

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 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: Repair and maintenance, door removal, reconfigure front door
APPLICATION RECEIVED: August 02, 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. Modify the south (street facing façade) façade by removing the existing, two door openings and installing one centered door opening with flanking side lites.

APPLICABLE CITATIONS:

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

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.

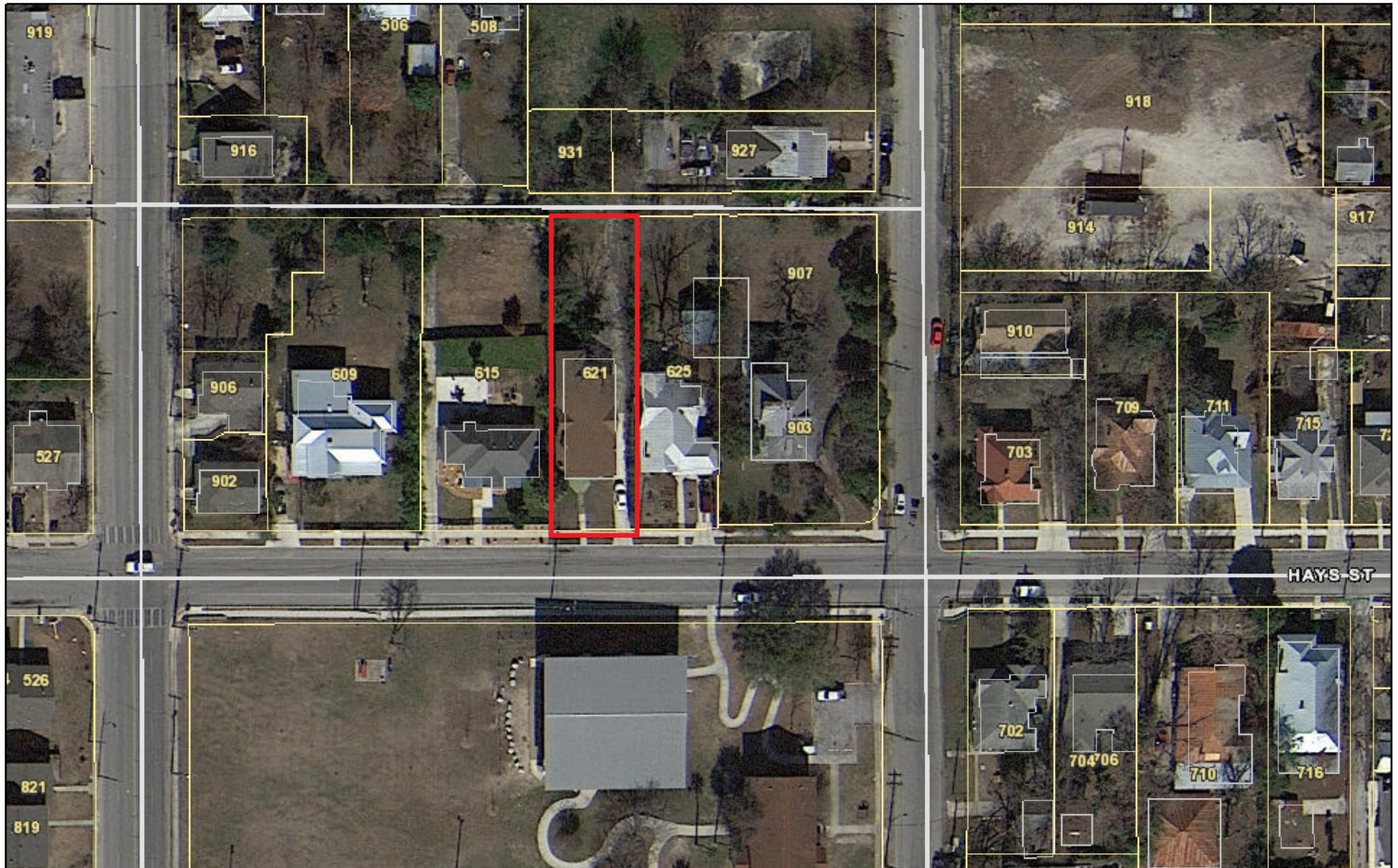
FINDINGS:

- 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. PREVIOUS REVIEW/DESIGN REVIEW COMMITTEE – This request was reviewed by the Historic and Design Review Commission at the July 21, 2021, HDRC hearing, where it was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on July 27, 2021, where Committee members viewed the interior framing and modifications to the original framing. Committee members at that time noted that a centered, single door may be appropriate provided that it is architecturally consistent with the Craftsman style.
- c. 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.
- d. EXISTING FENESTRATION – The applicant has submitted revised construction documents that note the preservation of all existing window openings. During the Design Review Committee site visit on July 27, 2021, staff observed the modification to two existing window openings on the west elevation. The applicant has noted the restoration of these windows to their original locations.
- e. FRONT DOOR MODIFICATIONS – The applicant has proposed modify the south (street facing façade) façade by removing the existing, two door openings and installing one centered door opening with flanking side lites. The two existing door openings do not feature consistent head heights; therefore, staff finds that the front façade has been significantly modified since its original construction. Generally, staff finds the installation of once, centered door with flanking side lites to be architecturally appropriate for the Craftsman style; however, staff finds that a transom window should be incorporated into the design as shown in the example photos (at 728 N Palmetto and 515 Hays), where the head height of the windows is consistent with the head height of the transom windows. Additionally, staff finds that the existing, Craftsman door should be repaired and reinstalled.

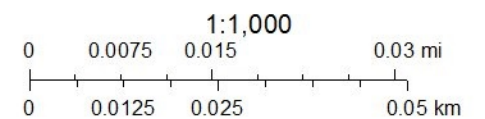
RECOMMENDATION:

1. Staff recommends approval of item #1, siding repair and painting with the stipulation that the existing brick chimney remain unpainted.
2. Staff recommends approval of item #2, the removal of two existing doors and the installation of one centered door with the following stipulations:
 - i. That the applicant incorporate transom and sidelite windows as noted in finding e.
 - ii. That the existing Craftsman door be restored and reinstalled, as noted in finding e.

City of San Antonio One Stop



July 9, 2021





East Elevation



South Elevation

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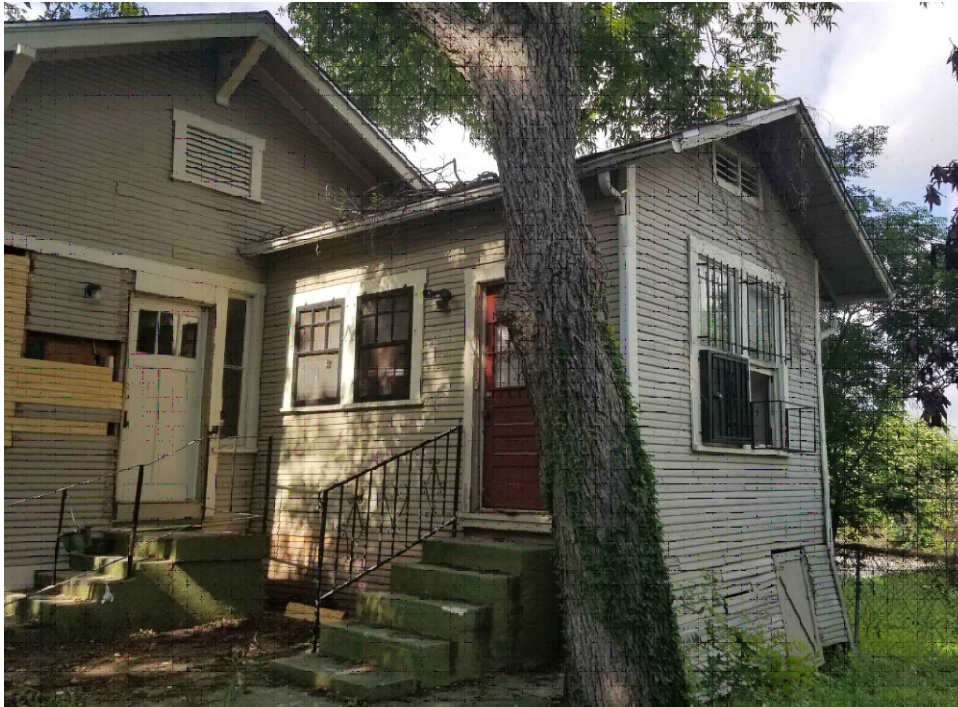
210.872.2965

