

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-411
ADDRESS: 119 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1703 BLK 8 LOT 18 AND 19
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Davis Sprinkle/Sprinkle & Company Architects
OWNER: Charles Ramon
TYPE OF WORK: Exterior modifications, construction of rear porch, construction of porte-cochere, construction of rear carport, rear accessory structure modifications, landscaping, pool installation

REQUEST:

The applicant is requesting conceptual 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. Enclosing of an existing rear porch addition to create conditioned space.
4. Removal of an existing window opening on the north (rear) façade and the installation of new French doors.
5. Construction of a terrace on the north (rear) façade.
6. Construction of a porte-cochere on the west side of the structure.
7. Removal of the existing composition shingle roof and installation of a standing seam metal roof.
8. Cleaning and repointing of brick as required.
9. Repair and replacement of terra cotta capitals on the front porch columns.
10. Repair and replacement of wood windows on the rear accessory structures.
11. Construction of a new covered porch on the existing rear cabana.
12. Construction of a rear carport to span the width between the two rear accessory structures.
13. Installation of an inground pool and hot tub.
14. 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 harscaping surrounding the proposed pool.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is

appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration,

material, form, appearance, and detail when original windows are deteriorated beyond repair.

- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house.

Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

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.

OHP Window Policy Document

Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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 Ionic 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 conceptual 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, exterior modifications, and landscaping and hardscaping modifications.

- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. HISTORIC TAX CERTIFICATION – As of August 9, 2017, 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 #7:

- d. WOOD WINDOWS – The applicant has stated that wood windows will be repaired and replaced as required. 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. The applicant is required to submit a comprehensive window schedule for final approval that indicates which windows are missing, deteriorated or damaged beyond repair, or repairable. If a window 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.
- e. EXTERIOR DOORS – The applicant has stated that exterior doors will be replaced where required. Based on the submitted photographs of the existing structure, all exterior doors are either missing or non-original. Staff finds the proposal acceptable given these circumstances with the stipulations listed in the recommendation.
- f. REAR PORCH ADDITION – 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 functions, and is visually interpreted as, a porch. Staff finds the proposal to condition the space acceptable given the historic fenestration pattern evident in the remaining porch structure, but finds that the porch should be rehabilitated to match the same materials and opening sizes as closely as possible, as the porch addition is historic in its own right and integral to the architecture of the home. Additionally, the applicant should indicate an approach to the skirting at the ground floor of the structure.
- g. REAR TERRACE AND PORCH – 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 conceptually consistent with the Guidelines, but requires full documentation, including dimensions and materials, for final approval.
- h. 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.
- i. 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 generally consistent with the Guidelines. However, the applicant has not rendered the standing seam metal roof onto the drawings for the curved roof atop the front portico. The applicant should define how the standing seam metal roof will be installed for final approval.
- j. 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.

- k. **TERRA COTTA CAPITALS** – The applicant has proposed to repair and replace the terra cotta capitals on the front porch columns where required. 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 and proposed carport, items #10 through #12:

- l. **EXISTING WOOD WINDOWS** – The applicant has stated that wood windows will be repaired and replaced as required. 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. The applicant is required to submit a comprehensive window schedule for final approval that indicates which windows are missing, deteriorated or damaged beyond repair, or repairable. If a window 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.
- m. **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 is required to submit a comprehensive door schedule for final approval that indicates which doors are missing, deteriorated or damaged beyond repair, or repairable. If a door is deteriorated beyond repair, the applicant must furnish visual evidence to that effect. All proposed new doors must be made of wood and match the historic configuration of a particular opening.
- n. **NEW OPENINGS** – Based on the submitted documents, the applicant has proposed to install two glass sliding doors on the existing cabana to face south. There appears to be additional modified or added openings on the rear accessory structures. The applicant is required to provide all new window and door opening specifications, as well as all exterior elevations indicating where alterations are made, for final approval.
- o. **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 is responsible for indicating all materials used in façade repair where required on both existing accessory structures for final approval.
- p. **NEW COVERED PORCH** – The applicant has proposed to construct a new 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. The applicant has not indicated the material specifications. 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 conceptually consistent with the Guidelines, but requires full documentation, including dimensions and materials, for final approval.
- q. **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 conceptually consistent.

