

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-218
ADDRESS: 901 N PINE ST
729 HAYS ST
725 HAYS ST
LEGAL DESCRIPTION:
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/Terramark TX
OWNER: K/T TX Holdings, LLC
TYPE OF WORK: New construction of three, two story residential structures
APPLICATION RECEIVED: April 30, 2018
60-DAY REVIEW: June 29, 2018
REQUEST:

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

1. Construct a two story, single family residential structure at 725 Hays.
2. Construct a two story, single family residential structure at 729 Hays.
3. Construct a two story, single family residential structure at 901 N Pine.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those

predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

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.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

General Findings:

- a. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 13, 2018. At that meeting, committee members noted a concern regarding lack of fenestration and the small windows on side elevations. This request was reviewed a second time by the DRC on May 8, 2018. At that meeting, the

commissioners noted that a clad wood window was most appropriate for new construction. The commissioners were noted that the proposed setbacks were appropriate and were comfortable with the proposed modifications to the porch designs.

- b. **CONTEXT** – This block of Hays Street is relatively intact featuring both Victorian and Craftsman style structures. Two, two story, four square structures exist on the north side of the street.

Findings related to request item #1:

- 1a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 725 Hays.
- 1b. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that setbacks on this block of Hays consist of 29, 31, 31.6, 36.5 and 36.7 feet. The applicant has proposed a setback of 31' – 6", which per the application documents is matching or greater than three of the existing structures on the block. Generally, staff finds the proposed setbacks to be appropriate.
- 1c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 1d. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Hays features two, two story historic structure on the north side of the block. Generally, the proposed scale and massing is appropriate.
- 1e. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately 14 inches. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 1f. **ROOF FORM** – The applicant has modified the previously proposed roof form to feature a hipped roof. The newly proposed roof form will not feature a rear profile that is larger in massing than that of the front roof profile. Staff finds the newly proposed roof form to be appropriate.
- 1g. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has modified previously proposed window openings to include a full sash windows on each façade rather than a combination of fixed and sash windows. Staff finds the proposed windows to be appropriate and consistent with the Guidelines. Staff finds that the applicant should explore the installation of a window to the right of the front door.
- 1h. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 1i. **MATERIALS** – The applicant has proposed materials that include horizontal composition siding and an asphalt shingle roof. The applicant has proposed siding profiles of both four and six inches. While staff finds a four inch exposure to be most appropriate, a six inch exposure may be appropriate. All composition should feature a smooth finish.
- 1j. **WINDOW MATERIALS** – The applicant has proposed vinyl windows to feature a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Staff finds the proposed window material to be inconsistent with the Guidelines. Per the Guidelines, an aluminum-clad wood window is most appropriate in terms of depth and appearance. 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.
- 1k. **WINDOW TRIM** – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 1l. **PORCH DESIGN** – The applicant has proposed a porch featuring a depth of approximately 8' – 5" with wood columns feature brick bases. Wood columns featuring brick bases are found a multiple houses on this block of Hays. The proposed wood columns will feature eight inch square dimensions. The proposed brick bases and brick wall will feature heights of approximately 4 feet and 3 feet. Staff finds this to be appropriate. Additionally, the applicant has updated the proposed porch design to include a full width porch.

- 1m. ARCHITECTURAL DETAILS – The applicant has addressed many of staff’s previous concerns regarding architectural details. The applicant should ensure that all double windows are separated by a horizontal mullion of at least six inches in width.
- 1n. DRIVEWAY – The applicant has proposed a ribbon strip driveway to the right of the proposed new construction, matching the historic driveway locations on the block. Staff finds the use of concrete appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

Findings related to request item #2:

- 2a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 729 Hays.
- 2b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that setbacks on this block of Hays consist of 29, 31, 31.6, 36.5 and 36.7 feet. The applicant has proposed a setback of 31’ – 6”, which per the application documents is matching or greater than three of the existing structures on the block. Generally, staff finds the proposed setbacks to be appropriate.
- 2c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 2d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Hays features two, two story historic structure on the north side of the block. Generally, the proposed scale and massing is appropriate.
- 2e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately one foot to 2.5 feet. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 2f. ROOF FORM – The applicant has modified the previously proposed roof form to feature a front facing gabled roof and hipped roof. The newly proposed roof form will not feature a rear profile that is larger in massing than that of the front roof profile. Staff finds the newly proposed roof form to be appropriate.
- 2g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has modified previously proposed window openings to include a full sash windows on each façade rather than a combination of fixed and sash windows. Staff finds the proposed windows to be appropriate and consistent with the Guidelines. Staff finds that the applicant should explore the installation of a window to the right of the front door.
- 2h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 2i. MATERIALS – The applicant has proposed materials that include an asphalt shingle roof, board and batten siding and horizontal composition siding to feature an exposure of six inches. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. While staff finds a four inch exposure to be most appropriate, a six inch exposure may be appropriate. All composition should feature a smooth finish.
- 2j. WINDOW MATERIALS – The applicant has proposed vinyl windows to feature a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Staff finds the proposed window material to be inconsistent with the Guidelines. Per the Guidelines, an aluminum-clad wood window is most appropriate in terms of depth and appearance. 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. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 2k. PORCH DESIGN – The applicant has proposed a front porch with a depth of approximately 8’ – 0”. Staff finds the proposed depth and eight inch square columns appropriate. Additionally, the applicant has increased the width of the proposed front porch to span the entire front façade.

- 2l. ARCHITECTURAL DETAILS – The applicant has addressed many of staff’s previous concerns regarding architectural details. The applicant should ensure that all double windows are separated by a horizontal mullion of at least six inches in width.
- 2m. DRIVEWAY – The applicant has proposed a ribbon strip driveway to the right of the proposed new construction, matching the historic driveway locations on the block. Staff finds the use of concrete appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

Findings related to request item #3:

- 3a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 901 N Pine.
- 3b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The proposed new construction is a corner lot. The applicant has proposed a setback of 34’ – 7”, which is comparable to those found historically on this block of N Pine; however, the side setback proposed on Hays Street is only 25’ – 2”. While this matches the side setback of the historic structure across N Pine, it is less than the front setback of both proposed and existing structures that front Hays. Staff finds this proposed side setback to be inappropriate.
- 3c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 3d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features all single story structure; however, two story structures exist in the immediate vicinity on the 800 block of N Pine as well as the 700 block of Hays. Staff finds the proposed height appropriate.
- 3e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately one foot to 2.5 feet. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 3f. ROOF FORM –The applicant has proposed a roof form to include a hipped roof with a a rear roof form that features a half hipped, half gabled roof. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 3g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has modified previously proposed window openings to include a full sash windows on each façade rather than a combination of fixed and sash windows. Staff finds the proposed windows to be appropriate and consistent with the Guidelines. Staff finds that the applicant should explore the installation of a window to the right of the front door.
- 3h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 3i. MATERIALS – The applicant has proposed materials that include horizontal composition siding and an asphalt shingle roof. The applicant has proposed siding profiles of both four and six inches. While staff finds a four inch exposure to be most appropriate, a six inch exposure may be appropriate. All composition should feature a smooth finish.
- 3j. WINDOW MATERIALS – The applicant has proposed vinyl windows to feature a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Staff finds the proposed window material to be inconsistent with the Guidelines. Per the Guidelines, an aluminum-clad wood window is most appropriate in terms of depth and appearance. 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.
- 3k. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 3l. PORCH DESIGN – The applicant has proposed a front porch with a depth of 8’ – 0”. Additionally, the applicant

has proposed brick and wood columns. Generally staff finds the proposed porch depth and column design appropriate; however, staff finds that a full width porch would be most appropriate to relate to the historic, two story Craftsman houses in the immediate vicinity.

