

# HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-556  
**ADDRESS:** 119 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 1770 BLK 7 LOT 14  
**ZONING:** MF-33,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Steven Martin  
**OWNER:** Fred Moreno  
**TYPE OF WORK:** Construction of a 1-story rear accessory structure  
**APPLICATION RECEIVED:** September 16, 2019  
**60-DAY REVIEW:** November 15, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story detached garage at the rear of the property measuring approximately 810 square feet.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments 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 facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### *OHP Window Policy Document*

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

## FINDINGS:

- a. The primary structure located at 119 W Magnolia Ave is a 2-story single family structure constructed circa 1930 in the Craftsman style with Neoclassical influences. The structure features a double gable configuration with deep overhanging eaves and exposed rafter tails, an asymmetrical wraparound 1-story front porch with Doric columns, and ganged one over one wood windows. The structure is contributing to the Monte Vista Historic District. The applicant is requesting a Certificate of Appropriateness to construct a 1-story rear accessory structure totaling approximately 810 square feet.
- b. FOOTPRINT – The applicant has proposed to construct a new 1-story garage structure in the rear of the lot. The garage will be accessed off of the rear alley and will measure a total of approximately 810 square feet in footprint. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan and generally follow the development pattern of the district. While staff finds that the proposed footprint is close to eclipsing this guideline, the block features several rear accessory structures that are larger in footprint. The 1911 – 1951 Sanborn Map also features a rear accessory structure on the property that measured approximately 50% of the primary structure’s footprint in a different configuration. Staff finds the proposal consistent based on these site-specific considerations.
- c. ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards W Magnolia Ave. The rear garage portion will be oriented towards the rear alley. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setback is also consistent with historic precedents in the Monte Vista Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- a. SCALE & MASS – The applicant has proposed a 1-story garage structure with a primary hipped roof and a front low-sloping shed porch. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with 2-story primary structure on the lot or nearby historic structures, and will closely visually match the height of other garage structures along W Magnolia Ave. Staff finds the proposal consistent with the Guidelines.
- d. ROOF – The applicant has proposed a hipped form for the structure. The roof will be constructed of standing seam metal to closely match the materiality of the primary structure. Staff finds the proposal appropriate with the roofing stipulations listed in the recommendation.
- e. MATERIALS – The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. The primary façade materials are not indicated in the application. The applicant has indicated that an existing non-original stone wall will be reused to frame the sides of the garage and that additional stone will be used to partially reconstruct the wall in a different location. Staff generally finds this approach consistent.
- f. FENESTRATION – The applicant has proposed several openings on the proposed garage structure, including an overhead garage door facing the alley and several openings on the side facades and the front façade facing the interior of the lot and W Magnolia Ave. The openings appear to be generally proportionate and consistent with the Guidelines. Staff finds that the proposed windows should comply with the stipulations listed in the recommendation.
- g. ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposed detailing appropriate for the primary structure and district, but finds that the proposed front porch columns should be limited to 4 total and be a maximum width of 6x6” square to match historic configurations and patterns.

## RECOMMENDATION:

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

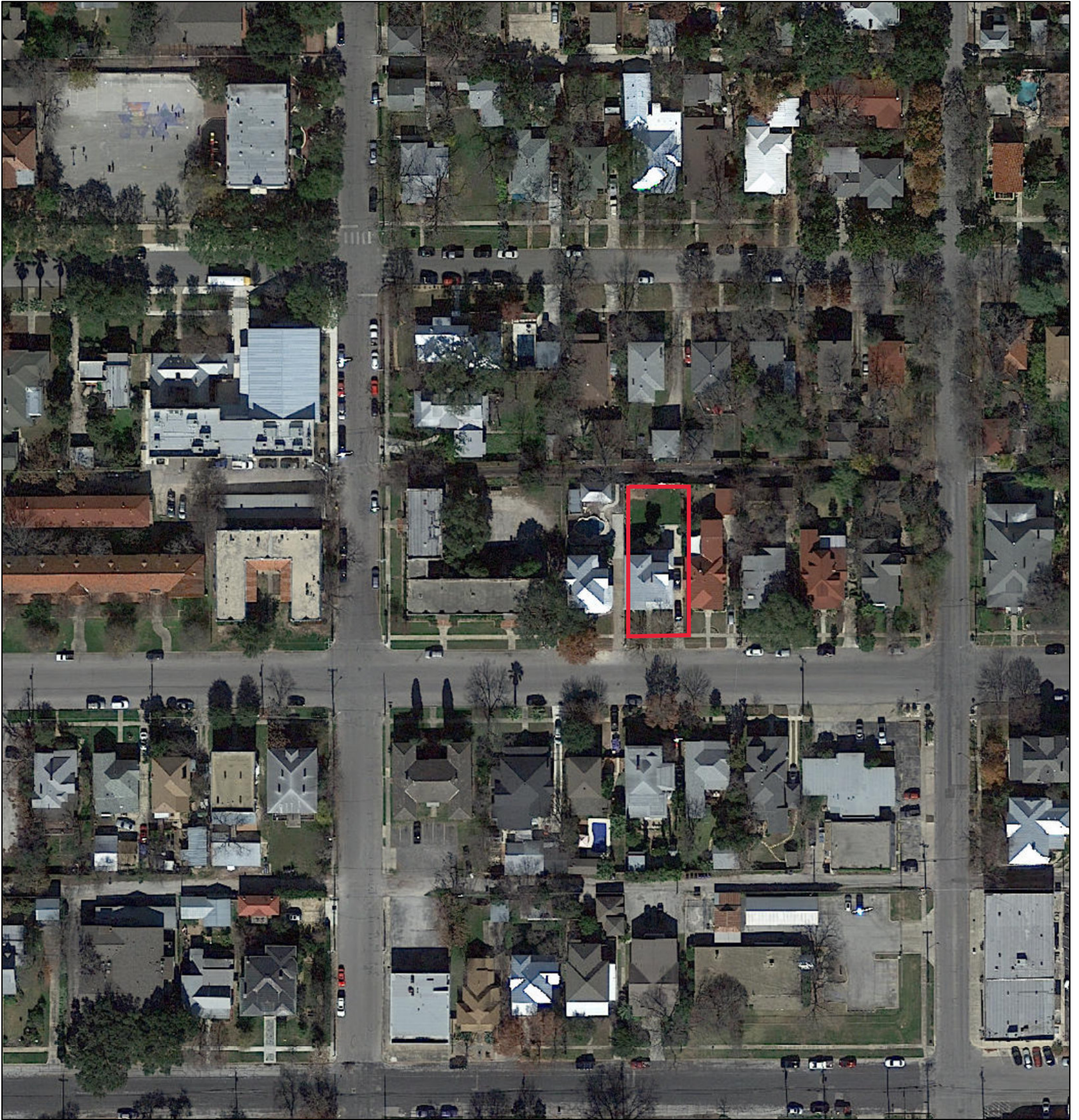
- i. That the number of columns be reduced to a maximum of four (4) total, be constructed of wood, measure six inch (6”) square with capital and base trim, and feature chamfered corners.
- ii. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.



