

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 12

HDRC CASE NO: 2016-023
ADDRESS: 725 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6391 BLK LOT 5
ZONING: MF33 H RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
OWNER: Rodney Anderson
TYPE OF WORK: Exterior modifications, addition
REQUEST:

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

1. Enlarge existing window openings on the south façade.
2. Install vinyl windows throughout the original structures.
3. Construct a rear addition.
4. Install window trim around each vinyl window on the original structure as well as the addition.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- 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.

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.

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.

FINDINGS:

- a. The structure at 725 E Magnolia was constructed circa 1935 and is of the Craftsman style. Over the course of its existence, this structure has undergone various modifications that are neither architecturally nor historically appropriate.
- b. A stop work order was issued on December 4, 2015, for the construction of a rear addition and exterior modifications without a Certificate of Appropriateness. An additional stop work order was issued on December 18, 2015, for exterior modifications and the construction of a privacy fence that were not approved. At this time, all required post work application fees have been paid.
- c. This request was reviewed by the Design Review Committee on January 28, 2016, where committee members questioned the locations and conditions of the existing additions, questioned existing windows, expressed concerns regarding the new addition, primarily the addition of its third gable and overall height, expressed concerns over façade and trim materials, noted that wood pillars would be more appropriate than brick and noted that the proposed windows in the front façade as well as the left elevation were appropriate.
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window openings and original windows themselves should be preserved. Many of the original window openings have been modified over time,

including the street facing window double width fixed window which the applicant has proposed to remove and replace with two vinyl windows. Beneath the porch, the applicant has proposed to modify the existing front facing window opening to be identical to the proposed windows on the front most façade. The applicant's proposed fenestration pattern as well as window materials are inconsistent. Staff finds that the installation of wood windows would be consistent with the Guidelines.

- e. Similar to the front facing façade, the applicant has proposed to install double width vinyl windows on both the east and west facades. This fenestration pattern as well as window material is not consistent with the Guidelines which specifically state that new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail when original windows are deteriorated beyond repair. The existing windows were primarily aluminum.
- f. At the rear of the historic structure, the applicant has proposed to construct an addition featuring wood siding, vinyl windows and an asphalt shingle roof. While the applicant's proposed addition is properly sited, its massing and height are not consistent with the Guidelines as the height is taller than that of the original structure. This is not consistent with the Guidelines.
- g. Around new vinyl windows in the addition, the applicant has proposed to install window trim to add depth to the framing of the windows. Staff finds the installation of this window trim appropriate.

