HISTORIC AND DESIGN REVIEW COMMISSION
July 01, 2020

HDRC CASE NO:	**2020-274**
ADDRESS:	2231 W MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 6828 BLK 0 LOT 28
ZONING:	R-6,H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Lisa Norwood/Norwood, Lisa and Bartle Andrew
OWNER:	Lisa Norwood/Norwood, Lisa and Bartle Andrew
TYPE OF WORK:	Construction of a 1-story rear accessory structure
APPLICATION RECEIVED:	June 03, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story rear garage.

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 material*s—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 principle 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.

FINDINGS:

a. The structure located at 2231 W Magnolia is a 1-story residential structure constructed circa 1940 in the Minimal Traditional style with Craftsman influences. The house is a contributing structure in the Monticello Park Historic District. The applicant is requesting approval to construct a rear garage.
b. FOOTPRINT – The applicant has proposed to construct a new rear garage structure in the rear of the lot. The garage will feature a single bay overhead door and a side pedestrian door and window. The proposed footprint is approximately 400 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
c. ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the street. 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 Monticello Park 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.
d. SCALE & MASS – The applicant has proposed a 1-story garage structure with a gable roof. The structure will measure approximately twelve feet in height. 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 primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.
e. FACADE OPENINGS – The applicant has proposed to install a double overhead garage door on the front façade and a door and window on a secondary façade. The dominant historic development pattern for rear garages during the era of significance is to feature a garage door and the pedestrian door on the front façade. Staff finds this configuration to be most appropriate with the Guidelines and finds that the applicant should modify the primary façade to include both the garage door and the pedestrian door.
f. ROOF – The applicant has proposed a gable roof form for the carport. The roof will be constructed of shingle to closely match the materiality of the primary structure. Staff finds the proposal appropriate, but find that the gable returns should be removed from the design and that the gable should feature traditional extended eaves and gable ends.
g. MATERIALS – The proposed carport will be constructed with concrete footing, 8x8" cedar posts, cedar beams, and either wood or Hardie siding. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines, but requires a final material specification for the window, door, garage door, and siding. The openings should meet the stipulations listed in the recommendation and any composite siding should feature a smooth finish and a maximum reveal of 8 inches.
h. 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 proposal consistent with the Guidelines.

RECOMMENDATION:

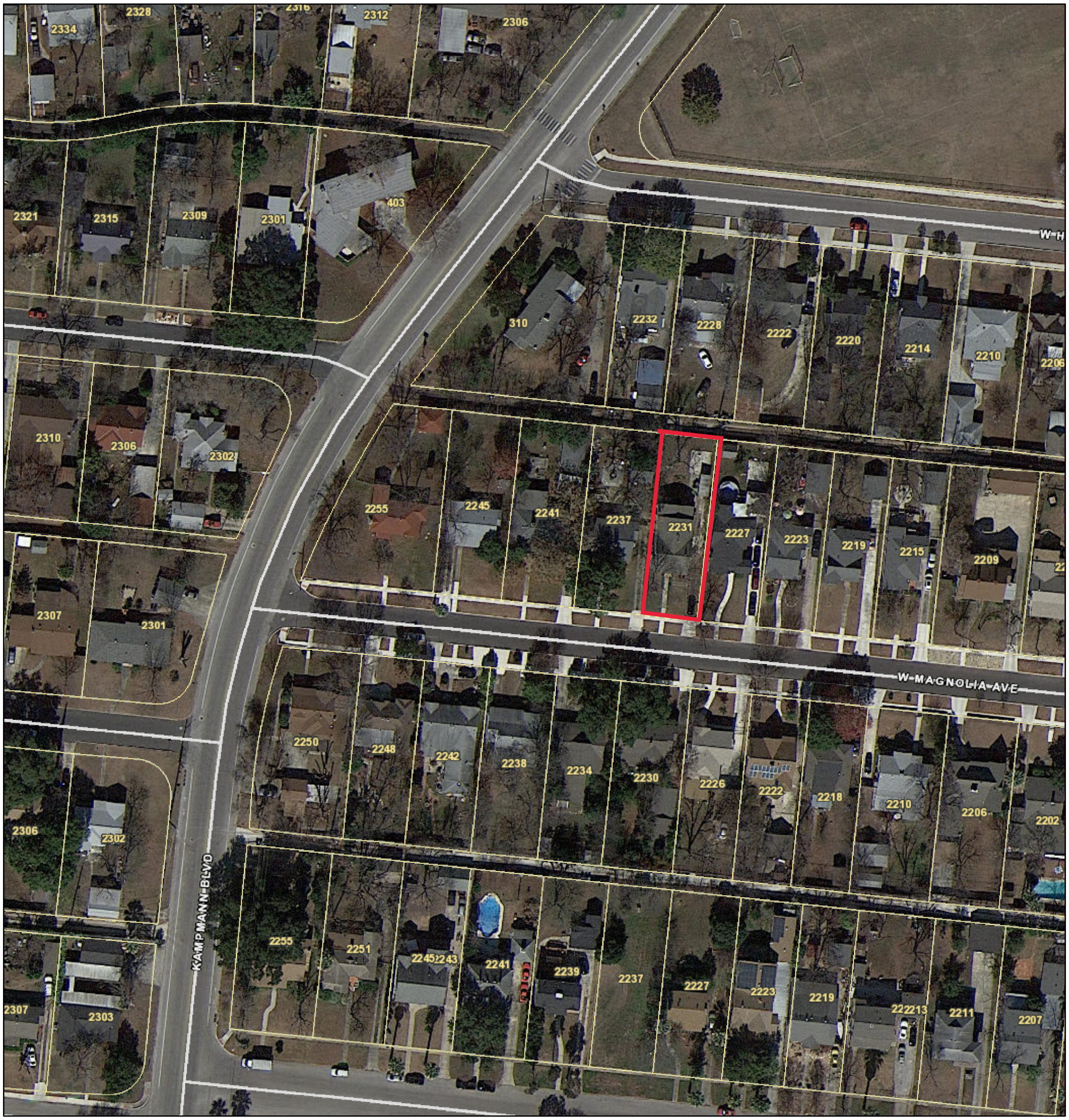
Staff recommends approval based on findings a though g with the following stipulations:

i. That the applicant removes the gable returns as noted in finding e. The applicant is required to submit updated drawings that reflect this change to staff prior to the issuance of a Certificate of Appropriateness.
ii. That the applicant modifies the front façade of the garage to include the garage door and the pedestrian door as noted in finding e. The applicant is required to submit updated drawings that reflect this change to staff prior to the issuance of a Certificate of Appropriateness.
iii. That the applicant utilizes woodlap siding or Hardie siding with a smooth finish and a maximum reveal of 8 inches. Faux grain texture is not appropriate. The applicant must submit a final siding specification prior to the issuance of a Certificate of Appropriateness.
iv. That the applicant provides specifications for the proposed window, door, and garage door to staff for review and approval. Staff finds wood or aluminum clad wood to be appropriate. Windows must meet the following

stipulations: 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.

v. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

Print Map



June 24, 2020

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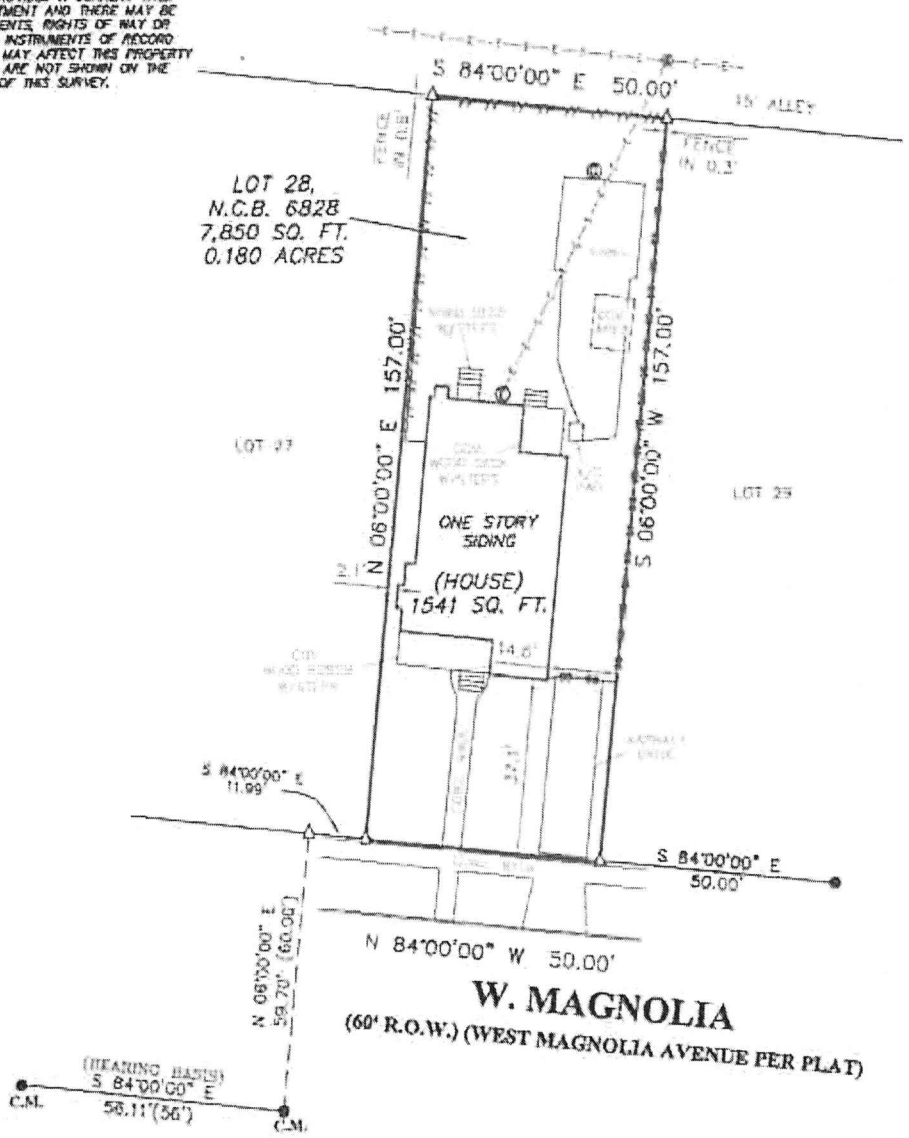
City of San Antonio, Information Technology Services Dept, Office of Historic Preservation

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.



SCALE: 1"=30'

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

NOTE: PRIOR SURVEY (WESTAR JOB NO. 78448) WAS USED FOR REFERENCE.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 980, PG. 35, DEED AND PLAT RECORDS, AND VOL. 907, PG. 303, VOL. 1455, PG. 228, VOL. 1633, PG. 477, VOL. 1709, PG. 331, AND VOL. 1757, PG. 578, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON PLAT RECORDED IN VOLUME 9520, PAGE 98, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECTS THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be featured in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480035C, Panel No. 0395 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X & AE. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the front's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.

Property Address:

2231 W. MAGNOLIA (WEST MAGNOLIA AVENUE PER PLAT)

Property Description:

LOT 28, NEW CITY BLOCK 6828, WOODLAWN PARK, FIRST UNIT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9520, PAGE 35, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:

FIRM REGISTRATION NO. 10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1035 HELOTES, TEXAS 78023-1035
PHONE (210) 372-9500 FAX (210) 372-9559

LEGEND

- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- -x-x- = WOOD FENCE
- GM = GAS METER
- PP = POWER POLE
- OHE = OVERHEAD ELECTRIC
- EM = ELECTRIC METER