Findings for site elements, items #13 and #14:

- r. **POOL** – The applicant has proposed to install an inground pool 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, but the applicant will be required to indicate how the proposal is integrated with any proposed hardscaping for final approval. Dimensions are required.
- s. **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 applicant has not indicated the dimensions of these elements nor the overall total impervious coverage that will be introduced.
- t. **RETAINING WALL** – The applicant has indicated a proposed retaining wall on the east side of the property. Based on the submitted application, 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. The applicant is responsible for indicating the height, material, and dimensions of the proposed retaining wall for final approval. As stated in the Historic Design Guidelines for Site Elements, new site elements should work with, rather than change, character-defining topography.

- u. LANDSCAPING – The applicant is responsible for submitting a complete landscaping plan for final approval, to include all species, locations of new plants, and modifications of existing elements.
- v. GATES AND FENCING – The applicant has indicated two automatic gates and fencing on the proposed site plan and several elevations. The applicant is responsible for providing all dimensions, material specifications, and heights for proposed site elements for final approval.

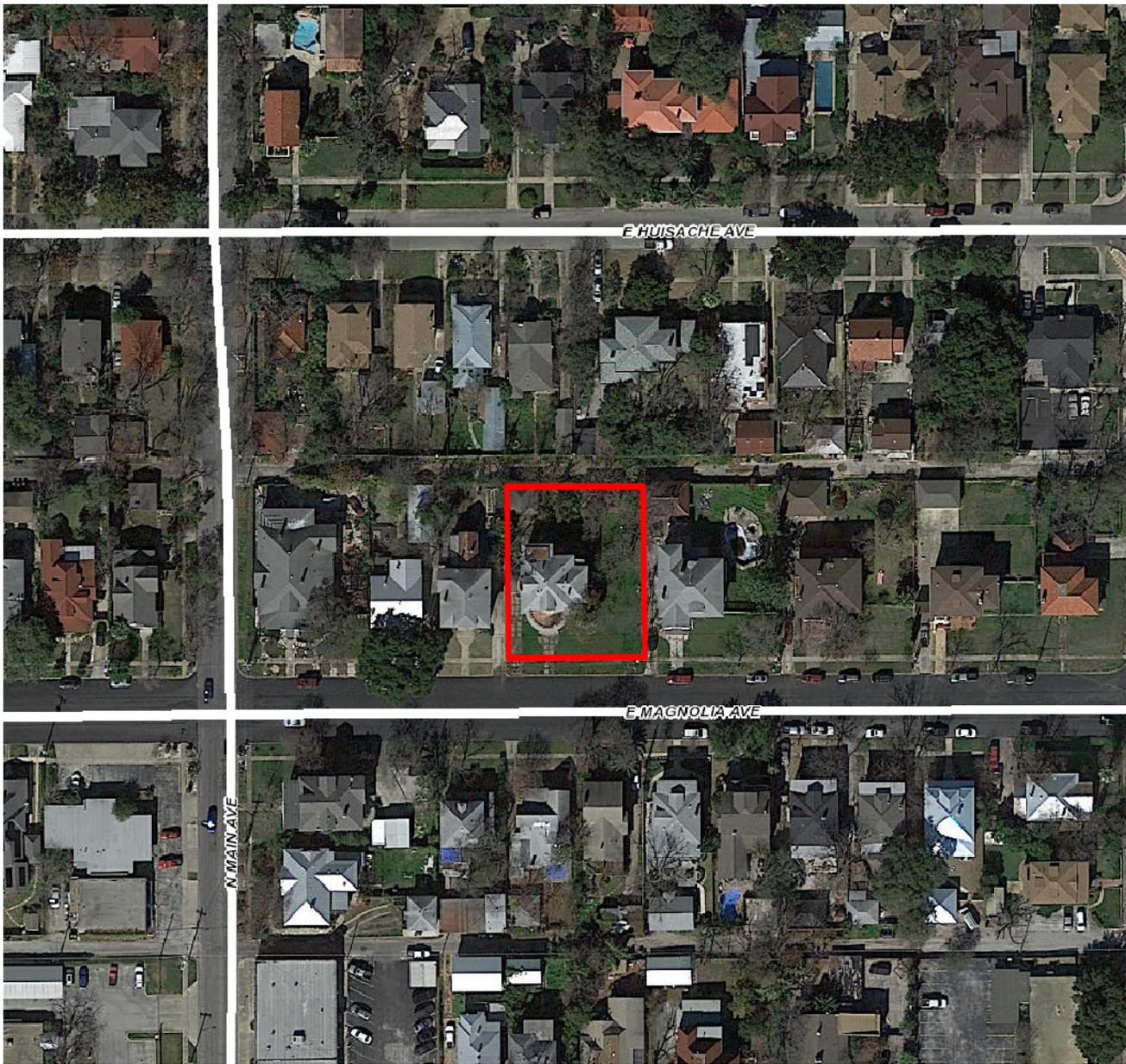
RECOMMENDATION:

Staff recommends conceptual approval based on findings a through v with the following stipulations:

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.
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.
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.
4. That the applicant submits details on how the standing seam metal roof will be applied to the curved roof on the front façade portico, or submit plans for an alternative material on this portion of the roof.
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 addition of solid walls to enclose the space should be avoided to maintain the appearance of a porch. The applicant should also develop a strategy for the rear enclosed porch skirting.
6. That the applicant submits all dimensions and material specifications for final approval for all structures.
7. That the applicant submits a site section indicating the location and dimensions of the proposed retaining wall and any additional topographical modifications.
8. That the applicant submits a complete hardscaping, landscaping, and fencing plan with all dimensions and a final ratio of landscape to hardscaping coverage as indicated in findings s and u.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2017

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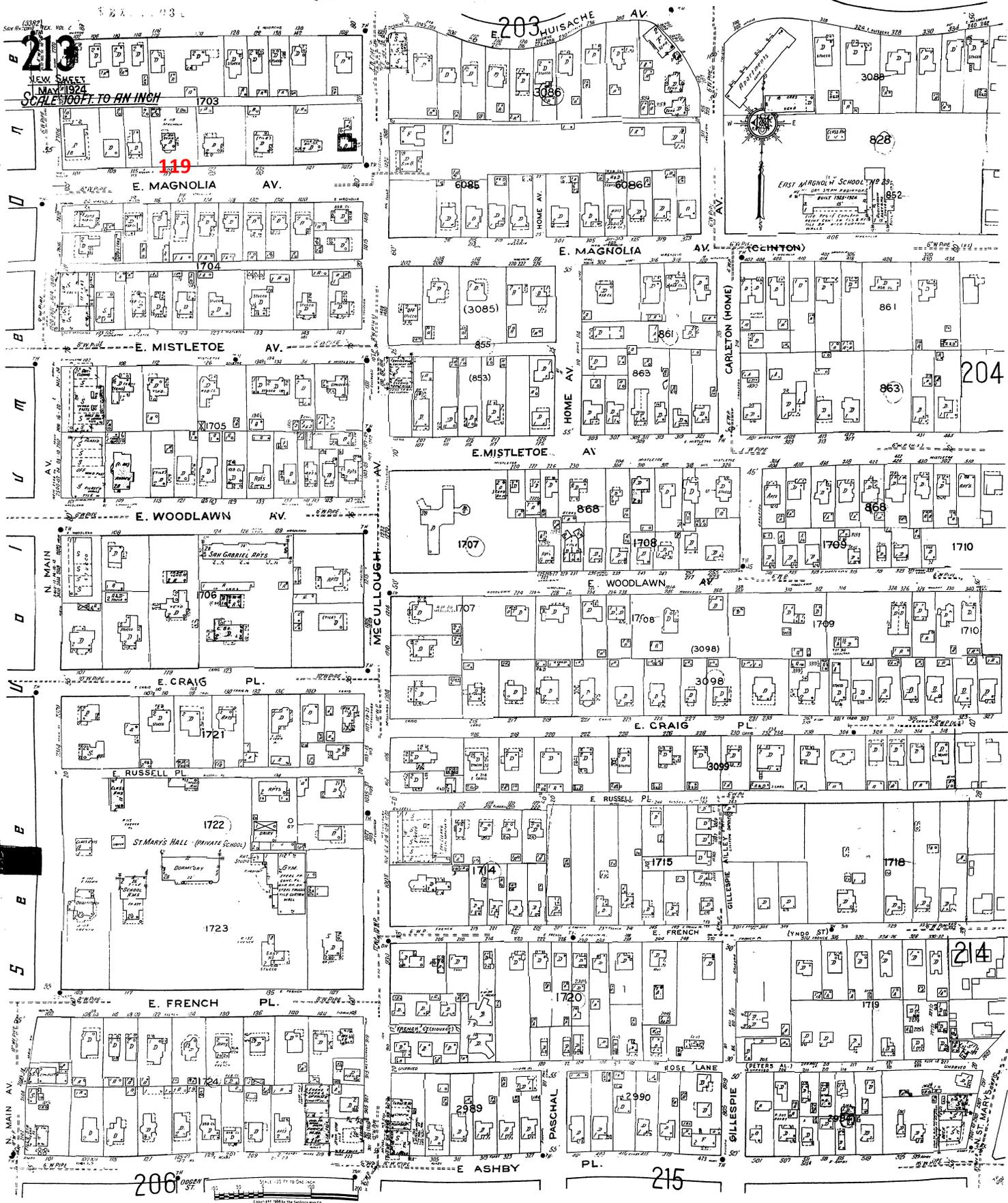
CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 191 S. ALAMO, #2C