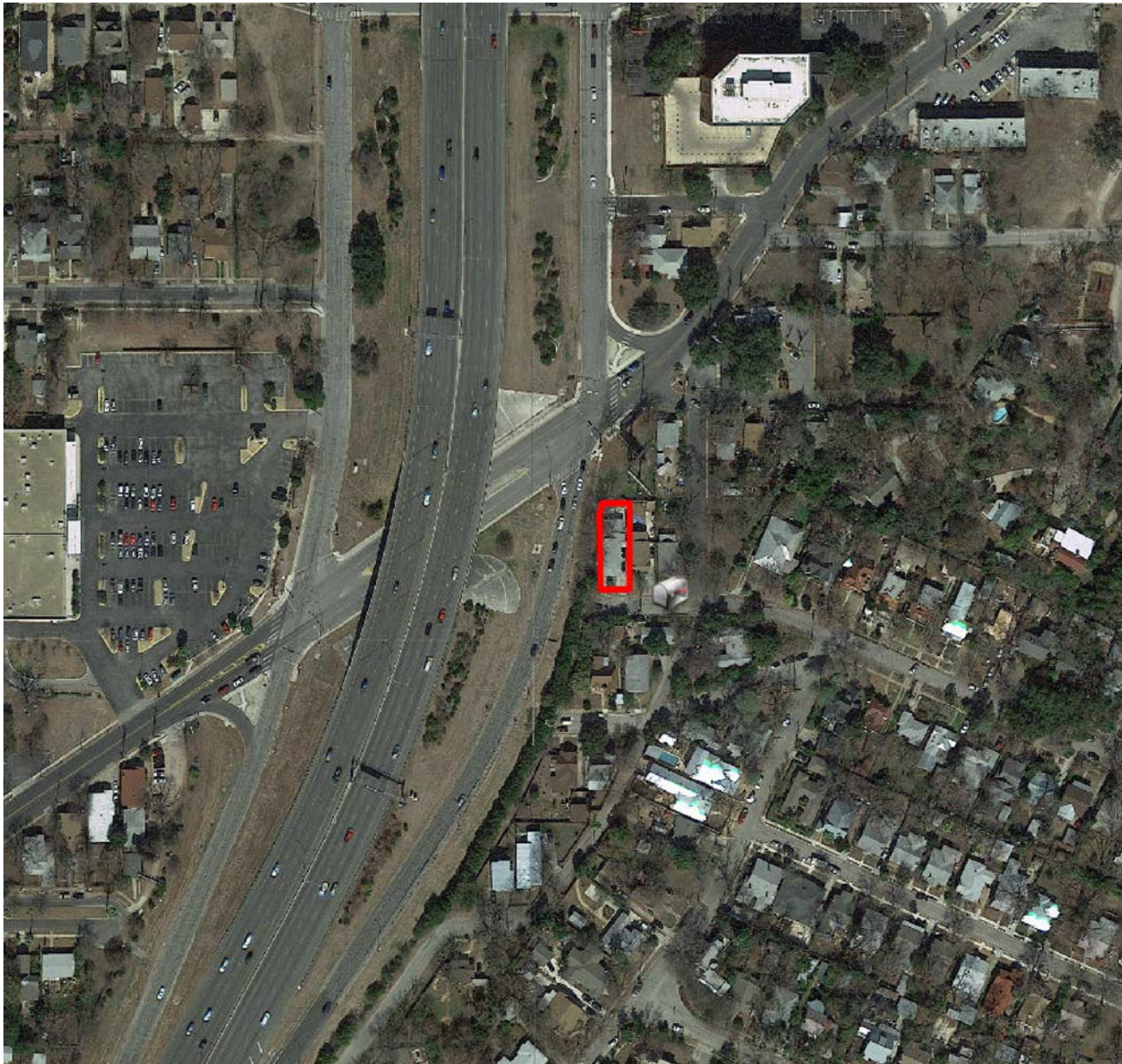
RECOMMENDATION:

Staff does not recommend approval of items #1 through #3 based on findings d through f. Staff recommends that the applicant maintain the size of all existing window openings, install windows that are of appropriate materials and construct an addition that is consistent with the Guidelines in regards to massing and height.

Staff recommends approval of item #4 based on finding g.

CASE MANAGER:

Edward Hall

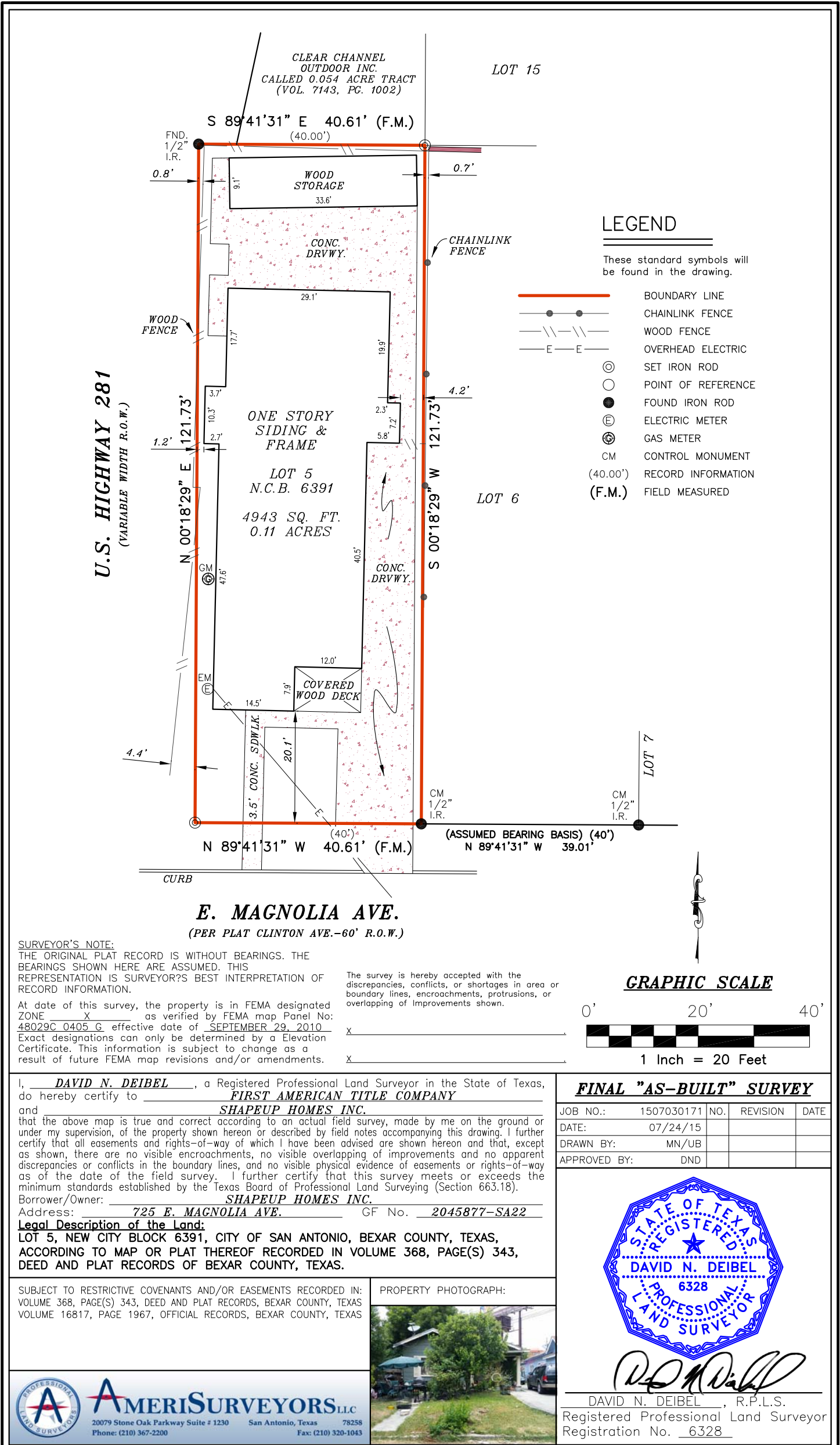


