

# HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

**HDRC CASE NO:** 2022-449  
**ADDRESS:** 120 E MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 1704 BLK 12 LOT 6  
**ZONING:** R-4 CD, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** George Castillo/GLC Construction & Realty LLC  
**OWNER:** Andres Florez/SERBONES ANDRES & FLORES ANDRES  
**TYPE OF WORK:** Construction of a 2-story rear addition  
**APPLICATION RECEIVED:** July 27, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 331-square-foot rear addition.

## 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. *Facade 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.

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
  - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
  - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
  - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
  - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
  - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.



- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cooll roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

## *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.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### *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 120 E Magnolia is a 2-story, single-family residence constructed circa 1910. The structure features a cross gable composition shingle roof configuration, a deep-set front porch with square column supports, an enclosed second-story porch, wood cladding, and one-over-one wood windows. The structure first appears on the 1912 Sanborn Map. The property is contributing to the Monte Vista Historic District.
- b. CASE HISTORY – The construction of the rear addition was started without approval or permits by the previous property owner. The existing framing of the rear addition was observed when the applicant and current property owners submitted an application for window replacement. The applicant and property owner are requesting HDRC approval of the rear addition to bring the property into compliance.
- c. LOT COVERAGE – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure is approximately 3,014 square feet. With the proposed rear addition, the square footage will total 3,345 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. Staff finds that the applicant should submit the total percentage of lot coverage to staff for review.
- d. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 331-square-foot, 2-story rear addition. The original primary structure is approximately 3,014 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the

original structure in terms of scale and mass. 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. The proposed addition will remain within the existing footprint of the primary structure and the visibility from the public right-of-way is minimal. Staff finds the proposal generally appropriate.

- e. **ROOF** – The applicant has proposed to install a front gable roof form on the rear addition to match the roof form at the rear of the primary structure. The proposed roofline will be a continuation of the existing roofline. The roof form of the addition will not be visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal appropriate.
- f. **ROOF MATERIAL** – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal consistent with the Guidelines.
- g. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows and doors with traditional proportions on the south (rear) elevation only. The proposed east and west elevations do not feature fenestration. The applicant has proposed to install five (5) one-over-one windows featuring traditional proportions. Additionally, the applicant has proposed to install one (1) door on the first story and one (1) door on the second story of the rear elevation. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposal consistent with the Guidelines.
- h. **RELATIONSHIP OF SOLIDS TO 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 generally appropriate.
- i. **MATERIALS: NEW WINDOWS AND DOORS** – The applicant has not provided material specifications for the proposed doors and windows at this time. Guideline 3.B.i for Additions states that 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, may not be used. Fully wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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". 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. Staff finds that the applicant should submit final material specifications for fully wood or aluminum-clad windows and doors to staff for review.
- j. **MATERIALS: FAÇADE** – The applicant has proposed to install wood siding on the rear addition to match the existing wood siding on the historic structure. Guideline 3.A.i for Additions stipulates that additions should 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. The applicant has proposed to install a vertical trim piece to differentiate the addition from the historic structure. Staff finds the proposal consistent with the Guidelines.
- k. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 2-story rear addition. Guideline 4.A.ii for Additions states that 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. Guideline 4.A.iii for Additions

states that 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. Guideline 2.A.v recommends that 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. The applicant has proposed to install a metal exterior staircase on the rear addition to provide egress from the second story and an awning above the first-story rear door. Staff finds that the applicant should submit final material specifications for these elements to staff for review and approval.

1. ADMINISTRATIVE APPROVAL – The applicant has included a request for window repair, siding repair, door repair, foundation repair, skirting replacement, and roof replacement in their application. These scopes of work are eligible for administrative approval and do not require review by the HDRC. Any future requests for window replacement may require review by the HDRC.

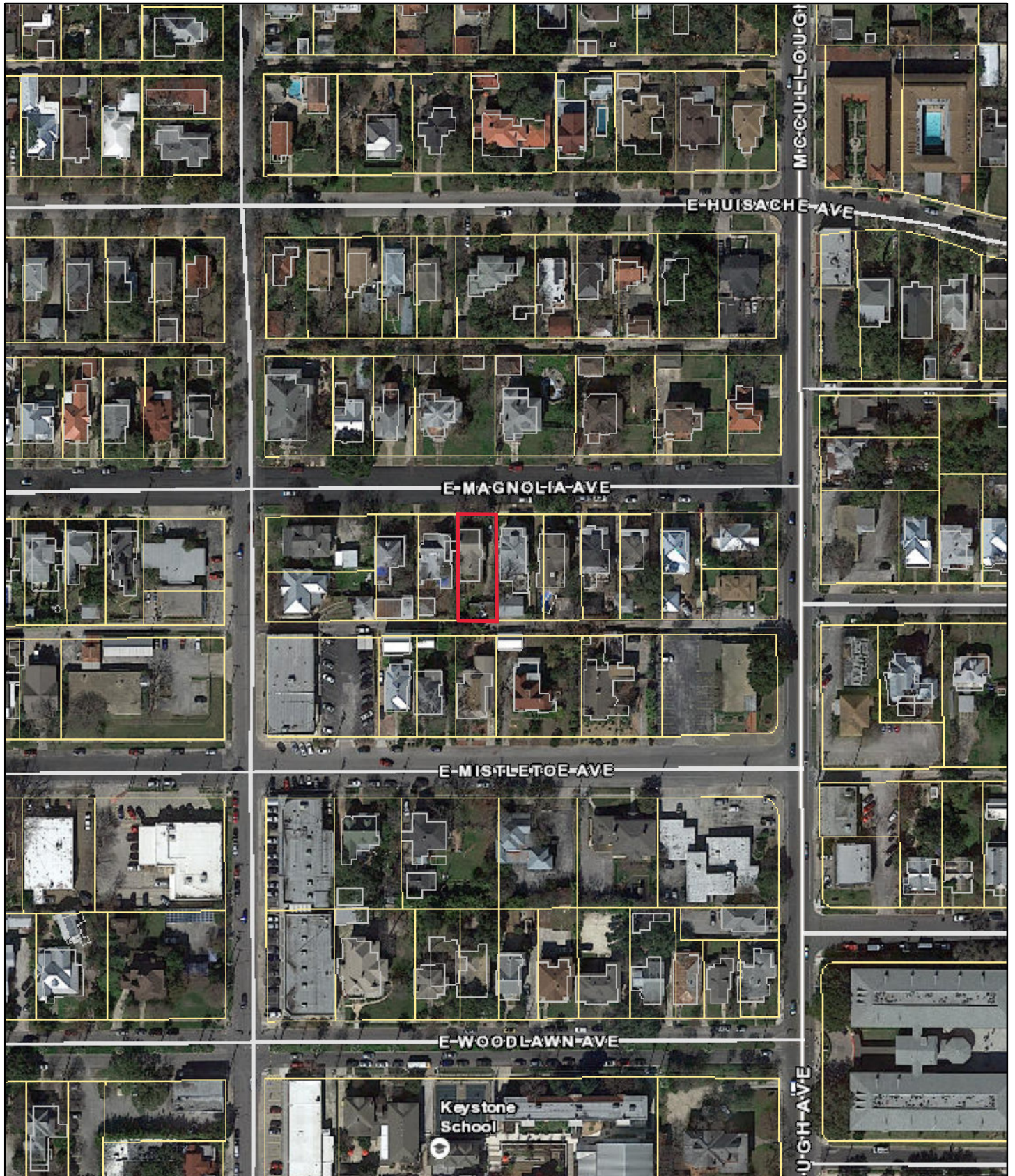
## **RECOMMENDATION:**

Staff recommends approval of the construction of a rear addition based on findings a through l with the following stipulations:

- i. That the applicant submits the total percentage of lot coverage showing that the lot coverage will not exceed 50 percent to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding c.
- ii. That the applicant submits final material specifications for the proposed windows and doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. Windows and doors must be fully wood or aluminum-clad wood. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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”. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- iii. That the applicant submits final material specifications for the rear staircase and the rear awning to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding k.