- iii. That the applicant submits a final window specification for the proposed wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.



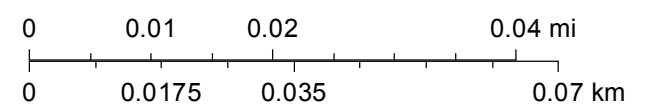
# City of San Antonio One Stop



September 26, 2019

—— User drawn lines

1:1,000







W Hulsache Ave

W Hulsache Ave

W Hulsache Ave

N Main Ave

N Main Ave

Howard St

Howard St

119 West  
Magnolia Avenue

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave









ROBERTO C. TREVINO  
CITY COUNCIL DISTRICT 1  
RE-ELECT

Secured by  
ADT  
1-800-388-0800

19





119

FIESTA

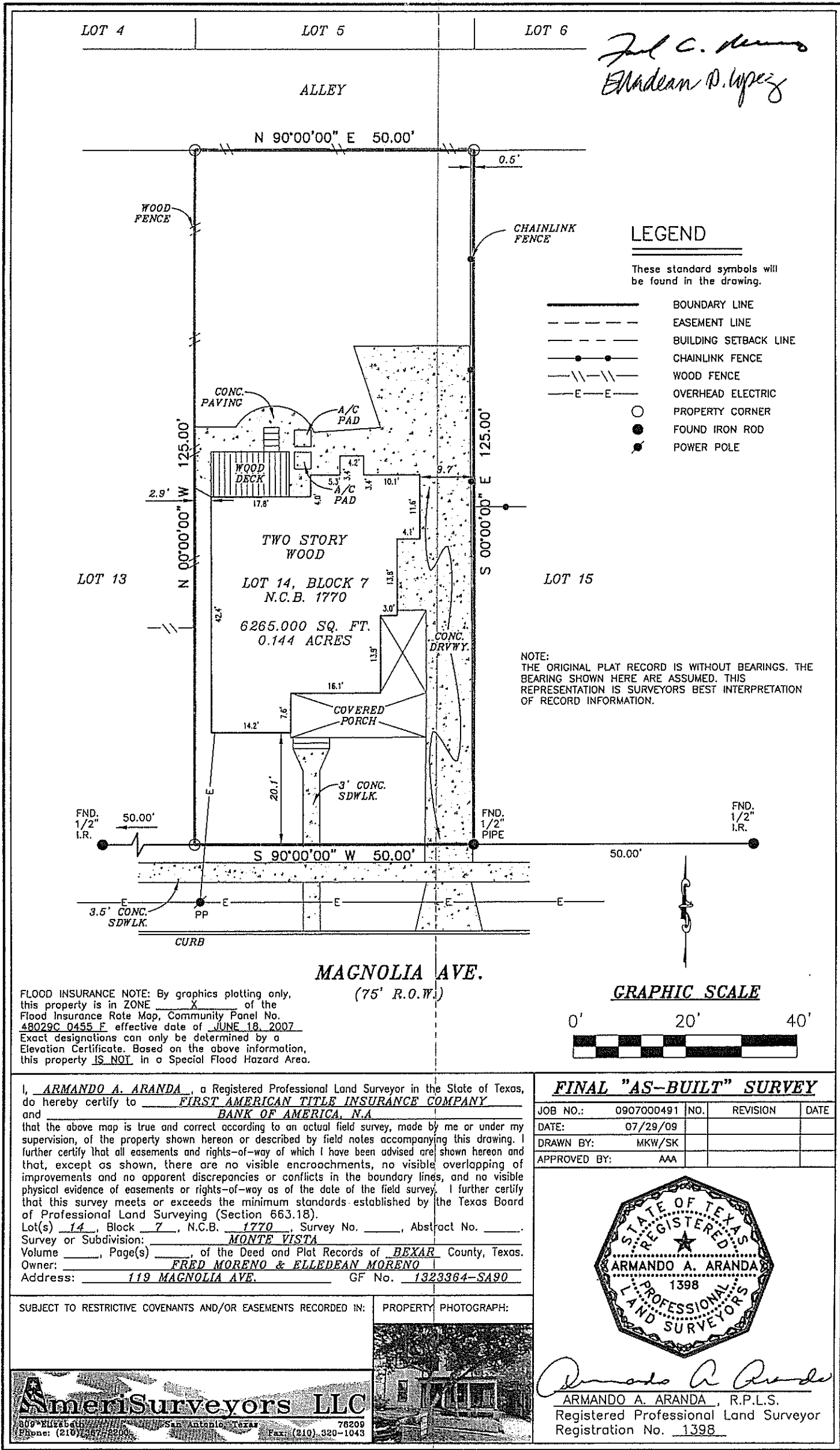




119

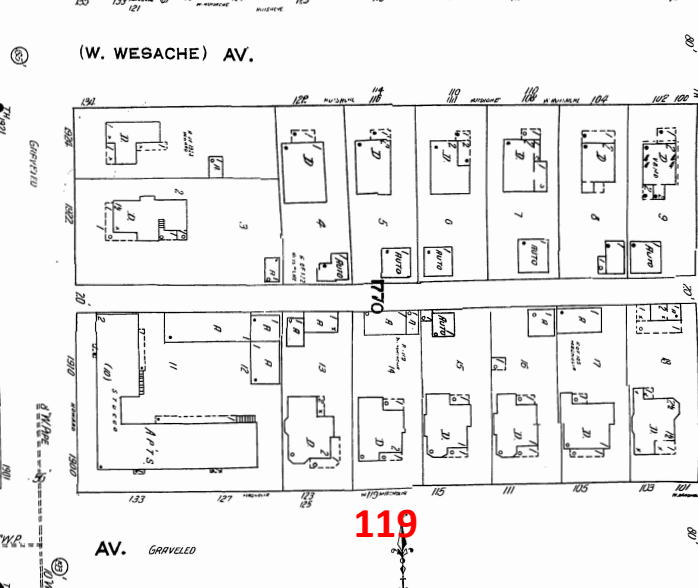
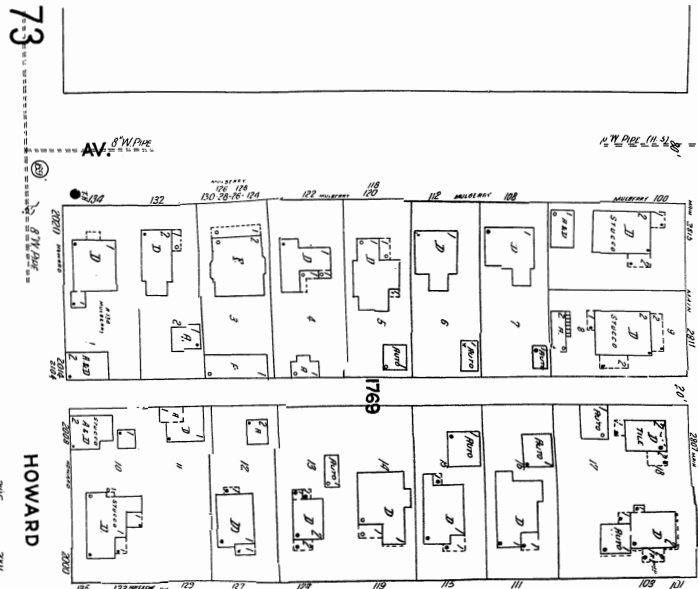
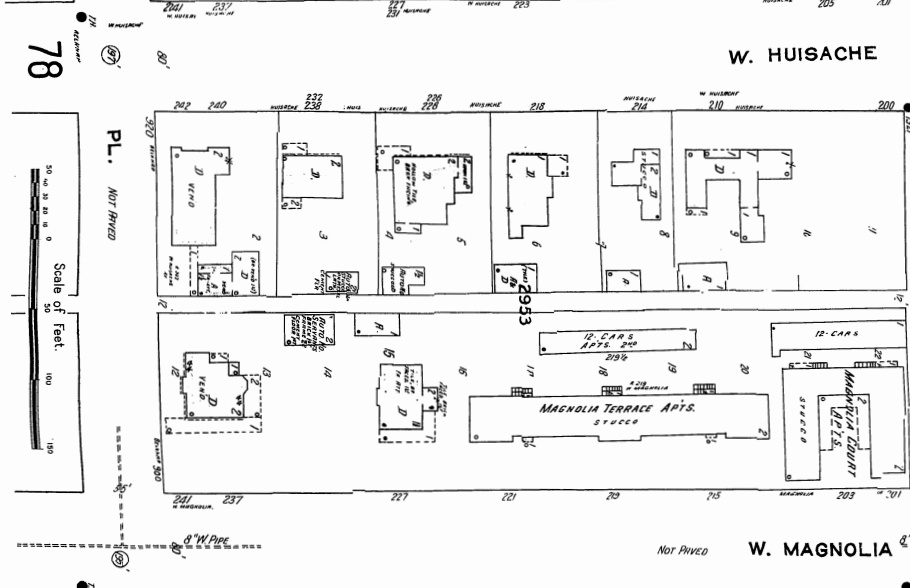
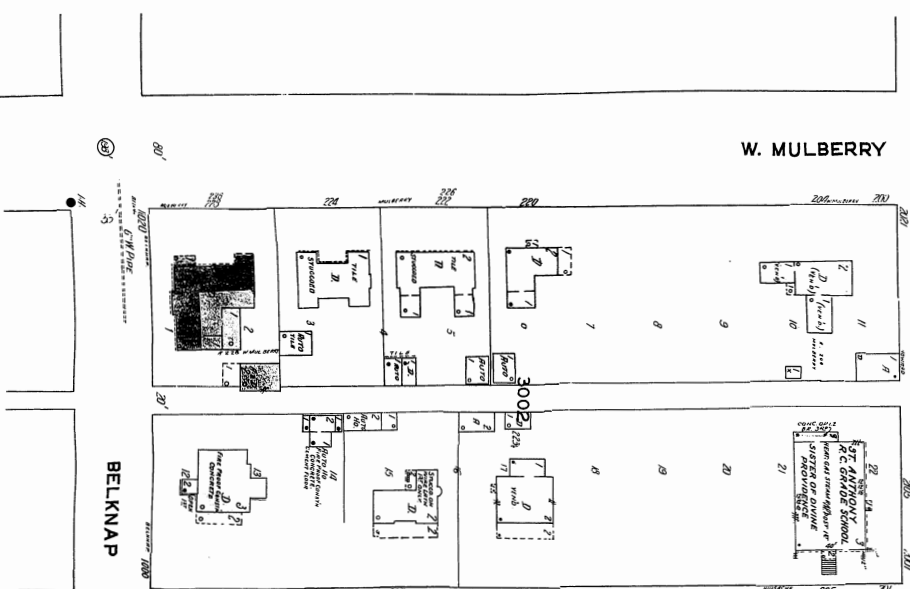








