HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

HDRC CASE NO:	**2025-011**
ADDRESS:	103 W MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1770 BLK 7 LOT 18
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Robert Murray/MURRAY ROBERT C
OWNER:	Robert Murray/Carrie & Thomas Duesing
TYPE OF WORK:	Conceptual review of the new construction of a 1-story rear accessory structure
APPLICATION RECEIVED:	January 14, 2025
60-DAY REVIEW:	March 15, 2025
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to construct a new 1-story rear accessory structure.

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 Roof 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

i. *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.

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.
    - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- 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 primary structure at 103 W Magnolia is a 1.5-story, single-family residence constructed circa 1925. The structure first appears on the 1931 Sanborn Map in the same footprint as existing, with one rear auto structure in a similar location, but featuring a different footprint as the existing rear accessory structure. The primary structure features a front gable standing seam metal roof with large side dormers, with decorative gable shingles, wood siding, and one-over-one wood windows. The existing rear accessory structure features a front gable composition shingle roof, board-and-batten cladding, one (1) garage door on the east elevation, and one (1) pedestrian door on the west elevation. The property is contributing to the Monte Vista Historic District.
b. DEMOLITION OF REAR ACCESSORY STRUCTURE – The request to construct a new rear accessory structure requires the demolition of the existing, non-original accessory structure. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
c. CONTRIBUTING STATUS – The rear accessory structure is a 1-story structure. The original rear accessory structure that first appears on the Sanborn Fire Insurance Maps in 1931 was located in approximately the same location but featured a modified footprint featuring three bays with a 2-story central bay. The original rear accessory structure was larger in footprint than the existing structure. The original rear accessory structure is shown on the 1951 Sanborn Map. Per Historic Aerials, staff believes that the existing structure was constructed after 1963. Staff conducted a site visit on February 12, 2025, and observed that the existing materials likely date to the post-1963 structure. Staff observed that the structure contains little structural support and that the exterior board-and-batten cladding has experienced deterioration largely from water damage due to a lack of a foundation. Staff finds that due to the estimated build date, the structure is not contributing to the district and the demolition of the structure is eligible for administrative approval and does not require review by the Historic and Design Review Commission (HDRC).
d. MATERIAL SALVAGE & DECONSTRUCTION – In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1960, are required to be deconstructed if designed historic. Staff has determined that this structure was constructed circa 1963, and this structure will not be subject to the City's deconstruction ordinance. The salvage and reuse of any salvageable materials is encouraged.
e. NEW CONSTRUCTION: SCALE & MASSING – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The proposed accessory structure features a total footprint of approximately 732 square feet. The

applicant has proposed a header height of 8 feet. The applicant has not provided the total height for the rear accessory structure at this time. Accessory structures on the block are predominately single story. Staff finds the proposed general massing conforms to the Historic Design Guidelines, and the request is appropriate but finds that the applicant should submit the total height to staff for review.

f. NEW CONSTRUCTION: ORIENTATION & SETBACKS – The applicant has proposed to orient the garage door opening north toward the alley and has proposed a rear setback of 5 feet from the rear property line. Guideline 5.B.i. for New Construction states that garages and outbuildings should match the predominant garage orientation along the block. This block features a number of rear accessory structures oriented toward the alley. Staff finds the proposal appropriate and finds that the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
g. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a side gable roof form on the new rear accessory structure. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the primary structure is a front gable roof form with large gable dormers. Staff finds the form consistent with the Guidelines.
h. NEW CONSTRUCTION: RELATIONSHIP OF SOLIDS TO VOIDS – Per Guideline 2.C.i. for New Construction, window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one (1) centered double-wide garage door on the north elevation facing the alley and two (2) fixed windows on the east elevation facing Howard Street. Staff finds that the applicant should update the proposal to feature windows of traditional proportions and operations, and a divided bay garage door to be consistent with the Guidelines.
i. NEW CONSTRUCTION: MATERIALS – Guideline 5.A.iii for New Construction states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed to install a composition shingle roof, wood shingles in the gables, and horizontal wood cladding. Material specifications for the garage doors, windows, and any pedestrian doors have not been submitted at this time. Staff finds that the garage door and any pedestrian doors should be made of wood or be wood-look. The siding should be fully wood or a composite material featuring a reveal of no more than 6 inches and a smooth finish. A faux wood grain finish is not permitted. The windows should be fully wood or aluminum-clad wood and 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. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”.
j. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to install a structure featuring painted wood shingles, painted wood siding, and a composition shingle roof. Staff finds the architectural details to be generally appropriate.
k. SITE ELEMENTS – The applicant has not proposed any modifications to the existing site elements including new driveway paving or landscaping. Any modifications to the existing site work will require an updated site plan showing the proposed modifications.

RECOMMENDATION:

Staff recommends conceptual approval of the construction of a new rear accessory structure based on findings a through k with the following stipulations:

i. That the applicant submits the total height for the rear accessory structure to staff for review prior to returning to the HDRC for final approval based on finding e.

ii. That the applicant updates the proposal to feature windows of traditional proportions and operations, and a divided bay garage door and submits updated measured elevation drawings for each side of the structure to staff for review prior to returning to the HDRC for final approval based on finding h.

iii. That the applicant submits final material specifications for the windows, pedestrian doors, garage doors, and siding prior to retuning to the HDRC for final approval based on finding i. The pedestrian door and garage doors should be made of wood or be wood-look. The siding should be fully wood or composite siding featuring a reveal of no more than 6 inches and a smooth finish. A faux wood grain finish is not permitted. The windows should be fully wood or aluminum-clad wood and 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. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".

iv. That the applicant submits a comprehensive site plan showing any new hardscaping required for the alley-facing garage entry to staff for review prior to returning to the HDRC for final approval based on finding k.

v. The applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

1931 Sanborn Map

E. MULBERRY AV.

E. HUISACHE AV.

E. MAGNOLIA AV.

MAIN AV. NOT PAVED

HOWARD (W. WESACHE) AV.

