

## HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

**HDRC CASE NO:** 2022-030  
**ADDRESS:** 317 E MYRTLE  
**LEGAL DESCRIPTION:** NCB 1746 BLK 001 LOT 5 & E 25 FT OF 4  
**ZONING:** MF-33  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Kyle Brooks/Integrated Outdoor Designs  
**OWNER:** Richard Armendariz  
**TYPE OF WORK:** Installation of rooftop deck  
**APPLICATION RECEIVED:** January 05, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Katie Totman  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a railing and decking on the second-floor porch roof of the primary structure.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 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.

### FINDINGS:

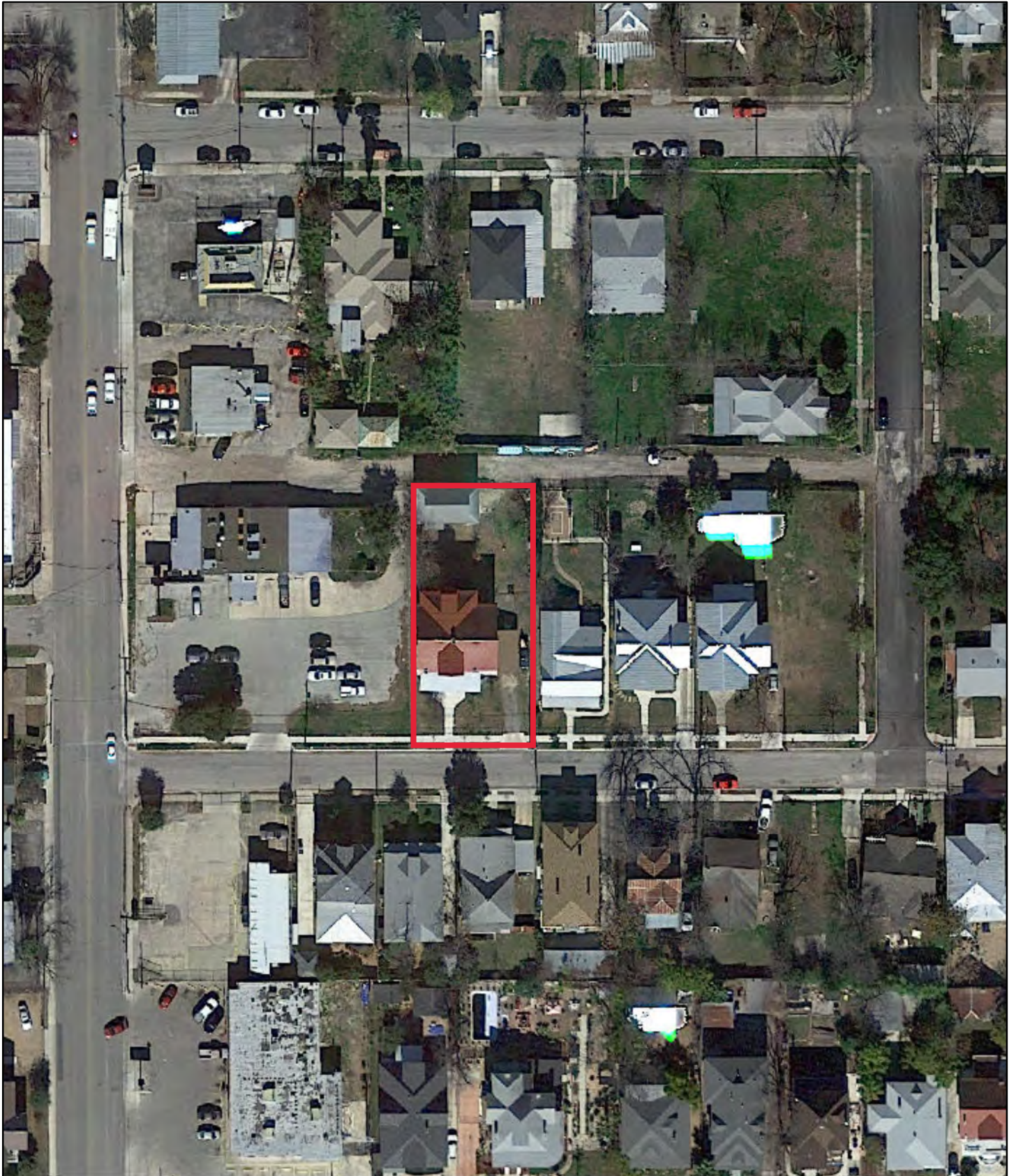
- a. The historic structure at 317 E Myrtle is a two-story residential home and features both Craftsman and Beaux Arts architectural elements including wood siding, a two-story front porch with thick square fluted columns, wood shake skirting, exaggerated dentals, and a side gable roof with a front facing dormer. The home is contributing to the Tobin Hill Historic District.

