

## HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

**HDRC CASE NO:** 2017-594  
**ADDRESS:** 917 HAYS ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT 13  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Bob King/Alamo Construction Company  
**OWNER:** Allan Boudin  
**TYPE OF WORK:** Construction of a rear addition and detached accessory structure  
**APPLICATION RECEIVED:** November 7, 2017  
**60-DAY REVIEW:** January 6, 2017  
**REQUEST:**

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

1. Construct a rear addition to the primary historic structure to feature approximately 720 square feet.
2. Perform exterior modifications to the historic structure including the relocation and removal of original window openings.
3. Construct a detached garage in the rear of the lot to feature an overall footprint of 960 square feet.

### 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.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house.

Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

*iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

*v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

*i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

*ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

*iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### 4. Architectural Details

#### A. GENERAL

*i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### *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 historic structure at 917 Hays was constructed circa 1910 and first appears on the 1912 Sanborn Map. The structure features both front and side gabled roofs, two brick chimneys and traditional folk architectural elements. At this time, the applicant has proposed to construct a rear addition and a detached, rear accessory structure.
- b. **CONSTRUCTION DOCUMENTS** – The construction documents do not accurately represent the structure as it currently exists. No modifications are to occur to forms, openings or architectural detailing of the historic structure.
- c. **REAR ADDITION** – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the rear addition to feature an overall height that is subordinate to that of the primary historic structure, feature gabled roofs, and feature setbacks from the wall planes of the historic structure. Generally, the applicant's proposed addition is consistent with the Guidelines for Additions 1.A.
- d. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure. The footprint of the existing, historic structure is 1,421. The applicant has proposed for the addition to feature a footprint of 771 square feet, which doubles the size of the existing structure.
- e. **MATERIALS** – The applicant has proposed materials that include wood windows, wood siding and a roof to match that of the primary historic structure, asphalt shingle. Generally, the proposed materials are consistent with the Guidelines. Regarding the proposed wood windows, white manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.
- f. **EXTERIOR MODIFICATIONS – HISTORIC STRUCTURE** – The applicant has noted in the construction documents exterior modifications which include the relocation of existing window openings and the removal of existing window openings. This is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i. which notes that existing, original window and door openings should be preserved. Staff finds that all existing window openings should remain as they exist.
- g. **ACCESSORY STRUCTURE** – Per the Guidelines for New Construction 5.A., new accessory structures should feature designs that are visually subordinate to the primary historic structure in terms of their height, massing and form, should not be larger in plan than forty percent of the primary historic structure's footprint, should relate to the period of construction of the primary historic structure through the use of complementary materials and simplified architectural details and should feature windows and doors that are similar to those found on the primary historic structure.
- h. **ACCESSORY STRUCTURE** – The applicant has proposed for the accessory structure to feature an overall footprint of approximately 1,000 square feet. This is inconsistent with the Guidelines. The historic pattern for the district is small, rear accessory structure. Staff finds that an accessory structure that is larger than the primary historic structure as it currently exists and seventy percent of the proposed footprint (historic structure and addition) is not appropriate. Staff finds that the applicant should reduce the proposed rear accessory structure's footprint to be consistent with the Guidelines noted in finding g.
- i. **ACCESSORY STRUCTURE** – The proposed structure is to feature a side gabled roof and an overhead rolling garage door. Staff finds that single width wood garage doors should be installed and that the soffit boxed be eliminated.
- j. **SETBACKS & ORIENTATION** – Per the Guidelines for New Construction 5.B., new accessory structures should match the predominant orientation found along the block and should follow historic setback patterns found throughout the district. Generally, the proposed location is consistent with the Guidelines.

## **RECOMMENDATION:**

Staff does not recommend approval of item #1, the construction of a rear addition. Staff finds that the applicant should address inconsistencies with the Historic Design Guidelines, such as the proposed square footage of the addition. Additionally, the applicant should address inaccuracies in the construction documents. The following items should also be addressed prior to receiving a recommendation for approval.

- i. That the applicant adhere to the wood window specifications noted in finding e.
- ii. That all materials – siding, roofing, skirting and trim match those found on the historic structure.
- iii. That a vertical trim piece be installed on the left elevation to differentiate the addition from the primary historic structure.

Staff does not recommend approval of item #2, modifications to existing, original window openings in the primary historic structure. No modifications are to occur to forms, openings or architectural detailing of the historic structure.

