



## HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

### Agenda Item No:

**HDRC CASE NO:** 2015-270  
**DDRESS:** 504 AUSTIN ST  
**LEGAL DESCRIPTION:** NCB 510 BLK 2 LOT A-2  
**ZONING:** D HS  
**CITY COUNCIL DIST.:** 2  
**LANDMARK:** La Fama Bakery, Alt House, Rear House  
**APPLICANT:** Christopher Gill  
**TYPE OF WORK:** Repair & Alterations  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a new flat roof and deck on the top of the existing second story.

### APPLICABLE CITATIONS:

*Historic Design Guidelines Chapter 3: Guidelines for additions*

#### A. SCALE, MASSING, AND FORM

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.

### FINDINGS:

- a. The existing building was badly damaged during a fire however; the existing roofline was historically flat on the portion of the structure where the deck is proposed. The roof will be rebuilt with a sloping flat roof. The roof will feature 5/8" decking. The trusses will be flush with the exterior walls. The roof top will feature a hatch for roof access.
- b. Consistent with the Guidelines for additions 3.B.ii., the proposed rooftop deck would not obscure the form of the original structure.
- c. The materials, design and scale of the deck are compatible with the structure. The proposed metal railings will have a height of 42" high. It will not obstruct any historic features of the building and is reversible.
- d. Staff approved window repair, roof repair, and installation of new doors administratively on June 25, 2015.

### RECOMMENDATION:

Staff recommends approval based on finding a through d.

### CASE MANAGER:

Alyson Smith

## **504 Austin St - Scope of Work/Timeframe**

**May 1st - May 15th:** Cleanup/Remove Debris/Stabilize Loose Brick Interior & Exterior/  
Stabilize/Repair Roof & Decking

**June 12th:** Submit Blueprint, Building Plan to HDRC

**July 1st:** HDRC Hearing Date

**July 30th:** All building permits pulled

**August 15th:** Exterior Work Completed. Windows & doors installed. Roof fully repaired/  
new back roof installed. Electrical & Plumbing Rough-in completed.

**September 15th:** Interior rough-in complete/Exterior fence completed

**October 30th:** Interior insulation/electrical/plumbing finished. Kitchen installed.

**Nov 15th:** Project complete.















GO PUBLIC

10 of 10 graduate in four years

Helping you go to Denver County Independent School District









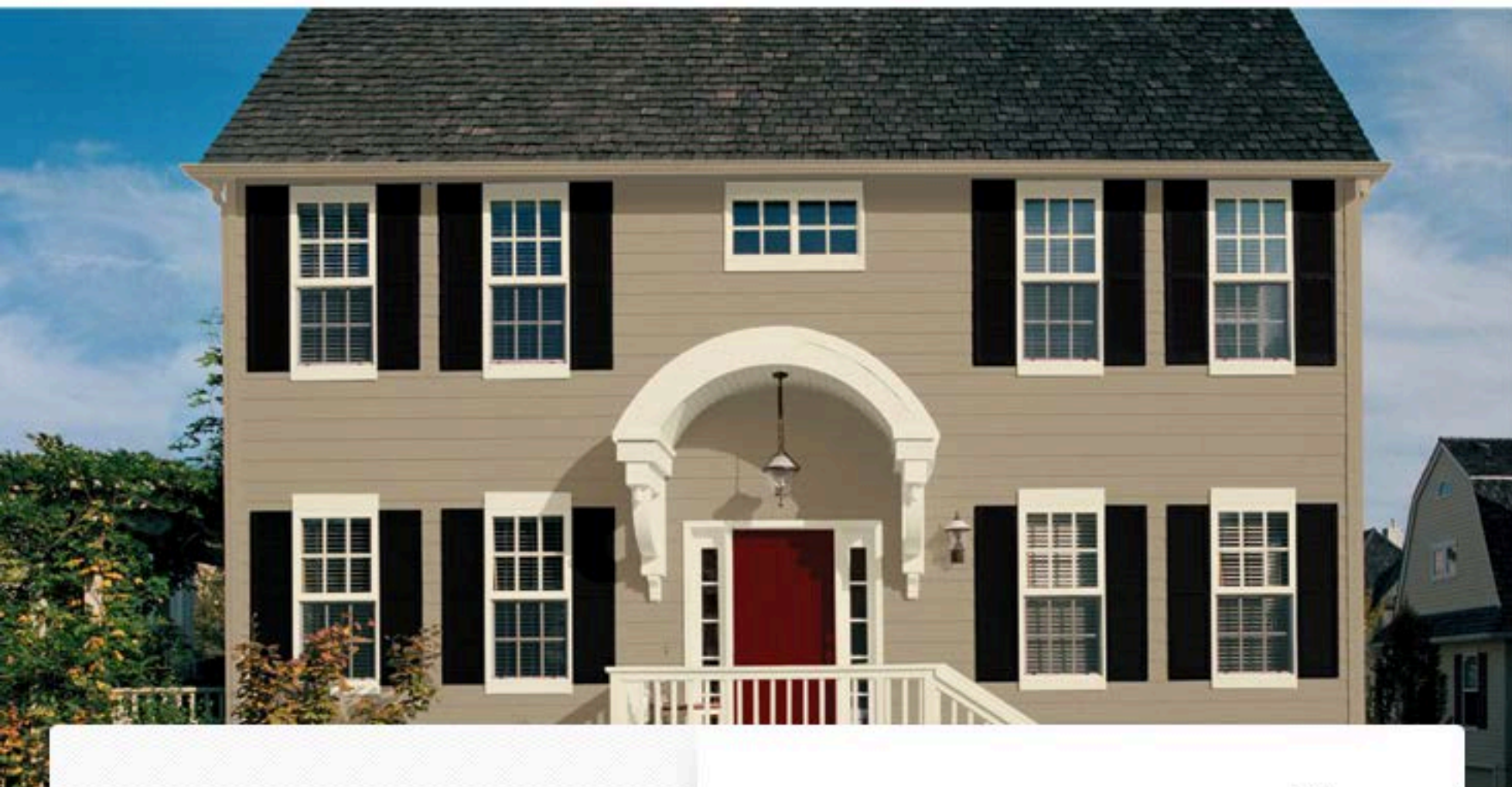




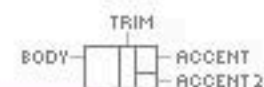








## Colors Shown



BODY

TRIM

ACCENT

ACCENT 2

SW 2827

SW 2829

SW 6258

SW 2802

Colonial  
Revival  
Stone

Classical  
White

Tricorn Black Rookwood  
Red



# GAYTAN ENGINEERING CONSULTANTS

302 Newport / San Antonio, Texas 78218 / (210) 260-7471

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April 29, 2015

**Re:** Existing Pier and Beam and Continuous Perimeter Concrete Footing Inspection Letter

To whom it may concern:

The existing pier and beam and perimeter continuous concrete beam features for the location referenced below were visually observed by Gaytan Engineering Consultants, hereinafter referred to as GEC.

**Address:** 504 Austin  
San Antonio, Texas

The existing foundation is structurally adequate to safely sustain the loads that will be placed on it.

Sincerely,

**GAYTAN ENGINEERING CONSULTANTS**



Arturo S. Gaytan, P.E.

Principal Engineer

Texas Professional Engineer Registration #53809 / Firm #5134





# GAYTAN ENGINEERING CONSULTANTS

302 Newport / San Antonio, Texas 78218 / (210) 260-7471

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April 29, 2015

**Re:** Existing Structural Framing Inspection Letter

To whom it may concern:


The existing structural framing features for the location referenced below were visually observed by Gaytan Engineering Consultants, hereinafter referred to as GEC.

**Address:** 504 Austin  
San Antonio, Texas

The house has an existing exterior wood / masonry and existing interior wood framing system that are in a structurally safe condition.

Sincerely,

**GAYTAN ENGINEERING CONSULTANTS**



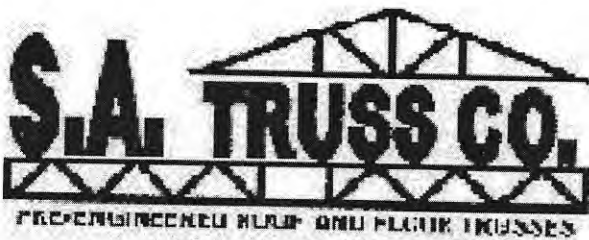
Arturo S. Gaytan, P.E.

Principal Engineer

Texas Professional Engineer Registration #53809 / Firm #5134







BATCHJOB: 428 (210) 736-9629

Date: 4/28/2015  
 San Antonio Truss Co., Inc.  
 1010 Culebra Rd.  
 San Antonio, TX 78201  
 (210) 736-9629/F: 736-9630  
 Sales Rep: ee  
 Designer: fg

Quote# 428 page 1 of 1  
 Torres Roofing: 735-7430

Job: 504 Austin Street  
 San Antonio, Texas

Loading: 20 10 10 24.00" O.C.

