

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-595  
**ADDRESS:** 428 E MYRTLE  
**LEGAL DESCRIPTION:** NCB 1752 BLK 5 LOT 17  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Lisa McCorquodale-Robalin  
**OWNER:** Alfonso Robalin  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** October 02, 2019  
**60-DAY REVIEW:** December 02, 2019  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 428 E Myrtle.

## APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications

(d) Certification.

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

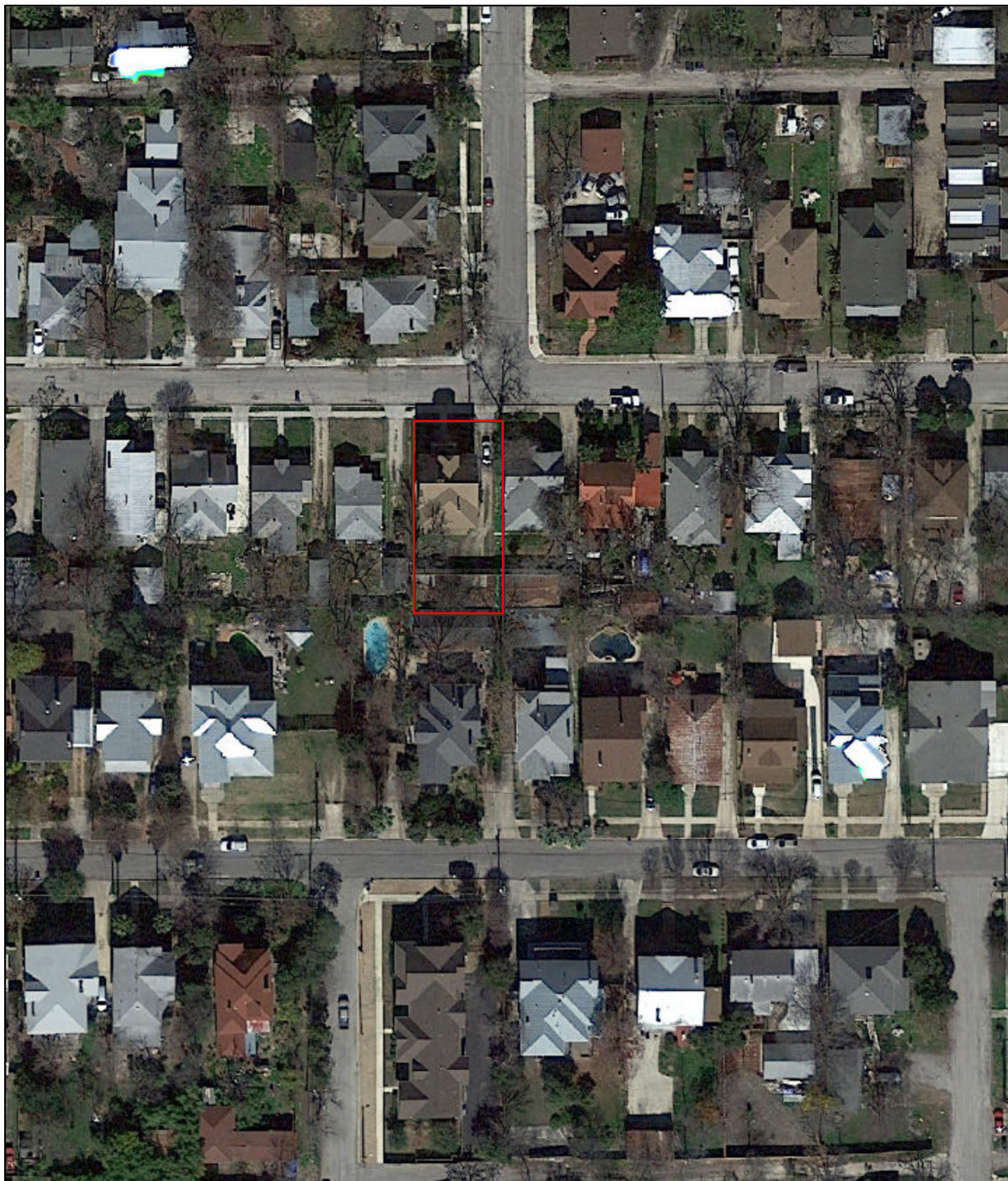
## FINDINGS:

- a. The primary structure located at 428 E Myrtle is a two-story single-family residence constructed circa 1917 in the American Foursquare style. The home features a combination side-gable and hipped roof, front-facing dormer with jerkinhead roof, and wood one-over-one windows. The home is contributing to the Tobin Hill Historic District.
- b. The scope of work includes foundation repair, roof replacement, window replacement, landscaping, and a comprehensive interior remodel.
- c. Staff conducted a site visit on October 31, 2019, to examine the conditions of the property. Overall, staff finds that the property is in need of extensive repairs and commends the applicant for undertaking its rehabilitations.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

## RECOMMENDATION:

Staff recommends approval based on findings a through d.