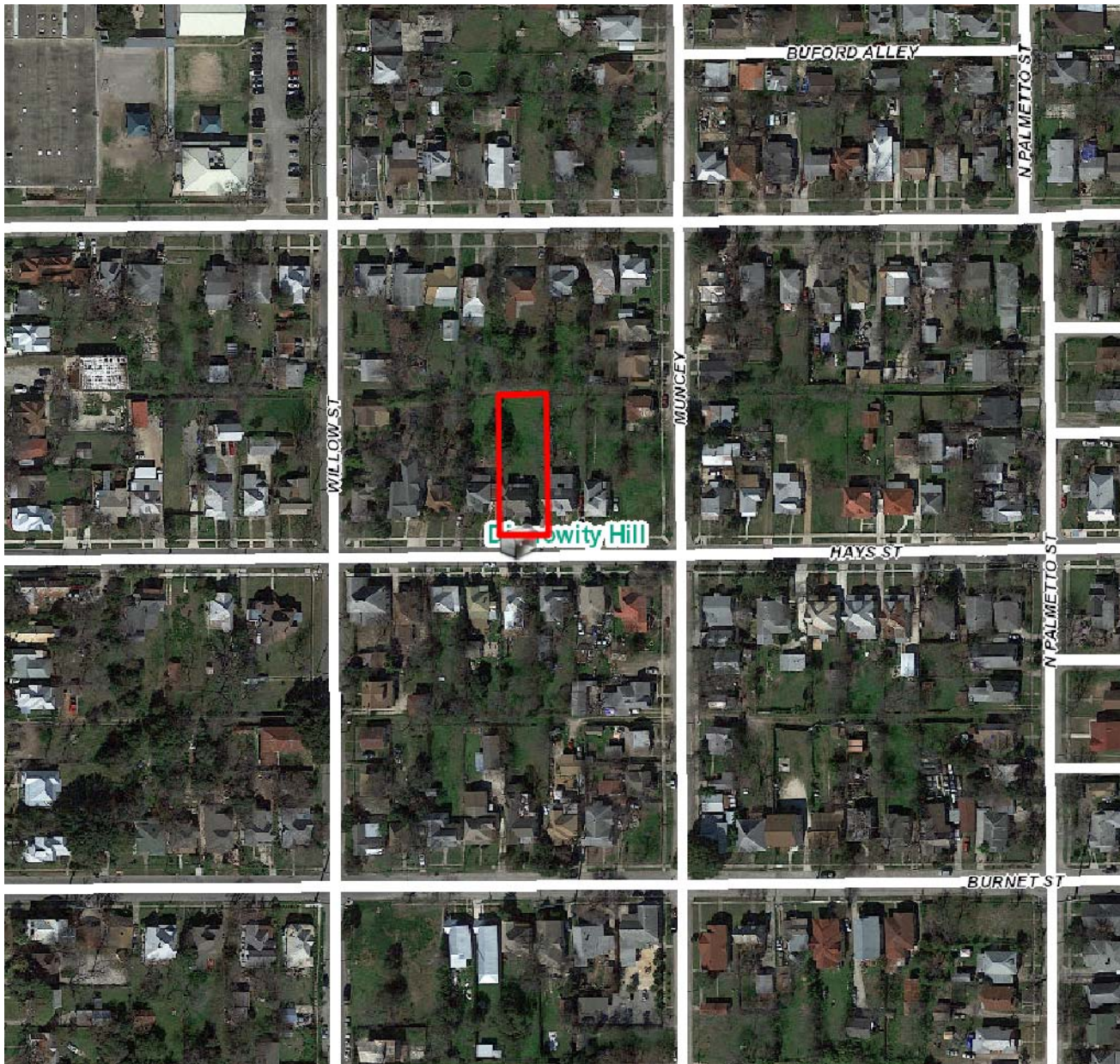
While staff generally finds the concept of a proposed detached garage to be appropriate at this location, staff does not recommend final approval at this time. Staff recommends conceptual approval of item #3, the rear accessory structure with the following stipulations:

- i. That the structure be reduced in size to not feature more than forty (40) percent of the primary historic structure's footprint.
- ii. That the proposed soffit boxes be eliminated.
- iii. That single width, wood garage doors be installed.

Updated construction documents demonstrating these stipulations should be resubmitted for consideration by the HDRC.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 30, 2017

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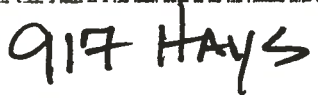