ITEM	QTY	TRUSS ID	SPAN	PITCH	OVERHANGS	PRICE
1	16	A	17' 6" 0	1.00/0.00	0.00/ 0.00	



Total 16

Sub-Total 1,108.55  
 Sales Tax @ 8.250 91.45  
 Delivery 0.00  
 Total Selling Price 1,200.00

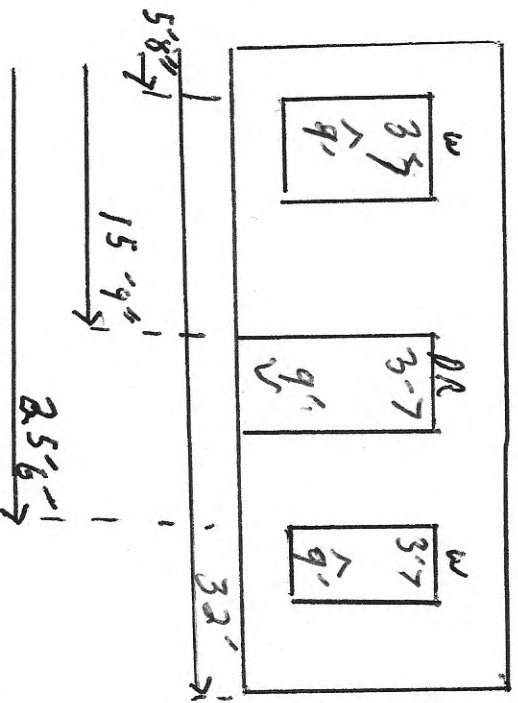
- 1) Sloping-Flat Roof Trusses designed: (2x4/2x4, 24" o.c., 1/12, 20-10-0-10=40psf, IRC-12
- 2) Review Details thoroughly for approval.
- 3) Time needed for fabrication is (10-12) working days.
- 4) Terms: 50%Dn. & 50% COD

Reviewed, Approved & Ordered by: \_\_\_\_\_

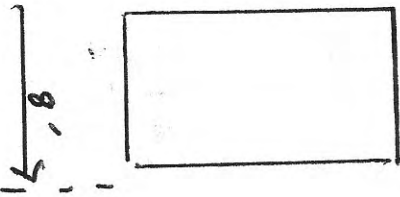




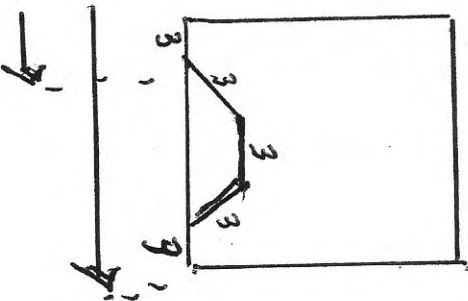
Front Left



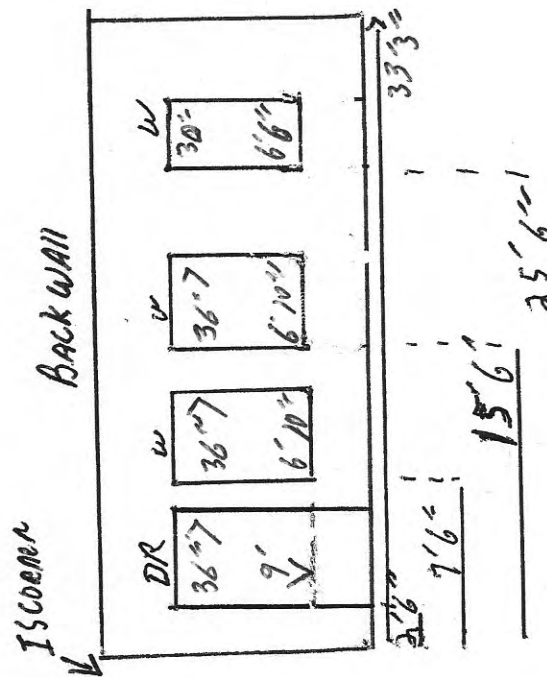
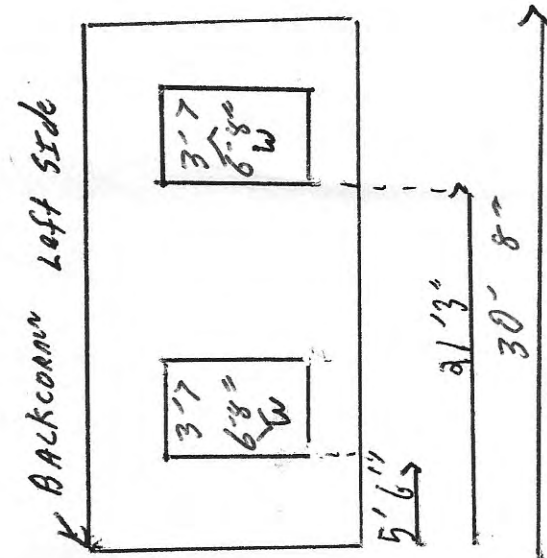
Front Side



Front Right





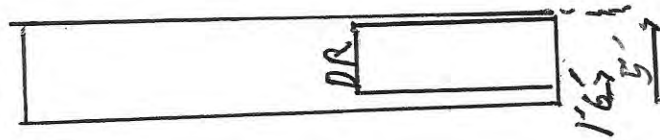




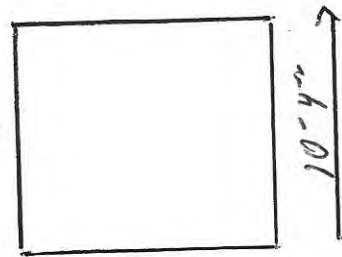
for 5000

2.00  
1.20

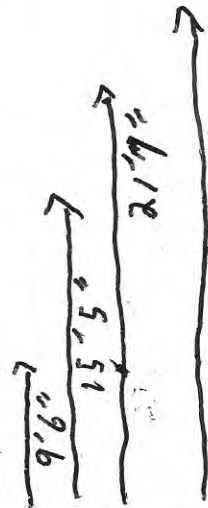
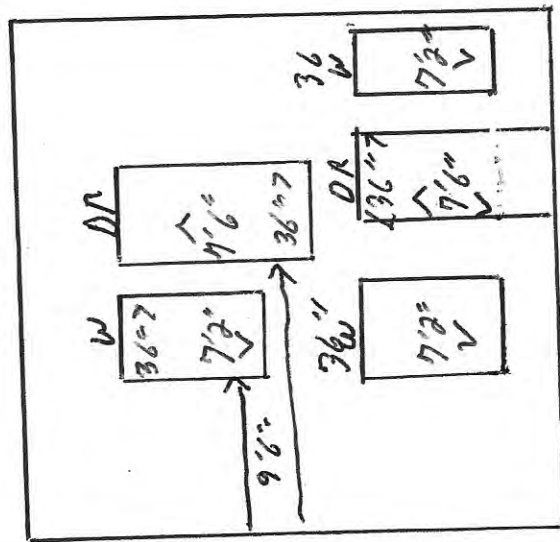
Sheet Back wall



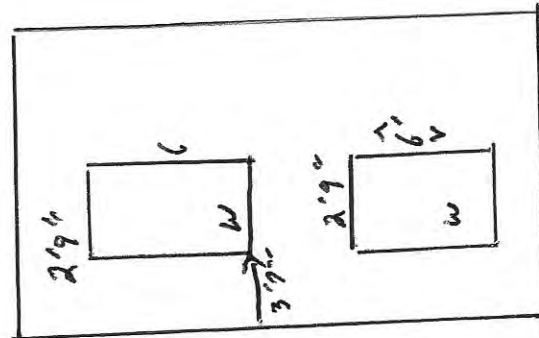
Back Is. wall



Left BACK



FAR BACK





Roof  
structure

TRUSSES 24" apart  
sloped to the Right

$\frac{5}{8}$ " decking

modified roll roofing

TRUSSES almost Flush on Ext  
Walls

29' 2"

17' 2"

(A) 2x Rafters 16" OC  
 $\frac{1}{2}$ " CDX plywood  
15" 16 felt  
Fiberglass shingles  
33' 3"

25' 7"

10' 4"

Ridge

78' 3"

2x4 Rafters 24" OC

$\frac{1}{2}$ " decking not burnt  
stays

Hip Ridge

Hip Ridge

Ridge

Slope  $\frac{1}{12}$ "

Hip Ridge

30' 8"

Hip Ridge

33' 7"

6 AME AS  
(A)

8' 7"

2x  
16

13' 5"



1st Plan

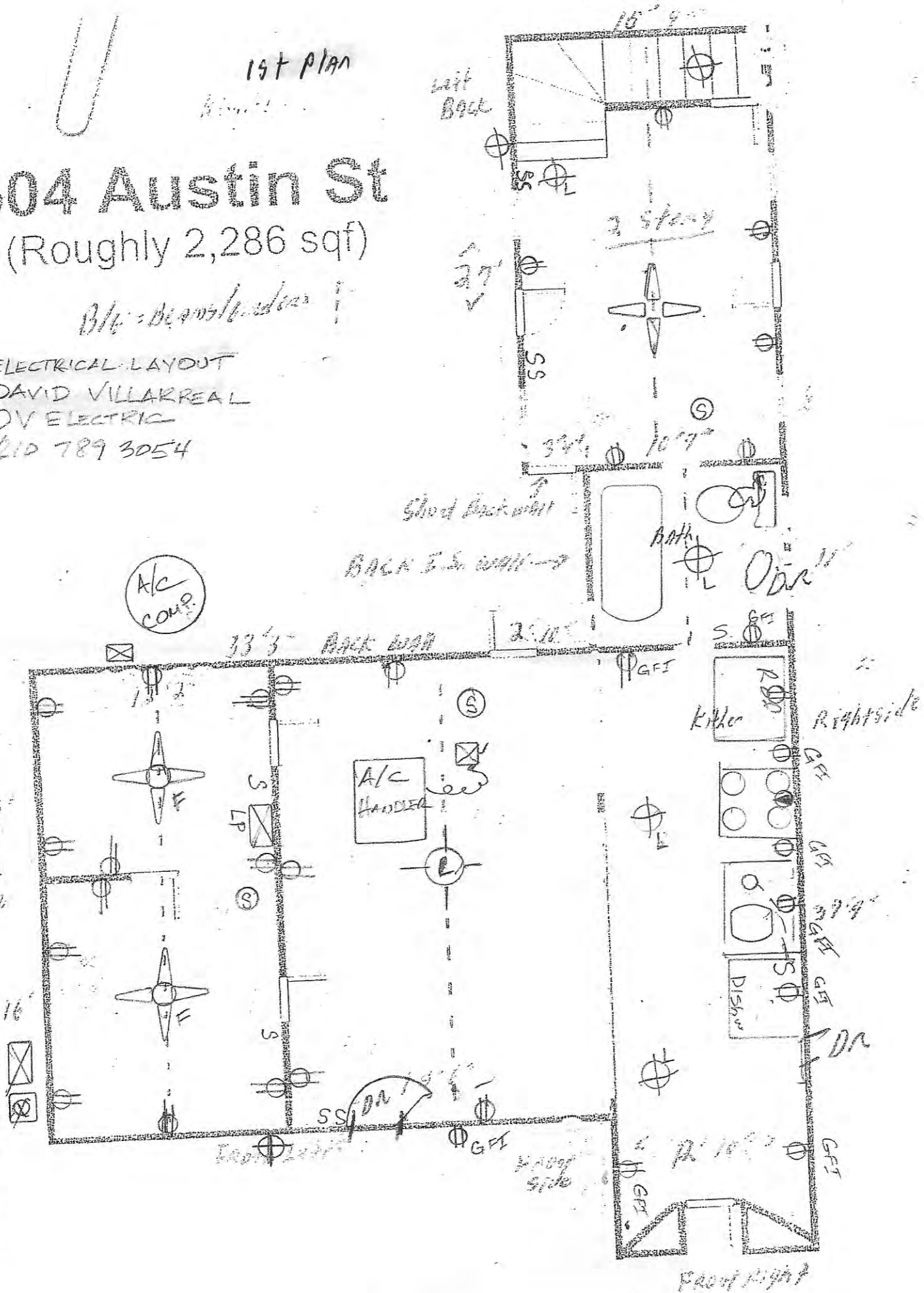
# 504 Austin St

(Roughly 2,286 sqf)