GRAVELED

W. MULBERRY AV.

W. HUISACHE AV.

W. MAGNOLIA AV.

NOT PAVED

BELKNAP PL. NOT PAVED

1769

1770

3002

2953

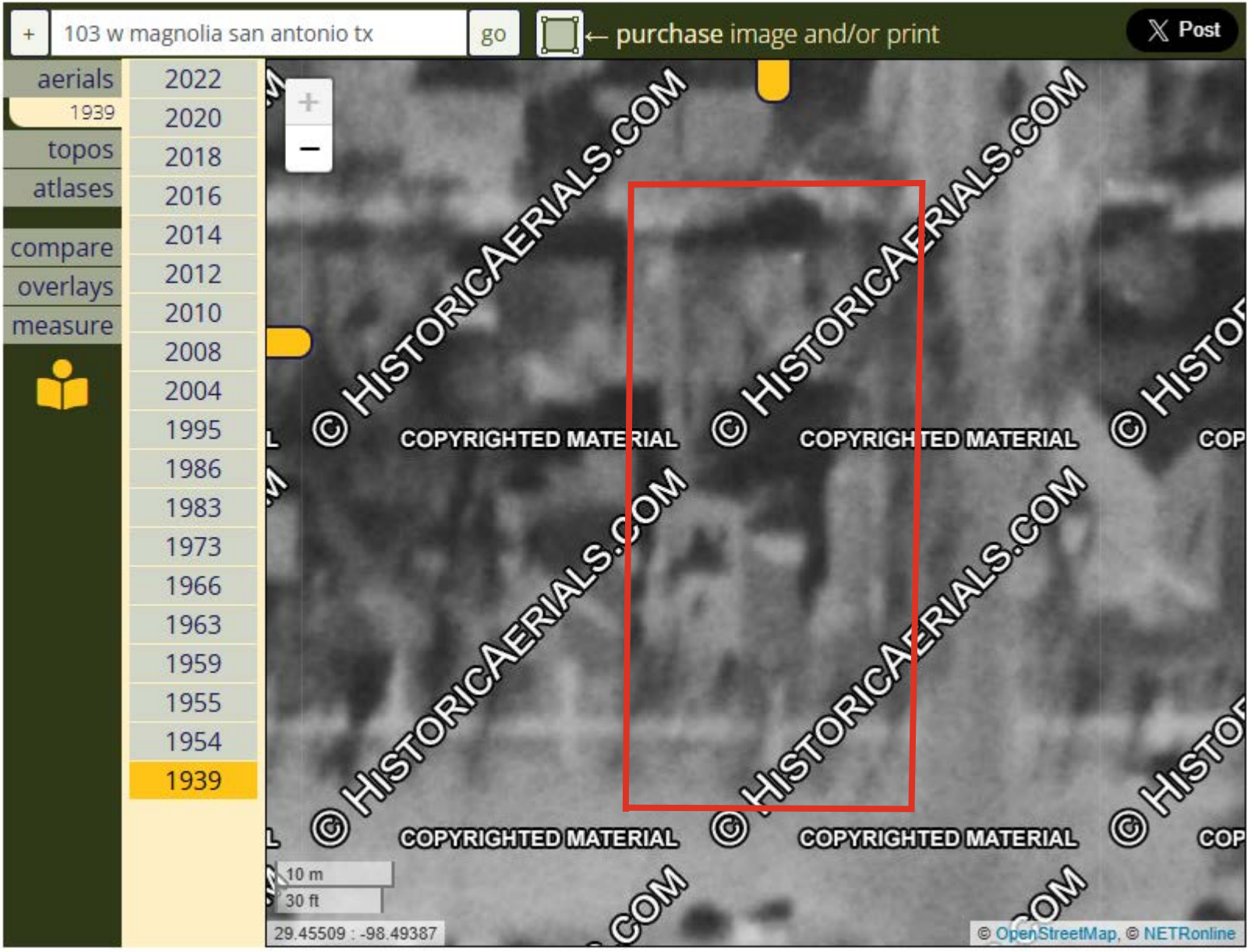
St. Anthony Institute Sister of Divine Providence. Iron Post 13' 20' Heat: Stoves. Lights: Elec.

Magnolia Court Apartments

Magnolia Terrace Apartments

Scale of Feet. 50 40 30 20 10 0 50 100 150

Original located at San Antonio Public Library Special Collections


+
103 w magnolia san antonio tx
go
← purchase image and/or print
Post
aerials
1939
topos
atlases
compare
overlays
measure
2022
2020
2018
2016
2014
2012
2010
2008
2004
1995
1986
1983
1973
1966
1963
1959
1955
1954
1939
© HISTORICAERIALS.COM
COPYRIGHTED MATERIAL
10 m
30 ft
29.45509 : -98.49387
© OpenStreetMap, © NETRonline

1951 Sanborn Map

See Volume Two

E. MULBERRY AV.

E. HUISACHE AV.

E. MAGNOLIA AV.

N. MAIN AV.

AV. NOT PAVED

8" W. PIPE

6" W. PIPE

10" W. PIPE

1769

1770

HOWARD

W. MULBERRY

W. (W. WESACHE) AV.

W. HUISACHE

W. MAGNOLIA

AV. GRAVELED

AV. NOT PAVED

3002

2953

BELKNAP

PL. NOT PAVED

ST. ANTHONY R.C. GRADE SCHOOL

SISTER OF DIVINE PROVIDENCE

MAGNOLIA COURT APTS.

MAGNOLIA TERRACE APTS.

APTS.

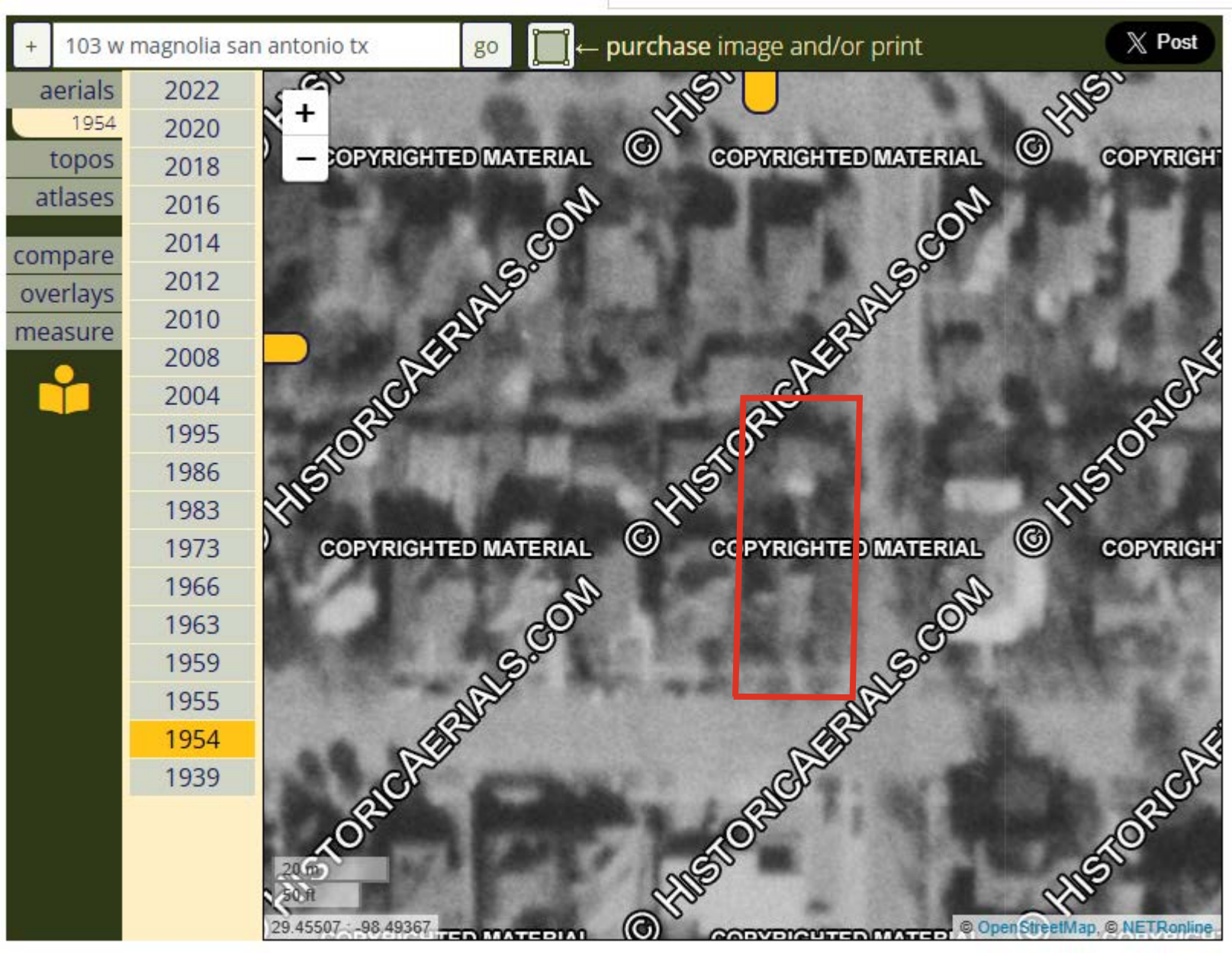
Scale of Feet.

