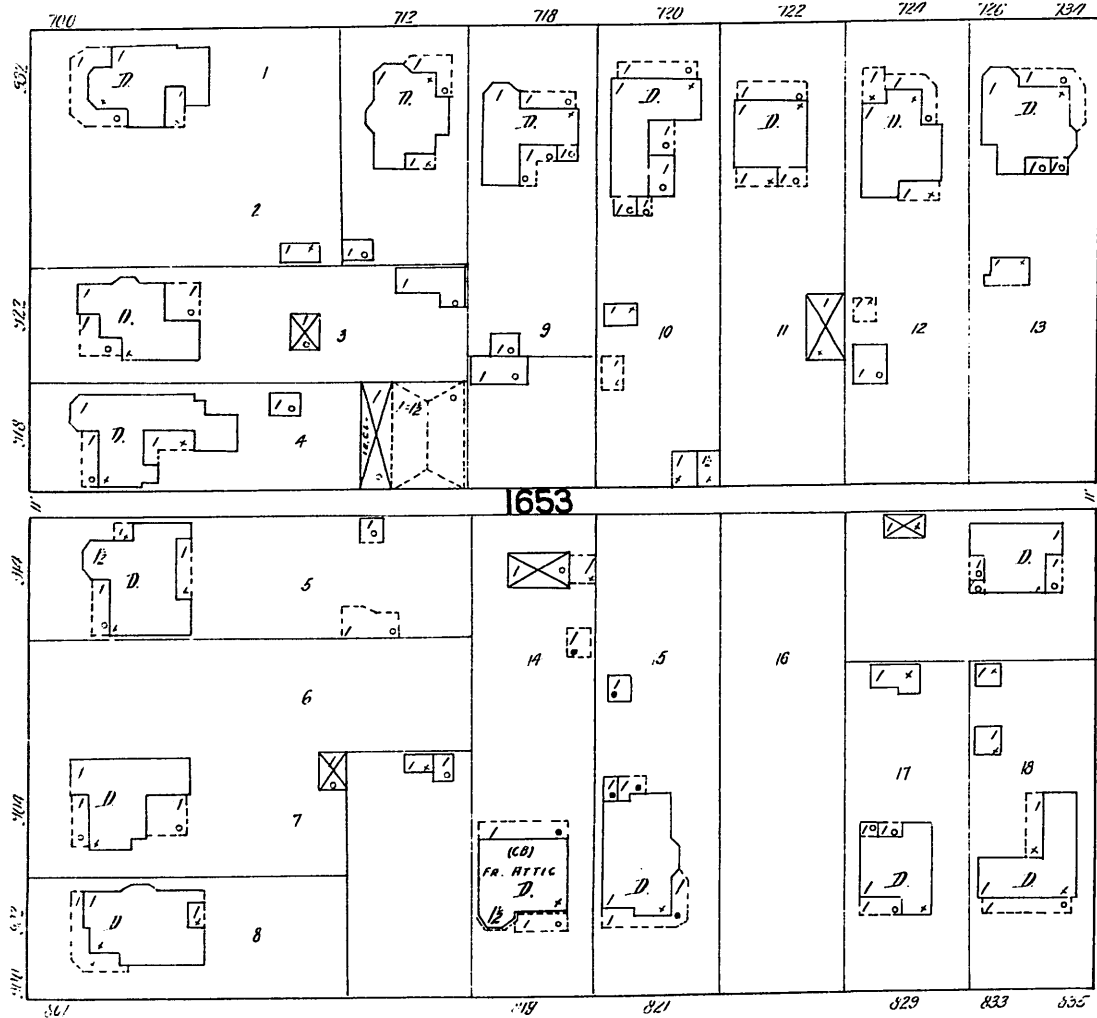
157

N. PINE

WILLOW

162

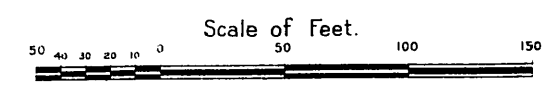
MUNCEY



HAYS

NOT PAID

148



# 1. Detailed written narrative explaining the completed work.

The restoration project at 416 Willow involved foundation repairs, window replacement, insulation to walls and attic, landscaping, and installation of a restored front door.

## Foundation repairs:

- Concrete posts: 26 concrete posts were installed, restoring the building's stability.
- SmartJack Footings: 9 SmartJack footings were also installed on the foundation to ensure added support and ease of adjustability.
- Skirting and pier beam replacement: 82 feet of skirting were replaced, including the addition of foundation ventilation, and a structural wood beam that had been degraded.

## Window replacement:

- 13 aluminum windows were replaced with vinyl, high energy efficient windows.
- Aluminum siding: Along with window replacement, new aluminum siding was installed to replace the previously loose-fitting siding, which eliminated water intrusion behind siding.
- During window replacement, rotten wood for the window frame and trim was replaced to ensure the replacement windows were adequately secured.

## Insulation:

- Insulation was added to all exterior walls and attic, improving the energy efficiency of the home.

## Landscaping:

- A Monterrey oak tree was added to the property, improving curb appeal of property.

## Front door:

- The front burglar bar was removed, and the front door was replaced with a restored, craftsman-style wooden door.

## 2. Itemized list of work completed both interior and exterior.

- Blown-in cellulose insulation to house exterior walls
- Monterrey oak tree and staking
- Reclaimed door with stained glass 36" x 80"
- 40 pieces 23" x 47" COMFORTBATT R-30 Stone Wool Batt Insulation and Sound Barrier
- 26 concrete posts and 9 SmartJack footings installed on foundation
- 13 aluminum windows replaced, along with window frame trim and siding.

### 3. Completed time schedule.

- Foundation repairs: 06/06/2020
- Insulation to attic: 06/24/2020
- Door installation: 09/01/2020
- Window replacement: 08/23/2021
- Tree installation: 01/07/2022
- Insulation to exterior walls: 10/25/2022

## 4. Itemized list of final associated costs.

Below is summarized cost of each improvement and the attached documents show the itemized list.

Insulation to attic: \$ [REDACTED]

Foundation repairs: \$ [REDACTED]

Door installation: \$ [REDACTED]

Window replacement: \$ [REDACTED]

Tree installation: \$ [REDACTED]

Insulation to exterior walls: \$ [REDACTED]

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**Total cost of all projects:** [REDACTED]



Before:





Will be replaced with a picture frame style window (single piece of glass)

All other windows will be single hung, double pane windows (see sample)

Window and door siding will be replaced with new siding material and different color (Woodland Green)















After renovations:





Apr 11, 2024 at 1:37:59 PM  
415 Willow  
San Antonio TX 78202  
United States





Apr 11, 2024 at 1:38:03 PM  
415 Willow  
San Antonio TX 78202  
United States



















# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 1, 2020

**ADDRESS:** 416 WILLOW ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT N 80 FT OF 9  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Fernando Fernandez/FERNANDEZ FERNANDO - 416 WILLOW  
**OWNER:** Fernando Fernandez/FERNANDEZ FERNANDO - 416 WILLOW  
**TYPE OF WORK:** Repair and Maintenance

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the front security door and replace the existing front door with a new wood door.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 9/1/2020 10:14:37 AM

**ADMINISTRATIVE APPROVAL TO:** remove the front security door and replace the existing front door with a new wood door. No modifications to the opening are requested.

