

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 33

HDRC CASE NO: 2015-370
ADDRESS: 418 E MYRTLE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 14
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Gabriel Sanchez
OWNER: Gabriel Sanchez
TYPE OF WORK: Final approval of rehabilitation and construction of an accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the primary historic structure as well as construct an accessory structure featuring 500 square feet at 418 E Myrtle.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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 striping methods that can damage the historic wood siding and detailing.

iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

FINDINGS:

- a. The applicant has proposed to construct an accessory at the rear of the property at 418 E Myrtle. The applicant has noted that the proposed accessory structure will feature materials consisting of Hardi Board siding, Hardi Board trim and an asphalt shingle roof. Each of these materials is consistent with the Guidelines for New Construction 5.A.iii. and complement the primary historic structure on the property. The applicant has not noted a window material for the accessory structure. Staff finds that wood windows are appropriate.
- b. Consistent with the precedent set throughout the neighborhood as well as the Guidelines for New Construction 5.B., the applicant has proposed to locate the accessory structure toward the rear of the property. While the applicant has adhered to a setback of ten feet, the precedent throughout Tobin Hill is to locate rear accessory structures at the rear property line. Staff recommends the applicant locate the proposed accessory structure at the property line and seek a variance.
- c. The applicant has proposed to incorporate appropriately sized window and door openings that complement those of the primary historic structure as well as other historic structures in the immediate vicinity. This is consistent with the Guidelines.
- d. On the east façade, the applicant has proposed to enclose non original open air porch. The applicant has proposed to relocate three existing wood windows from the rear of the house to the side where they will be incorporated into the closing of the non original open air porch. The Guidelines for Exterior Maintenance and Alterations state that existing window and door openings should not be enclosed. Staff finds that the relocation of the existing windows from the rear of the structure to the side is appropriate, however, the applicant should retain the existing window openings. Wood windows should be installed at both locations.

RECOMMENDATION:

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

- i. That the applicant install wood windows into the proposed accessory structure and primary historic structure.
- ii. That the applicant retain the existing window openings at the rear of the structure.
- iii. That the applicant located the accessory structure at the rear property line to be consistent with the historic example set in the neighborhood.
- iv. That the applicant install windows on the northern façade to address the lack of façade separation.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

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Proposed Work at 418 E. Myrtle

The work at 418 E. Myrtle consists of two projects; the construction of a guest house in the back yard, and the renovation of the main house.

The guest house is proposed to be 25 x 20 feet, or 500 square feet – about the size of a two-car garage. The guest house will be built on a pier and beam foundation, as is the main house, and will have appropriate set-back from the property lines. Exterior construction materials will consist of asphalt shingles for the roof, Hardie trim, and Hardie siding.

Once the guest house is complete the property owner will live in it while the main house is remodeled. That remodel will consist of relocating the kitchen and dining rooms from the back of the house to the middle and front, respectively. The master bedroom and master bath/closet areas will be moved to the current kitchen and dining areas.

Also, the current screen porch and closet that were added somewhere along the line on the east side of the house will be enclosed and made to look like the rest of the house. This will turn basically unused space into living space, and will improve the overall look of the property.

