

# HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

**HDRC CASE NO:** 2018-534  
**ADDRESS:** 421 HAYS ST  
**LEGAL DESCRIPTION:** NCB 528 BLK 1 LOT 14  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Juan Fernandez  
**OWNER:** CVF LLC  
**TYPE OF WORK:** Permanent placement of airstream in rear yard  
**APPLICATION RECEIVED:** October 13, 2018  
**60-DAY REVIEW:** December 12, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install an airstream trailer in the rear yard at 421 Hays Street.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install an airstream trailer in the rear yard at 421 Hays Street.
- b. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing and form and should be no larger in plan than forty percent of the primary historic structure’s footprint. The proposed structure is consistent with the Guidelines.
- c. **ORIENTATION & SETBACKS**– The applicant has proposed an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A.iii. and iv. note that accessory

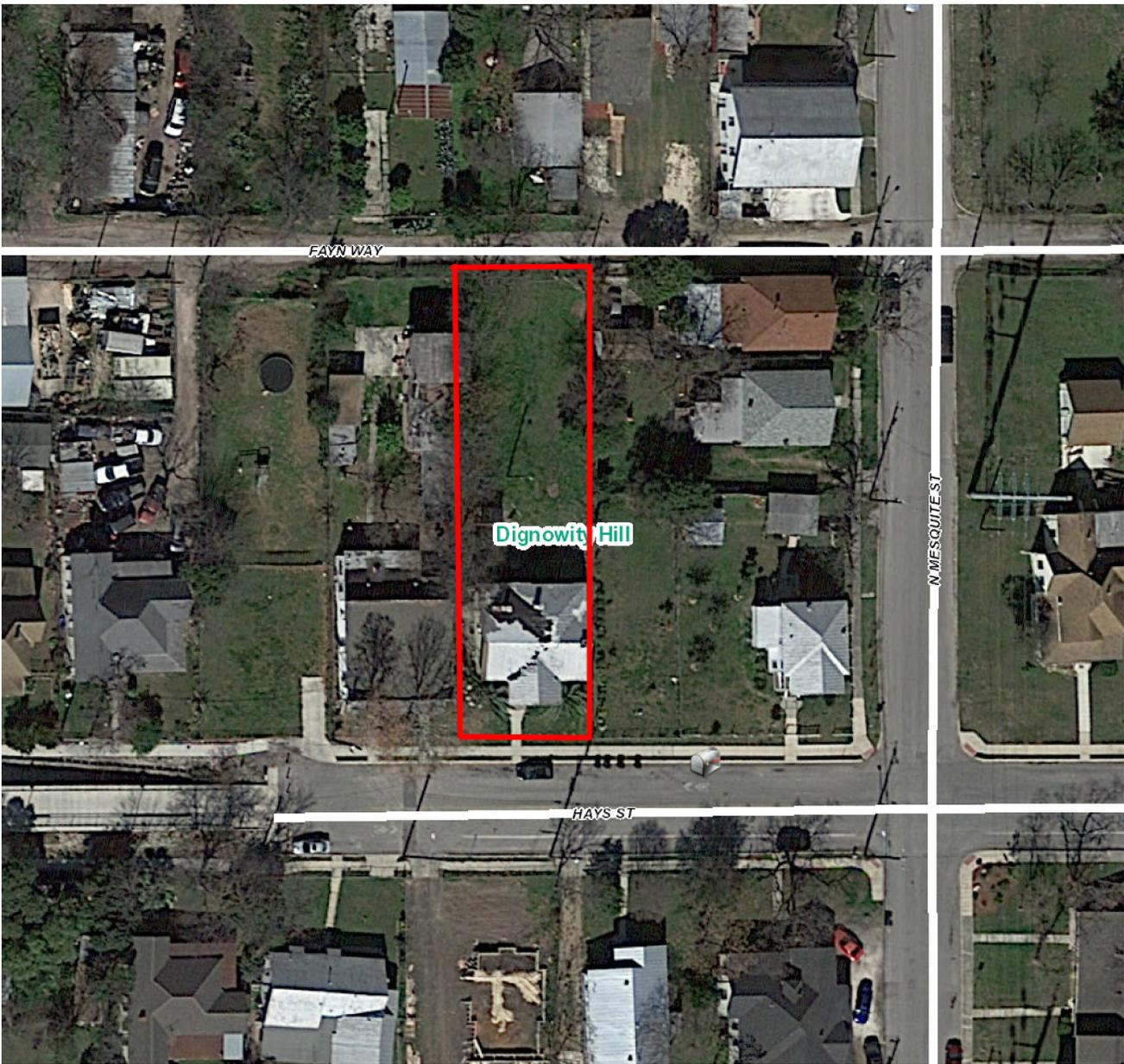
structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. While the airstream does not feature materials that are comparable to those of the historic structure, the applicant has proposed a location on the property as well as overall massing that staff finds to be appropriate. Staff finds that the installation of the airstream will not detract from the historic character and integrity of the primary historic structure.

**RECOMMENDATION:**

Staff recommends approval based on findings a through d with the stipulation that the applicant comply with all Development Services Department requirements regarding permitting.

