HISTORIC AND DESIGN REVIEW COMMISSION
May 01, 2020

HDRC CASE NO:	**2020-114**
ADDRESS:	101 ARMOUR
LEGAL DESCRIPTION:	NCB 6202 BLK 3 LOT 1
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Vicki Yuan/WALLACE MATTHEW D &
OWNER:	Vicki Yuan/WALLACE MATTHEW D &
TYPE OF WORK:	Window replacement, fenestration modifications, exterior modifications
APPLICATION RECEIVED:	February 28, 2020
60-DAY REVIEW:	April 30, 2020
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Replace non-historic windows with salvaged existing steel windows, new steel windows, and new wood windows,
2. Replace non-historic doors with new wood and glass French doors,
3. Replace existing windows at the rear second story with new wood and glass French doors,
4. Install a steel balcony on the rear second story,
5. Construct steel awnings above new doors at the second story,
6. Construct an exterior access stair at the rear of the tower.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.
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.

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.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.
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 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: 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 located at 101 Armour was constructed circa 1925 and was designed by San Antonio architect Ellis Albaugh Jr., who was also the first homeowner. The primary structure is a 2-story, single-family residence with an L-shaped plan and a corner entry. The house features stucco cladding, a flat roof, original steel casement windows as well as wood and vinyl replacement windows, and a rear stair tower. The property is contributing to the River Road Historic District.
b. SITE VISIT – Staff performed a site visit to assess the condition of the existing windows on March 9, 2020. Staff observed the following conditions of the wood windows: missing glass, missing hardware, and inability to property close on windows 2.4 and 2.6. Wood windows 2.7 and 2.8 are recent replacement windows that were not properly fitted or installed in the window openings and feature sash damage. Wood windows 2.1 and 2.3 are in repairable condition but are not original to the structure. The vinyl replacement windows A, B, and C on the first floor of the east wing are replacement windows that are inappropriate for the structure.
c. WINDOW REPLACEMENT: ONE-OVER-ONE WOOD WINDOWS – The applicant has proposed to remove the existing one-over-one wood windows (2.1 & 2.3) in the second-floor bathroom on the west and east elevations and replace the windows with existing steel casement windows that will be salvaged from the second floor of the north elevation. The west wing of the structure was originally one story and the second story was constructed as an addition circa 1950; therefore, the existing wood windows and openings are not original to the structure. Staff finds the proposal consistent with the Guidelines.
d. WINDOW REPLACEMENT: WOOD CASEMENT WINDOWS – The applicant has proposed to remove the existing wood casement windows (2.4 & 2.6) from the second floor. The existing wood casement windows are missing all glass panes and hardware and do not close. The applicant has proposed to replace windows 2.4 and 2.6 with new steel casement windows to match the existing in size and profile. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should match the existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. However, staff finds that steel casement windows are appropriate for the style and age of this structure.
e. WINDOW REPLACEMENT: ONE-OVER-ONE WOOD CASEMENT WINDOWS – The applicant has proposed to replace the existing one-over-one wood casement windows on the second floor of the south elevation (2.7 & 2.8) with new wood casement windows to match the existing. The existing wood windows are

not original to the structure and appear to have been incorrectly installed and do not properly fit within the opening. Staff finds the proposal consistent with the Guidelines.

f. WINDOW REPLACEMENT: VINYL WINDOWS – The applicant has proposed to remove the existing vinyl windows on the first floor of the south and east elevations (A, B, and C) with new arched wood windows to match the historic window openings as shown in historic photos of the interior and exterior. Staff finds the proposal consistent with the Guidelines.

g. DOOR REPLACEMENT – The applicant has proposed to replace the existing painted aluminum garage doors (1.1 & 1.2) with new wood garage doors. The aluminum garage doors are not original to the structure. Staff finds the proposal consistent with the Guidelines. The applicant has additionally requested to replace the existing wood Dutch door on the exterior of the garage (1.3) and the solid wood door on the exterior of the kitchen (1.4) with new wood doors. Staff finds the proposal generally appropriate. The applicant has also requested to replace the double wood doors with divided lite (1.6) on the north elevation with new wood doors with divided lite and screen doors to match existing. Staff finds the proposal consistent with the Guidelines. The applicant has proposed to replace the existing divided lite wood door currently opening into the aviary (1.7) with an arched wood door with divided lite to match the historic arched opening. Staff finds the proposal consistent with the Guidelines.

h. FENESTRATION MODIFICATION: BREEZEWAY – The applicant has proposed to relocate the current door opening on the exterior of the kitchen in the breezeway (1.4) to be more centered in the interior space. As the door opening is within a breezeway between the garage and the west wing and is not visible from the public right-of-way, staff finds the proposal generally appropriate.

i. FENESTRATION MODIFICATION: EAST ELEVATION, WEST WING – The applicant has proposed to remove the existing steel-framed double doors with stained glass (1.5) and install a new steel casement window to match the existing windows on the tower. As the opening currently opens onto existing exterior stairs and does not feature a safe egress, staff finds the proposal consistent with the Guidelines.

j. FENESTRATION MODIFICATION: NORTH ELEVATION, WEST WING – The applicant has proposed to replace the existing full lite wood door on the second floor of the north elevation of the west wing (2.2) with new wood double doors with divided lite and screen doors and create a new opening beside opening 2.2 to install a matching set of doors. The two sets of doors will serve as egress for the roof terrace. As the second floor of the west wing is not original to the structure, staff finds the proposal consistent with the Guidelines.

k. FENESTRATION MODIFICATION: SOUTHWEST CORNER BALCONY – The applicant has proposed to replace the existing full lite wood door on the second-floor corner balcony with divided lite French doors to match the doors proposed elsewhere on the structure. Although opening 2.5 is on the primary façade and is visible from the public right-of-way, staff finds the proposed replacement door to be more in keeping with the architectural character of the structure. Staff finds the proposal appropriate.

l. FENESTRATION MODIFICATION: NORTH ELEVATION, EAST WING – The applicant has proposed to remove the three divided lite steel windows from the second-floor north elevation of the east wing. The applicant has proposed to salvage the steel windows to be used as replacement windows elsewhere on the structure. The applicant has proposed to replace the steel windows with divided lite wood French doors with screens. The replacement doors will open onto a proposed second-floor balcony. As the north elevation of the east wing is not visible from the public right-of-way, staff finds the proposal appropriate.

m. FENESTRATION MODIFICATION: EAST ELEVATION, TOWER – The applicant has proposed to install a new wood door on the second floor of the tower on the east elevation. Guideline 6.B.ii for Exterior Maintenance and Alterations states that applicants should ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds that the new entrance is not necessary to comply with other regulations and is not compatible with historic entrances. Staff finds the proposal inconsistent with the Guidelines.

n. BALCONY INSTALLATION – The applicant has proposed to install a new second-floor balcony with a painted steel railing on the north elevation of the east wing. The proposed balcony will not be visible from the public right-of-way and the condition is reversible. Guideline 7.A.i for Exterior Maintenance and Alterations stipulates that applicants should not add new porches, balconies, or porte-cocheres where not historically present. However, as the north elevation of the east wing is not visible from the public right-of-way, staff finds the proposal appropriate.

o. AWNING INSTALLATION – The applicant has proposed to install steel awnings above the proposed doors on the second floor of the north elevation on the east wing, above the proposed doors on the second floor of the north elevation on the west wing, and above the proposed French doors on the second floor of the southwest corner elevation. Staff finds that the installation of the awnings is reversible and appropriate.

p. EXTERIOR STAIR INSTALLATION – The applicant has proposed to install a steel access stair to the roof of the tower. Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements, such as stairs, should be designed to be simple so as not to distract from the historic character of the building. However, the installation of the exterior stair on the rear of the tower is not visible from the public right-of-way. As the tower is a unique feature, staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval of the requested scope of work based on findings a through p with the following stipulation:

i. That the applicant submit final window specifications to staff for review prior to the issuance of a Certificate of Appropriateness. For wood windows, meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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.

City of San Antonio One Stop

March 3, 2020

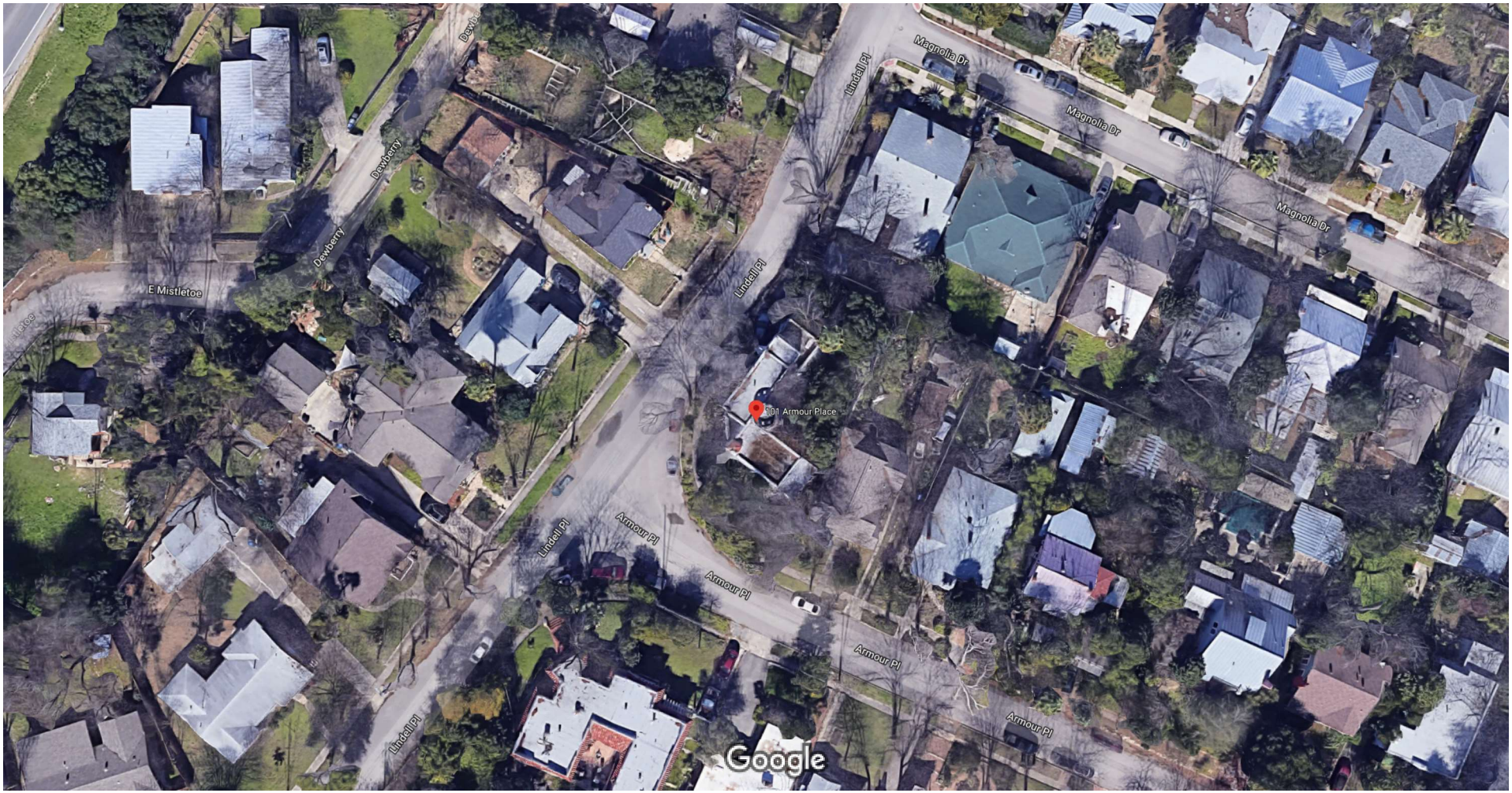
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 101 Armour Pl