# 1911 - 1951 SANBORN MAP



119



EMULBERRY AV.

N. MAIN

E. HUISACHE AV.

AV. NOT PAVED

E. MAGNOLIA AV.

TEX. 037

74

## DESIGN FOR LIVING

143 FURR  
SAN ANTONIO, TX 78240  
[smartin399@gmail.com](mailto:smartin399@gmail.com)  
[210.365.3246](tel:210.365.3246)

9 July 2017

Office of Historic Preservation  
City of San Antonio Development and Business Service Center  
1901 S Alamo St.  
San Antonio, TX 78204

**RE: Narrative, Specification of materials, and Documentation of all materials and finishes  
119 W Magnolia Street, San Antonio, TX 78212**

To Whom It May Concern,

The following is a written description of the proposed scope of work for the construction of a new garage and living space at 119 W Magnolia Street. All materials and specifications for this project will also be listed, in an effort to fully illustrate our firm's intent with regard to this project.

We propose removing the construction of a 810 square foot, single story, wood framed structure to serve as a detached garage and conditioned living space for hosting and gathering purposes. There is evidence at this property that a detached garage once stood in the place of our proposed structure. Our clients at 119 W Magnolia do not have a garage or carport, and never have during the 12+ years they have resided at this residence.

There is an existing concrete driveway that will remain in place, as our clients will continue to use this driveway for its current purposes. However, access to this detached garage will come from the alley behind their property. There is ample evidence of detached garages within the immediate vicinity of 119 W Magnolia Street that have direct access from this alley way.

All new windows are to be double hung, white in color, and wood framed to match the construction and integrity of the windows in the current residence. The entry door at the south façade of this proposed structure will be wood framed with a glass window inserted, matching the design of the residence entry door. A single 16' x 7' garage door will be in the north façade, with a carriage design that is more reflective of two separate doors, as opposed to a single door with continuous facing and panels.

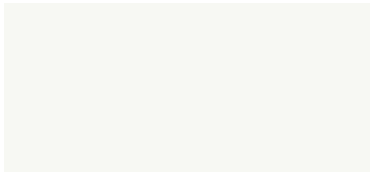
All facades of this proposed detached structure will match the materials of the existing residence. We propose lapboard siding with a 6" inch exposure, 1" x 4" wood trim at all corners, 1" x 6" wood trim surrounding all doors and windows, and a standing seam metal roof. All eave conditions will match the existing residence, with a 1 x 8 wood fascia board wrapping the entirety of this structures eave.

