HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO:	**2022-283**
ADDRESS:	119 E MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1703 BLK 8 LOT 18 AND 19
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Dustin O'Connor/Guido
OWNER:	Charles Ramon/RAMON CHARLES
TYPE OF WORK:	Window replacement
APPLICATION RECEIVED:	May 10, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace all existing wood windows and empty openings with aluminum-clad wood windows.

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.

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 119 E Magnolia is a 2-story, single-family residence constructed in 1917 by builder A.C. Dugger. The home was designed in the Neoclassical style and features several of the style's characteristic architectural elements, including a façade dominated by a curved full-height porch with Corinthian columns, a second-story balcony on the front façade, and an elaborate doorway surrounded by sidelites and a half elliptical transom. The house is contributing to the Monte Vista Historic District.
b. CASE HISTORY – The applicant previously received approval in April 2018 to restore the majority of the existing windows based on their condition and replace windows that are missing a significant portion of material or are missing completely with in-kind, fully wood windows by Marvin. The applicant returned to the HDRC with another request to replace all the existing wood windows and empty openings with aluminum-clad wood windows in May 2018. The window replacement request was denied by the HDRC. The applicant has returned with a request to replace all the existing wood windows and window openings with aluminum-clad wood windows
c. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on May 23, 2022, and

observed the following conditions on the existing original wood windows: damaged and peeling or chipping paint, broken or missing cords, and loose or broken glass. Some of the existing windows may require reglazing or the reworking of the sashes. Window #42 exhibits signs of deterioration in the sash. Overall, the windows do not show signs of significant wood rot, wood damage, or severe deterioration. In the April 2018 application for window restoration, a representative for the property owner provided a window schedule indicating that the majority of the windows were able to be restored based on their condition. Staff finds that all remaining wood windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames. Several window openings are missing windows completely or are missing an entire sash or most of the sash elements. These windows are identified as windows #13, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 34, 37, 39, 41, 43, and 45. These 18 windows are eligible for the installation of fully wood windows to match existing in size, type, configuration, material, form, appearance, and detail.

d. WINDOW REPLACMEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in window screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
e. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
f. WINDOW REPLACEMENT – The applicant has proposed to replace all existing wood windows and empty openings with aluminum-clad wood replacement windows by Marvin. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. 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. There are several window configurations on this structure that are character defining, including tri-panel casement windows with transoms and thin divided lites and six-over-one double-hung windows. As noted in finding c, staff finds that the existing windows are in repairable condition and that the replacement product is not appropriate or consistent with the Guidelines.

RECOMMENDATION:

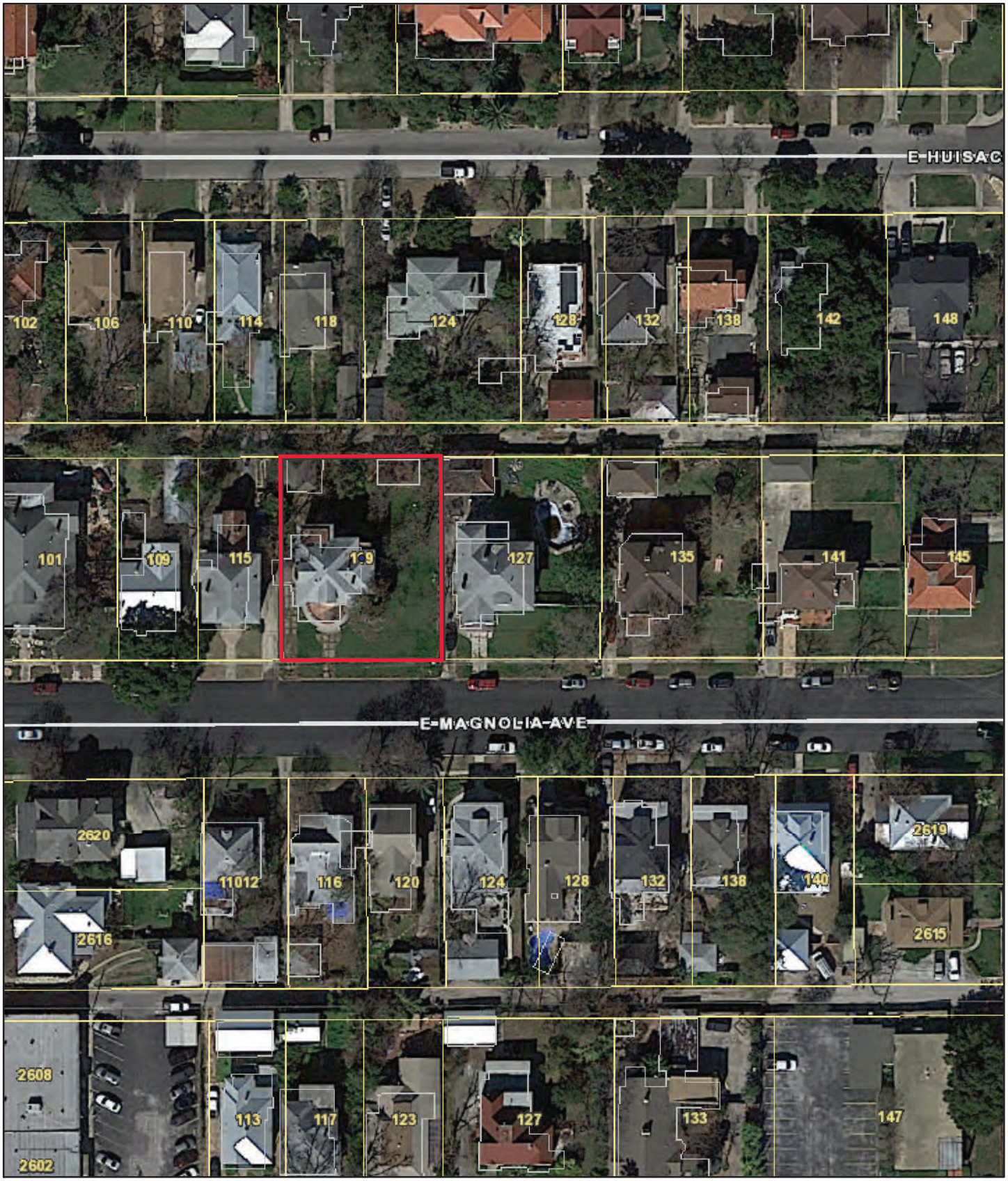
Staff does not recommend approval of the window replacement based on findings a through f. Staff recommends that the original request, to restore existing wood windows and replace in-kind, approved by the HDRC on April 4, 2018, be upheld. The empty openings are eligible for the installation of fully wood windows that meet staff's standard window stipulations.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches

within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop



May 24, 2022

User drawn lines

1:1,000

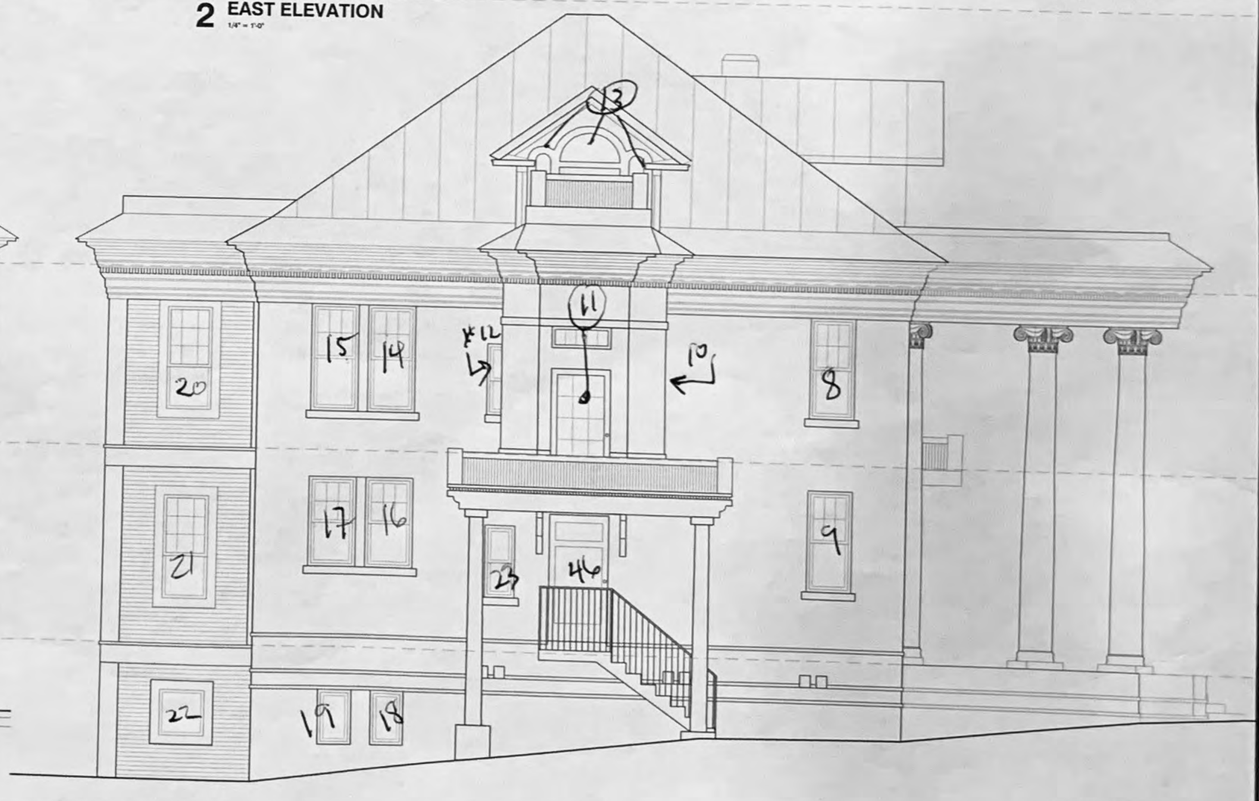
0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

1 NORTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

SPRINKLE & CO.
ARCHITECTS
506 BROOKLYN SAN ANTONIO, TX 78215
T 210-227-7722 W sprinkleco.com

CERTIFICATION: 10/31/16

11/27/2016
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #17182

RAMON RESIDENCE

119 E. MAGNOLIA AVENUE

ISSUE DATE:

REVISIONS:

NOT FOR CONSTRUCTION

SHEET:

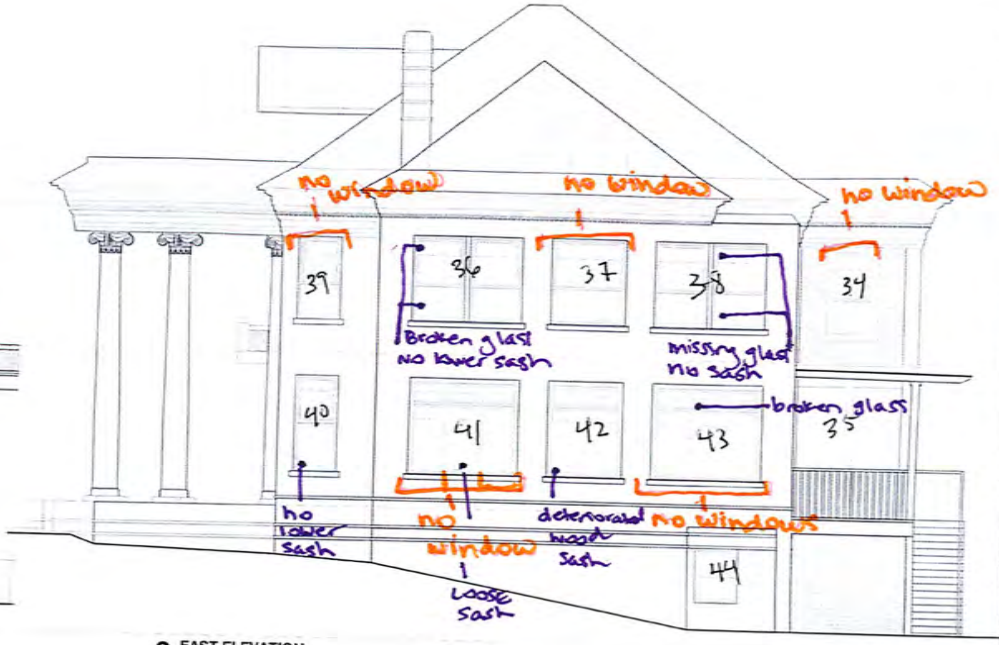
A3.1

ELEVATIONS

Site Visit Notes

5.23.2022

1 NORTH ELEVATION



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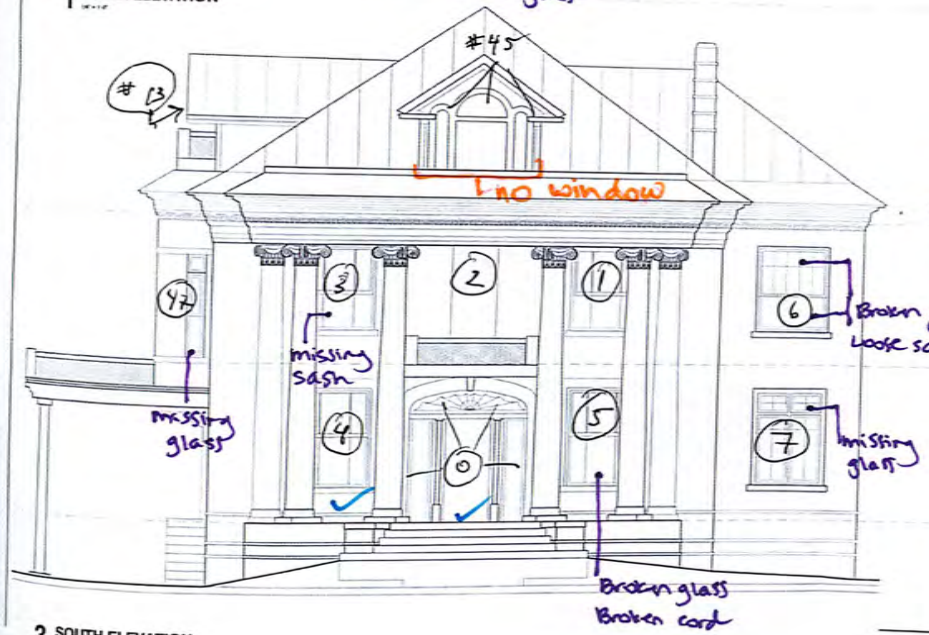

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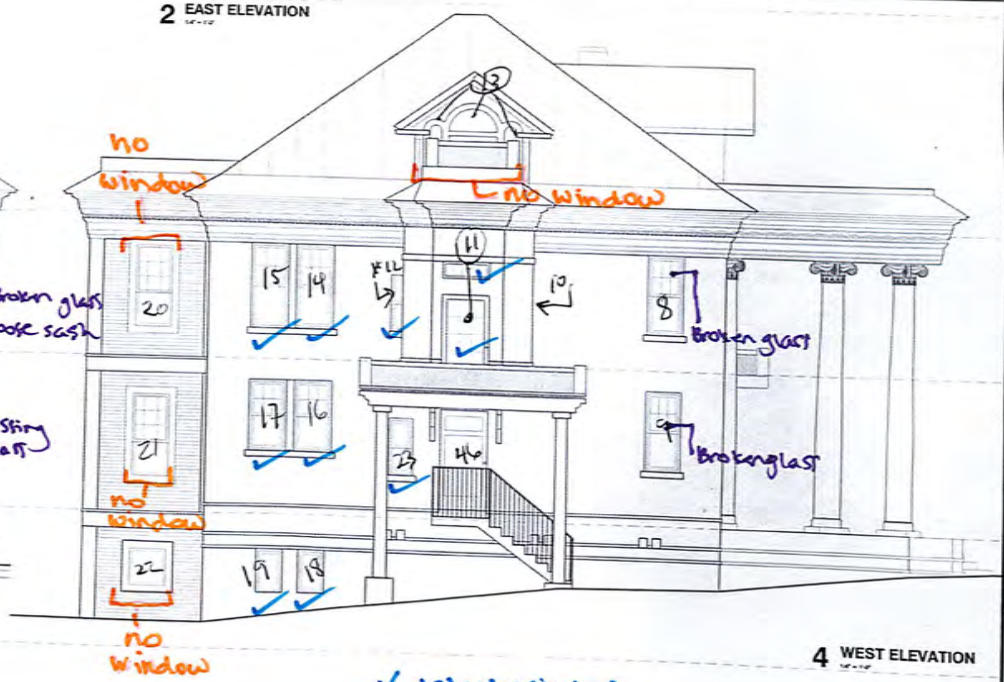


