

# HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 13

**HDRC CASE NO:** 2015-165  
**ADDRESS:** 132 E MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 1704 BLK 12 LOT 9  
**ZONING:** MF33 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Terry Moore  
**OWNER:** Terry Moore/Remuda Asset 2 LLC  
**TYPE OF WORK:** Exterior repairs and alterations

## REQUEST:

The applicant is requesting conceptual approval to:

1. Restore the front porch, add a new front door, and repair existing front steps and handrail.
2. Repair windows, siding and foundation.
3. Reconstruct stair alcove to the side of the house and remove existing metal stair.
4. Replace roof with new shingles and install new gutters.
5. Repair the existing driveway, remove a concrete walkway on the east side of the property, and remove a chainlink fence at existing driveway.
6. Install new wood deck at the rear of the house.
7. Reconfigure window and door openings.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

1. Materials: Woodwork

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. Hardiboard and other cementitious materials are not recommended.

3. Materials: Roofs

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

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.

### 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.

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

**B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION) 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.

### *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.
- 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.

#### 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.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 5. Sidewalks, Walkways, Driveways, and Curbing

##### A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

### **FINDINGS:**

- a. According to the Monte Vista Historic District survey, the house at 132 E. Magnolia was built in 1912 in the Neoclassical style by architect Ernest Behles.
- b. The case was heard by the HDRC on May 6, 2015, at that time the case was reset to the next meeting so the applicant could be present.
- c. Consistent with the Guidelines for Exterior Maintenance and Alterations, porches should be reconstructed based on photographs or the architectural style of the building and historic patterns. The house at 132 East Magnolia is very similar in configuration to the house at 124 East Magnolia. The proposed changes to the front porch and front door are consistent with similar to the front porch at 124 East Magnolia, however the style of the proposed columns is not typical of the Neoclassical style. Simplified square or round columns would be more appropriate. It is important to note that the existing dentil detail which is not reflected in the proposed drawings should be preserved. In addition, any original material uncovered once the porch enclosure is removed should be preserved and incorporated into the new design.
- d. The original landing on the interior staircase has been removed and the original stair alcove was lost at some point. The proposed reconstruction of the original stair landing and alcove matches the layout and appearance of the stair alcove located at 124 East Magnolia which is consistent with the Guidelines for Exterior Maintenance and Alterations. The existing metal staircase is not original and was likely added when the house was divided into apartments. Removal of the metal stair will not cause an adverse effect.
- e. According to the Guidelines for Additions, new additions should be located at the rear to minimize view, utilize a setback or transition to differentiate old from new, and use compatible materials. The proposed rear deck is consistent with the guidelines.
- f. Consistent with the Guidelines for Exterior Maintenance and Alterations, existing window and door openings should be preserved. In addition, filling in historic windows or doors should be avoided. The applicant has presented several modifications to existing windows and door openings to accommodate a new interior layout. Although some exterior openings were added or modified when the house was converted into apartments, historic window and door openings should be preserved.

### **RECOMMENDATION:**

1. Staff recommends approval of item 1 based on findings a and b with the following stipulations:
  - a. The columns are simplified to be compatible with the style of the house
  - b. The existing dentil detail is preserved
  - c. If any original features are uncovered after removal of the porch enclosure they should be preserved
- 2-6. Staff recommends approval of items 2-6 as submitted based on findings c-d.
7. Staff recommends approval based on finding e of the changes to window and door openings located at the rear addition or to those that have already been modified with the stipulation that the applicant submit a window and door schedule for review prior to final approval.

