

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 16

HDRC CASE NO: 2016-006
ADDRESS: 907 HAYS ST
LEGAL DESCRIPTION: NCB 1654 BLK B LOT 10
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bob King/Alamo Construction
OWNER: Jason George
TYPE OF WORK: New Single Car Garage
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build a new single car detached garage at the rear of the property.

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 proposing to construct a new single car detached garage with one (1) carport under a common roofline at the north east corner of the property. It will be 30-feet long by 24-feet wide, and have an L-shaped footprint.
- b. According to the Guidelines for New Construction A.i., new outbuildings should be visually subordinate to the principal structure in height, mass and form. The proposed garage will be located at the rear of the property, and this is consistent with the Guidelines.
- c. According to the Guidelines for New Construction A.iii., new garages should relate to the period of construction of the primary building on the lot through the use of complementary materials and simplified architecture. The proposed

materials for the garage consists of composite shingles for the roof, wood siding and will be painted to match the primary structure.

- d. According to the Guidelines for New Construction B.i., new outbuildings should match the predominant orientation of garages and outbuildings on the block. Detached garages oriented at the rear of properties are commonly seen in the Dignowity Historic district. The proposed garage will be set back behind the main structure, and is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Katie Totman



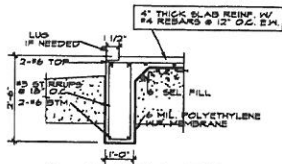
907 Hays

Dignowity Hill

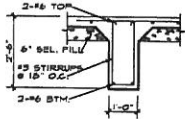
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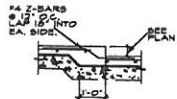




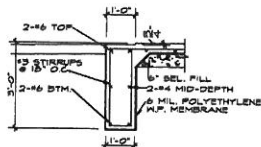
S-1 EXT. BM.



S-2 INT. BM.



S-4 TYP. DROP



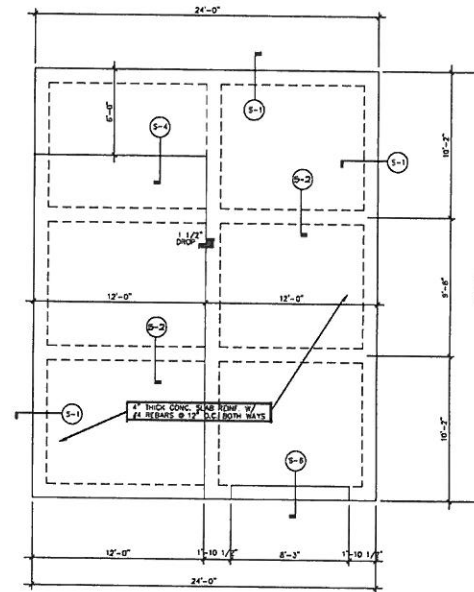
S-6 EXT. BM.

FOUNDATION DETAILS

SCALE: 1/2"=1'-0"

FOUNDATION NOTES:

1. CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS, GRADE CONDITIONS, BEFORE PROCEEDING WITH ANY PHASE OF WORK AS HE WILL BE RESPONSIBLE FOR ALL WORK AS INTENDED BY THESE DINGS.
2. ALL CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 5000 P.S.I. MIN. @ 28 DAYS.
3. ALL STEEL SHALL CONFORM W/ A 60 GRADE 60.
4. MECH. & ELEC. CONDUIT IN SLAB SHALL RUN UNDER TOP LAYER OF SLAB REINF.
5. ALL SLAB ON GRADE SHALL BE A MIN. OF 4" THICK SLAB: REINF. W/ #4 REBARS @ 12" O.C. E.K.
6. EXCAVATE EXIST. GRADE TO REMOVE A MIN. 6" TOP SOIL, INCLUDING ROOTS & VEGETATION.
7. SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAX. DRY DENSITY OF DETERMINED BY TEXAS DOT, (TH-135)
8. BUILD-UP BUILDING PAD W/ SELECT FILL MTL. IN NOT MORE THAN 8" LIFTS TO BTH. OF DRAIN GRAVEL. FILL MTL. SHALL HAVE A MAX. P.C. OF 15 OR LESS & SHALL CONFORM TO HOE RIGHTS OF THE TOP ITEM 24. TYPE A. EACH LIFT SHALL BE COMPACTED TO A MAX. DENSITY OF 95% AS DETERMINED BY TDM-115. NOTE: FONDATION PAD TO BE 2'-0" THICK.
9. EXCAVATE FOR BEAMS TO PROPER SIZE & DEPTH & PLACE A MIN. OF 6" DRAIN GRAVEL, AS DESCRIBED ABOVE. COMPACTED LIMESTONE BASE COULD BE USED IN LIEU OF DRAIN GRAVEL.
10. AFTER BASE MATERIAL IS COMPLETELY PLACED, PLACE A CONTINUOUS 6 MIL. POLYETHYLENE WATER-PROOFING MEMBRANE OVER BASE MATERIAL. AFTER BEAMS ARE FORMED RUN W.P. MEMBRANE DOWN SIDES OF BEAMS. REPAIR ALL TEARS & FURTHER W/ W.P. TAPE & TAPE ALL LAPPS OR JOINTS.
11. PLACE REINF. STL. IN SLAB & BMS, AS INDICATED IN DETAILS. LAPPS: IN CONTINUOUS SLAB REINF. SHALL BE STAGGERED AND CONSIST OF 40 DIAMETER LAPPS. LAPPS: IN CONTINUOUS BEAMS REINF. WHEN NECESSARY SHALL OCCUR NEAR BEAM INTERSECTIONS FOR BTH. REINF.
12. PRIOR TO CONCRETE POUR SLAB & BEAM REINF. SHALL BE INSPECTED BY BUILDING AUTHORITY OR STRUCTURAL ENGINEER (OR REPRESENTATIVE)