B/E = Breakers/Loaders

ELECTRICAL LAYOUT  
DAVID VILLARREAL  
DV ELECTRIC  
210 789 3054

120/240V, 1Ø - 200A  
Electrical Service





# 504 Austin St

(Roughly 2,286 sqf)

B/G = Beams/Girders  
Flooring

Subfloor 3/4"

Floor Joist 24" OC

FAR BACK 17'2"7"

Left BACK

2 story

29'1"

3'4"

10'9"

Short Back wall

BACK I.S. wall →

33'3" BACK wall

2'10"

Rightside

37'9"

12'3"

Left side

16'

19'6"

Front Left

Front side

12'10"7"

Front Right

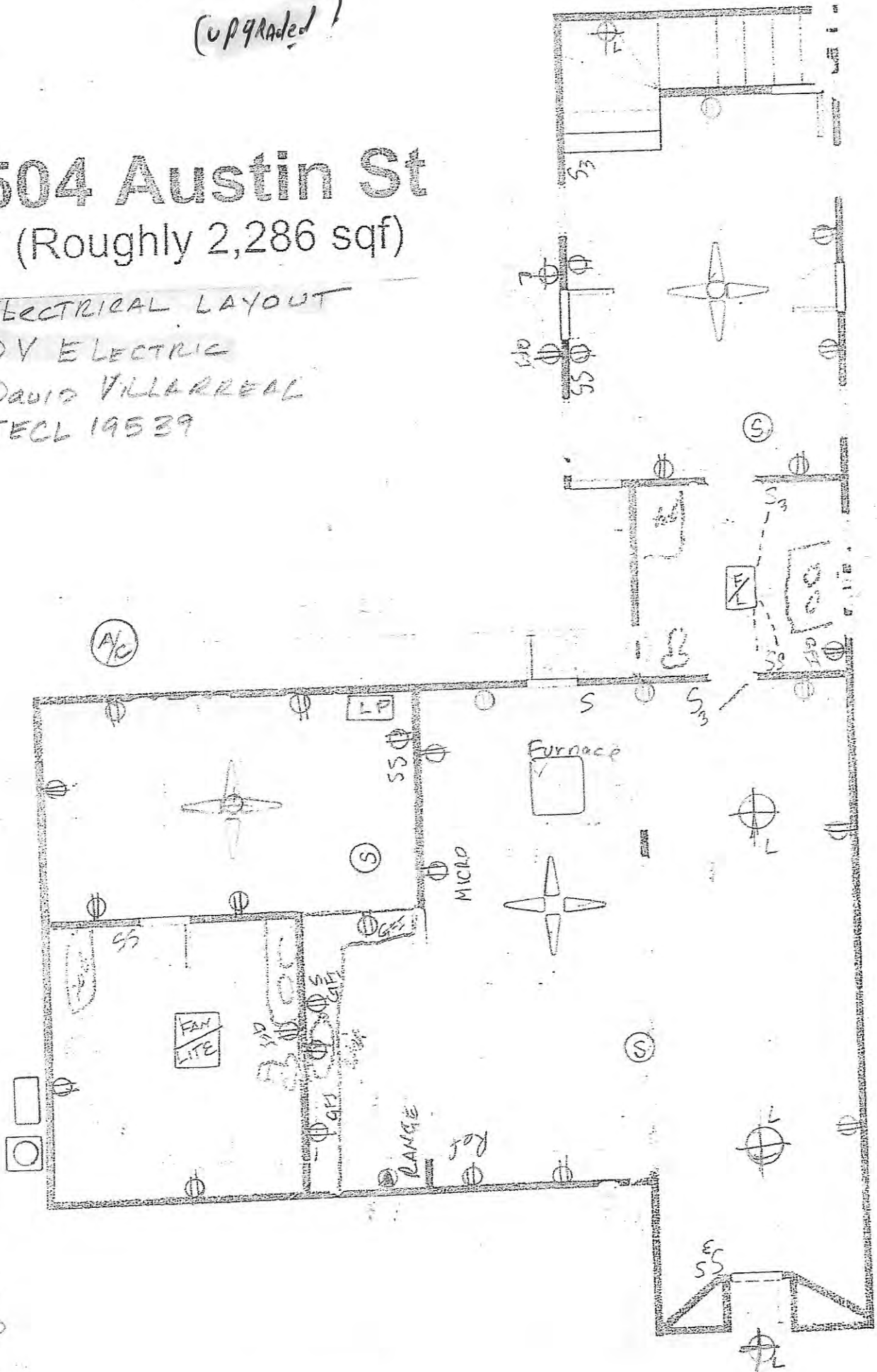


