

HISTORIC AND DESIGN REVIEW COMMISSION

July 02, 2025

HDRC CASE NO: 2025-158
ADDRESS: 838 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6530 BLK 2 LOT 24
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Ivan Solis/Solis Construction
OWNER: Michael Salazar/SALAZAR MICHAEL
TYPE OF WORK: Rear addition construction, fenestration modifications, and wholesale wood window replacement
APPLICATION RECEIVED: May 22, 2025
60-DAY REVIEW: July 21, 2025
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an approximately 605 sf 1-story rear addition.
2. Replace all existing wood windows onsite with one-over-one aluminum windows.
3. Modify the existing fenestration pattern by infilling one front door opening.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure

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

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.

- MISSING OR PREVIOUSLY REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property located at 838 E Magnolia Ave is a 1-story residential Minimal Traditional structure constructed c. 1948 and first appears on the 1951 Sanborn Map. The primary structure features asbestos tile siding, historic 105 wood siding, one-over-one wood windows, a cross-gable metal roof, and metal porch columns. This property contributes to the River Road Historic District.

- b. **ADMINISTRATIVE SCOPES OF WORK** – The applicant has received administrative approval for foundation repair, skirting installation, siding spot repair, rear deck construction, and asbestos tile siding removal on June 24, 2025. These scopes of work do not require review or approval by the Historic and Design Review Commission (HDRC) and are not a part of the applicant's present request.
- c. **REAR ADDITION (MASSING & FOOTPRINT)** – The applicant has proposed to construct an approximately 605 sf 1-story rear addition. The existing primary structure is a 1-story, single-family structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that generally, the height of new additions should be consistent with the height of the existing structure, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street, and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed addition generally appropriate; however, the applicant should reduce the proposed addition's roof ridge height to be subordinate to the primary structure's existing roof height.
- d. **REAR ADDITION (ROOF FORM)** – The applicant has proposed to construct the proposed 1-story addition with a rear-facing gable roof. Additions 3.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form conforms to Guidelines; however, as noted in finding c, the applicant should reduce the proposed addition's roof ridge height to be subordinate to the primary structure's existing roof height.
- e. **REAR ADDITION (ROOF MATERIAL)** – The applicant has proposed to install a metal roof on the proposed addition to match the existing metal roof onsite. Additions 3.A.ii. states to match original roofs in terms of form and materials. The existing metal roof features non-conforming ridge cap and striations. While the proposed roofing material is not consistent with Guidelines, staff finds the proposed roof material to match the existing metal roof generally appropriate.
- f. **REAR ADDITION (SIDING)** – The applicant is requesting approval to install 117 wood waterfall siding on the proposed rear addition. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed siding does not conform to Guidelines. Staff recommends the applicant install siding to match the historic siding onsite or lapped fiber cement siding with a reveal to match existing 105 siding and include an offset or a vertical trim piece to distinguish the addition from the historic structure.
- g. **REAR ADDITION (ARCHITECTURAL DETAILS)** – The applicant is requesting approval to construct an approximately 605 sf 1-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Staff finds the proposed addition's architectural details conforms to Guidelines.
- a. **REAR ADDITION (MATERIALS: WINDOW)** – The applicant is requesting approval to install one-over-one aluminum windows on the proposed addition. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. The existing historic structure features one-over-one wood windows. Staff finds the use of aluminum windows on the rear addition does not conform to Guidelines. The applicant should use either salvaged wood or new wood windows to relate to the historic structure's existing wood windows.
- h. **REAR ADDITION (NEW WINDOWS: SIZE AND PROPORTION)** – The applicant is requesting approval to install one one-over-one window on the right elevation; one one-over-one and one fixed rectangular window on the rear elevation; and two one-over-one windows on the left elevation. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the installation of the proposed windows generally appropriate.

- i. **REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS)** – According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern on the addition generally appropriate.
- j. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff conducted a site visit on June 24, 2025, to assess the existing window condition and found that all wood windows proposed for replacement are in good condition. Windows onsite are good candidates for in-kind repairs. Staff does not recommend wholesale replacement at this time.
- k. **WINDOW REPLACEMENT: ENERGY EFFICIENCY** – A common concern of property owners is the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing, manufacture, transportation, and installation. Finally, window repair and restoration utilize the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.
- l. **WINDOW REPLACEMENT: WASTE AND LIFESPAN** – More than 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilize the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- m. **WINDOW REPLACEMENT** – The applicant has proposed to replace all wood windows on the structure with a one-over-one aluminum window product. The applicant has not provided staff window technical documents at this time. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. Staff does not find the proposed window product consistent with Guidelines. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. Staff does not find replacement of original wood windows consistent with Guidelines.
- n. **FRONT DOOR INFILL** – The applicant is requesting approval to infill an existing front door opening located on the street-facing front façade. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings and to avoid filling in historic door or window openings. It is common for contributing historic structures in San Antonio to feature two front door openings. Staff finds the request to infill one front door opening does not conform to Guidelines.

RECOMMENDATION:

Item 1: Staff recommends approval of the request to construct an approximately 605 sf 1-story rear addition, based on findings a through i, with the following stipulations:

- i. That the applicant reduce the ridge height of the proposed addition to be subordinate to the existing roof.
- ii. That the applicant install 105 wood siding or lapped fiber cement with a smooth finish and a reveal to match the historic siding onsite to include an offset or a vertical trim piece to distinguish the addition from the historic structure.
- iii. That the applicant installs a fully wood or aluminum-clad wood window on the proposed rear addition that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

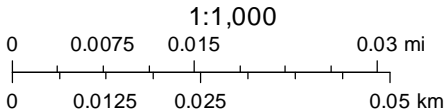
Item 2: Staff does not recommend wholesale wood window replacement, based on findings a and j through m. Staff recommends the applicant retain the historic wood windows onsite and repair in-kind.

Item 3: Staff does not recommend front door infill, based on findings a and n. Staff recommends the applicant retain the historic front door configuration and repair in-kind.

