

# HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

**HDRC CASE NO:** 2017-367  
**ADDRESS:** 106 MAGNOLIA DR  
**LEGAL DESCRIPTION:** NCB 6531 BLK 3 LOT 2, E 10 FT OF 1  
**ZONING:** R-4 CD H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Hollie Sanchez  
**OWNER:** Mitchell and Stacy Walker  
**TYPE OF WORK:** Construction of 2-story rear accessory structure

## REQUEST:

The applicant is requesting conceptual approval for the construction of a new 2-story rear accessory structure to include a detached carport on the ground floor with living quarters above.

## APPLICABLE CITATIONS:

*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.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 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.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## FINDINGS:

- a. The primary structure at 106 Magnolia Dr is a 1-story single family home constructed circa 1930 in the Craftsman style. The home features a low sloped hipped roof form with deep overhanging eaves, a symmetrical façade with a prominent central porch entry way flanked by two hipped roofs, and decorative wood window screens with Craftsman detailing. The home is a contributing structure in the River Road Historic District. The applicant is requesting conceptual approval of the construction of a 2-story rear accessory structure to contain a 2-car garage carport on the ground level and living quarters on the second level.

- b. **FOOTPRINT** – The applicant as proposed to construct a new two-story accessory structure along the east and rear lot lines of the property. The proposed square footage of the structure has not been indicated, but the footprint appears to be approximately 40% of the existing primary structure. The Historic Design Guidelines for New Construction stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Large outbuildings, garages, and accessory structures are common in the River Road Historic District, particularly in the close vicinity of 106 W Magnolia Dr. Staff finds the proposal acceptable based on these district-specific considerations.
- c. **ORIENTATION** – The applicant has proposed to construct a new accessory structure that will be oriented towards W Magnolia Dr. Guideline 5.B.i for new construction stipulates that new garages and outbuildings should follow the historic orientation common in the district. Rear garages with access from the primary street are common in the vicinity and staff finds the proposal consistent with the Guidelines.
- d. **SETBACKS** – Based on the submitted site plan, the applicant has indicated that the proposed structure will be offset from the side and rear setback by approximately one to three feet respectively. Guideline 5.B.ii for new construction stipulates that setbacks should be reflective of those common in the district. The lot sizes in River Road are historically small, and several properties on W Magnolia Dr feature rear accessory structures that are directly adjacent to side and/or rear lot lines. Based on UDC guidelines, a minimum of 5' should be incorporated from any lot line. The proposal as submitted is consistent with the Guidelines, but will require a variance from the Board of Adjustment. Additionally, staff has not seen a site plan with dimensions that clearly defines these setbacks. Staff conducted a site visit on July 27, 2017 to examine the exterior conditions of the property, and there appears to be a large utility pole either on the property or directly adjacent to the fence line. The pole has wires that hang in the vicinity of the proposed structure. Staff has not seen a current site plan that indicates where this pole is located relative to the proposed structure, nor received information on if this utility pole is a functional utility element or simply erected for support of existing lines.
- e. **SCALE** – The applicant has proposed to construct a new two-story carport garage with a second story apartment. Based on the submitted elevations, the structure will measure 18'-0" without including the roofline, which appears to add another 5 to 6 feet to total 23 to 24 feet in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Rear two story structures are present in the River Road Historic District based on staff observation, but the few that exist are obscured by dense foliage or are visually subordinate to the primary structure. Staff has not seen a line of sight study from the public right-of-way that determines the structure's visual impact on the primary historic structure. Staff has also not seen a contextual site plan or elevation that indicates how the proposed structure will affect its neighbors. Staff does not find the proposal consistent with the Guidelines.
- f. **FENESTRATION: WINDOWS AND DOORS** – The applicant has proposed to install three windows on the second story of both the front and right elevation of the structure. These windows, based on the submitted elevations, will be one over one and feature trim to match the primary structure. Additionally, three smaller rectangular windows will be installed on the left elevation. These windows are not consistent with the OHP Window Policy document, nor historic window proportions in the district. The rear elevation is void of fenestration. The applicant should ensure that window and door openings are incorporated on every façade. The applicant should refer to the Historic Design Guidelines and the OHP Window Policy document to ensure that appropriate window materials and an appropriate framing depth is used.
- g. **MATERIALITY: WALLS** – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed the use wood siding for the new accessory structure, but has not yet specified the material or profile, or if it will match that of the primary structure.
- h. **MATERIALITY: WINDOWS AND DOORS** – The applicant has indicated that the trim of the windows and doors will be wood to match the size and detailing of the primary structure. However, the applicant has not specified the material of the windows and doors, nor provided detailed specifications on their installation. Staff finds wood windows and doors to be appropriate.
- i. **ROOF DETAILS** – The applicant has proposed a hipped roof using asphalt shingles to match the primary structure. Staff finds the proposal appropriate and consistent with the Guidelines.
- j. **ARCHITECTURAL DETAILS** – The applicant has proposed to utilize simplified architectural details derived from the architectural language of the primary structure, including a hipped roof, simple square columns, a simple railing on the second floor, and wood siding. Staff finds the proposal generally consistent with the



