

# HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-045  
**ADDRESS:** 2142 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 6829 BLK LOT 13, W 5 FT OF 12  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Gloria Torres  
**OWNER:** Gloria Torres  
**TYPE OF WORK:** Painting of exterior brick  
**APPLICATION RECEIVED:** January 19, 2018  
**60-DAY REVIEW:** March 20, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to paint the exterior brick of the historic structure in a champagne color to match the color of a previously-approved new rear addition.

## APPLICABLE CITATIONS:

2. Materials: Masonry and Stucco

### A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

## FINDINGS:

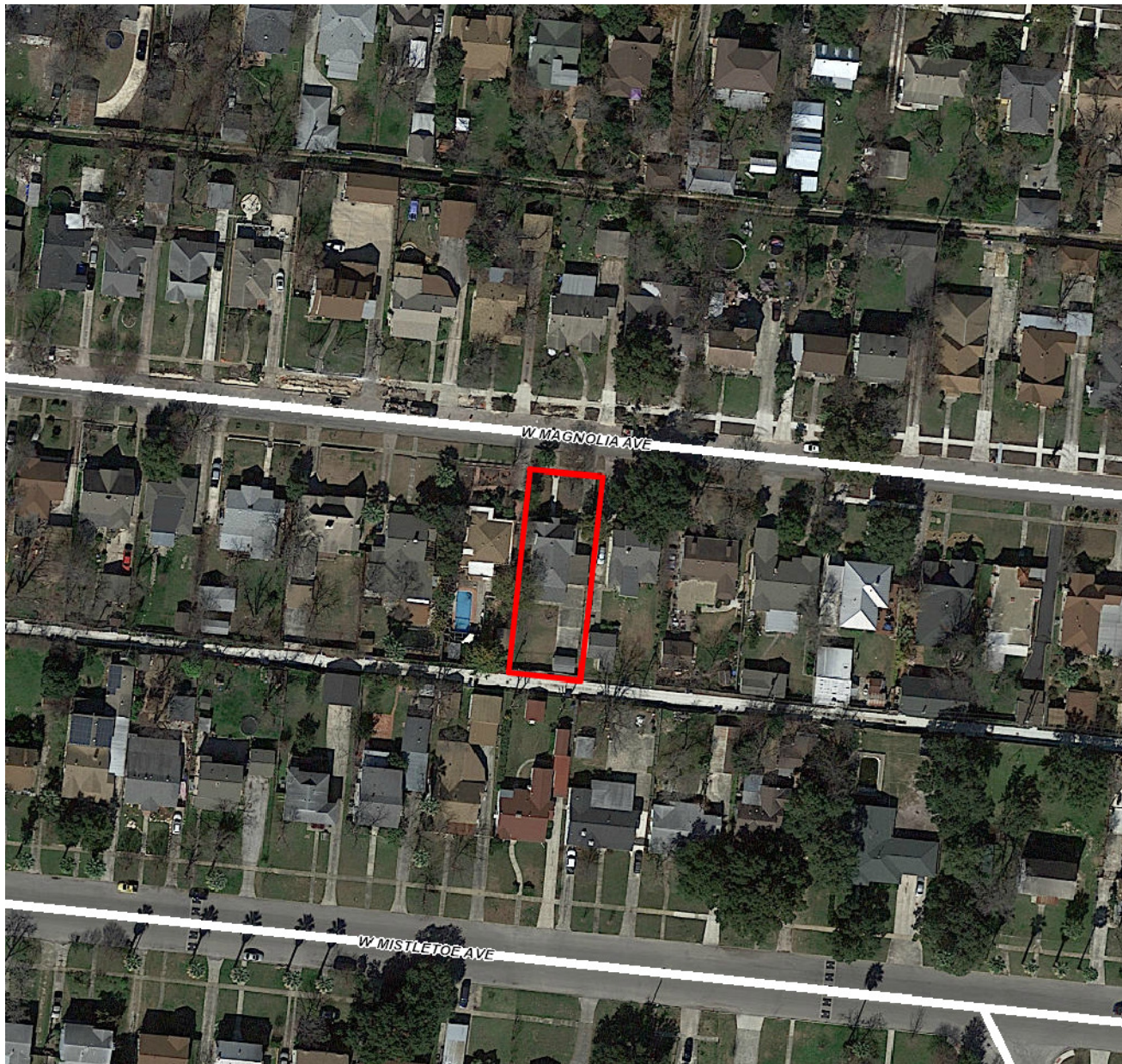
- a. The structure located at 2142 W Magnolia Ave is one-story single family home constructed in 1935. The original structure is primarily brick with Tudor style elements, including a cross-hipped roof form with composition shingles. It is a contributing structure in the Monticello Park Historic District.
- b. **PAINTING** – The applicant is requesting approval to paint the brick façade of the historic structure a champagne color to match the new previously-approved addition façade color. Per the applicant and evidence of remaining patches of light tan paint, the structure had previously been painted. However, the façade has been cleaned and is presently unpainted. The original brick, a sandy tan color, is exposed. Per the Guidelines for Exterior Maintenance and Alterations, 2.B., surfaces that were historically unpainted should not be painted. Staff does not find the painting of the façade to be appropriate.
- c. According to the Secretary of the Interior’s Standards for Rehabilitation, historically unpainted brick should not be painted. Brick structures built prior to the 1870s were largely constructed of handmade bricks, which were generally softer, more porous, and weaker than bricks made at the turn of the 20<sup>th</sup> century. These handmade bricks were frequently painted or coated because the strength of the brick was insufficient without a coating for stabilization. However, as machine-made bricks became the norm during the latter half of the 19<sup>th</sup> century, bricks became inherently stronger and did not require paint or coatings for protection and strength. These bricks commonly featured harder “dress” surfaces, which were meant to face the exterior of the structure and remain unpainted. 2124 W Magnolia was constructed in the 1930s and was historically unpainted. Painting historically unpainted brick on structures of this era can lead to trapped water in the porous material, eventually destroying the brick due to the damaging effects of water infiltration and freeze-thaw cycles. Unpainted brick of this era is inherently high strength and low-maintenance on its own. Once these structures are painted, consistent repainting is required to maintain the aesthetics of the brick.