Flex Viewer

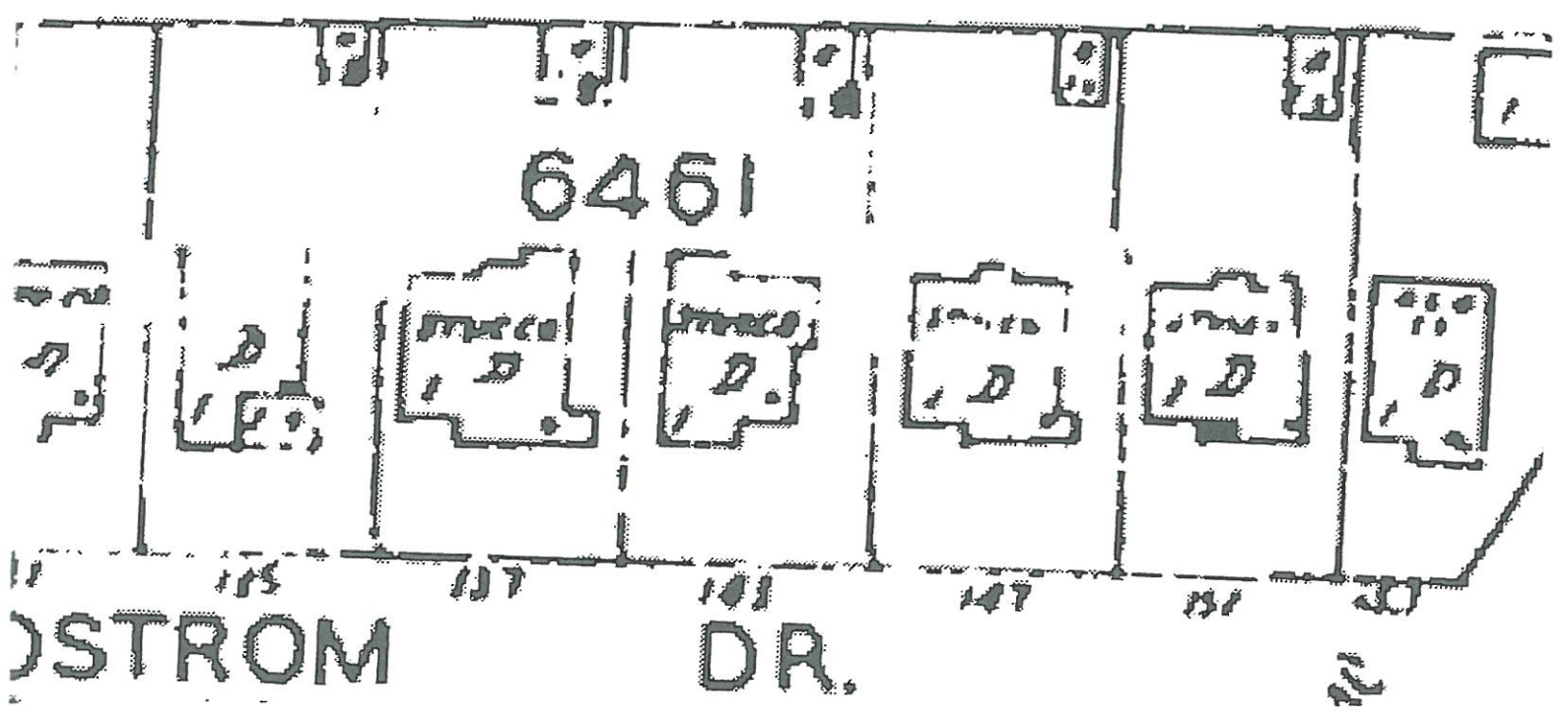