**CASE MANAGER:**

Adriana Ziga





## 132 E Magnolia

Powered by ArcGIS Server

Printed: Apr 22, 2015

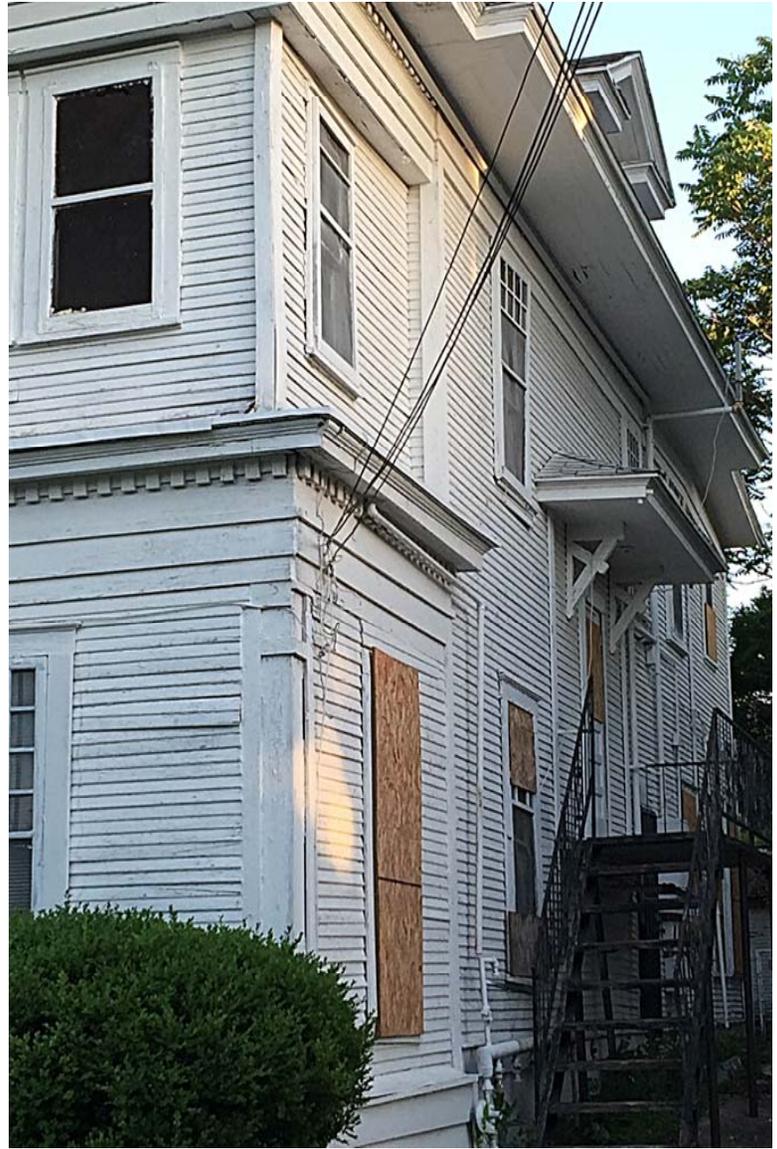
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Similar house at 124 E Magnolia



Stair alcove at 124 E Magnolia



124

Front door t 124 E Magnolia





E. MAGNOLIA SHEMATIC

**PROJECT DECIPTION**  
**132 EAST MAGNOLIA, SAN ANTONIO, TEXAS**

The property at 132 East Magnolia consists of a two story 3400 sf wood structure that was built in 1945. A two garage exists in the back of the property. The house was converted to a six (6) one bedroom apartment at some time in the past. The property lies within the Monte Vista Historic District of San Antonio.

The purpose of this project is to remodel and convert the two story structure to a four (4) bedroom, two and one-half bath single family residence. Since the property is within the Monte Vista Historic District, it is the goal of the developer to remodel the exterior to blend with the architecture of similar houses in the District.

Project construction will consist of the following:

1. Remove the exterior walls of the first and second floors in the front to restore the "front porch" concept. It is believed that the front porch (upper and lower floor) of the original structure was enclosed to make apartments in the front area of the building.
2. Add columns to the front porch that will enhance the architectural elevation.
3. Save and refurbish existing windows in the patterns as best as can be determined.
4. Remove the metal exterior staircase that provides access to the second floor and reconstruct the stairway alcove to be similar to the residence at 124 E. Magnolia (two doors to the west).
5. Repair and replace the roof as needed and install new 25 year shingles, new fascia, new rain gutters and downspouts.
6. Add a new front door similar to the one at 124 E. Magnolia.
7. Repair and/or replace existing wood siding to match existing siding.
8. Prep and paint entire exterior of structure. Paint color will be selected and submitted to the HDRC for approval.
9. The two car garage with workspace will be remodeled and provided with a new roof and automatic opening garage doors(s).
10. Site modifications will include repair of existing concrete driveway, removal of concrete walkway on the east side of the property, repair of the front steps and handrail and addition of new landscaping.
11. A new wooden deck will be built along the back of the house.
12. The chain-link fence and gate will be removed at the end of the driveway.
13. Foundation repair will include the addition of fifty-two piers and forty feet of new beam.
14. Interior construction of the home will include:
  - a. Demolition of existing plumbing and small chimney.
  - b. Move and remove walls to accommodate a new floor plan (attached to application)
  - c. Complete electrical rewire including electrical panels, lights, switches, outlets, GFI outlets, and exterior outlets and lighting.
  - d. Addition of R-13 insulation in the walls and R-30 insulation in the ceiling.
  - e. Addition of two (2) four ton AC units (one for each floor) with ductwork and controls.
  - f. Remodel of existing fireplace.
  - g. Addition of a master bedroom on the first floor with a master bath and a walk-in closet.
  - h. New utility room.
  - i. New plumbing throughout the building.
  - j. New powder room.
  - k. New great room on the first floor.
  - l. New dining room and kitchen on the first floor.
  - m. Three new bedrooms with closets on the second floor.
  - n. A new bathroom on the second floor.
  - o. A new family room that opens to the upper front porch.

