

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-120
ADDRESS: 615 HAYS ST
LEGAL DESCRIPTION: NCB 530 BLK 14 LOT 4 ARB A-6
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Steven Martin
OWNER: Todd Worricia
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform exterior modifications to the front façade including the removal of the existing porch roof and the construction of a new Craftsman style porch and porch columns.
2. Perform fenestration modifications including the relocation of windows and the installation of double windows where single windows currently exist.
3. Paint the exterior of the house.
4. Remove the existing chain link fence located in the front yard and install a white picket fence and a sliding white picket gate at the entry driveway.
5. Remove the existing concrete driveway and install decomposed granite.
6. Remove the existing front walkway and install 3'x'5 concrete pavers.
7. Construct a carport to be attached to the rear of the primary structure.
8. Construct a rear porch beneath the proposed rear carport.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

FINDINGS:

- a. The structure at 615 Hays was constructed circa 1990 and features a contemporary design as well as contemporary materials including vinyl and aluminum windows and composite siding. Per historic aerial photos, the historic structure at this location was demolished between 1985 and 1990.
- b. FRONT PORCH MODIFICATIONS – The front façade of the structure currently features a front stoop with a hipped covering that extends approximately eight (8) feet from the front façade. The applicant has proposed to remove these two elements and install a front porch that extends thirty-eight (38) feet across the front façade, features a depth of eight (8) feet and features a front facing gabled roof. To both the right and left of the front facing gabled roof, the applicant has proposed a roof with a shallow pitch of ½. Staff finds the inclusion of the element in accordance with the proposed front gable appropriate. This would not be an appropriate modification to a historic structure.
- c. COLUMN MODIFICATIONS – The applicant has proposed to install Craftsman style columns on the front porch to replace the existing square columns. According to the Guidelines for Exterior Maintenance and Alterations 7.B.v., items that portray a false sense of historic should not be installed. Staff finds the installation of Craftsman style columns on this structure to be inappropriate given its date of construction. Staff recommends the applicant install square columns that are 6” x 6” that feature both a capital and base. With the installation of square columns, the proposed porch railings are architecturally inappropriate and should be removed.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed to relocate the existing windows on the front façade to coincide with the proposed new column placement. Given that these openings are on a structure that holds no historic significance, staff finds this appropriate. An architecturally appropriate installation of double windows would feature a solid trim piece between each window, approximately 6 inches in width. The applicant should incorporate this detail between the proposed double windows. The front façade will feature double windows on both sides of the primary entrance.
- e. FENESTRATION MODIFICATIONS – The far left side of the front façade currently features one single, street facing window. The applicant has proposed to remove this window and install double windows. An architecturally appropriate installation of double windows would feature a solid trim piece between each window, approximately 6 inches in width. The applicant should incorporate this detail between the proposed double windows.
- f. FENESTRATION MODIFICATIONS – On the west façade, the applicant has proposed to remove a single

window and install double windows. Given that these openings are on a structure that holds no historic significance, staff finds this appropriate. An architecturally appropriate installation of double windows would feature a solid trim piece between each window, approximately 6 inches in width. The applicant should incorporate this detail between the proposed double windows.

- g. **MATERIALS** – The applicant has noted that the proposed new windows will either be wood or vinyl and white in color. Staff recommends the installation of wood windows.
- h. **PAINTING** – The applicant has proposed to repaint the structure brown with white an off white trim and dark green door. Staff finds the proposed colors appropriate.
- i. **FENCING** – The lot currently features a front yard chain link fence that features two gates, one at the driveway and another at the front yard sidewalk. The applicant has proposed to remove the chain link fence and install a wooden picket fence, to be painted white. The applicant has noted that the fence will be similar to those located on the 600 block of Hays. The proposed fence will also include a sliding gate for driveway access that will match the remainder of the fence in profile, material and color. Staff finds the removal of the chain link fence appropriate and finds the installation of the proposed wood picket fence appropriate. The applicant shall provide final fencing details that include an elevation drawing of the fence noting a height not exceeding four (4) feet in height prior to receiving a Certificate of Appropriateness.
- j. **DRIVEWAY** – This block of Hays features four houses that address Hays. Each property features a different driveway configurations including varying locations and varying profiles. The applicant has proposed to remove the existing concrete driveway and install a driveway of decomposed granite. Staff finds the proposed driveway modification appropriate; however, the width shall not exceed ten (10) feet in width and must comply with the Guidelines for Site Elements 5.B.i.
- k. **FRONT WALKWAY** – The original front walkway has previously been removed, potentially at the time of the demolition of the original structure. The applicant has proposed to install a new walkway to lead from the front porch to the sidewalk at the public right of way. Currently, the existing front walkway portion at the public right of way does not align with the existing, or proposed front porch. The applicant has proposed a walkway that will feature 3' x 5' concrete pavers. Per the Guidelines for Site Elements 5.A, the historic alignment, configuration and width of sidewalks and walkways on a block should be maintained. Given that the applicant has proposed to install a walkway of concrete pavers, which is reversible, staff finds the proposed installation appropriate; however, the applicant shall provide staff will a detailed landscaping plan noting any landscaping modifications and a detail of how the proposed offset walkway will connect and interact with the existing walkway prior to receiving a Certificate of Appropriateness. Additionally, the proposed pavers shall not feature width inconsistent with the historic walkway widths found on this block; typically three (3) feet.
- l. **REAR CARPORT** – The applicant has proposed to construct a rear carport to accommodate covered parking for two vehicles. The proposed carport will feature square wood columns, a flat roof and will be open air. Staff finds the proposed carport's location and design appropriate as it will not be seen from the public right of way.
- m. **REAR PORCH** – The applicant has proposed to construct a rear porch beneath the proposed carport. Staff finds this proposal appropriate.

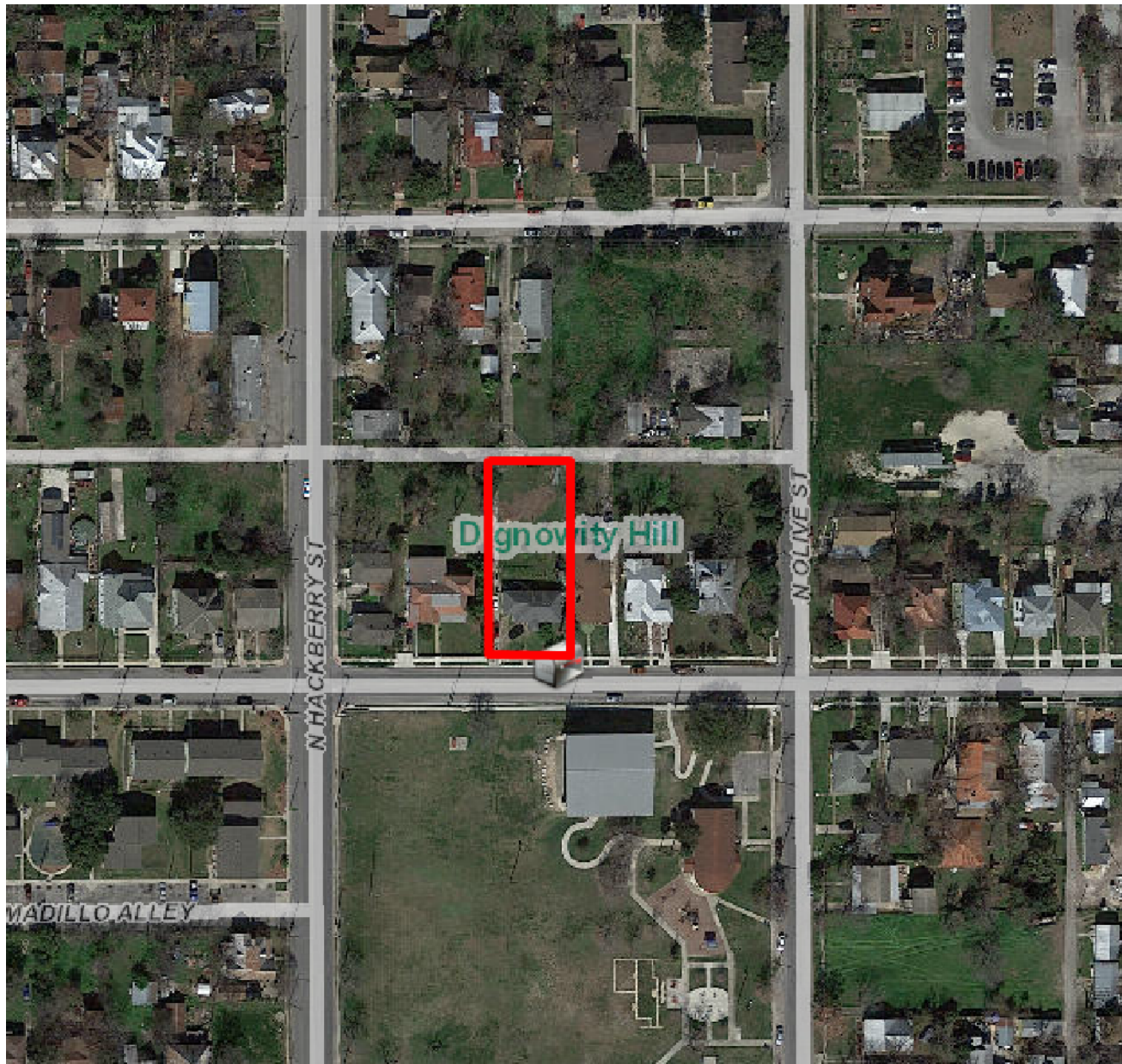
RECOMMENDATION:

Staff recommends approval of items #1 through #8 based on findings a through m with the following stipulations:

- i. That the applicant install from porch columns that do not portray a false sense of history. Staff recommends the applicant install 6"x6" wood columns with both a capital and base as noted in finding c.
- ii. That all double windows feature a trim piece to separate them that is approximately six (6) inches in width.
- iii. That the applicant provide a fencing detail that includes an elevation drawing of the fence noting a height not exceeding four (4) feet in height prior to receiving a Certificate of Appropriateness as noted in finding k.
- iv. That the proposed decomposed granite driveway not exceed ten (10) feet in width and feature a natural brown or tan color as noted in finding j.
- v. That the applicant provide staff will a detailed landscaping plan noting any landscaping modifications and a detail of how the proposed offset walkway will connect and interact with the existing walkway prior to receiving a Certificate of Appropriateness as noted in finding k.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 23, 2017

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OFFICE OF THE CITY CLERK
JANUARY 1, 2020
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JANUARY 1, 2020



N Hackberry

Fayn Way

Fayn Way

N Olive St

615 Hays Street

Hays St

Hays St



N Olive St

Hays St

Hays St

615 Hays Street

DESIGN FOR LIVING
143 FURR
SAN ANTONIO, TX 78240
smartin399@gmail.com
[210.365.3246](tel:210.365.3246)

9 March 2017

Office of Historic Preservation
City of San Antonio Development and Business Service Center
1901 S Alamo St.
San Antonio, TX 78204

**RE: Narrative, Specification of materials, and Documentation of all materials and finishes
615 Hays Street, San Antonio, TX 78202**

To Whom It May Concern,

The following is a written description of the proposed scope of work for the remodel of a residence at 615 Hays Street. All materials and specifications for this project will also be listed, in an effort to fully illustrate our firm's intent with regard to this project.

We propose removing the current chain link fence at 615 Hays Street, running along the frontage of the property that faces Hays Street, and replacing this with a white picket fence, much like what can currently be found at the front of several residences in the 600 block of Hays Street. A sliding white picket gate is proposed at the entrance to the driveway, matching in material and color to the remainder of the white picket fence.

We propose removing the existing concrete driveway at a point just inside the property boundaries. This concrete driveway will be replaced with decomposed granite, poured on a firm and compacted dirt base. The existing concrete walkway leading to the entry of the house is also proposed to be removed, and replaced with a series of 3'x 5' concrete pavers.

The most extensive part of this project will occur at the front elevation of the residence. We are proposing the removal of the existing entry "portico", currently consisting of 2 4"x4" wood columns and a framed hip roof above. This structure is not stand-alone, and is braced to the exterior front façade of the residence. This portico will be replaced with a larger, covered, front porch designed in a early to mid 20th century Craftsman style. This structure will be supported by four decorative columns, to be finished with a combination of brick and wood. The roof structure for this patio will be a shallow pitch of ½ : 1 and will have a composition shingles to match the existing roof of the residence. The patio floor will be concrete.

The existing set of double windows on the left and right sides of existing entry are to be removed and relocated to set them between the columns of the new front porch to allow for a clear view of Lockwood Park, located directly across the street from the residence. A single window on the far left side of the residence is to be removed and replaced with a new set of

double windows. All new windows are to be double hung, white in color, and either vinyl or wood framed.

The left side of the residence along the driveway will be painted to match the remainder of the residence. Below is the entire color palate of the residence.

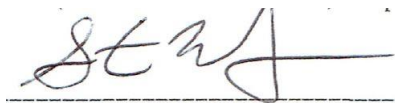


We are proposing the removal of one window along the left side of the house near the driveway. This window will be replaced by a set of double windows that will match the proposed windows along the front façade of the residence.

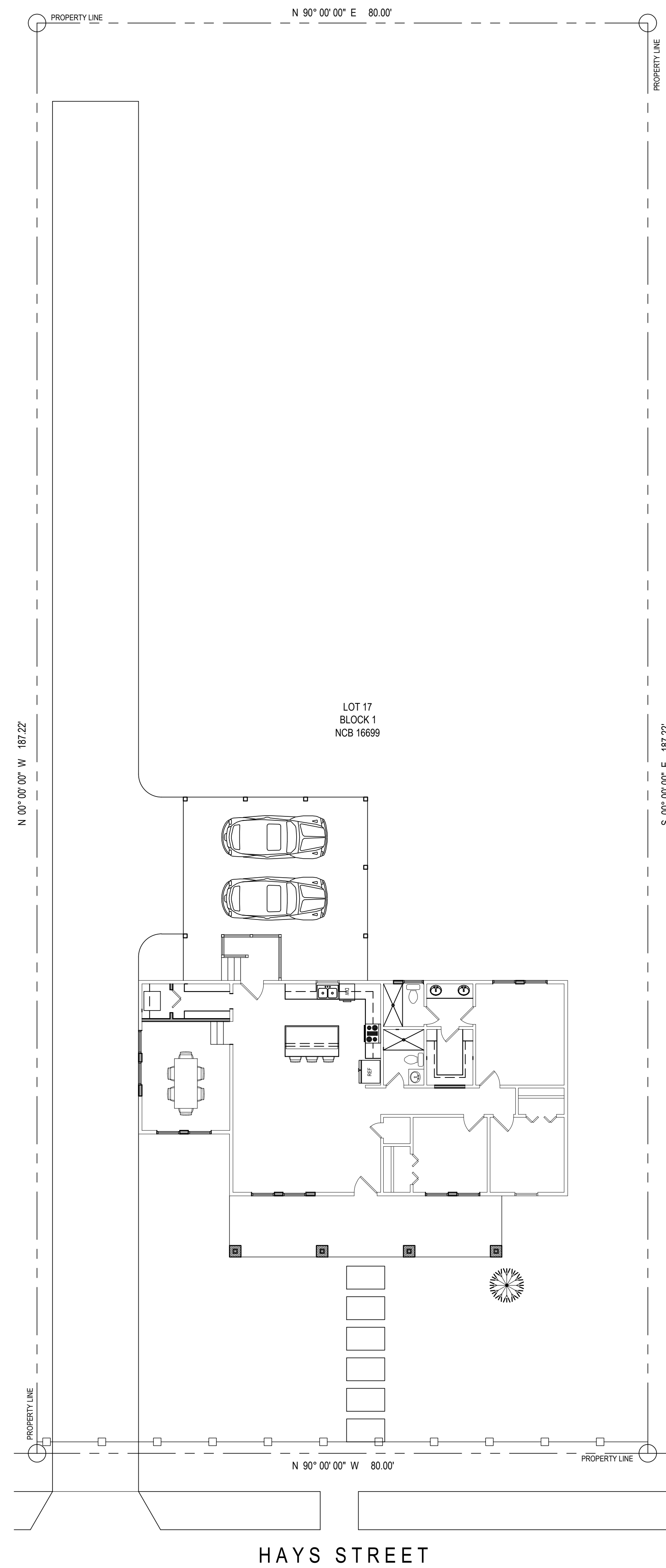
We are proposing a covered carport at the rear of the residence. This carport is to be wood framed, supported by 6"x6" wood columns, and will have a composition shingle roof to match the shingles of the existing residence. We are also proposing a wood porch that will be located underneath the roof of the proposed carport. This wood porch will allow for access to an existing door at the rear of the residence.

Please contact our firm with any questions or comments regarding this proposal.

Respectfully,

A handwritten signature in black ink, appearing to read "SRM", is written over a horizontal dashed line.

Steven Raul Martin
Proprietor, DESIGN FOR LIVING



1 SITE PLAN

$$1'' = 10^{-5} \text{ rad}$$


LOT 17
BLOCK 1
NCB 16699

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smartin399@gmail.com

(210) 365-3246

DESIGN FOR LIVING

143 FURR DRIVE

SAN ANTONIO, TEXAS 78201

A FACADE REMODEL
FOR
MR. TODD WORRICH
615 HAYS STREET SAN ANTONIO, TEXAS 78202

SHEET TITLE:

Site Plan

JOB NO.

2017-01

DRAWN BY:

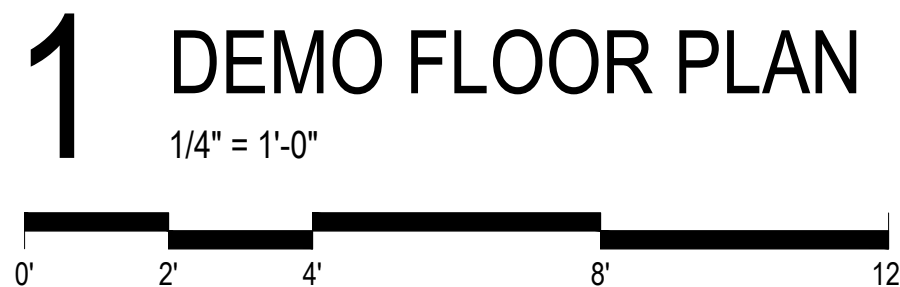
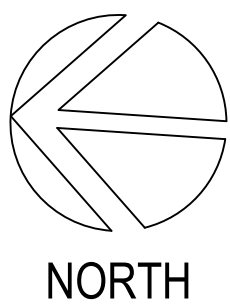
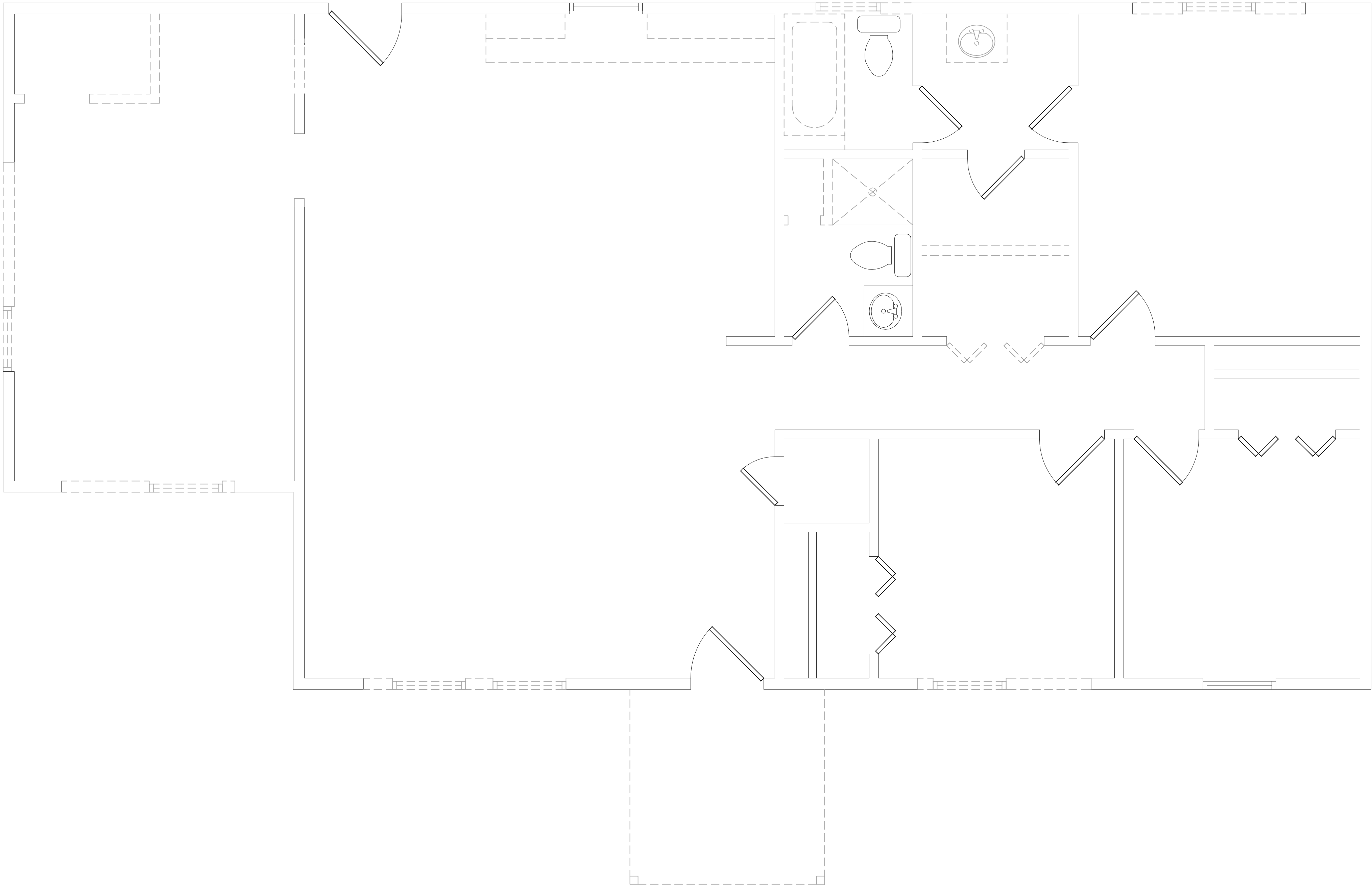
STAFF

DATE:

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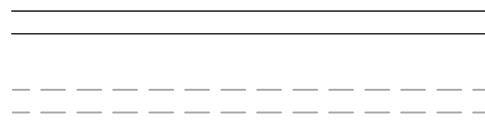
SHEET NUMBER

A1.01



LEGEND

EXISTING CONSTRUCTION
CONSTRUCTION TO BE REMOVED



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smart@3ds@gmail.com

(210) 385-3246

A FACADE REMODEL
FOR
MR. TODD WORRICH
615 HAYS STREET SAN ANTONIO, TEXAS 78202

SHEET TITLE:
Demo Floor Plan

JOB NO.
2017-01

DRAWN BY:
STAFF

DATE:
3/4/17

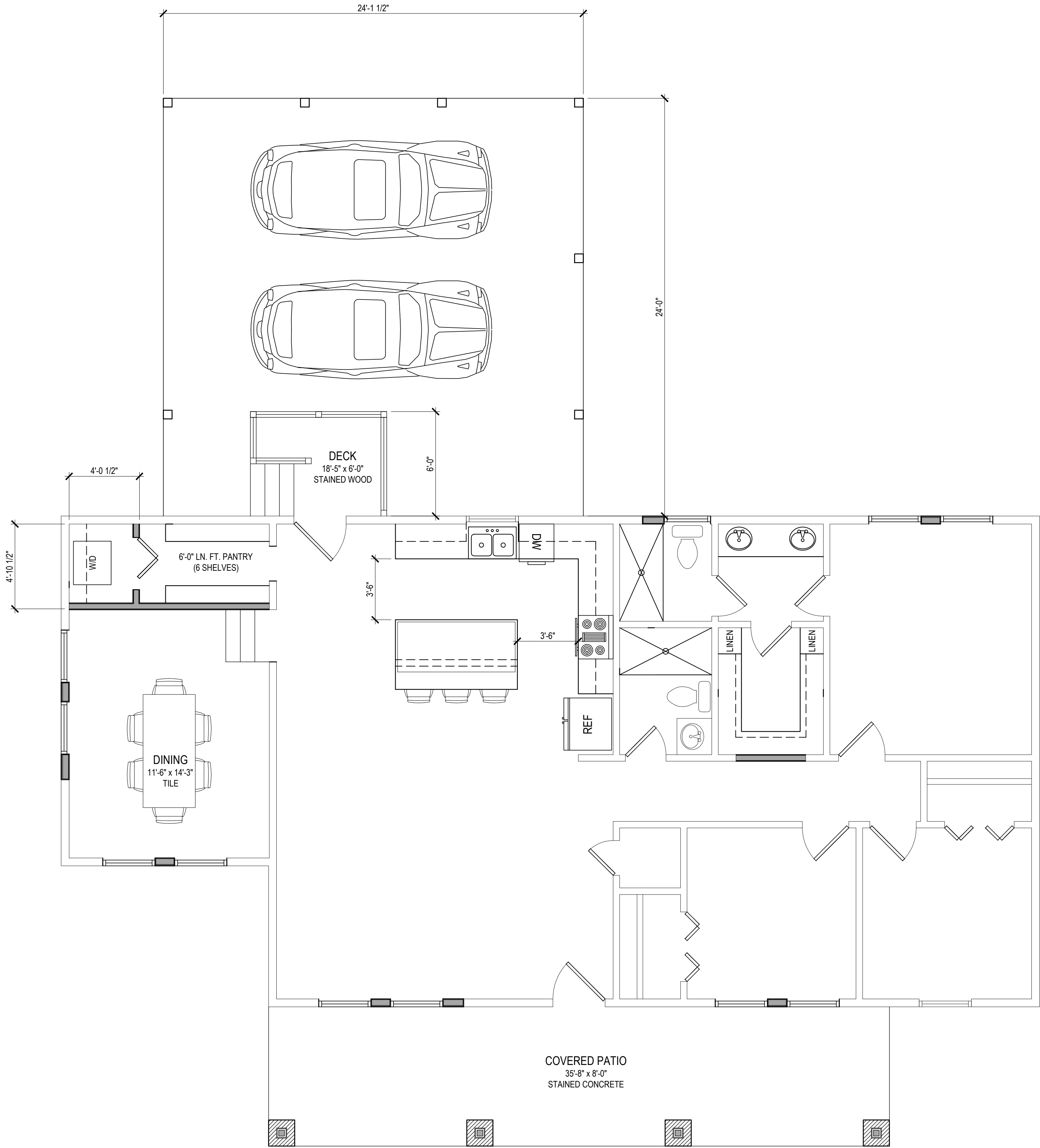
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A2.01

DESIGN FOR LIVING

143 FURBER DRIVE

SAN ANTONIO, TEXAS 78201



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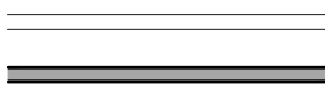
REMODEL FLOOR PLAN

1/4" = 1'-0"



LEGEND

EXISTING CONSTRUCTION
NEW NON-RATED CONSTRUCTION



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A FACADE REMODEL
FOR
MR. TODD WORRICH
615 HAYS STREET SAN ANTONIO, TEXAS 78202

SHEET TITLE:

Remodel Floor Plan

JOB NO.

2017-01

DRAWN BY:

STAFF

DATE:

3/4/17

SHEET NUMBER

A2.02

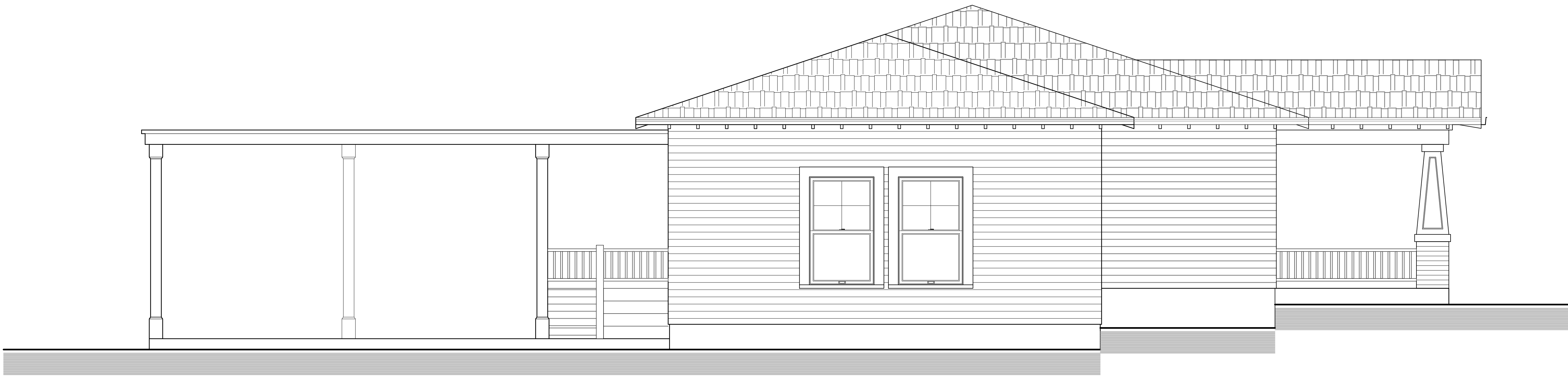
DESIGN FOR LIVING

143 FURBER DRIVE

SAN ANTONIO, TEXAS 78201



W FRONT ELEVATION
3/8" = 1'-0"



N SIDE ELEVATION
3/8" = 1'-0"

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DESIGN FOR LIVING

SAN ANTONIO, TEXAS 78201

143 FURBER DRIVE

A FACADE REMODEL
FOR
MR. TODD WORRICH

615 HAYS STREET
SAN ANTONIO, TEXAS 78202

SHEET TITLE:
Front Elevation

JOB NO:
2017-01

DRAWN BY:
STAFF

DATE:
3/4/17

SHEET NUMBER:
A4.01