**APPROVED BY:** Katie Totman

Shanon Shea Miller  
Historic Preservation Officer

*A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.*

*A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.*

*This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.*

ADDRESS: 416 WILLOW ST  
HDRC: N/A



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 9, 2021

**ADDRESS:** 416 WILLOW ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT N 80 FT OF 9  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Fernando Fernandez/FERNANDEZ FERNANDO - 416 WILLOW  
**OWNER:** Fernando Fernandez/FERNANDEZ FERNANDO - 416 WILLOW  
**TYPE OF WORK:** Fencing, Landscaping/hardscaping/irrigation

### REQUEST:

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

1. Proposal to remove the street-facing portion of the existing privacy fence. The privacy fence that separates the 416 Willow and 901 Hays properties will remain in place.
2. Proposal to plant one ~15 foot Monterrey Oak tree at the location shown in the site plan provided. The tree will be planted 15 feet away from the structure.
3. Proposal to plant one ~10 foot Texas Mountain Laurel tree at the location shown in the site plan provided. The tree will be planted 19 feet away from the structure.
4. Replacement of existing sod with Emerald Zoysia sod.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 9/9/2021 11:38:11 AM

**ADMINISTRATIVE APPROVAL TO:** SIDE FENCE REMOVAL - Remove an existing privacy fence length from the side yard that crosses the driveway.  
The fence that separates the 416 Willow and 901 Hays properties will remain in place. \*\*Any new fence installation will require separate review and approval by OHP staff\*\*

LANDSCAPING - Plant one ~15 foot Monterrey Oak tree (planted 15 feet away from the structure), plant one ~10 foot Texas Mountain Laurel tree (tree will be planted 19 feet away from the structure), replacement of existing sod with Emerald Zoysia sod.

**APPROVED BY:** Katie Totman



Shanon Shea Miller  
Historic Preservation Officer

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 14, 2020

**ADDRESS:** 416 WILLOW ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT N 80 FT OF 9  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Soleil Cardenas/Baird Foundation Repair - 726 Hot Wells Blvd  
**OWNER:** FERNANDEZ FERNANDO - 416 WILLOW  
**TYPE OF WORK:** Foundation/skirting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1) repair the foundation by installing 36 SmartJacks and (2) install 82 feet of skirting.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 8/14/2020 8:11:34 AM

**ADMINISTRATIVE APPROVAL TO:** 1. Repair the foundation by installing 36 Smartjacks.  
2. Install 82 feet of skirting.

Skirting must be replaced in-kind, no modifications to the existing skirting material are approved at this time. Any changes to skirting material require review and approval by the Office of Historic Preservation.

**APPROVED BY:** Rachel Rettaliata

A handwritten signature in black ink, reading "Shanon Shea Miller".

Shanon Shea Miller  
Historic Preservation Officer

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

July 7, 2021

**HDRC CASE NO:** 2021-301  
**ADDRESS:** 416 WILLOW ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT N 80 FT OF 9  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Fernando Fernandez/FERNANDEZ FERNANDO - 416 WILLOW  
**OWNER:** Fernando Fernandez/FERNANDEZ FERNANDO - 416 WILLOW  
**TYPE OF WORK:** Window replacement/fenestration changes

### REQUEST:

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

1. Replace thirteen (13), existing, aluminum windows with vinyl windows.
2. Replace the existing aluminum siding with new aluminum siding at window openings.
3. Replace any existing, damaged and deteriorated wood elements.

### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to replace existing, aluminum windows, replace existing, aluminum siding, and to replace deteriorated wood elements.
- b. The historic structure at 416 Willow was constructed circa 1910 and is found on the 1912 Sanborn Map. The historic structure features a traditional L plan with front and side facing gabled roofs. The structure currently features aluminum siding and windows.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace thirteen (13), existing, aluminum windows with vinyl windows that feature a tan color and a one over one profile. OHP staff performed a site visit on June 25, 2021, and found the existing windows to all be aluminum. The applicant has submitted a window that features a profile and dimensions that are generally consistent with staff's standard specifications for windows in new construction; however, staff finds that the proposed replacement window should feature no faux divided lites and no attached window screens. While vinyl in material, staff finds the window to be an appropriate replacement product for aluminum windows.
- d. ALUMINUM SIDING REPLACEMENT – The applicant has proposed to replace the existing aluminum siding with new aluminum siding at window openings. Generally, staff finds this request to be appropriate; however, wholesale replacement of aluminum siding should not occur. If aluminum siding is removed in its entirety, the historic wood siding underneath should be repaired.
- e. WOOD ELEMENT REPAIR – The applicant has proposed to replace damaged and deteriorated wood elements, including trim and window sills, in-kind. This is appropriate and consistent with the Guidelines.

### RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through e with the following stipulations:

- i. That the proposed vinyl windows be installed within the existing window openings, with no modifications to the existing openings. Additionally, the proposed vinyl windows should feature no faux divided lites and no attached

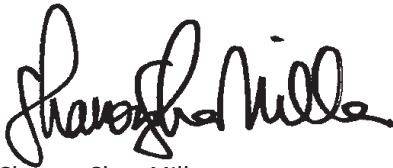
window screens. All windows should feature one over one profiles, as noted in staff's standards for windows in the applicable citations.

ii. That wholesale replacement of the existing, aluminum siding not take place. If the existing aluminum siding is removed in its entirety, the wood siding underneath should be repaired.

iii. That all wood repair work be done in-kind, with like materials.

**COMMISSION ACTION:**

Approved with staff's stipulations.

