

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-323
ADDRESS: 412 HAYS ST
LEGAL DESCRIPTION: NCB 537 BLK 22 LOT 3
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Paul Franklin/Franklin Architect
OWNER: Marc Wylie/WYLIE MARC WAYNE
TYPE OF WORK: Construction of a rear accessory structure, fencing, site work
APPLICATION RECEIVED: May 31, 2019
60-DAY REVIEW: July 30, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a detached accessory structure at the rear of the lot. The proposed rear accessory structure is to feature one story in height and a footprint of approximately 680 square feet.

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 construct a detached accessory structure at the rear of the lot at 412 Hays, located within the Dignowity Hill Historic District. The proposed rear accessory structure is to feature one story in height and a footprint of approximately 680 square feet. The primary structure on the lot was constructed circa 1915 in the Folk Victorian Style.
- b. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has proposed to locate the accessory structure at the rear of the property, where accessory structures are historically located. Additionally, the applicant has proposed a rear setback to be consistent with the rear setbacks of other, rear accessory structures found on this block. Staff finds the applicant's

proposed setbacks and orientation appropriate.

- c. **MASSING** – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has proposed a height to feature approximately fifteen (15) feet in height. Staff finds the proposed height of the accessory structure to be appropriate and consistent with the Guidelines.
- d. **FOOTPRINT** – As noted in finding a, the applicant has proposed a footprint to feature approximately 680 square feet. The Guidelines for New Construction 5.a.ii. notes that new accessory structures should be no larger in plan than 40 percent of the primary historic structure’s footprint. Staff finds that the proposed footprint is appropriate and consistent with the Guidelines.
- e. **CHARACTER** – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings 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. The applicant has proposed a siding profile as well as façade elements to relate to those of the primary historic structure, which are consistent with the Guidelines. While the applicant has proposed for the rear accessory structure to feature a flat roof, staff finds that contemporary flat roof is appropriate given the adjacent commercial structures.
- f. **MATERIALS** – The applicant has noted the use of Hardie Artisan siding, a wood garage door, awnings with standing seam metal roofs and metal wire mesh and steel guardrails. Generally, staff finds the proposed materials to be appropriate. The standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam where seams are used and a standard galvalume finish. A ridge cap is not to be used in any location.
- g. **MATERIALS** – As noted in finding f, the applicant has proposed a stained wood veneer garage door. While the width of the proposed door is wider than those typically found within the district, staff finds that given its location on the alley, the selected profile and materials, and that it is not visible from the Hays, the door is appropriate.
- h. **WINDOW MATERIALS** – The applicant has proposed fiberglass windows. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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 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.
- i. **SITE WORK** – The applicant has proposed to install a driveway that features a width of 24’ – 4”. Existing driveways and aprons on Armadillo Alley feature widths of approximately eight to fourteen feet in width. Staff finds the proposed driveway width to be inconsistent with the Guidelines, which notes that existing driveway widths and profiles should be matched. Staff finds that the applicant should explore ways to reduce the proposed driveway’s width, or incorporate alternative materials as to not feature more than ten (10) feet of continuous concrete paving.

RECOMMENDATION:

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

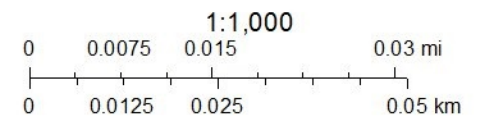
- i. That the applicant install wood or aluminum clad wood windows that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between 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 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.
- ii. That the applicant should explore ways to reduce the proposed driveway’s width, or incorporate alternative materials as to not feature more than ten (10) feet of continuous concrete paving.

City of San Antonio One Stop



June 12, 2019

— User drawn lines





412 Hays St

Burnet St

Armadillo Alley

N Mesquite St

Project Address: 412 Hays St., San Antonio, TX 78202

Date: 5/31/2019

Project Description:

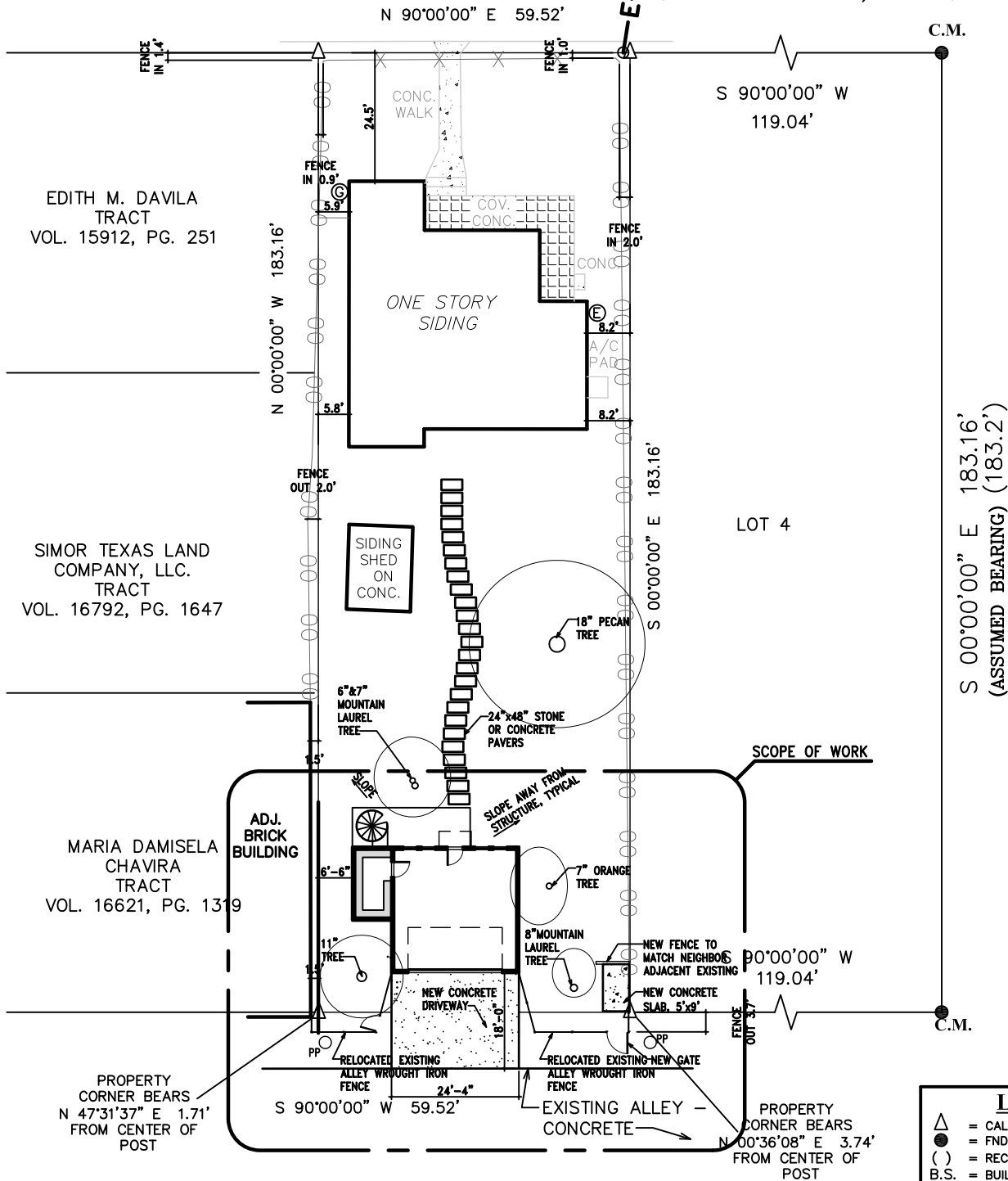
- New detached single-story garage with a roof deck for a view of Downtown.
- Relocation of existing fence.
- New 5'-0"x9'-0" concrete slab for trash & recycle bins.

LOT 3, BLK. 22
NCB 537
10902 SQ. FT. 412 HAYS ST.
0.250 ACRES

HAYS ST.

(55.6' R.O.W.)

LOT 3, BLOCK 22, NEW CITY BLOCK 537, AN ADDITION
TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=30'



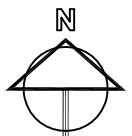
LEGEND	
Δ	= CALCULATED POINT
\bullet	= FND 1/2" IRON ROD
()	= RECORD INFORMATION
B.S.	= BUILDING SETBACK
C.M.	= CONTROLLING MONUMENT
\odot	= POWER POLE
\oplus	= ELECTRIC METER
\odot	= GAS METER
$\text{---}\text{X}\text{---}$	= CHAIN LINK FENCE
$\text{---}\text{X}\text{---}$	= WIRE FENCE

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

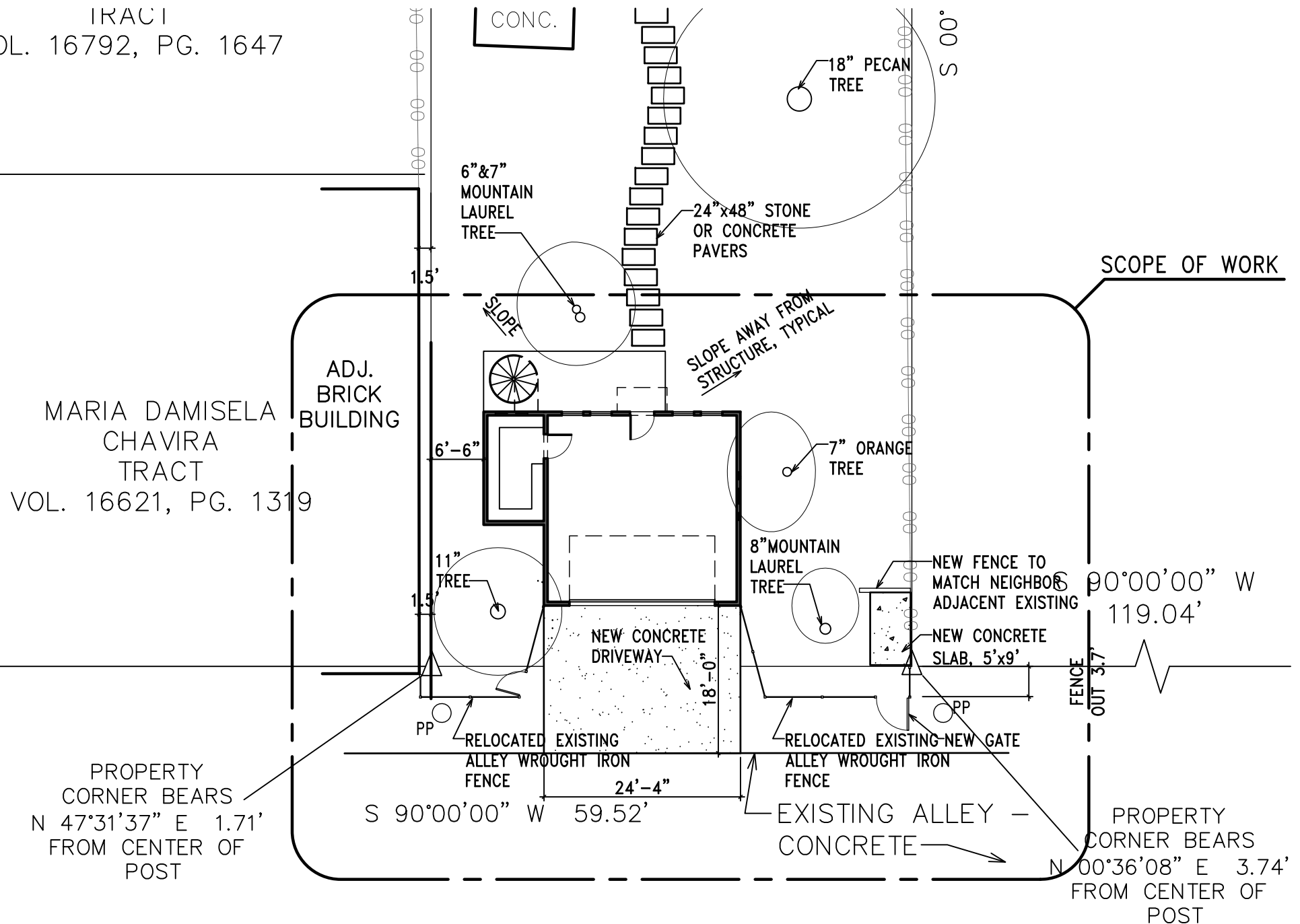
NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

