

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-243
ADDRESS: 2218 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6829 BLK 0 LOT 19
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Rufino Hernandez
OWNER: Rufino Hernandez
TYPE OF WORK: Exterior modifications
APPLICATION RECEIVED: April 29, 2019
60-DAY REVIEW: June 28, 2019
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replace the wood front door with a steel door with ornamental glazing
2. Install a full-width wood porch with a shed roof over existing concrete steps
3. Install limestone skirting throughout primary structure.
4. Replace minimal traditional window trim with Craftsman style trim
5. Construct a rear accessory structure.

APPLICABLE CITATIONS:

2. *Guidelines for Exterior Maintenance and Alterations*

6. Architectural Features: Doors, Windows, and Screens

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

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

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.

4. Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The primary structure at 2218 W Magnolia was constructed circa 1950 in the minimal traditional style and first appears on the 1952 Sanborn map. The one-story single-family structure features low sloping hipped roofs with composition shingle, a small inset with concrete steps to the front door, wood sash windows with divided lights, and 105 profile wood lap siding.
- b. **WORK PRIOR TO APPROVAL** – The applicant voluntarily disclosed during the submission of the application that the request items had already neared completion prior to approval.
- c. **DOOR REPLACEMENT** – The applicant has proposed to replace the existing modern style wood door with a steel door with interior glazing ornamentation. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i, doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced 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. Staff finds that the proposed replacement door is inconsistent with the Guidelines and atypical to the architectural style of the house. The original door with three ascending rectangular lights should be restored.
- d. **PORCH INSTALLATION** – The applicant has proposed to install a full width wood porch including shed roof cover over the existing concrete steps. The proposed porch features 2” by 6” members running parallel to the front

façade plane and square wood columns. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed 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. Staff finds that the structure did not originally feature a porch and that the proposed porch is atypical for a structure of this style. Staff finds that the porch should be removed and the original concrete steps restored.

- e. SKIRTING MODIFICATIONS – The applicant has proposed to install limestone skirting throughout the structure. Per the Guidelines for Exterior Maintenance and Alterations 8.B.i., replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds that the limestone skirting is a major departure from the minimal traditional style and should be removed. The structure should feature the simple exposed concrete skirting. Smooth Hardie plank with no faux wood grade may be installed at grade to prevent water infiltration.
- f. WINDOW TRIM – The applicant has proposed to replace the simple square window trim with a flared Craftsman style trim on all window through the structure. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., window details should only be replaced in-kind when deteriorated beyond repair. Staff finds that the Craftsman detail is a departure from the minimal traditional style structure and should be reversed.
- g. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a 532 square foot rear accessory structure featuring a composition shingle roof, Hardie plank siding, five (5) vinyl windows, a nine-light steel door, a L-plan footprint, and a two-story square tower element.
- h. ACCESSORY MASSING, FORM, AND SIZE – The proposed accessory structure features an L-plan with one portion featuring a two-story square tower element. The structure also includes a variety of roof forms and heights: the first floor front-facing hipped roof turns to a shed roof before meeting the second-floor pyramid roof of the tower element. Per the Guidelines for New Construction 5.A.i., new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds that the two-story tower element of the accessory structure to be generally appropriate provided it is located at the rear of the lot and is minimally visible from the public right of way.
- i. ACCESSORY CHARACTER AND DESIGN – Per the Guidelines for New Construction 5.A.iii., new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Excluding the use of composition shingles, divided light of windows, and lap siding, staff finds that the multiple roof forms, footprint, fenestration details regarding vinyl window size and configuration, door styles, and general massing is a major departure from the minimal tradition primary historic structure.
- j. ACCESSORY DOORS AND WINDOWS – Per the Guidelines for New Construction 5.A.iv., window and door openings should be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Staff finds that the use of square windows and sliding horizontal windows, the two different door styles, and the general spacing of fenestration elements to be a major departure from historic garages and outbuildings in the district and the minimal traditional primary historic structure. Additionally, staff finds that accessory structure windows should relate to the primary structure by featuring wood or aluminum-clad wood with exterior divided light details matching in trim and the standard stipulations: *Meeting rails that are 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 an 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.* The two doors should match and feature a simple, 6-panel wood design or one relating to the minimal traditional style without ornamental glazing or faux divided lights.
- k. ACCESSORY ORIENTATION AND SETBACKS – Per the Guidelines for New Construction 5.B.ii., new accessory structure should utilize the historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings; historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required. The applicant has proposed to construct the accessory structure in the rear corner of the property with a 5-foot setback line. Staff finds that the generally orientation and setback is consistent with the guidelines and existing accessory structure on E Magnolia. However, the applicant is responsible for complying with all UDC requirements for setbacks and obtaining a variance if necessary.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 5 based on findings a through k. Staff recommends the applicant return the modified elements to their original condition and address the accessory structure's inconsistencies with the Guidelines.