House Renovation

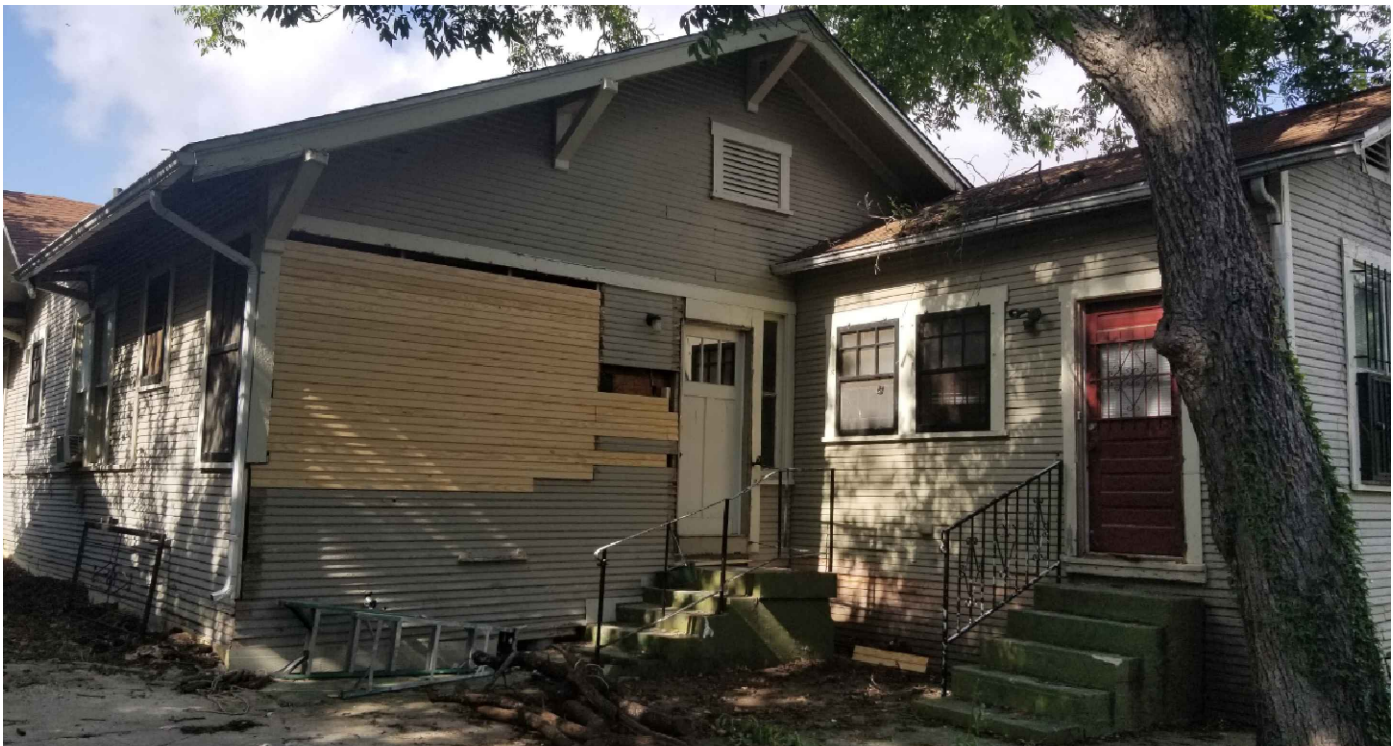
621 HAYS STREET

SAN ANTONIO, TEXAS 78202

BEXAR COUNTY



North Elevation



North Elevation

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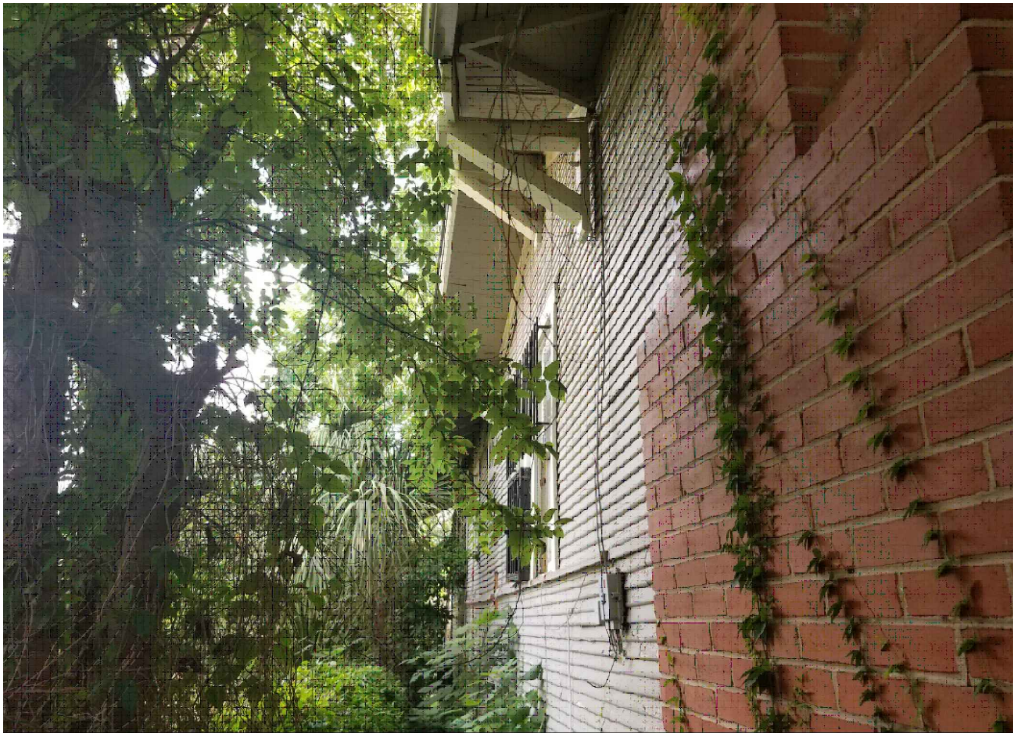
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House Renovation

