

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-454
ADDRESS: 1950 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1961 BLK 9 LOT 14 & P-105 (PT OF ALLEY)
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Bob Bradley
OWNER: John Hamilton
TYPE OF WORK: Installation of a new front porch element
APPLICATION RECEIVED: August 31, 2018
60-DAY REVIEW: October 30, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new front porch cover element on the primary structure located at 1950 W Magnolia Ave. The applicant has provided two design options for consideration.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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 1950 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. The structure is contributing to the Monticello Park Historic District.
- b. FRONT PORCH MODIFICATIONS – The applicant has submitted two options for a new front porch element to

provide sun and rain protection above the front door and to help mitigate drainage issues that result from rainwater sheeting directly onto the front porch. Previously, a non-contributing awning covered the front door at the same approximate location.

- c. **FRONT PORCH PROPOSAL: OPTION A** – The applicant has proposed to install an extension surrounding the front door to create a covered entry condition. The proposal includes framing the front door with stucco with a depth of about one foot. According to the Historic Design Guidelines, new elements should not obscure character defining elements, nor convey a false sense of history. While the proposal does not obscure any character defining elements, its design and material treatment create a condition that may read as original to the structure. The proposal is also not easily reversible. Staff recommends that the applicant pursue Option B submitted.
- d. **FRONT PORCH PROPOSAL: OPTION B** – The applicant has proposed to install a shed awning structure 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 significance of the historic material. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of Option B, the attached porch awning element, based on findings a through d.

CASE MANAGER:

Stephanie Phillips



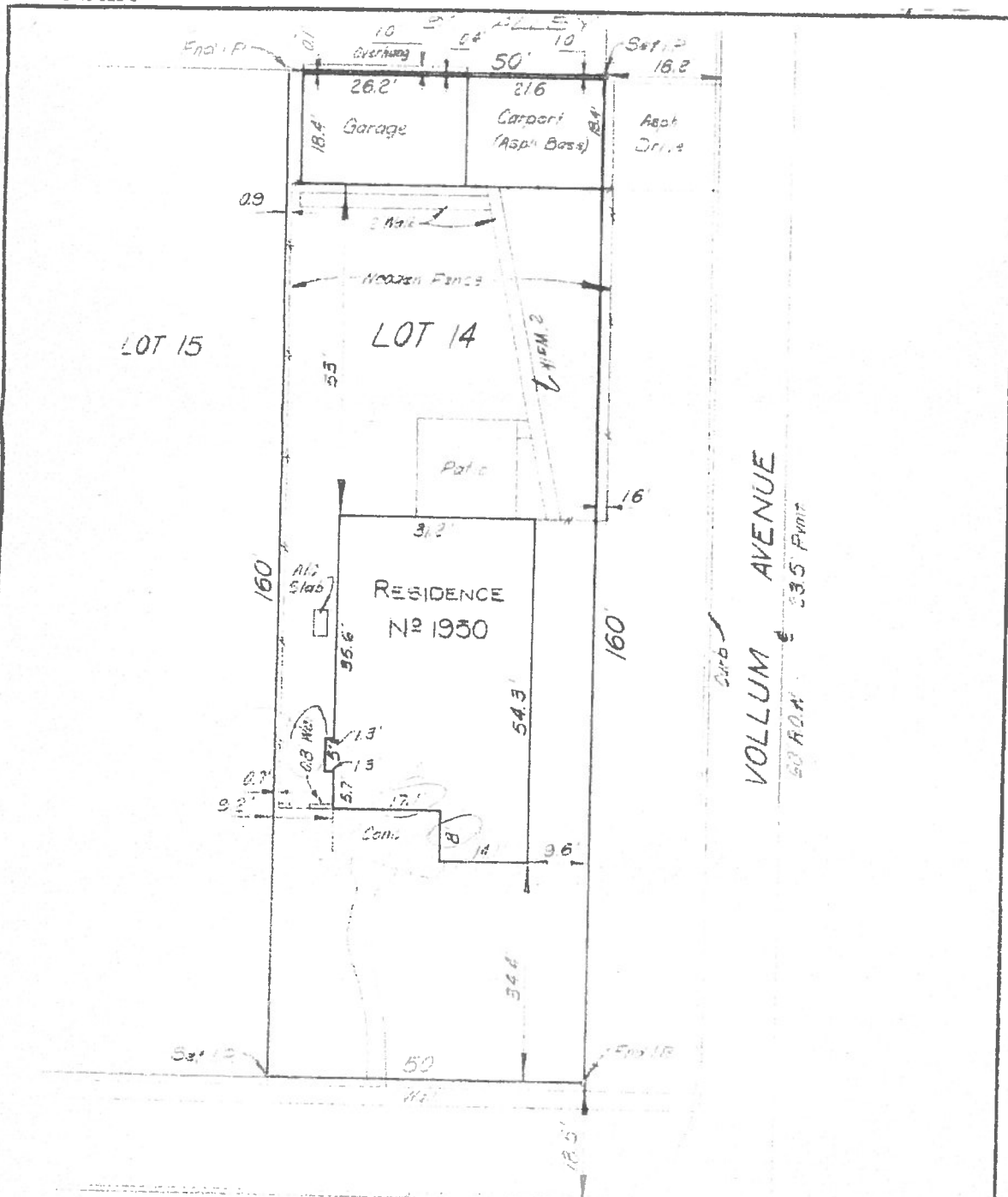
1950



1950

SWMD
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT





WEST MAGNOLIA AVENUE

60 R.O.W. 33.5' Right of Way

PLAT OF:

LOT NO. 14, BLOCK NO. 9, N.C.B. NO. 1961

SUBD./OS AMERICAN TITLE

SECTION/UNIT _____, VOL. 54, PAGE 20

STREET ADDRESS 1930 W. Magnolia Ave.

CITY San Antonio, COUNTY Bexar

TEXAS, SURVEYED FOR 1st American Title # 05001

SCALE: 1"=20'

TRI-TECH ENGINEERING, INC.
ENGINEERS—PLANNERS—SURVEYORS
4606 CENTVIEW SUITE 156
SAN ANTONIO, TEXAS (512) 732-6129

SURVEY ORDER NO. 77-5-71

DRAWN BY END

CHECKED BY END



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 15th DAY OF APRIL, 1977 A.D.

