

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

HDRC CASE NO: 2019-591
ADDRESS: 145 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1703 BLK 8 LOT 26, E10 FT OF 25
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Deyanira Flores
OWNER: Djuan & Tamica Hales
TYPE OF WORK: Exterior modifications to a side porch
APPLICATION RECEIVED: September 20, 2019
60-DAY REVIEW: November 19, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness to enclose the side porch with eleven vinyl windows.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Standard Specifications for Window Replacement

- **MATERIAL:** If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded or composition 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".
- **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:** 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:** 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:** Wood 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:** Wood 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.

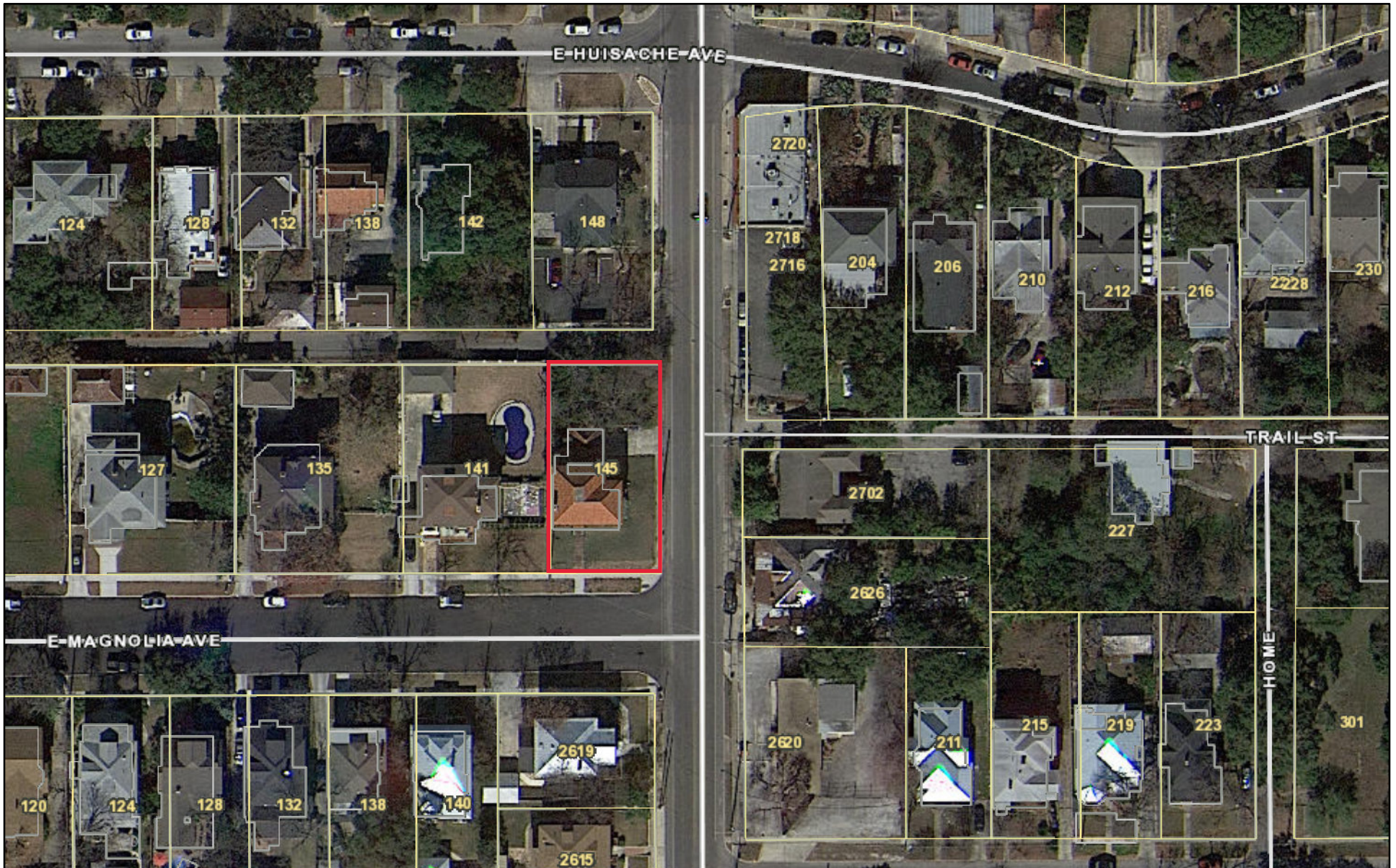
FINDINGS:

- a. The primary historic structure a 145 E Magnolia was constructed in the Spanish Revival style and first appears on the 1951 Sanborn map. The single-family, two-story structure features a clay barrel tiled roofing material, stucco siding, wood sash windows, and a symmetrical front fenestration pattern flanked by an open side porch on the first floor. The structure contributes to the Monte Vista Historic District.
- b. **SIDE PORCH ENCLOSURE** – The applicant has proposed to enclose the first-floor side porch to match the fenestration pattern on the second floor. The enclosure will feature windows that match in size and configuration to the second floor, but will feature vinyl instead of wood. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., side and rear porches should not be enclosed, particularly when connected to the main porch or balcony; original architectural details should not be obscured by any screening or enclosure materials; alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that the side porch is a character-defining feature of the structure; however, staff finds that an enclosure that reads as a non-original porch and is reversible would be appropriate. Additionally, per the standard specifications for new window installation, the new windows should feature wood or aluminum-clad wood instead of vinyl.

