

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-036
ADDRESS: 931 HAYS ST
LEGAL DESCRIPTION: NCB 1654 BLK B LOT S 140 FT OF 16
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ruben Carrillo
OWNER: 2627 Enterprise
TYPE OF WORK: Conceptual Approval for new construction
REQUEST:

The applicant is requesting conceptual approval to construct a single family residence on the vacant lot at 931 Hays, at the corner of Hays and Muncey.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. The Dignowity Hill Historic District was originally developed between 1877 and 1940 and features a number of

traditional architectural styles including Folk Victorian, Queen Anne and Craftsman among others. Each of these architectural styles features character defining elements that are both unique to Dignowity Hill and San Antonio. Size, scale and form, along with materials contribute to the consistency and appropriateness of a design when considering its construction in one of San Antonio's Historic Districts.

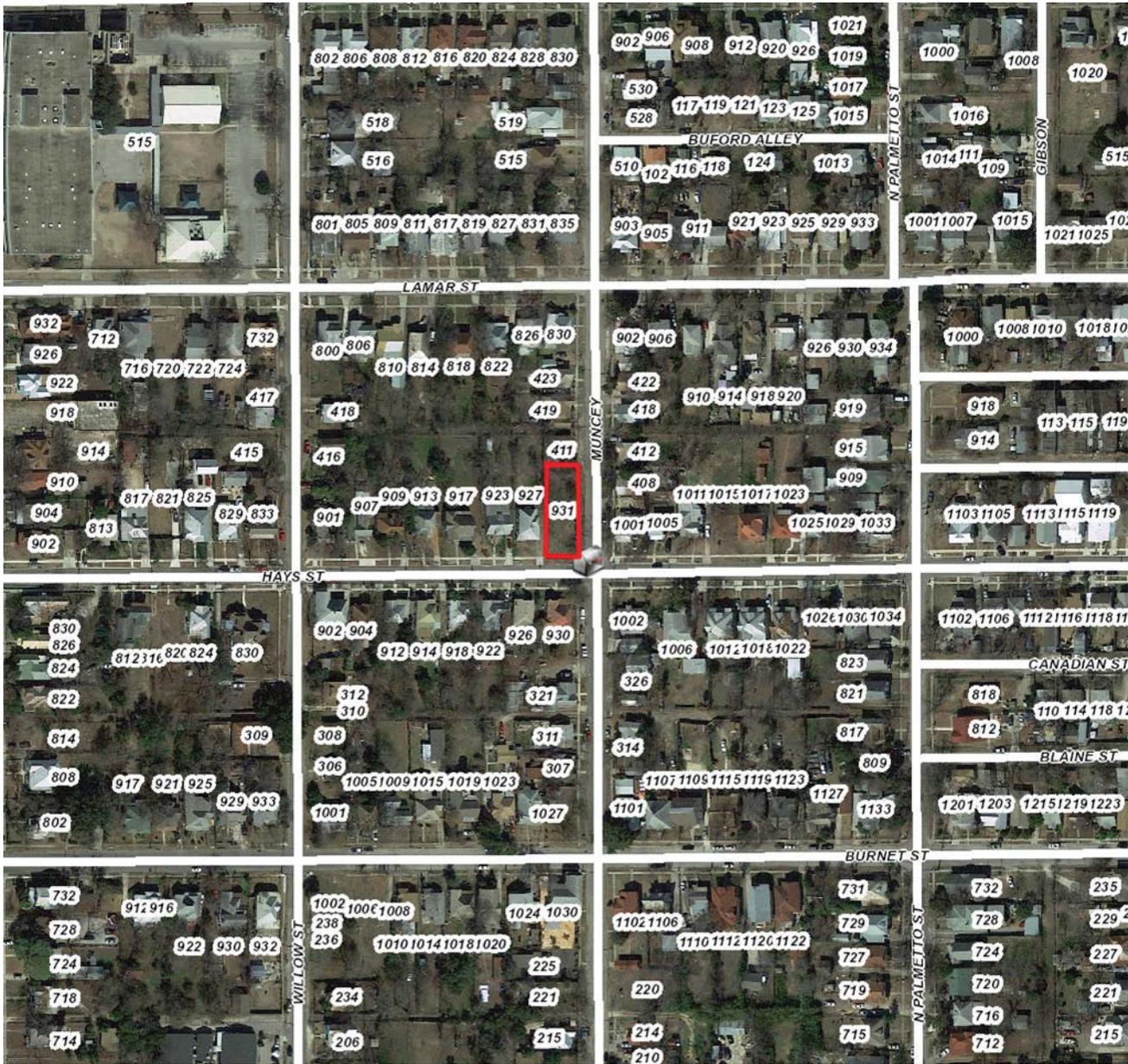
- c. This request was reviewed by the Design Review Committee on January 28, 2016. At that meeting, committee members made comments regarding the foundation illustrated in the plans, and suggested it needs to be higher to the skirt can be brought down over the foundation. There were also concerns regarding the front and rear porch column caps
- d. The Guidelines for New Construct 1.A. states that setbacks should be consistent with those found historically throughout the neighborhood and that front façade and entrance orientation should follow the predominant orientation of the historic buildings along the street frontage. The applicant has provided a site plan indicating a 10 foot setback from the property line to the primary façade that faces Hay Street, however no contextual drawings have been submitted to staff that illustrate adjacent setbacks in the surrounding neighborhood. The applicant should provide information to staff showing consistency showing the proposed setback of new construction and the existing, historic setbacks.
- e. The orientation of the structure features the primary entrance facing Hays Street. The proposed primary entrance orientation is consistent with those found on the block, in a north-south orientation.
- f. According to the Guidelines for New Construction 2.A.iii foundation and floor to floor heights should be aligned within one foot of floor to floor heights on adjacent structures. The historic example common throughout the Dignowity Hill Historic District is a prominent foundation height of at least 12 inches, often times with the exposed concrete foundation or an architectural foundation skirting. The applicant has proposed neither of these previously mentioned in regards to the proposed foundation height and is not consistent with the Guidelines. Staff recommends that the applicant propose a modified foundation height that is consistent with the Guidelines and the example set throughout Dignowity Hill.
