

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 17

HDRC CASE NO: 2015-194
ADDRESS: 422 HAYS ST
LEGAL DESCRIPTION: NCB 537 BLK 22 LOT 5
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jim Bailey/Alamo Architects
OWNER: Juan Fernandez
TYPE OF WORK: Construct four two story units
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct four 1300 sq.ft. detached two story units on a vacant lot.

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 non-residential 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

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.

B. SCREENING

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public

view using a fence, hedge, or other enclosure.

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.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.

5. Sidewalks, Walkways, Driveways, and Curbing

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.

FINDINGS:

- a. The project was reviewed by the Design Review Committee on May 12, 2015, at that time the Committee noted concern regarding square windows on primary façade and recommended adding a walkway to connect the private entrances with the public sidewalk.
- b. Consistent with the Guidelines for New Construction, front facades of new buildings should align with adjacent buildings where a consistent setback has been established. The proposed townhomes follow the setback pattern along Hays Street and are consistent with the guidelines.
- c. According to the Guidelines for New Construction, the front façade of new buildings should be consistent with the predominant orientation of historic buildings along the street frontage. As presented, the unit closer to the street faces Hays Street while the units set behind face the sides of the lot. The proposed layout will maintain the continuity along Hays Street and is consistent with the guidelines. However, more clear definition on the location of entrances to units B-D should be incorporated.
- d. As recommended by the Guidelines for New Construction, new buildings should be consistent with historic buildings in terms of building to lot ratio. New construction should be limited to no more than 50% of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Although the project will have a higher density than adjacent properties, the building to lot ratio is still below 50%.
- e. According to the Guidelines for New Construction, materials that complement the type, color and texture of materials traditionally found in the district should be used. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. The proposed cement board siding may be appropriate if proper dimension, finish and texture is used, however wood siding would be more appropriate.
- f. Window and door openings with a similar proportion of wall to window space as nearby historic facades should be incorporated. Windows and doors should 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 as recommended by the Guidelines for New Construction. The proposed square windows are not consistent with the guidelines. In addition, large expanses of blank walls are not typical of historic facades and should be avoided.
- g. According to the Guidelines for New Construction, 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. Although the proposed front porch on unit A will relate to adjacent structures and is appropriate for its context, the proposed columns are out of scale and do not relate well to adjacent historic porches.

- h. Consistent with the Guidelines for Site Elements, new fences should be similar to those used historically within the district. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. A 4ft tall chainlink front yard fence exists at this location. Replacement with a 4ft tall wood post and wire fence is appropriate and consistent with the guidelines. However, no indication on height has been provided for fencing on the property.
- i. As recommended by the Guidelines for Site Elements, front yard gardens should be maintained. The proposed turf and Asian Jasmine landscaping on the front of the property is consistent with the guidelines. However, no information on landscaping around units B-D has been submitted.
- j. According to the Guidelines for Site Elements, driveway configurations should match those historically found in materials, width, and design. In addition, historic driveways are typically no wider than 10 feet. The majority of houses on this block of Hays Street do not have driveway access. The few driveways on this block are not wider than 10 feet and constructed of pervious materials. Installation of a pervious driveway instead of concrete would be more appropriate at this location.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends conceptual approval based on findings a-j with the following stipulations:

- a. Clear definition for the entrances for units B-C is incorporated
- b. Fenestration pattern is revised to be consistent with historic facades
- c. The scale of the columns at unit A front porch is revised
- d. Information on height and location of proposed fences is submitted
- e. Landscaping information around units B-D is submitted for review
- f. The driveways are pervious and no wider than 10ft

CASE MANAGER:

Adriana Ziga

422 Hays Infill

Project Narrative

This project contemplates four new 1300 square foot single-family houses on the IDZ-zoned lot at 422 Hays. All four are two-story and clad with painted siding and panel and have standing-seam metal roofs. The front house with its large front porch is set back from the street in alignment with the houses immediately adjacent on both sides. This plan is the result of several meetings between the developer and the Dignowity Hill Neighborhood Association wherein compromises were reached to the satisfaction of all.



HAYS STREET PERSPECTIVE

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



SITE CONTEXT

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015

SEE CONTEXT PHOTOS ON THE CONSECUTIVE PAGES





P-AA
CONTEXT PHOTOS - EXISTING SITE

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



P-A



P-B



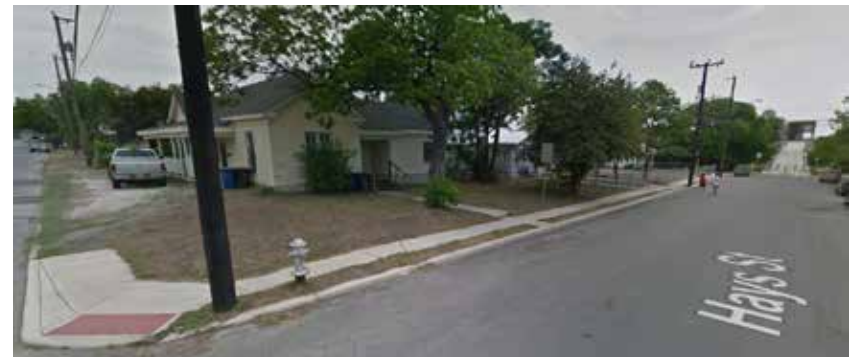
P-C



P-D



P-E



P-F

CONTEXT PHOTOS

422 HAYS STREET
 DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 MAY 1, 2015



P-G

P-H



P-I

P-J

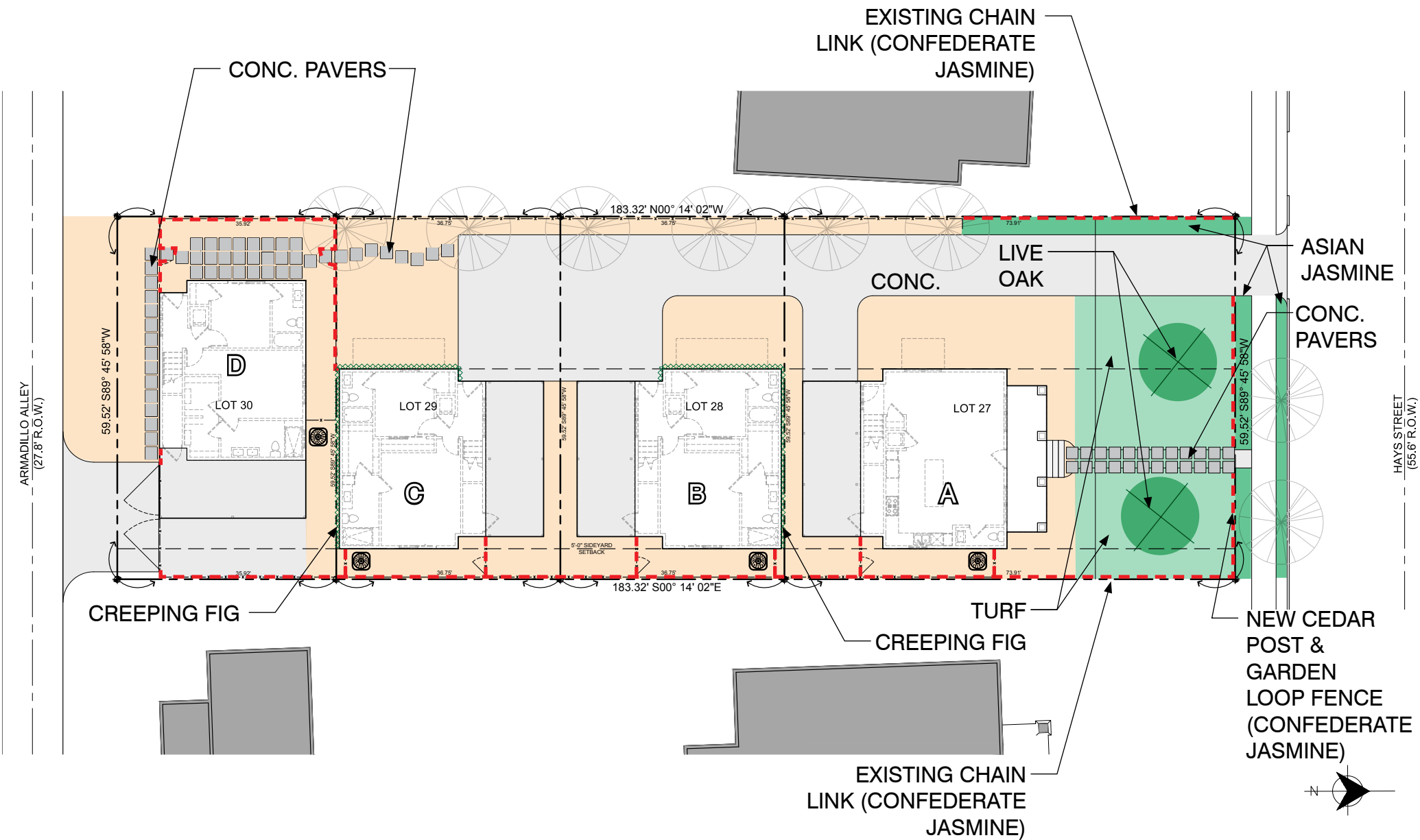


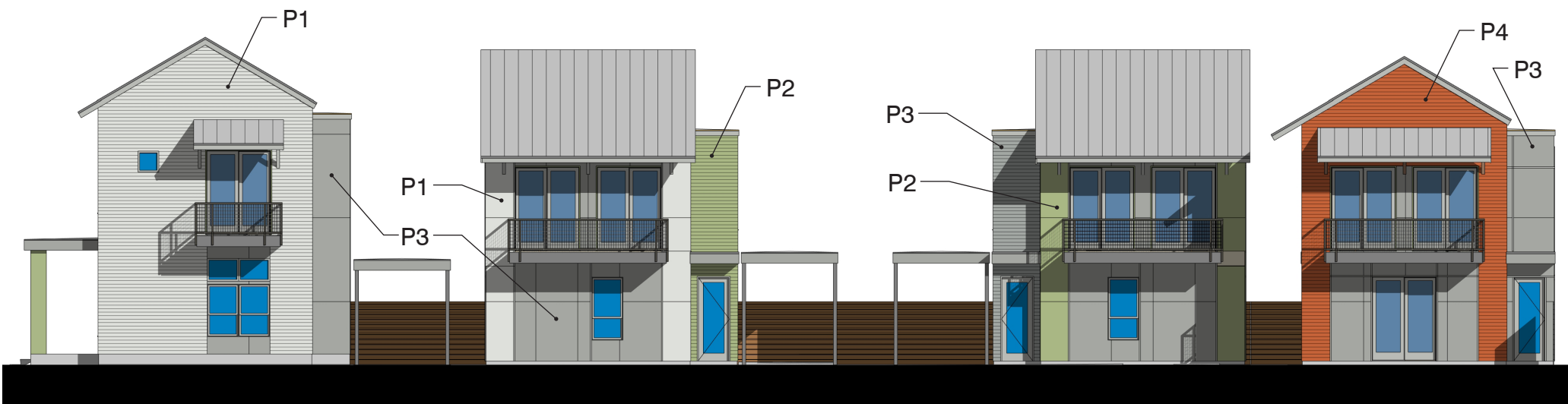
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P-L