The final area of the residence will be approximately 2900 sf.



**132 E. MAGNOLIA**  
**SAN ANTONIO, TX**

SCHEMATIC DESIGN

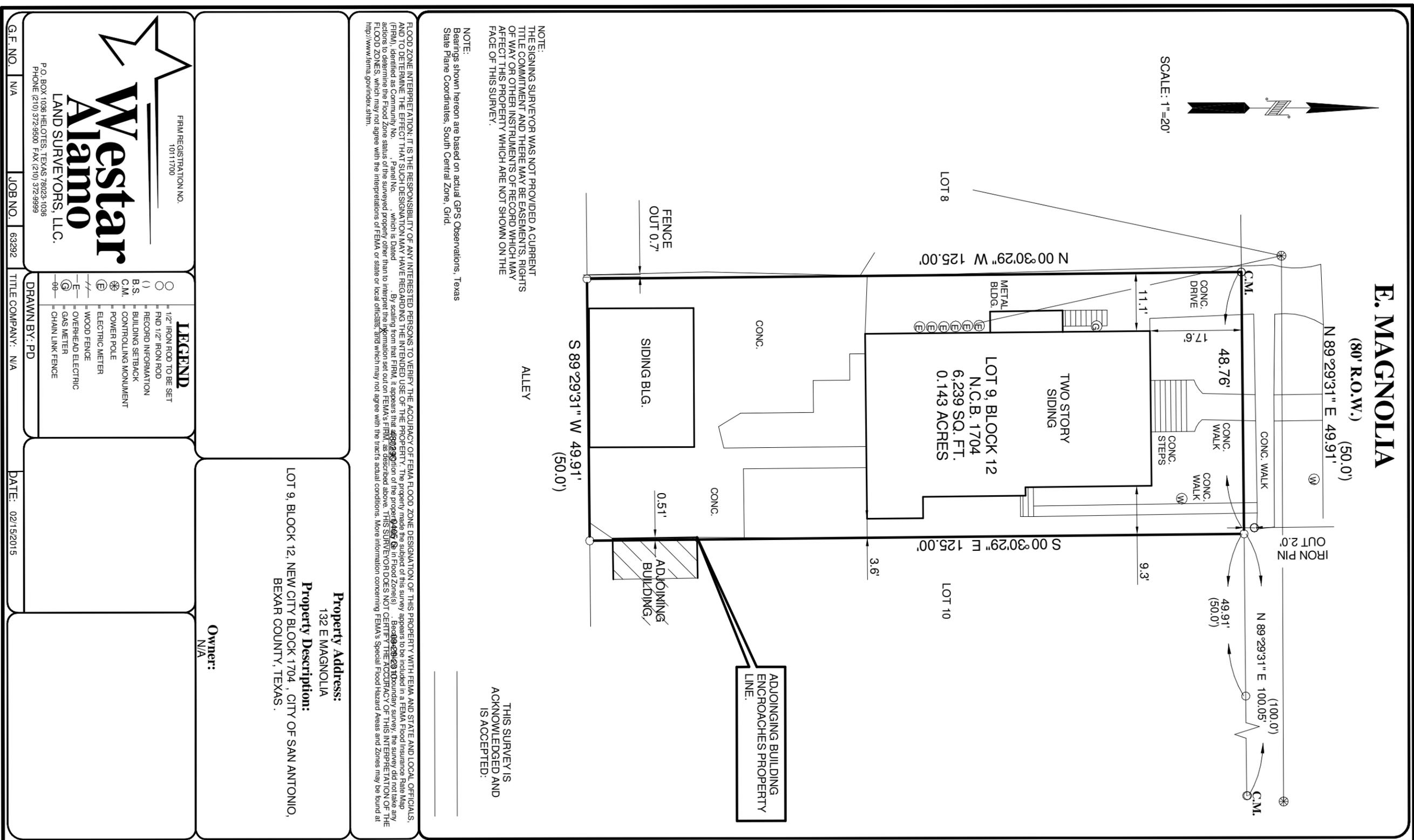
**TERRY MOORE**  
**REMUDA ASSET 2, LCC**

No.	Description	Date

EXISTING CONDITIONS		
Project number	512-663-7800	<b>A001</b>
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
Scale		

THIS DOCUMENT IS INCOMPLETE AND IS NOT TO BE USED FOR REGULATORY, APPROVAL, PERMIT, OR CONSTRUCTION.