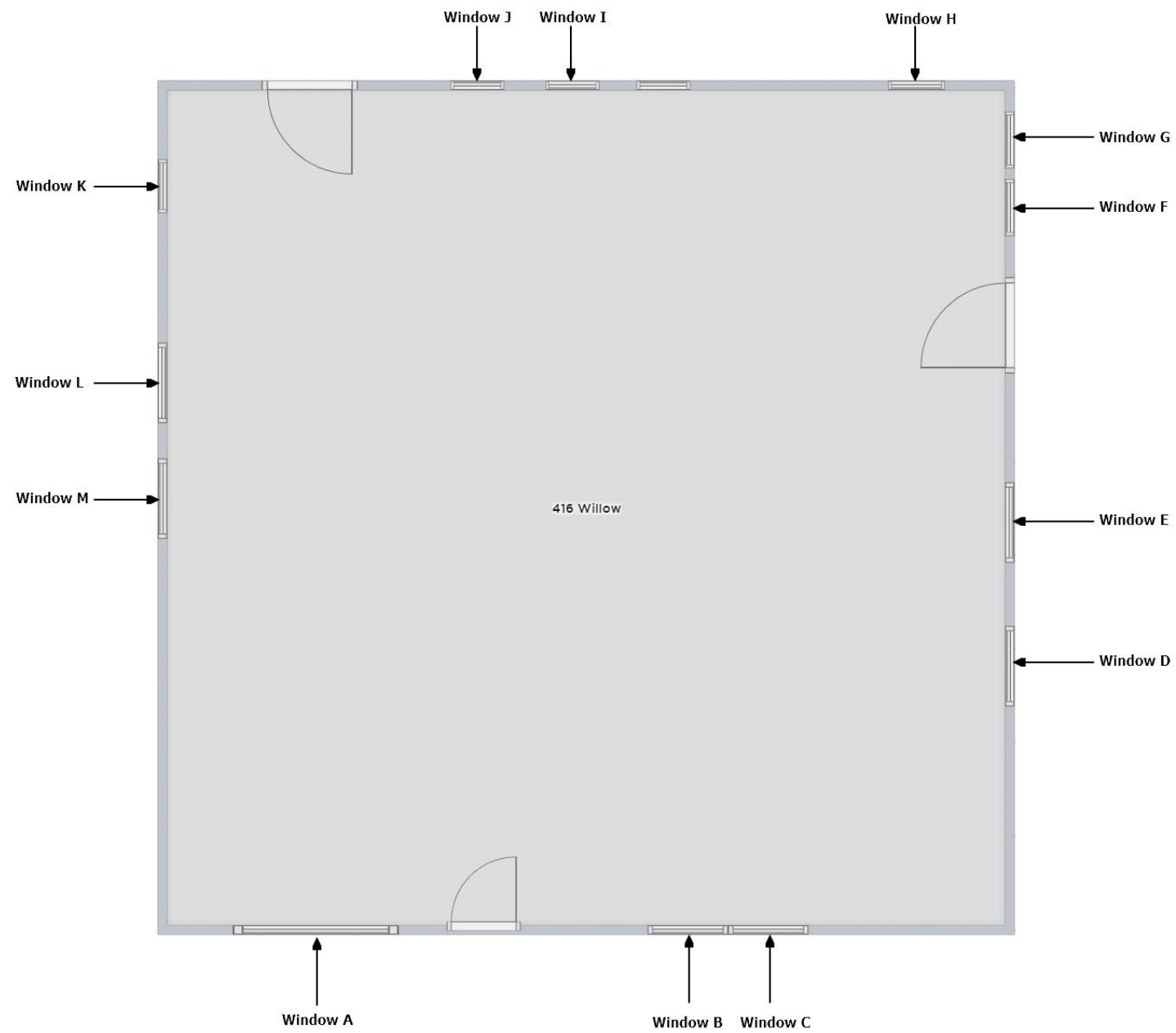


Shanon Shea Miller  
Historic Preservation Officer

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Window	Size (Width x Height in inches)	Configuration	Material (sash and casing)	Scope of work
A	72 ½ X 60 ½	Single hung	Aluminum	Replace with vinyl casing, double pane picture window glass
B	32 X 61	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
C	32 X 61	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
D	33 ½ X 77	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
E	33 ½ X 77	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass

Window	Size (Width x Height in inches)	Configuration	Material (sash and casing)	Scope of work
F	23 ½ X 57 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
G	23 ½ X 57 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
H	23 ½ X 57 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
I	31 ½ X 37	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
J	32 X 37 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass

Window	Size (Width x Height in inches)	Configuration	Material (sash and casing)	Scope of work
J	32 X 37 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
K	32 X 37 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
L	33 ½ X 77 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
M	33 ½ X 77 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass

Window A



Windows B and C





Window D



Window E



Windows F and G



Window H



Window I



Window J





Window K

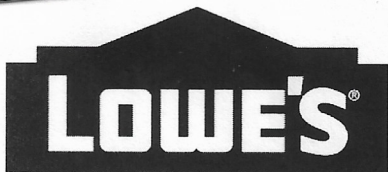


Window L



Window M





Thank You for Shopping at Lowe's  
We hope you enjoy your new purchase!



# CUSTOMER COPY

Page 1 of 2

## Sold To

Fernando Fernandez

## Sold From

Lowe's Of N.E. Central San Antonio, Tx  
1470 AUSTIN HIGHWAY  
SAN ANTONIO, TX 78209  
(210) 828-6011

## Order Information

Location: 907  
Order Date: 06/04/2020  
Invoice #: 70703  
Order #: 422339663

Item #	Item Description	Model #	UoM	Load Indicator	Unit Price	Qty	Extended Price
465090	COMFORTBATT R-30 Stone Wool Batt Insulation with Sound Barrier (23-in W x 47-in L) \$62.92 Original Price \$12.63 Buy 10 get 20% off	RXCB3023	LCU	LD	\$50.29	3	
465090	COMFORTBATT R-30 Stone Wool Batt Insulation with Sound Barrier (23-in W x 47-in L) \$62.92 Original Price \$12.58 Buy 10 get 20% off	RXCB3023	LCU	LD	\$50.34	37	
2	Lowe's Delivery Service Item		UNIT		\$65.00	1	

# of Items Discounted: 2 Total Savings: \$503.35

## Fulfillment Information

## Tender Information

## Payment Information

Location: 1645 VISA 0642:  
Sales Date: 06/24/2020  
Fulfillment #: 80601

\$2,249.92 Subtotal:  
Shipping / Delivery:  
Total Tax:  
Total:



726 Hot Wells Blvd., San Antonio, Texas 78223 Ph: (210) 534-4110 Fax: (210) 534-4111 [www.BairdFoundationRepair.com](http://www.BairdFoundationRepair.com)

OLD IS BETTER THAN NEW ANTIQUES

Gabriel Galindo (Owner)

(210) 364-4564

www.Old-SA.com

1504 Fredericksburg Rd. • San Antonio, TX 78201

No.

DATE

8-1-2020

ORDER NO.

All Sales Final, No Returns

NAME

Carina

ADDRESS

CITY, STATE, ZIP

SOLD BY

CASH

☒ CASH

☐ C.O.D.

☐ PAID OUT

☐ CHARGE

☐ MERCHANDISE RETURNED

QUANTITY

DESCRIPTION

1 Reclaimed Door  
w stained glass  
36" x 80"

Sale Tax

Ray Moore

210-420-0774

SIGNATURE

All Sales Final, No Returns



# JOB INVOICE



**TEXAS SHIELD**  
INSULATION

GREATER QUALITY AT BETTER PRICE

INSTALL BATTS • BLOW • FOAM

Office: (210)853-9444  
Email: office@texasshieldinsulation.com  
8114 City Base Landing, Suite 113  
San Antonio TX 78235

SOLD TO:	Fernando Fernandez
ADDRESS	416 Willow
	San Antonio TX 78202
ATTENTION	Fernando Fernandez

DATE ORDERED	ORDER TAKEN BY
PHONE NO.	CUSTOMER ORDER #
JOB LOCATION	
JOB PHONE	STARTING DATE 11/2022
TERMS <b>Paid</b>	

QTY.	DESCRIPTION OF WORK / MATERIAL	AMOUNT
1	Add blown cellulose insulation to house exterior walls	

DATE COMPLETED
11/2022

CUSTOMER APPROVAL SIGNATURE_____
AUTHORIZED SIGNATURE_____ 11/2022

TOTAL LABOR	
TOATAL MATERIALS	
TOTAL MISCELLANEOUS	
SUBTOTAL	
TAX	
GRAND TOTAL	




Order #422339663

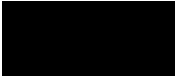
Placed June 4, 2020



Delivered

 Delivered Friday, Jun 19, 2020 6:54pm CT

COMFORTBATT R- 30 Attic Wall 30.7-sq ft Unfaced



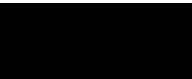
Stone Wool Batt Insulation (23-in W x 47-in L) Individual

Pack 1 total-Piece

Item #465090 Model #RXCB3023

\$62.92 /ea. QTY 37

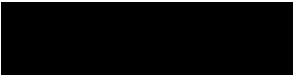
COMFORTBATT R- 30 Attic Wall 30.7-sq ft Unfaced