CONTEXT PHOTOS

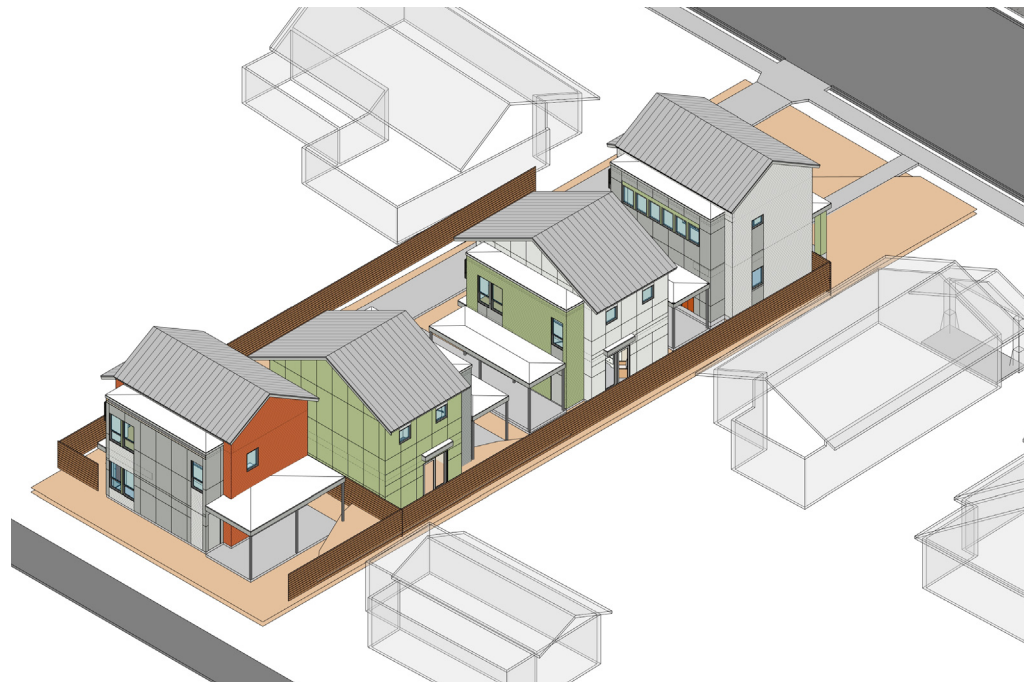
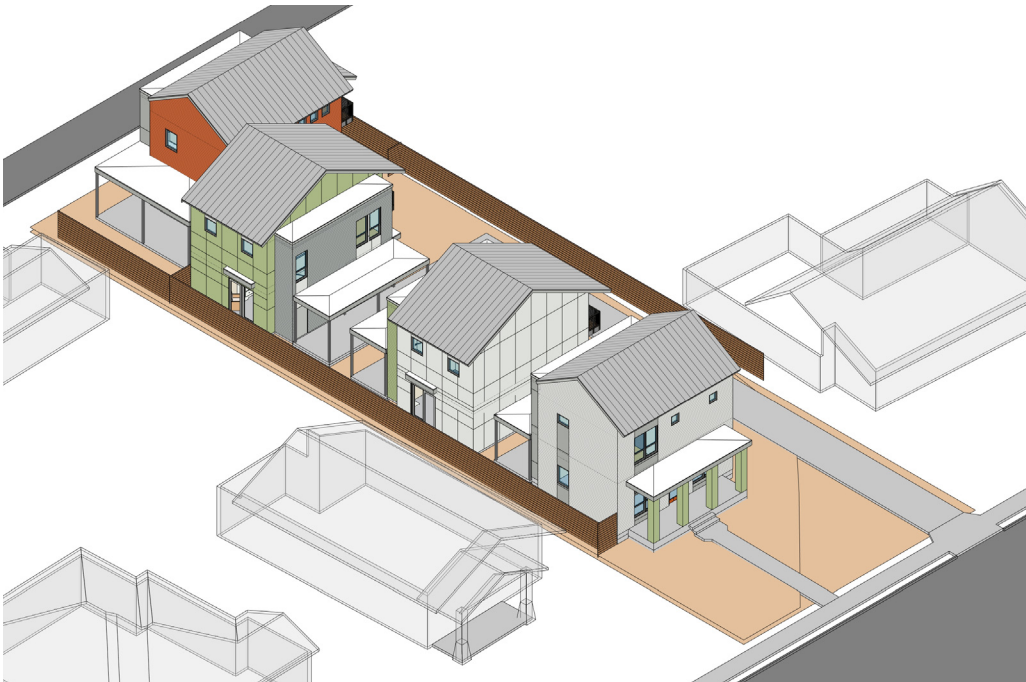
422 HAYS STREET
 DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 MAY 1, 2015





