

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-468
ADDRESS: 831 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6939 BLK LOT 8 & W 12.5 FT OF 9
ZONING: R-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Seema Kairam and Garrett Jones
OWNER: Seema Kairam and Garrett Jones
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: November 27, 2023
60-DAY REVIEW: January 8, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 831 E Magnolia.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

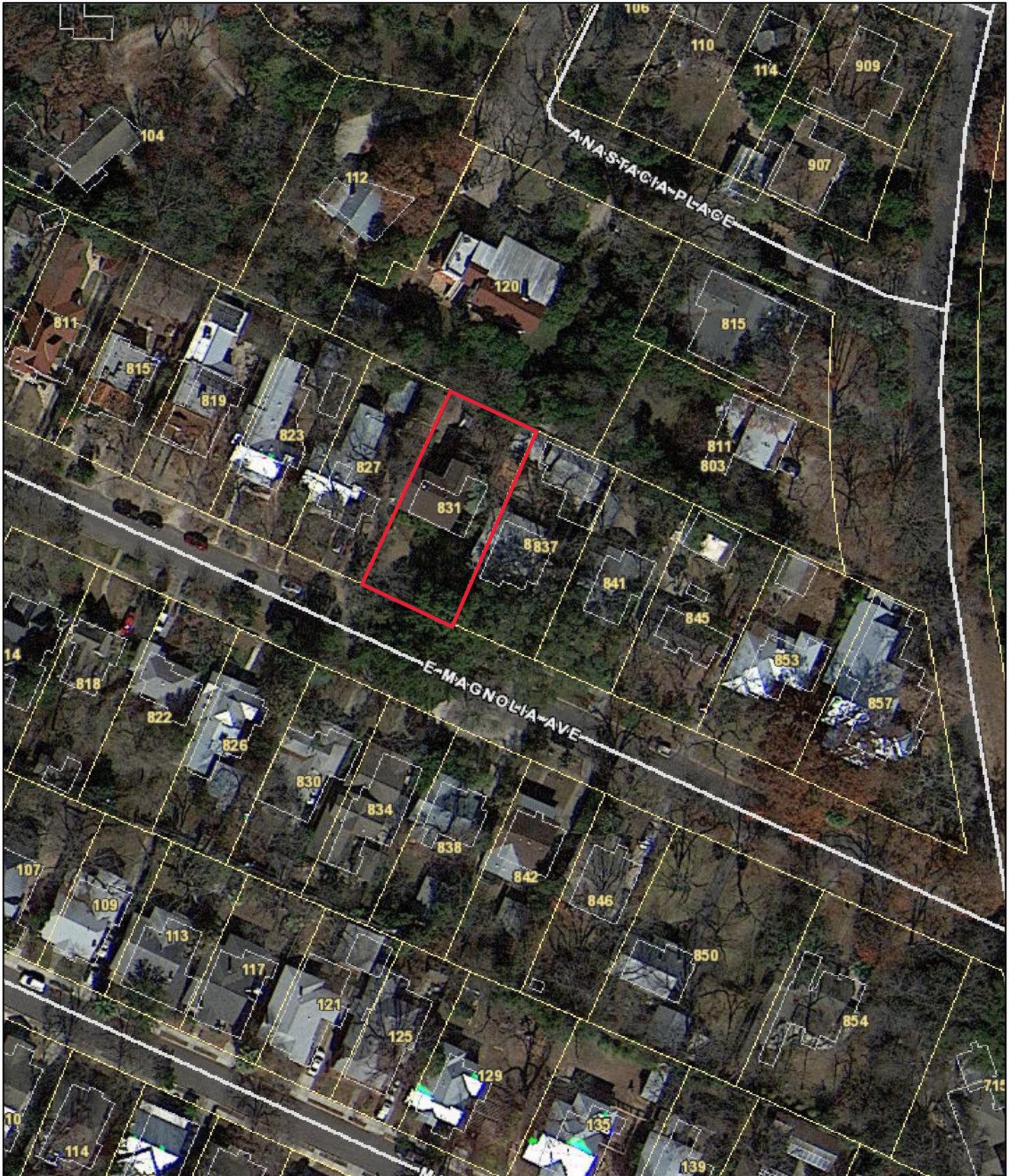
- a. The structure located at 831 E Magnolia is a 2-story residential structure constructed circa 1924 in the Monterey style. The home features a side addition, one-over-one and multi-lite wood windows, a front balcony, and woodlap siding. The property is contributing to the River Road Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, plumbing, electrical, and mechanical upgrades, siding repair, painting, front door replacement, stone patio modifications, driveway gate and fencing installation, skirting replacement, gutter installation, fenestration modifications, screened porch replacement, and landscaping modifications.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff conducted a site visit on November 28, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