# City of San Antonio One Stop



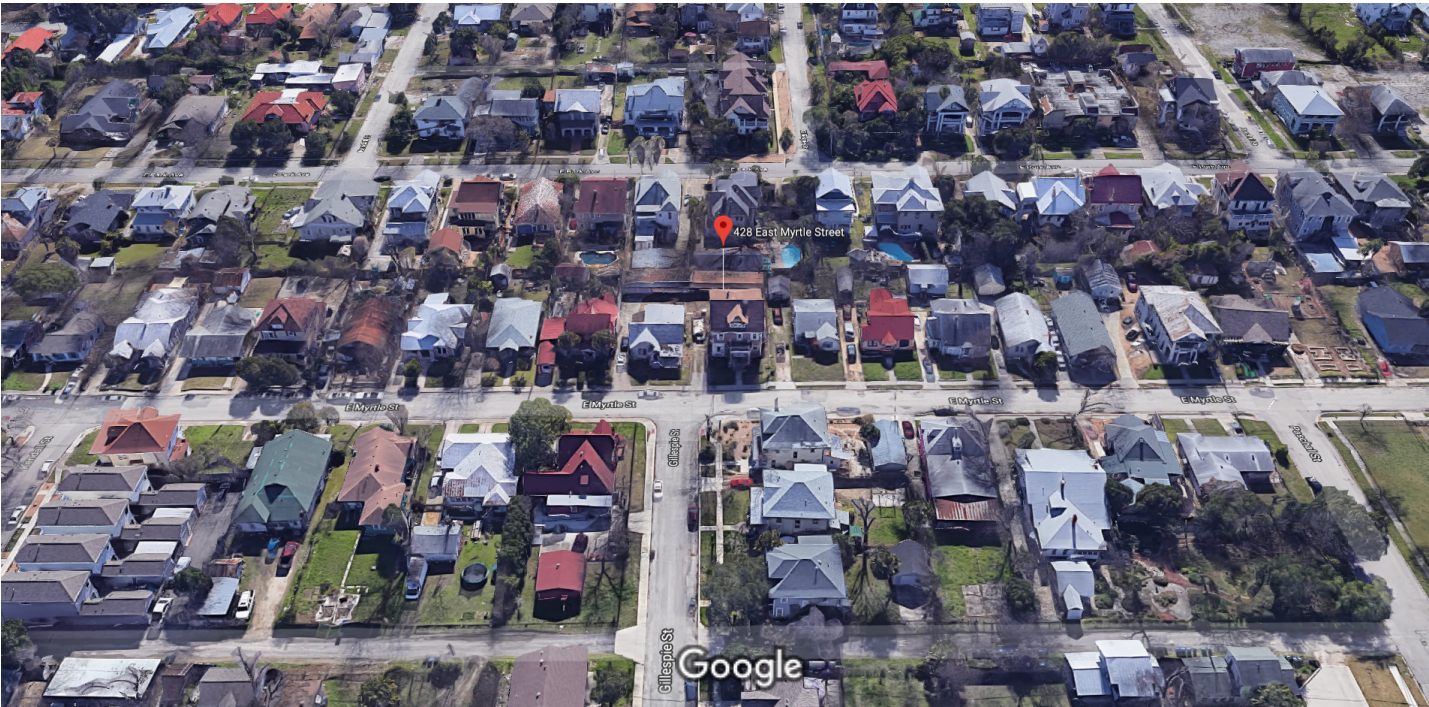
October 15, 2019

— User drawn lines

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km



Google Maps 428 E Myrtle St



Imagery ©2019 Google, Map data ©2019, Map data ©2019 50 ft

Google Maps 428 E Myrtle St



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft



Google Maps 428 E Myrtle St



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft

Google Maps 428 E Myrtle St



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft



211

216

E. MYRTLE

MACRODRIMIZED

1752

207

E. PARK

AV.