504 Austin St  
(Roughly 2,286 sqf)

DY ELECTRIC

DAVID VILLARREAL

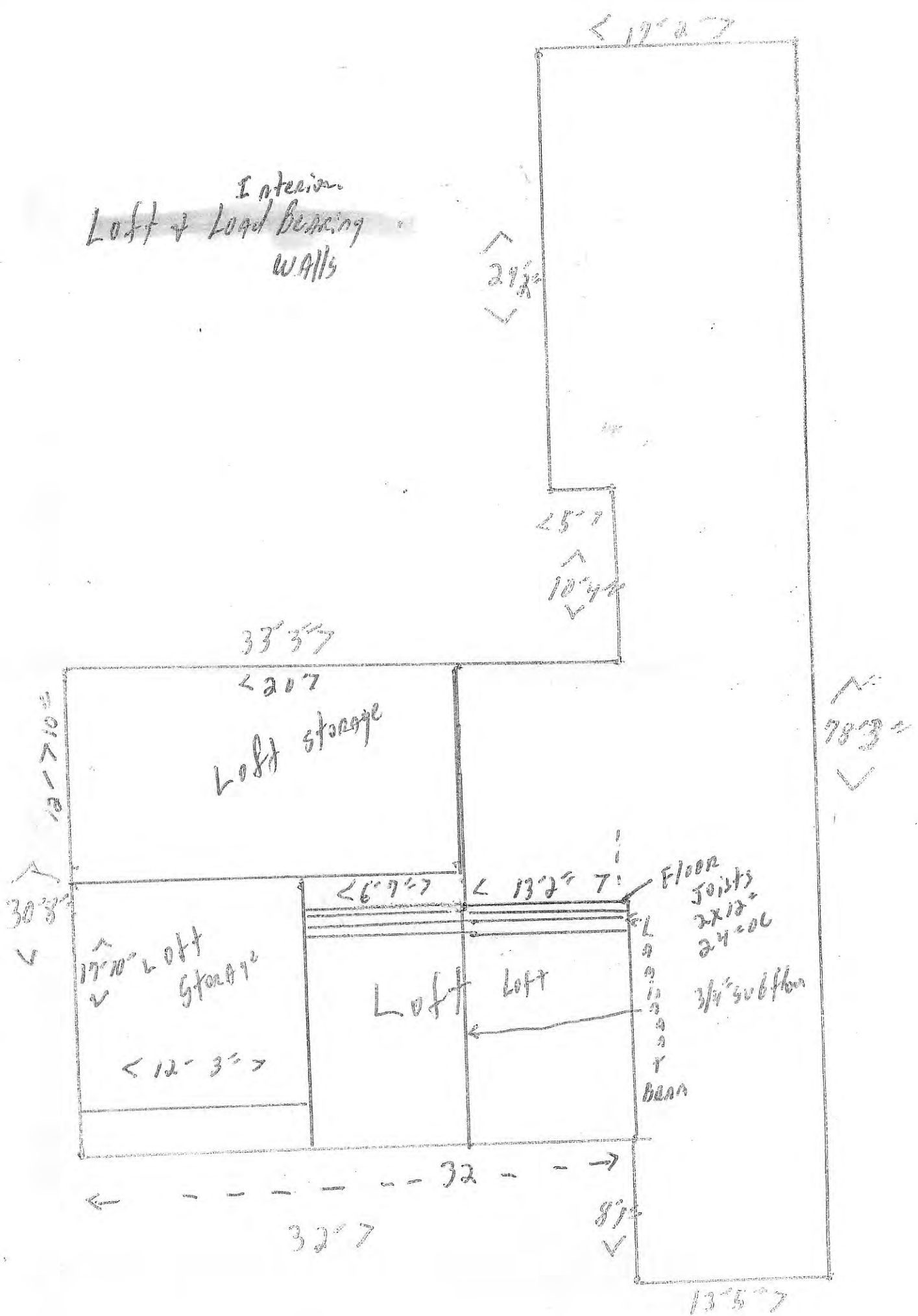
TECL 19539



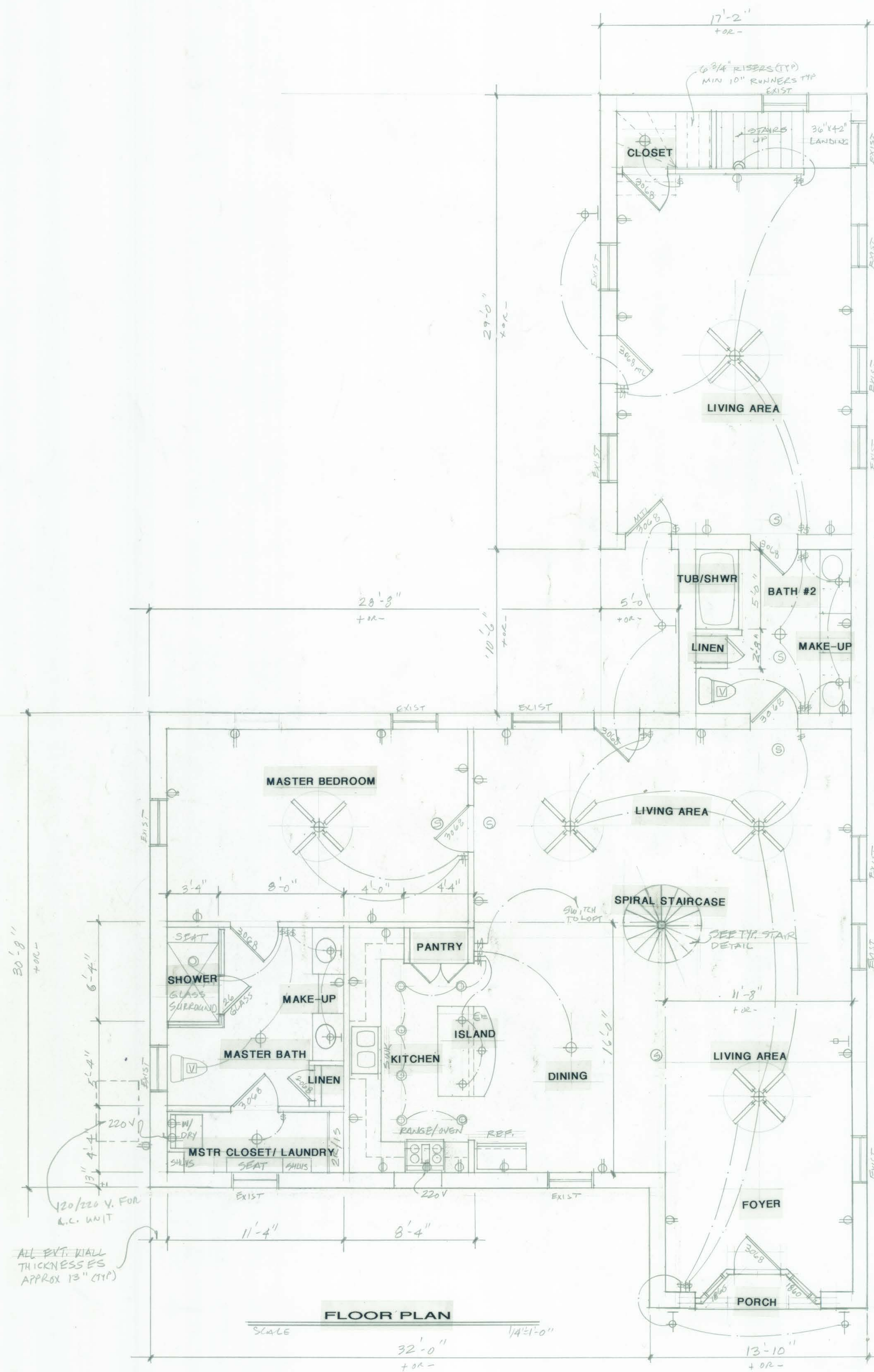
120/240V 1 $\phi$  Source



Interior  
Loft + Load Bearing  
Walls









LEFT SIDE

1/4/11

RIGHT SIDE

$$\frac{112}{40} = 2\frac{1}{5}$$

NOTE:  
CONTRACTOR TO VERIFY  
ALL AS-BUILT DIMENSIONS  
ON SITE. (MR.)

ON SITE, (TYP.)

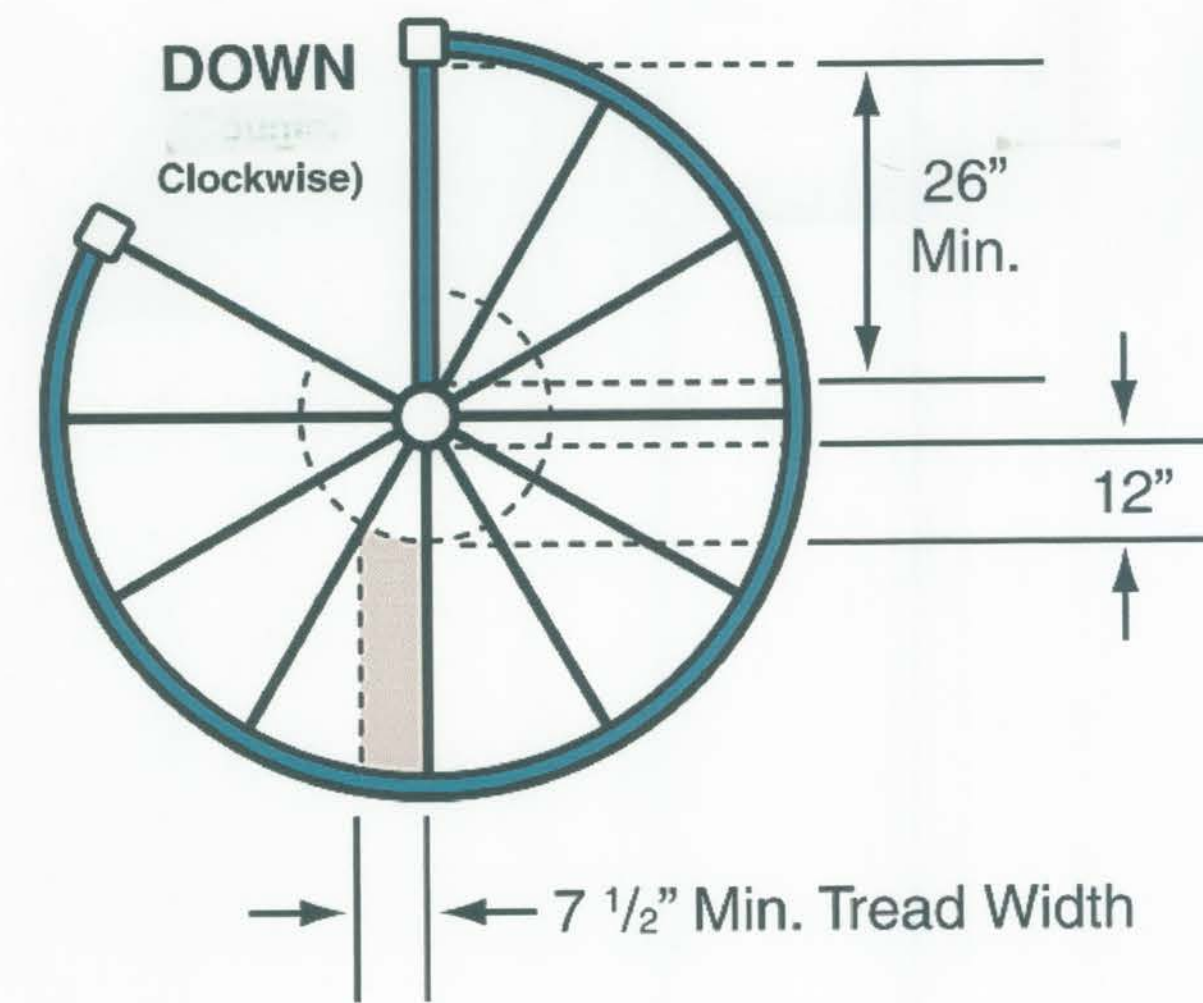
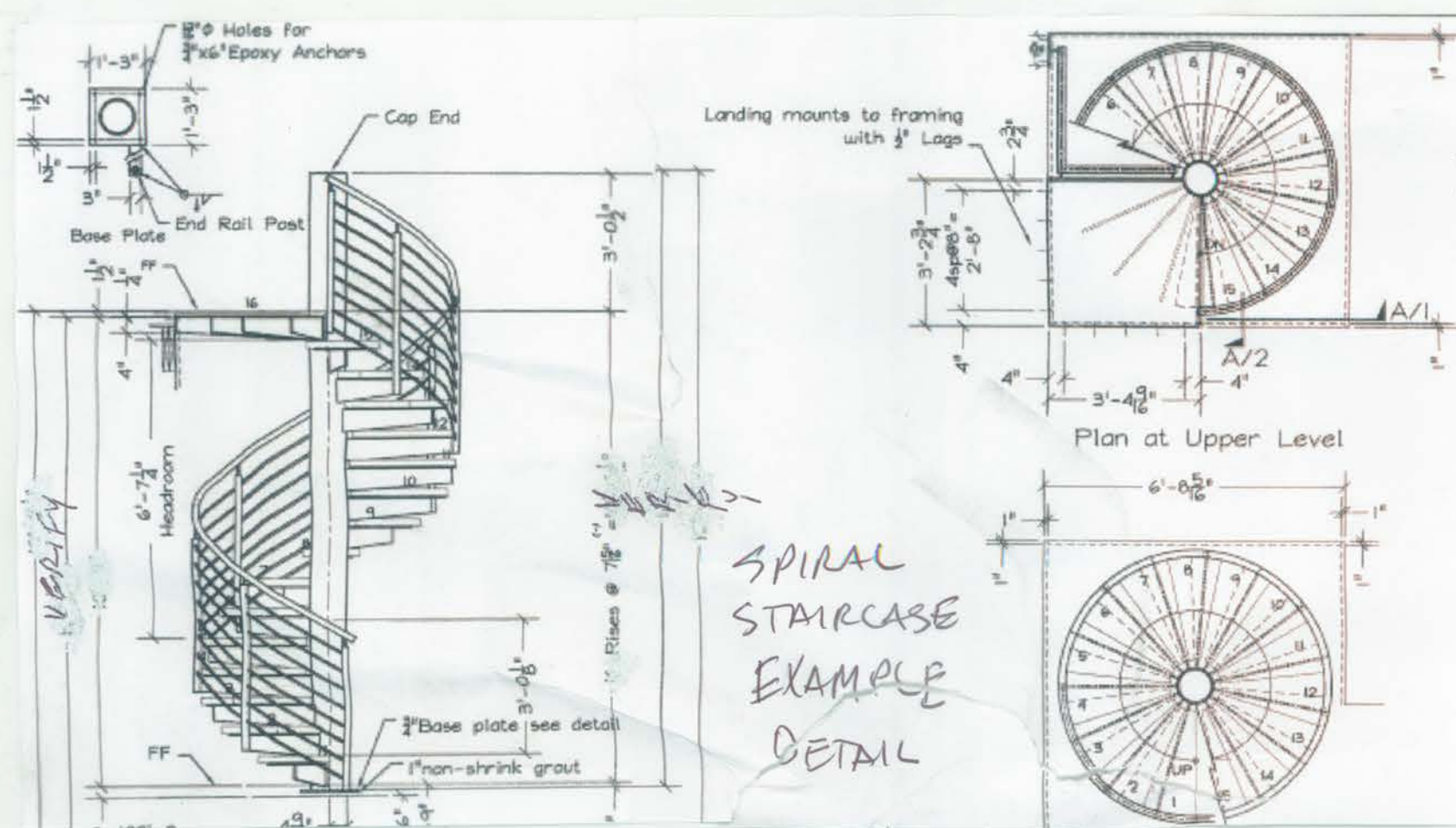
FRONT ELEVATION

