

# HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 27

**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. 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.
- c. 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.
- d. 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.
- e. 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

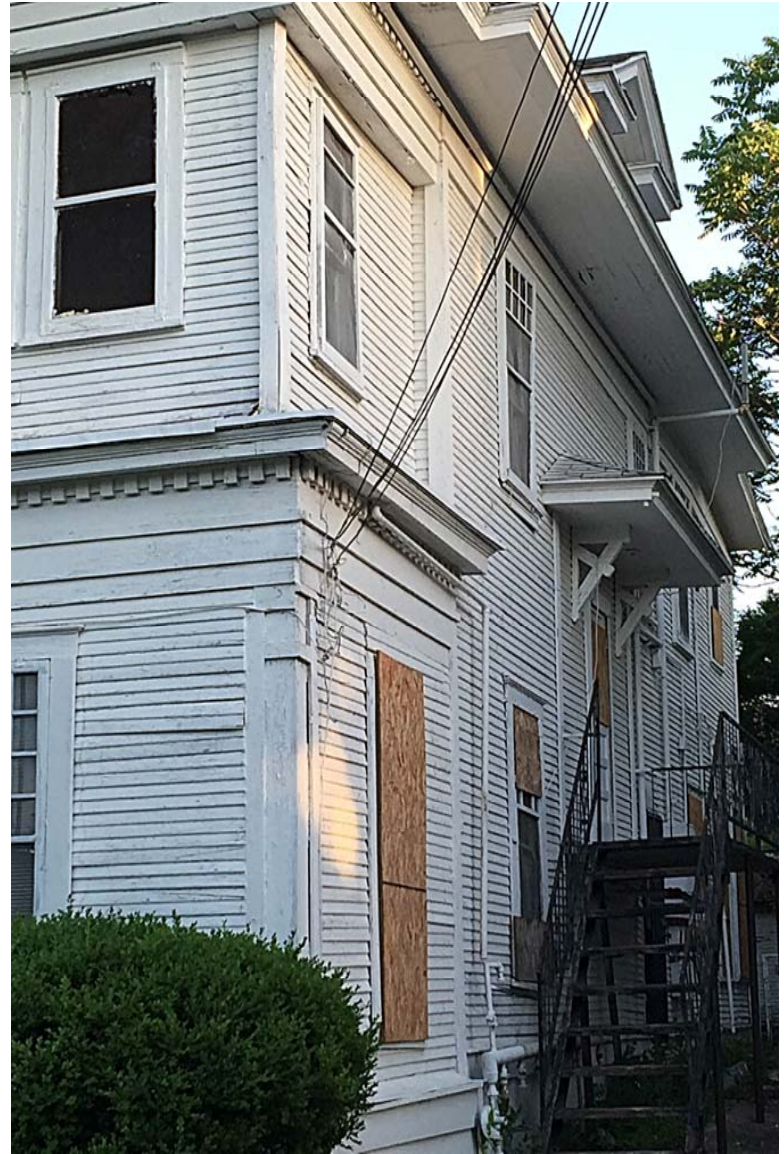
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





















Similar house at 124 E Magnolia



Stair alcove at 124 E Magnolia







---

E. MAGNOLIA SHEMATIC

PROJECT DECRPTION  
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.

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



132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

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



1 SITE  
1" = 20'-0"

(80' R.O.W.)  
(50' 0")

