

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO: 2019-523
ADDRESS: 2011 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1953 BLK LOT W 45.5 FT OF 3
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Dorothy Choice/Horizon View Realty
OWNER: Dorothy Choice/Horizon View Realty
TYPE OF WORK: Historic Tax Certification, fenestration modifications
APPLICATION RECEIVED: September 03, 2019
60-DAY REVIEW: November 02, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Remove two existing one over one wood windows on the rear façade and enclose with siding.
2. Remove one existing one over one wood window and a non-original door on the rear façade and install French doors.
3. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

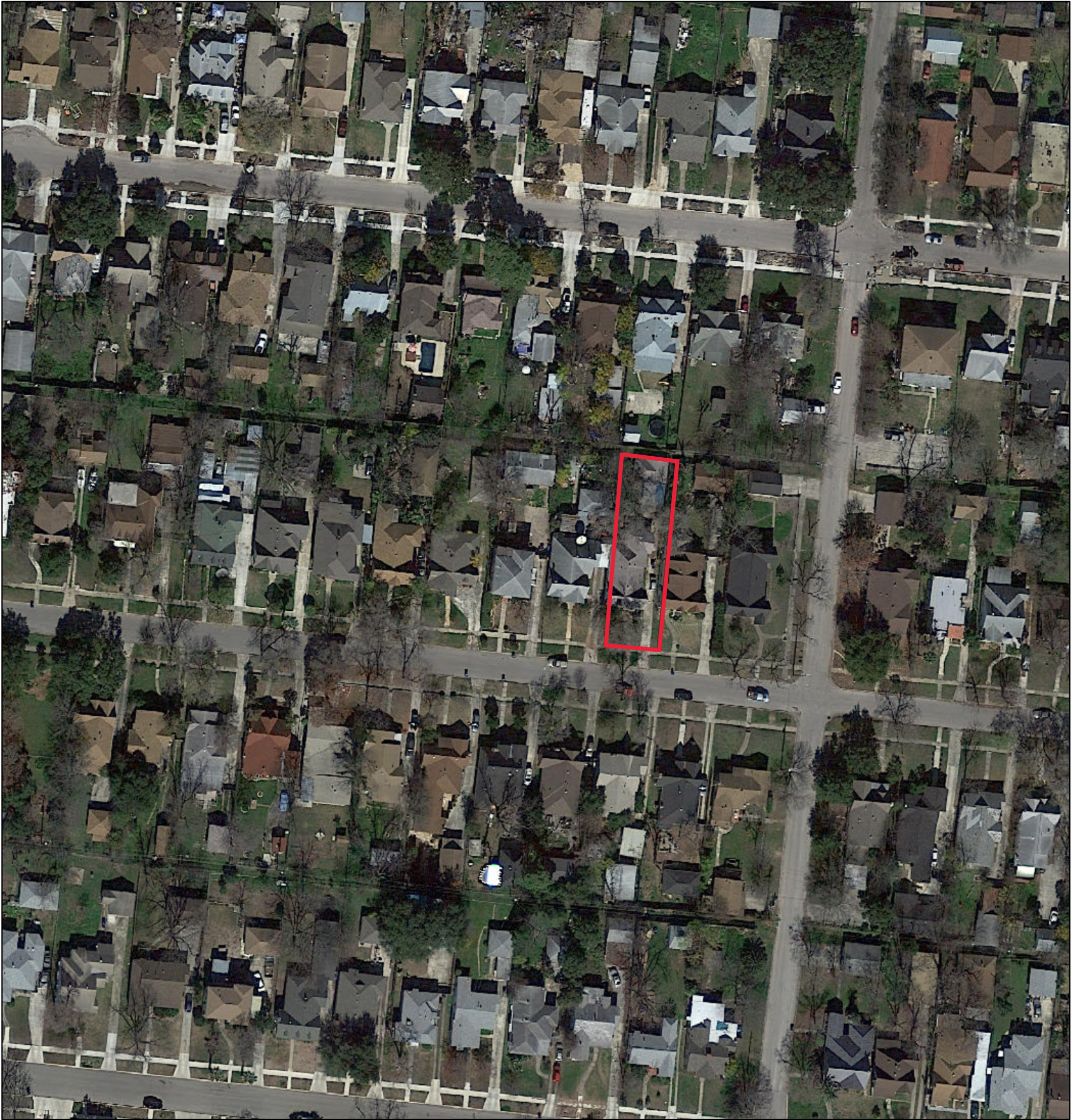
- a. The primary structure located at 2011 W Magnolia Ave is a 1-story single family home constructed circa 1930 in the Tudor Revival style. The home features an arched entryway, prominent brick chimney, and an asymmetrical side porch. The structure is contributing to the Monticello Park Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to remove three one over one windows and one non-original door on the rear façade. The windows appear to be original in location and material and are covered with non-original aluminum screens. The windows facing west will be infilled with siding and a long rectangular clerestory window will be installed. The window and door facing north (rear) will be replaced with French doors. According the Historic Design Guidelines, the filling of historic door and window openings should be avoided. The existing rear window openings, including their dimensions and materials, appear to be original to the house. The proposed clerestory window also does not feature historically common proportions, dimensions, configuration, or detailing and is not consistent with the OHP Window Policy document. While staff finds the installation of French doors appropriate on the rear of the structure, staff does not find the proposal to remove the windows consistent with the Guidelines. Staff recommends that the existing windows be retained and restored in their current locations and that the French doors be installed in the location of the existing rear door.
- c. HISTORIC TAX CERTIFICATION: SCOPE – The scope of work includes a comprehensive interior remodel, exterior repairs, and painting, in addition to the requested scope as part of this HDRC application.
- d. HISTORIC TAX CERTIFICATION: PROGRESS – Staff conducted a windshield survey of the site on September 10, 2019, to examine the exterior conditions of the property. Staff finds that the property is in need of reinvestment and commends the applicant for undertaking the project.
- e. HISTORIC TAX CERTIFICATION: REQUIREMENTS – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Items 1 and 2, Staff does not recommend approval of the removal of three one over one wood windows on the rear façade based on finding b. Staff recommends that the applicant restores the windows in place and installs French doors in the location of the existing non-original rear door.