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

ENGINEER:

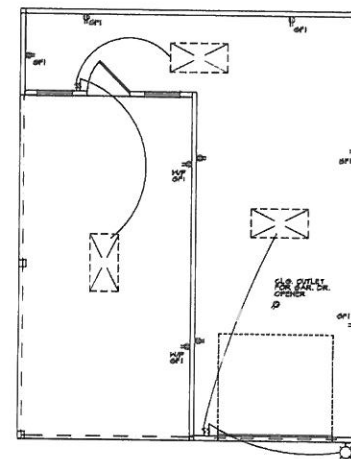
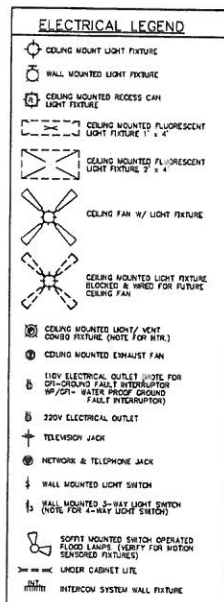
A FOUNDATION PLAN FOR:
MR. JASON GEORGE
907 HAYS RD.



REVISIONS	DATE

PROJECT #
DATE: 01/08/16
DRAWN: M. KERRERA

SHEET #
S1
1 OF 1



NOTES: 1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER.
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS.
VERIFY HEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.

ELECTRICAL NOTES
SCALE: 1/4" = 1'-0"

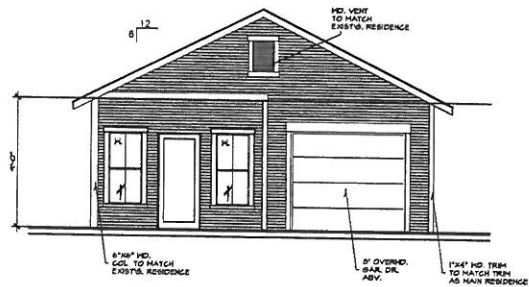
NOTES: TV, CABLE, DSL, AND OTHER ELECTRONIC WIRING
SHALL BE INSTALLED PER BUILDER'S SPECS

PROVIDE GAS STUB WHERE REQUIRED FOR APPLIANCES
AND HVAC AND FIREPLACE (IF APPLICABLE)

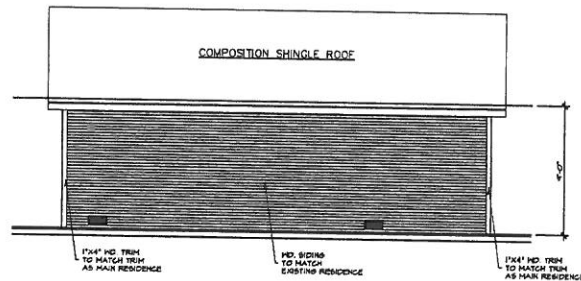
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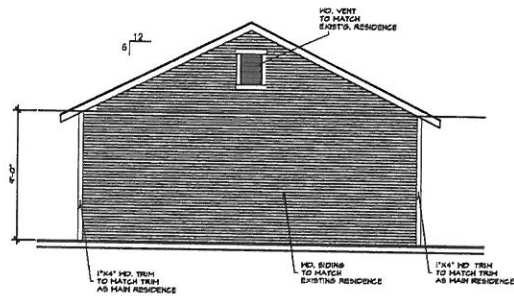
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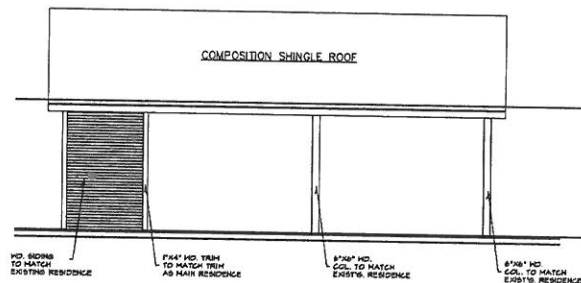
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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A GARAGE FOR
MR. JASON GEORGE
907 HAYS RD., ALAMO CONSTRUCTION/DEMO



