

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 9

**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 a Certificate of Appropriateness for approval to:

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

## 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. The case was presented to the HDRC again on May 20, 2015. At that time the project received conceptual approval with the following stipulations: the columns are simplified, the existing dentil detail is preserved, if any original porch features are uncovered after removal of the porch enclosure they are preserved, and the applicant submit a window and door schedule prior to final approval showing modifications only to openings that have been previously modified or to those located on the rear addition.
- 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 similar to the front porch at 124 East Magnolia, however houses in the Neoclassical style typically have porch columns that are equally separated. Distributing the columns in equal distance along the front porch would be more consistent with the architectural style of the house and would better frame the main entrance. In addition, houses in the Neoclassical style typically have Ionic or Corinthian capitals. A simplified column and capital would be more appropriate.
- 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. All of the proposed modifications will take place at the rear addition or where openings had been previously modified. The proposed window and door pattern is consistent with the guidelines.

- g. As recommended by the Guidelines for Exterior Maintenance and Alterations, replacement windows and doors should match historic windows and doors in size, material, and profile. The applicant has proposed to use wood at the front door and second porch door, and steel at the rear porch doors. The proposed material may be appropriate and consistent with the guidelines; however the proposed style for the front door is not consistent with other historic doors. A simplified wood door without the stained glass inserts would be more appropriate.

**RECOMMENDATION:**

- 1. Staff recommends approval as submitted.
- 2. Staff recommends approval based on findings a- c with the following stipulations:
  - a. Porch columns are equally separated along the front
  - b. Porch columns are simplified to be consistent with the architectural style of the house
  - c. Front door is simplified to be consistent with other historic front doors
  - d. Detail of the proposed handrail is submitted for review
- 3. Staff recommends approval as submitted based on finding d.
- 4. Staff recommends approval as submitted based on finding e.
- 5. Staff recommends approval as submitted based on findings f-g.

**CASE MANAGER:**

Adriana Ziga





**132 E Magnolia**

**Powered by ArcGIS Server**

Printed: Apr 22, 2015

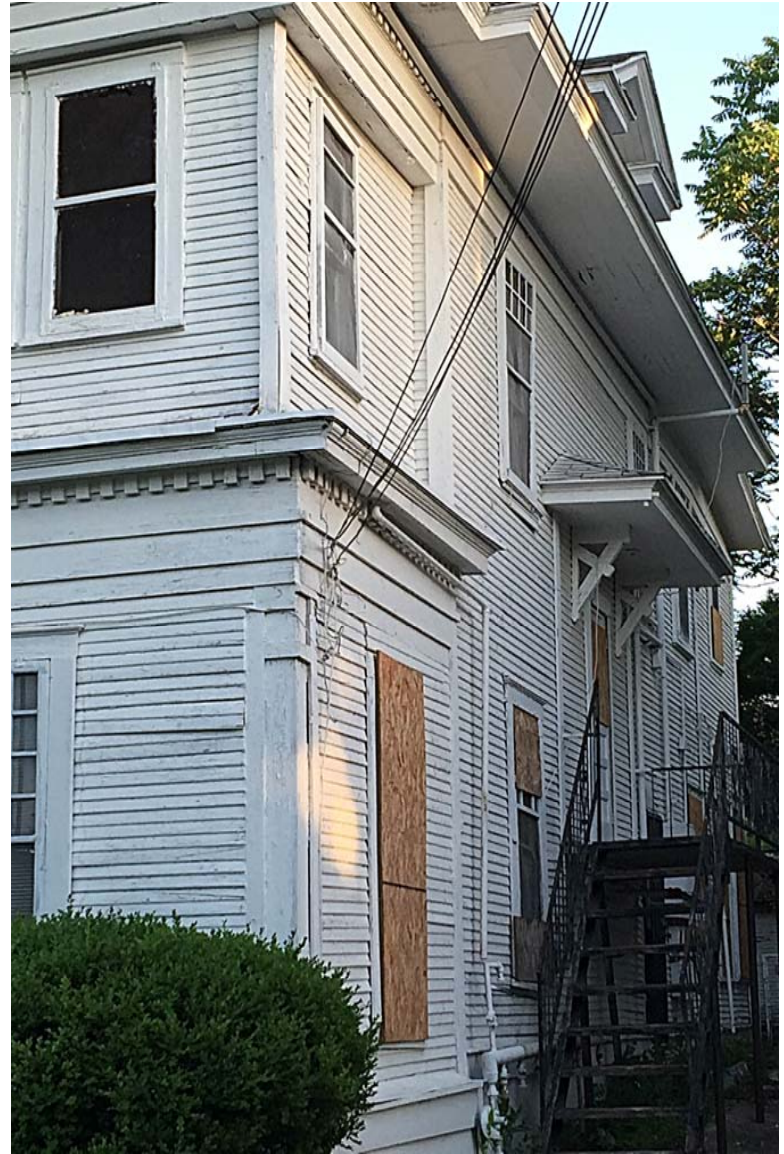
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Similar house at 124 E Magnolia



