

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-534
ADDRESS: 421 HAYS ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juan Fernandez
OWNER: CVF LLC
TYPE OF WORK: Permanent placement of airstream in rear yard
APPLICATION RECEIVED: October 13, 2018
60-DAY REVIEW: December 12, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an airstream trailer in the rear yard at 421 Hays Street.

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 is requesting a Certificate of Appropriateness for approval to install an airstream trailer in the rear yard at 421 Hays Street.
- b. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing and form and should be no larger in plan than forty percent of the primary historic structure’s footprint. The proposed structure is consistent with the Guidelines.
- c. **ORIENTATION & SETBACKS**– The applicant has proposed an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A.iii. and iv. note that accessory

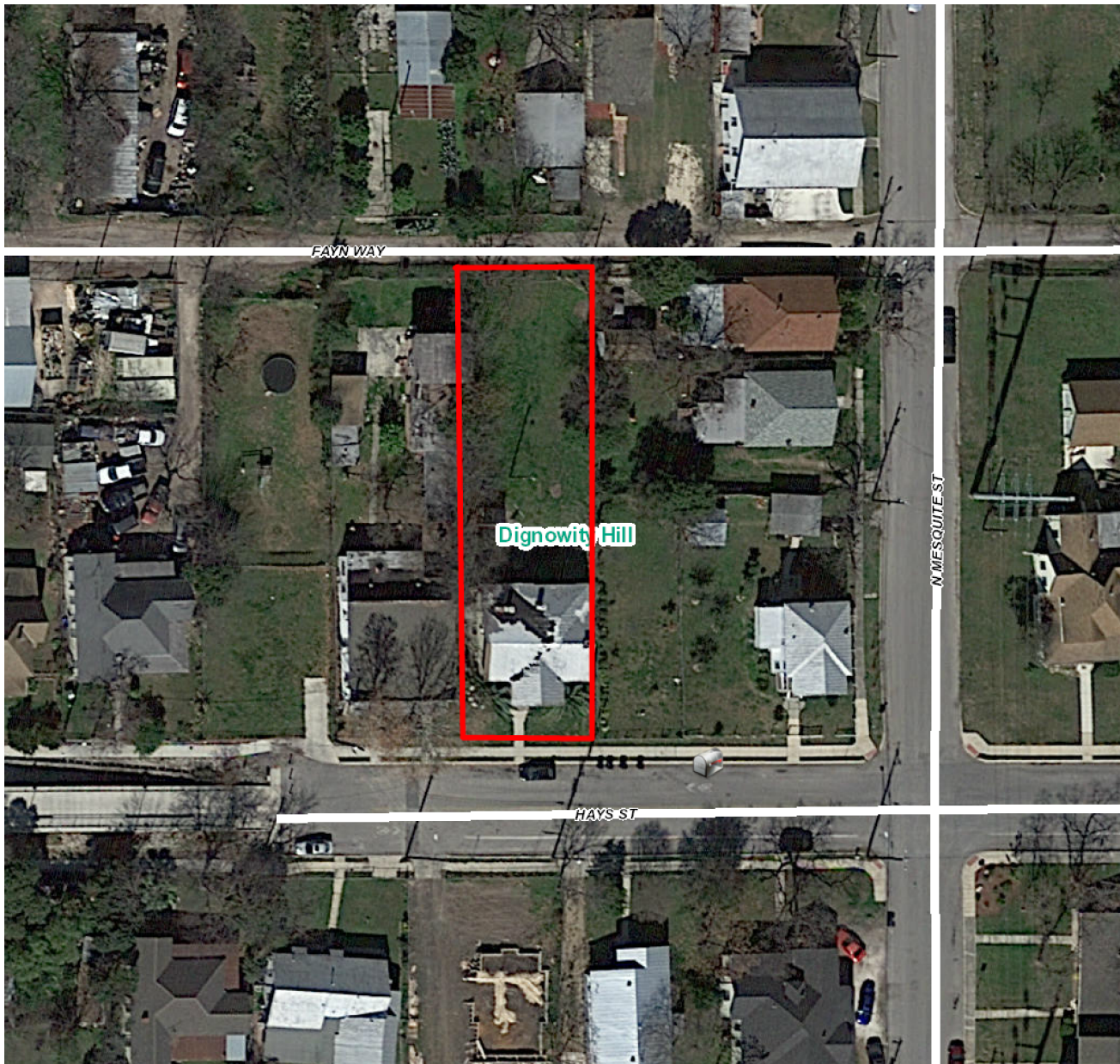
structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. While the airstream does not feature materials that are comparable to those of the historic structure, the applicant has proposed a location on the property as well as overall massing that staff finds to be appropriate. Staff finds that the installation of the airstream will not detract from the historic character and integrity of the primary historic structure.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the applicant comply with all Development Services Department requirements regarding permitting.

CASE MANAGER:

Edward Hall



Flex Viewer

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421 Hays St