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JW

G.F. NO. N/A | JOB NO. 79766 | TITLE COMPANY: N/A | DATE: 11-15-2017

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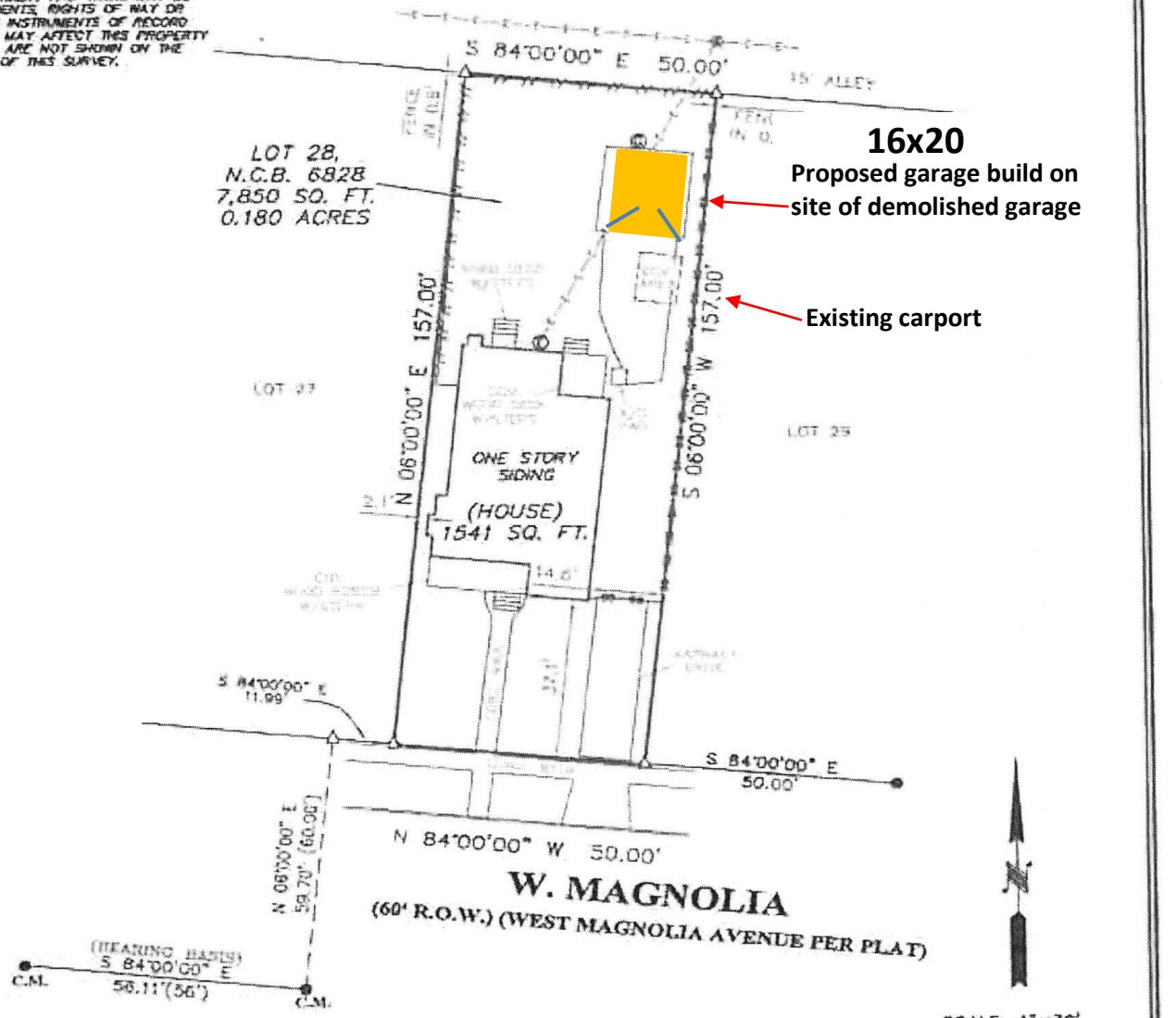

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Owner:
[illegible]

FIRM REGISTRATION NO. 10011700

Westar Alamo
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P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9800 FAX (210) 372-9889

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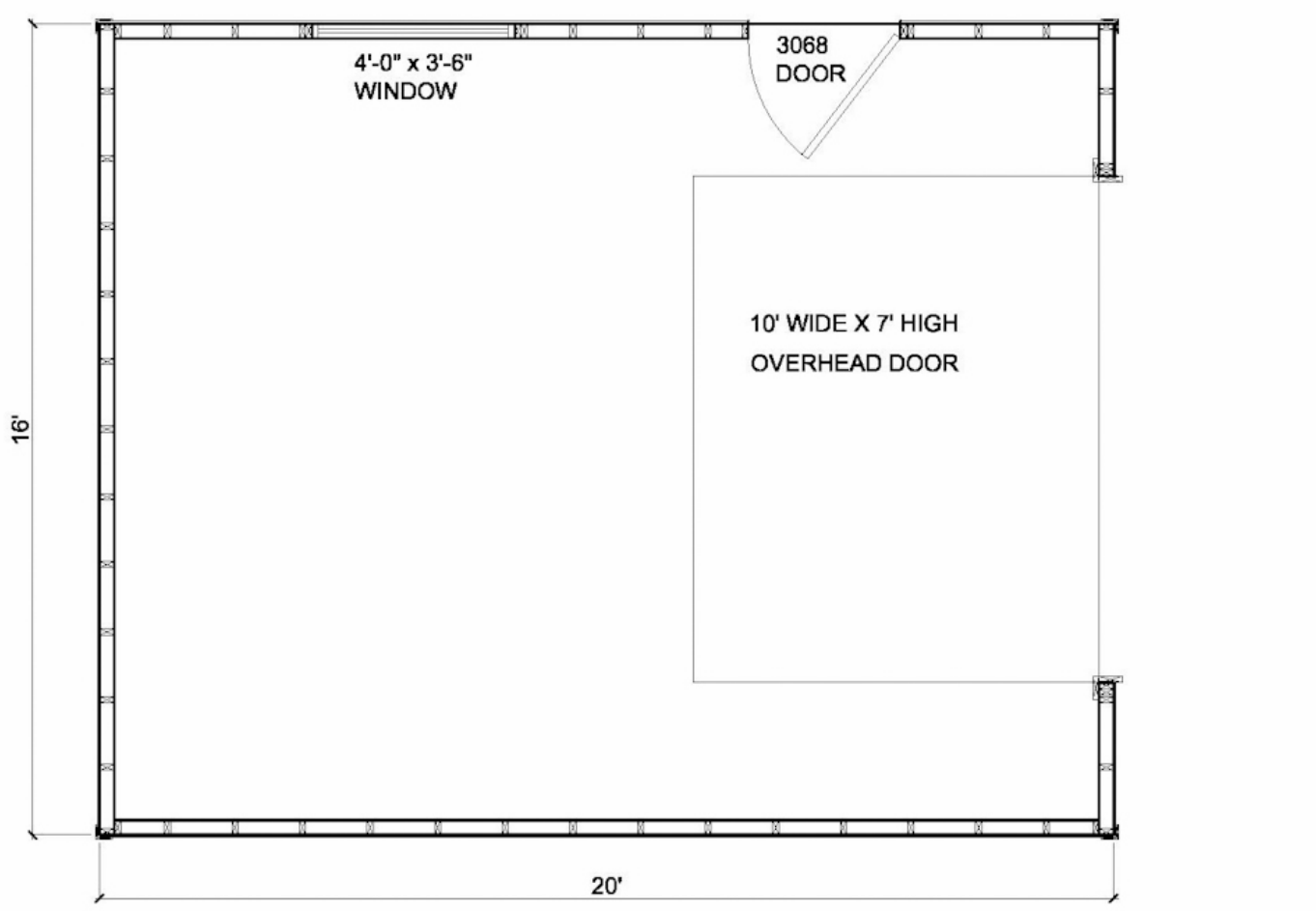
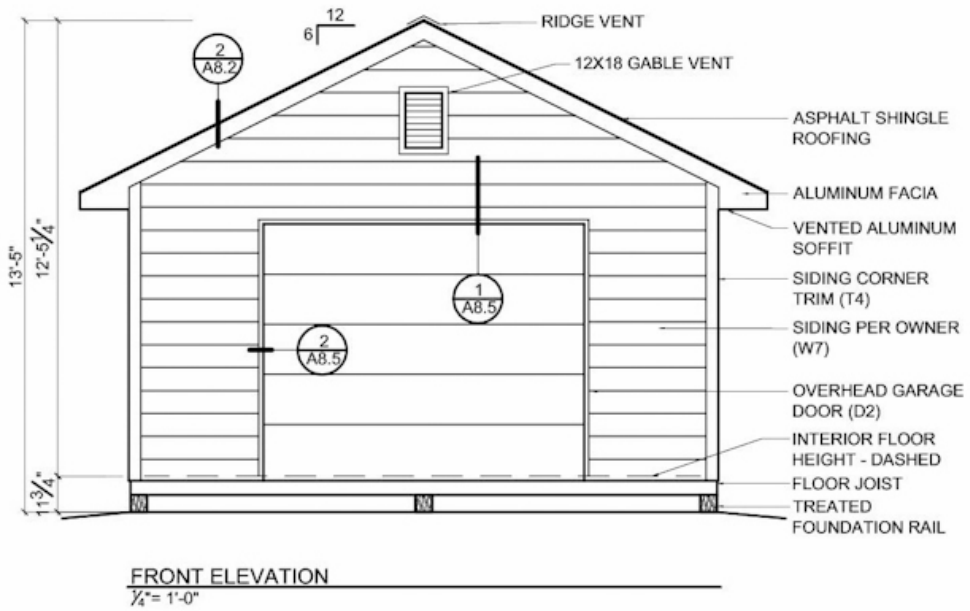
G.F. NO. N/A | JOB NO. [illegible] | TITLE COMPANY: N/A | DRAWN BY: JW | DATE: 11-15-2017