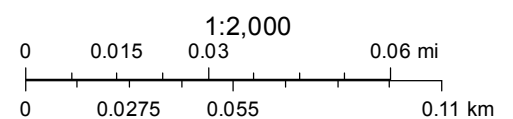


# City of San Antonio One Stop

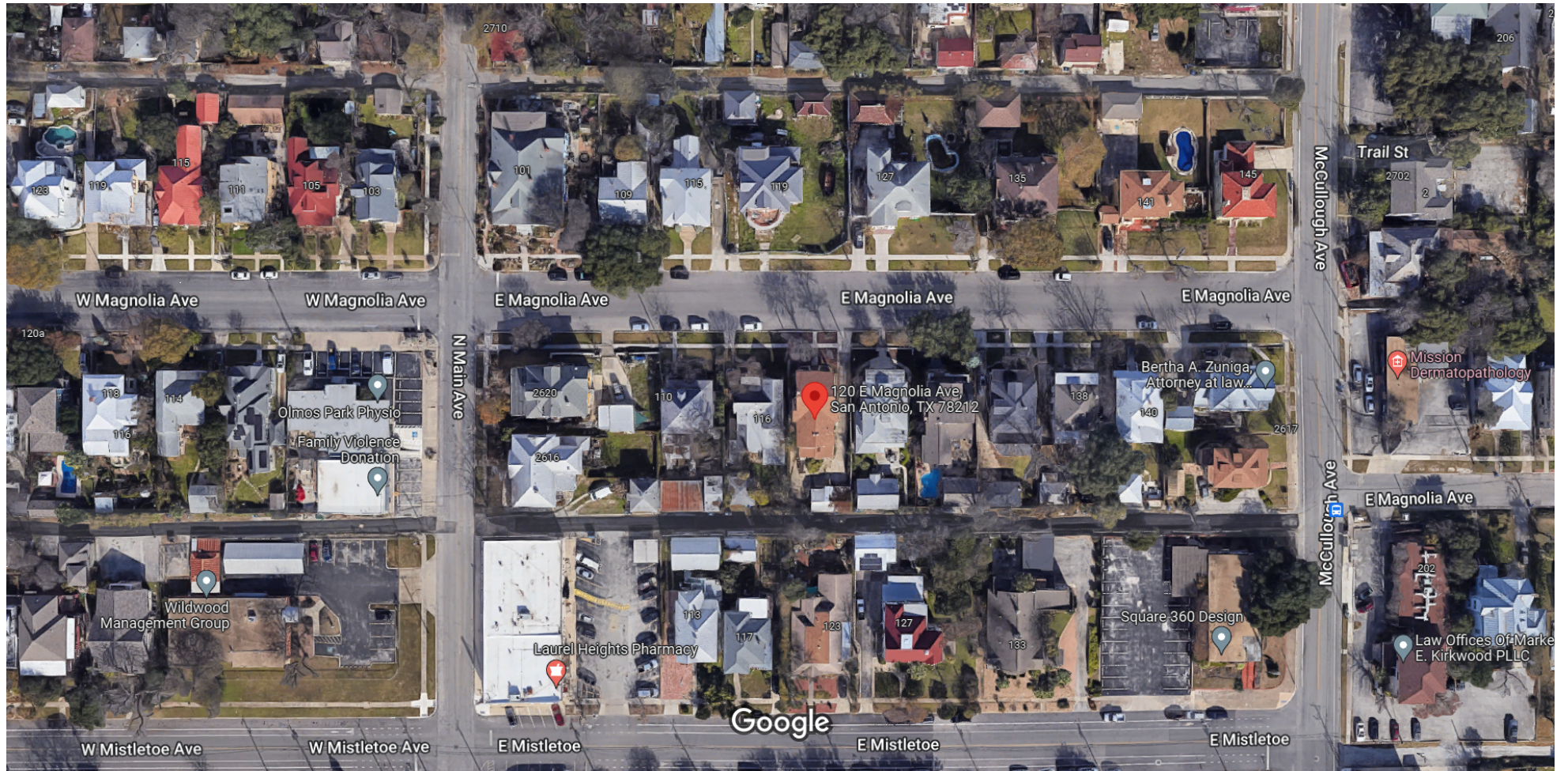


September 2, 2022

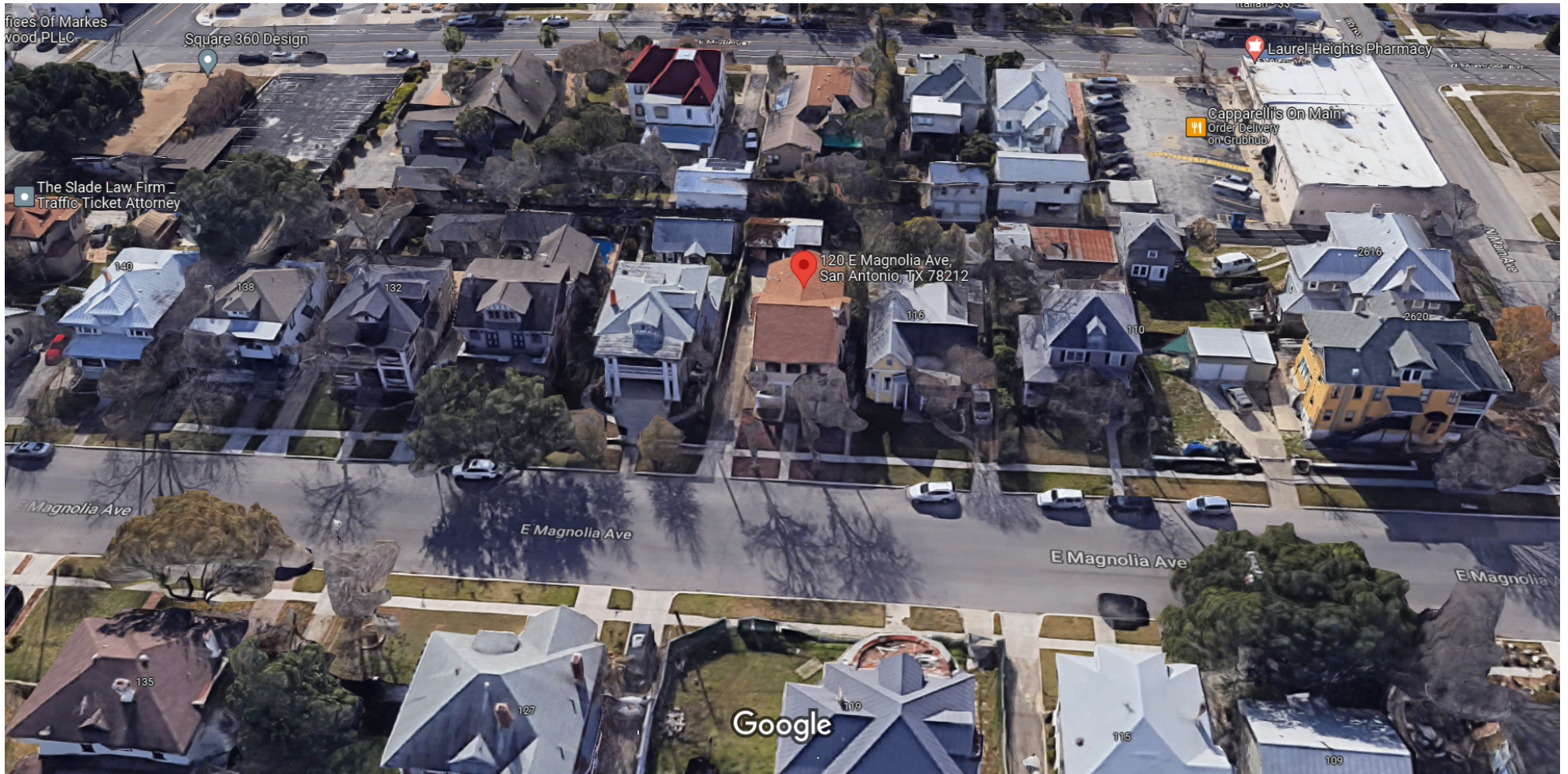
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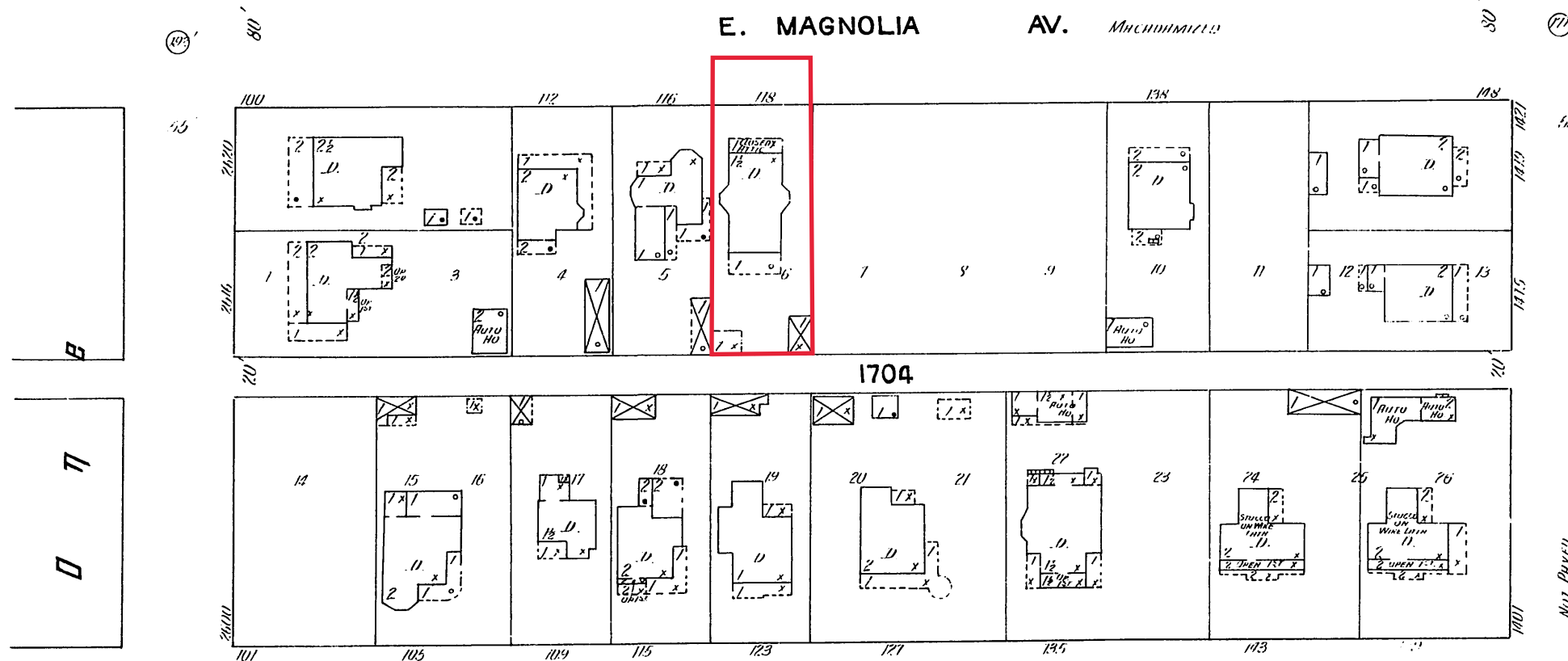
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1912

E. MAGNOLIA

AV.

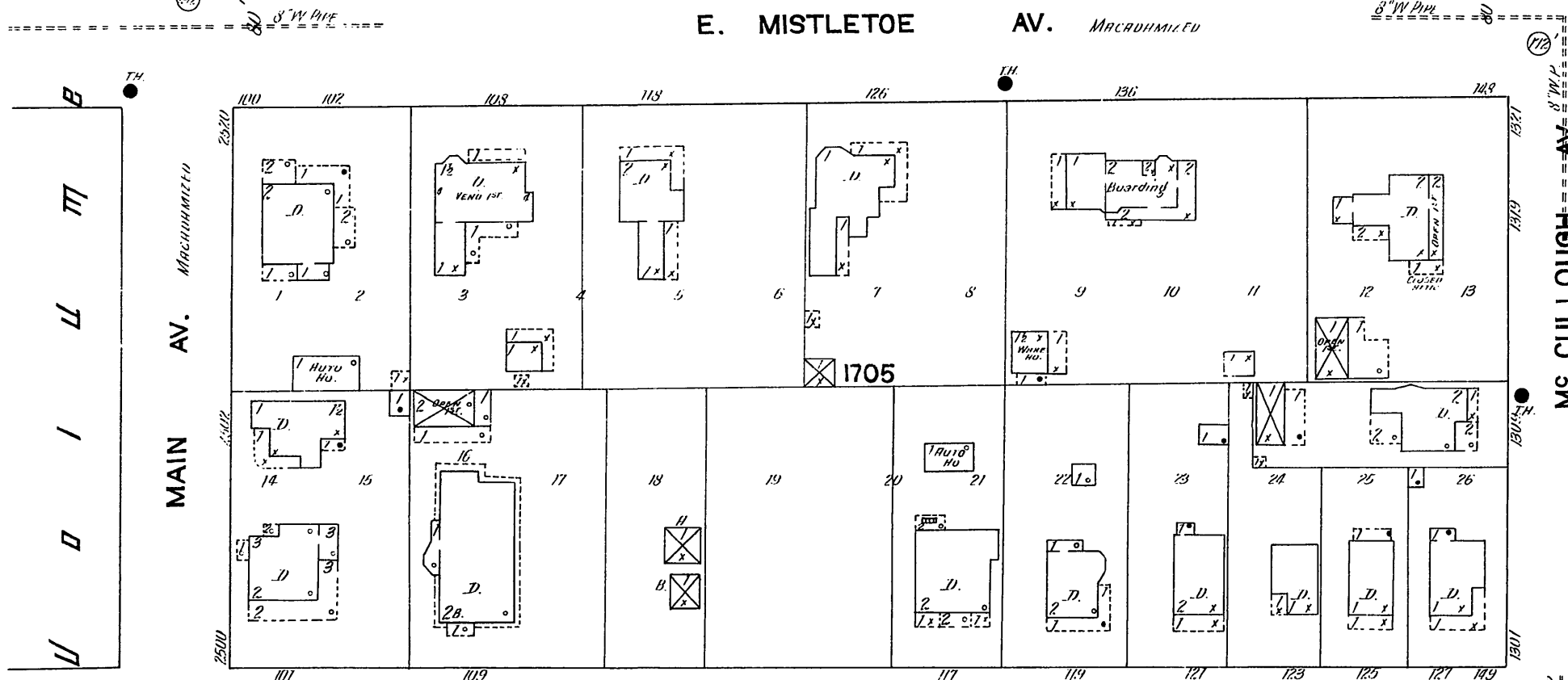
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E. MISTLETOE

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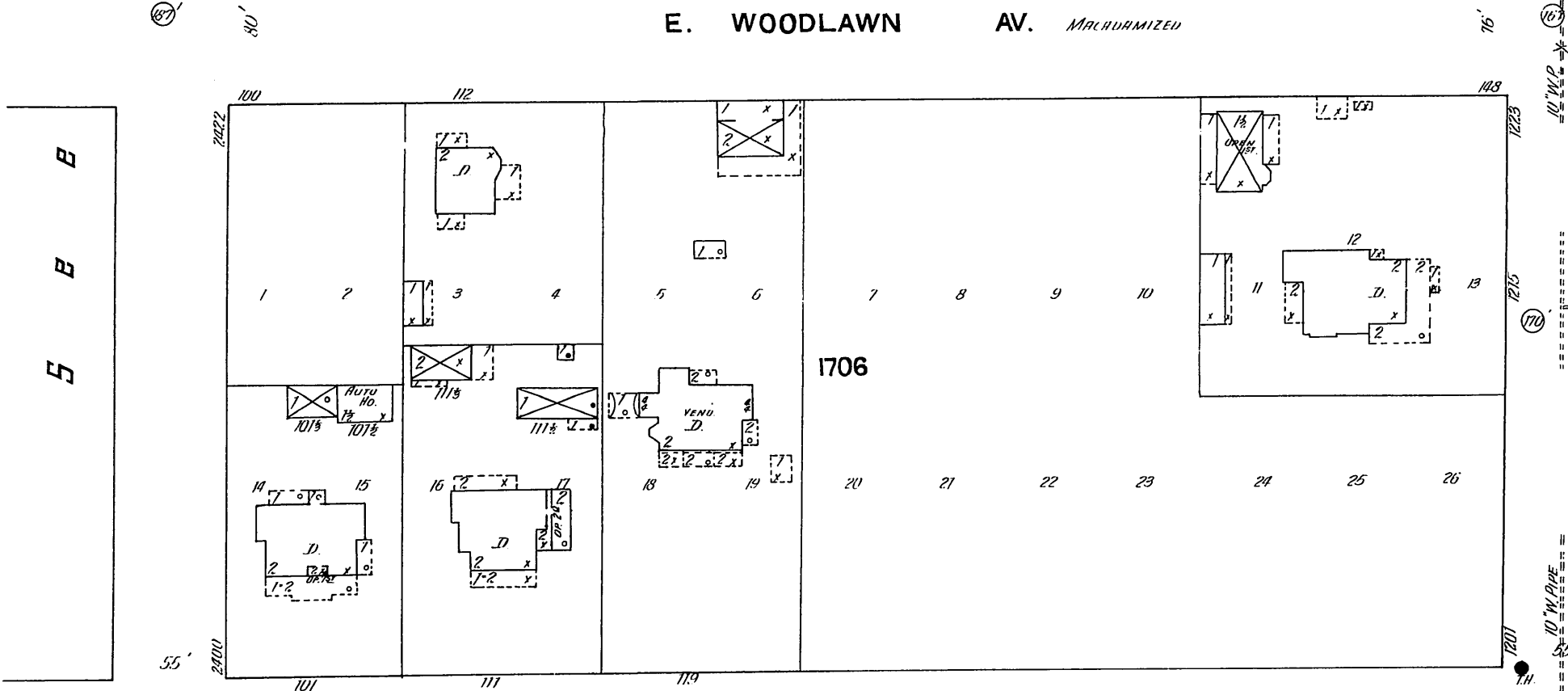
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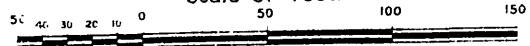


E. CRAIG

PL.