Item 3, Staff recommends approval of Historic Tax Certification based on findings d through f with the stipulation that the applicant complies with all administrative and HDRC approvals, including the final outcome of items 1 and 2 above.

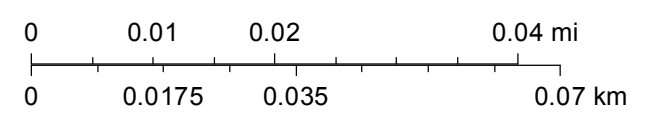
City of San Antonio One Stop



September 13, 2019

—— User drawn lines

1:1,000













LEFT-REAR CORNER
OF HOUSE
PRESENT



LEFT-REAR CORNER OF HOUSE PROPOSED

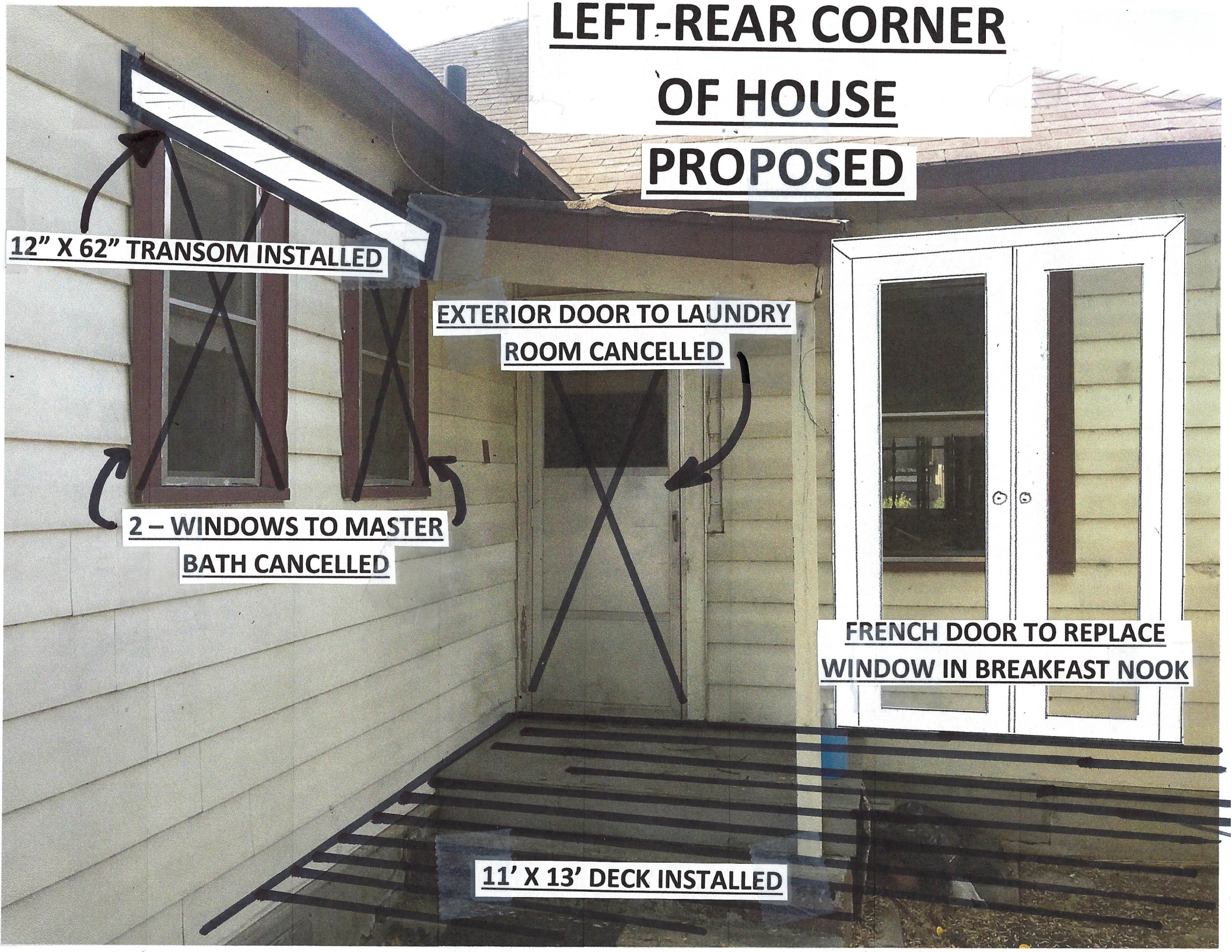
12" X 62" TRANSOM INSTALLED

EXTERIOR DOOR TO LAUNDRY
ROOM CANCELLED

