

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-134
ADDRESS: 1023 HAYS ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 15
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Sarah Edwards
OWNER: Sarah Edwards
TYPE OF WORK: Porch repair and porch railing installation
APPLICATION RECEIVED: March 11, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

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

1. Reconstruction the front porch deck and steps with composite decking (Trex Transcend Series)
2. Install front porch railing
3. Replace secondary front door with new wood door to match primary front door

APPLICABLE CITATIONS:

4.Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary historic structure at 1023 Hays was constructed circa 1910 in the Craftsman style and contributes to

the Dignowity Hill Historic District. The one-story single-family structure features a primary hipped roof with a centered vented dormer, a square wraparound porch with two front facing doors, Tuscan columns, and wood decking.

- b. PORCH DECKING – The applicant has proposed to replace the existing wood decking and steps with new compositing decking *Trex Transcend*. The proposed wood decking features .94 in x 5.5 in profile, faux wood grain, in a variety of manufactured colors. Staff finds that existing decking, although wood, is not original to the structure and is eligible for replacement with an appropriate material. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iii., applicants should replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds that existing decking, although wood, is not original to the structure and is eligible for replacement with an appropriate material. Staff finds that a wood or composite decking that features a 1 in x 3 in tongue-and-groove profile with a smooth or painted finish is more appropriate than the proposed 1 in x 5 in composite decking with faux wood grain. The orientation of the decking running perpendicular to the front facing façade plane should be maintained during the restoration.
- c. RAILING – The applicant has proposed to install railing to the front porch. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iv., applicants should design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building and not add new elements and details that create a false historic appearance. Staff finds that a simple wood railing would be appropriate with the following specifications: *The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.* A final example or measured drawing that adhere to the above specifications should be submitted to staff prior to installation.
- d. DOOR – The applicant has proposed to replace the secondary front facing door on the front porch with a new wood door that matches the existing front door. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i., applicants should replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. Staff finds the existing door not original to the structure and the proposed replacement is an improvement towards conformity with the Guidelines.

RECOMMENDATION:

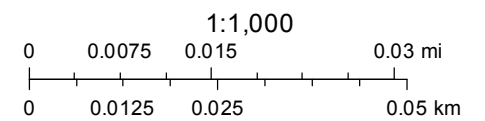
Staff recommends approval of items 1 through 3 with the following stipulations:

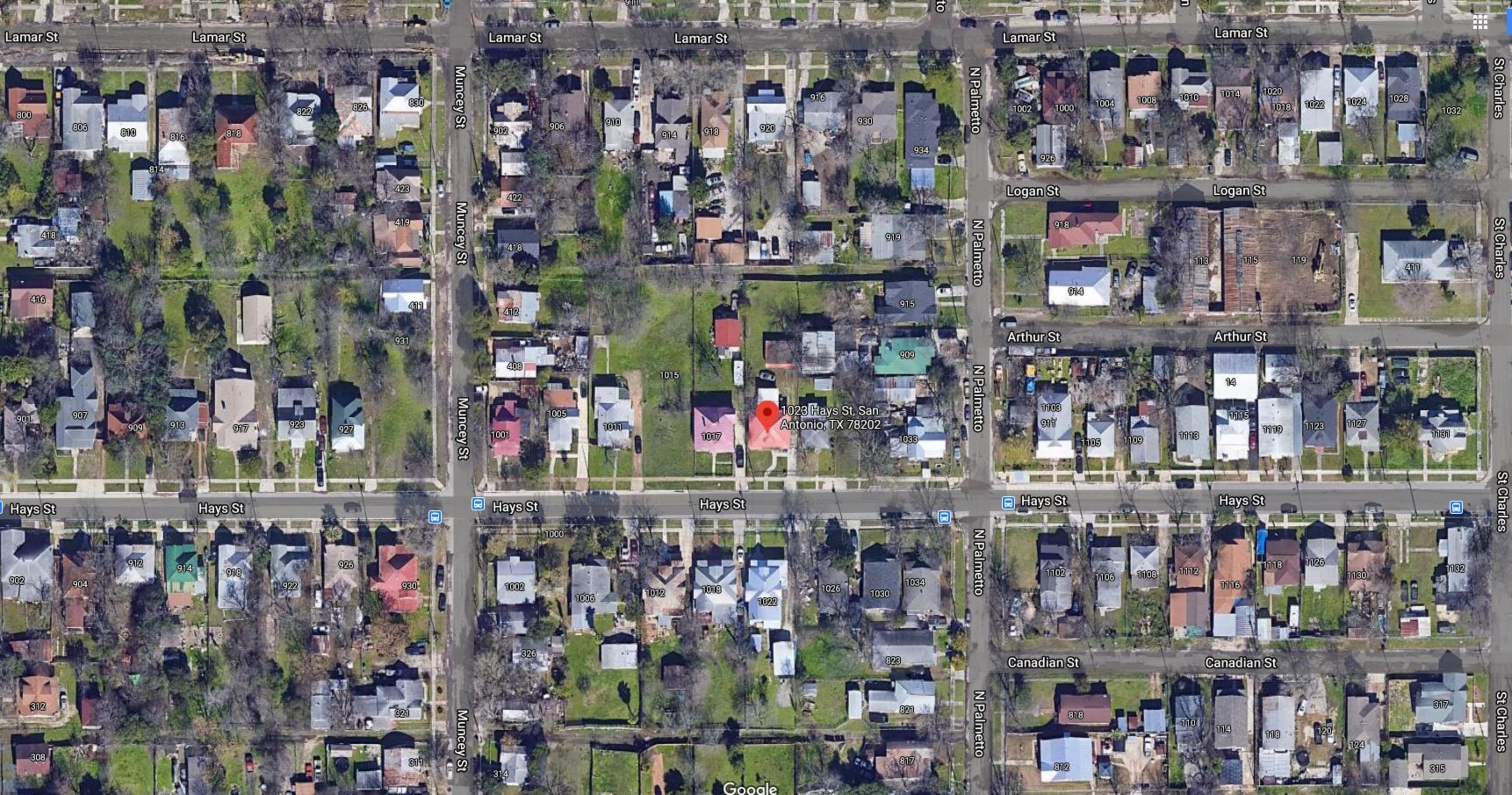
- i. That the porch floor features a wood or composite decking that features a 1 in x 3 in tongue-and-groove profile with a smooth or painted finish is more appropriate than the proposed 1 in x 5 in composite decking with faux wood grain. The orientation of the decking running perpendicular to the front facing façade plane should be maintained during the restoration.
- ii. That the porch railing features simple wood with the following specifications: *The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.* A final example or measured drawing that adhere to the above specifications should be submitted to staff prior to installation.