Stone Wool Batt Insulation (23-in W x 47-in L) Individual

Pack 1 total-Piece

Item #465090 Model #RXCB3023



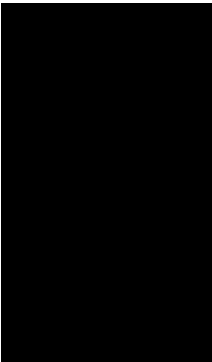
Order Summary

Subtotal

Truck Delivery

Tax

Total Billed





# NURSERY WORK ORDER

www.milbergernursery.com



MILBERGER'S

210 497 3760 ■ FAX 497 3929

3920 N Loop 1604 East ■ San Antonio, TX 78247

CUSTOMER

INFORMATION

FERNANDO FERNANDEZ
416 WILLOW ST.
SAN ANTONIO, TX 78202

DATE

Sept 11 '21
Peter

EMPLOYEE

MAIN PH.#

ALT. PH.#

CHECK ALL THAT APPLY

PAID <input checked="" type="checkbox"/>	DELIVERY <input type="checkbox"/>	C.O.D.: LABOR <input type="checkbox"/>
--	-----------------------------------	--

QTY	DESCRIPTION	SIZE	PRICE	AMOUNT
1	Monterrey Oak	#65		
1	Staking			

DATE Friday January 7 2022
SCHEDULE:

Tax

TOTAL

ADDITIONAL COMMENTS
SIGNATURE



11:46:16

DEBIT CARD  
DEBIT SALE

Card #	[REDACTED]
Network:	INTERLINK
Chip Card:	US DEBIT
AID:	[REDACTED]
SEQ #:	39
Batch #:	727
INVOICE	39
Approval Code:	000081
Entry Method:	Chip Read
Mode:	Issuer - PIN Verified

SALE AMOUNT

CUSTOMER COPY



MILBERGER LANDSCAPING  
& NURSERY

3920 N. Loop 1604 East  
San Antonio, Texas 78247  
(210) 497-3760 [www.milbergernursery.com](http://www.milbergernursery.com)

Customer's  
Order No. \_\_\_\_\_ DATE Sept. 11 2021

SOLD TO Fernando Fernandez

ADDRESS \_\_\_\_\_

SALESMAN Fete OK TERMS del[illegible]

**ALL Claims and Returned Goods MUST Be Accompanied By This Bill**

SIGNATURE \_\_\_\_\_

348332

Trees and shrubs are guaranteed for 90 days. Trees planted by Milberger's are guaranteed for one year. Sod, bedding plants, and house plants are not guaranteed.

**HISTORIC AND DESIGN REVIEW COMMISSION**

**July 07, 2021**

**HDRC CASE NO:** 2021-301  
**ADDRESS:** 416 WILLOW ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT N 80 FT OF 9  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Fernando Fernandez/FERNANDEZ FERNANDO  
**OWNER:** Fernando Fernandez/FERNANDEZ FERNANDO  
**TYPE OF WORK:** Aluminum window and siding replacement, wood window sill repair  
**APPLICATION RECEIVED:** June 07, 2021  
**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. Replace thirteen (13), existing, aluminum windows with vinyl windows.
2. Replace the existing aluminum siding with new aluminum siding at window openings.
3. Replace any existing, damaged and deteriorated wood elements.

**APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

1. Materials: Woodwork

**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.

*Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

**FINDINGS:**

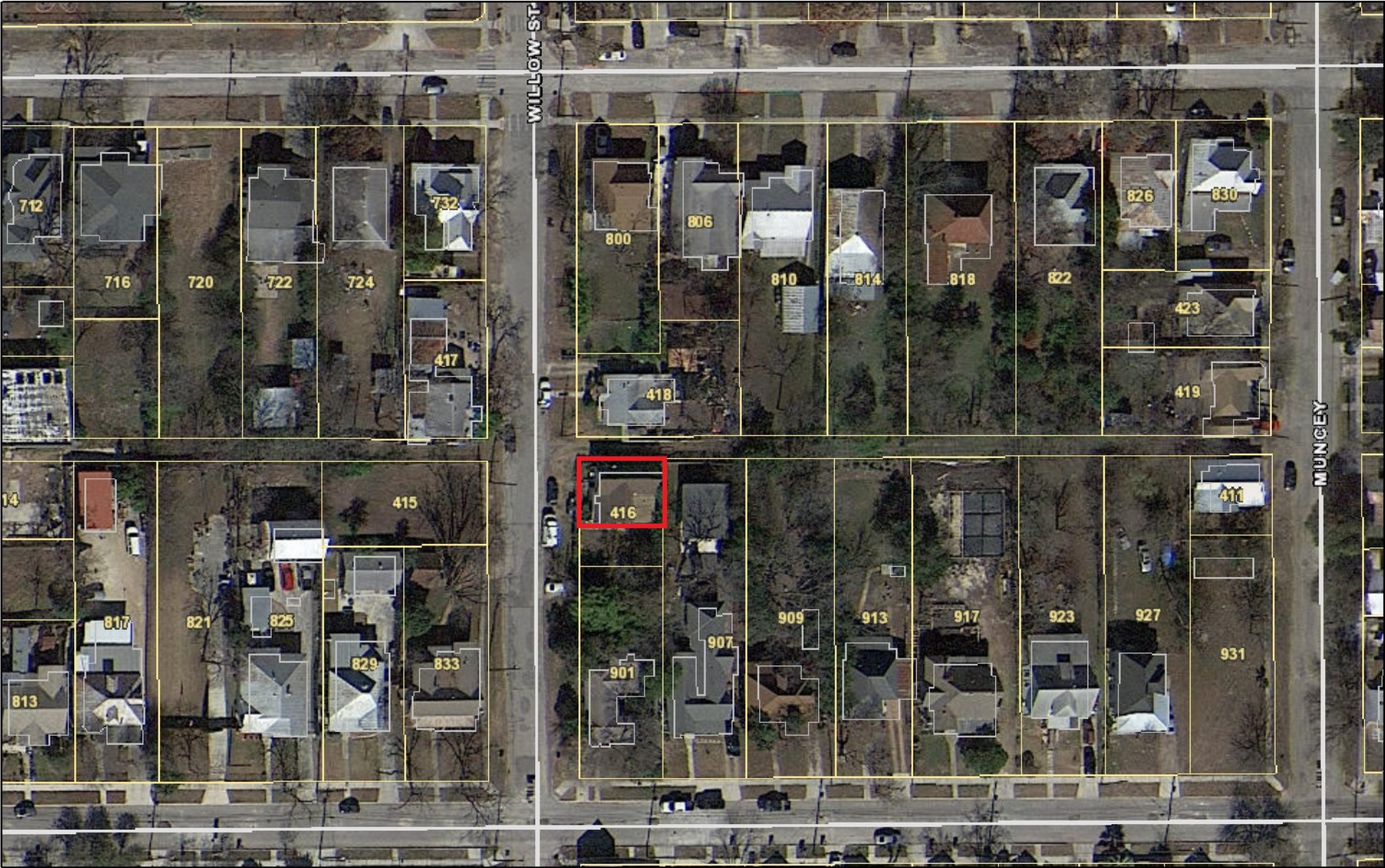
- a. The applicant is requesting a Certificate of Appropriateness for approval to replace existing, aluminum windows, replace existing, aluminum siding, and to replace deteriorated wood elements.
- b. The historic structure at 416 Willow was constructed circa 1910 and is found on the 1912 Sanborn Map. The historic structure features a traditional L plan with front and side facing gabled roofs. The structure currently features aluminum siding and windows.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace thirteen (13), existing, aluminum windows with vinyl windows that feature a tan color and a one over one profile. OHP staff performed a site visit on June 25, 2021, and found the existing windows to all be aluminum. The applicant has submitted a window that features a profile and dimensions that are generally consistent with staff's standard specifications for windows in new construction; however, staff finds that the proposed replacement window should feature no faux divided lites and no attached window screens. While vinyl in material, staff finds the window to be an appropriate replacement product for aluminum windows.
- d. ALUMINUM SIDING REPLACEMENT – The applicant has proposed to replace the existing aluminum siding with new aluminum siding at window openings. Generally, staff finds this request to be appropriate; however, wholesale replacement of aluminum siding should not occur. If aluminum siding is removed in its entirety, the historic wood siding underneath should be repaired.
- e. WOOD ELEMENT REPAIR – The applicant has proposed to replace damaged and deteriorated wood elements, including trim and window sills, in-kind. This is appropriate and consistent with the Guidelines.