4 WEST ELEVATION

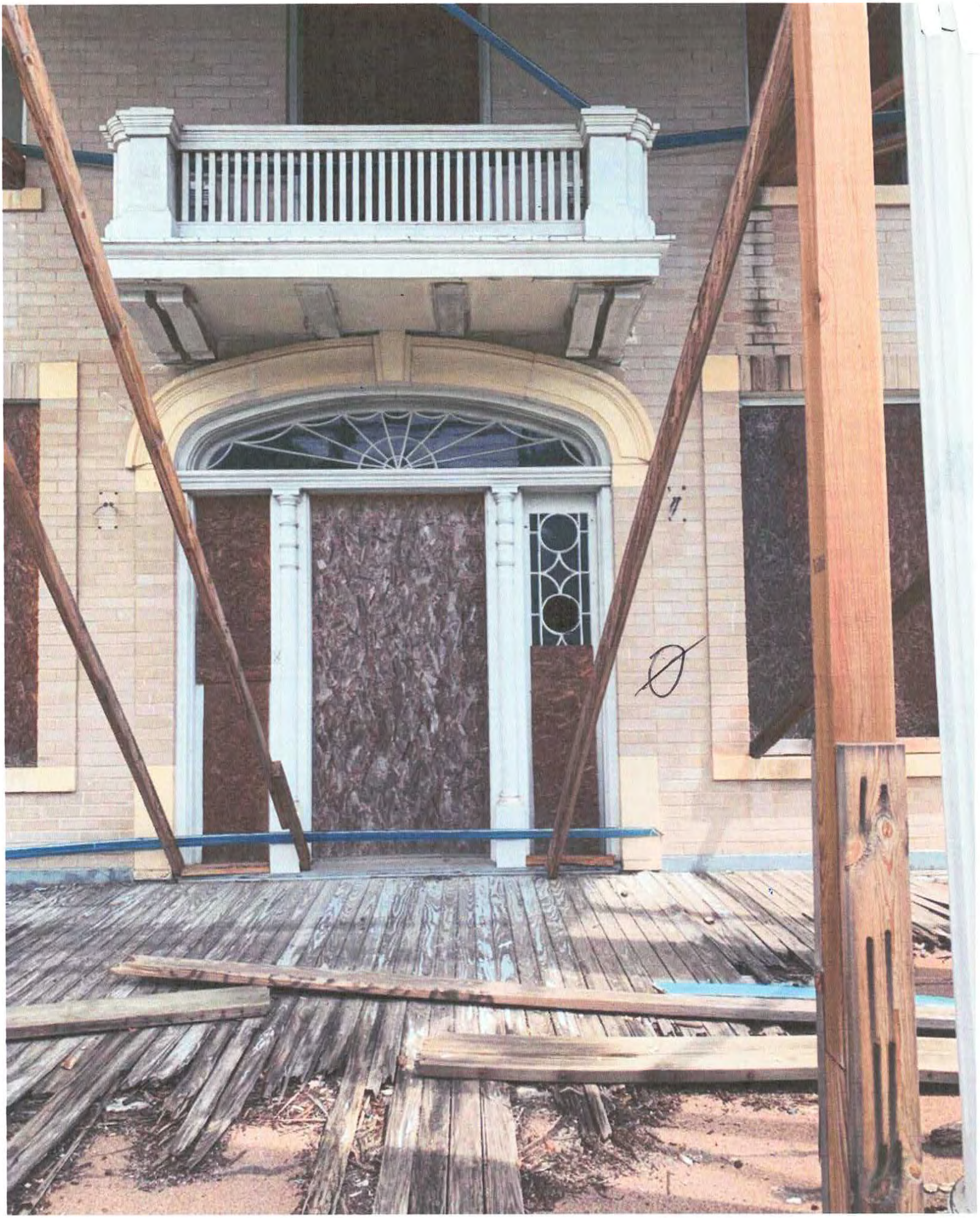
✓ intact window
no window sashes
missing elements

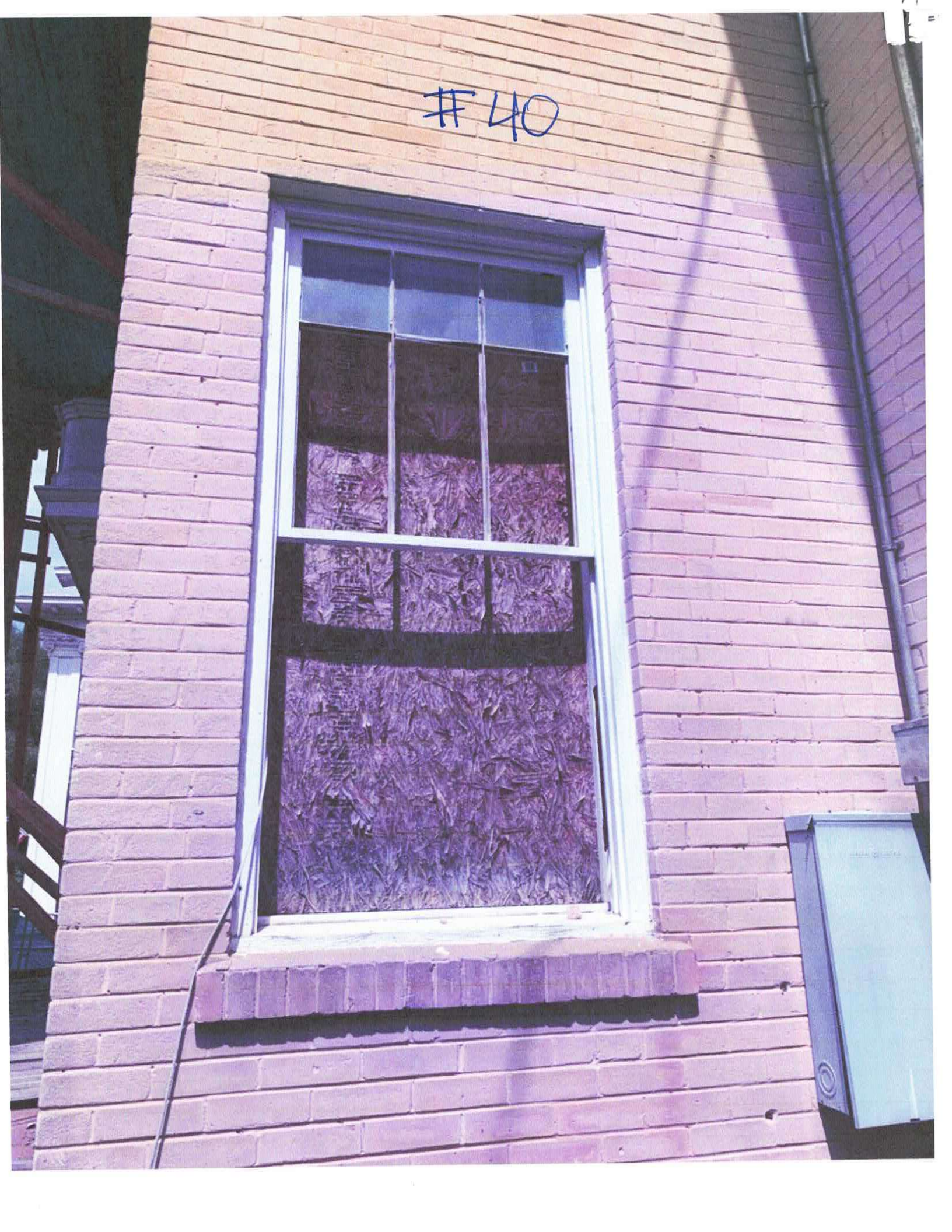
SPRINKLE & CO. ARCHITECTS
100 BROADWAY, SAN ANTONIO TX 78215
T 210 227-7722 W SPRINKLEANDCO.COM