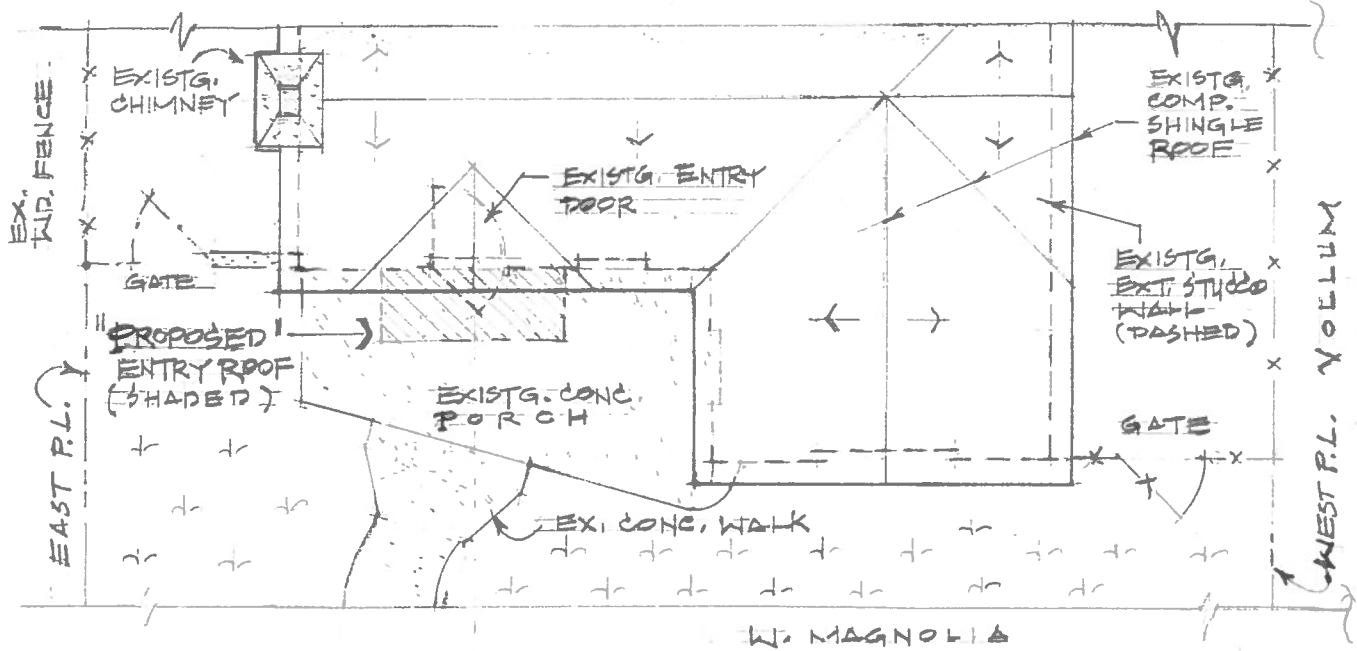
Steven E. Hanan

HAMILTON'S RESIDENCE -
1950 W. MAGNOLIA SATX. 78201

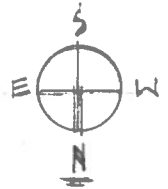
ALTERATIONS TO
FRONT PORCH -
NEW ENTRY ROOF

DATE:
13 SEP 18

SHT.
4



PLAN VIEW OF EXIST'G. FRONT PORCH
1/8" = 1'-0"



EXISTING
ELEVATION / N FRONT FACADE
FACING W. MAG.
1/8" = 1'-0"

John Hamilton's at 1950 W. MAGNOLIA
70201

SHT. 2 OF 2



EXISTING
1 FRONT ENTRY NORTH ELEV.



