

# HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

**HDRC CASE NO:** 2017-316  
**ADDRESS:** 109 MAGNOLIA DR  
**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT 3  
**ZONING:** R-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Gloria Sanchez  
**OWNER:** Gloria Sanchez  
**TYPE OF WORK:** Window replacement

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove eight existing one over one wood windows on the side elevations of the primary structure and replace with new one over one aluminum windows.

## APPLICABLE CITATIONS:

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

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- 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.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

## FINDINGS:

- a. The primary structure at 109 Magnolia Dr is a 1-story single family home constructed circa 1930 in the Craftsman style. The home features a symmetrical façade, a hipped roof with deep overhanging eaves, a prominent central covered entryway with a hipped roof, and eight over one porch screens on the front façade. The home is a contributing structure in the River Road Historic District. The applicant is requesting approval to replace eight existing wood one over one windows on the sides of the home with new vinyl windows. Staff responded to a call on June 15, 2017 that original windows were being replaced at this property without a Certificate of Appropriateness. The work has already been completed.
- b. The historic structure features one over one wood windows and decorative wood screens on the front façade. The windows that the applicant has proposed to replace appear to be original to the structure. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that historic windows should be preserved. When deteriorated beyond repair, windows should be replaced in-kind to match the material, configuration, profile, and inset as the original. Staff finds the installation of aluminum windows to be inconsistent with the Guidelines.

## RECOMMENDATION:

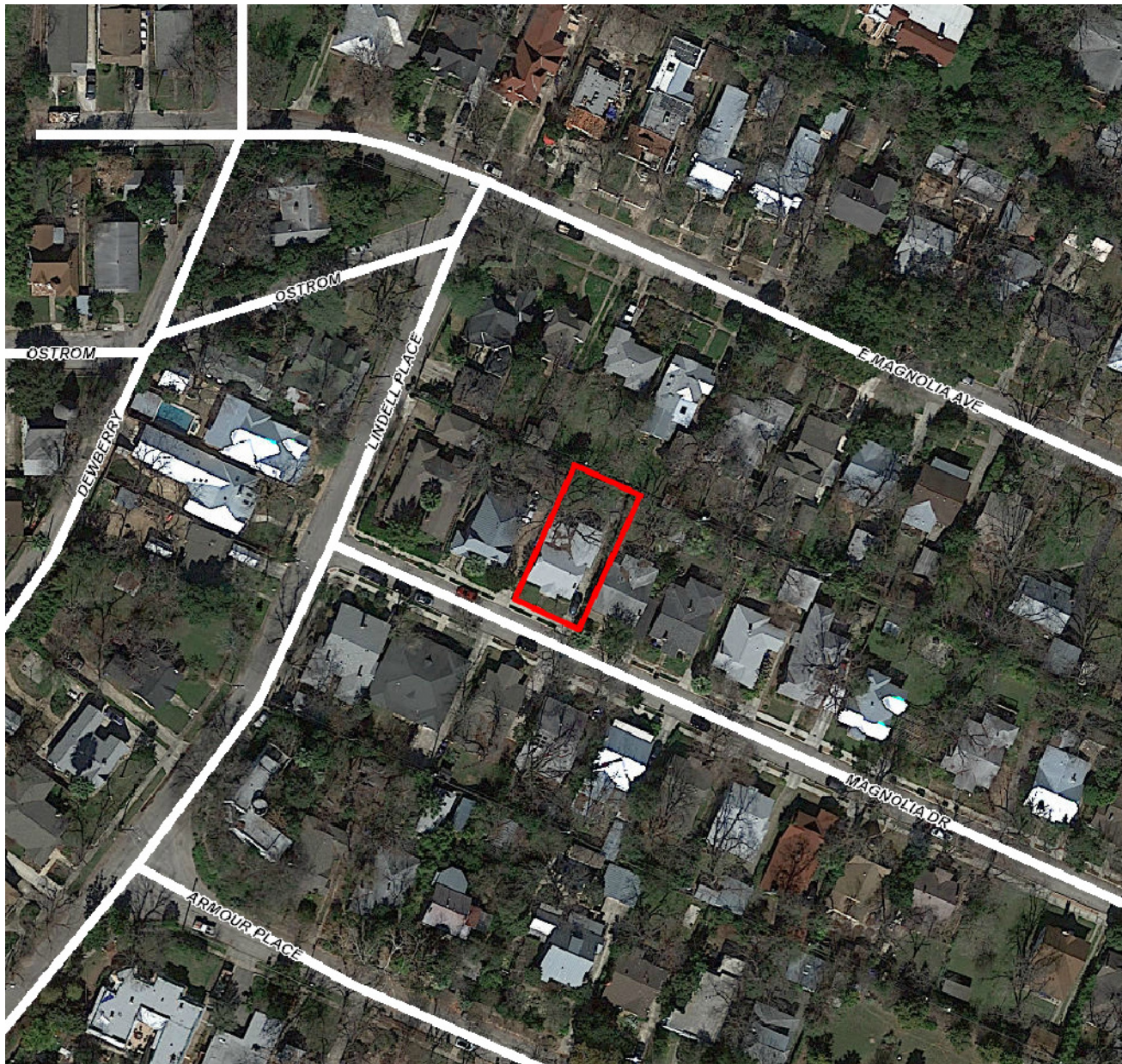
Staff does not recommend approval based on findings a and b.

**CASE MANAGER:**

Stephanie Phillips

**CASE COMMENTS:**

Work began without a Certificate of Appropriateness. Post-work application fees have not been paid.



## Flex Viewer

Powered by ArcGIS Server

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109

**FOR RENT**  
413-2437

**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 117 MAGNOLIA  
REQUEST: WINDOW REPLACEMENT  
HEARING DATE: AUGUST 2, 2017 Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO











110 MAGNOLIA DR



Gloria Sanchez | connectMLS



All measurements, taxes, age, financial &  
independently verify same before relying



134 MAGNOLIA DR





814 E MAGNOLIA DR





147 MAGNOLIA DR