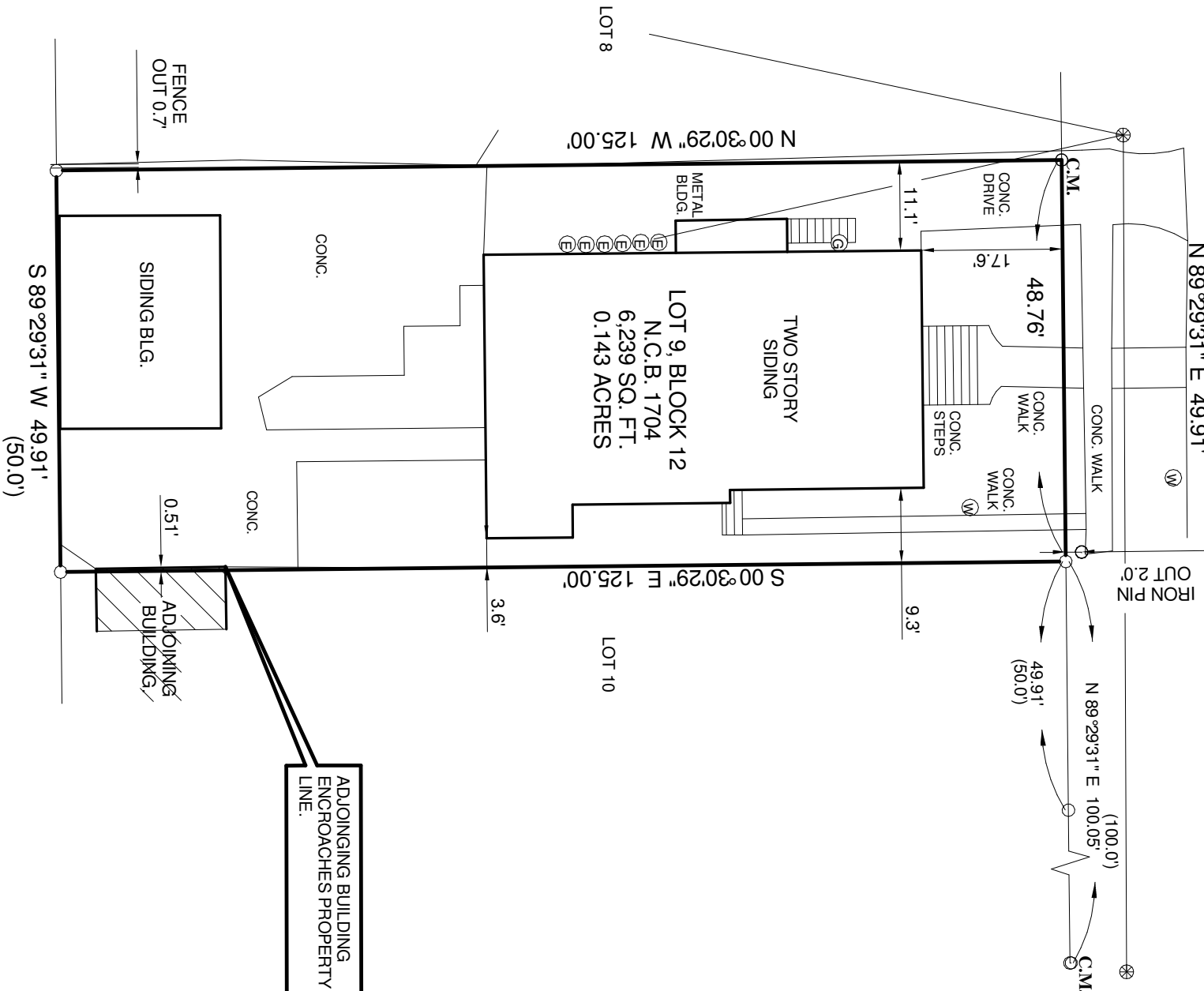
N 89°29'31" E 49.91'

③

(100.0')  
N 89°30'34" E 100.05'

C.M.

SCALE: 1"=20'



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.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

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. TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY, THE PROPERTY OWNER SHOULD CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT. (FIRM), identified as Community No. \_\_\_\_\_, Parcel No. \_\_\_\_\_, which is Dated \_\_\_\_\_, by scaling from the FEMA Flood Insurance Rate Map (FIRM), identified as Community No. \_\_\_\_\_, Parcel No. \_\_\_\_\_, which is Dated \_\_\_\_\_, of the property located at \_\_\_\_\_ (in Flood Zone(s) \_\_\_\_\_). Because \_\_\_\_\_ (in Flood Zone(s) \_\_\_\_\_) is a boundary survey, the surveyor 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 tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

FIRM REGISTRATION NO.  
10111700

10111700



FIRM REGISTRATION NO.  
10111700

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

G.F. NO.