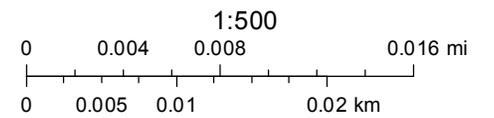
CASE COMMENT:

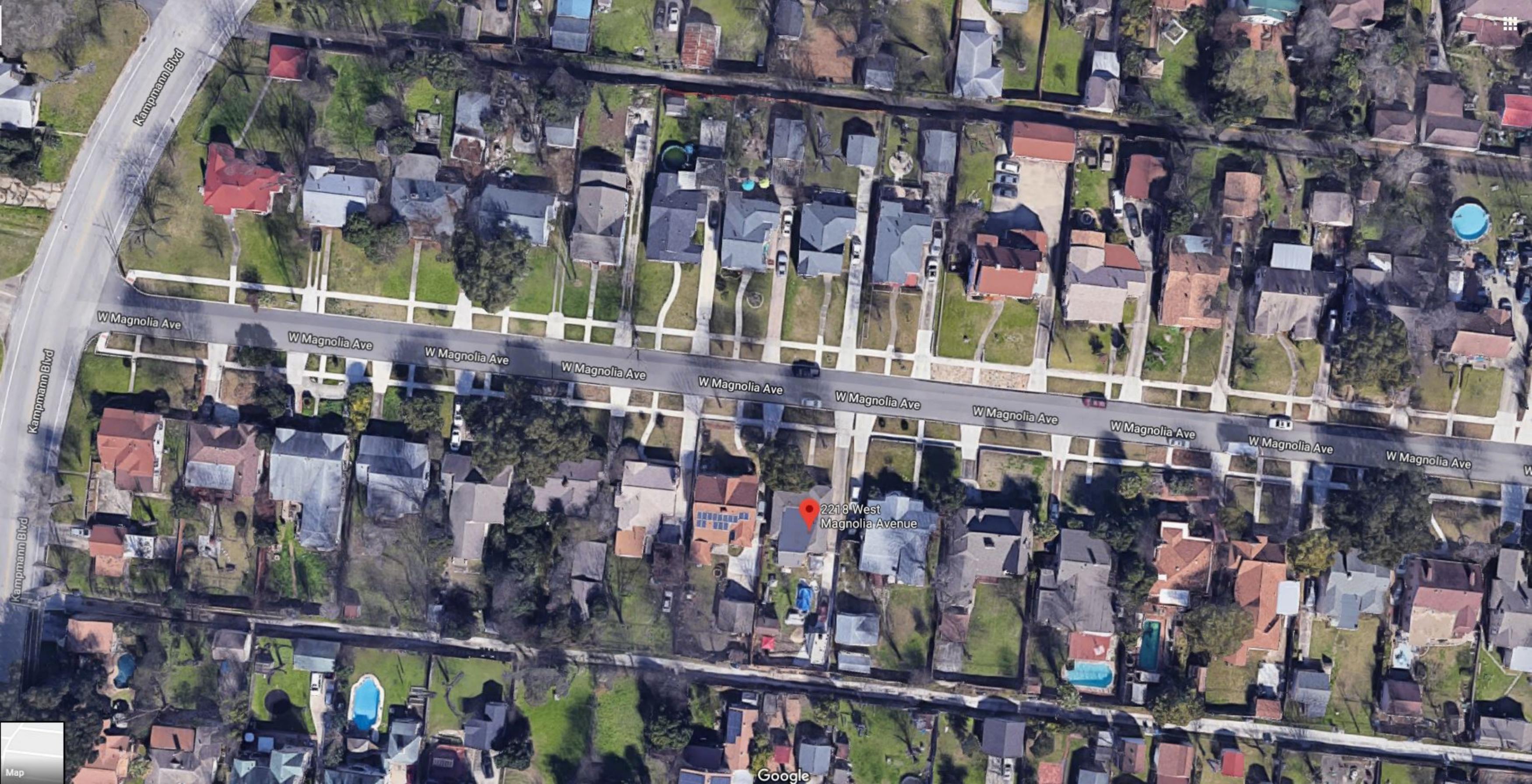
WORK PRIOR TO APPROVAL – The applicant voluntarily disclosed during the submission of the application that the request items had already neared completion prior to approval.

2218 W Magnolia



May 8, 2019





Kampmann Blvd

W Magnolia Ave

Kampmann Blvd

Kampmann Blvd

2218 West
Magnolia Avenue



2218 West
Magnolia Avenue

Google

W Magnolia Ave



11502

11602

02-1122

11202

0122

9022

2022
2202



6830



1122

1122

0122

1122

1022

5022

1022



Homeowner:
Rufino Hernandez

2218 W. Magnolia Ave

Types of material used

House

- ① "105 siding" size 8" x 16' purchased @ Allen + Allen Lumber
- ② Rock S&T-3 White purchased @ Garza Masonry Boerne, TX
- ③ Lumber: Assorted purchased @ MG Lumber Co.

Accessory Bldg.

- ① Hardie Plank Fiber Cement Lap Siding 8.25" x 12'
Cedar Pattern purchased @ MG Lumber Co.
- ② Owen Corning Architectural Roof Shingles
Lifetime Warranty purchased @ HomeDepo
- ③ Windows 3 ea - Atrium Insulated 6/6
Single hung Colonial grid
low-e glass 36" x 36"
2 ea - 36" x 12" purchased @ McCoy's
- ④ Door Flush 24ga. steel pre hung insulated
36" x 80" purchased @ Lowe's
- ⑤ Door 9 Lite Steel pre hung Insulated door
purchased @ Guadalupe Lumber
- ⑥ Paint Sherwin Williams Zero VOC's
"Emerald" Paint - white color
Lifetime Warranty
purchased @ Sherwin Williams store
- ⑦ Lumber Assorted purchased @ MG,
McCoy's + Lowe's

Home 2218 W. Magnolia Ave.