MACADAMIZED

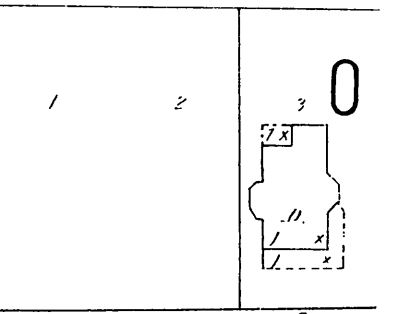
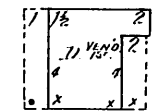
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205

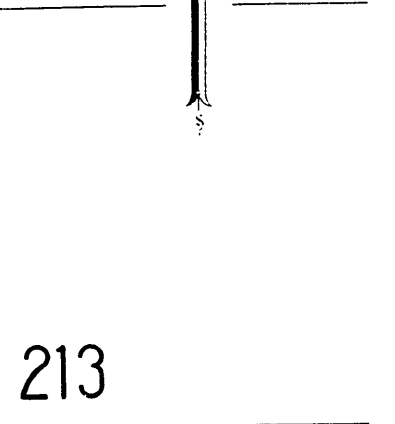
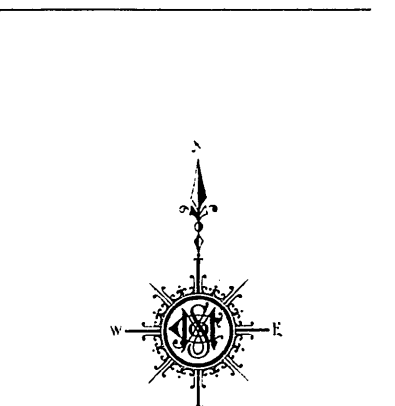
San Antonio, Vol. 2.

204



RURAL

AV.

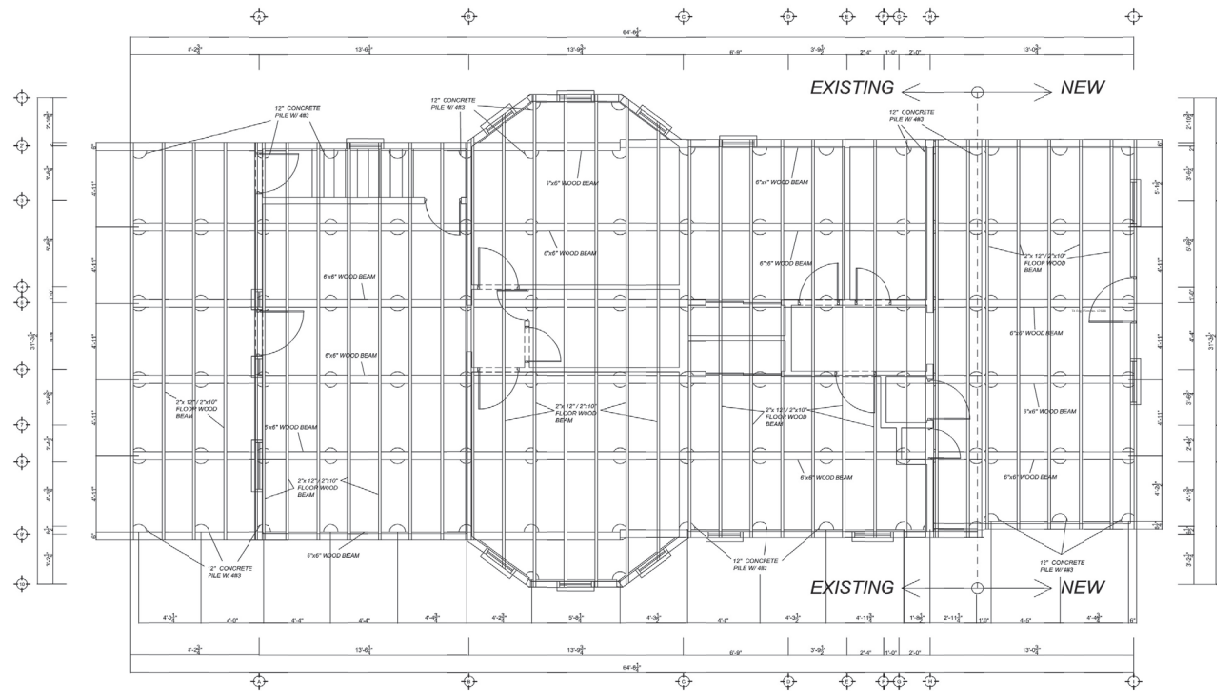


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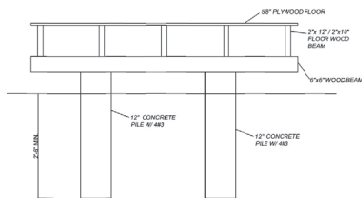


LAYER ST.

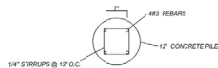




FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



FOUNDATION DETAIL



NOTES:  
1- USE CONCRETE MARKING 3 DAY STRENGTH OF AT LEAST 4,000 PSI.  
2- REBARS ARE SPACED 12" O.C. AND SPACING ARE AT LEAST 30  
DIAMETERS.

PILE DETAIL

J.L.S.E.  
ENGINEERING

13323 ASBURY VISTA  
SAN ANTONIO, TX. 78249  
T : (210) 996-2220



Issued for permit

FIRM 17688

REMODELING  
EXISTING HOUSE  
120 E. MAGNOLIA AVE.  
SAN ANTONIO, TX. 78212

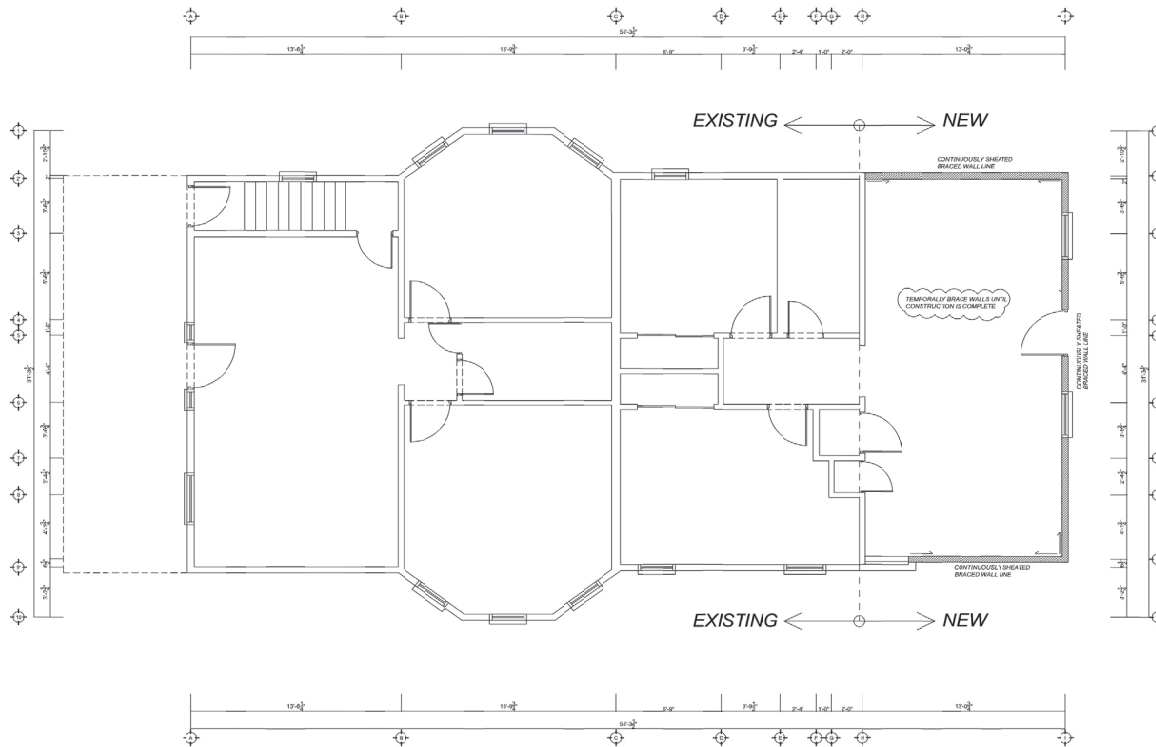
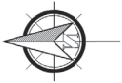
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## FOUNDATION PLAN

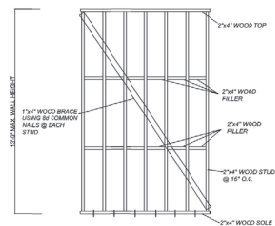
DRAW BY: C.U.D.R. CHCK BY: J.L.P.

DATE: 05/16/2022

DRAWING No. S2.1



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



TYPICAL WALL BRACE DETAIL  
(SEE PLAN VIEW FOR BRACE LOCATIONS)

**J.L.S.E.  
ENGINEERING**

13323 ASBURY VISTA  
SAN ANTONIO, TX. 78249  
T : (210) 990-2220



Issued for permit

FIRM 17688

**REMODELING  
EXISTING HOUSE**  
**120 E. MAGNOLIA AVE.**  
**SAN ANTONIO, TX. 78212**

No.	DATE	DESCRIPTION

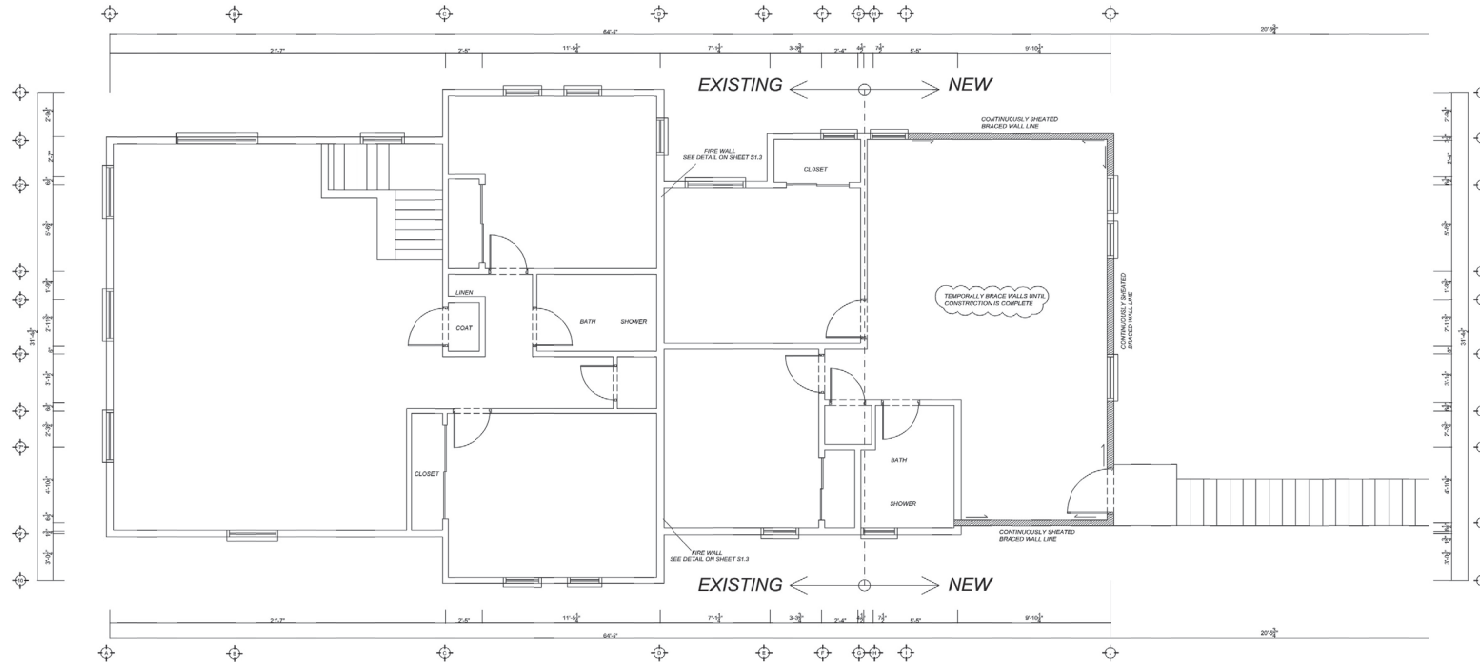
## FIRST FLOOR BRACING PLAN

DRAW. BY: C.U.D.R. CHCK. BY: J.L.P.

DATE: 05/16/2022

DRAWING No.

**S3.1**



12' MAX. WALL HEIGHT

2x4" WOOD TOP

2x4" WOOD FILLER

2x4" WOOD STUD @ 16" O.C.