REQUEST: EPOC/HR: Rehabilitation, Construction of 20th Floor

HEARING DATE: August 6, 2014 Time: 3:00 PM
FOR MORE INFORMATION CONTACT:
(210) 207-0035

ALL HEARINGS TAKE PLACE AT 191 S. ALAMO



119 East Magnolia Residence

Project Description Continued

The existing home will have all new electrical, plumbing, and HVAC as well as a new kitchen and bathrooms. All wooden windows will be replaced as necessary to match the existing. New external doors will be installed to fit within the historic design context. The roof will be replaced with a new standing seam metal roof. The new porte-cochere will be rebuilt and it will feature a terrace on its roof and the balustrade of which will be detailed to match the small, Juliet balcony above the front door. At the rear elevation, a new, covered outdoor terrace will connect the main living area to the lower level of the backyard. The existing wood screened in porches at the back elevation currently include exterior stairs connecting the two main levels. The stairs will be removed and the porches converted to conditioned spaces on both levels while the modified exterior walls and new windows will be kept within the historic look. New wood sliding doors will be placed on the east side of the new conditioned breakfast room. A pair of wooden French doors will be added to the north wall of the sun room on the main floor. These doors will open out to the new proposed terrace. The terra cotta capitals will be replaced as necessary to match. All existing brickwork will be cleaned and repointed as necessary. New gutters and downspouts will be added as well.

If approved, the applicant would like to come back to HDRC for final approval with completed construction drawings.