City of San Antonio One Stop



June 25, 2025

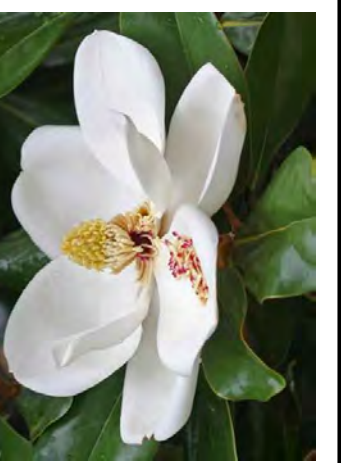


Jun 24, 2025 at 8:05:32 AM
834 E Magnolia Ave
San Antonio TX 78212
United States



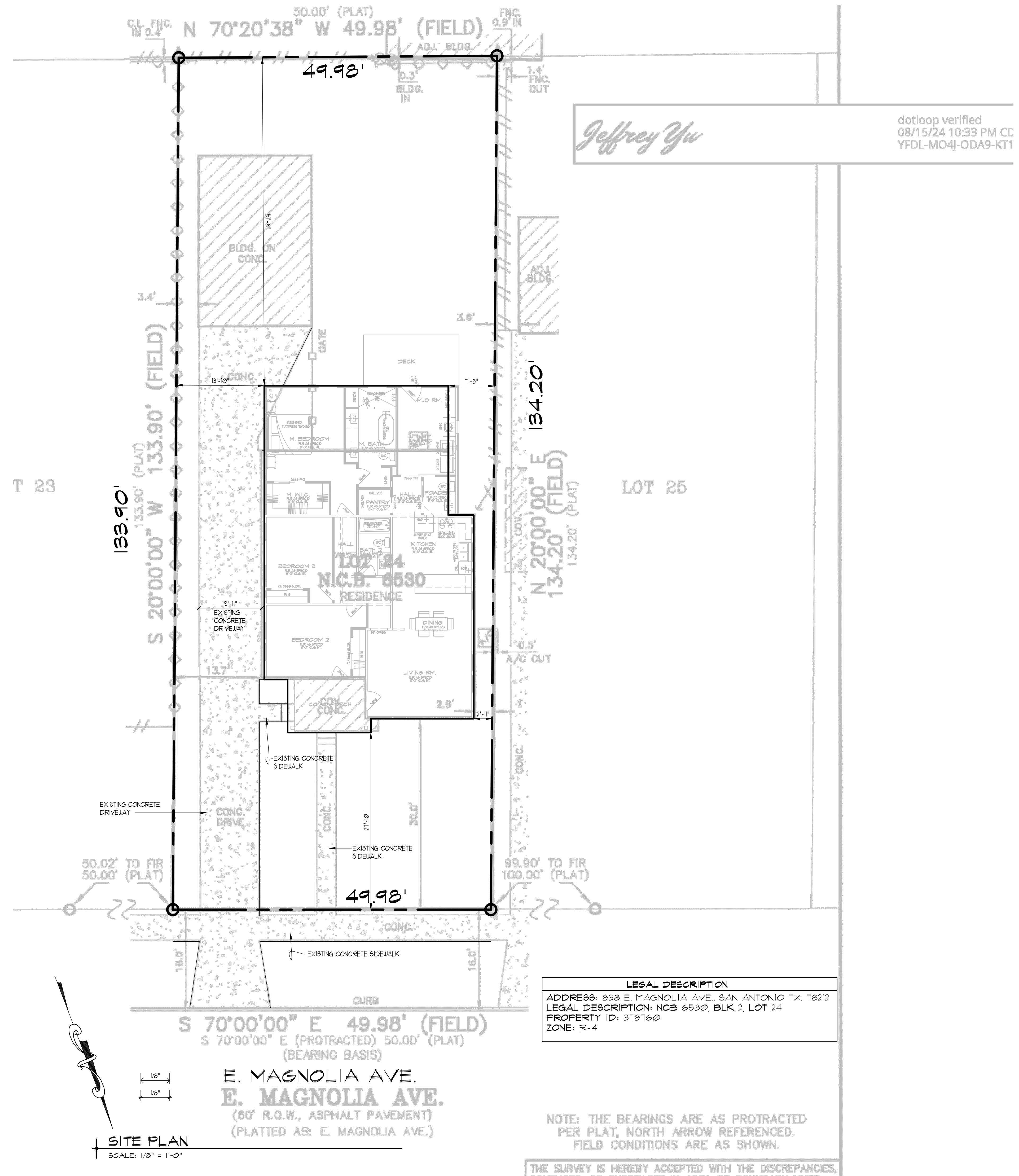
Magnolia Remodel

Address: 838 E. Magnolia Ave., San Antonio, TX 78212

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DB #	2525A
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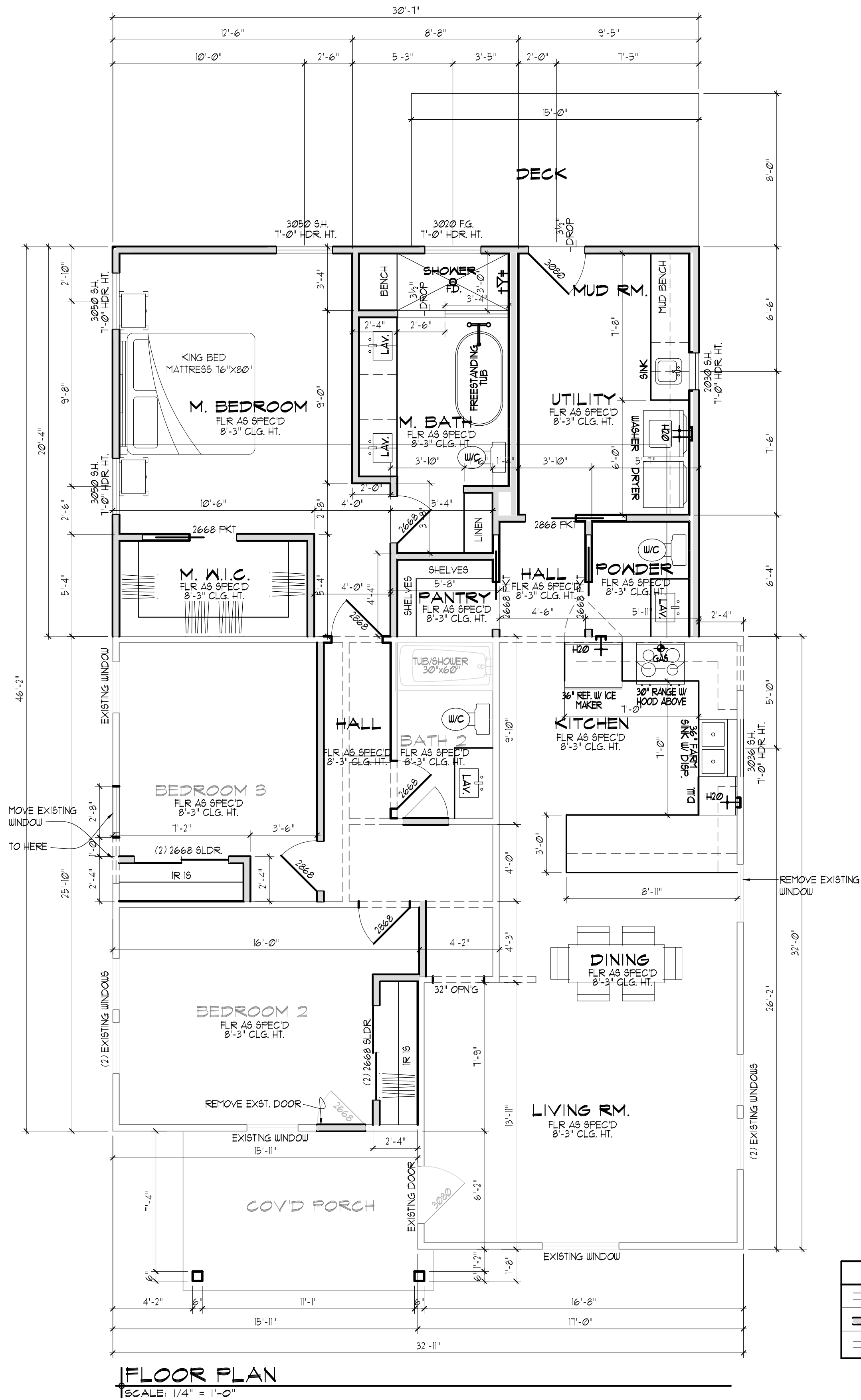


Magnolia Remodel

Address: 838 E. Magnolia Ave., San Antonio, Tx. 78212



DATE:	REVISIONS:				DATE:	5-9-25	
						2525A	
SHEET:						A2	



SQUARE FOOTAGES	
EXISTING LIVING	955. SQ. FT.
EXISTING COVID PORCH	103. SQ. FT.
NEW ADDITION LIVING	621. SQ. FT.
NEW DECK	120. SQ. FT.
TOTAL LIVING	1576. SQ. FT.