- 3m. ARCHITECTURAL DETAILS – As noted in findings 3f, 3g and 3l, staff finds that the proposed roof form should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house. Additionally, staff finds that the applicant should ensure that all double windows are separated by a horizontal mullion of at least six inches in width.
- 3n. DRIVEWAY – The applicant has modified the previously proposed double width driveway to now feature a width comparable to those found historically in the district. Staff finds the proposed concrete to be appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

RECOMMENDATION:

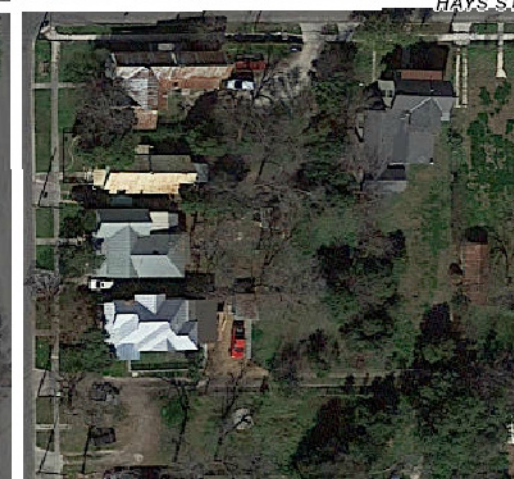
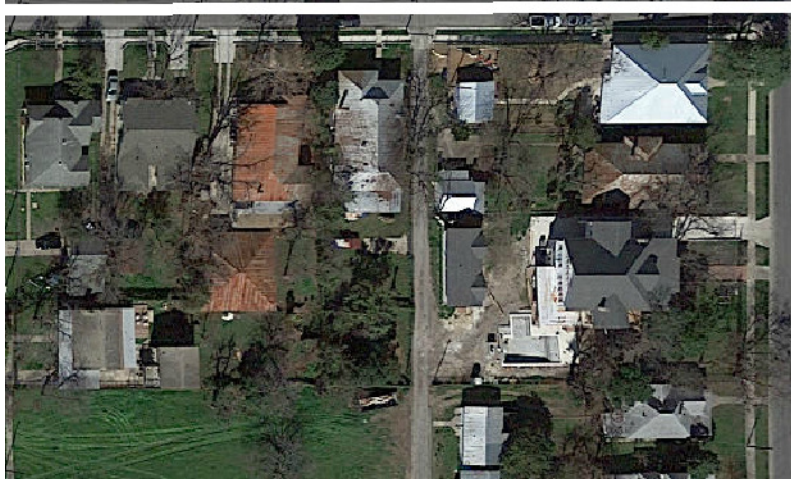
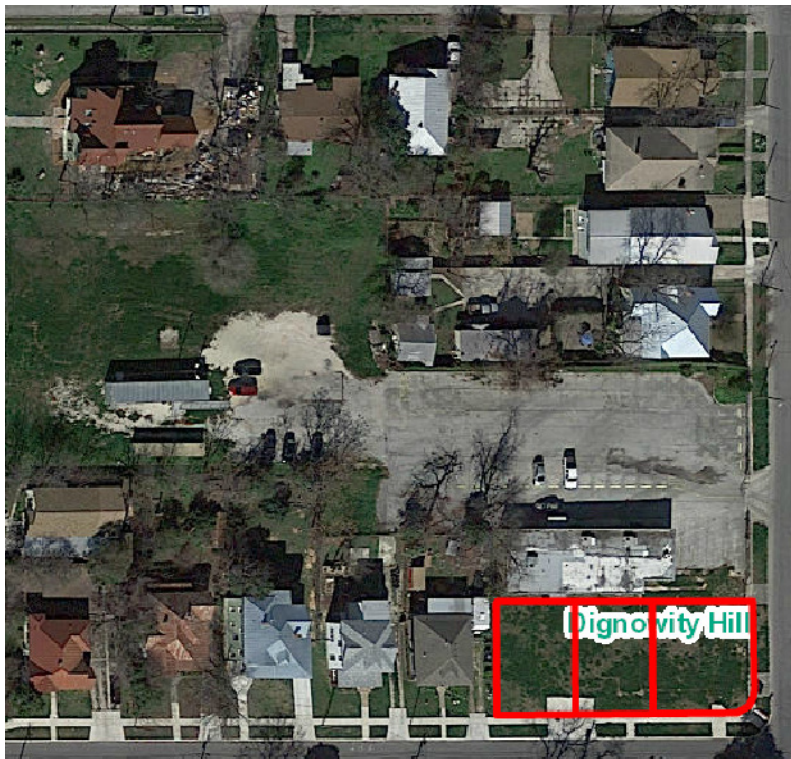
1. Staff recommends approval based on findings 1a through 1n with the following stipulations:
 - i. That the applicant explore the installation of a window to the right of the front door as noted in finding 1g.
 - ii. That all composition siding feature a smooth finish and that the applicant provide staff with historic examples of siding with six inch exposures in the immediate area to ensure that an appropriate profile and detail is proposed as noted in finding 1i.
 - iii. That the proposed windows be aluminum-clad wood windows and follow staff's specifications. 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.
 - iv. That all double windows are separated by wood mullions featuring at least six inches in width as noted in finding 1m.
 - v. That the proposed concrete driveway does not exceed ten (10) feet in width as noted in finding 1n.
2. Staff recommends approval of item #2 based on findings 2a through 2n with the following stipulations:
 - i. That the applicant explore the installation of a window to the right of the front door as noted in finding 2g.
 - ii. That all composition siding feature a smooth finish and that the applicant provide staff with historic examples of siding with six inch exposures in the immediate area to ensure that an appropriate profile and detail is proposed as noted in finding 2i.
 - iii. That the proposed windows be aluminum-clad wood windows and follow staff's specifications. 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.
 - iv. That all double windows are separated by mullions featuring at least six inches in width as noted in finding 2m.
 - v. That the proposed concrete driveway does not exceed ten (10) feet in width as noted in finding 2n.
3. Staff recommends approval of item #3 based on findings 3a through 3n with the following stipulations:
 - i. That the applicant explore the installation of a window to the right of the front door as noted in finding 2g.
 - ii. That all composition siding feature a smooth finish and that the applicant provide staff with historic examples of siding with six inch exposures in the immediate area to ensure that an appropriate profile and detail is proposed as noted in finding 2i.
 - iii. That the proposed windows be aluminum-clad wood windows and follow staff's specifications. 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.

- iv. That all double windows are separated by mullions featuring at least six inches in width as noted in finding 2m.
- v. That the proposed concrete driveway does not exceed ten (10) feet in width as noted in finding 2n.
- vi. That the side setback on Hays Street be increased as noted in finding 3b.
- vii. That the current roof form be modified to more closely relate to the design updates found on the request items noted in #1 and #2 as noted in finding 3f.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.