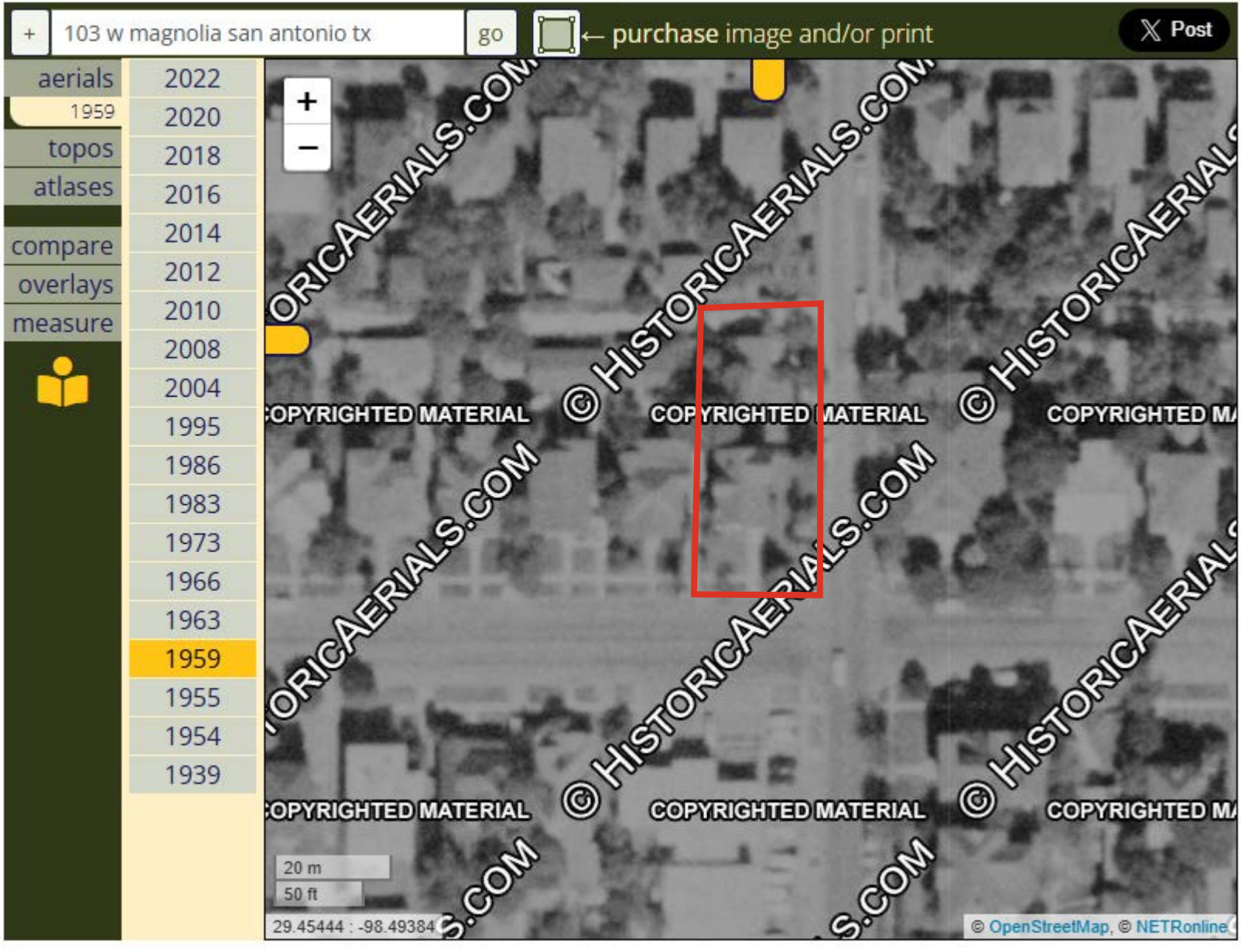
50 40 30 20 10 0 50 100 150

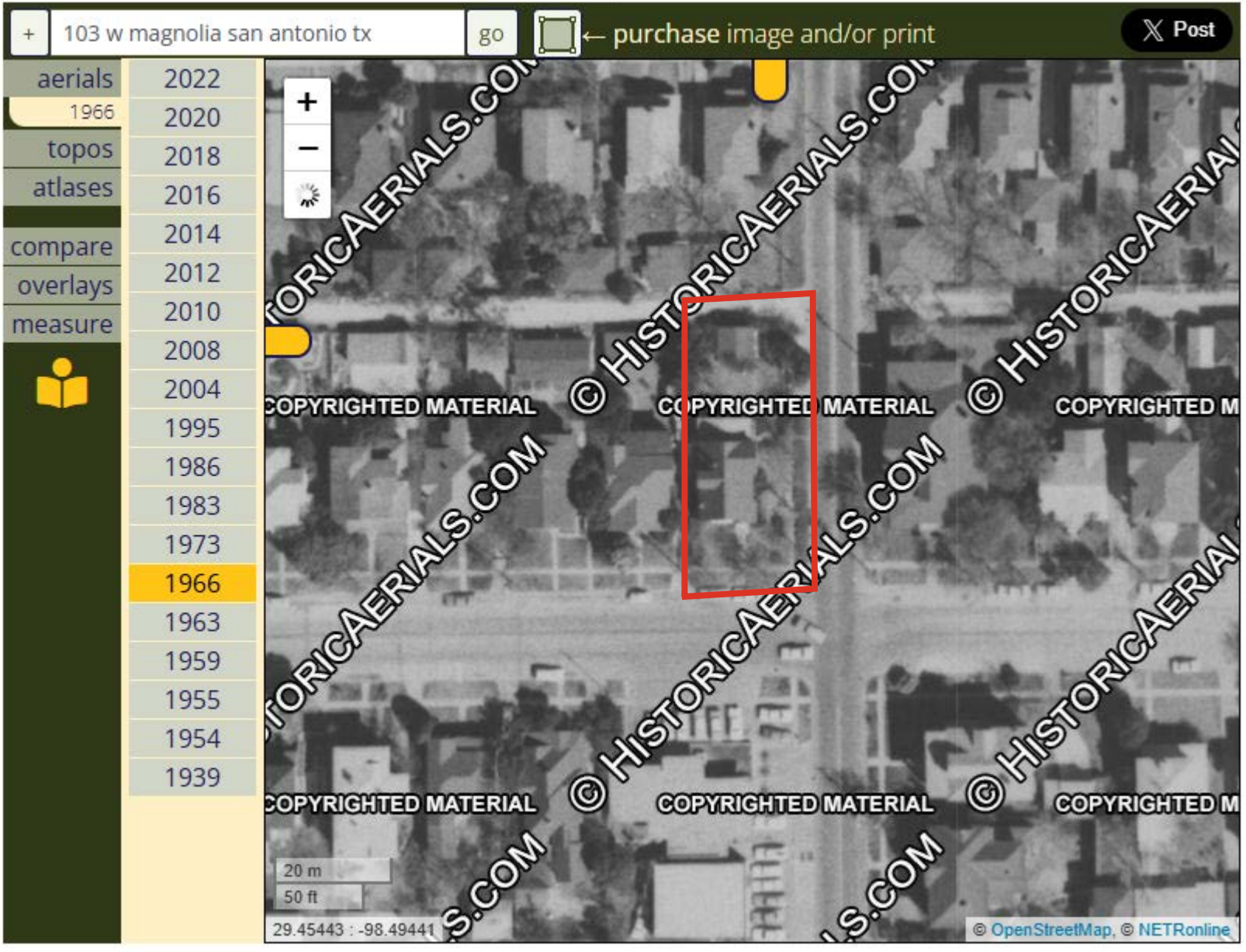
73

75

78


+
103 w magnolia san antonio tx
go
← purchase image and/or print
Post
aerials
1954
topos
atlases
compare
overlays
measure
2022
2020
2018
2016
2014
2012
2010
2008
2004
1995
1986
1983
1973
1966
1963
1959
1955
1954
1939
COPYRIGHTED MATERIAL
© HISTORICAERIALS.COM
20 m
50 ft
29.45507, -98.49367
© OpenStreetMap, © NETRonline


+
103 w magnolia san antonio tx
go
← purchase image and/or print
Post
aerials
1959
topos
atlases
compare
overlays
measure
2022
2020
2018
2016
2014
2012
2010
2008
2004
1995
1986
1983
1973
1966
1963
1959
1955
1954
1939
+
−
COPYRIGHTED MATERIAL
© HISTORICAERIALS.COM
20 m
50 ft
29.45444 : -98.49384
© OpenStreetMap, © NETRonline


+
103 w magnolia san antonio tx
go
← purchase image and/or print
Post
aerials
1966
topos
atlases
compare
overlays
measure
2022
2020
2018
2016
2014
2012
2010
2008
2004
1995
1986
1983
1973
1966
1963
1959
1955
1954
1939
COPYRIGHTED MATERIAL
© HISTORICAERIALS.COM
20 m
50 ft
29.45443 : -98.49441
© OpenStreetMap, © NETRonline