1 ARCHITECTURAL SITE PLAN

05/31/19 412 HAYS ST., SAN ANTONIO, TX 78202 FRANKLIN ARCHITECT SCALE: 1"=30'

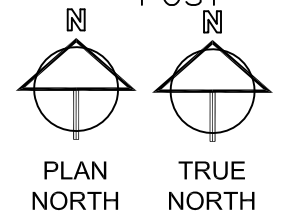


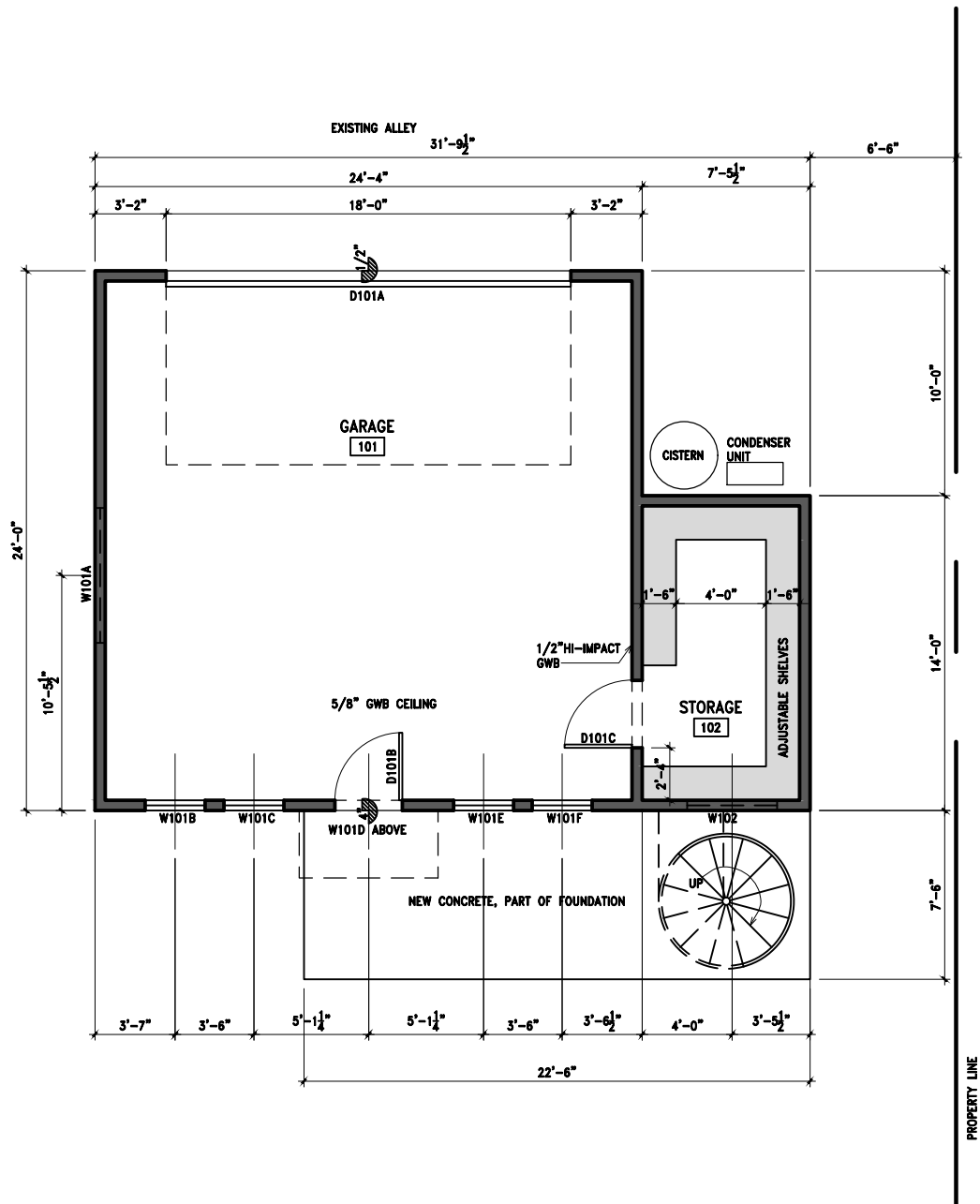
TRUE NORTH



1 ARCHITECTURAL SITE PLAN

05/31/19 412 HAYS ST., SAN ANTONIO, TX 78202 FRANKLIN ARCHITECT SCALE: 1/16" = 1'-0"





1 FIRST FLOOR PLAN - NEW

