

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO:	2017-375
ADDRESS:	1918 W MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1961 BLK 9 LOT 22
ZONING:	R-6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Bob Bradley
OWNER:	Emily Gorman
TYPE OF WORK:	Construction of a front porch, installation of a new gutter system, exterior modifications

REQUEST:

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

1. Construct a new front porch on the west side of the front façade. The porch will measure 11'-0" in width and project 8'-0" to match the existing depth of the front concrete slab.
2. Install a new arched canopy element above the front door.
3. Install a new front concrete step measuring a total width of 6'-0" and a depth of 2'-6" atop an existing non-original concrete porch deck.
4. Install ogee gutters on all elevations of the home.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

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.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

FINDINGS:

- a. The primary structure located at 1918 W Magnolia Ave is a 1-story single family home constructed in approximately 1920 in the Tudor style. The home features a hipped roof, textured stucco wall finish, and a character defining stone chimney on the front façade. It is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to extend the front roofline to create a front porch, install new wooden porch decking on an existing concrete slab, and install a new side gutter.
- b. The applicant met with the Design Review Committee (DRC) on July 11, 2017. The applicant provided an archival newspaper image of the primary structure from the 1920s that showed that the structure originally featured an awning-like structure on the west side of the front façade. This image is included in the exhibits. The DRC stated that with this evidence, a porch that covered this portion of the façade was acceptable for the style of the structure. The applicant also proposed a canopy structure above the front door entrance that would provide shade and rain protection. The DRC recommended exploring a curved arch option, preferably inset within the existing arched doorway opening, to respond to the character defining archway. The DRC offered several installation options that may be appropriate, with an emphasis on reversibility. The applicant also proposed a new front step on the existing concrete slab, as well as a trellis-like columnar structure for the porch supports. The DRC was favorable of both of these approaches based on the style and materiality proposed. The DRC stated that the new step should be as minimal as possible, about 6" in height and limited in width, to respond to existing features without introducing a dramatic new element.
- c. FRONT PORCH: LOCATION – The applicant has proposed to install a new roof that extends from the west front roofline to an inch west of the chimney to create a new front porch. The porch will measure approximately 11 feet in length, and will extend the depth of the existing concrete decking, which measures approximately 8 feet. The new roof will have a pitch of approximately 1.5 over 12. According to Guideline 7.A.i, new porches should not be added where historically present. The applicant has provided evidence that an awning or porch structure has existed historically on this property. The proposal also does not conceal any portion of the character defining front chimney. Staff finds the proposal consistent with the Guidelines.
- d. FRONT PORCH: MATERIALS AND DESIGN – The new porch roof will be supported by pairs of painted wood columns with a trellis constructed with thin painted wood beams. The trellis will be covered with flowering jasmine. The proposed roof will be covered with composition shingles to match the existing material of the

primary structure's roof. According to the Historic Design Guidelines, new front porch elements should be simple as to not distract from the historic character of the building. Details should not convey a false sense of historic appearance. The proposed columns respond to the existing geometries of the home without falsifying a sense of history. The configuration is simple in design and will feature natural elements. Staff finds the proposal consistent with the Guidelines.

- e. FRONT DOOR CANOPY – The applicant has proposed to install an arched canopy above the existing arched doorway. The canopy will be approximately 3" in thickness and be made of a UV resistant fabric awning material or a lightweight metal in a color that complements the gray and blue color scheme of the existing home. The canopy will project approximately 2'-6" from the front façade to provide shade and rain protection. According to the Historic Design Guidelines, new elements should not obscure character defining elements, nor convey a false sense of history. This approach does neither and will be installed in a way that is reversible. The proposal responds to the existing geometry of the architecture and is a minimal element that will not detract from the significance of the historic material. Staff finds the proposal consistent with the Guidelines.
- f. FRONT PORCH STEP – The applicant has proposed to install a new concrete front porch step atop an existing concrete slab. The step will measure 6" in height to meet the level of the existing door. The step will feature three individual concrete elements to measure a total of 6'-0" in width. The depth will be 2'-6" to match the projection of the proposed front door canopy. According to the Historic Design Guidelines, new front porch elements should be simple as to not distract from the historic character of the building. This proposal is simple in approach and minimal in scale. Staff finds the proposal consistent with the Guidelines.
- g. GUTTER INSTALLATION – The applicant has proposed to install ogee gutters on all facades of the home. The gutters will be white and match the profile of existing roof eave detail. Staff finds the gutters appropriate for the style of the home. The gutters will also be installed on the proposed front porch, with two gutters running down the front of the new porch columns. Staff finds the proposal generally acceptable with the stipulations listed in the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the new front porch installation based on findings a through d.