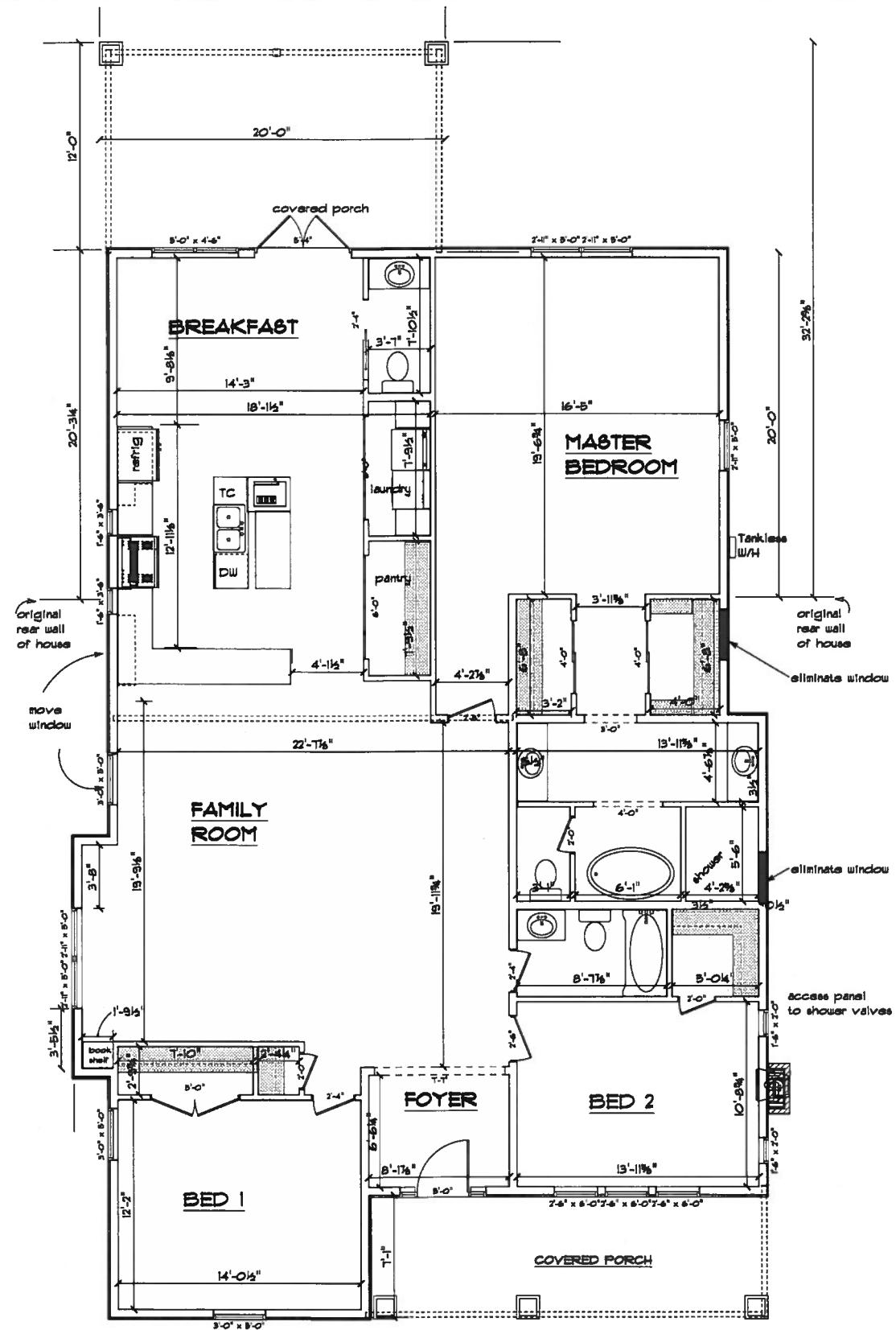
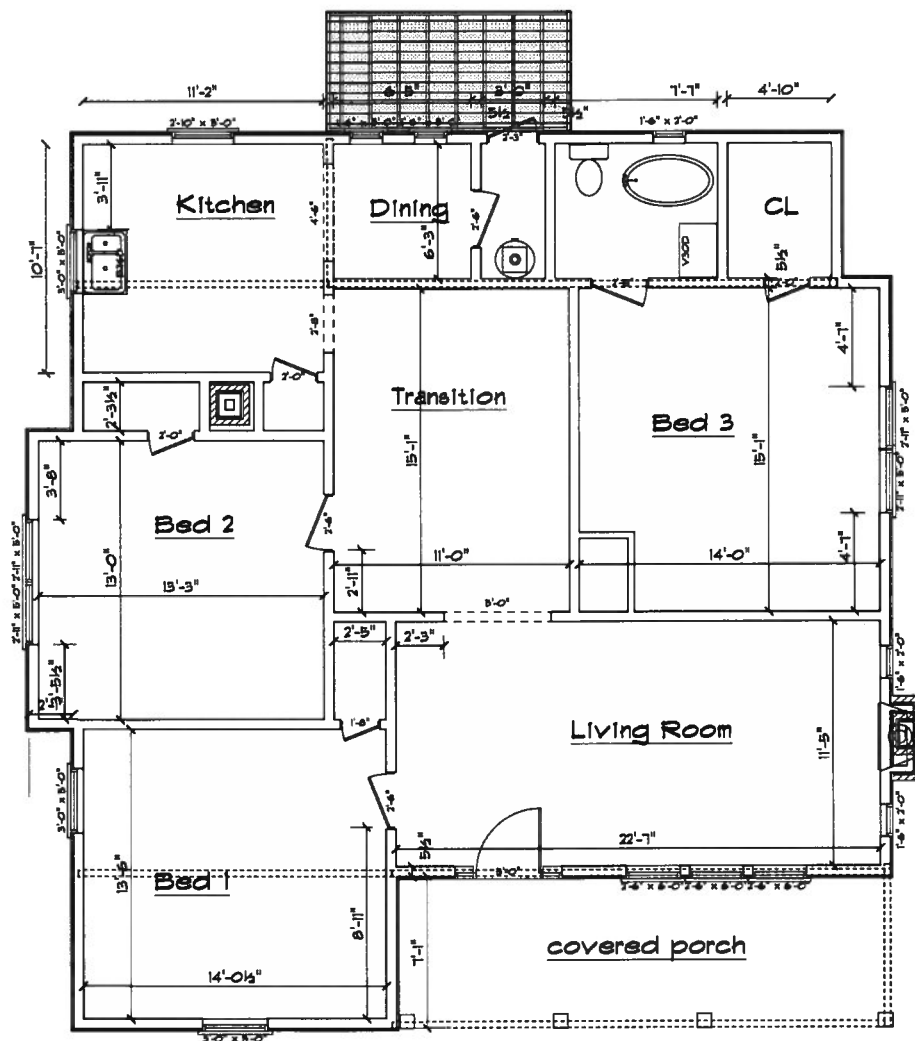




MUNCEY ST.  
(55.6' R.O.V.--PER NCB MAP)

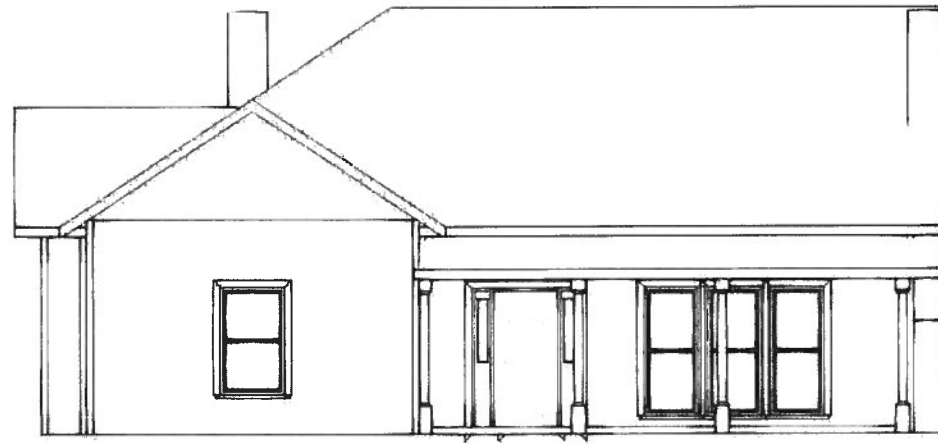


917 HAYS - ADDITION INFO REQUESTED BY PLAN REVIEW

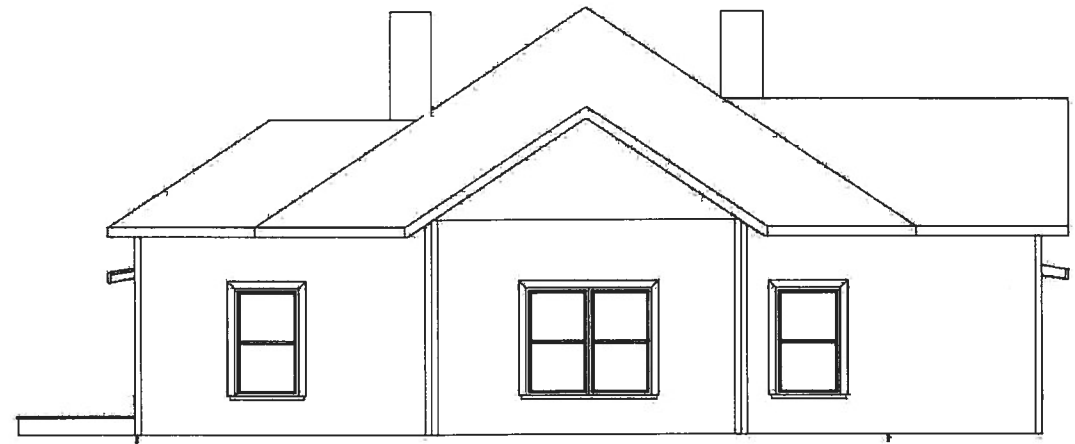


Proposed-CM2  
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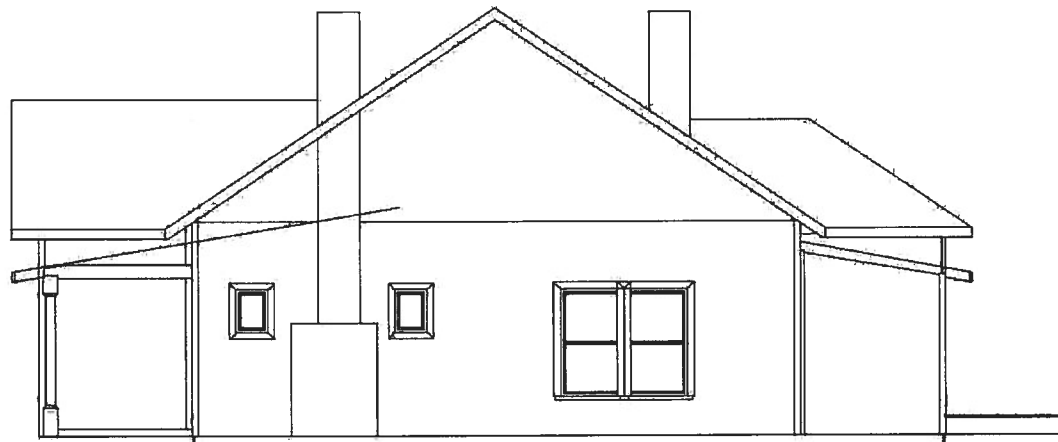




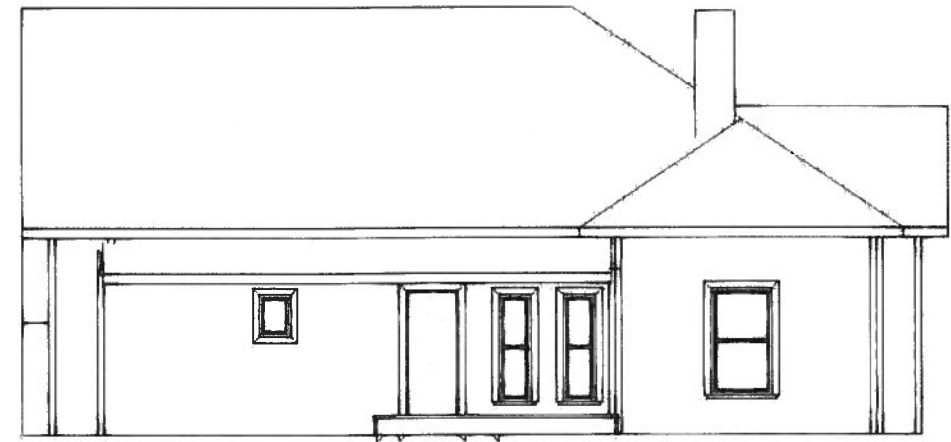
**Elevation Front**  
SCALE: 1/4" = 1'-0"



**Elevation Left**  
SCALE: 1/4" = 1'-0"



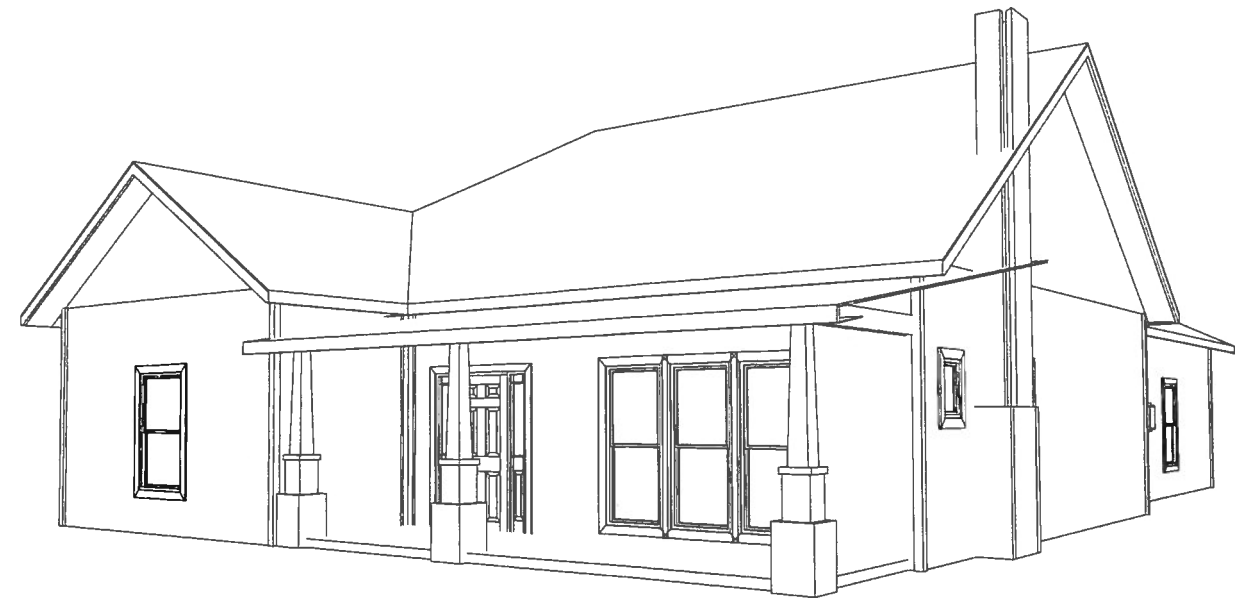
**Elevation Right**  
SCALE: 1/4" = 1'-0"



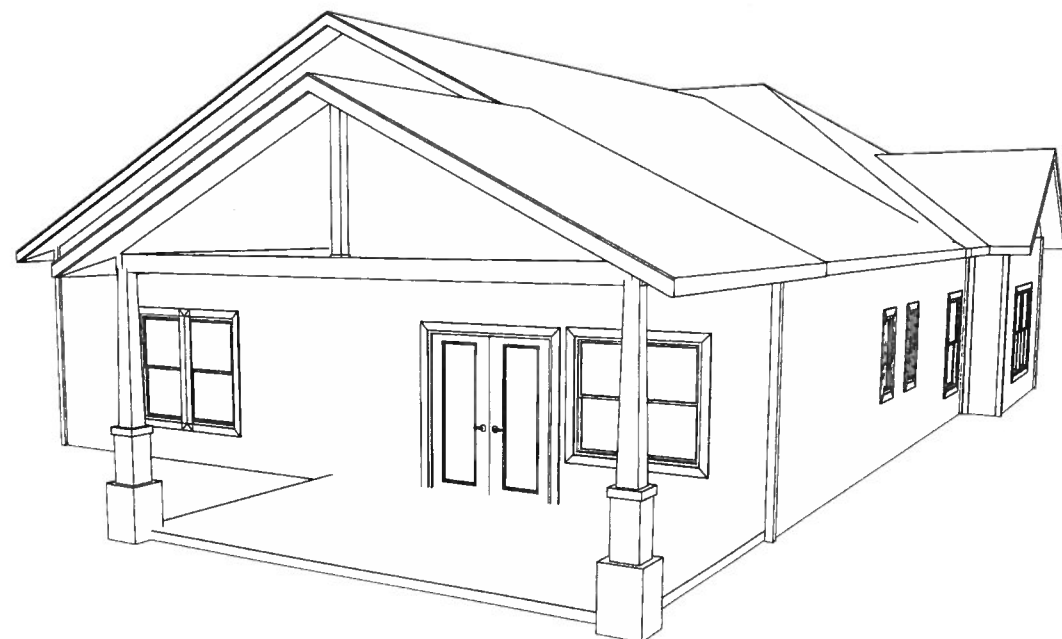
**Elevation Rear**  
SCALE: 1/4" = 1'-0"



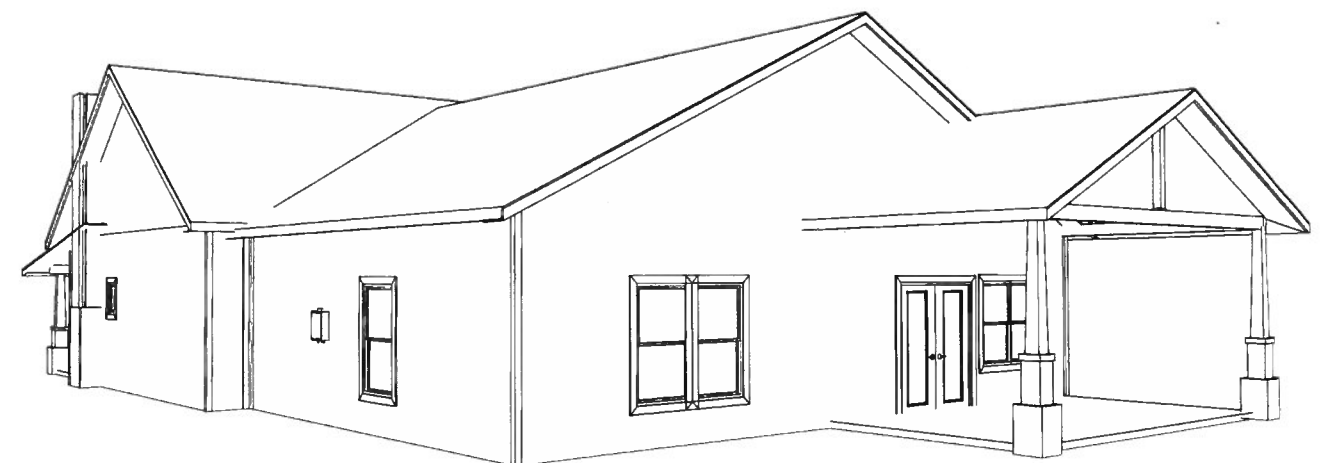
**Left-front elevation 3-D CM2-HR**  
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**Right-front elevation 3-D CM2-HR**  
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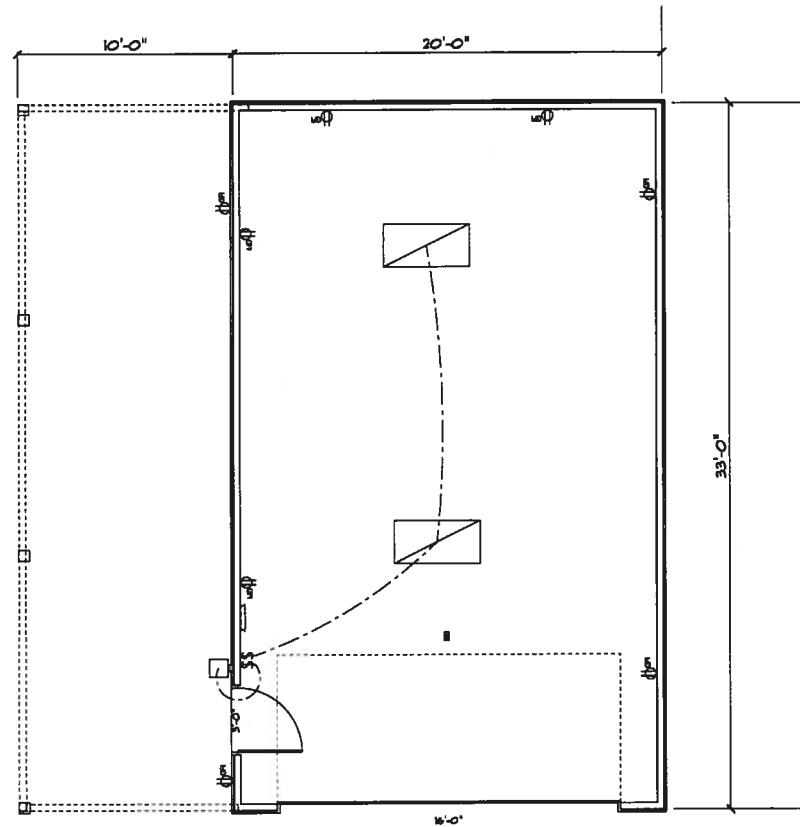


**Left-rear elevation 3-D CM2-HR**  
SCALE: 3/16" = 1'-0"



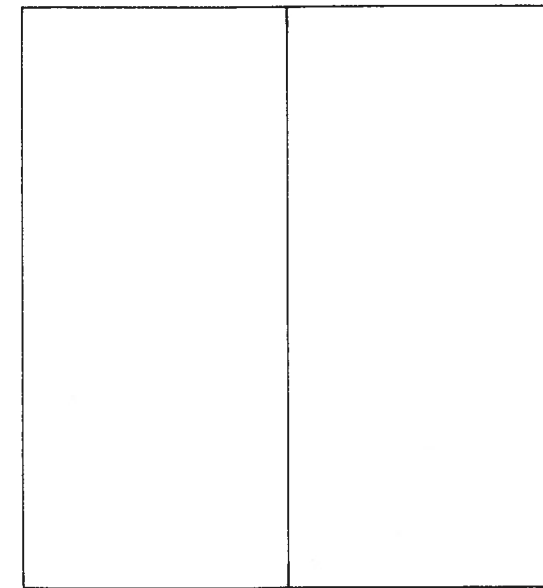
**Right-rear elevation 3-D CM2-HR**  
SCALE: 3/16" = 1'-0"





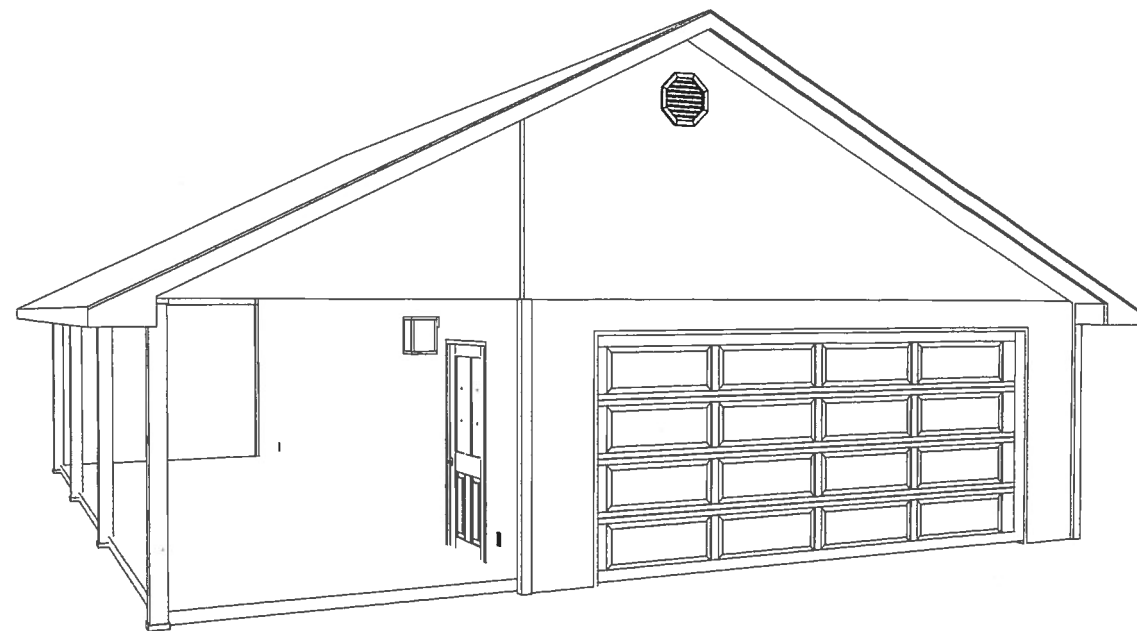
DETACHED GARAGE

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

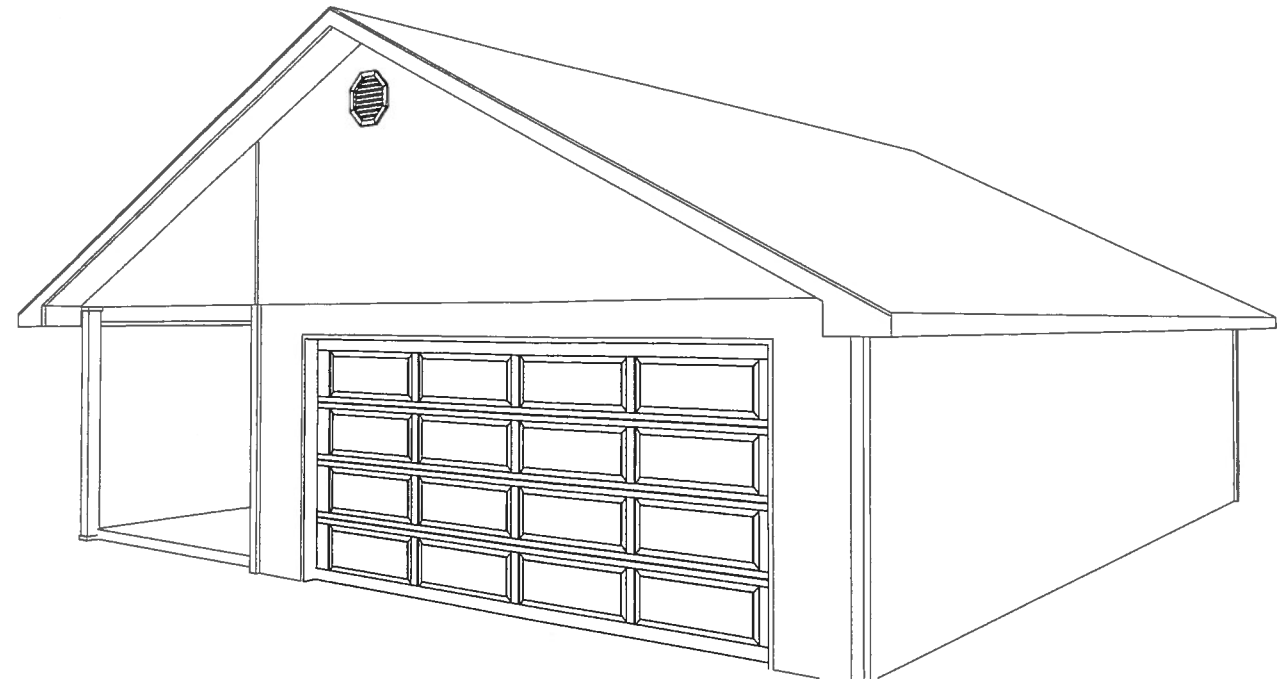


Elevation Top  
SCALE: 3/16" = 1'-0"

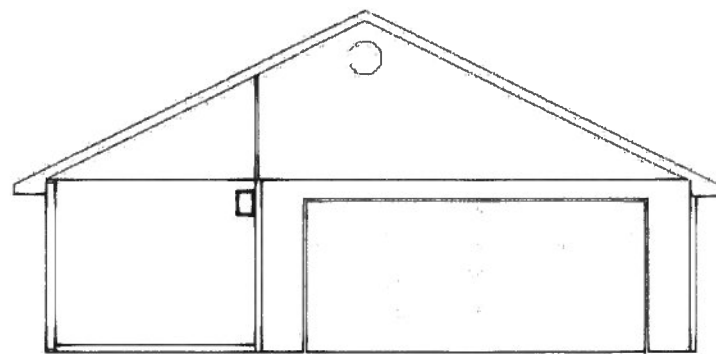
DETACHED GARAGE  
BACKYARD SEE SURVEY  
FOR LOCATION