**RECOMMENDATION:**

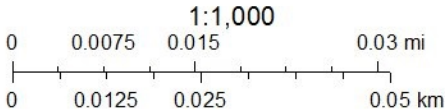
Staff recommends approval of items #1 through #3 based on findings a through e with the following stipulations:

- i. That the proposed vinyl windows be installed within the existing window openings, with no modifications to the existing openings. Additionally, the proposed vinyl windows should feature no faux divided lites and no attached window screens. All windows should feature one over one profiles, as noted in staff's standards for windows in the applicable citations.
- ii. That wholesale replacement of the existing, aluminum siding not take place. If the existing aluminum siding is removed in its entirety, the wood siding underneath should be repaired.
- iii. That all wood repair work be done in-kind, with like materials.





July 2, 2021





June 25, 2021 at 10:03 AM  
418 Willow  
San Antonio TX 78202  
United States





June 25, 2021 at 10:03 AM  
416 Willow  
San Antonio TX 78202  
United States





June 25, 2021 at 10:03 AM  
418 Willow  
San Antonio TX 78202  
United States





June 25, 2021 at 10:03 AM  
418 Willow  
San Antonio TX 78202  
United States





June 25, 2021 at 10:03 AM  
418 Willow  
San Antonio TX 78202  
United States





June 25, 2021 at 10:04 AM  
416 Willow  
San Antonio TX 78202  
United States



























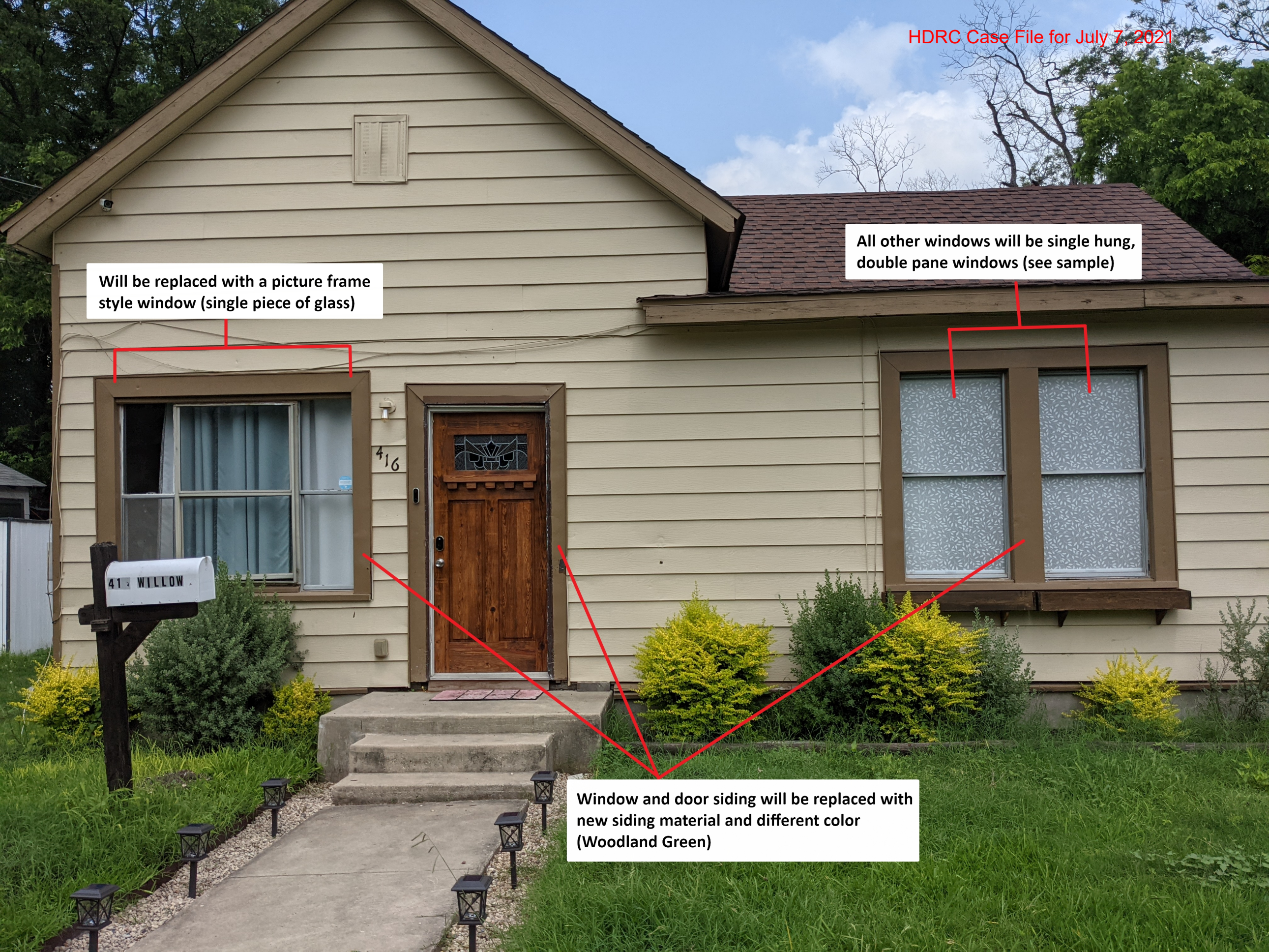




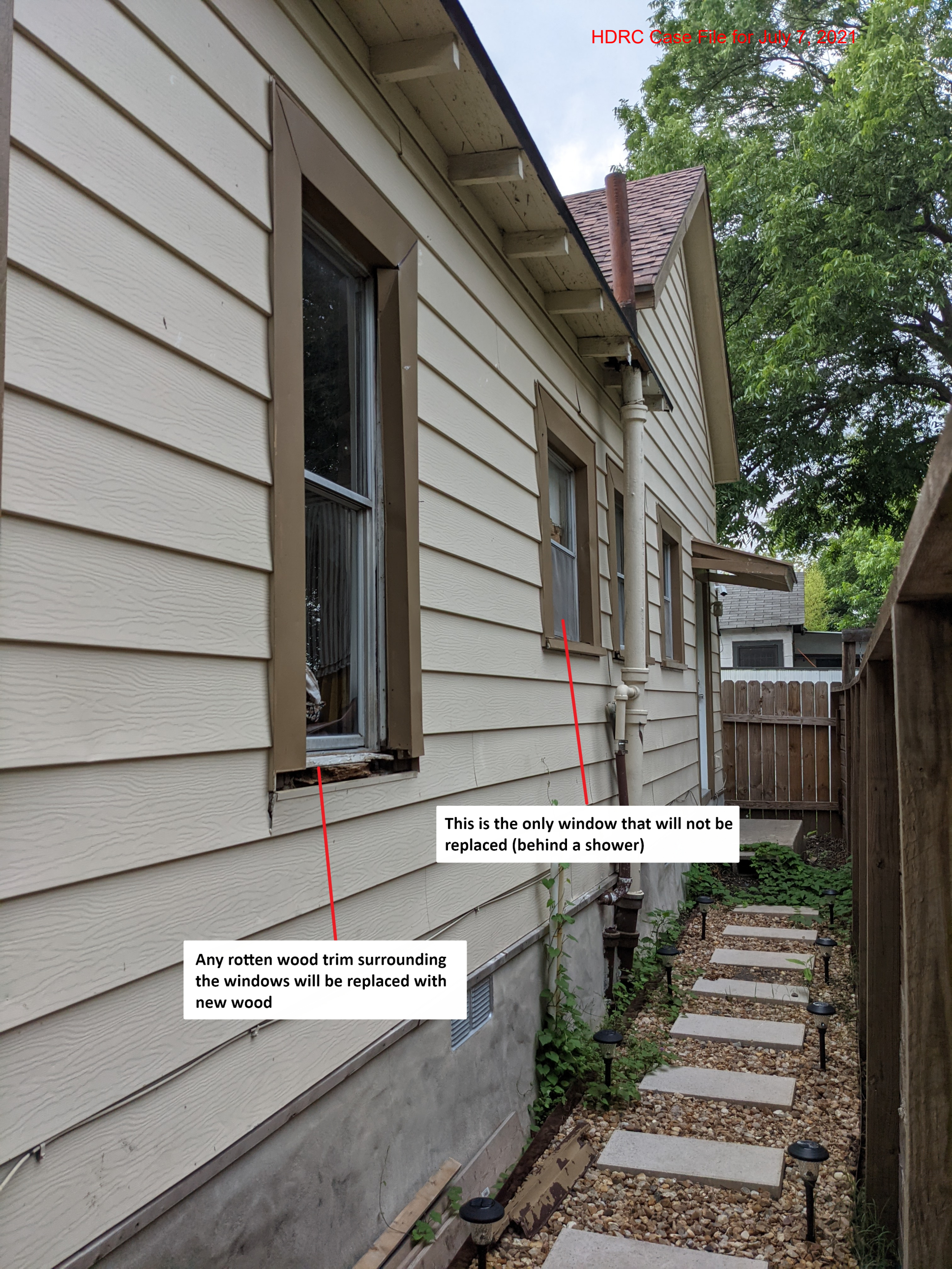
Will be replaced with a picture frame style window (single piece of glass)

All other windows will be single hung, double pane windows (see sample)

Window and door siding will be replaced with new siding material and different color (Woodland Green)



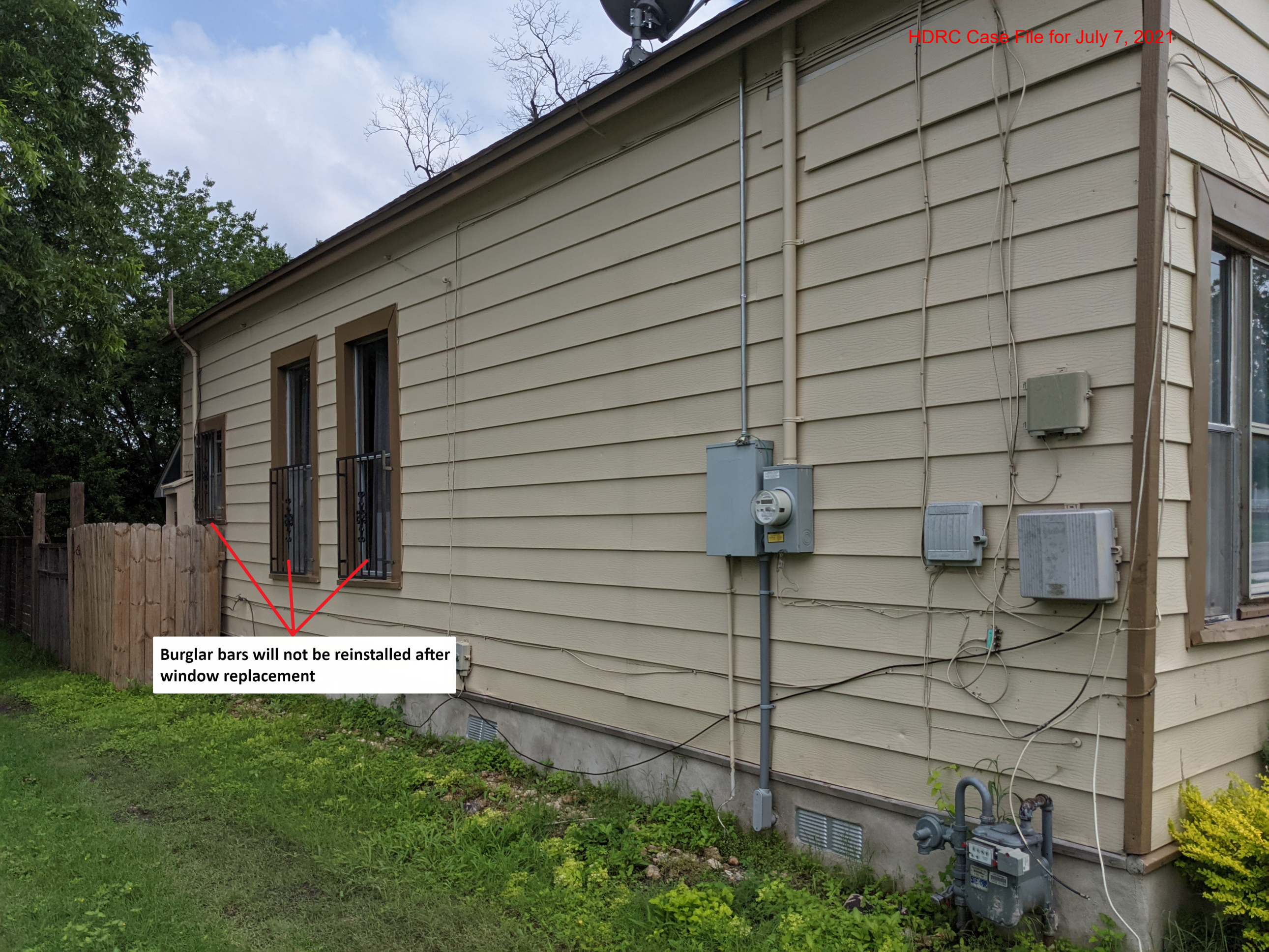




This is the only window that will not be replaced (behind a shower)

