

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2021-624
ADDRESS: 702 HAYS ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT A16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA
OWNER: Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA
TYPE OF WORK: Construction of a 2nd-story addition
APPLICATION RECEIVED: November 23, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct an 800-square-foot second-story addition.
2. Perform fenestration modifications on the front façade.
3. Perform fenestration modifications on the east elevation.
4. Perform fenestration modifications on the south (rear) elevation.
5. Perform fenestration modifications on the west elevation.
6. Install a rear porch and balcony.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

6. Architectural Features: Doors, Windows, and Screens

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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 702 Hays is a 1-story, single-family home constructed circa 1925 in the Craftsman style on a corner lot. The structure features a cross gable composition shingle roof with clipped gables and a jerkinhead dormer on the front façade, decorative eave brackets, wood cladding, wood windows, and a deep-set front porch with wood columns on brick bases. The property is contributing to the Dignowity Hill Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. DESIGN REVIEW COMMITTEE – The applicant presented the application materials at the Design Review Committee on December 7, 2021. The applicant and commissioners discussed the visibility of the proposed addition from the public right-of-way, and it was recommended that the applicant submit a line-of-sight study. The proposed materials, proposed fenestration pattern on the addition, and proposed fenestration modifications to the original structure were also discussed. The Commissioners recommended that the applicant explore the feasibility of a 1-story addition.

- d. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a second-story rear addition set back 16'-2" from the front façade wall plane. The rear addition will be approximately 800 square feet. Guideline 1.A.i. for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. Guidelines 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate. According to Guideline 1.B.v, the height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. The existing building is 1,200 square feet. Staff finds the proposed footprint appropriate; however, the proposed massing may distract from the existing structure. Staff finds that the applicant should submit a line-of-sight study for review.
- e. ADDITION: ROOF – The applicant has proposed to install a hip roof form on the addition. The applicant has proposed to install a composition shingle roof on the addition to match existing. According to Guideline 1.A.iii for Additions, additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. The proposed roof material is appropriate. Staff finds that the applicant should simplify to the proposed roof form.
- f. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install windows on the proposed addition with traditional proportions and windows with non-traditional proportions. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The applicant's proposed front facade features a small second story window on the addition and one-over-one windows that do not match the window proportions on the original structure. Staff finds that the applicant should propose a fenestration pattern more consistent with the Guidelines.
- g. ADDITION: NEW WINDOWS: MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds fully wood windows to be most appropriate. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- h. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install vertical cement board siding. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff recommends that the applicant submit material specifications to staff for review.
- i. FENESTRATION MODIFICATION: NORTH (FRONT) FACADE – The applicant has proposed to modify the fenestration pattern on the front façade to feature a small non-traditional window in place of the existing ganged one-over-one windows. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Staff finds that proposed fenestration modification inconsistent with the Guidelines.
- j. FENESTRATION MODIFICATION: EAST ELEVATION – The applicant has proposed to modify the fenestration pattern on the east elevation to enclose four (4) existing window openings and install a solid door. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Staff finds that proposed fenestration modification inconsistent with the Guidelines.

- k. FENESTRATION MODIFICATION: SOUTH (REAR) ELEVATION – The applicant has proposed to modify the fenestration pattern on the south (rear) elevation to enclose one (1) existing window opening on the east side of the elevation, install a new door opening on the west side of a new set of steps and re-orient the existing window and door openings on the west side of the rear elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Staff finds that proposed fenestration modification inconsistent with the Guidelines.
- l. FENESTRATION MODIFICATION: WEST ELEVATION – The applicant has proposed to modify the fenestration pattern on the west elevation to enclose one (1) existing window opening on the south side of the chimney, enclose a second small window opening, remove the non-original aluminum windows located on the south side of the west elevation, and install two (2) traditionally-sized windows on the south side of the west elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Staff finds that the three aluminum windows located toward the south side of the west elevation are likely not original to the structure. Staff finds that the removal of the small window to the south of the chimney is inappropriate, but the proposed fenestration modifications to the south side of the west elevation are appropriate.
- m. REAR PORCH INSTALLATION – The applicant has proposed to install a second story balcony and first floor porch with rear steps on the rear elevation. The applicant has not proposed a second-story rear door to access the second-story balcony. Staff finds that a rear balcony without a rear access door to be inappropriate. The installation of a rear porch and steps on the first floor is appropriate.