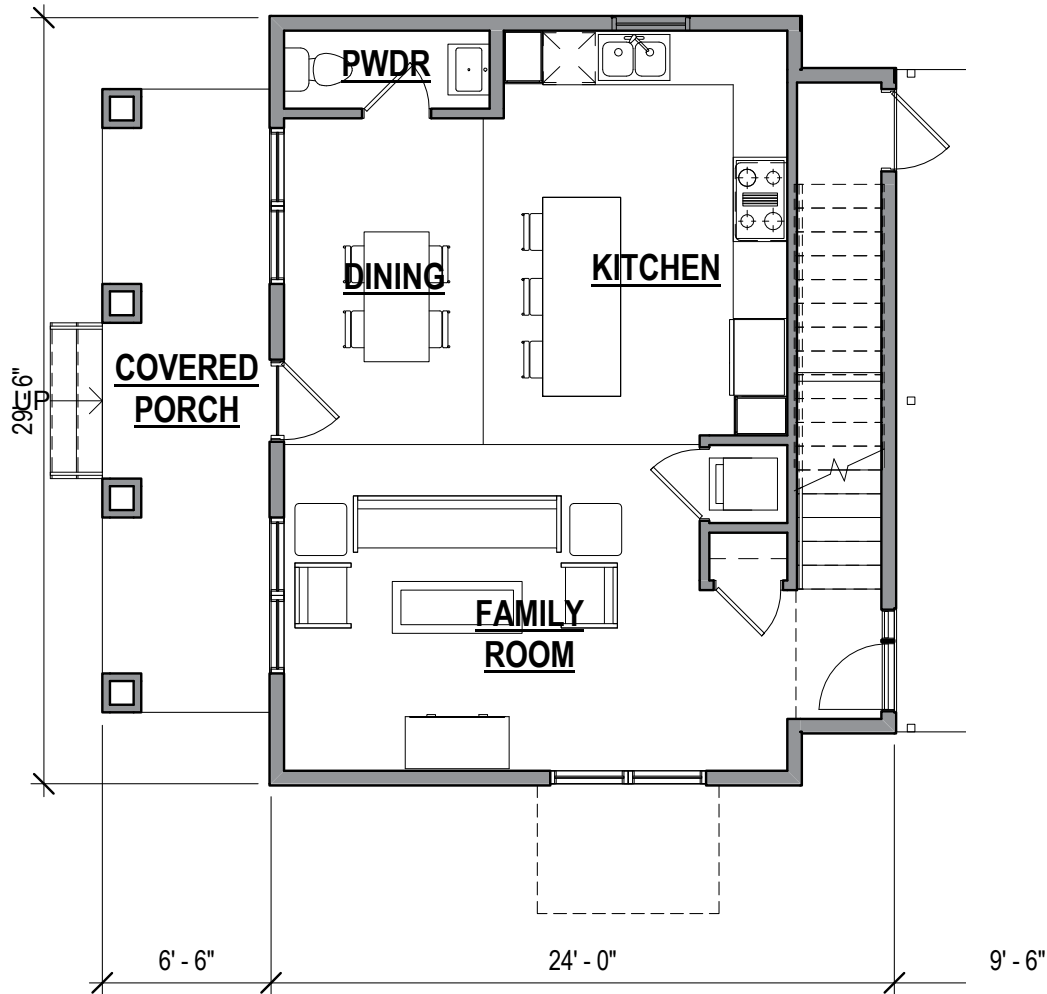
ELEVATION ALONG DRIVEWAY

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015

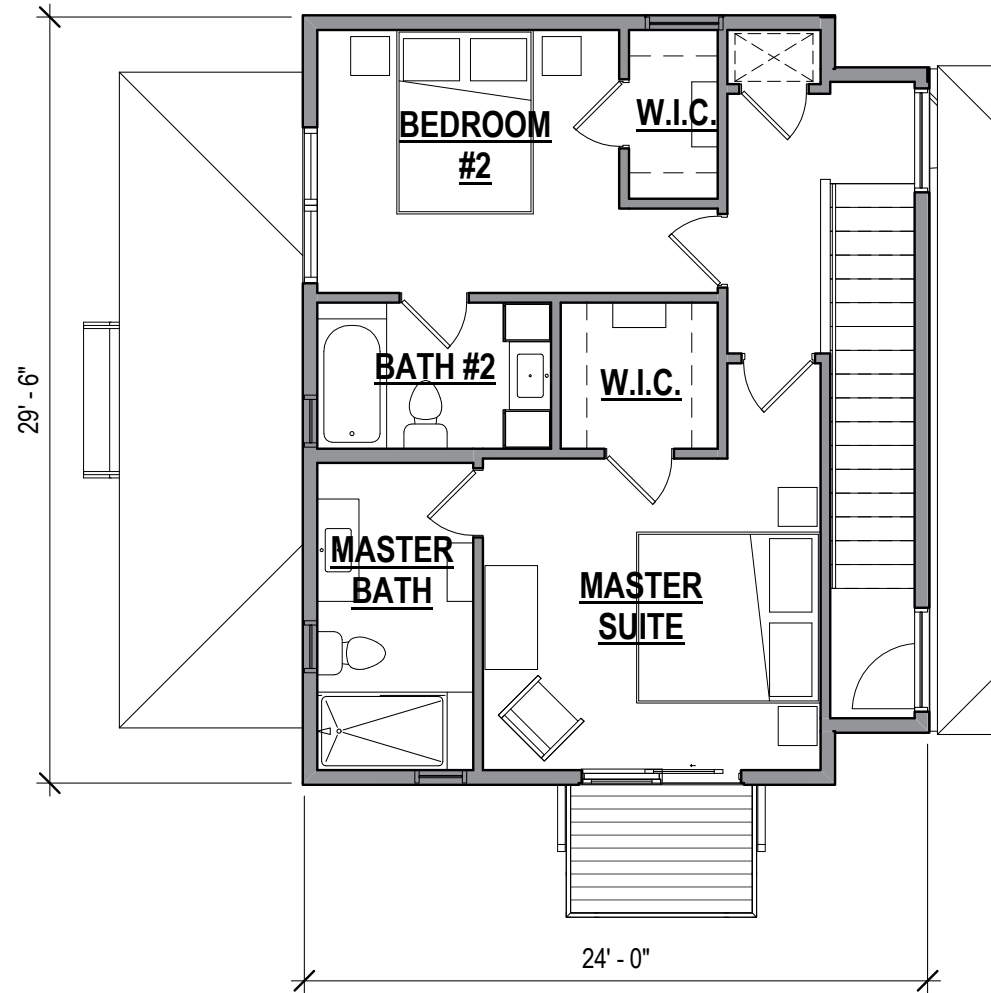


AERIAL VIEWS

422 HAYS STREET
 DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 MAY 1, 2015



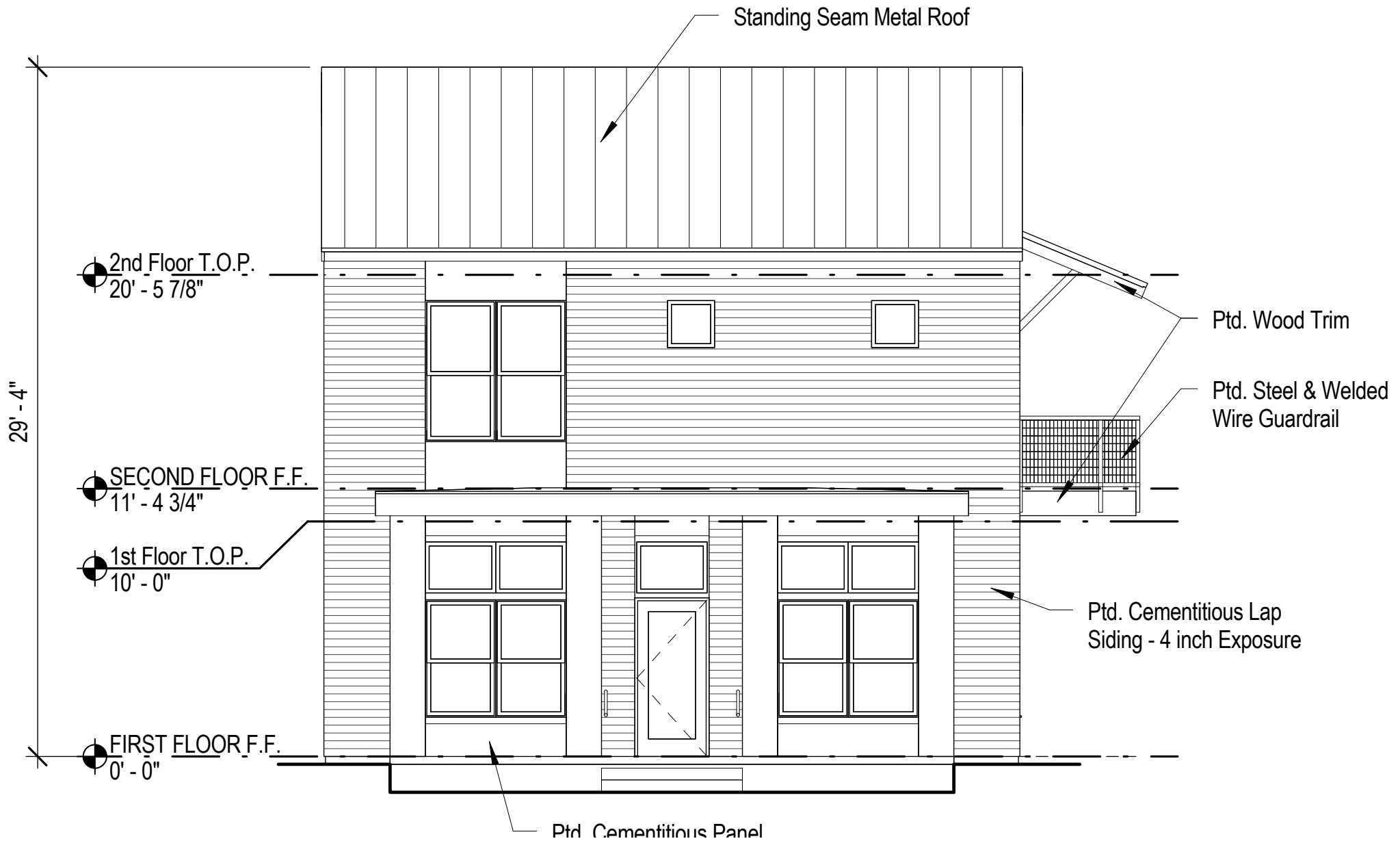
GROUND FLOOR



SECOND FLOOR

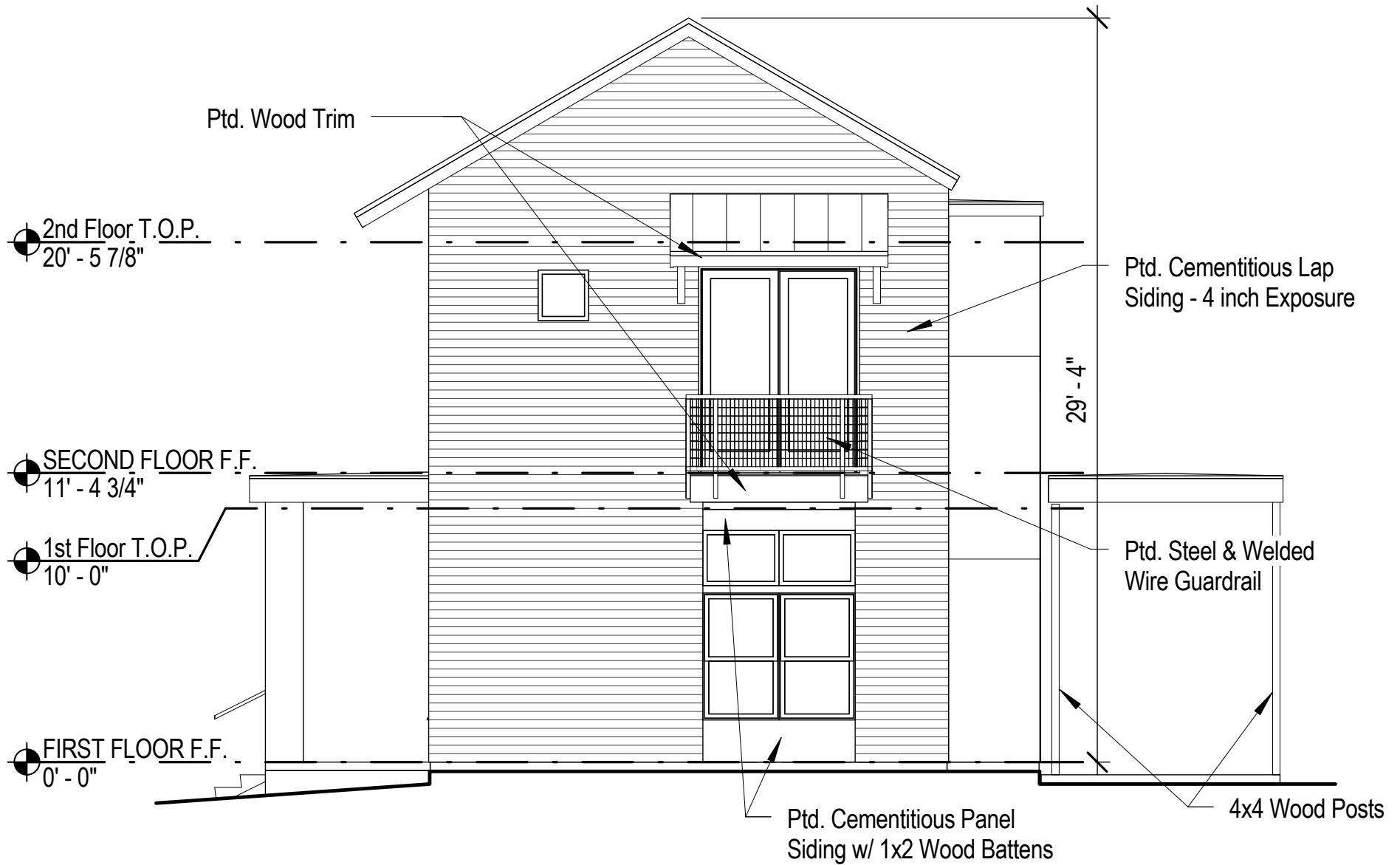
BUILDING A
FLOOR PLANS

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