OHP SUBMISSION

725 HAYS, 729 HAYS, 901 PINE
San Antonio, TX

MAY. 01, 2018



Hays Corner
Street View



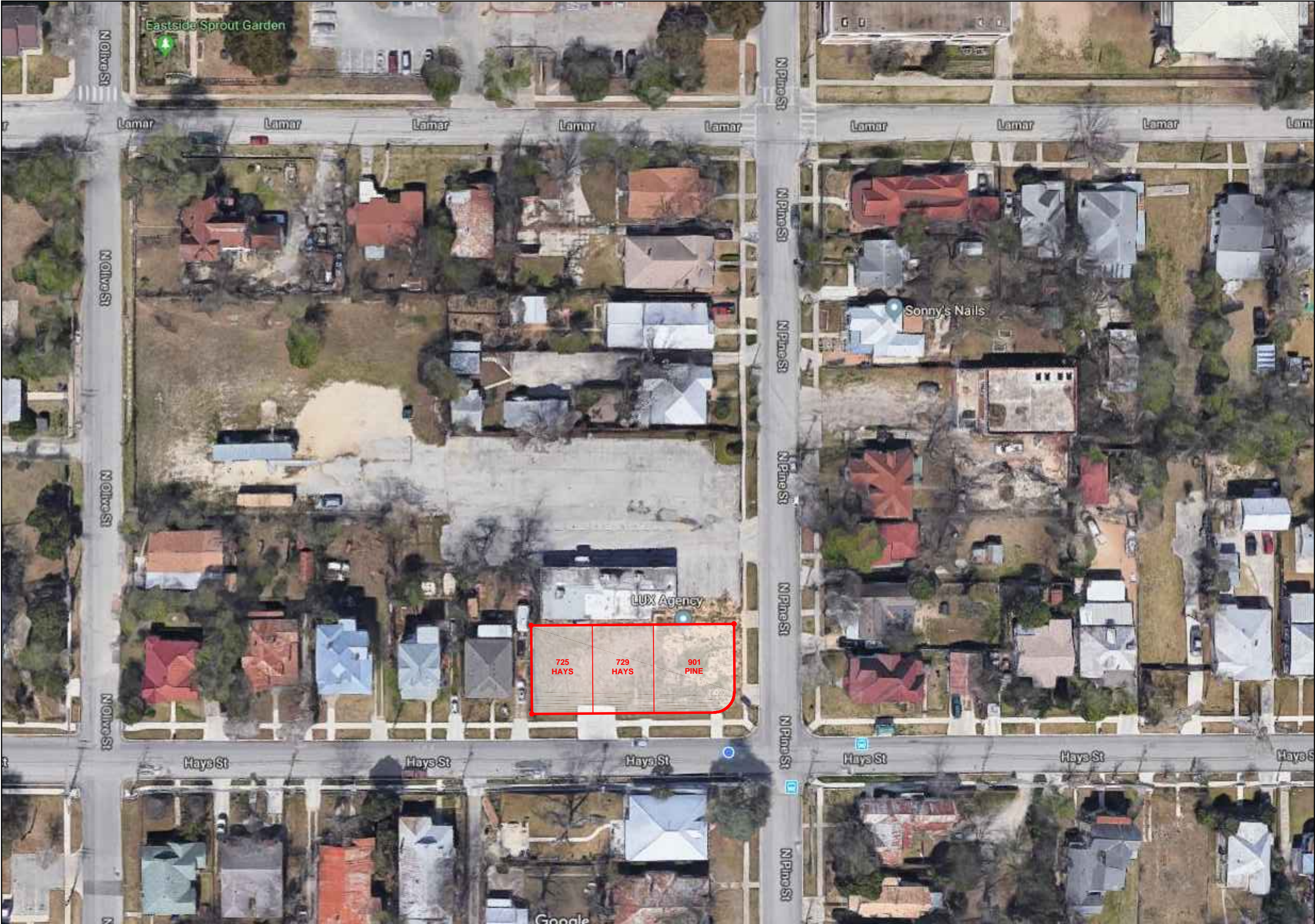
Building Communities
Not Just Homes
905 N. Pine

San Antonio, TX 78202 - 210.588.9212

PROJECT DATA	
CURRENT ZONING:	IDZ
LAND AREA:	0.22 Ac.
TOTAL LOTS:	3
TOTAL UNITS PER LOT:	1
TOTAL UNITS:	3
UNITS PER ACRE:	13.6
PARKING PER UNIT:	2
TOTAL PARKING:	6

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
0	COVERSHEET
1	AERIAL MAP
2	RECORDED PLAT
3	CONTEXT & BUILDING SETBACKS
4	MASTER SITE PLAN
5	LANDSCAPING & FENCING PLAN
6-14	725 HAYS
15- 23	729 HAYS
24- 32	901 PINE
33	TYPICAL WINDOW DETAILS

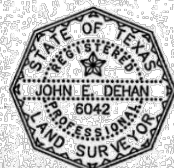
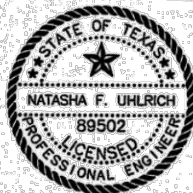




DATE	CHANGE	BY
04/06/18	HDRC FINAL SUBMITTAL	LB
05/01/18	OHP REDLINES	LB

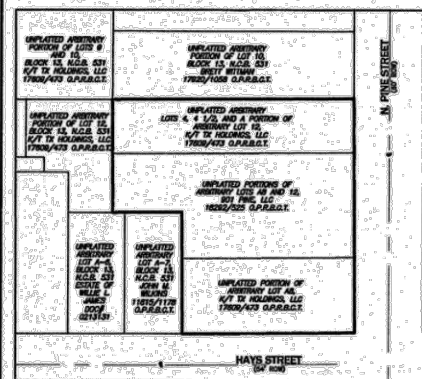
725 HAYS
729 HAYS
901 PINE

AERIAL MAP



LEGEND

- _____ = PROPOSED BOUNDARY
 _____ = EXISTING BOUNDARY
 _____ = CENTERLINE
 * FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
 * IRON PIN SET WITH CAP STAMPED "TOD SURVEYING"
 E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
 E.T.C. = ELECTRIC, TELE & CABLE TV
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
 N.C.B. = NEW CITY BLOCK
 ROW = RIGHT OF WAY
 C = CENTERLINE
 _____ = EXISTING CONTOUR
 _____ = PROPOSED EASEMENT
 _____ = EXISTING EASEMENT



'SUBJECT AREA'
 BEING 0.8327 ACRES
 OF A PORTION OF ARBITRARY LOTS 4, 4 1/2 & 12, BLOCK 13, NCB
 531, SAN ANTONIO, TEXAS AS DESCRIBED IN VOL. 17608, PG. 473; A
 PORTION OF ARBITRARY LOTS A8 AND 12, BLOCK 13 NCB 531, SAN
 ANTONIO, TEXAS AS DESCRIBED IN VOL. 18292, PG. 325; A PORTION
 OF ARBITRARY LOT A8, BLOCK 13 NCB 531, SAN ANTONIO, TEXAS AS
 DESCRIBED IN VOL. 17609, PG. 473, ALL OF THE DEED RECORDS OF
 BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN OF THE LOTS, STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Natasha T. Ulrich 11/9/17
DATE

NATASHA T. ULRICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
TSD SURVEYING.

John E. Dehan 11/9/17

JOHN E. DEHAN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS EXPIRATION NO. 6042

DATE

C.P.S. NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS SET FORTH IN THIS INSTRUMENT TO THE CITY OF SAN ANTONIO FOR THE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, TRANSFORMERS, SUBSTATIONS, AND OTHER NECESSARY FACILITIES, AND TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, AND TO RELY UPON THE EASEMENTS AND RIGHTS SET FORTH IN THIS INSTRUMENT FOR THE RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE ERECTION, MAINTENANCE, REPAIR, OR REMOVAL THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF EGRESS OF OIL EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR ELEVATION ALTERATION. OPERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ELEVATION ALTERATION.

3. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF EGRESS TO ACCESS TO SAID EASEMENT, AND/OR, LATER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHARGES FOR SAID EASEMENTS ARE PAID BY THE PERSONS OR PERSONS.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY SEAR.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND UTILITIES, GAS, TELEPHONE, AND CABLE T.V. UTILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS NOTES:

1. WASTEWATER EDDY NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER DEPARTMENT. THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

2. SANS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE 140 PSI PRESSURE ZONE. THERE ARE 246 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. THERE IS NO PRESSURE REGULATOR OR BUILDER SHALL INSTALL AT EACH LOT. ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE CURRENT PLUMBING CODE SHALL BE INSTALLED.

3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.

4. INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENTS(S) SHOWN ON THIS PLAT.

5. FLOODING NOTE: THE SAN ANTONIO WATER DEPARTMENT HAS SET MINIMUM FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW OF 1,000 GPM. THE SAN ANTONIO WATER DEPARTMENT WILL REVIEW THE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEY NOTE

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

2. FEMA FIRM PANEL 45029C0415G, WITH AN EFFECTIVE DATE OF 09/29/2010 SHOWS THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED WITHIN FLOOD ZONE 'X', WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA)

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

MISC. NOTES

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

MAINTENANCE NOTE

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PINAL AT HAYS (02) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 13, N.C.B. 531.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

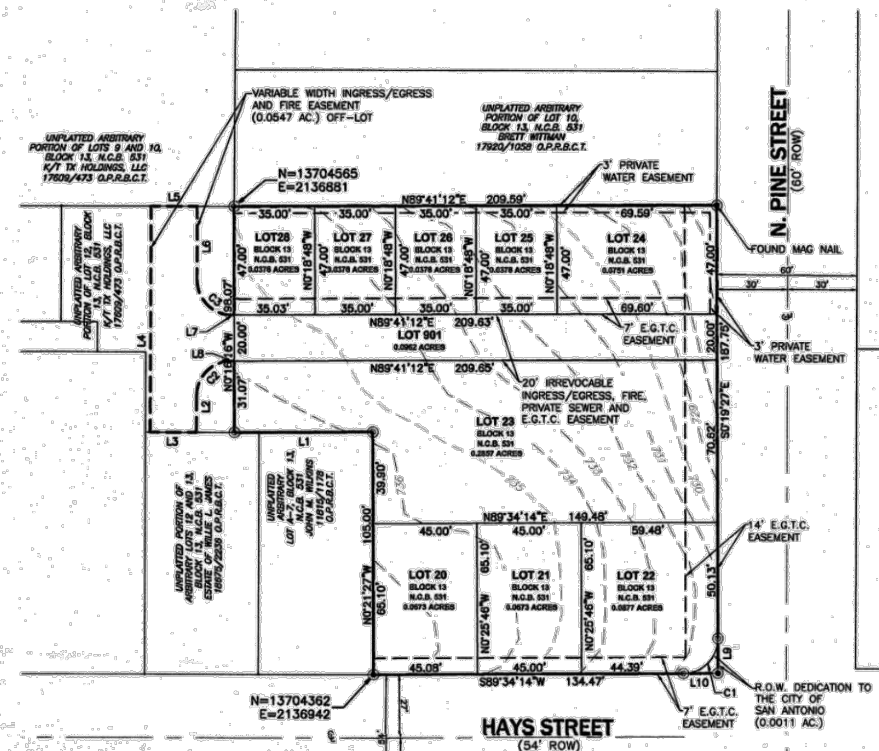
OWNER/DEVELOPER:
901 PINE, LLC
OWNER: CHARLES H. TURNER, CEO
905 NORTH PINE ST.
SAN ANTONIO, TX 78202
(LOTS 23 AND 901)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHARLES H. TURNER KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th
DAY OF November A.D. 2017 21/11/17

NOTARY PUBLIC BEXAR COUNTY, TEXAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	60.17'	S89°38'33"W
L2	16.17'	S00°00'00"E
L3	20.00'	S89°38'33"W
L4	98.10'	N00°00'00"E
L5	20.00'	N89°41'12"E
L6	31.91'	N00°00'00"E
L7	1.26'	N89°59'29"W
L8	1.36'	N00°00'00"E
L9	14.97'	S01°19'27"E
L10	14.97'	S89°34'14"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	15.00'	23.53'	89°53'41"	21.19'	N44°37'24"E
C2	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"W
C3	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"E

PLAT NUMBER 170543

SUBDIVISION PLAT ESTABLISHING

PINE AT HAYS (IDZ)

BEING A TOTAL OF 0.8316 ACRES OF LAND, INCLUSIVE OF A 0.0011 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 20-28 AND LOT 901, BLOCK 13, N.C.B. 531, SAID 0.8316 ACRES BEING A PORTION OF A 0.97 ACRE TRACT, DEED OF TRUST RECORDED IN VOLUME 9306, PAGE 1530, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=50'

50 25 0 50

UP

ENGINEERING

1270 N LOOP 1604 E, SUITE 1310
SAN ANTONIO, TX 78232 TEL 210-774-0504
WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992

TGD SURVEYING
Full Service For Professional Land Surveying

18945 FM 2252, SUITE 218
GARDEN RIDGE, TX 78248 TEL 210-405-6254
FIRM NO. 10183304

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
KJT TX HOLDINGS, LLC
OWNER: CHARLES H. TURNER, CEO
905 NORTH PINE ST.
SAN ANTONIO, TX 78202
(LOTS 20-22, 24-28)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

CHARLES H. TURNER KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th

DAY OF November A.D. 2017

(NOTARY PUBLIC BEXAR COUNTY, TEXAS)

THIS PLAT OF PINE AT HAYS (IDZ) HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE
ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 13 DAY OF December, A.D. 2017

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerald Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 26th
DAY OF January, A.D. 2018 AT 9:28 A.M. AND DULY RECORDED THE
26th DAY OF January, A.D. 2018 AT 9:28 A.M. IN THE
OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME 9766 ON
PAGE 16 IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS 26th DAY OF January,
A.D. 2018

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: [Signature] DEPUTY

NOVEMBER 2017 SHEET 1 OF 1

[illegible]

725 HAYS
729 HAYS
901 PINE

PLAT # 170543
SUBDIVISION PLAT
PINE AT HAYS (IDZ)