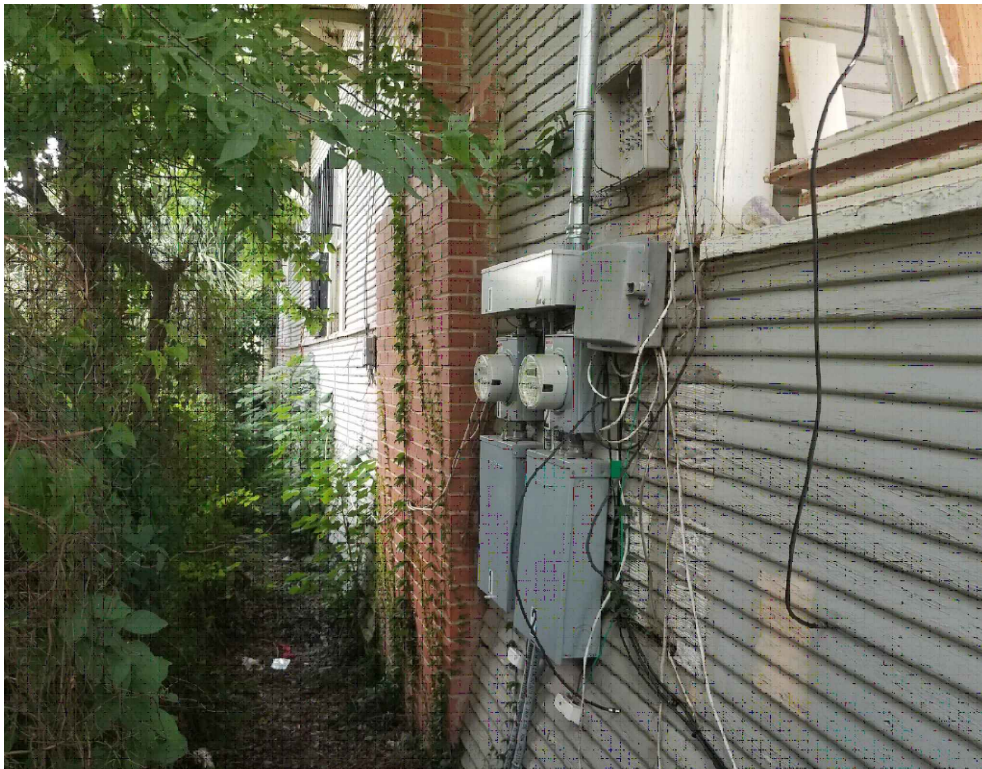
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West Elevation