Google Maps

103 W Magnolia Ave

Imagery ©2025 Google, Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

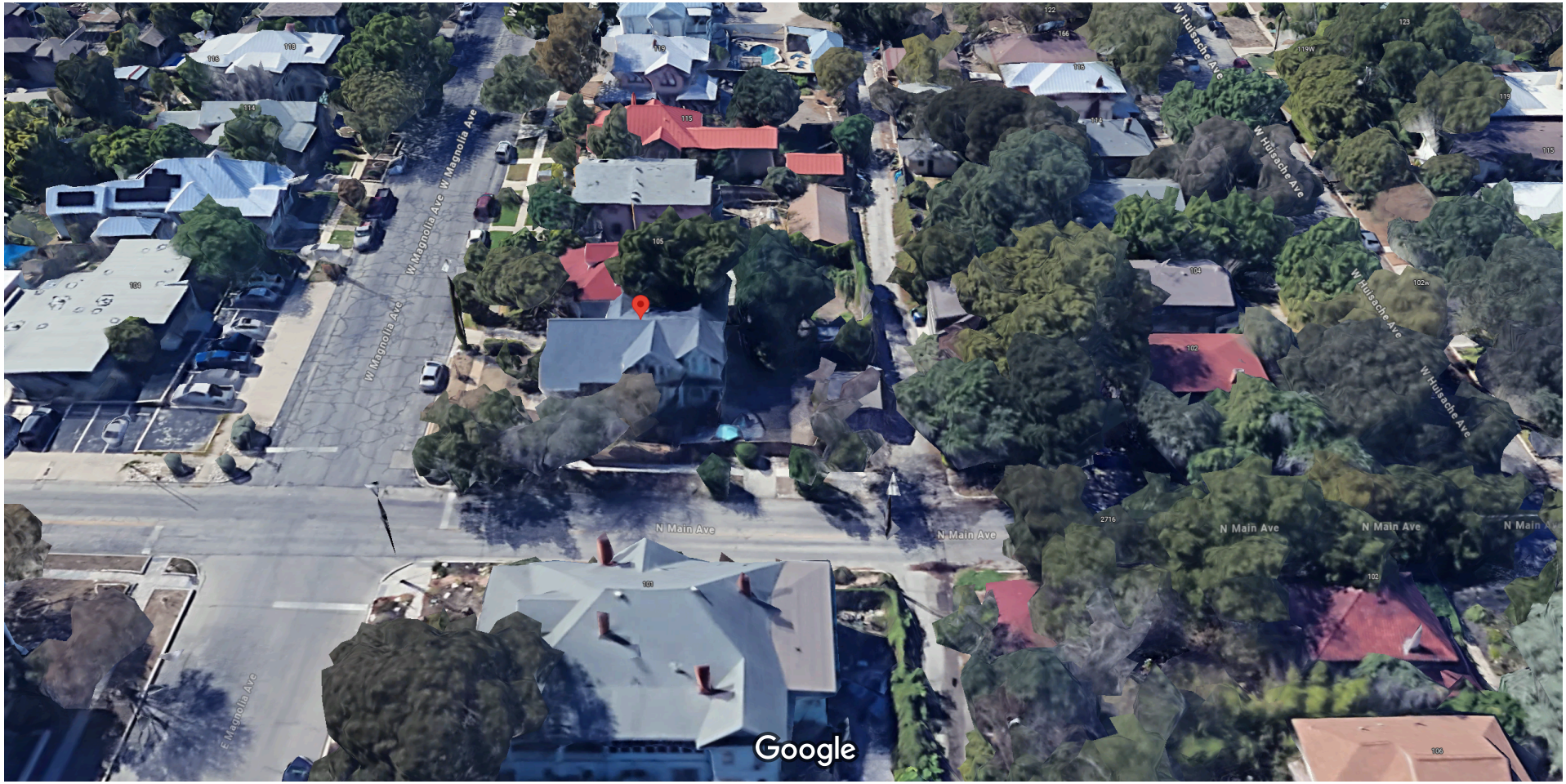
Google Maps

103 W Magnolia Ave

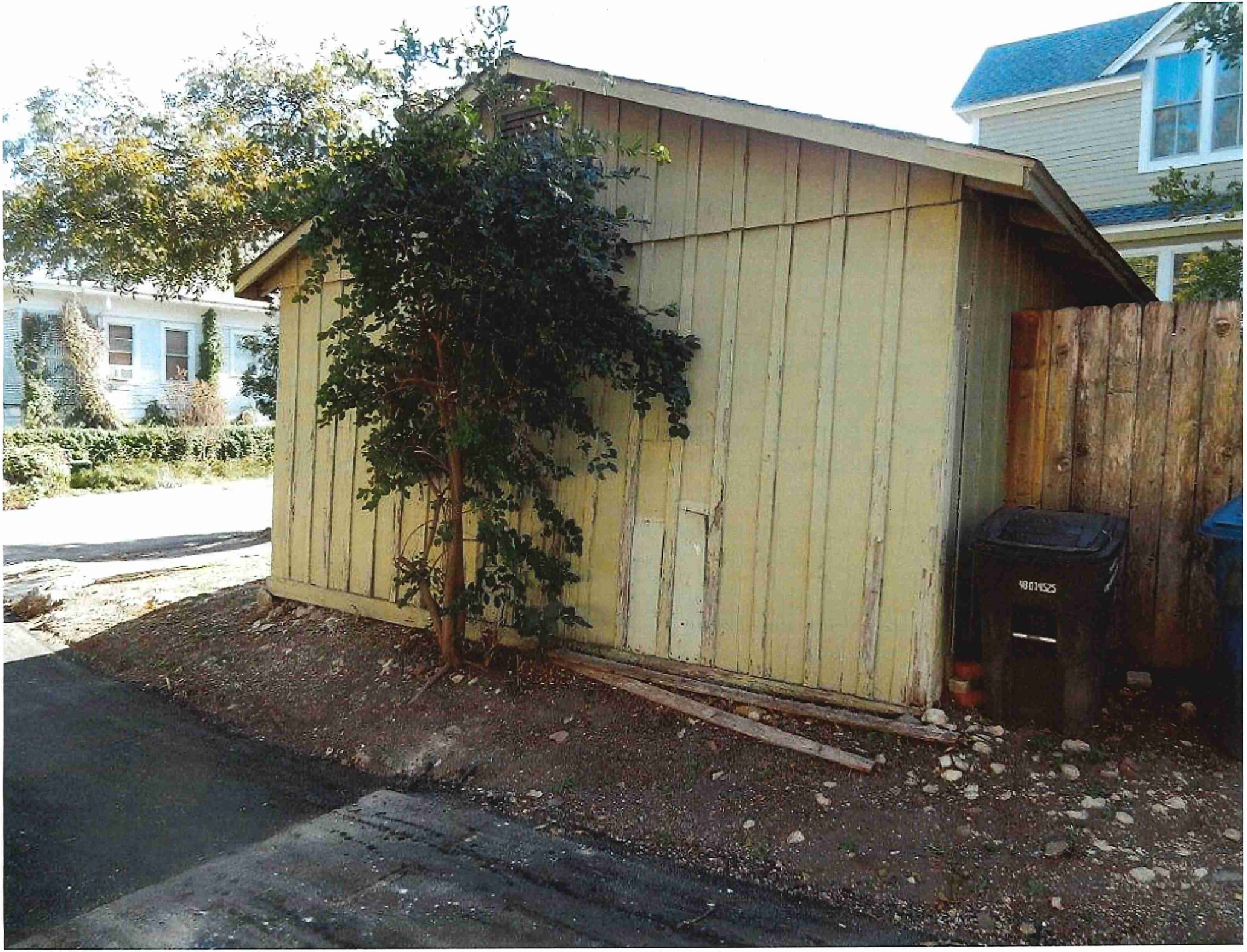
Imagery ©2025 Google, Map data ©2025 , Map data ©2025 Google 20 ft

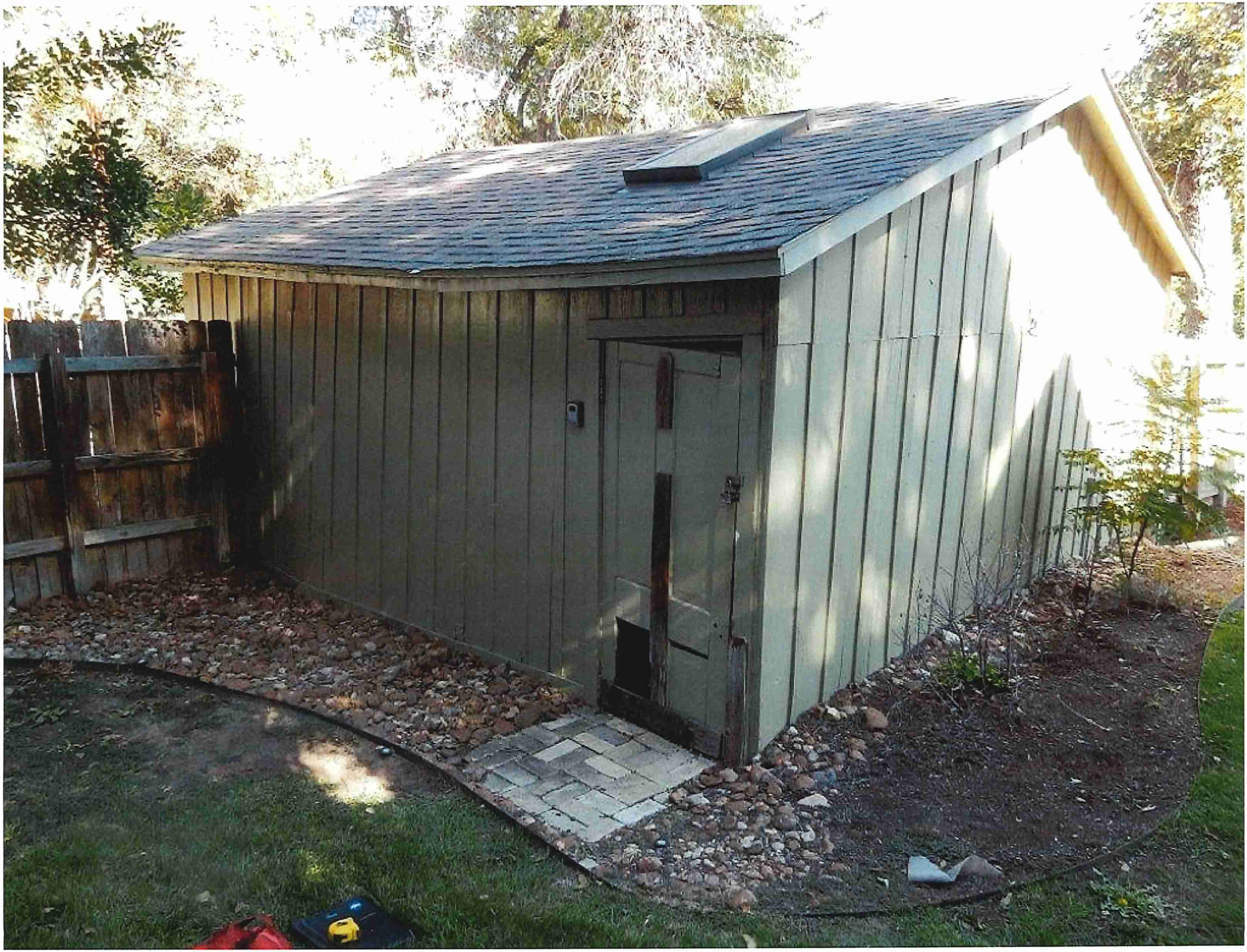
Google Maps

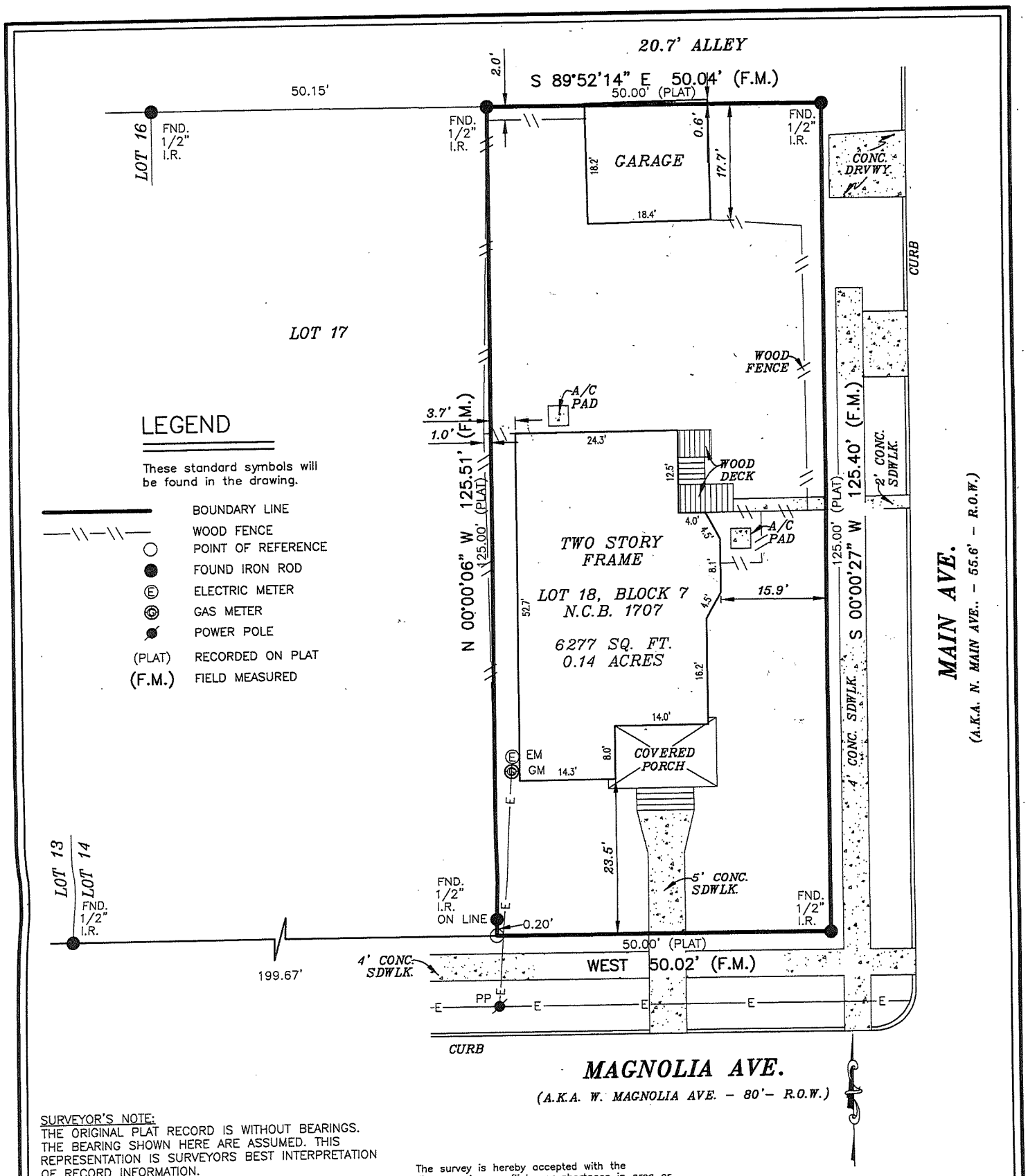
103 W Magnolia Ave



Imagery ©2025 Google, Imagery ©2025 Airbus, Map data ©2025 Google 20 ft







LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- POINT OF REFERENCE
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0405 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

x _____

x _____

GRAPHIC SCALE

0' 20' 40'

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALAMO TITLE COMPANY and _____ that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

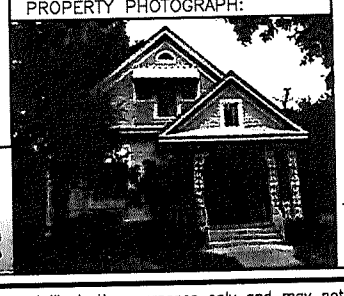
Borrower/Owner: CAROLINE M.H. DUESING AND THOMAS F. DUESING JR.

Address: 103 W. MAGNOLIA AVE. GF No. 4003002634

Legal Description of the Land:
Lot 18, Block 7, New City Block 1770, ADAMS SAUREL HEIGHTS SUBDIVISION, Bexar County, Texas, according to plat recorded in Volume 65, Page 4, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