Item 2, Staff recommends approval of the front door canopy installation based on findings a, b, and e with the following stipulations:

- i. That the applicant submits final material specifications to staff for approval.
- ii. That the applicant final detail drawings showing how the canopy will be installed.

Item 3, Staff recommends approval of the front porch step installation based on finding f with the stipulation that the applicant provides final color and finish information to staff for approval.

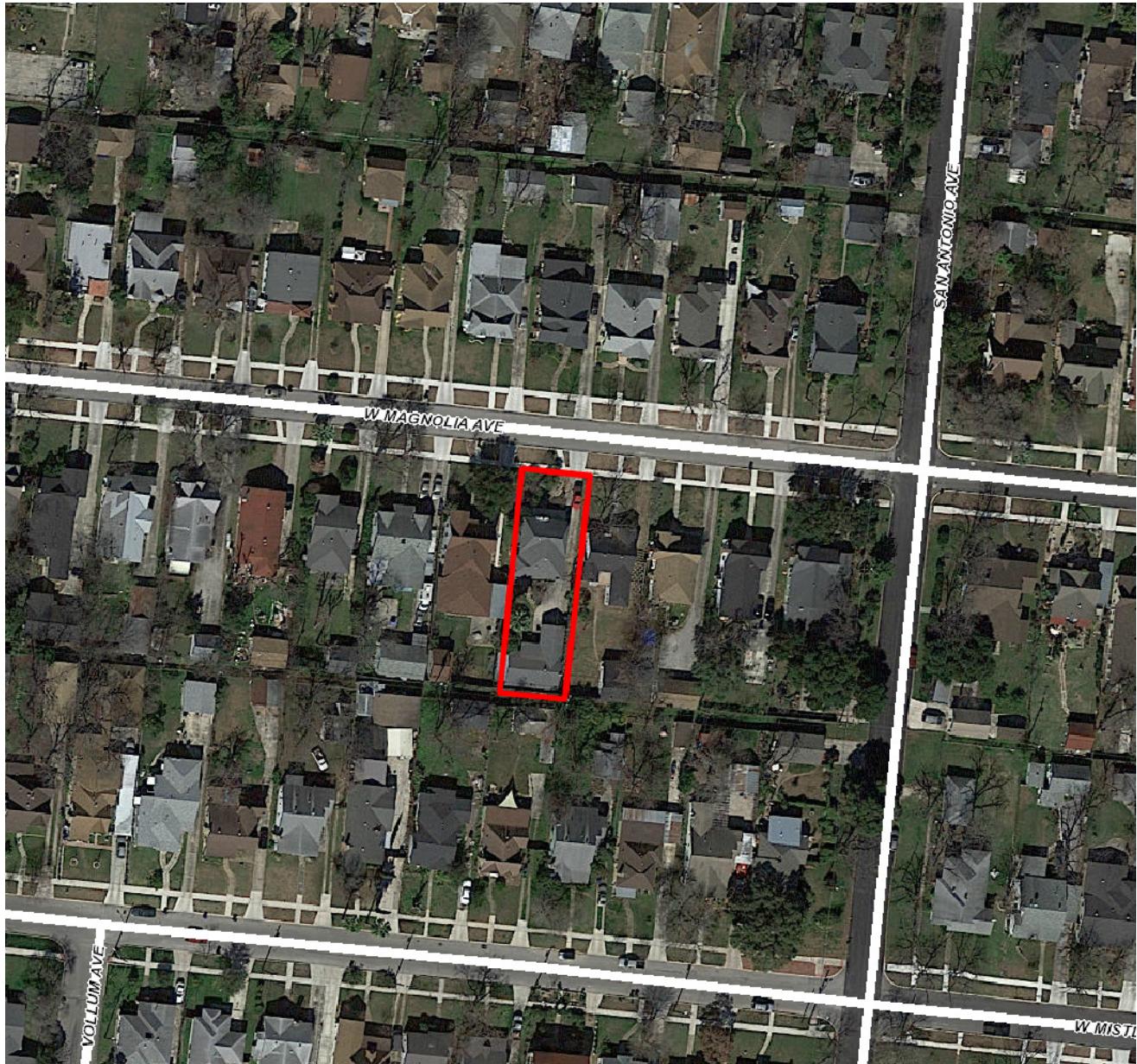
Item 4, Staff recommends approval of the gutter installation based on finding g with the stipulation that the applicant submit final drawings showing how the gutters will be minimally visible on the front façade of the front porch. Information should include the gutter color and fastener information.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant was heard by the HDRC on June 21, 2017. The applicant withdrew the original proposal at the hearing. The applicant was heard by the Design Review Committee (DRC) on July 11, 2017. The discussion is outlined in finding b.



Flex Viewer

Powered by ArcGIS Server

Printed:Jun 16, 2017

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.

















AUGUST 14, 1927.

1-18

Real Est. for Sale—11-18

HOUSES FOR SALE—18

farm, 303
feet four
feet above
water No.

as the
Banc-
er. Sam-
ky.

city, wa-
mineral

on rail-
40,000
no acres
no acres
re leased

\$5,000.
houses.

ity lands
acre.

No. Tax.
SN.

Garden
L. good
a under-
ice man
Ind Co.,

crossed-
is farm.
proof.
windmill
two-room
but fire
is north
west of
r. come,
M. W.

Includ-
ing all or
\$5,000
o cash.
No Ex-

Brickm.
on 1200
feet, in-
linen.
In; will
lot or
Upper.

modern
er, two
South
122.
beautiful
mobile
hly. St.

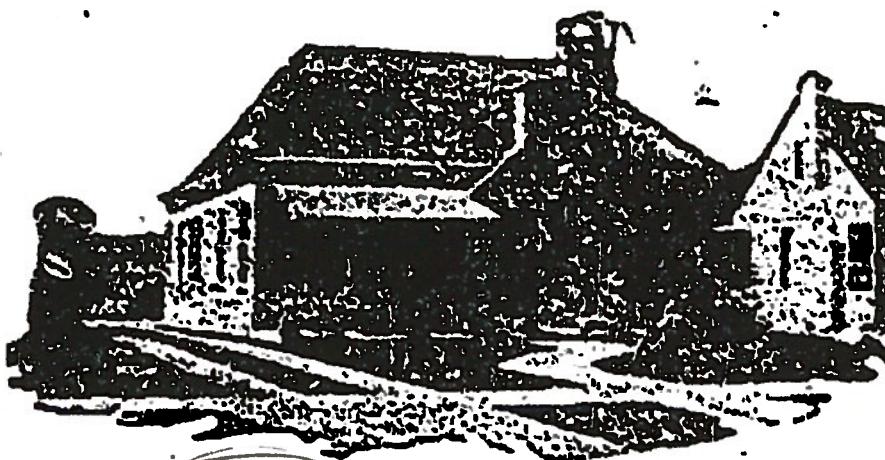
STA.
leaving
Walker.

Real Est. for Sale—11-18

HOUSES FOR SALE—18

OPEN TODAY

COMPLETELY FURNISHED



1918 WEST MAGNOLIA AVENUE

A typically French farm house stucco home, a jewel of good architecture and delightfully harmonious and convenient within. Furnished and equipped for public inspection today by King Furniture Company. Three bedrooms; beautiful bath, handy kitchen, every wanted convenience. The surprising price includes draperies and breakfast set.

Everlasting satisfaction is assured by its high quality construction—ABC Everlasting Home specifications. See it today at 1918 West Magnolia.

AMERICAN BUILDING COMPANY

OFFICE

Building 24, High Bridge
TELEPHONE
Woodlawn 2100



Building Homes
At Good Prices
R.R. Johnson
Sec.



WE USE
FINEST
MANUFACTURED
MATERIALS

R

HC
TIN
ven
IL-
FO
rec
rea
Pla
lift
my
car

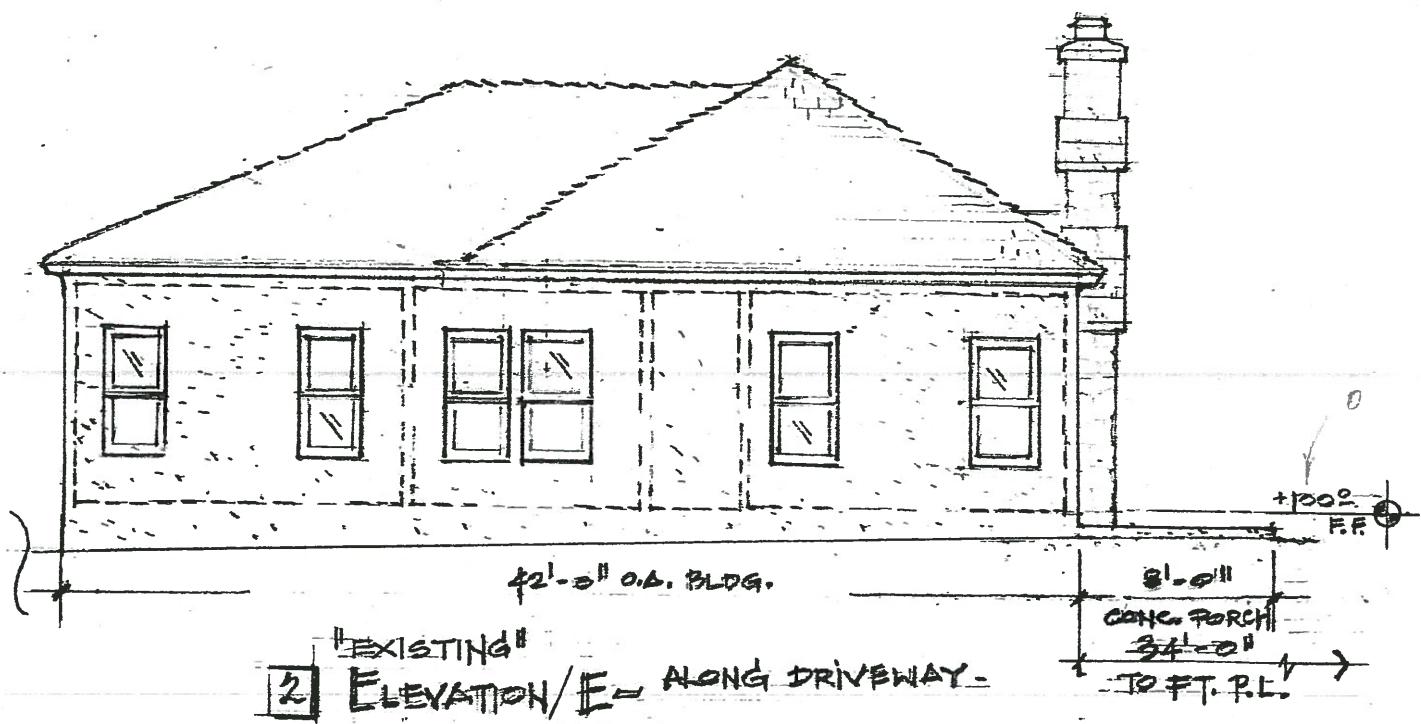
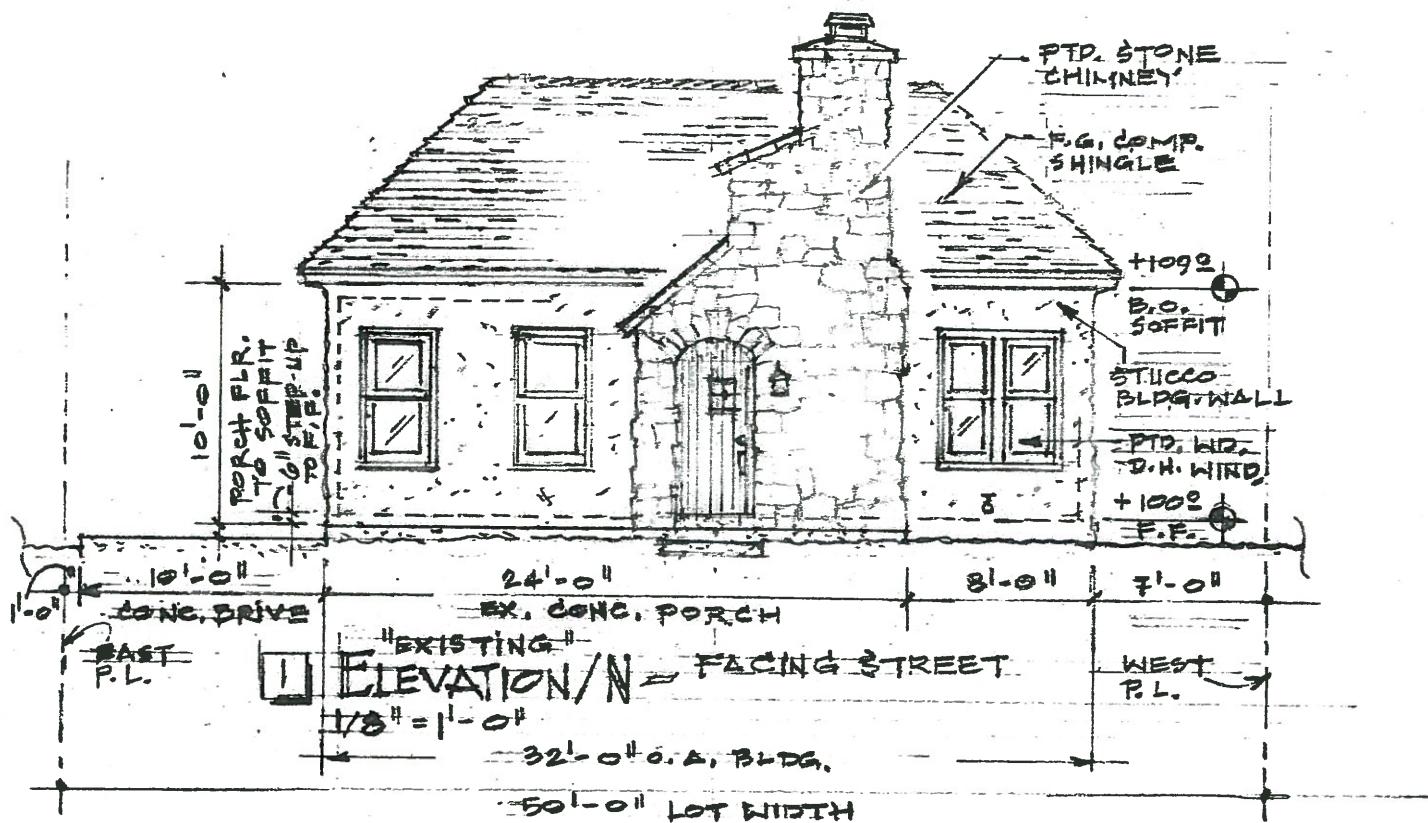
U
lin
fam
pat
Dra
ter.
For
gal

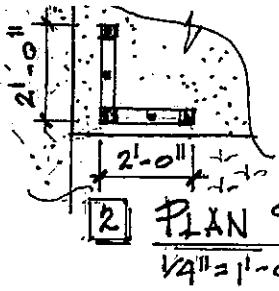
GORMAN RESIDENCE
1918 W. MAGNOLIA
SATX. 78201

PROPOSED ROOF FOR
EXISTING FRONT PORCH

DATE:
2 JUNE 2017

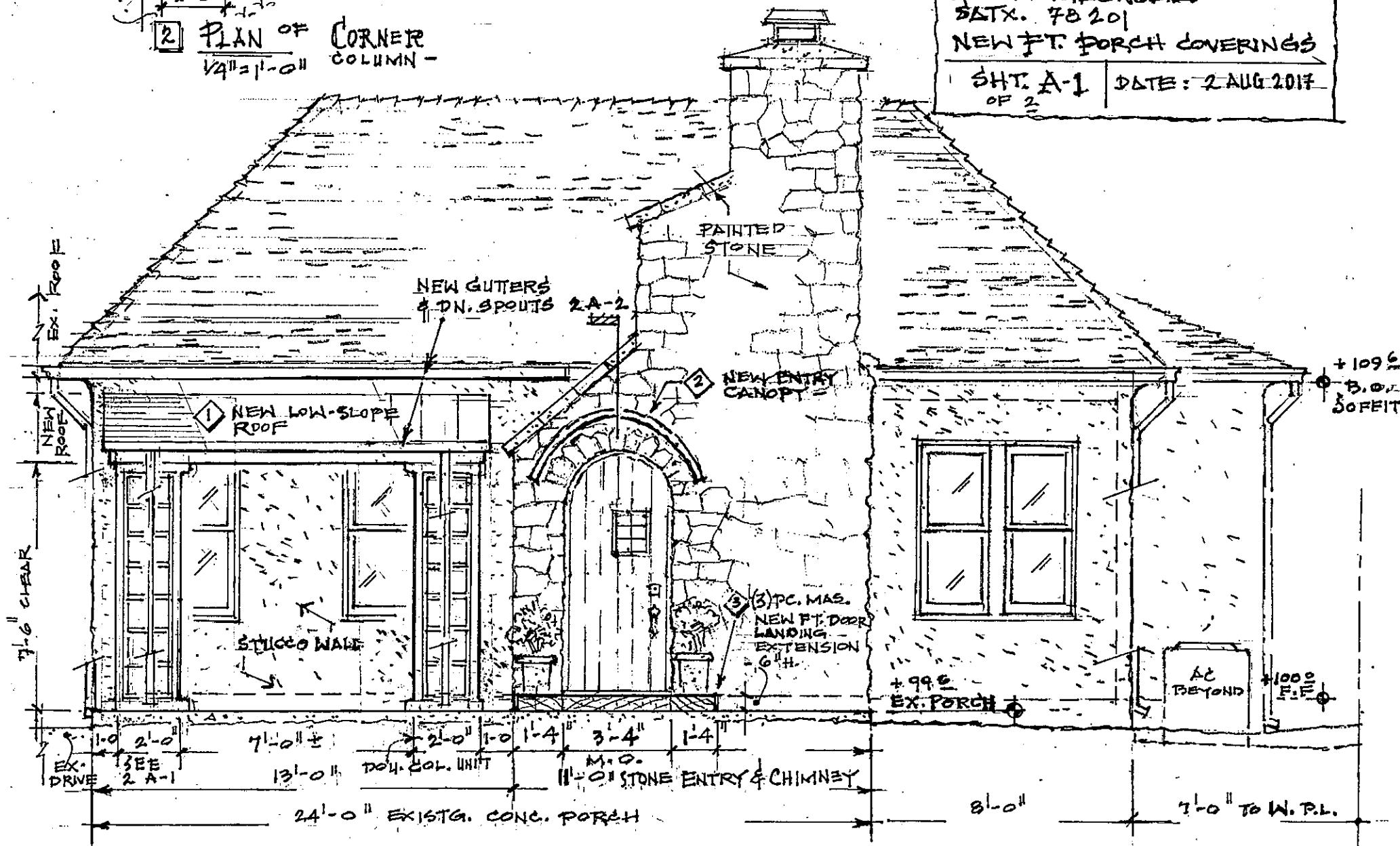
SHP
A-2
OF 8





GORMAN RESIDENCE
1918 W. MAGNOHA
SATX. 78201
NEW FT. PORCH COVERINGS

SHT. A-1 DATE: 2 AUG 2017
OF 2



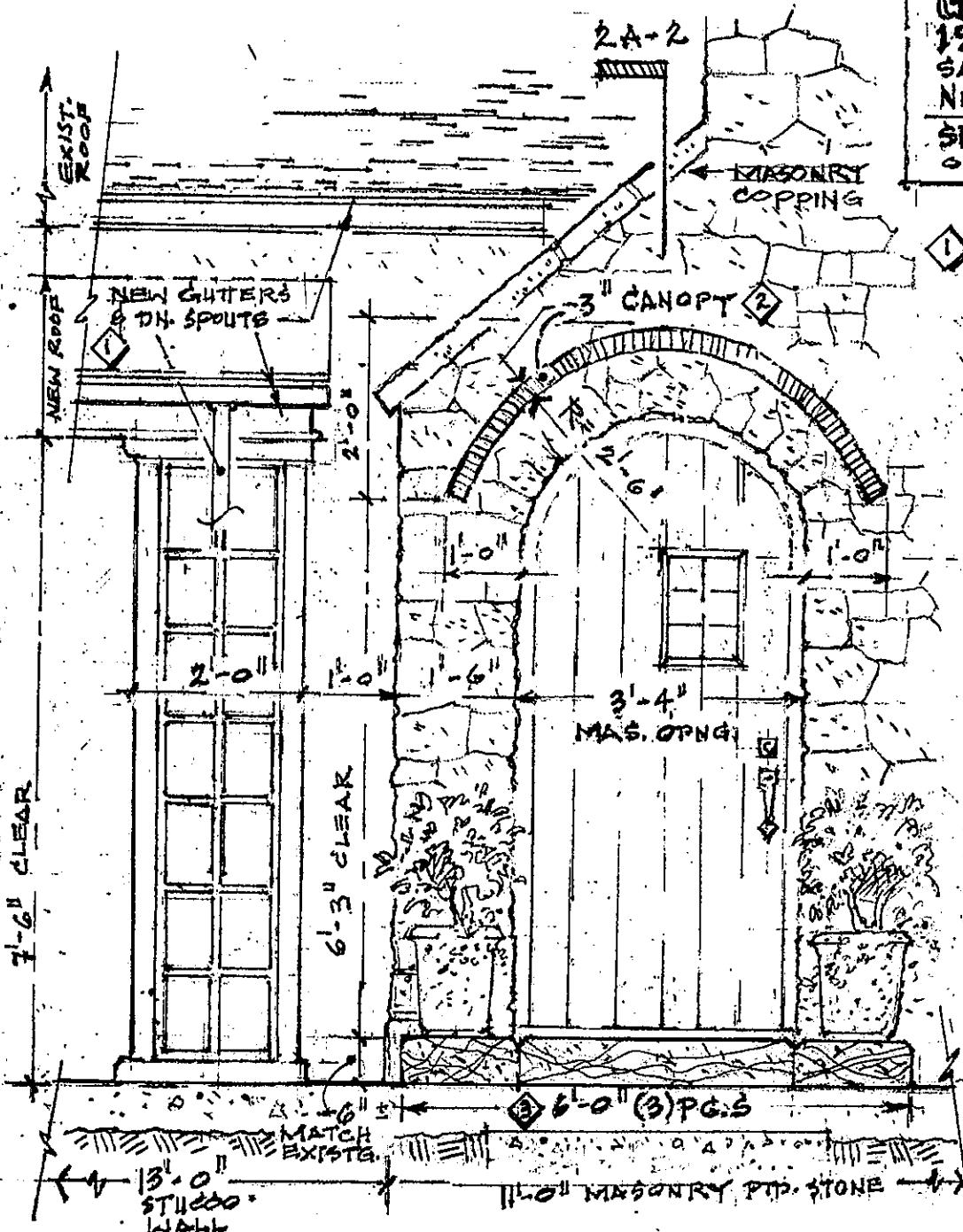
GORMAN RESIDENCE

1918 W. MAGNOLIA

SATX 78201

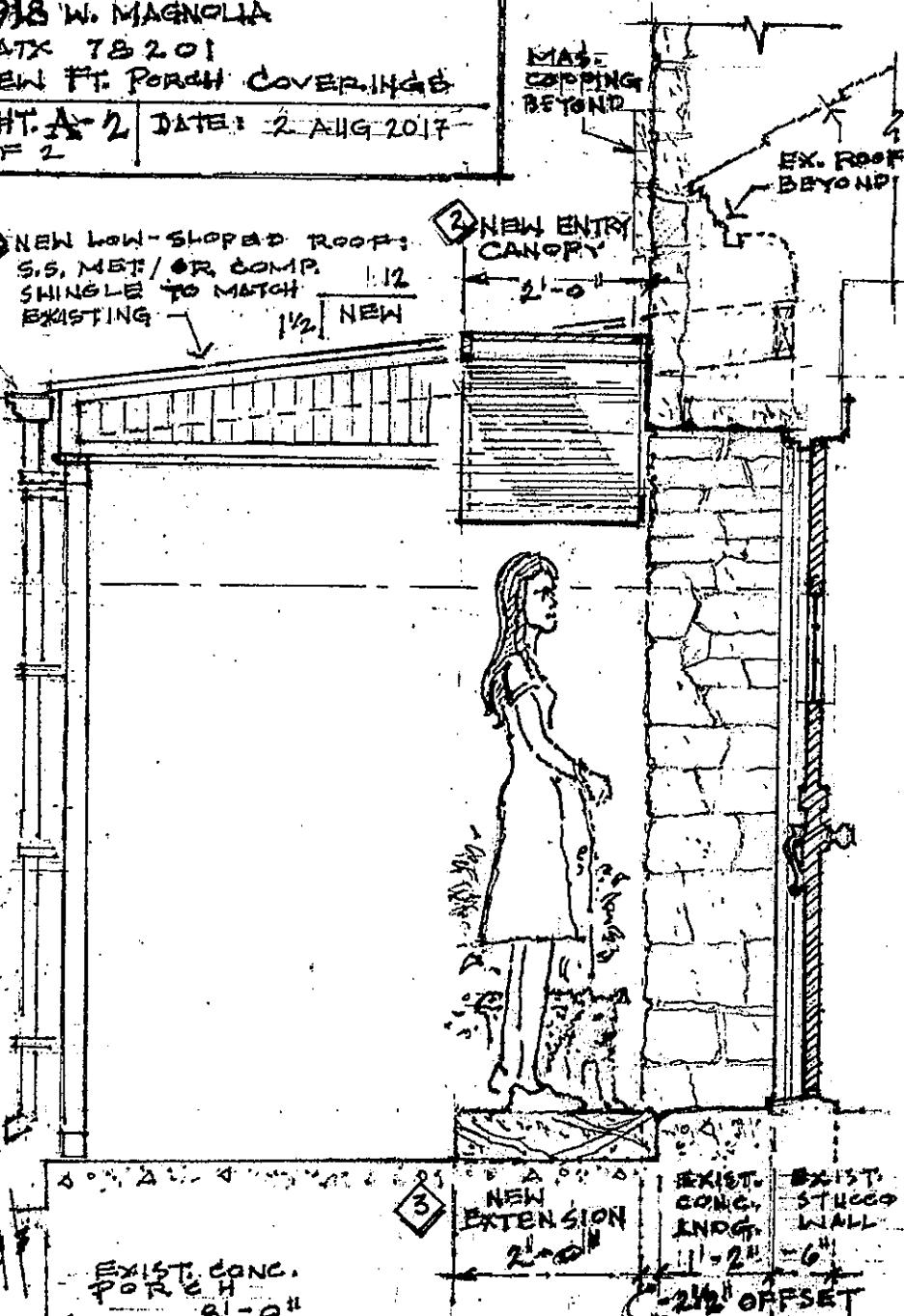
NEW FT. PORCH COVERING

SHT. A-2 DATE: 2 AUG 2017
OF 2



- NEW LOW-SLOPED ROOF
S.S. MET / OR. COMP. SHINGLE TO MATCH EXISTING 1/2 NEW

- 3 NEW ENTRY
CANOPY



ELEVATION AT ARCHED ENTRY



2203 W Magnolia



2115 W Magnolia



2106 W Magnolia



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: July 11, 2017

HDRC Case# 2017-273

ADDRESS: 1918 W Magnolia Ave Meeting Location: OHP

APPLICANT: Bob Bradley

DRC Members present: Guarino

Staff present: Stephanie Phillips

Others present:

REQUEST: Construction of a front porch, installation of porch decking

COMMENTS/CONCERNS: Supplied evidence of porch/awning; Hood that goes over door to project that fits in the arch, won't change chimney mass. Is reversible.

With evidence, porch over chimney is ~~far~~ ^{windows} fine.

Depth of canopy to be determined, but will help solve backsplash issue. Metal OK.

low pitch roof a la newspaper image, could drain there from existing roof. Columns: ok for trellis/double column.

Simplest approach is best. It's reversible (already has been!)

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE [] →
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

7/11/17
Date

Landing: add a stone blocky 6", could mitigate issue and be reversible. Better option = as plain as it can be. It's best if it follows dimension of existing step.

Look at materials, gauge for stiff ^{curve} ~~edges~~ to avoid brackets, regarding the door canopy. ~~xxxxxxxxxxxx~~. Maybe standing seam or bent plate. Curve will give it strength. Fits into arch and project out - most minimal solution.
Porch: 2, maybe 3 columns, depending on window spacing.