

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-607
ADDRESS: 126 MAGNOLIA DR
LEGAL DESCRIPTION: NCB 6531 BLK 3 LOT 7
ZONING: R-4, H, RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Cameron Leigh Smith, AIA
OWNER: David Borgan
TYPE OF WORK: Addition; Front Porch; Chimney Work
APPLICATION RECEIVED: November 22, 2017
60-DAY REVIEW: January 21, 2018
REQUEST:

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

1. Replace the existing, concrete stoop with a new wood porch and stairs.
2. Construct a side addition of approximately fifty (50) square feet.
3. Re-clad the existing, fireplace and chimney with brick.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- 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.
- 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.
- 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)

- 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.

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.
- 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.

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 126 Magnolia Drive was constructed circa 1924 and features simple Craftsman elements. The structure features an original eyebrow porch roof, asbestos siding which covers the original wood siding and material modification to both windows and the original fireplace and chimney.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 12, 2017. At that meeting, committee members noted that the proposed side addition and chimney restoration was appropriate; however, voiced concerns regarding the proposed porch addition. Committee members noted that the addition of the porch would alter the historic façade and character defining features of the historic structure.
- c. PORCH MODIFICATIONS – The porch at 126 Magnolia Drive features a concrete stoop with an eyebrow porch roof that spans the approximate width of the stoop. The applicant has proposed to construct a new front porch which would include a wider, wood porch and porch steps, four groupings of four by four porch columns and a depth of 7' – 1 ½". The proposed new porch would span approximately 26 feet in width, nearly the width of the historic structure, featuring a new, shed porch roof. The original eyebrow porch roof would remain; however, the existing, concrete stoop would be removed. The Guidelines for Exterior Maintenance and Alterations 7.A.i. notes that existing porches should be preserved and that new porches should not be added where not historically present. Staff does not find the proposed porch modifications to be consistent with the Guidelines. While simple in design, the eyebrow porch roof is a character defining feature of Craftsman structures found throughout the River Road Historic District.
- d. ADDITION – On the east elevation of the historic structure, the applicant has proposed to construct a small bathroom addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature a hipped roof that is subordinate to the existing, side bay roof, has set the addition back from the front façade of the historic structure and has proposed offsets from the wall planes of the historic structure. While the proposed addition will be visible from the public right of way, staff finds its general placement and massing to be appropriate.
- e. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature overall scale, mass and form that is consistent with the Craftsman style of the structure. The proposed addition will not negatively impact massing as viewed from the public right of way, will be distinguished from the historic structure and will feature an overall height that is subordinate to that of the historic structure. Staff finds this to be appropriate.
- f. MATERIALS – The applicant has proposed materials that include #117 wood siding, salvaged windows and window screens from the existing facades and asphalt shingles to match the existing roof. The historic structure is currently clad in asbestos shingles. Staff finds the proposed wood siding will distinguish the addition from the historic structure. The proposed salvaged/relocated wood windows are to match the installation depth and profile of though found in the historic structure.
- g. CHIMNEY – The existing chimney and fireplace are both currently clad with a painted siding material which replaced the original, deteriorated brick in previous years. At this time, the applicant has proposed to replace the existing, painted siding with brick. The second, rear chimney on the historic structure still features brick. Staff finds that the brick color should match that of the existing chimney.

RECOMMENDATION:

Staff does not recommend approval of item #1, the construction of a new front porch based on finding c.

Staff recommends approval of item #2, the construction of a side addition based on findings c through e with the following stipulations:

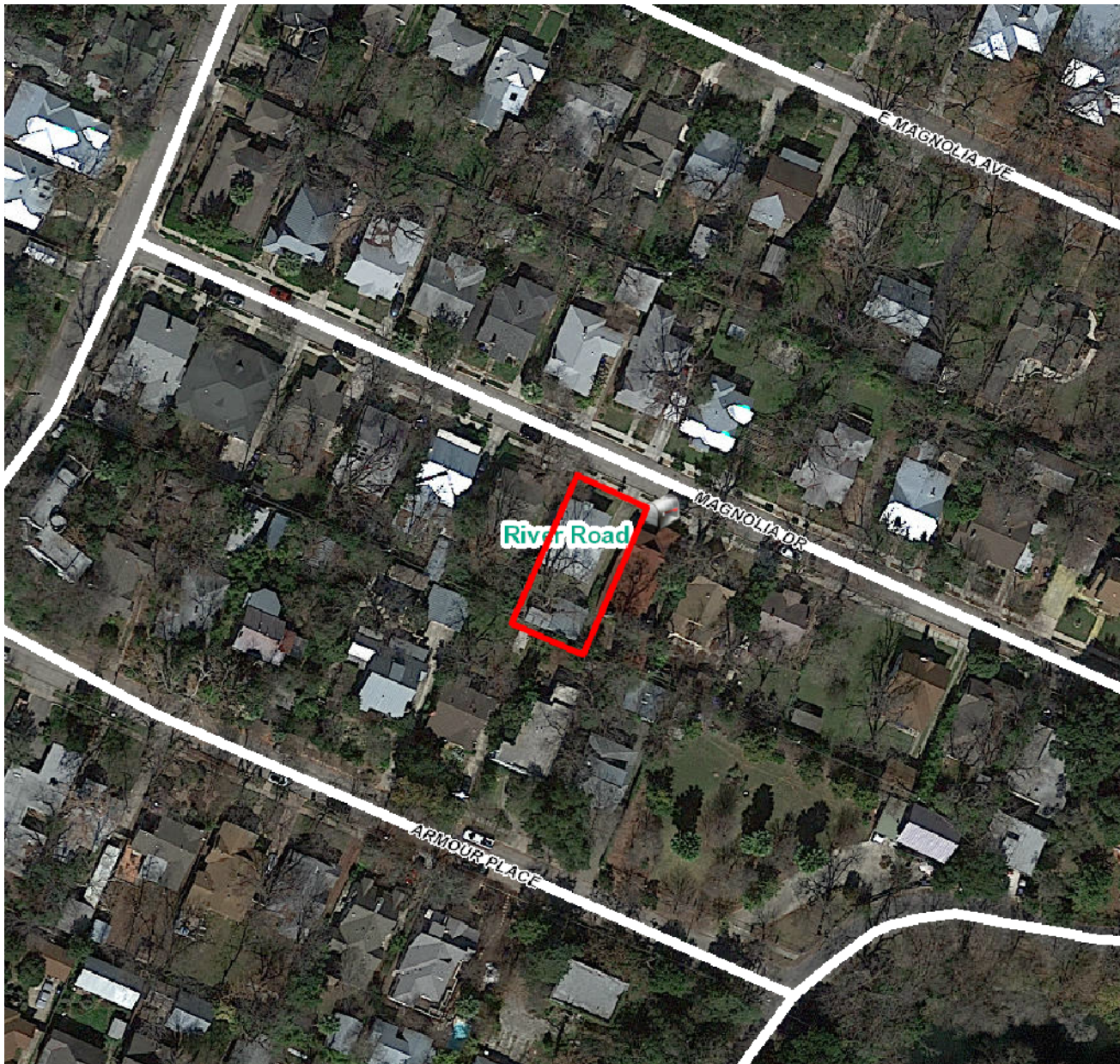
- i. That the salvaged/relocated wood windows match the installation profile and depth of those in the historic structure.

Staff recommends approval of item #3, the re-cladding of the historic side chimney with brick based on finding f with the following stipulation:

- ii. That the brick profile (including color and joint profile) feature that of the original, rear chimney.

CASE MANAGER:

Edward Hall

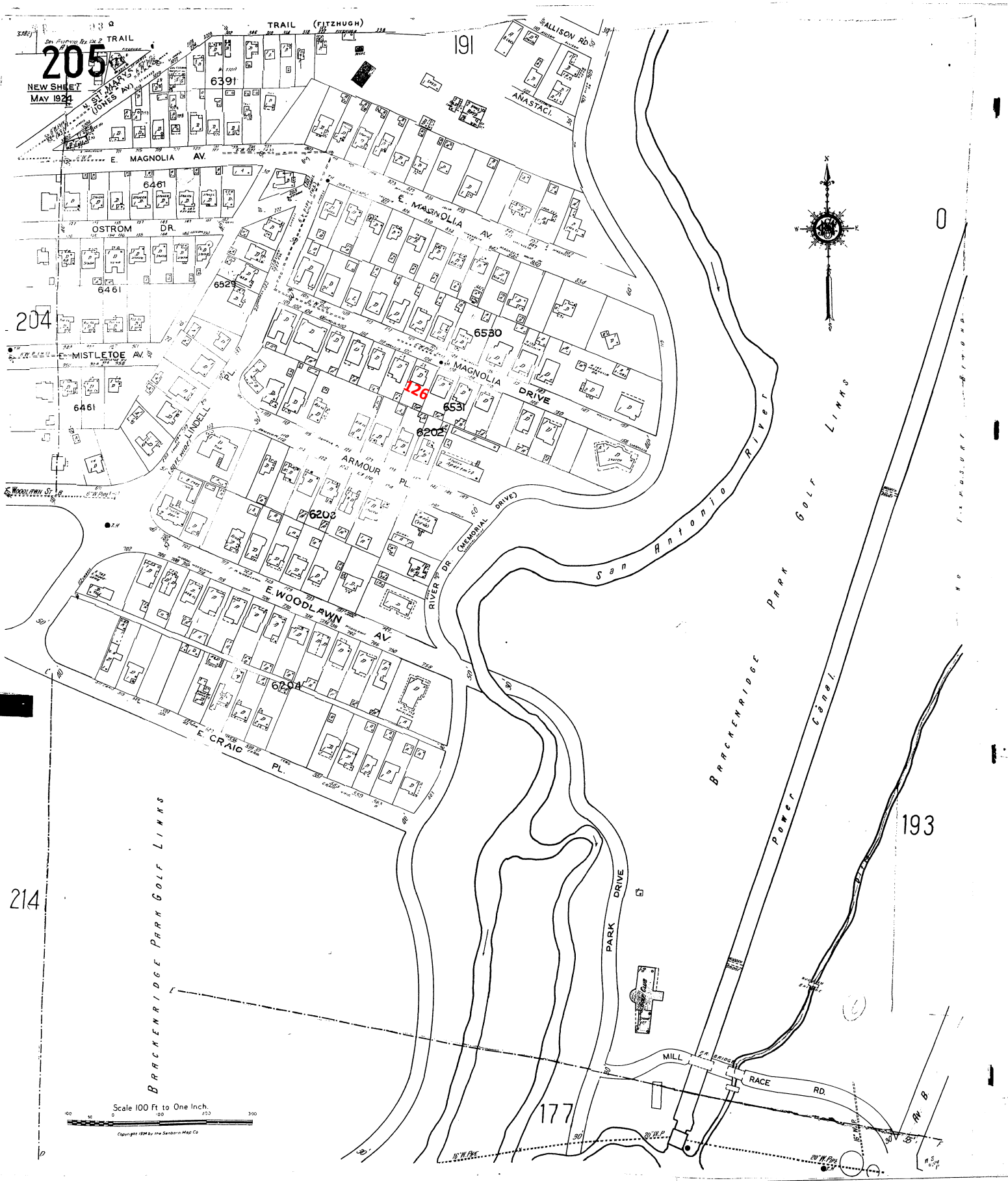


Flex Viewer

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Printed: Dec 11, 2017

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Scale 100 Ft. to One Inch.

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126 Magnolia Drive

Magnolia Dr

Magnolia Dr

Magnolia Dr

Magnolia Dr

Magnolia Dr

Magnolia Dr



STREET FACADE OF 129 MAGNOLIA DRIVE (EAST OF PROJECT SITE);
NOTE COLUMNS AND BROADER GABLE-STYLE ROOF CANOPY.



STREET FACADE OF 121 MAGNOLIA DRIVE (WEST OF PROJECT SITE);
NOTE COLUMNS ON 121, "EYEBROW" HAS BEEN MODIFIED.



EAST FACADE OF 126 MAGNOLIA DRIVE



NORTHEAST VIEW OF 126 MAGNOLIA DRIVE



NORTH (STREET) FACADE OF 126 MAGNOLIA DRIVE

Brogan Residence
17015

DESIGN DRAWINGS
11.22.2017

smithdish
ARCHITECTURE

**FOR HISTORIC
DESIGN
REVIEW
PURPOSES,
NOT FOR
CONSTRUCTION.**

SHEET INDEX	
Sheet Number	Sheet Name
A001	ENLARGED PHOTOS - FRONT FACADE
A002	ENLARGED PHOTOS, EAST FACADE
A003	ENLARGED PHOTOS, EAST FACADE
A004	ENLARGED PHOTOS, SOUTH FACADE
A005	ENLARGED PHOTOS, WEST FACADE
A100	PROJECT INFO, EXISTING & NEW CONSTRUCTION SITE PLANS
A200	EXISTING & RENOVATION FLOOR PLANS
A400	EXISTING AND RENOVATION ELEVATIONS
A500	SECTION DETAILS
A600	3D PERSPECTIVES, BEFORE AND AFTER



STREET VIEW / NORTH FACADE: Areas of work include replacing the brick and concrete stoop (not original to the historic structure) with a wood porch.
Work also includes re-cladding the exterior faces of the fireplace and chimney with brick.

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DESIGN
REVIEW
PURPOSES,
NOT FOR
CONSTRUCTION.

Brogan Residence
126 Magnolia Drive, San Antonio, TX 78212

Proj. No. 17015
Date 11.22.2017
Drawn By CS

DESIGN DRAWINGS

ENLARGED
PHOTOS -
FRONT FACADE

A001



DRIVEWAY / EAST FACADE: Areas of work include a small bath addition towards the northeast corner of the house, adjacent to the Brogans' bedroom. The three windows and screens affected by the proposed addition will be re-purposed on the addition. The roof of the addition will tie into the lower roofline of the projecting bay.