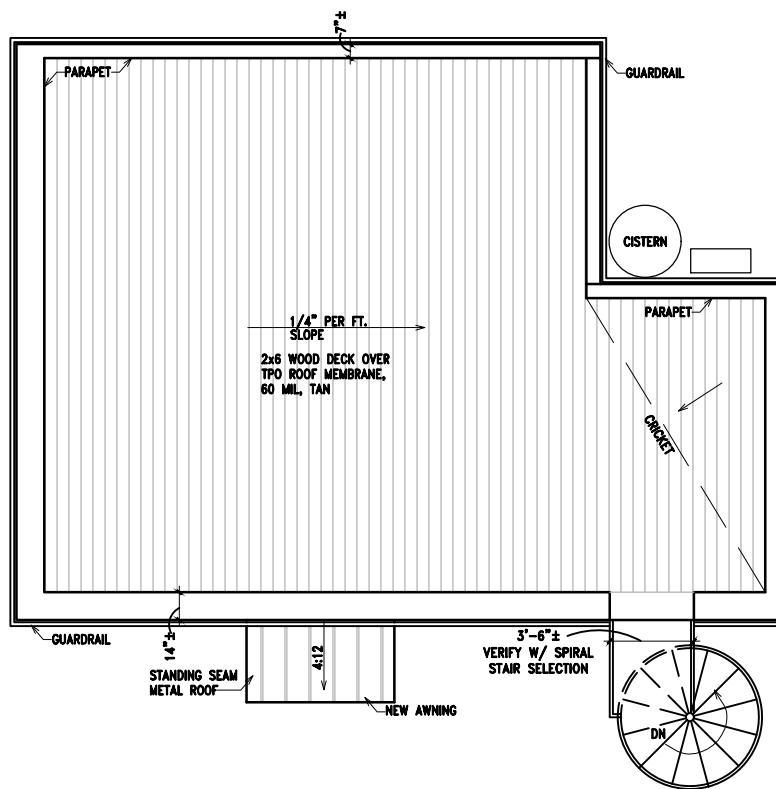
05/31/19

412 HAYS ST., SAN ANTONIO, TX 78202

FRANKLIN ARCHITECT

SCALE: 1/8" = 1'-0"





PROPERTY LINE

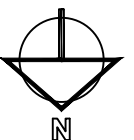
1 ROOF PLAN - NEW

05/31/19

412 HAYS ST., SAN ANTONIO, TX 78202

FRANKLIN ARCHITECT

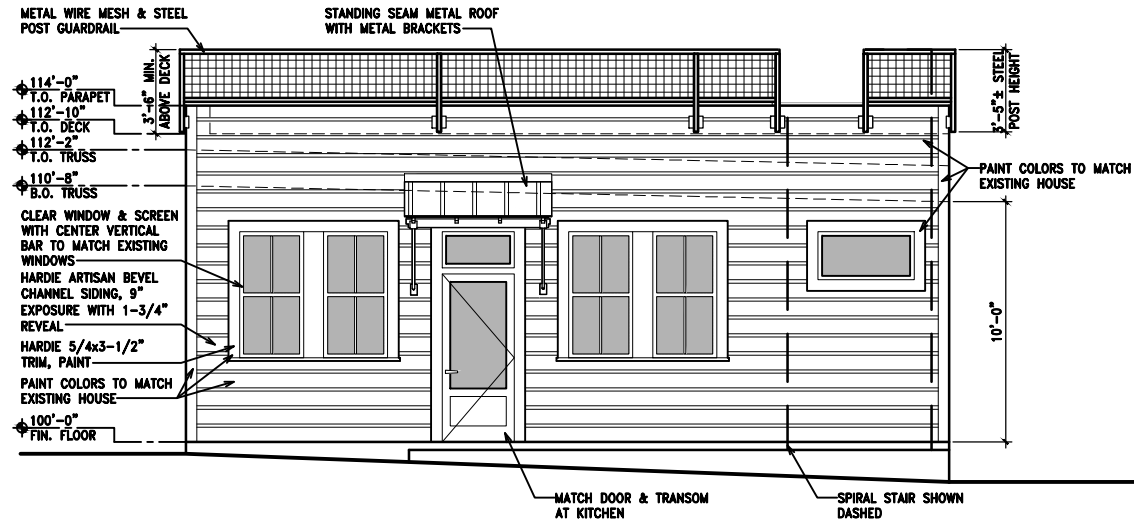
SCALE: 1/8" = 1'-0"