RAMON RESIDENCE
119 E. MAGNOLIA AVENUE

NOT FOR CONSTRUCTION

A3.1
ELEVATIONS

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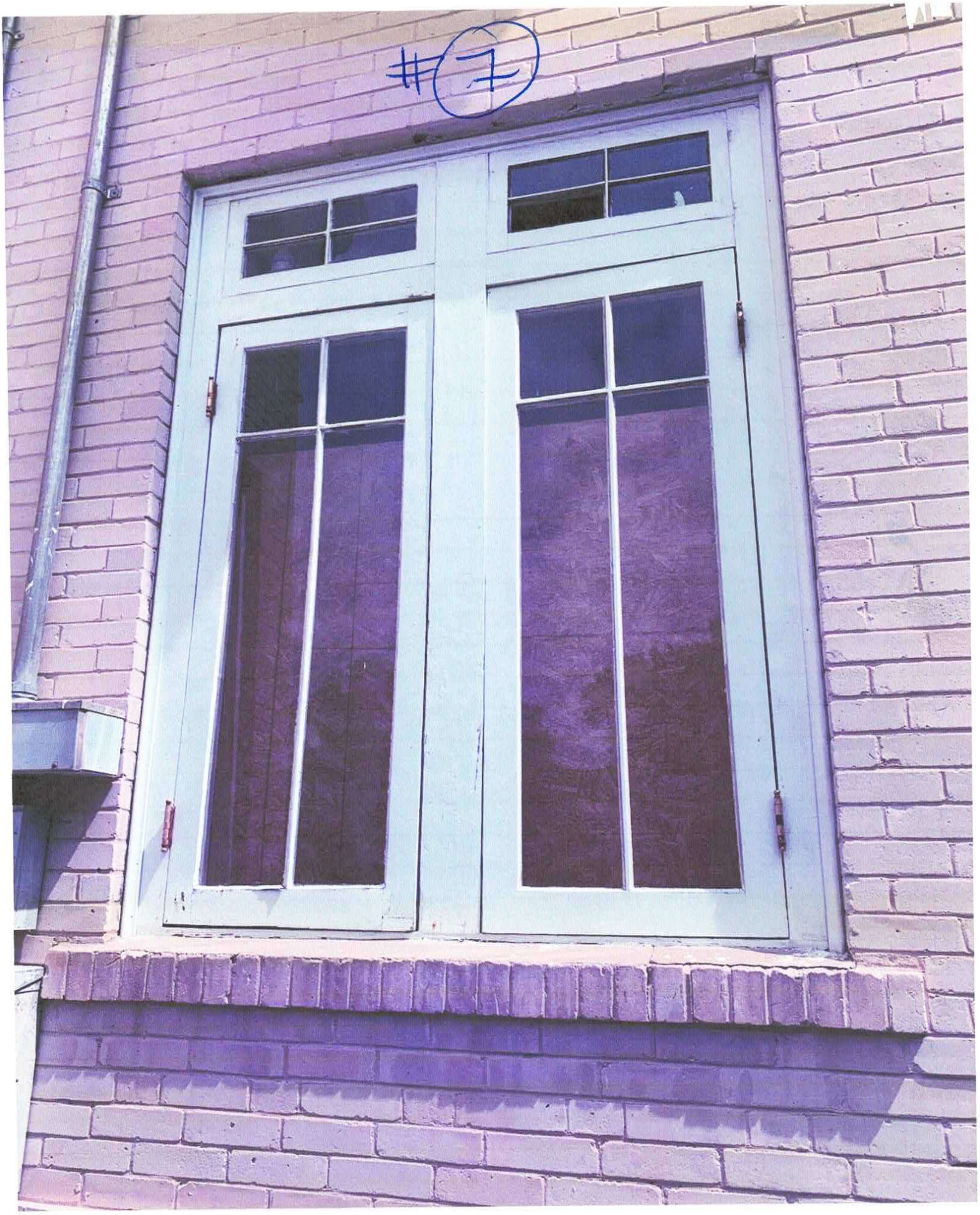
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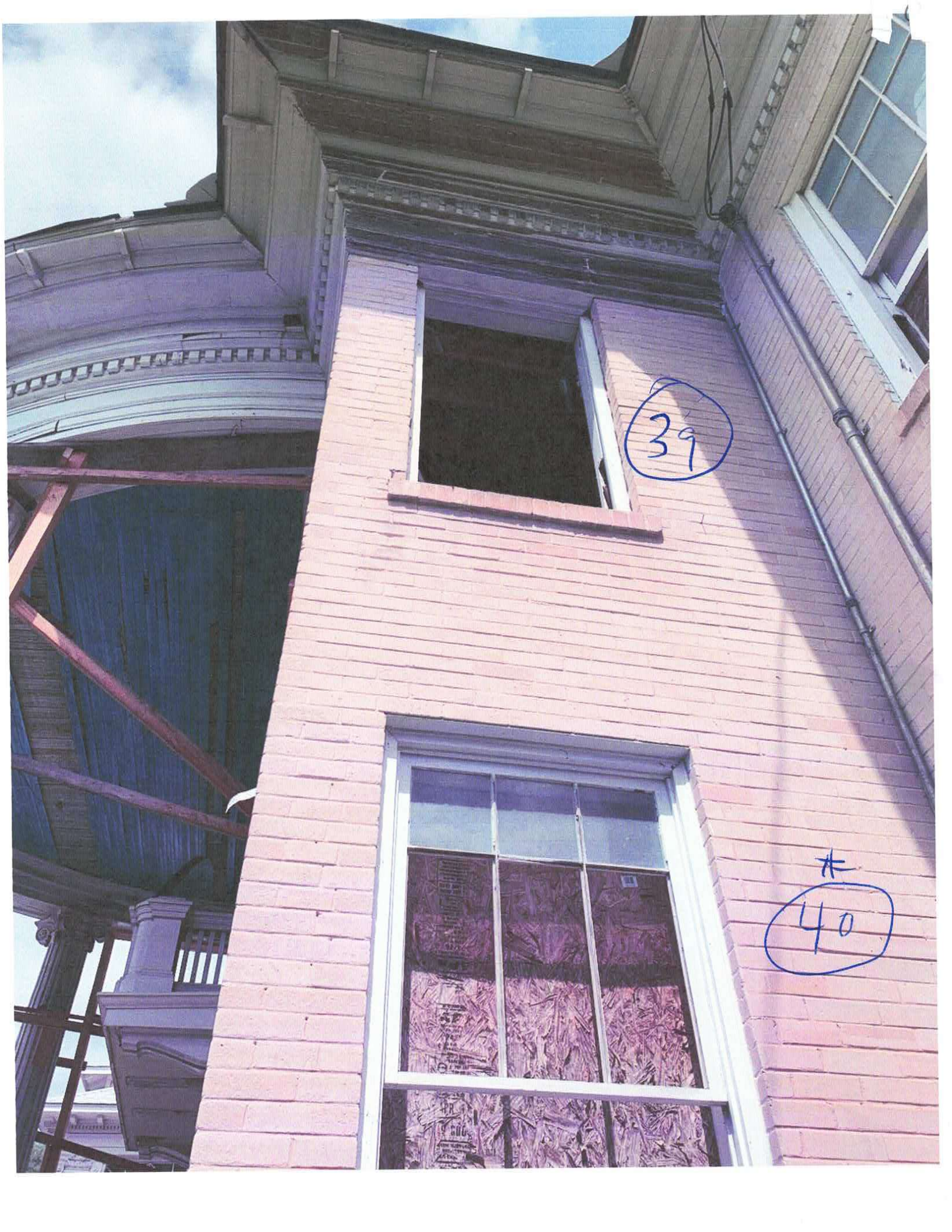
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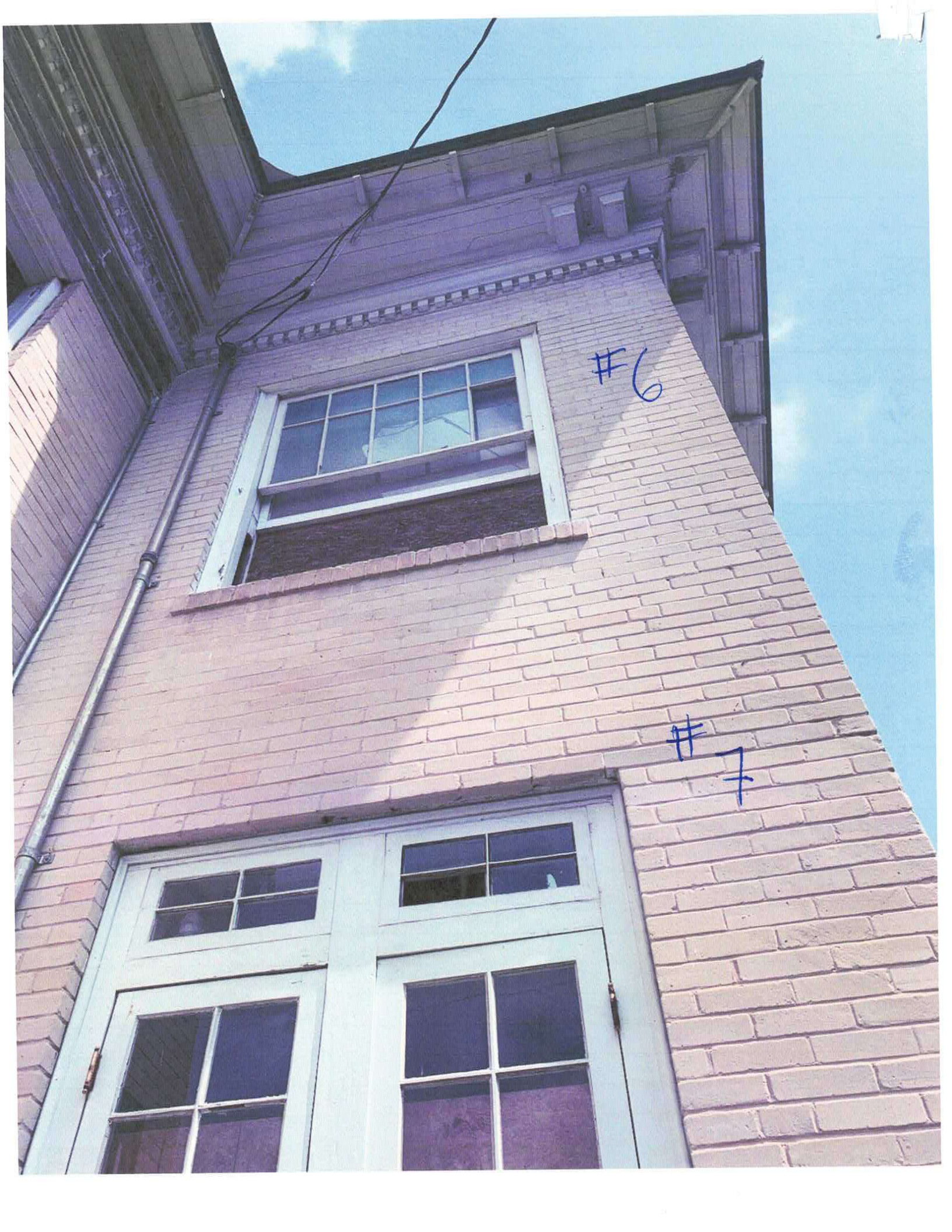
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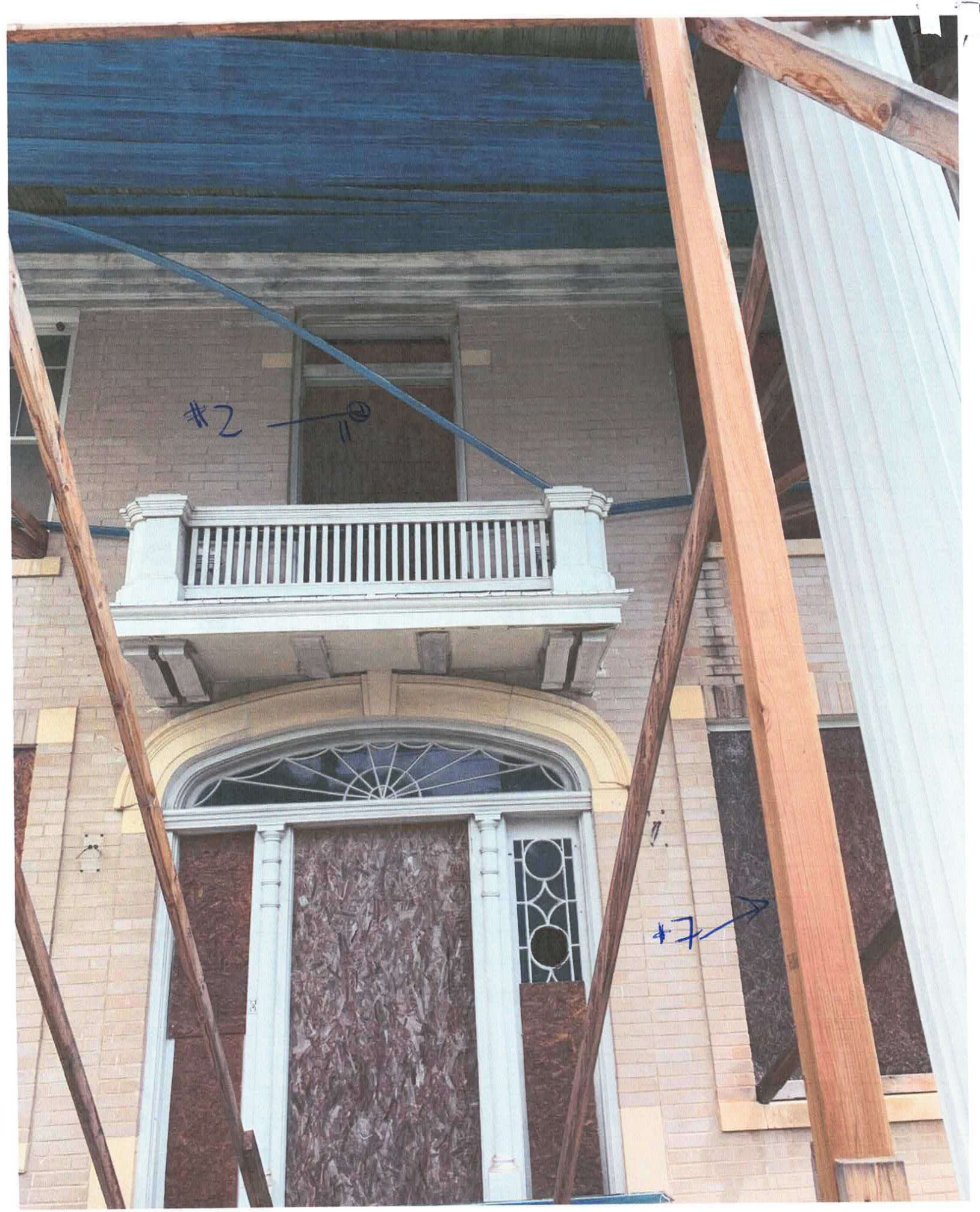
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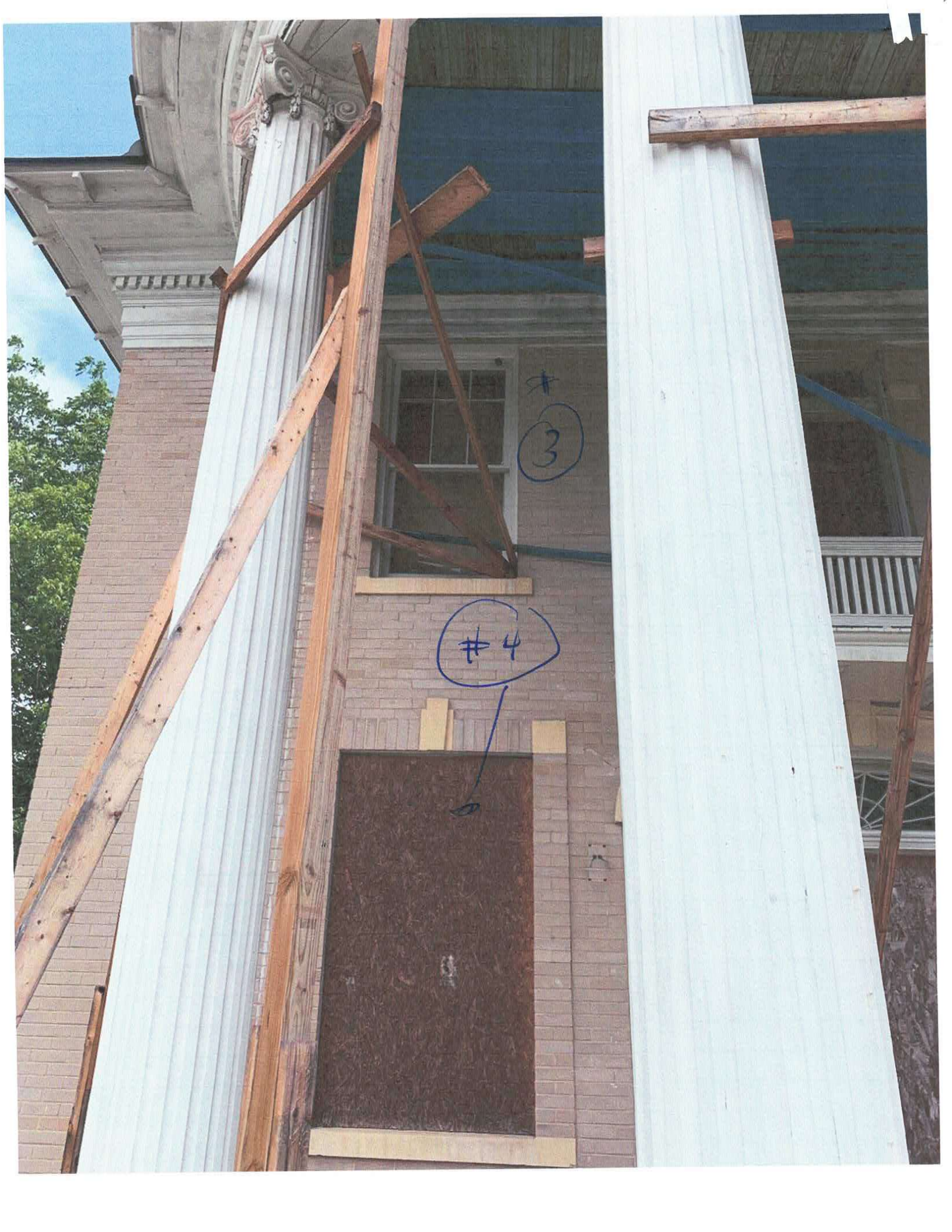
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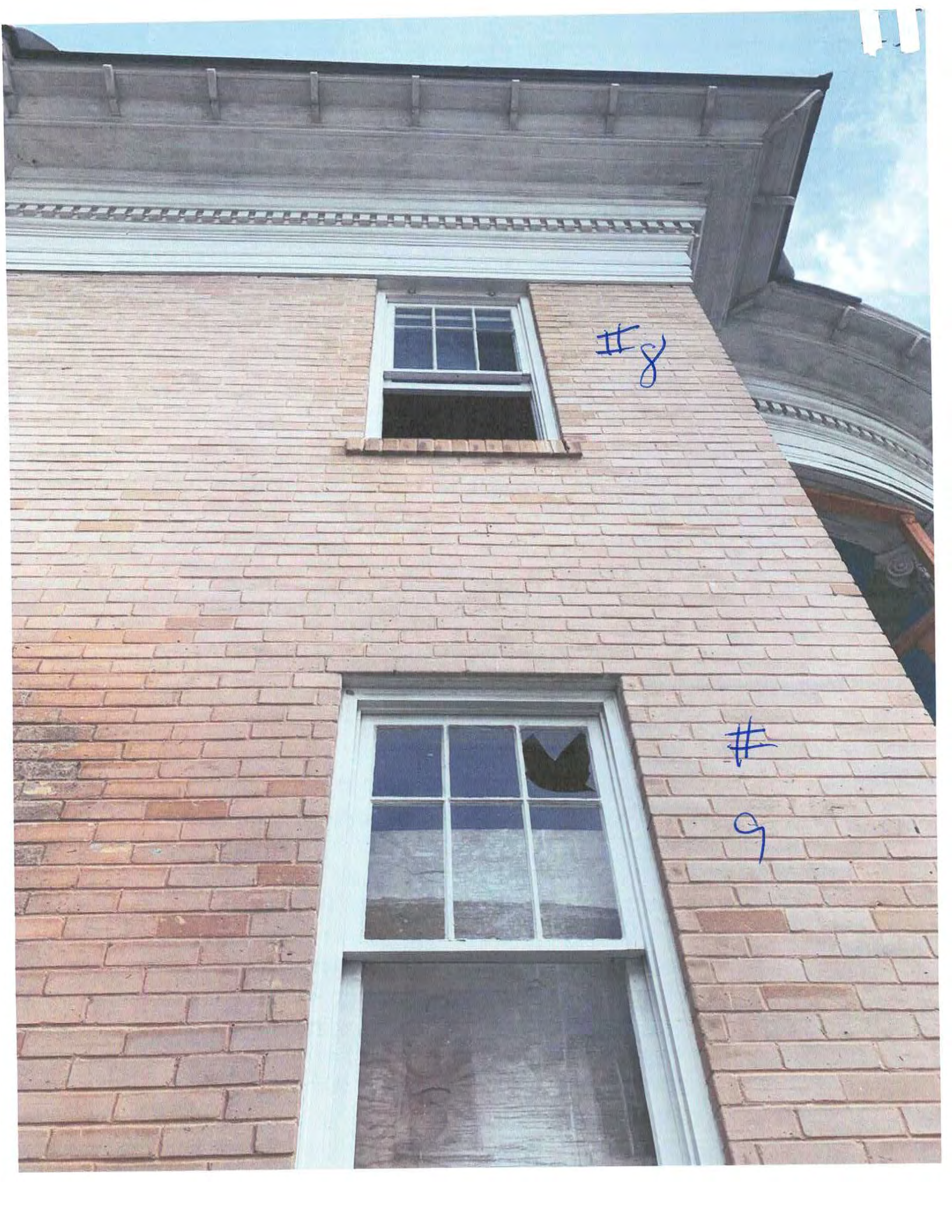
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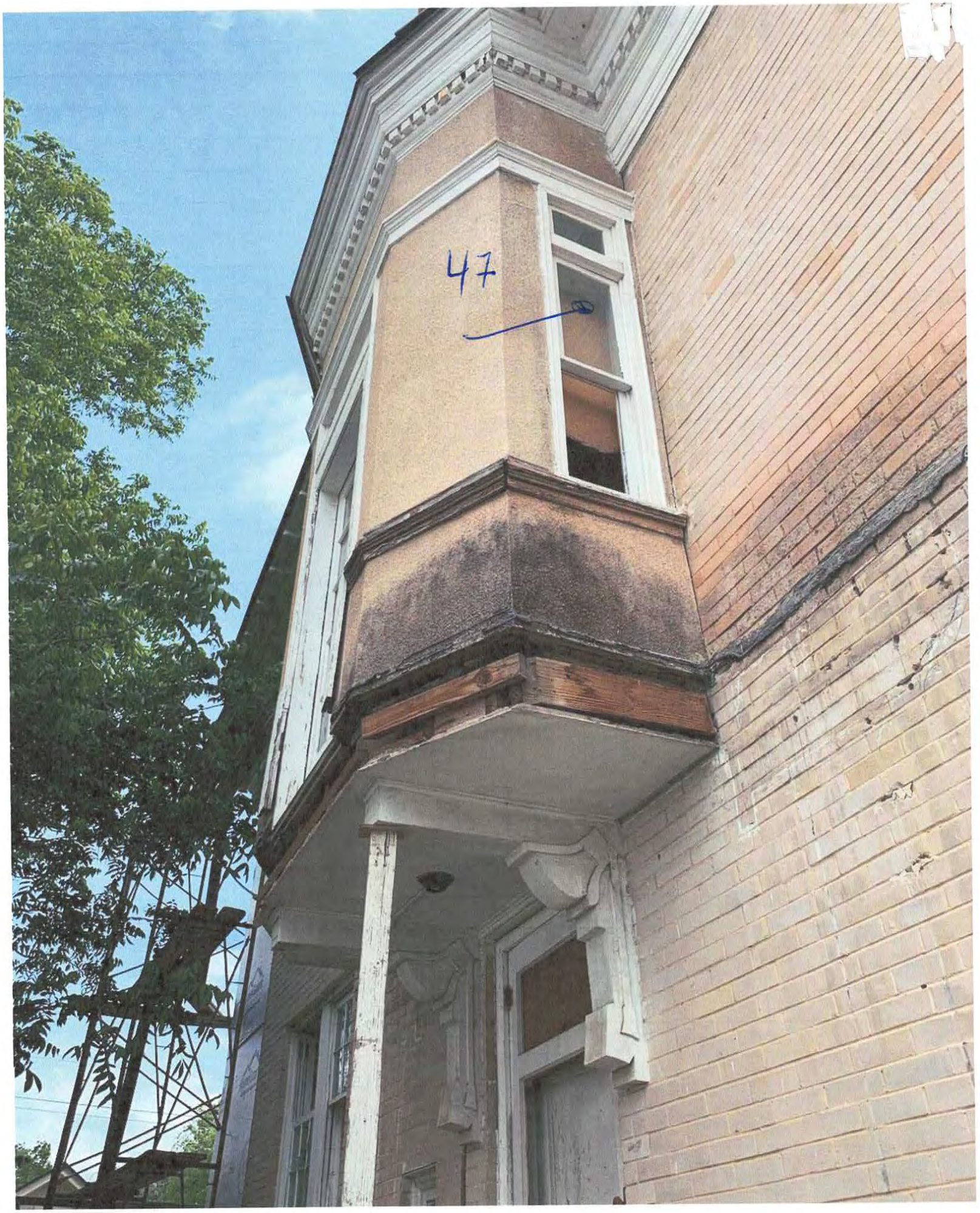
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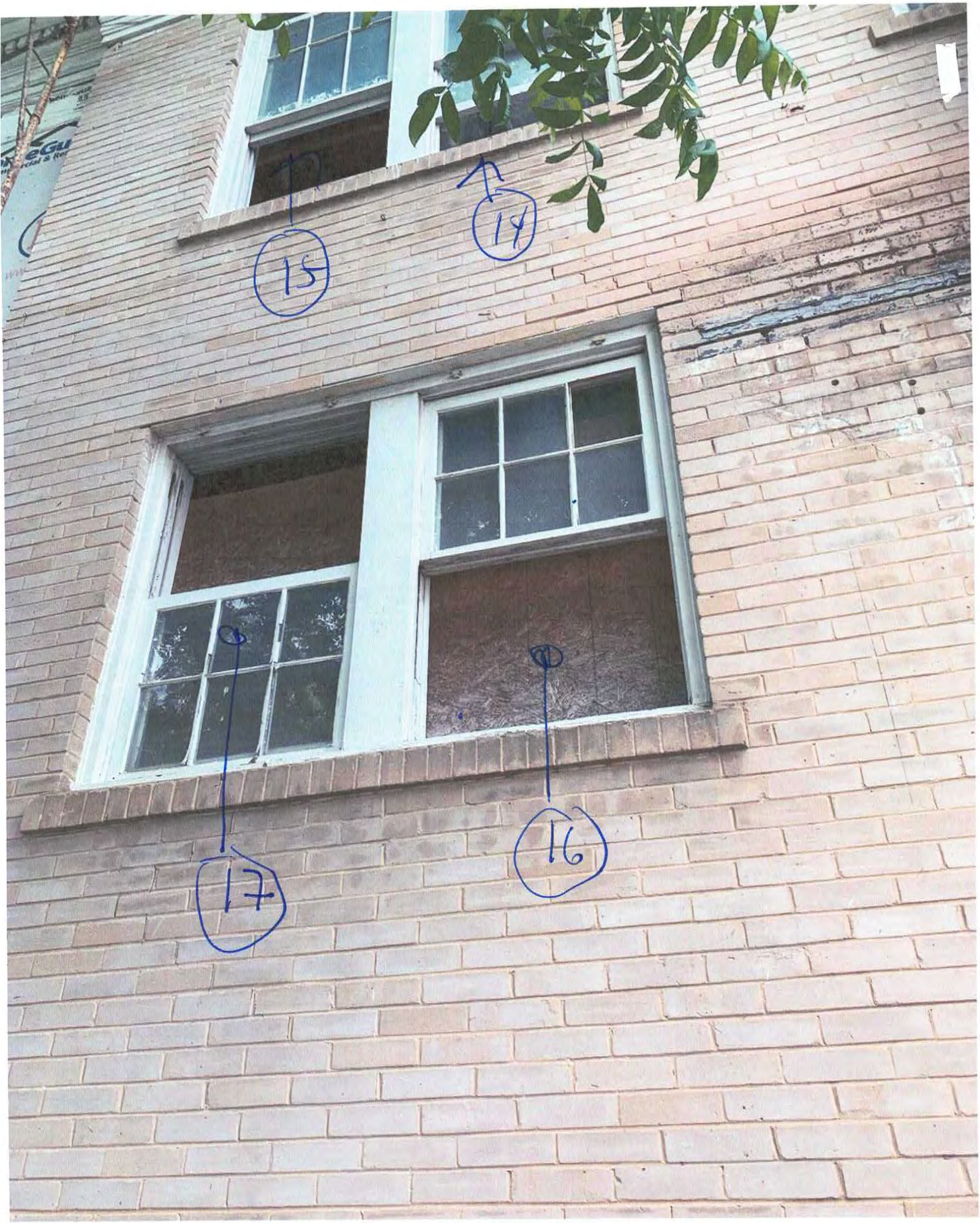
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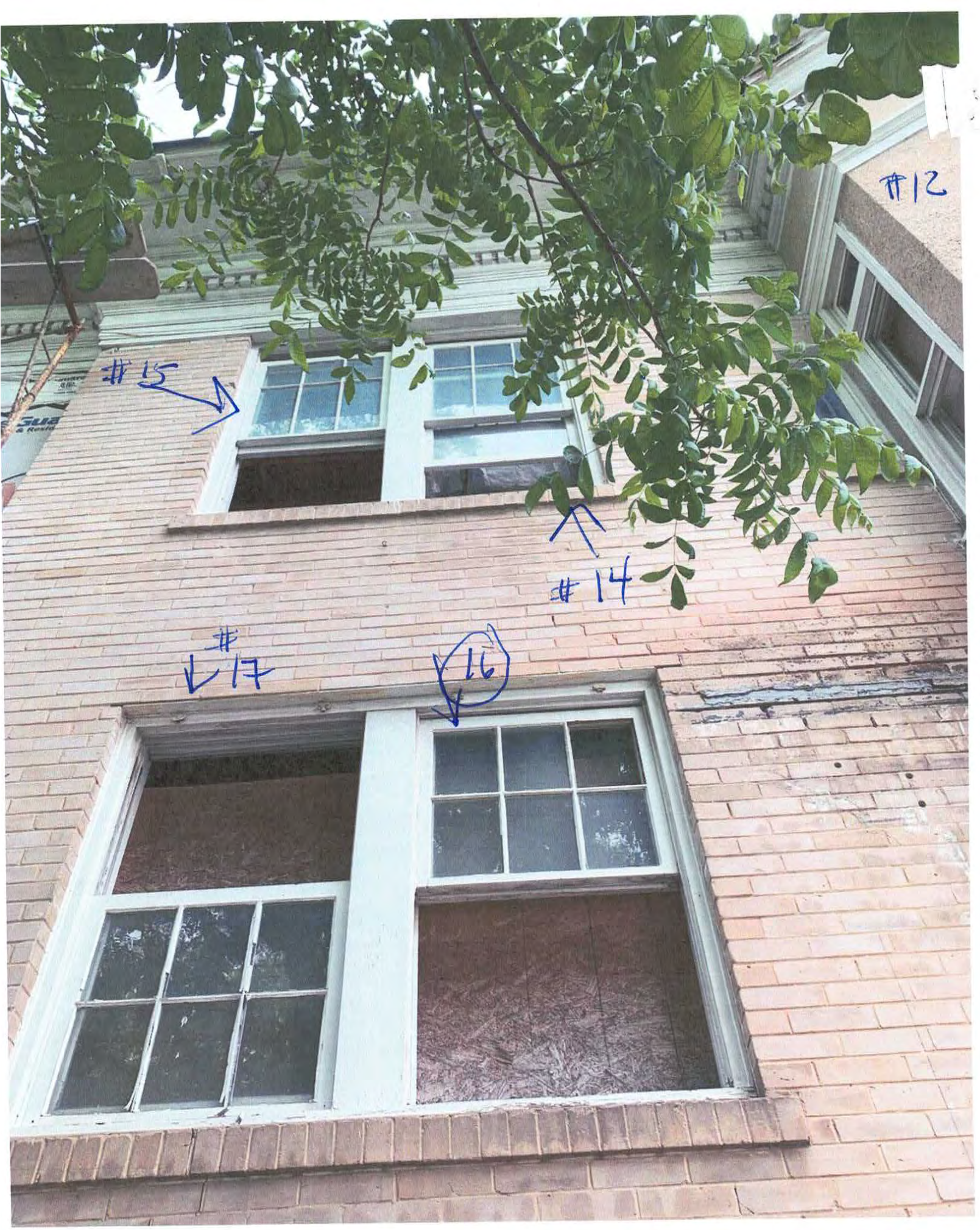
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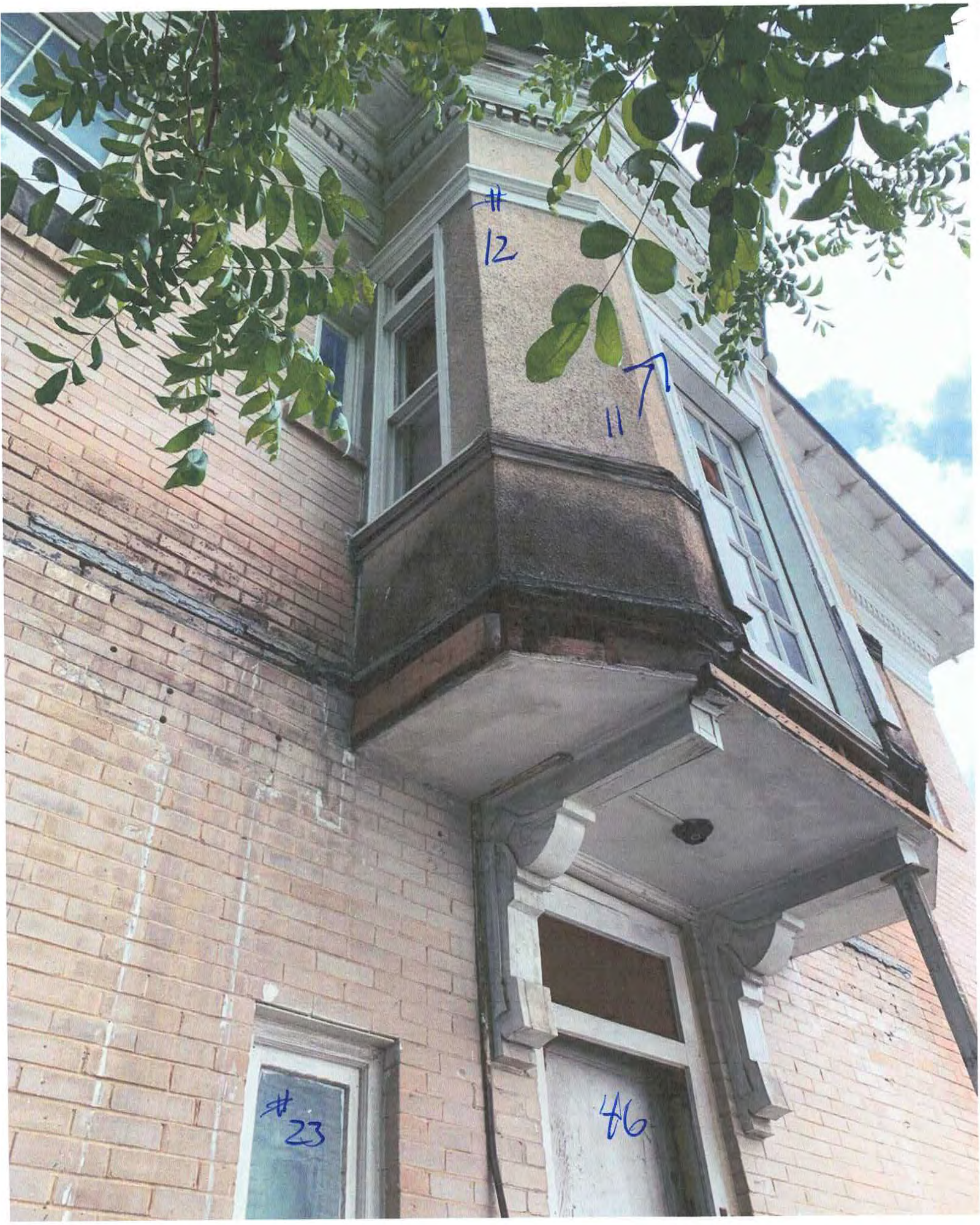
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HomeGuard
homeguardhousewrap