RECOMMENDATION:

Item 1, staff does not recommend conceptual approval of the request to construct a second-story addition based on findings a through h. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC:

- i. That the applicant submits a line-of-sight study showing the visibility of the 2-story rear addition from the public right-of-way.
- ii. That the applicant simplifies the proposed roof form on the addition to reduce the visibility from the public right-of-way based on finding e.
- iii. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the Standard Specifications for Windows in Additions, and the historic examples found in the Dignowity Hill Historic District as noted in findings f through h.
- iv. That the applicant submits final material specifications for wood windows as noted in finding g. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- v. That the applicant submits a landscaping plan.

Items 2, 3, and 4, staff does not recommend approval of fenestration modifications based on findings i through k.

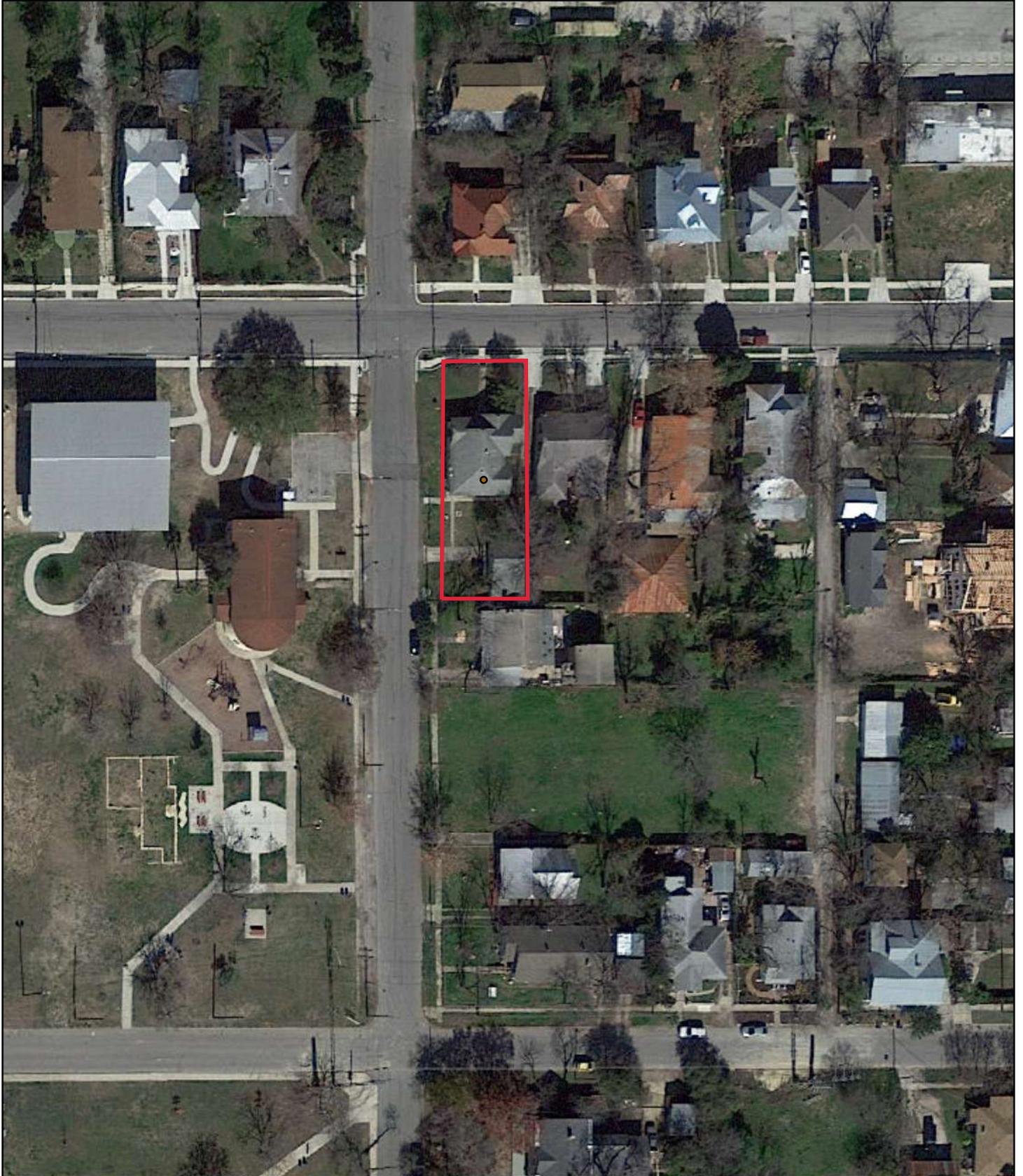
Item 5, staff recommends approval of fenestration modifications on the west elevation based on finding l with the following stipulations:

- i. That the applicant retains the small window on the south side of the chimney.
- ii. That the applicant salvages the small window removed from the west elevation and stores the window on site for use in future rehabilitation or construction.
- iii. That the applicant submits final material specifications for fully wood windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Windows should feature an inset of two (2) inches within

facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

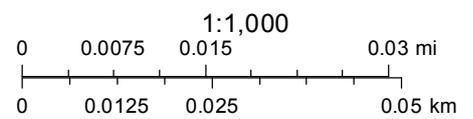
Item 6, staff does not recommend approval of the rear porch and balcony installation based on finding m. Staff finds that an updated request to install a rear porch and steps without the proposed balcony would be eligible for administrative approval.

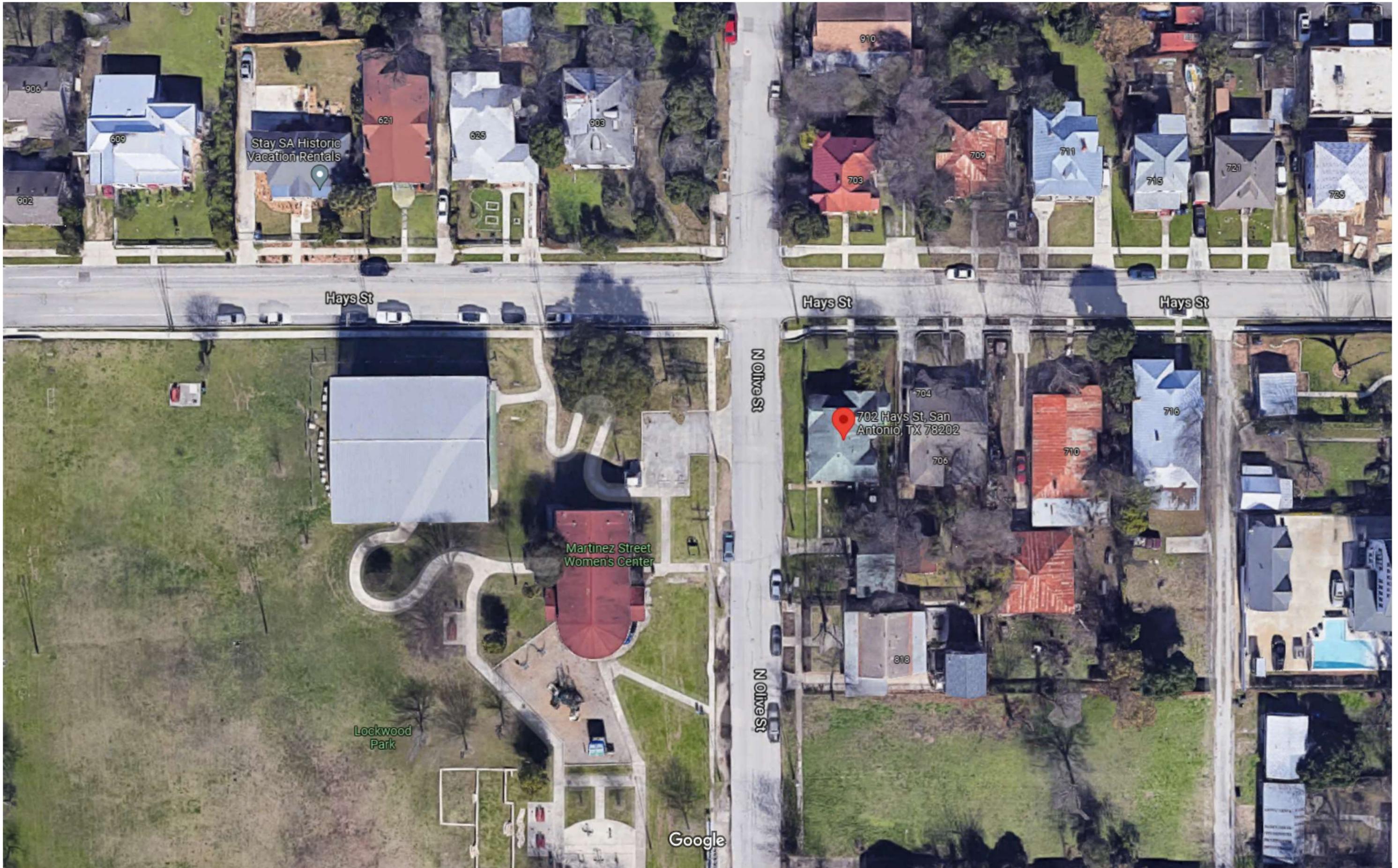
City of San Antonio One Stop



January 14, 2022

— User drawn lines





Stay SA Historic
Vacation Rentals

