

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-362
ADDRESS: 606 E MYRTLE
LEGAL DESCRIPTION: NCB 1754 BLK 3 LOT 2
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Charles Dick
OWNER: Charles Dick
TYPE OF WORK: Carport addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport onto the east façade of the structure. The applicant has proposed materials to include tapered wood columns, exposed columns and a standing seam metal roof.

APPLICABLE CITATIONS:

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.

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.

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:

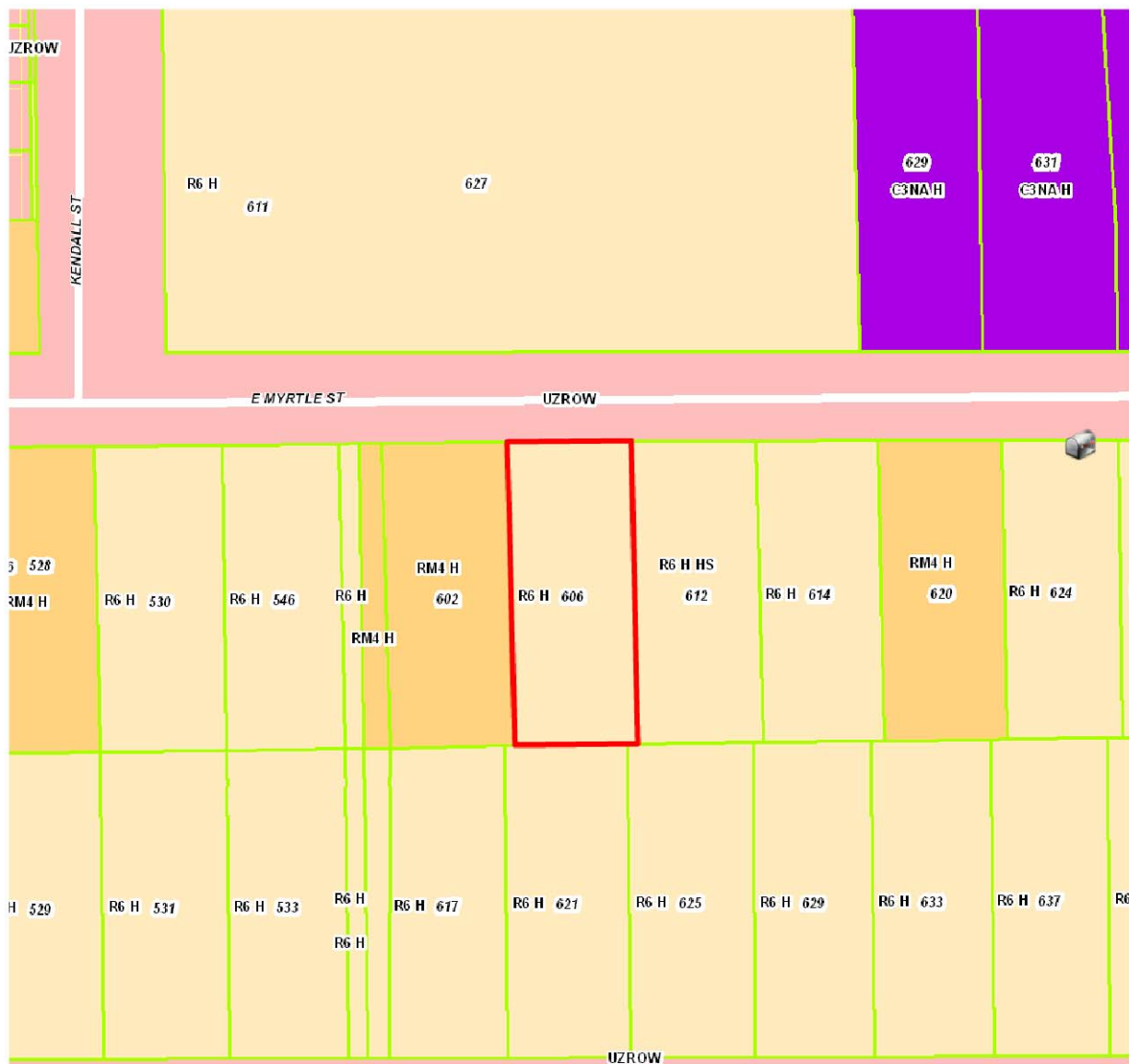
- a. The applicant has proposed to construct a carport addition to the east façade of the historic structure at 606 E Myrtle. The applicant has proposed a similar roof form as the one found on the primary historic structure and has proposed the carport addition to contain a massing and materials which staff feels are appropriate given the proposed placement in relationship to the primary structure's front façade.
- b. According to the Guidelines for Additions 1.B., additions should be subordinate to the principal façade, contain a footprint that is proportionately sized in relationship to lot size and contain a height that is subordinate to that of the primary historic structure. The applicant has proposed for the carport to contain a massing that is subordinate to that of the primary façade, particularly through the carport's height, which is approximately eight feet shorter than the overall height of the primary structure. This is consistent with the Guidelines.
- c. Regarding materials, the applicant has proposed materials that generally are consistent with the Guidelines for Additions 3.A.i. and ii. The applicant has proposed materials that are in keeping with those found historically throughout the district as well as those featured on the primary structure on the lot including the exposed wood rafters and the standing seam metal roof.
- d. The applicant has noted that tapered wood columns will be used in the construction of the carport rather than square stone columns; particularly to differentiate the addition from the primary, historic structure. While staff recommends an approach similar to this, staff recommends that the applicant provide a column detail prior to receiving a Certificate of Appropriateness.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the applicant provide a detail of the proposed columns to staff that contains proportions that are appropriate in both historic and structural regards.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