Any rotten wood trim surrounding the windows will be replaced with new wood



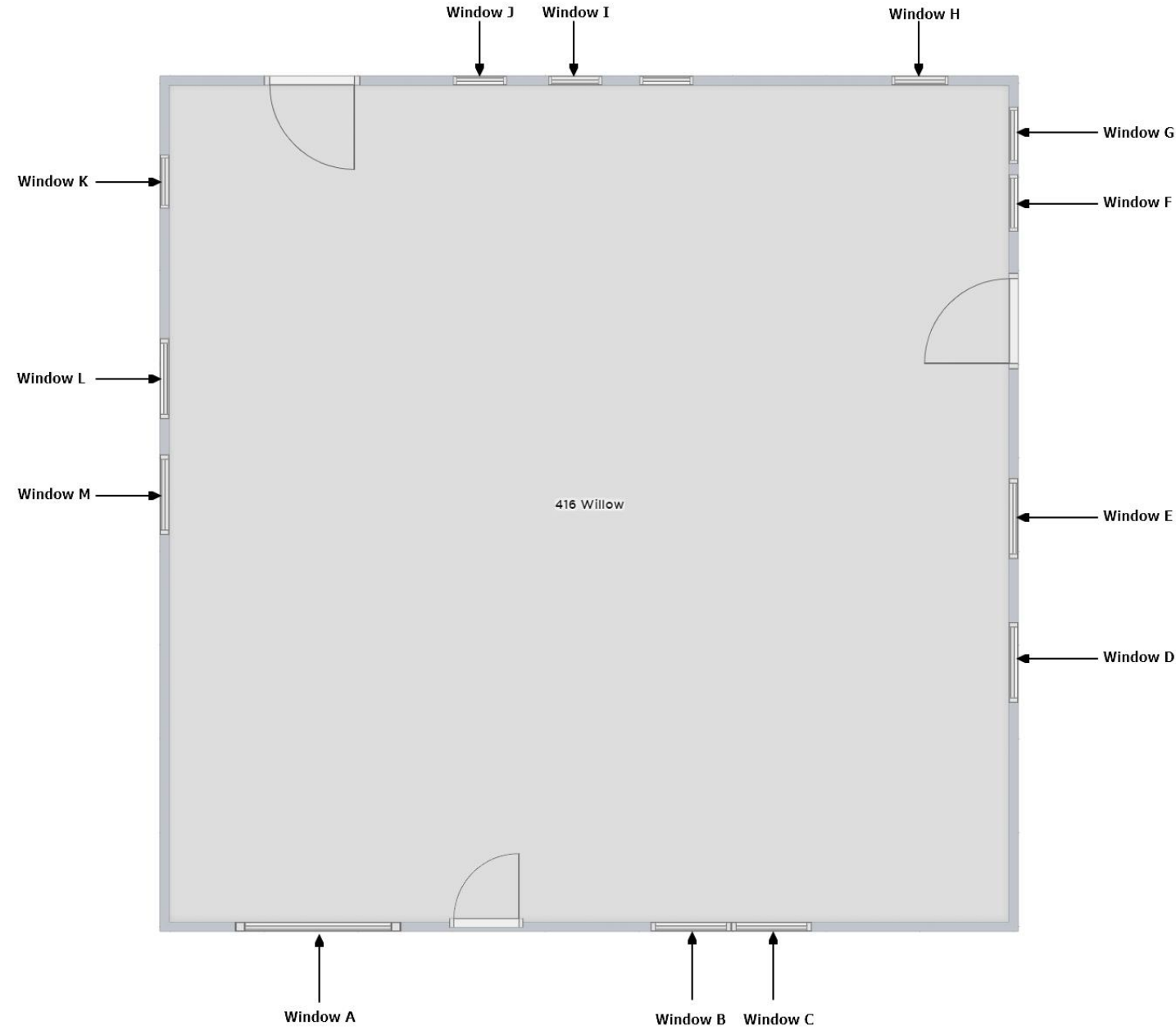


Burglar bars will not be reinstalled after window replacement











Window	Size (Width x Height in inches)	Configuration	Material (sash and casing)	Scope of work
A	72 ½ X 60 ½	Single hung	Aluminum	Replace with vinyl casing, double pane picture window glass
B	32 X 61	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
C	32 X 61	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
D	33 ½ X 77	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
E	33 ½ X 77	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass



Window	Size (Width x Height in inches)	Configuration	Material (sash and casing)	Scope of work
F	23 ½ X 57 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
G	23 ½ X 57 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
H	23 ½ X 57 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
I	31 ½ X 37	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
J	32 X 37 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass



Window	Size (Width x Height in inches)	Configuration	Material (sash and casing)	Scope of work
J	32 X 37 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
K	32 X 37 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
L	33 ½ X 77 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass
M	33 ½ X 77 ½	Single hung	Aluminum	Replace with vinyl casing and sash, single hung, double pane glass

HDRC Case File for July 7, 2021



Window A





Windows B and C





Window D





Window E





Windows F and G





Window H





Window I





Window J





Window K





Window L





Window M





Original color of siding surrounding windows and doors. To be replaced by "Woodland Green" color

Siding of house (Tan)

New color for replacement siding surrounding windows and doors

WOODLAND GREEN E4



# SUNSHIELD®

## Vinyl Window Systems



## Energy Efficient Vinyl Windows





# The Quality and Features You Expect From SunShield®

## Features and Benefits

- **SunShield® Vinyl:** An advanced patented compound designed for tough southern exposures.
- **Fusion Welded Frame and Sash:** Provides an impenetrable barrier to air and water penetration and the utmost in strength and integrity.
- **Unique Cove Mold Look:** Offers an appealing traditional wood window exterior appearance.
- **Sloped Sill:** Provides a strong structural slope for maximum water runoff, even in driving rain.
- **Deeply Pocketed Head:** With weather stripping to fight air infiltration.
- **Heavy Walled Construction:** For maximum support and strength.
- **Patented Coil Balance System:** Constant force provides effortless and maintenance free operation of sash. No adjustment needed.
- **New Soft Curved Sash Design:** Looks more like traditional wood window sash for strong appeal.
- **Attractive Integral Lift rail:** Provides comfortable sash operation.
- **Tilt In Sashes:** Both single and double hung sashes tilt in for easy cleaning from inside your home.
- **Tilt Latches:** Color matched easy to use latches for a neat appearance.
- **3/4" Low E Insulating Glass system:** For maximum regional thermal efficiency.
- **Premium Spacer Technology:** Premium Insulated sealant system fights condensation and cuts energy loss through the glass edge.
- **Interlocking Meeting Rail:** Integral interlock provides additional security and has passed ASTM F 588 Forced Entry Resistance Standard.
- **Die Cast Cam Lock and Keeper:** Cam action actually draws sash closer together for strong lock.
- **Double Night Vent Latches:** Allow for ventilation with security. Have passed ASTM F 588 Forced Entry Resistance Standard. (Series 5400 only)
- **Two Rows of Patented Aller-Guard Weather Stripping:** With double mylar fins to fight air and water infiltration.
- **Non-Corrosive Hardware:** Years of trouble free performance, no matter what the environment.
- **AAMA Certified, NFRC Rated, Energy Star® Approved and TDI compliant.**
- **Limited Lifetime Warranty**

Visit us at [www.dycwindows.com](http://www.dycwindows.com) for details.



