

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-328
ADDRESS: 621 HAYS ST
LEGAL DESCRIPTION: NCB 530 BLK 14 LOT A-9
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jonathan Sanchez
OWNER: RAMZ4 PROPERTIES LLC - SERIES 621 HAYS
TYPE OF WORK: Fenestration modifications, door removal, repair and maintenance
APPLICATION RECEIVED: June 24, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Repair existing siding and paint the structure.
2. Remove the westernmost front door and replace with siding.
3. Perform fenestration modifications on the west façade, including the removal of an original window and the relocation of two existing windows.
4. Perform fenestration modifications on the east façade, including the removal of two, historic windows, and the installation of a contemporarily sized window.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.

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.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the

Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

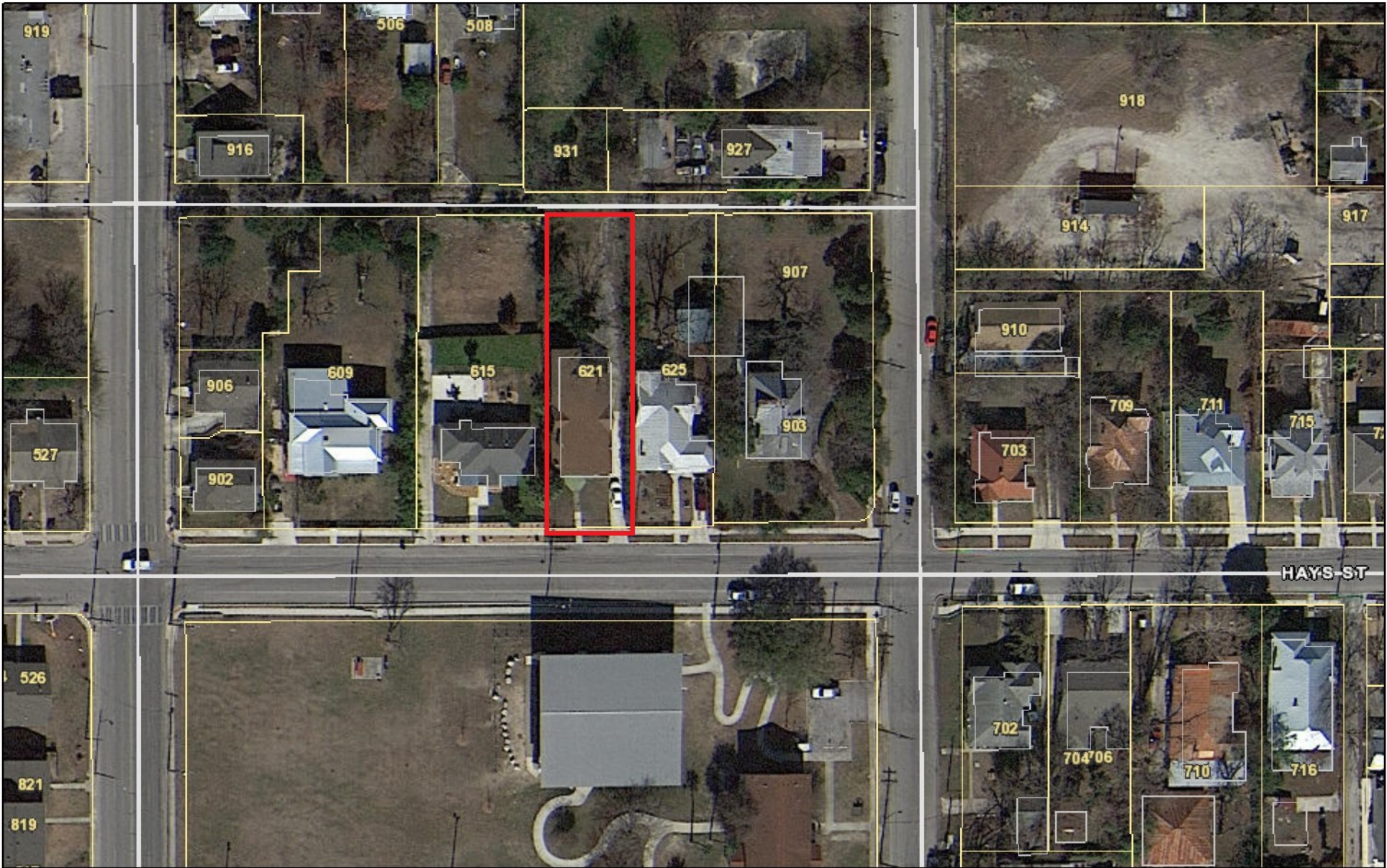
- a. The historic structure at 621 Hays was constructed circa 1920, and is found on the 1951 Sanborn Map. The structure was constructed in the Craftsman style, and features a full width front porch. The structure currently features two, street facing front doors flanked by grouped windows on each side.
- b. **SIDING REPAIR & PAINTING** – The applicant has proposed to sand and repair the existing siding, and repaint the structure. Staff finds the proposed scope of work to be appropriate; however, the brick chimney should remain unpainted.
- c. **FRONT DOOR REMOVAL** – The applicant has proposed to remove the existing, westernmost front door. The Historic Design Guidelines note that original window and door locations should be preserved as they exist. Staff has not found sufficient evidence that alludes to the historic structure having not been a duplex. Staff finds that maintaining both front doors provide an architectural reference to the structure's historic form.
- d. **FENESTRATION MODIFICATIONS (West Façade)** – The applicant has proposed to perform fenestration modifications on the west façade, including the removal of an original window and the relocation of two existing windows. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.i., historic window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines.
- e. **FENESTRATION MODIFICATIONS (East Façade)** – The applicant has proposed to perform fenestration modifications on the east façade, including the removal of two, historic windows, and the installation of a contemporarily sized window. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.i., historic window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines. Additionally, staff finds the installation of a white, vinyl window within the historic structure's footprint to be inappropriate and inconsistent with the Guidelines.