4/29/2019

To whom it may concern

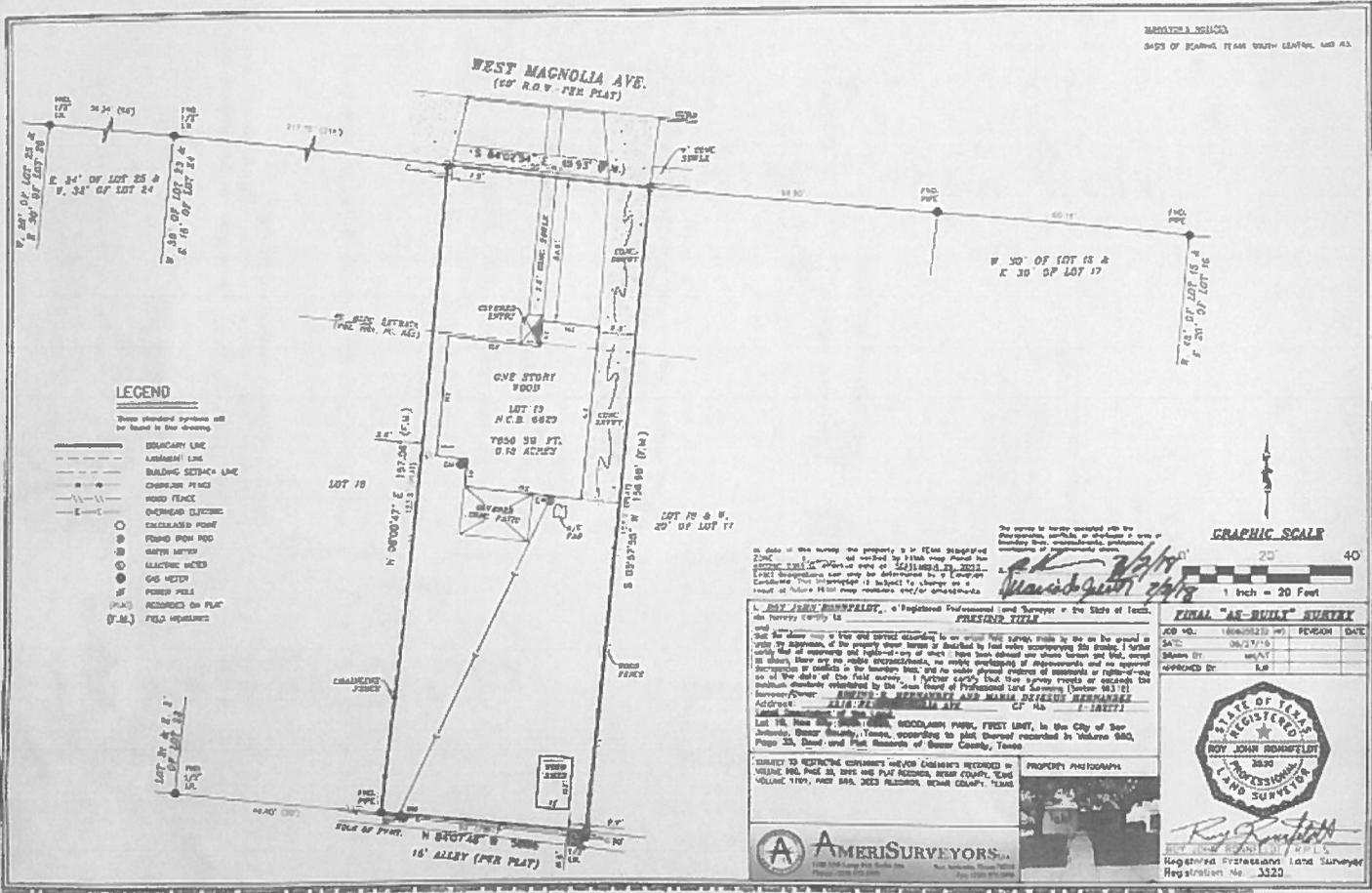
It has been brought to my attention the upgrades I have made to my home needed pre-approval from the Office of Historic Preservation.

I sincerely apologize for my oversight. I've done work on my property without this knowledge and I will pay any fines/fees you deem necessary. With this letter I am submitting before and after pictures, for your review. I've done my best to stay respectful to the design of the neighborhood. I drove around the area and looked at the homes prior to work. My neighbors have said nice and welcoming things to me about my work. I have stopped all work and await your consent to finish my home. My wife and I are retired and plan to live out our years here. I pray for your support. Thank you for your time I look forward to hearing from you.

Respectfully,

Rufino + Maria Hernandez





- LEGEND**
- These standard symbols are to be found in this drawing
- BOUNDARY LINE
 - ADJACENT LINE
 - BUILDING SETBACK LINE
 - CHANGING FEET
 - WOOD FENCE
 - CONCRETE DRIVE
 - CALCULATED POINT
 - FOUND IRON ROD
 - GATH METEY
 - ELECTRIC METEY
 - GAS METEY
 - POWER POLE
 - RECORDS ON PLAT (R.O.P.)
 - FIELD MEASUREMENT

REGULATOR'S OFFICE
 BASIS OF BEARING FROM SOUTH LEASTON, AND AS

GRAPHIC SCALE



In date of the survey the property is in PLAT 2107 of Zone 1
 and the same was not needed by this map should the owner wish to effect use of 2218 W. Magnolia Ave.
 Level elevations are to be determined by a Leveling Certificate. This certificate is subject to change as a result of future 100' map reissues and/or amendments.

Handwritten signature: Roy John Rempelet
 Date: 06/27/18

ROY JOHN REMPELET, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that

PREVIOUS TITLE
 The above map is the first survey returned to me in which the survey plat is to be as per record and the same was not needed by this map should the owner wish to effect use of 2218 W. Magnolia Ave. In the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 23, Book and Plat Records of Bexar County, Texas.