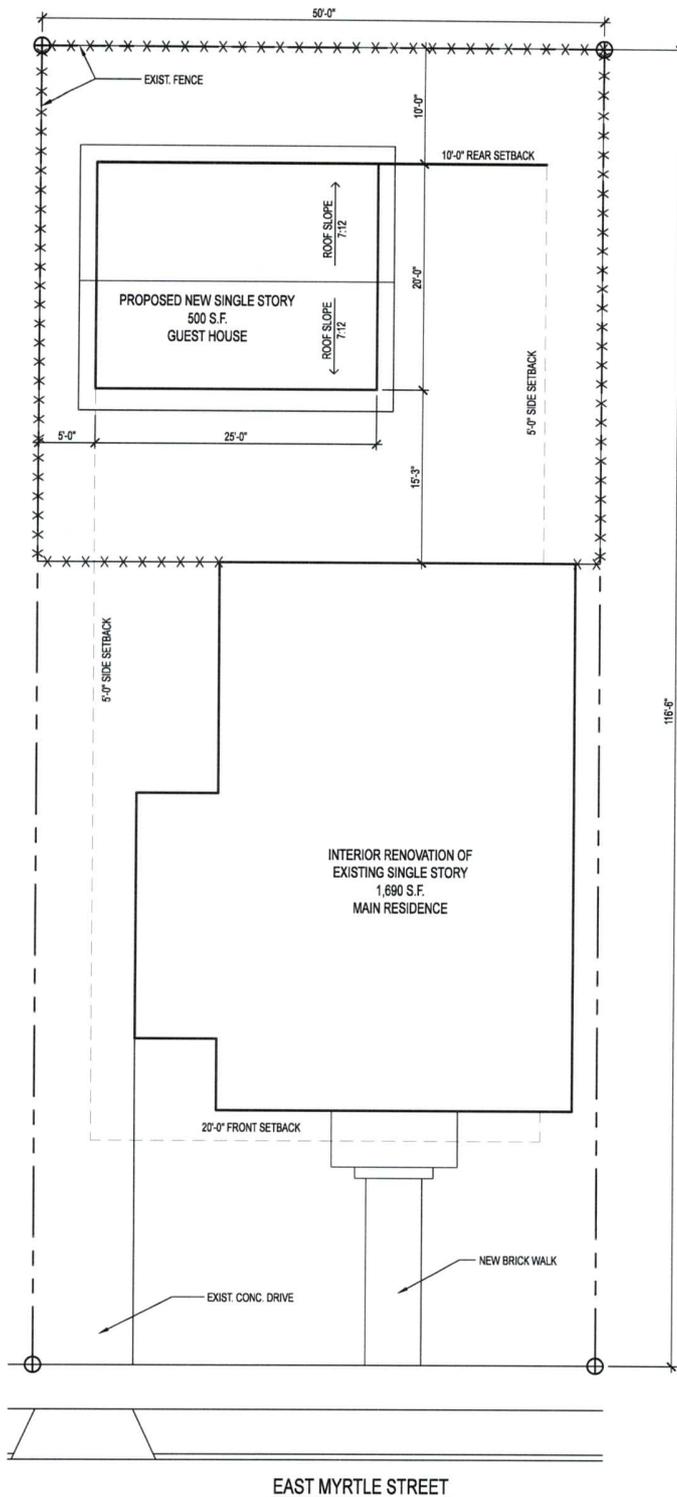
418 E. MYRTLE RESIDENCE

418 MYRTLE ST.
SAN ANTONIO, TX 78212

LEGAL DESCRIPTION:
NCB 1752 BLK 5 LOT 14
ZONING: R6 H
AREA: 1,024 gsf
CONST. TYPE: 5B

DETAILS:
INTERIOR RENOVATION OF
EXISTING SINGLE FAMILY
RESIDENCE & CONSTRUCTION
OF NEW 500 S.F. GUEST HOUSE

APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE
2015 I.E.C.C.