Hays St

N Olive St

Hays St

Hays St

N Olive St

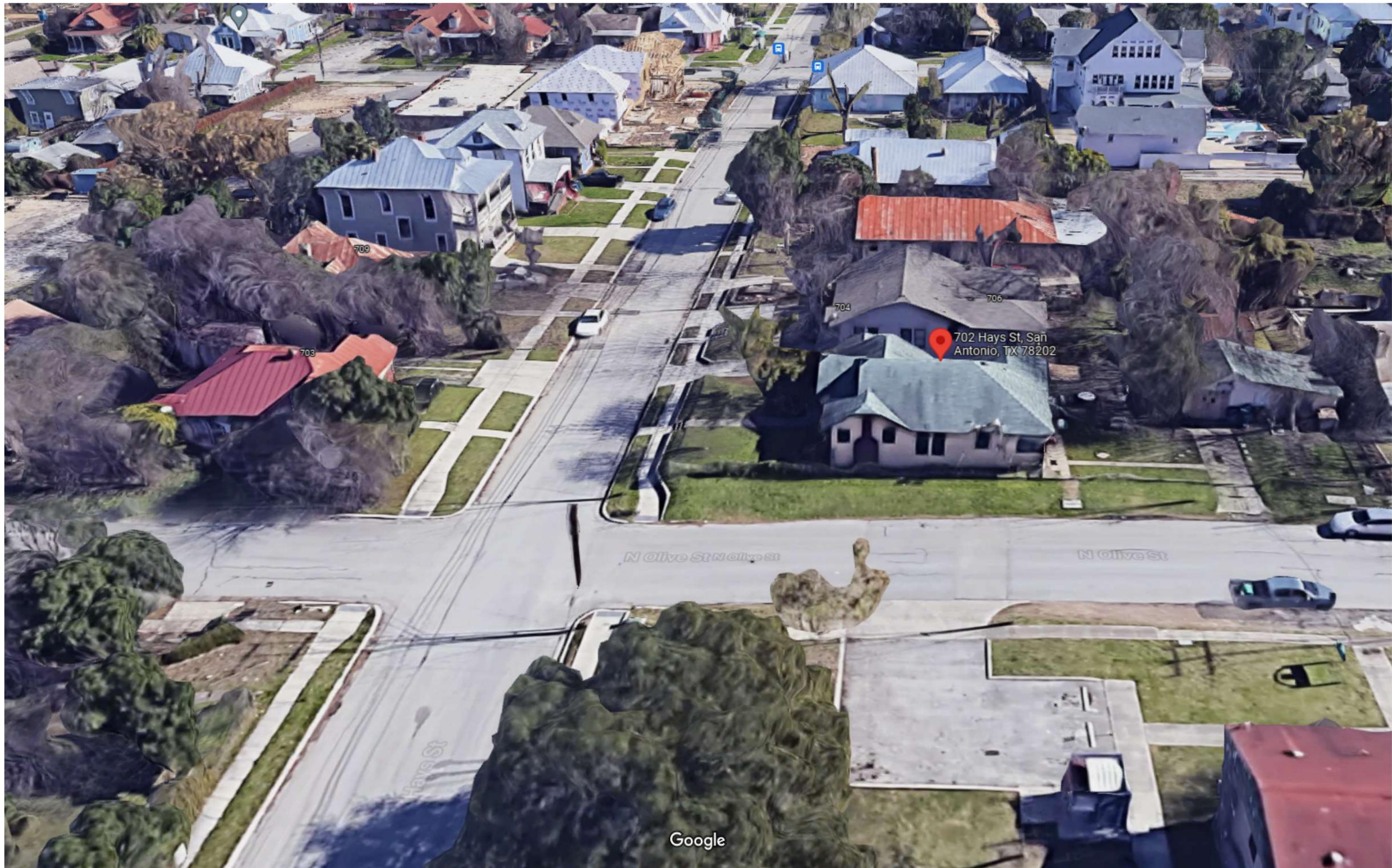
702 Hays St, San
Antonio, TX 78202

Martinez Street
Women's Center

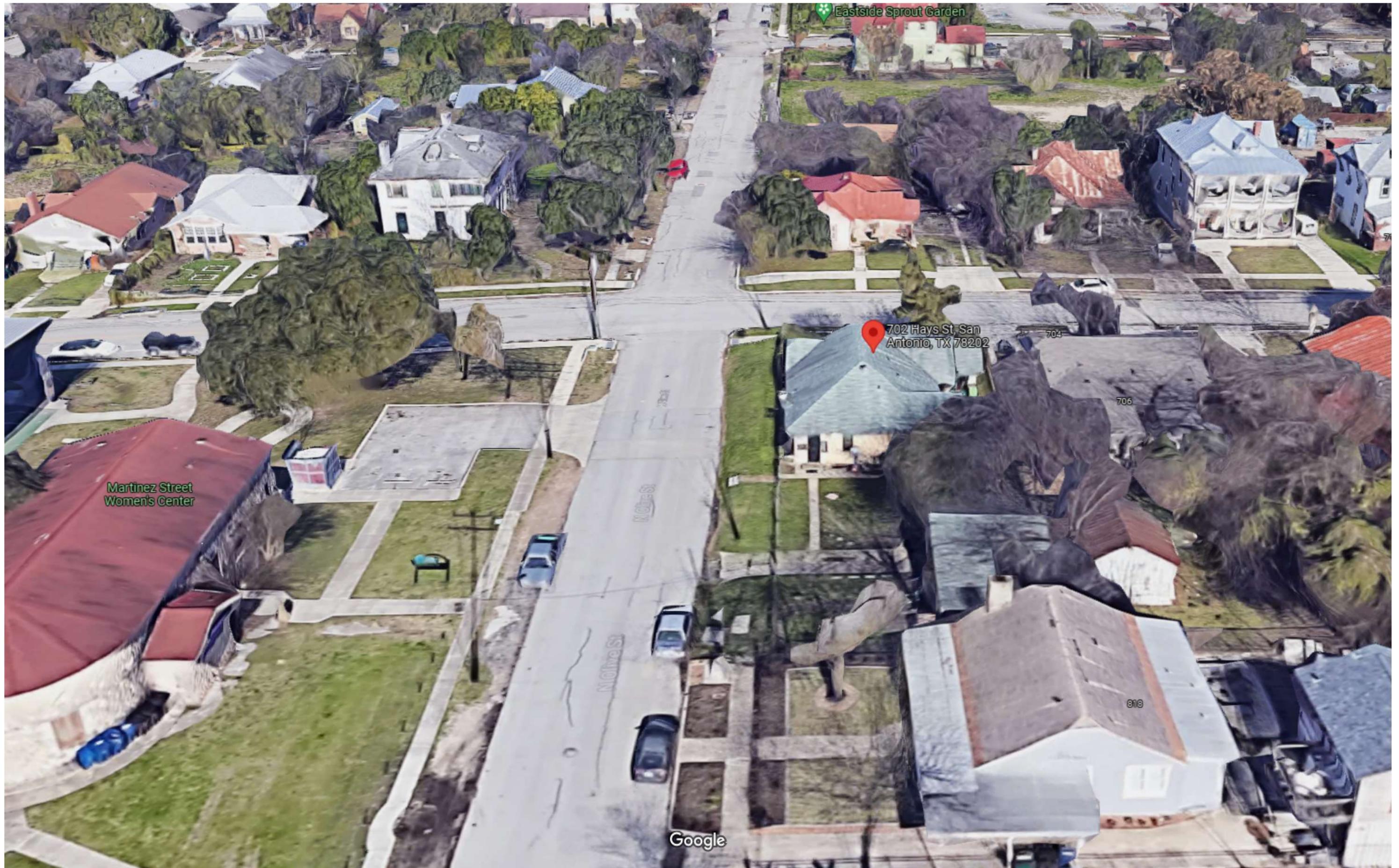
Lockwood
Park

Google





702 Hays St, San Antonio, TX 78202



Eastside Sprout Garden

702 Hays St, San Antonio, TX 78202

Martinez Street Women's Center

Google

704

706

818

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Martinez Street
Women's Center