MACRODRIMIZED

AV. M<sup>C</sup> CULLOUGH

MACRODRIMIZED

392

396

E. EVERGREEN

MACRODRIMIZED

212

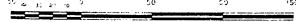
208

E. LAUREL

MACRODRIMIZED

209

Scale of Feet



337

211

Scale of Feet



211

EX. 103

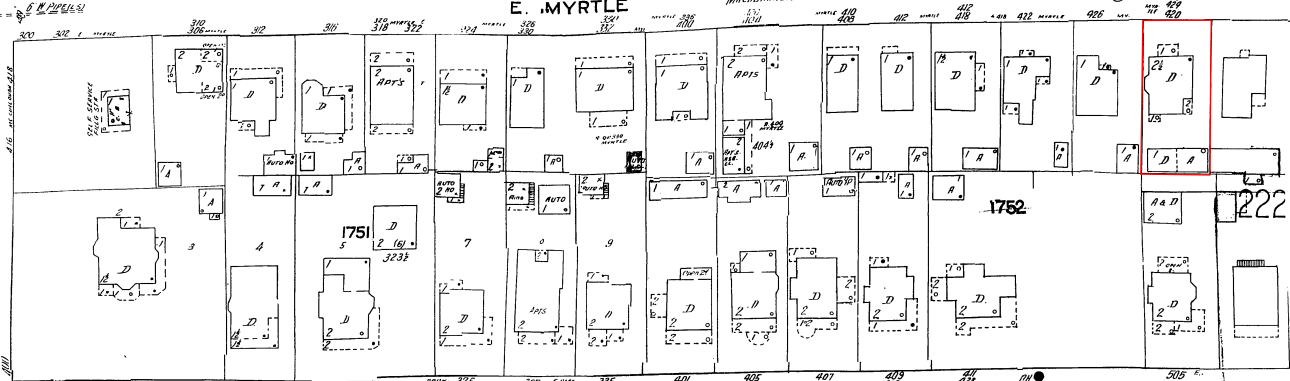
216

PASCAL ST

GILLESPIE ST

E. MYRTLE

MACADAMIZED



207

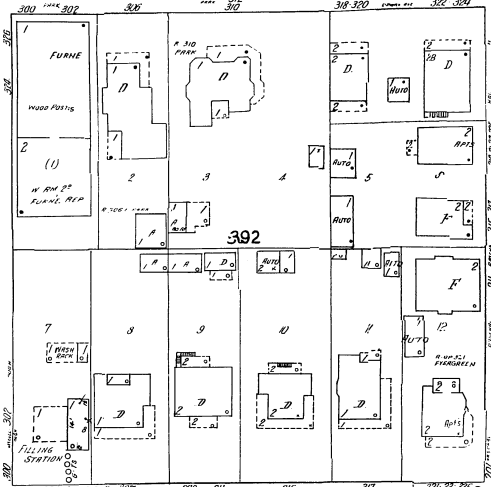
E. PARK

AV.

E. N. PIPE

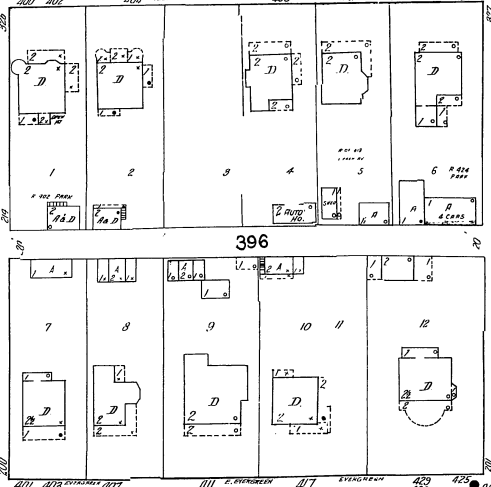
AV. MC CULLOUGH

MACADAMIZED



PASCAL

MACADAMIZED



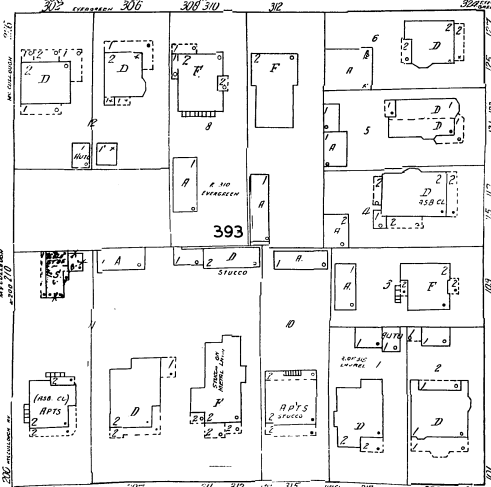
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GILLESPIE