West Elevation

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House Renovation

621 HAYS STREET

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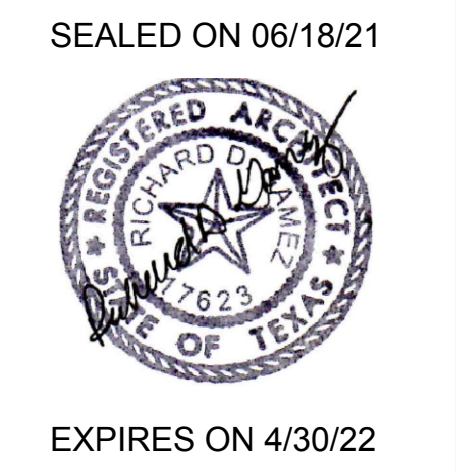
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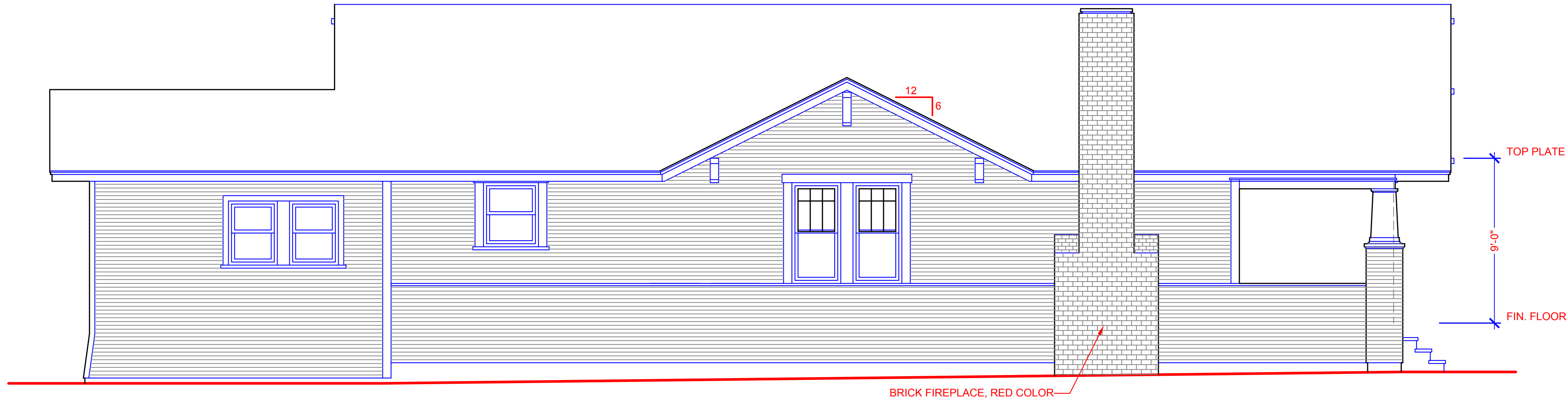
HISTORICAL DEPARTMENT REVIEW

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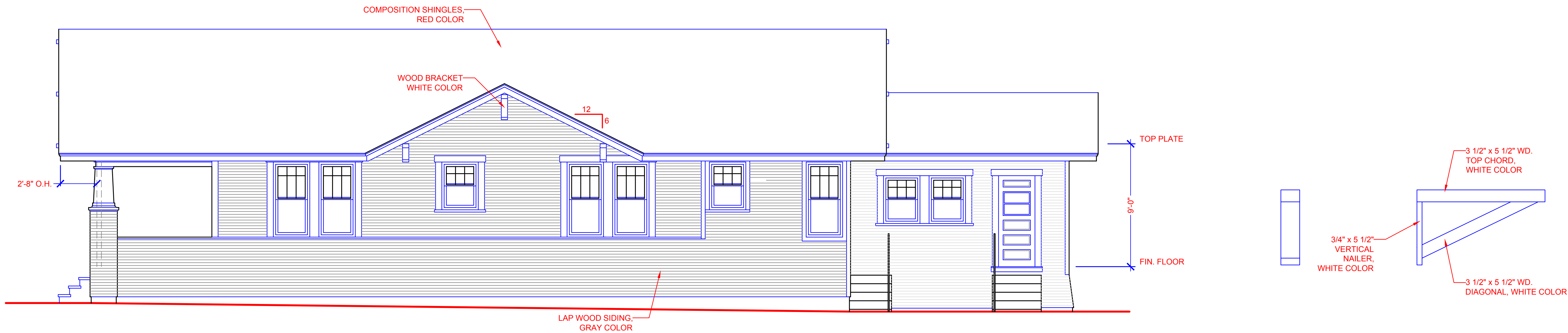


JOB NO.:	21.09.06
DATE:	06.18.21
REVISED:	06.30.21
SCALE:	1/4"=1'-0"

A-1



EXISTING WEST ELEVATION sc.: 1/4"