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Hays St

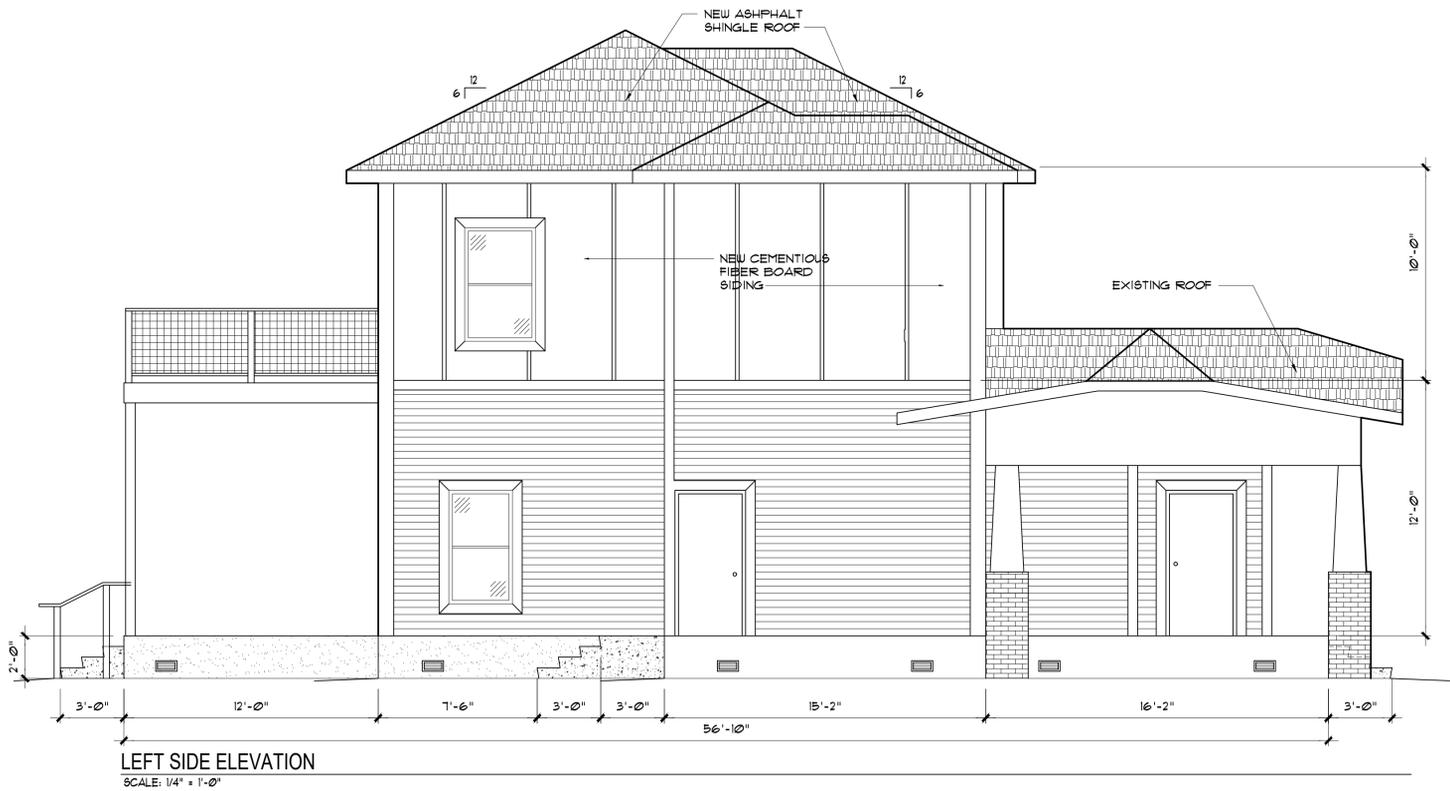