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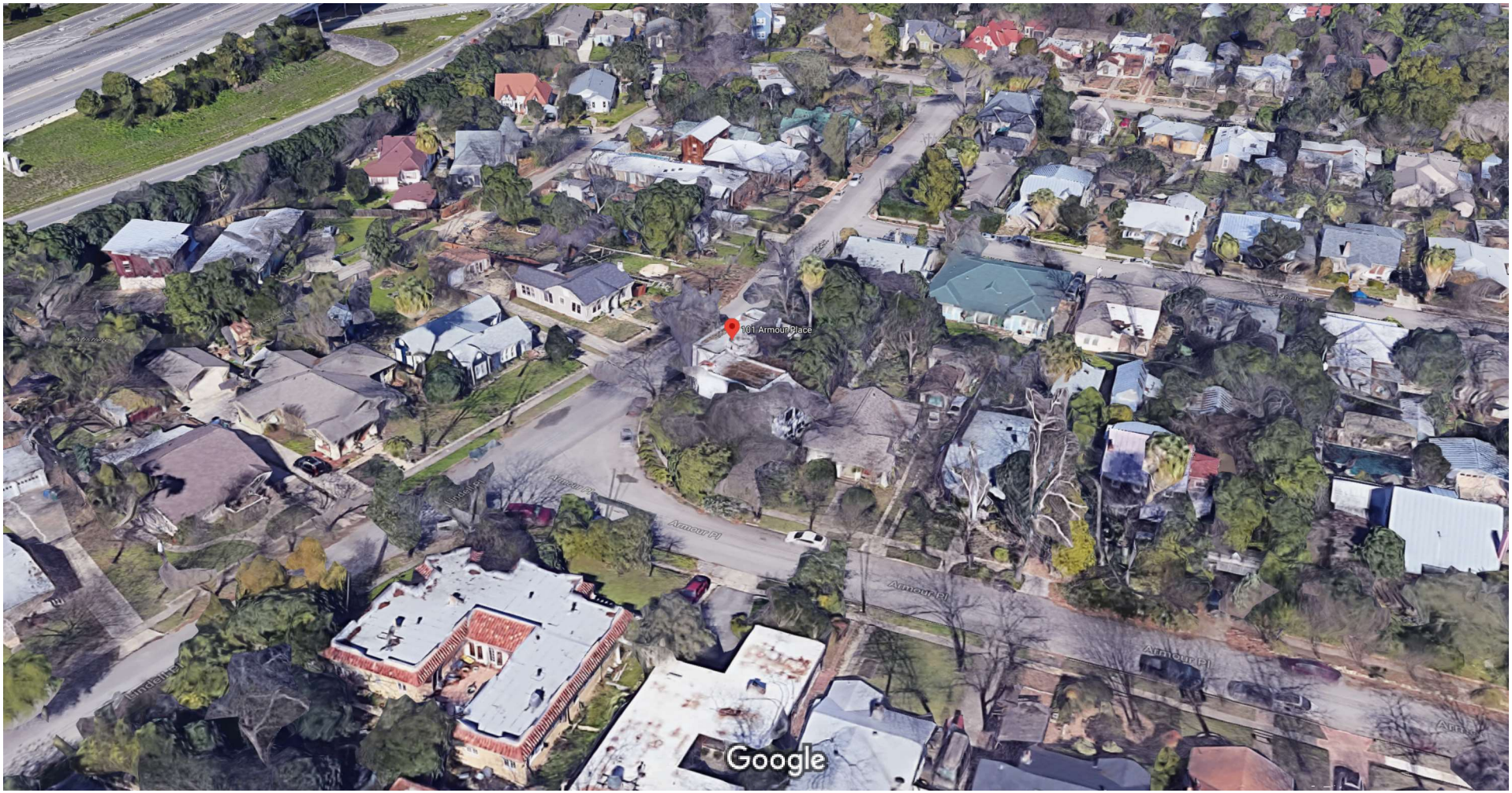
Google Maps 101 Armour Pl



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Google Maps 101 Armour Pl

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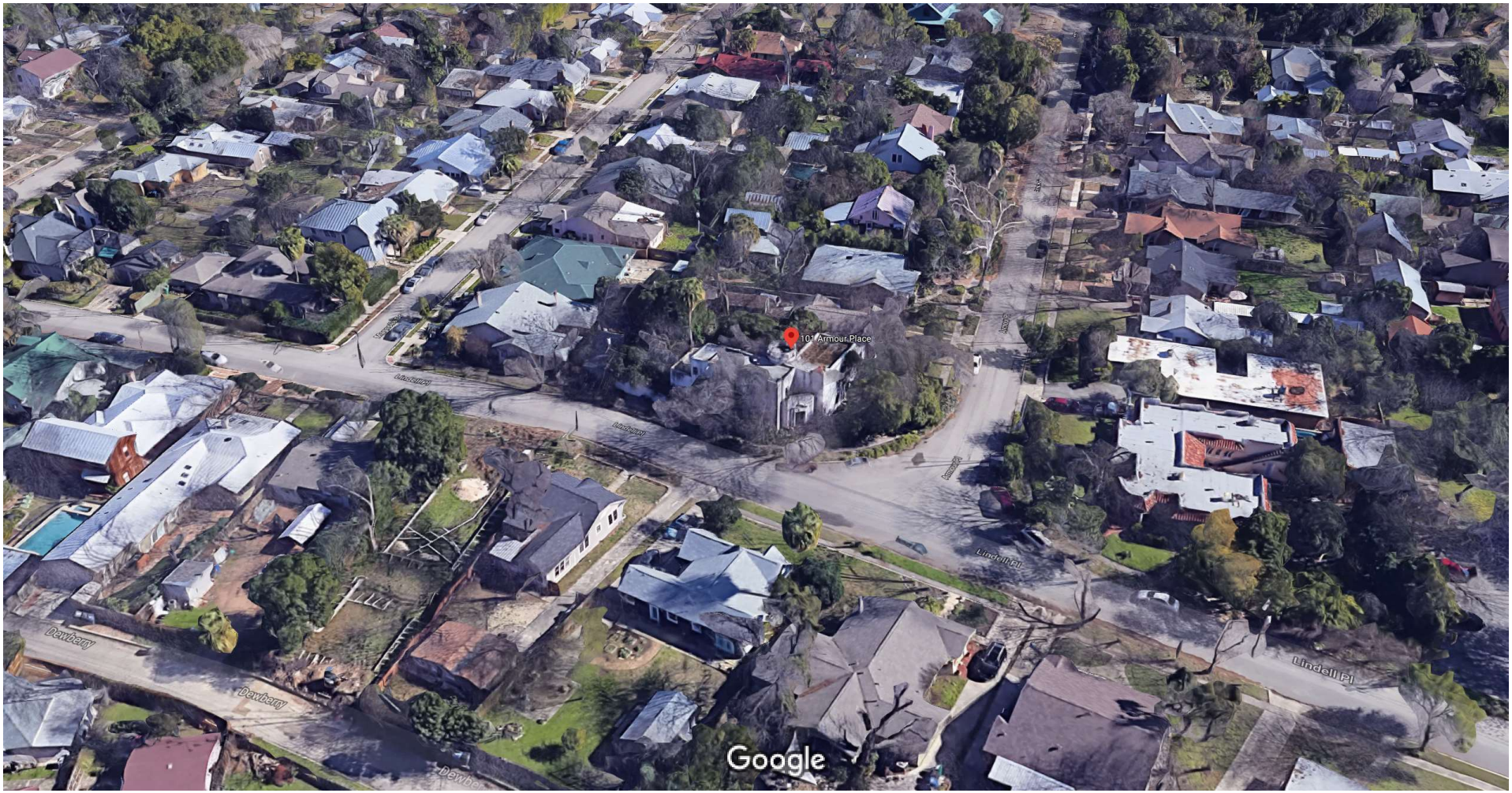