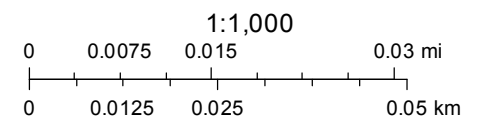
RECOMMENDATION:

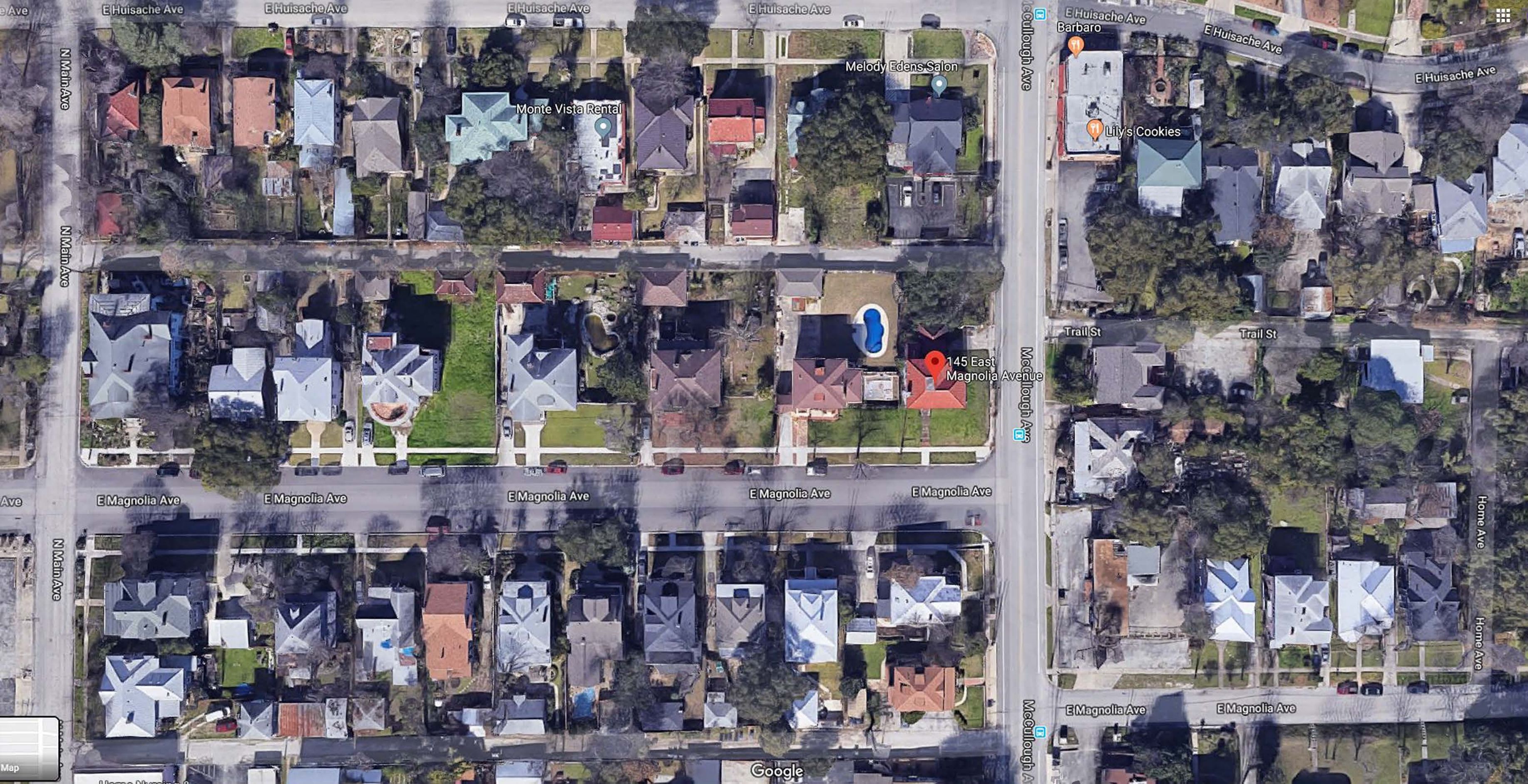
Staff recommends approval of side porch enclosure based on finding b with the stipulation that enclosure should be reversible and that the new windows are wood or aluminum-clad wood rather than vinyl and feature the standard specifications.