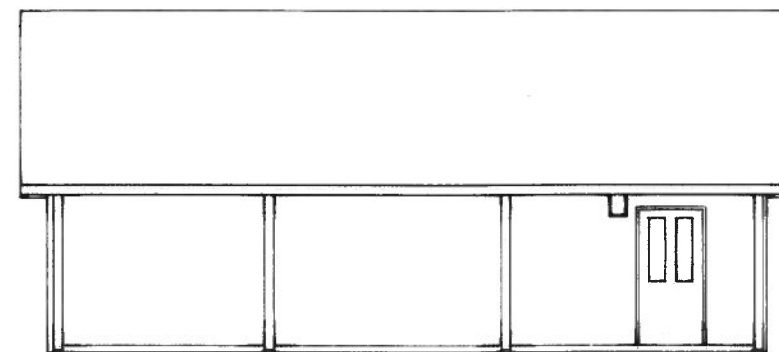
Detached garage left front 3-D  
SCALE: 3/16" = 1'-0"



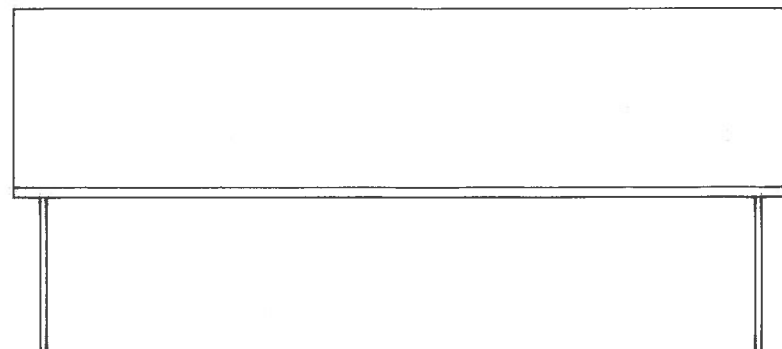
Detached garage right front 3-D  
SCALE: 3/16" = 1'-0"



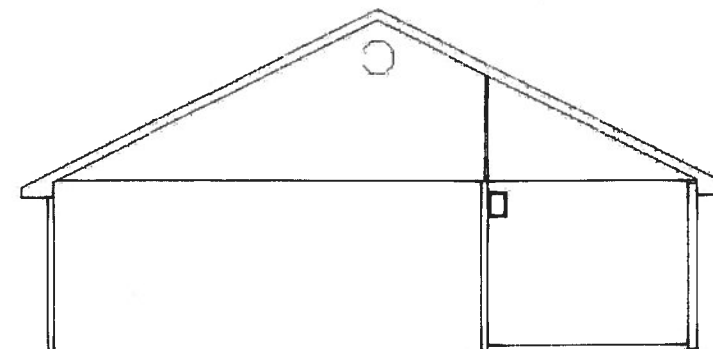
Elevation Front  
SCALE: 1/4" = 1'-0"



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



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



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