1023 Hays



March 31, 2021





Lamar St

Lamar St

Lamar St

Lamar St

Lamar St

Lamar St

St Charles

Muncey St

N Palmetto

St Charles

Logan St

Logan St

Muncey St

N Palmetto

St Charles

Arthur St

Arthur St

Muncey St

N Palmetto

St Charles

Hays St

Hays St

Hays St

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Hays St

St Charles

Muncey St

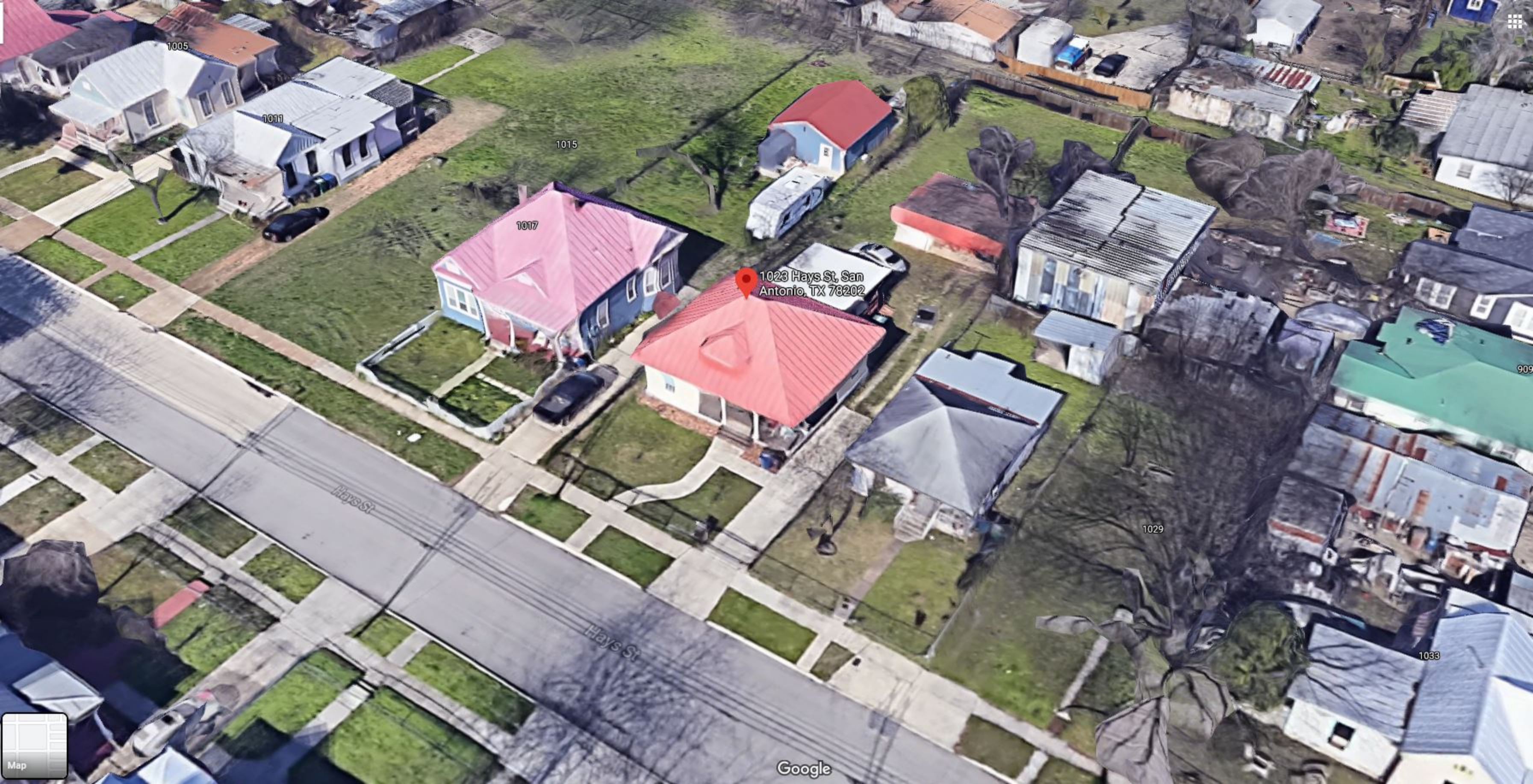
N Palmetto

St Charles

Canadian St

Canadian St

Google



1005

1011

1015

1017

1023 Hays St, San Antonio, TX 78202

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Hays St

Hays St

Google



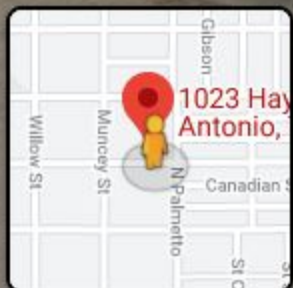
1025 Hays St

San Antonio, Texas



Google

Street View



Google













1" GROOVED EDGE BOARD

ACTUAL DIMENSIONS

- .94 in x 5.5 in x 12 ft (24 mm x 140 mm x 365 cm)
- .94 in x 5.5 in x 16 ft (24 mm x 140 mm x 487 cm)
- .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm)

Our grooved edge boards install with our Hidden Fastening System beneath the deck surface, leaving a tidy finish free of screw holes.

TREX® COMPOSITE DECKING AT ITS VERY BEST

UNPARALLELED BEAUTY

Transcend decking's deep wood-grain pattern and luxury colors create a premium, ageless look that leave other composites in the dust.

HASSLE FREE

No sanding. No staining. No painting. No kidding. (Not to mention simple [soap-and-water cleanup](#).)

FADE, STAIN, SCRATCH AND MOLD RESISTANT