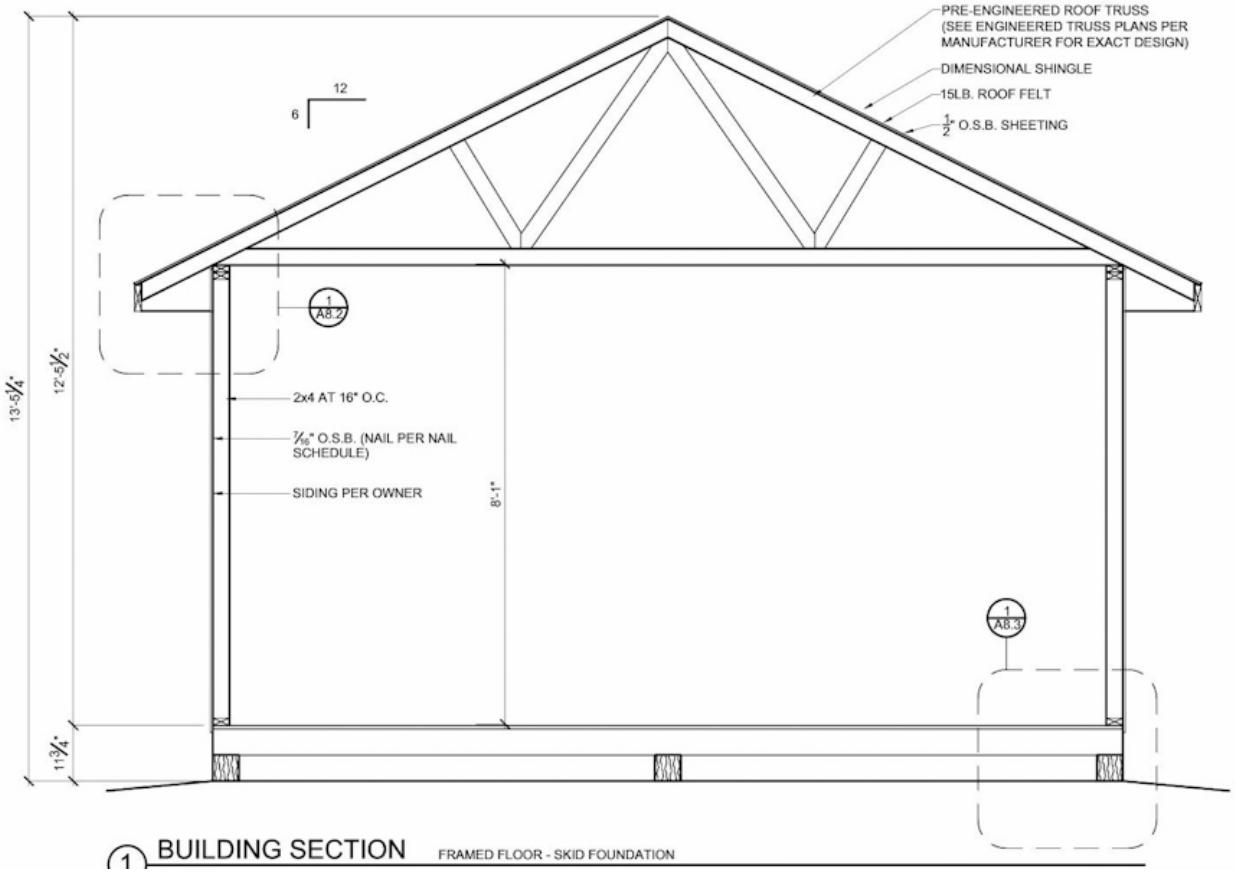
2231 West Magnolia-Norwood
Elevation and floor plan for garage build