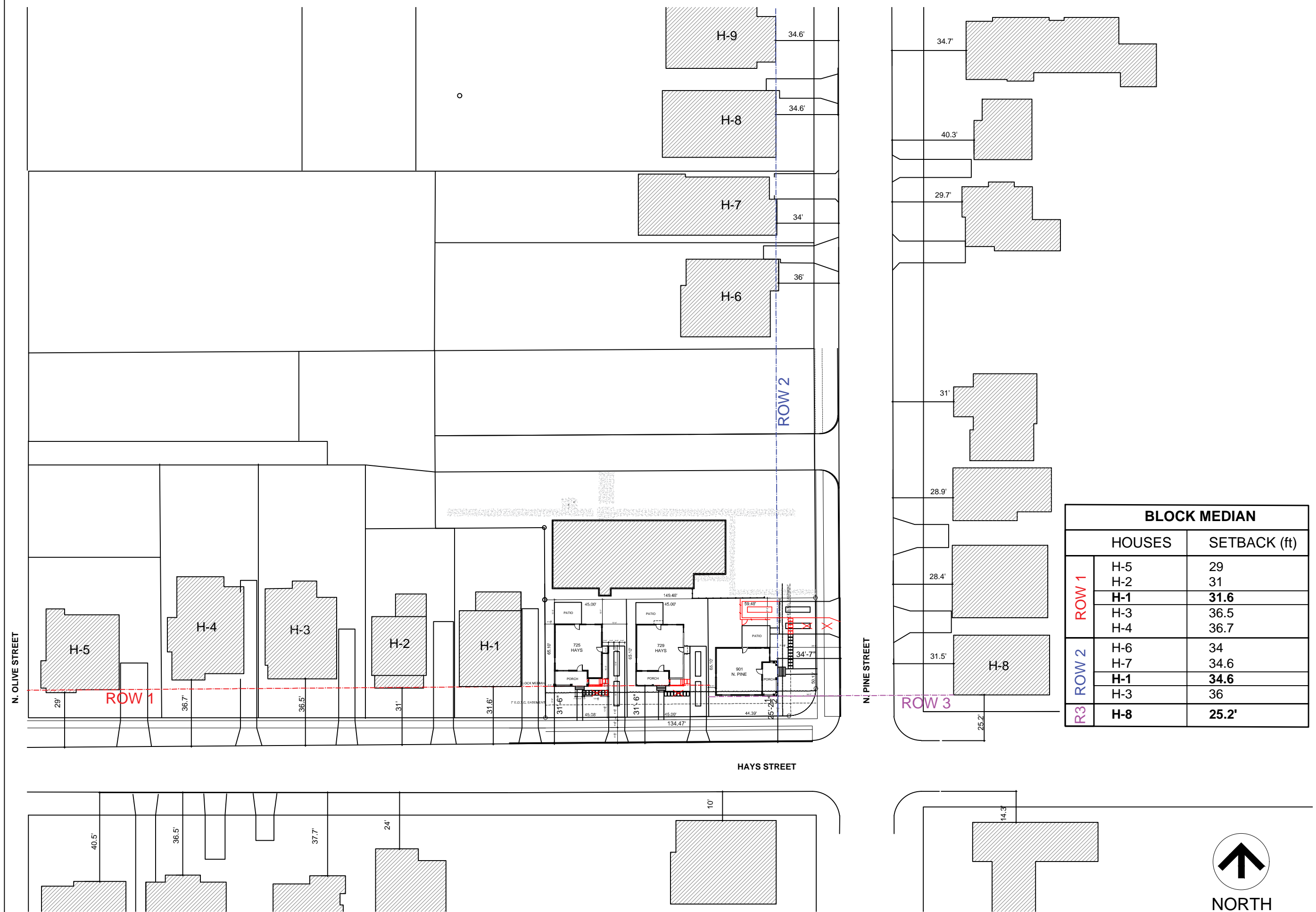
SHEET 2

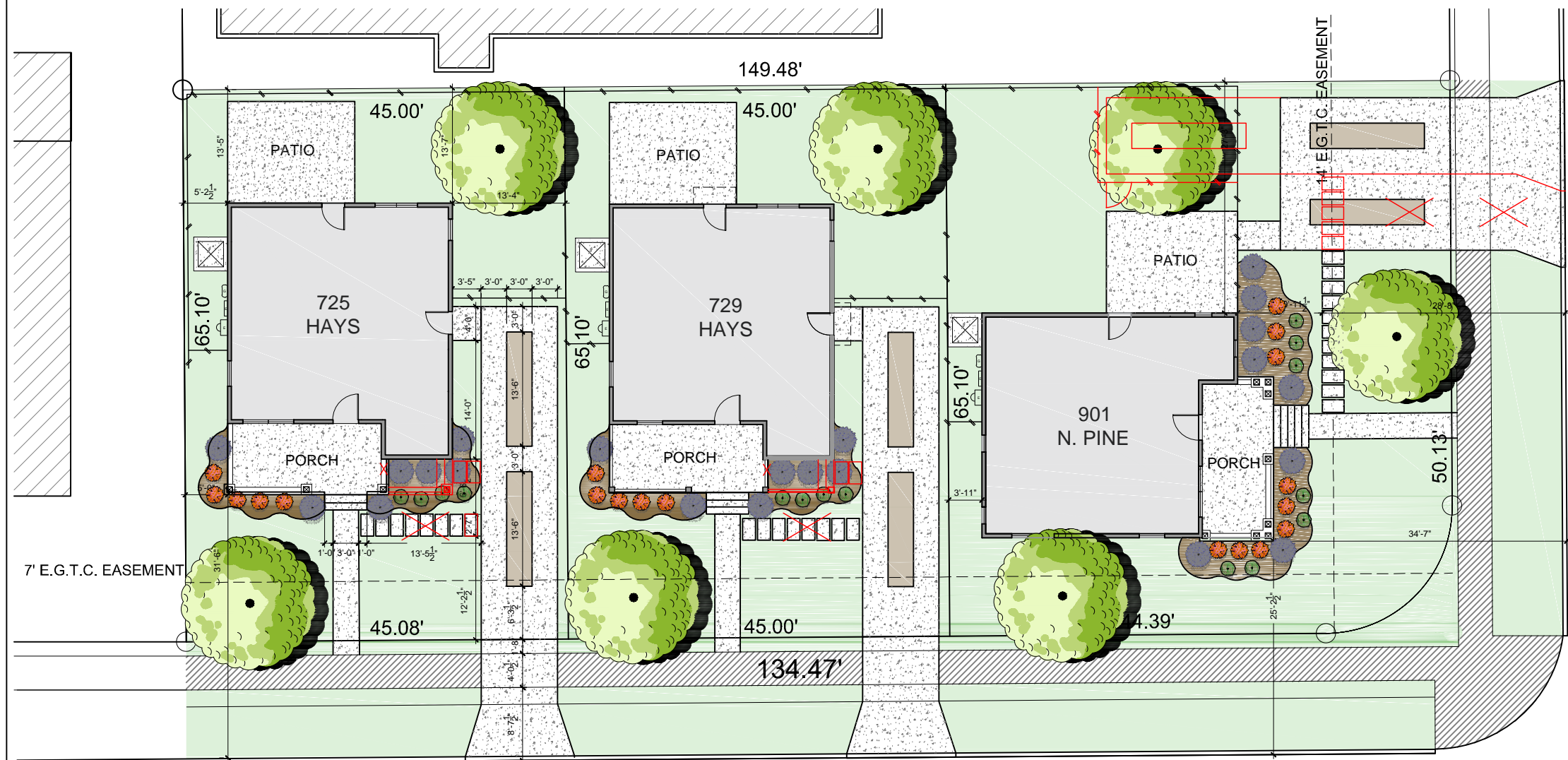
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725 HAYS
729 HAYS
901 PINE






CONTEXT &
BLDG. SETBACK

SHEET 3








[illegible]

FENCING LEGEND	
	HORIZONTAL WOOD FENCE

GROUND COVER TYPES	
	GRASS
	DECOMPOSED GRANITE
	MULCH / LANDSCAPE
	CONCRETE
	EXISTING CONCRETE

LANDSCAPING LEGEND

	EXISTING TREE
	NEW TREE
	LARGE SHRUB
	MEDIUM SHRUB
	FLOWERING SHRUB



TERRAMARK
URBAN HOMES

725 HAYS
729 HAYS
901 PINE

LANDSCAPE
PLAN
SCALE: $\frac{1}{16}" = 1'-0"$

SHEET 5

725 HAYS STREET

PLAT No: 170543



SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	802
TOTAL LIVING	1526
PORCH	155
SLAB	879
TOTAL STRUCTURE	1681

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
6	COVERSHEET
7	SITE PLAN
8	FLOOR 01
9	FLOOR 02
10	ROOF PLAN
11	FRONT ELEV.
12	REAR ELEV.
13	LEFT ELEV.
14	RIGHT ELEV.