12/21/2011

**GAYTAN ENGINEERING CONSULTANTS**

210-G-2

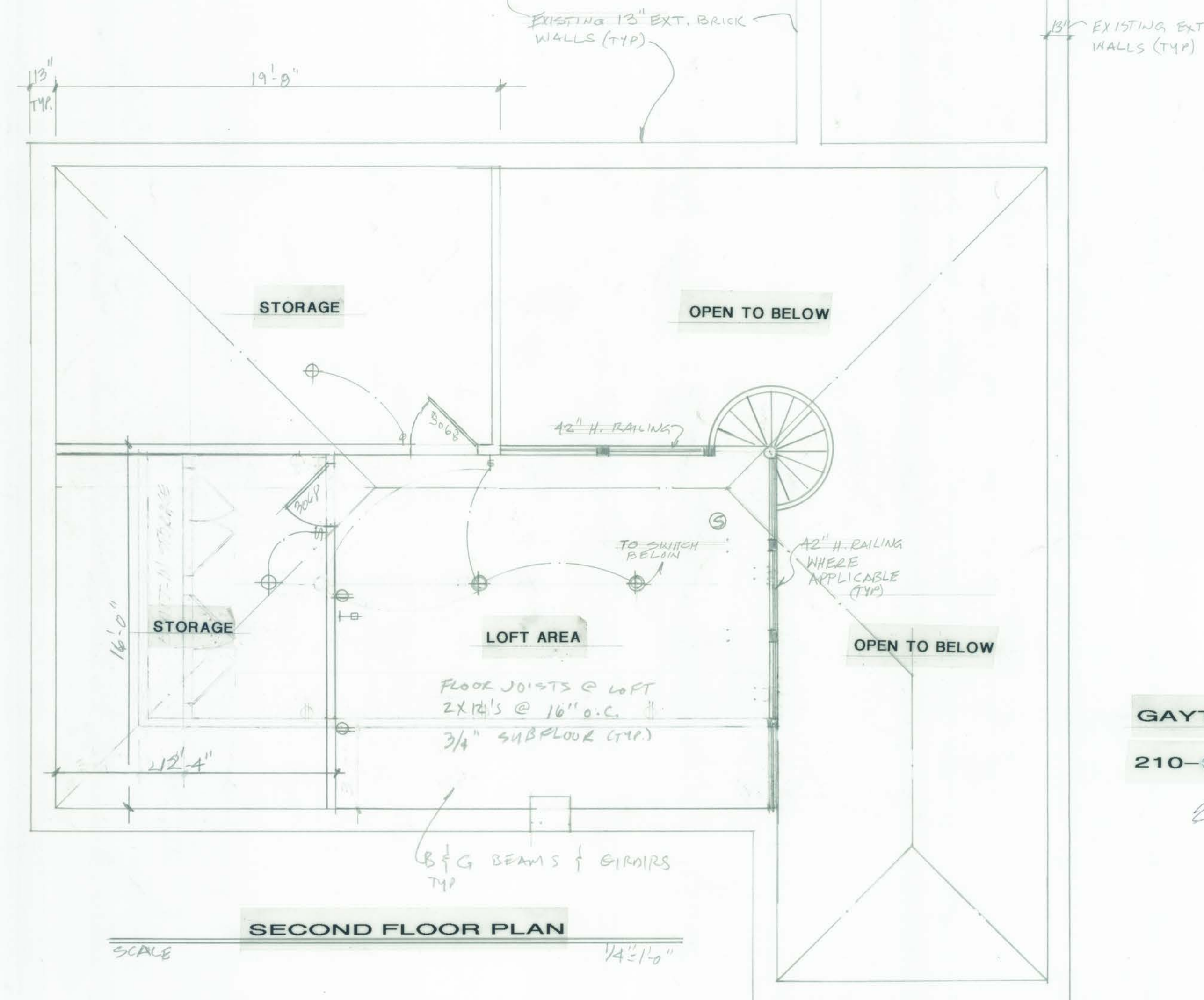
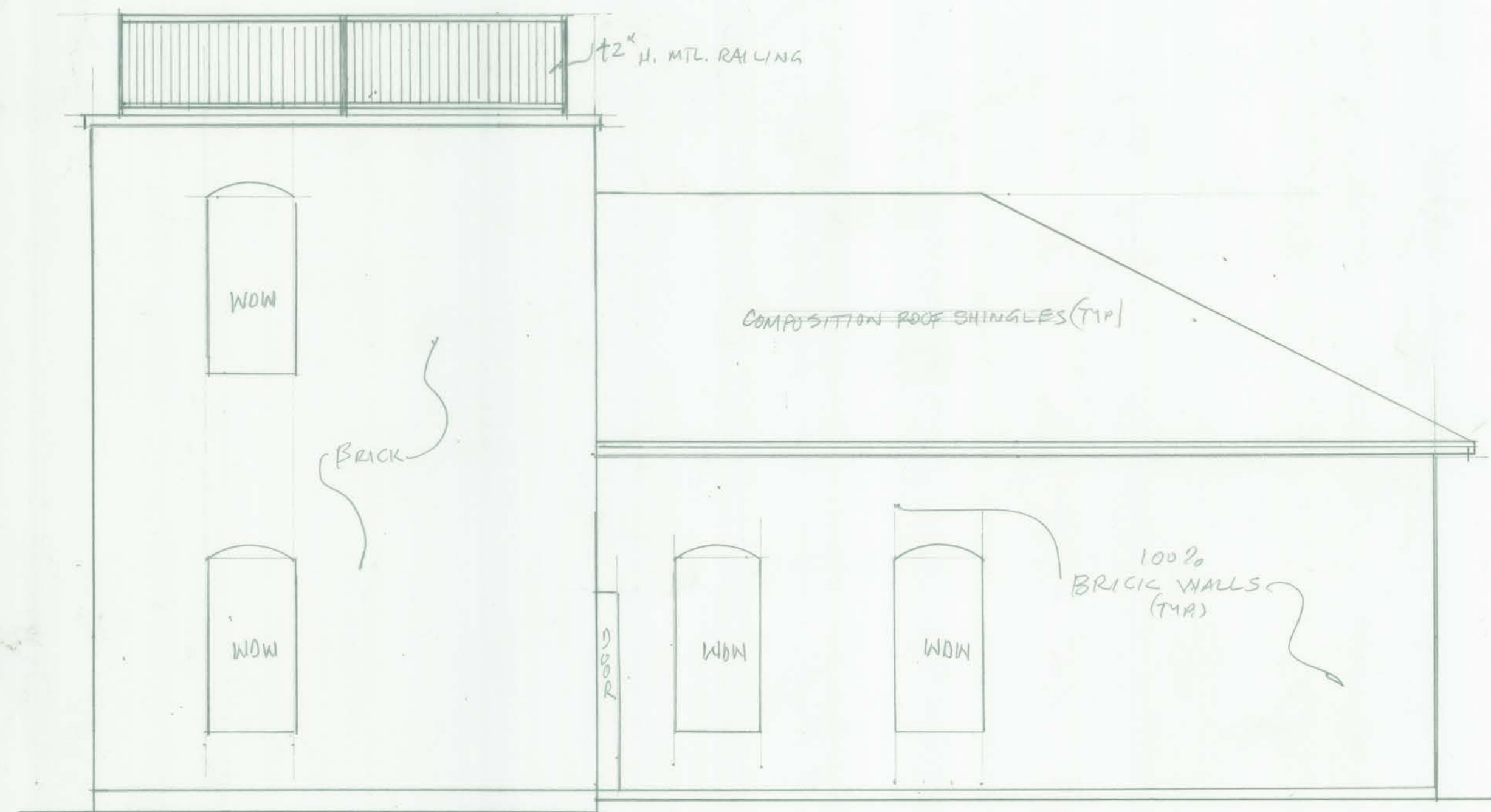
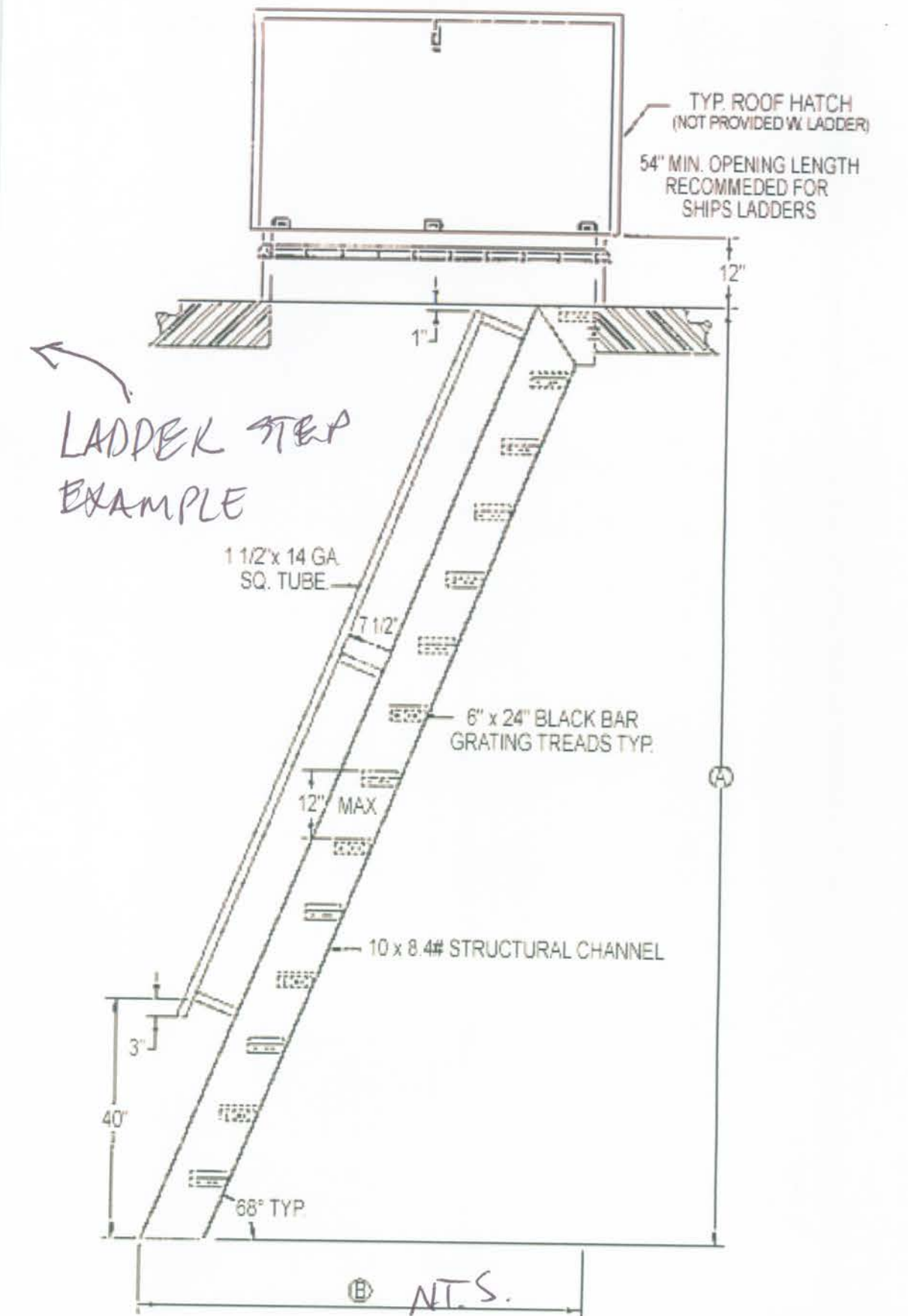
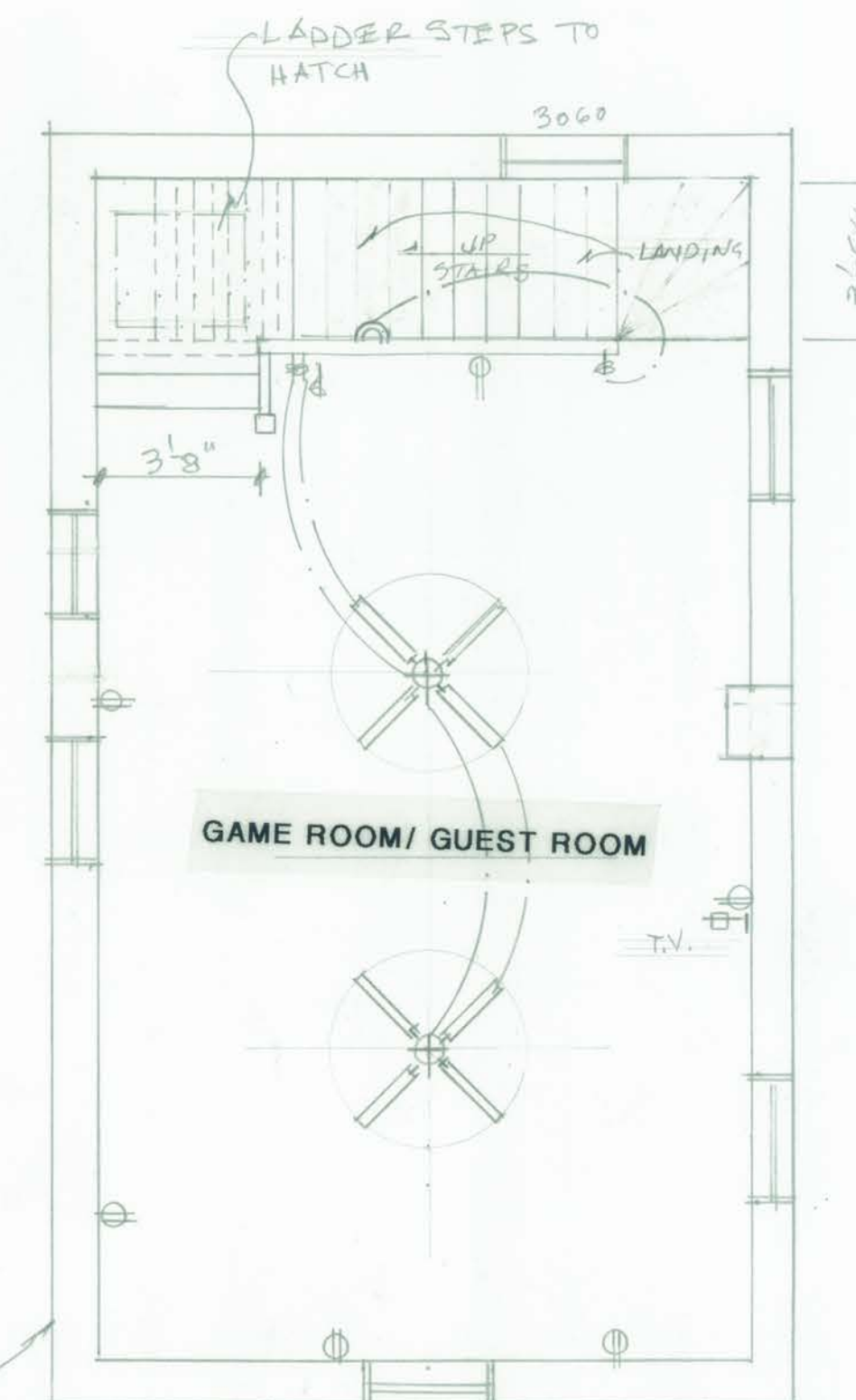