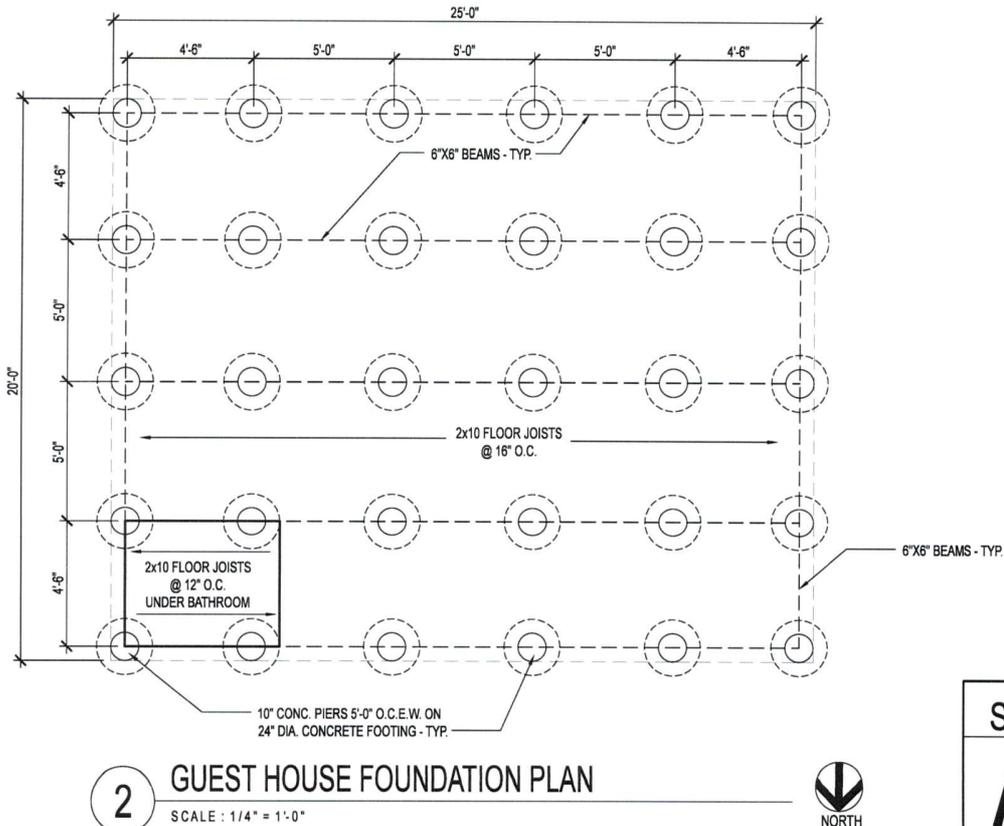
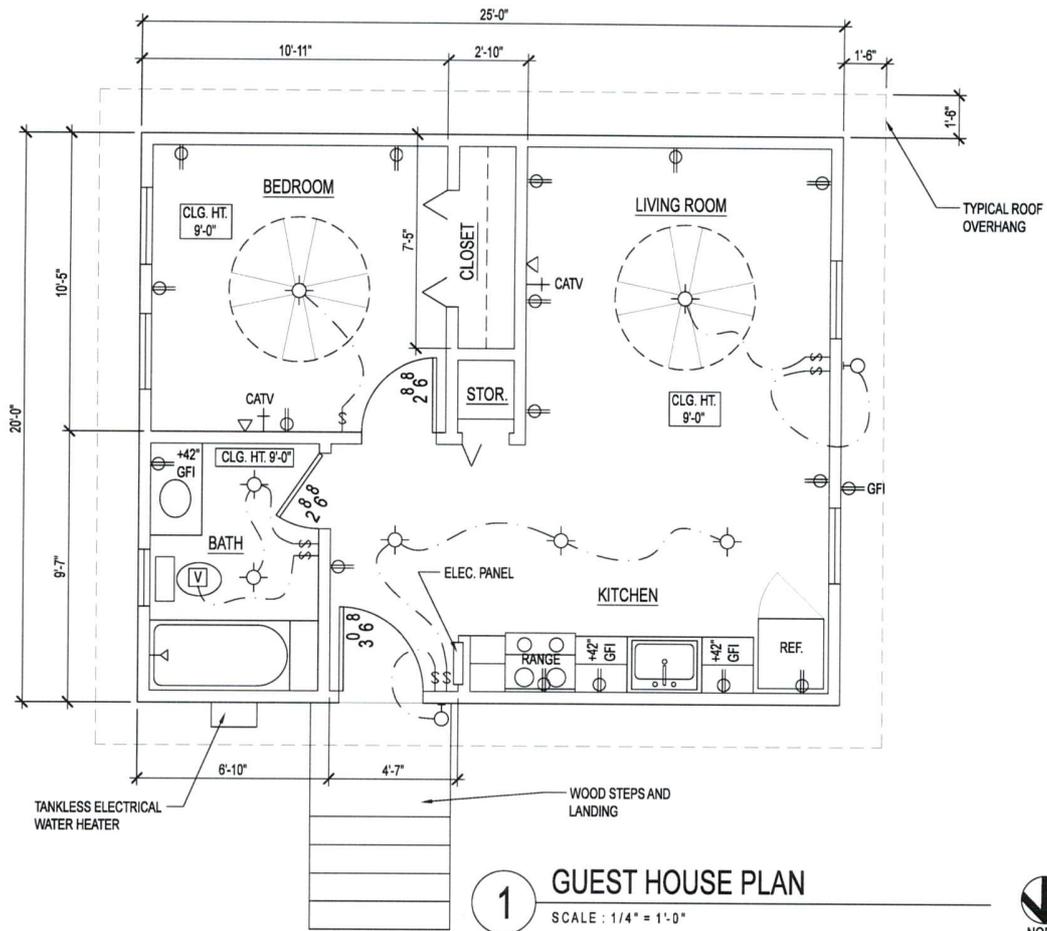


