

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-157
ADDRESS: 1017 HAYS ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 16
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jerry Woolf/JB Woolf Shed and Garages
OWNER: Juan Perez
TYPE OF WORK: Construction of a rear accessory structure, demolition of existing structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 1017 Hays.

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 has proposed to construct a rear accessory structure at 1017 Hays, in the Dignowity Hill Historic District. The applicant has proposed to locate the accessory structure in the northeast corner of the lot, aligned with the existing driveway.
- b. **DEMOLITION** – The rear of the property previously featured two accessory structures. One structure appears on the 1951 Sanborn map; however, this structure features a footprint that is inconsistent with the previously removed structure. OHP has not processed a demolition application for this structure. These structures are located in the location typical for accessory structures that are original to the property and or contributing to the district. The applicant has noted that the existing structure collapsed in April of 2016. OHP finds the removal of the accessory structure to be eligible for Administrative Approval based on comparisons of the historic Sanborn maps and photos provided by the applicant.
- c. **MASSING, FORM & BUILDING SIZE** – The applicant has proposed for the accessory structure to feature an overall footprint of twenty-two (22) feet in width and thirty-eight (38) feet in length. The proposed footprint of 836 square feet is more than fifty percent of that of the primary historic structure, which was constructed in 1910

and features a footprint of approximately 1,300 square feet. The Guidelines for New Construction 5.A.ii. notes that new accessory structures should be no larger in plan than forty (40) percent of the primary historic structure's footprint. The proposed footprint is not consistent with the Guidelines.

- d. **WINDOWS & DOORS** – The Guidelines for New Construction 5.A.iv. states that window and door openings should be similar to those found on historic accessory structure in the district or those on the primary historic structure in terms of their spacing and proportions. The applicant has proposed one front window and one door opening and has noted these are to match those of the primary historic structure. Staff finds that a window and door that feature historic profiles should be installed and that details of both should be submitted to staff for approval prior to installation.
- e. **MATERIALS** – The Guidelines for New Construction 5. A.iii. note that complementary materials should be used in the construction of an accessory structure. The applicant has proposed materials which include cement lap siding, a red standing seam metal roof and a concrete slab foundation. The proposed cement lap siding should feature a smooth finish and an exposure of four (4) inches. The applicant has proposed a red composition shingle roof. Staff finds the proposed materials appropriate.
- f. **SETBACKS & ORIENTATION** – The applicant has proposed to locate the accessory structure in the northeast corner of the lot. Typically, historic accessory structures are found at the rear of lots, often in a rear corner. The applicant has noted setbacks of five feet from the property line. This is consistent with the Guidelines.

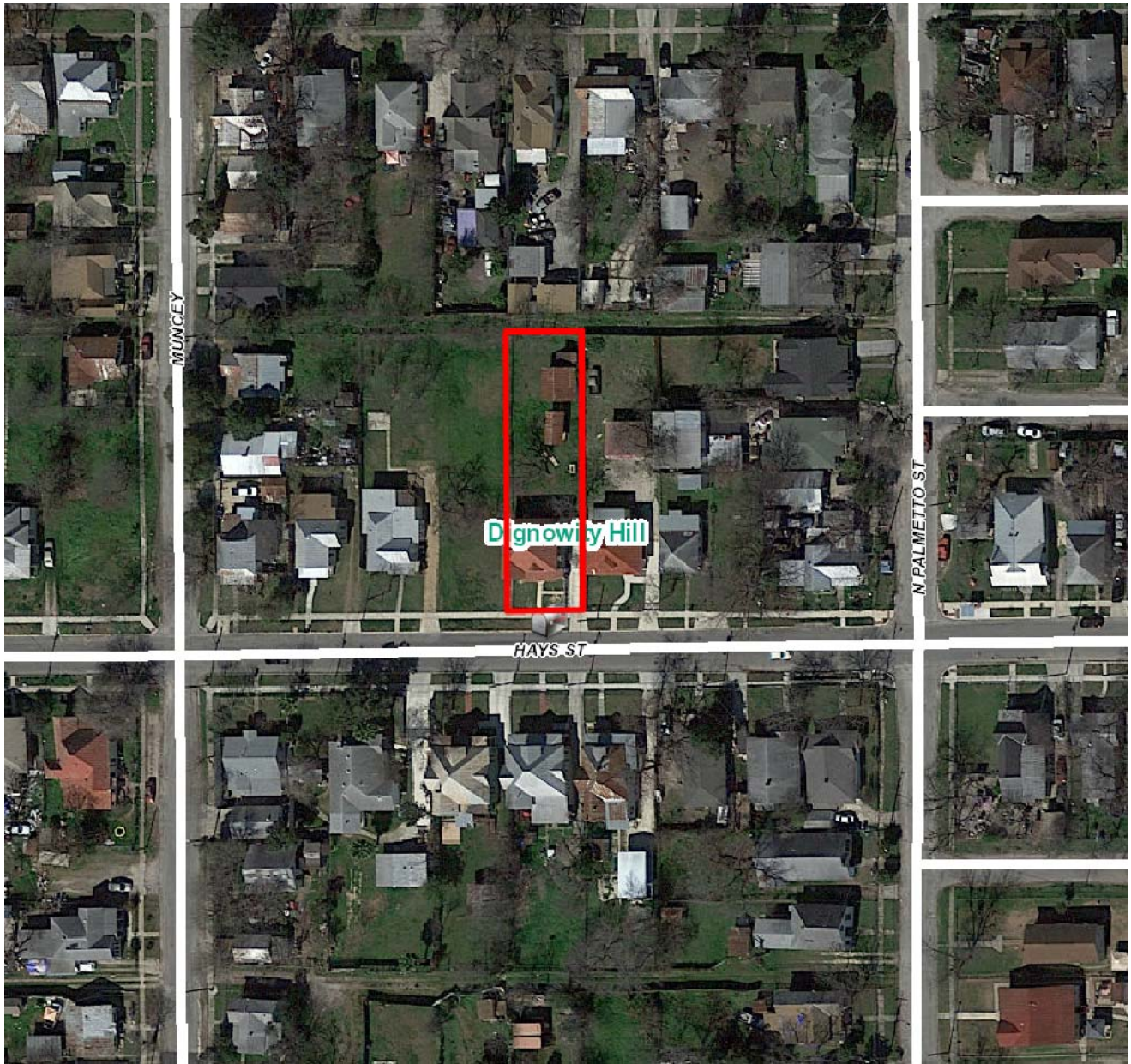
RECOMMENDATION:

Staff recommends approval based on findings a through f with the following stipulations:

- i. That the proposed accessory structure is reduced in square footage to be no larger than forty (40) percent of the primary historic structure's footprint.
- ii. That the applicant install windows and doors that match those of the primary historic structure in terms of materials and profiles.
- iii. That the applicant install cement lap siding that features a smooth finish and an exposure of four (4) inches.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 06, 2017

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Lamar

Lamar

Lamar

Muncey St

N Palmetto

Logan St

Arthur St

N Palmetto

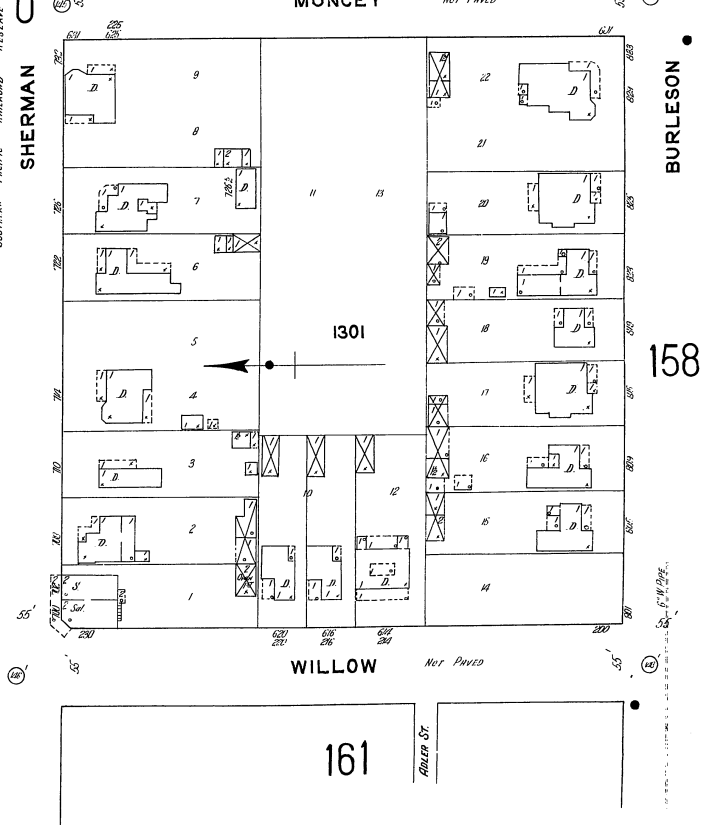
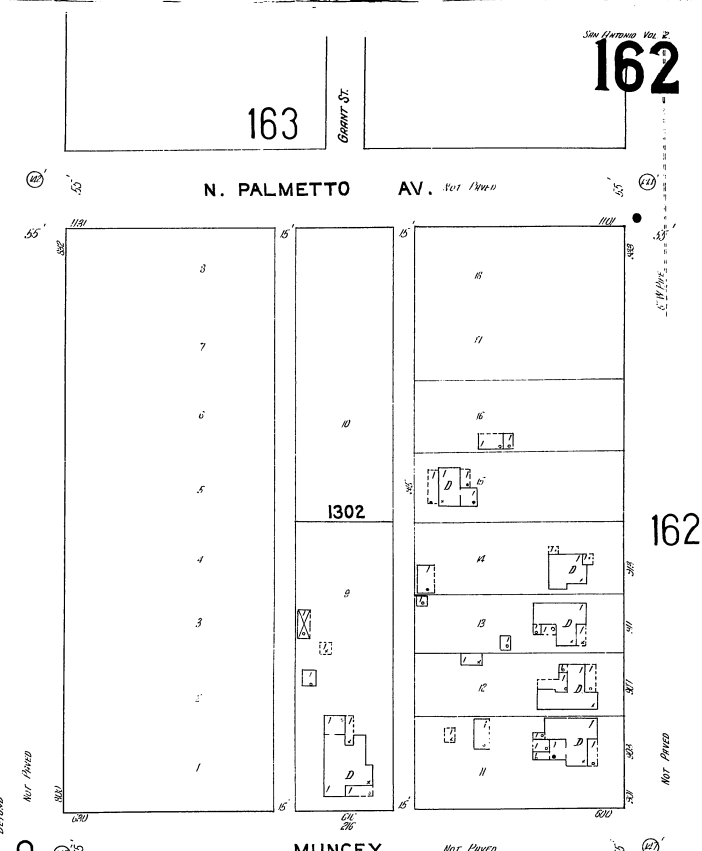
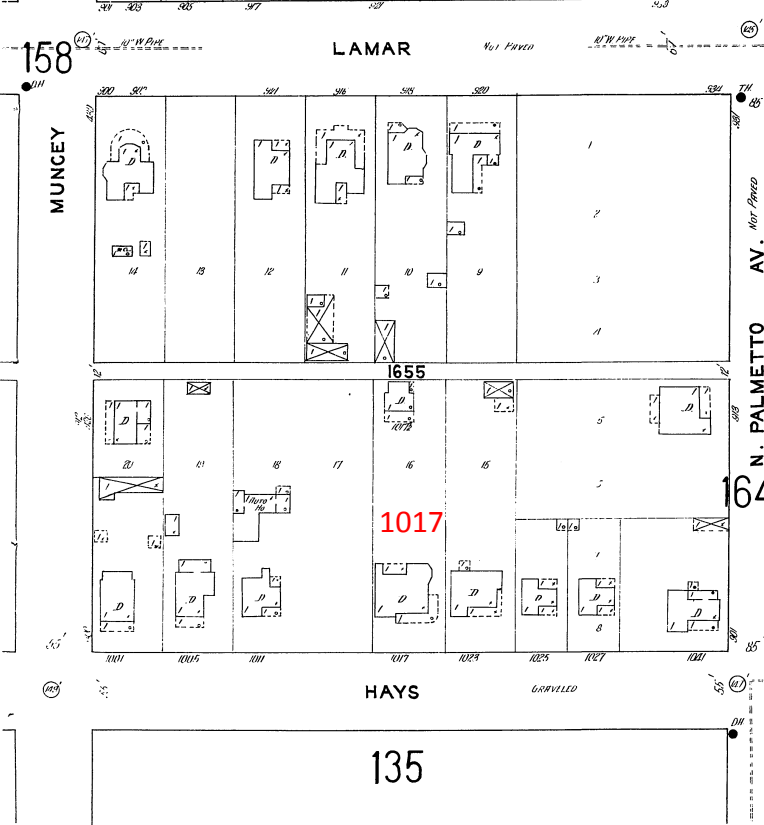
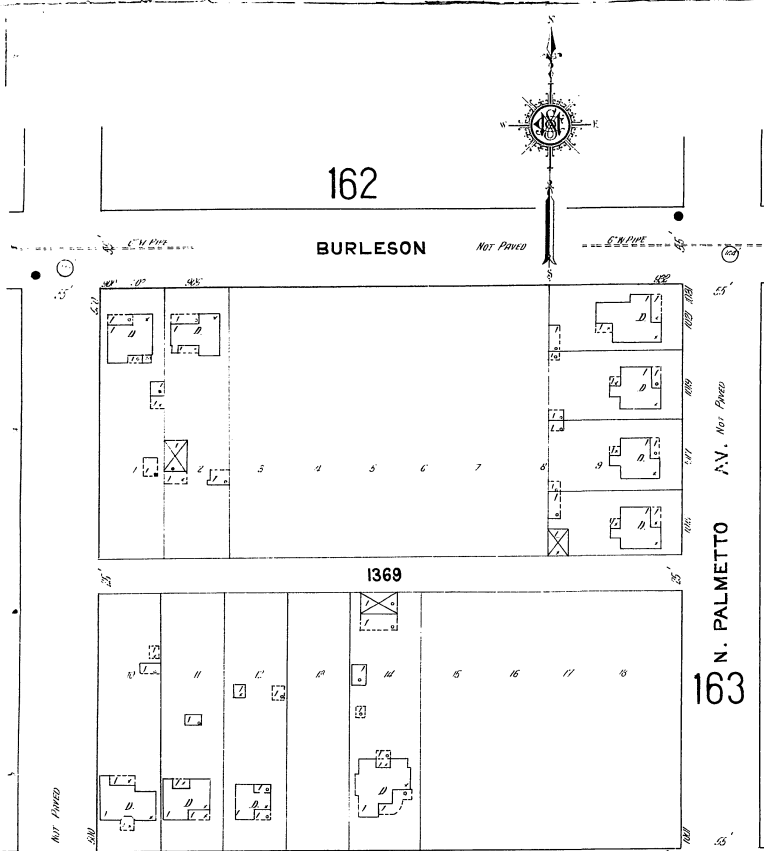
Muncey St

1017 Hays Street

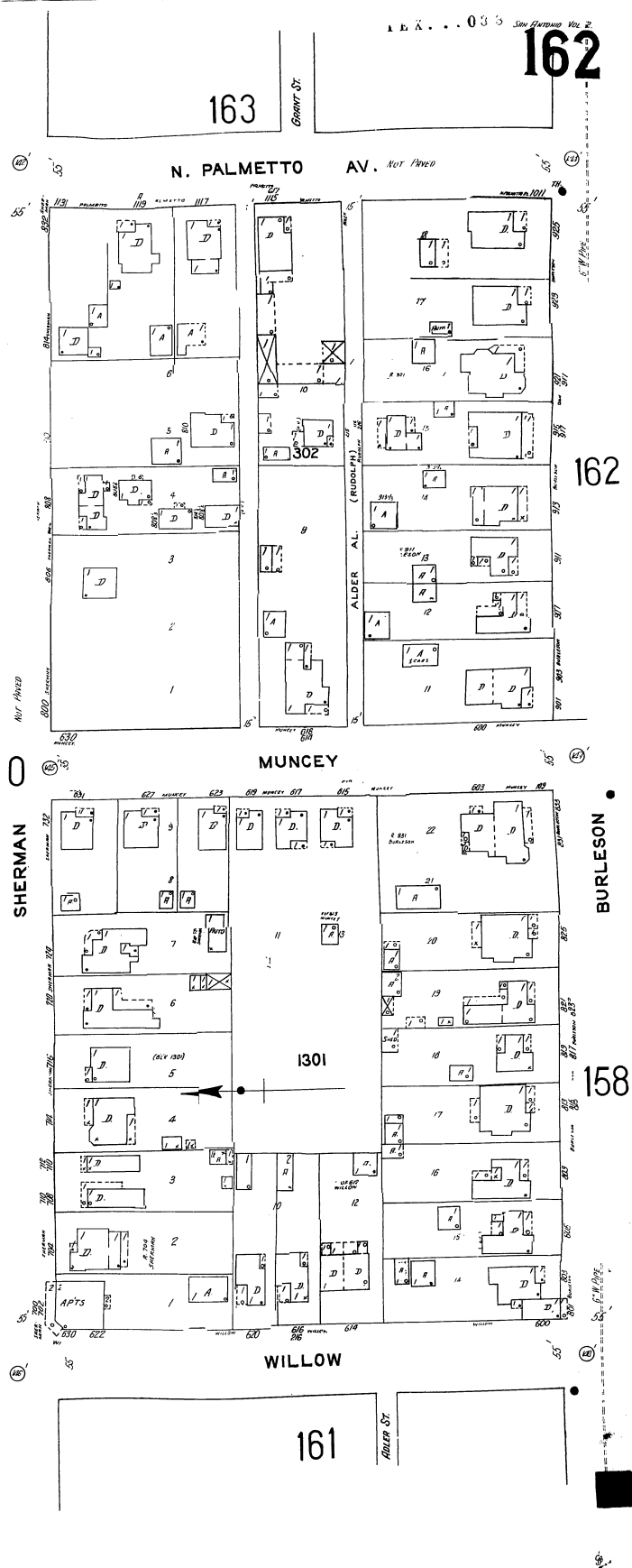
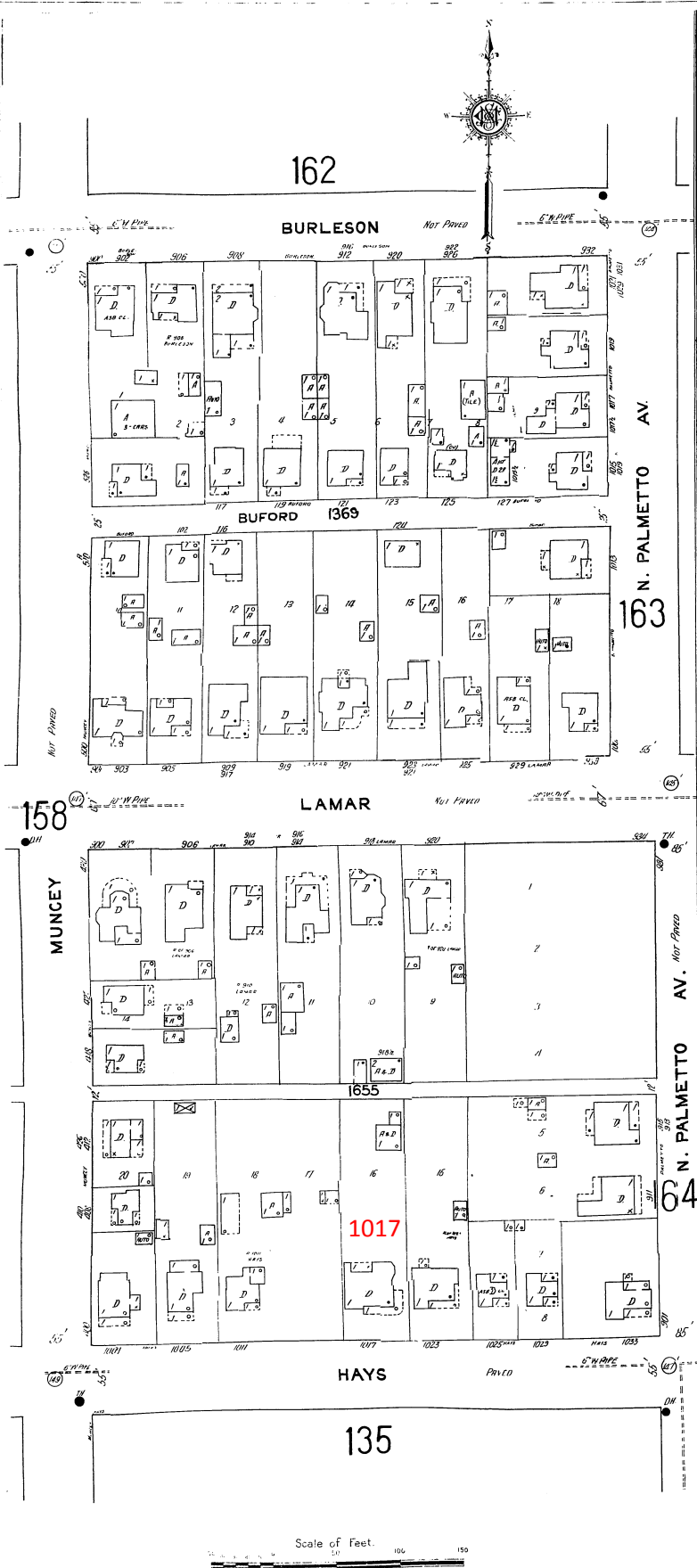
Hays St

Hays St

1912 SANBORN MAP



1952 SANBORN MAP





1017 Hays Street

Lamar

1022 Hays St

San Antonio, Texas



Street View - Apr 2016





Front View

PLOT PLAN
FOR BUILDING PERMITS

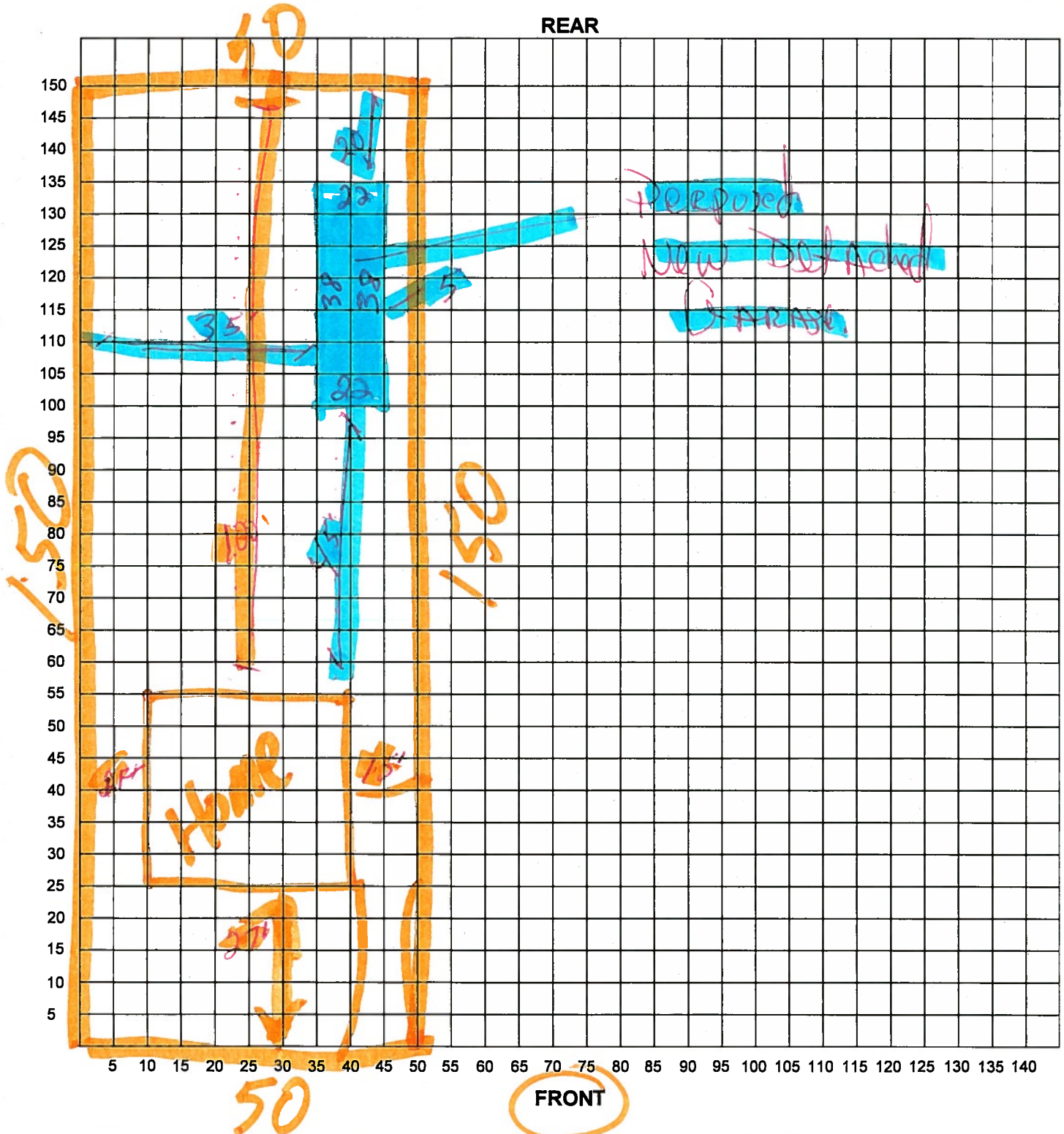
Address: 1017 Hayes

Lot: 16

Block: C

NCB: 1655

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 3/27/12

Signature of Applicant: [Signature]

BACKYARD VIEW



PERPOSED STORAGE STRUCTURE 1017 HAYES

22x38 detached building

Cement foundation

Wood construction

Blue paint to match home

Red roof to match home

5 ft off property line left side

20 ft off property
Right

20 ft from rear

30 ft from home

Built to resemble home

CUSTOM BUILT BY
J B WOOLF CUSTOM SHEDS
6018 EXCHANGE PARKWAY
SAN ANTONIO 78238
210-681-7433
Woolfsheds.com

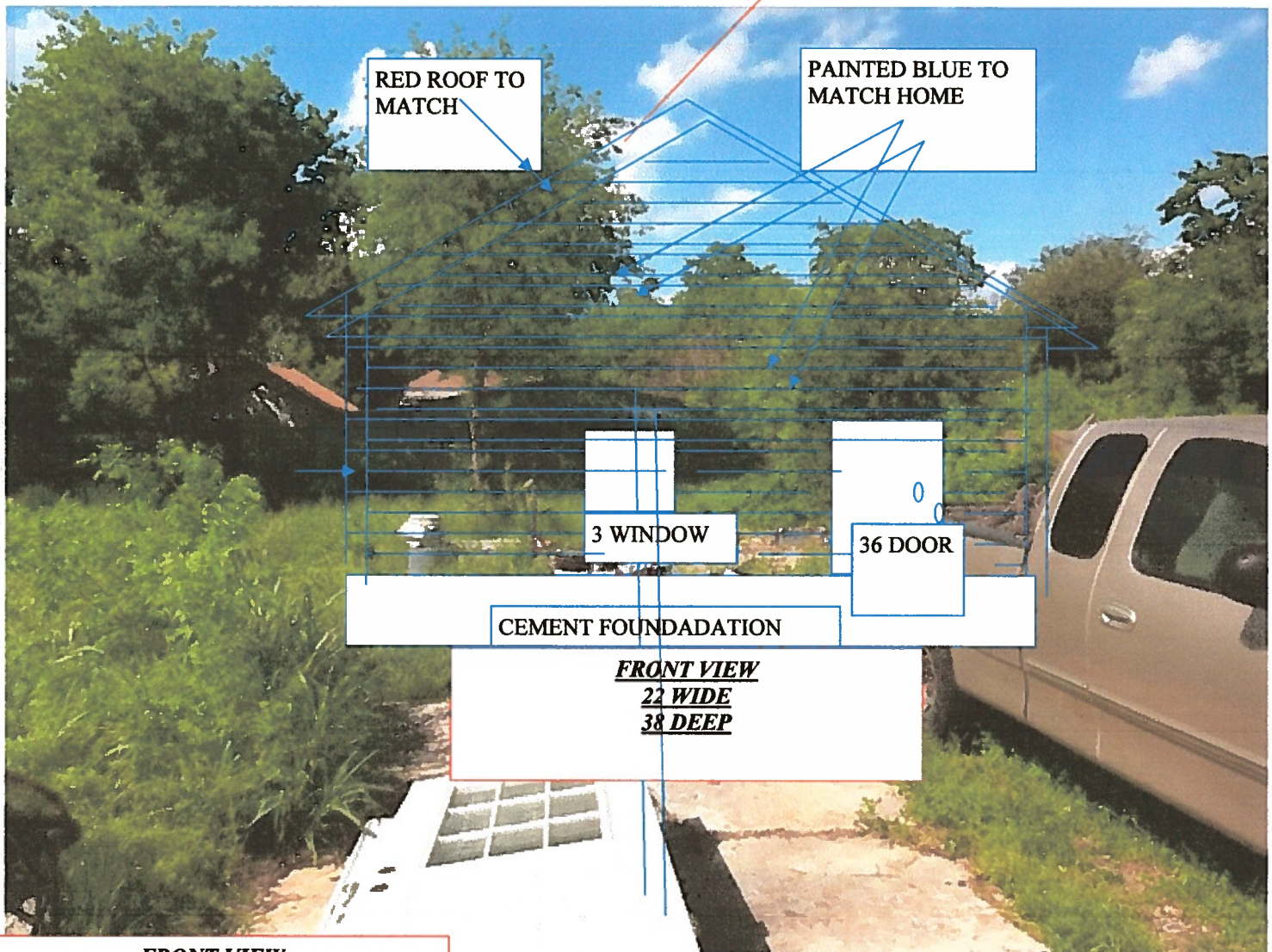
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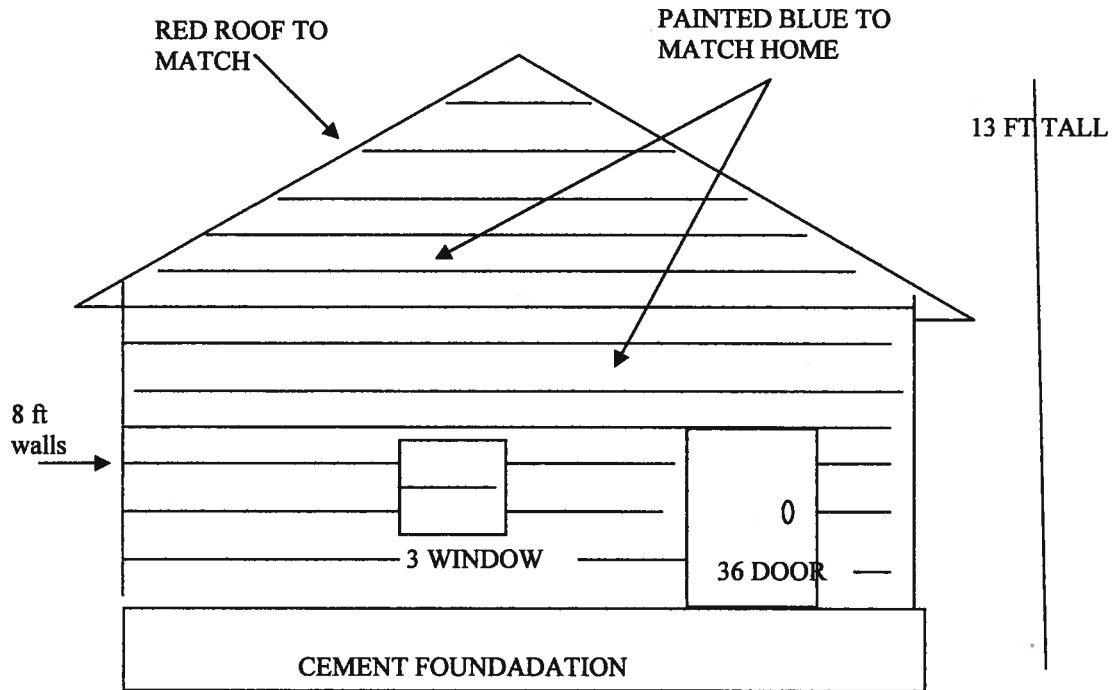
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FRONT VIEW
22 WIDE
38 DEEP

PERPOSED STORAGE STRUCTURE 1017 HAYES



FRONT VIEW

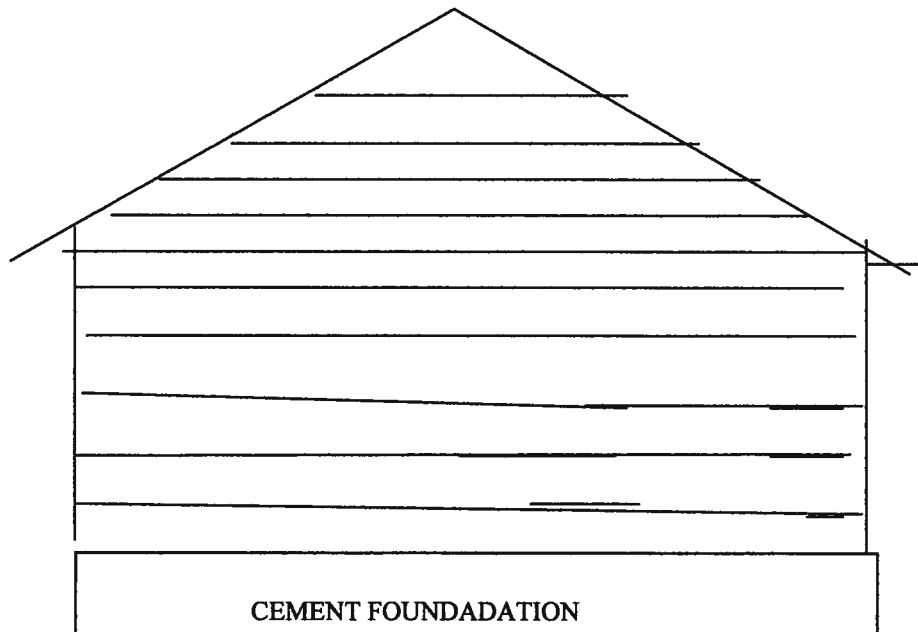
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38 DEEP

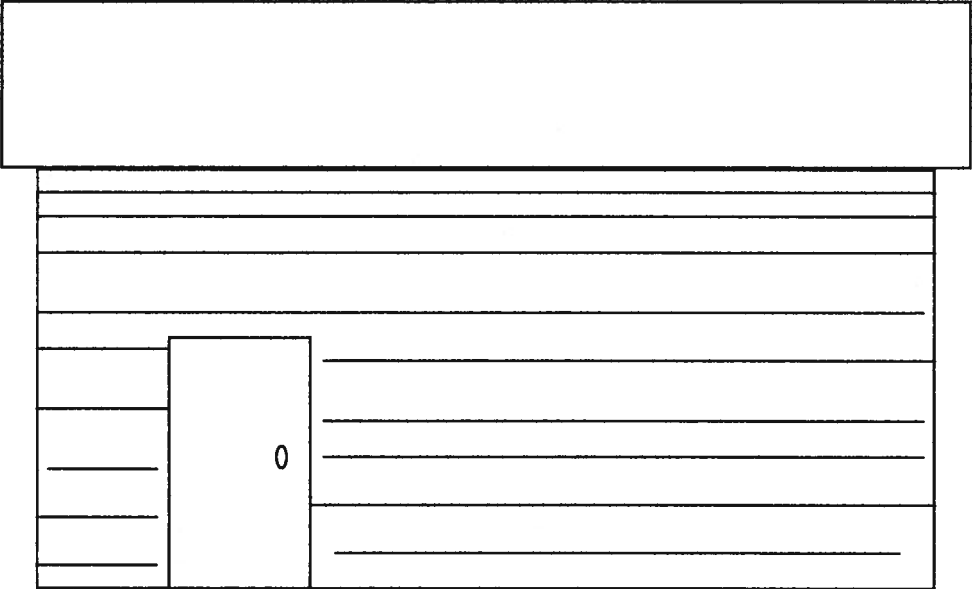
REAR VIEW

22 WIDE

38 DEEP



PERPOSED STORAGE STRUCTURE 1017 HAYES
SIDE VIEW



38 FT