145 E Magnolia



October 3, 2019





Ave

E Huisache Ave

E Huisache Ave

E Huisache Ave

E Huisache Ave

McCullough Ave

E Huisache Ave

E Huisache Ave

E Huisache Ave

N Main Ave

N Main Ave

Ave

E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

McCullough Ave

Trail St

Trail St

Home Ave

Home Ave

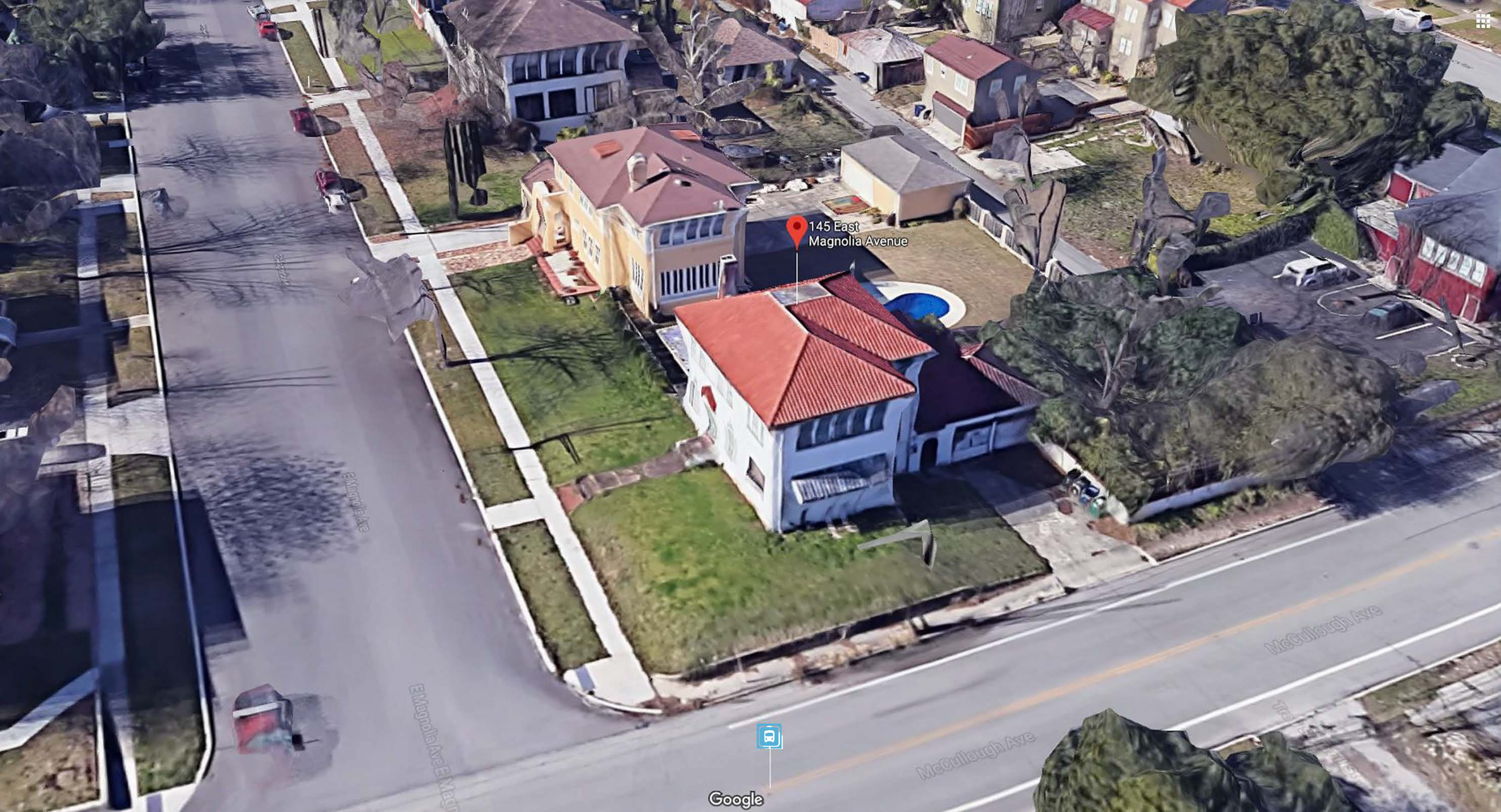
E Magnolia Ave

E Magnolia Ave

McCullough Ave

Google



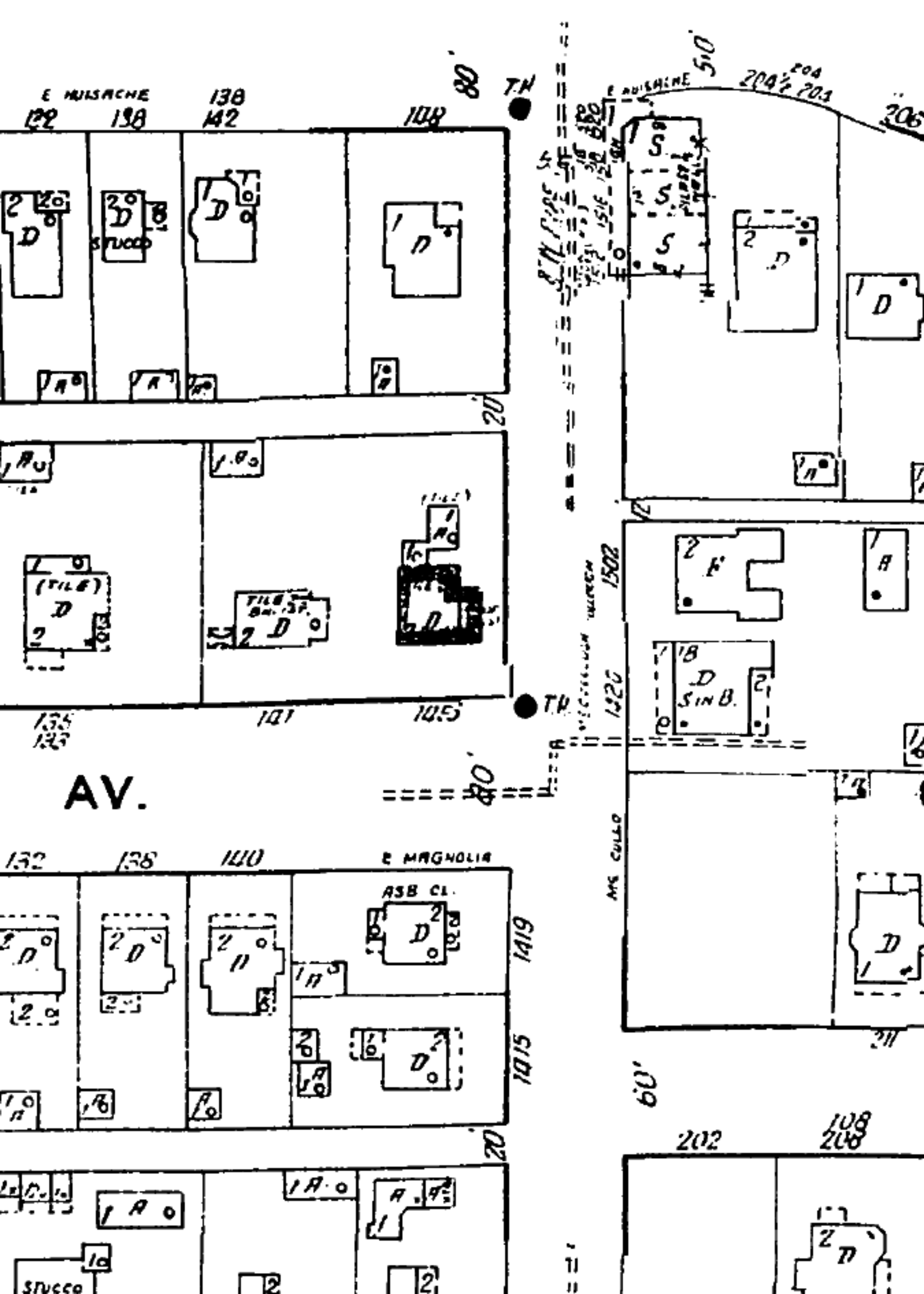


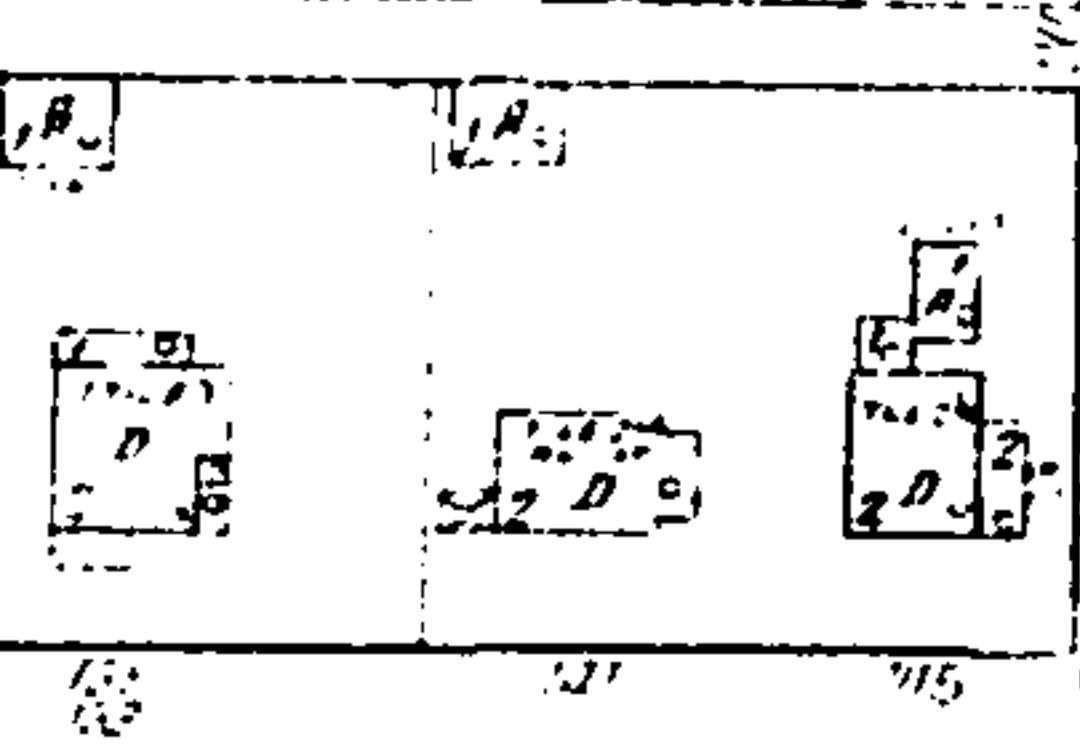
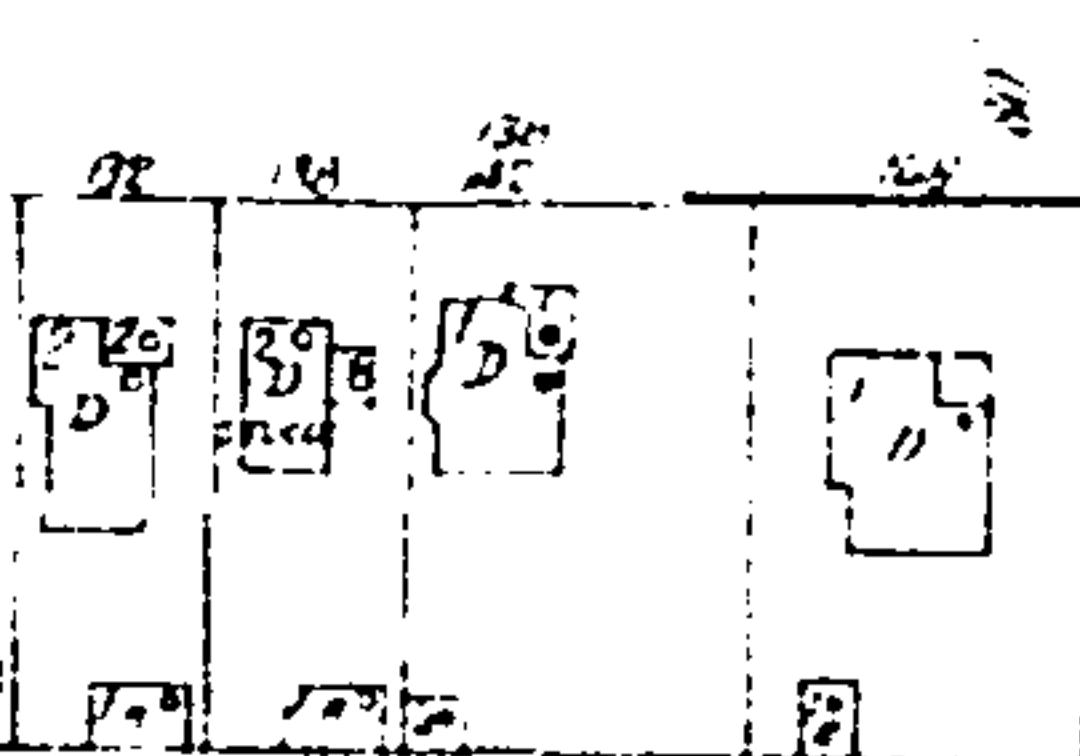
145 East
Magnolia Avenue