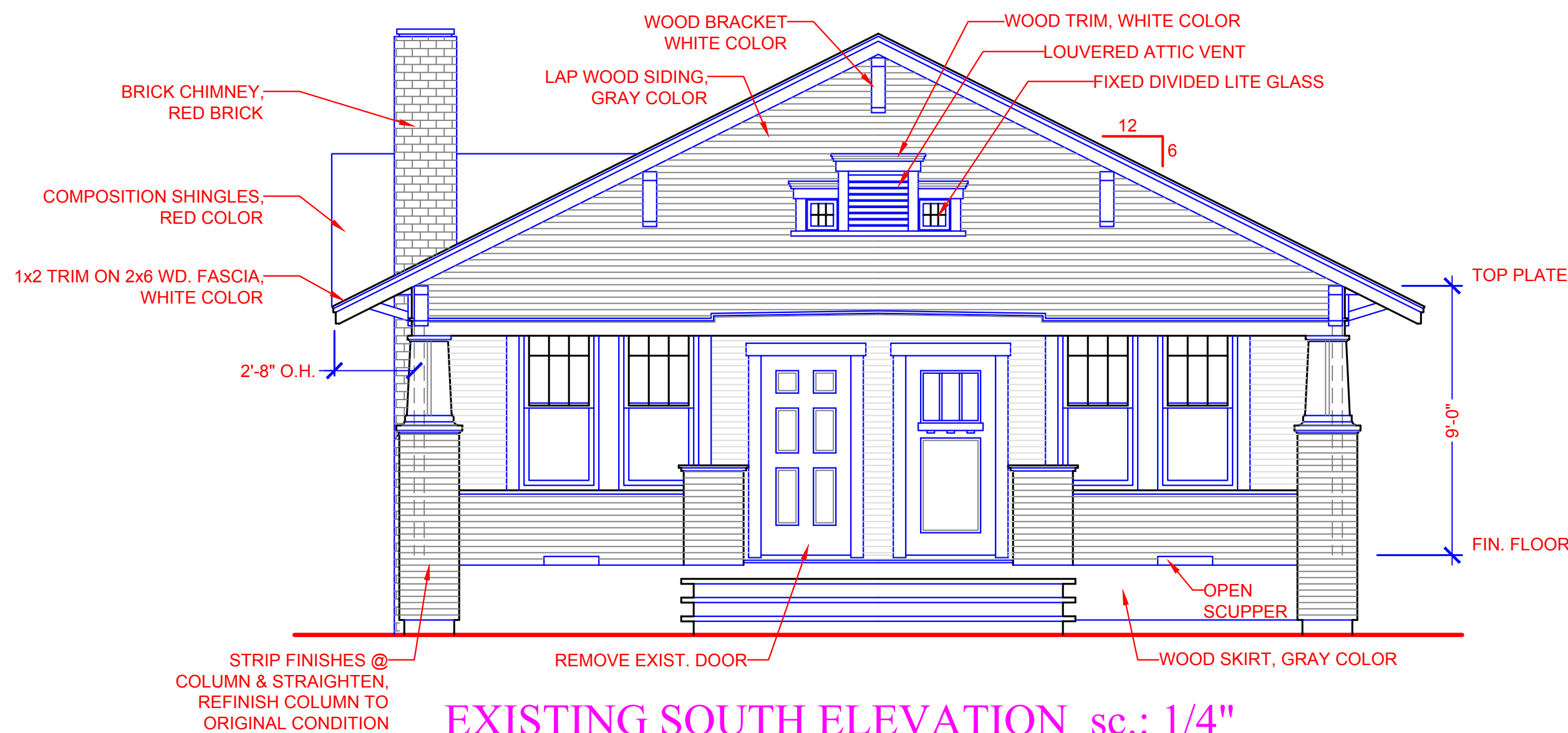


EXISTING EAST ELEVATION sc.: 1/4"

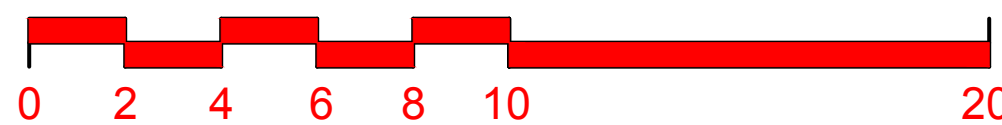
TYP. WOOD BRACKETS sc.: 3/4"



EXISTING NORTH ELEVATION sc.: 1/4"



EXISTING SOUTH ELEVATION sc.: 1/4"