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606 East Myrtle Carport

Narrative

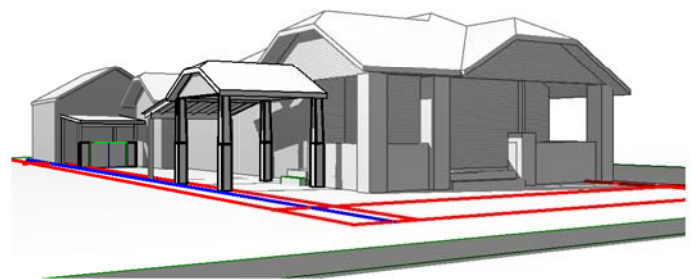
The project consists of a carport adjacent and attached to a historic home and a covered storage area attached to a garage in the rear of the property. The carport takes the form of a porte-cochere, which is relatively common in the time period of the home and in Tobin Hill in general.

The City of San Antonio Historic Design Guidelines for additions have been used in design of the structures, by designing the most visible structure (the carport) to respect the form and presence of the historic home, by using simplified but coordinating details in the carport, and restricting less elaborated forms and details to the covered storage area not plainly visible from the street.

Rather than the riverstone masonry piers of the house, the carport uses unornamented, painted wood tapered column enclosures -- typical of the neighborhood. A clipped gable is used on the exposed end to mirror the clipped gables on the house.

In addition to providing cover for a vehicle, the carport and covered storage are part of a strategy to address drainage issues which have affected the house. By directing runoff into a re-contoured, vegetated swale between new paved tire strips, water will be absorbed on the property as possible and excess runoff will be conveyed to the street, rather than beneath the house.

The new carport will restrict views to the rear of the property, which includes a non-historic garage and an air conditioning compressor, both installed prior to the establishment of Tobin Hill as a historic district.



Sheet List	
Sheet Number	Sheet Name
A101	Site Plan
A102	Photos
A201	Floor Plan
A301	South Elevation
A302	West Elevation
A303	Perspective and Material Notes