Magnolia Remodel

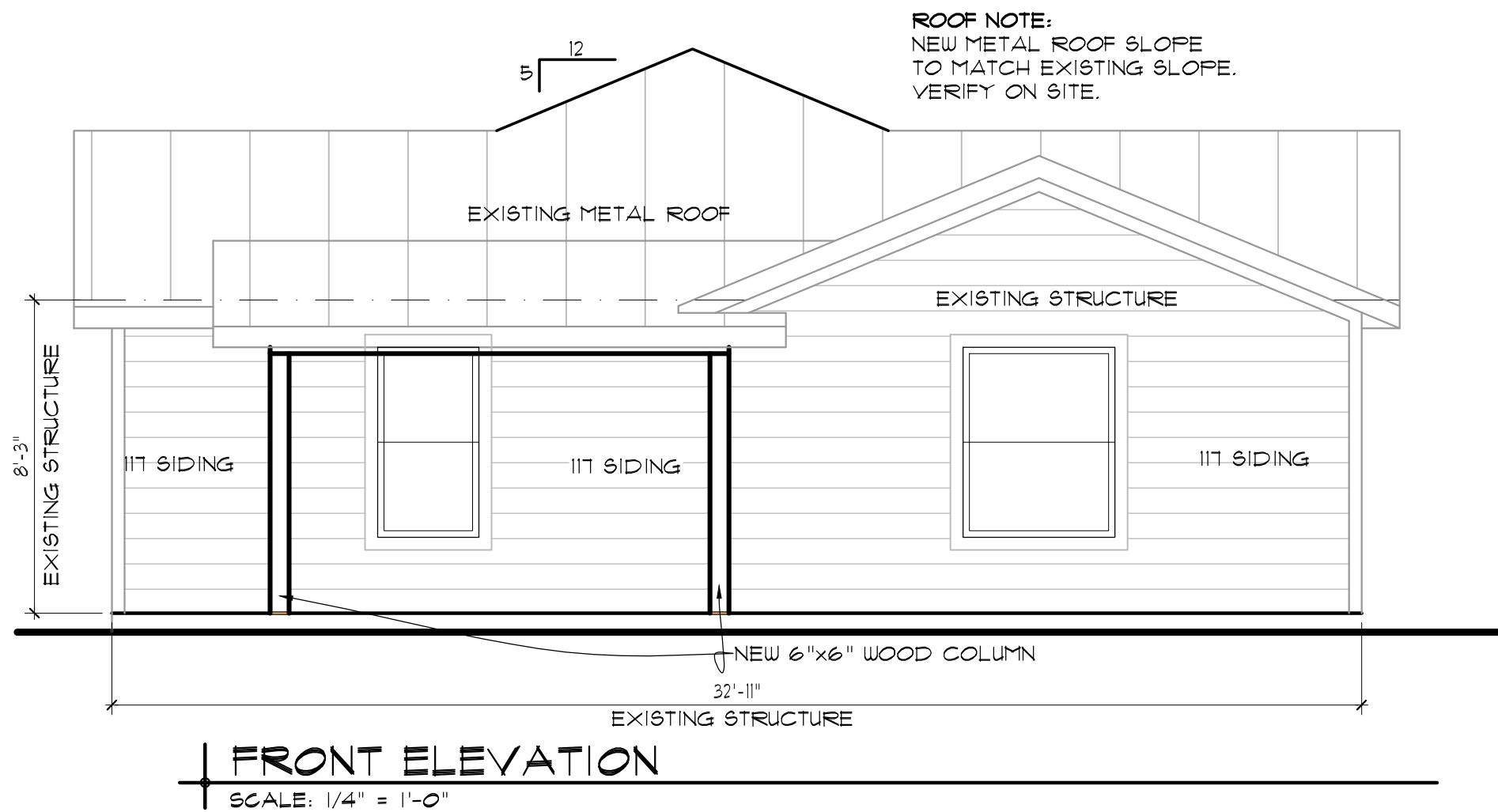
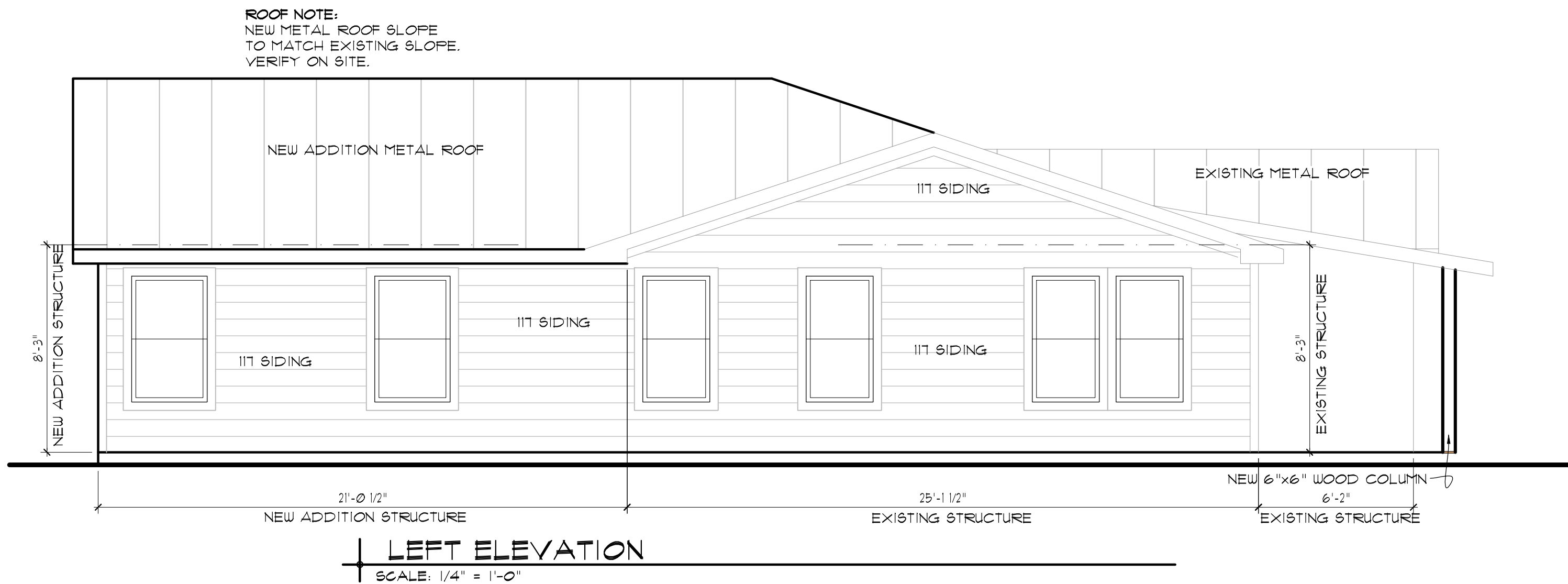
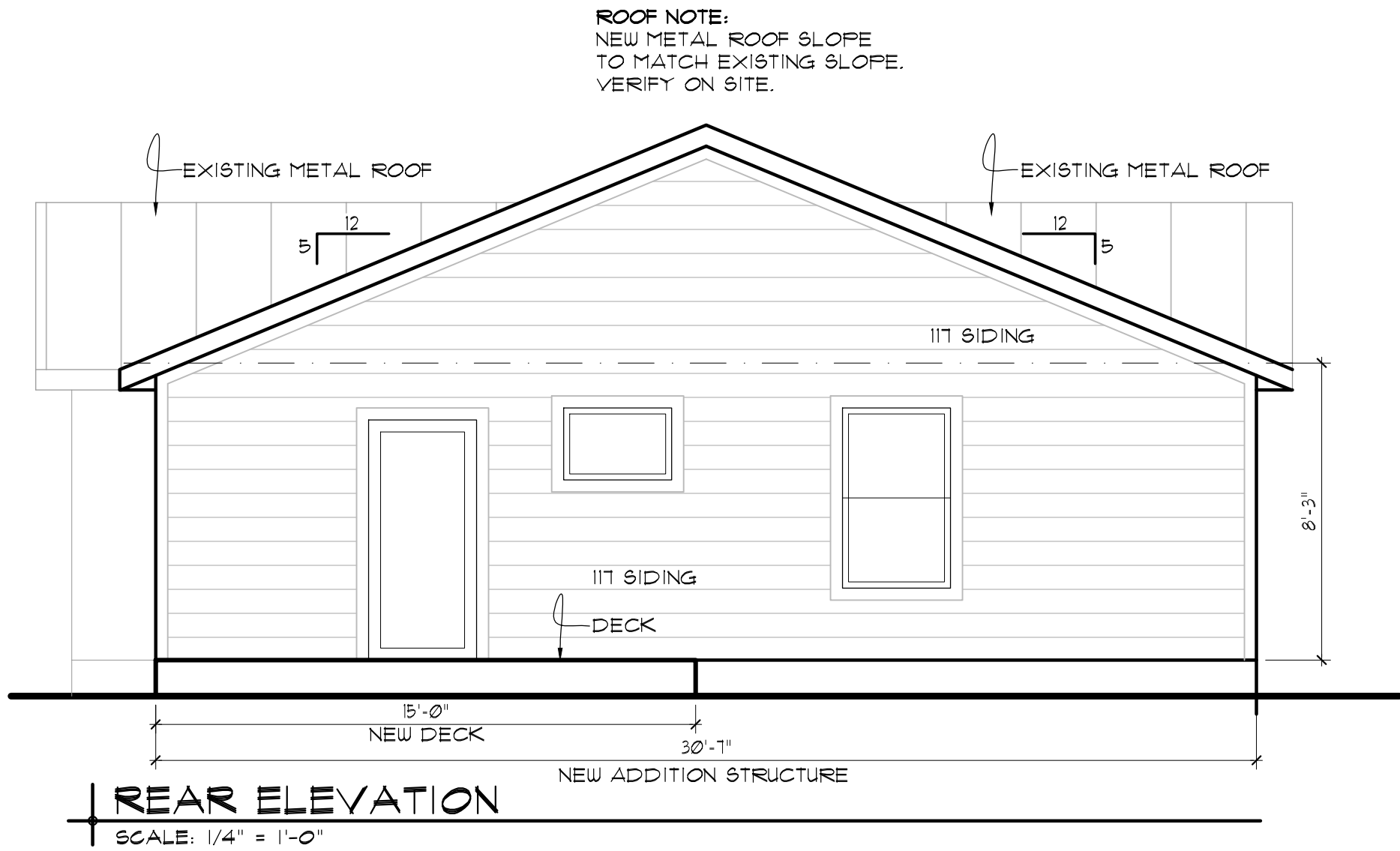
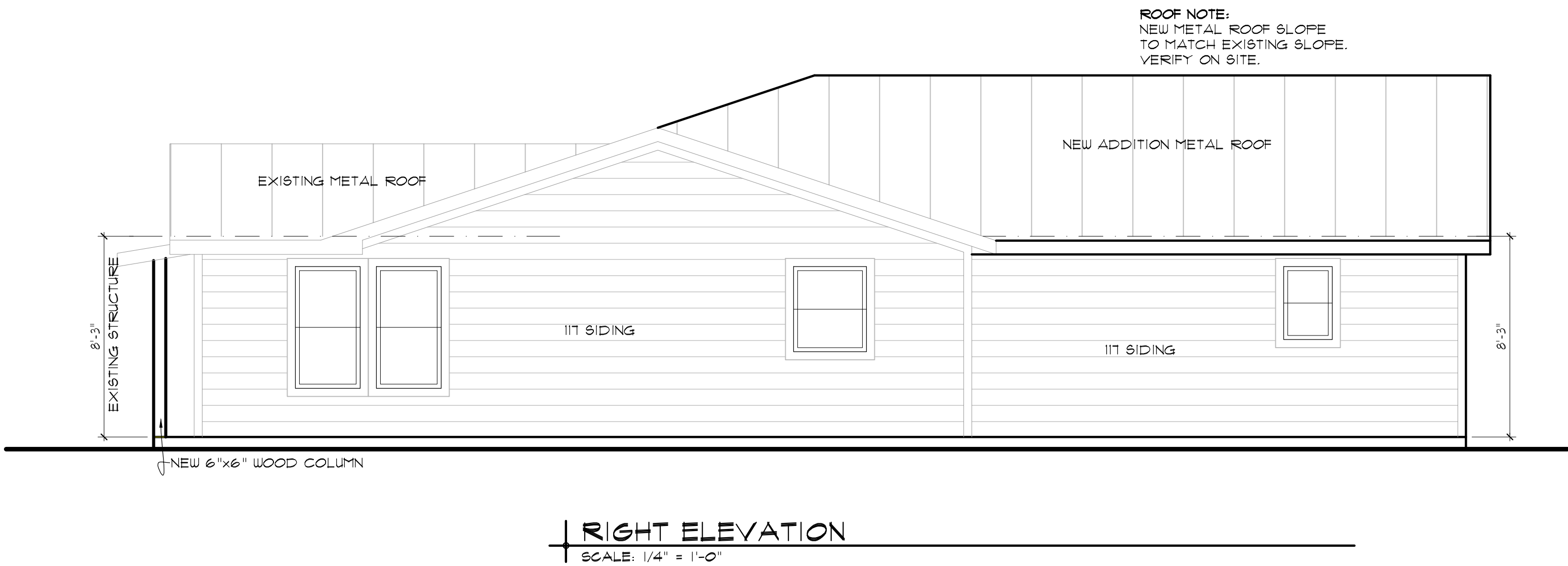
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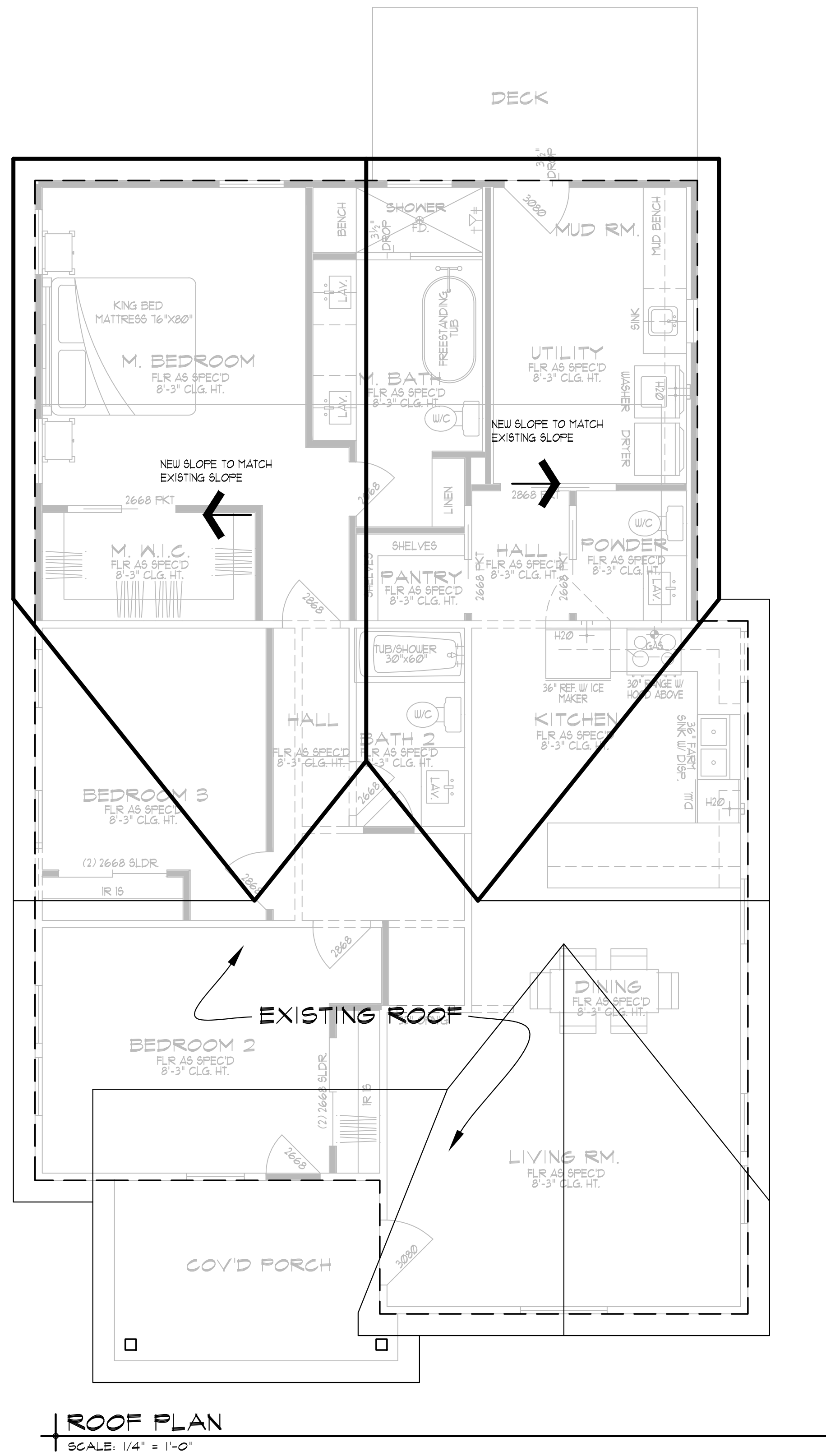
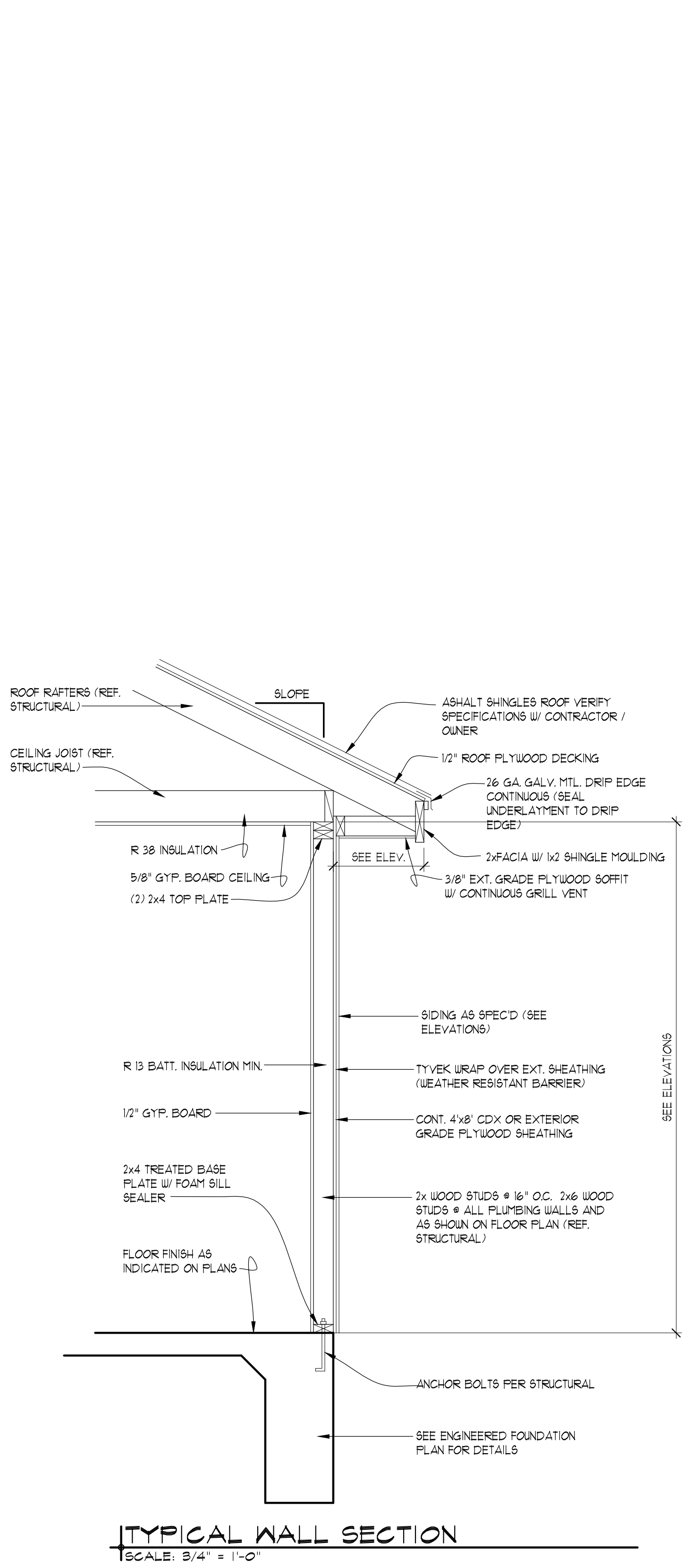