## RECOMMENDATION:

Staff does not recommend approval based on findings a through c.

**CASE MANAGER:**

Stephanie Phillips



**Flex Viewer**

**Powered by ArcGIS Server**

Printed: May 10, 2017

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A photograph showing the corner of a front entry foyer. The walls are covered in a light-colored, textured brick pattern. The ceiling is white and shows signs of damage, including a large, irregular hole and peeling paint. The lighting is warm and somewhat dim.

CORNER OF FRONT ENTRY  
FOYER AFTER POWER  
WASHING





COLOR OF "NEW"  
ADDITION



M220A



M260A

Twinkling Lights M260-1

Lunar M230-21



Champagne Wishes M260-31

Color selected for  
stucco & porch columns  
&





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 15, 2017

**HDRC CASE NO:** 2017-052  
**ADDRESS:** 2142 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 6829 BLK LOT 13, W 5 FT OF 12  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Gloria Torres - 2142 W Magnolia  
**OWNER:** Gloria Torres - 2142 W Magnolia  
**TYPE OF WORK:** Addition

### REQUEST:

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

1. Demolish existing rear addition
2. Construct a new rear addition, which is approximately 720 square feet
3. Construct rear deck, which is approximately 147 square feet

### FINDINGS:

- a. The main structure is a one-story brick, Traditional home. It has a cross-hipped roof form, with composition shingles. It is a contributing structure in the Monticello Park Historic District, which was designated in 2008.
- b. EXISTING ADDITION – There is an existing non-contributing addition with wood lap siding on the rear of the primary structure. The applicant is proposing to remove this existing rear addition and build a new addition on the rear. Staff finds the removal of addition appropriate.
- c. ROOF FORM – The existing structure has a cross-hipped roof form. The proposed addition will have a hipped roof. According to the Guidelines for Additions 1.A.iii., use a similar roof form and orientation as the structure, particularly if visible from the street. Staff finds the proposed roof form compatible with the main structure and consistent with the Guidelines.
- d. TRANSITION – The proposed addition will have stucco siding. The main structure is made of brick. According to the Guidelines for Additions 1.A.iv., there should be a small change at the seam in order to provide a visual distinction between old and new. Staff finds the proposed material transition consistent with the Guidelines.
- e. SCALE & MASS – The proposed addition is one-story, approximately 720 square feet. According to the Guidelines for Additions 2A. and .B.ii., new additions should be subordinate to the principle façade and not double the existing square footage. The main structure is over 2,100 square feet. Staff finds the proposal consistent with the Guidelines in terms of scale and mass as it's lower in height and less than half the area of the main structure.
- f. MATERIALS – The addition will have architectural dimensional shingles to match the existing, and stucco siding to provide a visual distinction between old and new. According to the Guidelines for Additions 3.A.i., materials that match in type, color and texture and include an offset to distinguish from the historic structure should be used. Staff finds stucco is a compatible material in the Monticello Park Historic District, thus the proposed materials are consistent with the Guidelines.
- g. WINDOWS/DOORS – The main structure has vinyl one over one windows, and a few have false dividing lights. The proposed additions includes 4 vinyl one over one windows and one horizontal vinyl window on the right elevation. There is also a proposed steel single leaf French door. According to the Guidelines for Additions,