FINAL "AS-BUILT" SURVEY	
JOB NO.	PERSON DATE
1806052218	06/27/18
DRAWN BY:	MLN/T
APPROVED BY:	RJR



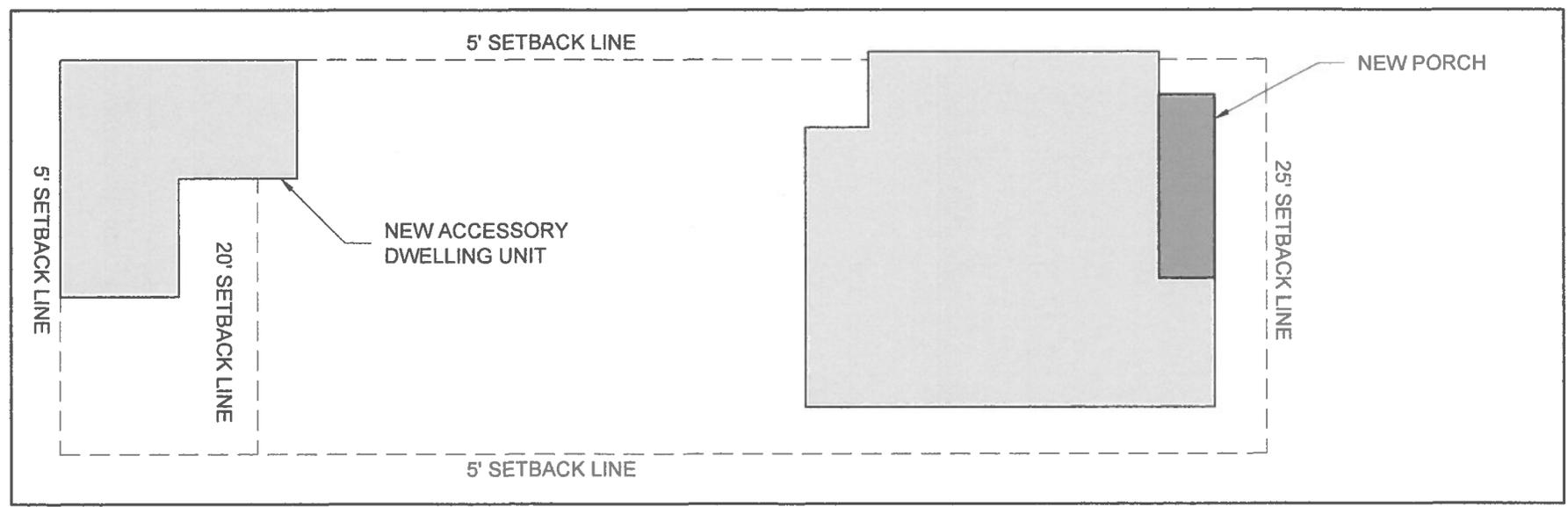
OBJECT TO RESTRICTIVE COVENANTS AND/OR DECLARATIONS RECORDED IN VOLUME 980, PAGE 23, BOOK AND PLAT RECORDS OF BEXAR COUNTY, TEXAS VOLUNTARILY, PART 848, DEED RECORDS OF BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPHS

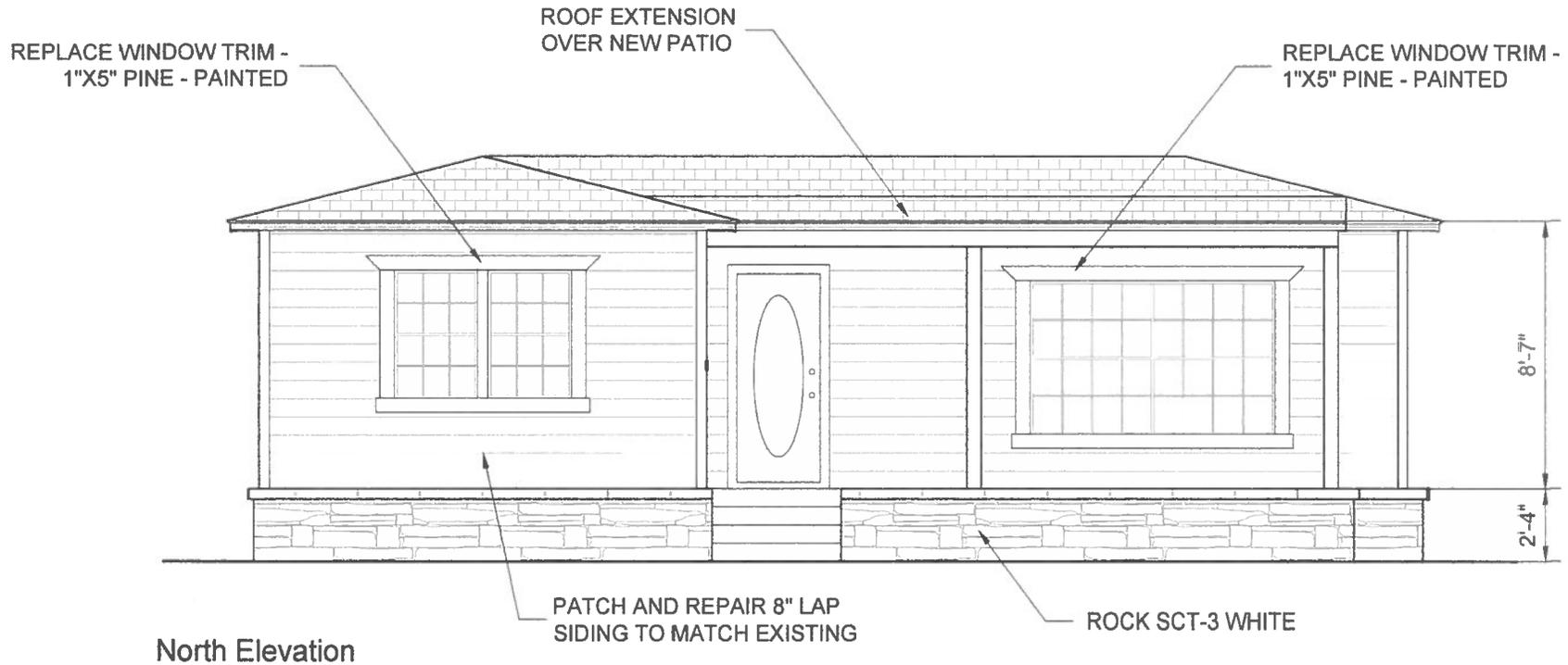


AMERISURVEYORS..
 1100 10th Street, Suite 100, San Antonio, Texas 78203
 Tel: 210.224.8100 Fax: 210.224.8101