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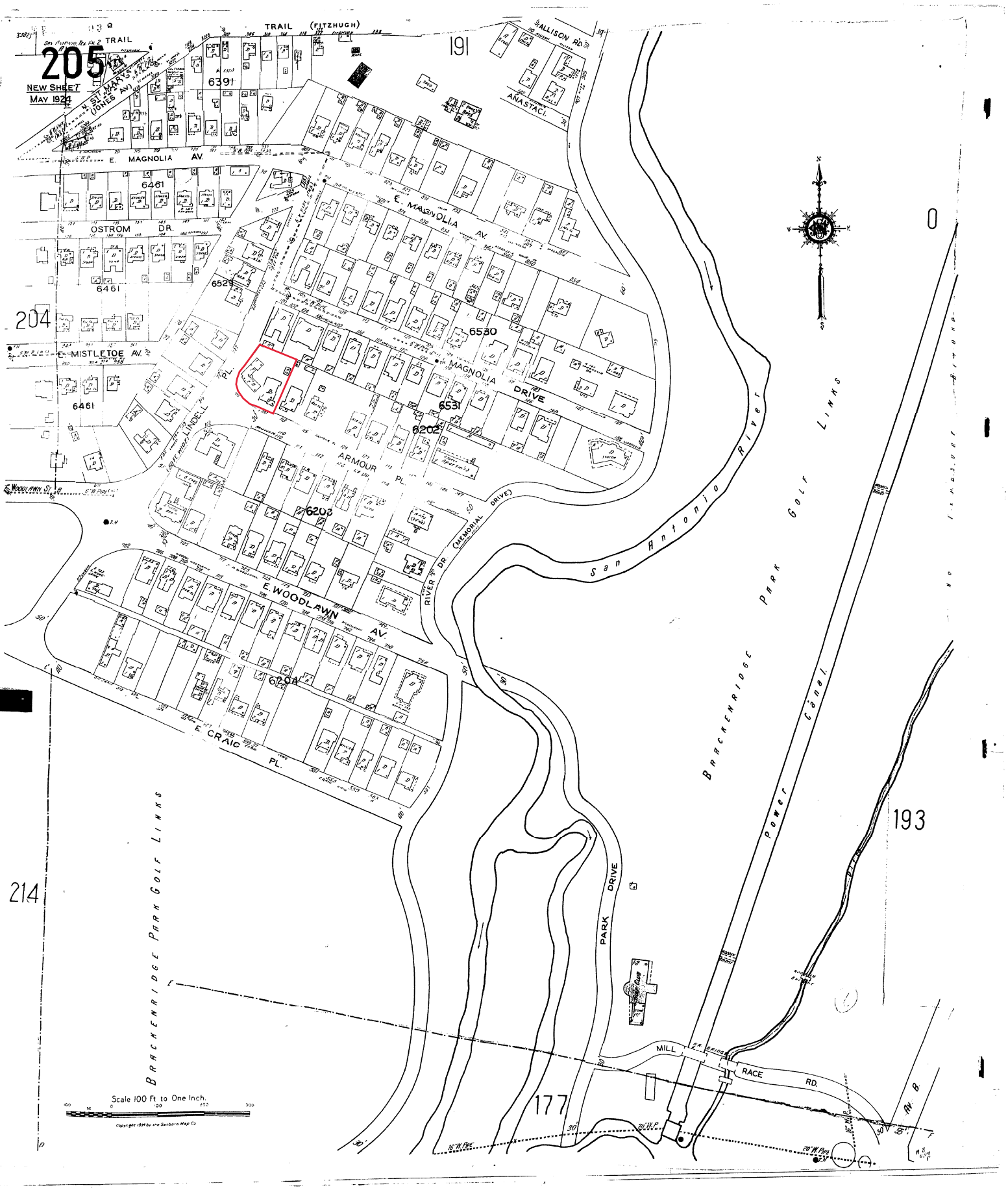
205
NEW SHEET
MAY 1924
TRAIL
TRAIL (FITZHUGH)
ALLISON RD.
ANASTACI
191
6391
ST. MARYS (JONES AV.)
E. MAGNOLIA AV.
6461
OSTROM DR.
6461
204
6529
E. MISTLETOE AV.
6461
LINDELL PL.
E. MAGNOLIA AV.
6530
MAGNOLIA DRIVE
6531
6202
ARMOUR PL.
E. WOODLAWN ST.
6203
RIVER DR. (MEMORIAL DRIVE)
E. WOODLAWN AV.
6204
E. CRAIG PL.
San Antonio River
BRACKENRIDGE PARK GOLF LINKS
BRACKENRIDGE PARK GOLF LINKS
Power Canal
0
193
214
PARK DRIVE
MILL
RACE
RD.
177
Scale 100 Ft. to One Inch.
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NEWSPAPER PHOTOS

FORBES

Taxes Unprecedented.
Stocks Holding Well.
War Tide Turning.
Dividend Hopes Grow.

By B. C. FORBES.

Corporation statements pouring orth daily reveal American industry has become largely tax collector for the government. Second-quarter and half-yearly reports usually show notable expansion in ales and gross earnings but net profit slashes caused by abnormal, unprecedented tax levies. Wage demands, too, have gone up in many instances.

Consequently, owners, of companies, those who furnish the capital, the stockholders, are faring badly. Responsible citizens should pause and ponder when such a well-managed company as Westinghouse, loaded with war orders and hanging up new production records, finds itself compelled to reduce its dividend.

While Washington resolutely has fought for insuring organized labor and organized farmers against any modification whatsoever in their scale of living, wages of invested capital, wages of investors are being forced lower and lower.

Yet the stock market continues to hold up remarkably well despite these and other unfavorable developments.

The fact is in highest financial

REAL ESTATE AND WANT ADS

SAN ANTONIO SUNDAY LIGHT
AN INDEPENDENT TEXAS NEWSPAPER

REAL ESTATE AND WANT ADS

VOL. LXII—NO. 195 SAN ANTONIO, TEXAS, SUNDAY, AUGUST 2, 1942. VOL. LXII—NO. 195

BUILDERS, BROKERS HAVE MANY HOUSES OPEN TO PUBLIC

At 101 Armour place, corner of Lindell, is this two-story Spanish type stucco home. It has three bedrooms, glassed-in porch, one and one-half baths. House is on a corner lot, and grounds are attractively landscaped. Walter J. Blard is showing the house Sunday.

This delightful Cape Cod cottage, located at 119 East Edgewood, Alamo Heights, has many unusual features. There is knotty pine playroom, Curtis sash-balancer windows, concrete foundation. Roy E. Jones is showing the house Sunday. L. G. Hodges was contractor.

Reduce Home Loans Now, FHA Urges

Wartime conditions have added greatly to the desirability of placing all home mortgages in the United States on an amortizing basis, thereby making debt-free home ownership possible for millions of American families, Federal Housing Commissioner Abner H. Ferguson declared.

By using a form of home financing which provides for regular payments to reduce the outstanding loans on their homes, American home-owners will be contributing valuable support to President Roosevelt's program to prevent a sharp rise in the cost of living during the war period, Mr. Ferguson pointed out. One of the principal points of that program is to encourage the paying off of debts and mortgages as a means of directing increased purchasing power into channels that will help forestall any further rise in prices.

HELP IN POST WAR ERA

Above: *San Antonio Light*, August 2, 1942.
Below: *The North San Antonio Times*, February 7, 1974.

THE NORTH SAN ANTONIO TIMES

Official Newspaper for the Cities of

River Road area residents to seek historic district zoning

By Bonnie Sue Jacobs

A wealth of history, a jewel-like physical setting and a high level of creativity among the inhabitants contribute to the River Road district's individuality.

These virtues were listed by Fred Williams who soon will gather his neighbors into a society for the historic preservation of their area along the western border of Brackenridge Park.

The proposed organization will initially include streets in a section that early surveys called Belmont Place, the River Road, Anastacia Place, Lindell Place, Armour Place, Allison Drive, Magnolia Drive and East Magnolia and the easternmost segments of Craig and Woodlawn.

The ultimate organization may encompass a larger territory.

With a few exceptions, Williams says that the region's homes are not architecturally important; "eighty percent of them are 1930s and 1940s development architecture."

Other factors are inspiring a cadre of citizens to move to the district. The area, which was initially occupied by truck gardeners, possesses exceptionally fertile soil. It is also host to a number of giant pecans.

Many of these pecans are thought to have been planted by Spanish monks. One stands on the property line between Fred Williams' and Sybil Browne's lots, and is thought to be more than 500 years old.

The excessive tree growth is partially attributed to the Acequia Madre which once ran through the area. (Above the line of the former acequia is a street called Dewberry.)

Also incorporated in the area's early legend are tales of a time when part of the Brackenridge golf course was an Indian camp ground. Recollectors talk, too, of the mill house in Lion's Park (across from the pro shop of Brackenridge golf course) that has been the studio of sculptor Gutzam Borglum and of other artists.

During the War Between the States' the Confederacy maintained a tannery opposite the entrance to the Sunken Garden.

The River Road area's first residents were intellectuals and artists. Today the quarter continues as Bexar County's Soho or Greenwich Village.

Writer Emily Edwards used to live on East Magnolia and, along with Mrs. Jules Fontaine, arranged to have the name of the neighborhood's main street changed from Memorial Drive to River Road.

An author remaining in the neighborhood is Belle Black--who with her son potter Harding Black--lives on Magnolia Drive. Artists Stella Tylor, John Francis Lewis and Alice Naylor are also area dwellers.

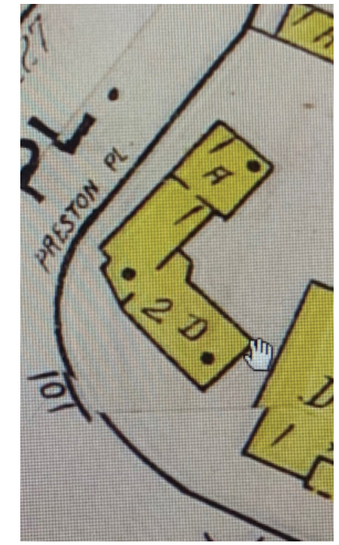
Local musical personalities

(Continued on page 10)

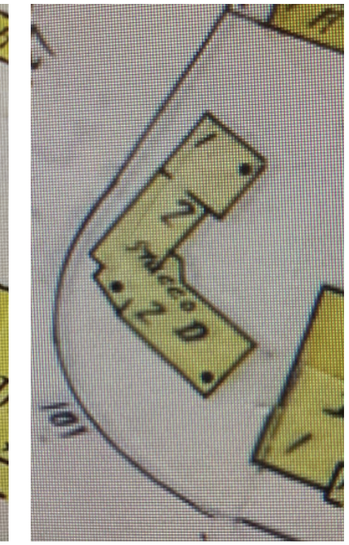
ALBAUGH-JONES House, one of River Road's picturesque homes. (Parish Photo)

ROSENGREN HOUSE, built in late 1700s by Michael Zambrano. (Parish Photo)

SANBORN MAPS
ORIGINAL MASSING AS ONE STORY ON WEST SIDE IN 1931



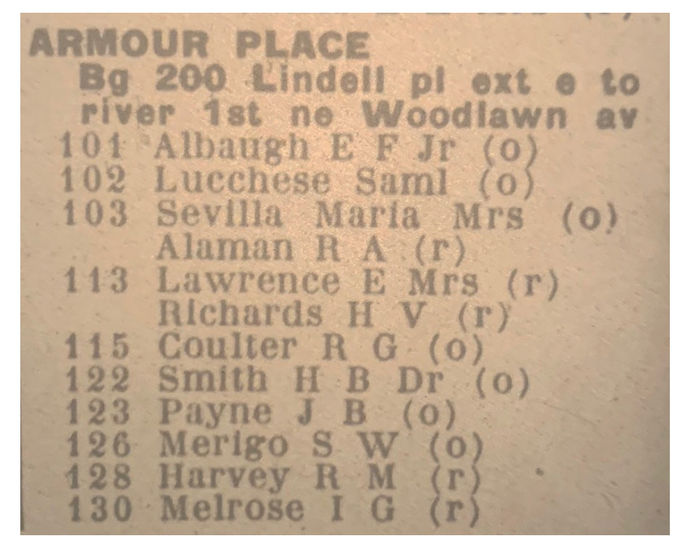
1931: One-story on west side



1951: Two story on west side

1927 CITY REGISTRY
ARCHITECT ELLIS F. ALBAUGH JR AS FIRST HOMEOWNER

Ellis Albaugh Jr. was a notable San Antonio architect who designed commercial and residential buildings throughout the city, including the neighborhoods of Monte Vista, Monticello, Alamo Heights, Terrell Hills, Mahncke Park, and others in River Road.