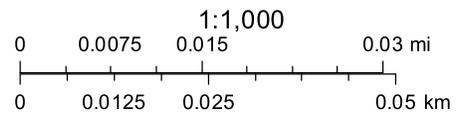
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



December 1, 2023

— User drawn lines



831 East Magnolia Ave
Historic Rehabilitation Tax Incentive Program
COA# 2021-412

NARRATIVE OF WORK PERFORMED

The project at 831 E Magnolia was a complete rehabilitation of the existing structure. The interior of the house was taken down to studs in order to completely replace all electrical, mechanical, and plumbing systems, insulation was provided at exterior walls and floor and new finishes, kitchen and bathrooms were provided throughout.

On the front facade, the existing wood windows and wood siding were repaired and repainted. The stone patio was rebuilt with the existing stones to provide a safer entry and a driveway gate was built to match the existing side-yard gate. On the East facade one existing window was removed to accommodate a change the in interior configuration. Finally, on the rear facade, the exterior openings were reconfigured to create a more streamlined elevation and the screen porch was rebuilt and rescreened.

ITEMIZED LIST OF WORK PERFORMED

Exterior Modifications (in view from public right of way):

- Repair and repaint exterior siding.
- Repair and repaint exterior windows.
- New front door, replace trim at front door.
- Reconfigure stone patio with salvaged material.
- New gate at driveway, to match existing side yard gate.
- Replace lowest siding boards with hardi-plank siding

Exterior Modifications (not in view from public right of way):

- Remove one exterior window on East facade
- Reconfigure and add fenestration on rear facades
- Remove exterior door and exit stair at rear facade
- Replace screen porch structure and screens
- Replace gutters and downspouts on rear facade
- Remove stone site wall

Interior Modifications:

- Remove brick fireplace and chimney, replace with gas fireplace
- Replace all mechanical, electrical and plumbing systems
- Insulate exterior walls and floor
- Install new hardwood floors
- Expose wood framing at living and dining room ceilings, replace gyp ceilings
- New kitchen millwork and appliances
- Minor reconfiguration of second floor layout/ walls
- Addition of primary closet
- New bathroom tile and fixtures
- New gyp board throughout, paint
- Reinforce roof framing
- Framing to support exterior brick chimney

831 East Magnolia Ave
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ACTUAL TIMELINE

September 1, 2021 - Certificate of Occupancy

January 26, 2022 - Initiated contract with General Contractor

February 1st, 2022 - Construction began

March 17th, 2023 - General Contractor scope of work complete

831 East Magnolia Ave
Historic Rehabilitation Tax Incentive Program
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FINAL PAYMENT APPLICATION FROM GENERAL CONTRACTOR

831 East Magnolia Ave
Historic Rehabilitation Tax Incentive Program
COA# 2021-412

PHOTOS OF EXTERIOR - AFTER RENOVATION



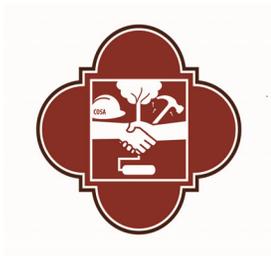
831 East Magnolia Ave
Historic Rehabilitation Tax Incentive Program
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PHOTOS OF EXTERIOR - AFTER RENOVATION



831 East Magnolia Ave
Historic Rehabilitation Tax Incentive Program
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BUILDING PERMIT CLOSE OUT