LANDING / TOP FLOOR

22 1/2 Degree Step  
16 Steps Per 360 Degrees

Finish Floor Height	Number of Steps / RISERS	Total Rotation
84" - 91"	12 Steps / 13 Risers	270
92" - 98"	13 Steps / 14 Risers	292.5
99" - 105"	14 Steps / 15 Risers	315
106" - 112"	15 Steps / 16 Risers	337.5
113" - 119"	16 Steps / 17 Risers	360
120" - 126"	17 Steps / 18 Risers	382.5
127" - 133"	18 Steps / 19 Risers	405
134" - 140"	19 Steps / 20 Risers	427.5
141" - 147"	20 Steps / 21 Risers	450
148" - 154"	21 Steps / 22 Risers	472.5



GAYTAN ENGINEERING CONSULTANTS

210

260-7911



6-2-15





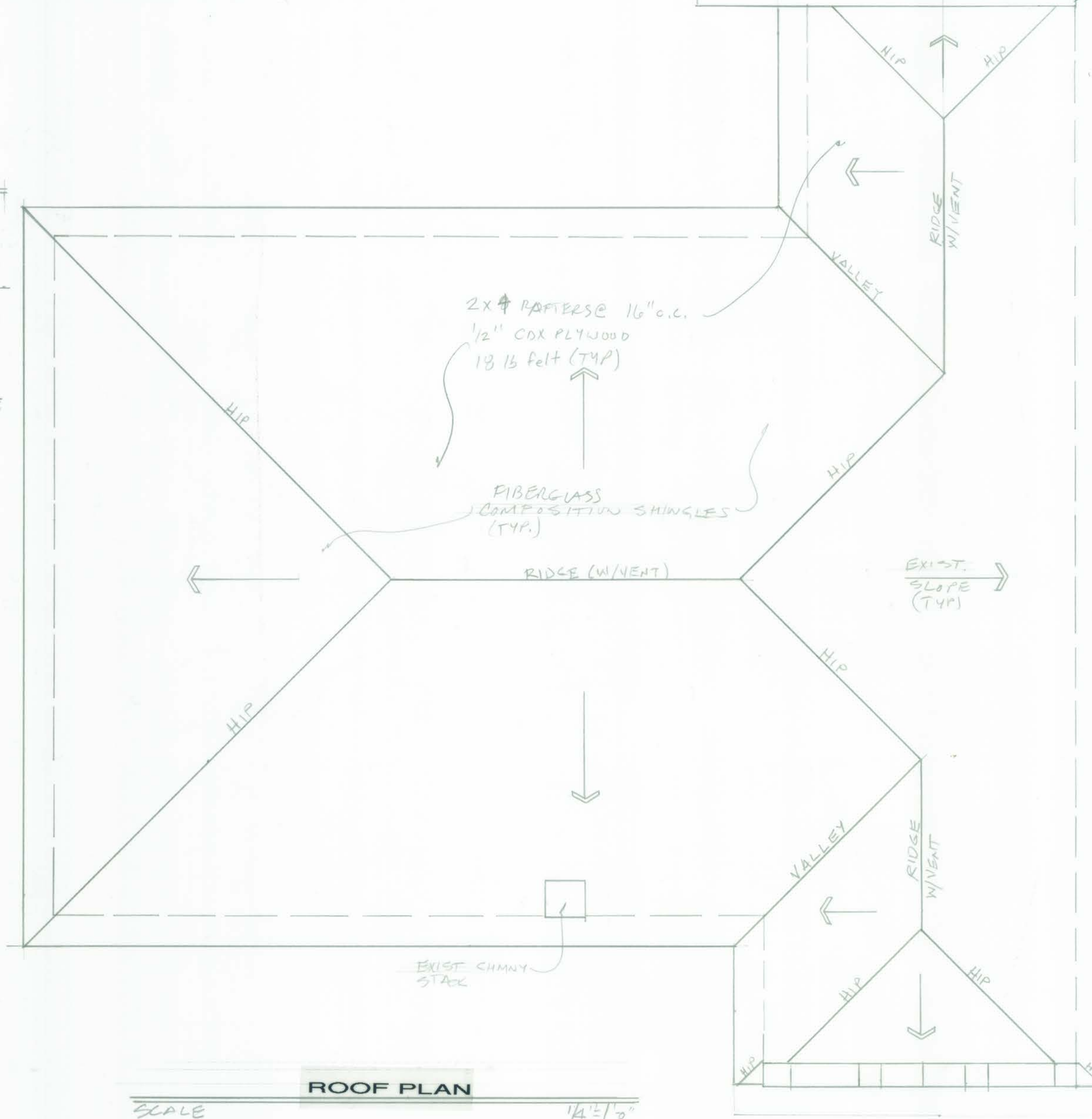
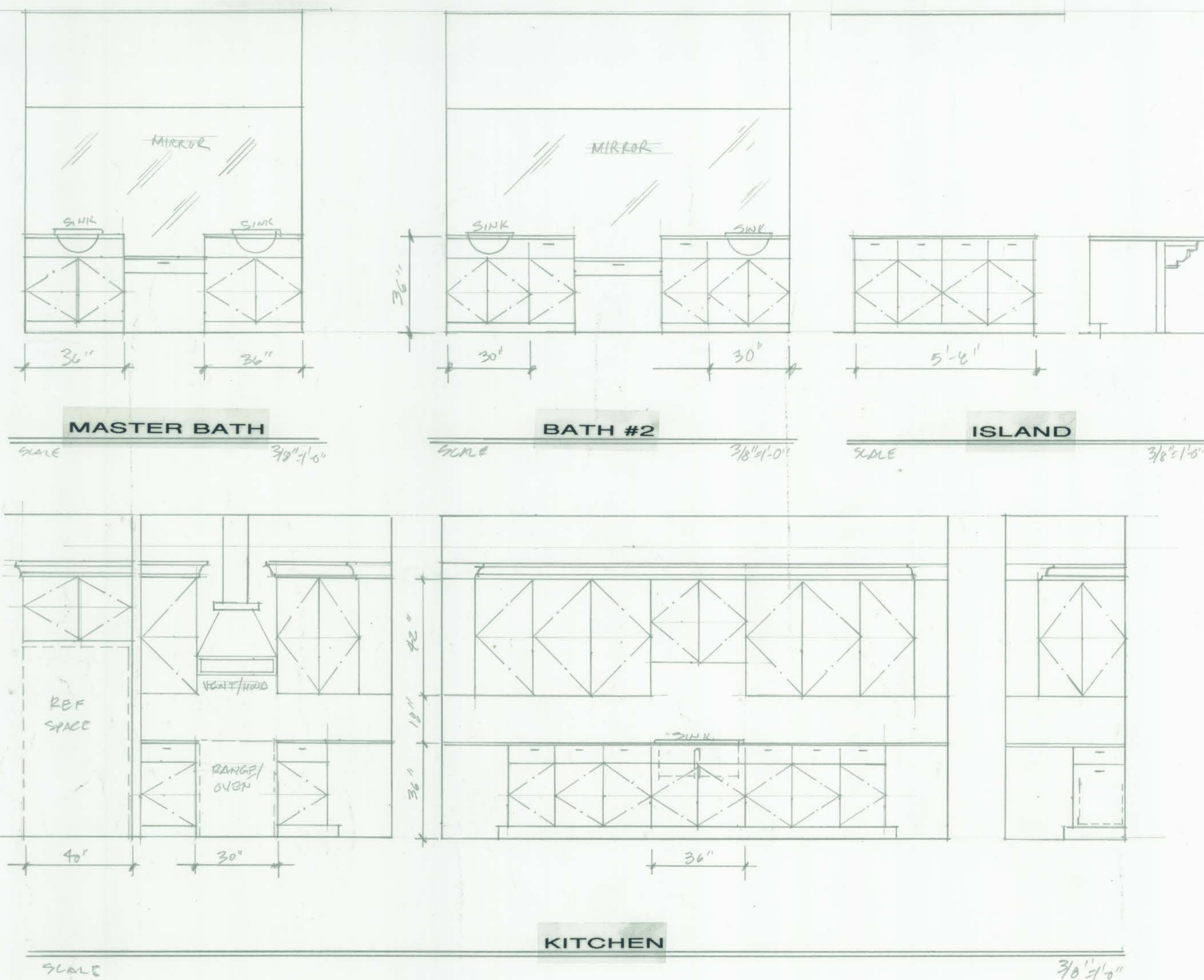
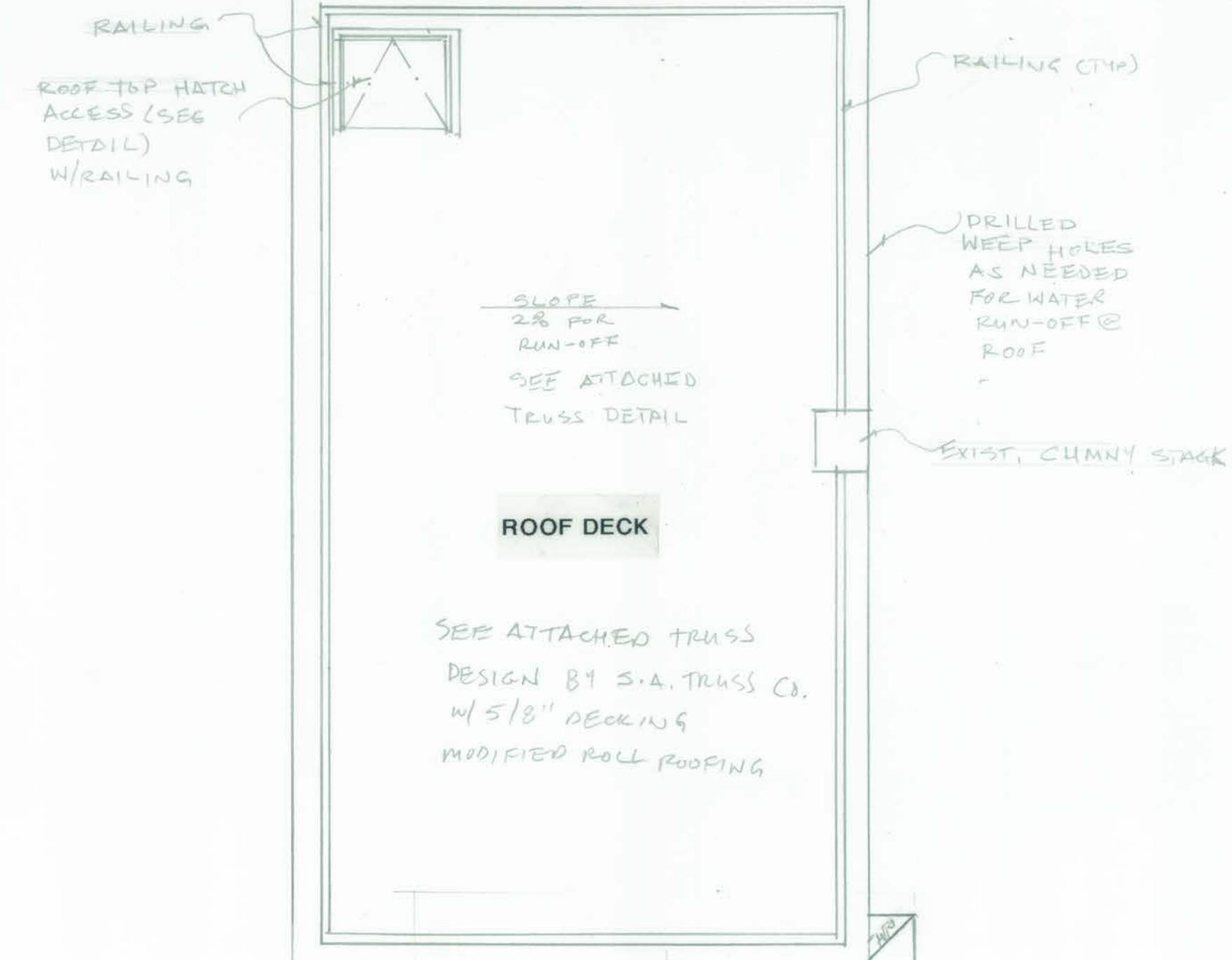
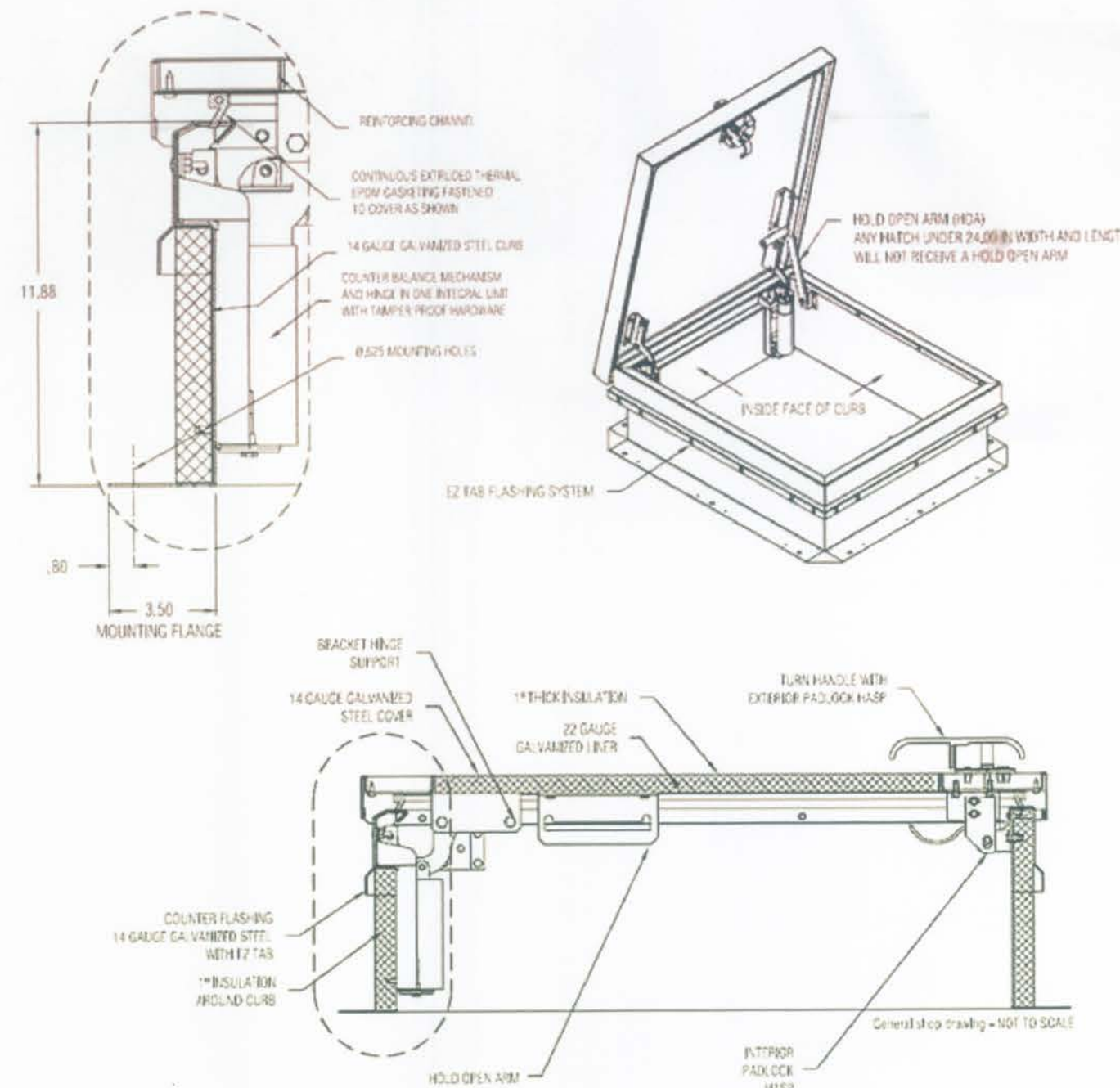
DATE: 4/28/2015  
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(210) 736-9629/F: 736-9630  
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Designer: fg