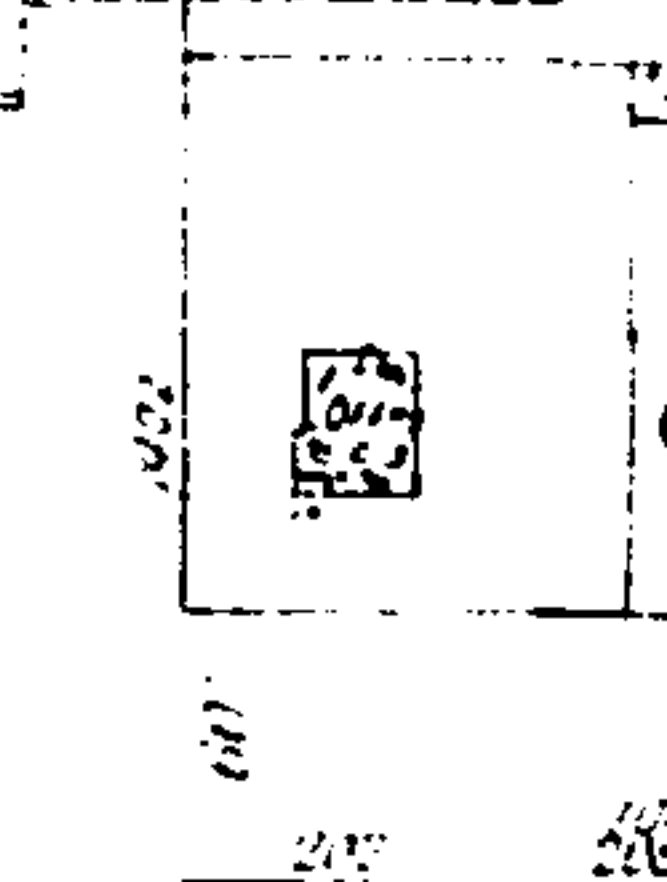
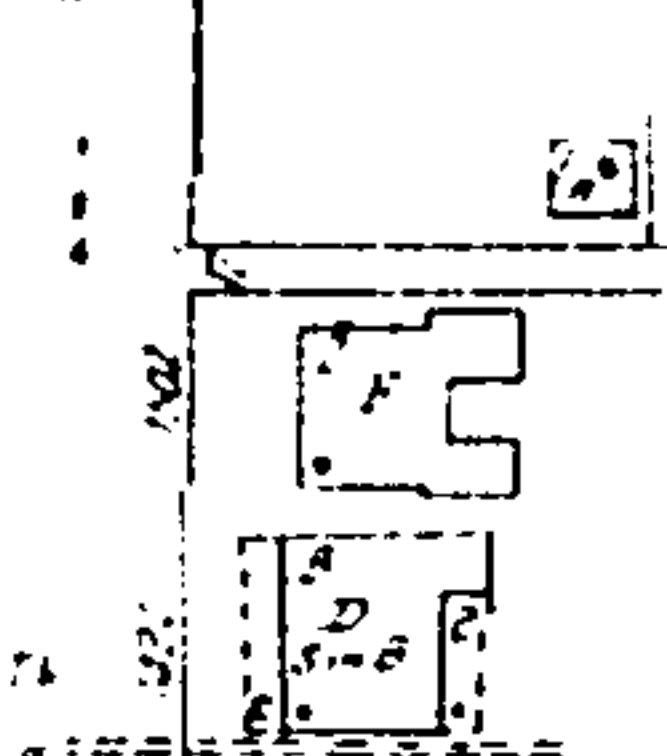
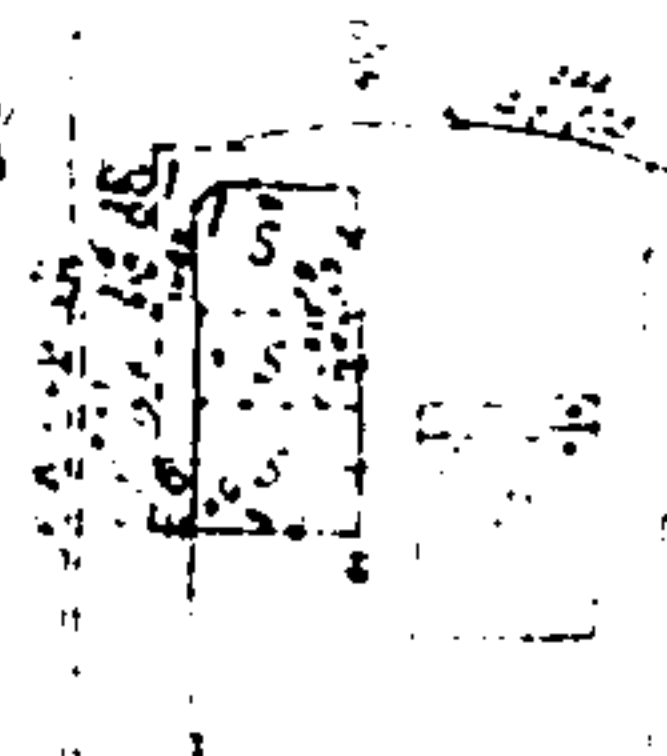
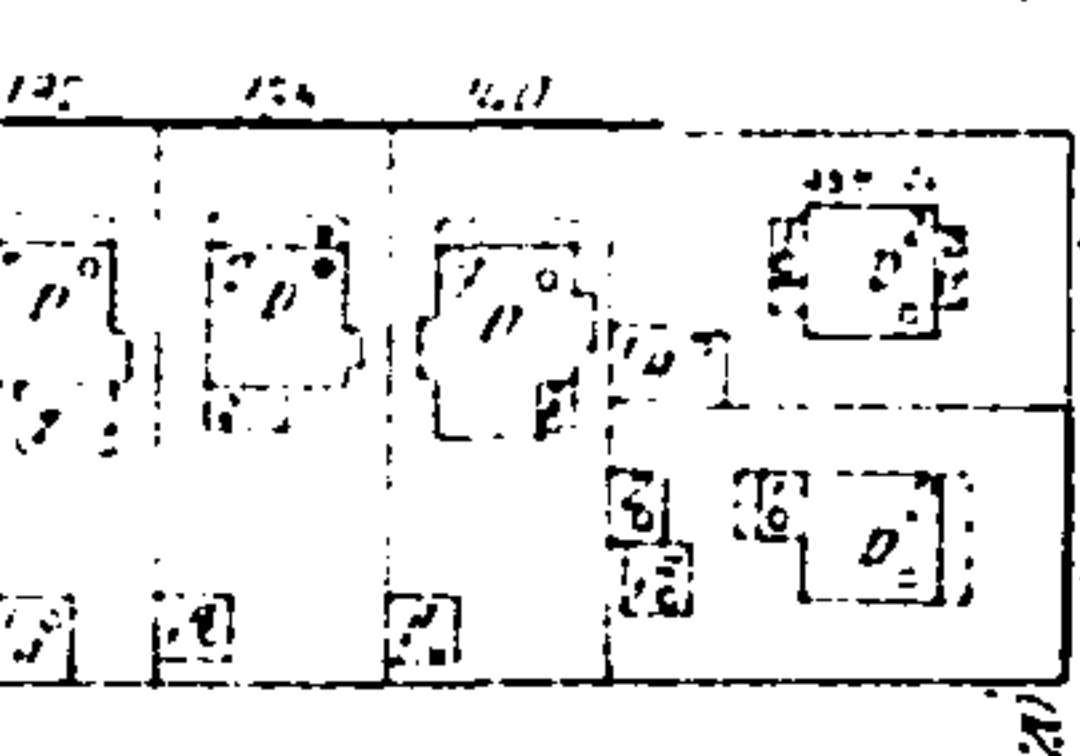
Google