2x4" WOOD SOLE

2x4" WOOD BRACE USING 2x4" WOOD FILLER

J.L.S.E.  
ENGINEERING



FIRM 17688

REMODELING  
EXISTING HOUSE  
120 E. MAGNOLIA AVE.  
SAN ANTONIO, TX. 78212

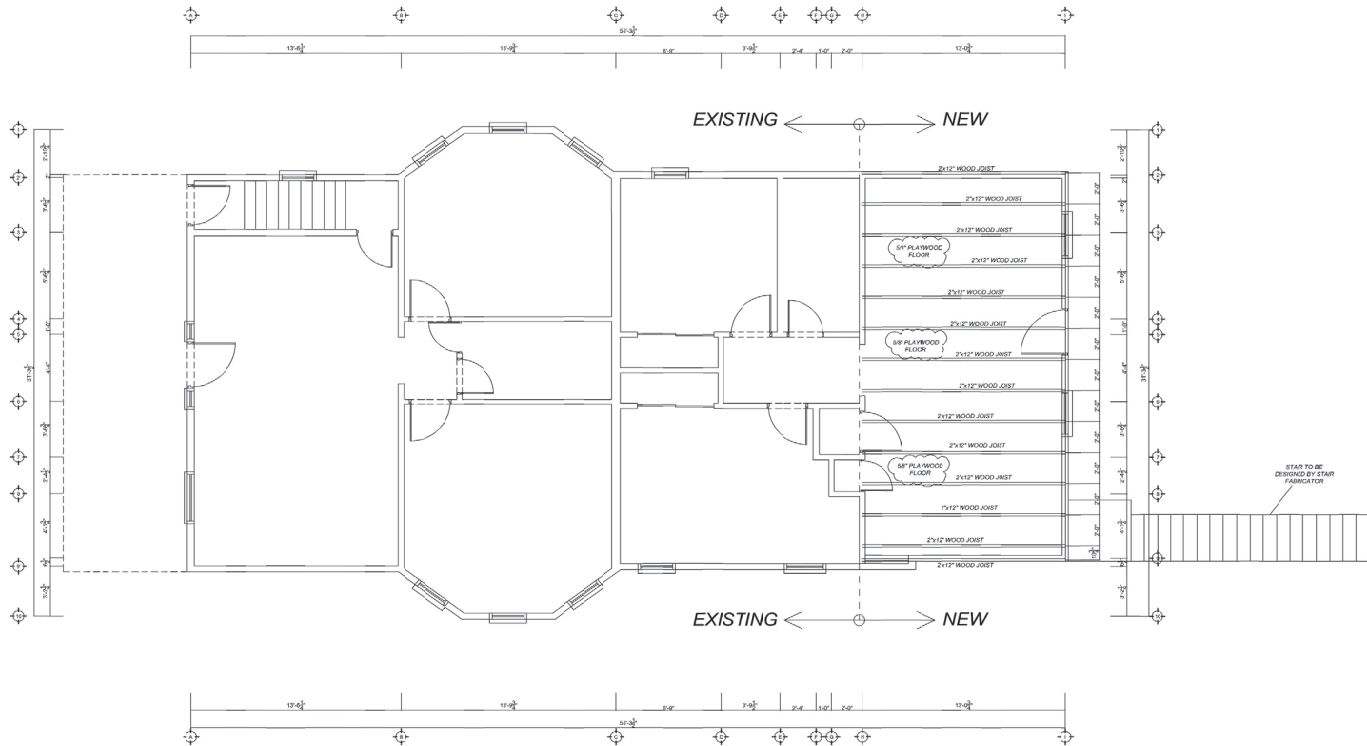
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## SECOND FLOOR BRACING PLAN

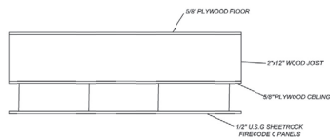
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### S3.2

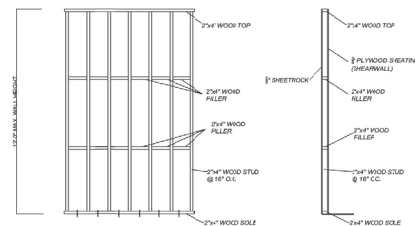




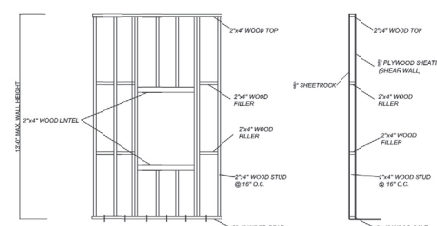
FIRST FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"



CEILING FLOOR DETAIL



TYPICAL EXTERIOR WALL DETAIL



TYPICAL EXTERIOR WALL WINDOW DETAIL

**J.L.S.E.**  
**ENGINEERING**

13323 ASBURY VISTA  
SAN ANTONIO, TX. 78249  
T : (210) 996-2220



DATE: 5/16/2022

Issued for permit

FIRM 17688

**REMODELING  
EXISTING HOUSE**  
**120 E. MAGNOLIA AVE.**  
**SAN ANTONIO, TX. 78212**

No.	DATE	DESCRIPTION

## FIRST FLOOR FRAMING PLAN

DRAW BY: C.U.D.R. CHCK BY: J.L.P.

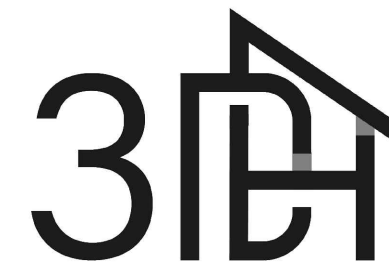
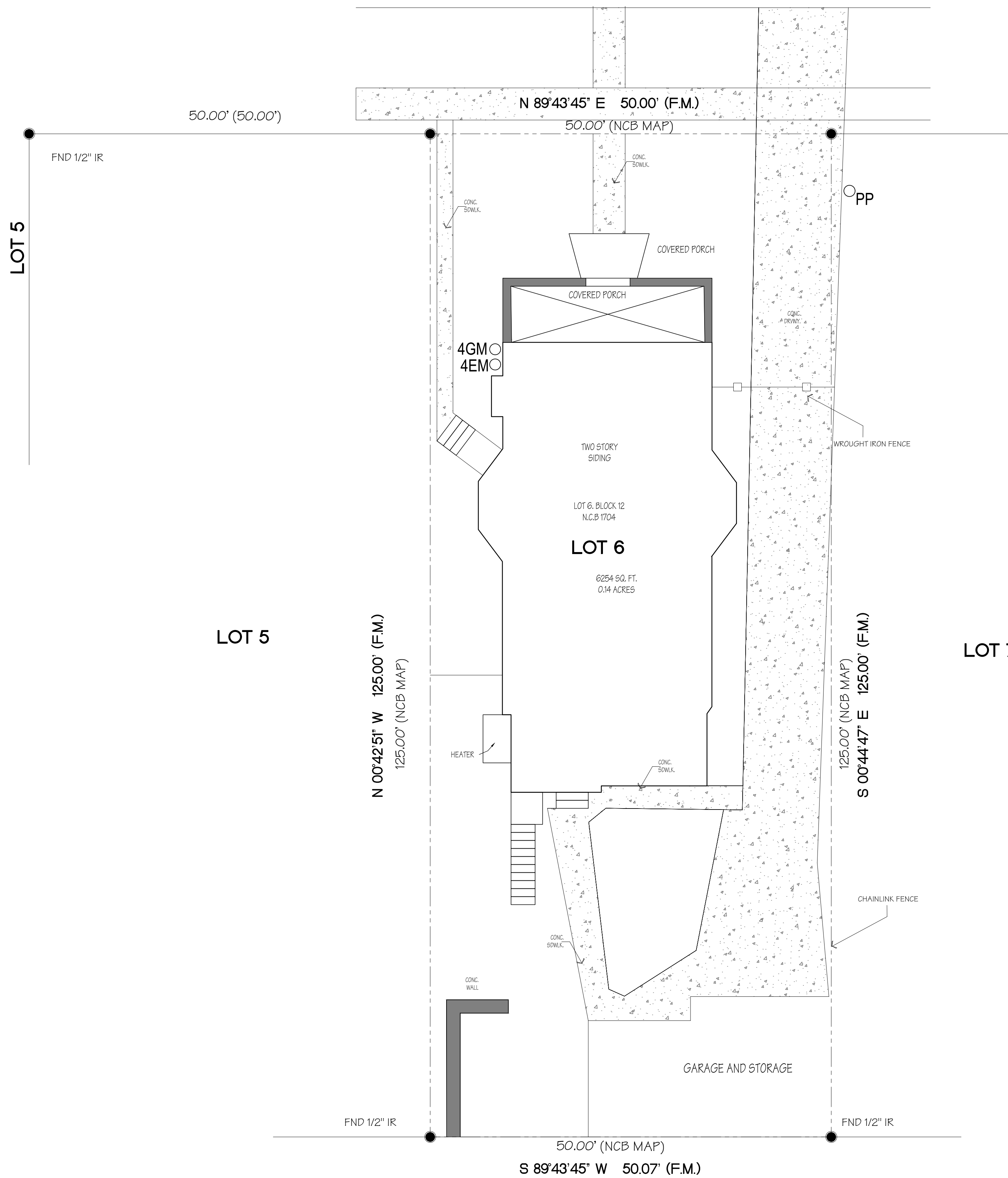
DATE: 05/16/2022

DRAWING No.

**S4.1**



E. MAGNLIA AVE. (80' R.O.W.)



3D HOUZZ  
DESIGN

3D Houzz Design.com

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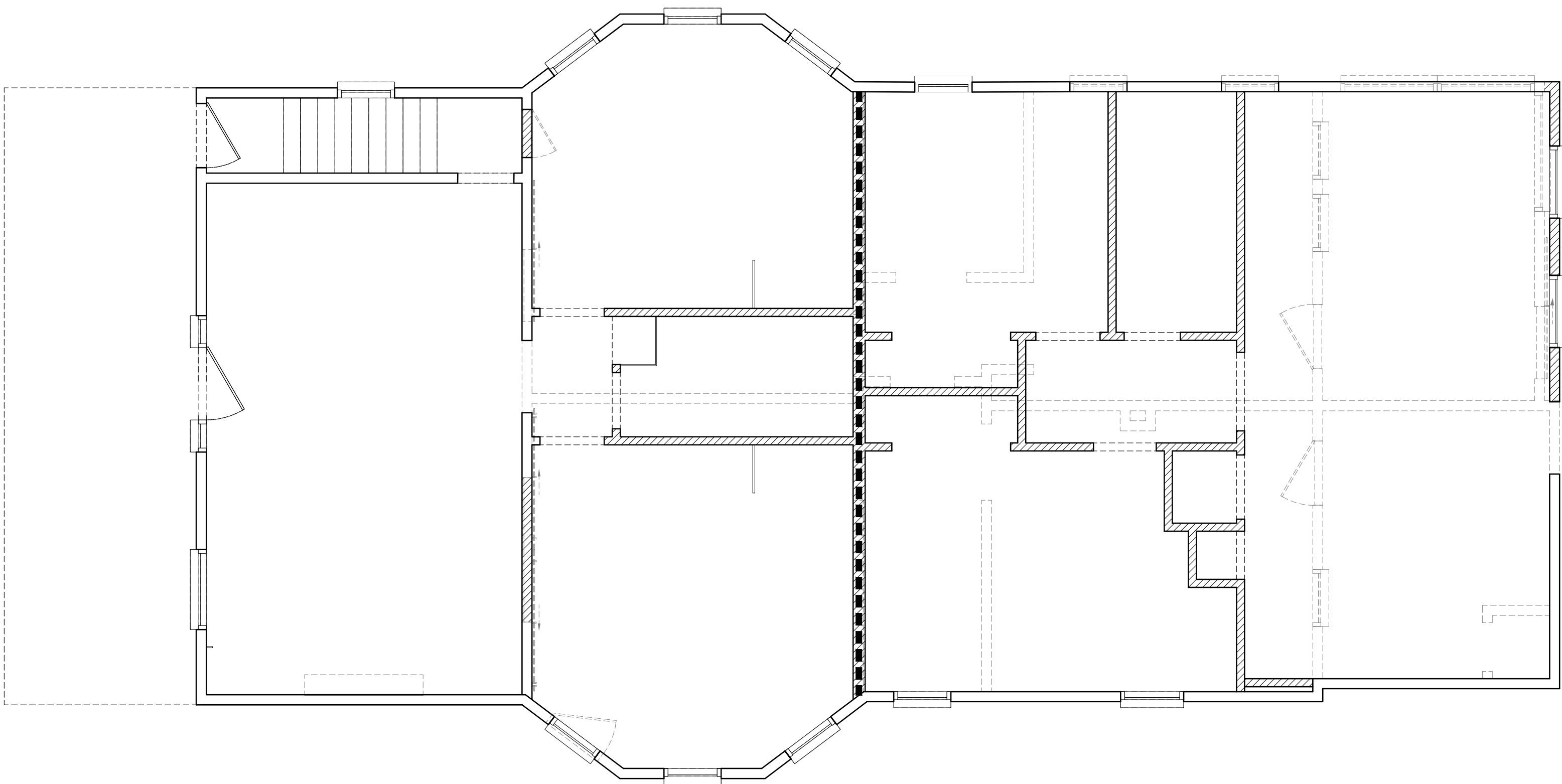
REMODEL EXISTING HOUSE  
120 E MAGNOLIA AVE  
SAN ANTONIO, TX  
78212