RECOMMENDATION:

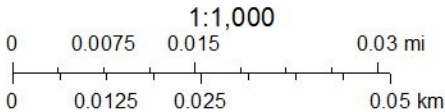
1. Staff recommends approval of item #1, siding repair and painting with the stipulation that the existing brick chimney remain unpainted.
2. Staff does not recommend approval of item #2, the removal of the westernmost front door based on finding c. Staff recommends that the existing door opening remain in place. The existing, non-original door may be replaced with a door that wood and matches the profile of the existing, Craftsman door.
3. Staff does not recommend approval of item #3, fenestration modifications to the west façade based on finding d. Staff recommends that all historic window openings remain as they currently exist.

4. Staff does not recommend approval of item #4, fenestration modifications to the east façade based on finding e. Staff recommends that all historic window openings remain as they currently exist and that no new window openings be created.

City of San Antonio One Stop



July 9, 2021





East Elevation



South Elevation

RDG architecture & development

P.O.BOX 90989

Richard D. Gamez, N.C.A.R.B.

© Copyright 2021 Reference: Architect's Copyright Protection Act 1990

San Antonio, Texas 78209

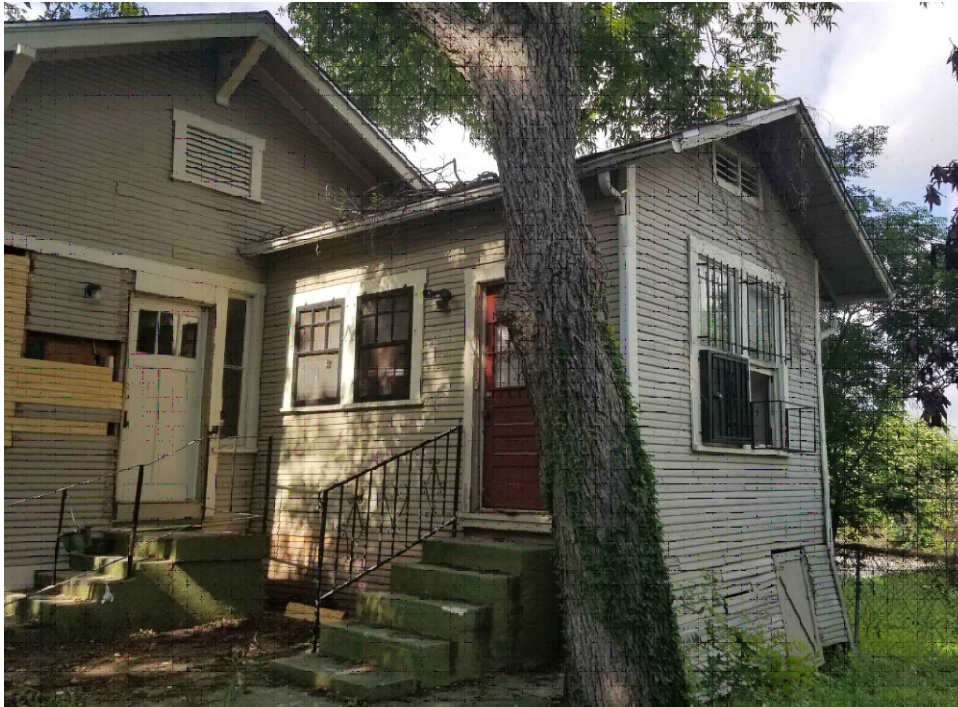
210.872.2965

House Renovation

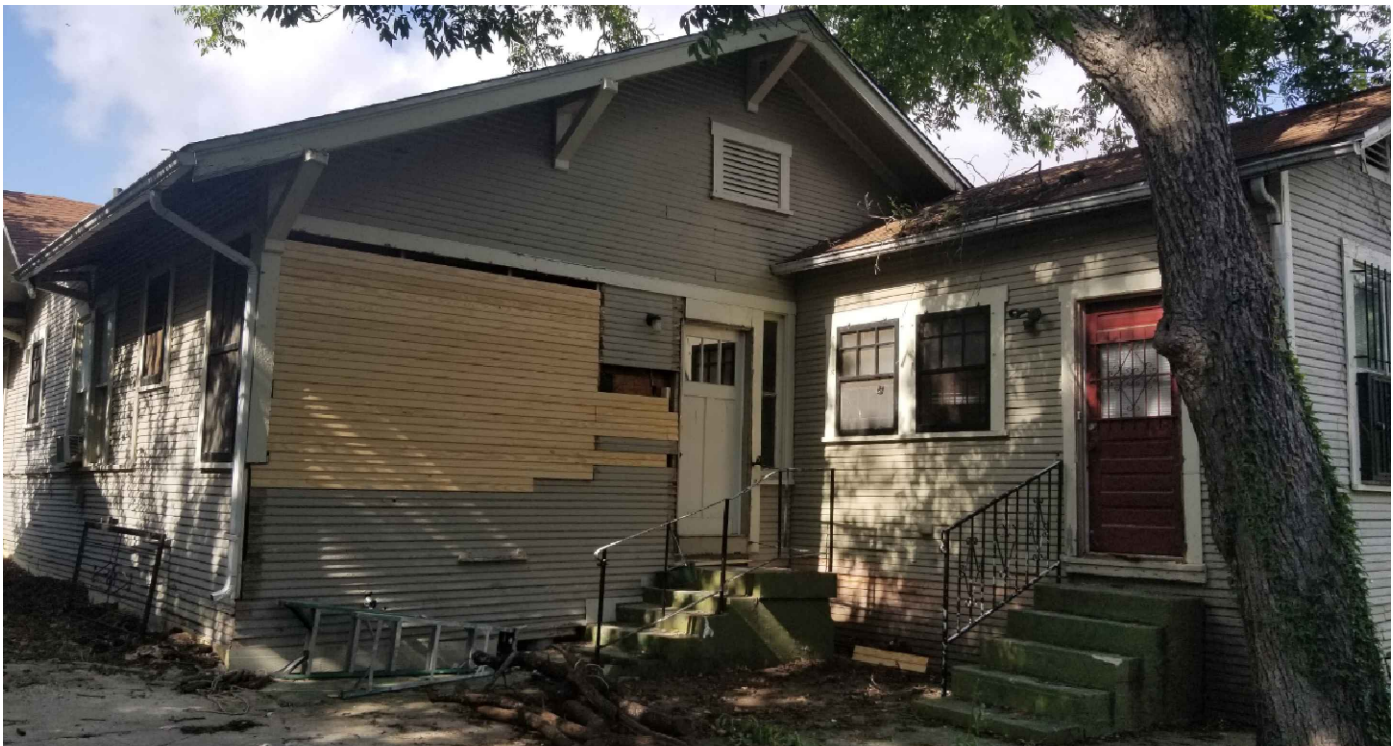
621 HAYS STREET

SAN ANTONIO, TEXAS 78202

BEXAR COUNTY



North Elevation



North Elevation

RDG architecture & development

P.O.BOX 90989

Richard D. Gamez, N.C.A.R.B.

© Copyright 2021 Reference: Architect's Copyright Protection Act 1990

San Antonio, Texas 78209

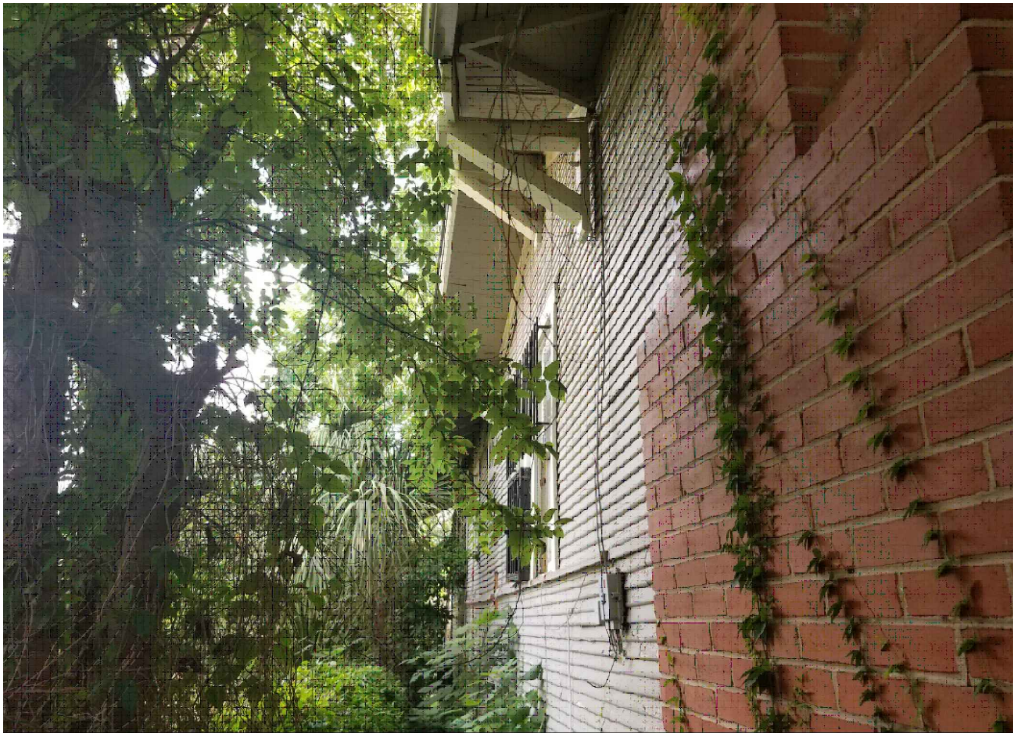
210.872.2965

House Renovation

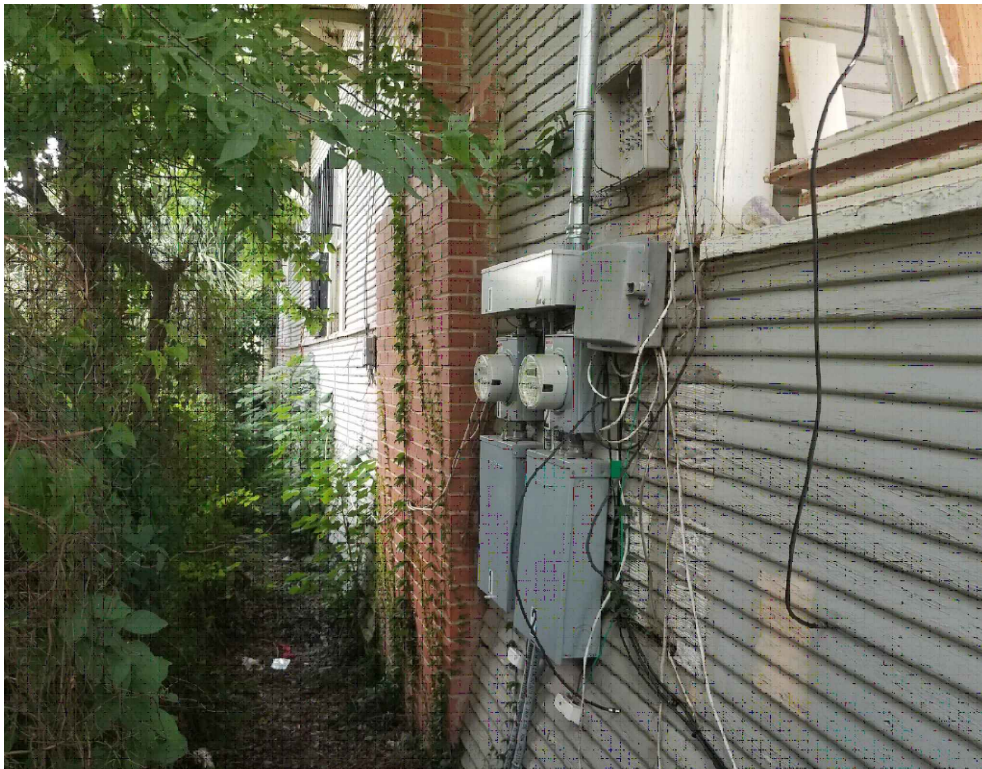
621 HAYS STREET

SAN ANTONIO, TEXAS 78202

BEXAR COUNTY



West Elevation



West Elevation

RDG architecture & development

P.O.BOX 90989

Richard D. Gamez, N.C.A.R.B.

© Copyright 2021 Reference: Architect's Copyright Protection Act 1990

San Antonio, Texas 78209

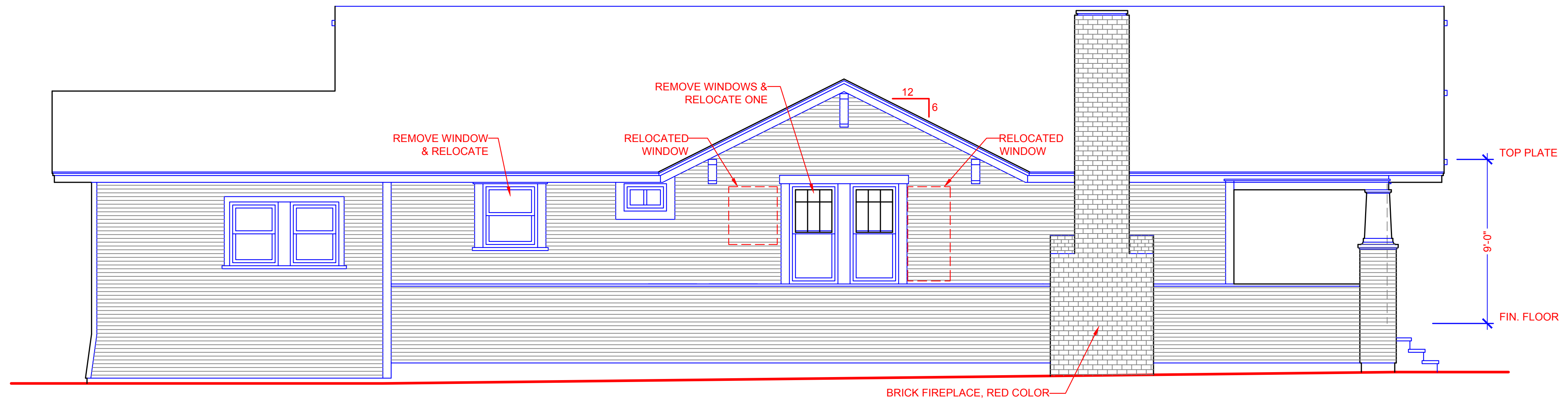
210.872.2965

House Renovation

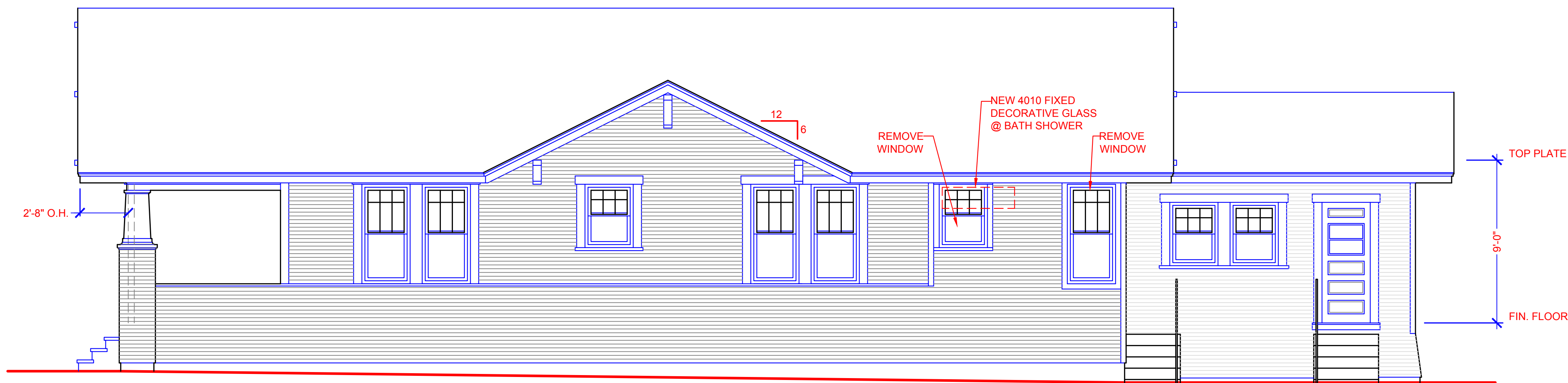
621 HAYS STREET

SAN ANTONIO, TEXAS 78202

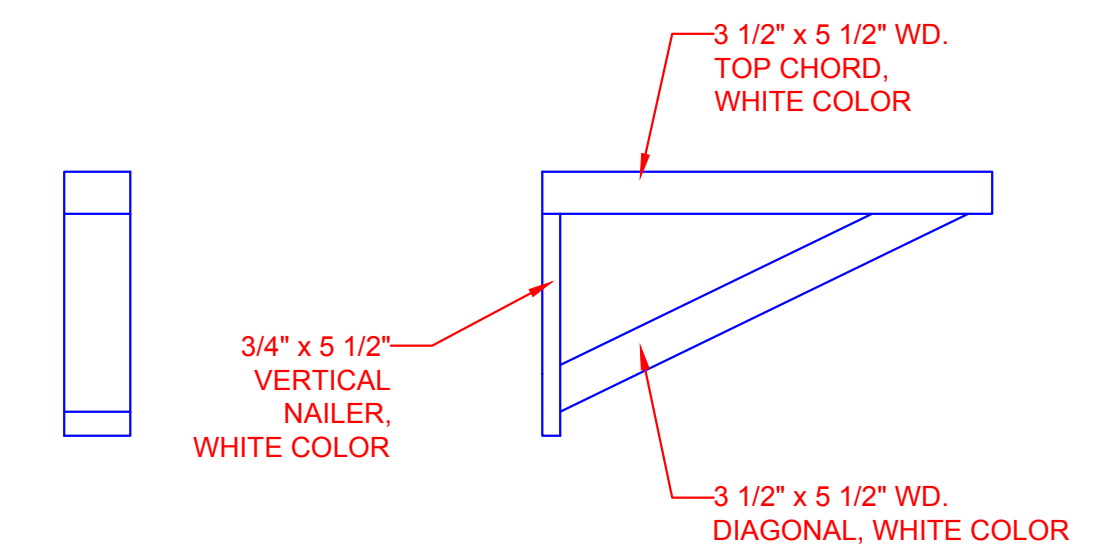
BEXAR COUNTY



EXISTING WEST ELEVATION sc.: 1/4"



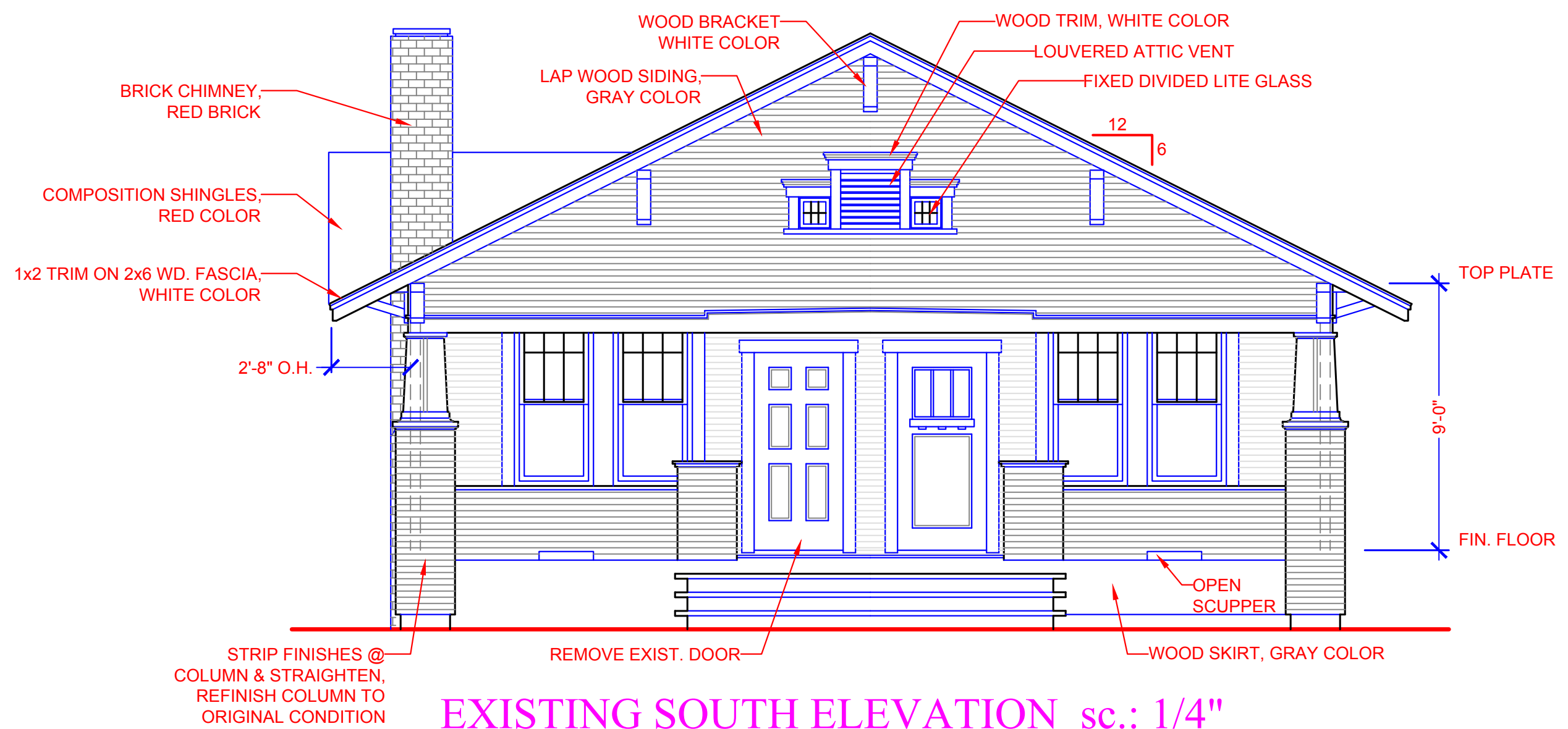
EXISTING EAST ELEVATION sc.: 1/4"



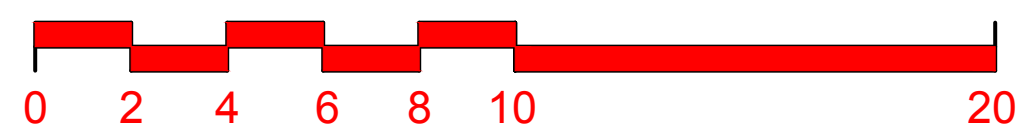
TYP. WOOD BRACKETS sc.: 3/4"



EXISTING NORTH ELEVATION sc.: 1/4"



EXISTING SOUTH ELEVATION sc.: 1/4"



RDG architecture & development
expressly reserves its copyright &
other rights in these documents as
provided in the "Architects
Copyright Protection Act of 1990".
These documents are not to be
reproduced, changed or copied in
any form or manner nor are they to
be assigned to any third party with
out written permission and consent
of RDG architecture & development

House Renovation

621 HAYS STREET
SAN ANTONIO, TEXAS 78202
BEXAR COUNTY

HISTORICAL DEPARTMENT REVIEW

RDG architecture & development

P.O.BOX 90989 San Antonio, Texas 78209
Richard D. Gamez, N.C.A.R.B. 210.872.2965
© Copyright 2021 Reference: Architect's Copyright Protection Act 1990

SEALED ON 06/18/21



EXPIRES ON 4/30/22

JOB NO.: 21.09.06

DATE: 06.18.21

REVISED: 06.30.21

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


A-1

RDG architecture & development
expressly reserves its copyright &
other rights in these documents as
provided in the "Architects
Copyright Protection Act of 1990".
These documents are not to be
reproduced, changed or copied in
any form or manner nor are they to
be assigned to any third party with
out written permission and consent
of RDG architecture & development