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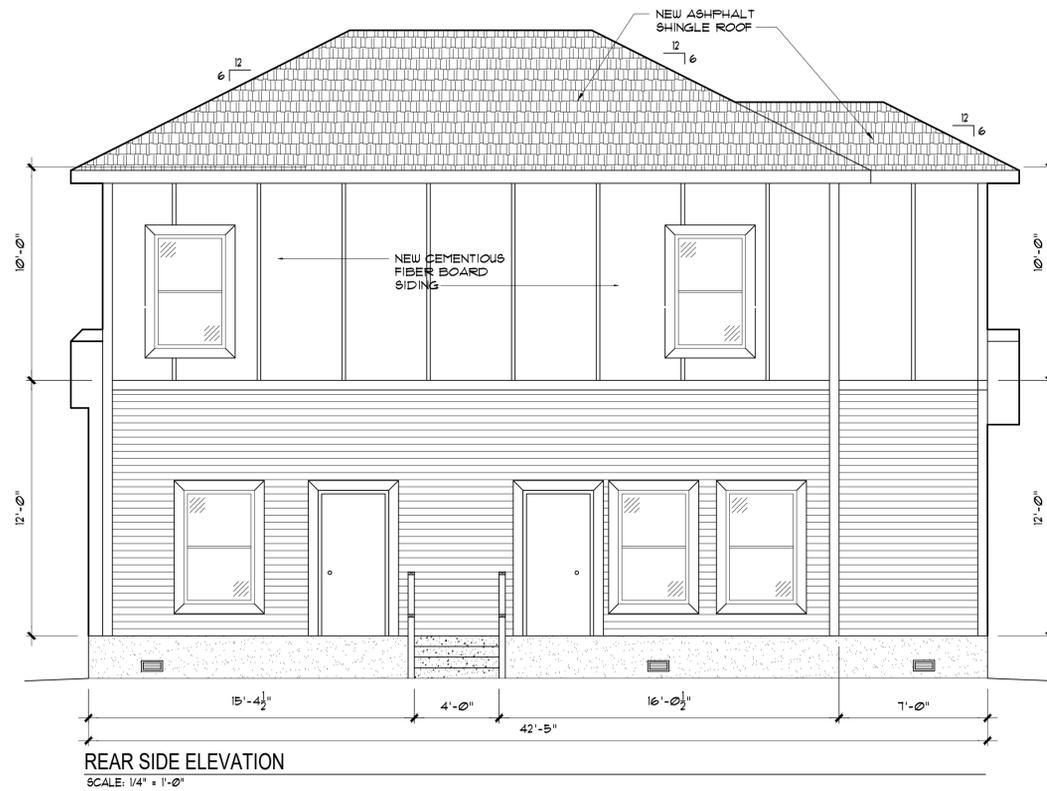
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710