View from Magnolia Avenue



View of East Elevation



View of East Elevation



View of North Elevation



View of North and West Elevation



View of West Elevation



View of West Elevation



View of Living Room



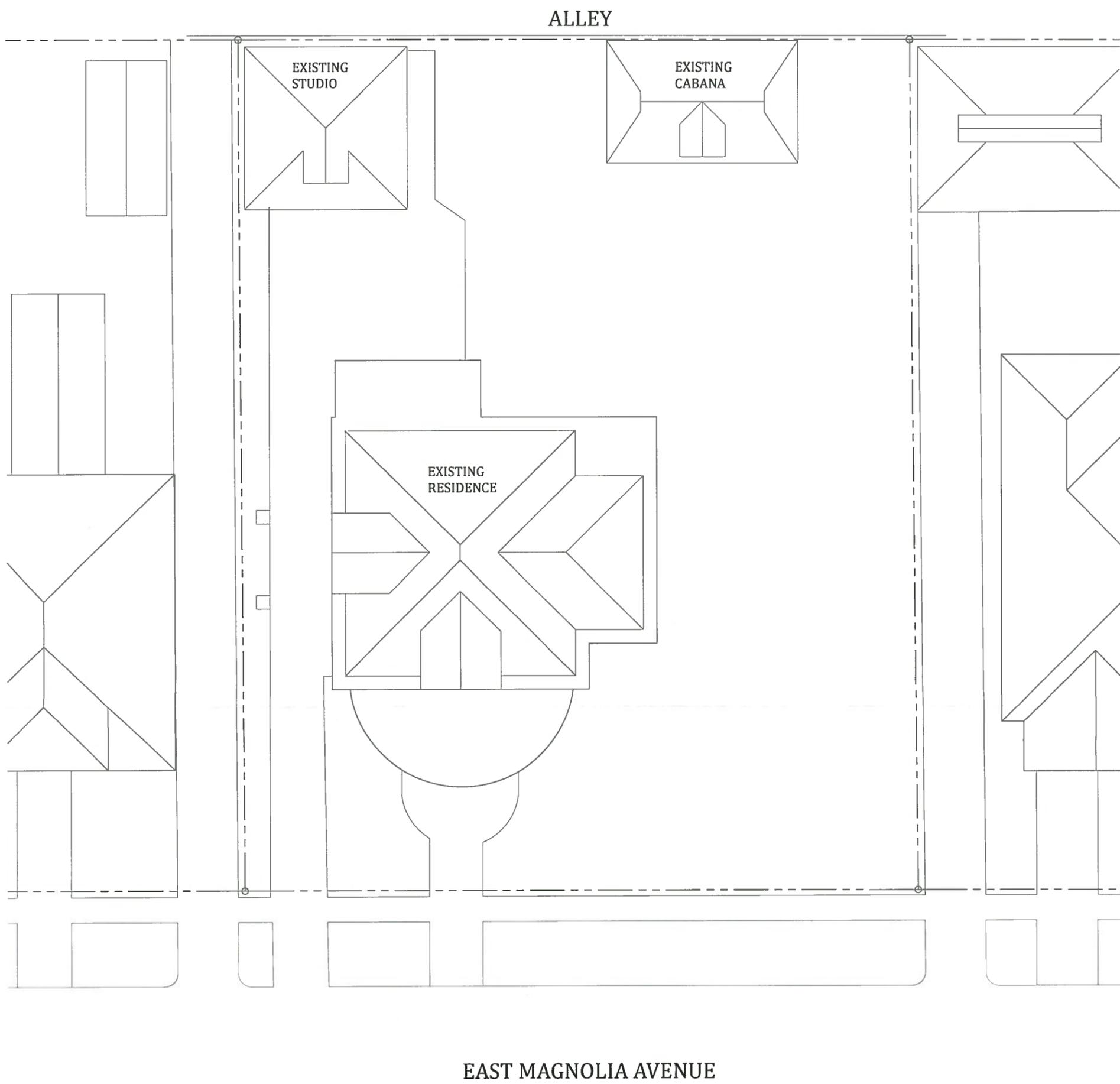
View of Living Room



View of Existing Studio



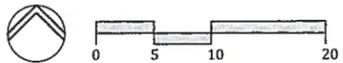
View of Existing Accessory Building



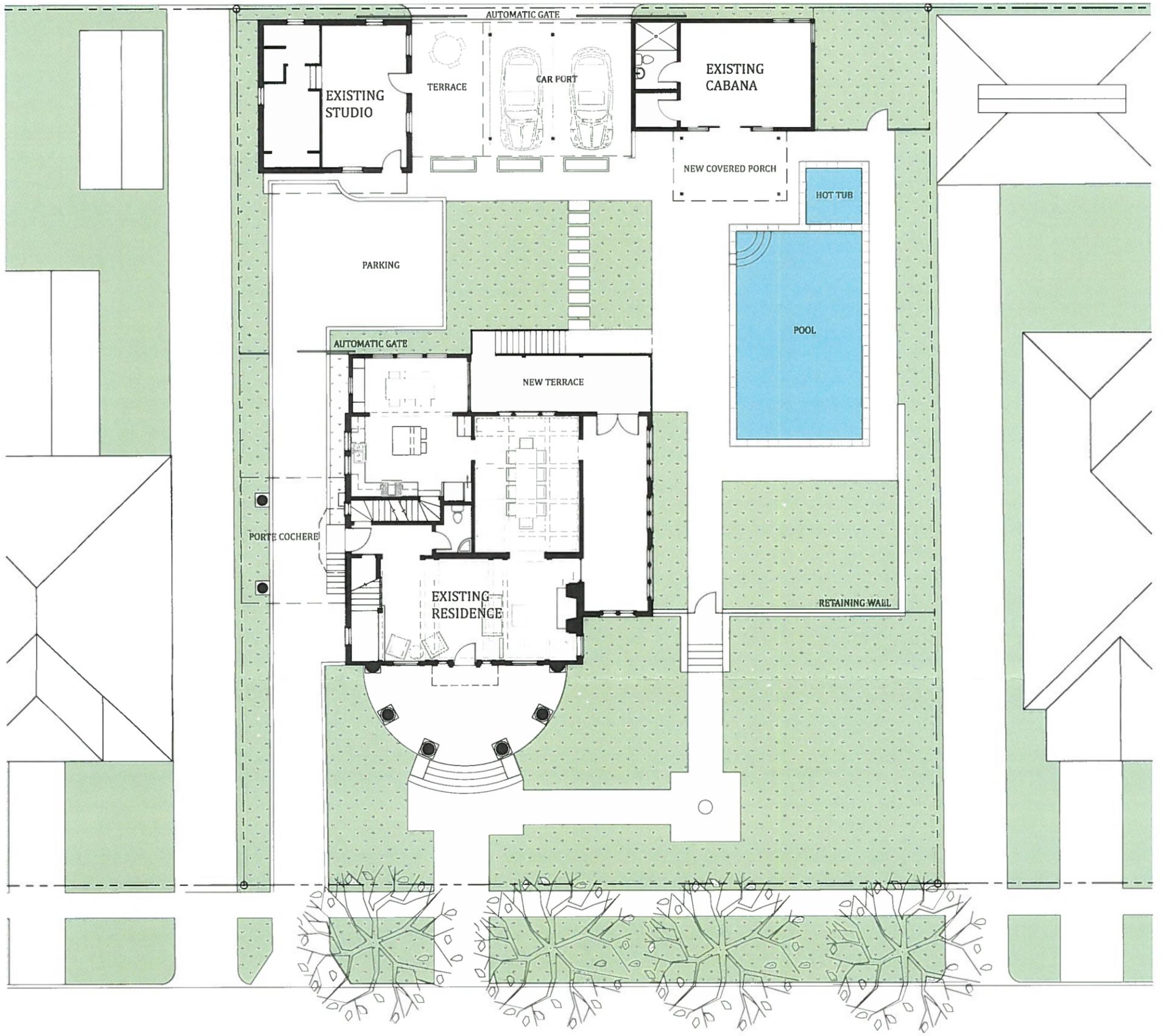