Handwritten signature: Roy John Rempelet
 Registered Professional Land Surveyor
 Registration No. 3320



2218 West Magnolia
Historic Home Porch and Accessory Dwelling

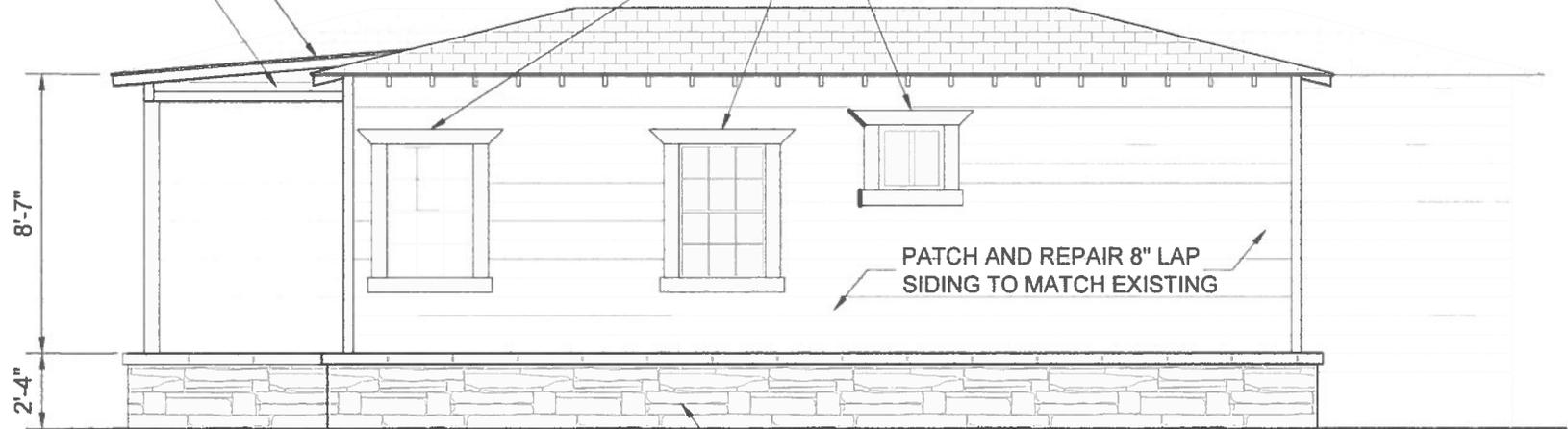


2218 West Magnolia
Historic Home Facade Renovation

ROOF EXTENSION
OVER NEW PATIO

8" LAP SIDING TO
MATCH EXISTING

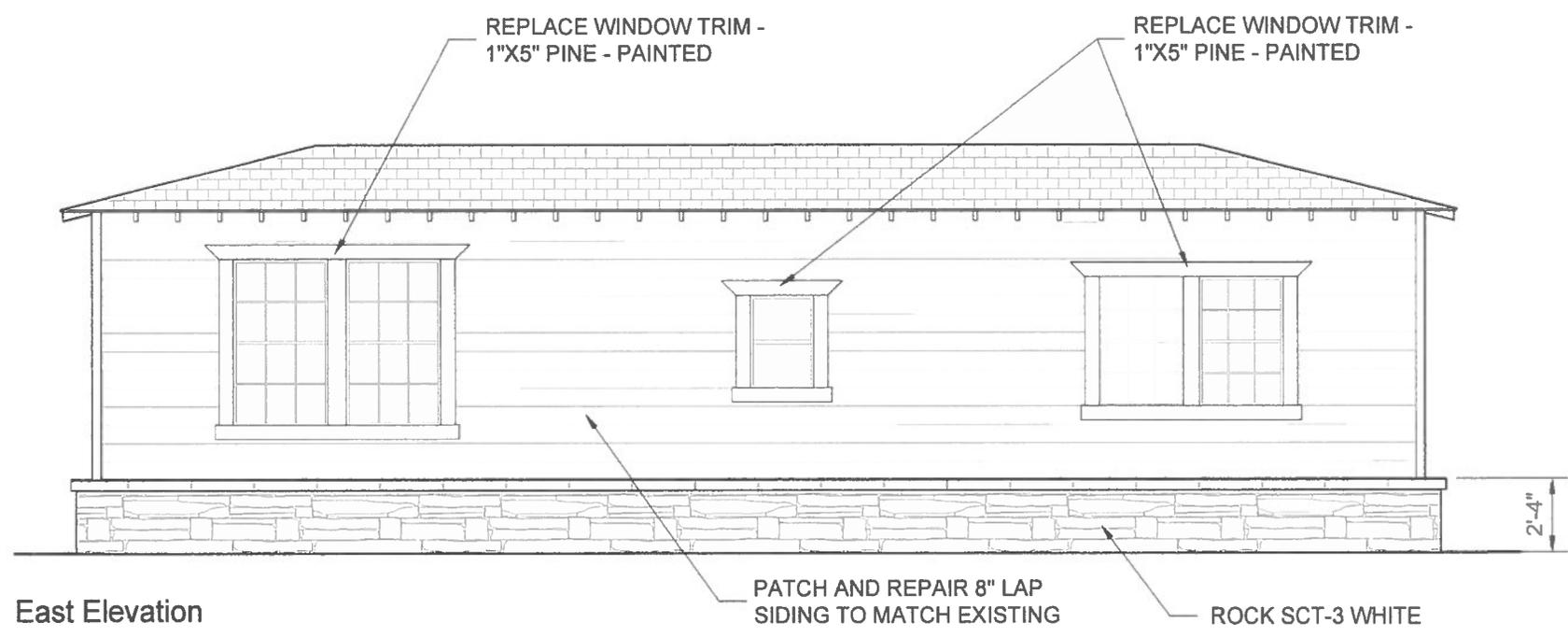
REPLACE WINDOW TRIM - 1"X5"
PINE - PAINTED