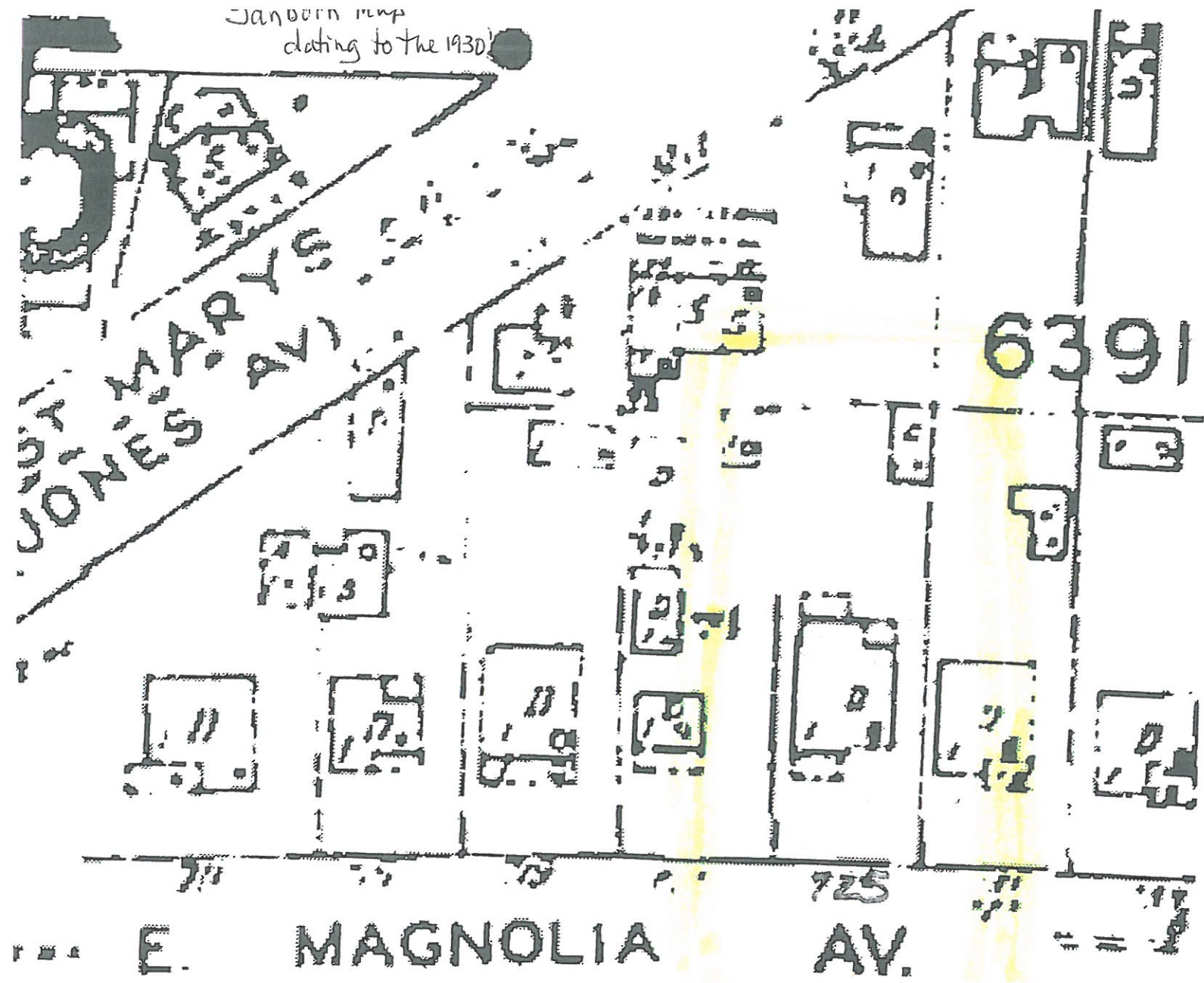
Powered by ArcGIS Server