Three colors will be utilized for this project, and will match colors that will be used to repaint the existing residence prior to the completion of this proposed detached garage. We are proposing the use of the following colors:

Color No. 1: Main body of the structure,  
all lapboard siding throughout:  
Behr N380-4 "Strong Winds"



Color No. 2: all wood trim throughout:  
Behr Ultra Pure White



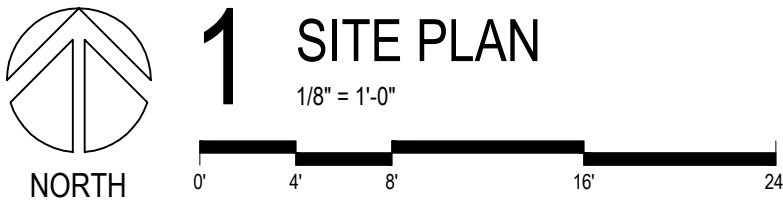
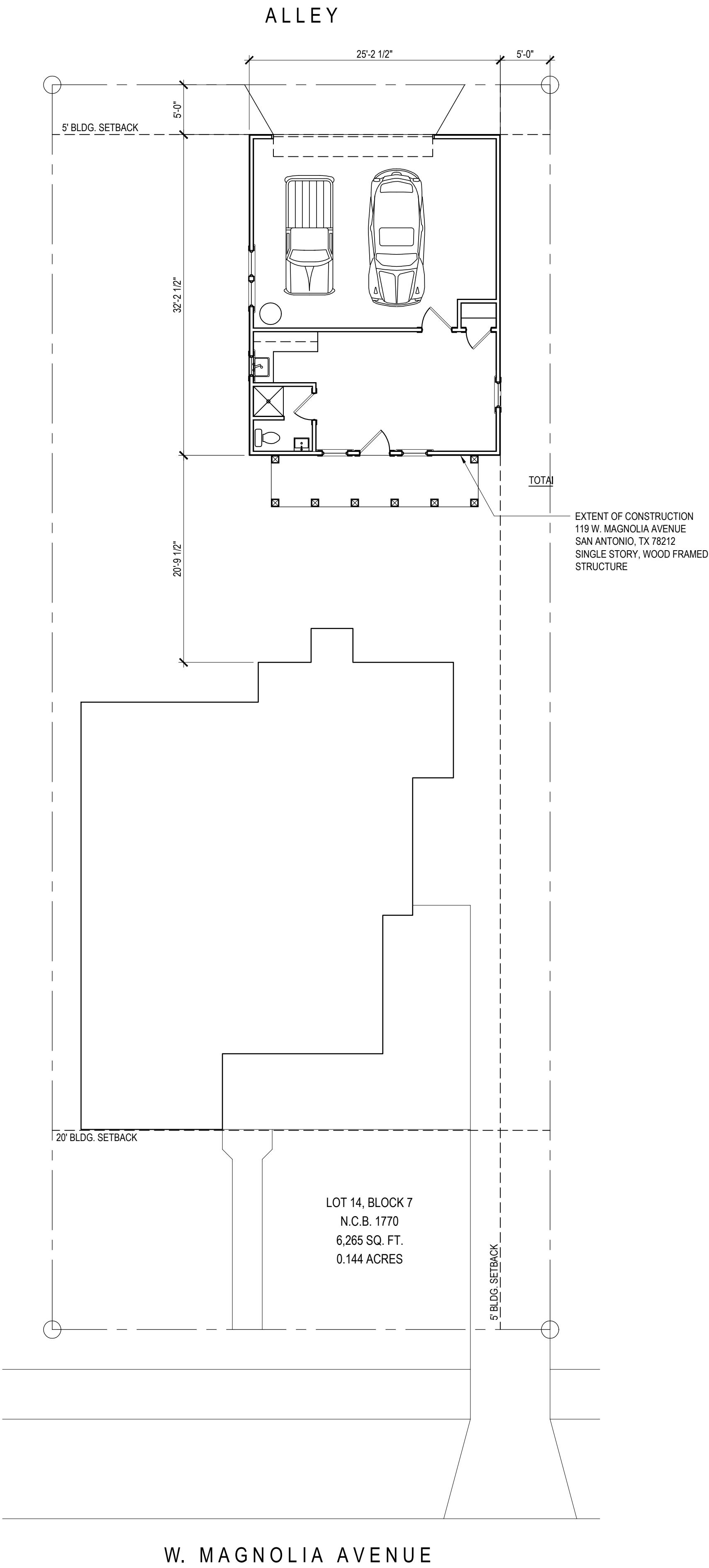
Color No. 3: all accents throughout:  
Behr S470-6 "Shipwreck"



Please contact our firm with any questions or comments regarding this proposal.