N/A

JOB NC

63292

**TITLE COMPANY:** N/A

DATE: 02/15/2015

## LEGEND

○ = 1/2" IRON ROD TO BE SET  
○ = FND 1/2" IRON ROD

( ) = RECORD INFORMATION

B.S. = BUILDING SETBACK  
C.M. = CONTROLLING MONUMENT

— POWER POLE

(E) = ELECTRIC METER

—E— = OVERHEAD ELECTRIC

**G** = GAS METER

00	= CHAIN LINK FENCE
----	--------------------

DRAWN BY: PD

DRAWN BY: PD

**Owner:**  
N/A

N/A

**Property Address:**

132 E MAGNOLIA

### Property Descriptions:

LOT 9, BLOCK 12, NEW CITY BLOCK 1704 , CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS .

132 E. MAGNOLIA  
SAN ANTONIO, TX

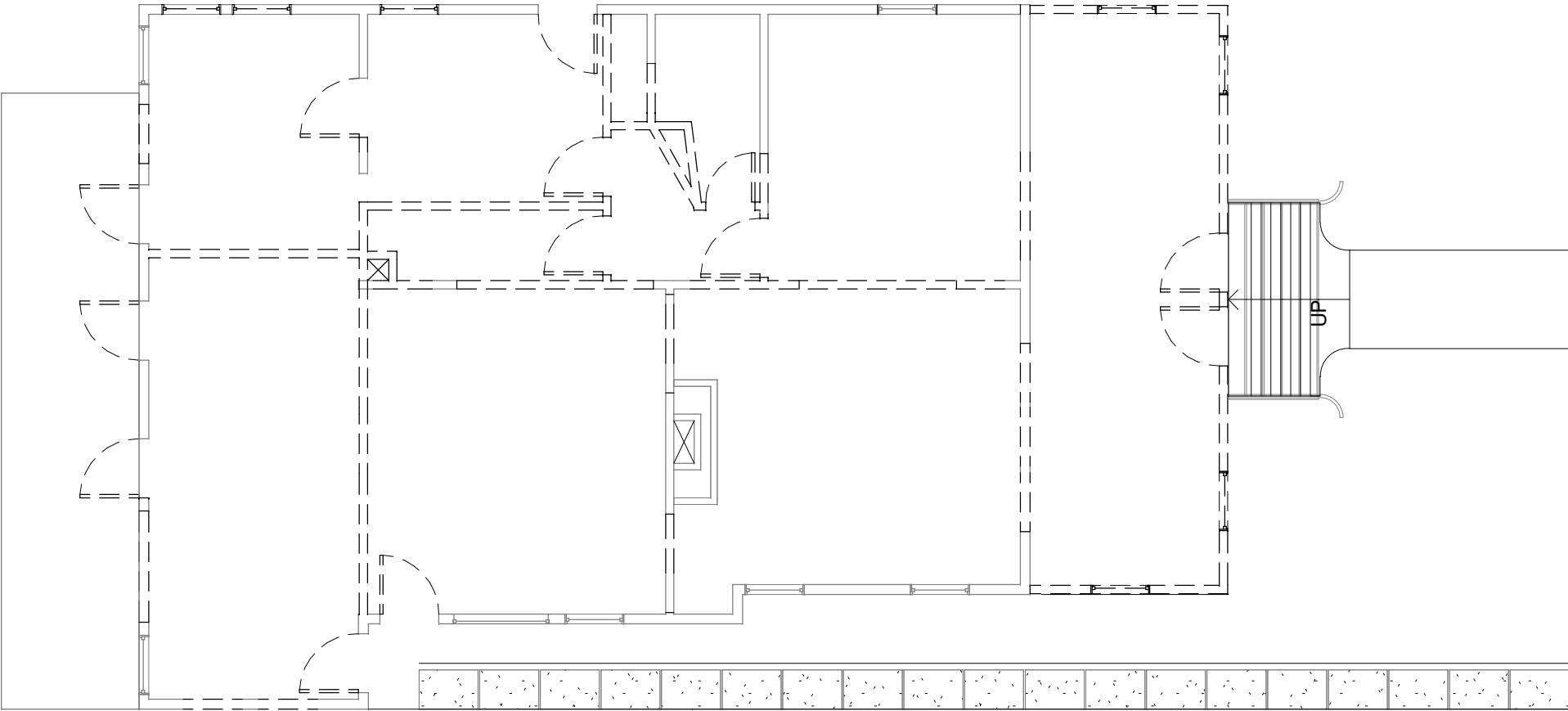
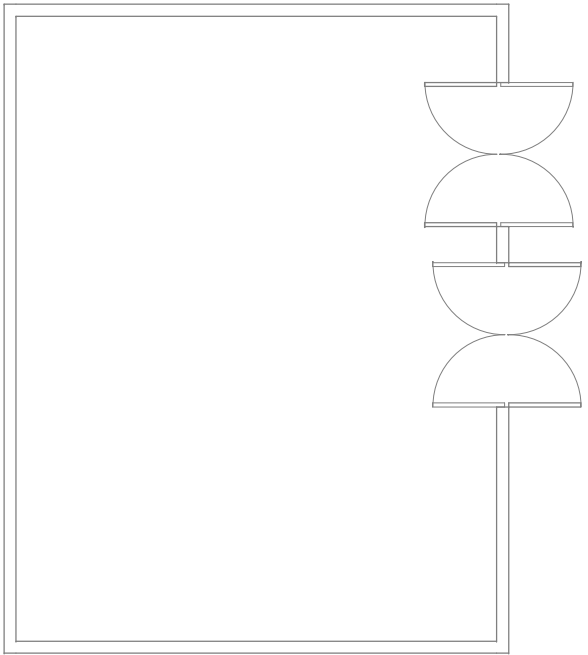
## SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