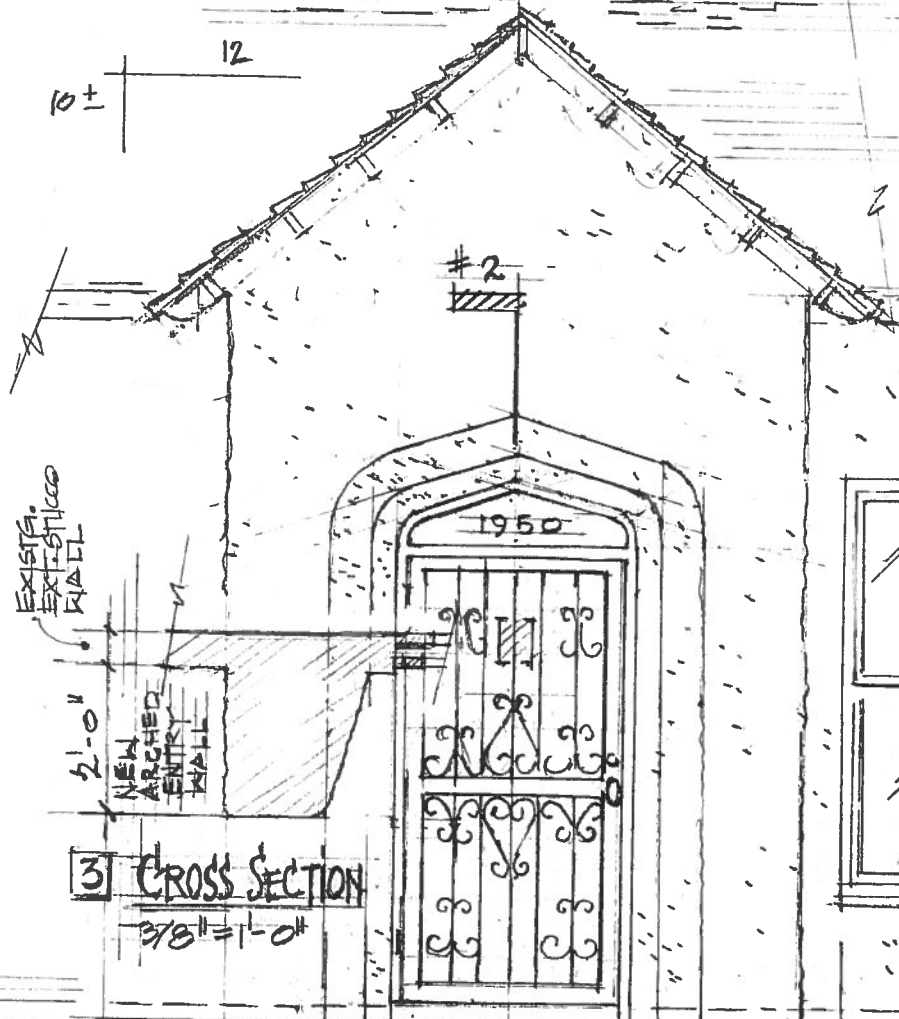
OPTION A

OPTION A

HAMILTON'S RESIDENCE
1550 W. MAGNOLIA SATX 76201
SCHEME I. of 2

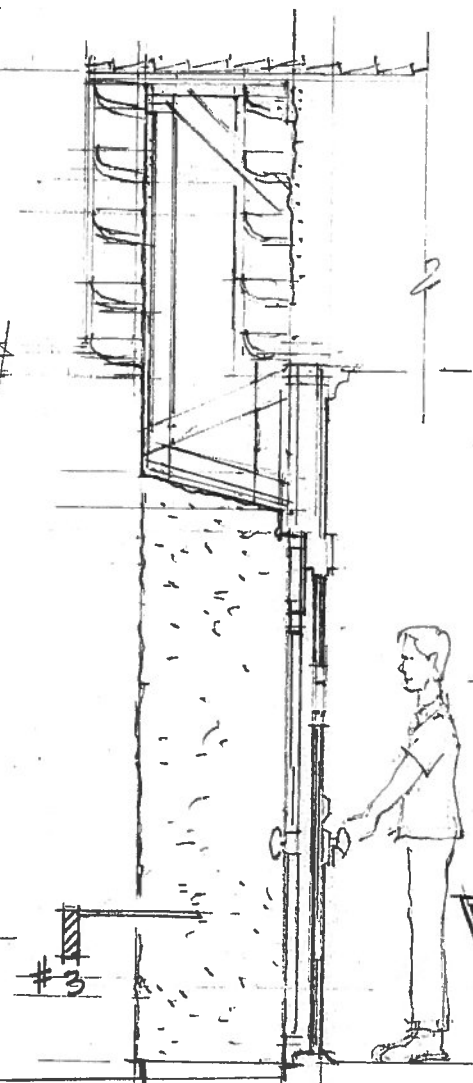
ALTERATIONS TO
FRONT PORCH
PRELIM.