Respectfully,

Steven Raul Martin  
Proprietor, DESIGN FOR LIVING



1 SITE PLAN

A RESIDENTIAL ADDITION  
FOR  
MR. & MRS. FRED MORENO  
119 W MAGNOLIA AVE. SAN ANTONIO, TEXAS 78212

SHEET TITLE:  
Site Plan

JOB NO.  
2018-05

DRAWN BY:  
STAFF

DATE:  
6/11/18

SHEET NUMBER:

A1.01

smarin38@gmail.com

(210) 385-3246

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DESIGN FOR LIVING

143 FURBER DRIVE

SAN ANTONIO, TEXAS 78201

GENERAL NOTES

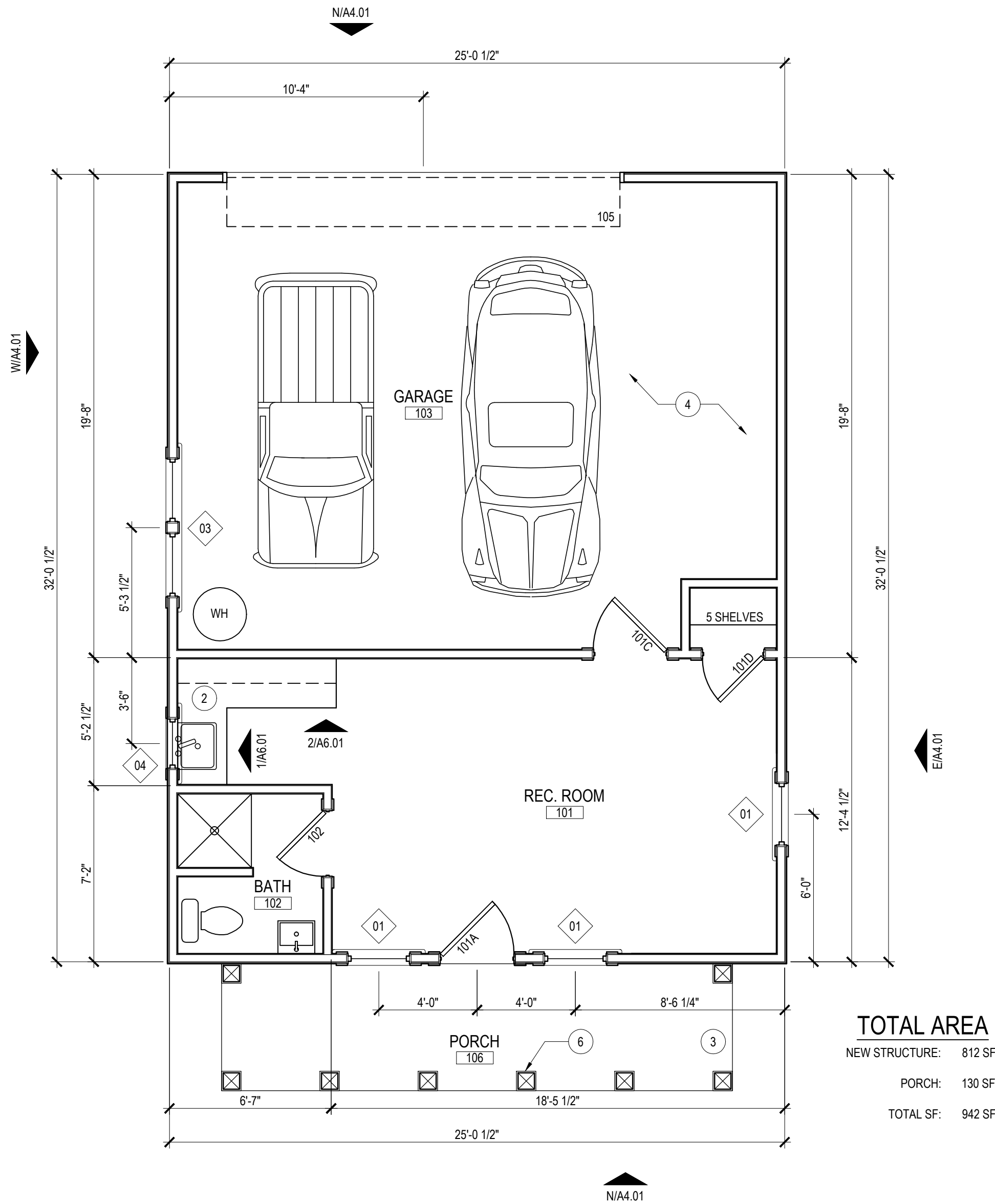
- A. FIRST FLOOR: 9'-0" PLATE HEIGHT U.N.O. / SECOND FLOOR: 9'-0" PLATE HEIGHT U.N.O.  
B. FIRST FLOOR: 6'-8" HEADER HEIGHT U.N.O. / SECOND FLOOR: 6'-8" HEADER HEIGHT U.N.O.  
C. ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR  
D. PROVIDE WORK PLATFORM IN ATTIC FOR A/C UNIT  
E. REINFORCE WALLS WITH WOOD BLOCKING AROUND TOILET, BATHTUB AND SHOWER STALLS SO THAT GRAB BARS MAY BE ADDED LATER TO MEET ADA REQUIREMENTS TO BEAR A 250 POUND LOAD  
F. PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS  
G. ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR  
H. BALUSTERS AT 4" ON CENTER MAX SPACING  
I. INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR  
J. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317  
K. PROVIDE HANDRAILS ON ALL STAIRS / STEPS WITH AT LEAST 2 RISERS PER I.R.C. SEC. R315  
L. INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES  
M. EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.  
N. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE

KEYNOTES

1. 2x4 WOOD STUD FRAMING @ 16" O.C. SHOWN  
2. BUILT-IN CABINETS, COUNTER @ 36" AFF  
3. CONCRETE MAT PORCH / RE: STRUCTURAL  
4. 1 HOUR FIRE RATED CEILING / COORDINATE WITH ARCHITECT  
5.  
6. 8" x 8" BOX WOOD COLUMN / RE: SHEET A4.01

LEGEND

- NON RATED PARTITION  
OVERHEAD CONSTRUCTION



1 FLOOR PLAN  
1/4" = 1'-0"

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smarin385@gmail.com

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DESIGN FOR LIVING

SAN ANTONIO, TEXAS 78201

143 FURBER DRIVE

A RESIDENTIAL ADDITION  
FOR  
MR. & MRS. FRED MORENO  
119 W MAGNOLIA AVE. SAN ANTONIO, TEXAS 78212

SHEET TITLE:  
Floor Plan

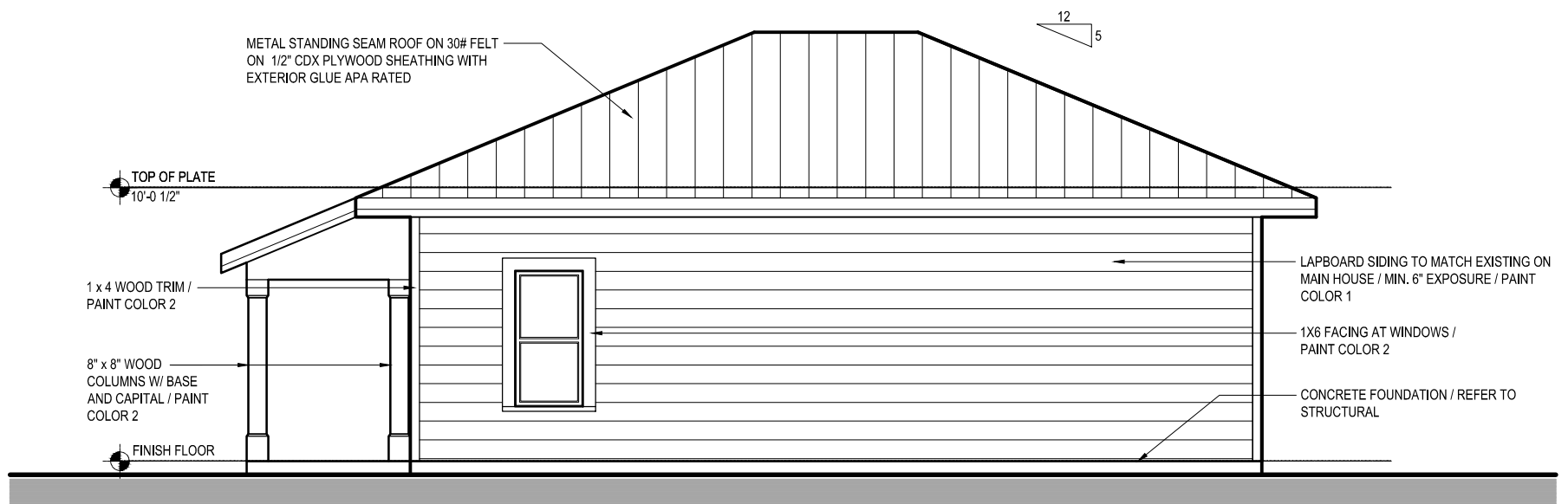
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2018-05

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STAFF

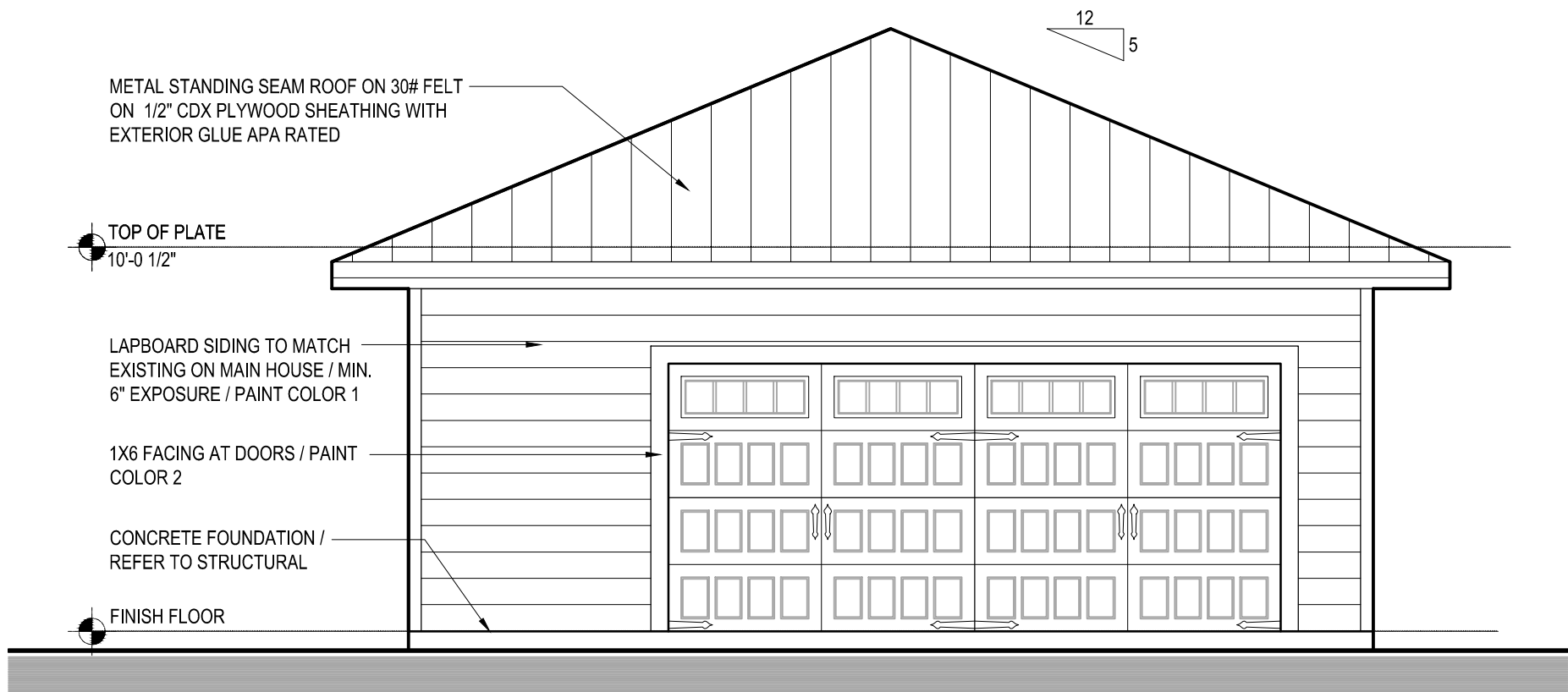
DATE:  
6/11/18

SHEET NUMBER

A2.01



**E** EAST ELEVATION  
 1/4" = 1'-0"

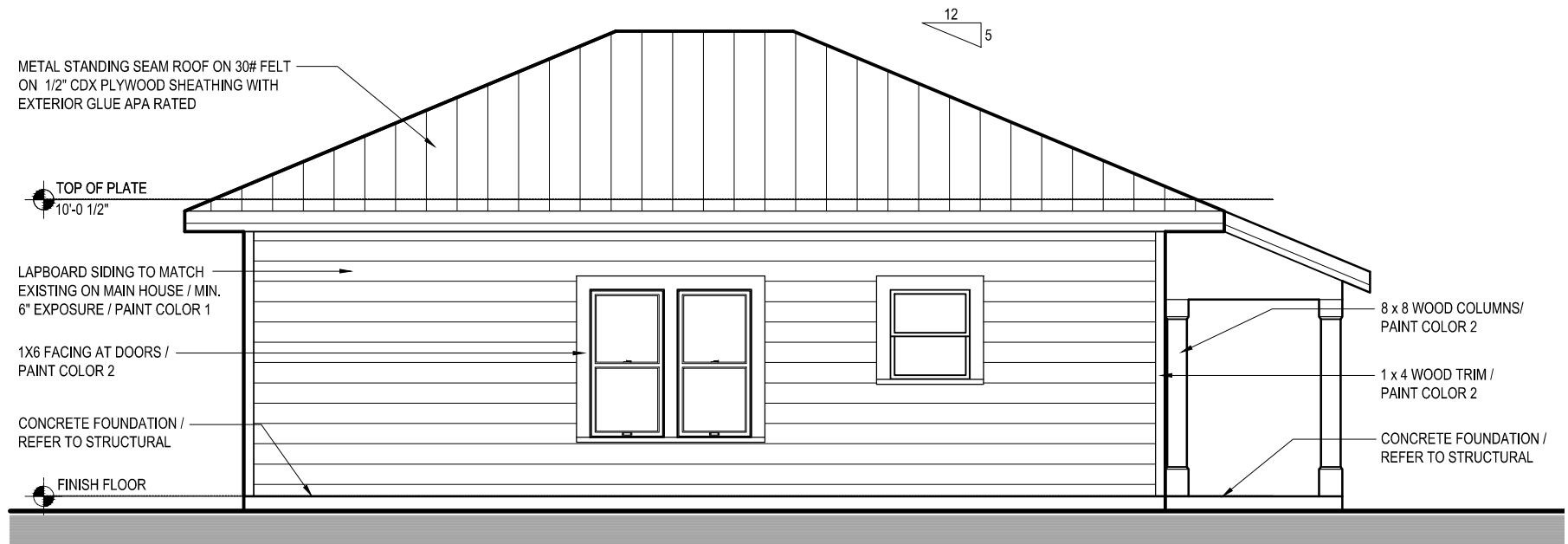


**N** NORTH ELEVATION  
1/4" = 1'-0"



**S** SOUTH ELEVATION  
 1/4" = 1'-0"





**W** WEST ELEVATION  
1/4" = 1'-0"