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Title Page and Narrative

606 East Myrtle Carport

A100



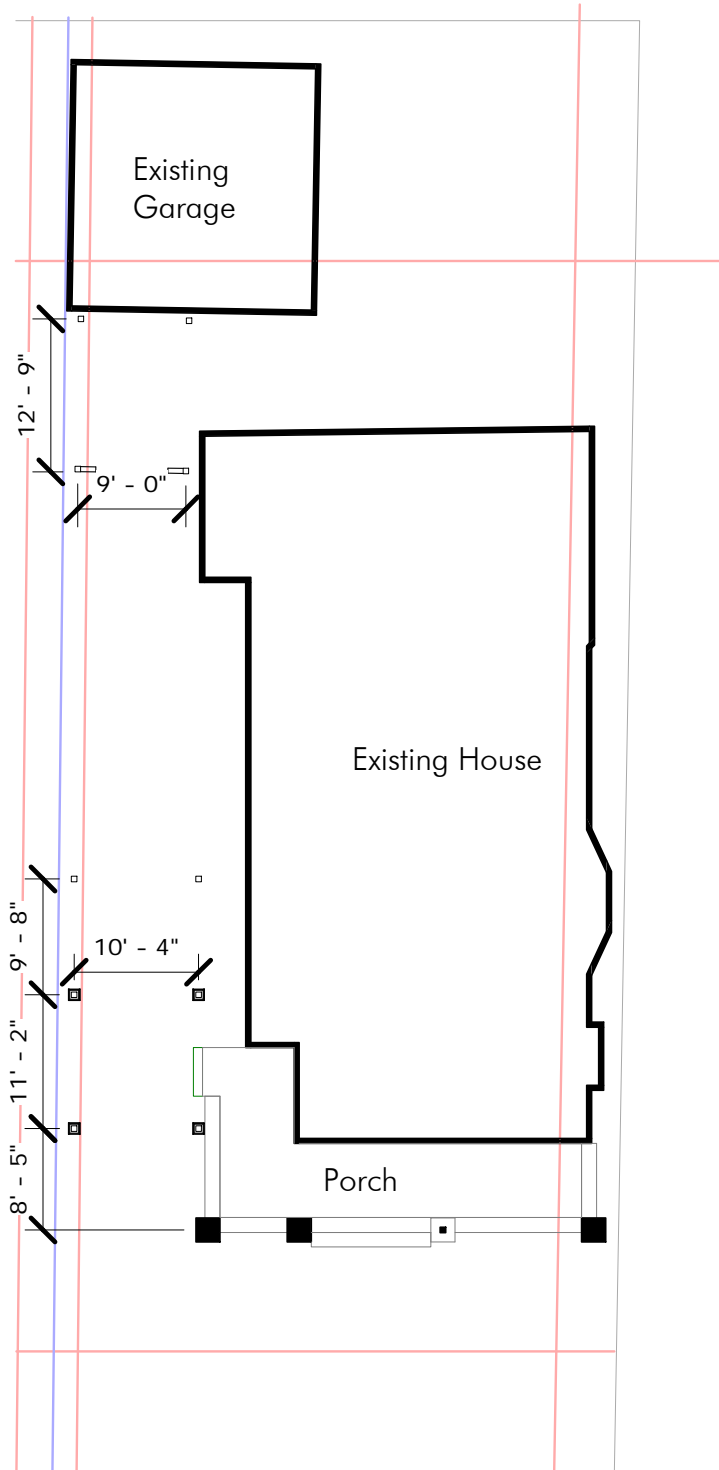


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Photos
606 East Myrtle Carport

A102

1/A302



1/A301



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Floor Plan
606 East Myrtle Carport