DATE: 29 AUG 2018
SHEET 1 OF 2



3 CROSS SECTION
3/8" = 1'-0"

1'-4" NEW 6" FLARE
3'-4" ± EX. MASONRY OPNG.
4" EX. MAS.
1'-4" 2'-10" 2'-11" 2'-7 1/2"
2" CLEAR M.O. AT WIND TO CORNER

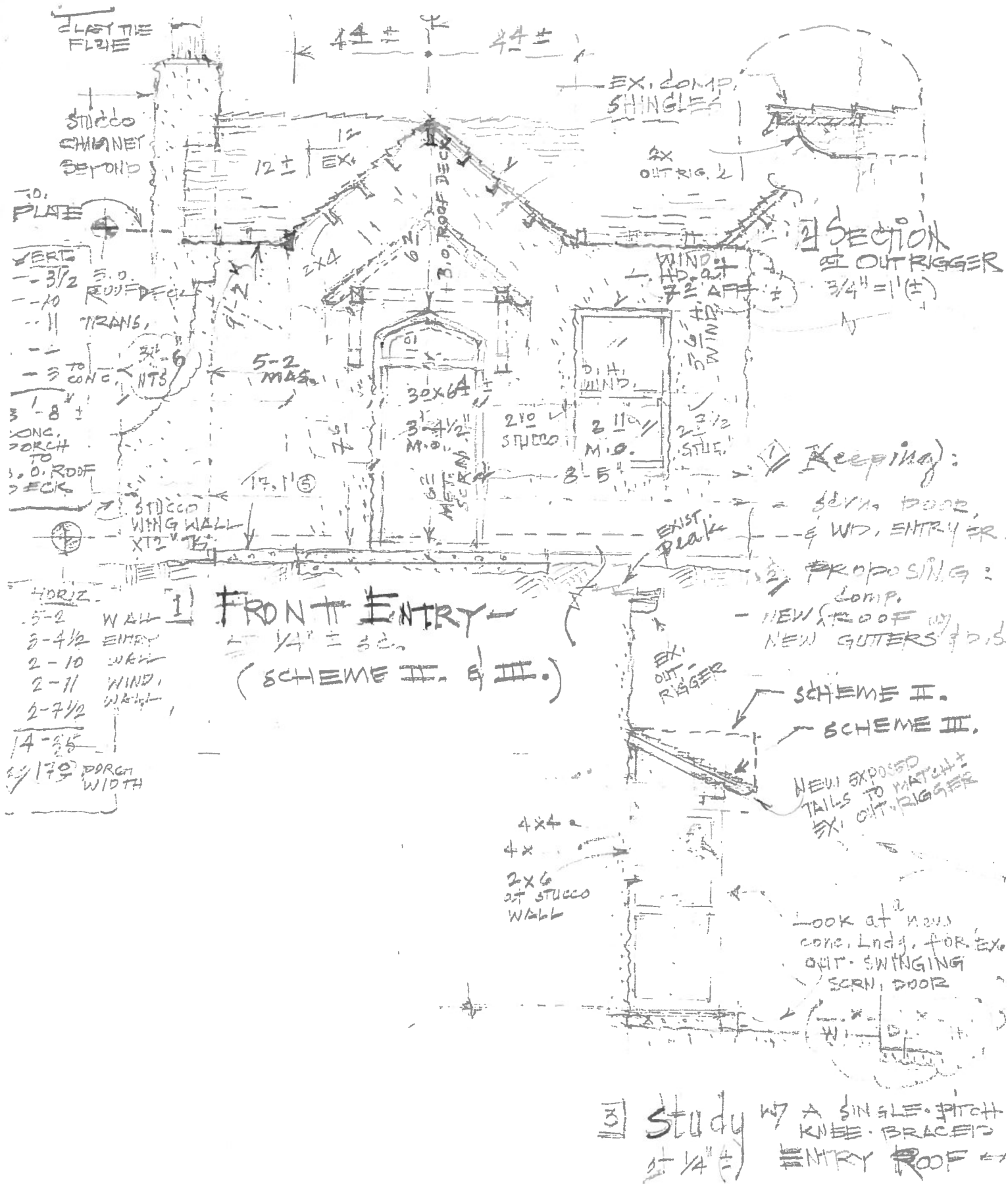


2 SECTION LOOKING EAST THRU ENTRY
3/8" = 1'-0"

1 ELEVATION/N FACING W. MAG. ST.
3/8" = 1'-0"

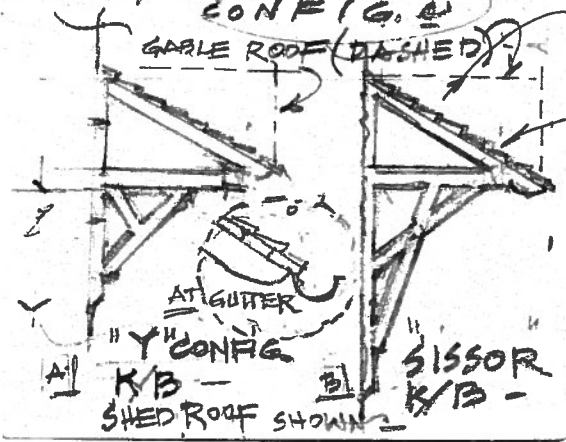
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OPTION B



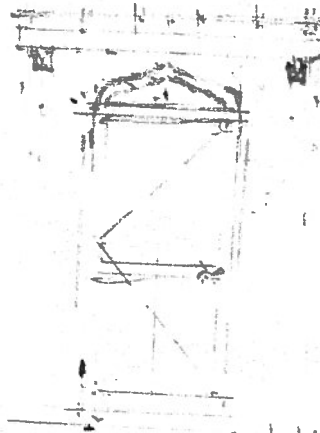
OPTION B

1950 W. MAG.
RE/ KNEE BRACE
CONFIG. 2



SCHEME II,
(GABLE)