Transcend decking maintains its vibrant color and luxurious finish—come scorching sun or red-wine spill—thanks to its unyielding, three-side shell protection...and our [25-Year Limited Residential Fade & Stain Warranty](#).

A GREEN DECK

[See how](#) using a 95% recycled composite board (that's almost the whole thing) makes you feel about the great outdoors.

STUNNING COLOR OPTIONS

Transcend comes in multiple color options: Havana Gold, Island Mist, Lava Rock, Spiced Rum, Tiki Torch, Gravel Path, Rope Swing, and Vintage Lantern



TREX TRANSCEND® DECKING IN ROPE SWING

Featured at HGTV® Dream Home 2021



TREX TRANSCEND® DECKING IN ROPE SWING

Front porch goals courtesy of HGTV® Dream Home 2021 and Trex Transcend Rope Swing



TREX TRANSCEND® PORCH FLOORING IN SPICED RUM

As an alternative to our traditional deck board, we offer an indoor-style, slanted groove porch board for a virtually gap-free look. Porch boards are available in Gravel Path and Spiced Rum.

| Additional Details | |
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Technical drawing of a rectangular panel with dimensions and a grid pattern. The overall dimensions are 80" in height and 36" in width. The panel is divided into a grid of four rectangular sections. The top section is 13 1/2" wide and 4 1/2" high. The bottom section is 9 1/8" wide and 35 7/8" high. The left section is 17 15/16" high and 4 1/2" wide. The right section is 28" wide and 2" high. The grid is defined by lines that are 4 1/2" apart. The panel is shown in a perspective view with a light gray background.