E. EVERGREEN

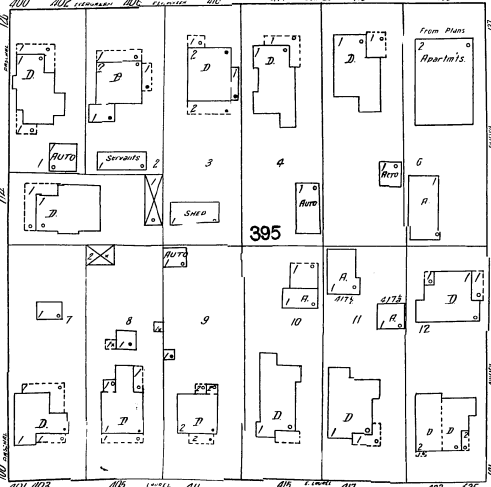
MACADAMIZED

212



E. LAUREL

MACADAMIZED



209

Scale of Feet.



ATLANTA ST

HOEFLING ST



## 428 E. Myrtle Narrative

Alfonso Robalin and I (Lisa Robalin) plan to completely restore 428 E. Myrtle. We will install a full HVAC system, replace ALL electrical and plumbing, all while keeping as much as the original and historic features as possible. We will then plan to gate the yard and move in with our family. This house is very special to us, as this house has been in Alfonso's family since 1940.

Here are some detailed repairs that were done recently or will be done:

1. Pier and beam foundation: Permit pulled and closed and job completed. See attached engineer letter and COA for skirting.
2. Roof replaced a few years ago.
3. All existing cabinets, sinks, and any other fixtures have been removed. Two original claw tub baths remain that need refinishing.
4. Some doors have been moved (some created and some closed). Wall was removed that divided the original house into apartments. That wall was not original to build. Minimal framing done upstairs in 3 bathrooms and in one bedroom to separate rooms. Originally base boards, bead board, and trim are retained and will be placed back.
5. All new electrical, including city connection. It will now be buried instead of hanging off pole.
6. All new plumbing, including line to sewer.
7. All new sheetrock and painting (inside and out). See attached COA for OUTSIDE repair and painting and COA to change the front door from 2 doors to one. (The door is done, but needs work around it.)
8. All new HVAC. The house had window units only and nothing central.
9. All new Pella windows, approved be historic. Front side of house we will restore those windows, except one that was approved because of condition. See COA.
10. Eventually we will get a pool. See attached COA.
11. New landscaping, fence and gate.
12. All new cabinets and two set of shower doors.
13. Refinish existing wood floors in all areas except we will tile the office downstairs.

See the attached plans from Pam Carpenter, who is: RA, RID, LEED AP.

Please see the attached work list, as the above is not inclusive of all work.

Thank you,

Lisa McCorquodale-Robalin  
210-394-7060

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## 428 E. MYRTLE

	Description	Amount	Completion Date (expected)
✓	Pier and Beam foundation reinforcement and leveling	\$16,420.00	Done
✓	Replace all skirting, including vents and doors	\$4,500.00	Done
✓	Install new HVAC system - entire house	\$35,000.00	October 20, 2019
✓	Insulate roof, foundation and west walls	\$10,000.00	October 20, 2019
✓	Carpentry - move doors and reframing, patch and repair	\$12,000.00	Done
✓	Demo old walls and sheetrock and all existing cabinets, fixtures.	\$8,000.00	Done
✓	Replace all plumbing	\$19,000.00	Done
✓	Replace all electric	\$25,000.00	Done
✓	36 new windows	\$37,332.00	Done
✓	Repair windows and doors	\$5,000.00	November 20, 2019
✓	Install new windows	\$12,000.00	Done
✓	Dumpster rental for year	\$12,000.00	December 30, 2019
✓	Repair and refinish wood floors	\$9,000.00	December 30, 2019
✓	New plumbing fixtures including toilets and tub refinish	\$6,000.00	November 20, 2019
✓	New lighting/electrical fixtures	\$12,000.00	November 20, 2019
✓	Tile floor in office and backsplash in kitchen and pantry	\$8,000.00	November 20, 2019
✓	Cabinets - kitchen and all bathroom	\$15,000.00	November 20, 2019
✓	Tree removal (rotted trees)	\$12,000.00	Done
✓	Fencing including gate	\$10,000.00	November 20, 2019
✓	Sheetrock inside	\$12,000.00	October 20, 2019
✓	Scraping, painting and repairs - Outside	\$15,000.00	November 20, 2019
✓	Tape, float and paint all interior plus trim	\$15,000.00	December 10, 2019
✓	New trees and landscape	\$15,000.00	December 10, 2019
✓	Carpet for stairs	\$1,500.00	December 10, 2019
✓	New kitchen appliances	\$15,000.00	December 10, 2019