SCHEME III.



at 1/4" ±

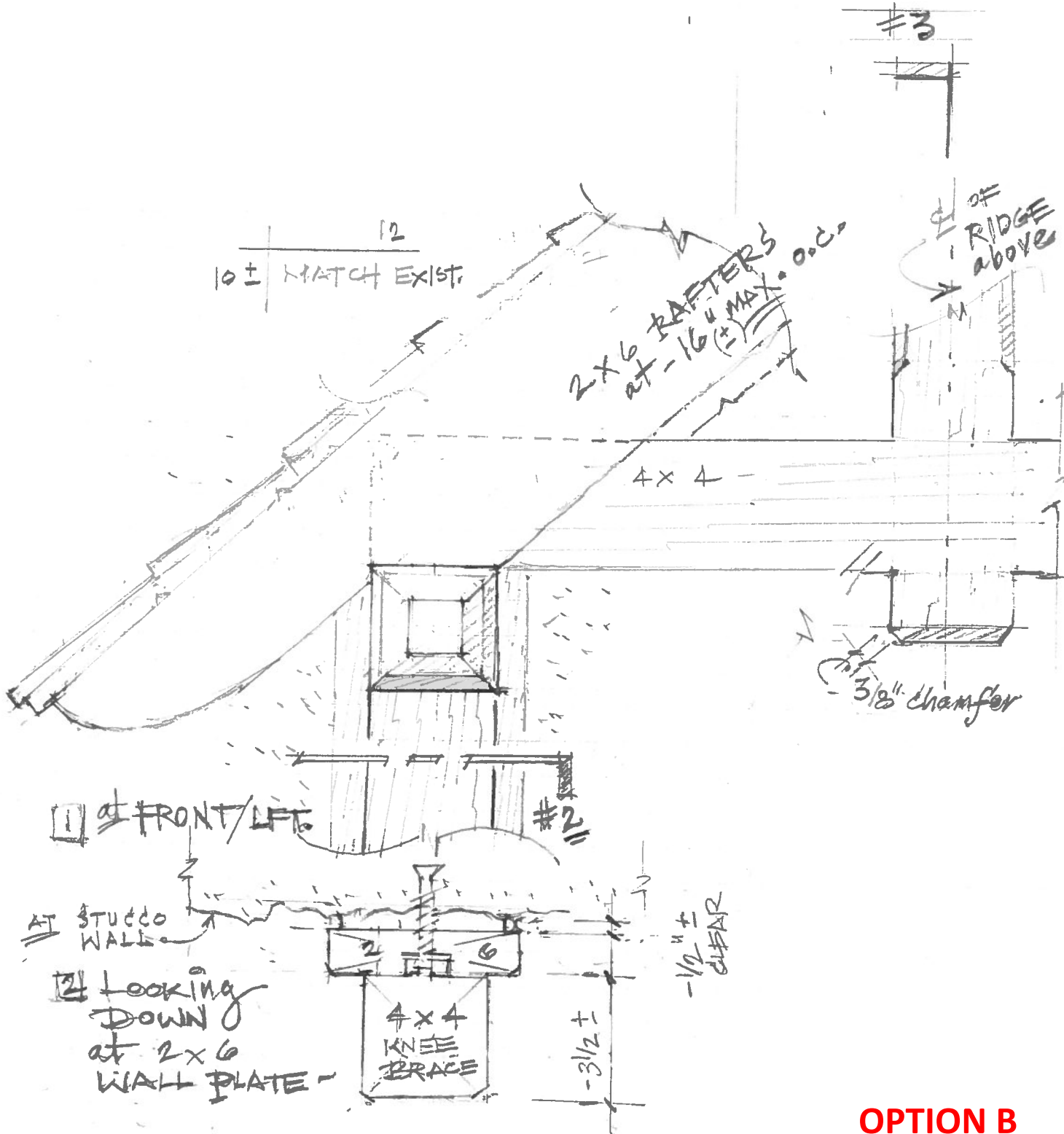
OPTION B

1950
W. MAG.

HAMILTON'S
"NEW" OPEN-END
GABLED ROOF.

SCHEME II
PRELIM.

WED 29 AUG 18



OPTION B