119 EAST MAGNOLIA RESIDENCE

EXISTING SITE PLAN

JULY 13TH 2017



ALLEY

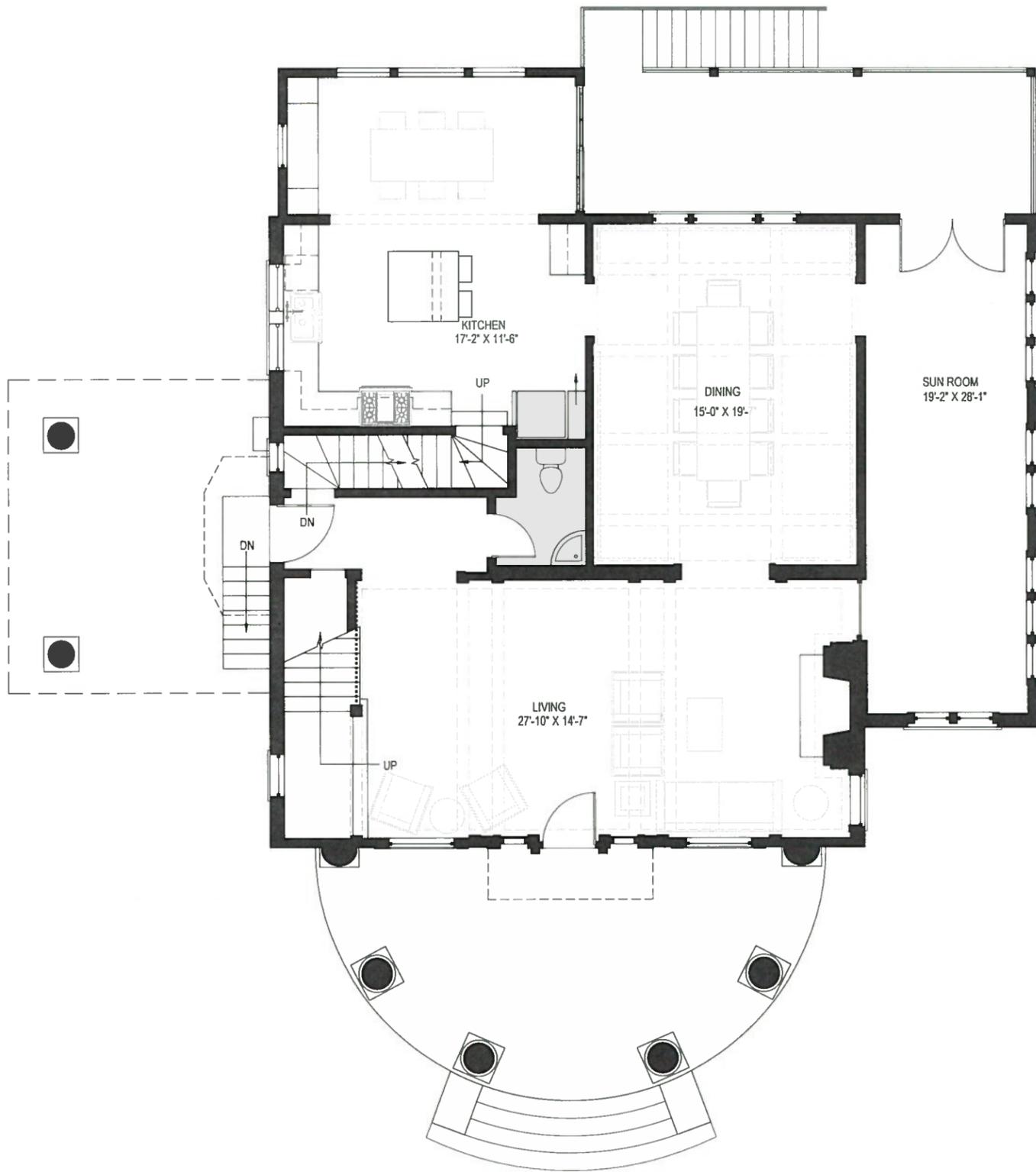


EAST MAGNOLIA AVENUE

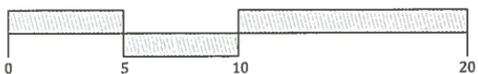
119 EAST MAGNOLIA RESIDENCE PROPOSED SITE PLAN