- b. **HISTORIC EVIDENCE** – The applicant has provided an old photograph of the house that shows a previously installed roof top railing. Staff also observed in the provided current photographs existing low columns on the second-floor porch roof that may be evidence of a previously existing porch railing.
- c. **ADDITION OF THIRD STORY RAILING/DECKING** – The applicant has proposed to install a wood railing and Azek porch boards on top of the second-floor porch roof. The railing will be 42-inches tall feature a traditional cap on top of the spindles. Per the historic design guidelines for exterior alterations and maintenance 7.B.iv. and v., design replacement elements to be simple so as not to distract from the historic character of the building, and reconstruction of elements should be based on accurate evidence of the original, such as photographs. As noted in finding b the applicant has provided a historic photograph of the home with a railing installed in the proposed location. Staff finds that the request to reconstruct this feature is consistent with the guidelines.

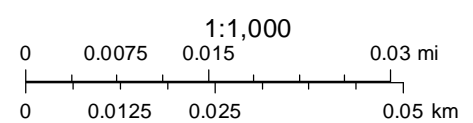
**RECOMMENDATION:**

Staff recommends approval based on finding b and c.

# City of San Antonio One Stop



January 27, 2022





FRONT + RIGHT  
SIDE VIEW  
FROM STREET





FRONT + LEFT SIDE  