**CASE MANAGER:**

Edward Hall

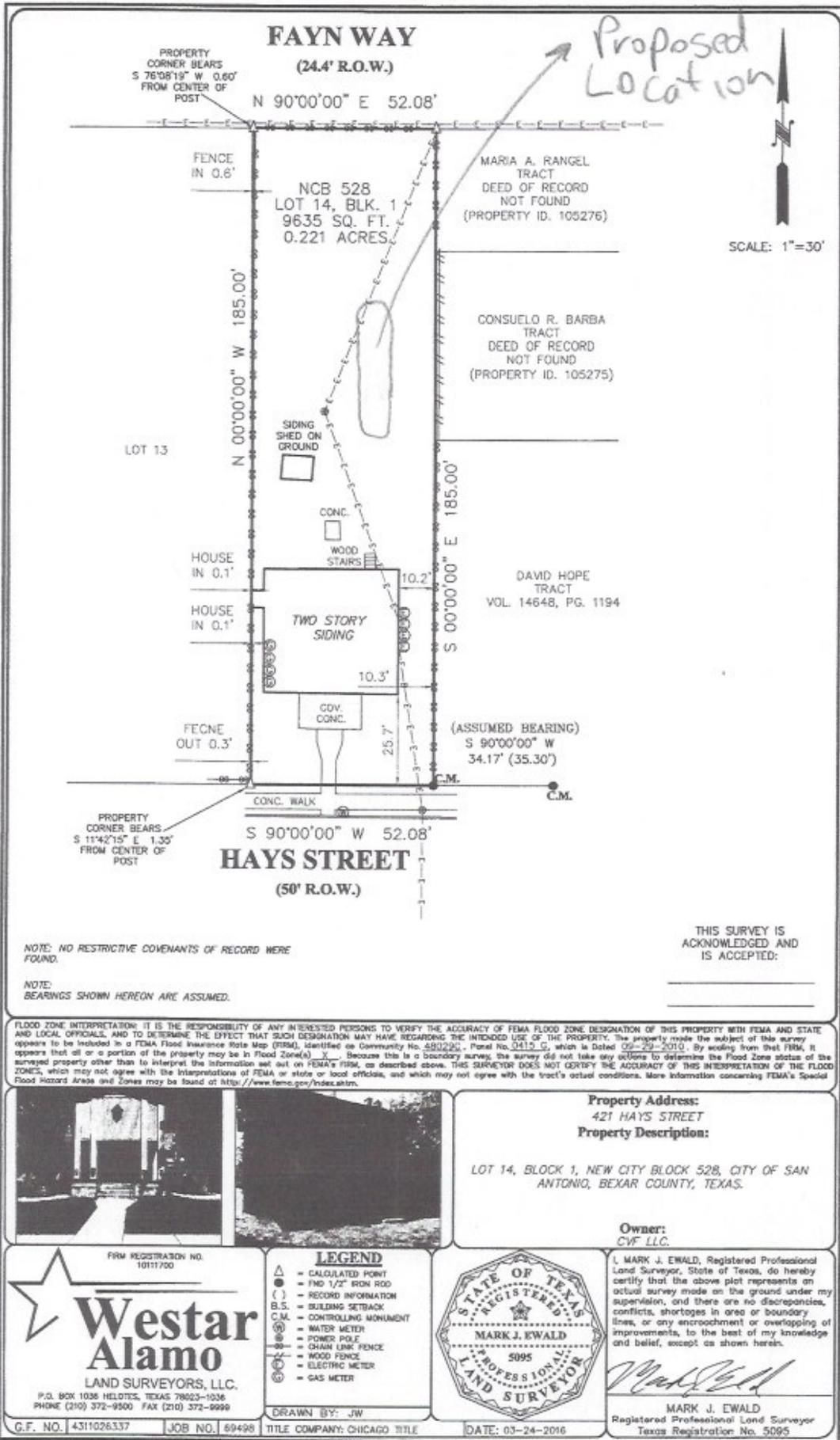


	<h2>Flex Viewer</h2>	Printed: Oct 23, 2018
	Powered by ArcGIS Server	

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421 Hays St



*Proposed Location*

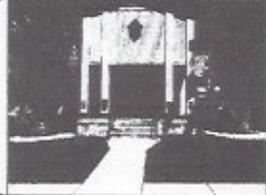
SCALE: 1"=30'

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 450225 - Panel No. 2412 S, which is Dated 03-29-2010. By reading from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



**Property Address:**  
421 HAYS STREET  
**Property Description:**

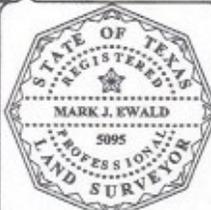
LOT 14, BLOCK 1, NEW CITY BLOCK 528, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**  
CVF LLC.

FRM REGISTRATION NO. 1011700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- △ - CALCULATED POINT
  - - FIND 1/2" CONR ROD
  - ( ) - RECORD INFORMATION
  - B.S. - BUILDING SETBACK
  - C.M. - CONTROLLING MONUMENT
  - ⊙ - WATER METER
  - ⊕ - POWER POLE
  - ⊖ - CHAIN LINK FENCE
  - ⊘ - WOOD FENCE
  - ⊙ - ELECTRIC METER
  - ⊙ - GAS METER



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. 4311026337

JOB NO. 69498

DRAWN BY: JW  
TITLE COMPANY: CHICAGO TITLE

DATE: 03-24-2016