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House Renovation
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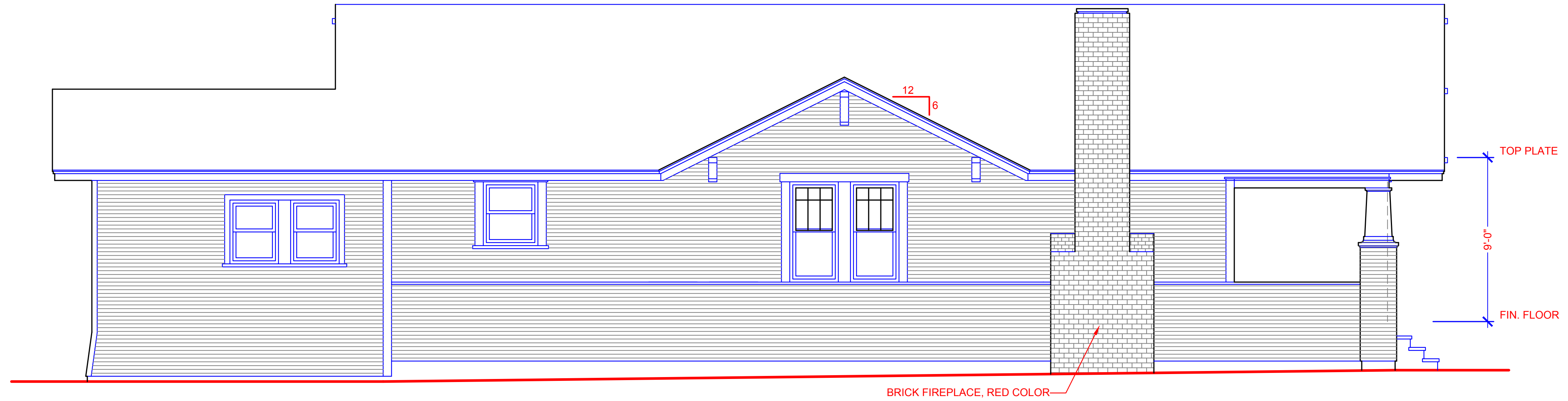


JOB NO.: 21.09.06
DATE: 06.18.21
REVISED: 07.30.21
SCALE: 1/4"=1'-0"

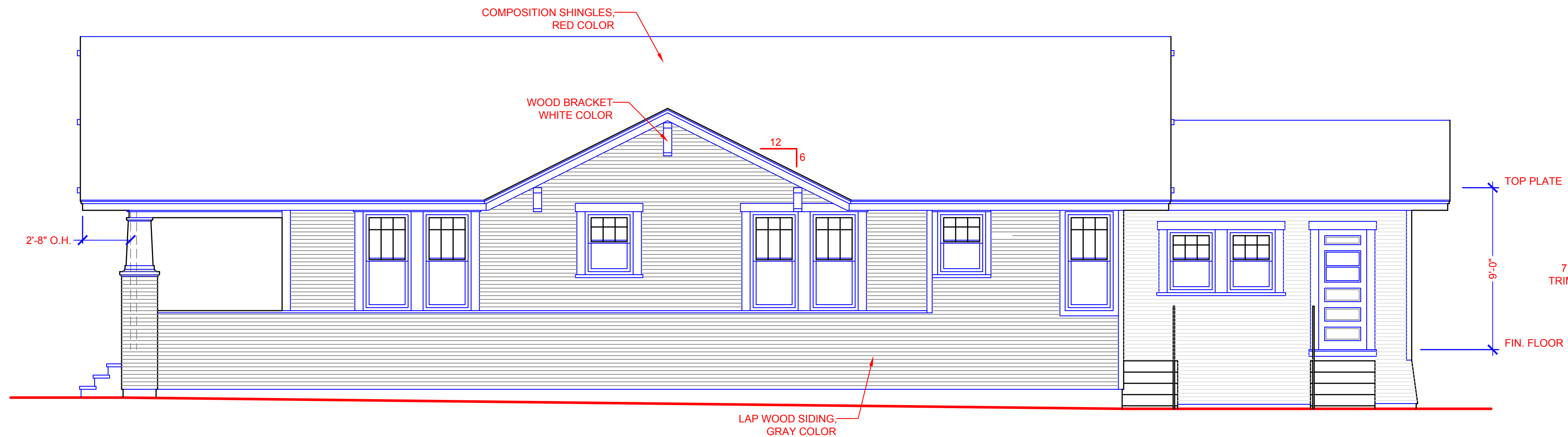
A-2



TYP. WINDOW TRIM / SCREEN no scale



PROPOSED WEST ELEVATION sc.: 1/4"



PROPOSED EAST ELEVATION sc.: 1/4"