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CHK'D BY:	###	DATE: 03/08/2022
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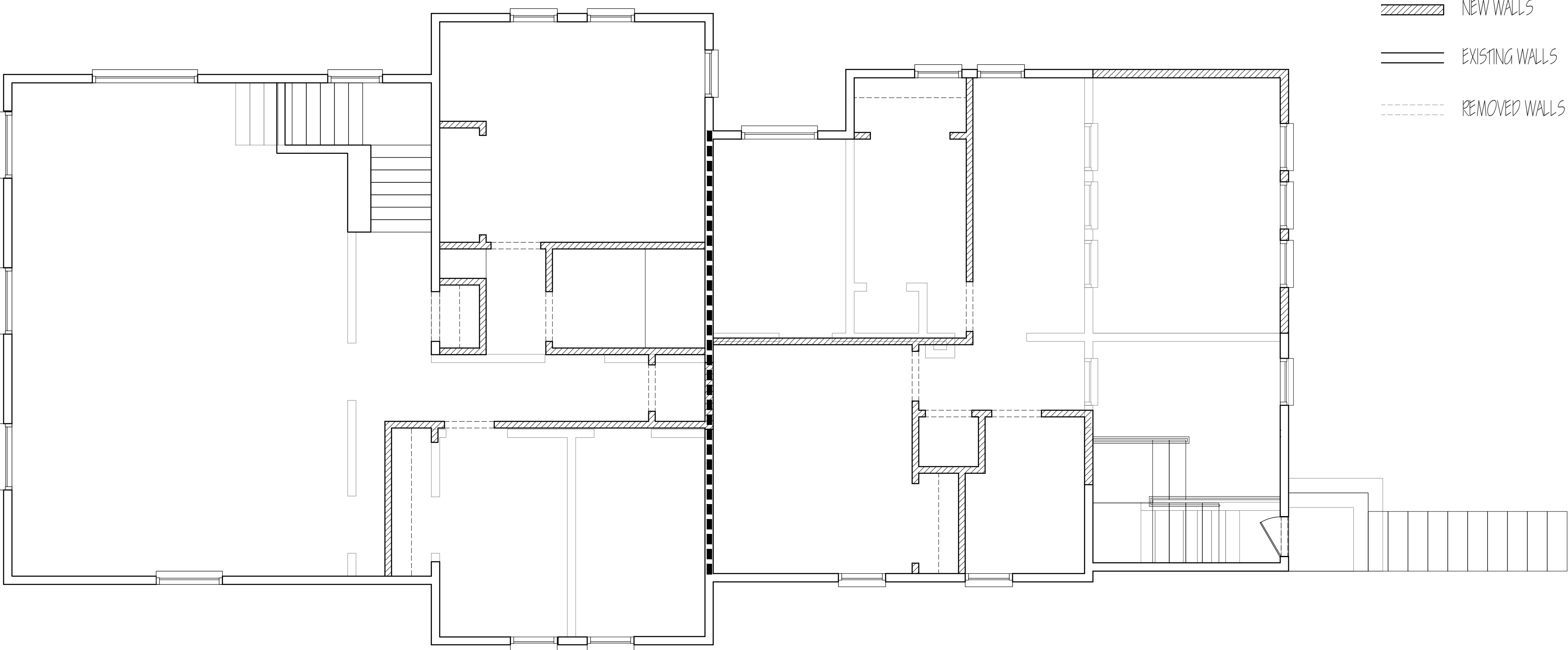
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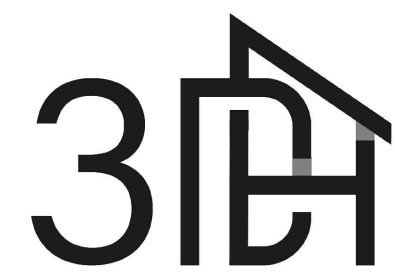
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DEMOLITION FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



DEMOLITION SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



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REMODEL EXISTING HOUSE  
120 E MAGNOLIA AVE  
SAN ANTONIO, TX  
78212

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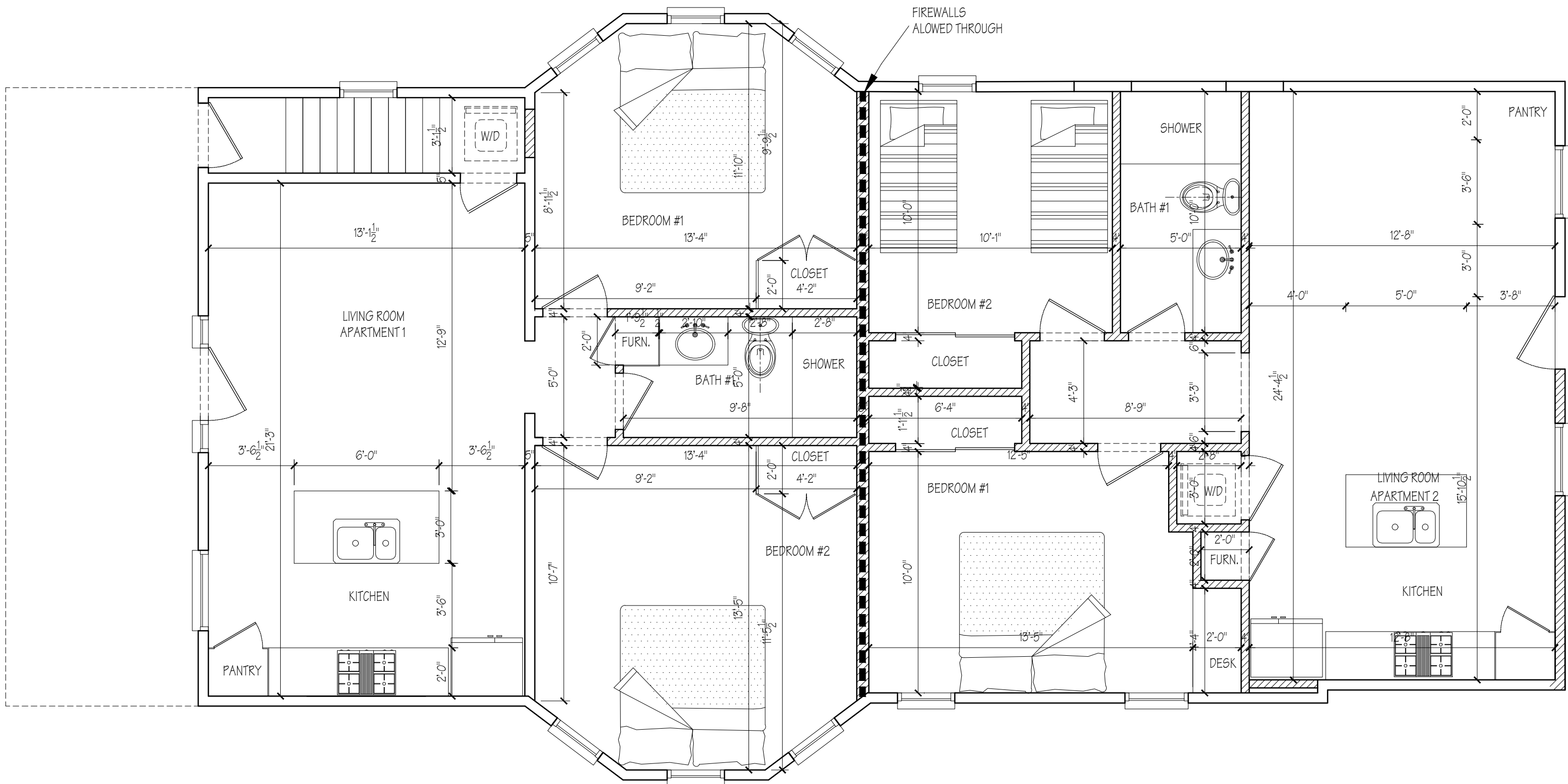
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DEMOLITION

A2.0

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REMODEL EXISTING HOUSE  
120 E MAGNOLIA AVE  
SAN ANTONIO, TX  
78212



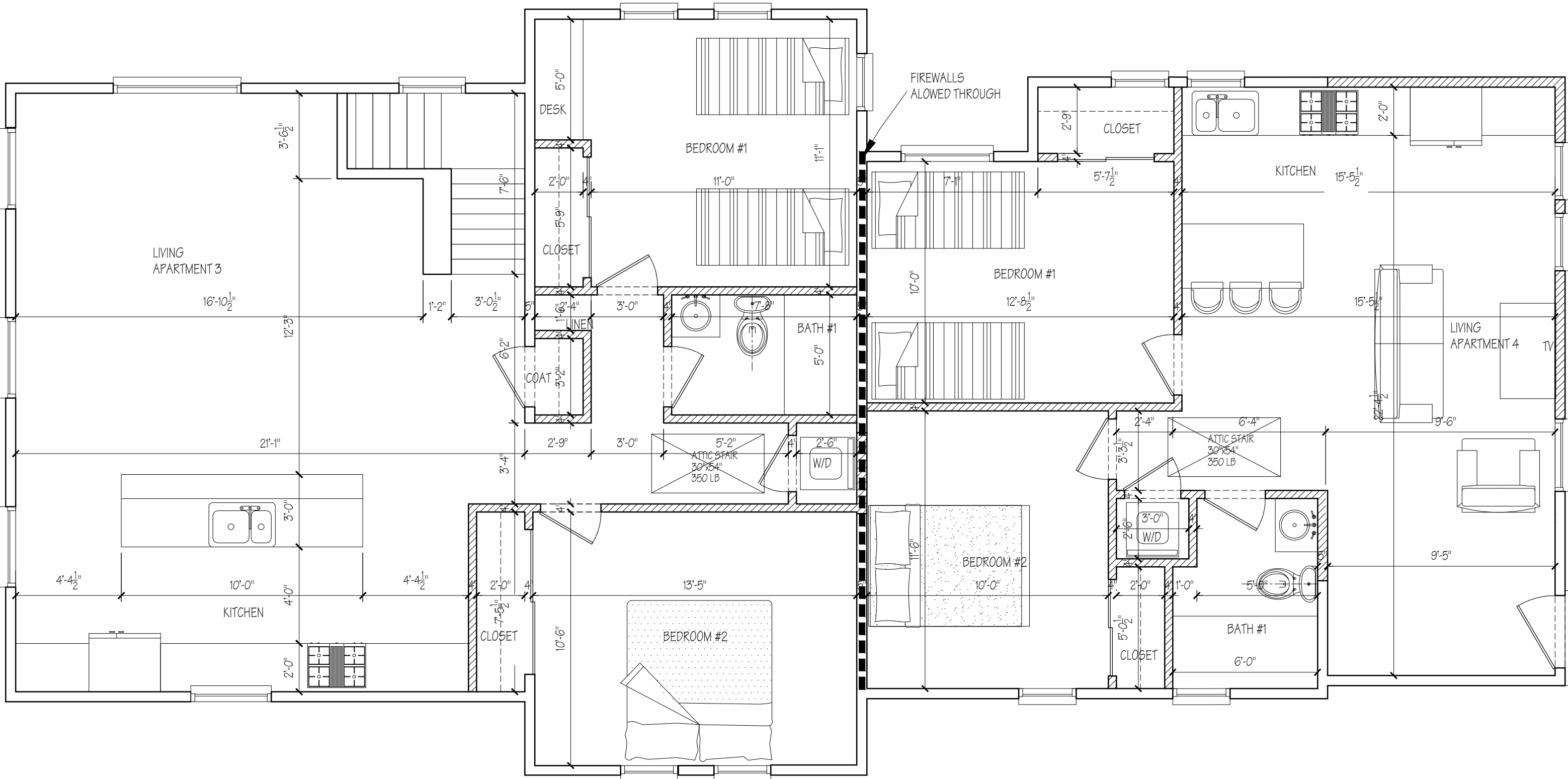
FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

LIVING AREA APARTMENT #1 732 SQ.FT

LIVING AREA APARTMENT #2 744 SQ.FT

OPTION A

- GENERAL NOTES / REFER TO IRC 2012
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.
  2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
  3. BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
  4. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ. FT. OF NET CLEAR.
  5. ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2012 IRC BCT 3102 AND BE UL AND I.C.B.O. APPROVED. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE N SITE FOR INSPECTOR REVIEW.
  6. STAIRWAYS SHALL COMPLY WITH 2012 IRC MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30".
  7. HANDRAILS TO BE 34 TO 38" ABOVE NOSING OF TREADS.
  8. GUARDRAILS TO BE 42" ABOVE FINISHED FLOOR WITH BALUSTRES AT 4" O.C. MAX. NEWEL POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
  9. HANDGRIPPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION.
  10. PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/8" TYPE "X" FIRE RATED GYPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
  11. SMOKE DETECTORS REQUIRE 100 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
  12. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH FRIEZE LINE TO OUTSIDE OR STORM SEWER (NOT SANITARY SEWER LINE).
  13. PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS BY PLUMBING CODE 82 (83, 84 REV) SECTIONS 9052, 9053.
  14. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
  15. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS.
  16. ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.
  17. LOCATE WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.
  18. CHIMNEYS TO BE MINIMUM 24" ABOVE ANY ROOF LINE.



SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

LIVING AREA APARTMENT #3 996 SQ.FT

LIVING AREA APARTMENT #4 723 SQ.FT

OPTION B

FIRST PLAN

A2.1



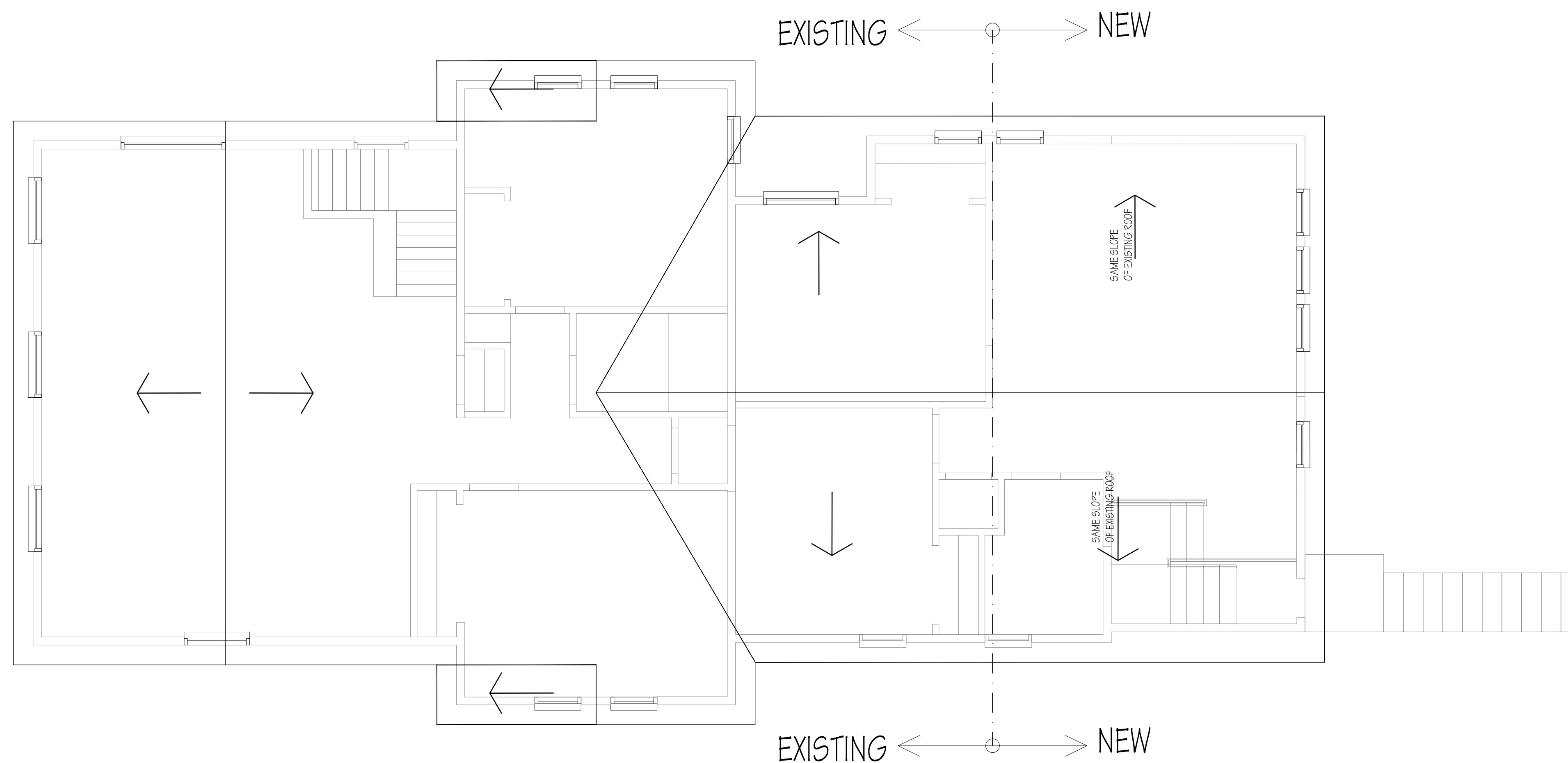
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REMODEL EXISTING HOUSE  
120 E MAGNOLIA AVE  
SAN ANTONIO, TX  
78212



ROOF PLAN

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

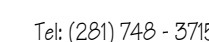
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	SHEET TITLE
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ROOF PLAN

## A2.2





CONSULTANTS

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE BUILDING AND REPORT ANY ERROR, OMISSIONS, OR DISCREPANCIES TO "3DHOZZZDESIGN.COM". DRAWINGS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF "3DHOZZZDESIGN.COM". COPYRIGHT OF THE DRAWINGS AND THE WORK EXECUTED THEREFORE ARE RESERVED BY "3DHOZZZDESIGN.COM". DRAWINGS ARE NOT TO BE SCALED. DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SIGNED BY "3DHOZZZDESIGN.COM".

SHEET TITLE

A3.1

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

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

ELEVATION NOTES:

ALL DRAWING HERE REFERENCES THE 2012 INTERNATIONAL RESIDENTIAL CODE (W/ AMENDMENTS) AND THE 2002 INTERNATIONAL BUILDING CODE (W/ AMENDMENTS).

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS.

ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.

ALL BEDROOM WINDOW SILLS TO BE A MINIMUM 4'-0" ABOVE FINISHED FLOOR. MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MIN. 57" SOFT, NET CLEAR OPENING. ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL). OPENINGS 0.1 HOUR FIRE RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR SEE IBC 2002, SECTS. 704.3.7 AND 704.3.9 AND TABLE 704.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE RATED WALLS SHALL CONFORM WITH IBC 2002, SECT. 703. BUILDER TO DETERMINE FLAM. MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.

PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4).

A. GLAZING IN TUBE AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.

B. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.

C. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.

DEPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ.FT.

D. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR/

E. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).

G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

H. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOISING, AND 60" HORIZONTALLY FORM ANY STAIR NOISING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.

ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES)

HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD

A. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT.316.2).

B. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST FINGER MAXIMUM UNSUPPORTED SPAN OF LOWEST RUMMER SHALL BE 6'-0".

ROOF FLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N.

ALL BRICK OR PREFAB FIREBRICKS TO BE BUILT AND INSTALLED PER IRC 2002 CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.

CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITH AN 1/8" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RODGE). SEE IRC 2002 SECT. R100.6. CHIMNEY PIPES) SHALL EXT THROUGH INSIDE THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC 2002 CHAPTER 10.

ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

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REMODEL EXISTING HOUSE  
120 E MAGNOLIA AVE  
SAN ANTONIO, TX  
78212

MARK DATE DESCRIPTION

PROJECT NO: # SCALE: 1'-0"=1/4"

CAD DWG FILE: 120 E MAGNOLIA.DWG

DRAWN BY: AMM

CHK'D BY: ###

DATE: 11/19/2021

COPYRIGHT:

SHEET TITLE

ELEVATIONS

A3.2

ELEVATION NOTES:  
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MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MIN. 5.7 SQ.FT. NET CLEAR OPENING.  
ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).  
OPENINGS 0 A HOUR FIRE RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 1 HOUR. SEE IBC 2012, SECT'S. 704.3.7 AND 704.3.9 AND TABLE 704.2 (EXTERIOR WALLS).  
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F. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).  
G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.  
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REAR ELEVATION

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

EXISTING  
SHINGLES ROOF

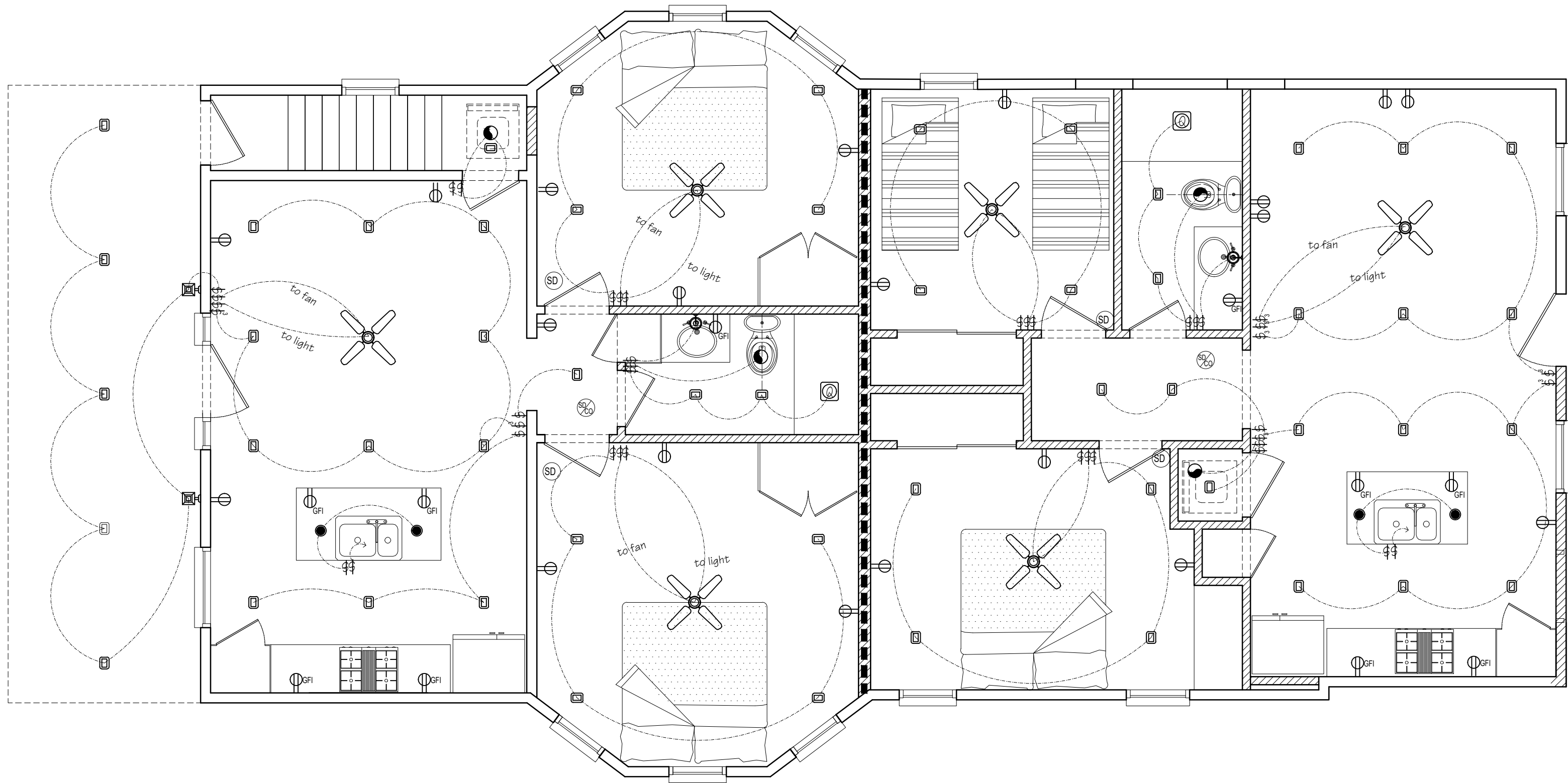
LEFT ELEVATION

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



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REMODEL EXISTING HOUSE  
120 E MAGNOLIA AVE  
SAN ANTONIO, TX  
78212



ELECTRICAL NOTES:

1. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater.
2. In kitchens and dining rooms, counter space receptacles shall be installed:
  - At each wall counter space that is 12 in. or greater;
  - No more than 48 in. oc;
  - On island counter spaces (one receptacle min.);
  - On peninsular counter spaces (one receptacle min.);
  - Not more than 18 in. above the counter top.
3. In bathrooms, at least one wall receptacle shall be within 36 in. of each basin.
4. In laundry rooms, at least one receptacle shall be provided.
5. In garages, at least one receptacle shall be provided.
- 6- In hallways of 10 ft. or more in length, at least one receptacle shall be provided.

c) ARC-FAULT CIRCUIT INTERRUPTER:  
Branch circuits that supply dwelling unit bedrooms shall be protected by Arc-Fault Circuit Interrupters.

d) GROUND-FAULT CIRCUIT INTERRUPTERS  
Ground-Fault Circuit-Interrupter protection shall be installed in:

- Bathrooms;
- Garages and accessory buildings;
- At all exterior locations;
- In crawl spaces;
- Kitchens; and
- Within 6 ft. of wet bar sinks.

e) ENERGY  
1. All general lighting in kitchens shall be fluorescent (40 lumens per watt).  
Lighting shall:

- Provide a uniform pattern of lighting, and a light level sufficient for performing basic kitchen tasks;
- Be controlled on a readily accessible switch at an entrance to the kitchen;
- Not contain medium-base incandescent lamp sockets.

2. All bathrooms containing a shower or bathtub shall have fluorescent lighting (40 lumens per watt).

f) LIGHTING  
Switched lighting shall be installed:

- In all habitable rooms and in bathrooms;
- In hallways and stairways;
- In garages;
- At all outdoor entrances and exits.

g) FANS  
In bathrooms containing tubs and showers:

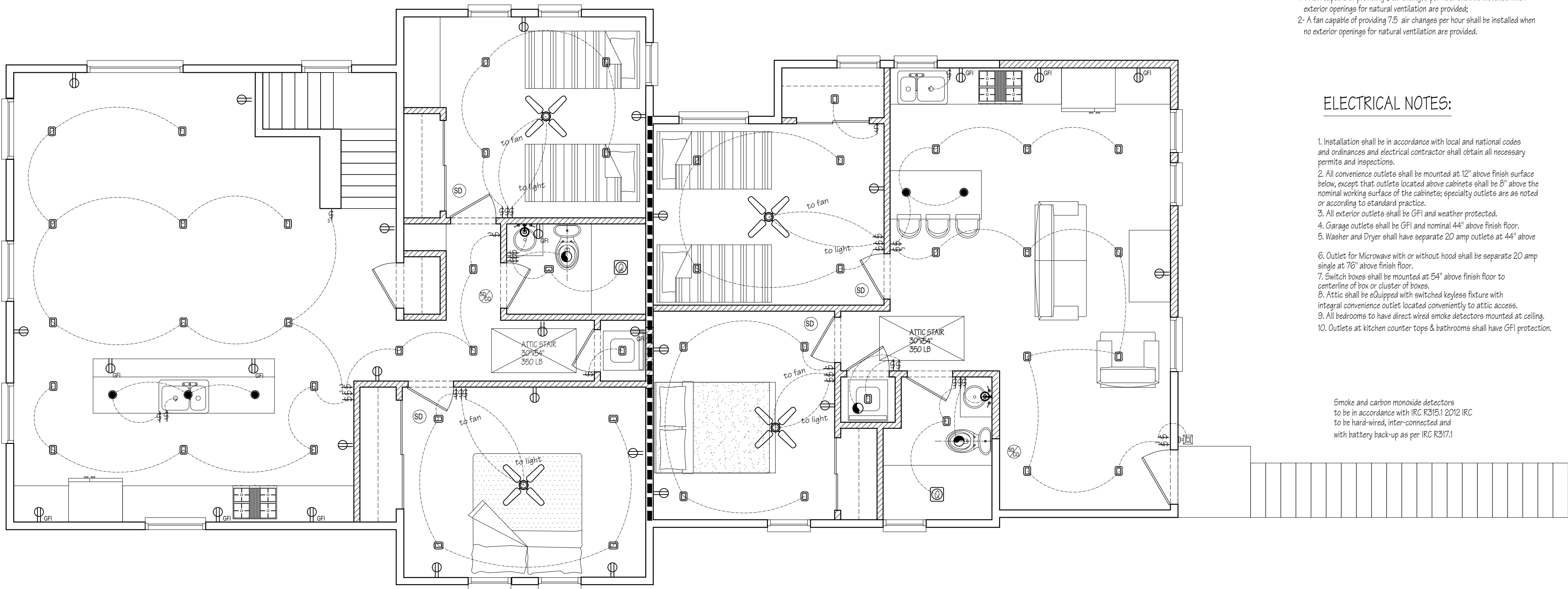
- 1- A fan capable of providing 5 air changes per hour shall be installed when exterior openings for natural ventilation are provided;
- 2- A fan capable of providing 7.5 air changes per hour shall be installed when no exterior openings for natural ventilation are provided.