AV.



Mark all that apply:

☐ Exterior Modifications/Alterations ☐ New Construction ☐ Addition ☐ Signage ☐ Site Elements ☐ Demolition

1. Install new single hung windows in the 1st level of East corner of residence. Windows will be installed in existing
2. openings of the residence's eastern corner (reference plans
3. and elevations). By enclosing the Eastern corner area of
4. the residence (1st floor) it will allow for the space to be
5. used as a sunroom with conditioned space, and new windows that it will also help to reduce the noise from the busy McCullough Street.

145 E. MAGNOLIA AVE
SAN ANTONIO, TX 78212



SOUTH ELEVATION

145 E. MAGNOLIA AVE
SAN ANTONIO, TX 78212



EAST ELEVATION

145 E. MAGNOLIA AVE
SAN ANTONIO, TX 78212



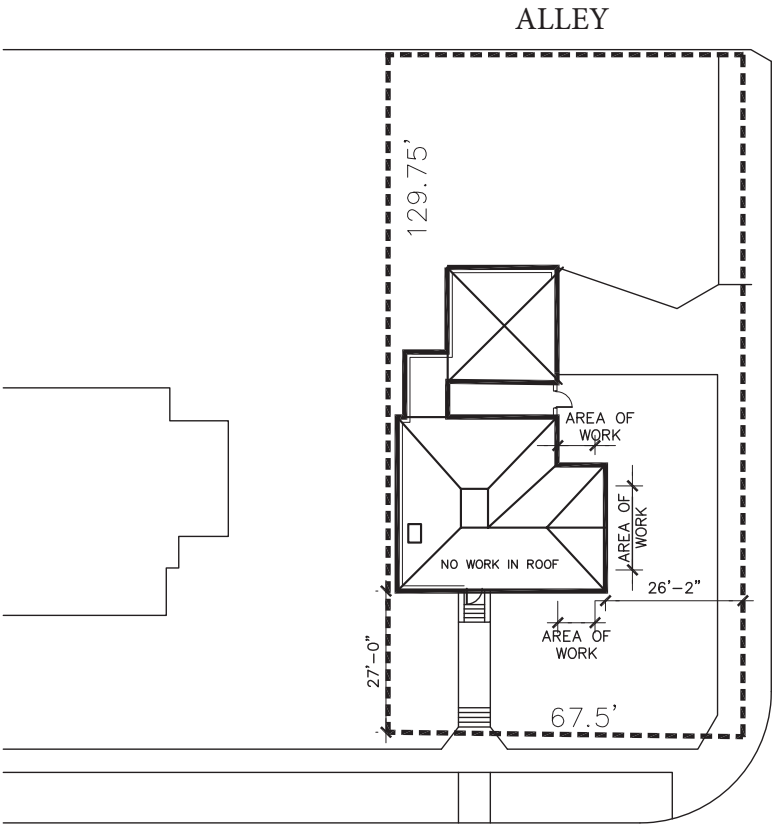
NORTH ELEVATION