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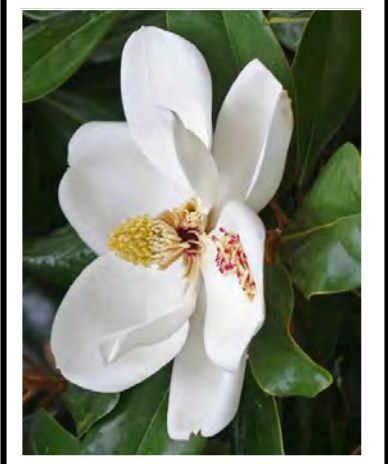




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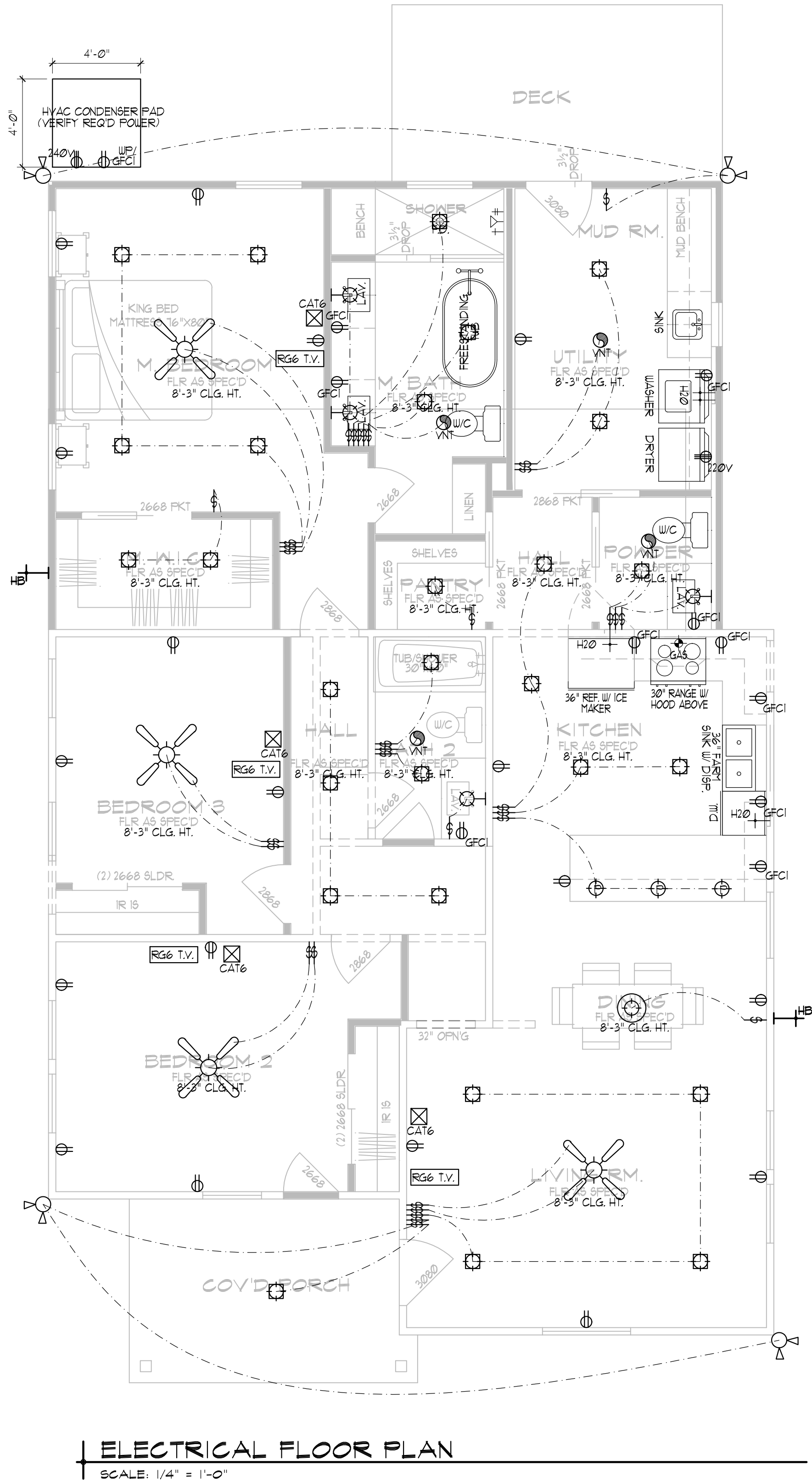
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Magnolia Remodel

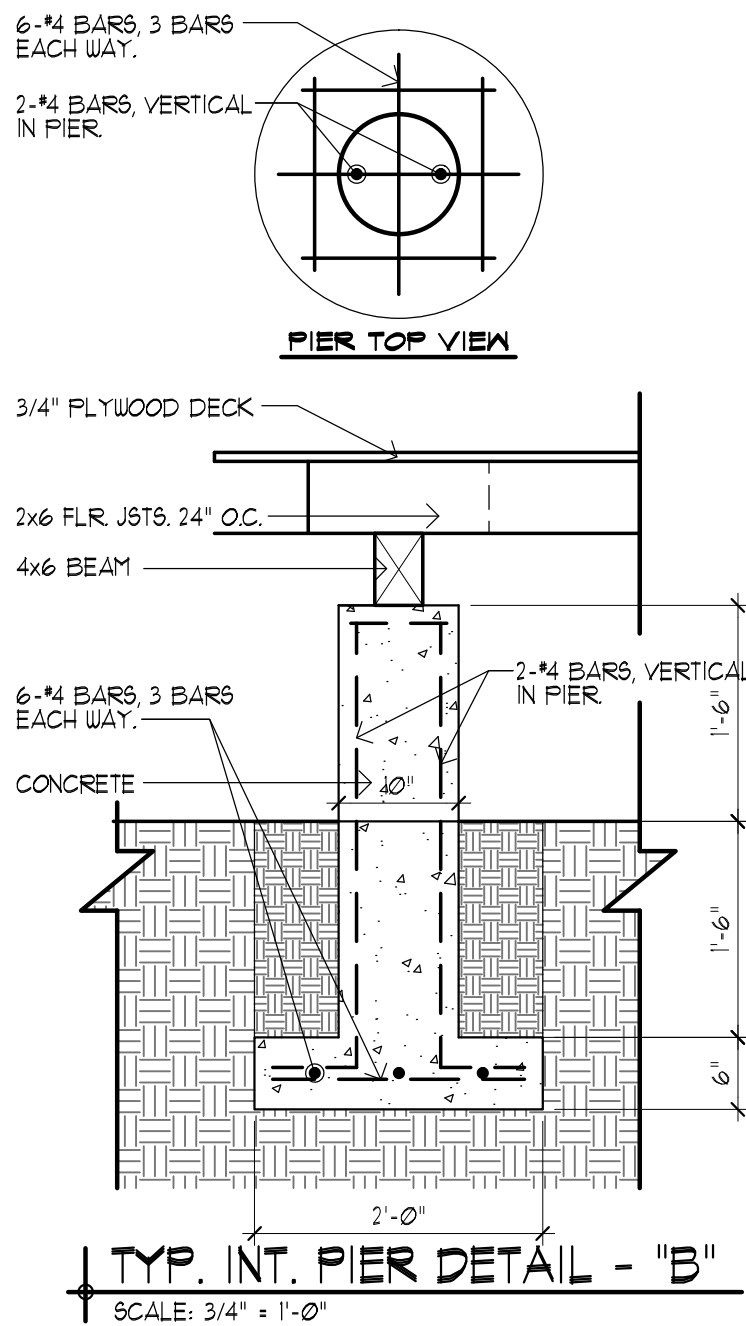
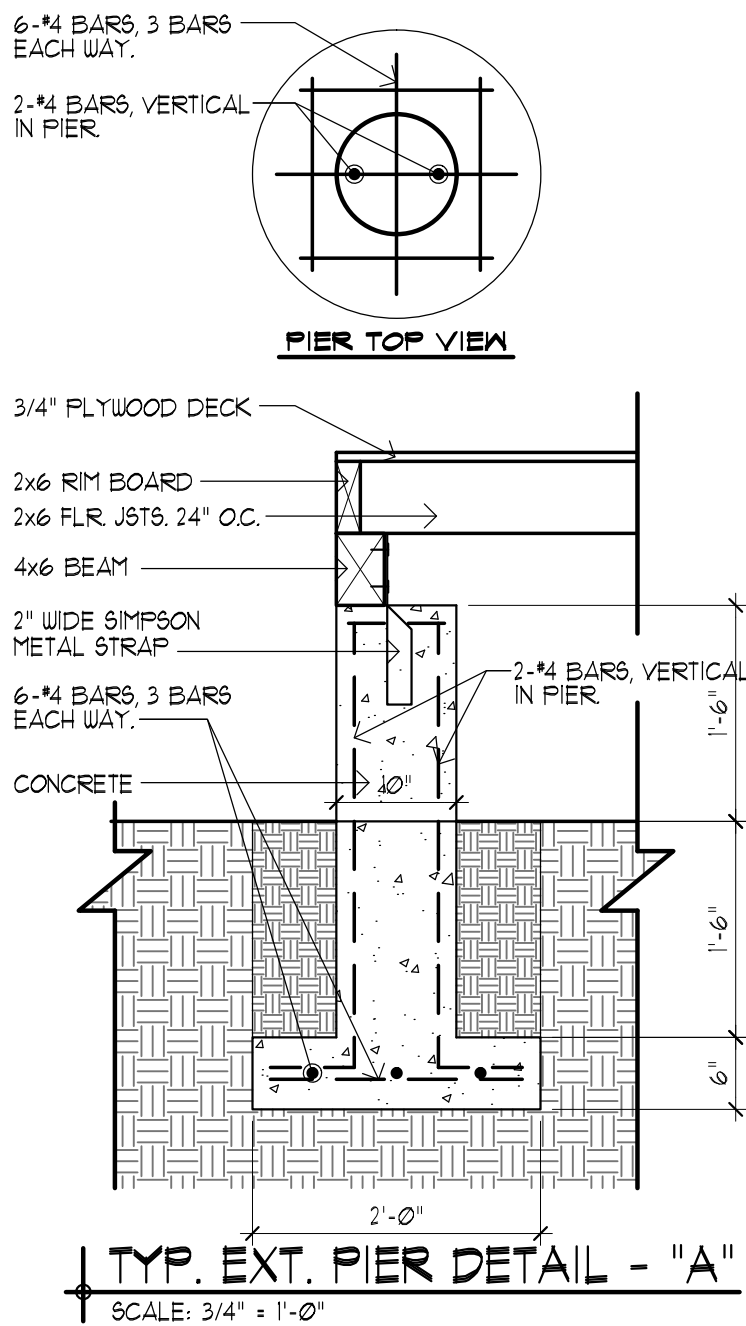
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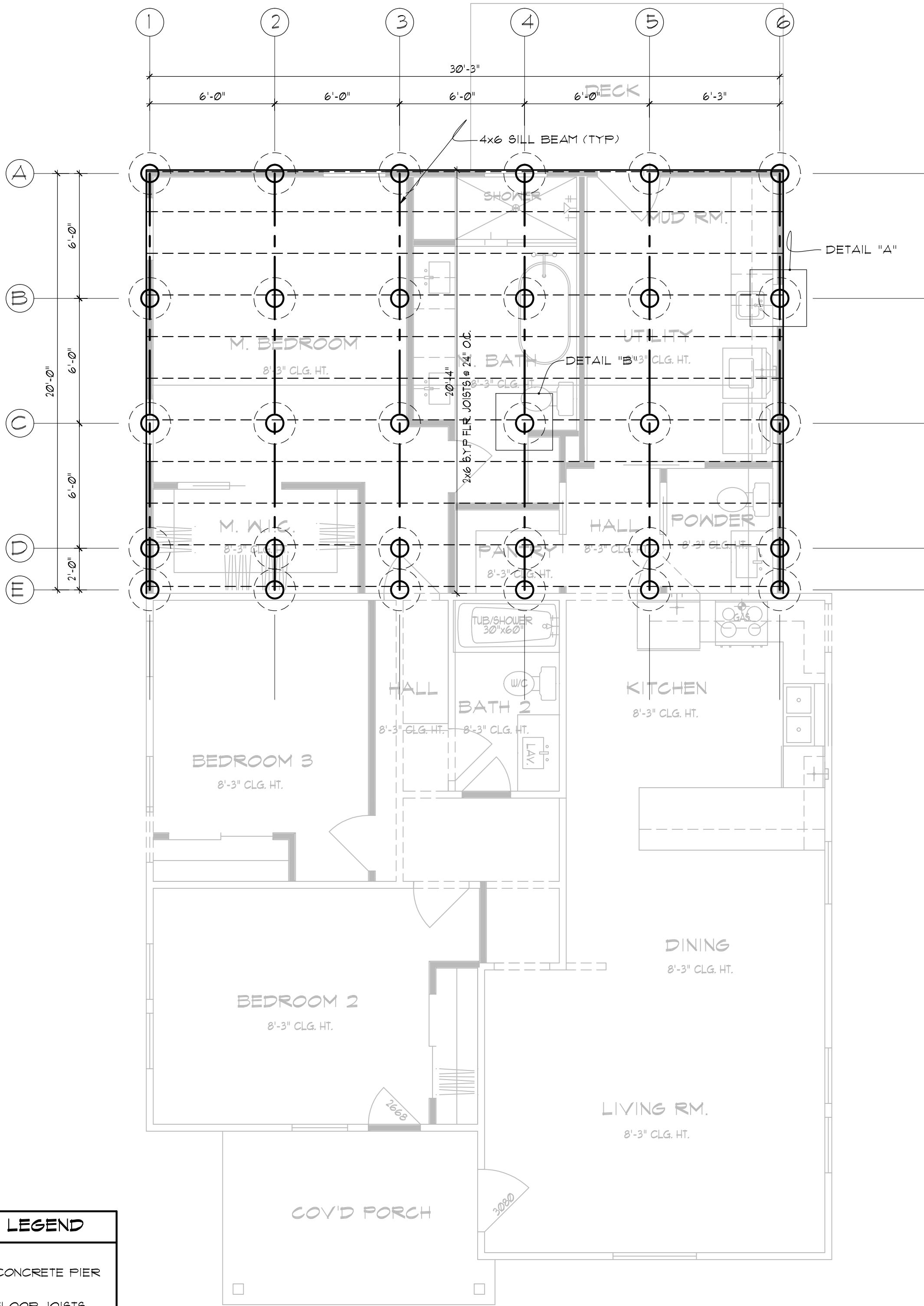
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S1