[illegible]

<h1 style="margin: 0;">SITE PLAN</h1>		
Project number	512-663-7800	<h2 style="margin: 0;">A101</h2>
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	Scale 1" = 20'-0"

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



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

N →

132 E. MAGNOLIA  
SAN ANTONIO, TX  
SCHEMATIC DESIGN

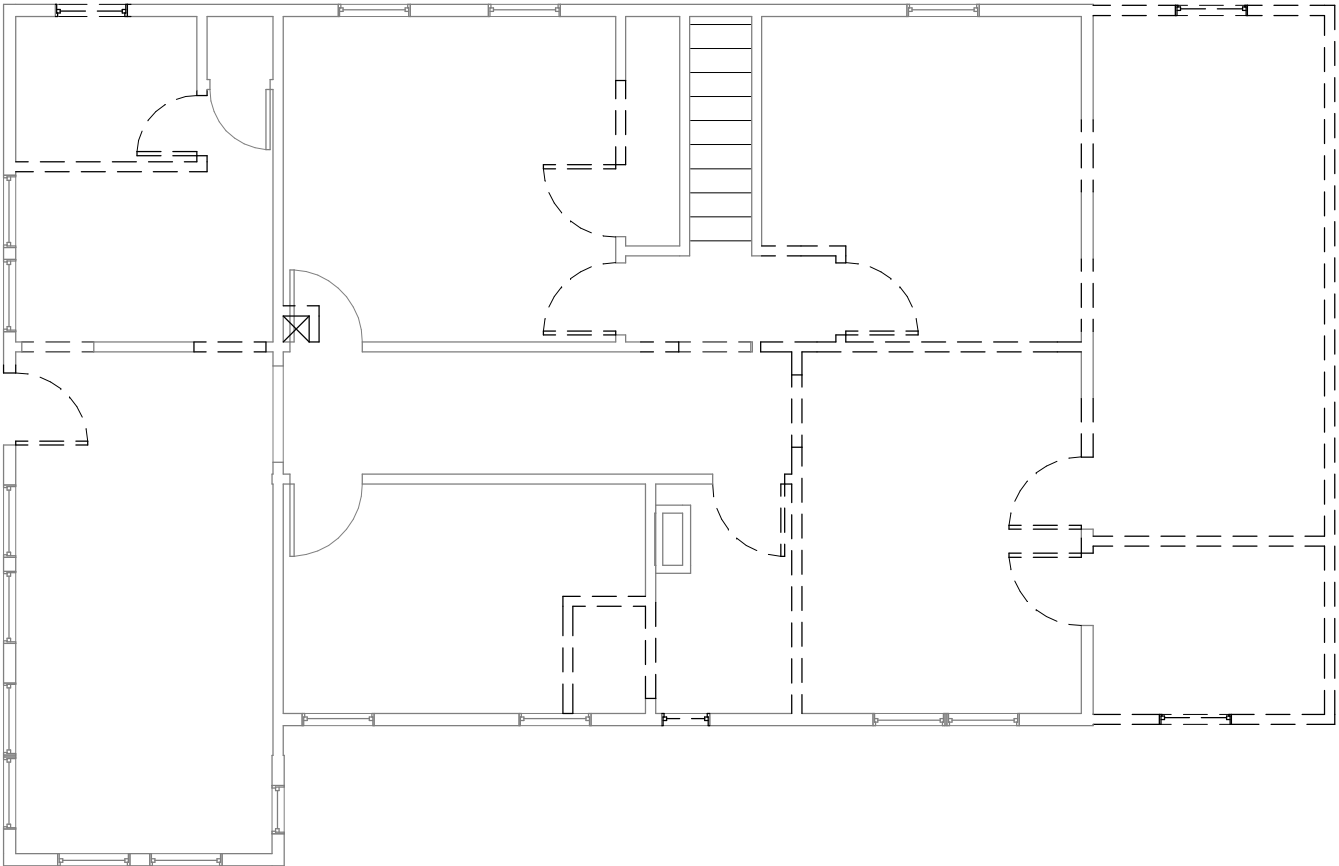
TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