Series 5400

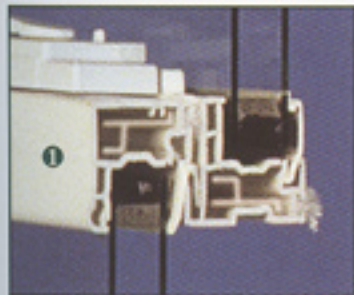




# SunShield® - A Profile Of Strength and Beauty

## Efficiently Beautiful

The SunShield® window is the ultimate in beauty, efficiency and strength, designed to enhance your home's appeal while increasing its comfort level. The beauty of the new soft curved welded sash design<sup>①</sup>, and the unique cove mold look of the



welded master frame<sup>②</sup> offers a more traditional wood window interior and exterior appearance.



Energy efficiency, security and sound reduction performance are achieved by premium 3/4" insulating glass, maximum weather stripping and precisely engineered interlocking vinyl window extrusions. The strength of the SunShield® window comes from heavy walled construction, fusion welded frame and sashes that are reinforced with heavy gauge aluminum extrusions. Interlocking meeting rails and a low profile one piece sloped sill. And finally the natural



beauty of the maintenance free finish of SunShield® vinyl, which retains its sheen year after year, even in tough southern exposure.





## Let SunShield® Distinguish Your Home

### Designs With Individuality

Every SunShield® fully welded window is custom-sized to your specifications, designed and constructed to meet your needs with styles and options you choose. This assures you of a perfect fit without altering the architectural structure of your home. Careful and clean installation is performed by qualified professionals.

or design a special look by combining with picture windows, casements, awnings, sliders, and consider the classic bay or bow. And all windows made of SunShield® vinyl are available in Linen White, Desert Sand, and Adobe.

Linen White

Desert Sand

Adobe



### Assurance Of Satisfaction

To back your investment, your SunShield® window factory stands behind every window with one of the best warranties in the industry. Quality materials, superb construction and expert installation give you a window that will last a lifetime. Ask for the best in replacement windows - SunShield® Vinyl Window Systems - your assurance of satisfaction.



### Elements Of Style

SunShield® welded windows are available in almost every size in a variety of styles and can be combined with casement windows for a seamless appearance. Select a traditional window





# SunShield® Designed For Energy Savings and Comfort

## Performance & Comfort

SunShield® windows are designed to conserve energy and reduce your home heating and cooling costs. The combination of vinyl's excellent insulating properties and specially designed insulating air chambers makes vinyl frames a formidable barrier to energy transfer. Plus, combining warm edge 3/4" insulating glass with Low E and argon gas will maximize energy performance. It is this combination of technologies that effectively decreases heating and cooling costs while at the same time minimizes sound

transmission. Low E also blocks up to 86% of the harmful ultraviolet rays which can fade carpets, draperies and artwork. In addition, argon gas is 48% less conductive than air, thereby reducing the transfer of hot and cold - adding even more thermal efficiency. Tests performed to the National Fenestration Rating Council (NFRC) method demonstrates the superiority of vinyl windows versus alternative framing materials. Vinyl windows keep the warm air in during the winter and the cool air in during the summer. In fact,

using conservative national averages, upgrading to double glazed, energy efficient all-vinyl windows could save a homeowner more than 32% a year during the coldest part of the winter or the hottest part of the summer.

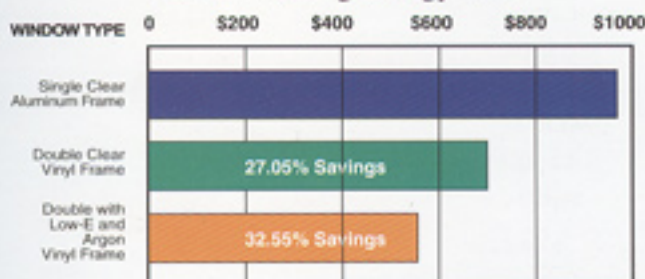
## Energy Efficient

SunShield® windows are 40% more efficient than the products required under the most common national building codes. An average household spends most of its annual energy budget on heating and cooling costs. Installing ENERGY STAR® windows can reduce those

energy bills by up to 32%. Warm edge insulating glass with Low E and argon gas has a 89% better U-factor than conventional double pane insulating glass units. Argon gas filled glass units also reduce sound transmission by 3-4 decibels making SunShield® windows more efficient at noise reduction. In choosing SunShield® windows you can be assured that you have chosen a product that will save energy on your heating and cooling costs.



Annual Heating Energy Cost



Cost savings compared to single clear aluminum frame

Annual heating and cooling costs are for a typical home. Your saving may be different based on the size of your home and annual energy usage and energy cost.

Annual Cooling Energy Cost



Cost savings compared to single clear aluminum frame

## SUMMER



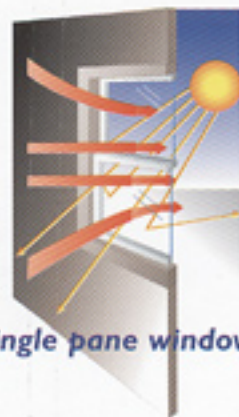
Single pane window



SunShield® double pane with Low E

In warm weather SunShield® vinyl windows keep cool air inside and hot air outside, decreasing your summer cooling costs while keeping you cool in your home.

## WINTER



Single pane window



SunShield® double pane with Low E

In cold weather SunShield® vinyl windows keep warm air inside and cold air outside, decreasing your winter heating costs while keeping you warm in your home.



## Improve Your Home

If you want to make a dramatic statement with your windows, choose from the many special shapes available with our Designer Series Windows. Whatever your style – quarter arch, full circle, triangle, trapezoid, octagon, eyebrow or cathedral – we have a window for you. SunShield® shapes are formed using a dry glycerin-free process. These windows add a touch of elegance to any home's appearance.

## Our Commitment to Quality

SunShield® windows are fabricated under strict guidelines by a nationwide network of licensed manufacturers. Using AAMA certified extrusions supplied by Dayton Technologies, America's leading plastics profile extruder, each SunShield® vinyl window is manufactured to exacting standards. And whether Linen White, Adobe, or Desert Sand, all vinyl components meet or exceed performance requirements established, certified, and monitored by the American Architectural Manufacturers Association. All SunShield® windows are backed by the industry's best written warranty. Learn more – call today.



HDRC Case File for July 7, 2021



Single Hung



Picture Window



Single Slider  
x o



Double Hung



Casement



Double Slider  
x x

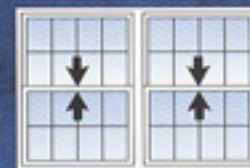
### Custom Designed Windows



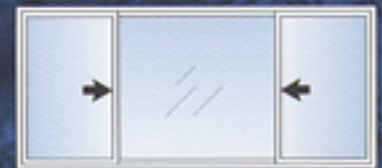
Picture Window with  
Double-hung Flankers



Oriel Sash



Muller Double-hung twin  
Optional Colonial Grilles



3 Lite Horizontal Slider  
x o x

### Designer Special Shapes



### Glazing Options include:

- Contour Grids, Prairie Lite Grids and Custom Patterns
- Simulated Divided Lites
- Obscure glass
- Bronze, Gray, and Green tints
- Clear glass is not recommended by Energy Star®



SunShield® is a registered trademark of Dayton Technologies.  
Visit us at [www.dycwindows.com](http://www.dycwindows.com) for details

DY-50006 Rev. 0503



C Case File for July 7, 2021