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Job: 504 Austin Street  
San Antonio, Texas

ITEM	QTY	TRUSS ID	SPAN	PITCH	OVERHANGS	PRICE
1	16	A	17' 6"	1:12	0.00/0.00	0.00
Loading: 20 10 10 24.00" O.C.						
Total 16						
						Sub-Total 1,108.55
						Sales Tax @ 8.250 91.45
						Delivery 0.00
						Total Selling Price 1,200.00

- 1) Sloping Flat Roof Trusses designed: (2x4/2x4, 24" o.c., 1/12, 20-10-0-10=40psf, IRC-12
- 2) Review Details thoroughly for approval.
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- 4) Terms: 50% Dn. & 50% COD

Reviewed, Approved & Ordered by: \_\_\_\_\_



GAYTAN ENGINEERING CONSULTANTS

210-

260-7471





ADDRESS: 504 AUSTIN STREET  
SAN ANTONIO, TEXAS 78209  
BORROWER:

LOT A-2, BLOCK 2  
NEW CITY BLOCK 510

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48029C 0415 G  
MAP REVISION: 09/29/2010  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

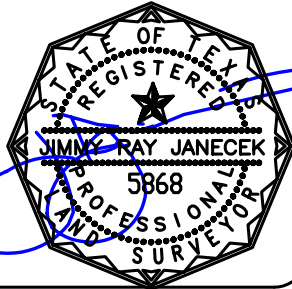
A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.=DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 5775, PG. 333

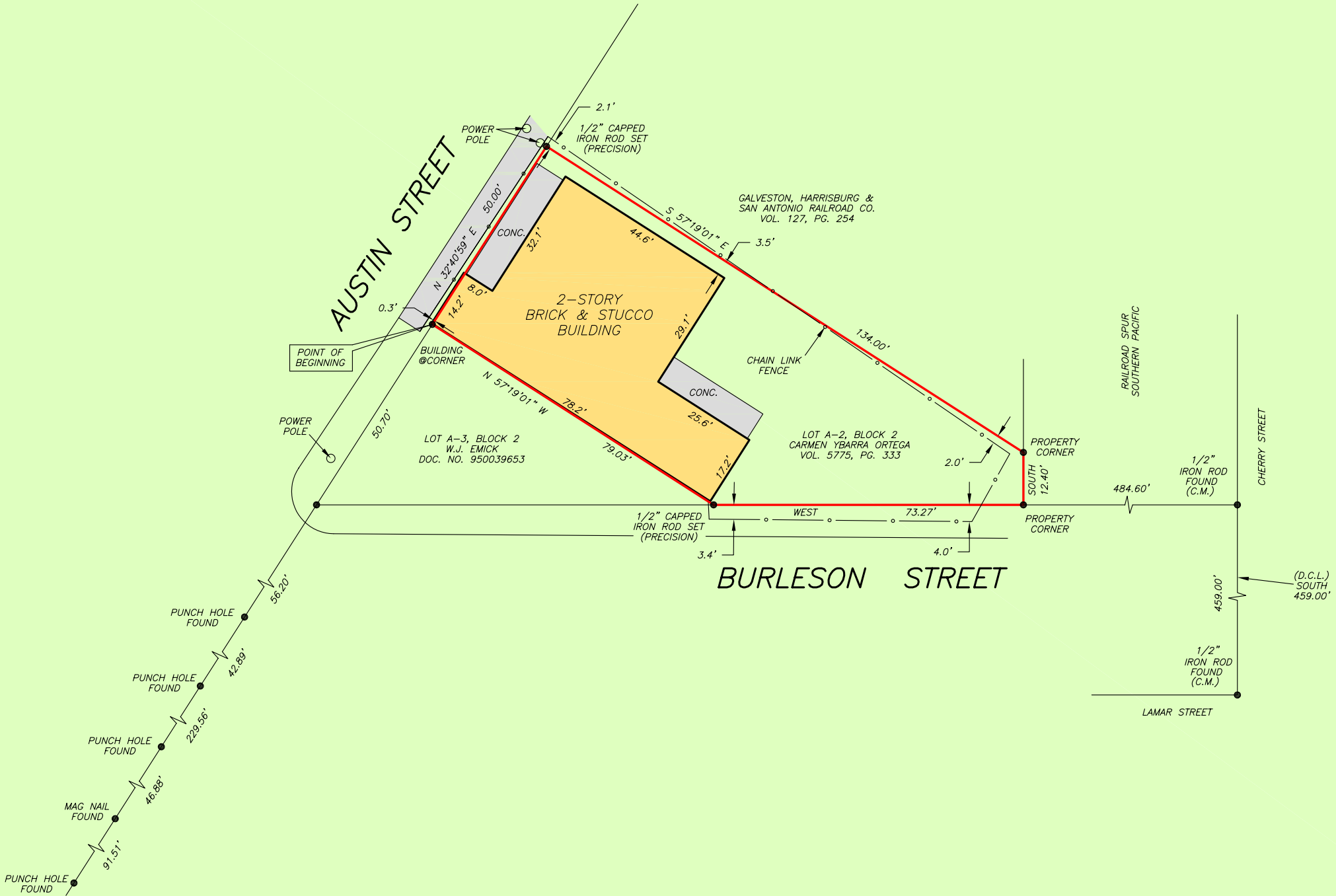
DRAWN BY: BR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY.

JIMMY RAY JANECEK  
PROFESSIONAL LAND SURVEYOR  
NO. 5868  
JOB NO. SA2014-02620  
DECEMBER 04, 2014



SCALE: 1" = 30'



PRECISION  
surveyors

1-800-LANDSURVEY  
www.precisionsurveyors.com  
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700

STATE OF TEXAS                   §  
   §  
   §  
   §  
COUNTY OF BEXAR               §

BEING LOT A-2, BLOCK 2, NEW CITY BLOCK 510, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT CONVEYED TO CARMEN YBARRA ORTEGA, RECORDED IN VOLUME 5775, PAGE 333, DEED RECORDS BEXAR COUNTY, TEXAS (D.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 5775, PG. 333, D.R.B.C.T.)

BEGINNING at a Building Corner in the southeasterly right-of-way (R.O.W.) line of Austin Street for the common West corner of herein described Tract and the north corner of Lot A-3, Block 2 conveyed to W.J. Emick, recorded in Document No. (Doc. No.) 950039653, Official Records Bexar County, Texas (O.R.B.C.T.);

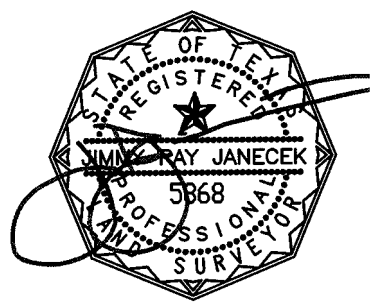
THENCE N 32°40'59" E, 50.00', along the common southeasterly R.O.W. line of said Austin Street and the Northwestern line of herein described Tract to a set ½" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set ½" iron rod") for the North corner of herein described Tract;

THENCE S 57°19'01" E, 134.00', departing the southeasterly R.O.W. line of said Austin Street and along the Northeasterly line of herein described Tract, to a point in the west line of a Southern Pacific Railroad Spur for the Northeast corner of herein described Tract;

THENCE SOUTH, 12.40', along the common East line of herein described Tract and the west line of said Southern Pacific Railroad Spur, to a point in the north R.O.W. line of Burleson Street for the Southeast corner of herein described Tract;

THENCE WEST, 73.27', along the common South line of herein described Tract and the north R.O.W. line of said Burleson Street, to a set ½" iron rod for the common Southwest corner of herein described Tract and the east corner of said Lot A-3, Block 2 conveyed to W.J. Emick;

THENCE N 57°19'01" W, 79.03', departing the north R.O.W. line of said Burleson Street and along the common Southwesterly line of herein described Tract and the northeasterly line of said Lot A-3, Block 2 conveyed to W.J. Emick to the POINT OF BEGINNING.



JIMMY RAY JANECEK  
Professional Land Surveyor, No. 5868  
December 4, 2014  
Job No. SA2014-02620





*an Fanatic*





*diy Design Fanatic*