WINDOW SCHEDULE				
Designation	Type	Window Size	Header Height	Description
		width x height		
W101A		6'-0"x2'-0"	8'-9"	Fixed
W101B		5'-3"x2'-8"	8'-9"	Single Hung
W101C		5'-3"x2'-8"	8'-9"	Single Hung
W101D		3'-0"x1'-6"	8'-9"	Fixed, Transom
W101E		5'-3"x2'-8"	8'-9"	Single Hung
W101F		5'-3"x2'-8"	8'-9"	Single Hung
W102		4'-0"x2'-0"	8'-9"	Fixed

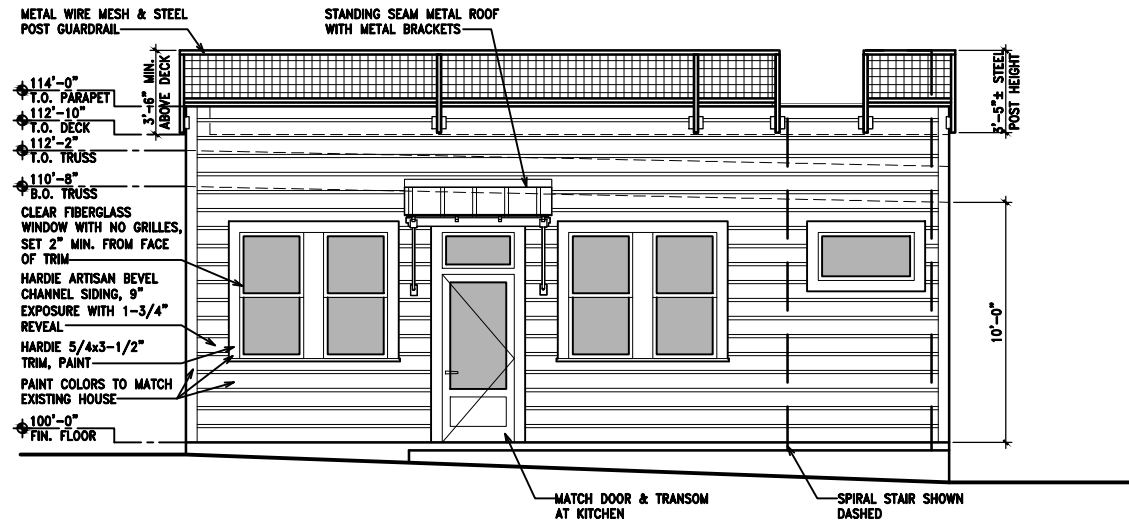
DOOR SCHEDULE				
Designation	Type	Size	Material	Description
D101A		18'-0"x8'-0"	Wood Veneer	Garage Overhead Door
D101B		3'-0"x7'-0"x1-3/4"	Wood/Glass	Exterior
D101C		3'-0"x6'-8"x1-3/8"	Solid Core Wood	Interior

1 DOOR & WINDOW SCHEDULE



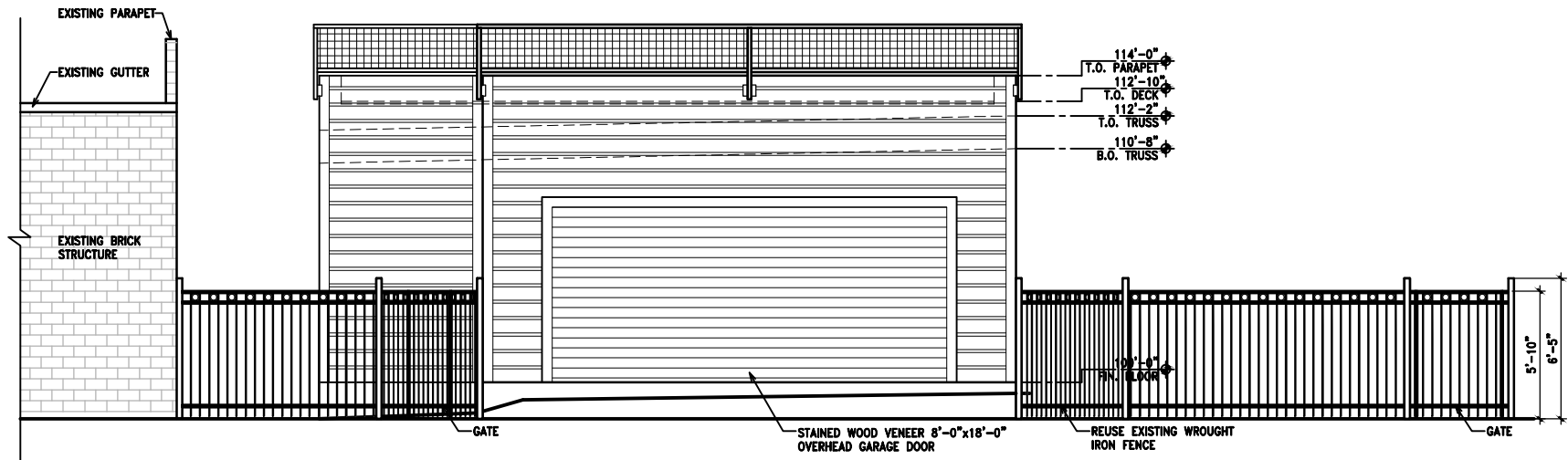
2 NORTH ELEVATION WITH WINDOW SCREENS

05/31/19 412 HAYS ST., SAN ANTONIO, TX 78202 FRANKLIN ARCHITECT SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - FACING EXISTING HOUSE