145 E. MAGNOLIA AVE
SAN ANTONIO, TX 78212



WEST ELEVATION

145 E. MAGNOLIA AVE



N. MCCULLOUGH

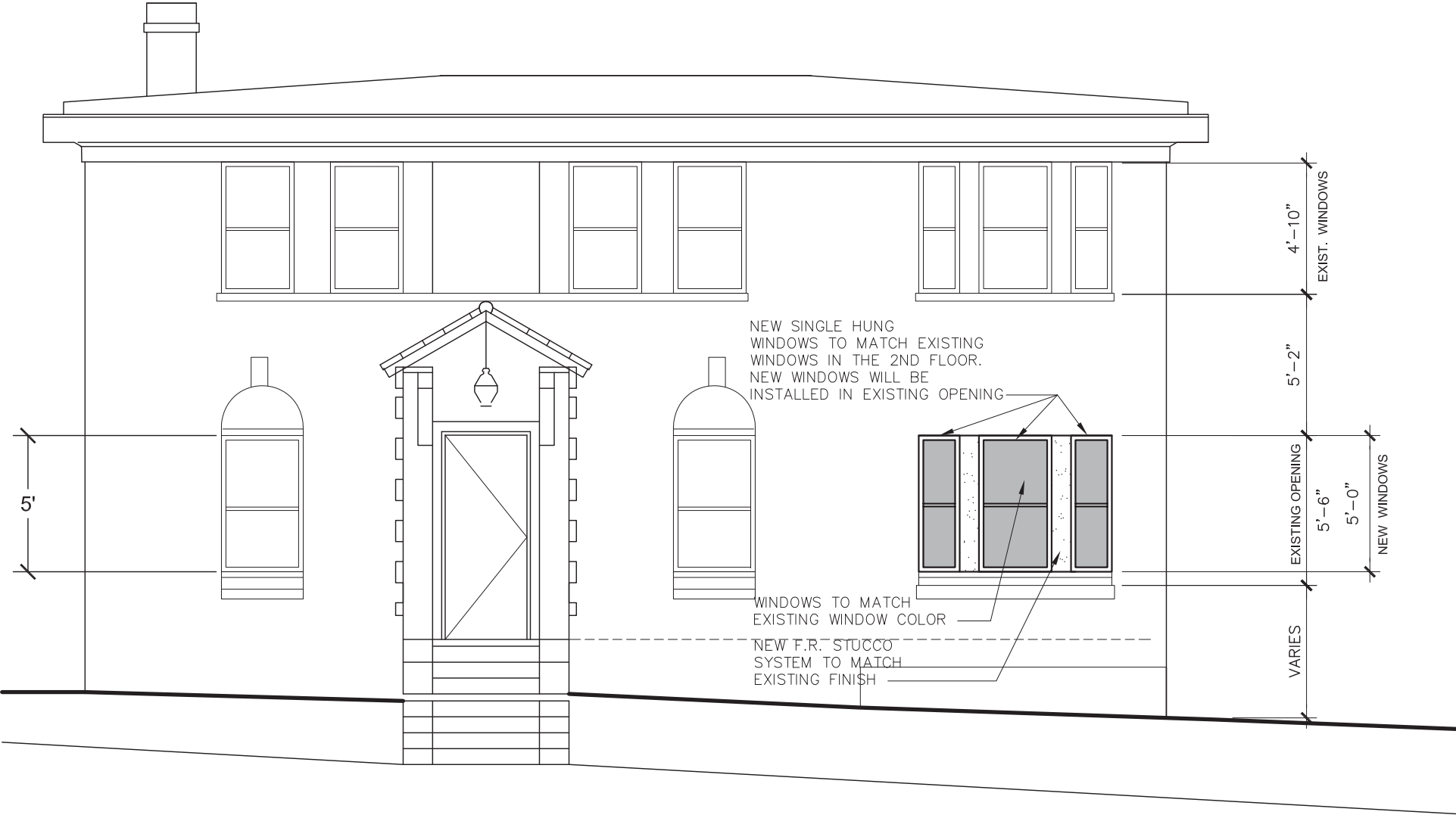


SITE PLAN

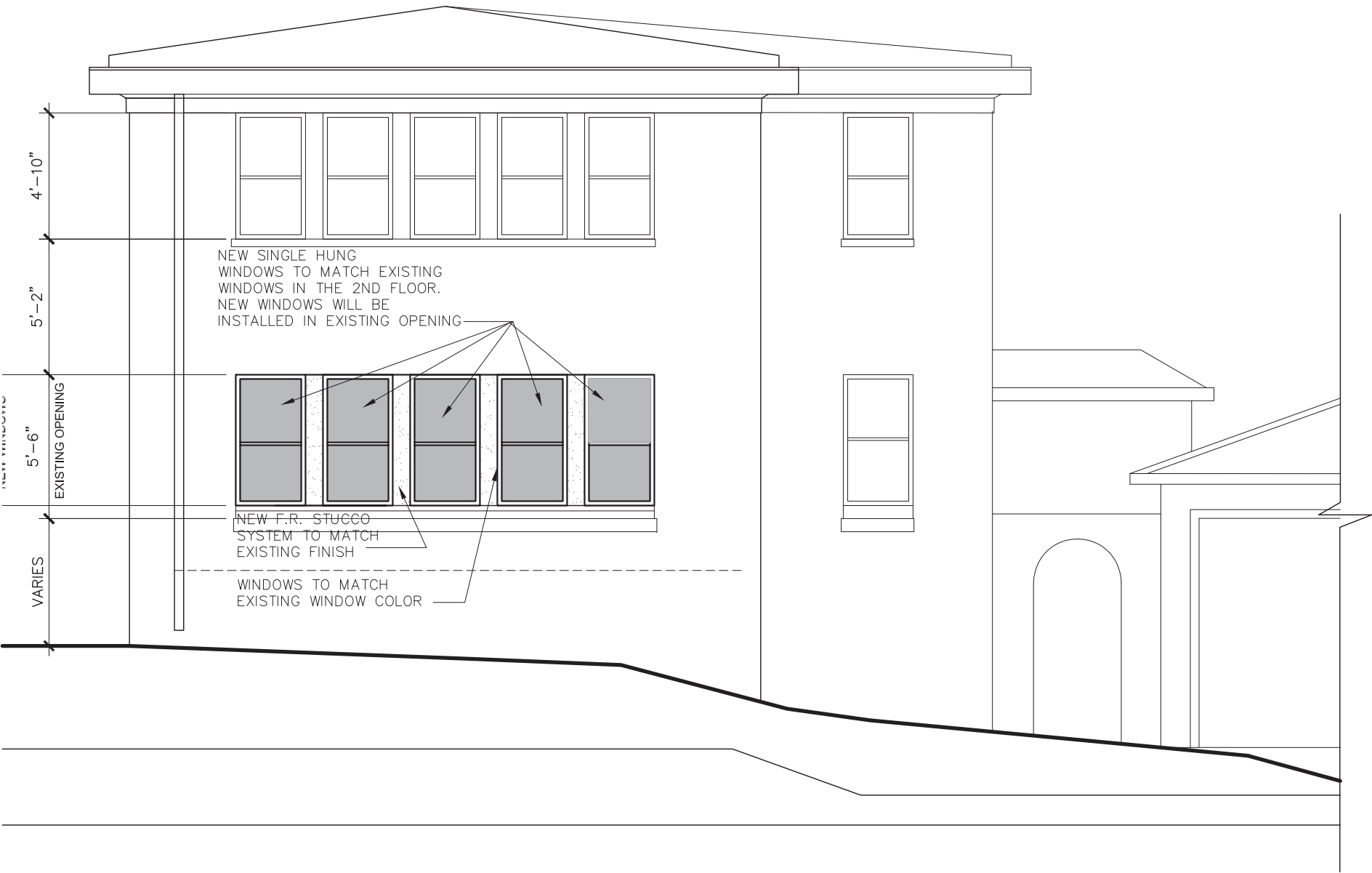
145 E MAGNOLIA AVE



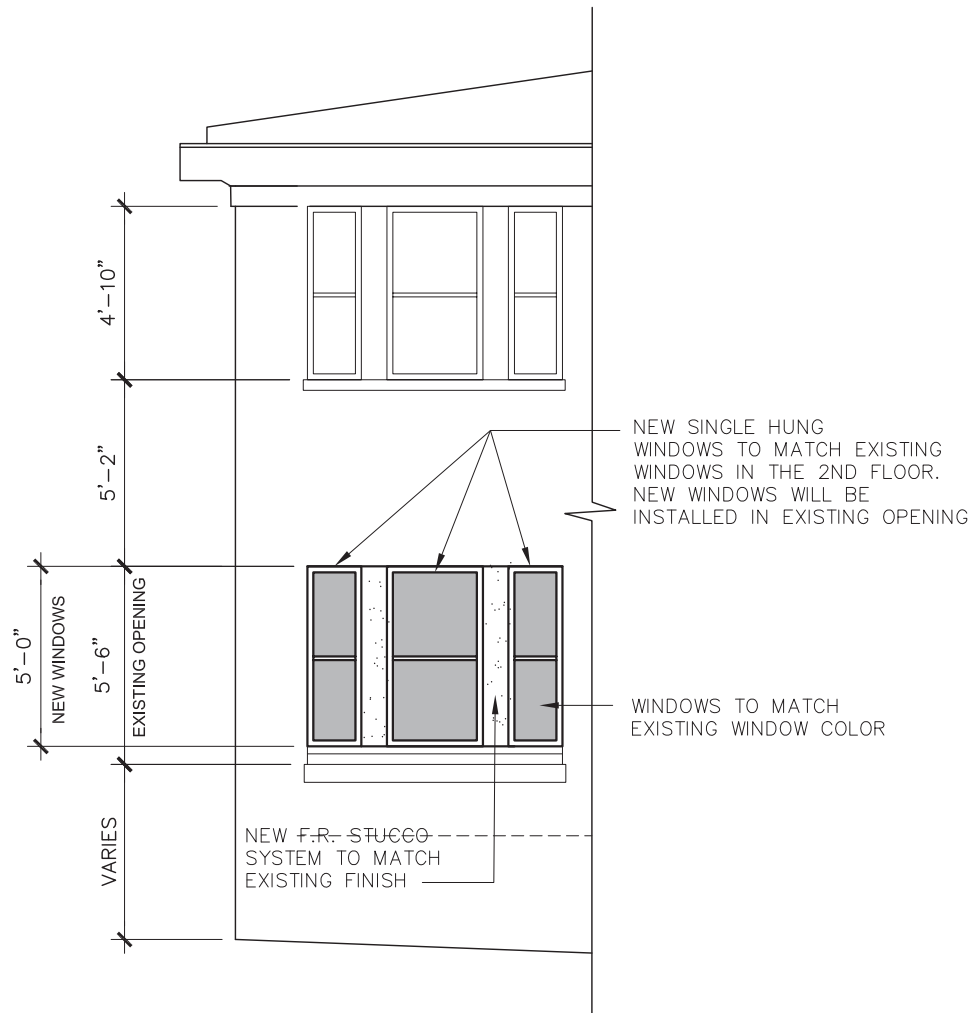
145 E. MAGNOLIA AVE



1 - SOUTH ELEVATION



145 E. MAGNOLIA AVE



3 NORTH ELEVATION



NORTH/EAST ELEVATION STATES THAT THE ONLY WORK WILL BE TO ENCLOSE THE EXISTING OPENING WITH NEW SINGLE HUNG WINDOWS.



SOUTH ELEVATION STATES THAT THE ONLY WORK WILL BE TO ENCLOSE THE EXISTING OPENING WITH NEW SINGLE HUNG WINDOWS. ALLOWING FOR THE EASTERN CORNER AREA OF THE RESIDENCE IN THE 1ST FLOOR TO BE CONDITIONED SPACE, IT WILL ALSO BLOCK THE NOISE FROM THE BUSY MCCULLOUGH STREET

EXAMPLE OF SINGLE HUNG WINDOW



[Design My Premium Vinyl Single-Hung Window](#)

Features

- 11 exterior color options to boost your home's curb appeal.
- Virtually invisible SmoothSeam™ interior welded corners.
- Stronger and more durable than ordinary vinyl products.¹
- 54%-83% more energy efficient with triple-pane glass compared to a single pane window.²

[See all features and options](#)

Single-Hung Window

[4.22 \(Based on 277 ratings\)](#)

45% off qualifying installations^{1,3}

OR

0% APR for 48 months^{2,3}

[See Details](#)

Enter your ZIP code

Get a FREE Quote at Home

[See it at a store near you](#)

- Single-Hung Window Sizes

Replacing, remodeling or building a new home? ... offers a variety of sizes to fit most any project. Choose from a wide range of standard sizes or we can build products to fit your specifications.