Brogan Residence
126 Magnolia Drive, San Antonio, TX 78212

Proj. No. 17015
Date 11.22.2017
Drawn By CS

DESIGN DRAWINGS

ENLARGED
PHOTOS, EAST
FACADE

A002



DRIVEWAY / EAST FACADE: Continuation photo showing the east facade along the driveway. No work is proposed for this southeast corner of the house.



DRIVEWAY / EAST FACADE: Continuation photo showing the existing projecting bay on the east facade. The proposed design ties into the lower roofline of the projecting bay and repurposes the street-facing window and decorative screen.



REAR / SOUTH FACADE: There is no work proposed for this facade.

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Brogan Residence
126 Magnolia Drive, San Antonio, TX 78212

Proj. No.	17015
Date	11.22.2017
Drawn By	CS

DESIGN DRAWINGS

ENLARGED
PHOTOS,
SOUTH FACADE

A004



WEST FACADE: Areas of work include re-cladding the exterior faces of the fireplace and chimney with brick. The original brick had deteriorated and was replaced with painted siding in a previous renovation.

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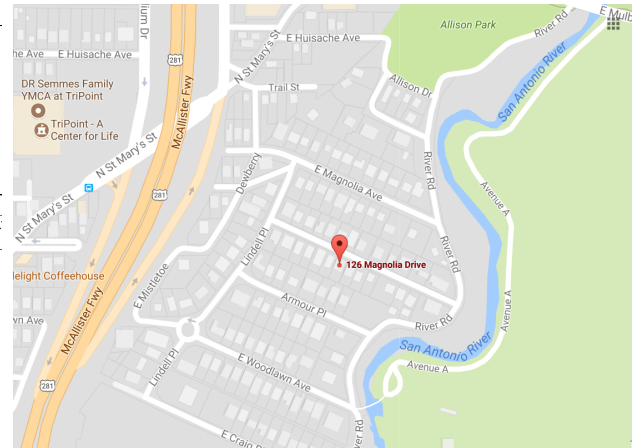
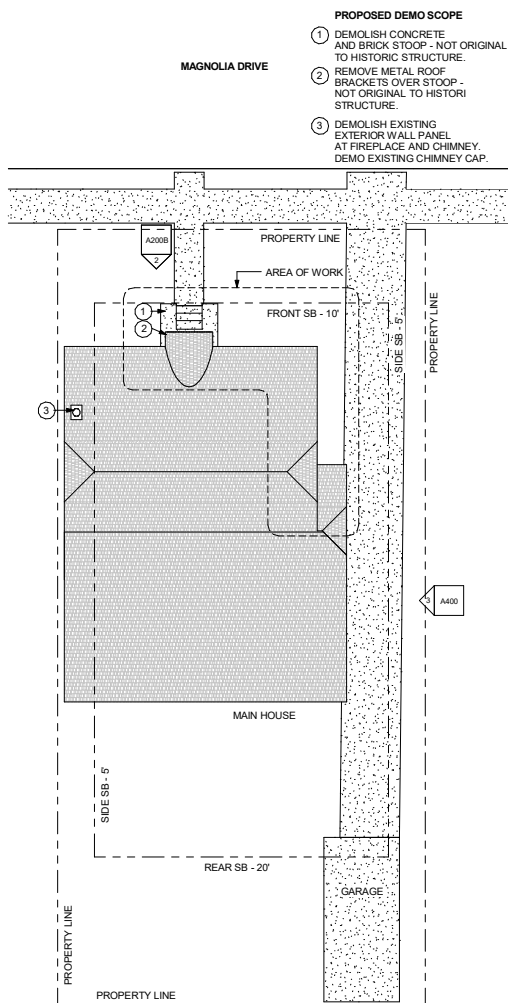
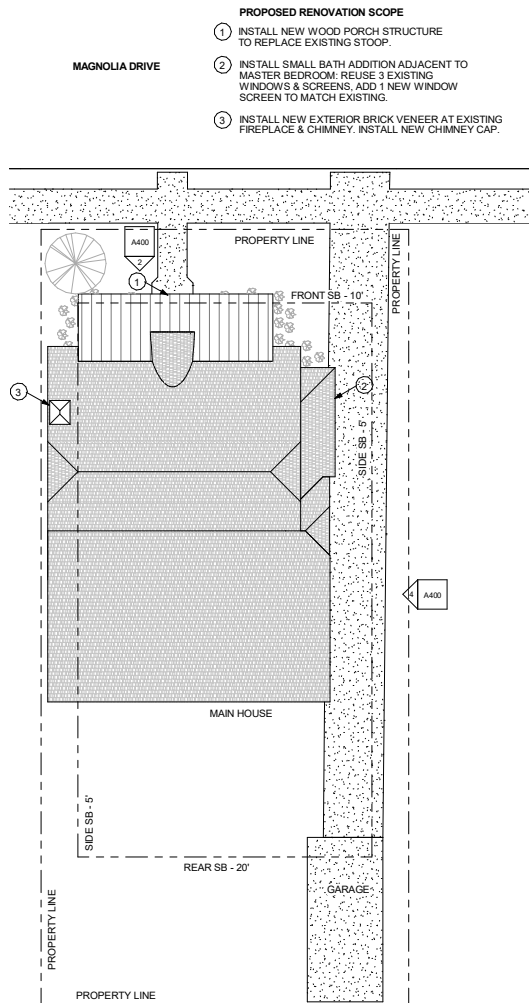
Brogan Residence
126 Magnolia Drive, San Antonio, TX 78212

Proj. No. 17015
Date 11.22.2017
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DESIGN DRAWINGS

ENLARGED
PHOTOS, WEST
FACADE

A005



LOCATION MAP - NOT TO SCALE

CODE / ZONING INFORMATION

Project Address: 126 Magnolia Dr, San Antonio, Texas 78212 (Bexar County)
Legal Description: NCB 6531 BLK 3 LOT 7
Plan Review / Permit Authority:
OHP, City of San Antonio Development Services
Zoning Classification: R-4 H RIO-1 (single family residential, historic, river overlays)
Lot Size and Gross Area: 50' front x 105' depth = 5250 sf
Setbacks*: Front yard - 10', Rear Yard - 20', Side Yard - 5' (roof overhangs may encroach 2' into setbacks)
Max Allowable Height: 35' and 2 ½ stories

PROJECT NARRATIVE

David and Lea Brogan have lived in their home for decades and would like to pursue renovations that will improve their access to and use of the home throughout their retirement years and repair existing features that are visible from the street.

The first improvement pertains to the front stoop: over the years, the concrete and brick stoop, which is not original to the home, has deteriorated. It is steep, it is narrow, it is not level, and it has uneven riser heights; this has resulted in a neighbor's fall and injury. The proposed improvement will replace the stoop with a wider wood porch and stair. The porch will include wood columns and a new roof that will incorporate the existing "eyebrow" roof detail and provide additional weather protection while complying with the front yard setback requirements.

The second improvement pertains to a side addition, which will provide a small but easily accessed en suite bathroom to the Brogan's master bedroom. The proposed addition will be set back from the front facade, will complement the existing roof slopes of the house, and will re-use windows and screens from the adjusted facades. A #117 painted siding will be used to distinguish the addition from the existing facades, which are clad in asbestos shingles.

The final improvement proposed entails re-cladding the fireplace and chimney in brick. The existing brick had deteriorated some time ago and was replaced with painted siding material.

NOTE: DRAWINGS WILL PRINT TO ANNOTATED SCALE ON 24x36 SHEETS AND AT 50% ANNOTATED SCALE ON 11x17 SHEETS.

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APPROVAL,
PERMITTING,
OR
CONSTRUCTION

Brogan Residence
126 Magnolia Drive, San Antonio, TX 78212

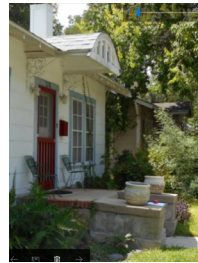
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DESIGN DRAWINGS

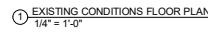
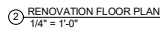
PROJECT INFO,
EXISTING &
NEW
CONSTRUCTION
SITE PLANS

A100

- 1 INSTALL NEW WOOD PORCH STRUCTURE TO REPLACE EXISTING STOOP. ADD NEW WOOD COLUMNS, BEAMS AND EXTENDED ROOF TO EITHER SIDE OF EXISTING "EYEBROW" PORCH ROOF.
- 2 INSTALL SMALL BATH ADDITION ADJACENT TO MASTER BEDROOM. INSTALL NEW ROOF, PARTITIONS, FINISHES AND FIXTURES. REMOVE EXISTING WINDOWS & SCREENS, ADD 1 NEW WINDOW AND SCREEN TO MATCH. ADD 1 NEW POCKET DOOR. INSTALL CLOSET AND CLOSET DOOR BETWEEN GUEST BEDROOM AND BATH ADDITION.
- 3 INSTALL NEW EXTERIOR BRICK VENEER AT EXISTING FIREPLACE & CHIMNEY. INSTALL NEW CHIMNEY CAP.



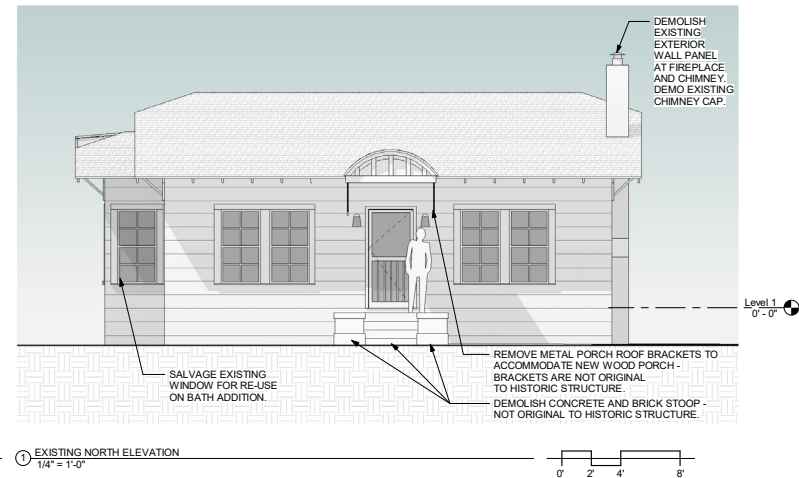
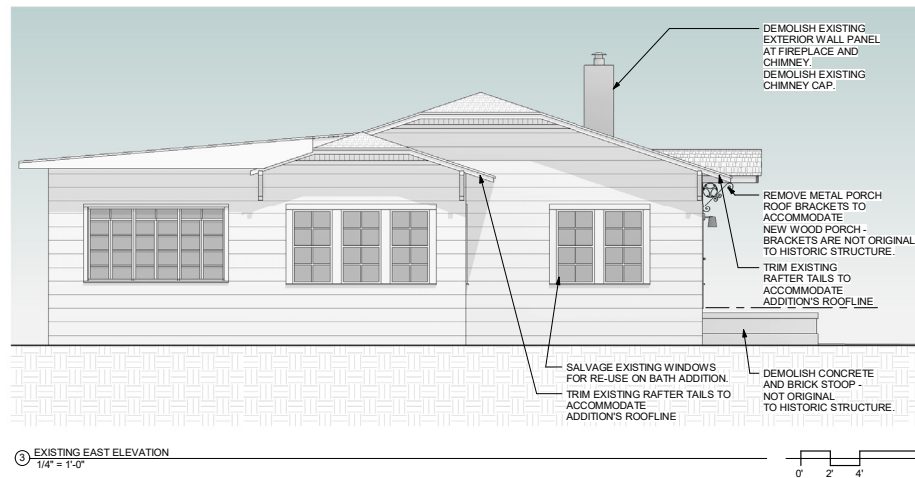
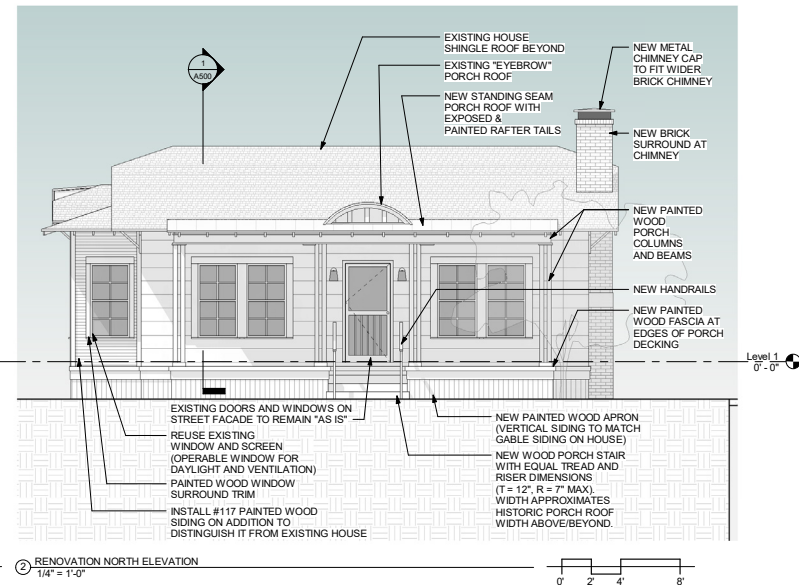
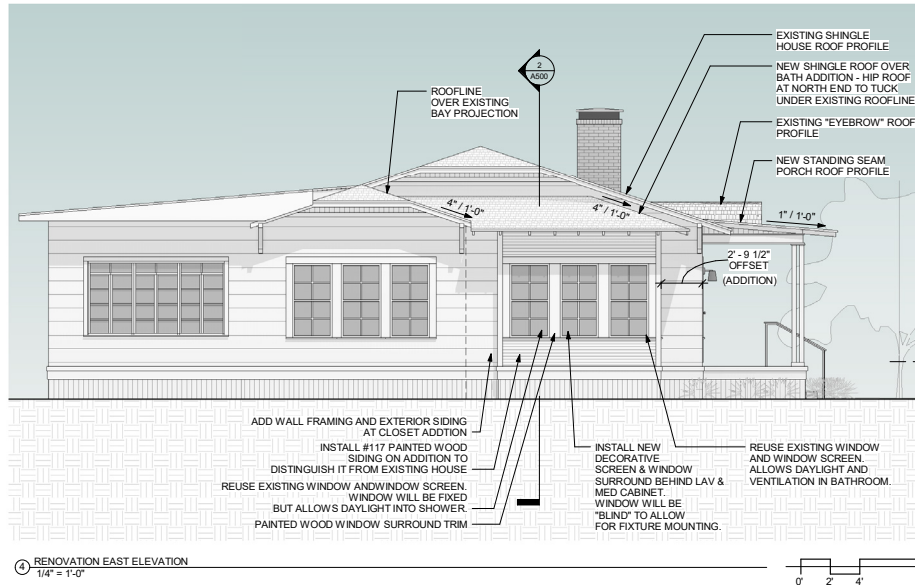