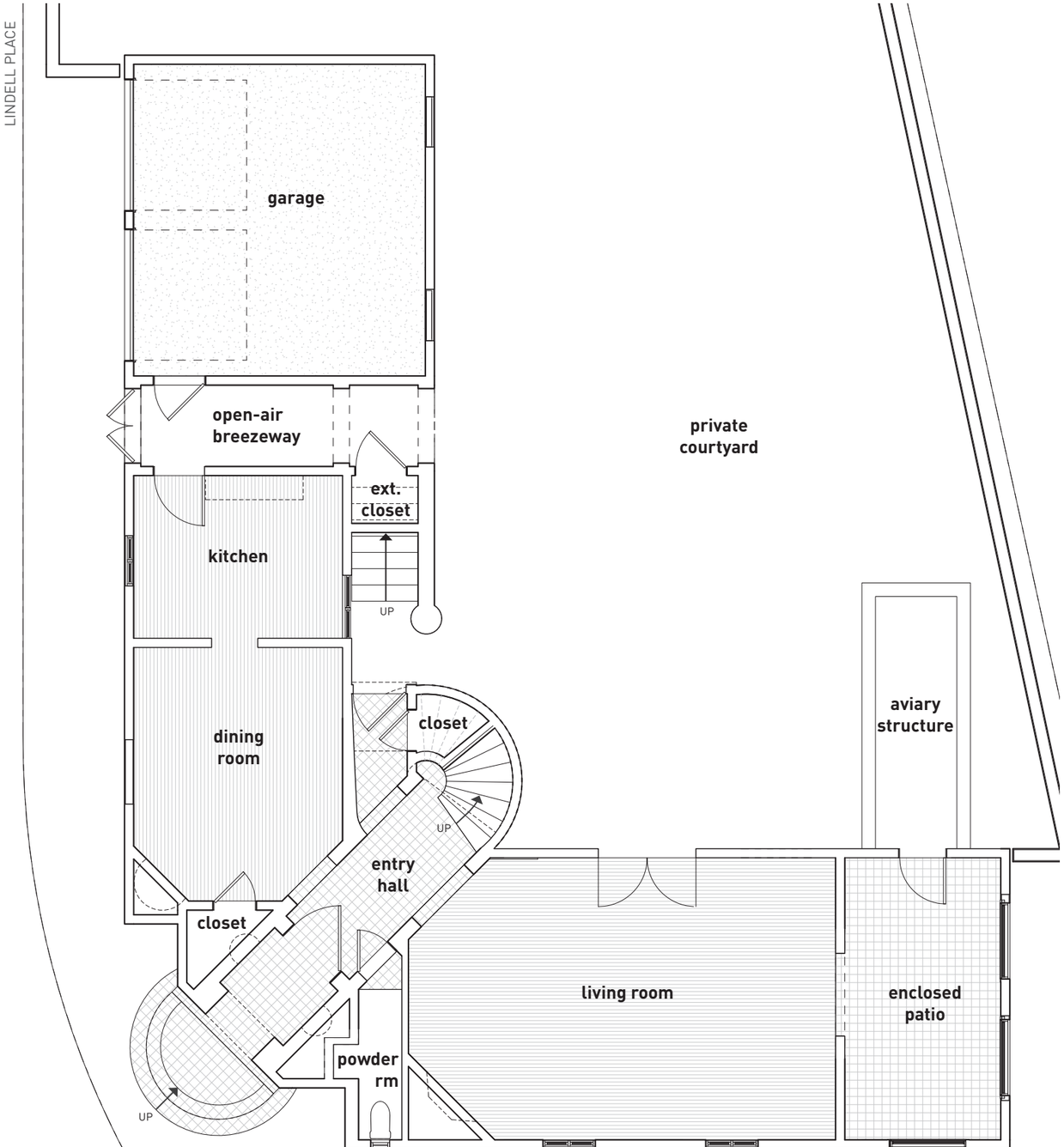
ARMOUR PLACE
Bg 200 Lindell pl ext e to river 1st ne Woodlawn av
101 Albaugh E F Jr (o)
102 Lucchese Saml (o)
103 Sevilla Maria Mrs (o)
Alaman R A (r)
113 Lawrence E Mrs (r)
Richards H V (r)
115 Coulter R G (o)
122 Smith H B Dr (o)
123 Payne J B (o)
126 Merigo S W (o)
128 Harvey R M (r)
130 Melrose I G (r)

SITE PLAN

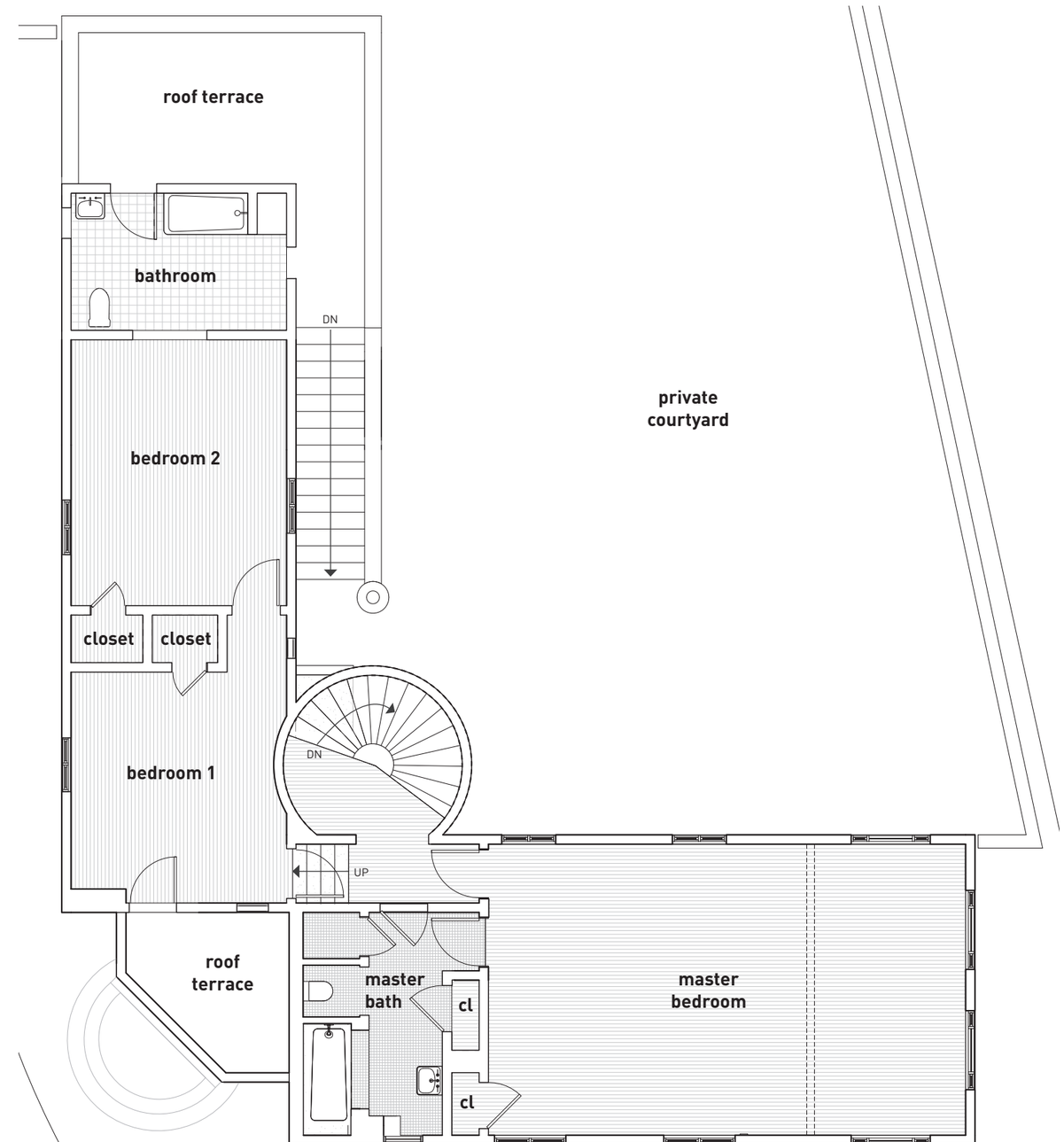
1 ENTRY
2 LIVING ROOM
3 KITCHEN
4 BEDROOM SUITE
5 OPEN-AIR BREEZEWAY
6 GARAGE
7 PRIVATE COURTYARD