FRAMING LEGEND	
	CONCRETE PIER
	FLOOR JOISTS
	SILL BEAM
	CENTER LINE



PIER / BEAM FOUNDATION PLAN W/ FLOOR FRAMING
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTE:
THIS FOUNDATION PLAN IS ONLY SCHEMATIC. VERIFY WITH "STRUCTURAL ENGINEER OF RECORD" FOR CERTIFIED ENGINEERED FOUNDATION PLAN.

Magnolia Remodel

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S3

TABLE R802.5.1(1)—continued CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/A = 240)							
CEILING JOIST SPACING (inches)		SPECIES AND GRADE	DEAD LOAD = 5 psf				
			2 x 4	2 x 6		2 x 8	
			Maximum ceiling joist spans				
			(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	
19.2	Douglas fir-larch	SS	11.3	17.8	23.3	Note a	
	Douglas fir-larch	#1	10.10	17.0	22.5	Note a	
	Douglas fir-larch	#2	10.7	16.8	21.4	26.0	
	Douglas fir-larch	#3	8.9	12.10	16.3	19.10	
	Hem-fir	SS	10.7	16.8	21.11	Note a	
	Hem-fir	#1	10.4	16.4	21.6	Note a	
	Hem-fir	#2	9.11	15.7	20.6	25.3	
	Hem-fir	#3	8.7	12.6	15.10	19.5	
	Southern pine	SS	11.0	17.4	22.10	Note a	
	Southern pine	#1	10.7	16.8	22.0	Note a	
	Southern pine	#2	10.2	15.7	19.8	23.5	
	Southern pine	#3	8.0	11.9	14.10	18.0	
	Spruce-pine-fir	SS	10.4	16.4	21.6	Note a	
	Spruce-pine-fir	#1	10.2	15.11	21.0	25.8	
	Spruce-pine-fir	#2	10.2	15.11	21.0	25.8	
	Spruce-pine-fir	#3	8.7	12.6	15.10	19.5	
	Douglas fir-larch	SS	10.5	16.4	21.7	Note a	
	Douglas fir-larch	#1	10.0	15.9	20.1	24.6	
	Douglas fir-larch	#2	9.10	15.0	19.1	23.3	
	Douglas fir-larch	#3	7.10	11.6	14.7	17.9	
	Hem-fir	SS	9.10	15.6	20.5	Note a	
	Hem-fir	#1	9.8	15.2	19.10	24.3	
	Hem-fir	#2	9.2	14.5	18.6	22.7	
	Hem-fir	#3	7.8	11.2	14.2	17.4	
24	Southern pine	SS	10.3	16.1	21.2	Note a	
	Southern pine	#1	9.10	15.6	20.5	24.0	
	Southern pine	#2	9.3	13.11	17.7	20.11	
	Southern pine	#3	7.2	10.6	13.3	16.1	
	Spruce-pine-fir	SS	9.8	15.2	19.11	25.5	
	Spruce-pine-fir	#1	9.5	14.0	18.9	22.11	
	Spruce-pine-fir	#2	8.5	14.0	18.0	22.11	
	Spruce-pine-fir	#3	7.8	11.2	14.2	17.4	

Check sources for availability of lumber in lengths greater than 20 feet.
For SF: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Span exceeds 26 feet in length.

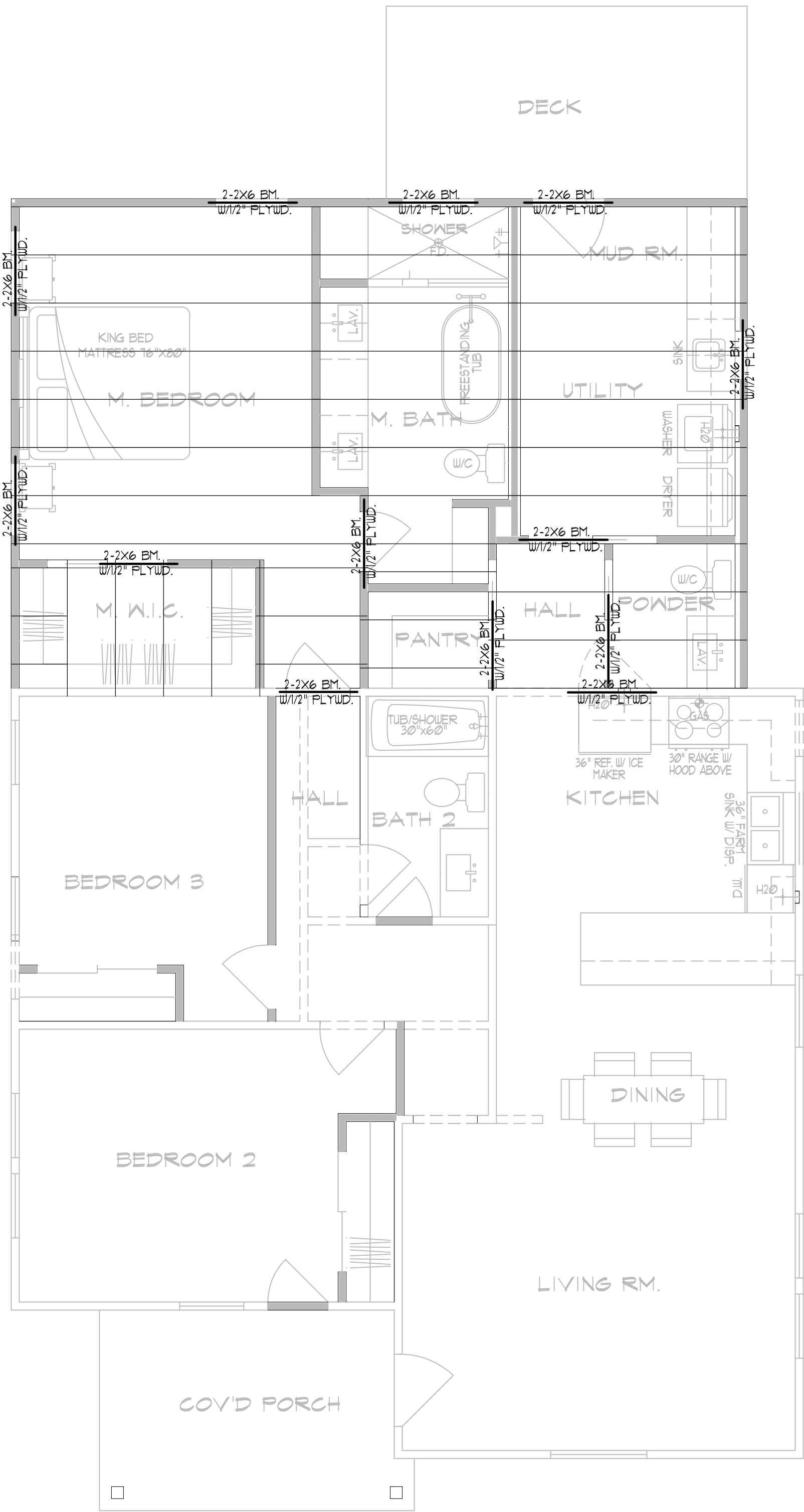
FRAMING LEGEND	
	1ST AND 2ND FLOOR WALLS
	WALLS BELOW OR ABOVE
	AREA OF 2ND FLOOR
	OUTLINE OF 2ND FLOOR OR WALL ABOVE
	CEILING JOISTS
	FLOOR JOISTS
	RAFTER
	BEAM
	HEADER (SEE SCHEDULE)
	PURLIN
	PURLIN SUPPORT
	SUPPORT
	JOIST HANGER (SEE SCHEDULE)
	HANGER (SEE SCHEDULE)
	SOLID BLOCKING
	RAFTER STRAP
	CENTER LINE

NOTE:
THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE PROJECT. VERIFY ALL WALL AND ROOF WALL PLATE HEIGHTS, CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY THE "ENGINEER OF RECORD" OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF THE WORK.