West Elevation

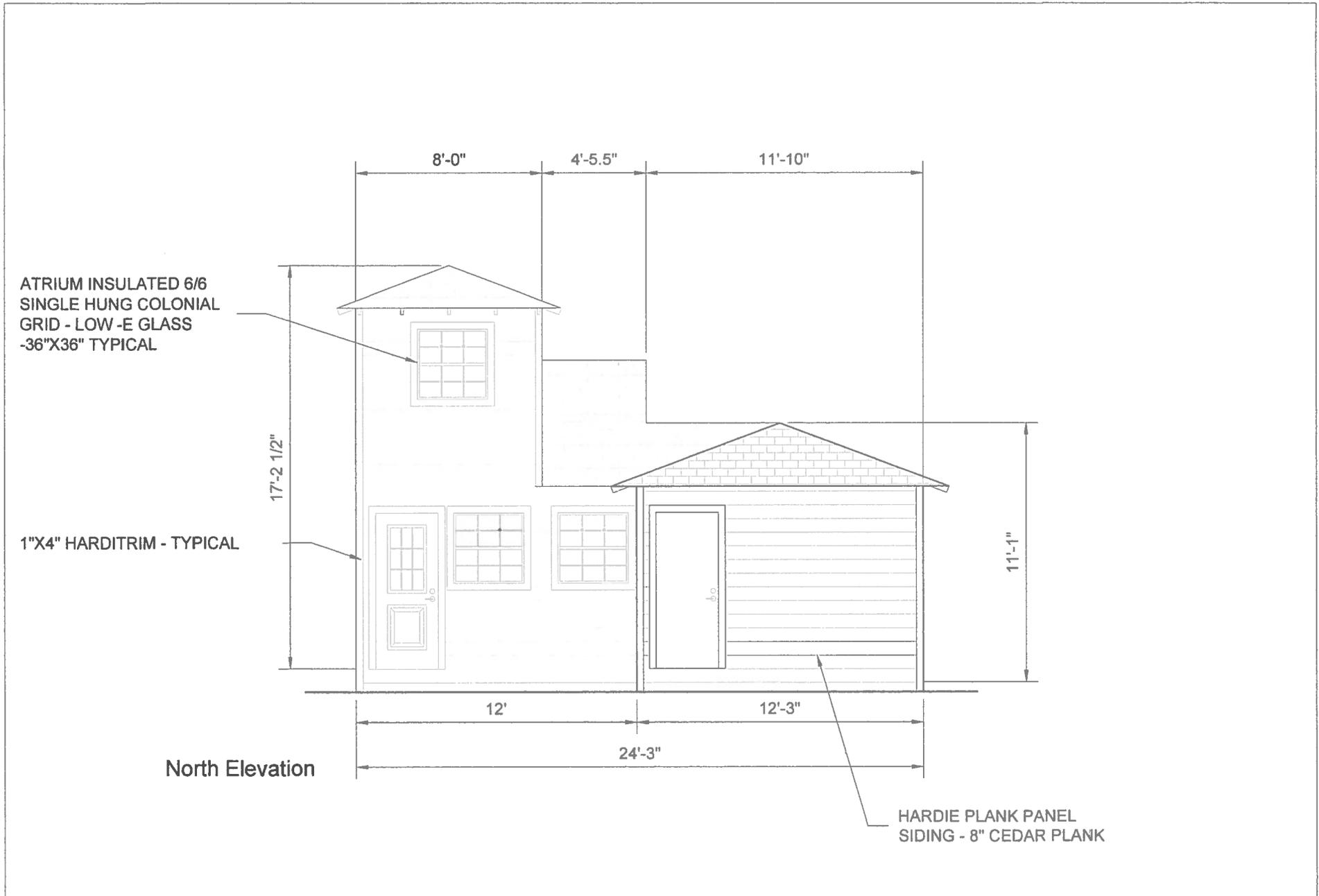
ROCK SCT-3 WHITE

2218 West Magnolia
Historic Home Facade Renovation