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

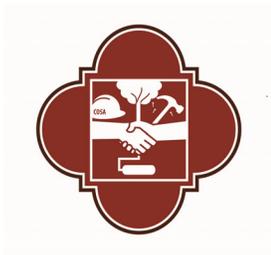
LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	MEP-PLM-PMT22-34307148
PERMIT NAME	Magnolia general permit
PERMIT ISSUANCE DATE	03/10/2022
LOC ISSUANCE DATE	03/13/2023
ADDRESS	831 MAGNOLIA AVE City of San Antonio TX 78212
DESCRIPTION OF WORK	Remodel

Thank you for your business

The City of San Antonio



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1901 South Alamo Street
San Antonio, Texas 78204

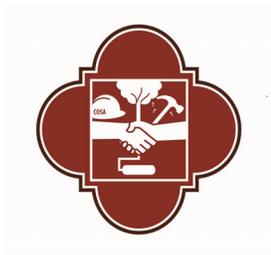
LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	MEP-MEC-PMT23-33907592
PERMIT NAME	Christopher De La Rosa
PERMIT ISSUANCE DATE	03/13/2023
LOC ISSUANCE DATE	03/23/2023
ADDRESS	831 MAGNOLIA AVE City of San Antonio TX 78212
DESCRIPTION OF WORK	Install two 2 ton 15 seer air handlers and condensers.

Thank you for your business

The City of San Antonio



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San Antonio, Texas 78204

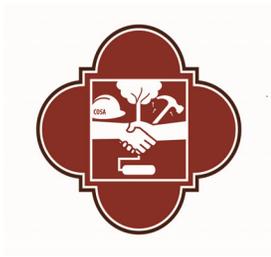
LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	MEP-ECP-PMT23-33207277
PERMIT NAME	Electrical Completion Permit
PERMIT ISSUANCE DATE	03/09/2023
LOC ISSUANCE DATE	11/03/2023
ADDRESS	831 MAGNOLIA AVE City of San Antonio TX 78212
DESCRIPTION OF WORK	COMPLETION PERMIT - MEP-ECP-PMT22-33220985 - MAGNOLIA, ROUGH IN PASSED ON 07/07/2022 ***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5** ***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).

Thank you for your business

The City of San Antonio



City of San Antonio
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San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35300858
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	03/02/2022
LOC ISSUANCE DATE	11/03/2023
ADDRESS	831 MAGNOLIA AVE City of San Antonio TX 78212
DESCRIPTION OF WORK	drywall, cabinets, flooring, etc

Thank you for your business

The City of San Antonio

831 East Magnolia Ave
Historic Rehabilitation Tax Incentive Program
COA# 2021-412

CERTIFICATE OF APPROPRIATENESS



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 1, 2021

HDRC CASE NO: 2021-412
ADDRESS: 831 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6939 BLK LOT 8 & W 12.5 FT OF 9
HISTORIC DISTRICT: River Road
PUBLIC PROPERTY: No
APPLICANT: Garrett Jones/JONES GARRETT G & KAIRAM SEEMA S - 831 E MAGNOLIA AVE
OWNER: Garrett Jones/JONES GARRETT G & KAIRAM SEEMA S - 831 E MAGNOLIA AVE
TYPE OF WORK: Addition, Driveway/sidewalk, Exterior alterations, Fencing, Porch/Patio, Roofing, Repair and Maintenance, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the existing asphalt shingle roof with a standing seam metal roof.
2. Modify the existing side fenestration patterns, to include the removal of non-original vinyl windows, installation of new window openings, and relocation of a historic window from the rear façade to a side façade.
3. Reconstruct the front flagstone steps utilizing existing material and expand the size of the two tallest steps.
4. Construct a 2-stor rear addition with a footprint of approximately 215 square feet.