HEADER SCHEDULE	
SUPPORTING CEILING AND ROOF	
OPENING	BEAM
0'-0" TO 4'-6"	2-2x6
4'-7" TO 6'-6"	2-2x8
6'-7" TO 7'-9"	2-2x10
7'-10" TO 9'-3"	2-2x12
9'-4" TO 11'-9"	2-1 3/4" x 9 1/2" LVL
UNLESS NOTED OTHERWISE ON LAYOUT	

CEILING FRAMING NOTES (PER 2021 IRC)

- LIVE LOAD = 20 PSF
- ALL LUMBER TO BE #2 S.Y.P. 19% M.C.
- ALL CEILING JOISTS SHALL BE 2x6 AT 24" O.C. UNO.
- TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
- USE SIMPSON STANDARD LU2(6,8,10 OR 12) JOIST HANGERS OR DOUBLE SHEAR LU52(6,8,10 OR 12) - 2 JOIST HANGERS UNO.



CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

Magnolia Remodel

Solis Construction

Address: 838 E. Magnolia Ave., San Antonio, Tx. 78212



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DATE: 5-9-25
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TABLE R802.4.1(1)—continued RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load = 20 psf, ceiling not attached to rafters, L/D = 180)													
RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf						DEAD LOAD = 20 psf					
		Maximum rafter spans ^a										Note b	
		2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12		
		(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)		
19/2	Douglas fir-larch	SS	9-10	15-5	20-4	25-11	Note b	9-10	14-10	18-10	23-0	Note b	
	Douglas fir-larch	#1	8-5	14-0	17-9	21-8	25-2	8-4	12-2	15-4	18-0	21-9	
	Douglas fir-larch	#2	9-1	13-3	16-10	20-7	23-10	7-10	11-6	14-7	17-10	20-8	
	Douglas fir-larch	#3	6-11	10-2	12-10	15-8	18-3	6-9	8-9	11-2	12-7	15-9	
	Hem-fir	SS	9-3	14-7	19-2	24-6	Note b	9-3	14-4	18-2	22-3	25-9	
	Hem-fir	#1	9-1	13-10	17-6	21-5	24-10	8-2	12-0	15-2	18-6	21-6	
	Hem-fir	#2	8-8	12-11	16-4	20-0	23-2	7-8	11-2	14-2	17-4	20-1	
	Hem-fir	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5	
	Southern pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	Note b	
	Southern pine	#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	19-4	21-9	
	Southern pine	#2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10	
	Southern pine	#3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7	
	Spruce-pine-fir	SS	9-1	14-3	18-9	23-11	Note b	9-1	13-7	17-2	21-0	24-4	
	Spruce-pine-fir	#1	8-10	13-4	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4	
	Spruce-pine-fir	#2	8-10	13-1	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4	
	Spruce-pine-fir	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5	
	Douglas fir-larch	SS	9-1	14-4	18-10	23-0	Note b	9-1	13-3	16-10	20-7	23-10	
	Douglas fir-larch	#1	8-7	12-6	15-10	19-5	22-6	7-9	10-10	13-9	16-9	19-6	
	Douglas fir-larch	#2	8-2	11-11	15-1	18-5	21-4	7-0	10-4	13-0	15-11	18-6	
Douglas fir-larch	#3	6-2	9-1	11-6	14-1	16-3	5-4	7-10	10-0	12-2	14-1		
Hem-fir	SS	8-7	13-6	17-10	22-0	Note b	8-7	12-10	16-3	19-10	23-0		
Hem-fir	#1	8-5	12-4	15-8	19-2	22-2	7-4	10-9	13-7	16-7	19-3		
Hem-fir	#2	7-11	11-7	14-8	17-10	20-9	6-10	10-0	12-8	15-6	17-11		
Hem-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9		
Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8		
Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6		
Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10		
Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1		
Spruce-pine-fir	SS	8-5	13-3	17-5	21-8	25-2	8-4	12-2	15-4	18-9	21-9		
Spruce-pine-fir	#1	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3		
Spruce-pine-fir	#2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3		
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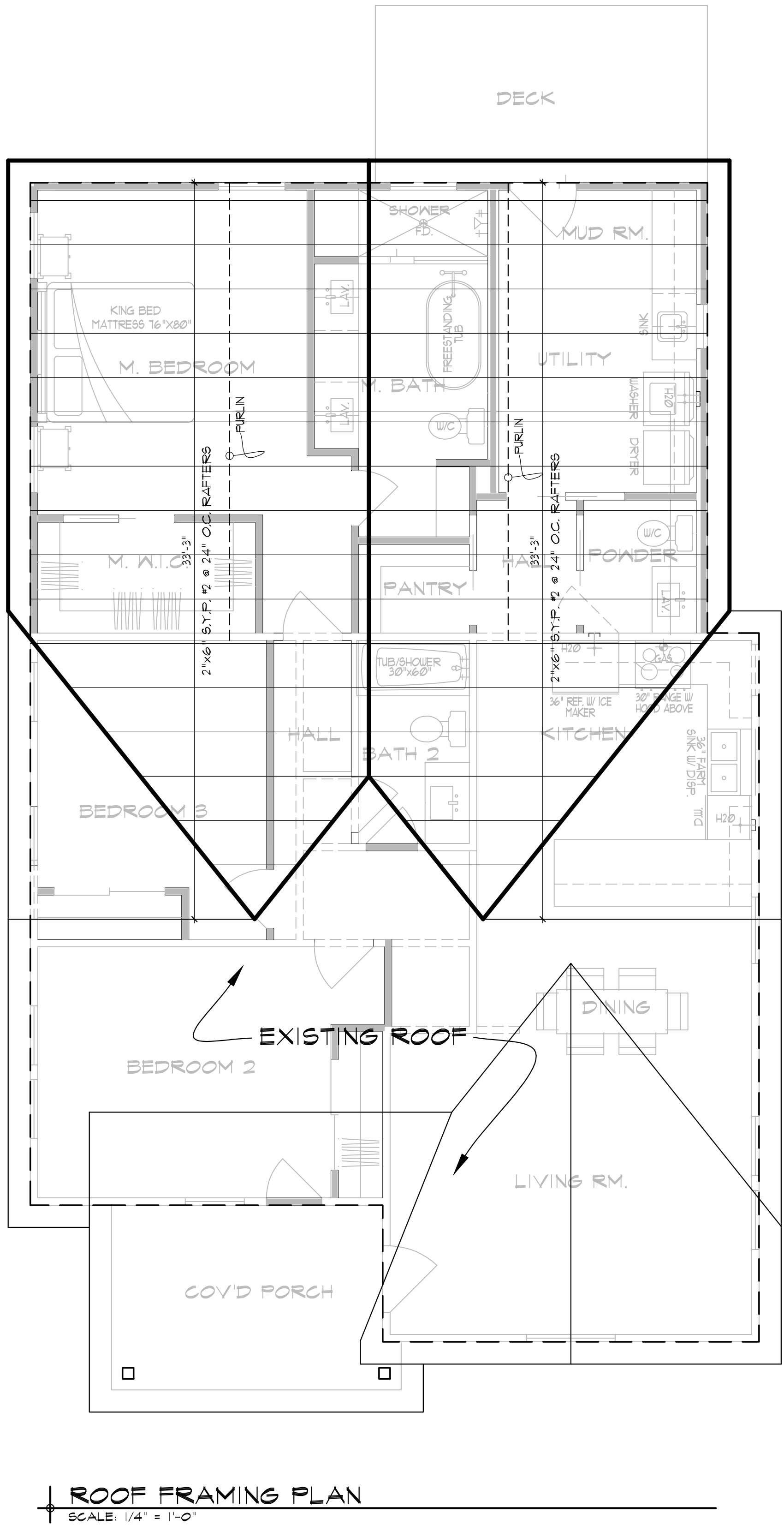
Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the adjustment factors in Table R802.4.1(9).
b. Span exceeds 26 feet in length.

FRAMING LEGEND	
	1ST AND 2ND FLOOR WALLS
	WALLS BELOW OR ABOVE
	AREA OF 2ND FLOOR
	OUTLINE OF 2ND FLOOR OR WALL ABOVE
	CEILING JOISTS
	FLOOR JOISTS
	RAFTER
	BEAM
	HEADER (SEE SCHEDULE)
	FURLIN
	PURLIN SUPPORT
	SUPPORT
	JOIST HANGER (SEE SCHEDULE)
	HANGER (SEE SCHEDULE)
	SOLID BLOCKING
	RAFTER STRAP
	CENTER LINE

- ROOF FRAMING NOTES (PER 2021 IRC)**
- LIVE LOAD = 20 PSF
 - ALL LUMBER TO BE #2 S.Y.P. 19% M.C.
 - ALL RAFTERS ARE TO BE 2x6 AT 24" O.C. UNO, FOR EITHER A COMPOSITION SHINGLE ROOF OR A METAL ROOF.
 - ALL HIP, RIDGES AND VALLEYS TO BE ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING UNO.
 - PROVIDE COLLAR TIES @ 4'-0" O.C. ON ALL RAFTERS.
 - TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION.
 - BRACE HIP, RIDGES AND VALLEYS AS SHOWN.
 - ALL RAFTER SPLICES SHALL BE BRACED.
 - PURLINS ARE TO BE SAME DEPTH AS RAFTERS THEY ARE SUPPORTING.
 - BRACE PURLINS @ 4'-0" O.C. DOWN TO WALLS OR BEAMS BELOW.

HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS.)
2x DIMENSIONAL LUMBER		
(1) 2x	HU SERIES	500 MAX.
(2) 2x10	HU5210-2	2,010
(2) 2x12	HU5212-2	2,510
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
L5L, LVL 4 PSL: (2) PLY		
3 1/2" x 9 1/4"	HU5410	2,010
3 1/2" x 11 7/8"	HU5412	2,510
3 1/2" x 14"	HU416	2,620
3 1/2" x 16"	HGU5410	2,780
3 1/2" x 18"	HGU5412	3,155
L5L, LVL 4 PSL: (3) PLY		
5 1/4" x 9 1/4"	HU610	1,875
5 1/4" x 11 7/8"	HHU55.50/10	5,130
5 1/4" x 14"	HHU55.50/12	5,130
5 1/4" x 16"	HHU55.50/14	5,130
5 1/4" x 18"	HGU55.50/14	11,180
• THESE HANGERS ARE TO BE USED UNO, ON PLAN		
• THESE HANGERS ARE MANUFACTURED BY SIMPSON STRONG TIE, OR EQUAL		

NOTE:
THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE PROJECT. VERIFY ALL WALL AND PONY WALL PLATE HEIGHTS, CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY THE 'ENGINEER OF RECORD' OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF THE WORK.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAME PLAN NOTE:
THIS ROOF FRAME PLAN IS ONLY SCHEMATIC. VERIFY WITH 'STRUCTURAL ENGINEER OF RECORD' FOR CERTIFIED ENGINEERED ROOF FRAME PLAN.

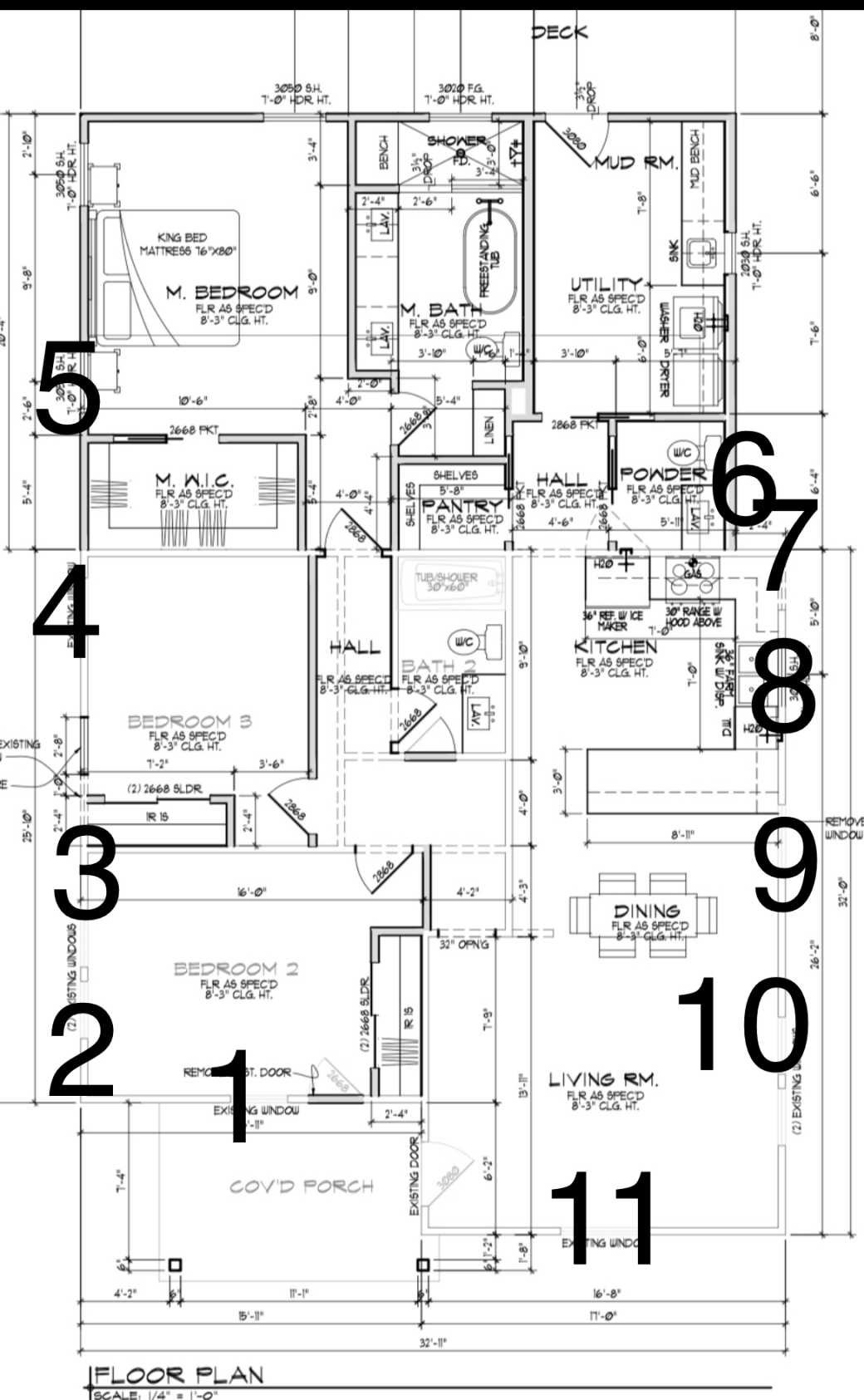












1FLOOR PLAN

SCALE: 1/4" = 1'-0"

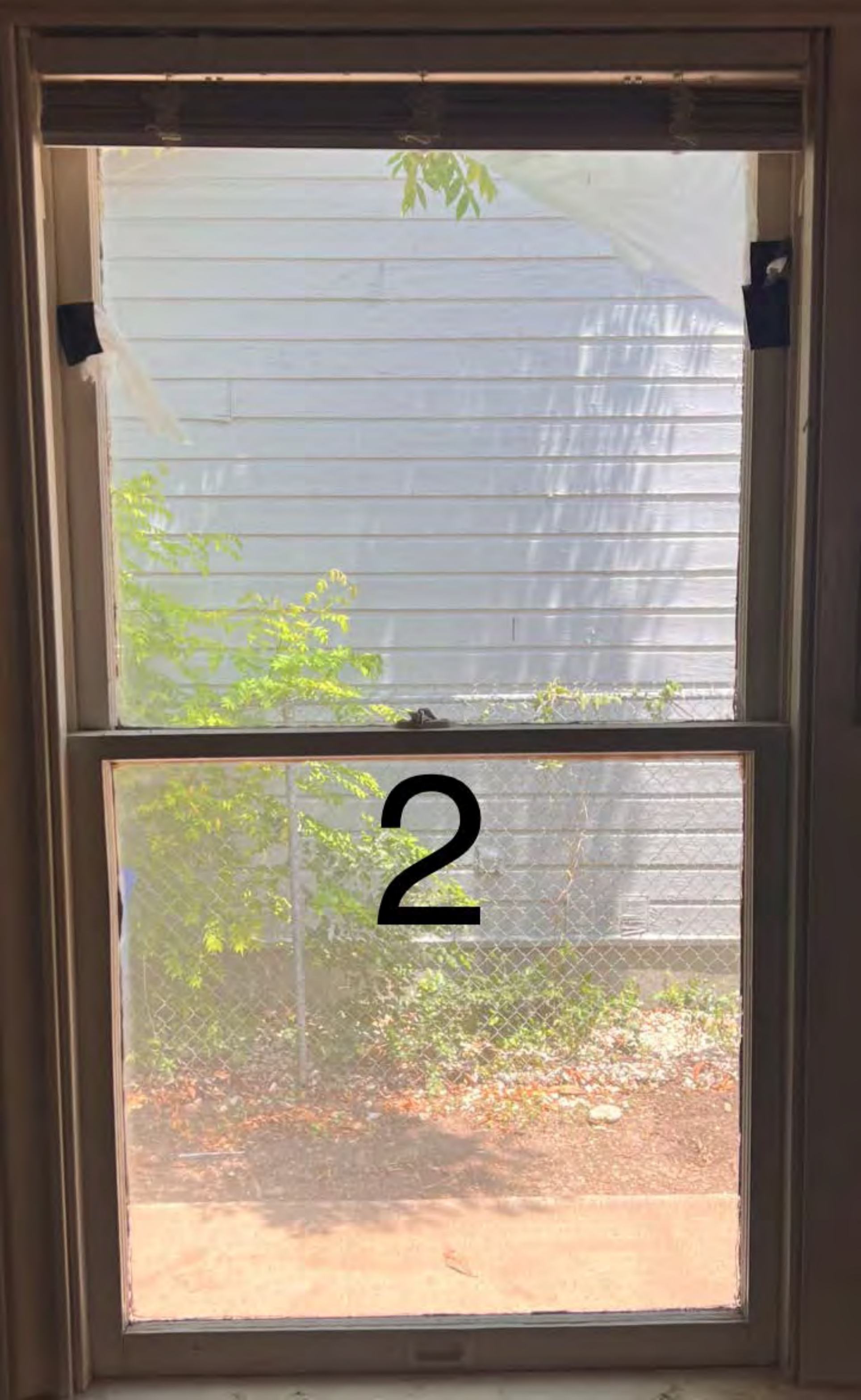






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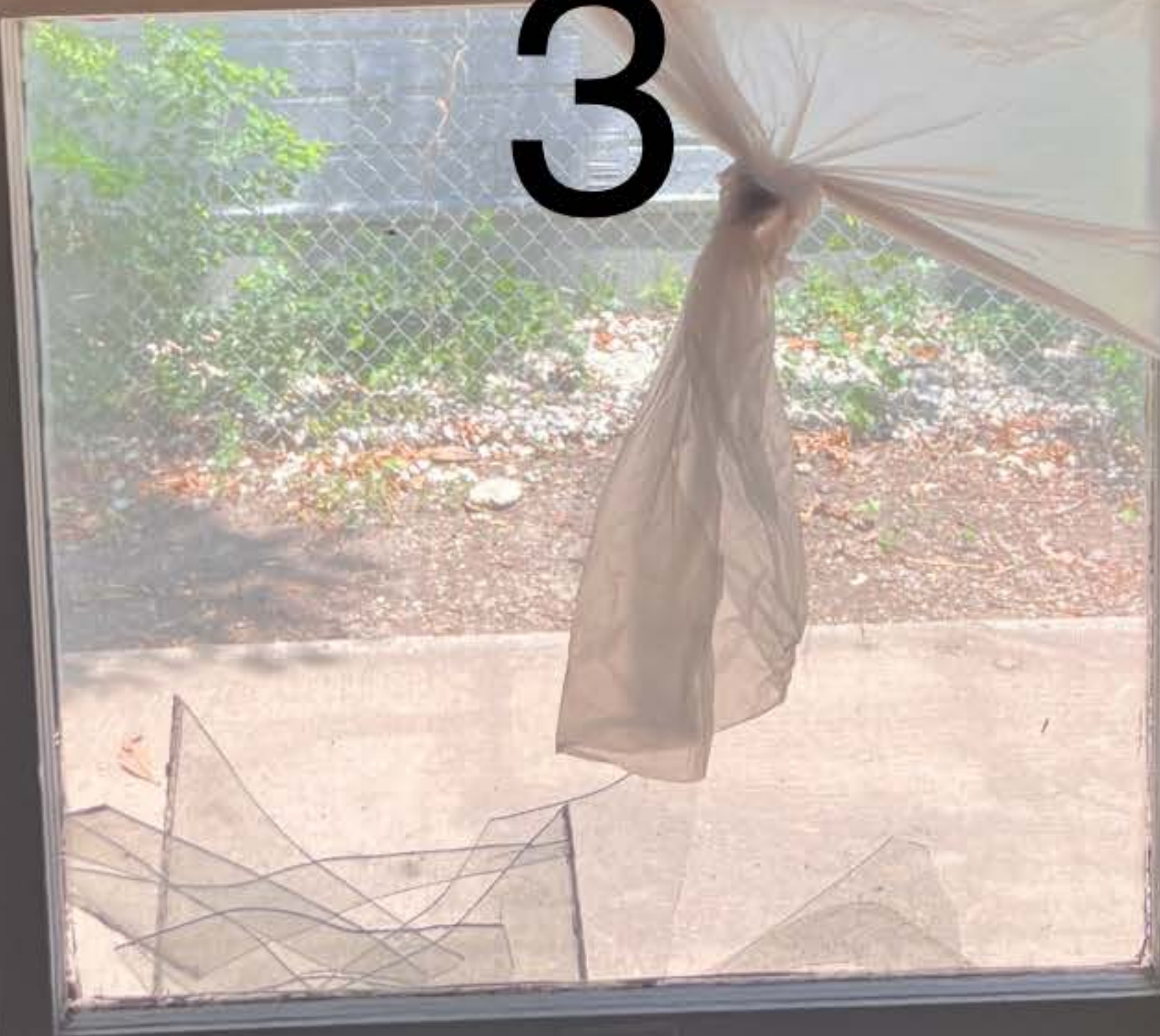