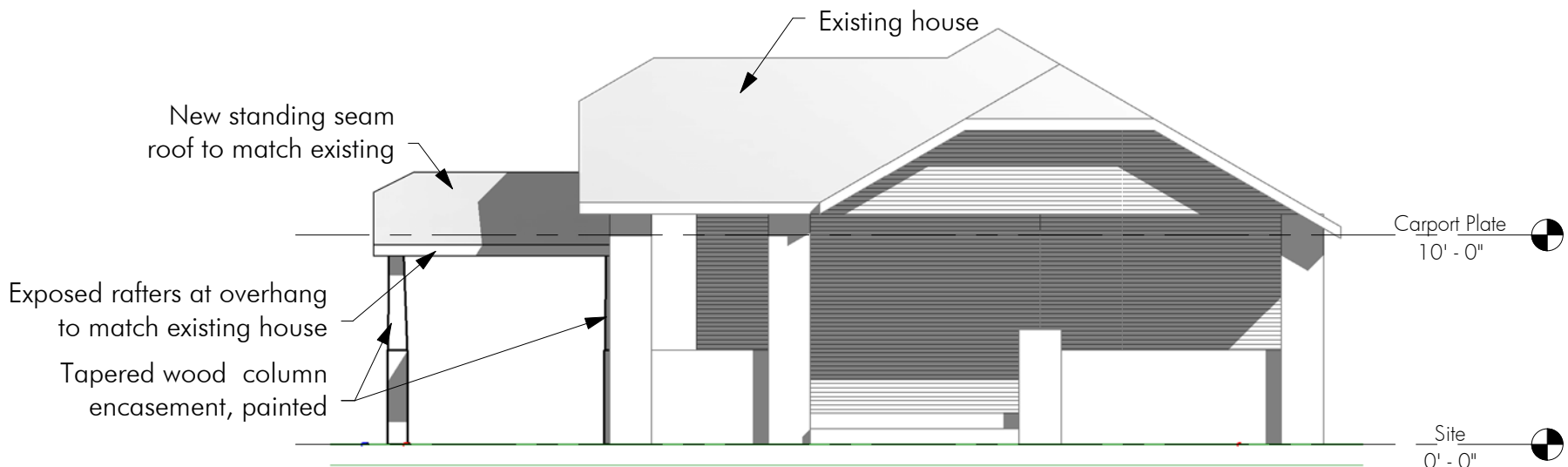
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South Elevation
606 East Myrtle Carport