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



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



N →

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

132 E. MAGNOLIA  
SAN ANTONIO, TX

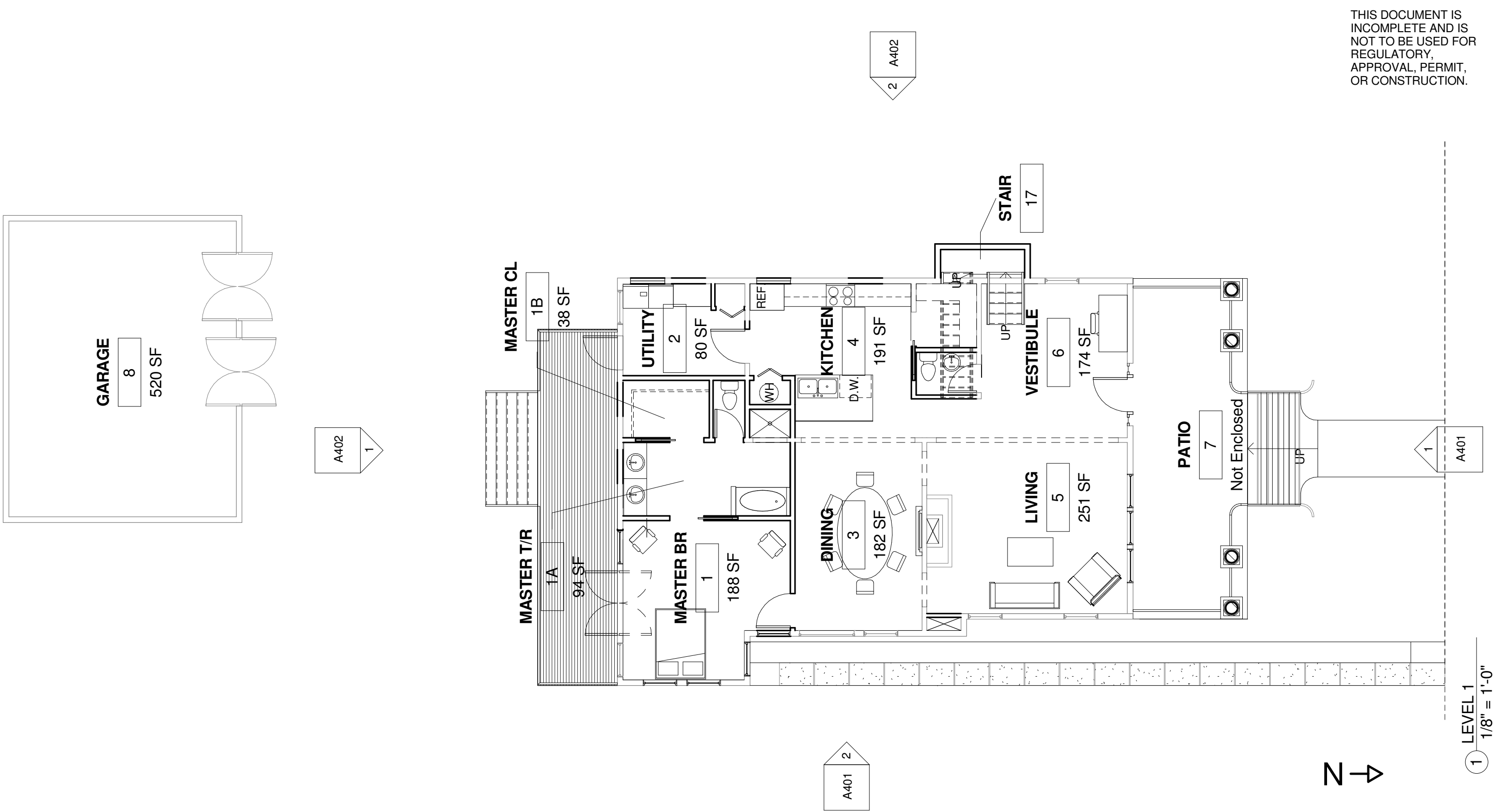
SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