8 16

101 ARMOUR PLACE SITE PLAN



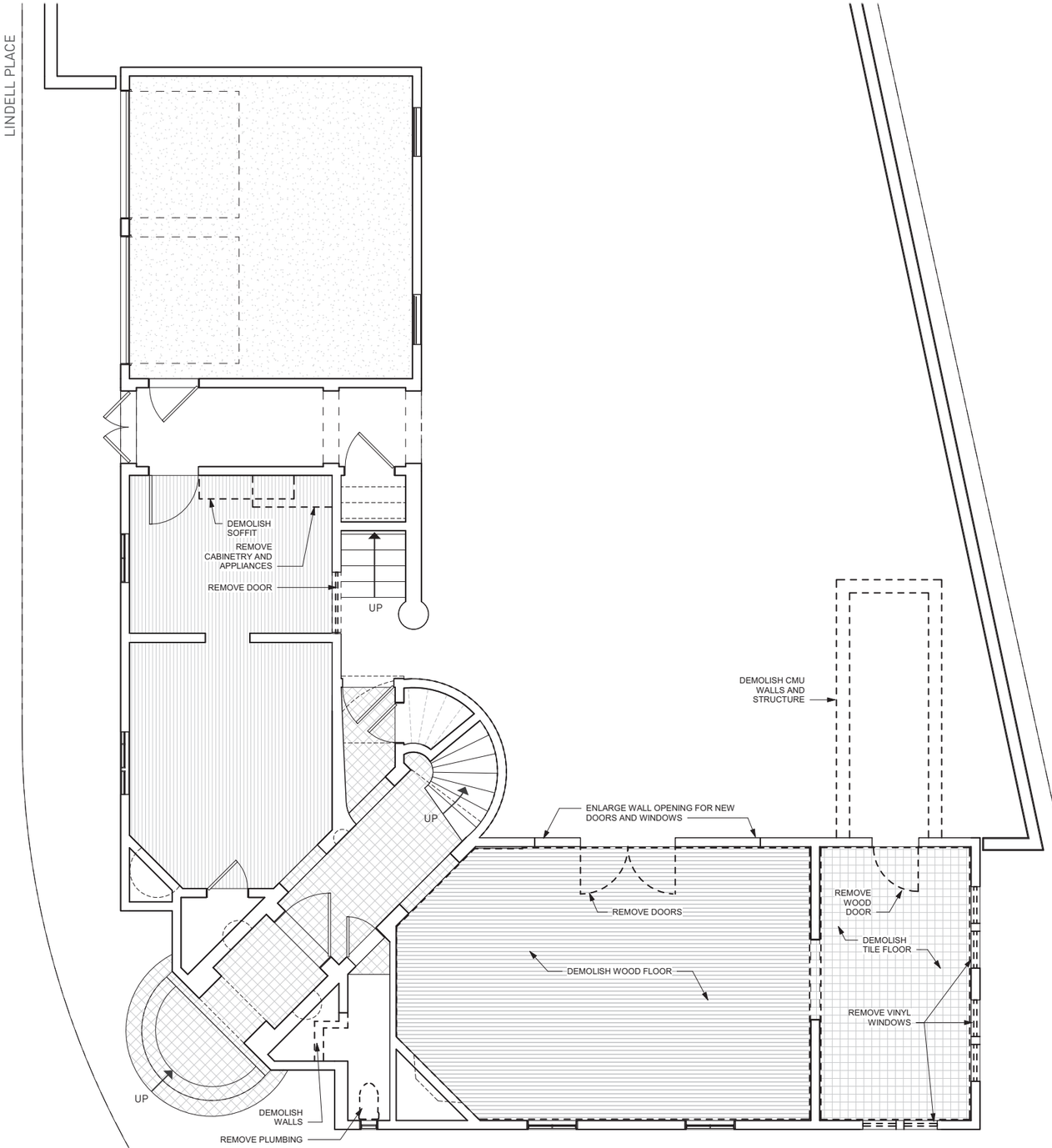
EXISTING FIRST FLOOR PLAN



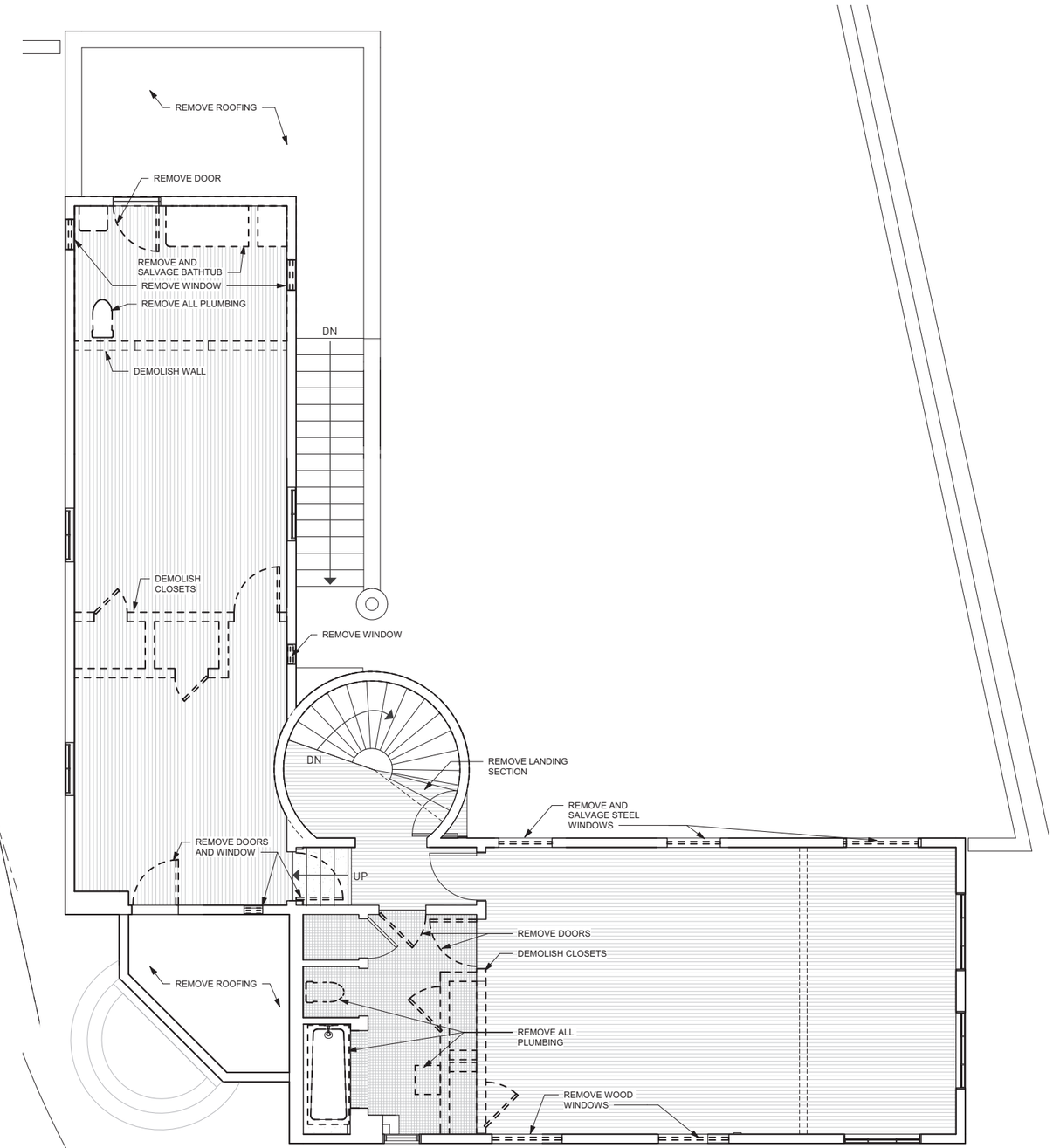
EXISTING SECOND FLOOR PLAN

4 8

101 ARMOUR PLACE EXISTING FLOOR PLANS



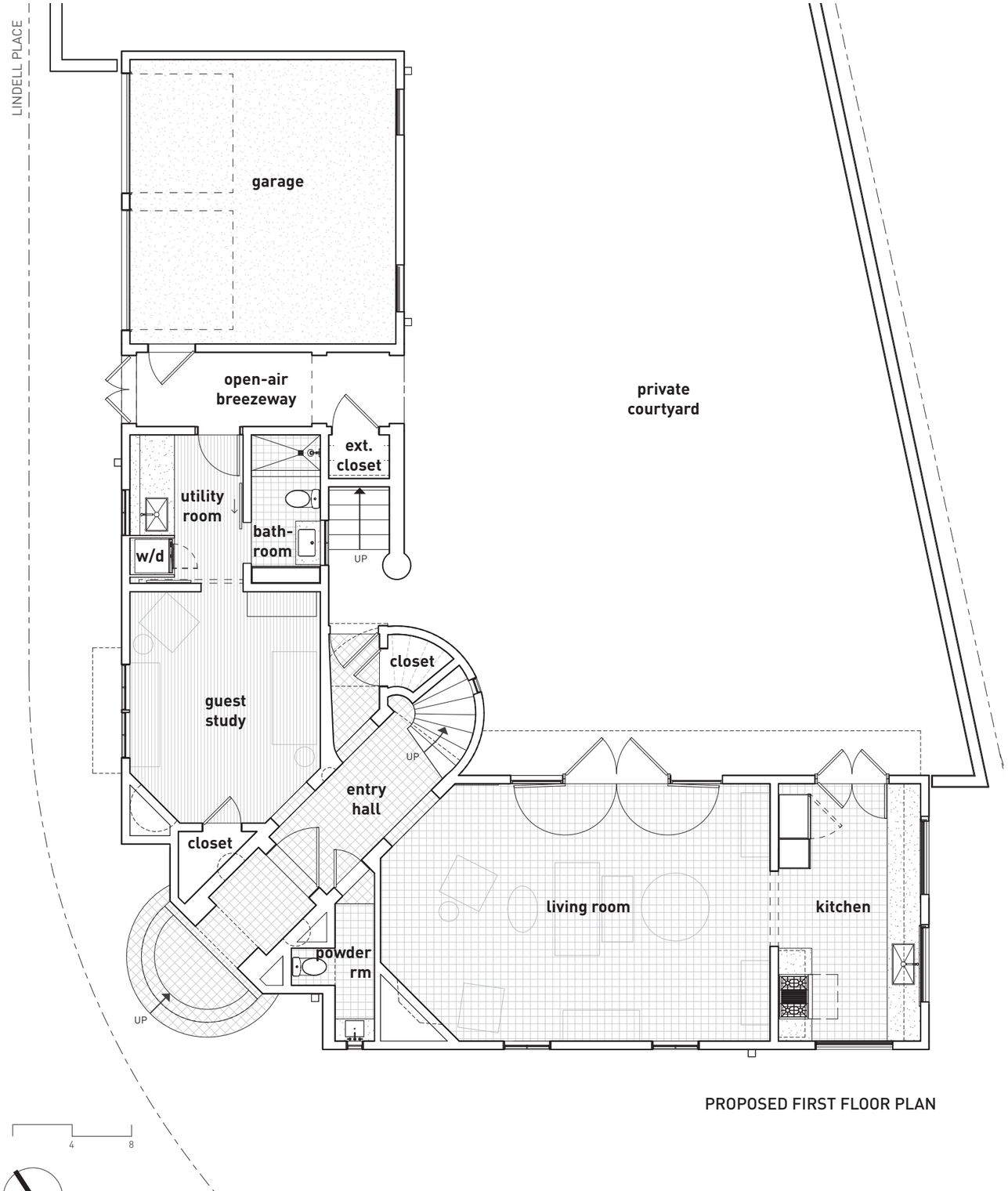
FIRST FLOOR DEMOLITION PLAN



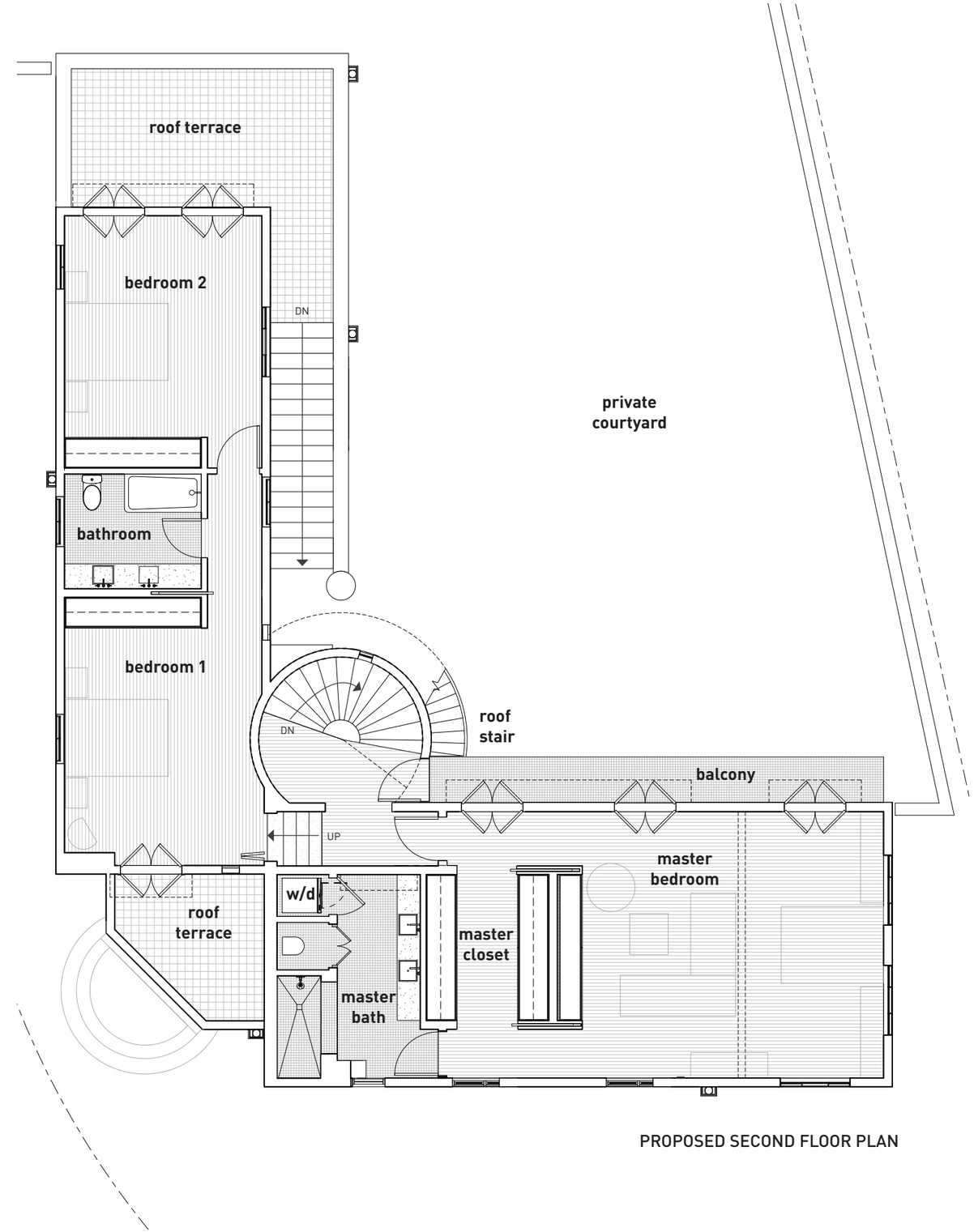
SECOND FLOOR DEMOLITION PLAN

4 8

101 ARMOUR PLACE DEMOLITION PLANS



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

4 8

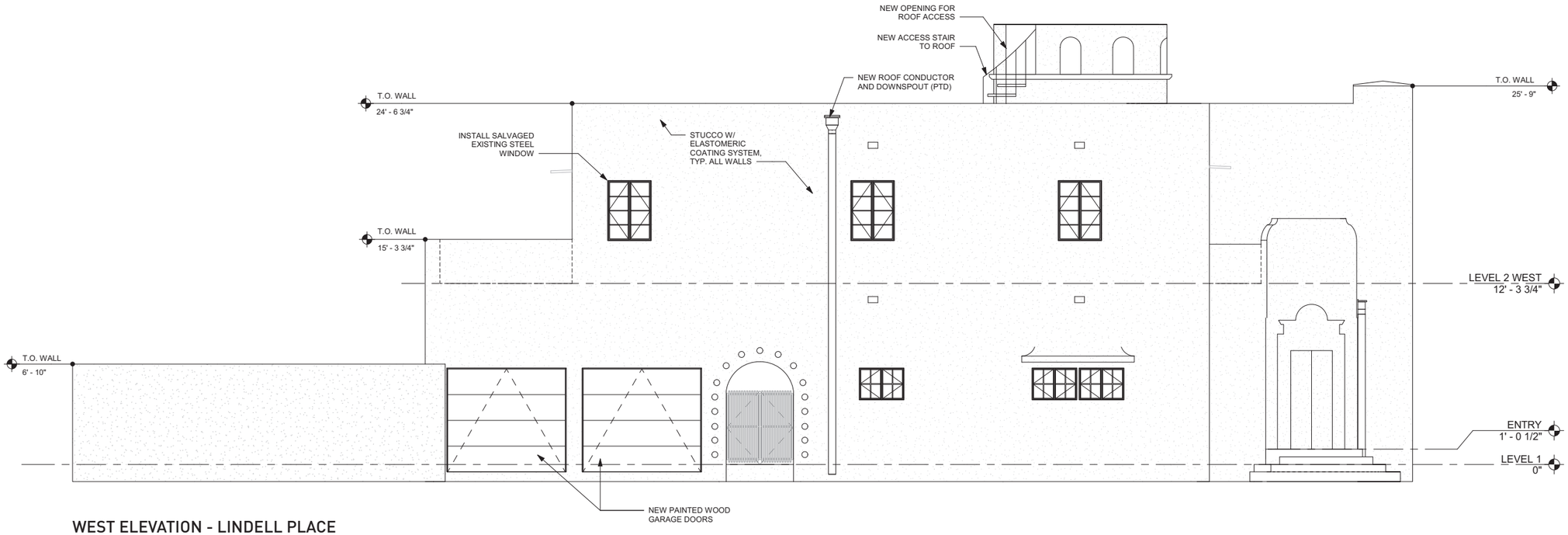