Guidelines.

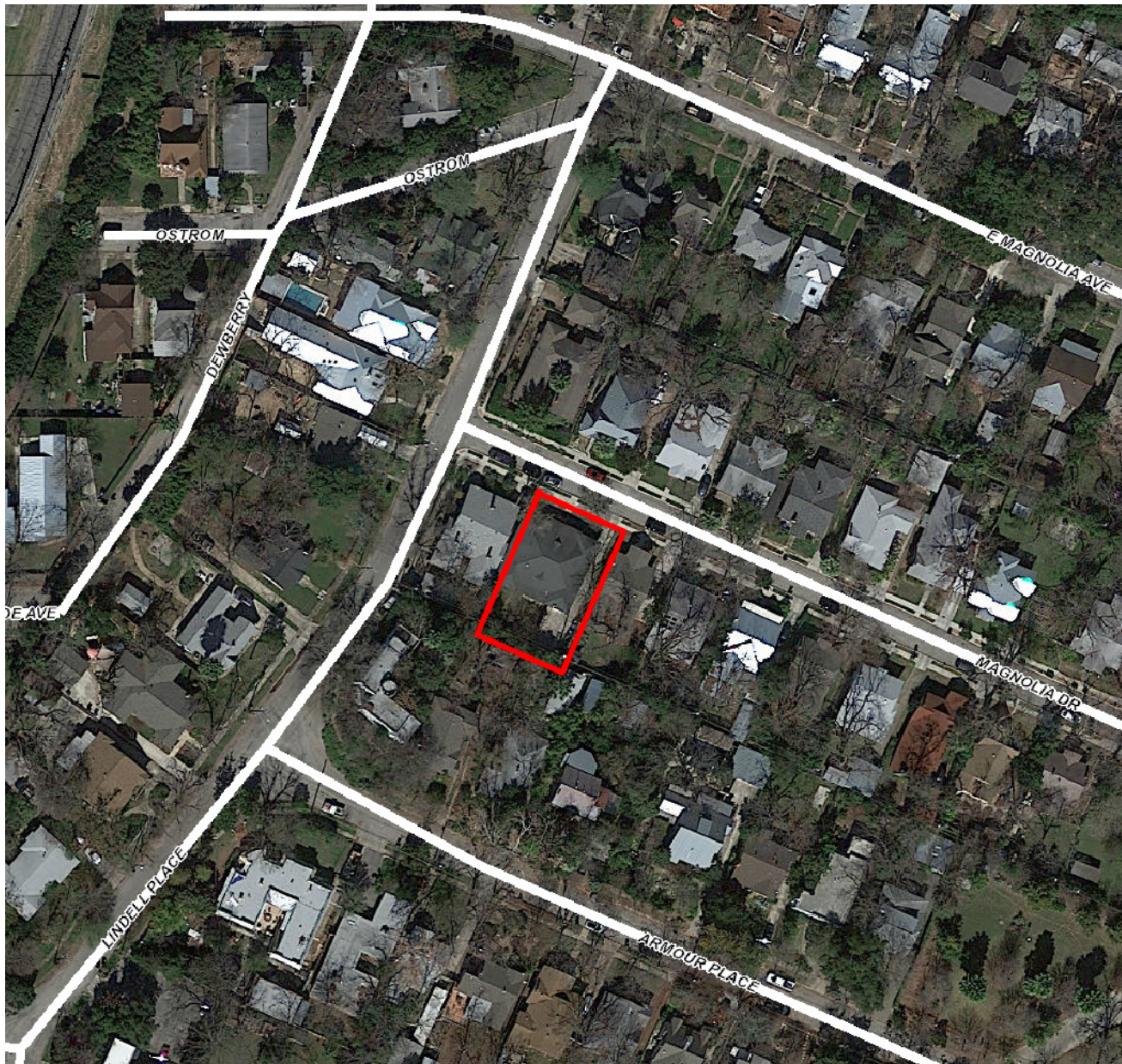
**RECOMMENDATION:**

Staff does not recommend approval at this time based on findings a through j. Staff recommends that the applicant address the following items before returning to the HDRC:

1. That the applicant submits a line of sight study from the street to assess the visual impact of any proposed rear structure to staff for review as noted in finding e.
2. That the applicant submits a site plan that includes all setback dimensions as noted in finding d.
3. That the applicant submits a contextual site plan and/or elevation study that illustrates the proposed structure's impact on neighboring structures, lot lines, utility poles and wires, and landscape features as noted in findings d and e.
4. That the applicant proposes window sizes and a fenestration pattern that is more consistent with the Historic Design Guidelines and the OHP Window Policy Document as noted in finding f.
5. That the applicant submits material information for the proposed windows and doors as noted in finding h.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 23, 2017

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CITY OF SAN ANTONIO  
NOTICE OF HEARING  
OUTSIDE & BEYOND  
ADVISORY COMMISSION  
ADDRESS: 106 W. 14TH ST.  
REQUEST: CONSTRUCTION OF A NEW HOME  
HEARING DATE: MONDAY, MAY 11, 2015, 5:00 PM  
FOR MORE INFORMATION CONTACT:  
(210) 207-8038  
ALL HEARING MEETINGS TAKE PLACE AT THIS LOCATION

106







## STREET VIEW OF 106 MAGNOLIA ST.





## LEFT SIDE VIEW OF 106 MAGNOLIA ST.





## REAR VIEW OF 106 MAGNOLIA ST.





## RIGHT SIDE VIEW OF 106 MAGNOLIA ST.





## **106 Magnolia Dr. Narrative**

**This project consists of a garage/carport at the ground level with a small living quarters above. The carport is enough space for 2 cars and a set of stairs to the second level. If there is enough room to maneuver the cars, the underside of the stairs will be enclosed for storage. The second floor is a single space that includes a kitchenette. The single space will be large enough for a bed and small living area. There will be a restroom adjacent to the kitchenette.**

**The exterior materials will be consistent with the main structure, consisting of horizontal wood siding and wood trim. The wood columns of the carport would be painted with white paint and match the style of the main house.**

## **106 Magnolia Dr. Narrative**

**This project consists of a garage/carport at the ground level with a small living quarters above. The carport is enough space for 2 cars and a set of stairs to the second level. If there is enough room to maneuver the cars, the underside of the stairs will be enclosed for storage. The second floor is a single space that includes a kitchenette. The single space will be large enough for a bed and small living area. There will be a restroom adjacent to the kitchenette.**



OWNER:  
MITCH & STACY  
WALKER

PRICING SET; NOT FOR CONSTRUCTION



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ARCHITECTS

STUDIO ARCHITECTS  
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**Project Name**  
106 MAGNOLIA DR.  
SAN ANTONIO, TX

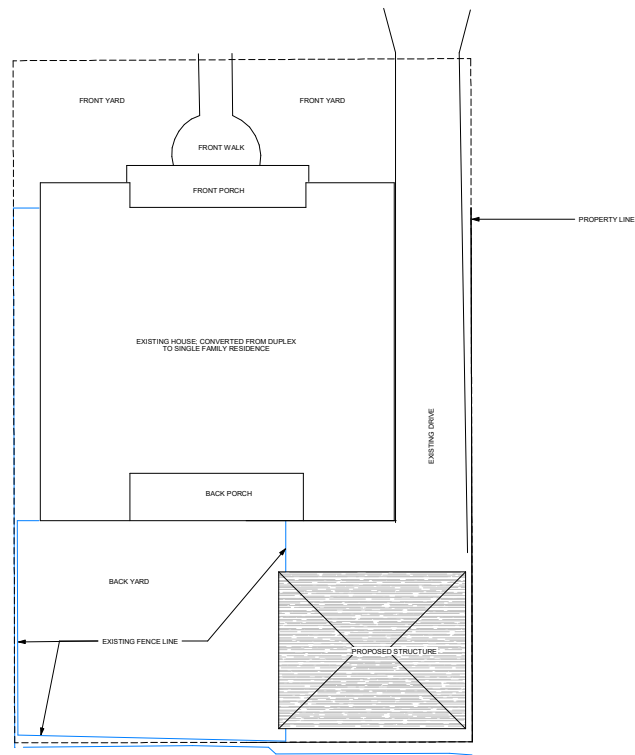
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WALKER  
COVER  
SHEET

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A0.00

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① Site  
1/8" = 1'-0"



**Studio  
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**Project Name**  
106 MAGNOLIA DR.  
SAN ANTONIO, TX

No.	Description	Date
1	OWNER REVIEW	02.28.15

**WALKER  
SITE PLAN**

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

**A1.00**



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**Project Name**  
106 MAGNOLIA DR.  
SAN ANTONIO, TX

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WALKER  
FLOOR PLAN

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A2.00



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Project Name  
106 MAGNOLIA DR.  
SAN ANTONIO, TX

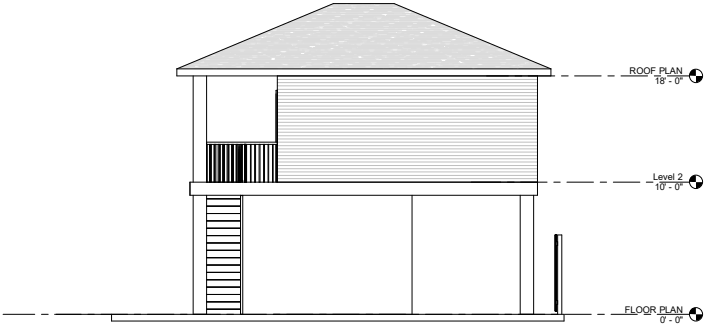
No.	Description	Date
1	OWNER REVIEW	02.28.15

WALKER  
EXTERIOR  
ELEVATIONS

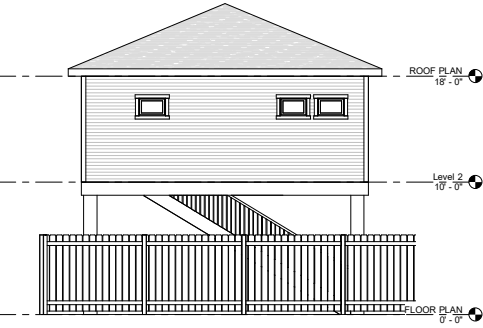
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Date	Issue Date
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Checked By	Checker

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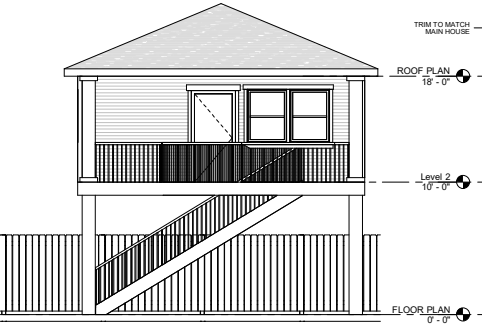
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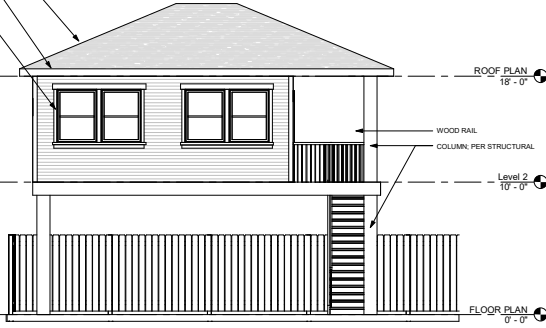
④ REAR ELEVATION  
1/4" = 1'-0"



② LEFT ELEVATION  
1/4" = 1'-0"

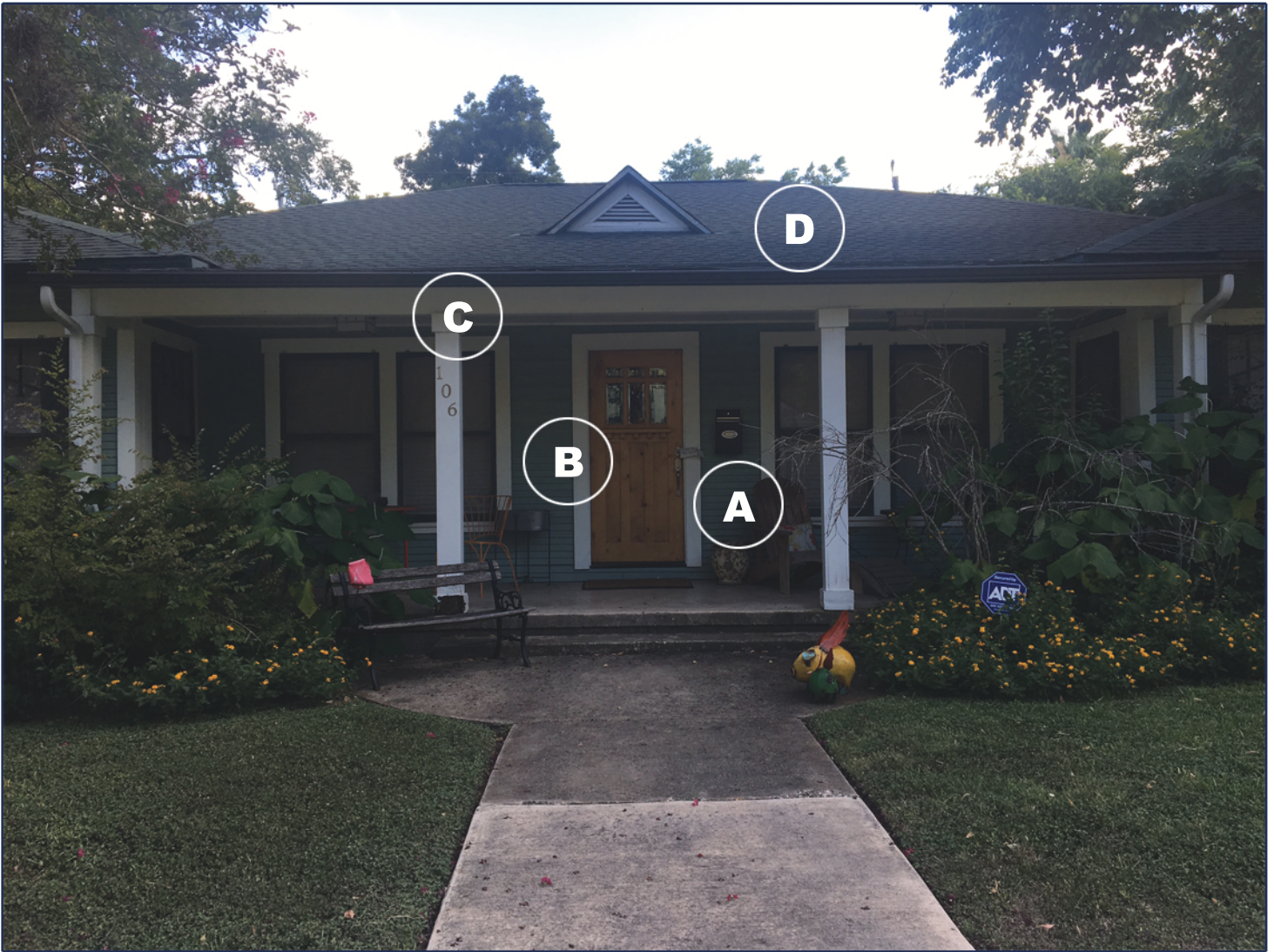


① RIGHT ELEVATION  
1/4" = 1'-0"



③ FRONT ELEVATION  
1/4" = 1'-0"

# MATERIAL DOCUMENTATION



A. THE MAIN HOUSE CONSISTS OF WOOD SIDING PAINTED GREEN. THE NEW STRUCTURE WILL ALSO HAVE GREEN WOOD SIDING.

B. THERE IS WHITE WOOD TRIM AROUND THE DOORS AND WINDOWS. THE NEW STRUCTURE WILL ALSO HAVE WHITE WOOD TRIM.

C. THE COLUMNS AND SUPPORT BEAMS WILL BE PAINTED WHITE; SIMILAR TO THE MAIN STRUCTURE.

D. THE MAIN STRUCTURE HAS AN ASPHALT SHINGLE ROOF. THE NEW STRUCTURE WILL MATCH.



**TWO-STORY STRUCTURES SEEN FROM MAGNOLIA ST.**



**NEIGHBOR WITH A TWO-STORY HOUSE**



**VIEW FROM CLIENTS FRONT PORCH**



**TWO-STORY DETACHED GARAGE**



## DETACHED GARAGES SEEN FROM MAGNOLIA ST.





# **STREET VIEW OF MAGNOLIA ST.**



**WEST END OF STREET  
LOOKING EAST**



**EAST END OF STREET  
LOOKING WEST**