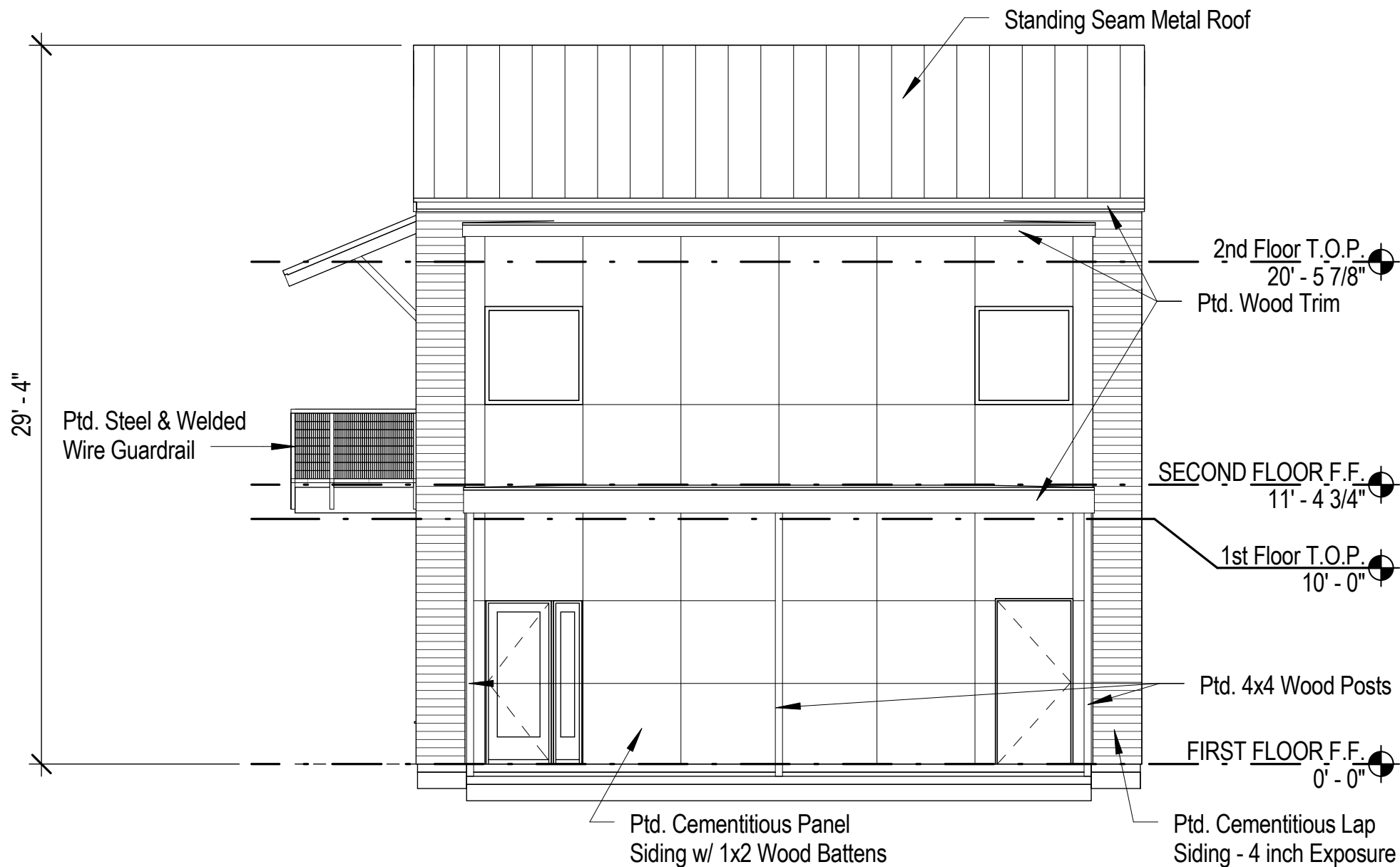
BUILDING A
HAYS STREET ELEVATION

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



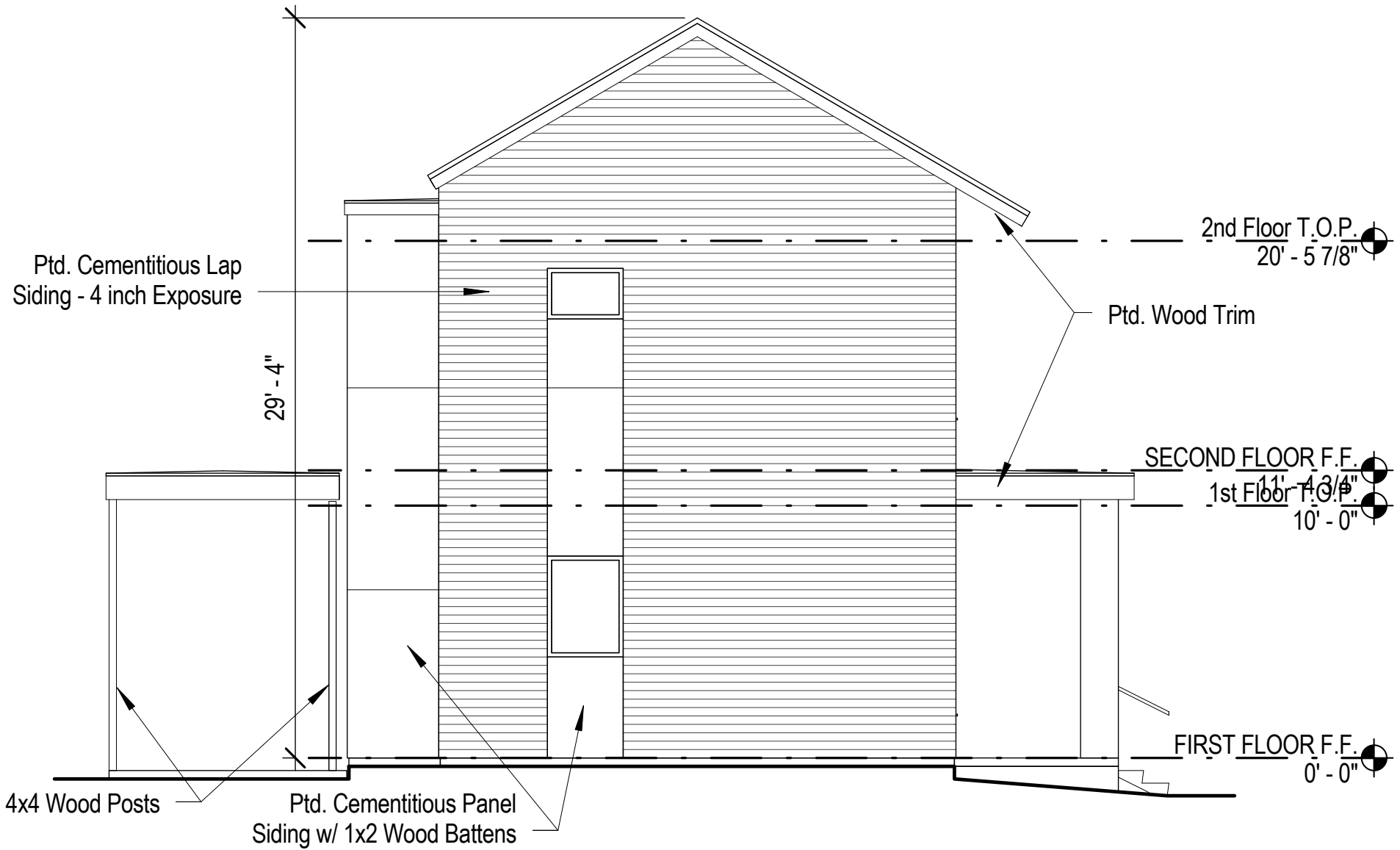
BUILDING A
SIDE ELEVATION FACING DRIVEWAY

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015

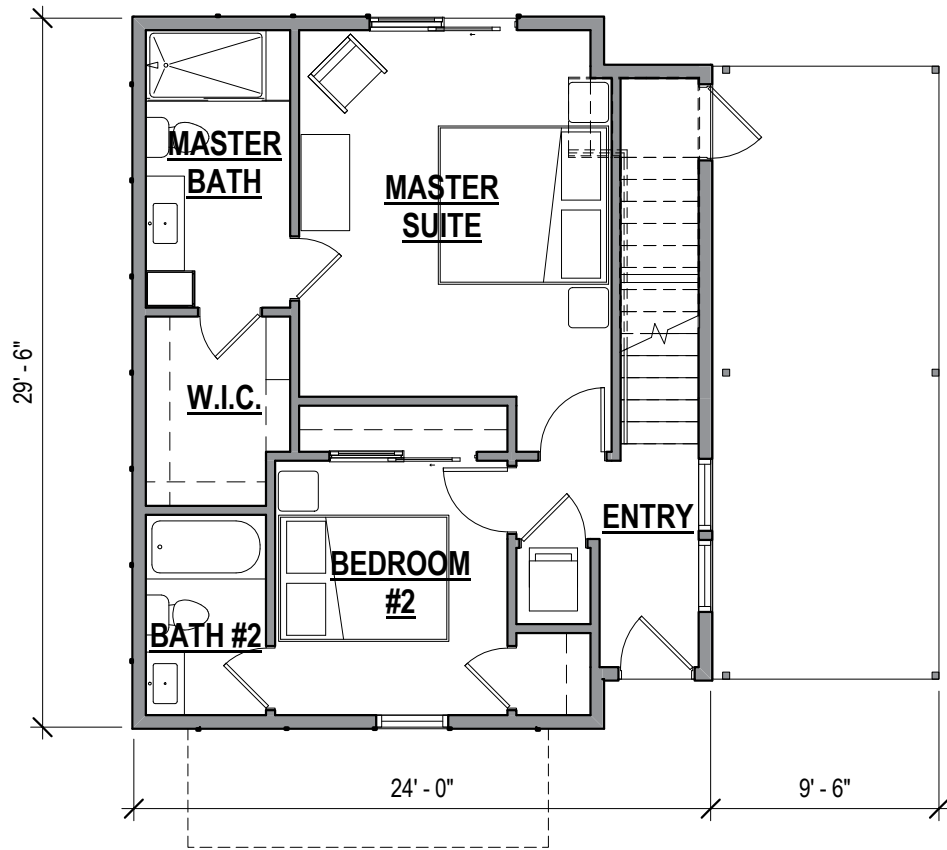


BUILDING A
REAR ELEVATION FACING CARPORT

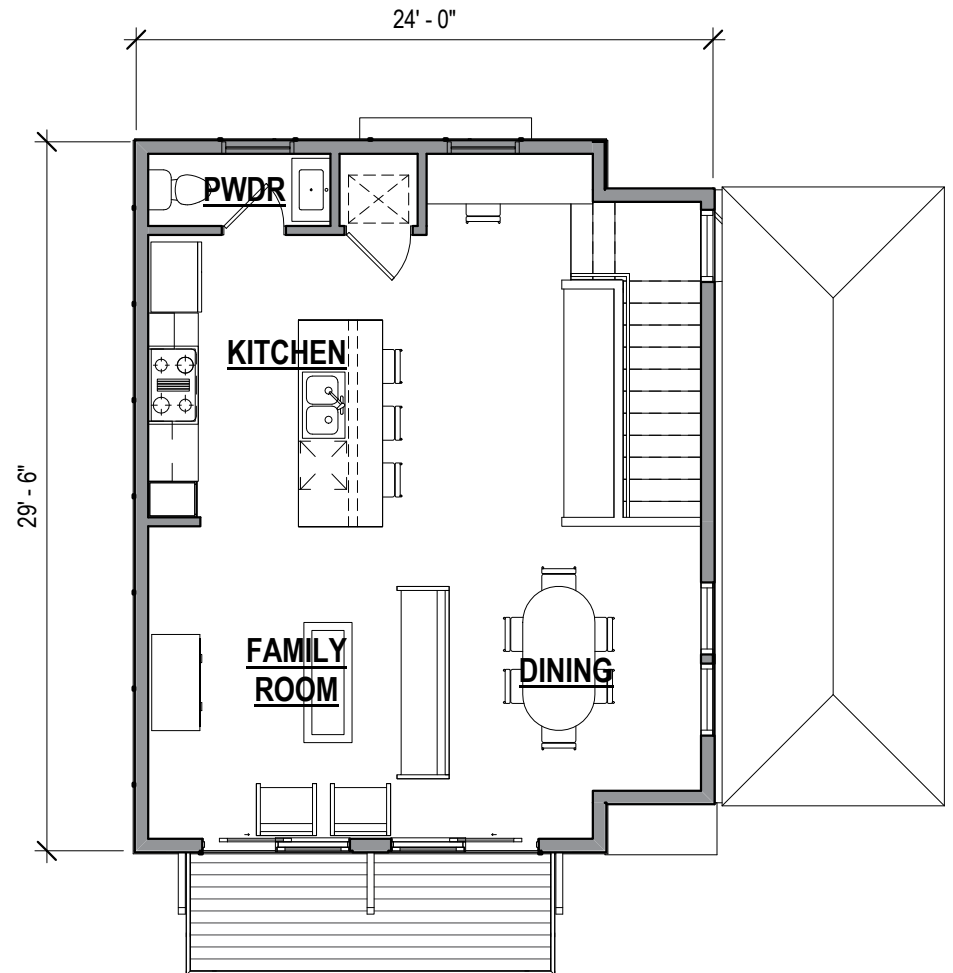
422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