05/31/19 412 HAYS ST., SAN ANTONIO, TX 78202 FRANKLIN ARCHITECT SCALE: 1/8" = 1'-0"



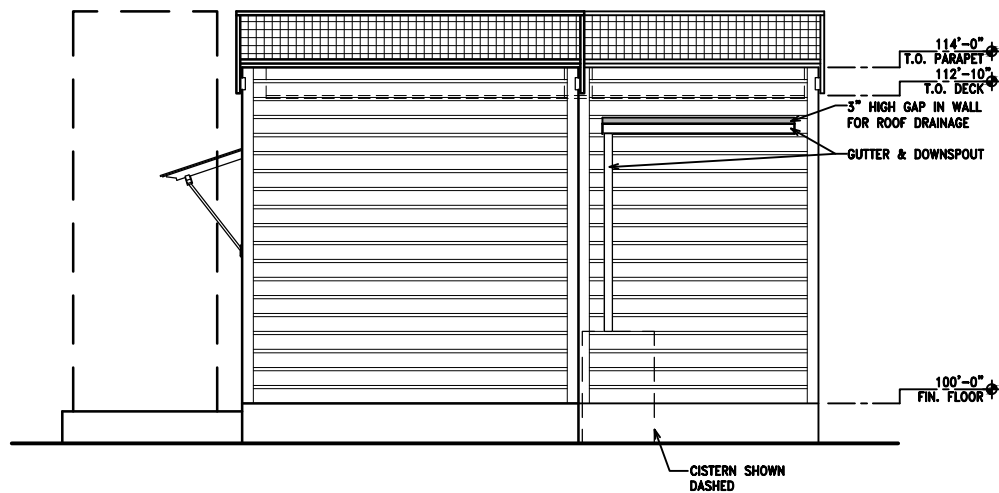
2 SOUTH ELEVATION

05/31/19

412 HAYS ST., SAN ANTONIO, TX 78202

FRANKLIN ARCHITECT

SCALE: 1/8" = 1'-0"



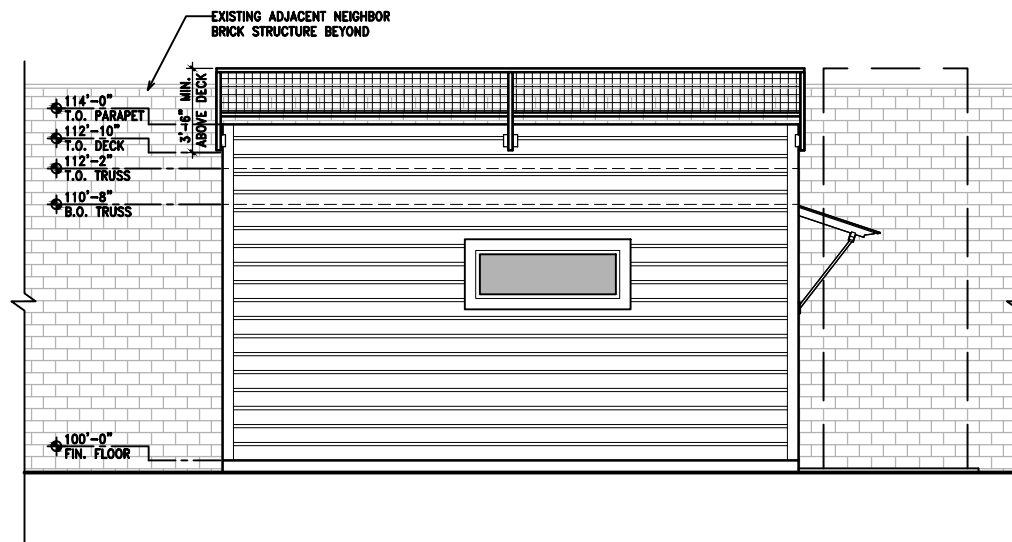
1 WEST ELEVATION

05/31/19

412 HAYS ST., SAN ANTONIO, TX 78202

FRANKLIN ARCHITECT

SCALE: 1/8" = 1'-0"



