

## HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 5

**HDRC CASE NO:** 2016-092  
**ADDRESS:** 918 HAYS ST  
**LEGAL DESCRIPTION:** NCB 1657 BLK E LOT W 50 FT OF 5  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mary Elizabeth Douglas  
**OWNER:** Mary Elizabeth Douglas  
**TYPE OF WORK:** Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 918 Hays Street.

### APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualifications:*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

### FINDINGS:

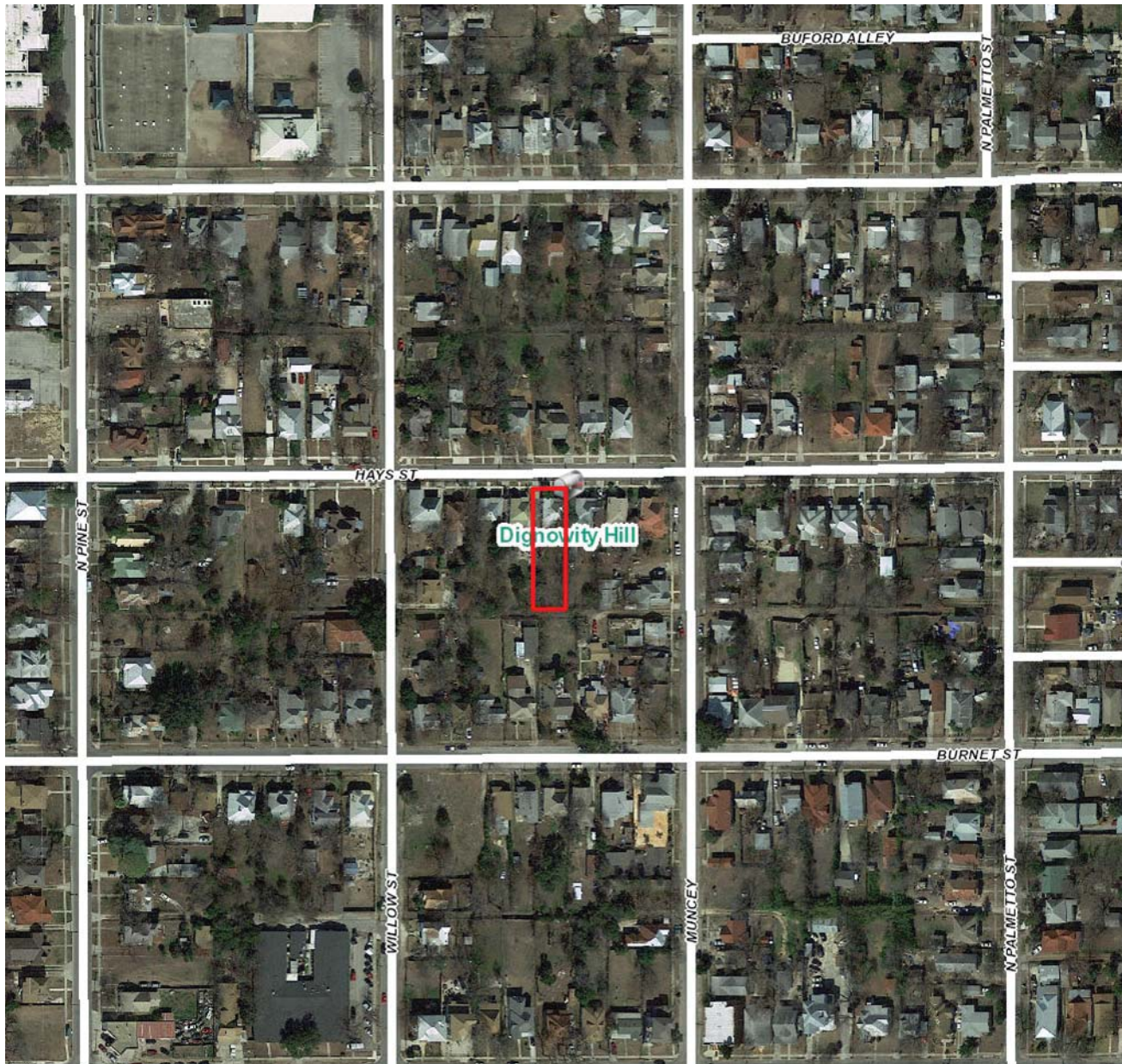
- a. The applicant is requesting Historic Tax Certification for the property located at 918 Hays Street. The scope of work consists of items that were previously approved by the Historic and Design Review Commission in August 2014. These include re-roofing, replacing existing metal columns with wood columns and repairing existing wood windows. This work has been completed.
- b. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

### RECOMMENDATION:

Staff recommends approval based on findings a and b.

### CASE MANAGER:

Katie Totman



**918 Hays**

**Dignowity Hill**

Printed: Mar 11, 2016

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## 918 Hays Street San Antonio TX. 78202

(RESPONSE TO REVIEW RECOMMENDATIONS)

August 13, 2014

### Scope of Work:

Add 265 sq.ft. to existing 1,300 sq.ft. residence, making a total of 1,565 sq.ft. residence.

The addition will be to the rear of the residence. A carport with new wood gate and an entry door will be added to the West side of the residence where existing driveway is located.

Repair or replace front facade siding and roofing material. Including in this scope is the restoration all existing windows. Renovation of interior as shown in drawings attached.

Including in this scope is to remove existing rotted wood storage at rear of residence.





Existing Conditions - North Facing



Existing Conditions - North-West Facing





Existing Conditions - South-East Facing

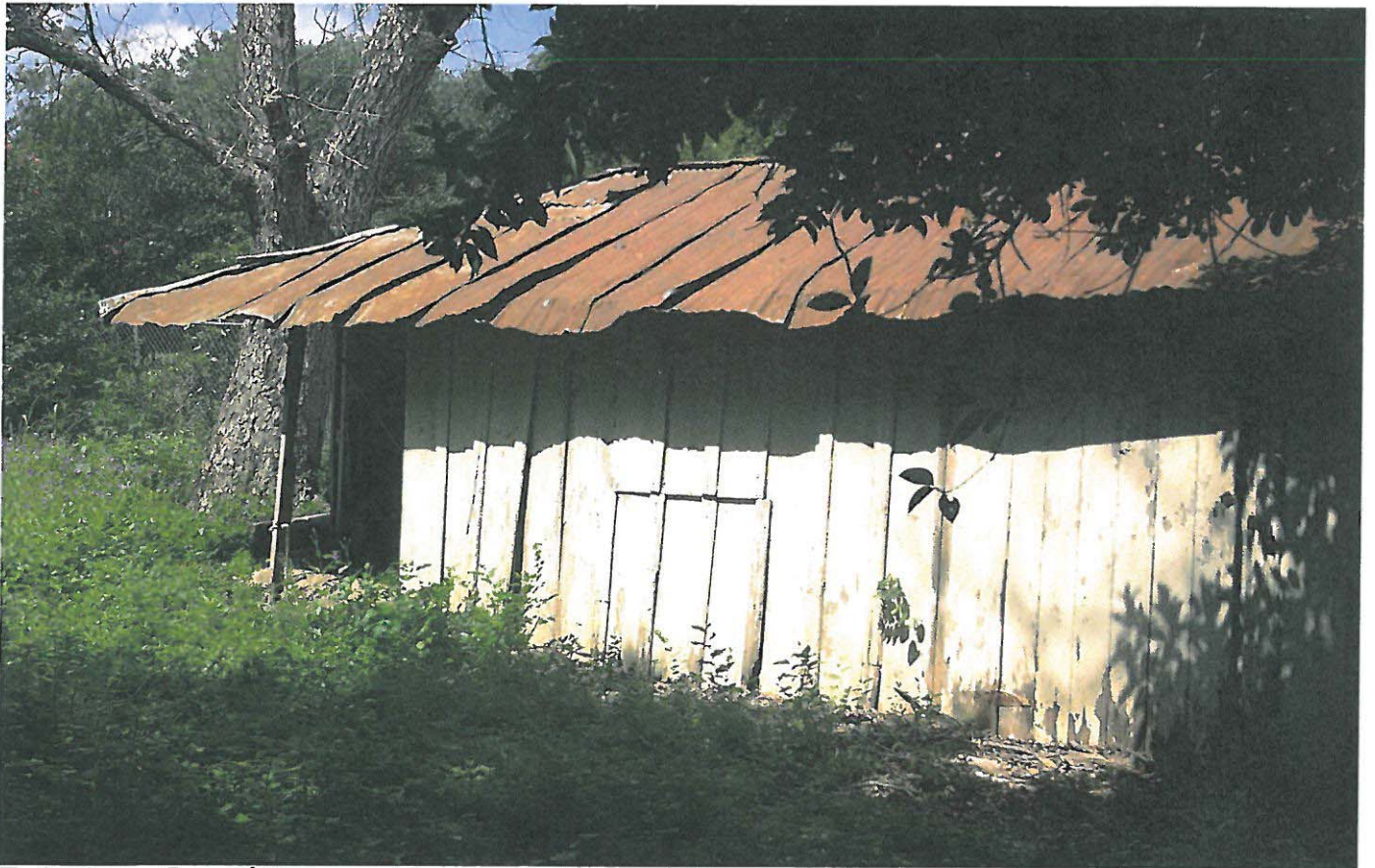


Existing Conditions - North-East Facing





Existing Conditions - Damage Wood Storage to Be Removed.