LOCATION MAP

1 SITE PLAN
SCALE: 1" = 10'-0"

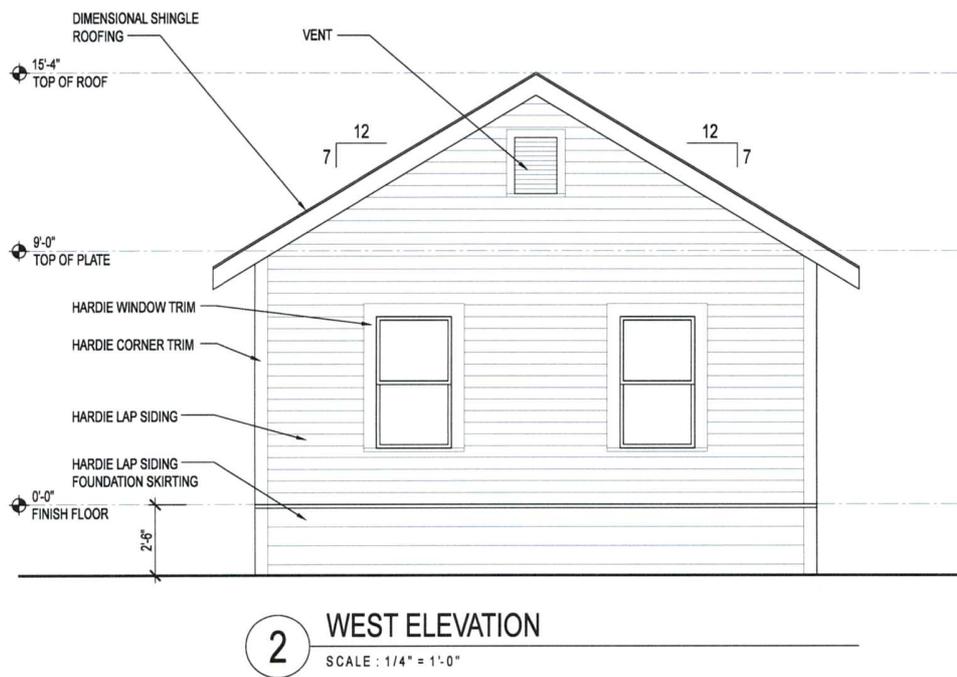
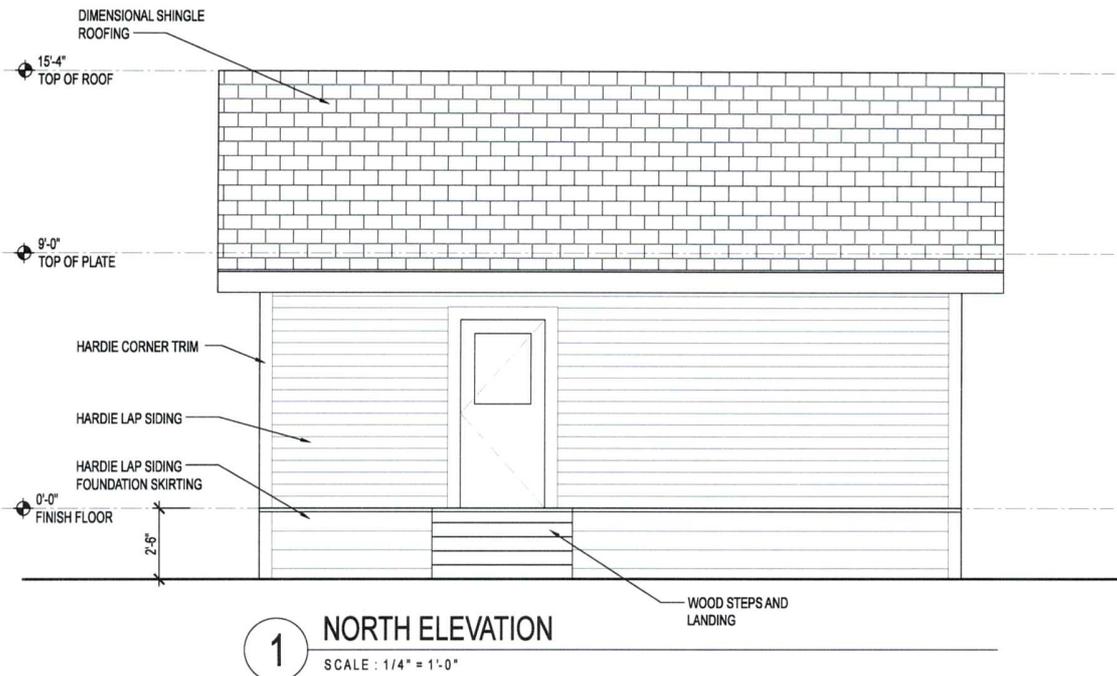