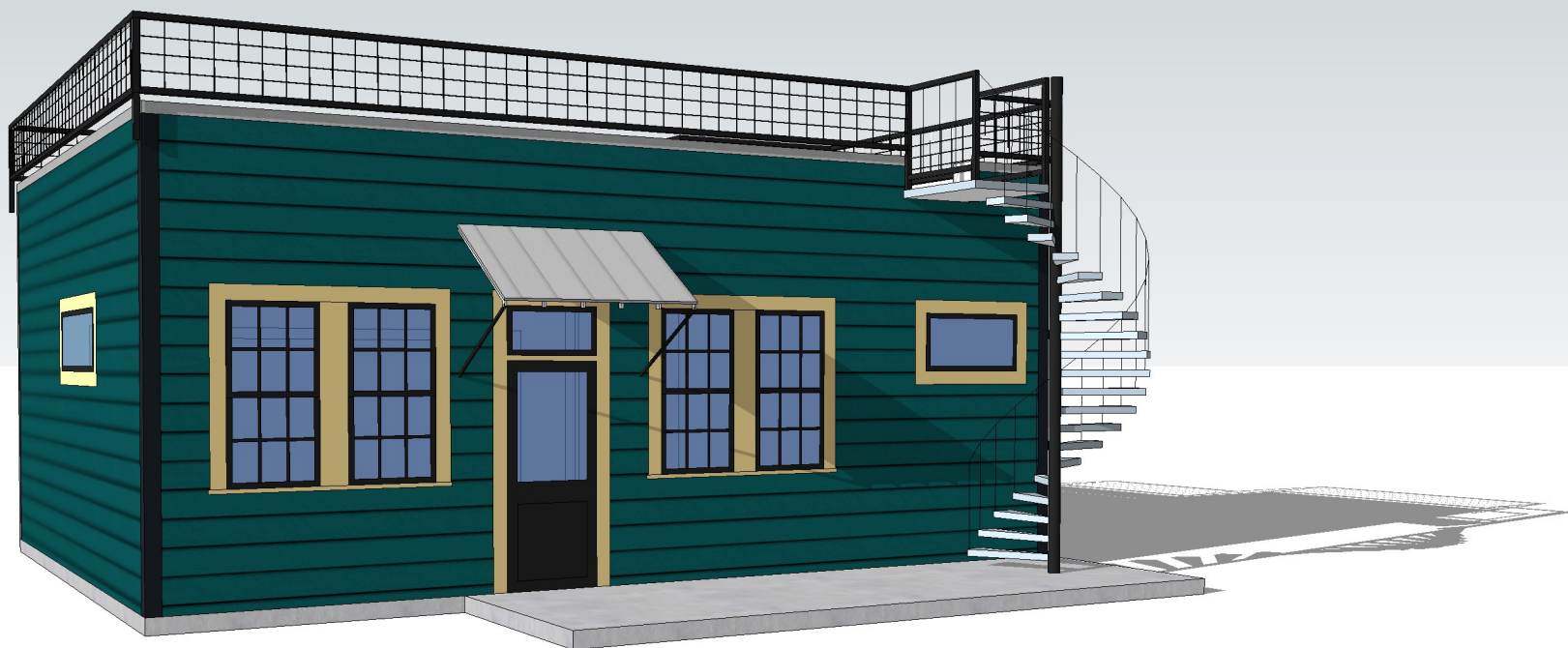
1 EAST ELEVATION

05/31/19

412 HAYS ST., SAN ANTONIO, TX 78202

FRANKLIN ARCHITECT

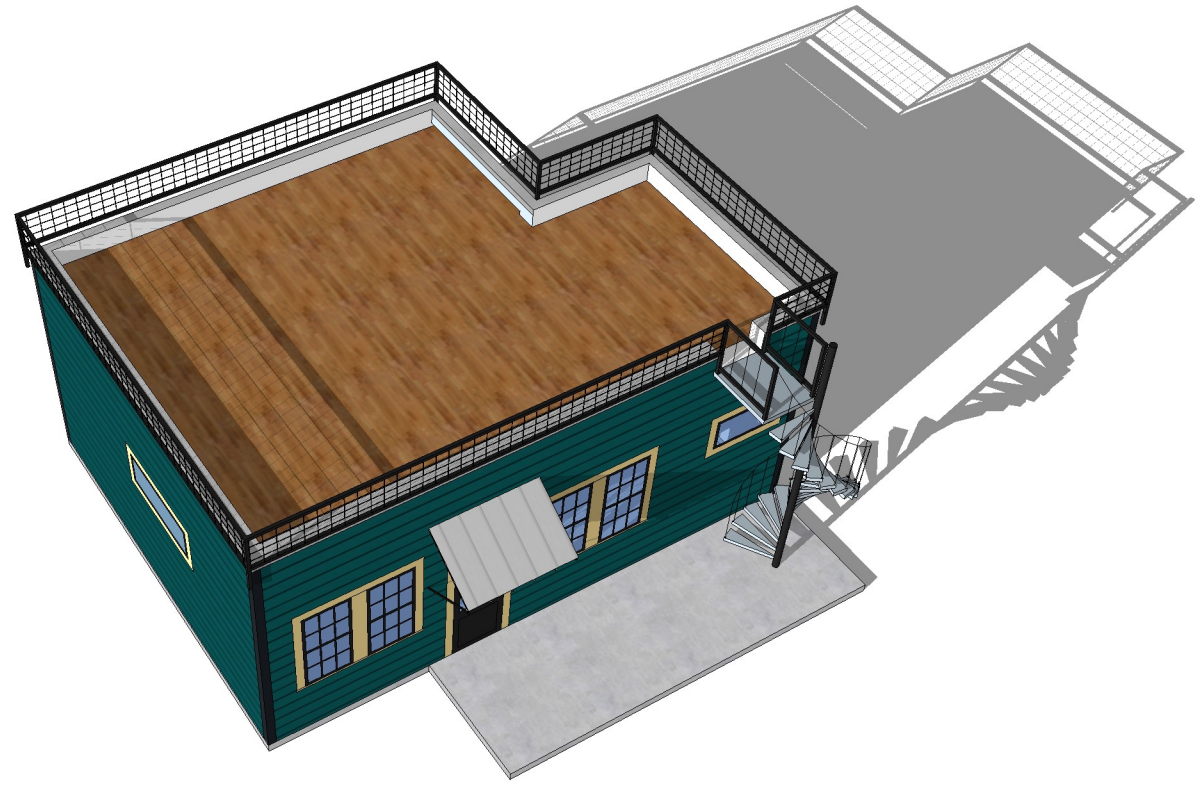
SCALE: 1/8" = 1'-0"