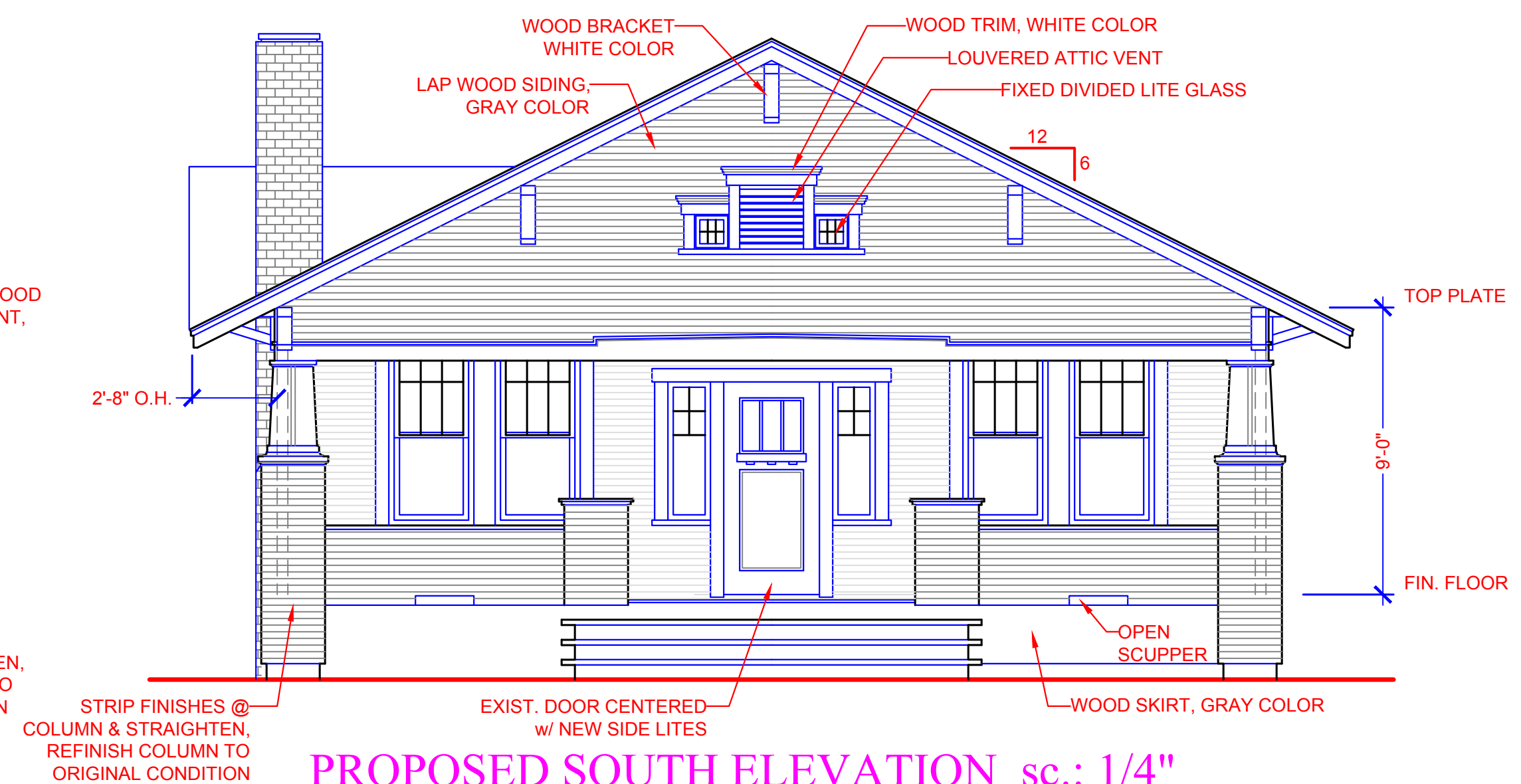
ENTRY DOOR / TRIM no scale



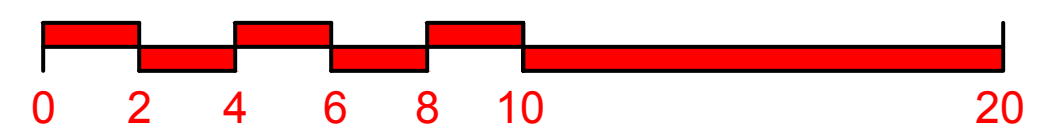
PROPOSED NORTH ELEVATION sc.: 1/4"



PORCH COLUMN no scale



PROPOSED SOUTH ELEVATION sc.: 1/4"





515 Hays



925 Burnet



132 Palmetto



728 Palmetto

July 28, 2021 at 3:47 PM
615 Hays St
San Antonio TX 78202
United States

621



July 28, 2021 at 3:47 PM
621 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:48 PM
621 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:49 PM
625 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:50 PM
621 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:50 PM
621 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:56 PM
621 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:56 PM
621 Hays St
San Antonio TX 78202
United States



July 28, 2021 at 3:56 PM
621 Hays St
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United States