101 ARMOUR PLACE PROPOSED FLOOR PLANS

WEST ELEVATION - LINDELL PLACE

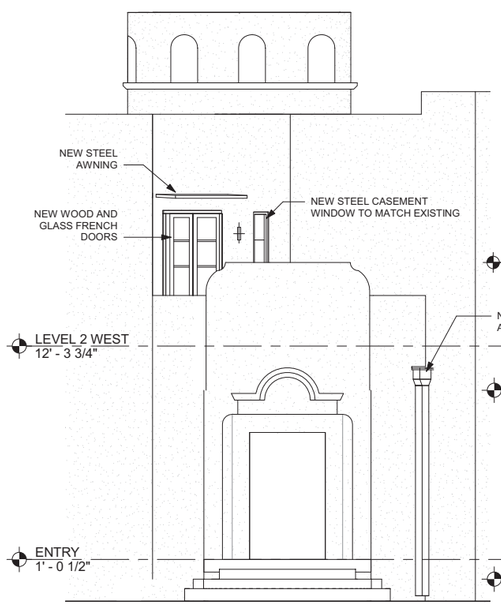
SOUTHWEST CORNER ELEVATION

SOUTH ELEVATION - ARMOUR PLACE

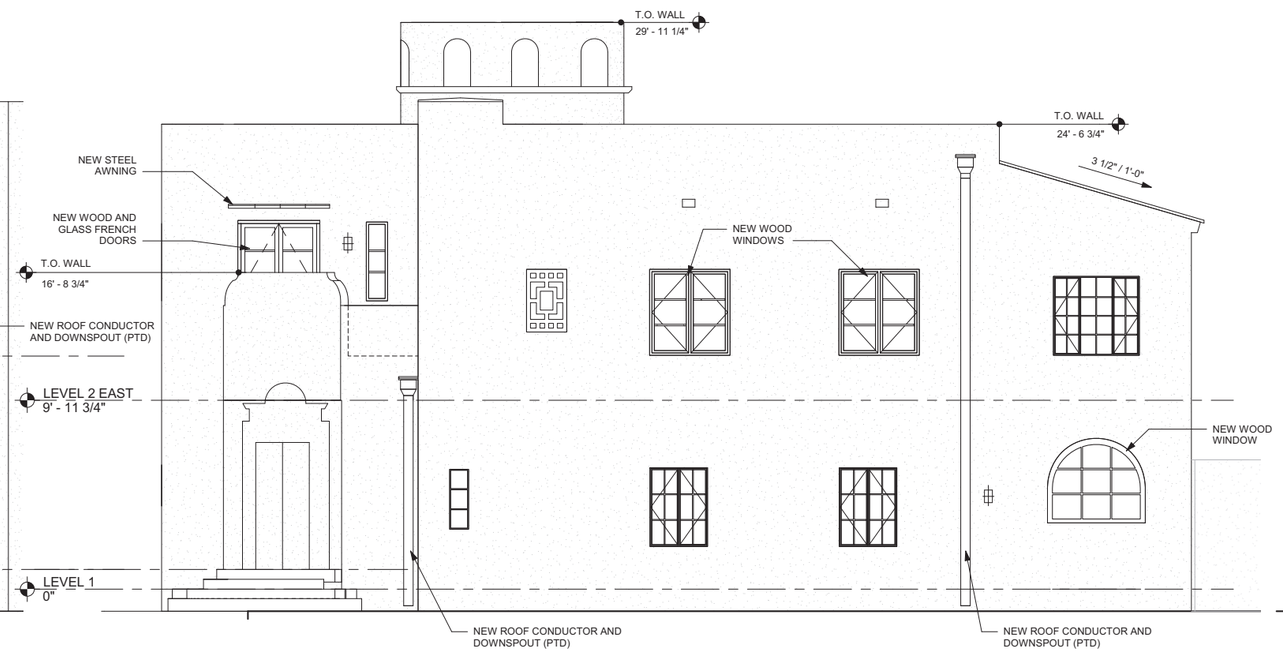
EAST ELEVATION AT EAST WING



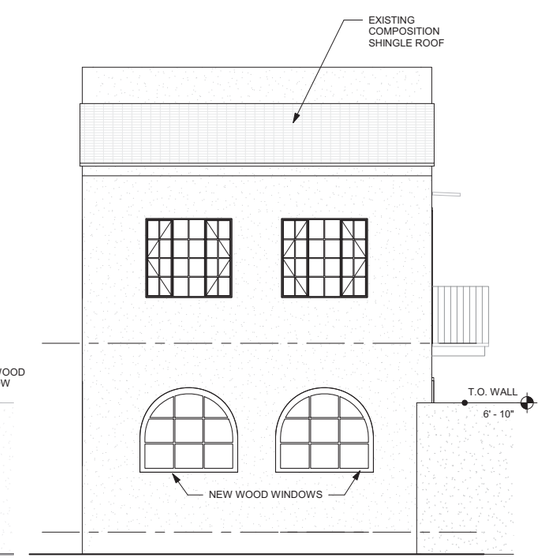
WEST ELEVATION - LINDELL PLACE



SOUTHWEST CORNER ELEVATION



SOUTH ELEVATION - ARMOUR PLACE



EAST ELEVATION AT EAST WING

4 8

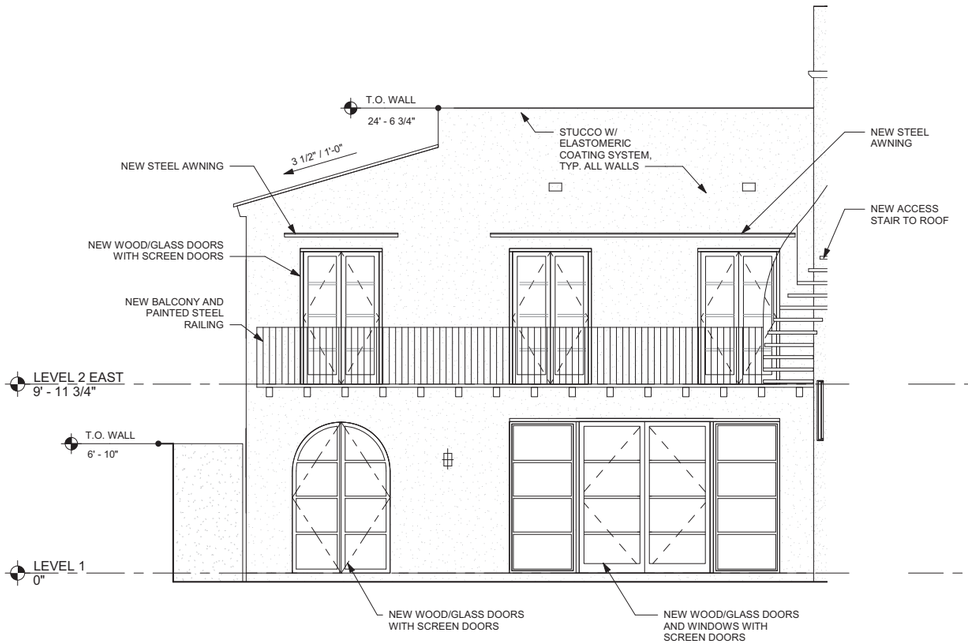