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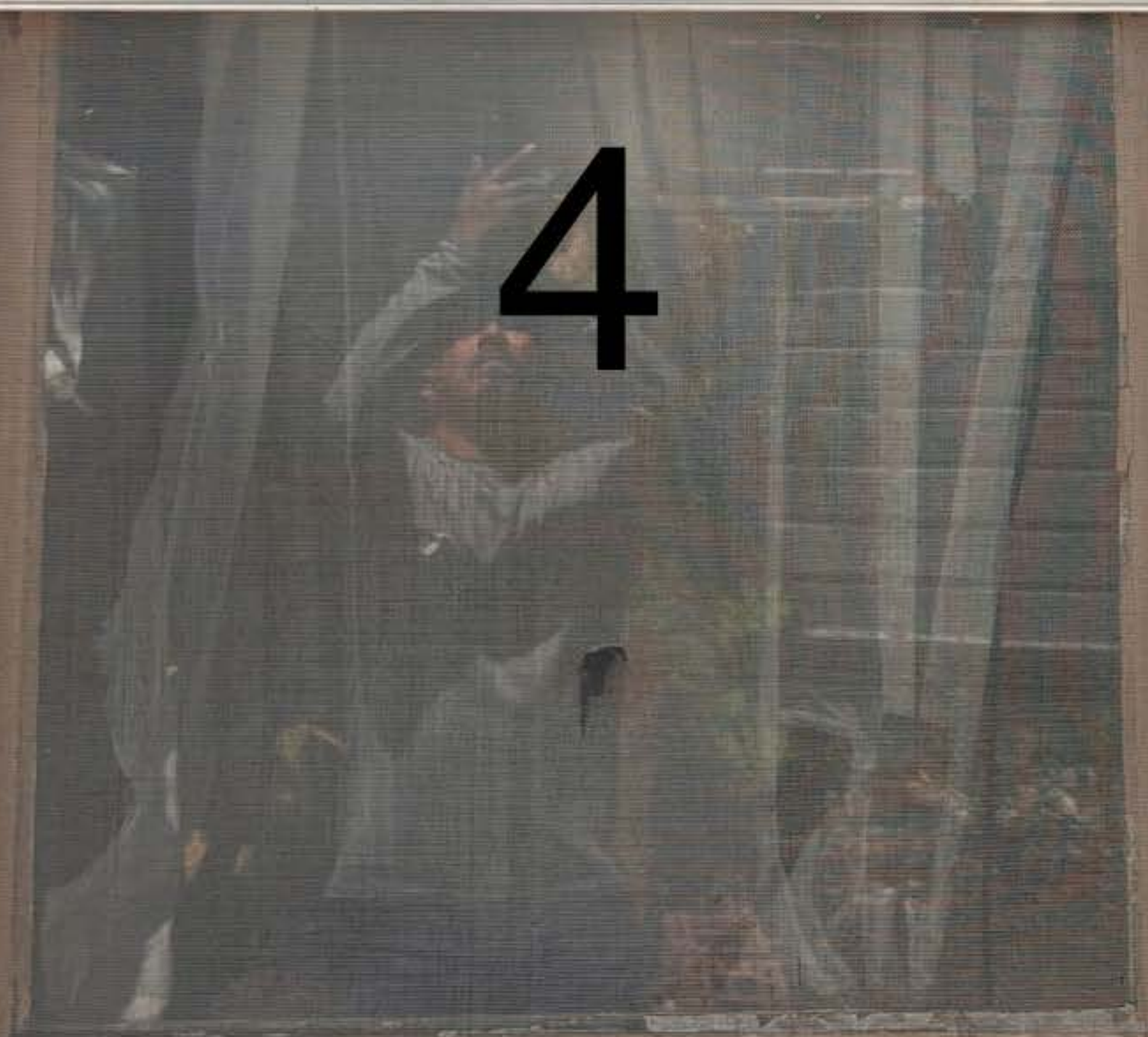


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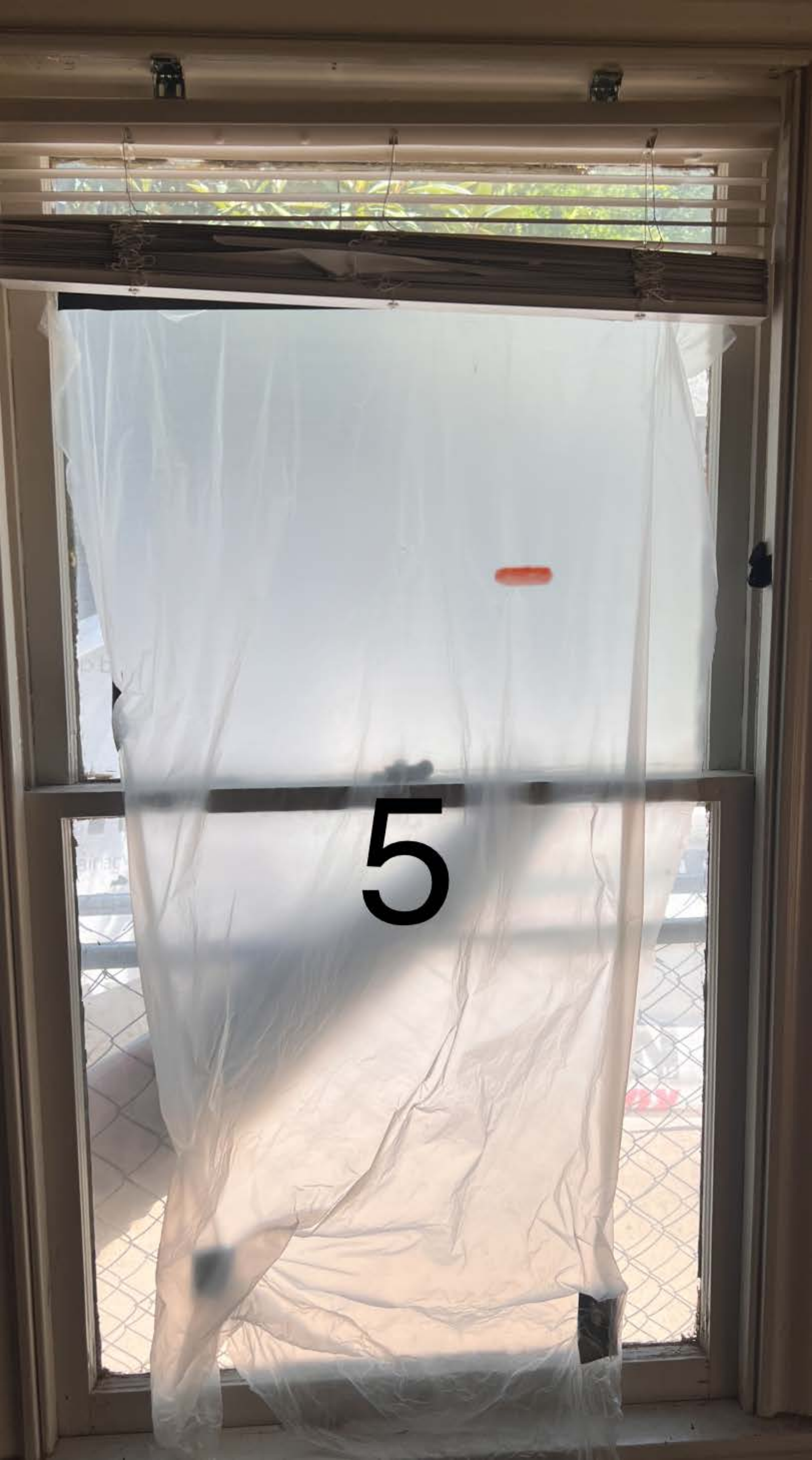
4





4

5






6

6

A photograph of a window set into a wall of peeling, light-brown wood. The window has a dark frame and a fine mesh screen. The screen is divided into two horizontal panes by a dark bar. A large, bold, black number '7' is centered over the lower pane. The upper pane shows a dark, blurry reflection of the exterior. The wall around the window is in poor condition, with the wood surface flaking and chipped away in several places.

7




7



8

A photograph of a two-pane window set into a wall of peeling, light-brown wood. The window has a silver-colored metal frame and a fine mesh screen. The view through the screen is dark and blurry, showing indistinct shapes and colors, possibly foliage or interior objects. A large, bold, black number '9' is superimposed over the center of the lower pane. The wall around the window shows significant signs of age and decay, with the wood surface flaking and peeling in several places.


9

A photograph of a window with a white plastic sheet covering the upper half. The sheet is held in place by two black clips at the top. The lower half of the window shows a view of a textured wall and some greenery. A large black number 9 is superimposed in the center of the image.

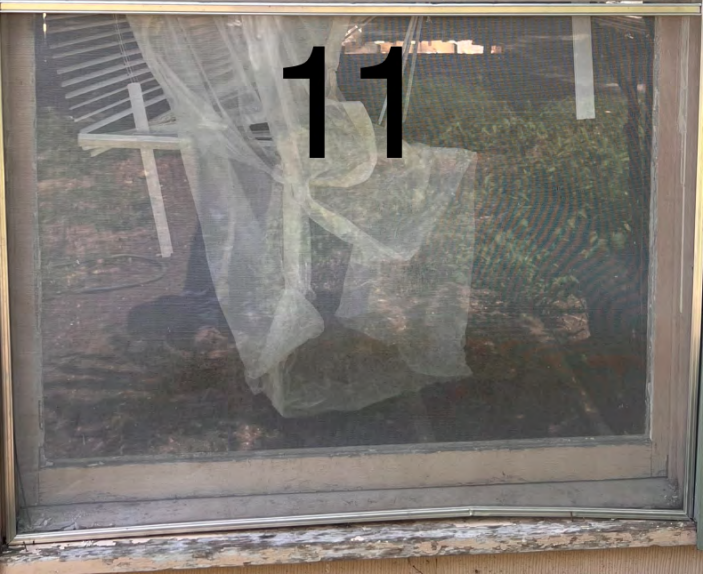
9



10

A photograph of a window with horizontal blinds. A thin vertical rod is on the left. The window is covered with a translucent plastic sheet that is wrinkled and partially torn at the bottom. The number '10' is printed in large black font in the center. The window frame is white, and the background outside is bright and blurry.

10





Jun 24, 2025 at 8:07:13 AM
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San Antonio TX 78212
United States



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