- g. New construction should be designed so that its overall scale and height are consistent with nearby historic structures. 931 Hays is a corner lot that is surrounded by single family residences. The front gabled roof and single story height of the structure are consistent with the Guidelines for New Construction 2.B.i. and the existing examples of historic single family residences in Dignowity Hill.
- h. According to the Guidelines for New Construction 2.C. window and door openings should be similar in proportion to those on nearby historic facades. The applicant has proposed window and door openings along the front, rear and side façades that are consistent with those found throughout the neighborhood. This is consistent with the Guidelines for New Construction 2.C.i.
- i. New construction should be consistent with adjacent historic structures in terms of building to lot ratio. The proposed building footprint should not cover more than 50% of the total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.
- j. The applicant has proposed materials that consist of Dutch lap wood siding, an asphalt shingle roof, Craftsman style wood doors and single hung vinyl windows. Although many of the materials are consistent with the Guidelines, staff recommends that the applicant install wood windows per the Guidelines.
- k. The applicant has included a side yard wooden fence in the site plan. Side yard fences are a typical site element found in the Dignowity Hill Historic District, and this request is consistent with the Guidelines for Site Elements 2.B.i and ii.
- l. The applicant has included a decomposed granite front driveway and a new approach in the site plan. Many driveways on this block of Hays are unpaved, paved or feature a ribbon driveway. According to the Guidelines for Site Elements, 5.B.i. it is important to retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Currently there is no existing driveway or approach. Adding these elements is appropriate according to the Guidelines.
- m. Staff finds that the applicant has proposed architectural details that are appropriate to the architectural housing stock found along Hays Street as well as throughout this section of Dignowity Hill.
- n. At this time, the applicant has not provided landscaping information. Staff recommends the applicant follow the Guidelines for Site Elements while developing a landscaping plan.