101 ARMOUR PLACE PROPOSED STREET ELEVATIONS

NORTH ELEVATION - EAST WING

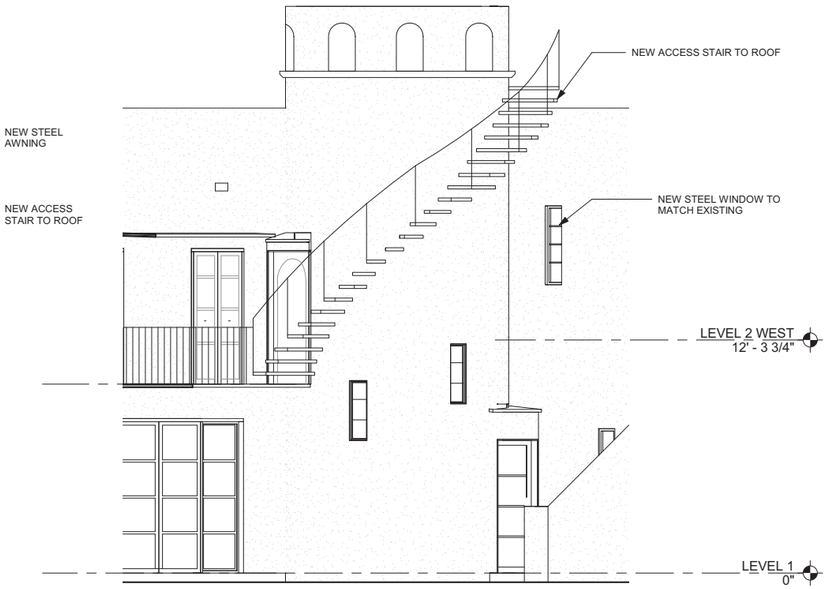
NORTHEAST ELEVATION - STAIR TOWER

EAST ELEVATION - WEST WING

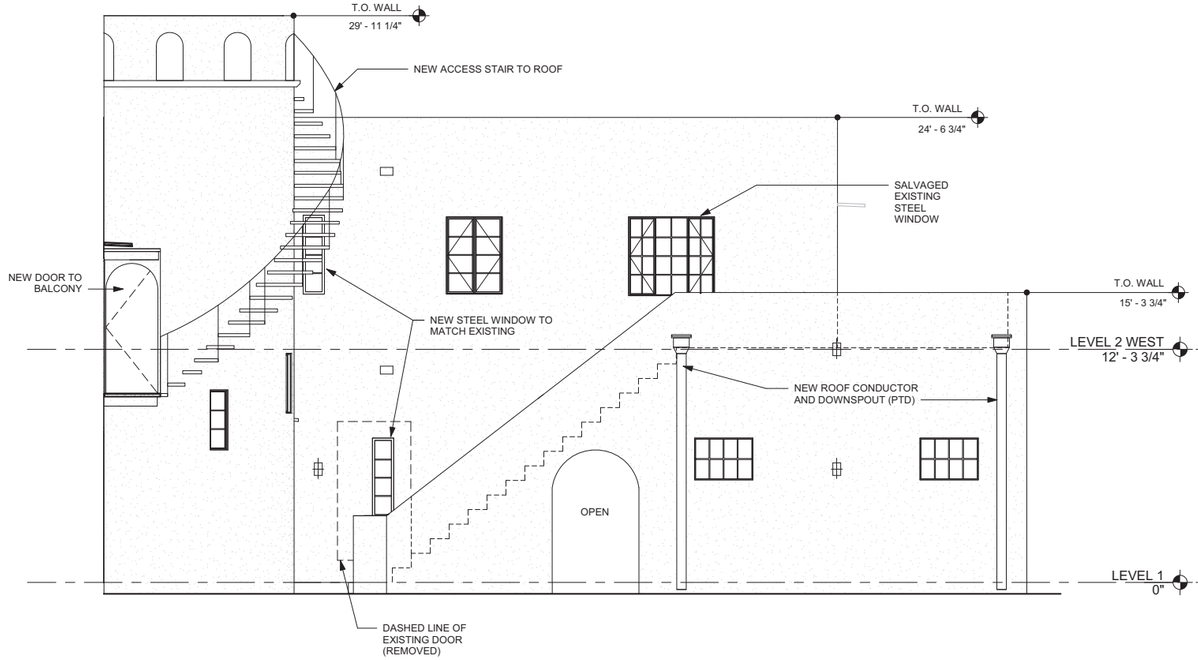
NORTH ELEVATION - WEST WING



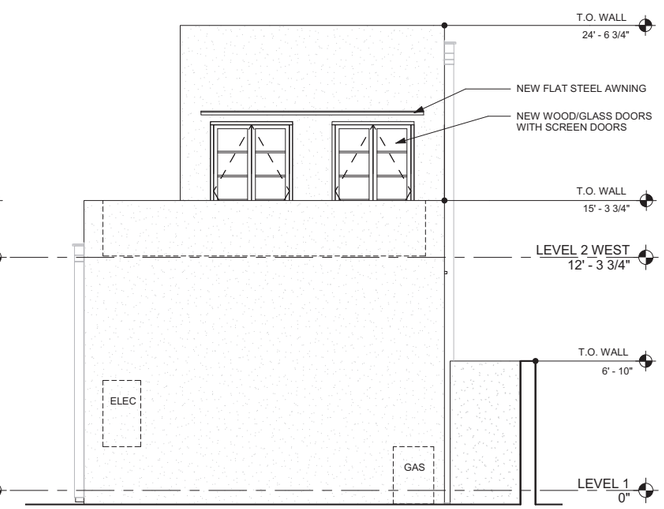
NORTH ELEVATION - EAST WING



NORTHEAST ELEVATION - STAIR TOWER



EAST ELEVATION - WEST WING



NORTH ELEVATION - WEST WING

4 8

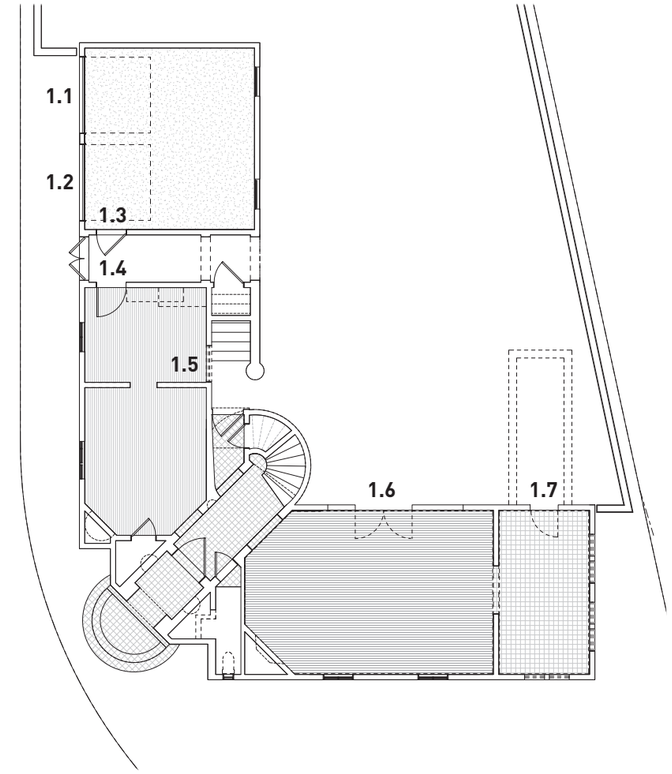
101 ARMOUR PLACE PROPOSED COURTYARD ELEVATIONS