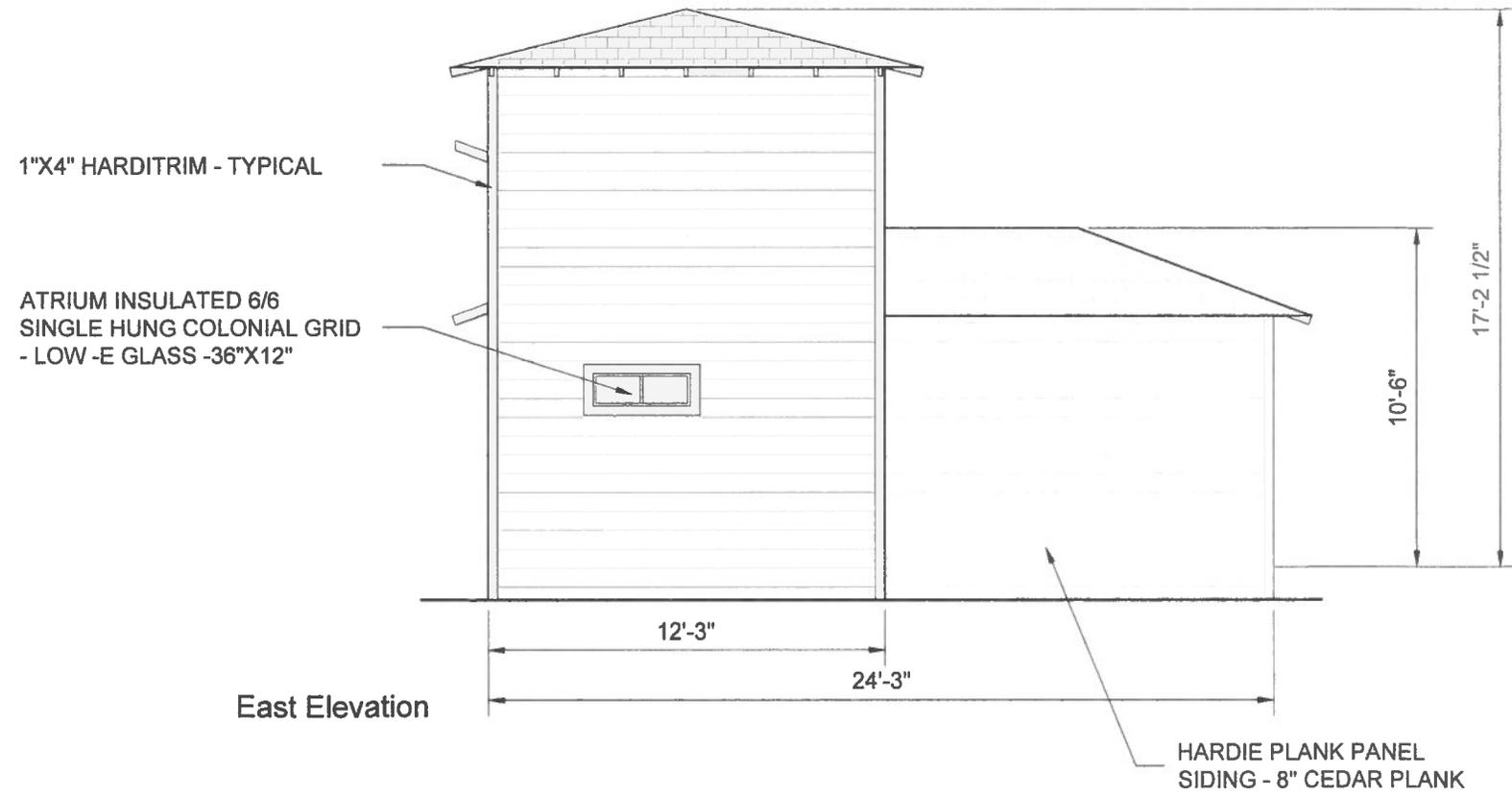


East Elevation

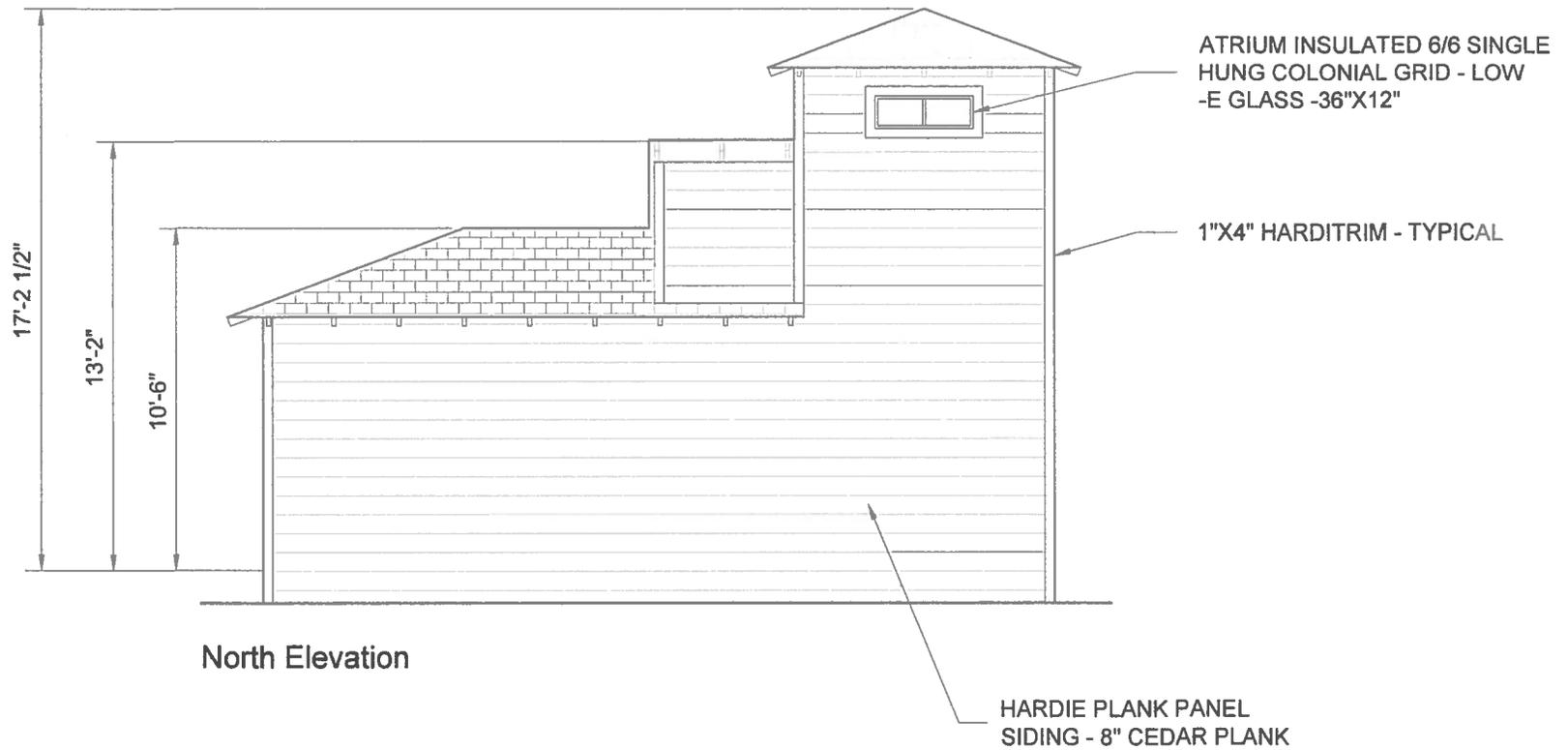
2218 West Magnolia
Historic Home Facade Renovation