RECOMMENDATION:

Staff finds the applicant's proposed orientation, massing, roof form and materials to be appropriate and consistent with the Guidelines. Staff recommends the applicant propose wood windows and modify foundation heights and setbacks to be consistent with the Guidelines and district prior to returning to the HDRC.

CASE MANAGER:

Katie Totman





931 Hays

Dignowity Hill

Printed: Jan 19, 2016

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FOCAL DESIGN BUILDERS

January 15, 2016



931 Hays St.

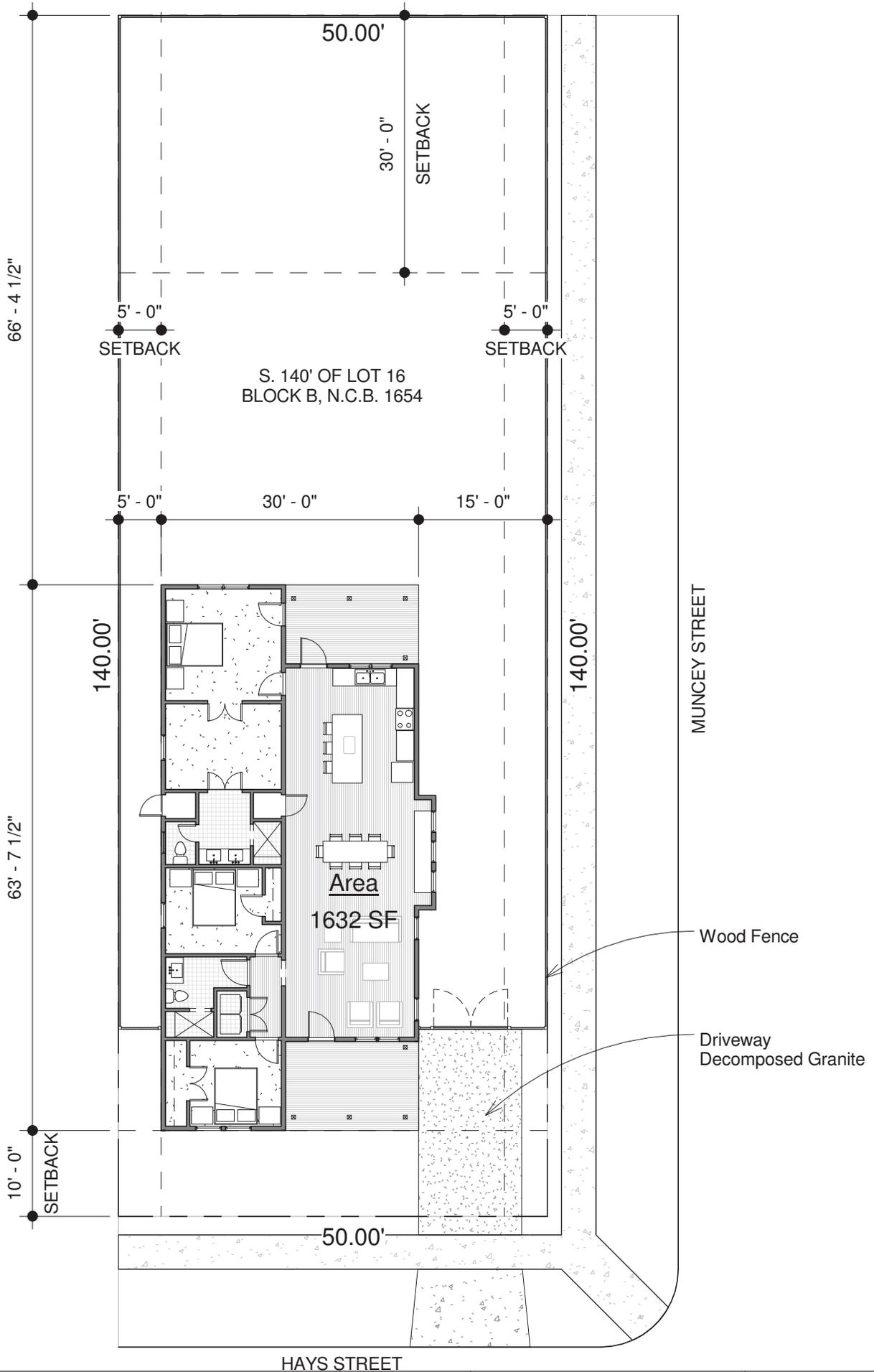
San Antonio, TX 78202

Dignowity Hill

S. 140' of Lot 16, Block B, N.C.B. 1654

Scope of Work

New construction residence of around 1630 s.f. conditioned space plus 300 s.f. of outdoor porches. Residence to have three bedrooms, two baths and open social areas. Design was accomplished by following the ratios and architectural components that other historic residences have along the block of Hays street.