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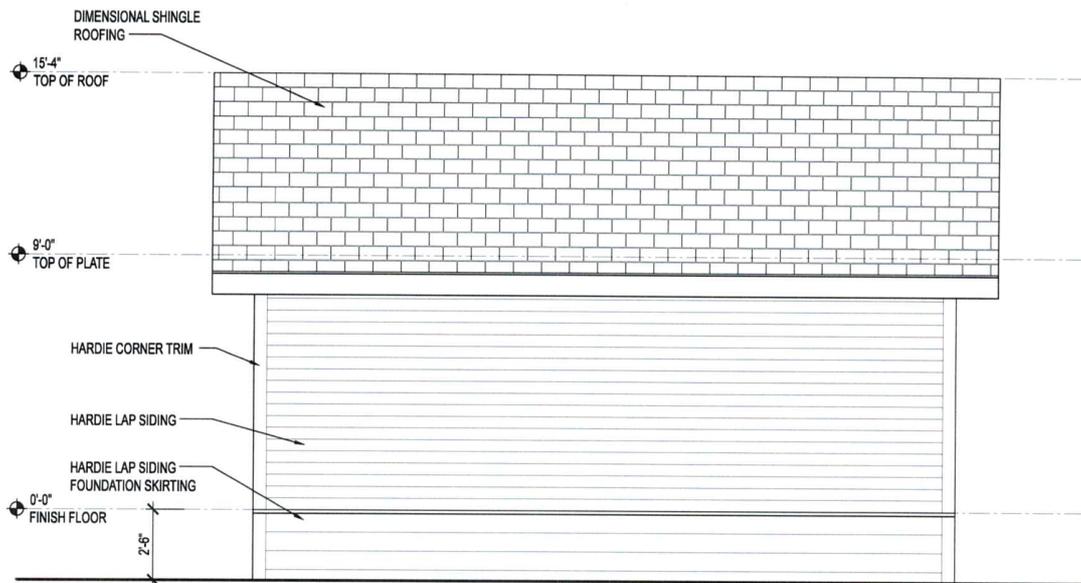
418 E. MYRTLE ST. SAN ANTONIO, TX 78212