ELECTRICAL NOTES:

1. Installation shall be in accordance with local and national codes and ordinances and electrical contractor shall obtain all necessary permits and inspections.
2. All convenience outlets shall be mounted at 12" above finish surface below, except that outlets located above cabinets shall be 8" above the nominal working surface of the cabinets; specialty outlets are as noted or according to standard practice.
3. All exterior outlets shall be GFI and weather protected.
4. Garage outlets shall be GFI and nominal 44" above finish floor.
5. Washer and Dryer shall have separate 20 amp outlets at 44" above
6. Outlet for Microwave with or without hood shall be separate 20 amp single at 70" above finish floor.
7. Switch boxes shall be mounted at 54" above finish floor to centerline of box or cluster of boxes.
8. Attic shall be equipped with switched keyless fixture with integral convenience outlet located conveniently to attic access.
9. All bedrooms to have direct wired smoke detectors mounted at ceiling.
10. Outlets at kitchen counter tops & bathrooms shall have GFI protection.

Smoke and carbon monoxide detectors to be in accordance with IRC R3101.2.212 IRC to be hard-wired, inter-connected and with battery back-up as per IRC R317.1

ELECTRICAL LEGEND		NO. UNITS
SYMBOL	DESCRIPTION	
	RECESSED LIGHT	-
	RECESSED LIGHT WATER RES. TRIM	
	FAN/LIGHT COMBO	-
	110V CHANDLIER LIGHT FIXTURE	-
	110V WALL LIGHT FIXTURE	-
	110V OUTDOOR WALL LIGHT FIXTURE	-
	SINGLE POLE SWITCH	-
	THREE WAY SWITCH	-
	WATER PROOF SWITCH	-
	110V DUPLEX RECEPTACLE	-
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER	-
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED	-
	110V CEILING LIGHT FIXTURE	-
	240V RECEPTACLE	-
	TELEVISION JACKS	-
	SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP	-
	J BOX	-
	FLOOD LIGHT	-
	UNDER CABINET LIGHT	-
	EXHAUST FAN SAME DIM ON BOTH SIDES	-
	SMOKE DETECTOR & CO2 ALARM	-
	CARBON MONOXIDE ALARM	-
	SING. REC. MASTER BEDROOM	-

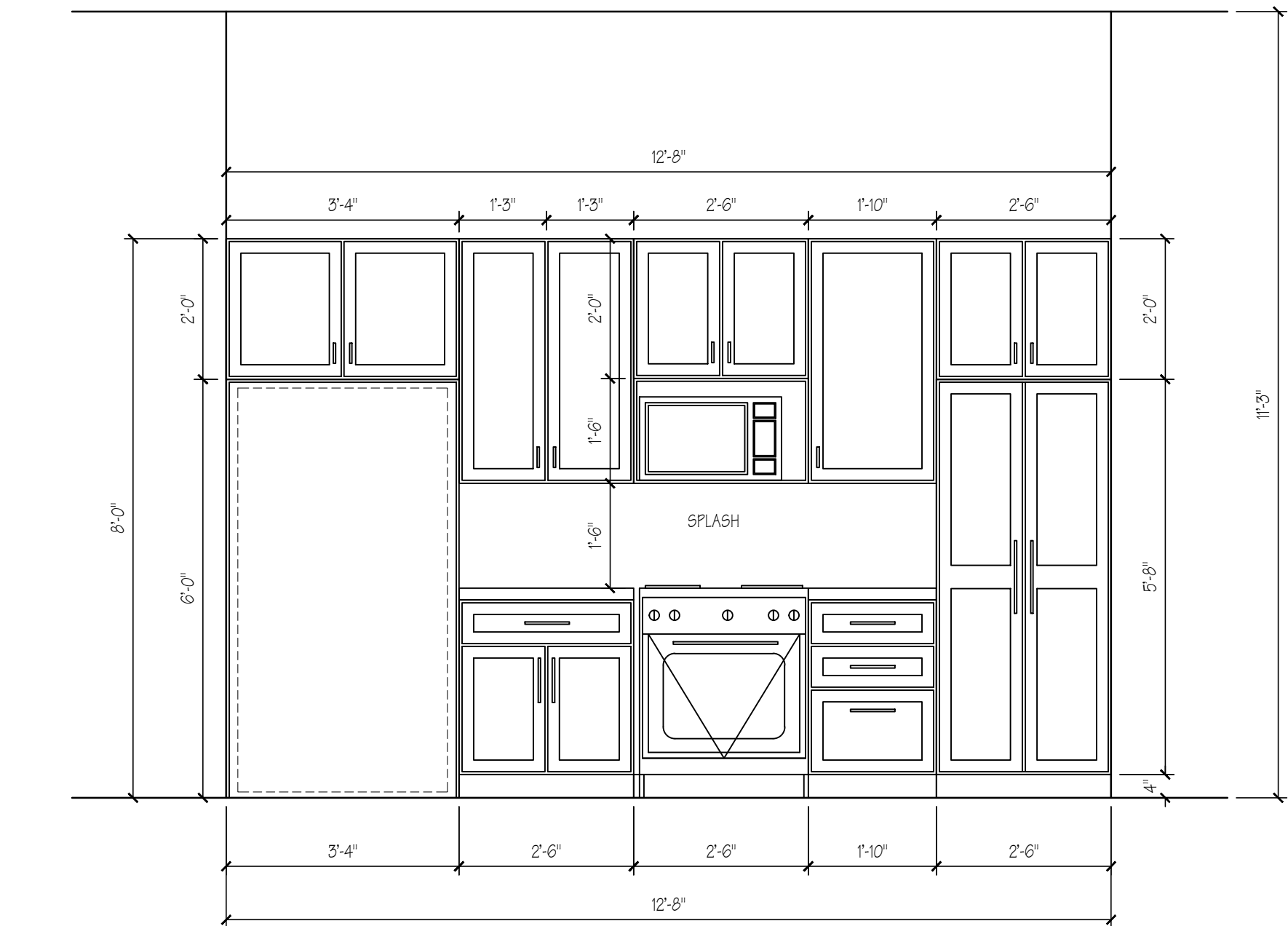


MARK	DATE	DESCRIPTION
PROJECT NO:	#	SCALE: 1"=0'-3/4"
CAD DWG FILE:		120 E MAGNOLIA.DWG
DRAWN BY:	AMM	
CHK'D BY:	###	DATE: 11/19/2021
COPYRIGHT:		