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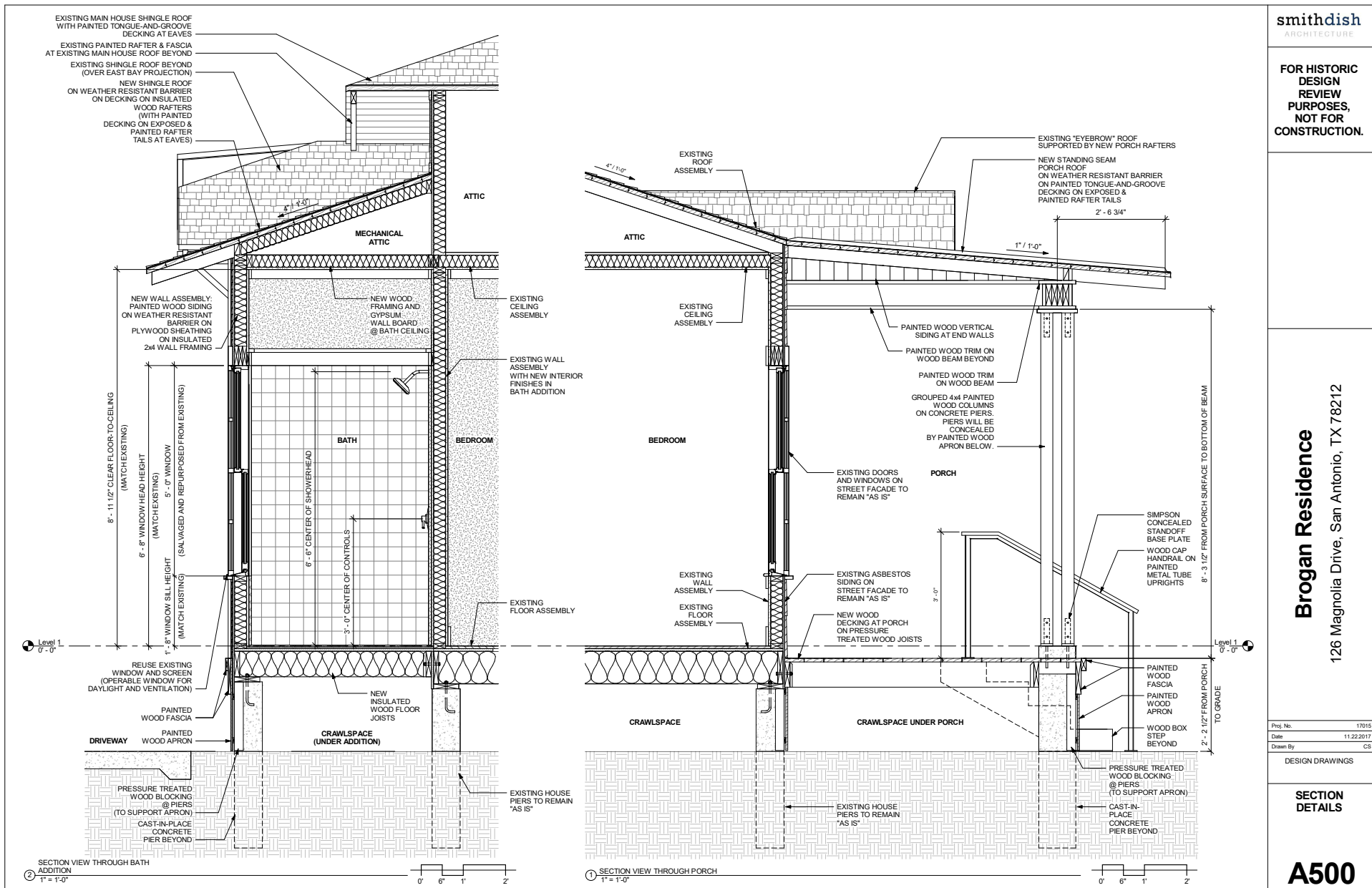
126 Magnolia Drive, San Antonio, TX 78212