A301

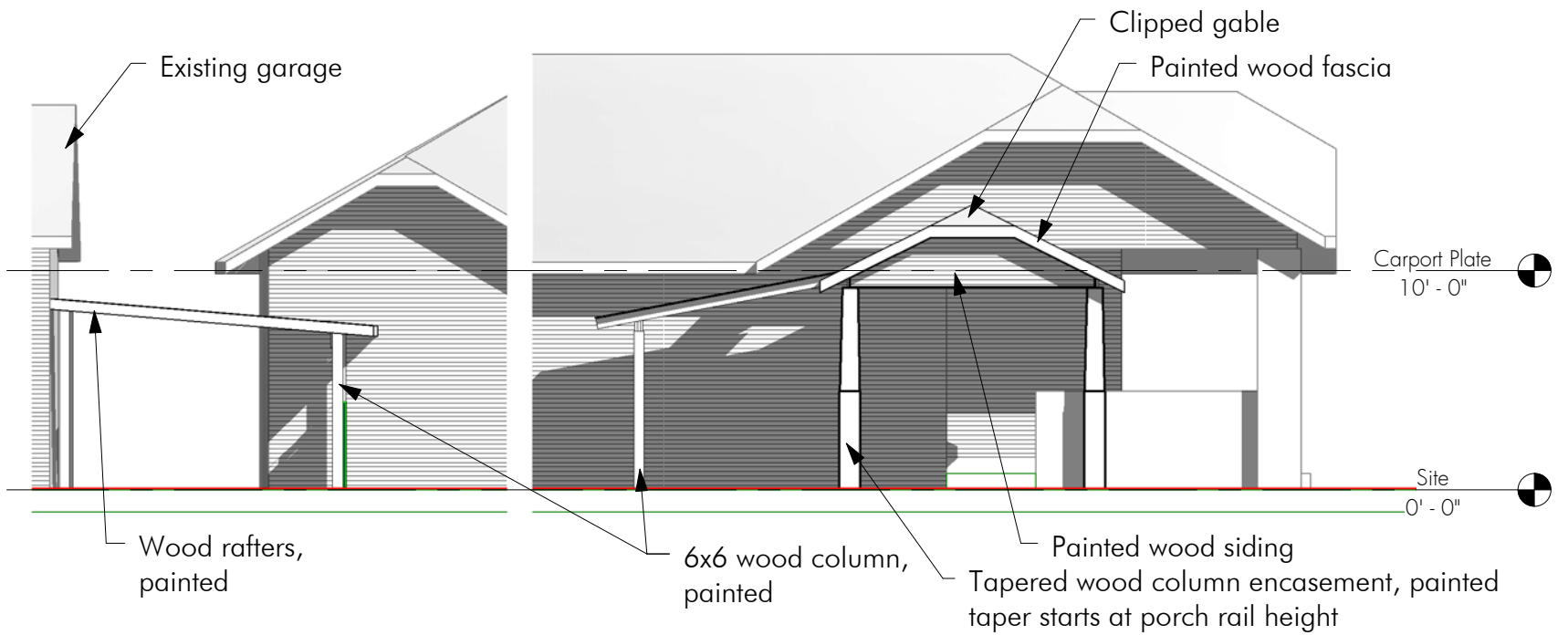


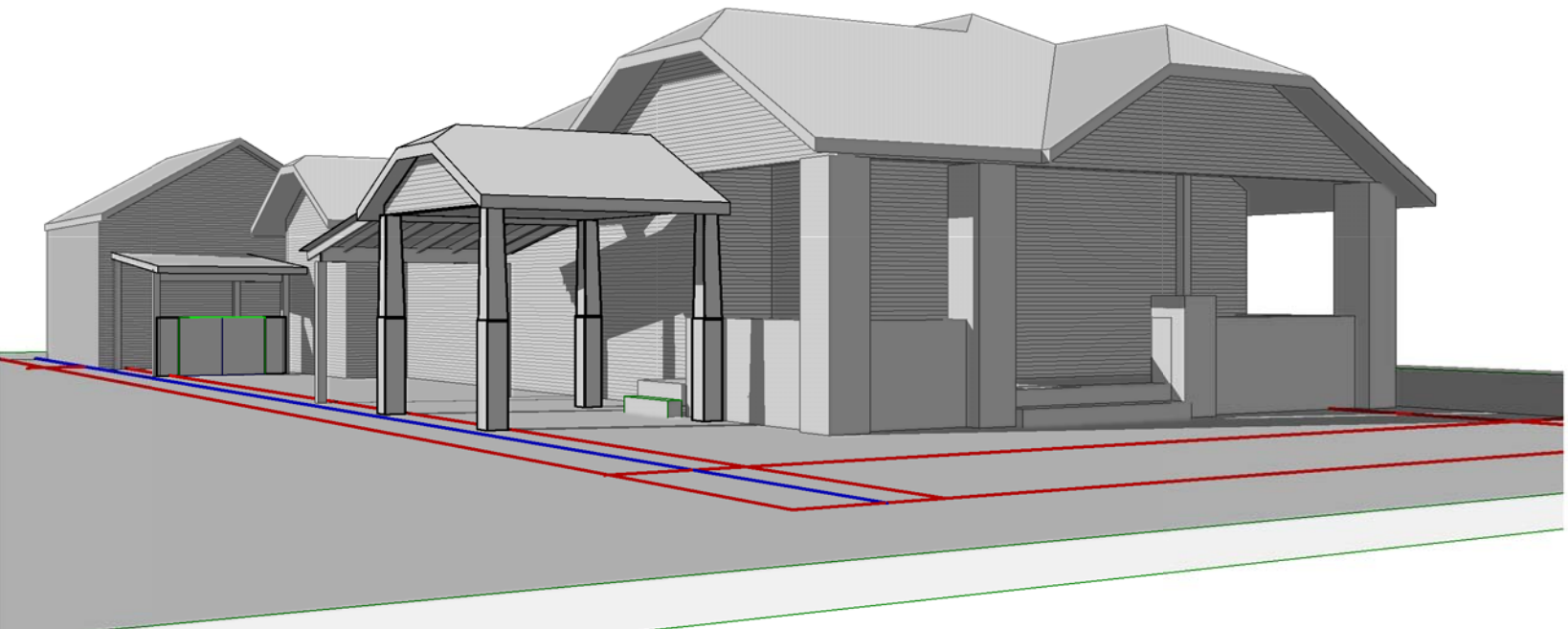


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West Elevation
606 East Myrtle Carport

A302





Material Notes

- All paint colors to match house trim and siding
- All wood to be primed and painted
- Siding to be wood in profile resembling but not identical to house; back-primed
- Posts to be set in concrete footers
- Concrete footers concealed at clad columns
- Carport soffit to be painted bead board, colored to match porch soffit
- Roofing to be colored to match house, standing seam with 16" pans



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Perspective and Material Notes

606 East Myrtle Carport

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