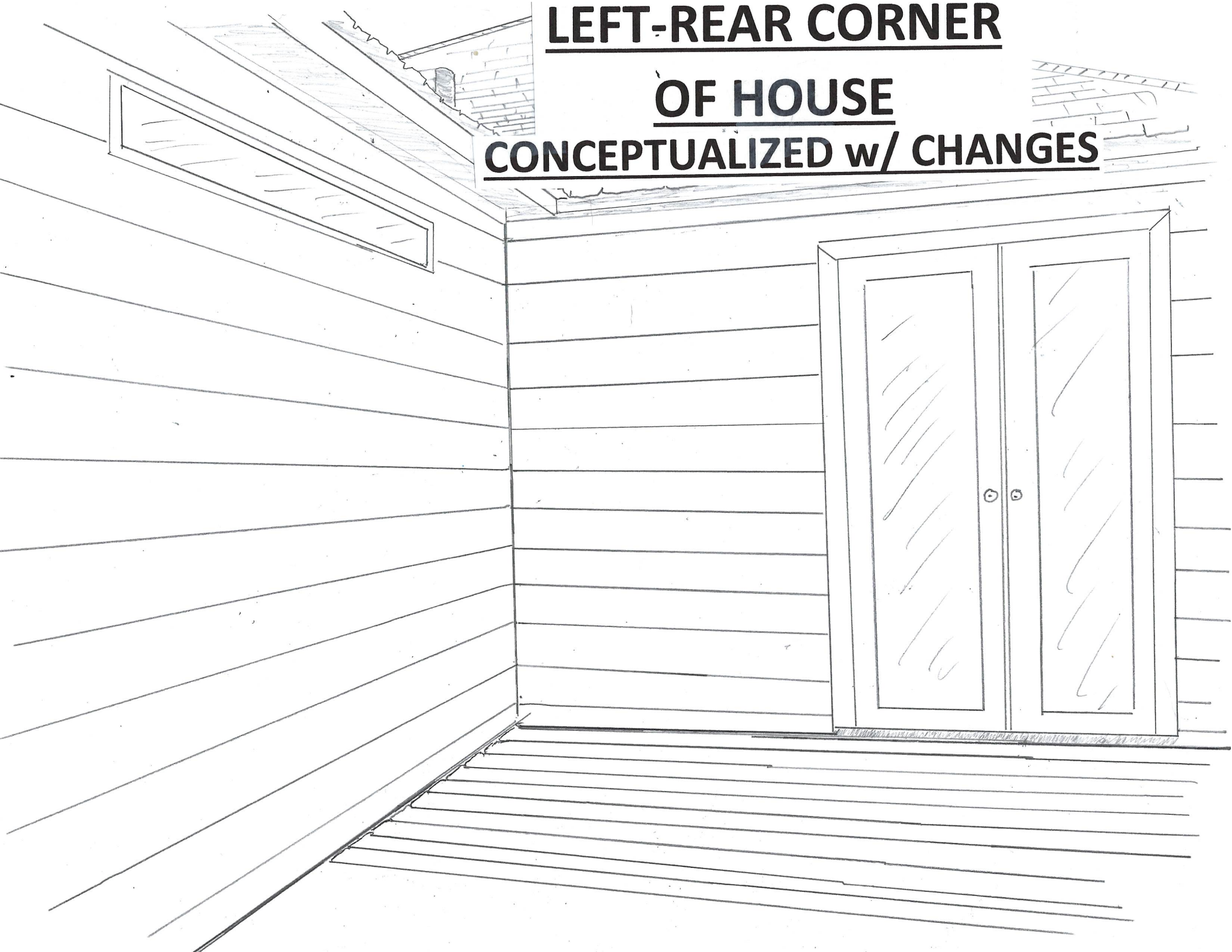
2 - WINDOWS TO MASTER
BATH CANCELLED

FRENCH DOOR TO REPLACE
WINDOW IN BREAKFAST NOOK

11' X 13' DECK INSTALLED



LEFT-REAR CORNER
OF HOUSE
CONCEPTUALIZED w/ CHANGES

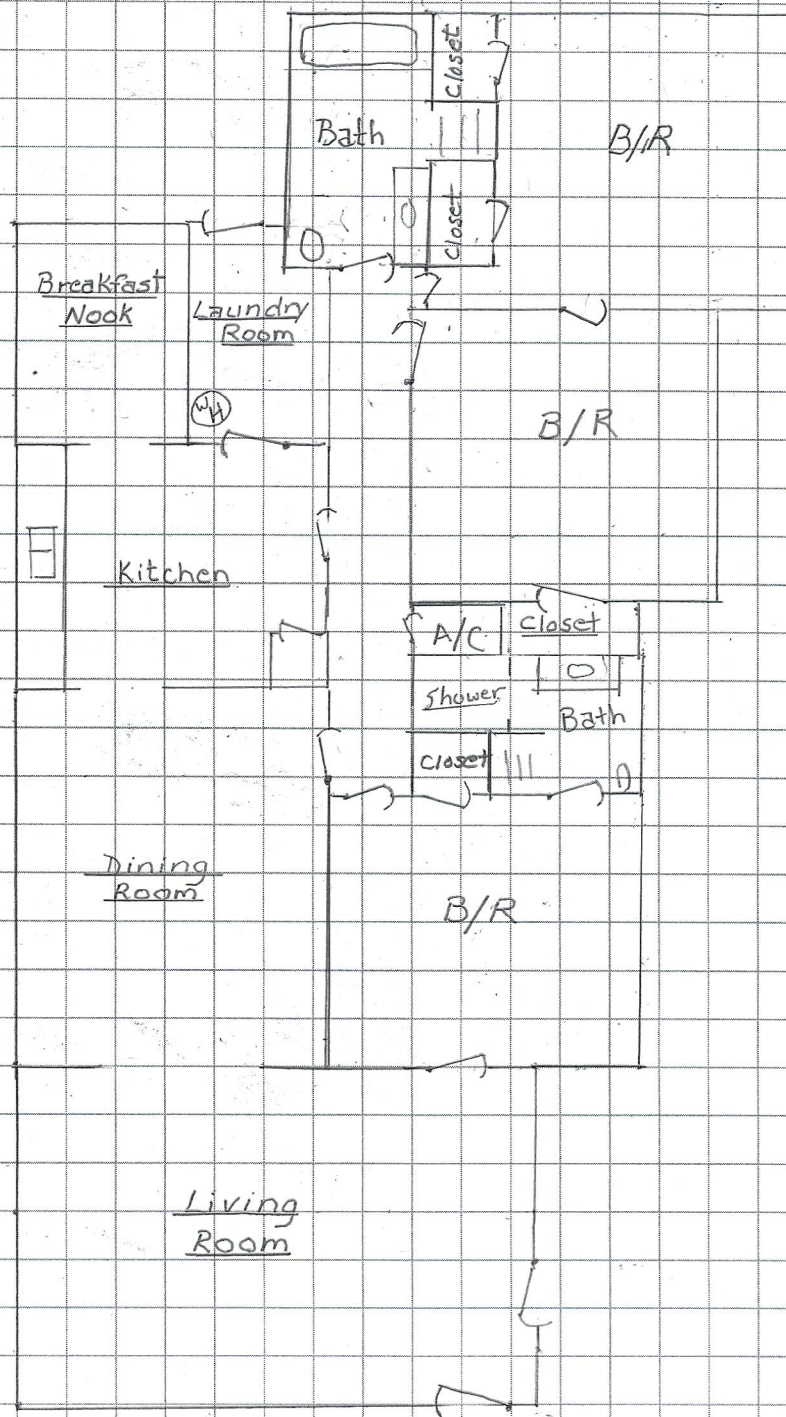


SATTERFIELD & PONTIKES CONSTRUCTION, INC.