House Renovation
621 HAYS STREET
SAN ANTONIO, TEXAS 78202
BEXAR COUNTY

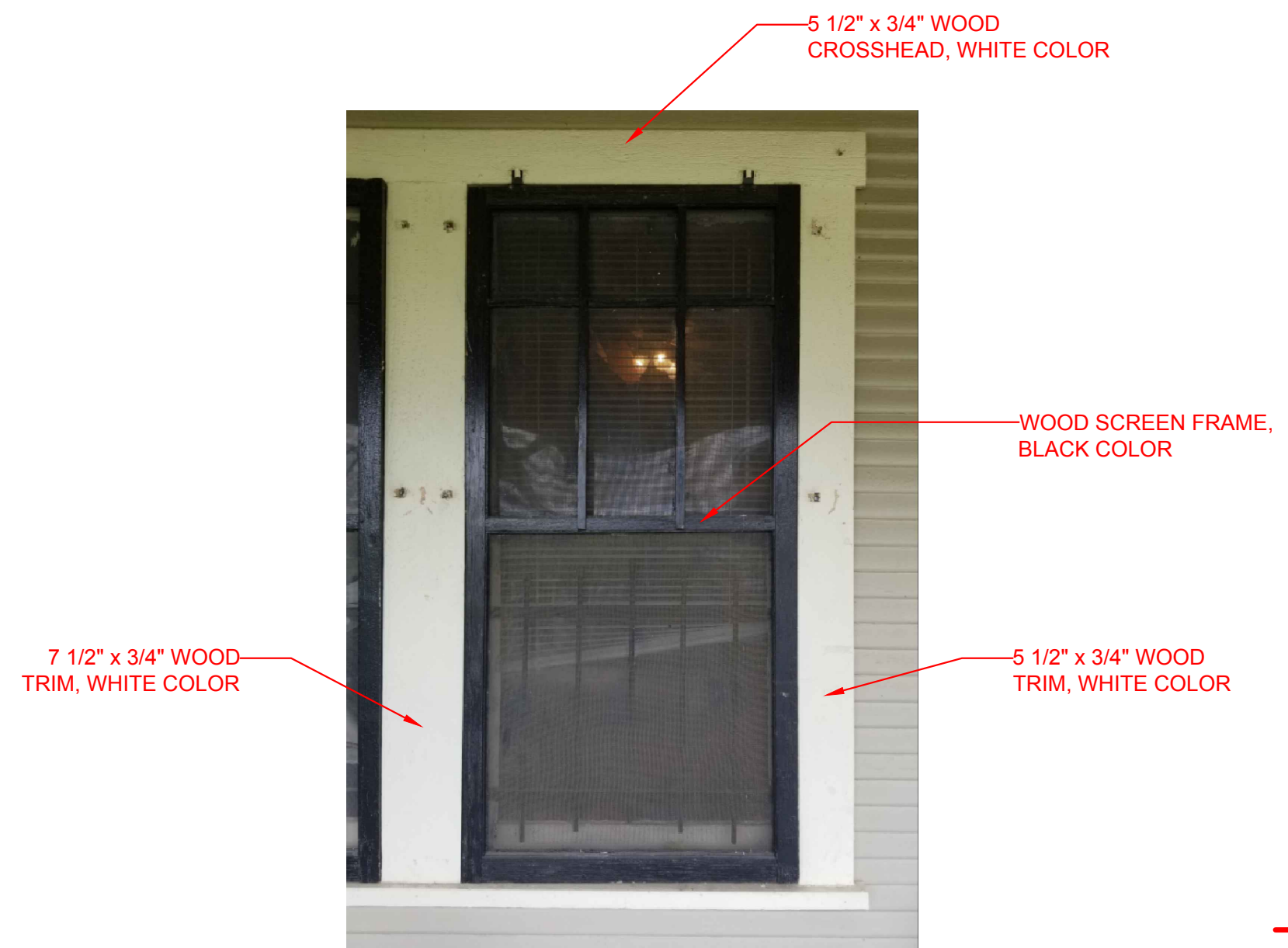
HISTORICAL DEPARTMENT REVIEW

RDG architecture & development
P.O.BOX 90989 San Antonio, Texas 78209
Richard D. Gamez, N.C.A.R.B. 210.872.2965
© Copyright 2021 Reference: Architect's Copyright Protection Act 1990

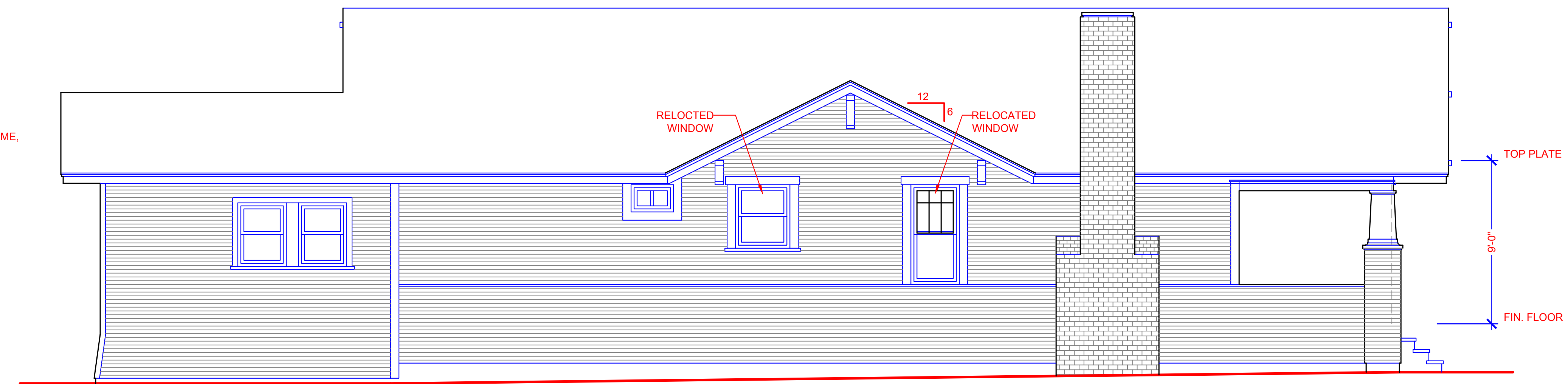
SEALED ON 06/18/21

EXPIRES ON 4/30/22

JOB NO.: 21.09.06
DATE: 06.18.21
REVISED: 06.30.21
SCALE: 1/4"=1'-0"