BUILDING A
SIDE ELEVATION FACING FENCE



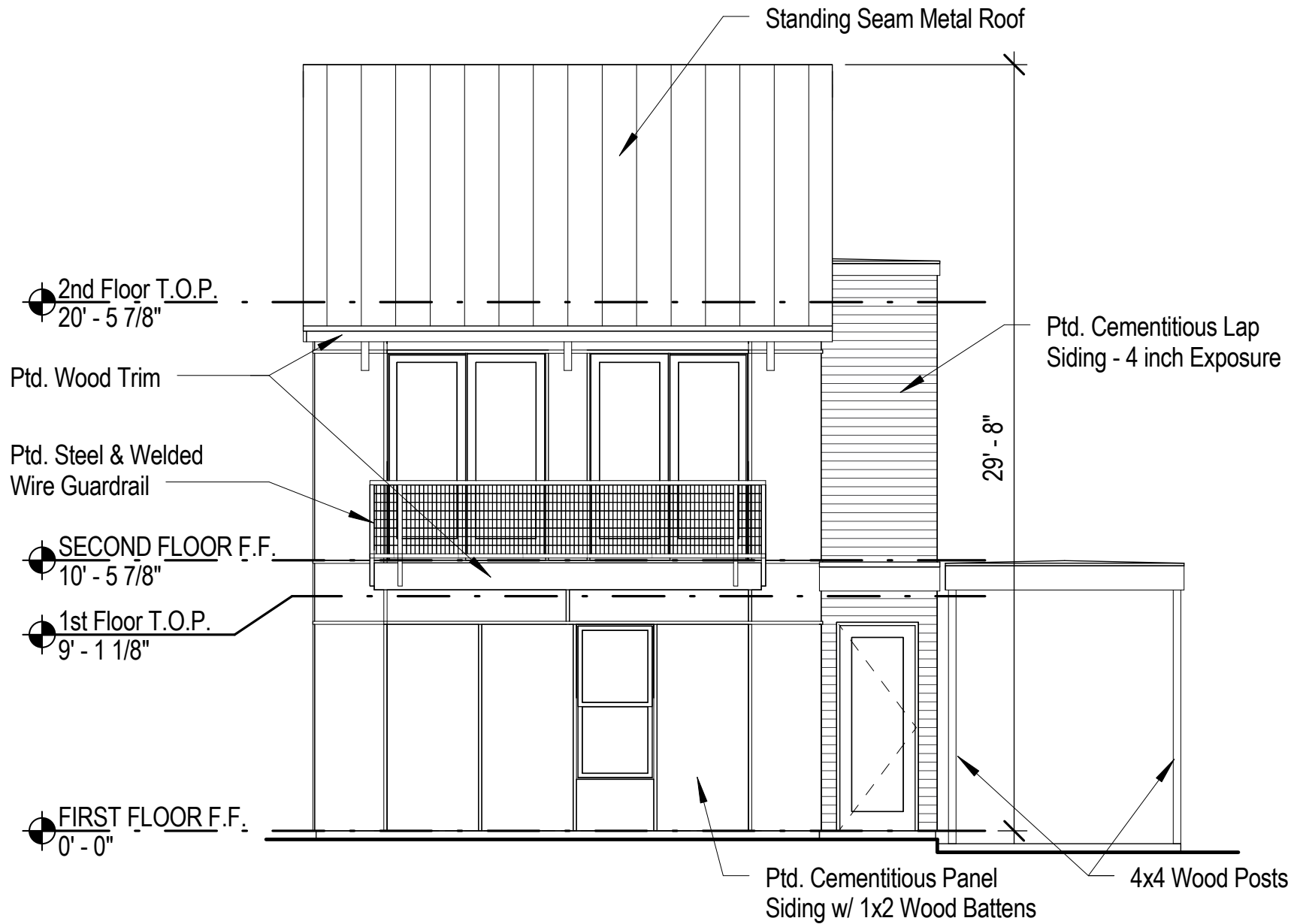
GROUND FLOOR



SECOND FLOOR

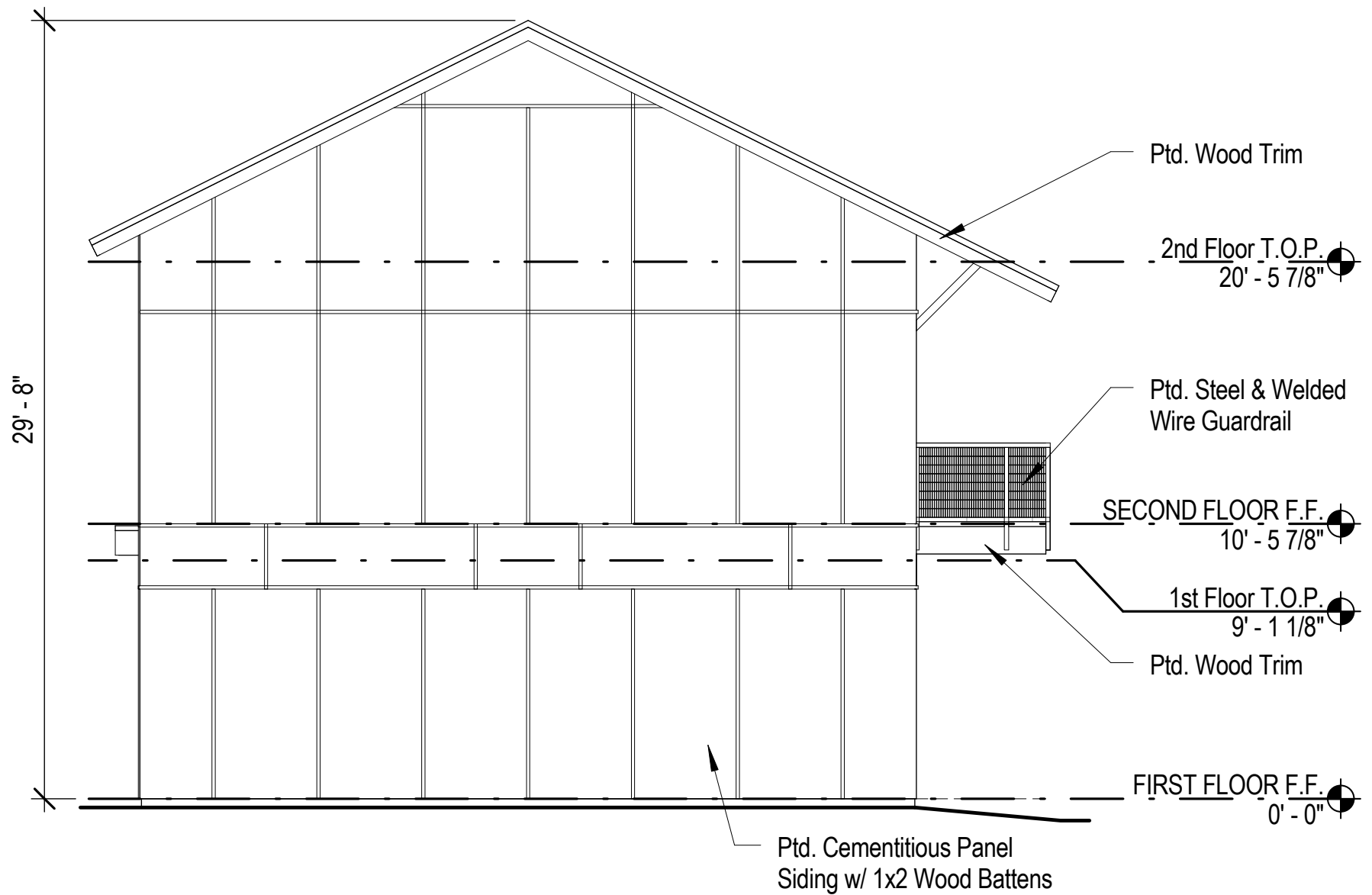
BUILDINGS B & C
FLOOR PLANS

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



BUILDINGS B & C
FRONT ELEVATION FACING DRIVEWAY

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