DESIGN DRAWINGS

A200



NOTE: DRAWINGS WILL PRINT TO ANNOTATED SCALE ON 24x36 SHEETS AND AT 50% ANNOTATED SCALE ON 11x17 SHEETS.



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Brogan Residence

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Proj. No. 17015

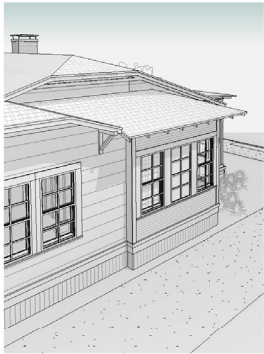
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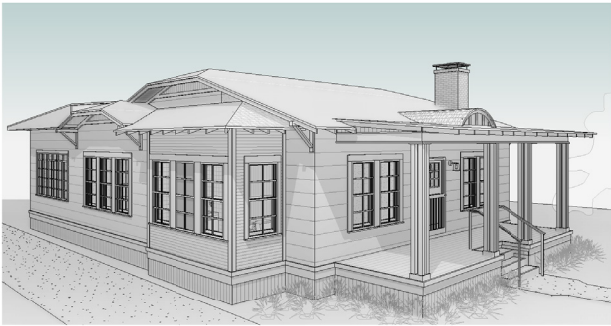
DESIGN DRAWINGS

SECTION
DETAILS

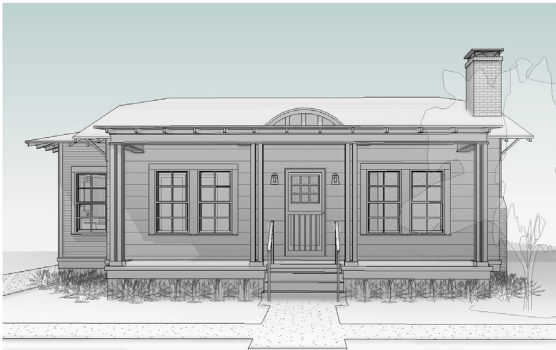
A500



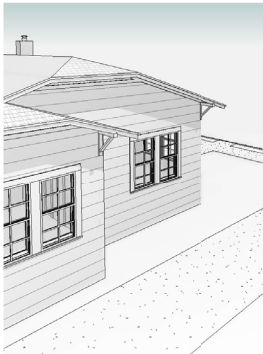
RENOVATION VIEW FROM SOUTHEAST,
AERIAL



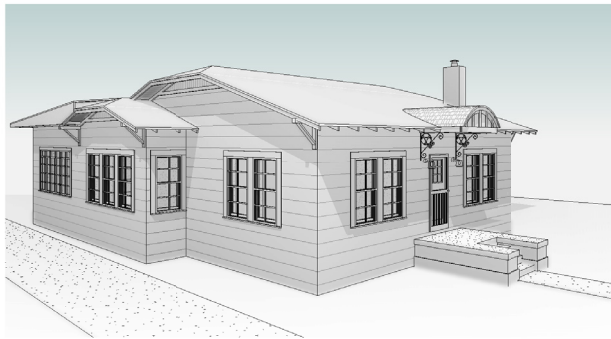
RENOVATION VIEW FROM NORTHEAST
CORNER



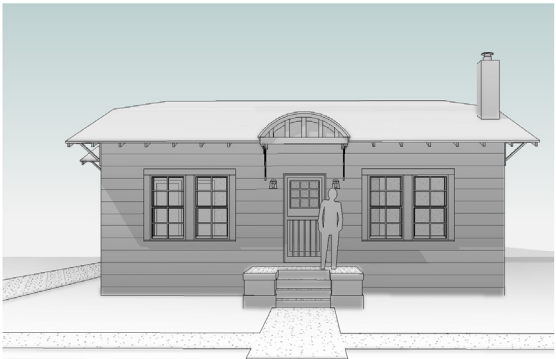
ALTERNATE STREET FACADE (VIEW
FROM NORTH)



EXISTING VIEW FROM SOUTHEAST,
AERIAL



EXISTING CONDITIONS VIEW FROM
NORTHEAST CORNER



EXISTING STREET FACADE (VIEW FROM
NORTH)