Printed: Jan 12, 2016

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Sanborn map
dating to the 1930's



PLOT PLAN
FOR BUILDING PERMITS

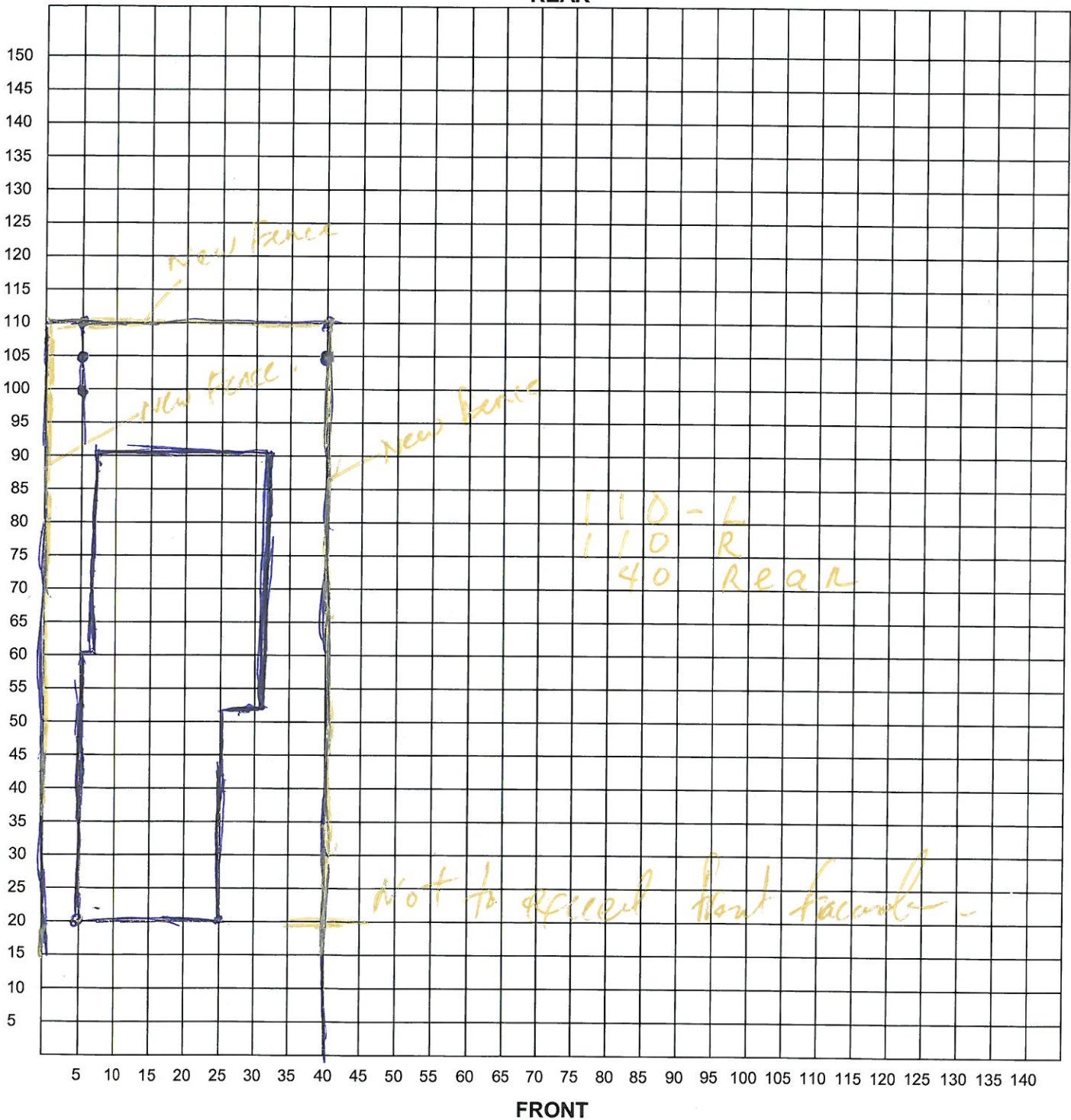
Address: 725 E. MAGNOLIA

Lot: _____

Block: _____

NCB: _____

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

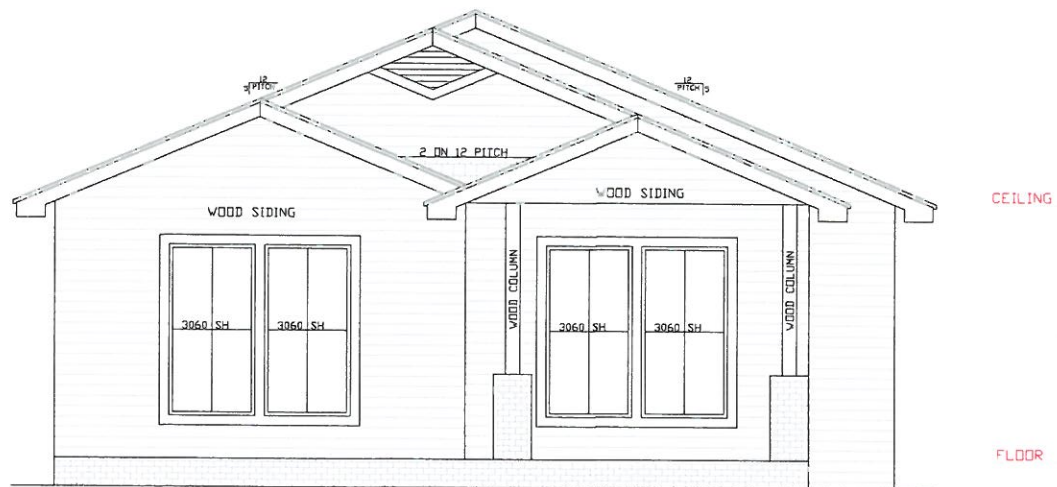
Date: 12/18/15

Signature of Applicant: [Signature]

LARRY GUTIERREZ Jan 4th Senior Planner -
Shannon Miller -



DRAFTED BY
CLAY PILKILTON



FRONT ELEVATION

CLAY PILKILTON dba. CNC DESIGNS IS A BUILDING DESIGN AND DRAFTING FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE AN ENGINEERING FIRM, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY IN