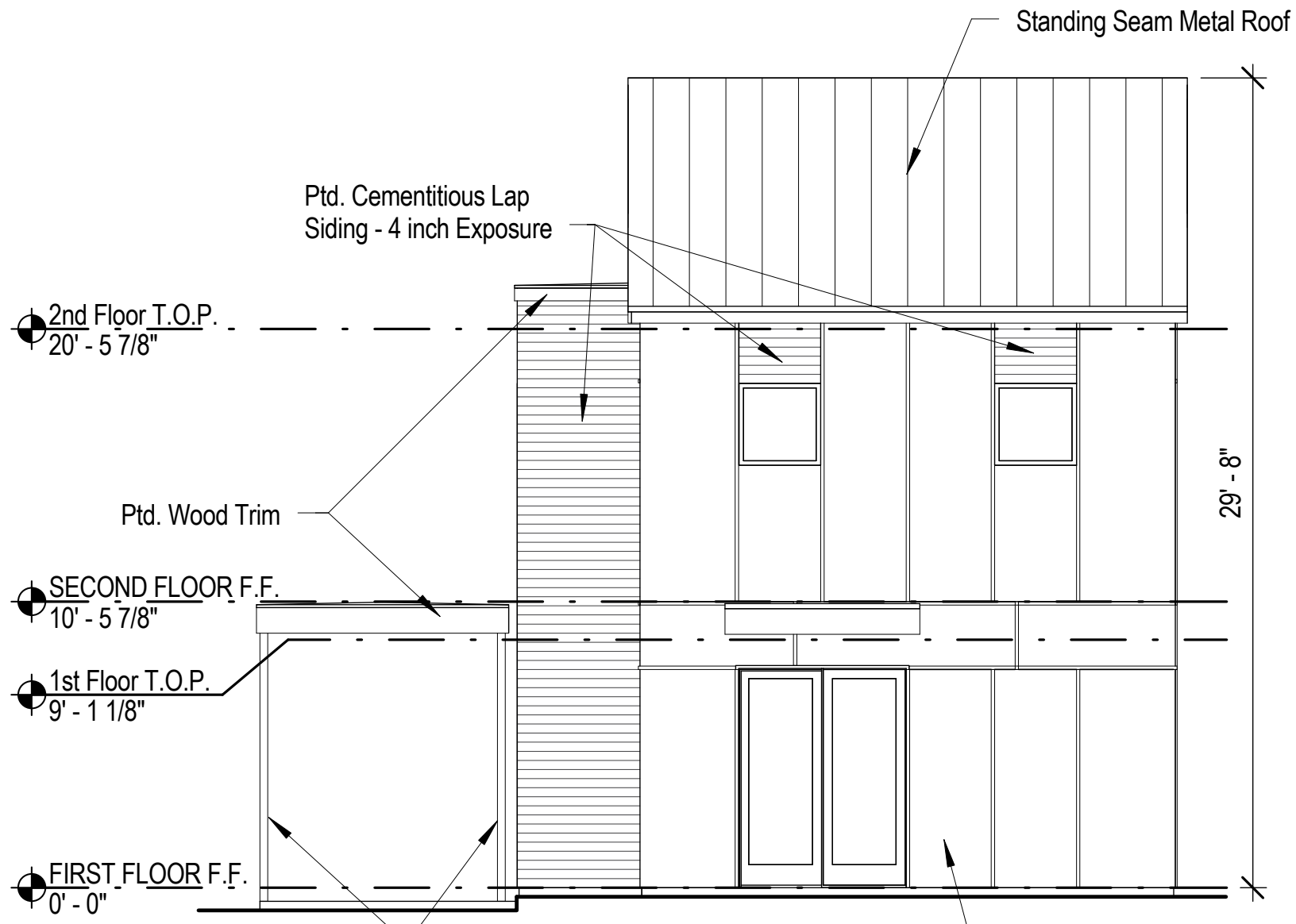
BUILDINGS B & C

SIDE ELEVATION BETWEEN HOMES

422 HAYS STREET

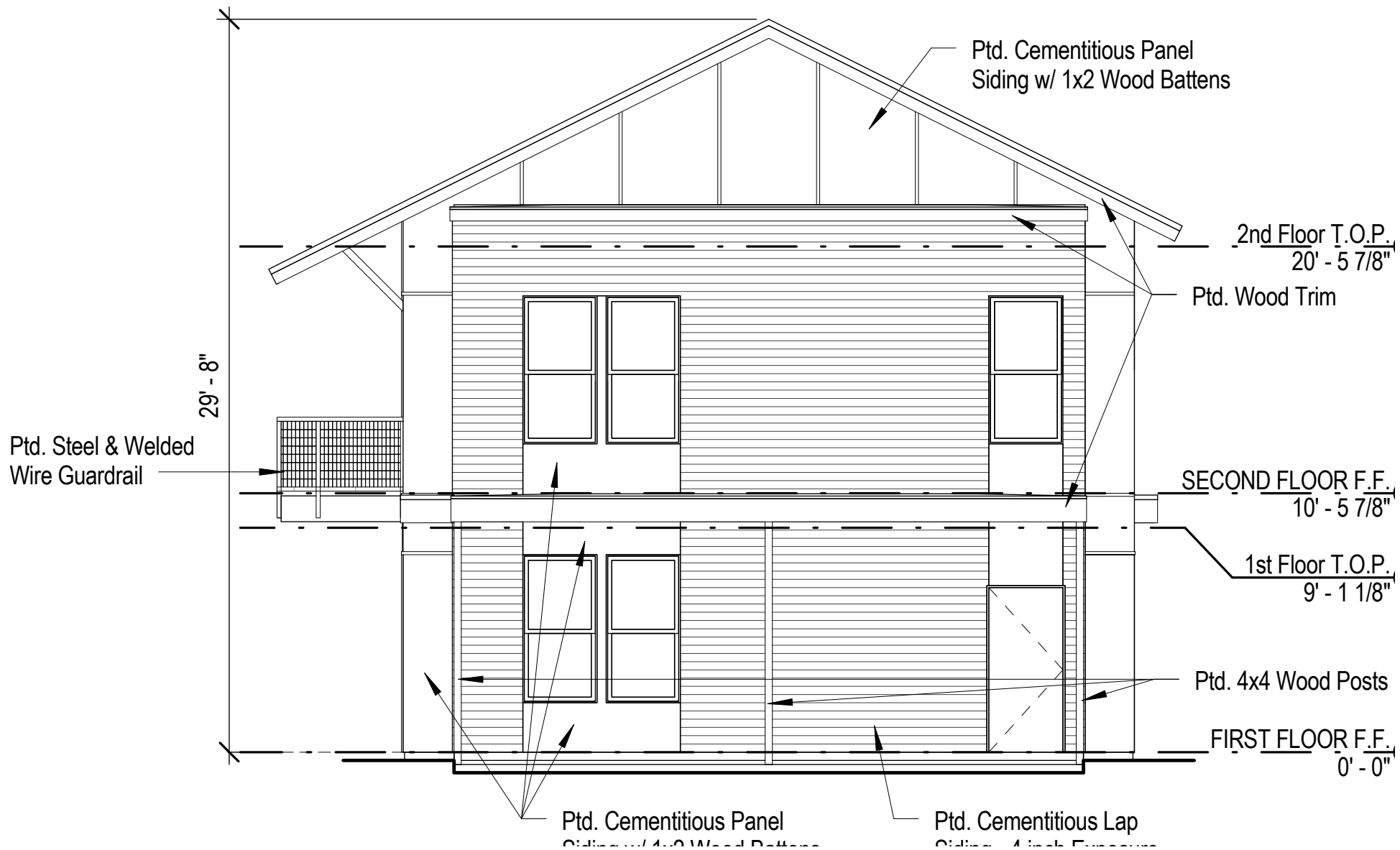
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 1, 2015



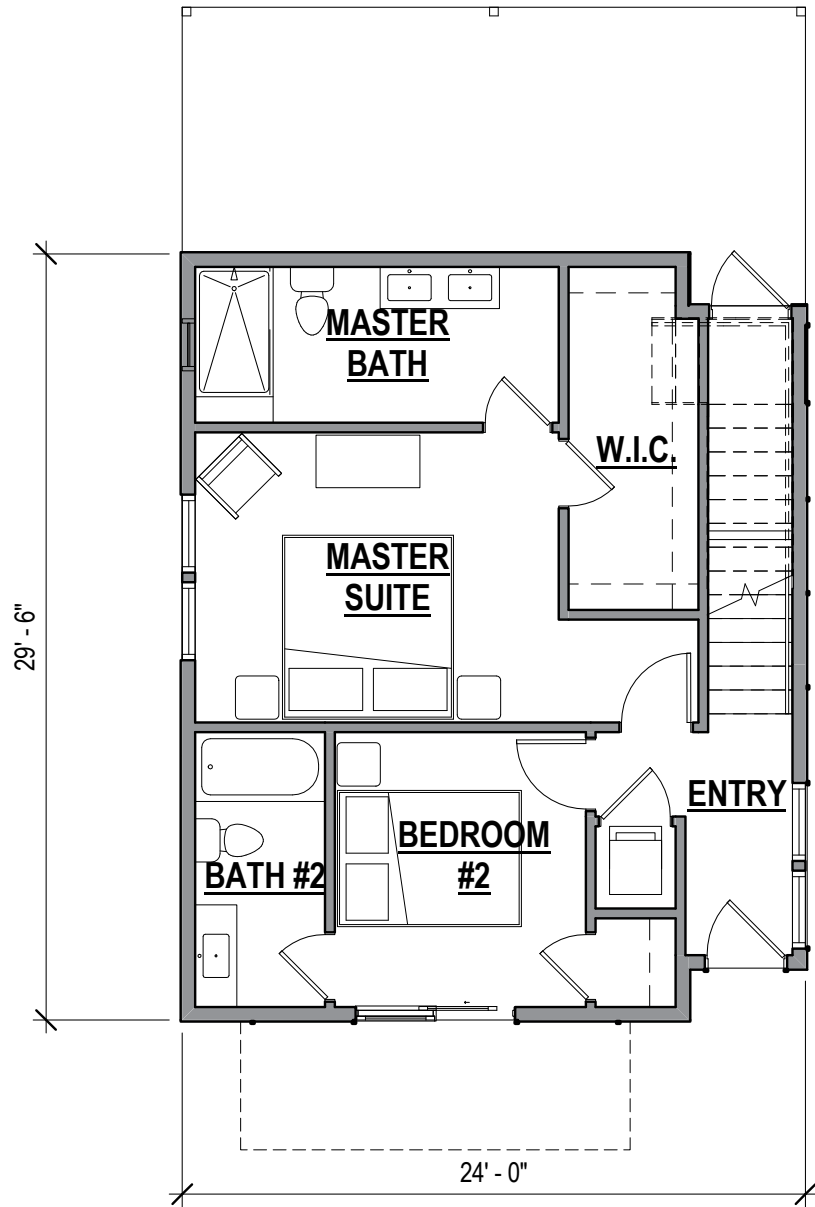
BUILDINGS B & C
 REAR ELEVATION FACING FENCE