DEMOLITION		
Project number	512-663-7800	A202
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	Scale 1/8" = 1'-0"

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



132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

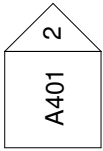
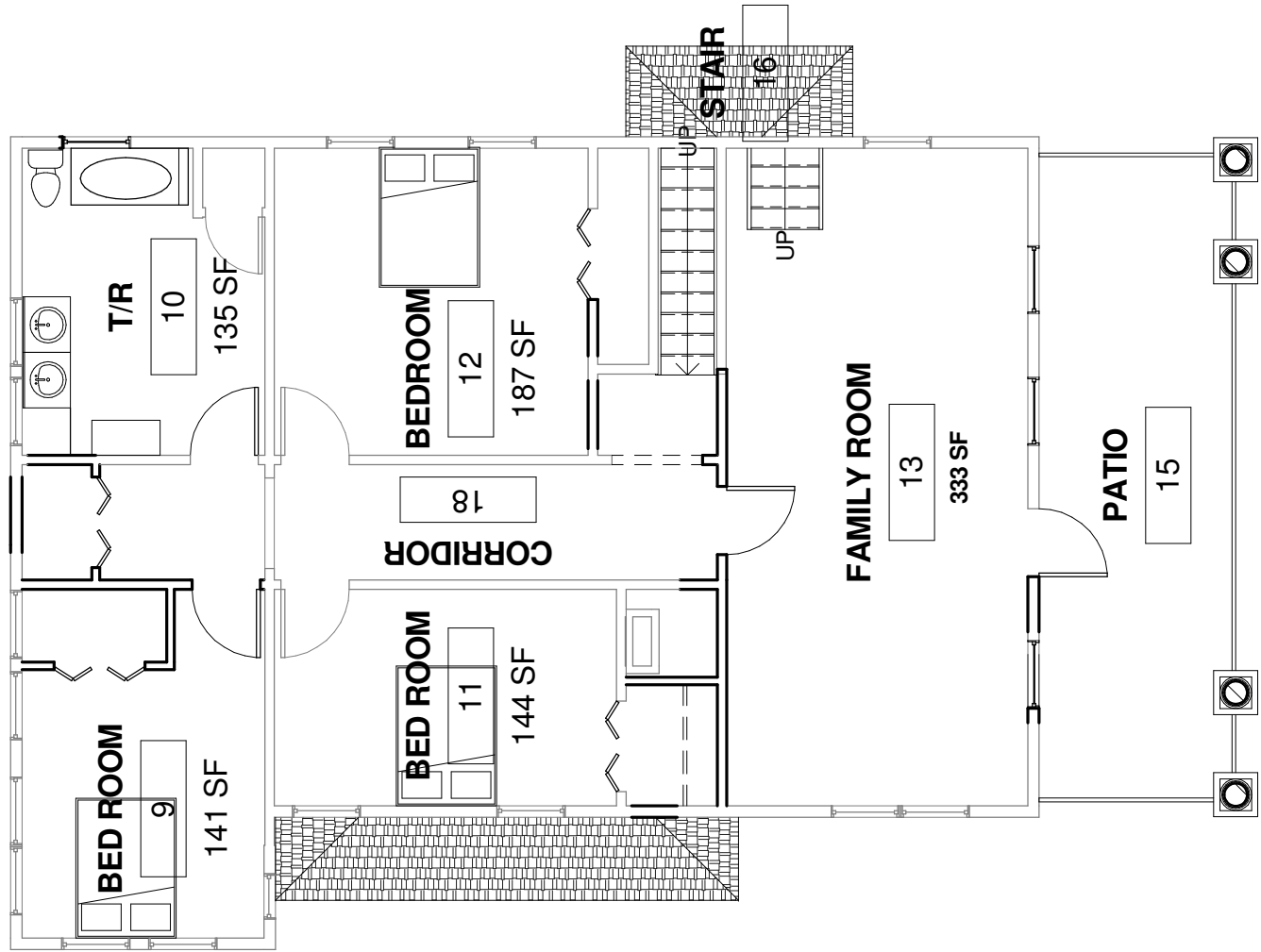
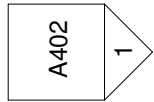
TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