[illegible]

725 HAYS

COVERPAGE

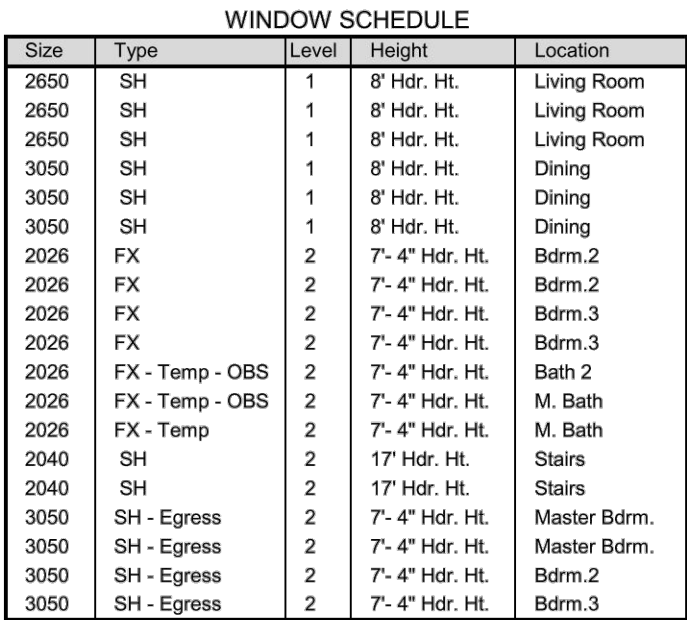
SHEET 6



TERRAMARK
URBAN HOMES

725 HAYS

SHEET 8



--	--



SHEET 13

ELEVATION FACING SIDE OF 721 HAYS EXISTING HOUSE

729 HAYS STREET

PLAT No: 170543



SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	800
TOTAL LIVING	1526
PORCH	147
SLAB	871
TOTAL STRUCTURE	1671

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
15	COVERSHEET
16	SITE PLAN
17	FLOOR 01
18	FLOOR 02
19	ROOF PLAN
20	FRONT ELEV.
21	REAR ELEV.
22	LEFT ELEV.
23	RIGHT ELEV.

[illegible]

729 HAYS

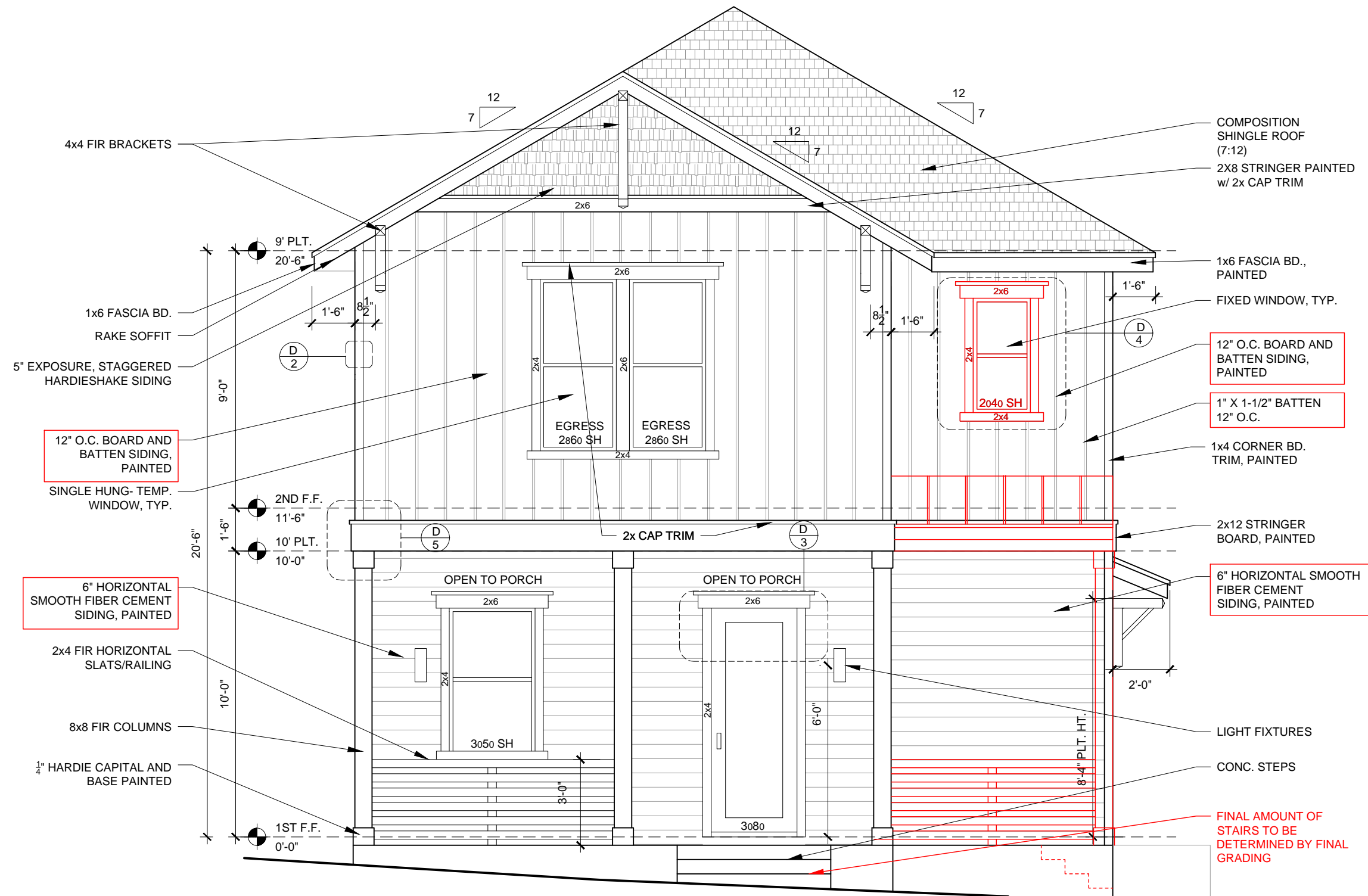
COVERPAGE

SHEET 15

The logo for Terramark Urban Homes features a stylized green house icon with a chimney, positioned to the left of the company name. The word "TERRAMARK" is written in a large, bold, black sans-serif font, and "URBAN HOMES" is written in a smaller, black sans-serif font directly below it.

FLOOR PLAN
LEVEL 2
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 18

[illegible]

729 HAYS

FRONT
ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 20

--



SHEET 22

ELEVATION FACING SIDE OF 725 HAYS

901 HAYS STREET

PLAT No: 170543



SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	802
TOTAL LIVING	1526
PORCH	155
SLAB	879
TOTAL STRUCTURE	1681

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
15	COVERSHEET
16	SITE PLAN
17	FLOOR 01
18	FLOOR 02
19	ROOF PLAN
20	FRONT ELEV.
21	REAR ELEV.
22	LEFT ELEV.
23	RIGHT ELEV.