422 HAYS STREET
 DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 MAY 1, 2015

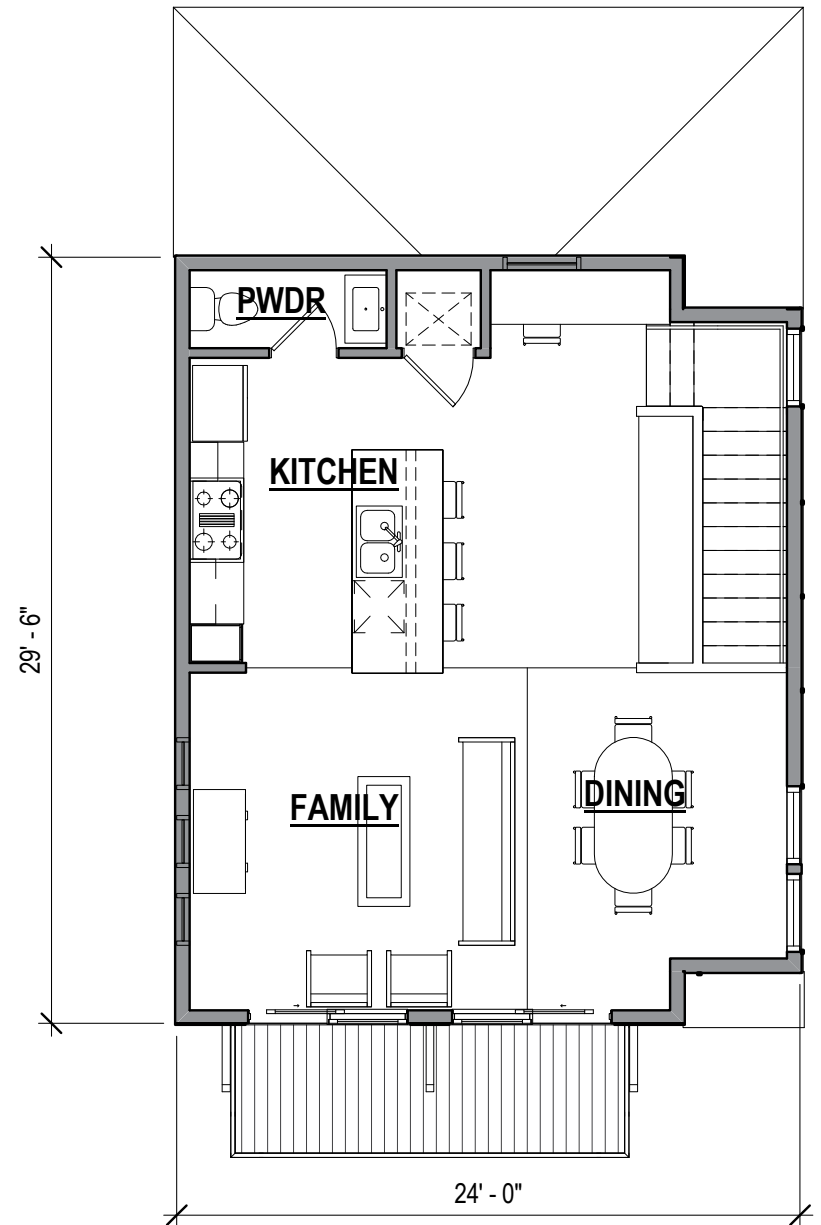


BUILDINGS B & C
SIDE ELEVATION FACING CARPORT

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



GROUND FLOOR

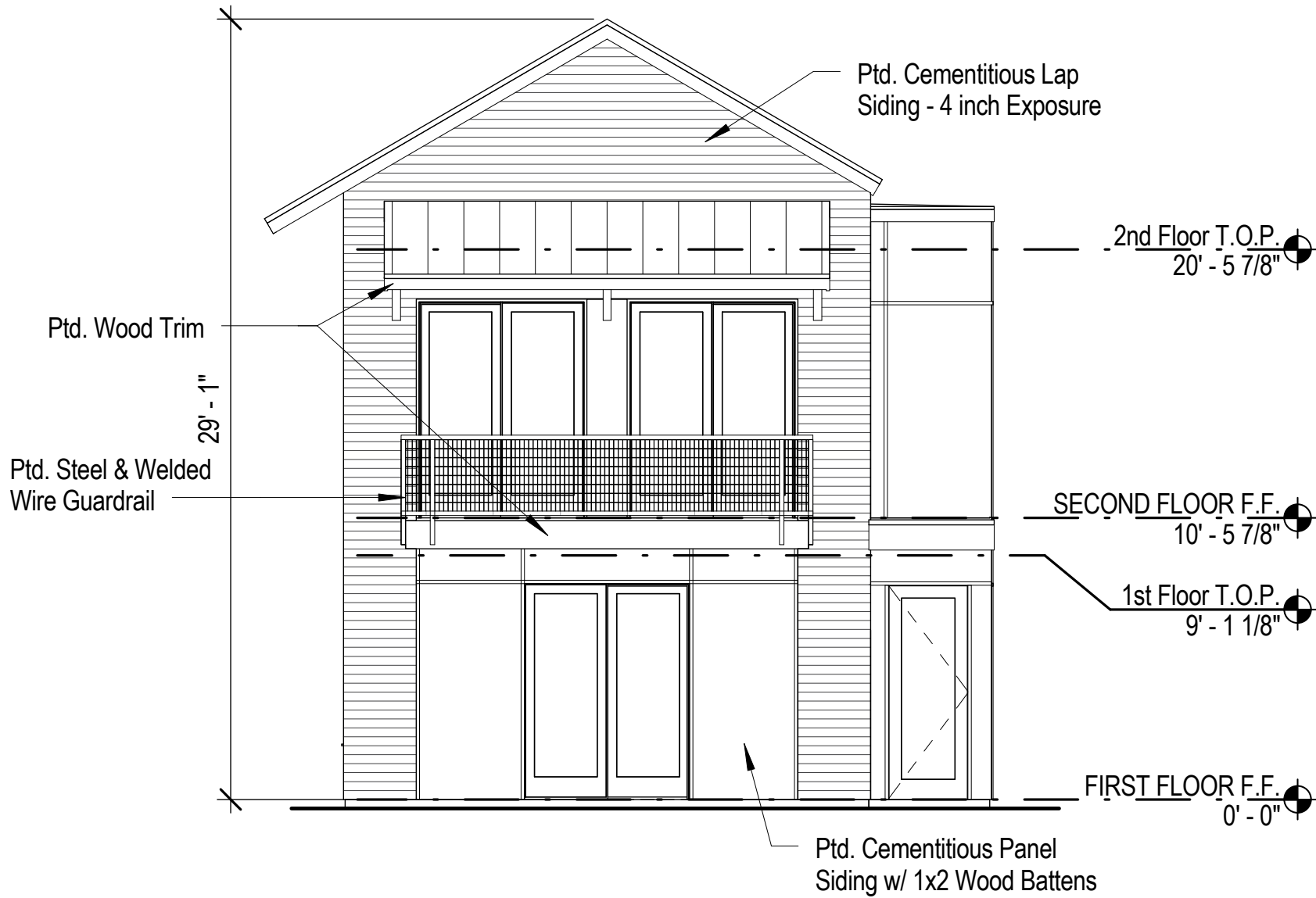


SECOND FLOOR

BUILDING D
FLOOR PLANS

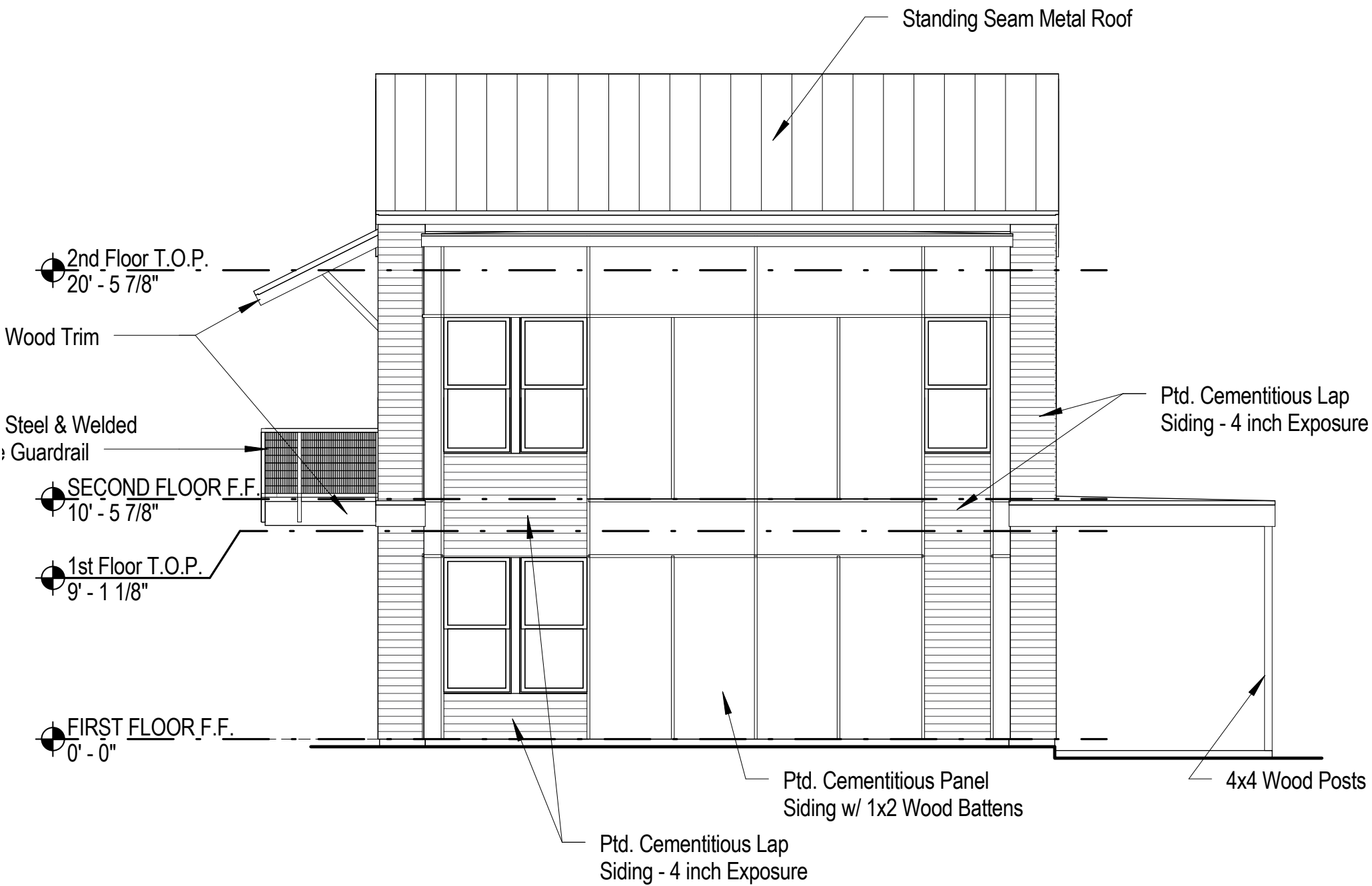
422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015





BUILDING D
SITE PLAN

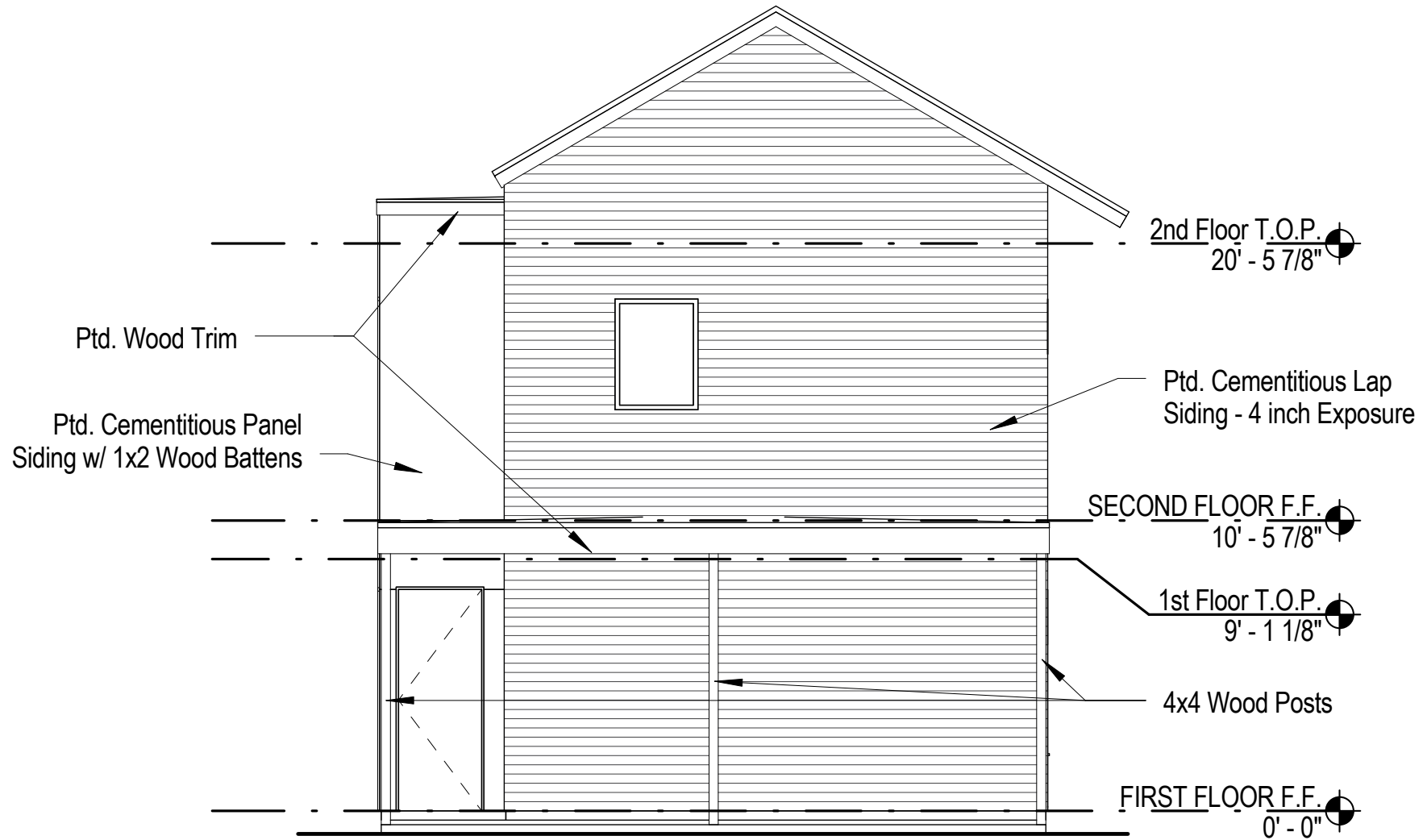
422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



