



City of San Antonio

Legislation Details (With Text)

File #: 19-5651

Type: Zoning Case

In control: Board of Adjustment

On agenda: 8/5/2019

Title: BOA-19-10300086: A request by Rufino Hernandez for an appeal of the Historic Preservation Officer's decision to deny a Certificate of Appropriateness, located at 2218 West Magnolia Avenue. Staff recommends Denial. (Council District 7) (Huy Pham, Historic Preservation Specialist, Office of Historic Preservation, (210) 207-5464) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. BOA-19-10300086 Attachments, 2. B20_Magnolia 2218 W

Date	Ver.	Action By	Action	Result
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Case Number: BOA-19-10300086

Applicant: Rufino Hernandez

Owner: Rufino Hernandez

Council District: 7

Location: 2218 West Magnolia

Legal: NCB 6829 BLK 0 LOT 19

Description:

Zoning: "R-6" Residential, Monticello Park Historic District

Case Manager: Huy Pham, Historic Preservation Specialist; Debora Gonzalez, Senior Planner

Request

An appeal of the Historic and Design Review Commission's denial of the construction of a rear accessory structure.

Applicable Code References

Historic Design Guidelines

4. Guidelines for New Construction

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.

Background and Interpretation

The primary structure at 2218 W Magnolia was constructed circa 1950 in the minimal traditional style and first appears on the 1952 Sanborn map. The one-story single-family structure features low sloping hipped roofs with composition shingle, a small inset with concrete steps to the front door, wood sash windows with divided lights, and 105 profile wood lap siding.

Circa March 2019, the applicant and owner of 2218 W Magnolia had begun exterior modifications to the structure and began constructing a rear accessory structure, prior to the issuance of a Certificate of Appropriateness. The rear accessory structure features 532 square feet, a composition shingle roof, Hardie plank siding, five (5) vinyl windows, a nine-light steel door, a L-plan footprint, and a two-story square tower element.

Staff received a Historic and Design Review Commission application from the applicant for the proposed accessory structure among other work prior to approval on April 29, 2019. Staff and the applicant also met with the Design Review Committee on May 22, 2019. At the June 5, 2019, Historic and Design Review Commission hearing, the commission denied the application for the proposed rear accessory structure, while the remaining items were approved or are to be resolved by the applicant.

Staff Recommendation to the Board of Adjustment

Staff recommends that the Board of Adjustment uphold the Commission Action Letter dated June 5, 2019, by the Historic Preservation Officer to deny construction of the rear accessory structure as proposed.