[illegible]

729 HAYS

COVERPAGE

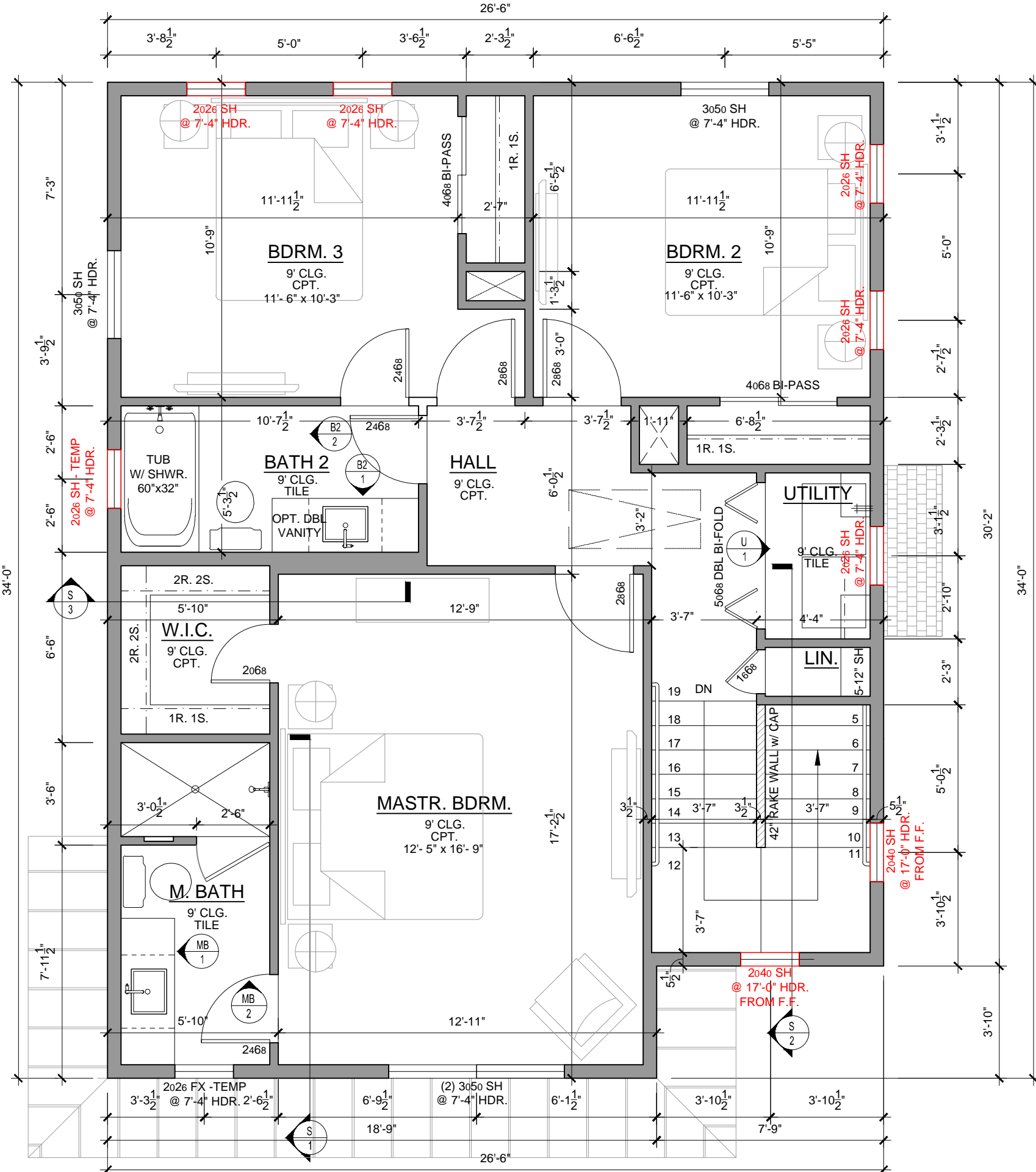
SHEET 24

[illegible]

901 PINE

FLOOR PLAN
LEVEL 2
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 27

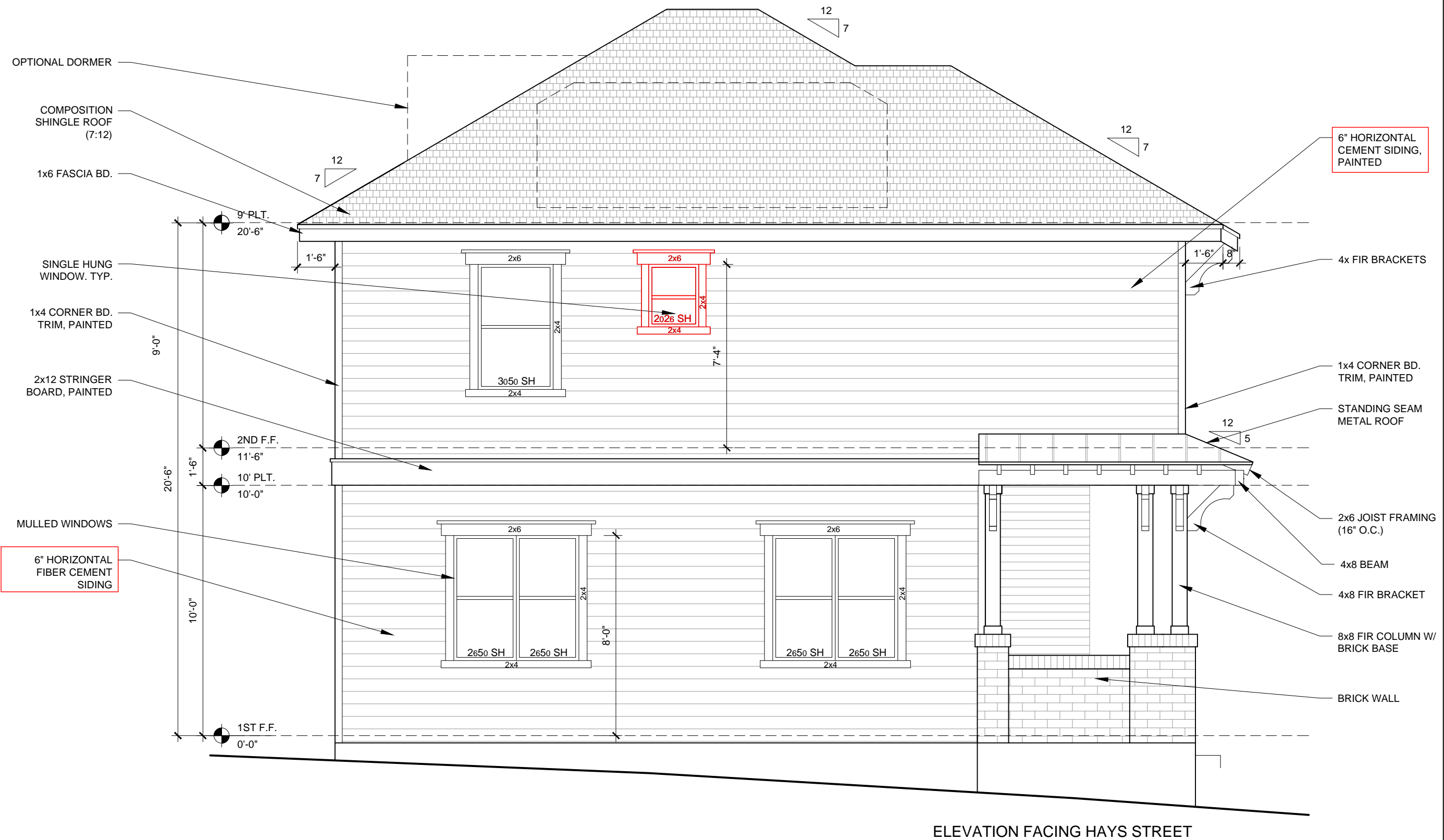


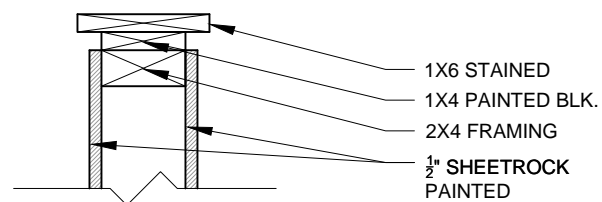
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901 PINE