REGARDS TO FRAMING AND/OR FOUNDATION DESIGNS. IF AN ENGINEERS SEAL IS PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE AND/OR FOUNDATION DESIGNS FOR THIS PROJECT. CNC DESIGNS IS NOT HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY IF ANY PROBLEMS ARE TO ARISE.

SQUARE FOOTAGE

SCALE: 1/2" = 1'

DATE DRAWN
12-14-2015

SHEET

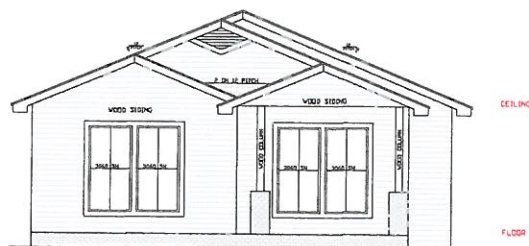
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OF 3

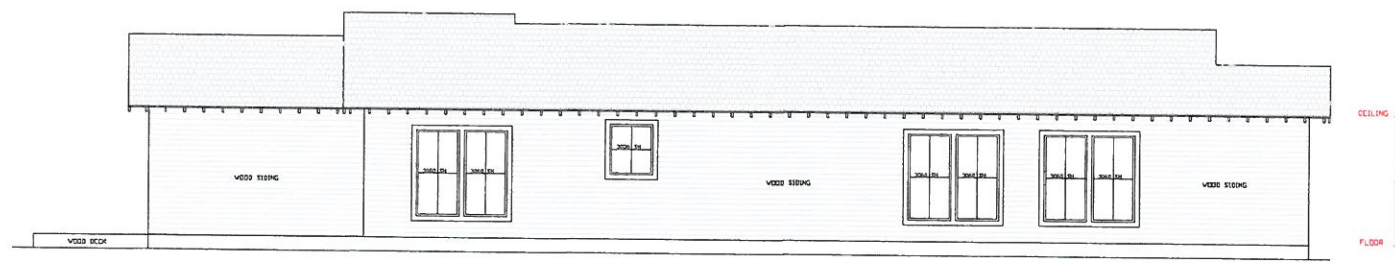
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SCALE (FEET)



DE: CTEB/TV
CL: J. HERTZOG



FRONT ELEVATION



LEFT ELEVATION

PROPOSED ELEVATIONS
725 E. MAGNOLIA
SAN ANTONIO, TX 78212

SQUARE FOOTAGE

SCALE: 1/2" = 1'