FINDINGS:

- a. The primary structure located at 831 E Magnolia is a 2-story residential structure constructed circa 1924 in the Monterey style. The home features a side addition, one over one and multi-lite wood windows, a partial second floor porch, and woodlap siding. The structure is contributing to the River Road Historic District. The property also features a 1-story rear garage, also contributing to the district.
- b. ROOF REPLACEMENT: SHINGLE TO METAL – The applicant has requested to replace the existing asphalt composition shingle roof with a new standing seam metal roof to meet staff's standard stipulations. According to the Guidelines, metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that a metal roof is appropriate for the home due to its low-pitched roofline.
- c. FENESTRATION MODIFICATIONS – The applicant has requested to perform various fenestration modifications on the sides and rear of the home. The applicant has proposed to either completely remove or replace several existing vinyl windows in the primary structure with new aluminum clad wood windows as specifically indicated on the submitted drawings. The existing vinyl windows are not original and likely replaced original wood windows previously. All existing wood windows will be restored with the exception of one on the second story of the east façade, which will be removed and enclosed with siding. This window is located on the side addition. The applicant has also proposed to relocate a small square original wood window from the rear of the property, where the new addition will be located, and install on the first floor of the west façade. Several new aluminum clad wood windows will be installed on the west façade to create a more consistent fenestration pattern. All window modifications feature appropriate sizes, proportions, configurations,

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ADDRESS: 831 E MAGNOLIA AVE

HDRC: 2021-412

and insets per staff' standard window stipulations. Based on these observations and the non-original nature of several of the windows, staff generally finds that window replacement, as well as window relocation, removal, and the installation of new windows, are acceptable and will not result in the loss of character defining features.

d. PORCH MODIFICATIONS – The applicant has proposed to reconstruct the front porch utilizing the existing flagstone on site. The reconstruction will repair sinking and cracking portions of the porch. The applicant has also proposed to modify the top two stairs to be more accessible and safe. Per the Guidelines, significant porch features should be reconstructed or replaced in-kind when deteriorated beyond repair. Modifications to porches should be compatible and minimally impactful. Staff finds the proposed porch modifications consistent with the Guidelines.

e. MASSING AND FOOTPRINT – The applicant has proposed to construct a 2-story addition with a footprint measuring approximately 215 square feet to the rear of the primary structure. Guideline 5.A.i for New Construction stipulates that new additions should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Guideline 1.A.iv stipulates that additions should utilize a setback or recessed area and a small change in detailing at the sea, of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Additionally, Guideline 1.A.i for Additions states that residential additions should be sited at the side or rear of the building whenever possible to minimize the views of the addition from the public right-of-way. The principal historic structure is a 2-story volume and the proposed 2-story addition incorporates a subordinate roofline and inset. The addition is fully located at the rear of the primary structure. Staff finds that the proposed addition is an appropriate scale for the existing property.

f. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent.

g. LOT COVERAGE – The applicant has proposed to construct a 2-story addition to the existing structure. Guideline 2.B.iv for Additions states that 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 footprint appropriate for the scale of the lot.

h. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant is requesting window sizes and proportions that are generally consistent with the guidelines. Staff finds the fenestration pattern consistent with the stipulations listed in the recommendation.

i. MATERIALS – The applicant has proposed to use composite horizontal lap siding with a 7" inch exposure to match the existing woodlap siding on the historic structure. The Guidelines state that materials should 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. Staff finds the proposal consistent with the Guidelines.

j. ROOF FORM – According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the proposed roof form is consistent with the primary structure and roof forms found historically in the district.

k. ARCHITECTURAL DETAILS – The applicant has proposed to match the addition to the existing structure. Guideline 4.A.ii for Additions states that applicants should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and complement 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. Staff finds the proposal appropriate.

l. ADMINISTRATIVE APPROVAL – The applicant has proposed various scopes that are eligible for administrative approval, including repouring the gravel driveway and adding edging, siding repair and spot replacement, wood window repair, rear hardscaping modifications, re-screening the side porch, and painting.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through k with the following stipulations:

i. That all wood windows and doors to be removed be salvaged and stored on site for future use, sold, or donated. The applicant must submit a salvage plan to staff prior to the issuance of a Certificate of Appropriateness.

ii. That the applicant submits final window specifications to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature