

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-118
ADDRESS: 503 E MYRTLE
LEGAL DESCRIPTION: NCB 1744 BLK 12 LOT 1 & W 2.6 FT OF 2
ZONING: R-6
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Adapt Architecture and Construction
OWNER: Larkin and Rachel O'Hern
TYPE OF WORK: Construction of rear addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to be approximately 305 sq. ft.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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.

FINDINGS:

- a. The structure at 503 E Myrtle was constructed in the mid-1920s in the English Cottage style. The structure is a

contributing property in the Tobin Hill Historic District and is situated on a corner lot at the intersection of E Myrtle and Gillespie. The house has painted wood shake siding on the lower story and stucco applied in a wad and daub manner in gables of the second story. The applicant is requesting approval to construct an approximately 350 sf one story addition to the rear of the property.

- b. **FOOTPRINT, MASSING & SCALE** – The proposed addition’s footprint is less than a third of the original structure’s footprint and features a height that is visually subordinate and complementary to the existing structure. Additionally, guideline 2.A.ii stipulates that additions should be placed 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. The addition is sited on the side of the home towards the rear and is compatible. Staff finds the proposal consistent with these guidelines.
- c. **FACADE MATERIALS** – The applicant has proposed to utilize materials that include cut and painted white cedar shakes and 3-tab Owens Corning roofing. The Historic Design Guidelines stipulate that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. The cedar shakes are a character defining feature of this property. Staff finds the use of these materials acceptable given the massing, size, and location of the addition, which is far enough to the rear and will not impact the primary roofline of the structure.
- d. **WOOD WINDOWS** – The applicant has proposed to install new Hurd brand wood windows in the addition. Staff finds this proposal acceptable for window openings that cannot be filled with salvaged windows from the original structure.
- e. **FRENCH DOORS** – The applicant has proposed to install French doors on the front façade of the new addition. Staff finds the proposal to add French doors acceptable but requires more information on material, profile, muntin details, and manufacturer.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- i. Existing wood windows be salvaged and reused in the addition. The applicant can work with staff to determine the most appropriate and feasible locations for salvaged windows.
- ii. The applicant provides staff with specifications of the proposed French door for approval.

CASE MANAGER:

Stephanie Phillips

Detailed Description

O'Hern Residence Addition and Remodel

The property of 503 E. Myrtle was originally finished in the mid 1920's in the English Cottage style. It has painted wood shake siding on the lower walls and stucco and trim to appear as wad and daub in the gables. The house sits on a corner lot and has a second story set in the attic space of the main house. The garage is detached in the rear and the property is bounded by a decorative black steel fence.

The new owners, one of which is a wounded veteran, are requesting to add 305sf of new one story to create a first story master bedroom suite, kitchen, and rear entrance that will accommodate their specific mobility requirements.

This addition is to the rear and back of the property and does not directly affect the visible elevations from the either street. The massing shape and height is a projection of both existing roofs in the rear corner and will match them in slope and material. It will be built with the same materials and details of the main house including painted cedar shake, stucco at the gable, wood trim, all wood windows, pier and beam foundation, and roofing.

Lot: NCB 1744 BLK 12 Lot 1 & W 2.6 FT of 2

Zoning: R-6



O'Hern Residence Addition
503 E. Myrtle
San Antonio, TX 78212

NO.	DATE	ISSUED FOR:
1	02/27/17	OHP REVIEW



ADAPT
Architecture + Construction
114 Aylesbury Hill
San Antonio, TX 78209
210.844.1687
210.267.7787
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1 SITE IMAGE

SCALE: 1"=30'=0"

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DATE: 02/27/2017 EXP. 2/28/18



FRONT ELEVATION



WEST SIDE ELEVATION



DATE 02/27/2017 EXP. 2/28/18

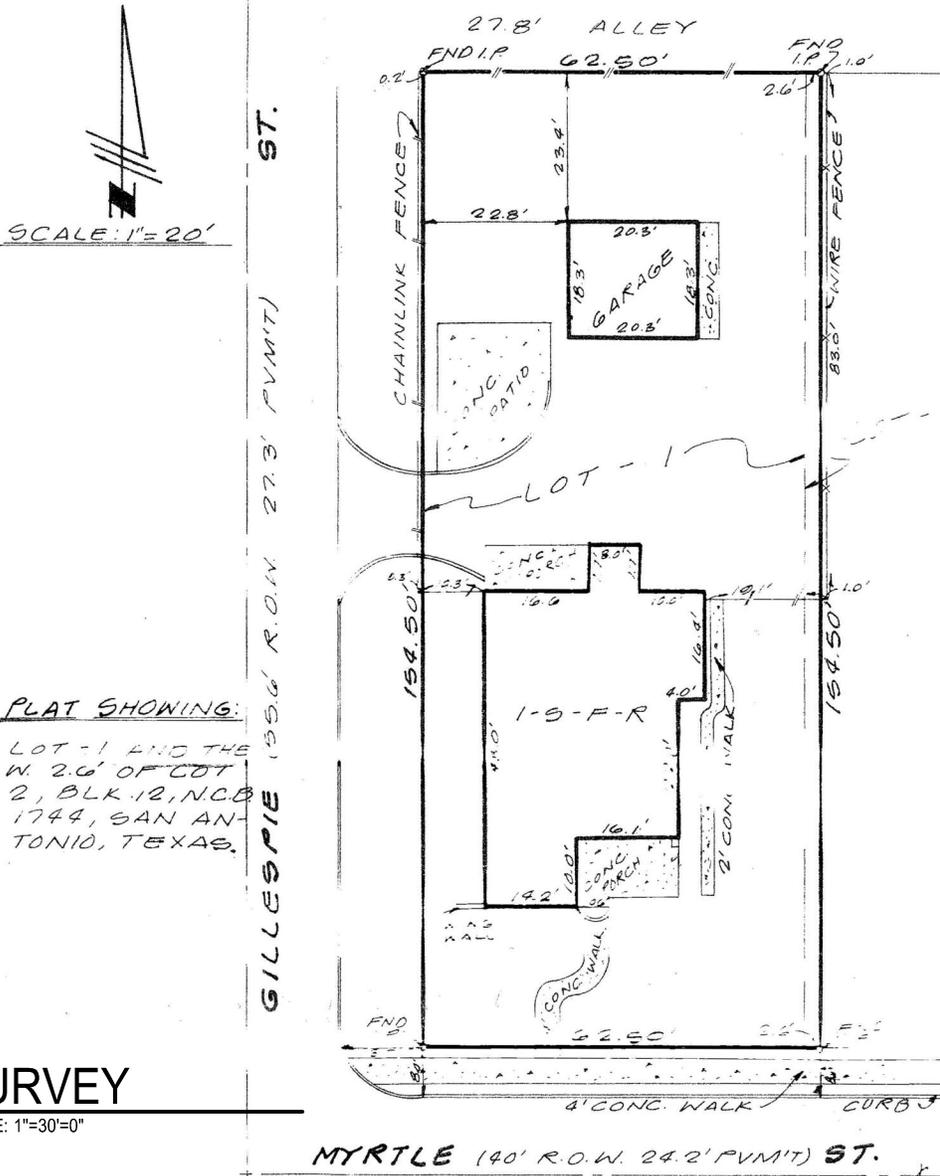
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SURVEYED FOR
TONY VALENCIA



SCALE: 1"=20'

PLAT SHOWING:

LOT - 1 AND THE
W. 2.6' OF LOT
2, BLK 12, NCB
1744, SAN AN-
TONIO, TEXAS.

1 SURVEY

SCALE: 1"=30'=0"

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS OR EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON.

Armando A. Aranda, Inc.
SURVEYING
434 So. Main / Suite L-102
San Antonio, Texas

Armando A. Aranda
Reg. Public Surveyor

DEED REFERENCE:

Vol. 4128 Pg. 18 Job No.: 4013 Date: 4-26-20, 1085.



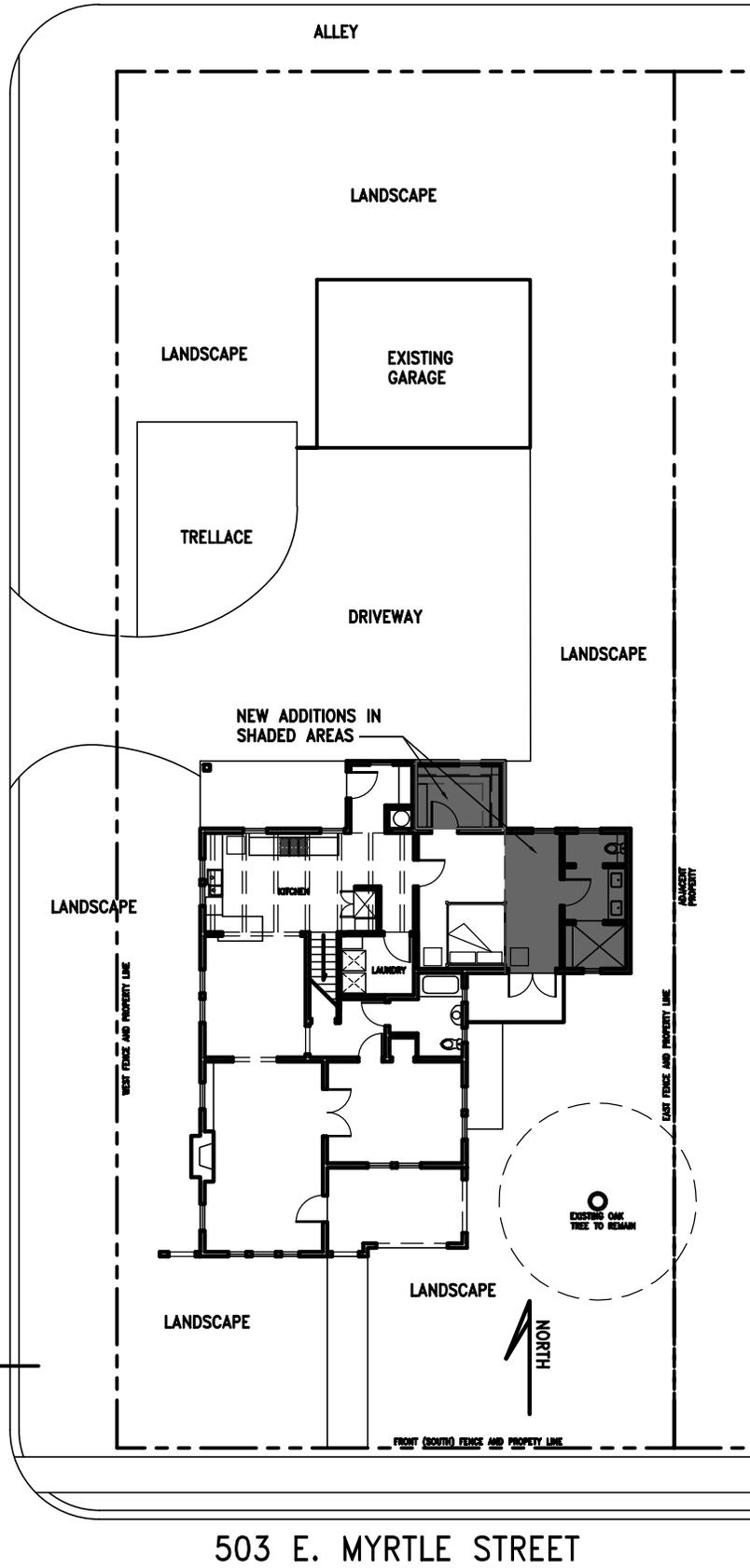
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1 SITE PLAN

SCALE: 1"=20'-0"



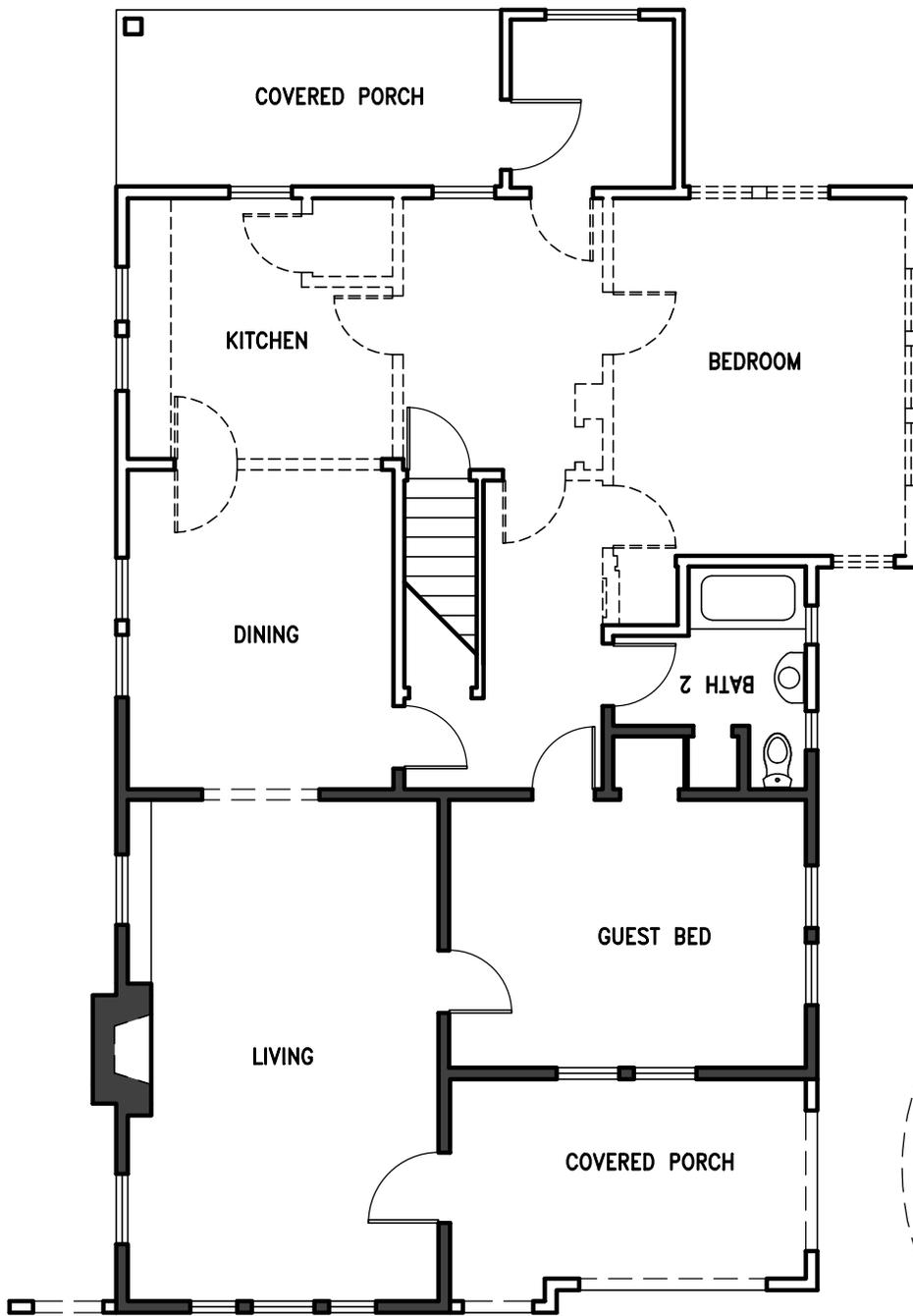
DATE 02/27/2017 EXP. 2/28/18

O'Hern Residence Addition
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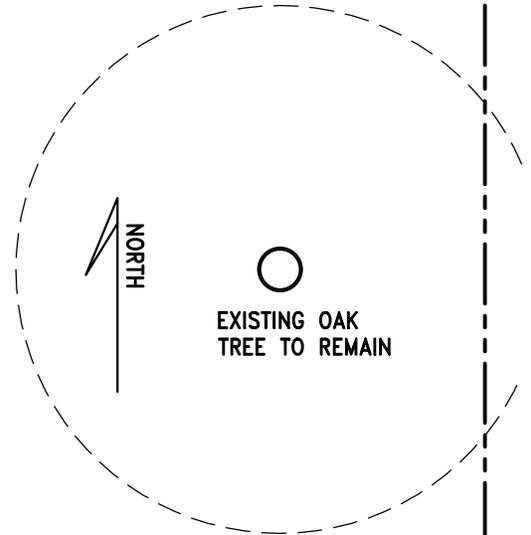
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EXISTING METAL FENCE TO REMAIN

KEY

- TO BE DEMOLISHED
- ===== TO REMAIN



1 DEMO PLAN

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

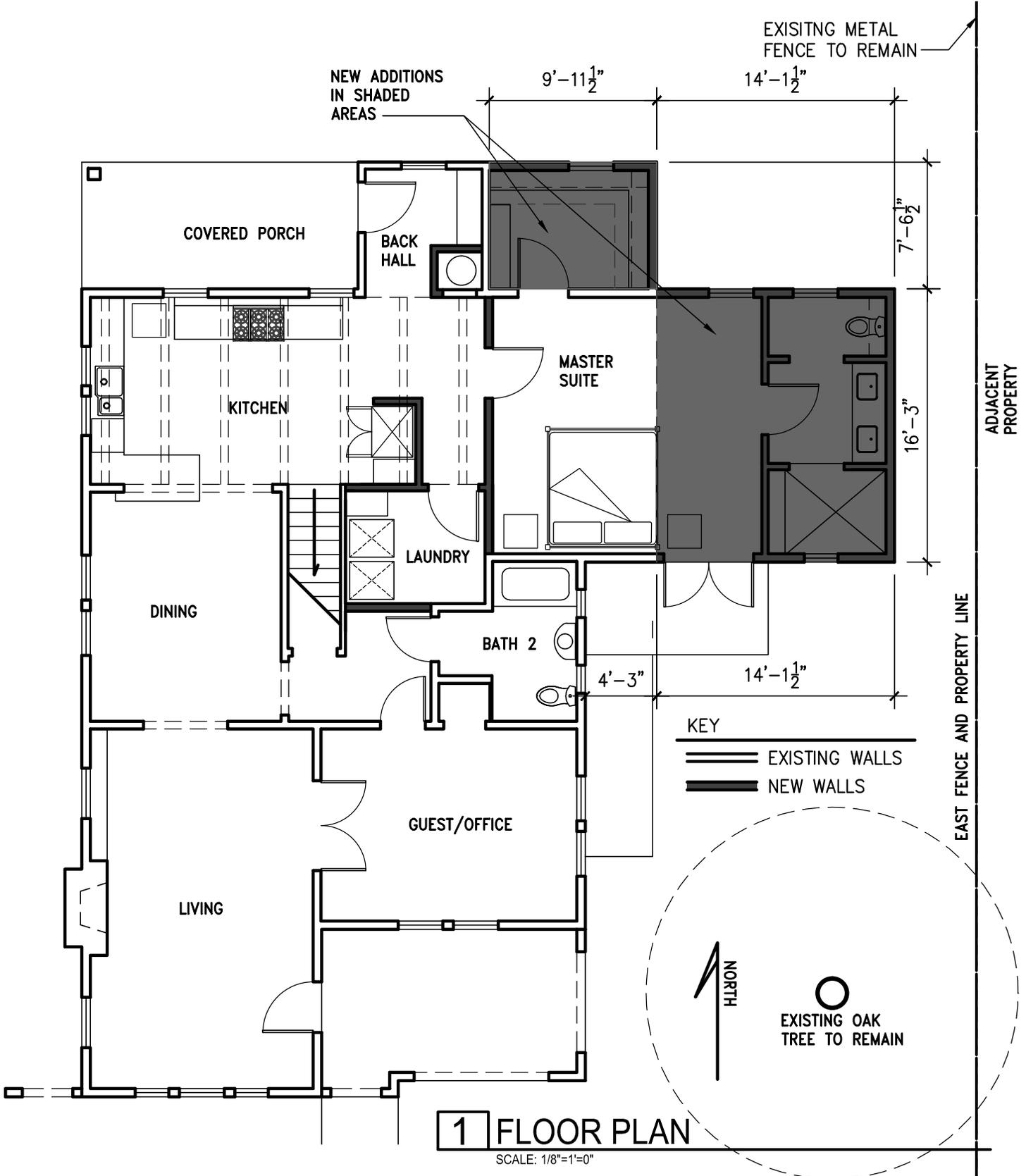


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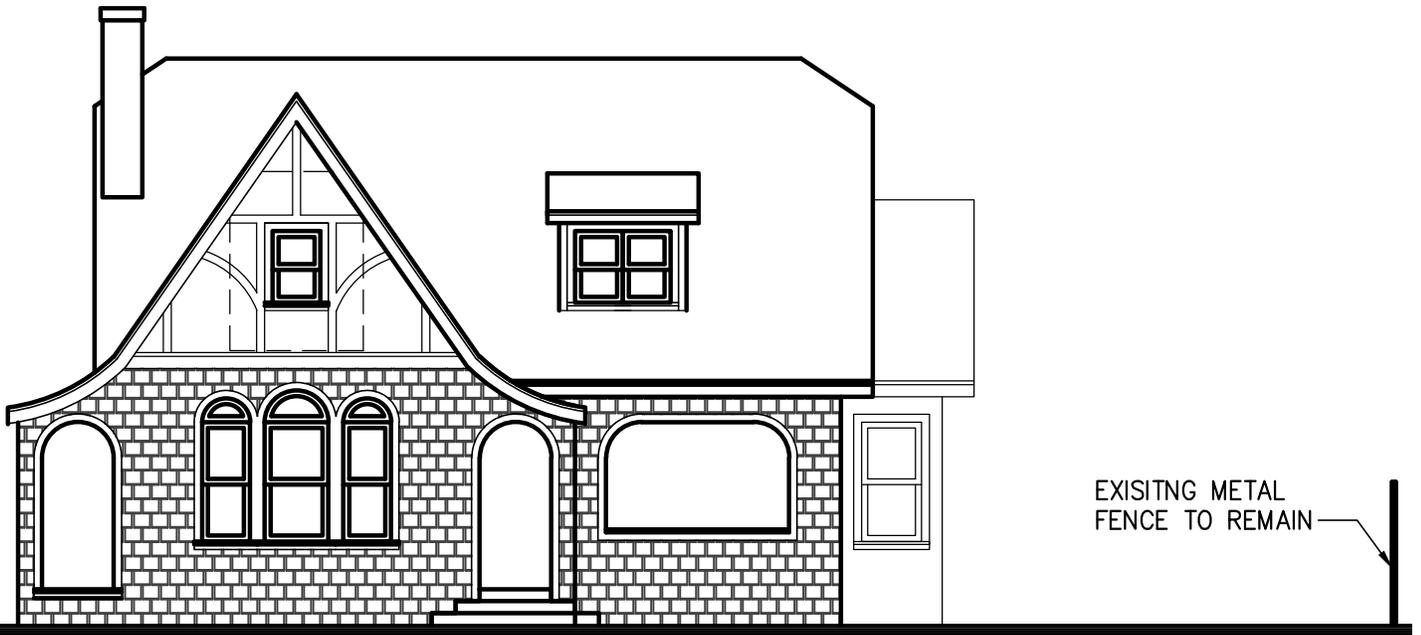
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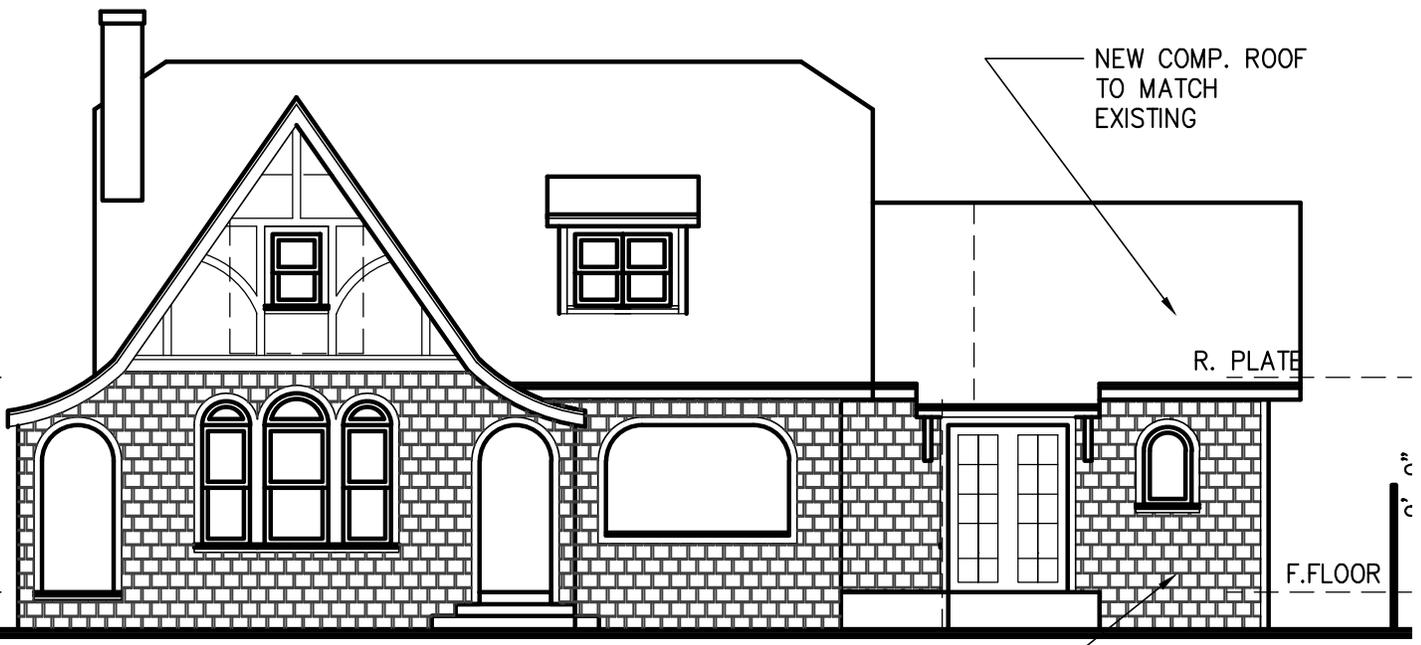


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1 EXISTING FRONT ELEVATION

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



2 NEW FRONT ELEVATION

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



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1 EXISTING EAST SIDE ELEVATION

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



2 NEW EAST SIDE ELEVATION

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



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1 EXISTING REAR ELEVATION

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



2 NEW REAR ELEVATION

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

PAINTED CEDAR SHAKE SIDING TO MATCH EXISTING HOUSE



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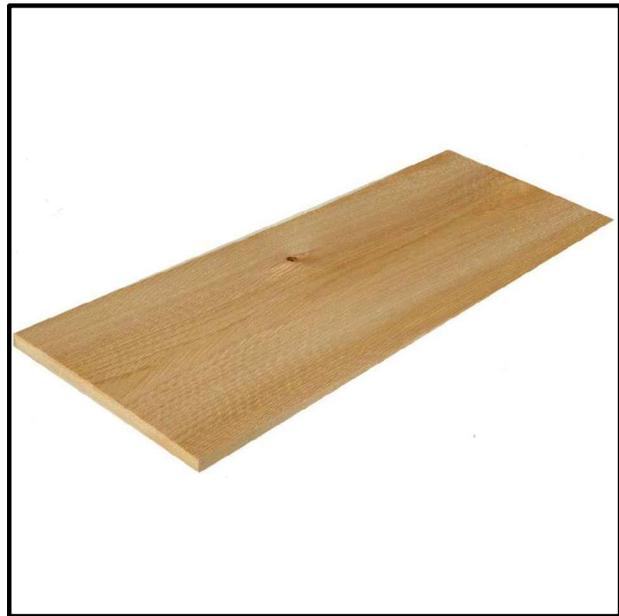
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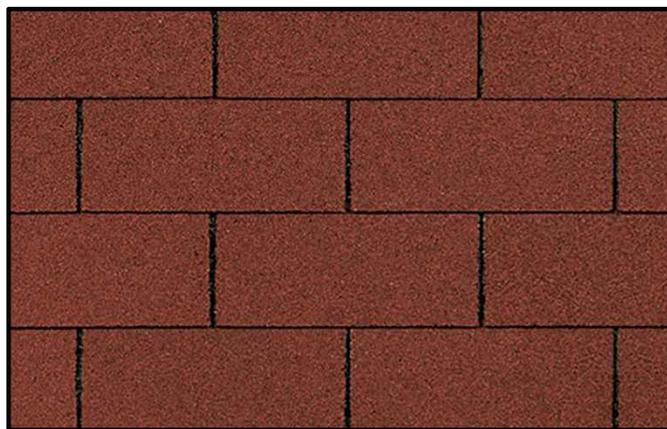
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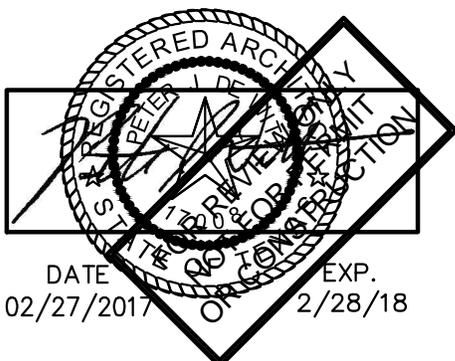
WINDOWS AND DOORS TO
BE HURD BRAND ALL
WOOD LINE



SIDING TO BE KILN DRIED
WESTERN WHITE CEDAR
SHAKE CUT, INSTALLED
AND PAINTED TO MATCH
EXISTING



ROOF TO MATCH EXISTING
TO BE OWENS CORNING
3-TAB SUPREME SPANISH
RED



DATE 02/27/2017 EXP. 2/28/18

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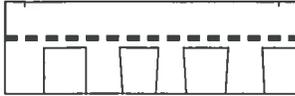
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Timberline® Prestique® Specifications

Timberline® Prestique® Lifetime High Definition Shingles

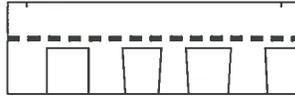


13 1/4" x 39 3/4" Metric, 12" x 36 3/4" English

- Fiberglass asphalt shingle
- Super Heavyweight design
- Lifetime ltd. transferable warranty
- Smart Choice® protection for the first 10 years
- 130 mph ltd. wind warranty†
- Listed Class A Fire – UL 790
- Passes UL 997, modified to 110 mph
- Passes ASTM D7158, Class H
- StainGuard® Algae Discoloration ltd. warranty (available in all areas except Western Region)
- CSA A123.5-98
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F*
- ASTM D3462**
- Dade County approved*
- Florida Building Code approved
- Texas Department of Insurance*
- ICC Report Approved*
- Approximately 64 Pieces/Sq. (Metric)
- Approximately 78 Pieces/Sq. (English)
- Approximately 4 Bundles/Square
- Approximately 256 Nails/Sq. (Metric)
- Approximately 312 Nails/Sq. (English)
- 5 3/4" exposure (Metric)
- 5" exposure (English)



Timberline® Prestique® 40 High Definition Shingles

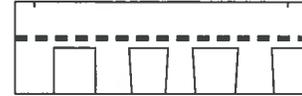


13 1/4" x 39 3/4" Metric, 12" x 36 3/4" English

- Fiberglass asphalt shingle
- Heavyweight design
- 40-year ltd. transferable warranty
- Smart Choice® protection for the first 5 years
- 110 mph ltd. wind warranty†
- Listed Class A Fire – UL 790
- Passes UL 997, modified to 110 mph
- Passes ASTM D7158, Class H
- StainGuard® Algae Discoloration ltd. warranty (available in all areas except Western Region)
- CSA A123.5-98
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F*
- ASTM D3462**
- Dade County approved*
- Florida Building Code approved
- Texas Department of Insurance*
- ICC Report Approved*
- ENERGY STAR® rated (certain colors only)
- Cool Color Series is rated by the Cool Roof Rating Council (CRRC)
- Approximately 64 Pieces/Square (Metric)
- Approximately 78 Pieces/Square (English)
- Approximately 4 Bundles/Square
- Approximately 256 Nails/Square (Metric)
- Approximately 312 Nails/Square (English)
- 5 3/4" exposure (Metric)
- 5" exposure (English)



Timberline® Prestique® 30 High Definition Shingles



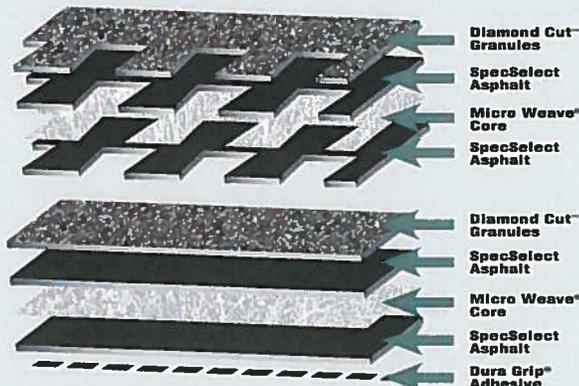
13 1/4" x 39 3/4" Metric, 12" x 36 3/4" English

- Fiberglass asphalt shingle
- Standard weight design
- 30 year ltd. transferable warranty
- Smart Choice® protection for the first 5 years
- 110 mph ltd. wind warranty†
- Listed Class A Fire – UL 790
- Passes UL 997, modified to 110 mph (excluding Baltimore)
- Passes ASTM D7158, Class H
- StainGuard® Algae Discoloration ltd. warranty (available in all areas except Western Region)
- CSA A123.5-98
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F (select plants)
- ASTM D3462**
- Dade County approved*
- Florida Building Code approved
- Texas Department of Insurance*
- ICC Report Approved*
- ENERGY STAR® rated (white only)
- Approximately 64 Pieces/Sq. (Metric)
- Approximately 78 Pieces/Sq. (English)
- Approximately 3 Bundles/Square
- Approximately 256 Nails/Sq. (Metric)
- Approximately 312 Nails/Sq. (English)
- 5 3/4" exposure (Metric)
- 5" exposure (English)



225 W GRAMERCY
COMP. SHINGLE

The many layers of a Timberline® Prestique® Shingle



Diamond Cut™ Granules... Multi-faceted design and light-reflective construction add dimension and depth to the shingle

UV Blocker (Granules)... Protects against damaging sunlight which improves the durability and extends the life of the shingle

Color Lock™ Ceramic Firing (Granules)... Maintains the true color of the shingle longer

Dura Grip® Adhesive... Locks the shingles in place on the roof, gripping tight in even strong gale force winds

SpecSelect Grading System (Asphalt)... Use of finest quality asphalt improves weathering in harsh conditions

Micro Weave® Core... Offers a superior strength foundation that resists cracking and splitting

FiberTech® Components (Core)... Incorporates fibers that are non-combustible, providing a UL Class A fire rating

Most Popular Colors

(Available Nationwide)



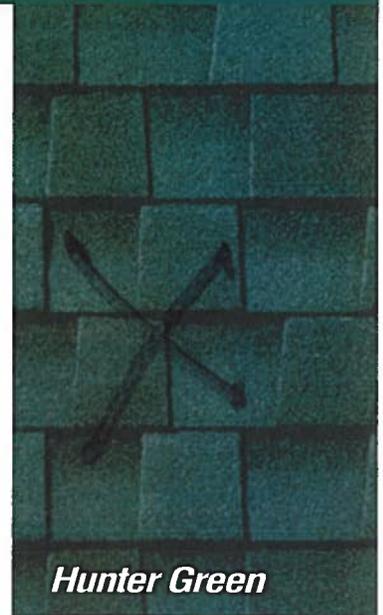
Barkwood



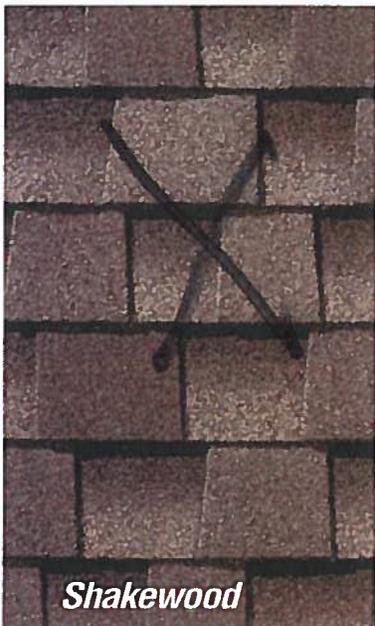
Charcoal



Hickory



Hunter Green



Shakewood



Slate



Weathered Wood

225 W GRAMERCY
"CHARCOAL"

We can help you choose the right shingle for your roof!

Try GAF-Elk's Virtual Home Remodeler at www.gaf.com. Visualize GAF-Elk shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.