FRONT ELEVATION

¼"= 1'-0"



1 BUILDING SECTION FRAMED FLOOR - SKID FOUNDATION

2231 West Magnolia-Norwood
Materials/ for garage build

GARAGE

- 6 pieces of 4×4 pressure treated lumber – 20′
- 2 pieces of 2×6 pressure treated lumber – 20′
- 16 pieces of 2×6 pressure treated lumber – 16′
- 10 pieces of 3/4″ plywood – 48″x96″
- 6 pieces of 2×4 pressure treated lumber – 20′
- 6 pieces of 2×4 pressure treated lumber – 16′
- 53 pieces of 2×4 pressure treated lumber – 8′
- 6 pieces of 2×6 pressure treated lumber – 8′
- 18 pieces of T1-11 5/8″ wood or hardy plank siding – 4′x8′
- 2 1/2″ screws, 3 1/2″ screws, 1 5/8″ screws
- 4d nails, 16d nails
- wood filler, wood glue, stain/paint to match house

GABLED ROOF

- 30 pieces of 2×6 pressure treated lumber – 12′
- 11 pieces of 2×6 pressure treated lumber – 16″
- 3 pieces of 2×6 pressure treated lumber – 8′
- 15 pieces of 2×4 pressure treated lumber – 8′
- 4 pieces of T1-11 wood or hardy plank siding – 4′x8′
- 16 pieces of 3/4″ plywood – 4′x8′
- 4 pieces of 1×8 pressure treated lumber – 12′
- 2 pieces of 1×8 pressure treated lumber – 20′
- 2 1/2″ screws, 3 1/2″ screws, 1 5/8″ screws
- 4d nails, rafter ties
- wood filler, wood glue, stain/paint
- 500 sq. ft of tar paper, 500 sq. ft of asphalt shingles

Double DOORS-36”X 80”

- 4 pieces of 1×4 pressure treated lumber – 94″
- 2 pieces 1x4 pressure treated lumber – 192″
- 4 pieces 1x4 pressure treated lumber – 93 3/4″
- 2 pieces of 2×4 pressure treated lumber – 87 1/2″ long

- 1 piece 2×4 pressure treated lumber – 79″ long
- 1 piece of T1-11 siding – 36″x77 1/2″ long
- 2 pieces of 2×4 pressure treated lumber– 36″ long
- 2 pieces 2×4 pressure treated lumber – 80 1/2″ long
- 1 piece 2×4 pressure treated lumber – 29″ long
- 16 pieces of 1×4 pressure treated lumber – 8′
- 2 pieces of T1-11 siding – 4′x8′
- 10 pieces of 2×4 pressure treated lumber – 8′
- 2 1/2″ screws, 3 1/2″ screws, 1 5/8″ screws
- 4d nails, 16d nails, 6d nails
- shed hinges & latch
- wood filler , wood glue, stain/paint