

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2023-015
ADDRESS: 526 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2964 BLK 3 LOT 15 AND W 15 FT OF 14
ZONING: R-6
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Geoffrey Myane
OWNER: Geoffrey Myane
TYPE OF WORK: Construction of a 300-square-foot rear addition
APPLICATION RECEIVED: December 19, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a single-story 300 square foot rear addition.

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.

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

- ii. *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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

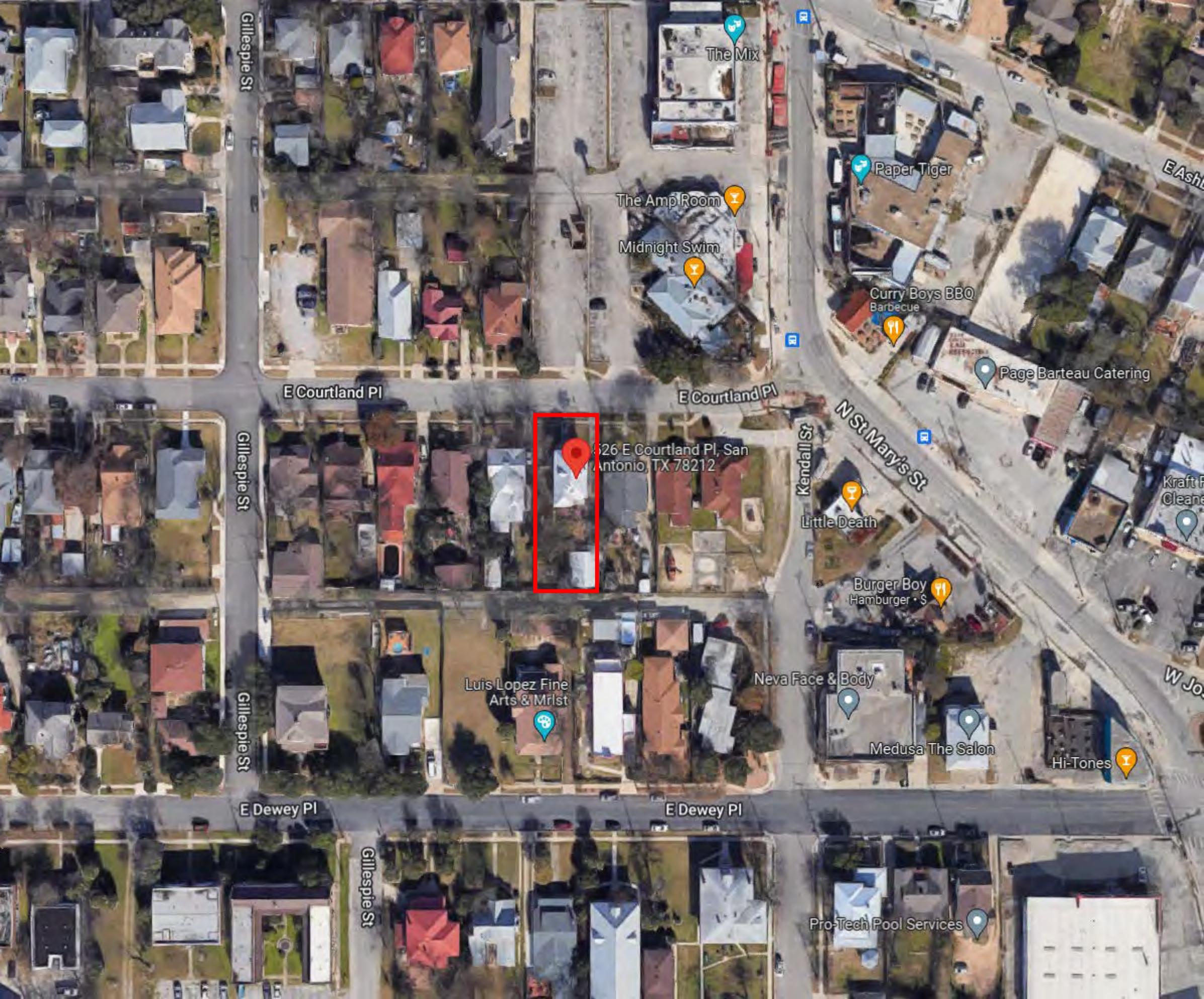
FINDINGS:

- a. The property at 526 E Courtland is a two-story Colonial Revival residence with Craftsman influence built c 1916. The standing-seam metal roof is hipped with a front-facing dormer with gable returns, and the house is clad in wood waterfall siding. Full-height columns support a second-floor porch. The house features one-over-one wood windows and a ¾-lite front door with transom and one flanking lite. A full-width concrete walkway leads to the off-center front door, and there is a full-width concrete driveway on the east side of the parcel. The property contributes to the Tobin Hill Historic Hill.
- b. **ADDITION:** The applicant proposes a single-story 300 square foot addition with a sloping standing-seam metal roof, reused and new fixed-lite windows, and a reused full-lite door. The addition will feature the same siding and skirting materials and profile and reuses the existing windows and door found on the existing rear elevation. The applicant also noted plans to reuse materials from the current rear first-floor elevation on the new addition. Staff finds the addition generally appropriate.
- c. **ADDITION (WINDOWS):** The applicant proposes reusing three existing 39"x39" fixed wood-frame windows and including three additional newly-constructed 39"x39" fixed wood-frame windows to match. Standard Specifications for Windows in Additions and New Construction states that windows should feature traditional dimensions and proportions as found within the district. Staff finds the reuse of two 39"x39" fixed wood-frame windows appropriate for the rear of the proposed addition, but finds that windows on the east elevation should match those found on the historic core of the house, namely one-over-one wood sash windows with similar dimensions as existing historic one-over-one windows.