Existing Conditions - Damage Wood Storage to Be Removed.



# Bexar CAD

## Property Search Results > 118907 DOUGLAS MARY ELIZABETH for Year 2015

### Property

#### Account

Property ID:	118907	Legal Description:	NCB 1657 BLK E LOT W 50 FT OF 5
Geographic ID:	01657-001-0051	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	918 HAYS ST SAN ANTONIO, TX 78202	Mapsc0:	617B4
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

#### Owner

Name:	DOUGLAS MARY ELIZABETH	Owner ID:	2954940
Mailing Address:	918 HAYS ST SAN ANTONIO, TX 78202-1222	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$54,740	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$20,060	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$74,800	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$74,800	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$74,800	

### Taxing Jurisdiction

Owner:	DOUGLAS MARY ELIZABETH
% Ownership:	100.0000000000%
Total Value:	\$74,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.017000	\$74,800	\$74,800	\$12.72
08	SA RIVER AUTH	0.017290	\$74,800	\$74,800	\$12.93
09	ALAMO COM COLLEGE	0.149150	\$74,800	\$74,800	\$111.56
10	UNIV HEALTH SYSTEM	0.276235	\$74,800	\$74,800	\$206.62
11	BEXAR COUNTY	0.297500	\$74,800	\$74,800	\$222.53
21	CITY OF SAN ANTONIO	0.558270	\$74,800	\$74,800	\$417.58
57	SAN ANTONIO ISD	1.382600	\$74,800	\$74,800	\$1,034.18
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$74,800	\$74,800	\$0.00
Total Tax Rate:		2.698045			
Taxes w/Current Exemptions:					\$2,018.12
Taxes w/o Exemptions:					\$2,018.14

### Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1492.0 sqft Value: \$54,740

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS	WS	1900	1258.0
LA1	Additional Living Area	A - WS		1900	234.0
OP	Attached Open Porch	A - NO		1900	112.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2192	9550.00	50.00	191.00	\$20,060	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$54,740	\$20,060	0	74,800	\$0	\$74,800
2014	\$42,990	\$8,880	0	51,870	\$0	\$51,870
2013	\$39,970	\$8,880	0	48,850	\$0	\$48,850
2012	\$38,240	\$8,880	0	47,120	\$0	\$47,120
2011	\$41,870	\$8,880	0	50,750	\$0	\$50,750

### Deed History - (Last 3 Deed Transactions)



#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/11/2015	Deed	Deed	FOCAL DESIGN BUILDERS LLC	DOUGLAS MARY ELIZABETH	17233	1264	20150084239
2	6/20/2014	GWD	General Warranty Deed	LEBR PROPERTIES LLC	GOLDLINE INVESTMENTS LLC	16738	2368	20140106040
3	6/20/2014	SWD	Special Warranty Deed	GOLDLINE INVESTMENTS LLC	FOCAL DESIGN BUILDERS LLC	16738	2186	20140105957

**2016 data current as of Feb 15 2016 12:47AM.**

**2015 and prior year data current as of Feb 13 2016 1:20PM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**



# ESTIMATE



**Ruben Carrillo**  
1722 E. Houston  
San Antonio, Texas 78202

210-818-4251

**San Antonio Home Solutions**

3018 Manila Dr.  
San Antonio, Texas 78217

Estimate #

000017

Date

11/18/2014

Phone: 210-385-3037

Email: hinojosaanthony@yahoo.com

Description	Total
<b>Demo</b> Labor to demolish walls for new floor plan. Demolish exterior vinyl siding at rear of house. Remove all trash from inside of home	\$4,300.00
<b>Framing</b> Material and labor to frame new walls, staircase, structural beams for new openings at load bearing walls.	\$4,300.00
<b>Electrical</b> Material and labor to install new outlets, switches, fixtures, wiring, and inside panel. (Light fixtures not included)	\$8,700.00
<b>Plumbing (dwy)</b> Material and labor to install all new water lines and drain lines for new layout.	\$9,780.00
<b>Hvac</b> New hvac system.	\$6,400.00
<b>Exterior and interior paint</b> Material and labor to paint exterior. Material and labor to tape, float texture, and paint drywall. Paint trim and doors.	\$6,400.00
<b>Bathroom</b> Material and labor remodel bathroom. Complete with new tile at shower and bathroom floor. New vanity base with granite countertop. New toilet. New shower fixture.	\$6,950.00
<b>House Level</b> Material and labor to level pier and beam house. (1200 sq. ft. )	\$6,775.00



Description	Total
<b>Kitchen I</b> Material and labor to completely remodel kitchen. New tile floors and backsplash. New solid wood cabinets with granite countertops. New kitchen layout. New sink, faucet, garbage disposal. Widen opening between kitchen and family room.	\$7,100.00
<b>Flooring</b> Finish wood floors. And install new flooring as needed.	\$2,875.00
<b>Interior door</b> Material and labor to install new pre hung doors with lock sets.	\$0.00
<b>Patio deck</b> Material and labor to build new pressure treated deck at rear of home. Multi level deck to access from second floor. Deck will be built according to plans. Stain both decks.	\$6,000.00
<b>Subtotal</b>	\$69,580.00
<b>Total</b>	<b>\$69,580.00</b>



By signing this document, the customer agrees to the services and conditions outlined in this document

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Ruben Carrillo



# ESTIMATE



**Ruben Carrillo**

824 Broadway suite 101 287 W.  
Wildwood Dr.  
San Antonio, Texas

Mobile: 210-818-4251

**San Antonio Home Solutions**

3018 Manila Dr.  
San Antonio , Texas 78217

Estimate # 000015

Date 09/22/2014

Phone: 210-385-3037

Email: hinojosaanthony@yahoo.com

Description	Total
Exterior Paint Material and labor to pressure wash exterior. Paint exterior siding two coats.	\$2,160.00
Columns (Front porch) Material and labor to demolish existing column. Install new wood columns.	\$495.00
Demolition Labor to demolish existing wood paneling in house interior.	\$1,600.00
House Level Material and labor to level pier and beam house. (1200 sq. ft. )	\$5,400.00
Kitchen I Material and labor to completely remodel kitchen. New tile floors and backsplash. New solid wood cabinets with granite countertops. New kitchen layout. New sink, faucet, garbage disposal. Widen opening between kitchen and family room.	\$4,200.00
1/4" drywall Material and labor to hang, tape, float, texture, and paint 1/4" drywall.	\$3,480.00
Bathroom Material and labor remodel bathroom. Complete with new tile at shower and bathroom floor. New vanity base with granite countertop. New toilet. New shower fixture.	\$3,200.00
Hvac New hvac system.	\$4,900.00

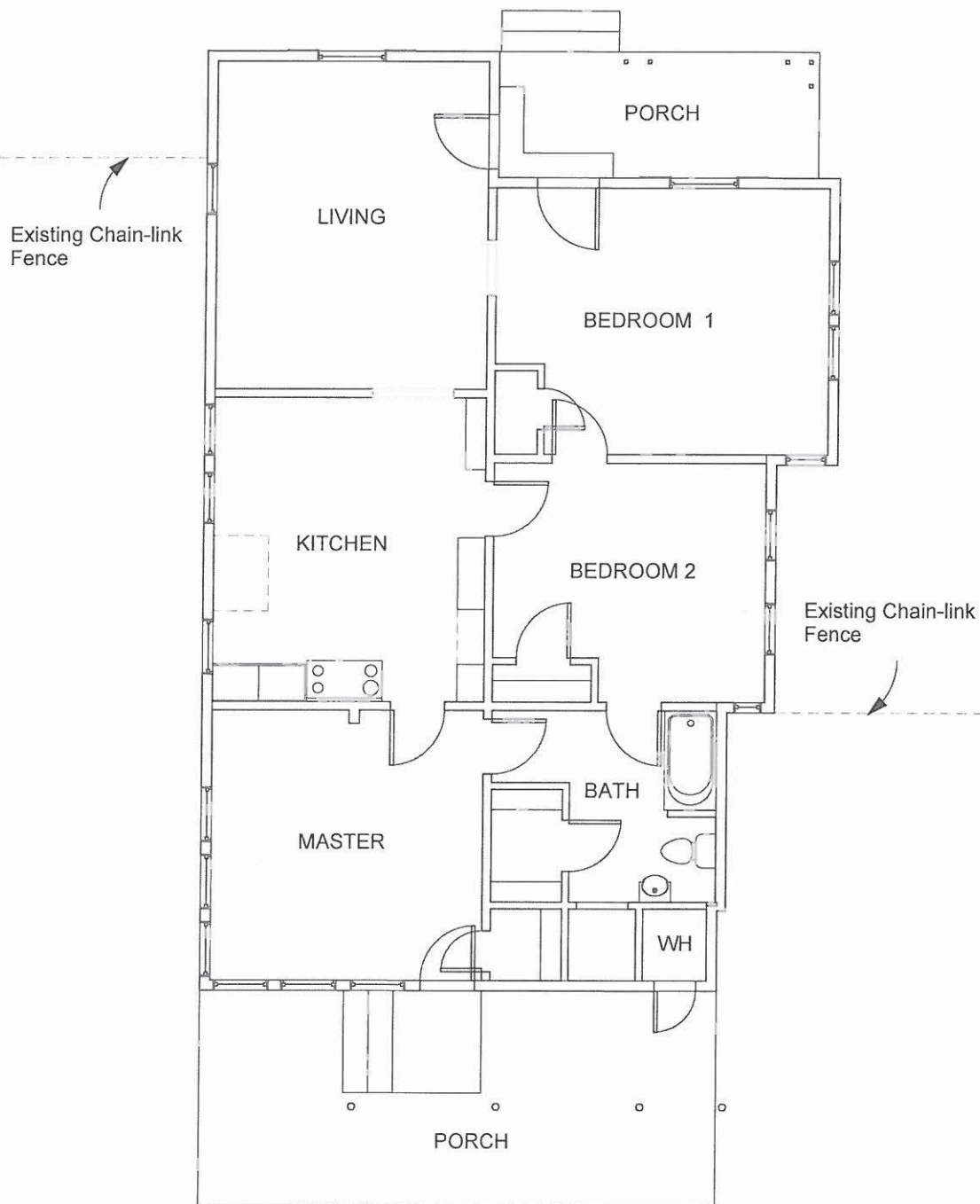
Description	Total
<b>Electrical</b> Material and labor to bring electrical up to code. Replace all electrical outlets, switches and covers.	\$2,250.00
<b>Plumbing (dww)</b> Labor to remove and replace tub drain and overflow. Remove and replace toilet drain with new flange. Remove and replace p trap and drain pipe. Remove and replace toilet angle stop. Remove and reset vanity drain.	\$2,450.00
<b>Windows</b> Material and labor to remove existing windows and install new single hung vinyl windows.	\$3,300.00
<b>Subtotal</b>	\$33,435.00
<b>Total</b>	<b>\$33,435.00</b>