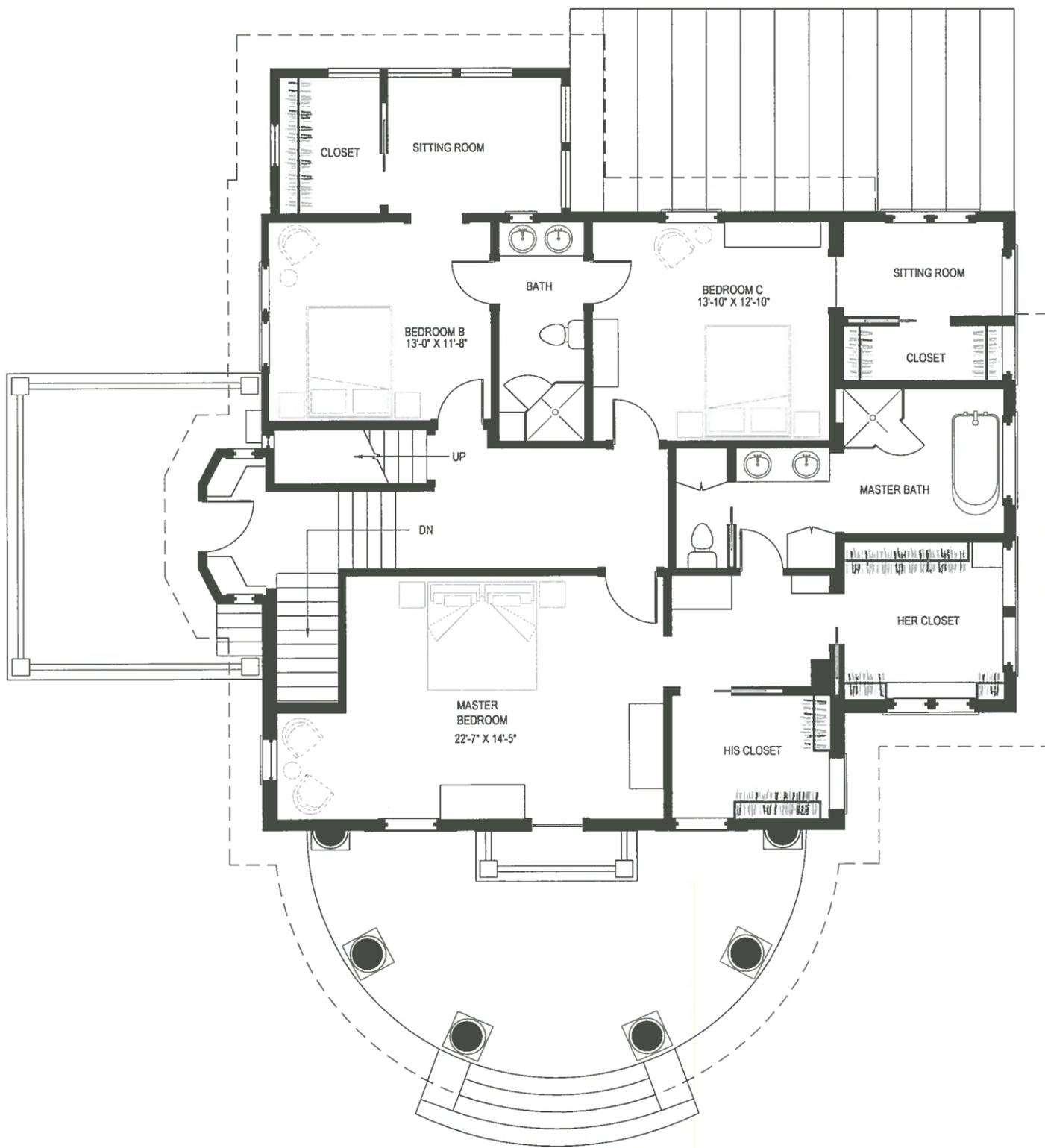
JULY 13TH 2017



119 EAST MAGNOLIA RESIDENCE
 FIRST FLOOR PLAN

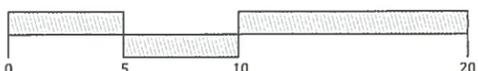


JULY 13TH 2017



119 EAST MAGNOLIA RESIDENCE

SECOND FLOOR PLAN



JULY 13TH 2017

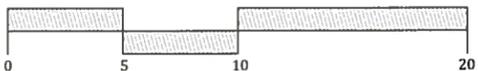


SOUTH ELEVATION



NORTH ELEVATION

119 EAST MAGNOLIA RESIDENCE
PROPOSED ELEVATIONS



JULY 13TH 2017

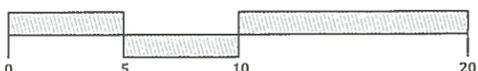


EAST ELEVATION

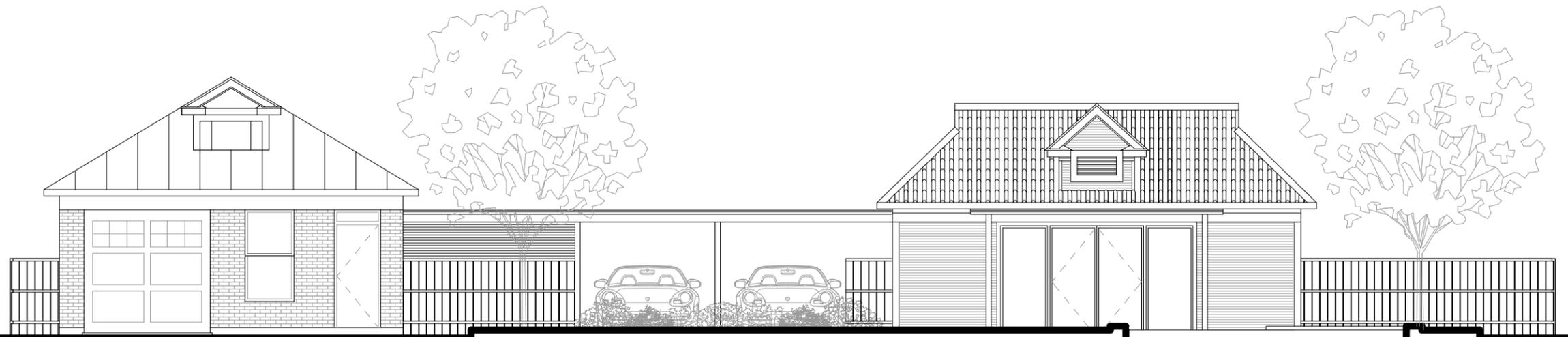


WEST ELEVATION

119 EAST MAGNOLIA RESIDENCE
PROPOSED ELEVATIONS



JULY 13TH 2017



SOUTH ELEVATION



ALLEY ELEVATION

119 EAST MAGNOLIA RESIDENCE
ACCESSORY BUILDINGS TO BE RENOVATED

AUGUST 1ST 2017