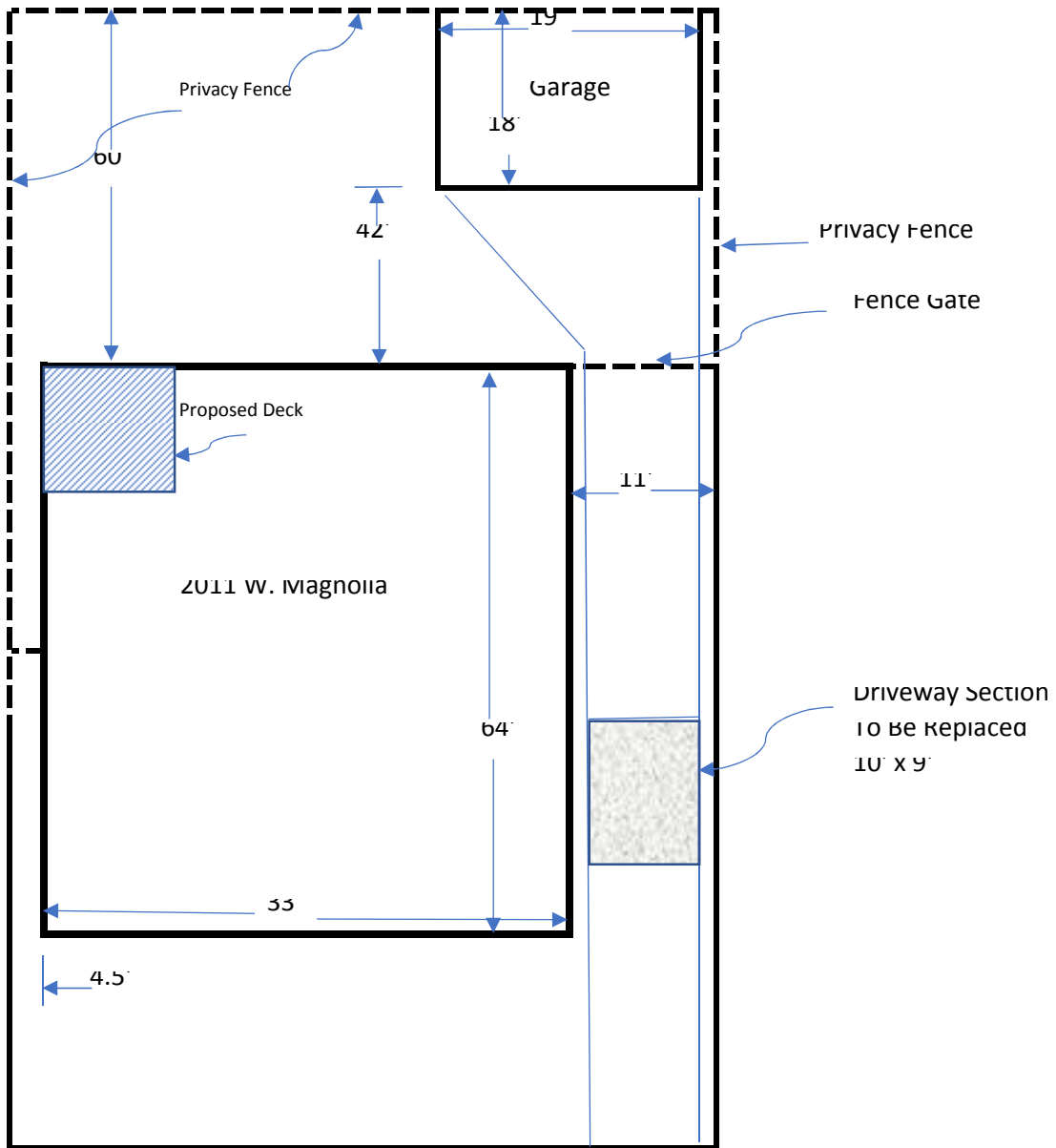
GENERAL CONTRACTORS / CONSTRUCTION MANAGERS

Job # _____ Project _____

Subject _____

CURRENT FLOORPLAN

Scale: 1" = 8'



W. Magnolia Ave.



9139 Braswell St. San Antonio Texas 78254
(210) 371-5651 (210) 392-8376

CONTRACT AGREEMENT

Name (property owner) Horizon View Realty Investments LLC
Dorothy Choice - Member Date 08/30/2019 REV 3

Project Address 2011 W Magnolia Ave

City SAN ANTONIO State/Zip Code TX 78201

Phone Number

Contractor's name Juan Antonio Santana

Contractor's phone number

E-mail:

SCOPE OF WORK

- Order dumpster (up to 4 dumpsters)
- Demo areas as needed
- Install 25 year shingles on home and garage (non 3 dimensional) (does NOT include any Sub-deck repairs or replacement)
- Install new **French** exterior door, includes frame on back of home
- Build wooden deck with standard wooden hand rail (treated wood), includes stain
- Replace one section of concrete driveway
- Fill crack on garage floor
- Patch siding where door and windows are been cancelled trying to match existing
- Install hardy backer skirting around foundation perimeter.
- Paint exterior of home (2 colors) to include front patio floor
- Paint garage exterior walls
- Install standard frameless glass shower door in master bath shower
- Framing as needed to include one beam with engineer letter
- Install pine wood ceiling in dining room includes stain
- Repair/install sheetrock as needed, tape and float and texture entire home

- Paint interior of home (3 colors, wall, ceiling and wooden trim), includes interior window frames
- Remodel both bathrooms, includes standard vanities cabinets with granite countertops, install new shower valves, faucets, new elongated toilets, 3 vanity lights 2 standard extractors fans, new standard tub with standard tile surround (no niche), new standard tile shower surround contractor by faucets total 3 baths faucets make 2 shower boxes with niche (no bench), new cut off valves, supply and drain lines, new standard tile floors.
- Install new standard shaker style kitchen cabinets, includes level 2 granite countertop with standard stainless steel undermount sink, install faucet, pulls and knobs, new cut off valves, supply and drain lines, includes island with granite countertop, paint lower cabinet blue. Please note: all sinks, and kitchen faucet and cabinet hardware provided by home owner.
- Install stone and tile at fire place face wall
- Install existing doors
- Install standard 40 gallons electrical water heater, with expansion tank
- Install fence on back of property and both front sides of home with one standard car gate
- Install 2 wooden cedar columns in living room and stain
- Stain existing front door
- Install one new transom window in master bath
- Install all interior and exterior light fixtures (4 ceiling fans, 15 recess lights, flash mounts, coach lights, etc)
- Foundation and garage leveling. If ANY water and/or drainage lines breakage occur due to foundation leveling they are NOT covered in this estimate and repairs can be done at an extra cost
- Misc. electric work, includes new interior and exterior panels and new electrical services
- Misc. plumbing work, includes relocating laundry room plumbing, new refrigerator supply line and installing all plumbing fixtures
- Install hardy backer and tile on kitchen floor and laundry room
- Install standard tile backsplash in kitchen

Special Notes: Home owners to provide ceiling fans, dining room chandelier, and bathroom wall lighting. JAS to provide remainder - canned lighting, standard ceiling lighting, shower and bath fixture, vanity fixtures, etc.

Contractor offers to provide for all labors, materials (unless specified above), equipment, tools, necessary city permits and services necessary for execution and completion of the contract. The total approved cost for this rehab is for the amount of \$86,500 to be paid by owner to contractor. Please refer to the "CONSTRUCTION/PAY SCHEDULE" for the obligations of both JAS Builder Construction and Horizon View Realty Investments LLC (Dorothy Choice - member). The Construction phase(s) will be considered complete when work is finished, and any required permits for the phase have passed inspection. Full payment for any phase is due upon completion.

EXTERIOR OF HOME

- Repair and re-shingle roof w/ 25-yr slate-gray composite shingles.
- Repair and re-paint existing vinyl siding with one of two color choices submitted.
- Repair/replace Hardi-backer skirting and paint with same color as house.
- Install small 11' x 13' stained, pressure treated deck to back left corner of house - shown on plat.
- Cancel two small windows to master bath over-looking deck, for privacy, and install 12" x 62" transom.
- Cancel existing door to interior laundry room.
- Replace existing window to breakfast nook with French doors to open onto deck