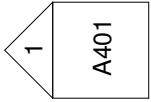
LEVEL 1		
Project number	512-663-7800	A301
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
		Scale 1/8" = 1'-0"



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



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	A302
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	Scale 1/8" = 1'-0"

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



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	A401
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
		Scale 1/8" = 1'-0"



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



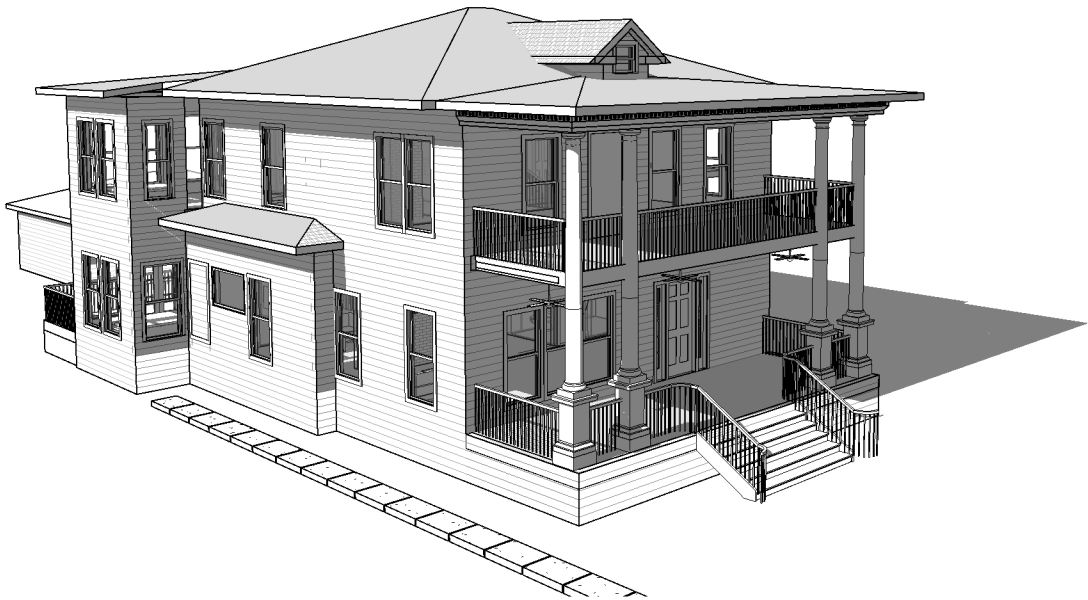
132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

ELEVATIONS		
Project number	512-663-7800	A402
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
		Scale 1/8" = 1'-0"



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