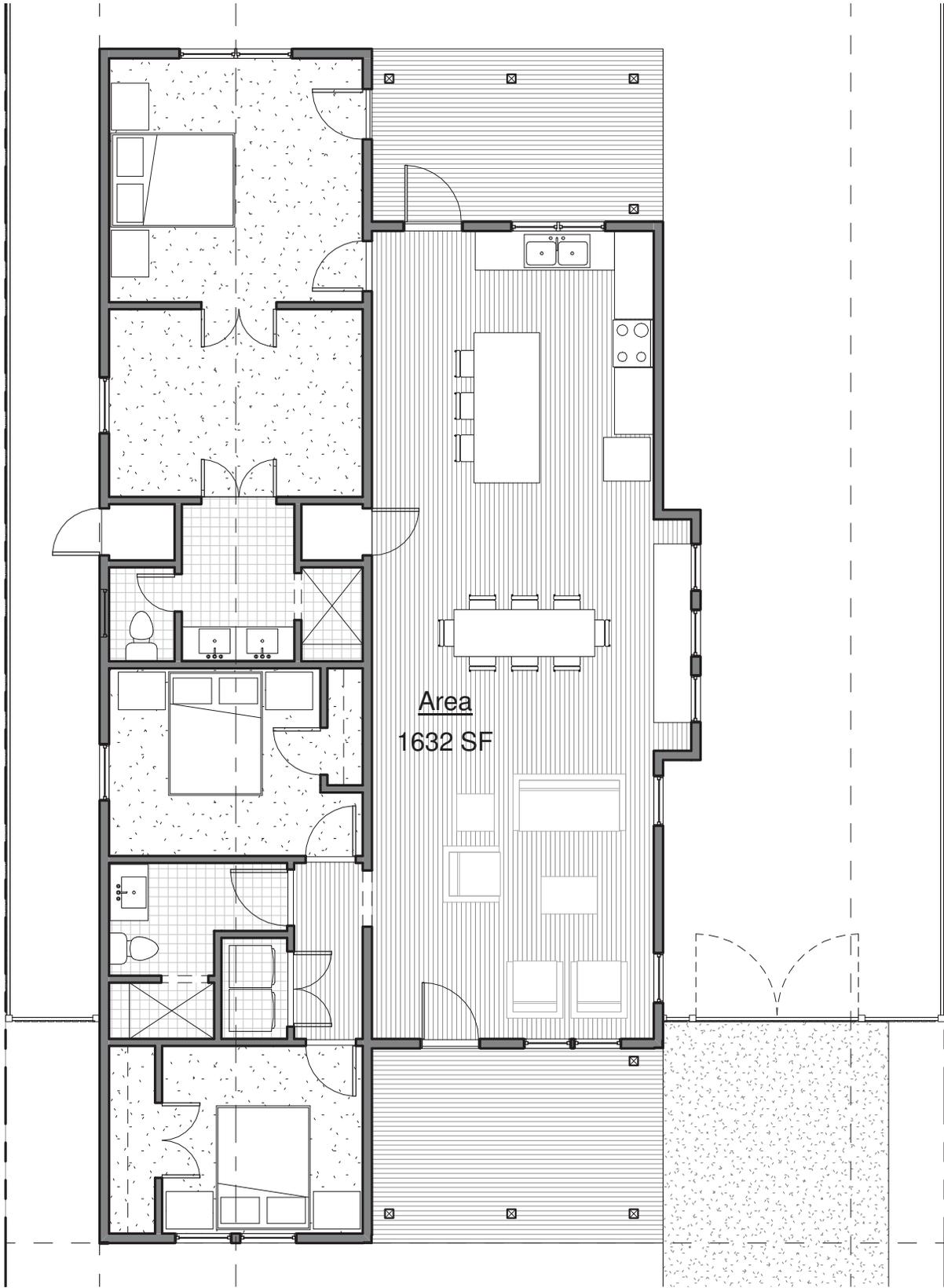


931 Hays St.

Site Plan

0.0

Date 1.15.2016 Scale 1/16" = 1'-0"



931 Hays St.

First Floor Plan

1.0

Date

1.15.2016

Scale

1/8" = 1'-0"



① South
1/8" = 1'-0"



② North
1/8" = 1'-0"

931 Hays St.	Ext. Elevations		2.0
	Date	1.15.2016	Scale 1/8" = 1'-0"



① East
3/32" = 1'-0"



② West
3/32" = 1'-0"

·
931 Hays St.

Ext. Elevations

2.1

Date

1.15.2016

Scale

3/32" = 1'-0"

Materials

Wood Siding: **Dutch Lap**



Exterior Paint :
Siding : **Loft Space N500-2**



Details (window trim, columns, Fascia, etc.): **Behr White**

Roofing : **(similar to photo)**



New fence/ Gate: **Wood (similar to photo)**



Drive Way: **Decomposed Granite**



Materials

Front Door :

Craftsman 6 Lite Stained Mahogany Wood Prehung



Windows:

JELD-WEN, V-4500 Series Single Hung Vinyl Window with Grids :
(similar to photo)





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

Design Review Recommendations are Non-Binding

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: 1/28/16 HDRC Case# ?

ADDRESS: 931 HAYS Meeting Location: Southtown

APPLICANT: RUBEN CARILLO

DRC Members present: John Laffoon, Betty ~~Laffoon~~ Feldman

Staff present: Lauren Sage

Others present: _____

REQUEST: conceptual approval for new construction

COMMENTS/CONCERNS: RUBEN IS OK W matching setback.

Asked him to measure existing get backs

BF: looks to be 10" instead of 18", need whole foundation to come up so skirt comes down over foundation - Applicant says he's willing

BF: CONCERNS ABOUT FENCE ON CORNER, OK W 6' ALL AROUND

BF: concern about ^{4 foot} cap^{on} columns in front back concern about left front column. make sure middle column centered

COMMITTEE RECOMMENDATION: APPROVE DISAPPROVE
APPROVE WITH COMMENTS/STIPULATIONS:
with elevation changes

[Signature]
 Committee Chair Signature (or representative)

Jan 28 2016
 Date