1  
SITE  
"0'-0" = "1'-1"



THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. \_\_\_\_\_, Panel No. \_\_\_\_\_, which is Dated \_\_\_\_\_. By scaling from that FIRM, it appears that the location of the property is in Flood Zone(s) \_\_\_\_\_. Because of the nature of the boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tracts actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

**Property Address:**  
132 E MAGNOLIA

**Property Description:**  
LOT 9, BLOCK 12, NEW CITY BLOCK 1704, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**  
N/A

WESTAR  
MAMO  
LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- 1/2" IRON ROD TO BE SET
  - 1" IRON ROD
  - RECORD INFORMATION
  - BUILDING SETBACK
  - C.M. CONTROLLING MONUMENT
  - POWER POLE
  - ELECTRIC METER
  - WOOD FENCE
  - OVERHEAD ELECTRIC
  - GAS METER
  - CHAIN LINK FENCE

G.F. NO. N/A JOB NO. 63292 TITLE COMPANY: N/A DATE: 02/15/2015

132 E. MAGNOLIA  
SAN ANTONIO, TX

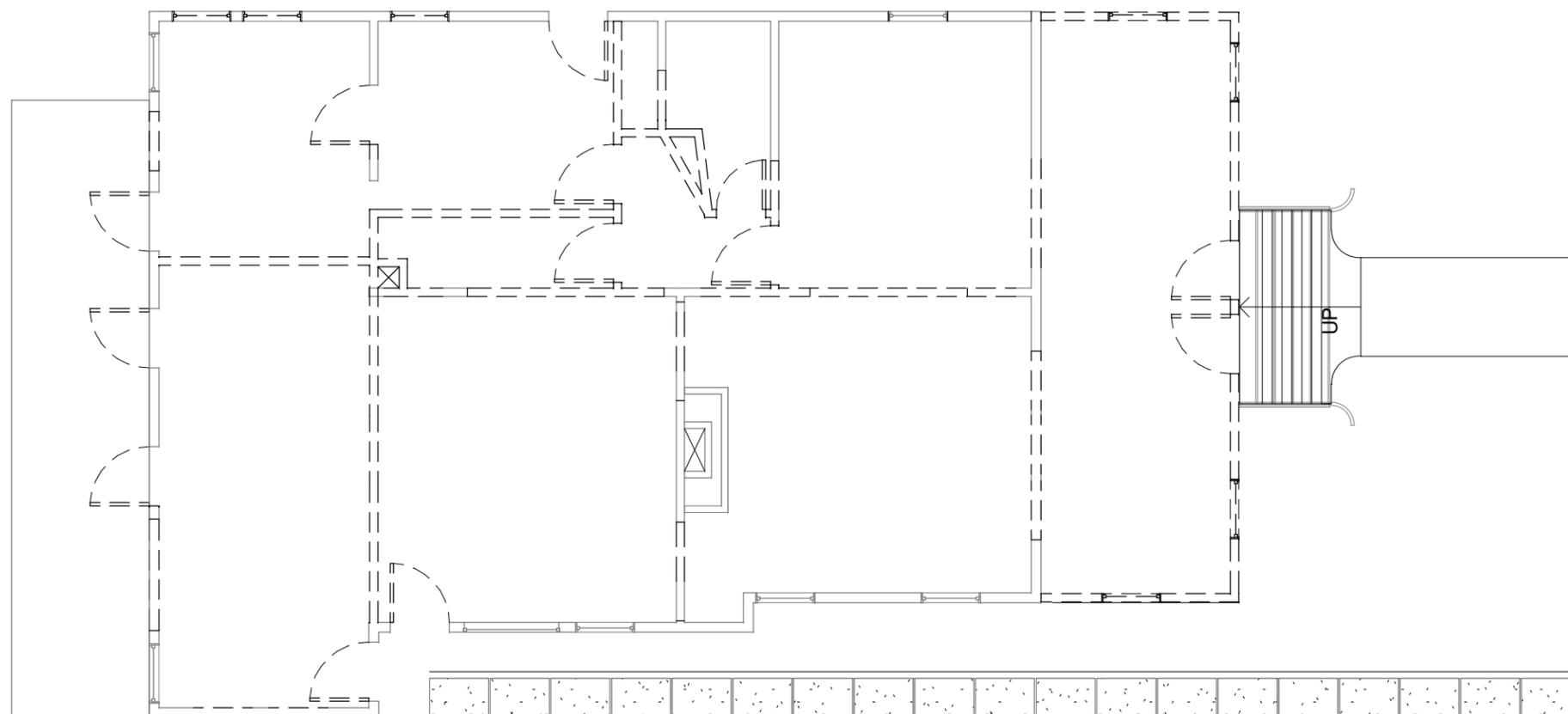
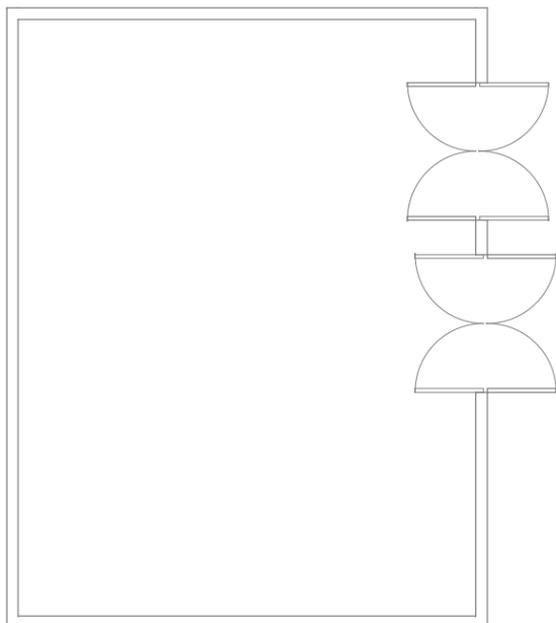
SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