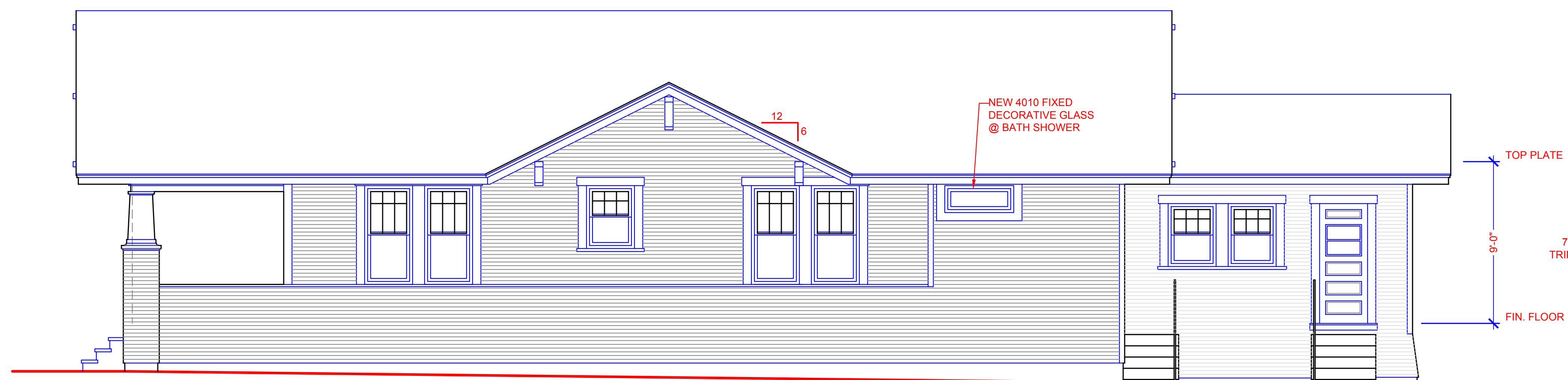
A-2



TYP. WINDOW TRIM / SCREEN no scale



PROPOSED WEST ELEVATION sc.: 1/4"



PROPOSED EAST ELEVATION sc.: 1/4"



ENTRY DOOR / TRIM no scale



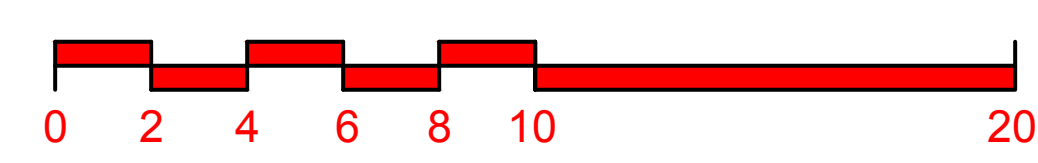
PROPOSED NORTH ELEVATION sc.: 1/4"



PORCH COLUMN no scale



PROPOSED SOUTH ELEVATION sc.: 1/4"



Window Shape	Rectangle
Window Design	Decorative Glass Window
Interior Color/Finish	White
Hinge Location (Exterior View)	N/A
CA Residents: Prop 65 Warning(s)	No
Common Size (W x H)	48-in x 12-in
UNSPSC	30171600
Rough Opening Height (Inches)	12.0
Rough Opening Width (Inches)	48.0
Series Name	Decorative Glass
Exterior Color/Finish	White
Hardware Color/Finish	N/A
Paintable	No
Color/Finish Family	White



Hy-Lite Decorative Glass 48-in x 12-in x 2.375-in Jamb Simulated Divided Lite Rectangle New Construction White Window

Description

Item #: 254488 | Model #: DF4711PRAIV1500WH

- Fixed window with silkscreened decorative glass in prairie grid design fits 48-in x 12-in openings and provides privacy while letting in natural light
- Double-paned, insulated, and filled with argon gas for enhanced energy efficiency
- Multi-chambered white vinyl new construction frame with nailing fin will not chip, peel, or fade
- Pre-framed and ready to install for new construction nail fin frame installation
- Eliminates the need for light-blocking window treatments such as blinds or drapes
- Certified by the American Architectural Manufacturers Association (AAMA)
- Add one half inch for rough opening
- Ideal for use in baths, bedrooms, closets, and anywhere privacy and light are desired
- Backed by a 5-year limited warranty

THERE IS ONE NEW WINDOW PROPOSED
A 48" x 12" HORIZONTAL SLIDER TO BE
LOCATED AT THE BATH TUB/SHOWER.

Proposed New Window

6/30/21

RDG architecture & development

P.O.BOX 90989

Richard D. Gamez, N.C.A.R.B.

© Copyright 2021 Reference: Architect's Copyright Protection Act 1990

San Antonio, Texas 78209

210.872.2965

House Renovation

621 HAYS STREET

SAN ANTONIO, TEXAS 78202

BEXAR COUNTY