AMERISURVEYORS LLC
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258
Phone: (210) 367-2200 Fax: (210) 320-1945

FINAL "AS-BUILT" SURVEY

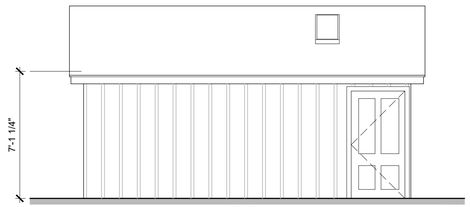
JOB NO.:	1308016684	NO.	REVISION	DATE
DATE:	08/23/13			
DRAWN BY:	MN/CW			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

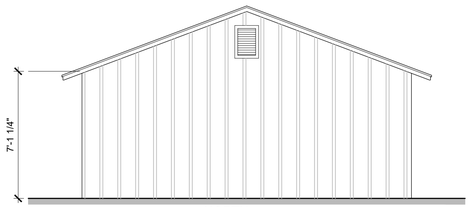
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

Copyright © AmeriSurveyors LLC. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey.

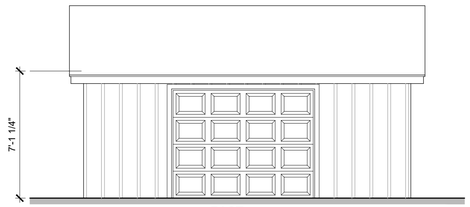
As-Built Drawings



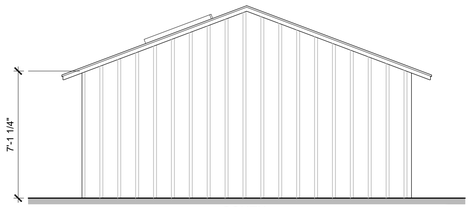
6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



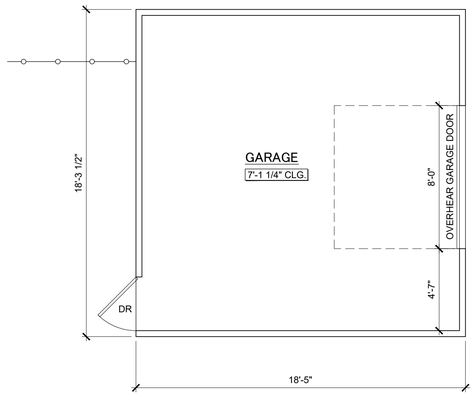
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