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#41 outside


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upstairs

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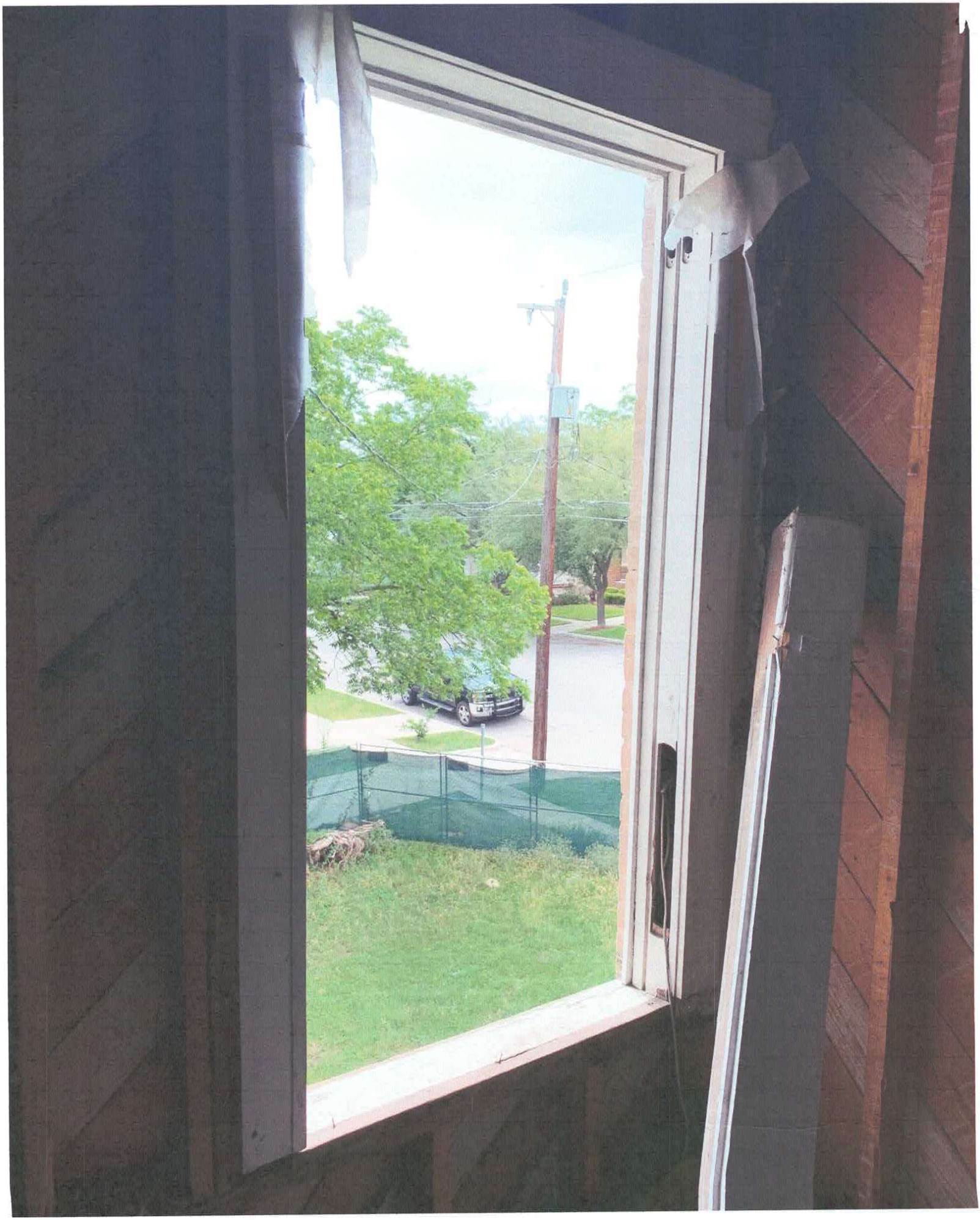
27 28 29



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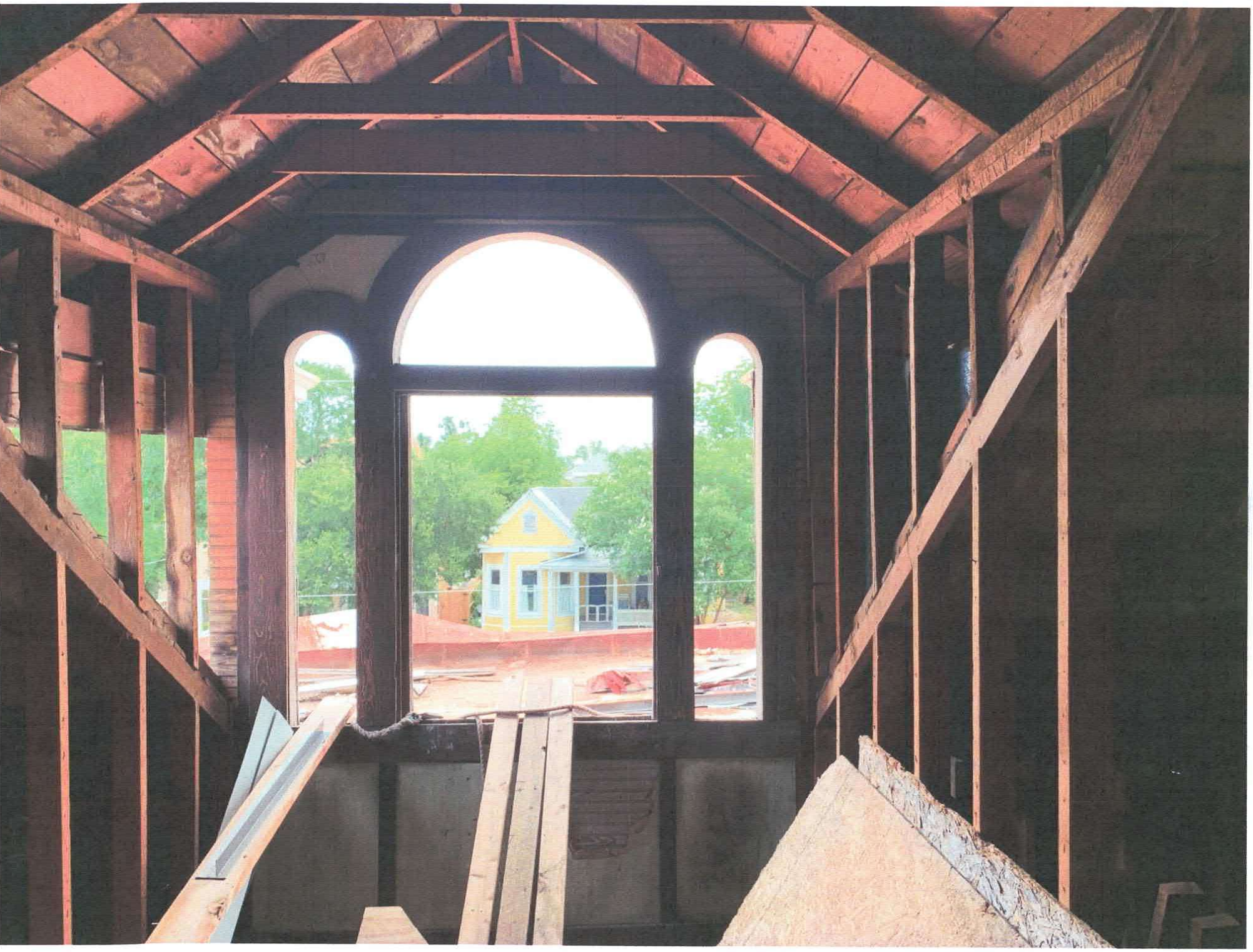