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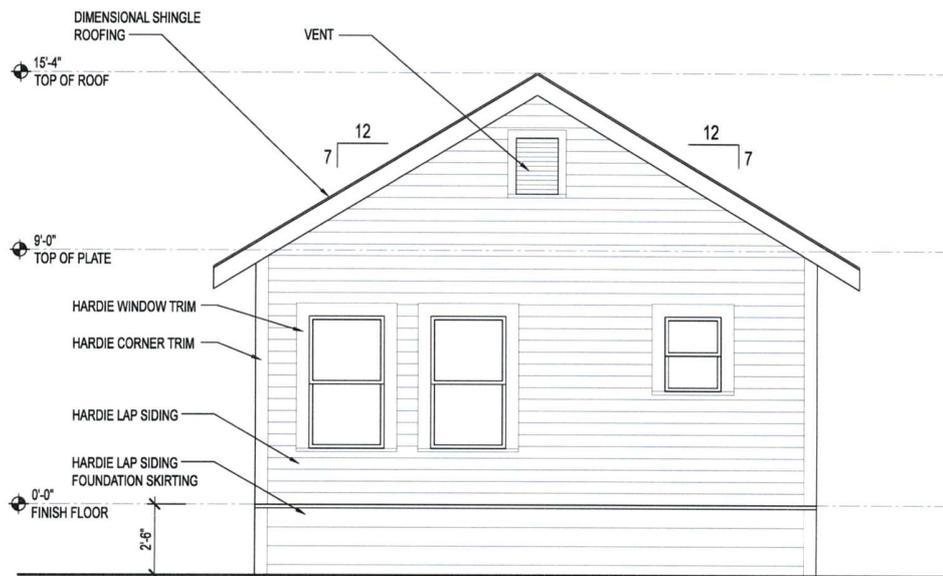


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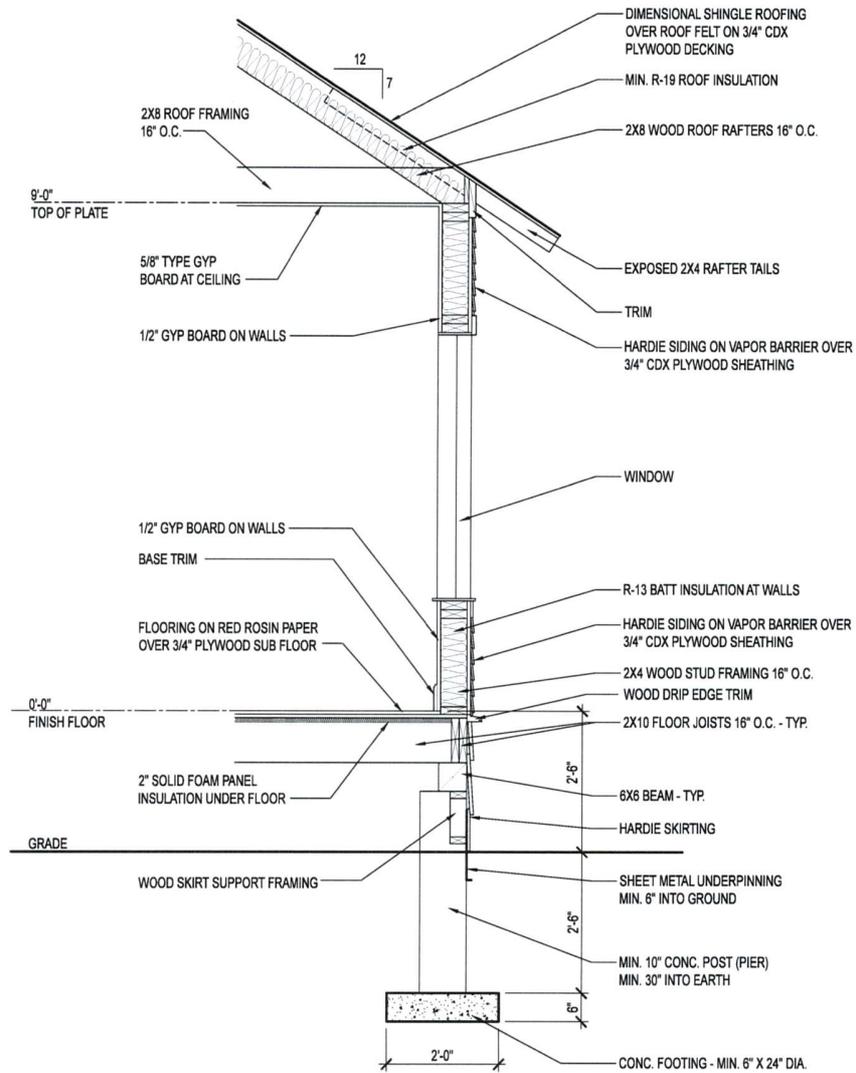
3 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