DATE DRAWN
12/14/2015

SHEET

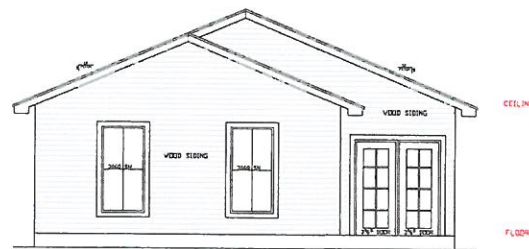
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OF 3

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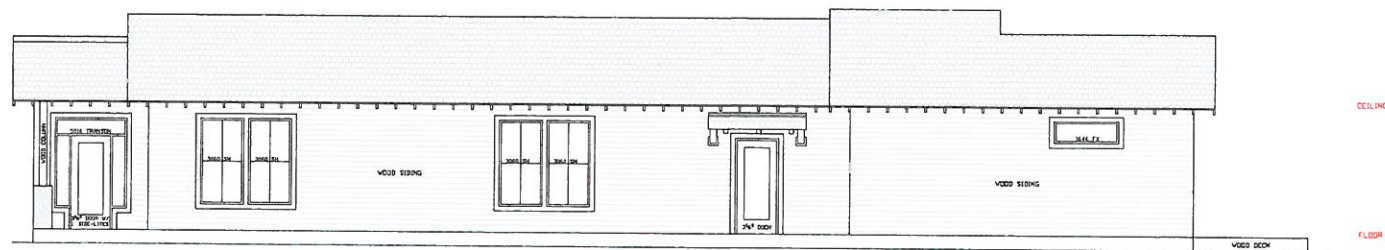


DRAFTED BY
CLAY PULLEY

PROPOSED ELEVATIONS
725 E. MAGNOLIA
SAN ANTONIO, TX 78212



REAR ELEVATION



RIGHT ELEVATION

SQUARE FOOTAGES

SCALE: 1/2" = 1'

DATE DRAWN
12-14-2015

SHEET

3
OF 3























46

Made fresh daily
Jenny-Mo'sberger Rd - Then 1 Mile



CITY OF SAN ANTONIO

OFFICE of HISTORIC PRESERVATION

1901 S. Alamo St.
San Antonio, Texas 78204
(210) 215-9274



STOP WORK ORDER

IT IS HEREBY ORDERED THAT ALL PERSONS IMMEDIATELY CEASE AND DESIST ALL WORK PERTAINING TO CONSTRUCTION, RENOVATION, MODIFICATION, ALTERATION, AND REPAIR TO THESE PREMISES, KNOWN AS:

ADDRESS:

725 E. MAGNOLIA AVE.

OWNER:

FERNANDO CARRAZO

VIOLATION:

☒ UNAUTHORIZED WORK CONDUCTED WITHOUT A CERTIFICATE OF APPROPRIATENESS: (ORD. 99740)

DESCRIPTION:

REAR ADDITION / WINDOWS

☐ UNAUTHORIZED WORK CONDUCTED BEYOND THE SCOPE OF A CERTIFICATE OF APPROPRIATENESS: (ORD. 35-451)

DESCRIPTION:

Failure to comply could result in a summons to appear in the City of San Antonio Municipal Court. Each day a violation continues constitutes a separate offense. Violation of any of the provisions of this article constitutes a Class C misdemeanor, and upon conviction, could result in fines of no less than one hundred dollars (\$100.00) PER DAY/PER VIOLATION, and no more than two thousand dollars (\$2,000.00) PER DAY/PER VIOLATION.

INVESTIGATING CODE OFFICER:

Meyers

BADGE #:

3844

DATE:

12-4-15

CONTACT: SAN ANTONIO OFFICE of HISTORIC PRESERVATION (210) 215-9274, 8:00am-4:00pm MON-FRI

























TEXAS
BKL-2180
DALLAS, TEXAS