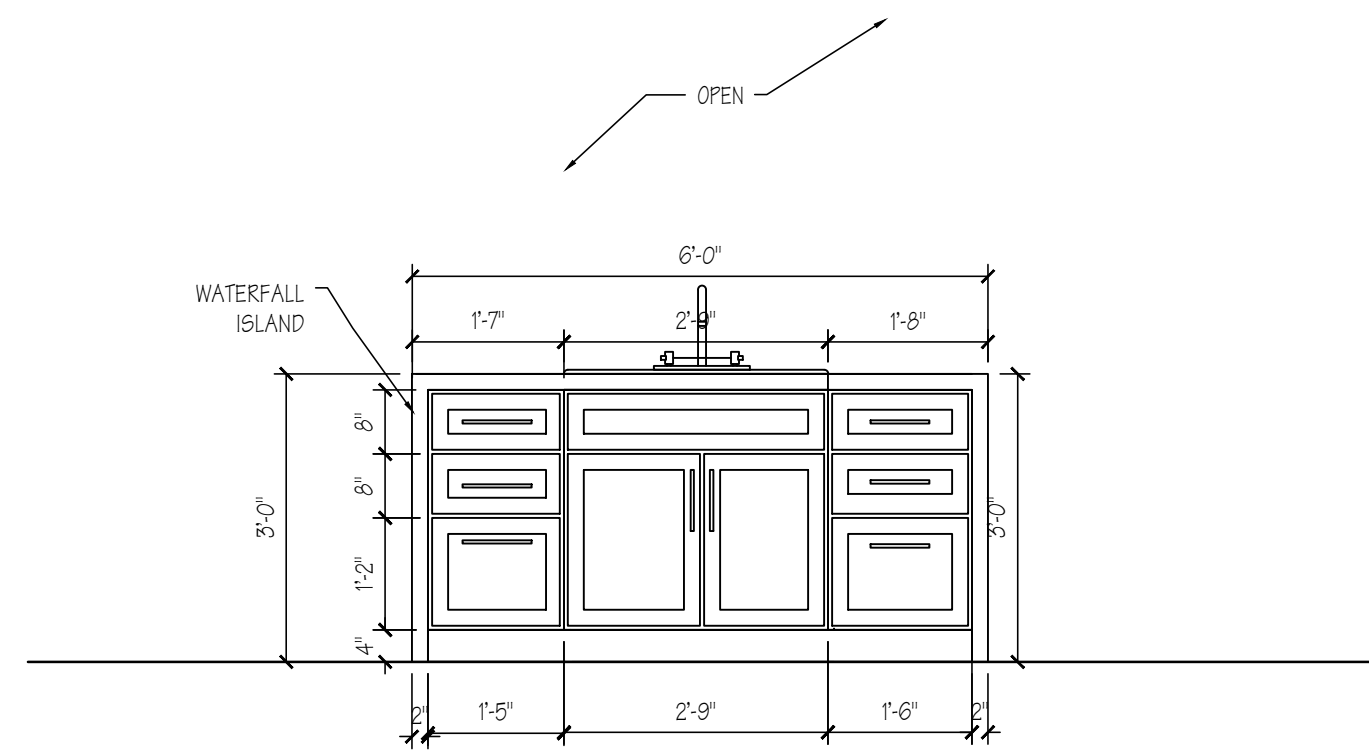
SHEET TITLE

ELECTRICAL PLAN

AE1.1

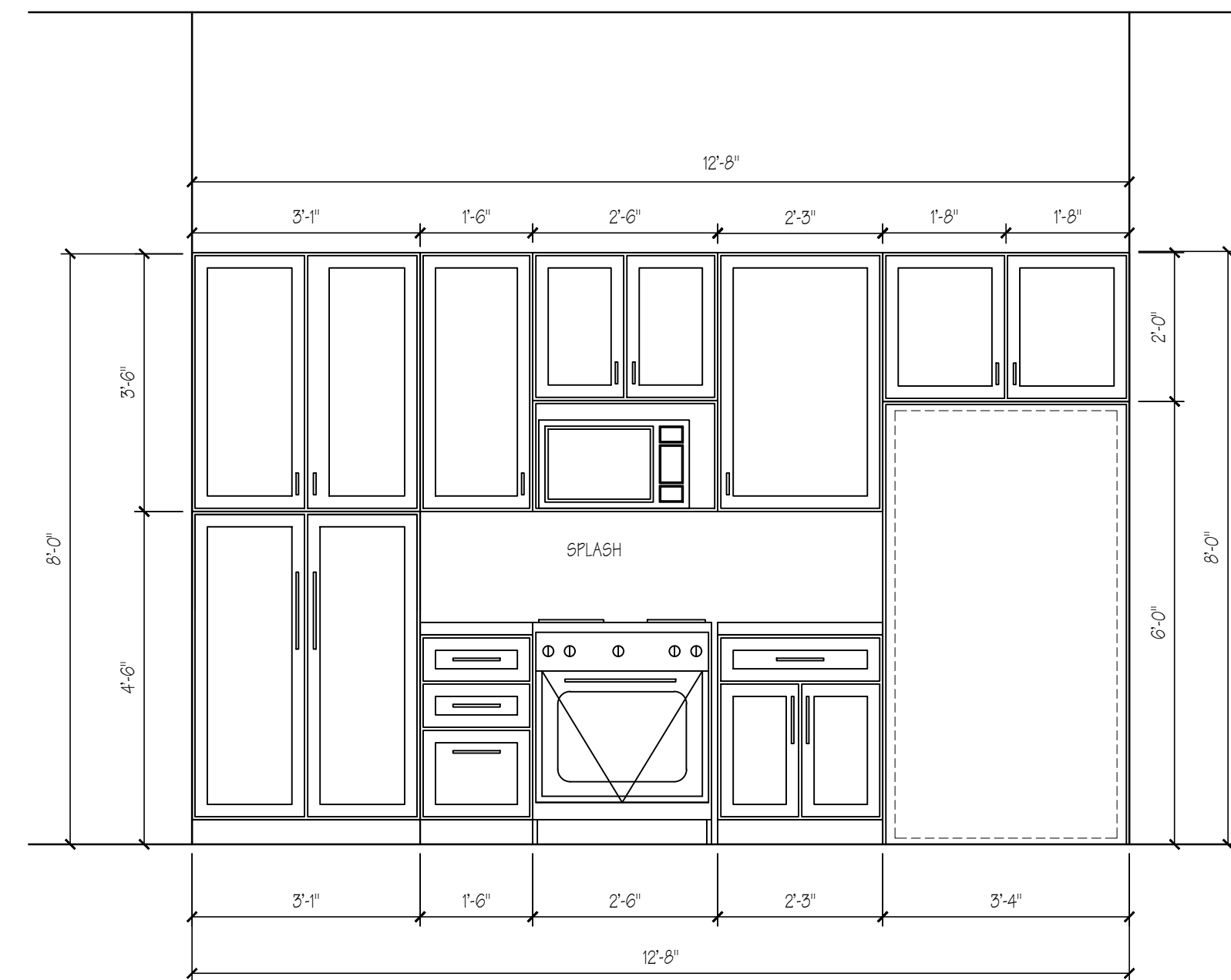


**A** ELEVATION  
SCALE: 1/2"=1'-0"

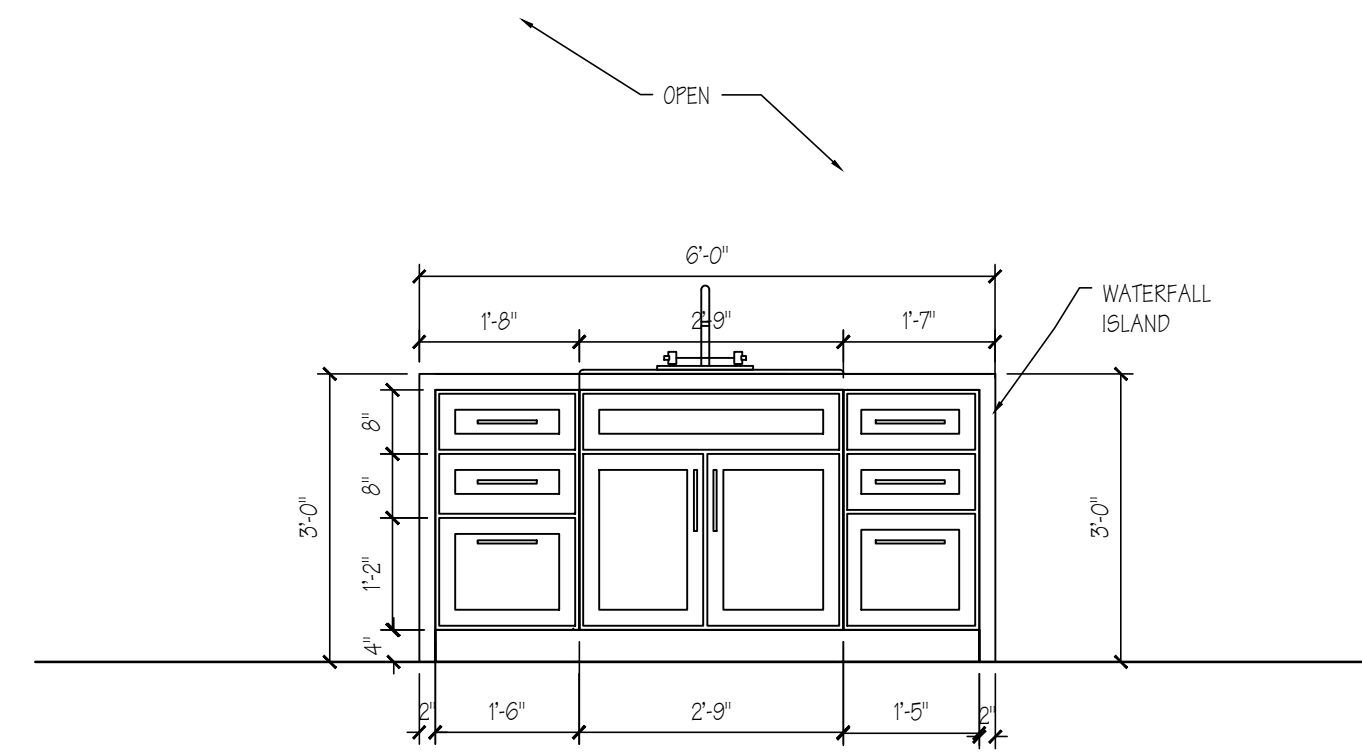


**B** ELEVATION  
SCALE: 1/2"=1'-0"

APTO1

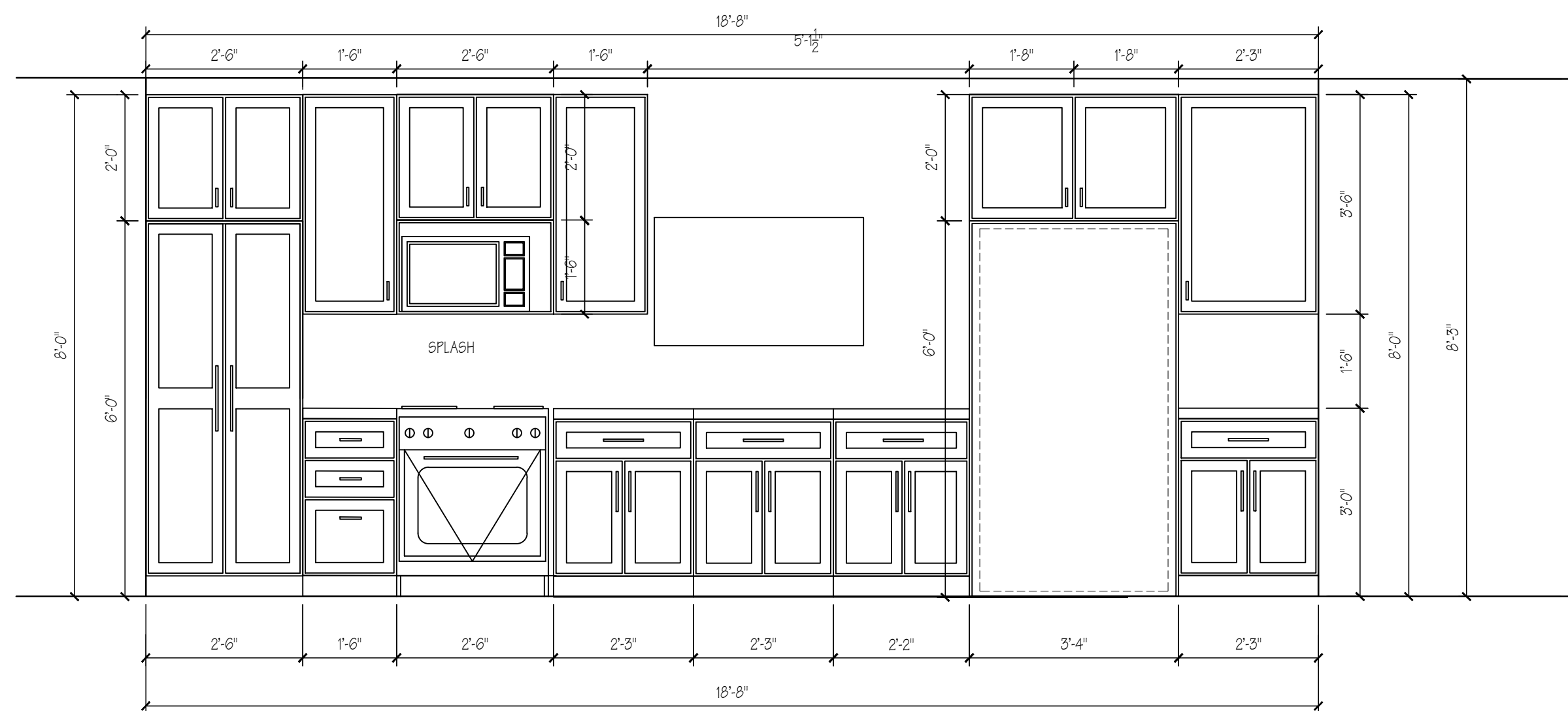


**C** ELEVATION  
SCALE: 1/2"=1'-0"



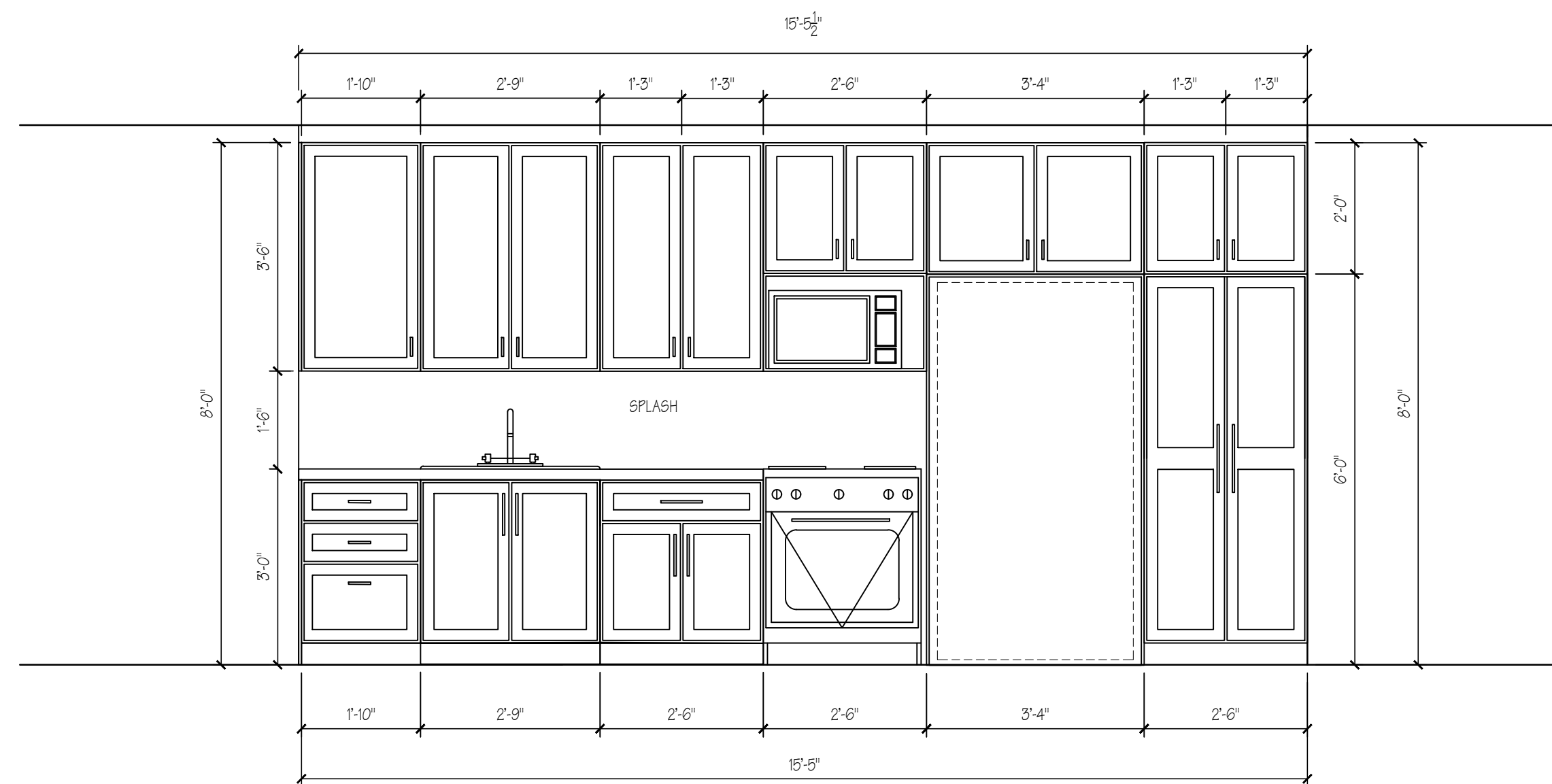
**D** ELEVATION  
SCALE: 1/2"=1'-0"

APTO 2



**F** ELEVATION  
SCALE: 1/2"=1'-0"

APTO 3



**G** ELEVATION  
SCALE: 1/2"=1'-0"

APTO 4

02	09.23.2014	NEW CONSTRUCTION
MARK	DATE	DESCRIPTION
PROJECT NO:	#	SCALE: 1'-0"=1/2"
CAD DWG FILE:		120 E MAGNOLIA.DWG
DRAWN BY:	AMM	
CHK'D BY:	###	DATE: 11/19/2021
COPYRIGHT:		
SHEET TITLE		

**120 E. MAGNOLIA**

Front



Right Side Front



Right Side Rear



Rear



Left Front



Left Rear





South side view of pre-existing new construction (construction was in progress at the time of purchase by new owner)



East side (rear) view of pre-existing new construction



West side view of pre-existing construction