Stair alcove at 124 E Magnolia



1 2 4

Front door t 124 E Magnolia





132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

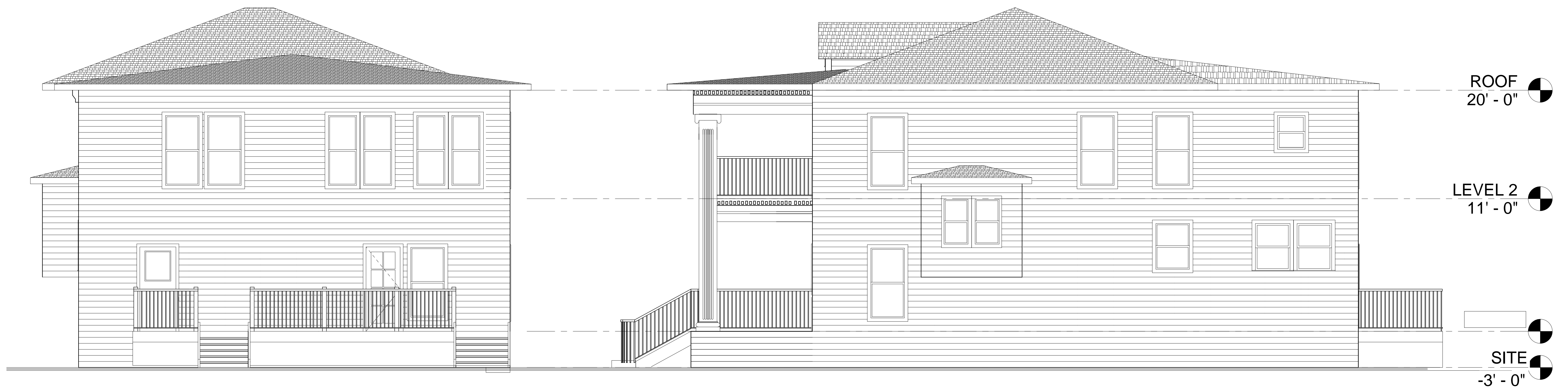
No.	Description	Date

## ELEVATIONS

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

A401

Scale 1/4" = 1'-0"



① NORTH ELEVATION  
1/4" = 1'-0"

② EAST ELEVATION  
1/4" = 1'-0"

132 E. MAGNOLIA  
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

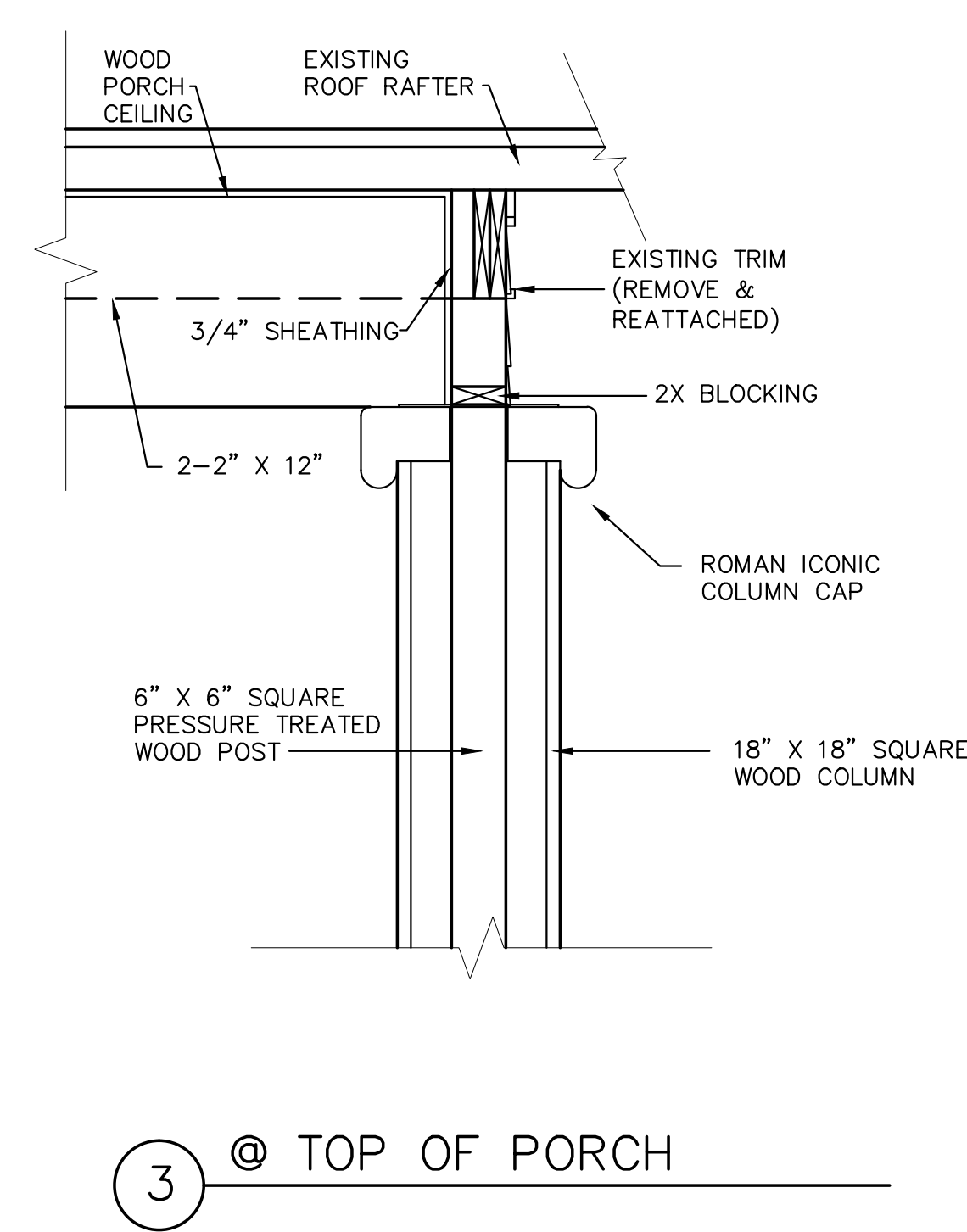
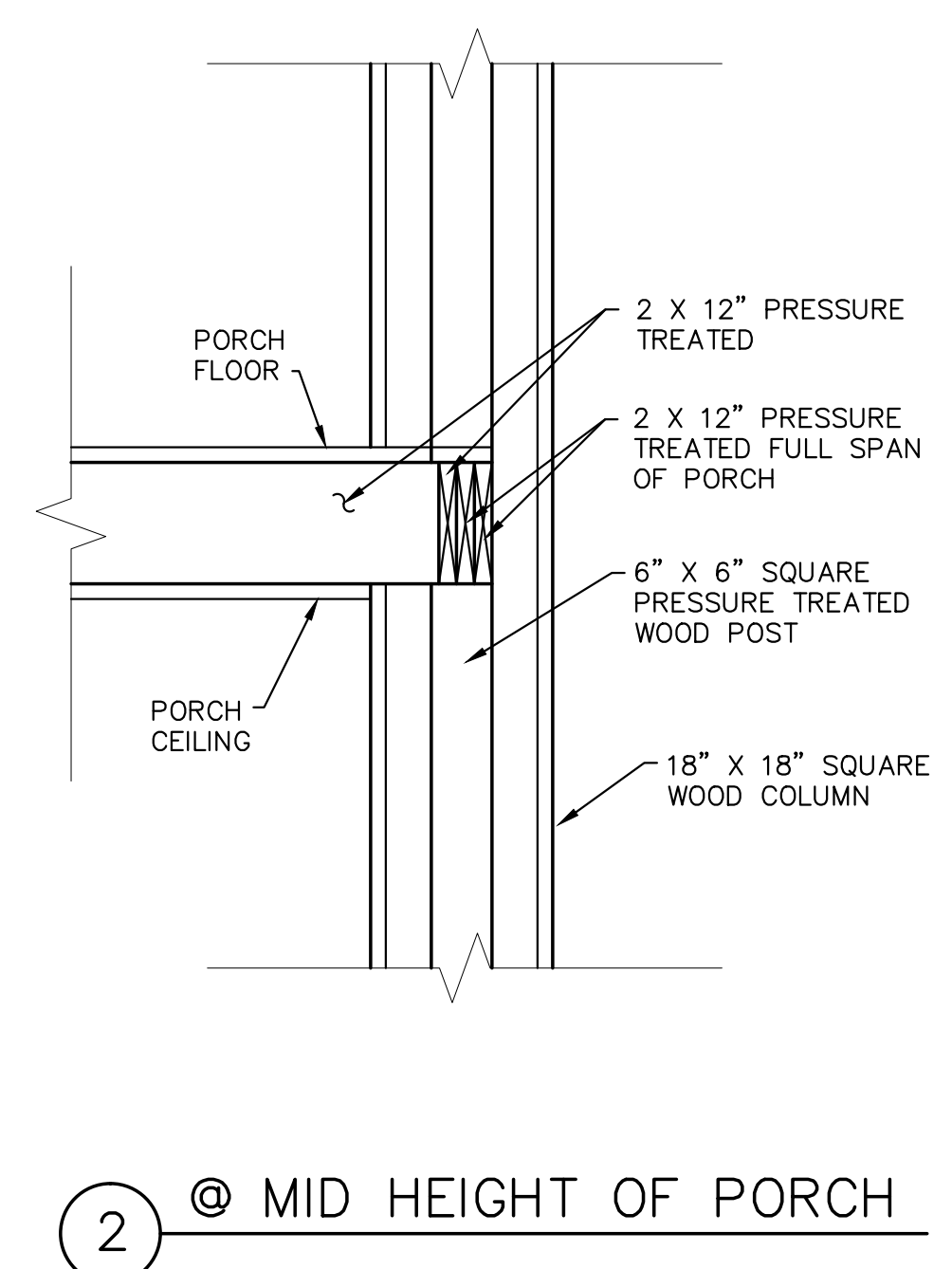
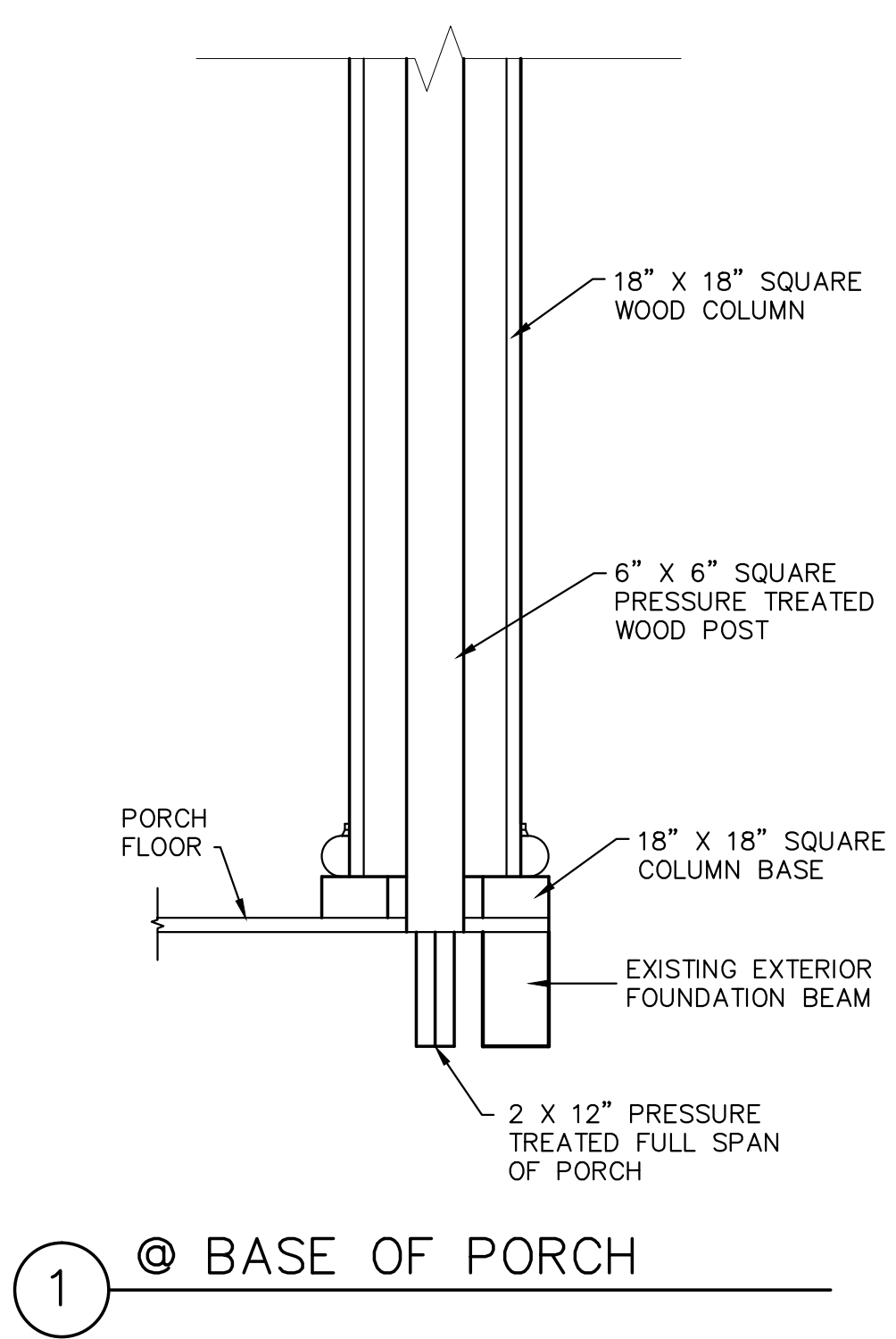
No.	Description	Date

## ELEVATIONS

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

A402

Scale 1/8" = 1'-0"



132 E. MAGNOLIA  
SAN ANTONIO, TX

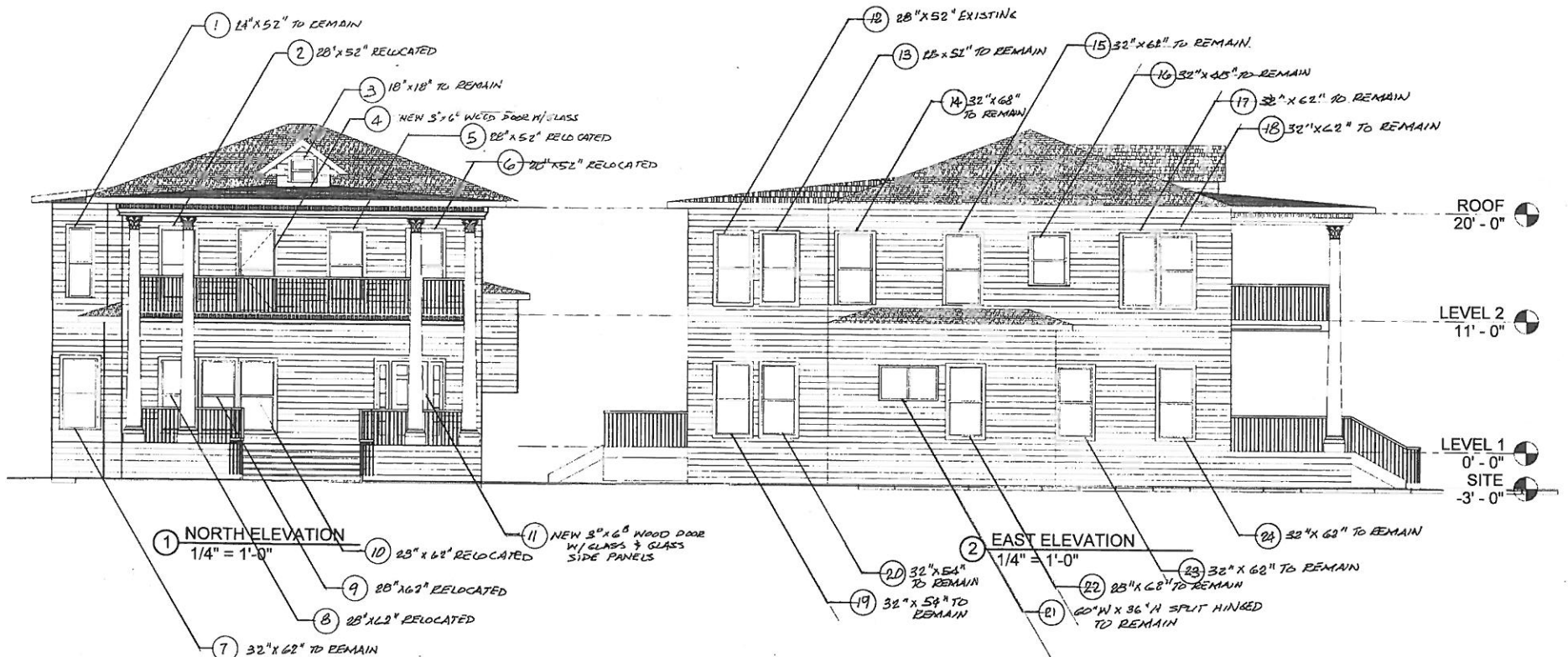
SCHEMATIC DESIGN

TERRY MOORE  
REMUDA ASSET 2, LCC

No.	Description	Date

## SECTIONS

Project number	512-663-7800	A403
Date	4/7/2015	
Drawn by	CDS	
Checked by	T. MOORE	
Scale 1-1/2" = 1'-0"		



132 E. MAGNOLIA  
 SAN ANTONIO, TX

WINDOW AND DOOR SCHEDULE

TERRY MOORE  
 REMUDA ASSET 2, LCC

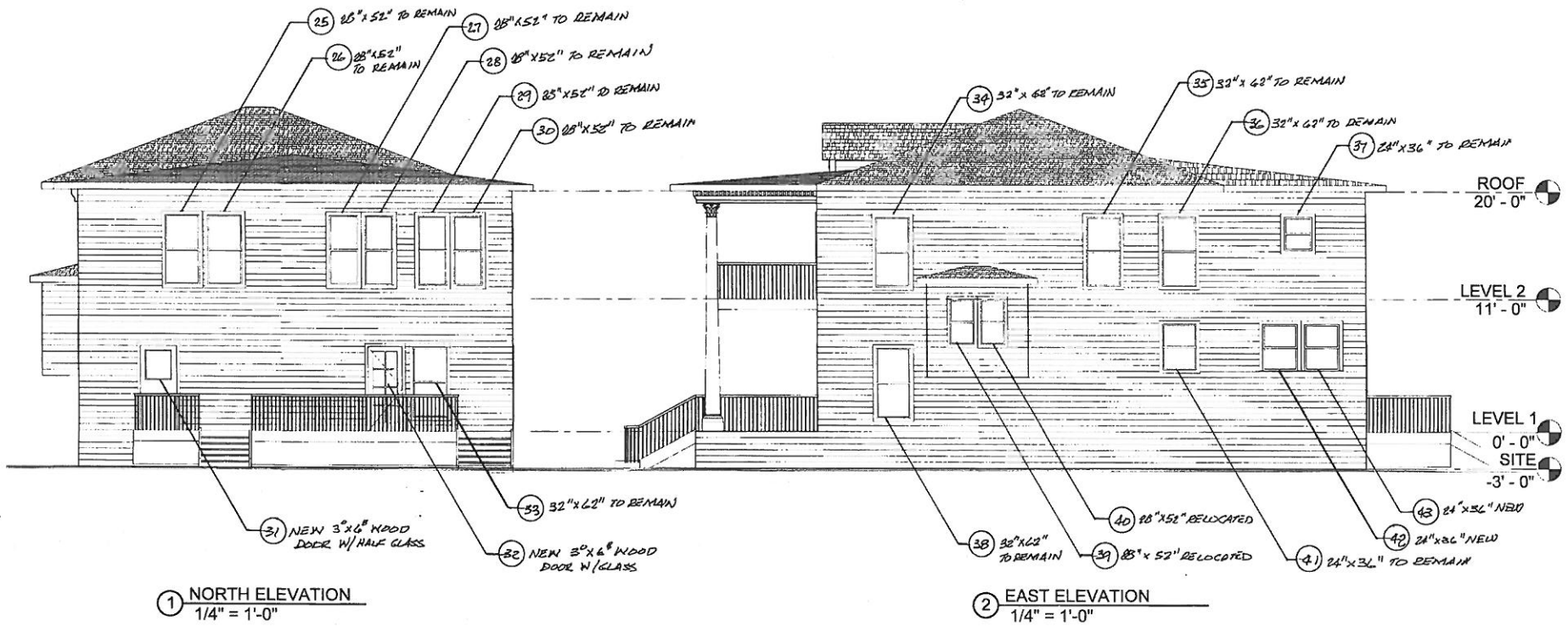
No.	Description	Date

### ELEVATIONS

Project number 512-883-7800  
 Date 4/7/2015  
 Drawn by RS  
 Checked by T. MOORE

A401

Scale 1/8" = 1'-0"



132 E. MAGNOLIA  
SAN ANTONIO, TX

WINDOW AND DOOR SCHEDULE

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"

5/16/15



### Product Info

Learn about what makes our doors the best on Earth

### Exterior Doors

Transform your entrance with elegance and beauty

### Interior Doors

Extend the elegance of solid wood doors into your home

### About Us

Dedication to quality and made in the USA

# Luxury Made Affordable

**100% Solid Wood Doors**

## Front Door

### Exterior Doors

Rustic Mahogany Type Collection

Craftsman Collection

Mahogany Type Collection

Dutch Door Collection

American Red Oak Collection

Platinum Collection

### SH-556

#### Technology & Handcraftsmanship

Main Door Corporation has combined Old World craftsmanship with state-of-the-art computerized woodworking. Our high-tech machinery, allows us to be fast, accurate and efficient. Our rigid adherence to the art of hand crafted and hand assembled beveled glass panels keeps us true to our time honored traditions. Together we are able to create a collection of fine quality, high precision, and hand finished classic entrance doors and sidelites and all of this at very affordable prices. Whether you choose Interior Mahogany Type, Mahogany Type, American Red Oak or our very popular Rustic collection, every door that we sell is precision milled and hand finished.



Schedule  
Your  
Appointment

Design Your  
Own Entry

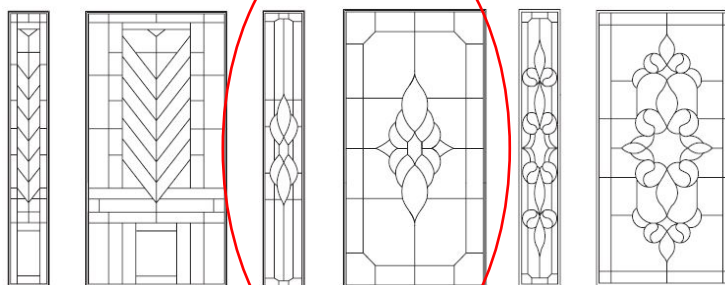
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Specs

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Catalog

#### Available Sizes

36×80

#### Glass Types



Glass A

Glass B

Glass C

Available in Brass, Zinc, or Patina

Shown with matching sidelites

Features +

#### OTHER MAHOGANY DOORS





# Upper front porch

Home » Exterior Doors » Glass Panel » Authentic Wood Glass Panel Exterior Door

## AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

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+ ADD TO MY PROJECT + PRINT



Options

Group Model All

Model

5001



Price Range: \$\$

Wood Options

Hemlock



Glass Options



Options

Build & Installation

Tech Documents

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

### FEATURES

- **Wood Options:** hemlock, meranti mahogany
- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Warranty:** limited 5-years

### BROCHURES

**Authentic Wood Exterior and Interior Doors**

### CARE & MAINTENANCE

**Interior and Exterior Doors Care & Maintenance**

More Technical Documents

BACK TO TOP

### HAVE A QUESTION?

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### RELATED PRODUCTS



More saving.  
More doing.

Your Store:  
**Fair Ave #503** (Change)

# Master Bedroom

Veranda | Model # STLFMMPR368oLI | Internet # 205741513 | Store SKU # 1001250742

## 36 in. x 80 in. Premium Full Lite Mini Blind Primed White Steel Prehung Front Door

★★★★★ Write the First Review+ Ask the first question+



**\$359.00** / each

Open Expanded View

Click to Zoom

### PRODUCT OVERVIEW Model # STLFMMPR368oLI | Internet # 205741513 | Store SKU # 1001250742

Brighten your entry way with this Veranda 9 Lite Steel Entry Door. This Energy Star qualified 1-3/4 in. door is pre-assembled in a fully weather-stripped frame for easy installation. The door is assembled with 3 nickel hinges and adjustable mill finish sill. The door and frame are primed and ready to finish in a color of your choice.

- Top quality galvanized steel with polystyrene core construction provides energy efficiency and security
- Interlocking stile edge provides structural rigidity
- High performance bronze weather stripping and adjustable sill provides a tight seal against drafts
- Tempered glass for added safety and security
- Door is doubled bored for lockset with deadbolt and steel strike plate for added security
- Primed smooth surface ready for painting
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction
- Requires rough opening of 38 in. x 82 in., actual unit size 4-9/16 in. x 37-1/2 in. x 81-1/2 in.
- From the outside door opens toward the inside of the home with the hinges on the left
- Energy Star compliant

### SPECIFICATIONS

#### DIMENSIONS

Assembled Depth (in.)	4.5625 in	Door Thickness (in.)	1.75
Assembled Height (in.)	81.5 in	Jamb Size (in.)	4-9/16"
Assembled Width (in.)	37.5 in	Rough Opening Height	82

Door Size (WxH) in.	36 x 80	Rough Opening Width	38
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## DETAILS

Color Family	White	Glass Caming Finish	No caming
Color/Finish	White	Glass Style	Clear
Commercial	No	Glass Type	Full Lite
Door Configuration	Single Door	Hinge Finish	Nickel
Door Handing	Left-Hand/Inswing	Included	No additional items or accessories included
Door Style	Classic	Material	Steel
Door Type	Exterior Prehung	Number of Hinges	3
Features	Blinds Between the Glass, Lockset Bore, Tamper-Proof Hinges, Weatherstripping	Panel Type	No panel
Finish Type	Primed	Product Weight (lb.)	105 lb

## WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	10 Years
Fire rating	None		

## SHIPPING AND DELIVERY OPTIONS

Store Exclusive. This item is available for purchase in select stores only.



More saving.  
More doing.

Your Store:  
**Fair Ave #503** (Change)

# Utility Room

Masonite | Model # 28362 | Internet # 100086680 | Store SKU # 828368

## 36 in. x 80 in. Premium 9 Lite Primed Steel Prehung Front Door with No Brickmold

★★★★★ (1) Write a Review Questions & Answers (1)



**\$213.00** / each

Open Expanded View

Click to Zoom

### PRODUCT OVERVIEW Model # 28362 | Internet # 100086680 | Store SKU # 828368 | Store SO SKU # 444729

By combining the strength of steel and the elegance of high-definition decorative panels, you will enjoy the ultimate in security and beauty with the Masonite 9 Lite Primed Steel Entry Door with No Brickmold. High-definition panels closely replicate the appearance of a high-end wood door with excellent shadow lines for added architectural interest. Expertly engineered, the wood-edge design features an energy saving door core adding strength and insulation. Ready to customize and paint, the baked-on primer helps create a durable, smooth finish.

California residents: see [Proposition 65 information](#)

- High-quality steel provides strength and security
- Wood-edge engineered interlocking design with grooved stiles for added strength and structural rigidity
- High performance compression weather-stripping helps to seal out drafts
- 9 Lite insert features double-pane tempered glass for added safety
- Smooth, primed white surface ready for painting and decorating
- Reinforced lock block provides strength and security for door hardware
- Entry door comes fully assembled with hinges, frame, aluminum sill and weather stripping
- Steel slab features an energy saving polyurethane core
- Exterior door slab is double bored for lockset - not included
- From outside, opens toward the inside of the home with the hinges on the right

### SPECIFICATIONS

#### DIMENSIONS

Assembled Depth (in.)	4.5625 in	Door Thickness (in.)	1.75 in
Assembled Height (in.)	81.5 in	Jamb Size (in.)	4-9/16"

Assembled Width (in.)	37.5 in	Rough Opening Height	82 in
Door Size (WxH) in.	36 x 80	Rough Opening Width	38.25 in

## DETAILS

Color Family	White	Glass Style	Clear
Color/Finish	Primed White	Glass Type	9 Lite
Commercial	No	Hinge Finish	Nickel
Door Configuration	Single Door	Included	No additional items or accessories included
Door Handing	Right-Hand/Inswing	Material	Steel
Door Style	Classic	Number of Hinges	3
Door Type	Exterior Prehung	Panel Type	2 Panel
Features	Lockset Bore, Weatherstripping	Product Weight (lb.)	115 lb
Finish Type	Primed	Returnable	60-Day
Glass Caming Finish	No caming		

## WARRANTY / CERTIFICATIONS

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	Limited Lifetime Warranty
Fire rating	None		

## SHIPPING AND DELIVERY OPTIONS

Store Exclusive. This item is available for purchase in select stores only.