By signing this document, the customer agrees to the services and conditions outlined in this document

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Signature



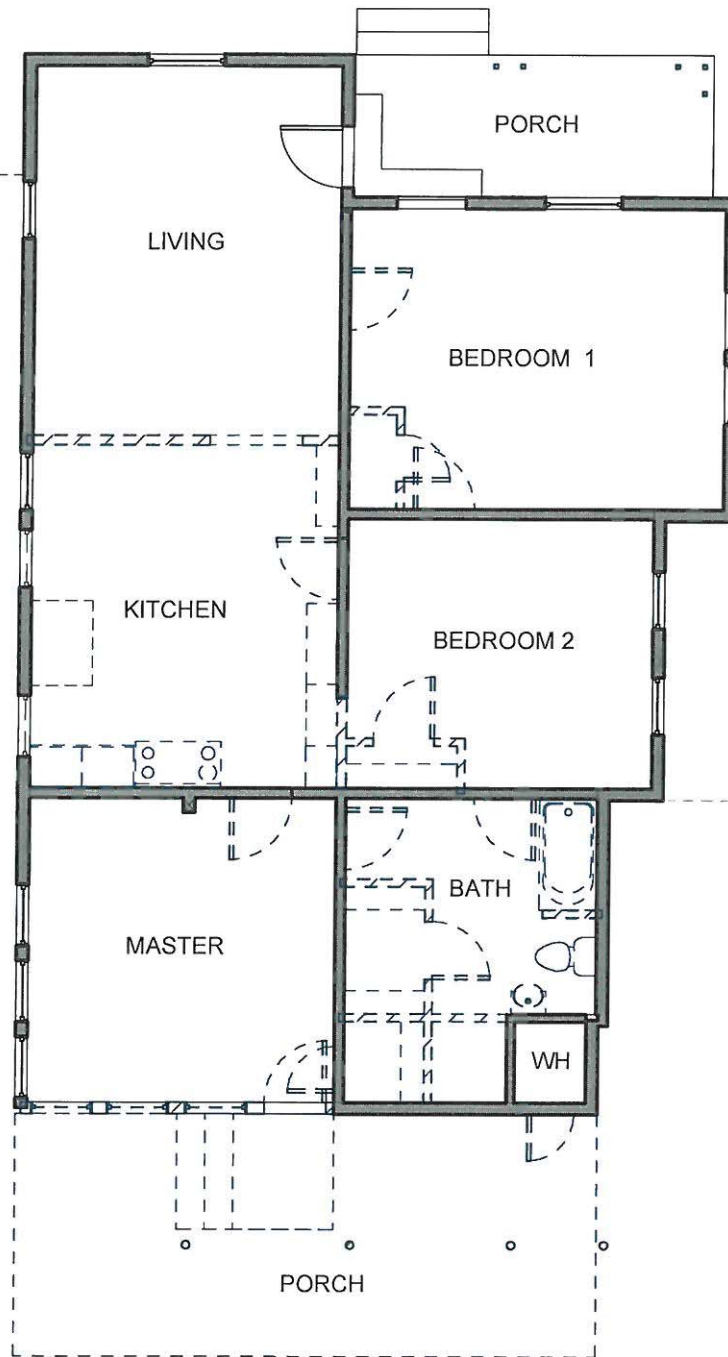
Focal Design Builders  
 918 Hays St, San Antonio, TX 78202

Existing

01

Date	8/11/2014	Scale	1/8" = 1'-0"
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① True North - DEMO  
1/8" = 1'-0"

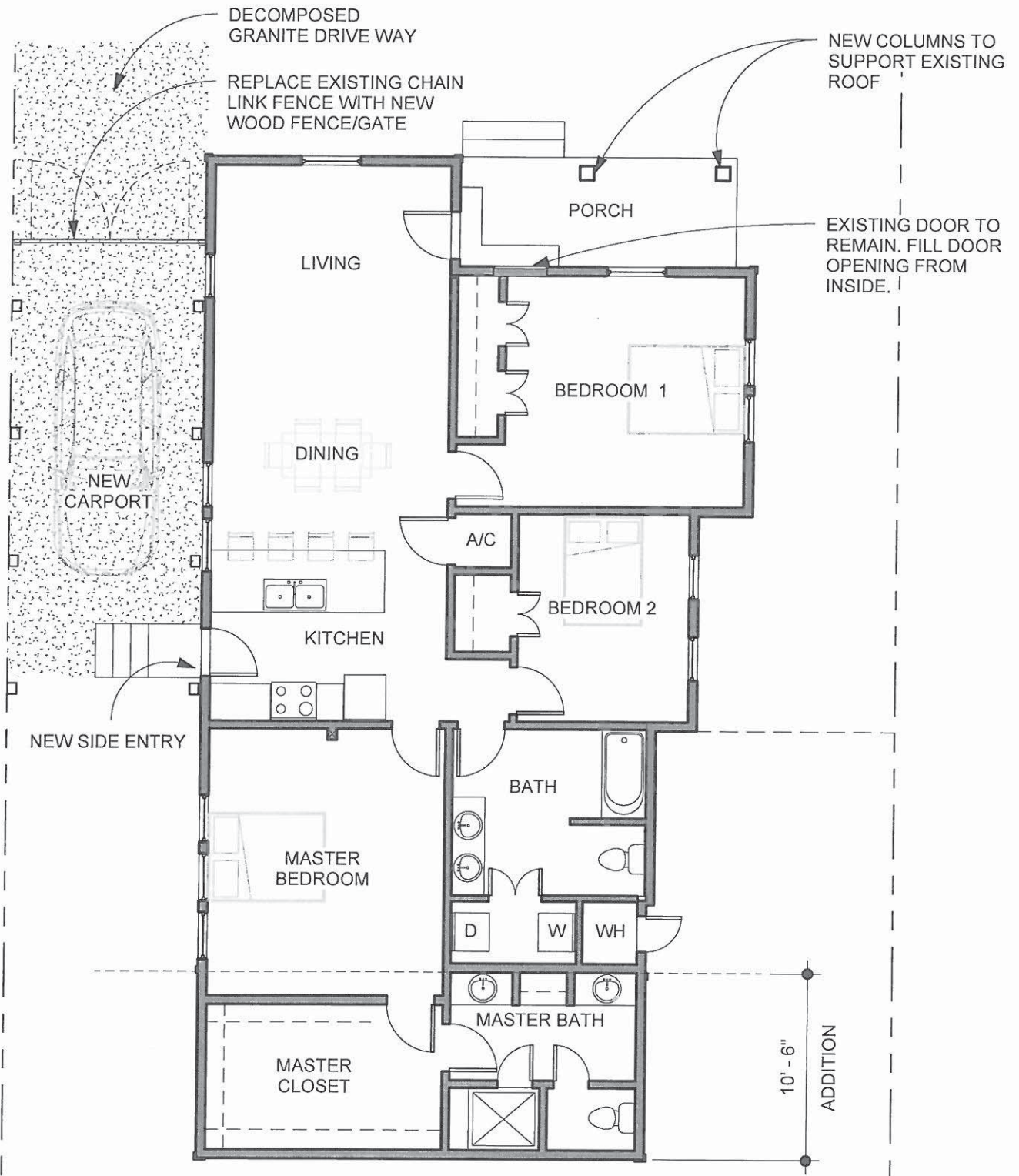


Focal Design Builders  
918 Hays St, San Antonio TX. 78202

Demolition

02

Date 8/12/2014 Scale 1/8" = 1'-0"



① True North - PROPOSED FLOOR PLAN  
1/8" = 1'-0"



Focal Design Builders  
918 Hays St, San Antonio TX. 78202

Proposed Plan

03

Date 8/12/2014 Scale 1/8" = 1'-0"





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION  
CERTIFICATE OF APPROPRIATENESS

August 20, 2014

**HDRC CASE NO:** 2014-261  
**ADDRESS:** 918 Hays Street  
**LEGAL DESCRIPTION:** NCB 1657 BLK E LOT W 50 FT OF 5  
**HISTORIC DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Focal Design Builders 6410 Club Oaks  
**OWNER:** Focal Design Builders  
**TYPE OF WORK:** Construct rear addition, remove door, and replace siding

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct the following modifications to the house at 918 Hays Street:

1. Remove rear porch and construct 265 sf rear addition with vinyl "Dutch Lap" siding;
2. Reroof from standing seam metal to asphalt shingles;
- ~~3. Construct shed carport addition on West facade of house;~~
4. Remove and infill the street-facing front door;
5. Remove two, non-original metal columns and replace with single wood column;
6. Replace siding on front façade and porch with vinyl "Dutch Lap" siding;
7. Repair and restore original wood windows; and
8. Construct wood vehicular gate in front of proposed carport.

A separate application for demolition of the rear shed is incomplete and not part of the current request.

## FINDINGS:

- a. The house at 918 Hays was constructed circa 1900 in the Folk Victorian style. It has been modified over time include the removal of the original wood front porch, addition of asbestos siding and replacement of original front doors.
- b. The proposed rear addition will replace a non-original rear porch which is attached to previous rear addition. The addition is scaled appropriately for the main structure and is generally consistent with the Guidelines for Additions 1.A. and 1.B.
- c. According to the Guidelines for Additions 3.B.i., synthetic siding materials, such as vinyl, should not be used on additions. Appropriate siding materials, such as wood siding or Hardie siding installed to mimic the appearance of wood, would be more consistent with the Guidelines.
- d. This current standing seam metal roof is a character-defining feature of this property. While the proposed asphalt shingles are not inappropriate for the house, staff finds that repair of the standing seam metal should be attempted first. This is consistent with the Guidelines for Exterior Maintenance and Alterations 3.A.i. The applicant may present additional information at the public hearing to indicate the feasibility of such repairs.
- e. The proposed carport addition is sited flush with the front plane of the house. This presents a conflict with the Guidelines for Additions 1.B.i. Staff further finds that a freestanding carport would be more appropriate as it could be able to be removed in the future without damage or modifications to the historic house.

2014-261

8/20/14

f. Many Victorian homes from this construction period feature two front doors. This configuration is a character-defining feature of the house and should be maintained. While the actual doors do not appear original, the door openings should be preserved in keeping with the Guidelines for Exterior Maintenance and Alterations 6.A.i.. It would be appropriate to install a period-appropriate door at this location that is fixed in place and sealed from the interior.

g. The original porch has been removed and two metal columns installed in place of wood columns. While reintroducing a wood column to the porch is appropriate, staff finds that this porch would have originally featured two columns. Both columns should be reintroduced in keeping with the Guidelines for Exterior Maintenance and Alterations 7.B.v.

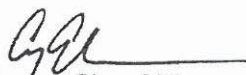
**RECOMMENDATION:**

1. Staff recommends approval of the rear addition based on finding b with the stipulation that vinyl siding not be used based on finding c.
2. Staff does not recommend approval of roof replacement at this time. Staff recommends repairs based on finding d.
3. Staff does not recommend approval of the carport. Staff recommends a freestanding carport sited towards the rear of the property based on finding e.
4. Staff does not recommend approval of infilling the front door based on finding f.
5. Staff recommends approval of replacing the metal columns with wood with the stipulation that two columns are reintroduced to the porch instead of one based on finding g.
6. Staff does not recommend approval of the proposed vinyl siding based on finding h.
7. Staff recommends approval of window repairs as submitted based on finding i.
8. Staff recommends approval with the stipulation that the gate replace the existing chain link at its current location instead of aligning with the front façade of the house based on finding j.

**COMMISSION ACTION:**

Approval with staff recommendations based on findings a through j.

*- Carport not included in approval.*

  
Sharon Shea Miller  
Historic Preservation Officer



## Materials

Siding (north facade):

**Option A: Repair/restore original wood siding.**

If the restoration of the original wood siding it's not possible, then

**Option B: Match existing Asbestos Shingles siding.**

or

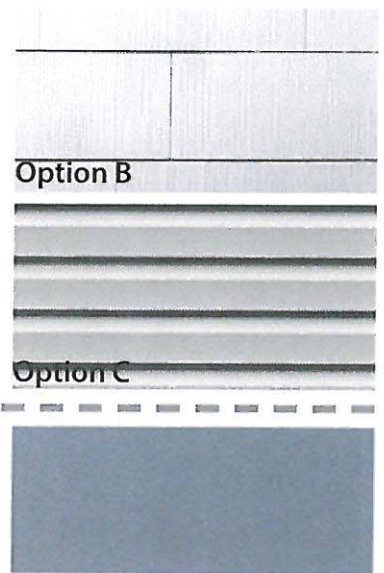
**Option C: New Dutchlap wood siding.**

Siding (addition) to match option selected for north facade.

Exterior Paint :

Siding (existing and addition): **Behr Teton Blue N490-4**

Details including (window trim and Fascia): **Behr White**



Roofing (existing):

**Option A: Repair/restore existing metal roof.**

If the restoration of the existing metal roof it's not possible, then

**Option B: Install new asphalt roof shingles**

or

**Option C: Install new metal roof**

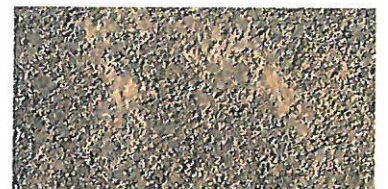
Roofing (additions) to match option selected for existing.

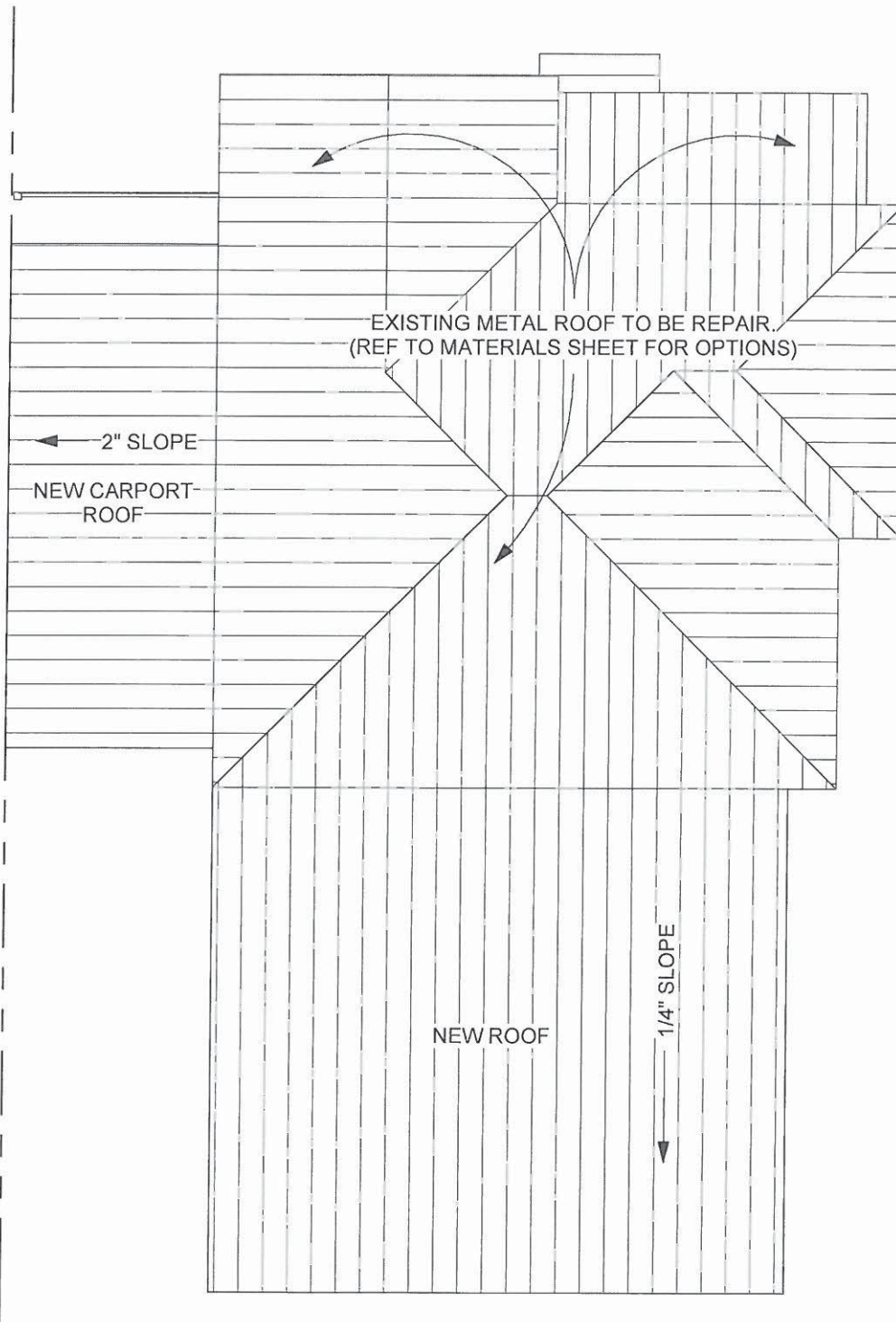


New fence/ Gate: **Wood (similar to photo)**



Drive Way: **Decomposed Granite**





NOTE: ROOFING MATERIAL AT ADDITIONS TO MATCH EXISTING STRUCTURE.

① True North - Roof Plan  
1/8" = 1'-0"



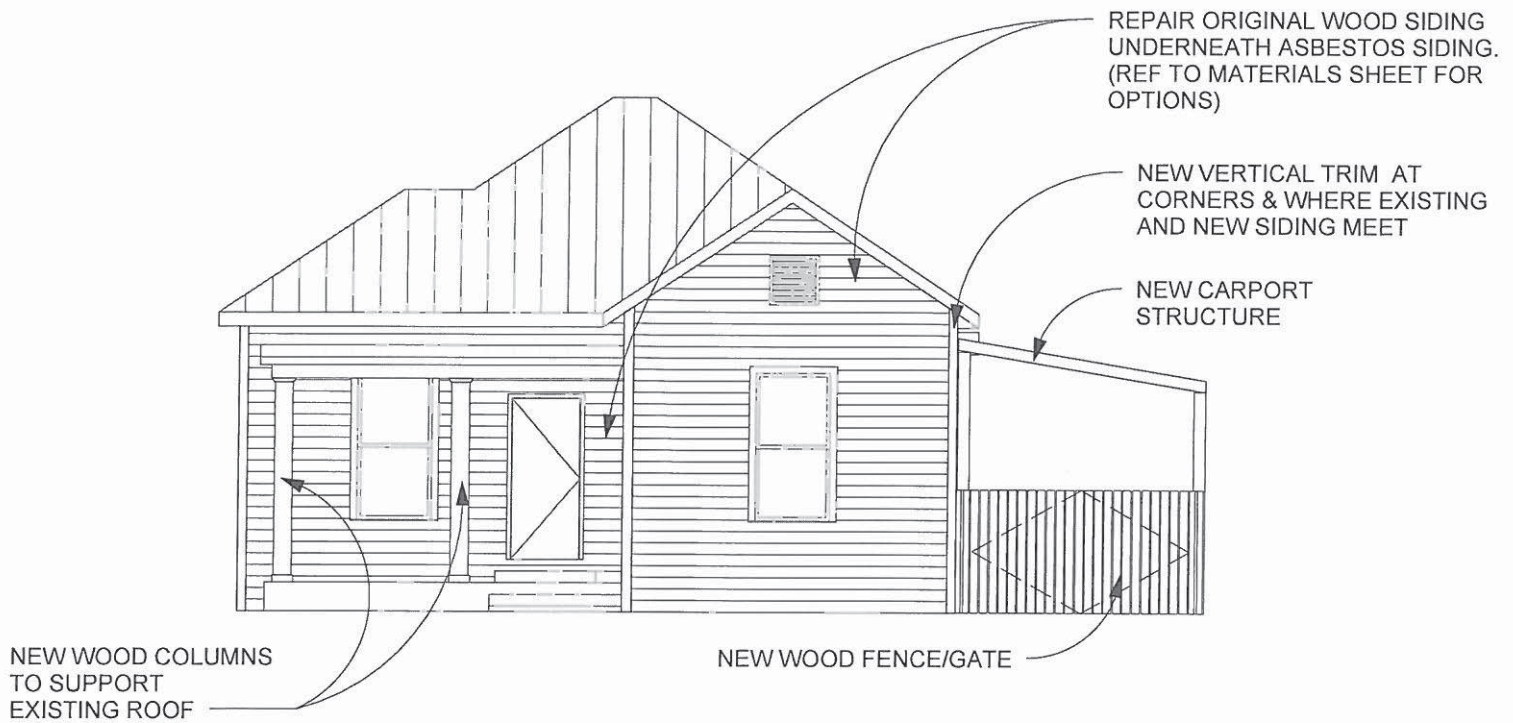
Focal Design Builders  
918 Hays St, San Antonio TX. 78202

Proposed Roof

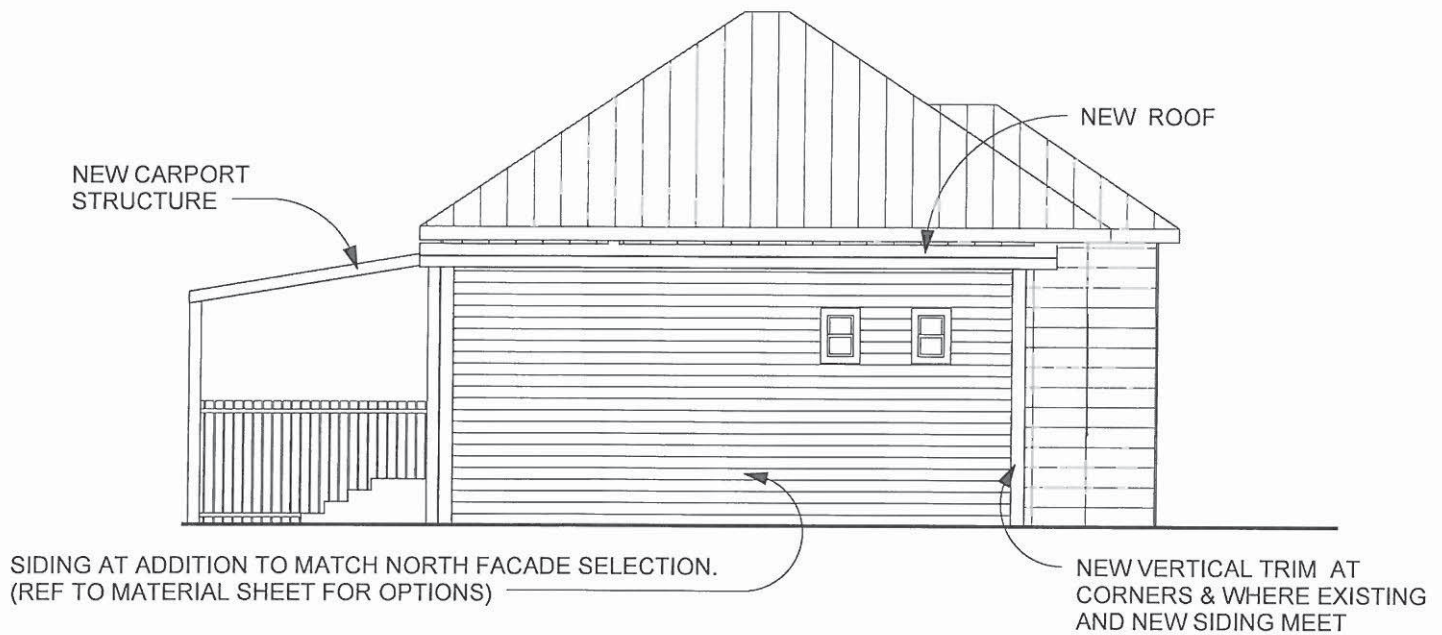
04

Date 8/12/2014 Scale 1/8" = 1'-0"





① North Elevation  
1/8" = 1'-0"



② South Elevation  
1/8" = 1'-0"

Focal Design Builders  
918 Hays St, San Antonio TX. 78202

Ext. Elevations

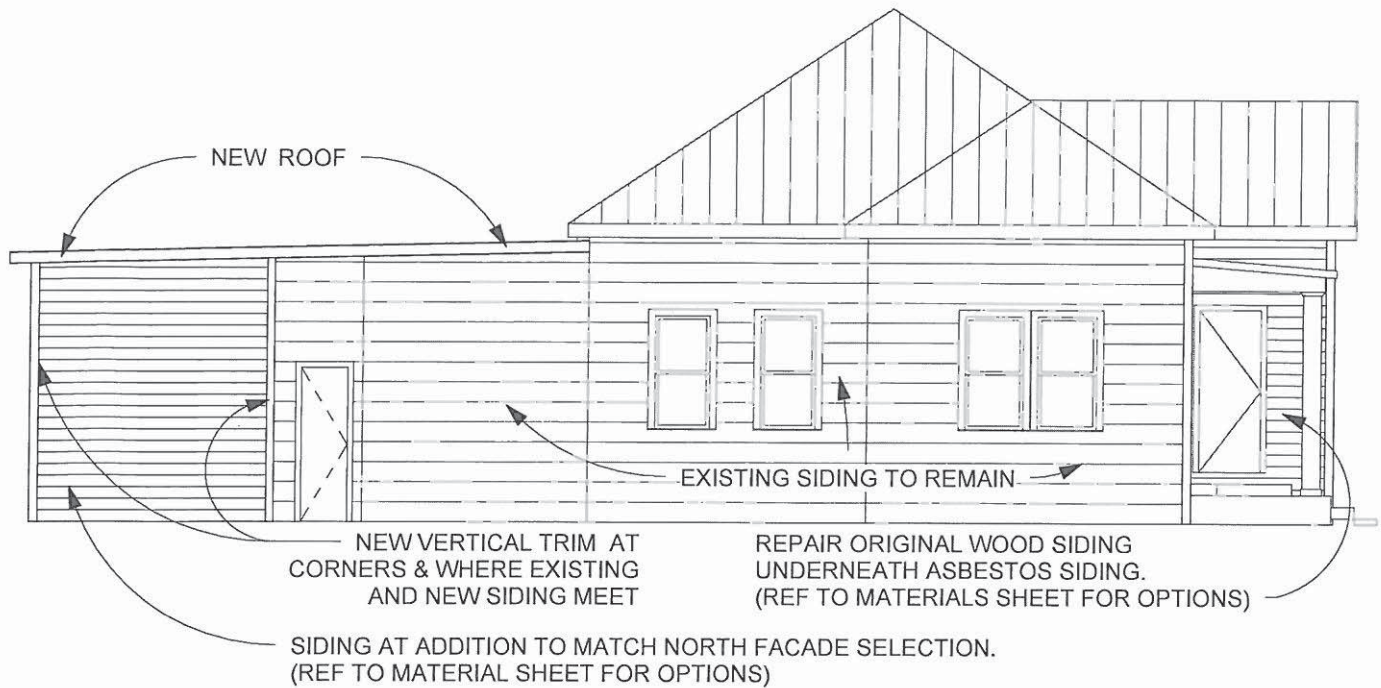
05

Date

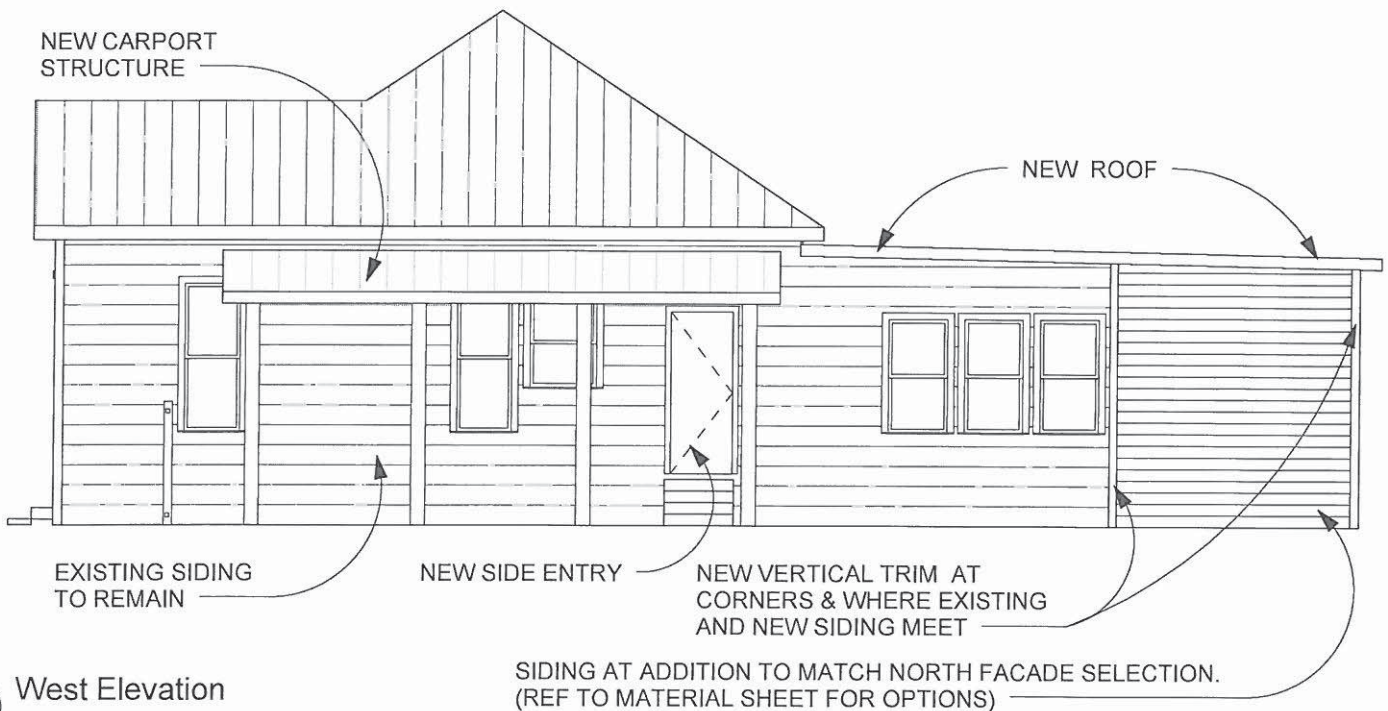
8/12/2014

Scale

1/8" = 1'-0"



① East Elevation  
1/8" = 1'-0"



② West Elevation  
1/8" = 1'-0"

Focal Design Builders  
918 Hays St, San Antonio TX. 78202

Ext. Elevations

06

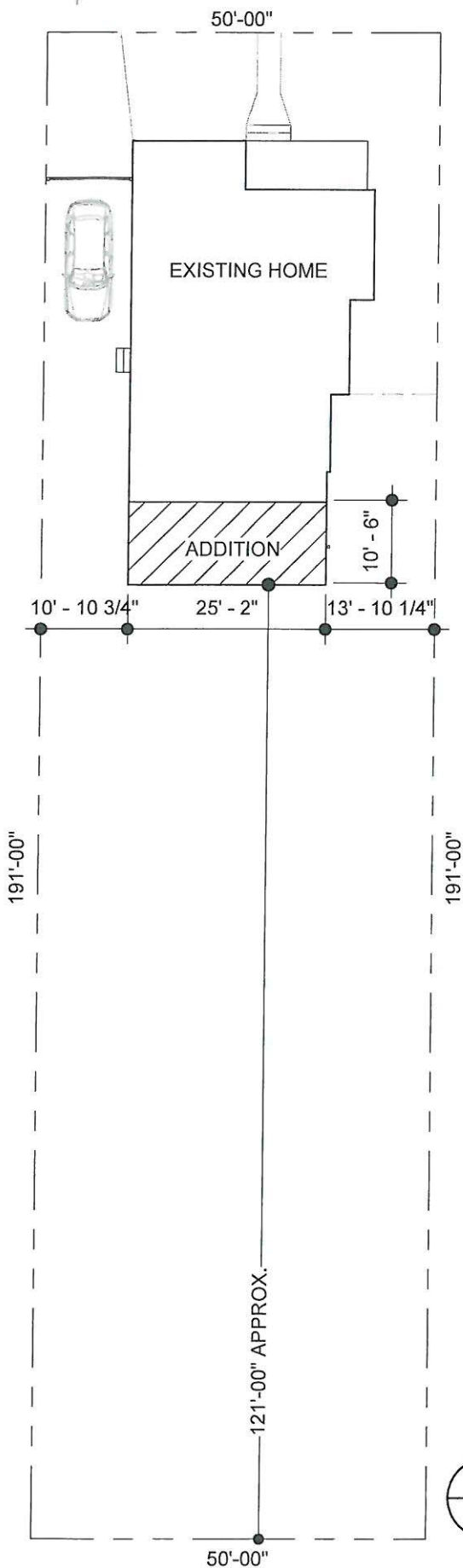
Date

8/12/2014

Scale

1/8" = 1'-0"





#### Scope of Work:

Add 265 sq.ft. to existing 1,300 sq.ft.(approx) residence, making a total of 1,565 sq.ft. residence. The addition will be to the rear of the residence.

A new wood gate and an entry door will be added to the West side of the residence where existing driveway is located.

Repair or replace front facade siding and roofing material depending on existing conditions.

Existing wood windows to be restored.

Renovation of interior as shown in drawings attached.

Note: Items to follow Historic Review guidelines and recommendations.



Lot: West 50' of Lot 5  
Block: E  
NCB: 1657

Focal Design Builders

918 Hays St. San Antonio TX 78202

General Information

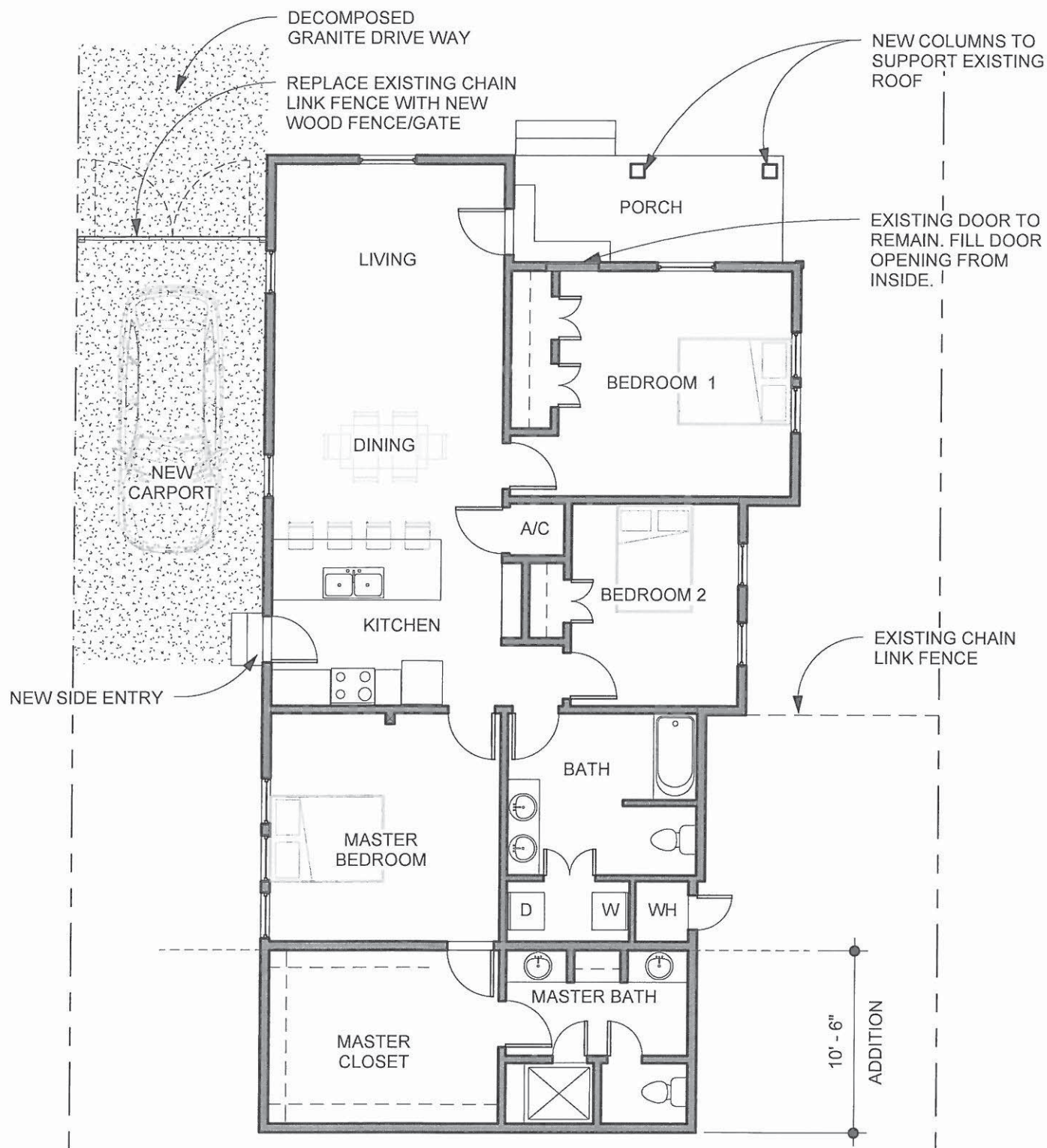
01

Date

9/03/2014

Scale

1" = 20'-0"