RECOMMENDATION:

Staff recommends approval based on findings a through c, with the following stipulation:

- i. That the applicant proposes one-over-one wood sash windows with similar dimensions as existing historic one-over-one windows for the east elevation.



The Mix

Paper Tiger

The Amp Room

Midnight Swim

Curry Boys BBQ
Barbecue

Page Barteau Catering

E Courtland Pl

E Courtland Pl

326 E Courtland Pl, San
Antonio, TX 78212

N St Mary's St

Kendall St

Little Death

Burger Boy
Hamburger • S

Neva Face & Body

Medusa The Salon

Hi-Tones

Pro-Tech Pool Services

Luis Lopez Fine
Arts & Mrlst

E Dewey Pl

E Dewey Pl

Gillespie St

Gillespie St

Gillespie St

Gillespie St

526 E Courtland Pl, San Antonio TX 78212 – types of materials used

Siding – same color and type as the rest of the home

Roofing – same color and type as the rest of the home

Skirting – same color and type as the rest of the home

Foundation – same type as the rest of the home

Back Door – Using the same back door that is currently in use

Windows – Using the same windows that are currently in use, just moving to addition.

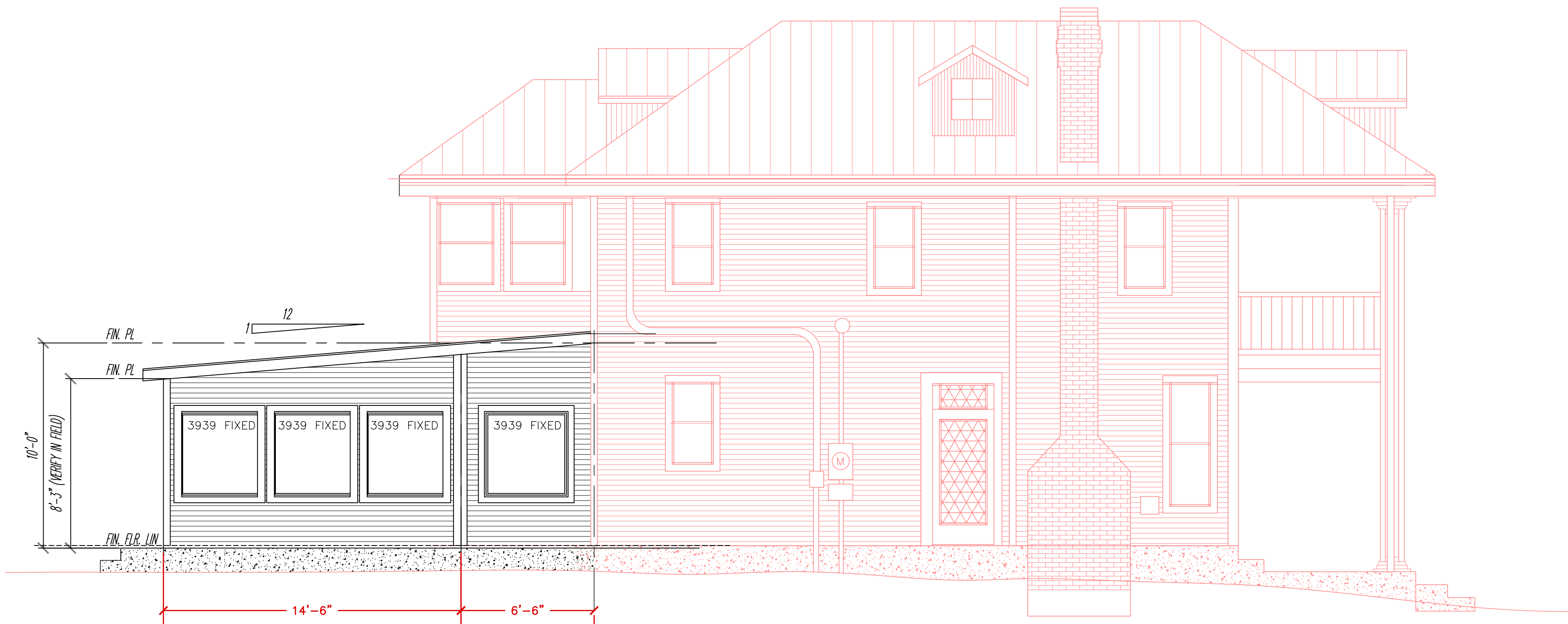


1 AS-BUILT ELEVATION - SOUTH
Scale: 1/4"= 1'-0



2 AS-BUILT ELEVATION - WEST
Scale: 1/4"= 1'-0

- DRAWING NOTES:
- 1 WINDOW AND DOOR TO BE REMOVED.
 - 2 ALL EXTERIOR ELEMENTS (SIDING, FACIA, TRIM, COLORS, MATERIALS) TO MATCH THE EXISTING ELEMENTS.
 - 3 METAL ROOFING TO MATCH EXISTING MATERIALS. 12 TO 1 SLOPE.
 - 4 REUSE DOOR AND WINDOWS SEE NOTE 1 ABOVE.
 - 5 HEADER HEIGHT FOR ADDITION DOOR AND WINDOWS @ 6'-8" TYPICAL.



3 AS-BUILT ELEVATION - EAST
Scale: 1/4"= 1'-0

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY, BUILDER TO VERIFY IN FIELD.

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ISSUES AND REVISIONS		
R.	DESCRIPTION	DATE
1.	FOR CONSTRUCTION	1/9/23
2.		

MAYNE RESIDENCE ADDITION
526 E COURTLAND PLACE
SAN ANTONIO, TEXAS 78212

TITLE
PROPOSED
BUILDING
ELEVATIONS
SHEET

003