SITE PLAN		A101
Project number	512-663-7800	
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
Scale 1" = 20'-0"		

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1 LEVEL 1 DEMOLITION  
1/8" = 1'-0"



132 E. MAGNOLIA  
SAN ANTONIO, TX

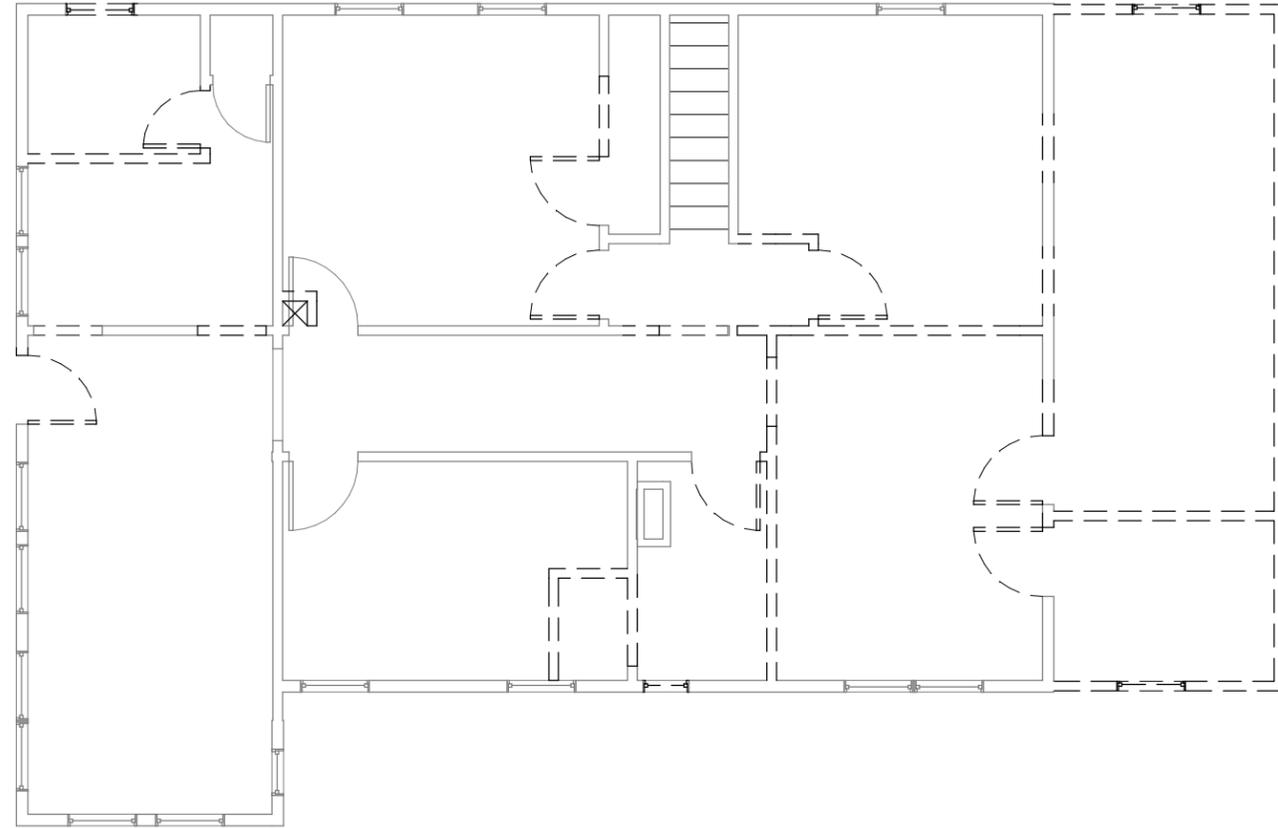
SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