VIEW FROM STREET



EXISTING ROOF TOP  
AREA + PROPOSED  
DECK SITE





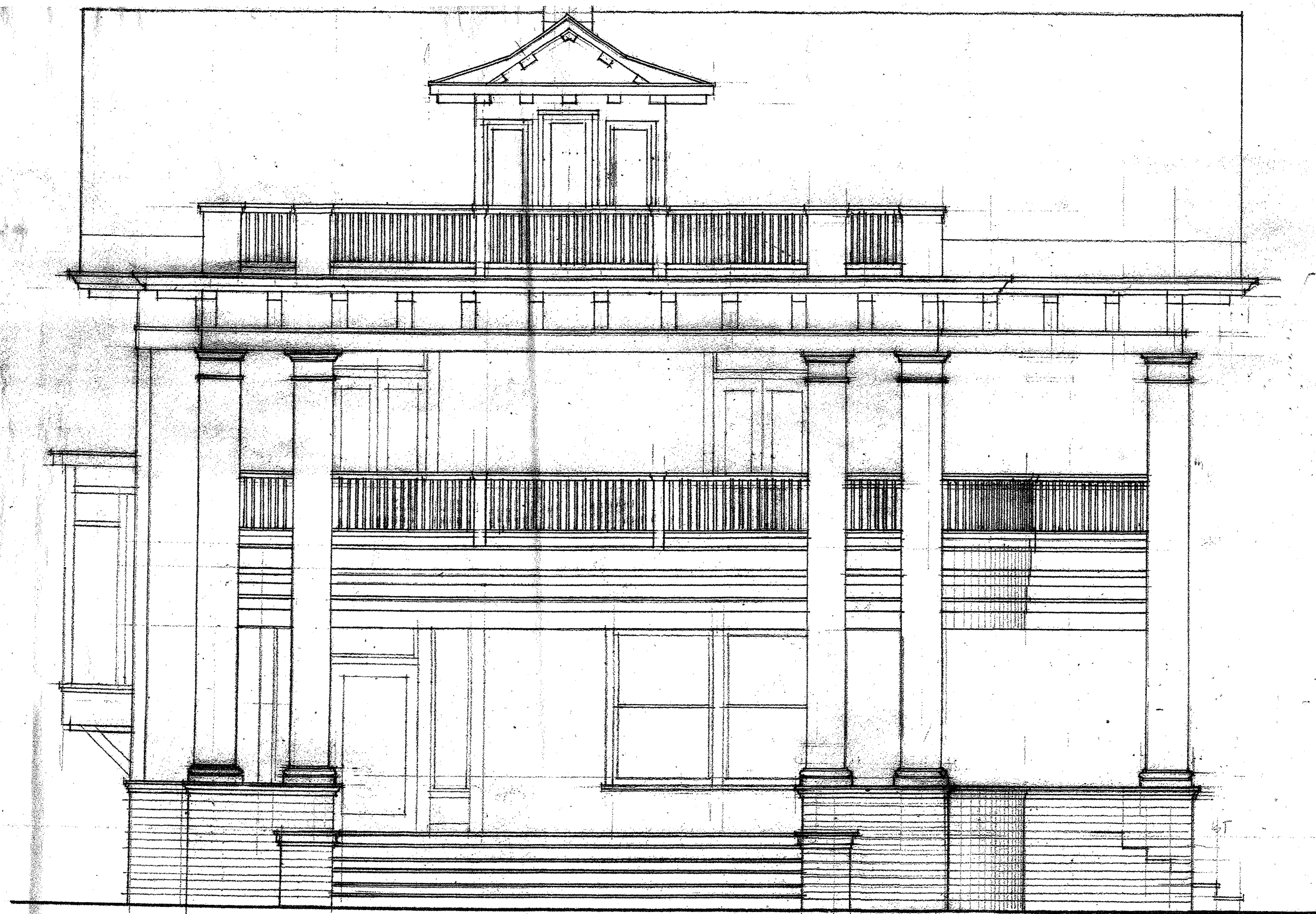






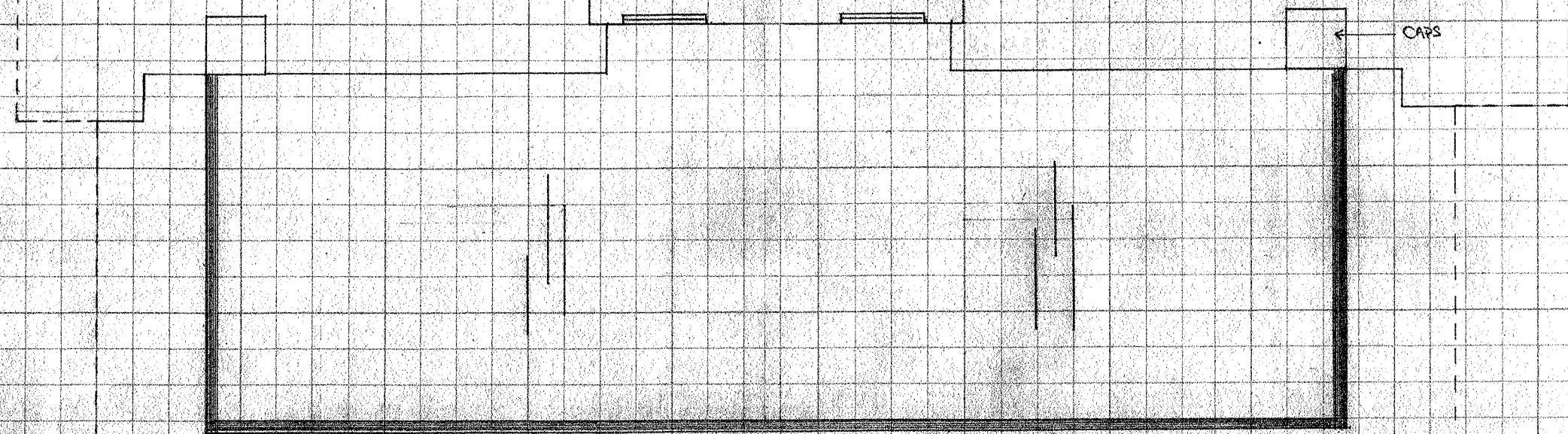


ORIGINAL FRONT  
ELEVATION OF HOUSE  
Prior to RENOVATION



FRONT ELEVATION

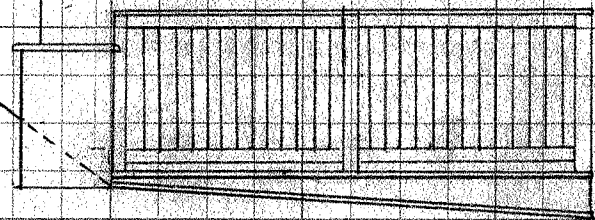




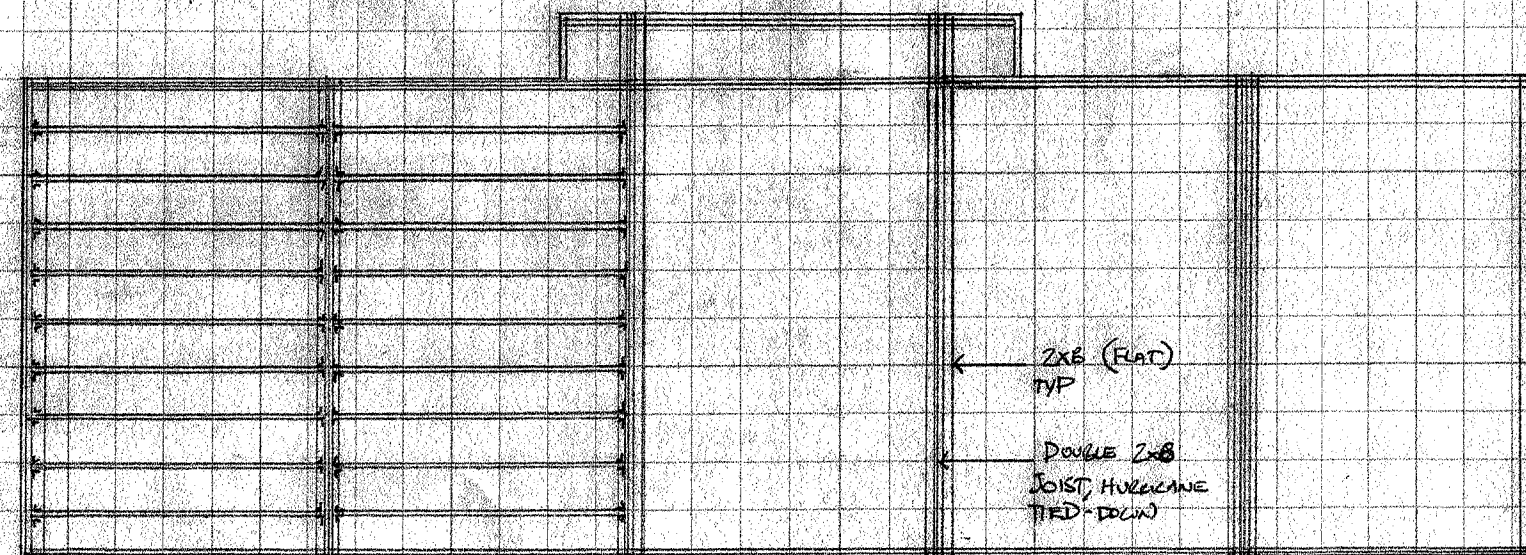
EXISTING ROOF LINE, 3RD STORY

31'-6"

PROPOSED DECK + FRAME PLAN



42"



2x8 (FLAT)  
TYP

DOUBLE 2x8  
JOIST, HURRICANE  
TIED-DOWN

- \* AZEK DECKING 330 #
- \* HANDRAIL,  
PINE, SQ BALUSTERS, PAINTED.  
42 LIN FT., PAINTED
- \* BOOM RENTAL, 1 WEEK
- \* PERMIT
- \* COLUMN CAPS, PAINTED  
PLYWOOD, MEMBRANE, 2x PINE



