

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-120
ADDRESS: 615 HAYS ST
LEGAL DESCRIPTION: NCB 530 BLK 14 LOT 4 ARB A-6
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Steven Martin
OWNER: Todd Worricia
TYPE OF WORK: Exterior modifications, site work
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. Construct a carport to be attached to the rear of the primary structure.

APPLICABLE CITATIONS:

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. This request was originally heard by the Historic and Design Review Commission on April 5, 2017, where it was referred to the Design Review Committee.
- b. DESIGN REVIEW COMMITTEE – At the Design Review Committee, committee members noted that paired wood columns would be an appropriate approach. Since the time of the DRC case, the applicant has met staff's stipulations for items that are eligible for administrative approval include fence replacement, driveway modifications, rear porch construction and front walkway installation. These items have been approved administratively.
- c. 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.
- d. COLUMN MODIFICATIONS – The applicant has proposed to install paired front porch columns that feature an appropriate profile for the contemporary structure's massing and architectural detailing.
- e. 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.
- f. 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 has incorporated this detail.
- g. 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 has incorporated this detail.

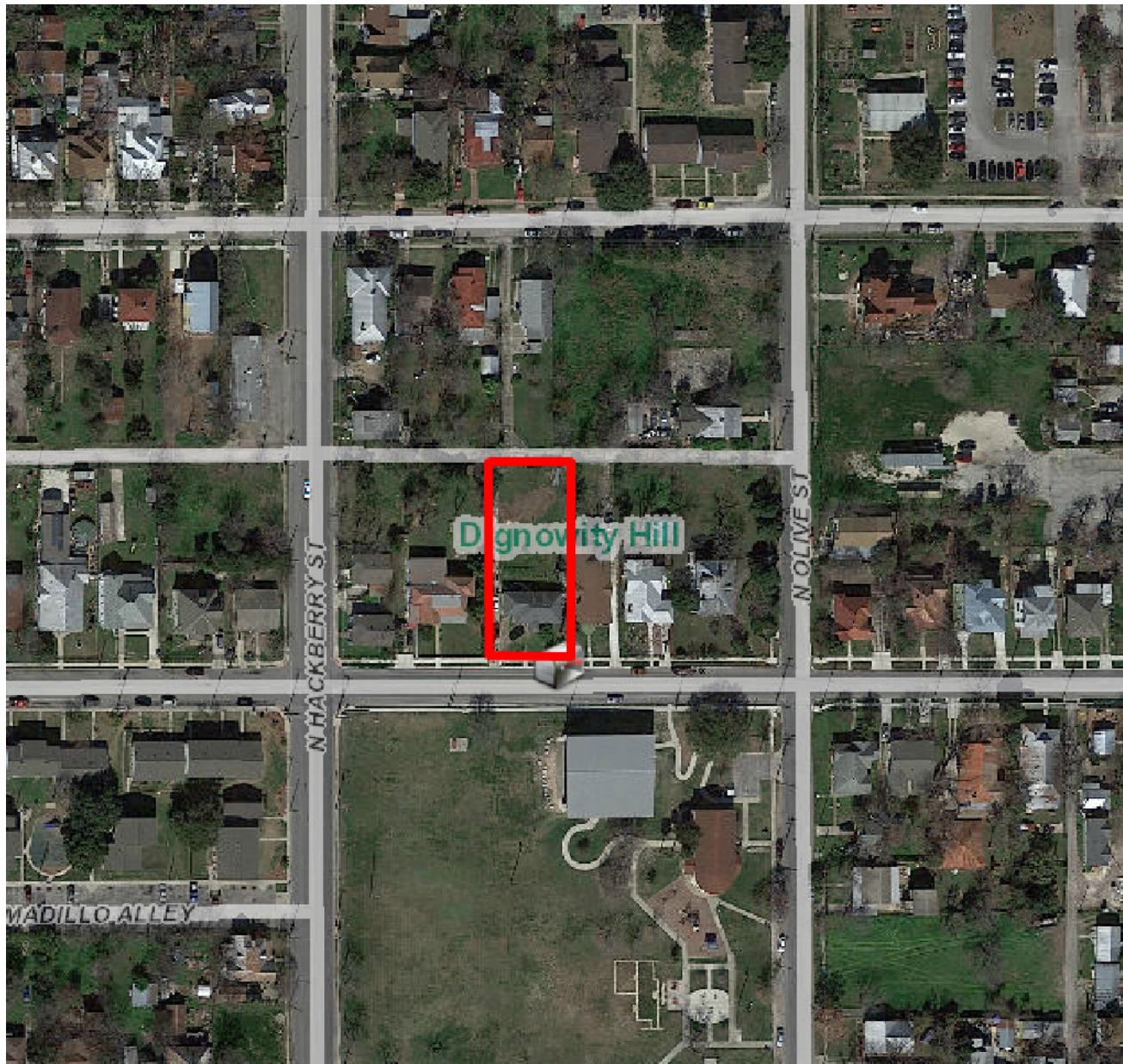
- h. **MATERIALS** – The applicant has noted that the proposed new windows will either be wood or vinyl and white in color. Staff recommends the installation of wood windows.
- i. **REAR CARPORT** – The applicant has proposed to construct a rear carport to accommodate covered parking for two vehicles. 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.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through h.

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





615 Hays Street

N Hackberry

Fayn Way

Fayn Way

N Olive St

Hays St

Hays St



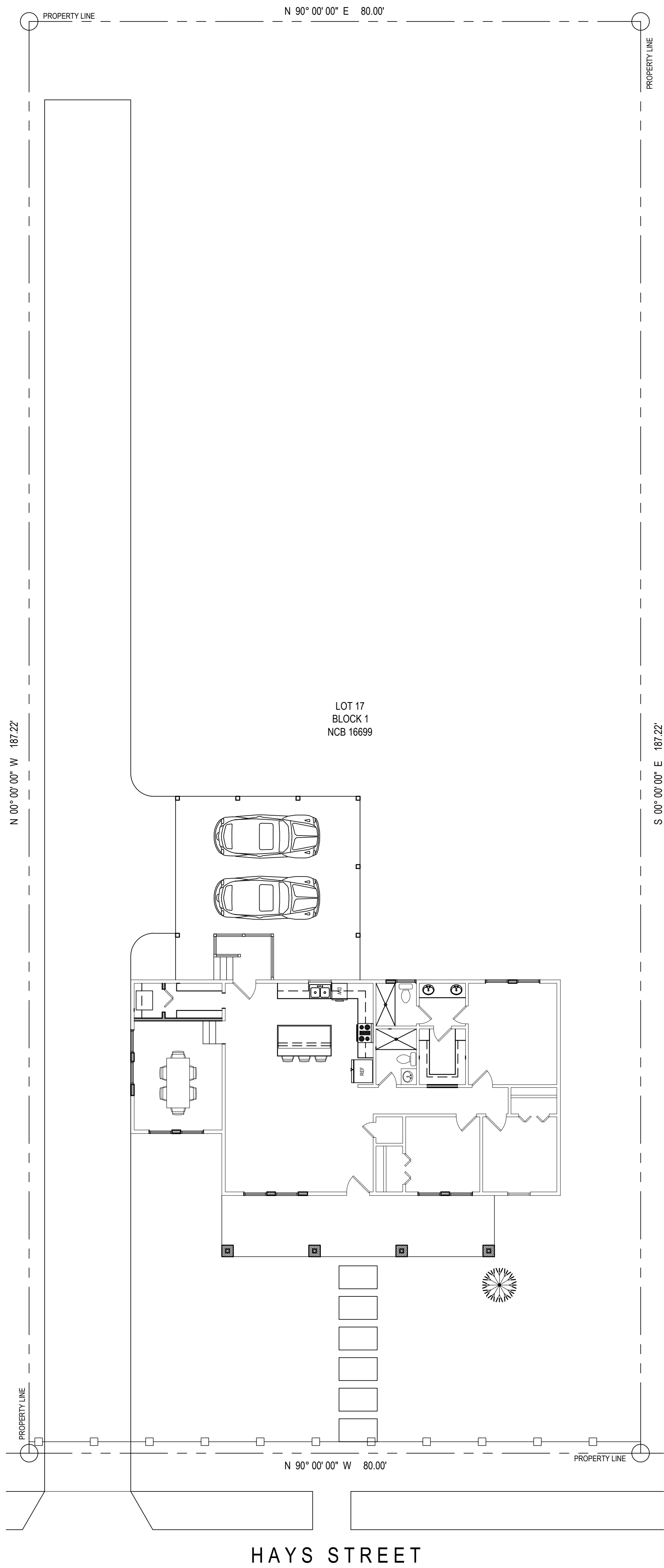
N Olive St

Hays St

Hays St

615 Hays Street

Wayway



1 SITE PLAN
1" = 10'-0"
0' 2' 4' 8' 12'

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smarin35@gmail.com

(210) 385-3246

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

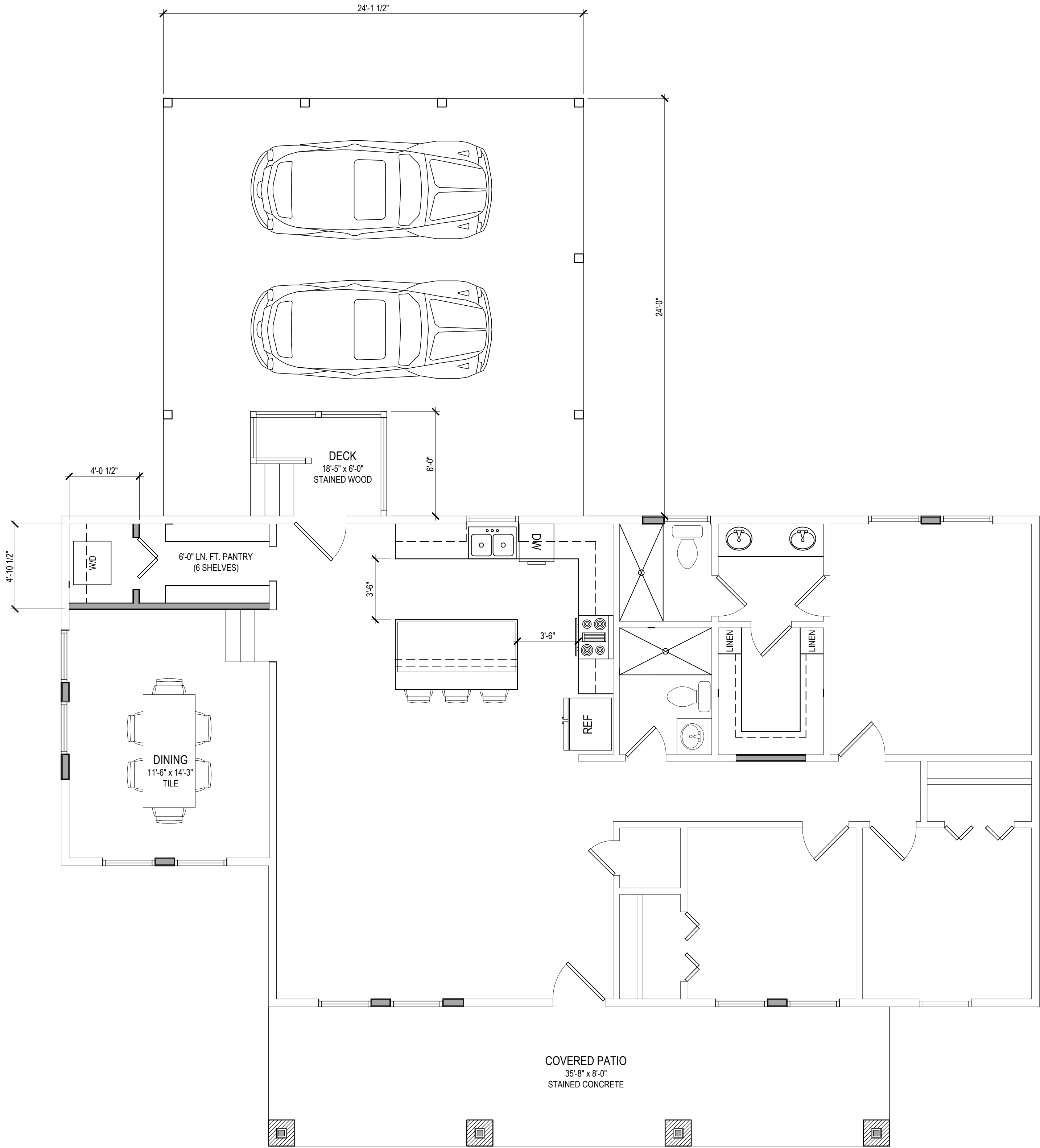
JOB NO.
2017-01

DRAWN BY:
STAFF

DATE:
3/4/17

SHEET NUMBER

A1.01



1

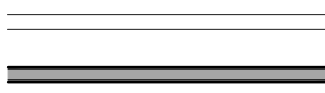
REMODEL FLOOR PLAN

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

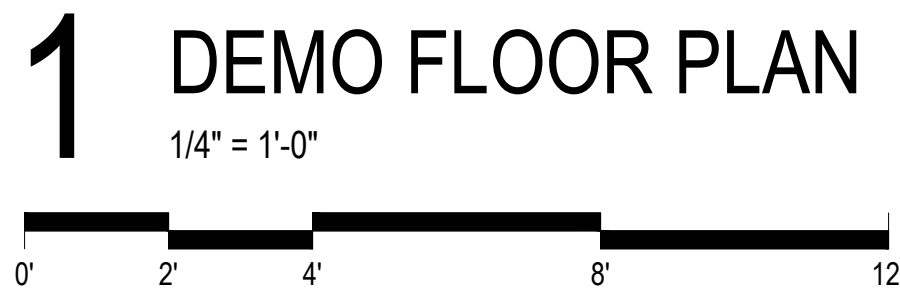
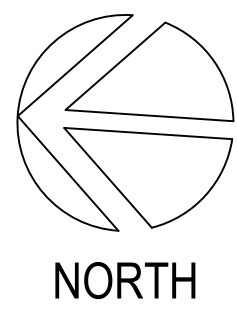
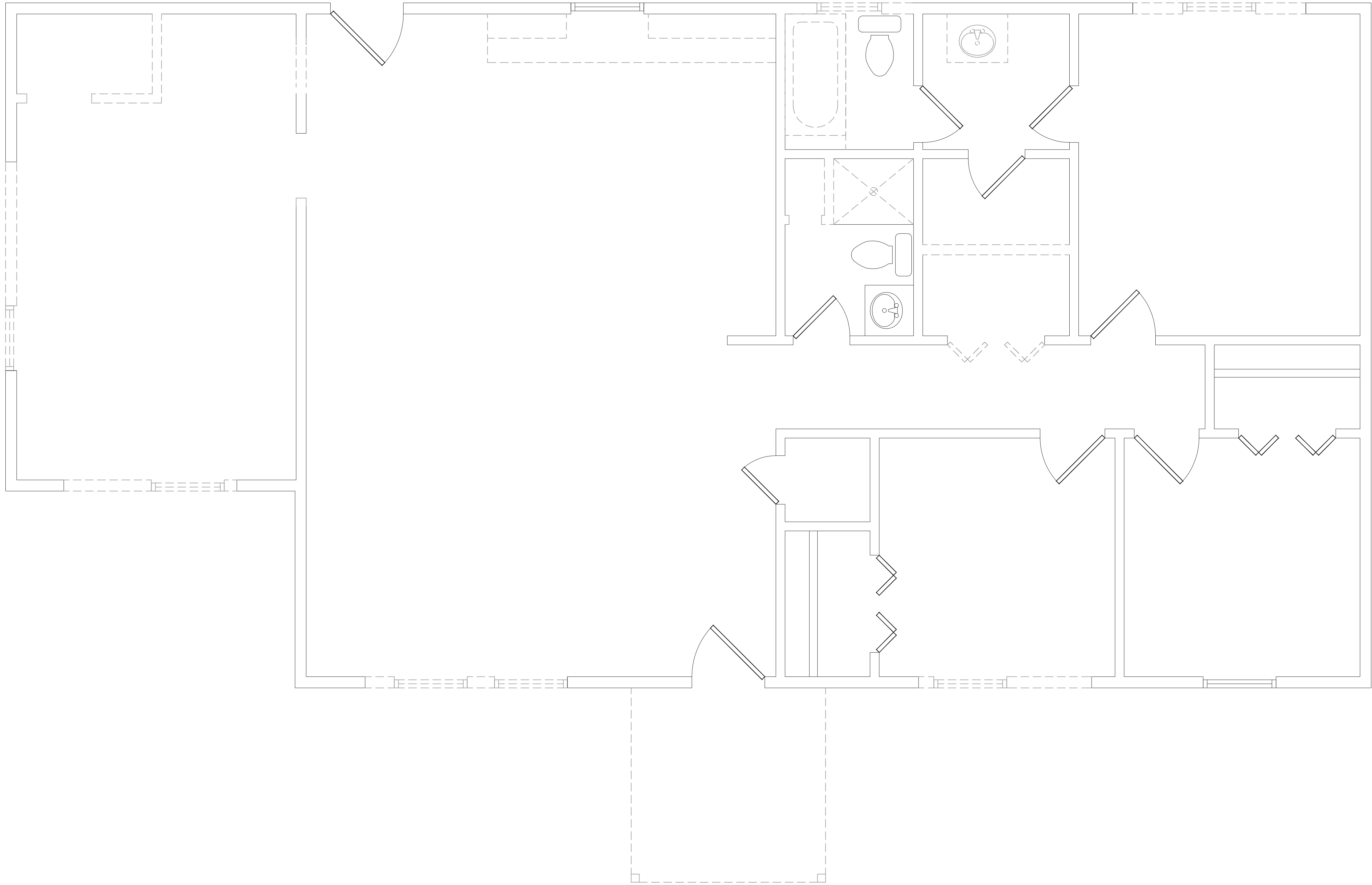
SHEET NUMBER

A2.02

DESIGN FOR LIVING

143 FURBER DRIVE

SAN ANTONIO, TEXAS 78201



LEGEND

- EXISTING CONSTRUCTION
- CONSTRUCTION TO BE REMOVED



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

DESIGN FOR LIVING

143 FURBER DRIVE

SAN ANTONIO, TEXAS 78201

SHEET TITLE:

Demo Floor Plan

JOB NO.

2017-01

DRAWN BY:

STAFF

DATE:

3/4/17

SHEET NUMBER:

A2.01



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



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

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SAN ANTONIO, TEXAS 78201

143 FURBER DRIVE

A FACADE REMODEL
FOR
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615 HAYS STREET SAN ANTONIO, TEXAS 78202

SHEET TITLE:

Front Elevation

JOB NO.

2017-01

DRAWN BY:

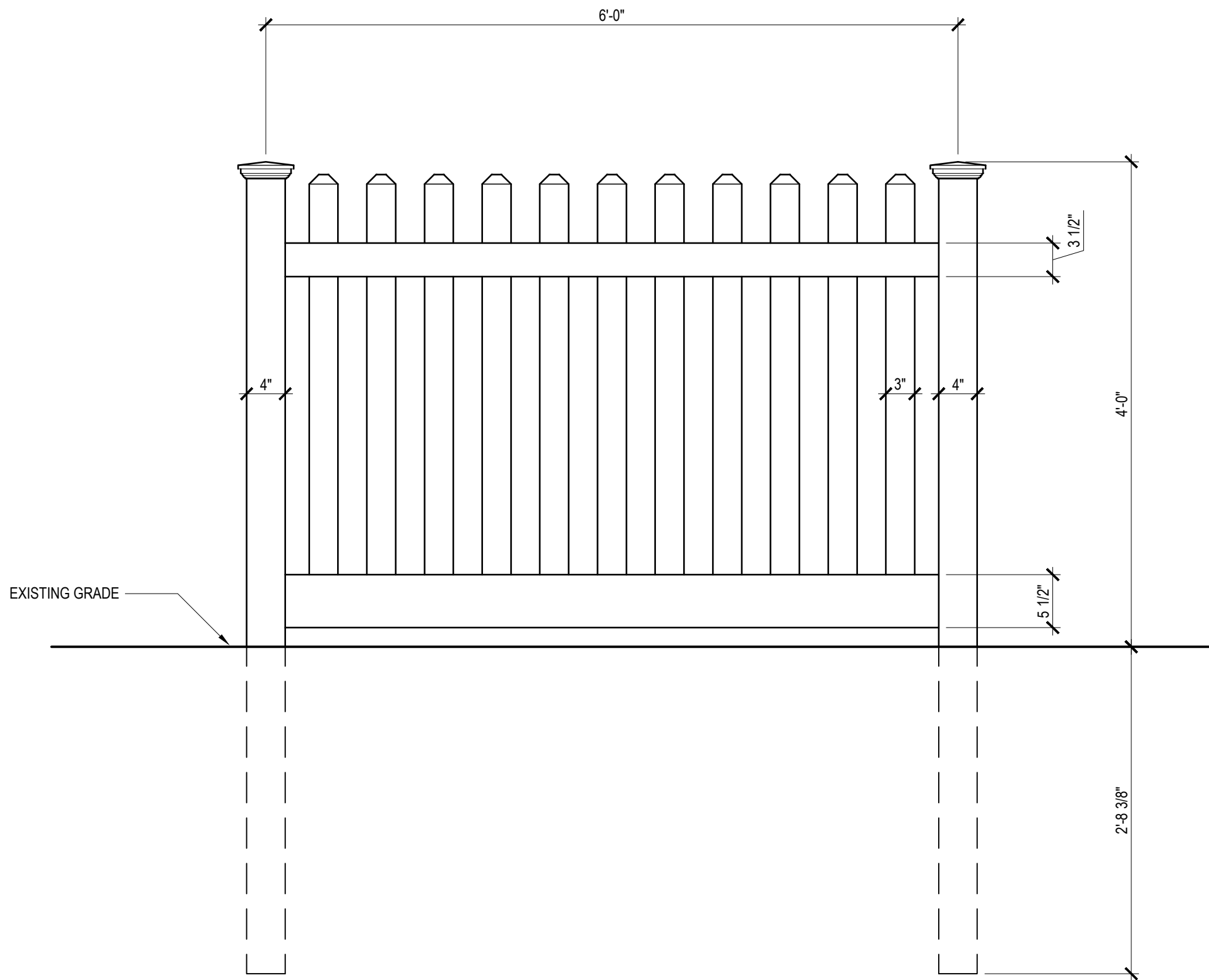
STAFF

DATE:

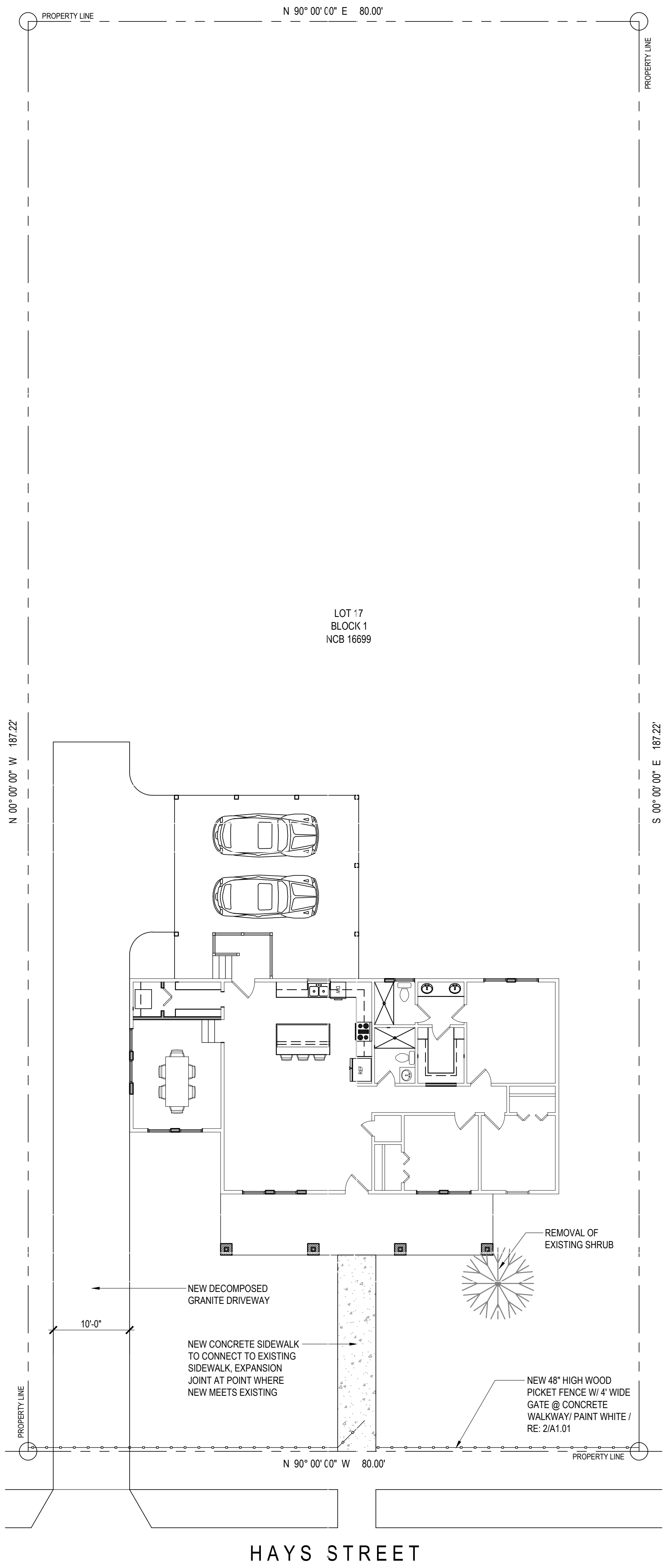
4/13/17

SHEET NUMBER

A4.01



2 PICKET FENCE DETAIL
1" = 1'-0"



1 SITE PLAN
1" = 10'-0"

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DESIGN FOR LIVING

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:
4/13/17

SHEET NUMBER

A1.01