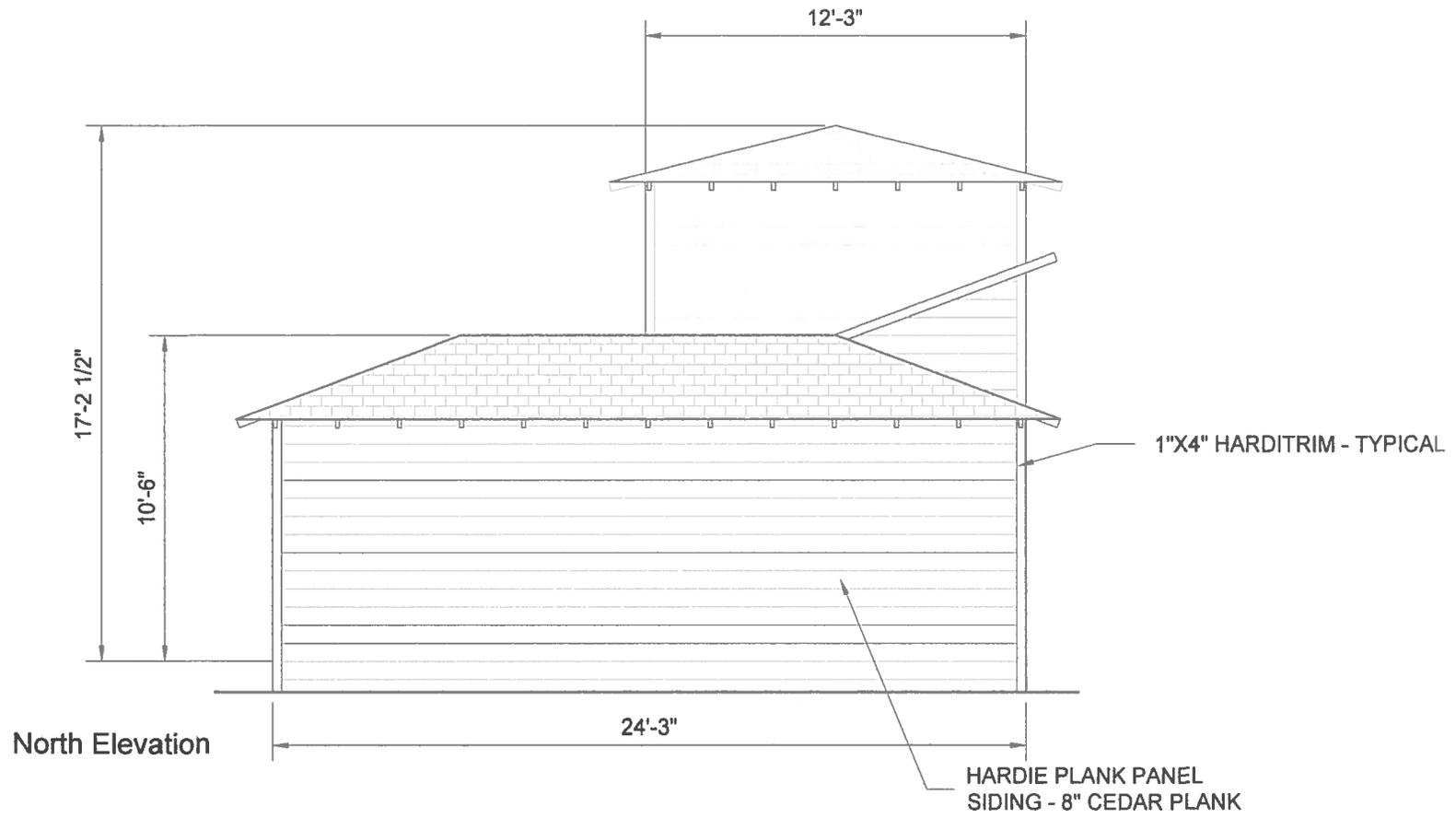
2218 West Magnolia
Accessory Dwelling Unit



2218 West Magnolia
Accessory Dwelling Unit



2218 West Magnolia
Accessory Dwelling Unit



2218 West Magnolia
Accessory Dwelling Unit



