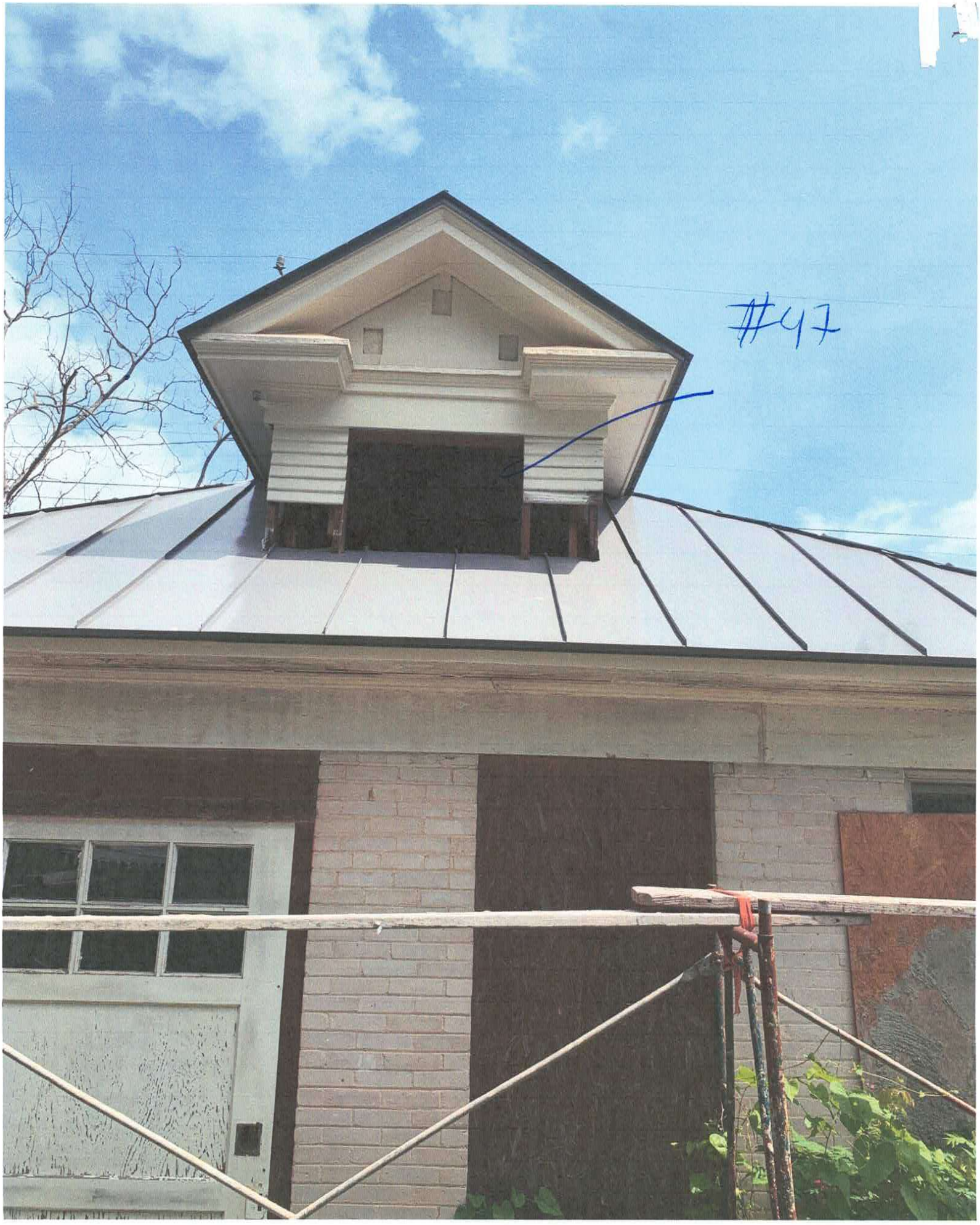
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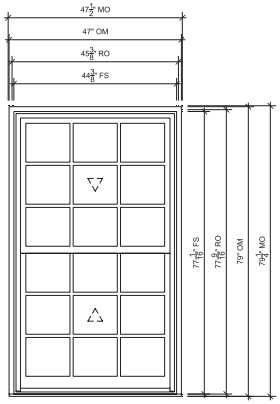
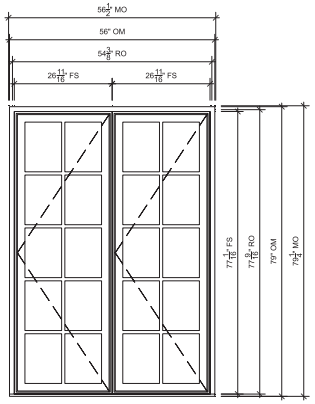
HomeGuard
BUILDING MATERIALS



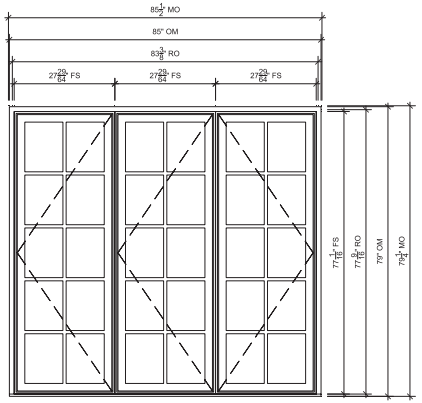
FRONT ENTRANCE
SCALE: 3/4" = 1'-0"

Head · Jamb · Sill · Divided Lite · Checkrail



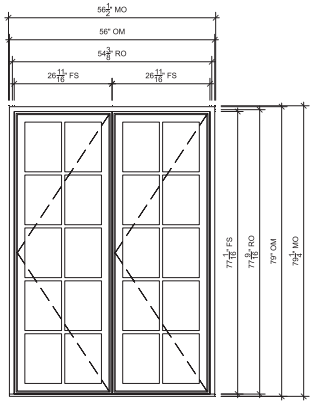
FRONT SUN ROOM
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill · Divided Lite



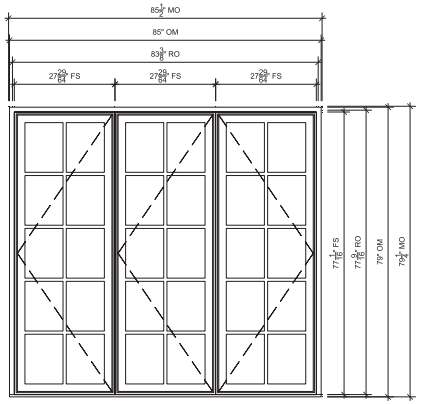
FRONT SUN ROOM
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill · Divided Lite



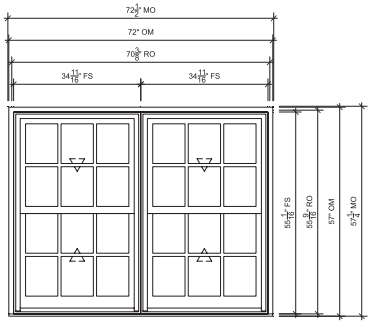
SECOND SUN ROOM
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill · Divided Lite



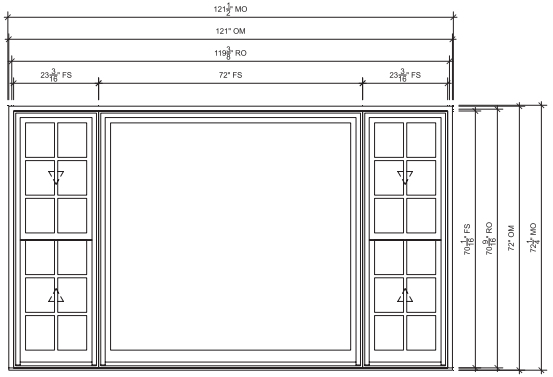
SECOND SUN ROOM
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill · Divided Lite



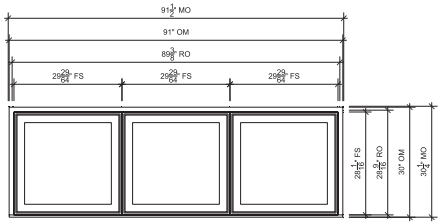
KITCHEN
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill · Divided Lite · Checkrail



KITCHEN
SCALE: 3/4" = 1'-0"

Head · Head · Jamb · Vertical Mullion · Sill · Sill · Divided Lite · Checkrail



LIVING ROOM MAYBE
SCALE: 3/4" = 1'-0"

Head · Jamb · Vertical Mullion · Sill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

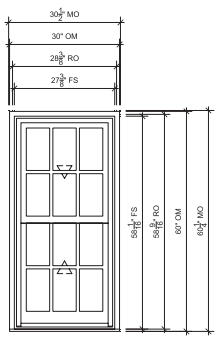
MARVIN

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an authorized dealer must be presented. For assistance, call Marvin Windows and Doors, Division of Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in gaining/ensuring product coordination with the drawings.

PROJ/JOB: Chuck Ramon / 119 E Magnolia
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: DUSTIN O'CONNOR
QUOTE#: E6S4D0L

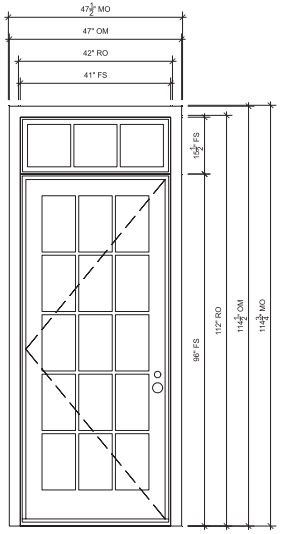
CREATED: 05/10/2022
REVISION:
PK VERSION: 0003.14.00

SHEET 1 OF 6



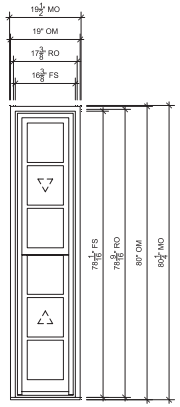
STAIRS
SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail



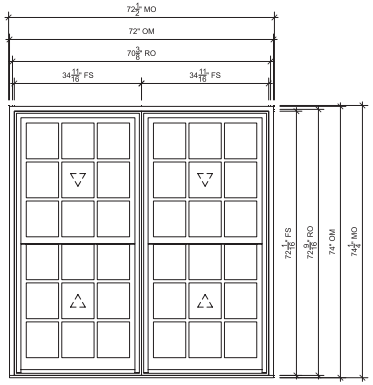
DOOR TOP OF STAIRS
SCALE: 3/4" = 1'-0"

Head, Jamb, Divided Lite, Horizontal Mullion, Jamb, Divided Lite, Jamb, Sill



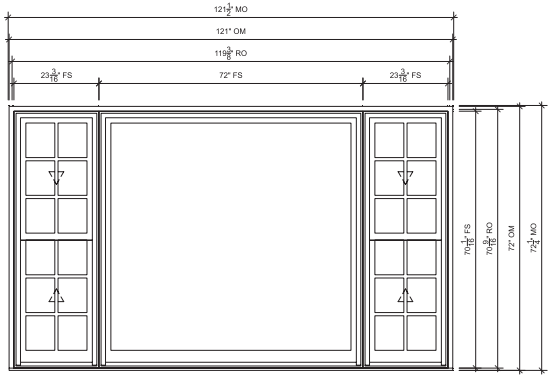
WINDOWS BY DOOR
SCALE: 3/4" = 1'-0"

Head, Jamb, Sill, Divided Lite, Checkrail



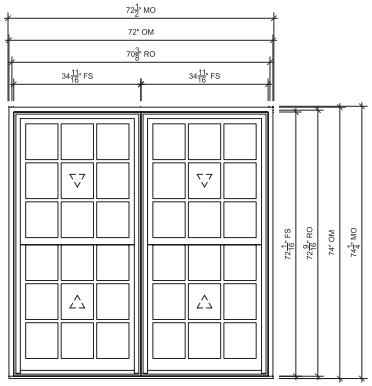
UPSTAIRS BACK OF HOUSE
SCALE: 3/4" = 1'-0"

Head, Divided Lite, Jamb, Checkrail, Vertical Mullion, Sill



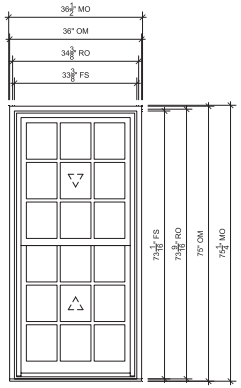
UPSTAIRS BACK
SCALE: 3/4" = 1'-0"

Head, Divided Lite, Head, Checkrail, Jamb, Vertical Mullion, Sill, Sill



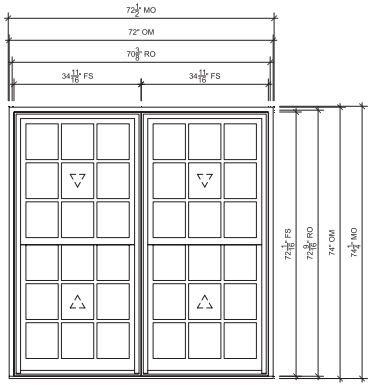
UPSTAIRS BACK OF HOUSE
SCALE: 3/4" = 1'-0"

Head, Divided Lite, Jamb, Checkrail, Vertical Mullion, Sill



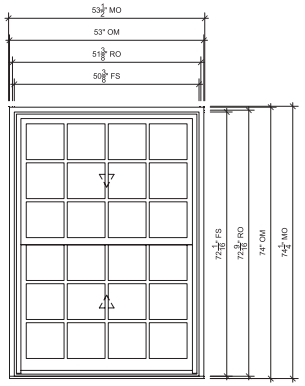
UPSTAIRS CENTER
SCALE: 3/4" = 1'-0"

Head, Sill, Checkrail, Jamb, Divided Lite



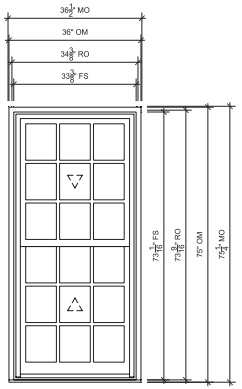
UPSTAIRS OPOSITE CORNER
SCALE: 3/4" = 1'-0"

Head, Divided Lite, Jamb, Checkrail, Vertical Mullion, Sill



UPSTAIRS CORNER
SCALE: 3/4" = 1'-0"

Head, Divided Lite, Jamb, Checkrail, Sill



UPSTAIRS FRONT
SCALE: 3/4" = 1'-0"

Head, Sill, Checkrail, Jamb, Divided Lite

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

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PROJ/JOB: Chuck Ramon / 119 E Magnolia
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: DUSTIN O'CONNOR
QUOTE#: E6SADOL

CREATED: 05/10/2022
REVISION:
PK VERSION: 0003.14.00

SHEET
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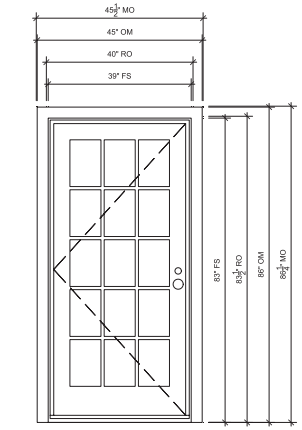
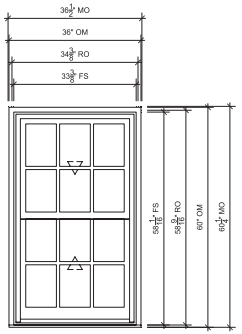
OF 6