architectural details that are in keeping with the architectural style of the original structure should be incorporated. Staff finds the proposed one over one windows and French door compatible with the style of the main structure, but finds the long horizontal window, the vinyl window material, and steel door material not consistent with windows typically found on homes of this style. A window that is similar in proportion of the wood one over one windows, windows made of wood, and a door made of wood would be appropriate.

h. RELATIONSHIP TO SOLIDS AND VOIDS – There is proposed fenestration on the right portion of the rear façade with a triple window featuring three vinyl one over one windows. According to the Guidelines for New Construction 2.C.i, windows, doors, and porches 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 façades. Avoid blank walls, particularly on elevations visible from the street. Staff finds the proposed blank right façade, the blank façade to the left of the proposed rear door and the right façade with only one long horizontal window not consistent with the Guidelines. Facades with increased fenestration and openings of similar proportions are appropriate.

i. LIGHTING– The proposed addition includes one squared light with 2 over 2 dividing lights on each face. There are also four proposed flood lights. According to the Guidelines for Exterior Maintenance and Alterations 5.B.iii., new lighting should not harm the historic materials and not distract from the façade of the building. New light fixtures should be unobtrusive in design and should not rust or stain the building. Staff finds the proposed lighting fixtures are consistent with the Guidelines as they are affixed to the rear new addition and directing light downward.

j. DECK – The proposed deck is approximately 147 square feet, made of wood with wood square posts, a shed roof covering, and wooden balusters. It is on a pier and beam slab, with rear wood steps leading into the rear yard. There is also a According to the Guidelines for Additions, additions should be subordinate to the principal façade and main structure, and be made of compatible materials. Staff finds the rear deck appropriate and consistent with the Guidelines as it will not be seen from the public right-of-way.

#### **RECOMMENDATION:**


Staff recommends approval based on findings a through g with the following stipulations:

1. That window fenestration is added to the right façade of the proposed addition.
2. That window fenestration is added to the left façade of the proposed addition.
3. That window fenestration is added to the left portion of the rear façade of the proposed addition.
4. That the horizontal window on the right elevation is deleted and a window that is similar in proportion of the wood one over one windows is installed.
5. That new windows are made of wood, feature clear glass, maintain the original appearance of window trim and sill, and be inset at least two inches.
6. That details of these stipulations be submitted to staff prior to receiving a Certificate of Appropriateness.

#### **COMMISSION ACTION:**

Approved with stipulations: 1. That window fenestration is added to the right façade of the proposed addition. 2. That window fenestration is added to the left façade of the proposed addition. 3. That the horizontal window is deleted. 4. That the new windows match the proportion of the small existing windows on the original structure. 5. That the details of these stipulations be submitted to staff prior to receiving a Certificate of Appropriateness.

The applicant submitted documents meeting the stipulations on February 21, 2017.



Shanon Shea Miller  
Historic Preservation Officer





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 1, 2017

**ADDRESS:** 2142 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 6829 BLK LOT 13, W 5 FT OF 12  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Gloria Torres - 2142 W Magnolia  
**OWNER:** Gloria Torres - 2142 W Magnolia  
**TYPE OF WORK:** Roofing, Window replacement/fenestration changes, Utility Work

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. install gutters on two roof overhangs on the front left of the home with minimal profiles that will match the color of the fascia board. 2. re-roof main structure with dimension singles in desert tan. 3. install ceiling exhaust fan to rear left existing bathroom. 4. install solar tube ventilation in the new addition. 5. Revise previous HDRC CoA that approved a triple vinyl window with 3 one over one windows in the rear addition and change it to a double window.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 3/1/2017 6:16:22 PM

**ADMINISTRATIVE APPROVAL TO:** 1. install gutters on two roof overhangs on the front left of the home with minimal profiles that will match the color of the fascia board. 2. re-roof main structure with dimension singles in desert tan. 3. install ceiling exhaust fan to rear left existing bathroom. 4. install solar tube ventilation in the new addition. 5. Revise previous HDRC CoA that approved a triple vinyl window with 3 one over one windows in the rear addition and change it to a double window.

**APPROVED BY:** Lauren Sage

Shanon Shea Miller  
Historic Preservation Officer