



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

June 3, 2020

HDRC CASE NO: 2020-200
ADDRESS: 415 WILLOW ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT N 55 FT OF 17 & 18
HISTORIC DISTRICT: Dignowity Hill
APPLICANT: Aldo Ramirez /ARLA Corp - 7700 Broadway St. Suite 104-107
OWNER: Eduardo Ramirez/VILLALON EDUARDO L - 415 WILLOW ST
TYPE OF WORK: Exterior alterations

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding fenestration on the street facing façade. The applicant has proposed to modify the three ganged windows under the second story gable to feature two windows, and for the 2 ganged windows under the first story bay to feature two separate window openings.

FINDINGS:

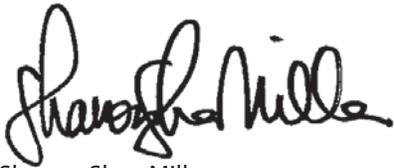
- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding fenestration on the street facing façade. The applicant has proposed to modify the three ganged windows under the second story gable to feature two windows, and for the 2 ganged windows under the first story bay to feature two separate window openings.
- a. PROPERTY HISTORY – A site visit was conducted on March 26, 2020, where OHP staff observed work being done outside of the scope of approval that included the installation of aluminum windows, the installation of an asphalt shingle roof, the installation of faux wood grain composite siding, the installation of gable returns, and fenestration patterns that were inconsistent with the design previously approved. A stop work order was issued during this site visit. Since that time, the applicant has agreed to remove the gable returns and install smooth siding. The remaining, unapproved items were reviewed by the Historic and Design Review Commission on May 1, 2020, where the installed aluminum windows were denied. Staff finds that the denied windows should be addressed prior to the issuance of a Certificate of Appropriateness for any additional requests or design amendments.
- b. WINDOW MODIFICATIONS – Generally, staff finds this request to be appropriate; however, staff finds that the proposed windows should be consistent with those previously approved by staff, on March 4, 2020. Additionally, staff finds that the applicant should address the all of the installed windows, which were denied by the Historic and Design Review Commission. As previously noted, an appropriate window was approved by staff on March 4, 2020.

RECOMMENDATION:

Staff does not recommend approval based on findings a through c. A COA for an appropriate window was issued on March 4, 2020. An amendment to this approval was previously denied by the Commission on May 1, 2020. Staff does not recommend approval of this newly-proposed amendment. Staff recommends that the applicant comply with the original COA issued on March 4, 2020.

COMMISSION ACTION:

Denied.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

Shanon Shea Miller
Historic Preservation Officer