DEMOLITION		A201
Project number	512-663-7800	
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
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1 LEVEL 2 DEMOLITION  
1/8" = 1'-0"

132 E. MAGNOLIA  
SAN ANTONIO, TX

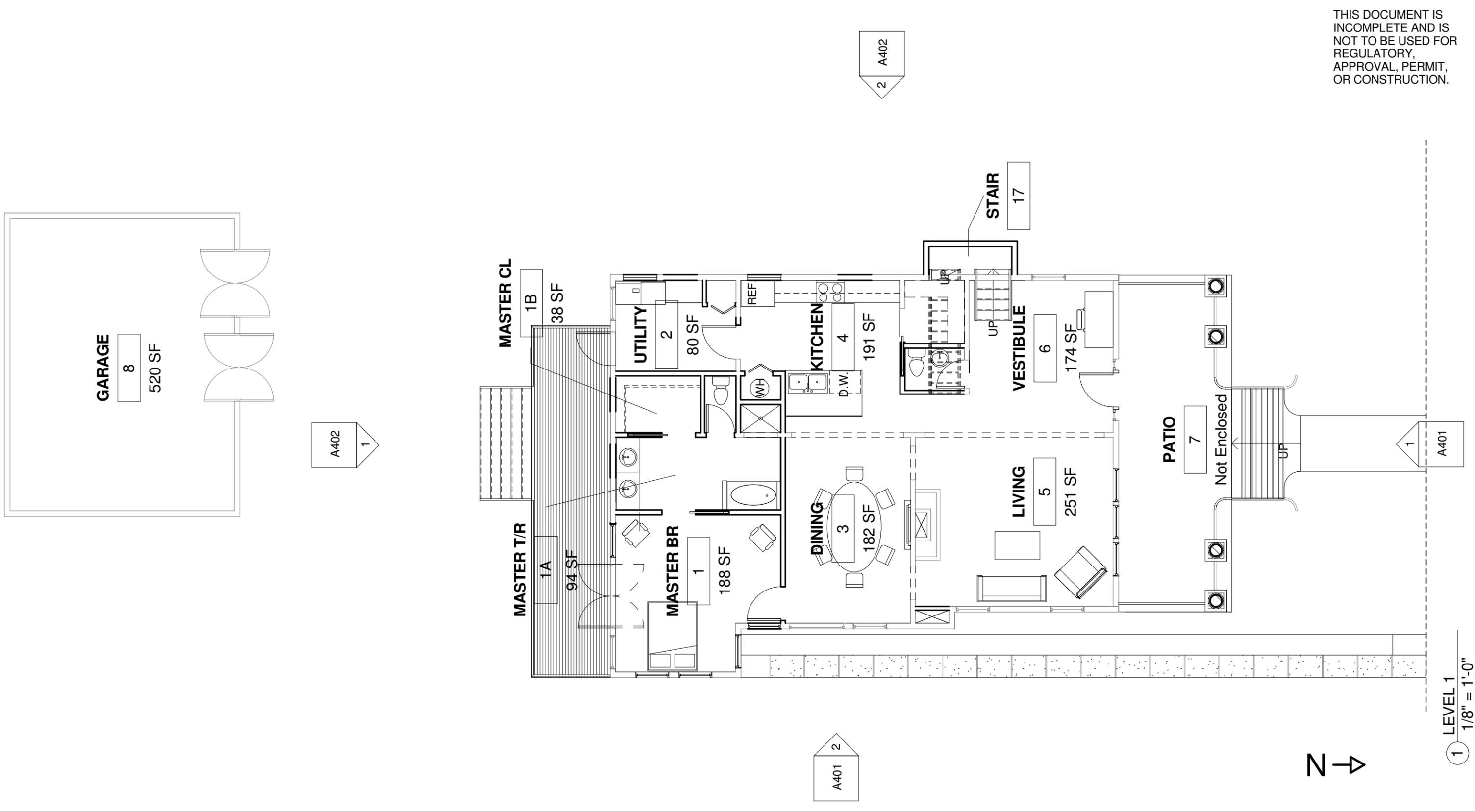
SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