Focal Design Builders

918 Hays St. San Antonio TX 78202

Proposed Floor Plan

02

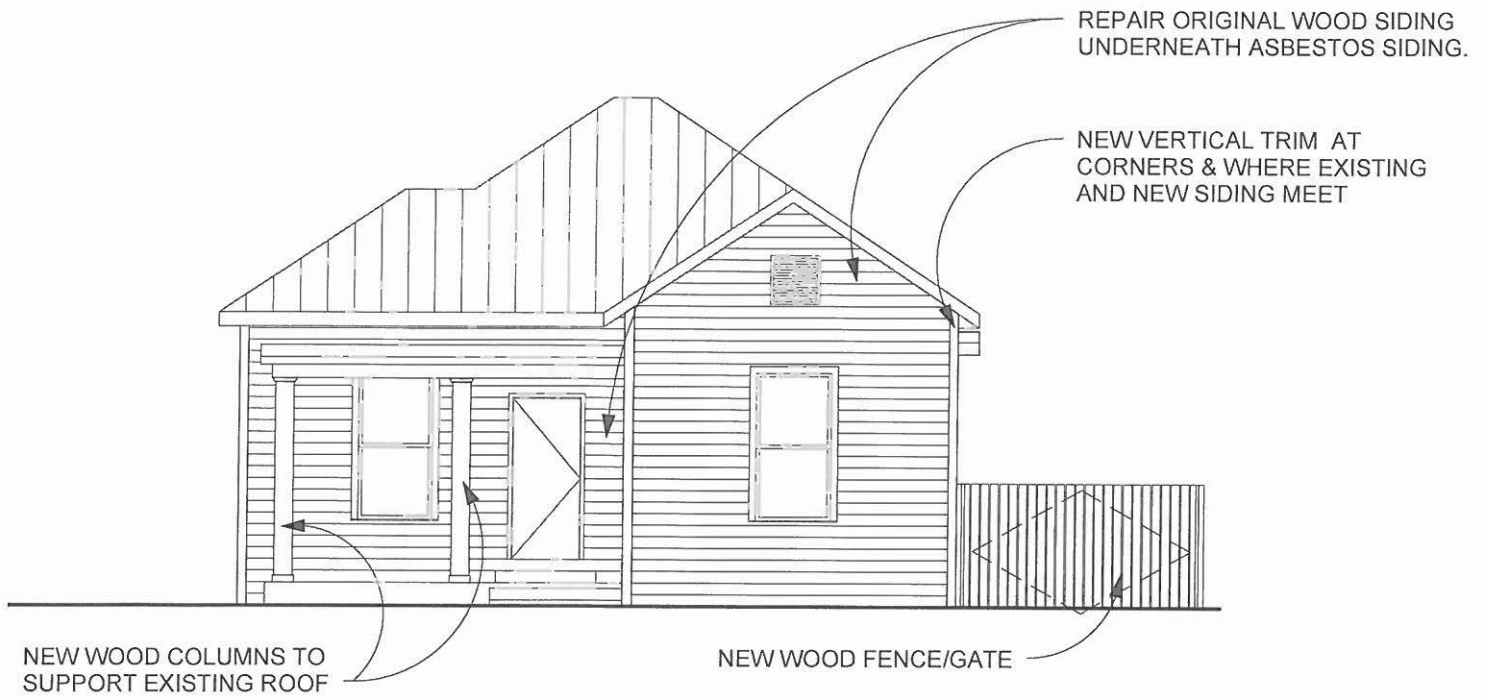
Date

9/03/2014

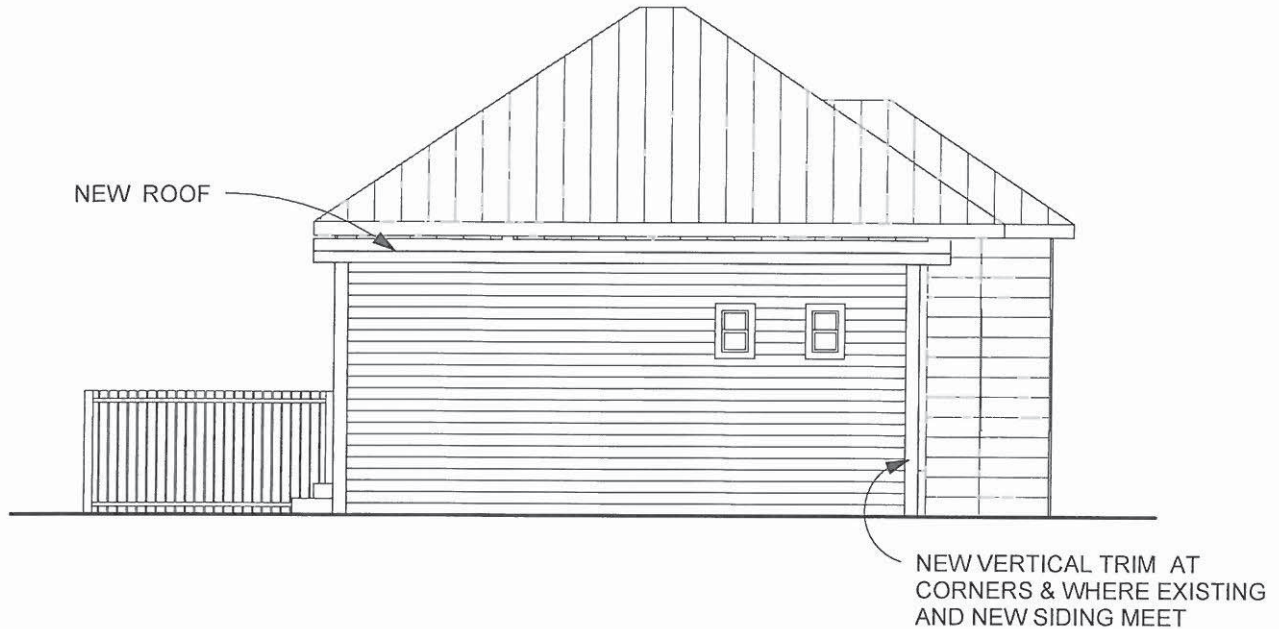
Scale

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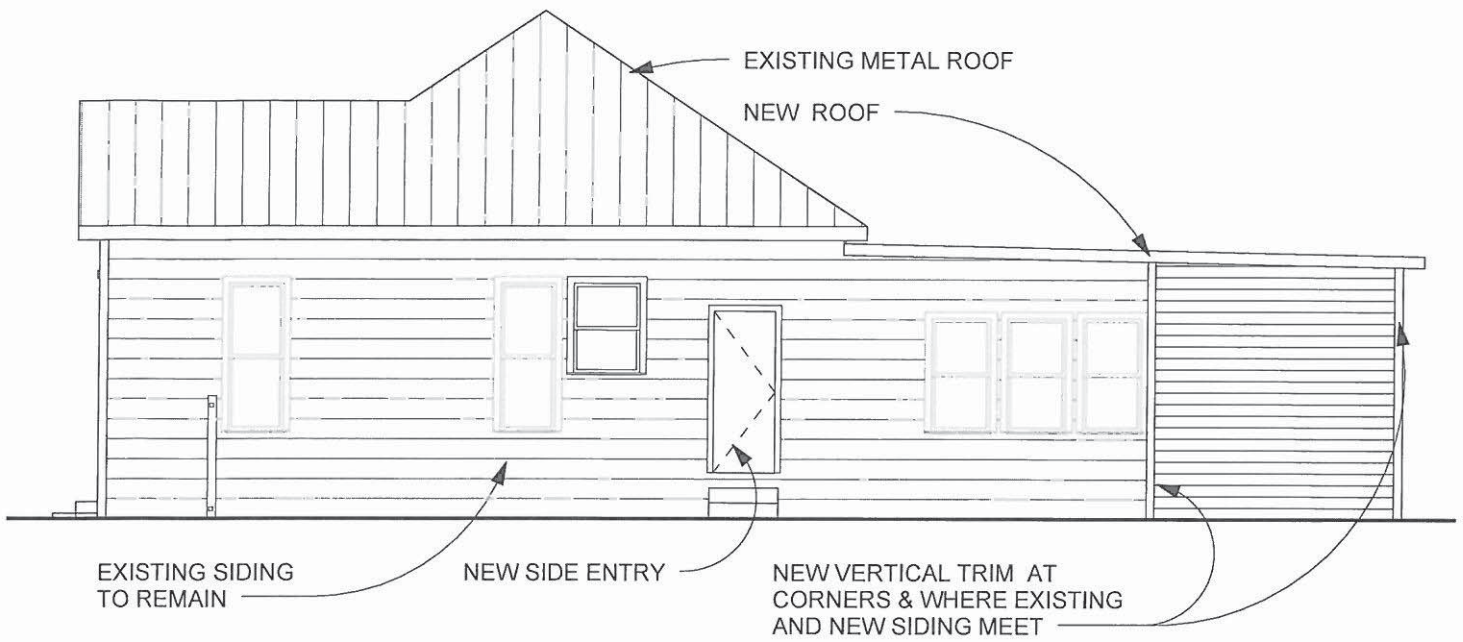




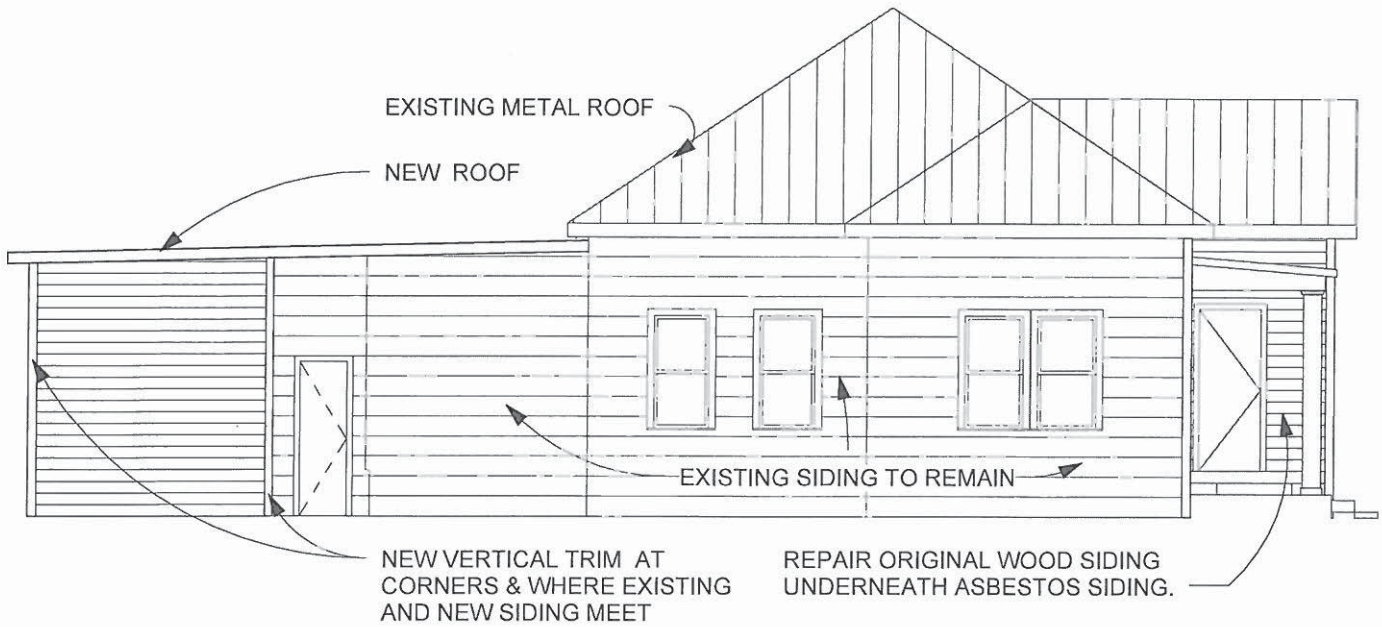
① North Elevation  
1/8" = 1'-0"



② South Elevation  
1/8" = 1'-0"



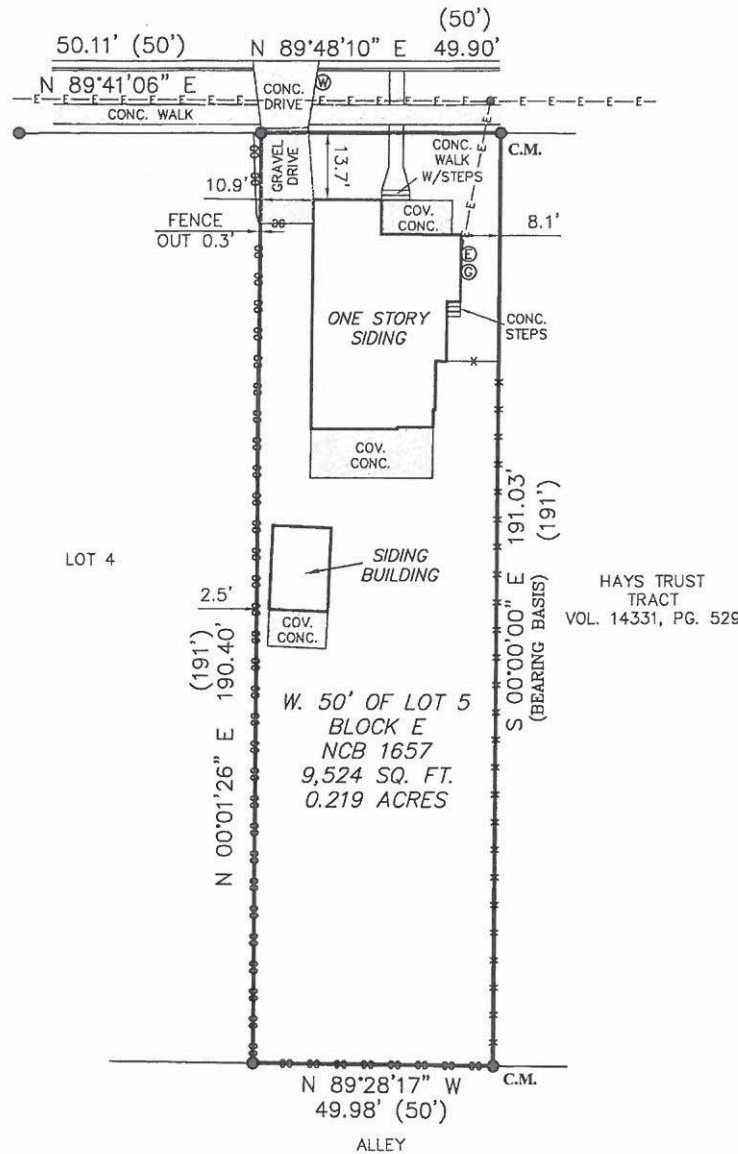
① West Elevation  
1/8" = 1'-0"



② East Elevation  
1/8" = 1'-0"



# HAYS STREET



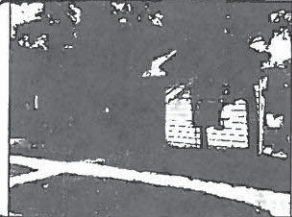
SCALE: 1"=30'

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

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. 48029C, Panel No. 0415C, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. 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:  
918 HAYS STREET

Property Description:  
THE WEST 50 FEET OF LOT 5, BLOCK E, NEW CITY BLOCK 1657, SAN ANTONIO, BEXAR COUNTY, TEXAS; COMMONLY KNOWN AS 918 HAYS STREET, SAN ANTONIO, TEXAS 78202.

Owner:  
LEBR PROPERTIES LLC

FIRM REGISTRATION NO.  
10111700

**Westar Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**

- = 1/2" IRON ROD TO BE SET
- = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊗ = POWER POLE
- ⊕ = CHAIN LINK FENCE
- ⊖ = WIRE FENCE
- ⊙ = GAS METER
- ⊗ = WATER METER
- ⊕ = ELECTRIC METER
- ⊖ = OVERHEAD ELECTRIC

DRAWN BY: LG/MJE

STATE OF TEXAS  
REGISTERED  
MARK J. EWALD  
5095  
PROFESSIONAL  
LAND SURVEYOR

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. N/A

JOB NO. 60560

TITLE COMPANY: N/A

DATE: 7/03/2014





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