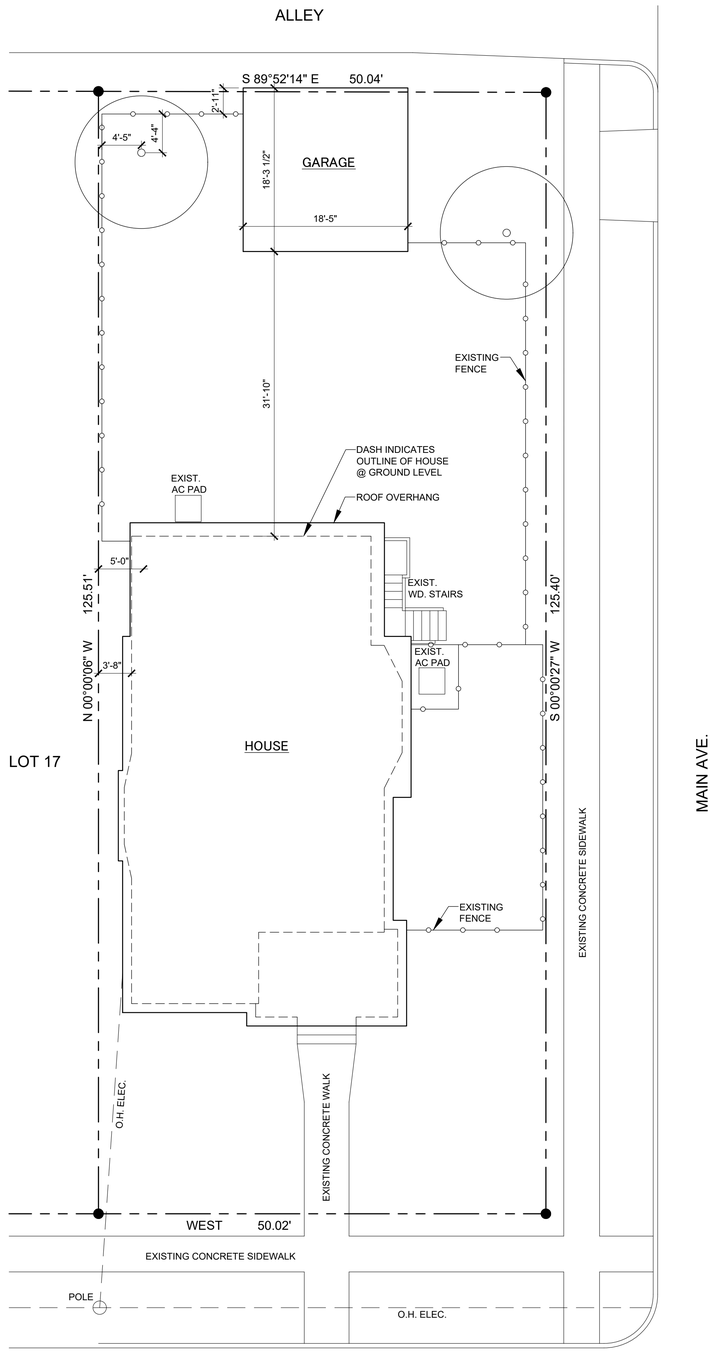
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION
LOT 18, BLOCK 7, NBC 1770
ADAMS SAUREL HEIGHTS

ROBERT C. MURRAY
ARCHITECT
146 E. ROSEWOOD AVE
SAN ANTONIO, TX 78212
EMAIL: RCMARCH@SBCGLOBAL.NET
PHONE: 210-862-5135

SINGLE-FAMILY HOME
DUESING GARAGE
103 W. MAGNOLIA
SAN ANTONIO, TX 78212

INTERIM REVIEW DOCUMENTS

FOR INTERIM REVIEW ONLY
NOT FOR REGULATORY APPROVAL
PERMIT OR CONSTRUCTION PURPOSES

ARCHITECT: ROBERT C. MURRAY
TX. REGISTRATION NO.: 3865

REVISIONS:

JOB NO.: R2448

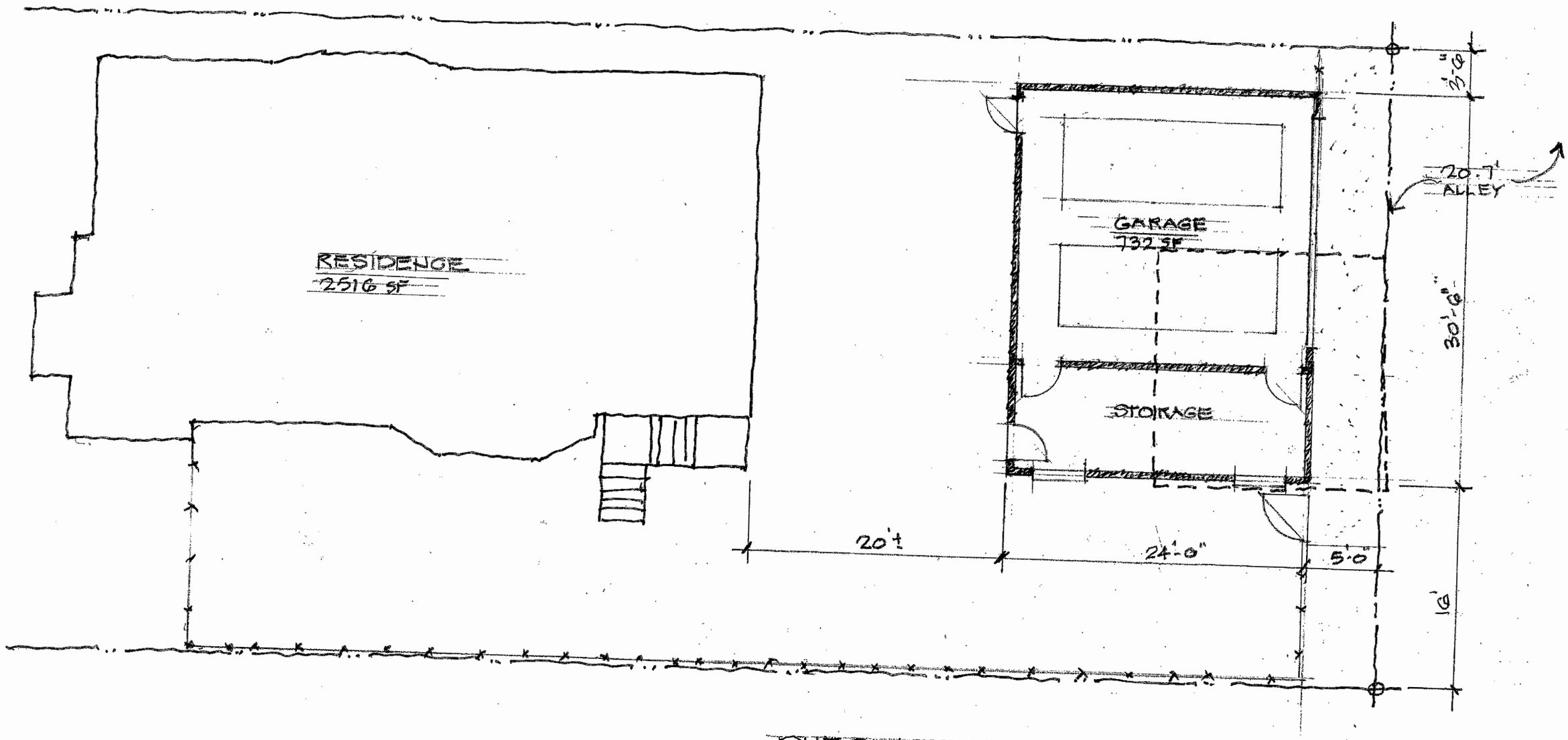
DRAWN BY: MRH

DATE: 12/10/2024

SHEET NO.: A101

FOR INTERIM REVIEW ONLY
NOT FOR REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION PURPOSES

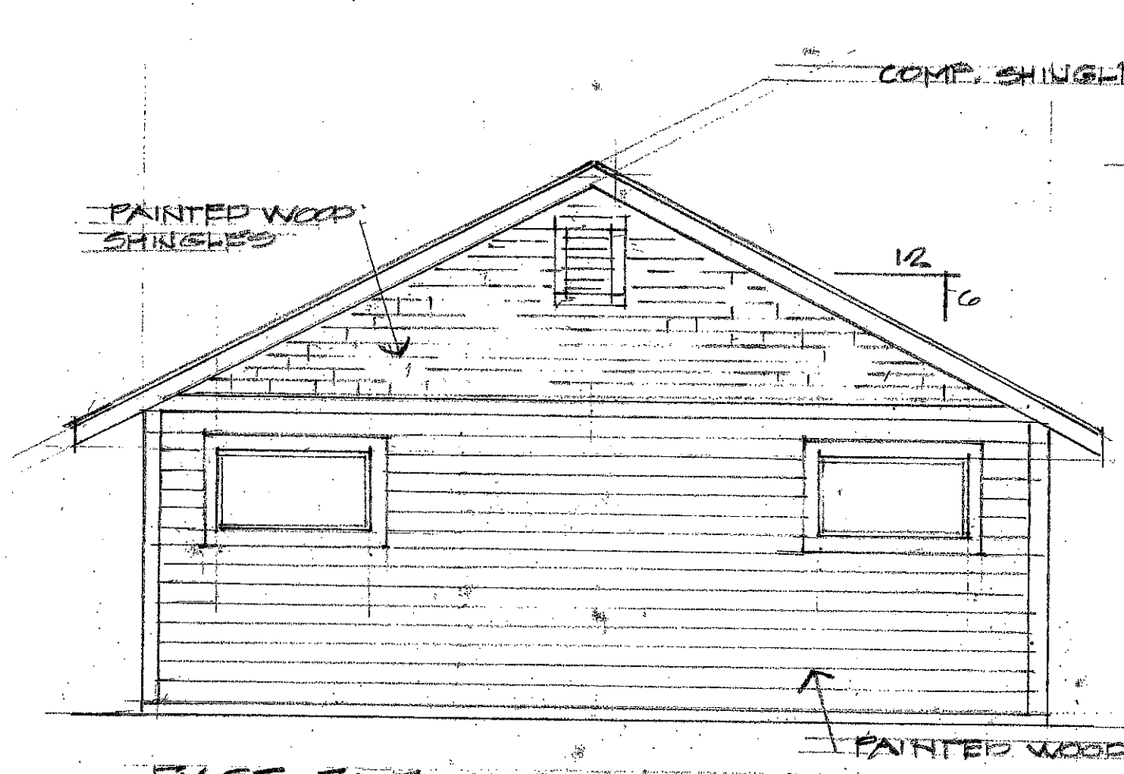
ARCHITECT: ROBERT G. MURRAY
TX. REGISTRATION NO.: # 3865
DATE: JAN 6, 2025



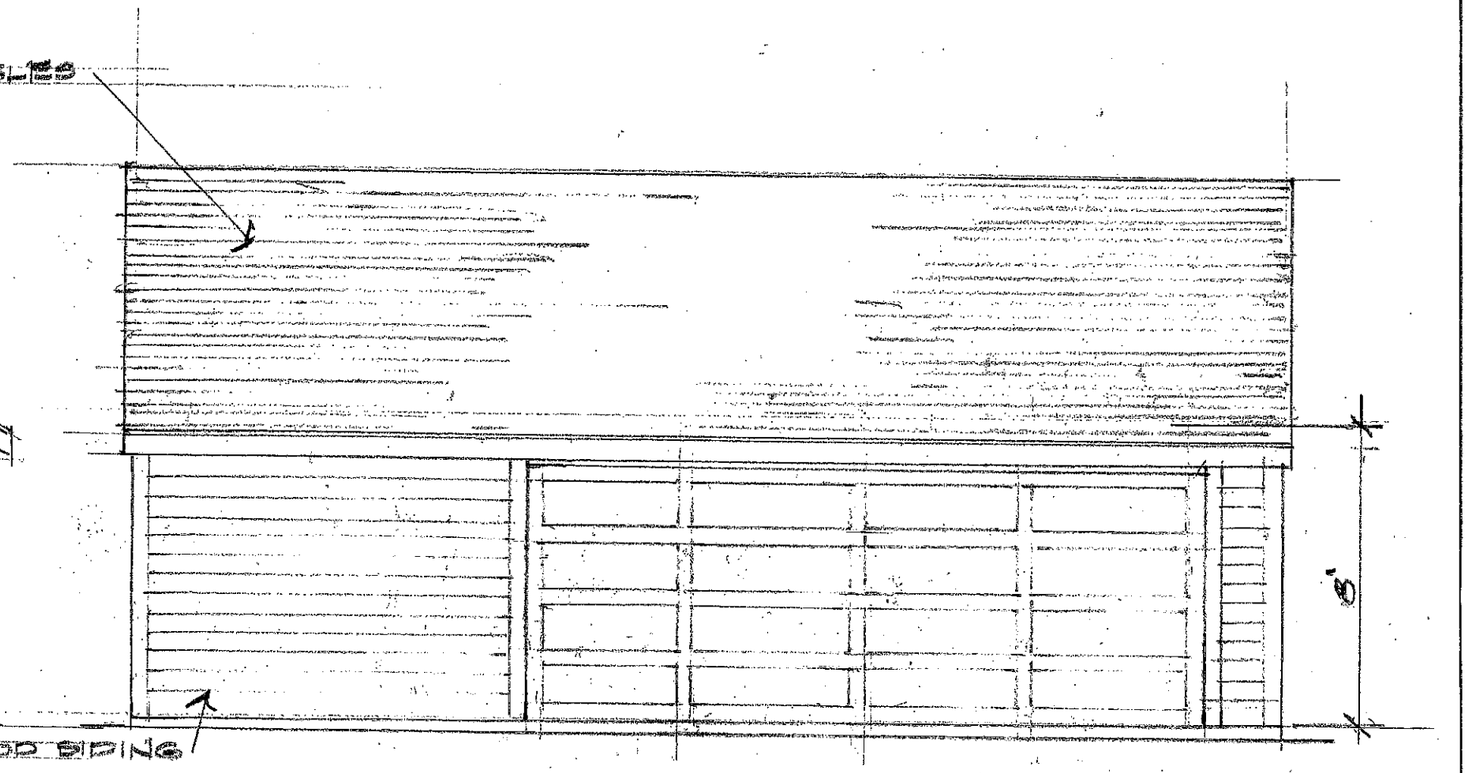
QUESING RESIDENCE
PROPOSED CONCEPTUAL SITE PLAN
1/8"=1'-0"
JAN 6, 2025

FOR INTERIM REVIEW ONLY
NOT FOR REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION PURPOSES

ARCHITECT: ROBERT C. MURRAY
TX. REGISTRATION NO.: 22665
DATE: JAN 6, 2025



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



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

DUESING RESIDENCE
PROPOSED CONCEPTUAL ELEVATIONS
JAN 6, 2025