	Description	Amount	Completion Date (expected)
<input checked="" type="checkbox"/>	City - new buried electrical	\$7,200.00	November 20, 2019
	<b>Total</b>	<b>\$348,952.00</b>	



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

May 15, 2019

**HDRC CASE NO:** 2019-254  
**ADDRESS:** 428 E MYRTLE  
**LEGAL DESCRIPTION:** NCB 1752 BLK 5 LOT 17  
**HISTORIC DISTRICT:** Tobin Hill  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Scott and Pam Carpenter - 118 Broadway  
**OWNER:** Alfonso and Lisa Robalin - 548 Robinhood Place  
**TYPE OF WORK:** Window replacement/fenestration changes

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Restore all existing windows on the primary (north) elevation, with the exception of Window 1A on the first floor, as indicated on the submitted plans, which will be replaced with an Aluminum-Clad Wood Pella Widow. 2. Replace all existing windows on the side (east and west) elevations and rear (south) elevation with Aluminum-Clad Wood Pella Windows.

#### FINDINGS:

a. The primary structure located at 428 E Myrtle is a two-story single-family residence constructed circa 1917 in the American Foursquare style. The home features a combination side-gable and hipped roof, front-facing dormer with jerkinhead roof, and wood one-over-one windows. The home is contributing to the Tobin Hill Historic District. b. WINDOW RESTORATIONS – The applicant has proposed to restore all existing windows on the primary (north) elevation, with the exception of Window 1A on the first floor, as indicated on the submitted plans, which will be replaced. According to Guideline 6.A.iii for Exterior Maintenance and Alterations, historic windows should be preserved. Staff finds the proposal consistent with the Guidelines. c. WINDOW REPLACEMENTS – The applicant has proposed to replace Window 1A on the first floor, as indicated on the submitted plans, as well as all existing windows on the side (east and west) elevations and rear (south) elevation, with Aluminum-Clad Wood Pella Windows. Staff conducted a site visit on April 23, 2019, and concurs with the applicant that these windows are either non-original or deteriorated beyond repair. According to the Historic Design Guidelines, replacement windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Replacement windows should also feature an exterior muntin pattern, profile, and size that is appropriate for the historic structure. Staff finds that these windows should be replaced with compatible windows, per the Guidelines.

#### RECOMMENDATION:

Item 1 (Window Restorations), Staff recommends approval of the proposed window restorations based on finding a and b. Item 2 (Window Replacements), Staff recommends approval of the proposed window replacements, based on finding c, with the following stipulation: i. That the applicant submit final window specifications for the proposed replacement windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of

Page 1 of 2--DO NOT SEPARATE PAGES

ADDRESS: 428 E MYRTLE  
HDRC: 2019-254





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 15, 2019

**ADDRESS:** 428 E MYRTLE  
**LEGAL DESCRIPTION:** NCB 1752 BLK 5 LOT 17  
**HISTORIC DISTRICT:** Tobin Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Lisa McCorquodale-Robalin - 547 Robinhood Pl  
**OWNER:** Alfonso Robalin - 547 Robinhood Pl  
**TYPE OF WORK:** Fencing, Swimming pool

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a swimming pool in the rear yard with a deck; remove the existing chain link fence.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 5/15/2019 11:17:13 AM

**ADMINISTRATIVE APPROVAL TO:** 1. Add a swimming and deck in the backyard.

2. Remove the existing chain link fence on the property.

**\*\*All new fencing that is installed on the property will require a separate COA from OHP\*\***

**APPROVED BY:** Katie Totman

Shanon Shea Miller  
Historic Preservation Officer



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

January 15, 2019

ADDRESS: 428 E MYRTLE  
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 17  
HISTORIC DISTRICT: Tobin Hill  
PUBLIC PROPERTY: No  
RIVER IMPROVEMENT OVERLAY: No  
APPLICANT: Lisa McCorquodale-Robalin - 547 Robinhood Place  
OWNER: Alfonso Robalin - 547 Robinhood Place  
TYPE OF WORK: Exterior alterations, Repair and Maintenance

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to make general repairs and replacement using the same material and design as the original and not requiring structural modifications on all siding and exterior wood. Removing the added second front door to make the structure a single-family residence again. We will keep existing left front door which was original and replace the second door with glass and siding to mirror the other side.

CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION  
DATE: 1/15/2019 1:20:28 PM

ADMINISTRATIVE APPROVAL TO:

1. Remove the existing right side door from the front elevation, and install a new side light to match the opposite existing one. Interior photographic evidence indicates the existing side entry door was added at a later time and is not original to the structure. The existing transoms, sidelight, and main entry door are not being impacted at this time and will be maintained.
2. Repair existing wood siding, trim, fascia boards, and soffit boards where needed using in kind materials. Existing original materials should be repaired in place where possible, and new siding and trim/fascia/soffits that are introduced should match the existing as closely as possible.
3. Re-paint the exterior of the house.

APPROVED BY: Katie Totman



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

January 28, 2019

ADDRESS: 428 E MYRTLE  
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 17  
HISTORIC DISTRICT: Tobin Hill  
PUBLIC PROPERTY: No  
RIVER IMPROVEMENT OVERLAY: No  
APPLICANT: Lisa McCorquodale-Robalin - 547 Robinhood Place  
OWNER: Alfonso Robalin - 547 Robinhood Pl  
TYPE OF WORK: Foundation/skirting

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing skirting with smooth textured hardi-plank siding.

CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION  
DATE: 1/28/2019 7:59:52 AM

ADMINISTRATIVE APPROVAL TO: replace the existing skirting with smooth textured hardi-plank siding. Existing skirting appears to be a mix of wood and other materials.

APPROVED BY: Katie Totman

Shanon Shea Miller  
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by CHP staff. Please contact CHP Staff at (210) 207-0035 with any questions.

HDRC Case: N/A



Date: November 28, 2018

To Whom It May Concern:

RE: ENGINEER'S FOUNDATION REPAIR REPORT

Address: 428 E MYRTLE STREET  
SAN ANTONIO, TX 78212

Contractor / Client Alpha House Leveling  
Guillermo Urano  
419 Gardinia  
San Antonio, TX 78201

As requested by the contractor, I visited the site at the above address residence. The purpose was to make an inspection of the replacement / addition of foundation cedar posts and beams at the two story wood framed structure.

Seven inch plus diameter cedar posts were installed under the new and existing 4" x 6" treated wood beams. Contractor informs me that he placed the approximately forty eight (48) cedar posts over the existing concrete footings or a new twenty four inch diameter concrete footing approximately five to six inch thick and reinforced with three number four rebar. The bottom of the footing was approximately four to five feet from the natural ground.

Approximately fifty eight (58) lineal feet of new 4" by 6" treated wood beam were installed to reinforce / level the existing floor foundation. Wood beams were attached to the cedar posts via nails. It is recommended that all debris and excavated material be removed as well as the installation of ventilation vents and a subfloor access door on the skirting.

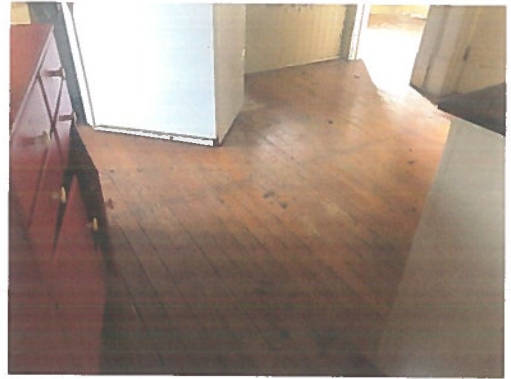
The inspection was limited to provide engineering guidance as requested, verify cedar posts / beam installation, record the number of cedar posts and lineal feet of new wood beam.

The foundation's drainage assessment around the structure, evaluation and design of the repair plan, and final repair floor elevation survey was performed by others. Because of the aforementioned I assume no responsibility for the overall effectiveness / performance









Remove door on the right  
that was added later to  
make this a multi-family  
house. Mirror the glass  
and siding on the left  
side.







428



















Sample exterior paint color