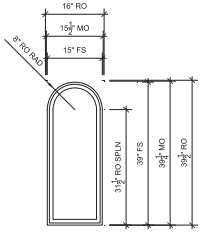
UPSTAIRS FRONT PATIO DOOR
SCALE: 3/4" = 1'-0"

Head, Sill, Jamb, Divided Lite, Jamb



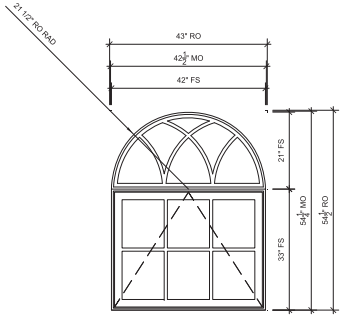
UPSTAIRS BY FRONT PATIO DOOR
SCALE: 3/4" = 1'-0"

Head, Sill, Checkrail, Jamb, Divided Lite



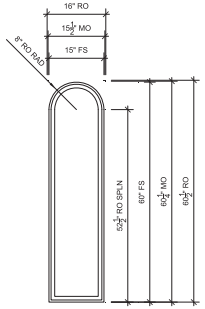
3RD FLOOR
SCALE: 3/4" = 1'-0"

Head, Sill, Jamb



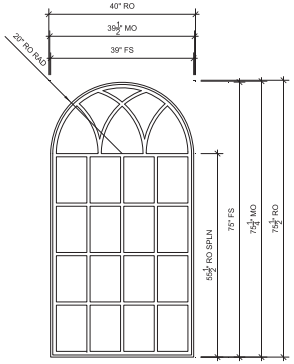
3RD FLOOR
SCALE: 3/4" = 1'-0"

Head, Sill, Horizontal Mullion, Divided Lite, Jamb, Divided Lite



3RD FLOOR FRONT
SCALE: 3/4" = 1'-0"

Head, Sill, Jamb



3RD FLOOR FRONT
SCALE: 3/4" = 1'-0"

Head, Divided Lite, Jamb, Sill

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MARVIN

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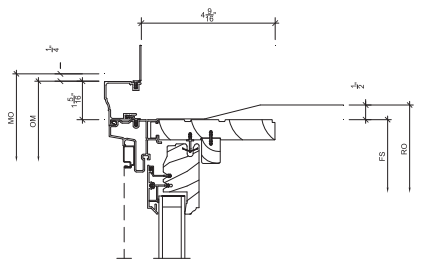
PROJ/JOB: Chuck Ramon / 119 E Magnolia
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: DUSTIN O'CONNOR
QUOTE#: E6S4D0L

PK VERSION: 0003.14.00

CREATED: 05/10/2022

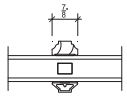
REVISION:

SHEET
3
OF 6



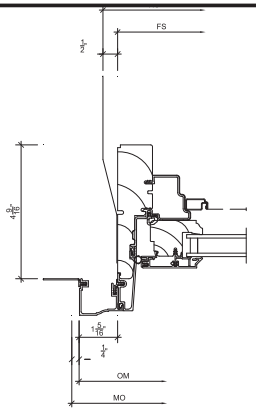
1/4 Head

SCALE: 6" = 1'-0"



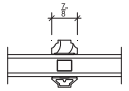
4/4 Divided Lite

SCALE: 6" = 1'-0"



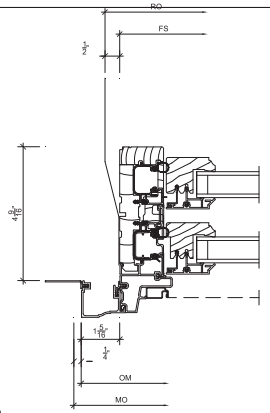
7/4 Jamb

SCALE: 6" = 1'-0"



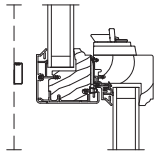
10/4 Divided Lite

SCALE: 6" = 1'-0"



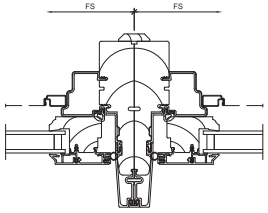
2/4 Jamb

SCALE: 6" = 1'-0"



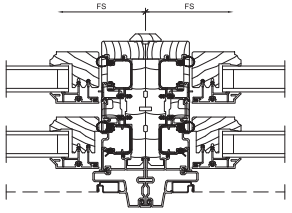
5/4 Checkrail

SCALE: 6" = 1'-0"



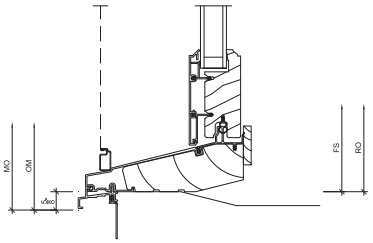
8/4 Vertical Mullion

SCALE: 6" = 1'-0"



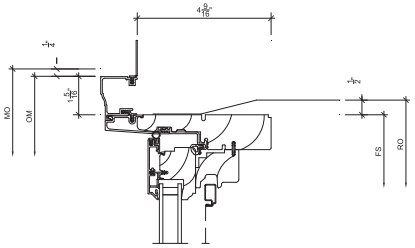
11/4 Vertical Mullion

SCALE: 6" = 1'-0"



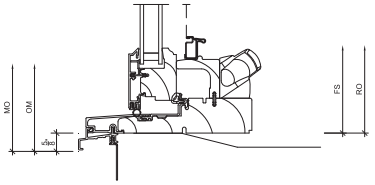
3/4 Sill

SCALE: 6" = 1'-0"



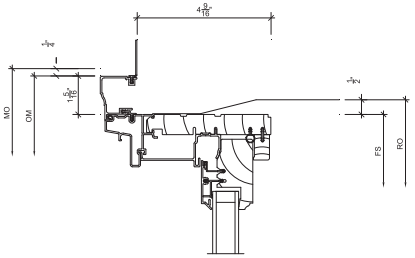
6/4 Head

SCALE: 6" = 1'-0"



9/4 Sill

SCALE: 6" = 1'-0"



12/4 Head

SCALE: 6" = 1'-0"

MARVIN

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PROJ/JOB: Chuck Ramon / 119 E Magnolia

DIST/DEALER: GUIDO LUMBER COMPANY

DRAWN: DUSTIN O'CONNOR

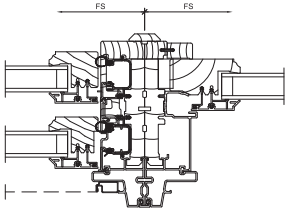
QUOTE#: E6SADOL

PK VERSION: 0003.14.00

CREATED: 05/10/2022

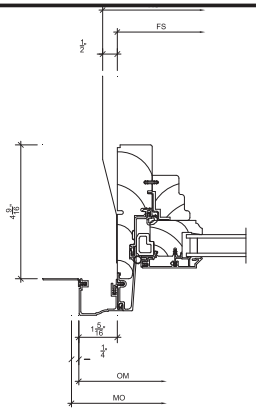
REVISION:

SHEET 4 OF 6



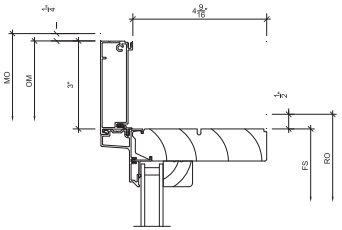
1/5 Vertical Mullion

SCALE: 6" = 1'-0"



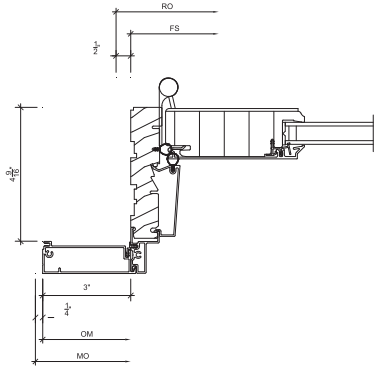
4/5 Jamb

SCALE: 6" = 1'-0"



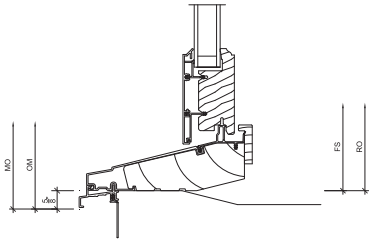
7/5 Head

SCALE: 6" = 1'-0"



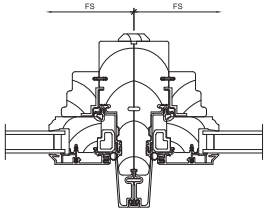
10/5 Jamb

SCALE: 6" = 1'-0"



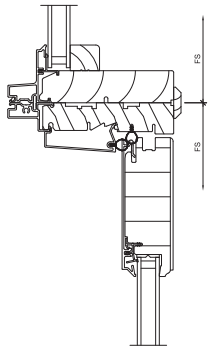
2/5 Sill

SCALE: 6" = 1'-0"



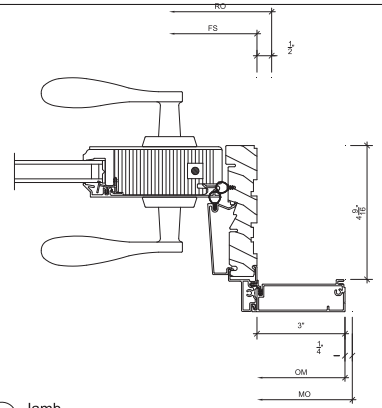
5/5 Vertical Mullion

SCALE: 6" = 1'-0"



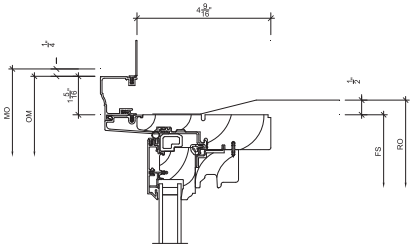
8/5 Horizontal Mullion

SCALE: 6" = 1'-0"



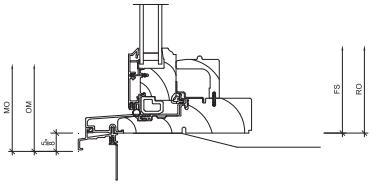
11/5 Jamb

SCALE: 6" = 1'-0"



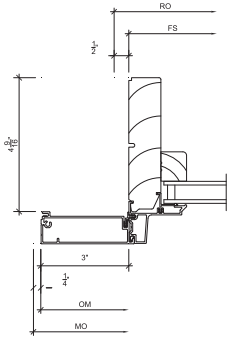
3/5 Head

SCALE: 6" = 1'-0"



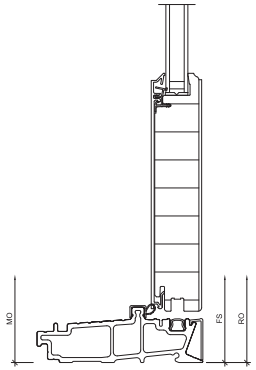
6/5 Sill

SCALE: 6" = 1'-0"



9/5 Jamb

SCALE: 6" = 1'-0"



12/5 Sill

SCALE: 6" = 1'-0"

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PROJ/JOB: Chuck Ramon / 119 E Magnolia

DIST/DEALER: GUIDO LUMBER COMPANY

DRAWN: DUSTIN O'CONNOR

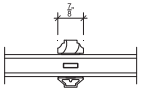
QUOTE#: E6SADOL

PK VERSION: 0003.14.00

CREATED: 05/10/2022

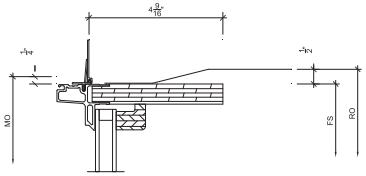
REVISION:

SHEET 5 OF 6



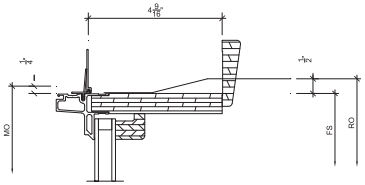
1/6 Divided Lite

SCALE: 6" = 1'-0"



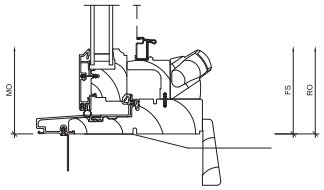
4/6 Head

SCALE: 6" = 1'-0"



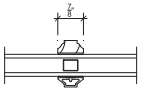
7/6 Head

SCALE: 6" = 1'-0"



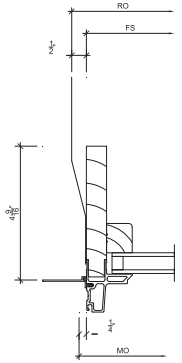
10/6 Sill

SCALE: 6" = 1'-0"



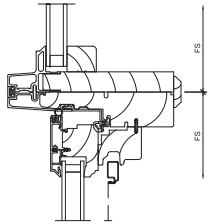
2/6 Divided Lite

SCALE: 6" = 1'-0"



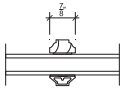
5/6 Jamb

SCALE: 6" = 1'-0"



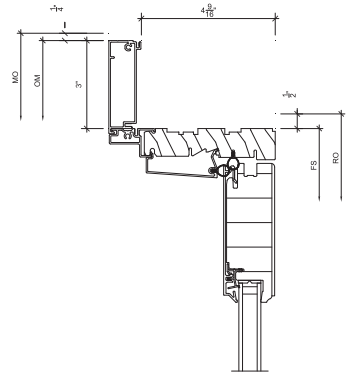
8/6 Horizontal Mullion

SCALE: 6" = 1'-0"



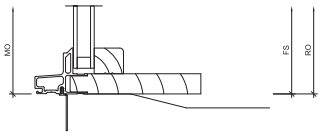
11/6 Divided Lite

SCALE: 6" = 1'-0"



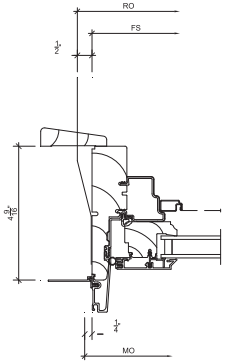
3/6 Head

SCALE: 6" = 1'-0"



6/6 Sill

SCALE: 6" = 1'-0"



9/6 Jamb

SCALE: 6" = 1'-0"

12/6 NOT USED

SCALE: 6" = 1'-0"

MARVIN

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an authorized dealer must be presented to Marvin Windows and Doors, a division of Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in gaining/assuring product coordination with the drawings.

PROJ/JOB: Chuck Ramon / 119 E Magnolia

DIST/DEALER: GUIDO LUMBER COMPANY

DRAWN: DUSTIN O'CONNOR

QUOTE#: E6S4DQL

PK VERSION: 0003.14.00

CREATED: 05/10/2022

REVISION:

SHEET 6 OF 6

Submitted 04/2018

View from Magnolia Avenue

SPRINKLE & CO.
ARCHITECTS

View of East Elevation

SPRINKLE & CO.
ARCHITECTS

View of East Elevation

SPRINKLE & CO.
ARCHITECTS

View of North Elevation

SPRINKLE & CO.
ARCHITECTS

View of North and West Elevation

SPRINKLE & CO.
ARCHITECTS

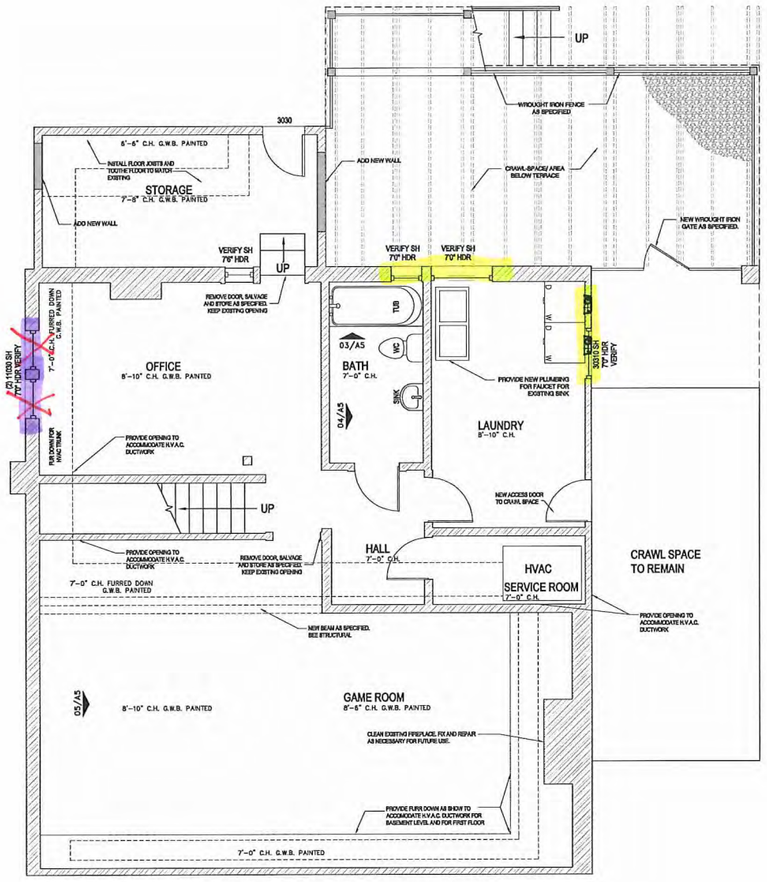
View of West Elevation

SPRINKLE & CO.
ARCHITECTS

View of West Elevation

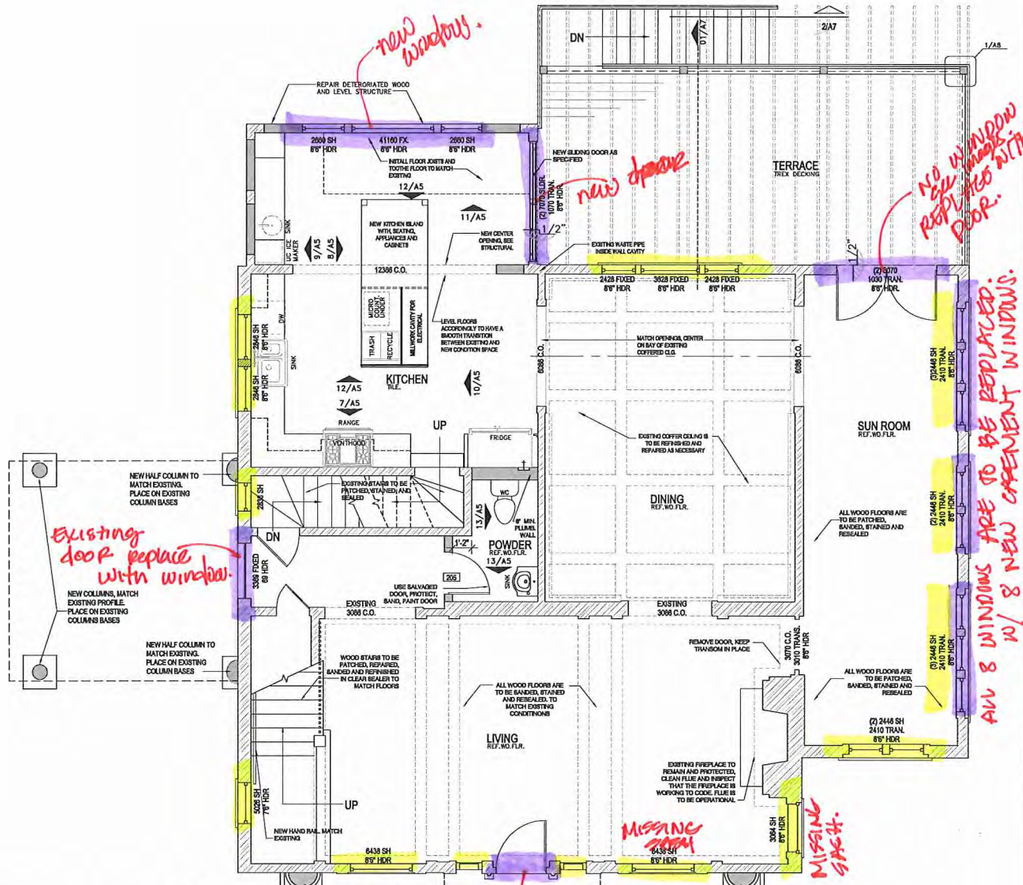
SPRINKLE & CO.
ARCHITECTS

Window Schedule for 04/2018 HDRC Hearing



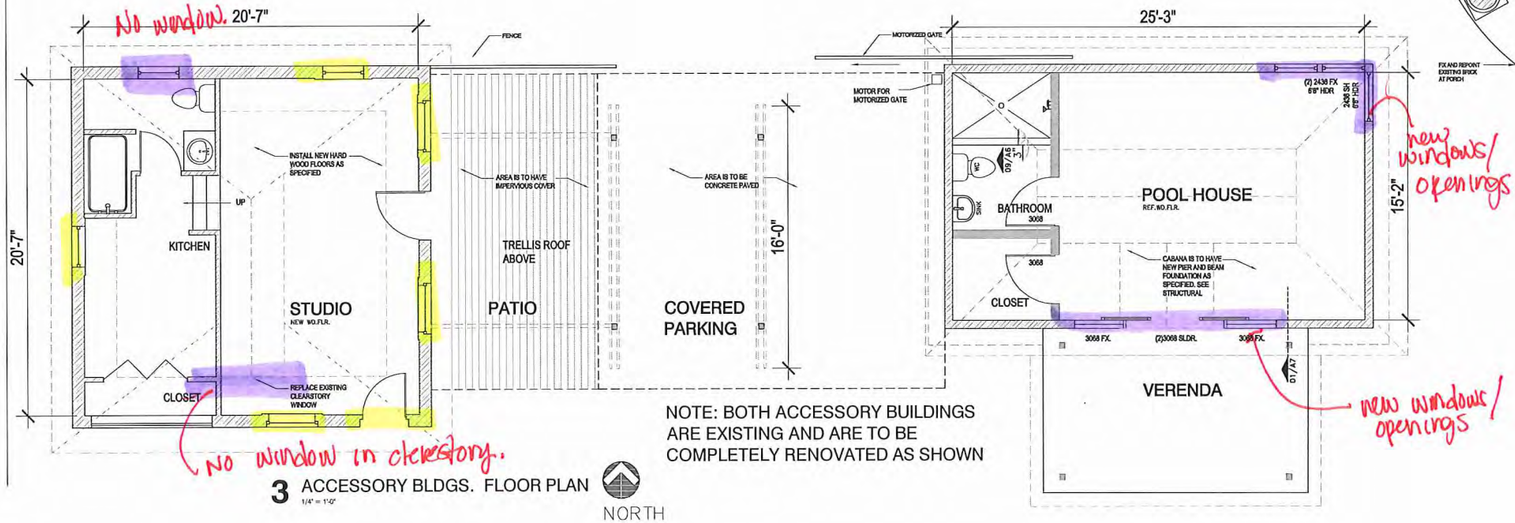
1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

NORTH



2 FIRST FLOOR PLAN
1/4" = 1'-0"

NORTH



NOTE: BOTH ACCESSORY BUILDINGS ARE EXISTING AND ARE TO BE COMPLETELY RENOVATED AS SHOWN

3 ACCESSORY BLDGS. FLOOR PLAN
1/4" = 1'-0"

NORTH

FINISH LEGEND

REF.WD. FLRS.	REFINISH EXISTING WOOD FLOORS
TILE	CERAMIC TILE
	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION

SPRINKLE & CO.
ARCHITECTS
506 BROOKLYN . SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

EXPIRATION: 10/31/19

REGISTERED ARCHITECT DAVID SPRINKLE STATE OF TEXAS 11142

11/27/2018

DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

RAMON RESIDENCE

119 E. MAGNOLIA AVENUE

ISSUE DATE: 3/21/2018

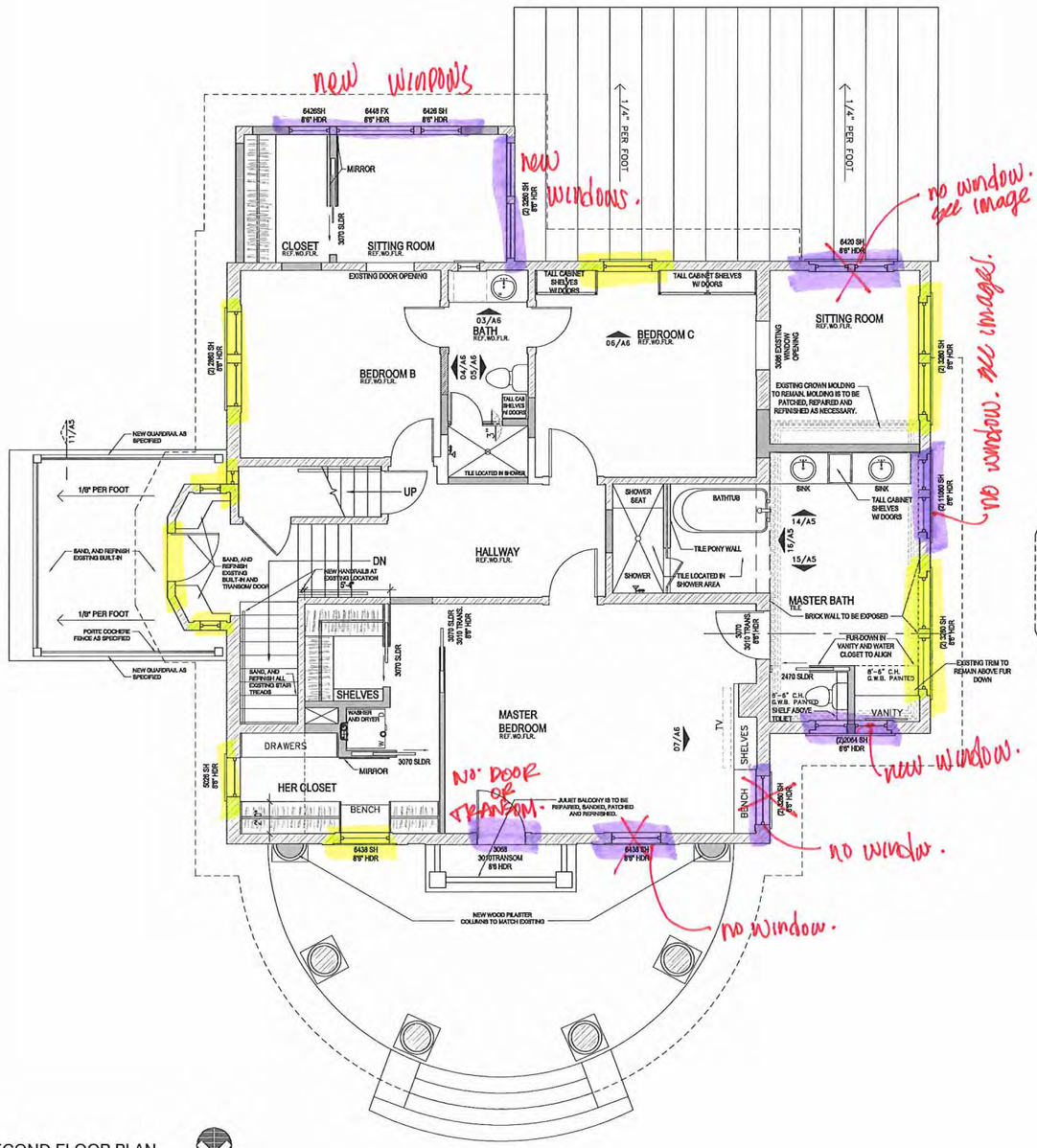
REVISIONS:

SHEET: A3

Window Schedule for 04/2018 HDRC

EXISTING WALL TO REMAIN

NEW CONSTRUCTION



1 SECOND FLOOR PLAN
1/4" = 1'-0"

NORTH

2 ATTIC FLOOR PLAN
1/4" = 1'-0"

SPRINKLE & CO.
ARCHITECTS
506 BROOKLYN SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

EXPIRATION: 10/31/18

REGISTERED ARCHITECT DAVIS SPRINKLE STATE OF TEXAS 11142

11/27/2018
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

RAMON RESIDENCE
119 E. MAGNOLIA AVENUE

ISSUE DATE: 3/21/2018

REVISIONS:

SHEET: A4

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

April 4, 2018

HDRC CASE NO:	**2017-411**
ADDRESS:	119 E MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1703 BLK 8 LOT 18 AND 19
HISTORIC DISTRICT:	Monte Vista
PUBLIC PROPERTY:	No
APPLICANT:	Davis Sprinkle/Sprinkle & Company Architects - 506 Brooklyn Ave
OWNER:	Charles Ramon - 2301 San Fernando St
TYPE OF WORK:	Addition, Driveway/sidewalk, Exterior alterations, Foundation/skirting, Garage/carport, Landscaping/hardscaping/irrigation, Roofing, Swimming pool, Window replacement/fenestration changes, New Construction of Accessory Building

REQUEST:

The applicant is requesting final approval for a complete restoration of structures located at 119 E Magnolia. The scope of work will include:

1. Repair and replacement of wood windows on the primary structure.
2. Repair and replacement of exterior doors on the primary structure.
3. Installation of fixed windows on the third story of the primary structure.
4. Enclosing of an existing rear porch addition to create conditioned space.
5. Removal of an existing window opening on the north (rear) façade and the installation of new French doors.
6. Removal of an existing door opening on the west façade and the installation of a new window.
7. Construction of a terrace on the north (rear) façade.
8. Construction of a porte-cochere on the west side of the structure.
9. Removal of the existing composition shingle roof and installation of a standing seam metal roof.
10. Cleaning and repointing of brick as required.
11. Repair and replacement of terra cotta capitals on the front porch columns.
12. Repair and replacement of windows and doors on the rear accessory structures.
13. Construction of a new covered porch on the existing rear cabana.
14. Construction of a rear carport to span the width between the two rear accessory structures.
15. Construction of a new open air cabana structure.
16. Installation of an inground pool and hot tub.
17. Installation of a retaining wall, fencing, and landscaping.
18. Repair and installation of hardscaping to include a new driveway and parking pad on the west side of the property, a walkway leading to the backyard on the east side of the property, a pad connecting both rear accessory structures beneath the proposed carport, concrete pavers between the primary structure and carport, and hardscaping surrounding the proposed pool.

FINDINGS:

a. The primary structure located at 119 E Magnolia is a 2-story single family home constructed in 1917 by builder A.G. Dugger. The home was designed in the Neoclassical style and features several of the style's characteristic architectural elements, including a façade dominated by a curved full-height porch with Corinthian columns, a second story balcony on the front façade, and an elaborate doorway surrounded by sidelights and a half elliptical transom. The house is a contributing structure in the Monte Vista Historic District. The property also contains two rear accessory structures, both constructed in 1917. One was historically a garage and the other a maid's quarters. These structures are also contributing to the Monte Vista Historic District. The applicant is requesting final approval of a plan for a full restoration of both the primary structure and the rear accessory structures, along with the construction

of a new carport and a new open air cabana structure, exterior modifications, and landscaping and hardscaping modifications, including a retaining wall and fencing.

b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on August 16, 2017. The conceptual approval carried the following items for consideration:

1. That the applicant submit a comprehensive window and door schedule for final approval that indicates which windows and doors are missing, deteriorated or damaged beyond repair, or repairable, as indicated in findings d, e, l, and m. If a window or door is deteriorated beyond repair, the applicant must furnish visual evidence to that effect. All proposed new windows must be made of wood and match the historic configuration of a particular opening; this item has been met in the current submission.

2. That the applicant submits specifications for all replacement exterior doors as noted in findings e and m. Staff finds solid wood doors appropriate with a design that is compatible with Neoclassical architecture; this item has not been fully met in the current submission and is addressed in the recommendation stipulations.

3. That the applicant uses a low-pressure wash and mild detergent where necessary, and uses a mortar compatible to the original in color, profile, and composition as noted in finding j; this item applies to final approval and is included in the recommendation stipulations.

4. That the applicant submits details on how the standing seam metal roof will be applied to the curved roof on the front fa çade portico; this item has been met in the current submission.

5. That the applicant retains the same materiality, fenestration configuration, and details when developing a final solution for transforming the rear porch addition into a conditioned space. The applicant should develop a strategy for the rear enclosed porch skirting; this item has been met in the current submission.

6. That the applicant submits all dimensions and material specifications for final approval for all structures; this item has been met in the current submission.

7. That the applicant submits a site section indicating the location and dimensions of the proposed retaining wall and any additional topographical modifications; this item has been met in the current submission.

8. That the applicant submits a complete hardscaping and landscaping plan with all dimensions and a final ratio of landscape to hardscaping coverage as indicated in findings s and u; this item been met in the current submission.

c. HISTORIC TAX CERTIFICIATION – As of March 22, 2018, the applicant has not applied for Historic Tax Certification. Based on the scope of the project, staff recommends that the applicant apply for this incentive.

Findings for the primary structure, items #1 through #11:

d. WOOD WINDOWS – The applicant has provided a comprehensive window schedule indicating which windows are to be restored and replaced. A majority of the existing windows will be restored. Windows that are missing significant portions of material will be replaced in-kind. Additionally, several openings contain no windows.

These areas will replaced with new wood windows by Marvin. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on this structure that are character defining, including tripanel casement windows with transoms and thin divided lites, six over one double hung windows, six over one double hung windows, and more. Staff finds the proposal to repair and restore a significant portion of existing windows to be appropriate. Staff finds the proposed window replacement appropriate based on the submitted window schedule with the stipulations listed in the recommendation.

e. FRONT WINDOW CONFIGURATION MODIFICATION – The applicant has proposed to modify the window configuration of an existing second story window on the first floor. The opening will feature a larger center mullion to accommodate the interior program, which will include a new wall. According to the Historic Design Guidelines, existing window openings should be preserved. If a window is deteriorated beyond repair, the new windows should match the existing in design, proportion, inset, and configuration. The proposed modified window is highly visible and the configuration is not found elsewhere on the structure. Staff does not find the modifications consistent with the Guidelines.

f. FIXED WINDOWS – The applicant has proposed to install fixed windows in three window openings on the third story front façade. Presently, the openings are empty. According to the Historic Design Guidelines, new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or missing. Historically, windows in this location on this style of home featured multiple divided lites, and there are several examples within the district and across the city of homes that have retained this character defining detail. Staff finds that new windows installed in this location should feature divided lites.

g. FENESTRATION MODIFICATIONS – The applicant has proposed to replace an existing window opening on the rear façade with a new door to lead to a proposed porch. The applicant has also proposed to replace an existing door opening with a new window on the west façade. According to the Historic Design Guidelines, existing openings should be preserved. However, both of these modifications are proposed to improve egress and the windows and doors to be installed feature proper proportions, dimensions, and configurations. They are also ancillary openings that will not negatively affect the view from the public right-of-way or the overall fenestration pattern of the home. Staff finds the proposed modifications appropriate given these considerations.

h. EXTERIOR DOORS – The applicant has stated that most of the existing doors will be restored. Additional exterior doors will be

replaced where required. Based on the submitted photographs of the existing structure, several exterior doors are either missing or non-original. Staff finds the proposal acceptable given these circumstances with the stipulations listed in the recommendation.

i. REAR PORCH – The applicant has proposed to enclose an existing rear porch addition and create conditioned space. The existing porch is constructed of woodlap siding and simplified square columns and posts, but is in severe disrepair. While the existing fenestration pattern is evident, no windows remain. According to a 1951 Sanborn Map, a rear porch in a similar configuration had already been constructed by this time. According to the Historic Design Guidelines, enclosing side and rear porches should be avoided. 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 is visually interpreted as a porch. Staff fin ds the proposal to condition the space acceptable given
the historic fenestration pattern evident in the remaining porch structure, and finds that the proposed porch modifications retain existing fabric in a way that results in the retention of its visual perception as a rear porch and
later addition. Staff finds the proposal consistent.

j. REAR TERRACE AND PORCH ADDITION – The applicant has proposed to construct new a rear terrace and porch. The terrace will feature a low railing and new staircase to provide access to the backyard. The porch roof will feature a low-slope shed with a standing seam metal roof. The terrace will require that an existing window
opening be modified to a door. The structure will be open-air and the existing original façade will be visible. According to the Historic Design Guidelines, new porch elements should be simple so as to not distract from the historic character of the building. Staff finds the proposal consistent with the Guidelines.

k. PORTE-COCHERE – The applicant has proposed to construct a new porte-cochere on the west façade of the structure. Presently, a non-original metal carport exists at the proposed location. According to the Historic Design Guidelines, the reconstruction of porches, balconies, and porte-cocheres should be 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. Side porches and porte-cocheres are historically common in Neoclassical
residential architecture. The proposed design is not based on historic photographs, but is compatible with the style of the home and includes simplified columns that distinguish it from the primary historic structure. Staff finds the proposal consistent with the Guidelines.

l. STANDING SEAM METAL ROOF – The applicant has proposed to replace an existing composition shingle roof with a standing seam metal roof. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi.,
metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the proposal consistent with the Guidelines.

m. FAÇADE REPAIR – The applicant has proposed to clean and repoint the façade where required. The applicant has stated that the cleaning procedure will use low-pressure hot water and a mild detergent if required. According to the Historic Design Guidelines for Exterior Maintenance and Alterations 2.A.iv, the gentlest means possible
should be utilized when cleaning masonry. Any abrasive, strong chemical, sandblasting, or high-pressure cleaning method should be avoided. Guideline 2.B.ii states that any repointing of historic masonry should use mortar that
matches the original in color, profile, and composition, as incompatible mortar can exceed the strength of historic masonry and cause deterioration. Staff finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.

n. PILASTERS AND TERRA COTTA CAPITALS – The applicant has proposed to repair and replace the terra cotta capitals on the front porch columns where required. The applicant has also proposed to install new wooden pilasters where they have been previously removed. According to the Historic Design Guidelines, porch elements,
such as ceilings, floors, and columns, should be repaired in-kind when deteriorated beyond repair. Materials should match in color, texture, dimensions, and finish of the original. Staff finds the proposal consistent with the
Guidelines.

Findings for the rear accessory structures, proposed carport, and proposed cabana, items #12 through #15:

o. EXISTING WOOD WINDOWS – The applicant has stated that wood windows will be repaired and replaced as required based on the submitted window schedule. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on the rear accessory structures that are character defining, which will be retained based on the submitted documents. New wood windows will be Marvin brand wood windows and will closely match those remaining on the structure. Staff finds the proposal appropriate.

p. EXISTING EXTERIOR DOORS – The applicant has stated that doors windows will be repaired and replaced as required. According to the Historic Design Guidelines, historic wood windows should be preserved. Based on the submitted photographs, some wood doors exist. The applicant has proposed to retain these doors. Staff finds the proposal appropriate.

q. NEW OPENINGS – Based on the submitted documents, the applicant has proposed to install new glass doors and windows on the front façade of the existing cabana structure. Presently, there are no existing openings in this
location. Staff finds the modifications acceptable based on the current condition of the home.

r. FAÇADE MATERIALS – According to the Historic Design Guidelines, outbuildings and their distinctive features should be repaired in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. The applicant has proposed to restore the existing facades and replace material in-kind
where required. Staff finds this proposal to be appropriate.

s. NEW COVERED PORCH – The applicant has proposed to construct a new wooden covered porch on the front (south) façade of

the existing cabana. Based on the submitted documents, the porch will include a flat roof with thin, simple columns. According to the Historic Design Guidelines, new porch elements should be simple so as to
not distract from the historic character of the building. Staff finds the proposal consistent with the Guidelines.
t. NEW CARPORT – The applicant has proposed to construct a new rear carport. The carport will span the distance between the two existing rear accessory structures. The proposal includes an open air space for two cars and a small partially enclosed terrace element added to the east elevation of the existing studio. The carport will provide alley access for cars to enter the carport. Staff finds the proposal consistent.
u. NEW CABANA STRUCTURE – The applicant has proposed to construct a new open air cabana structure towards the eastern side of the lot. The structure will feature a similar design to the new covered porch on the existing cabana and will utilize the same materials and detailing. The proposed structure is light, minimal, and
mostly concealed from the public right-of-way due to the proposed grade modifications. Staff finds the proposal consistent with the Guidelines.
Findings for site elements, items #16 though #18:
v. POOL – The applicant has proposed to install an inground pool and hot tub on the east side of the rear lot. Pools in this location are common along E Magnolia Ave, and are eligible for administrative approval. Staff finds the
proposal consistent with the Guidelines and UDC.
w. HARDSCAPING – The applicant has proposed several hardscaping modifications, including the replacement of the existing driveway and rear parking pad, installation of new walkways, installation of rear concrete pavers, and
installation of new hardscaping surrounding the proposed pool, rear carport, and new covered porch off of the cabana. The proposed hardscaping does not detract from the significant typographical features of the lot. The applicant has noted that with the addition of the proposed hardscaping and other site modifications, the total amount of impervious cover on the lot will be 47 percent. This is consistent with the Guidelines.
x. RETAINING WALL AND FENCING – The applicant has indicated a proposed retaining wall on the east side of the property. Based on the submitted site plan and site section, the construction of the primary structure, and a site survey, the slope of the site decreases significantly from the front to the rear of the lot. As stated in the Histor i c Design Guidelines for Site Elements, new site elements should work with, rather than change, character-defining topography. The proposed retaining wall will be almost entirely concealed underground and will retain the
topography closest to the public right-of-way.
y. LANDSCAPING – The applicant has proposed to retain the existing lawn and trees. Staff finds the proposal appropriate.

RECOMMENDATION:
Staff recommends final approval based on findings a through y with the following stipulations:
i. That the applicant retains the original configuration of the second floor front window and does not install a wider mullion as noted in finding e. The applicant is required to submit updated drawings that reflect this change to staff.
ii. That the applicant installs windows with divided lites on the third story front fa çade as noted in finding f. The applicant is required to submit updated drawings that reflect this change to staff.
iii. That the proposed Marvin brand wood windows match the dimensions, configuration, and inset of the original windows as noted in finding d.
iv. That the applicant submits specifications for all replacement exterior doors as noted in findings e and m. Staff finds wood doors appropriate with a design that is compatible with Neoclassical architecture.
v. That the applicant uses a low-pressure wash and mild detergent where necessary, and uses a mortar compatible to the original in color, profile, and composition as noted in finding m.
vi. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.

COMMISSION ACTION:
Approved with staff stipulations, which were met on April 17, 2018, based on updated drawings submitted to staff.

If any changes are to be made to these plans as submitted during the course of construction, the applicant, owner, or an alternative representative is responsible for submitting updated documentation to staff and following the proper application procedure to obtain amendments.

This Certificate of Appropriate is valid for six months from the date of issuance and will expire on October 17, 2018.

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

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

May 2, 2018

HDRC CASE NO:	**2018-185**
ADDRESS:	119 E MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1703 BLK 8 LOT 18 AND 19
HISTORIC DISTRICT:	Monte Vista
APPLICANT:	Charles Ramon - 2301 San Fernando
OWNER:	Charles Ramon - 2301 San Fernando
TYPE OF WORK:	Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Replace all existing wood windows and empty openings on the primary and accessory structures with new aluminum-clad wood windows to match the existing in size, proportion, configuration, inset, and detail. 2. Receive Historic Tax Certification.

FINDINGS:

a. The primary structure located at 119 E Magnolia is a 2-story single family home constructed in 1917 by builder A.G. Dugger. The home was designed in the Neoclassical style and features several of the style's characteristic architectural elements, including a façade dominated by a curved full-height porch with Corinthian columns, a second story balcony on the front façade, and an elaborate doorway surrounded by sidelights and a half elliptical transom. The house is a contributing structure in the Monte Vista Historic District. b. EXISTING WINDOWS: CONDITION – In a previously-approved application for final approval for a comprehensive restoration of the primary and accessory structures, a representative for the applicant provided a window schedule indicating which windows were to be restored and replaced. A majority of the existing windows were identified as to be restored based on their existing condition. Windows that were missing significant portions of material or missing completely were to be replaced in-kind with new wood windows by Marvin. The applicant is currently requesting to replace all of the existing wood windows with new aluminum clad wood windows. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on this structure that are character defining, including tripanel casement windows with transoms and thin divided lites, six over one double hung windows, six over one double hung windows, and more. Staff finds that the proposal to repair and restore a significant portion of existing windows and replace significantly deteriorated windows or missing windows with new wood windows, approved by the HDRC on April 4, 2018, to be appropriate. Staff does not find the new proposal to replace all windows with new aluminum-clad wood windows to be appropriate. c. EXISTING WINDOWS: OCCUPANT CONCERNS – The applicant has requested to replace all of the existing wood windows with new aluminum-clad wood windows due to the large number of existing windows, the scale of the project, and the desire to have consistency throughout the home. Staff has observed that several of the existing windows are in need of refitting in the frames and repair to alleviate open gaps resulting in air and noise infiltration. However, with repair, refinishing, and rehanging, these issues can be mitigated without full window replacement. Historic structures naturally settle and shift slightly over time, and the window openings and sashes have settled with the surrounding structure. Regular maintenance and repair of the windows is a standard basis of care for ensuring these openings are functional and any weatherization issues are addressed. Staff finds that in conjunction with repair and rehanging, the installation of weather stripping along the window frames and a rubber or foam gasket at the window sills would greatly mitigate air infiltration. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows and thermal shades. In most cases, windows may also be retrofitted with new glass. Interior storm windows are available that can be custom fitted to openings and, in many cases, are more effective in minimizing heat transfer than new windows. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products, including new wood windows, have a much shorter lifespan and the sash frames typically cannot be repaired once they fail. d. HISTORIC TAX CERTIFICATION: SCOPE – The applicant is requesting Historic Tax Certification. The scope of work for this project is significant

and comprehensive, including brick cleaning and repointing, roof replacement, restoration and replacement of columns, construction of a porte-cochere, door restoration and replacement, and a complete interior remodel to include electrical, HVAC, plumbing, drywall, and fixtures. e. HISTORIC TAX CERTIFICATION: CONDITION – Staff conducted a site visit on January 31, 2018, to examine the exterior conditions of the property. Staff commends the applicant for undertaking the structure's rehabilitation. f. HISTORIC TAX CERTIFICATION: REQUIREMENTS – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the window replacement based on findings a through c. Staff recommends that the original request to restore existing wood windows and replace in-kind as approved by the HDRC on April 4, 2018, be upheld. If the HDRC approves this request, staff recommends that the following stipulation apply: i. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Item 2, Staff recommends approval of Historic Tax Certification based on findings d through f.

COMMISSION ACTION:

Item #1: Denied. Item #2: Approved. The applicant is eligible for the Historic Tax Incentive upon restoration of the windows, completion of previously-approved scopes of work (either administratively or by the HDRC), and submission of a Historic Tax Verification application, to be approved by the HDRC.

Shanon Shea Miller
Historic Preservation Officer

1 NORTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"

4 WEST ELEVATION
1/4" = 1'-0"

SPRINKLE & CO.
Architects
506 BROOKLYN SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

EXPIRATION: 12/31/18

11/02/2016
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11148

RAMON RESIDENCE

119 E. MAGNOLIA AVENUE

ISSUE DATES

REVISIONS

NOT FOR CONSTRUCTION

SHEET:

A3.1

ELEVATIONS

Chuck Ramon
119 E Magnolia
Quote Number: E6S4DQL

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 24 TOTAL UNIT QTY: 33

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	Front Entrance	Ultimate	Double Hung G2 RO 45 3/8" X 77 9/16"	3
2	Front sun room	Ultimate	Marvin Assembly double casement RO 54 3/8" X 77 9/16"	1
3	Front sun room	Ultimate	Marvin Assembly RO 83 3/8" X 77 9/16" triple casement	1
4	second sun room	Ultimate	Marvin Assembly RO 54 3/8" X 77 9/16" double casement	1
5	Second sun room	Ultimate	Marvin Assembly RO 83 3/8" X 77 9/16" triple casement	1
6	Kitchen	Ultimate	Marvin Assembly RO 70 3/8" X 55 9/16" double double hung	1
7	Kitchen	Ultimate	Marvin Assembly RO 119 3/8" X 70 9/16" double double hung center pw	1
8	Living room maybe	Ultimate	Marvin Assembly RO 89 3/8" X 28 9/16" triple pw	1
9	Stairs	Ultimate	Double Hung G2 RO 28 3/8" X 58 9/16"	1
10	door top of stairs	Ultimate	Marvin Assembly door Transom RO 42" X 112"	1
11	Windows by door	Ultimate	Double Hung G2 RO 17 3/8" X 78 9/16"	2
12	upstairs back of house	Ultimate	Marvin Assembly RO 70 3/8" X 72 9/16" double double hung	1
13	upstairs back	Ultimate	Marvin Assembly RO 119 3/8" X 70 9/16" double double hung center pw	1
14	upstairs back of house	Ultimate	Marvin Assembly RO 70 3/8" X 72 9/16" double double hung	1
15	upstairs center	Ultimate	Double Hung G2 RO 34 3/8" X 73 9/16"	1
16	upstairs oposite corner	Ultimate	Marvin Assembly RO 70 3/8" X 72 9/16" double double hung	2
17	upstairs corner	Ultimate	Double Hung G2 RO 51 3/8" X 72 9/16"	2
18	upstairs front	Ultimate	Double Hung G2 RO 34 3/8" X 73 9/16"	3
19	upstairs front patio door	Ultimate	Inswing French Door G2 RO 40" X 83 1/2"	1
20	upstairs by front patio door	Ultimate	Double Hung G2 RO 34 3/8" X 58 9/16"	1
21	3rd floor	Ultimate	Direct Glaze Round Top RO 16" X 39 1/2"	2
22	3rd floor	Ultimate	Marvin Assembly RO 43" X 54 1/2" Awning Arch Top	1
23	3rd floor front	Ultimate	Direct Glaze Round Top RO 16" X 60 1/2"	2
24	3rd floor front	Ultimate	Direct Glaze Round Top RO 40" X 75 1/2"	1

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