# ADDENDUM FOR DECKS

DATED: 12/21/21 PURCHASER: RICHARD ARMENTARIZ  
 INSTALLATION ADDRESS: 317 E. MYRTLE CITY: SAN ANTONIO TX. ZIP 78212

## DECK FRAME-All framing is treated pine with galvanized ring shanknails

Post Type: ☐ 4x4 ☒ 4x6 ☐ 6x6 ☐ Other: \_\_\_\_\_  
 Joist Type: ☐ 2x6 ☒ 2x8 ☐ 2x12 ☐ Other: \_\_\_\_\_  
 Beam Type: ☐ Dbl 2x6 ☒ Dbl 2x8 ☐ Dbl 2x12 ☐ Other: \_\_\_\_\_

## FLOOR BOARDS-All floor boards secured with galvanized screws

Profile ☐ 1x4 ☐ 1x6 ☐ 5/4x5 ☒ 5/4x6 ☐ 2x6  
☐ Radius Edge ☐ Tongue & Groove  
☐ Slotted for use with hidden fasteners  
 Material ☐ Treated Pine ☐ Western Red Cedar ☐ Redwood  
☐ Ipe (Ironwood) ☐ Tigerwood ☐ \_\_\_\_\_  
☐ Other hardwood: \_\_\_\_\_  
☒ Composite/PVC Type: AZEK  
 Composite/PVC Color: \_\_\_\_\_

## HANDRAIL - Decks greater than 30" elevation require a handrail

Height: ☐ 36" ☒ 42" (Decks over 8' elevation require 42")  
 Post Profile: ☒ 4x4 ☐ 4x6 ☐ Other: \_\_\_\_\_  
 Post Material: ☒ Treated Pine ☐ Cedar ☐ Redwood ☐ Ipe  
☐ Other: \_\_\_\_\_  
 Rail Type: ☒ Treated Pine ☐ Cedar ☐ Redwood ☐ Ipe  
☐ Other: \_\_\_\_\_  
 Baluster: ☒ 2x2 Treated Pine ☐ 2x2 Cedar ☐ 2x2 Redwood  
☐ Aluminum Balusters ☐ Standard Black  
☐ Special Order Color: \_\_\_\_\_  
☐ Cable Rail - Standard 10 strand | For 36" ; 13 strand for 42"  
☐ Fortress rail - Standard Black  
☒ Other: PAINTED WHITE TO MATCH HOUSE  
 Top Cap: ☒ 2x6 Treated Pine ☐ 5/4x6 Cedar ☐ 2x6 Cedar  
☐ 2x6 Redwood ☐ 1x6 Ipe ☐ 5/4x6 Non Grooved Composite / PVC  
☐ Other: \_\_\_\_\_

## Elevation of Deck:

At highest point: \_\_\_\_\_ At lowest point: \_\_\_\_\_  
 Decks require a minimum of 7" elevation. We do not excavate as this will void all warranties, disturb drainage, and could create a "ponding" area that would hold water and breed mosquitos. Decks with less than 7" elevation will require a step up from grade.

## DECK ACCESSORIES: (Location must be shown on attached floor plan.)

Skirting: ☐ Included ☐ Not Included  
☐ Lattice ☐ Diamond ☐ Square  
☐ Solid ☐ Vertical ☐ Horizontal  
☐ Material Type: \_\_\_\_\_  
 Bench: ☐ Standard Bench-approx. 16" height, approx. 18" width  
☐ Bench with back-same approx. dimensions as above with slanted seat area and angle back support  
 Bar Shelf: ☐ Material Type: \_\_\_\_\_  
☐ Standard shelf at handrail height  
☐ Other: \_\_\_\_\_  
 Planters: ☐ Standard 2'x2' Planter Box - no top  
☐ Standard 2'x2' Planter Box - with top  
☐ Custom Planter Box-Describe: \_\_\_\_\_  
☐ Material for planter: \_\_\_\_\_  
 Privacy Screen: \_\_\_\_\_  
☐ Standard 6' tall - 5' deck boards with 1" lattice on top  
☐ Standard Diamond Pattern Lattice Height: \_\_\_\_\_  
☐ Louvered - utilizing deck boards Height: \_\_\_\_\_  
☐ Other-Describe: \_\_\_\_\_  
☐ Material for Privacy Screen: \_\_\_\_\_  
 Gate: ☐ Gate can not exceed 36' width and will be built from cedar.

## AGREED AND ACCEPTED:

Purchaser: \_\_\_\_\_  
 Date: \_\_\_\_\_