FIRST FLOOR EXISTING WINDOW AND DOOR CONDITIONS

1.1 Garage Overhead Door - Painted Aluminum

1.2 Garage Overhead Door- Painted Aluminum

1.3 Garage Dutch Door - Wood



1.4 Solid Door - Wood

1.5 Double Doors - Steel-framed with stained glass

1.6 Double Doors - Wood and Glass

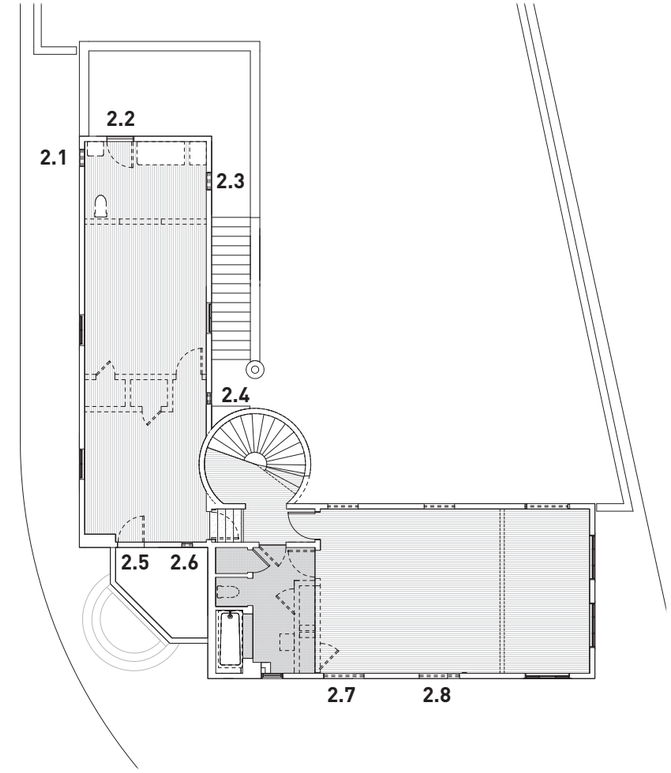
1.7 Door with Arched Frame - Wood and Glass

SECOND FLOOR EXISTING WINDOW AND DOOR CONDITIONS

2.1 Window - Wood double hung

2.2 Door: Clad Wood and Glass

2.3 Window - Wood double hung



2.4 Window - Wood and Glass Casement (missing glass)

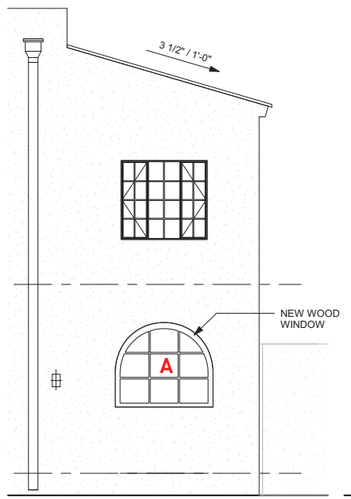
2.5 Door - Clad Wood and Glass

2.6 Window - Wood and Glass Casement (missing glass)

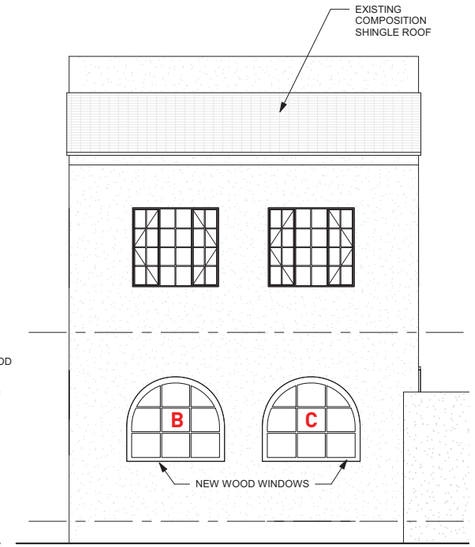
2.7 Window - Wood and Glass

2.8 Window - Wood and Glass

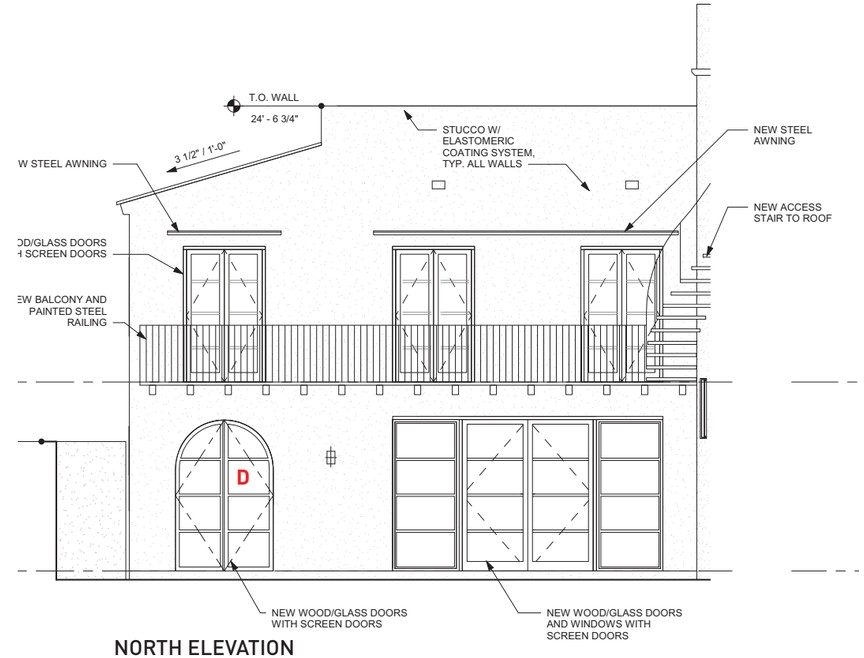
PROPOSED EXTERIOR ELEVATIONS



SOUTH ELEVATION



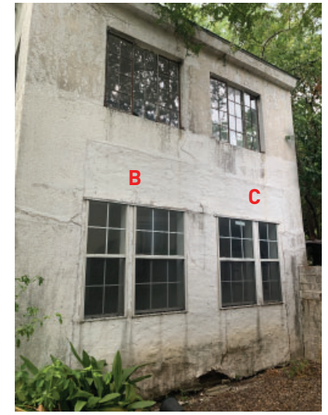
EAST ELEVATION



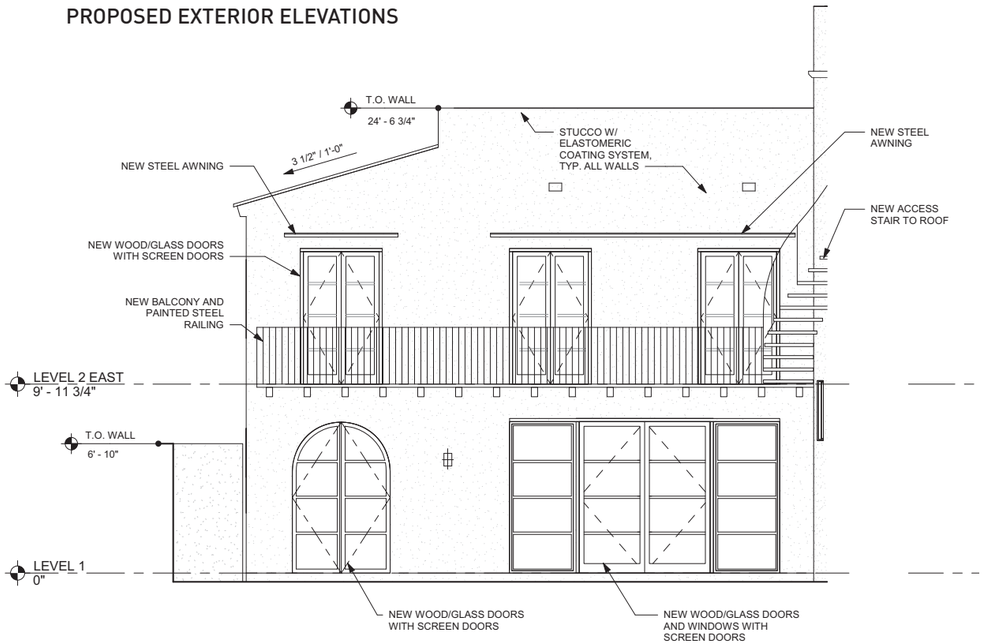
NORTH ELEVATION

HISTORIC OPENINGS: ARCHES

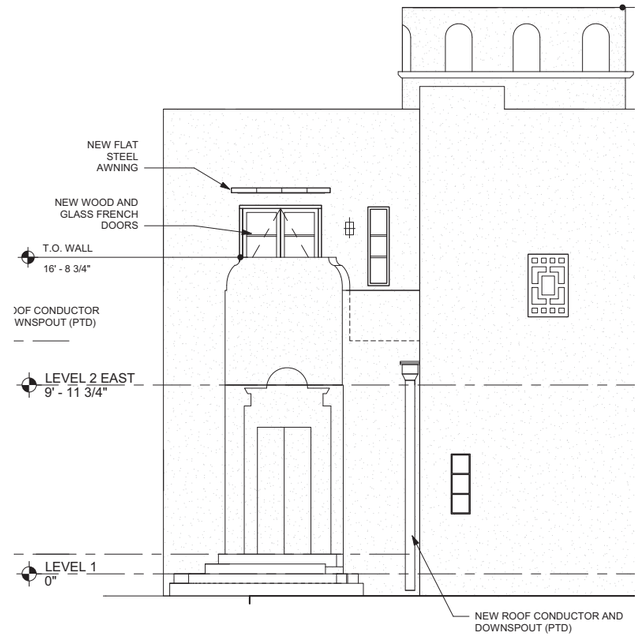
EXISTING CONDITION: VINYL WINDOWS



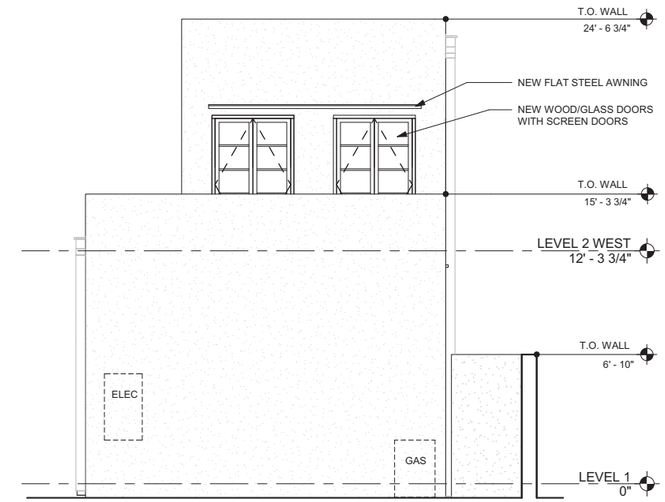
PROPOSED EXTERIOR ELEVATIONS



NORTH ELEVATION - EAST WING



SOUTH ELEVATION - WEST WING



NORTH ELEVATION - WEST WING

PRECEDENTS - SPANISH COLONIAL REVIVAL ELEMENTS

French Doors: Landa Library, Robert B. Kelly Balcony: Mannen House, Atlee B. Ayres

Steel Awnings: La Fonda on Main, Donald B. McDonald