BUILDING D
SITE PLAN

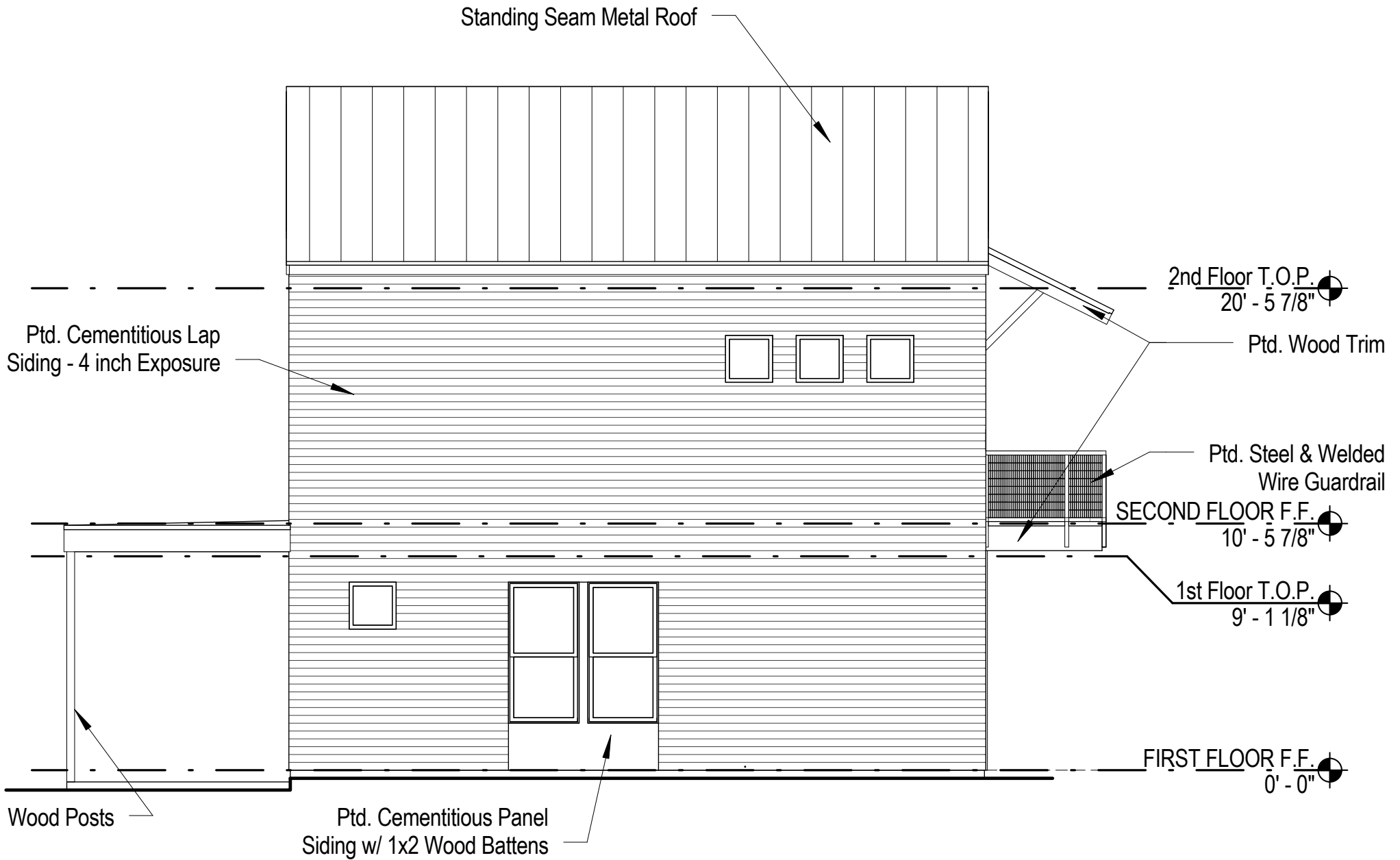
422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015





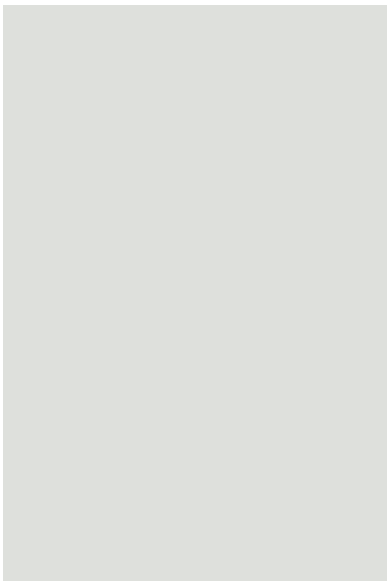
BUILDING D
SITE PLAN

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



BUILDING D
SITE PLAN

422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



PAINT 1
SW 7063



PAINT 2
SW 6430



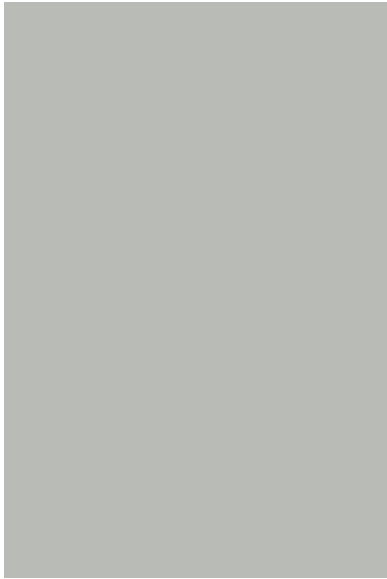
PAINT 3
SW 7066



PAINT 4
SW 6628



PELLA IMPERVIA WINDOWS IN
MORNING SKY GRAY FINISH



STANDING SEAM METAL ROOF
PREFINISHED



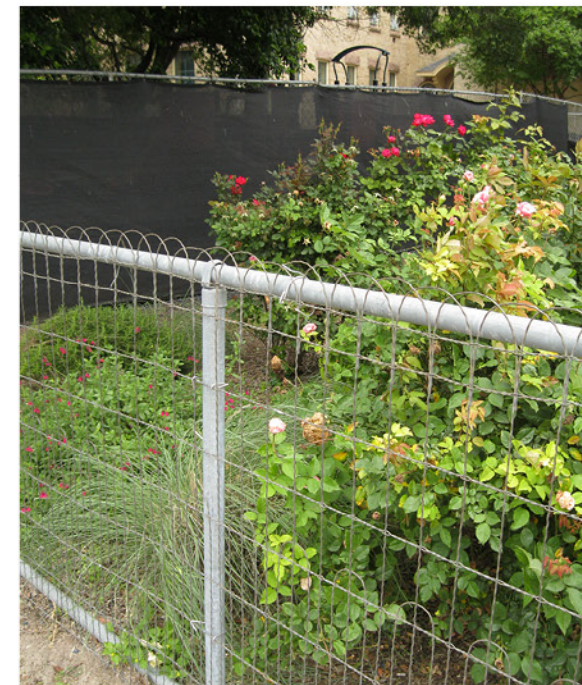
STAINED CEDAR FENCE

MATERIALS

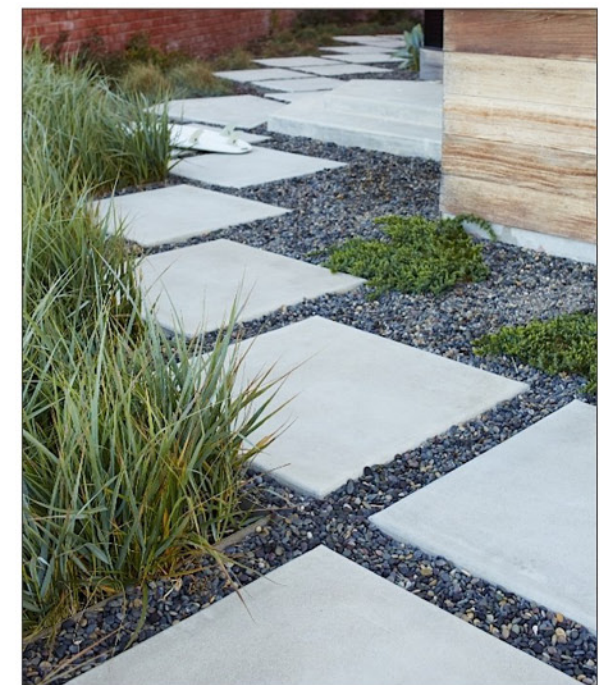
422 HAYS STREET
DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TEXAS
MAY 1, 2015



Xeriscape Areas



Front Fence "Garden Loop Top"



Concrete Pavers



Zoysia Zeon 'Jamur'



Ficus pumila 'Creeping Fig'



Agave Americana Variegated



Quercus virginiana 'Southern Live Oak'



Parkinsonia "Palo Verde"



Oenothera 'Mexican Primrose'



Hesperaloe 'Red Yucca'



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 12/9/14 HDRC Case# _____

ADDRESS: 422 HAYS Meeting Location: LONE STAR

APPLICANT: JUAN FERNANDEZ

DRC Members present: BETTY FELDMAN

Staff present: EDWARD HALL

Others present: VICTOR ANDONIE, HELEN PIERCE

REQUEST: 4-5 SINGLE-FAMILY INFILL UNITS

COMMENTS/CONCERNS: HISTORIC CONTEXT CURRENTLY ABSENT
FROM CONCEPTUAL DESIGNS. COMMITTEE RECOMMENDS
THE APPLICANT HAVE REPRESENTATIVES FROM DHNA SPEAK
ON THEIR BEHALF.

COMMITTEE RECOMMENDATION: APPROVE [☒] DISAPPROVE [☐]
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

12/09/2014
Date



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 5/12/2015

HDRC Case# 2015-194

ADDRESS: 421 HAYS

Meeting Location: LOVE STAR

APPLICANT: JIM BAILEY / ALAMO ARCHITECTS

DRC Members present: MICHAEL GUARINO, JOHN LAFFOON

Staff present: EDWARA HALL

Others present: _____

REQUEST: NEW CONSTRUCTION OF FOUR, TWO STORY UNITS

COMMENTS/CONCERNS: _____

MG: PROTOCOL FOR ENCLOSING LAPPORTS - POSSIBLE QUESTIONING
FROM COMMISSION.

MG: CONCERN OVER SMALL SQUARE WINDOWS ON PRIMARY
PALADE.

MG: ADD PAVER PUBLIC/PRIVATE PATH.


-NO DOUBLE WIDTH DRIVEWAY.

COMMITTEE RECOMMENDATION:

APPROVE WITH COMMENTS/STIPULATIONS:

APPROVE ☒

DISAPPROVE ☐


Committee Chair Signature (or representative)

5/12/15
Date