LEFT
ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

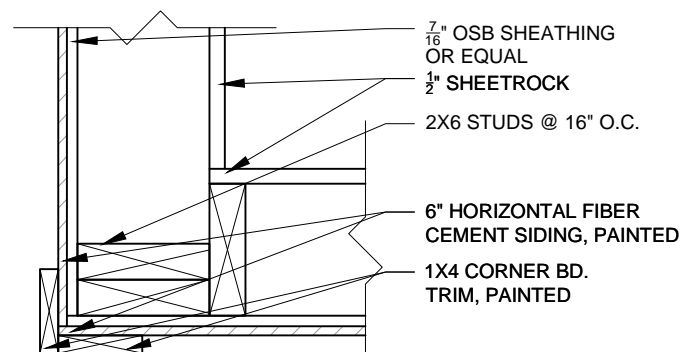
SHEET 31





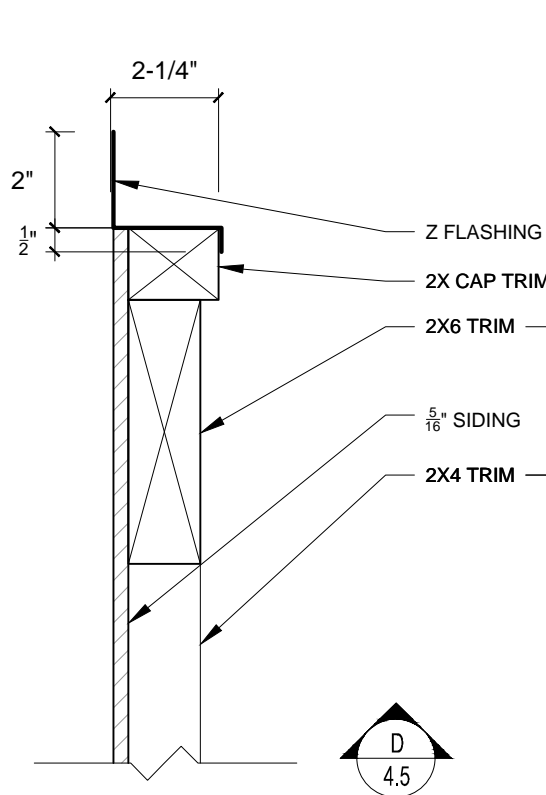
D.1 CAP WALL DETAIL

SCALE: 1- $\frac{1}{2}$ " = 1'-0"



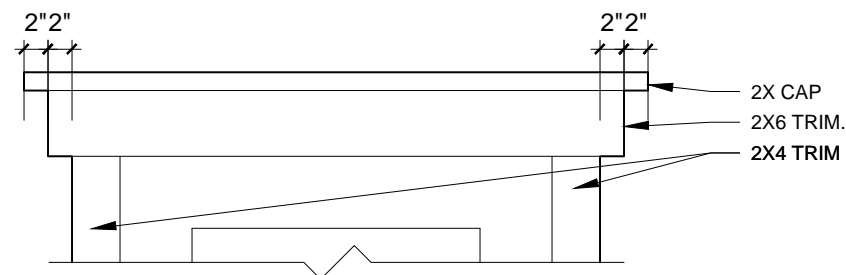
D.2 CORNER BD. TRIM

SCALE: 1- $\frac{1}{2}$ " = 1'-0"



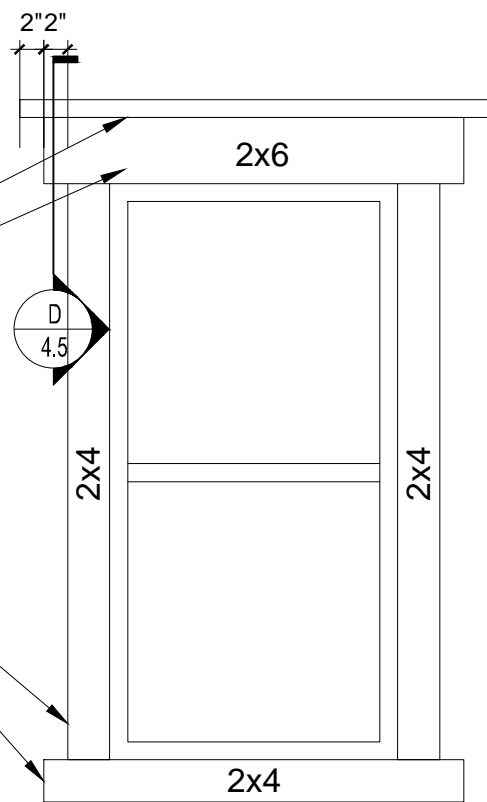
D.4.5 WINDOW TRIM DETAIL

SCALE: 3" = 1'-0"



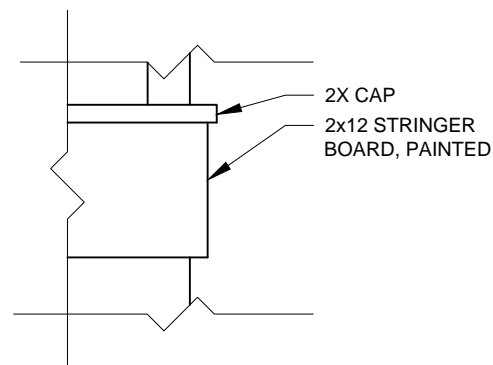
D.3 DOOR TRIM DETAIL

SCALE: $\frac{3}{4}$ " = 1'-0"



D.4 WINDOW TRIM DETAIL

SCALE: $\frac{3}{4}$ " = 1'-0"



D.5 STRINGER BRD.

SCALE: $\frac{3}{4}$ " = 1'-0"

iii *

ALUMINUM WINDOW WITH MINIMUM OF TWO INCHES IN DEPTH BETWEEN THE FRONT FACE OF THE WINDOW TRIM AND THE FRONT FACE OF THE TOP WINDOW SASH

DATE	CHANGE	BY
03/28/18	20% REVIEW SET CREATED	LB
04/13/18	20% REVIEW SET PRINTED	LB
04/17/18	HDRC REDLINES	LB
04/27/18	20% REVIEW SET	LB
05/01/18	OHP REDLINES	LB



725 HAYS
729 HAYS
901 PINE

DETAILS

SHEET 33



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: MAY 8, 2018 HDRC Case# _____

ADDRESS: 725/729 NAYS, 901 N PINE Meeting Location: 1901 S ALAMO

APPLICANT: RICARDO TORRUBIATES/TERRAMARV

DRC Members present: MICHAEL GUARINO, JOHN LAFFOON, CURTIS FISH

Staff present: EDWARD HALL

Others present: ARVIS HOLLAND (AHNA ARC)

REQUEST: CONSTRUCTION OF THREE, TWO STORY RESIDENTIAL
STRUCTURES

COMMENTS/CONCERNS: BT: UPDATE ON PROJECT ADJUSTMENTS.

MG: CLAD WOOD WINDOWS ARE MOST APPROPRIATE FOR NEW CONSTRUCTION.

CF: NON-WOOD OR ALUMINUM CLAD WINDOWS DON'T PROVIDE THE

PROFILE THAT IS APPROPRIATE. MG: SUBSTANTIAL CHANGE IN PLANE

ON 901 N PINE MAKES IT OKEY NOT TO INCLUDE A FULL WIDTH

PORCH. MG: SHALLOW SIDE SETBACK IS APPROPRIATE PER EXISTING

CONTEXT. CF: SETBACKS OKEY. CF: 6 + 4 INCH EXPOSURE OKEY.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

5/8/18
Date