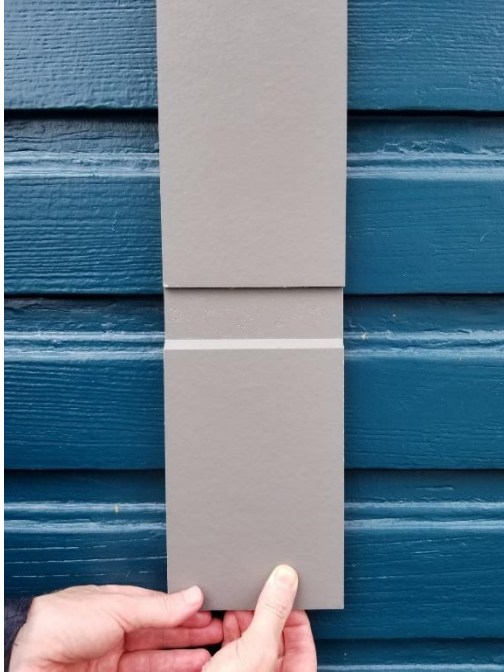


412 Hays Street, San Antonio, TX 78202

MATERIAL PHOTO SPECIFICATIONS

SIDING:

Proposed Hardie Artisan Bevel Channel Siding, 9" exposure, w/ 1-3/4" reveal, against existing house wood siding



PAINT:

Paint colors to match existing house.



WINDOW: ONE-OVER-ONE

Interior Finishes

Pella Impervia® fiberglass products have a long-lasting factory powder-coat finish in your choice of five colors plus [dual-color frame](#) options.
[More Details »](#)

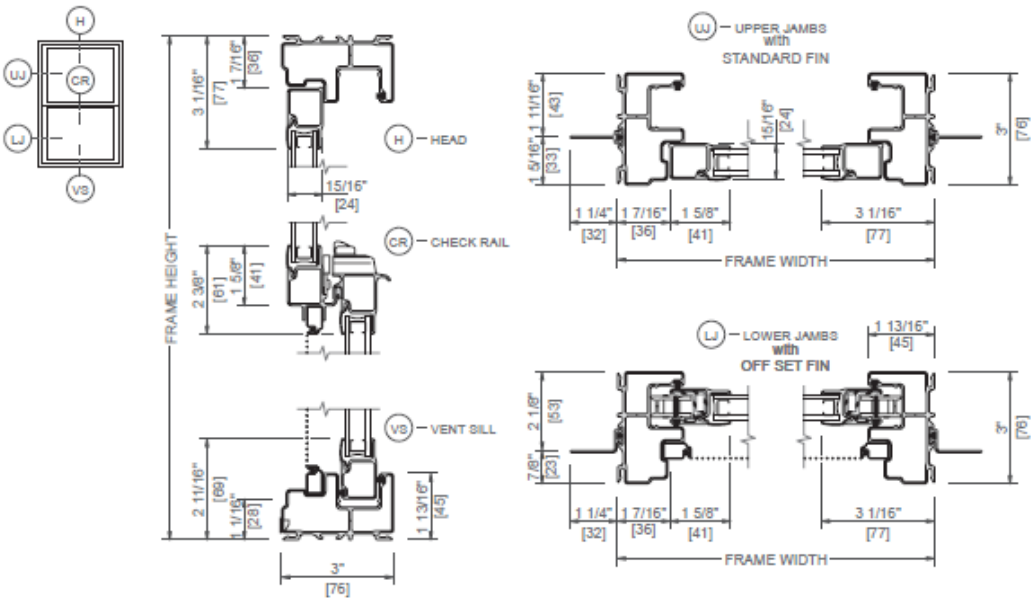


Exterior Finishes

Pella Impervia® fiberglass products have a long-lasting factory powder-coat finish in your choice of five colors plus [dual-color frame](#) options.
[More Details »](#)



Impervia® Single-Hung Windows
Unit Sections



412 Hays Street, San Antonio, TX 78202

WINDOW SCREEN:

Screen with center vertical bar to match existing windows



GARAGE DOOR:

Proposed stained wood veneer overhead garage door



412 Hays Street, San Antonio, TX 78202

GUARDRAIL & AWNING:

Proposed metal wire mesh & steel post guardrail & standing seam metal roof as seen 2 lots on the East.



412 Hays Street, San Antonio, TX 78202

EXISTING PHOTOS

ARMADILLO ALLEY – WEST



ARMADILLO ALLEY – NORTH



412 Hays Street, San Antonio, TX 78202

EXISTING PHOTOS

ARMADILLO ALLEY - NORTH



ARMADILLO ALLEY - EAST



412 Hays Street, San Antonio, TX 78202

EXISTING PHOTOS



ARMADILLO ALLEY - SOUTH



412 Hays Street, San Antonio, TX 78202

EXISTING PHOTOS

SOUTH ELEVATION – EXISTING HOUSE



412 Hays Street, San Antonio, TX 78202

EXISTING PHOTOS