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

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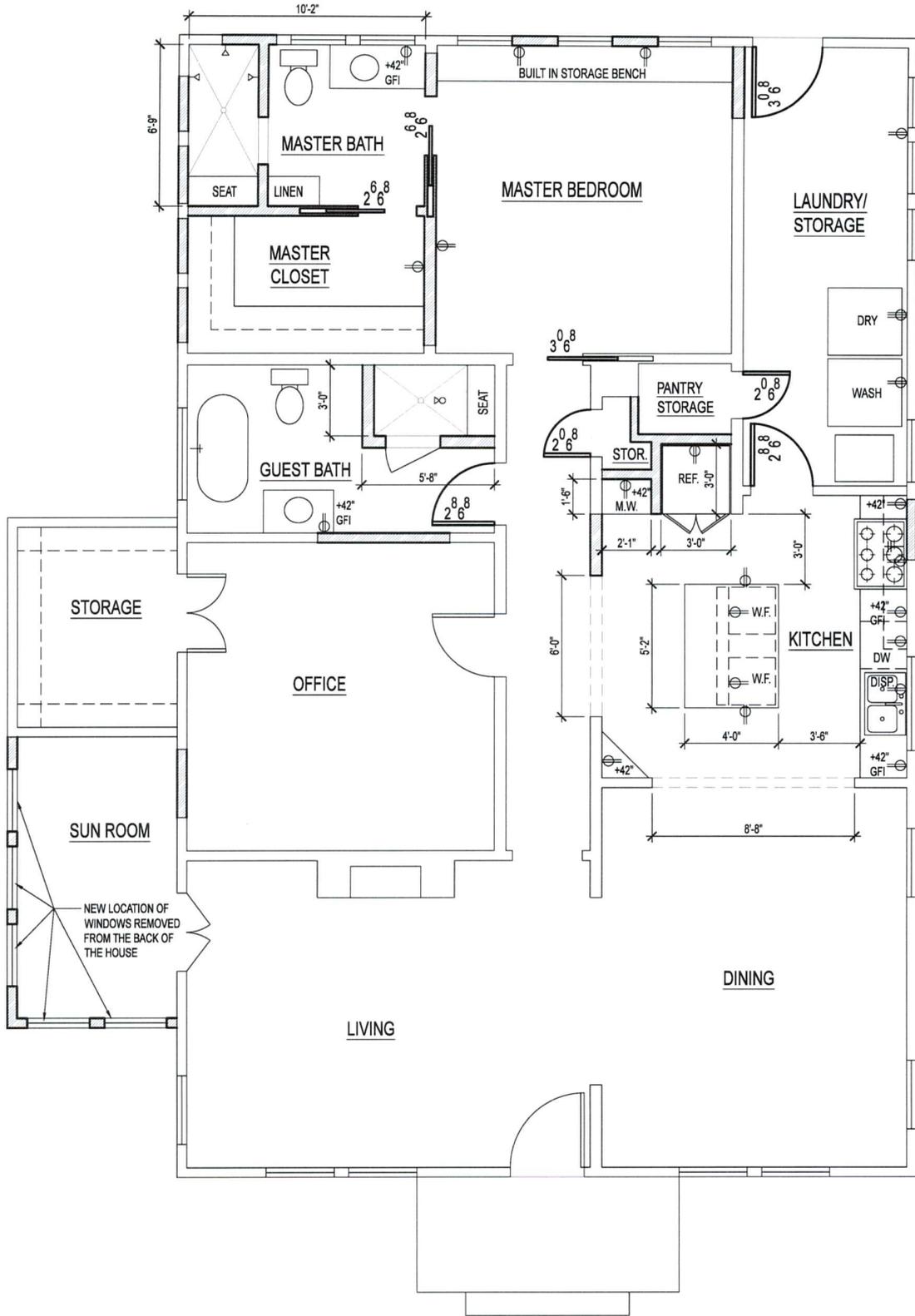
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1 WALL SECTION
 SCALE : 1/2" = 1'-0"

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



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MYRTLE

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MYRTLE

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