DEMOLITION		A202
Project number	512-663-7800	
Date	4/7/2015	
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132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

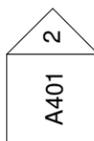
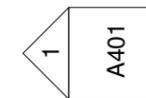
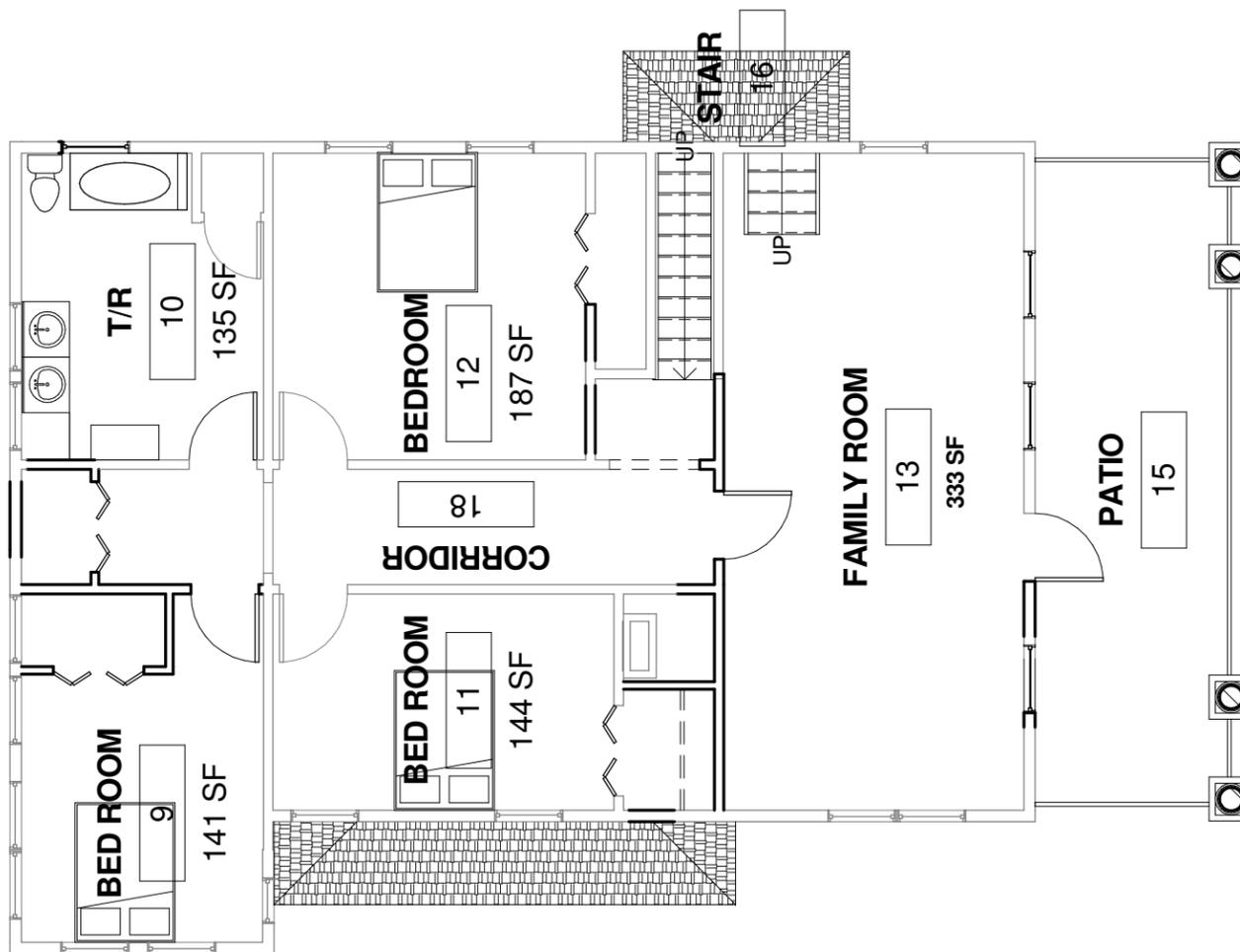
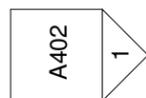
**LEVEL 1**

Project number	512-663-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE

**A301**

Scale 1/8" = 1'-0"

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1 LEVEL 2  
1/8" = 1'-0"

132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

LEVEL 2

Project number	512-663-7800
Date	4/7/2015
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A302

Scale 1/8" = 1'-0"

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① NORTH ELEVATION  
1/8" = 1'-0"

② EAST ELEVATION  
1/8" = 1'-0"

132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

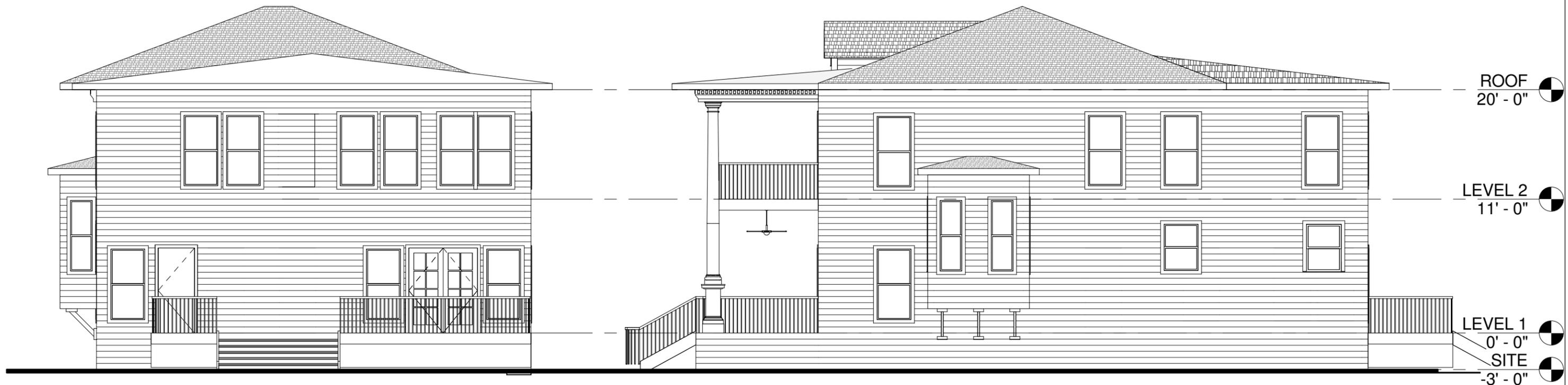
ELEVATIONS

Project number	512-663-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE

A401

Scale 1/8" = 1'-0"

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① SOUTH ELEVATION  
1/8" = 1'-0"

② WEST ELEVATION  
1/8" = 1'-0"

132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

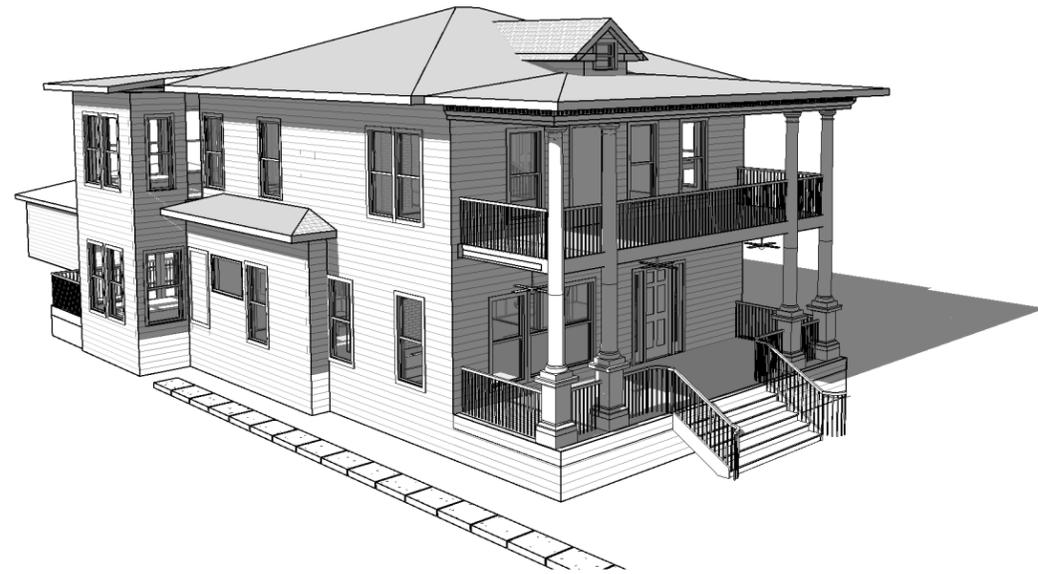
ELEVATIONS

Project number	512-663-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE

A402

Scale 1/8" = 1'-0"

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1 3D VIEW 1



2 3D View 6

132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

PERSPECTIVE

Project number 512-663-7800

Date 4/7/2015

Drawn by RS

Checked by T. MOORE

A501

Scale