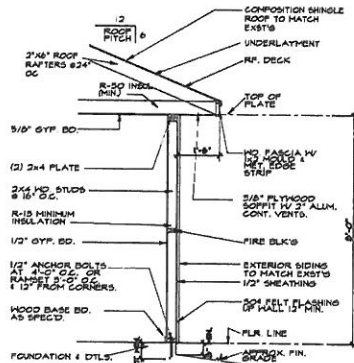
REVISIONS
05/12/13

PROJECT # 0218
DATE: 01/02/16
DRAWN: MK
CHECKED BY: MK

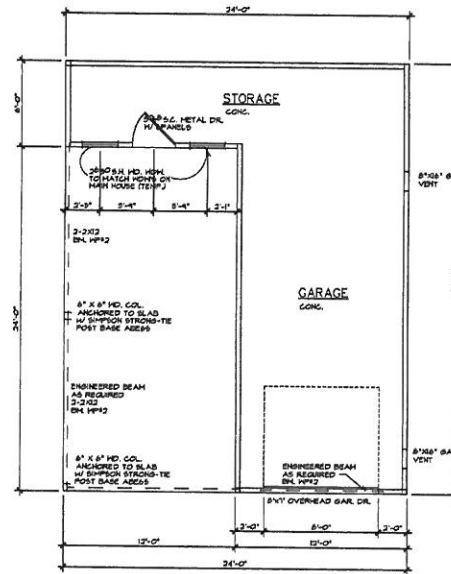
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STRUCTURAL NOTES - WOOD FRAMING

1. UNLESS NOTED OTHERWISE, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED TWO (2) FIB BY THE SPIB WITH A MINIMUM PHOTOGRAPH.
2. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATES UNLESS DETAILED OTHERWISE.
3. SOLID 2x BLOCKING SHALL BE PROVIDED AT END AND POINT OF SUPPORT OF ALL WOOD JOISTS AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" APART. ALL WALLS SHALL HAVE SOLID 2x BLOCKING AT 4'-0" O.C. MAXIMUM VERTICALLY END WALL WITH 2x4x8 NAILS OR SIDE 10x BAIL WITH 2x4x8 NAILS.
4. FLOOR DECKING - 3/4" MINIMUM FOR FLOOR, 3/4" MINIMUM FOR ROOF. BRIDGE 2x4x8 WITH EXTENSION GUS. GUS AND NAIL WITH 10x COMMON NAILS 8" O.C. AT ALL SUPPORTED EDGES, 10x 12" C.C. AT ALL INTERMEDIATE SUPPORTS. ALL JOISTS AT FLOOR DECKING SHALL BE STAMPERED.
5. ALL FRAMING JOISTS FRAMING INTO THE SIDE OF A HEADER OR BEAM SHALL BE ATTACHED USING METAL JOIST HANDERS. CORROSION RESISTANT NAILS OR GALVANIZED HOT NAILS SHALL BE USED FOR ALL FRAMING UNLESS NOTED OTHERWISE.
6. PLACE A DOUBLE PLATE DOUBLE PLATE 8" RECESSED FLOOR AT THE BOTTOM AND A DOUBLE PLATE 8" THE TOP OF ALL STUD WALLS.
7. FLOOR ONE 2x4 STUD FRAMED EXTERIOR WALL HEIGHT NOT TO EXCEED 10'-0". INTERIOR STUD WALLS TO BE 2x4x8 8" O.C. TO 12'-0" 2x4x8 8" O.C. IF HESK.
8. ALL BEAMS 2x4x8 AND LARGER SHALL BE SUPPORTED BY 2x4x8 STUDS 8" EACH END MIN.



TYPICAL WALL SECTION
WOOD SIDING
SCALE: 1/2" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

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A RESIDENCE FOR
MR. JASON GEORGE
907 HAYS RD., ALAMO CONSTRUCTION



REVISIONS

NO.	DESCRIPTION

PROJECT

DATE: 12/26/13

DRAWN: M.E.

CHECKED BY: M.E.

SHEET

A2
3