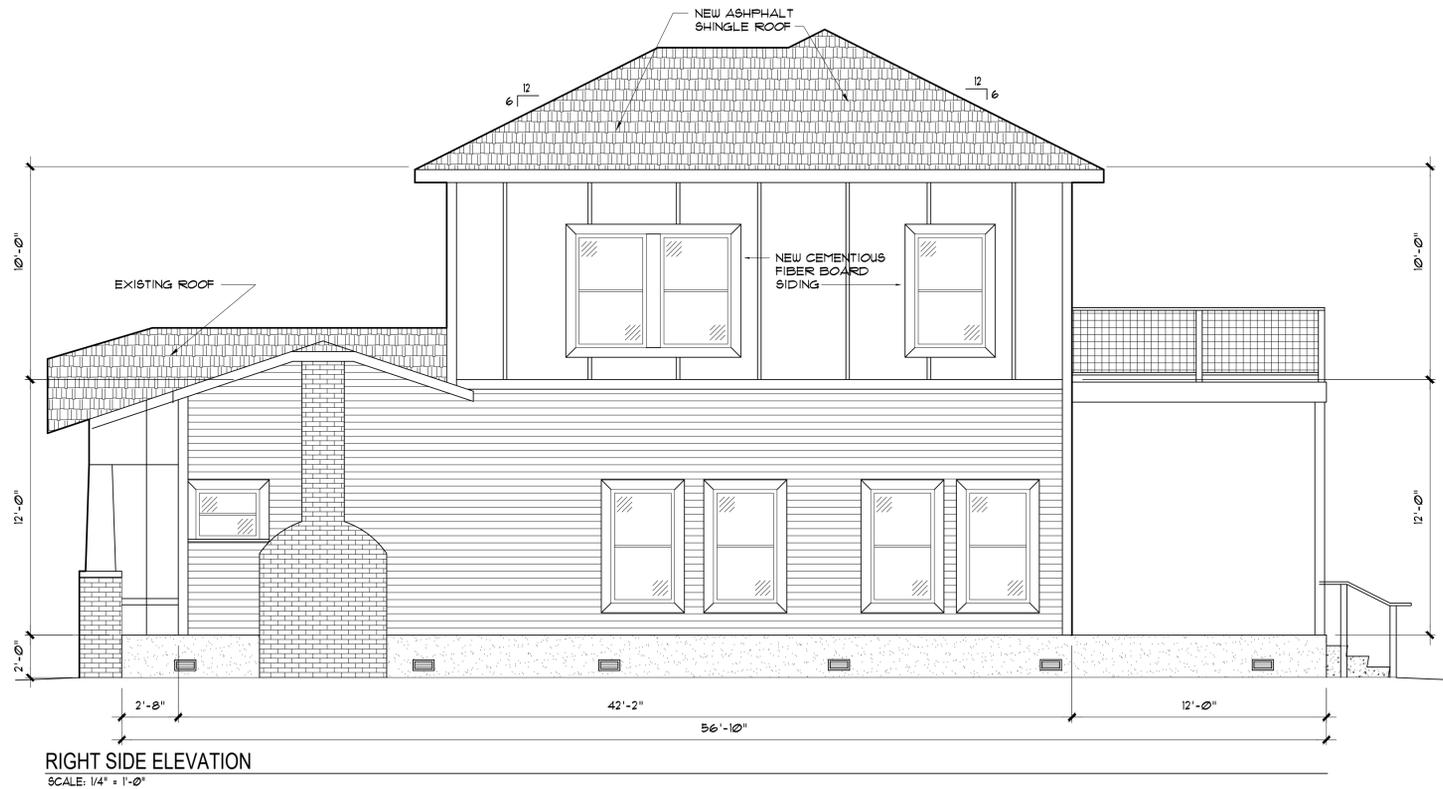
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

11/22/21



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RENOVATIONS AND ADDITIONS TO
THE ZAROBKIEWICZ RESIDENCE AT
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SAN ANTONIO, TEXAS 78202

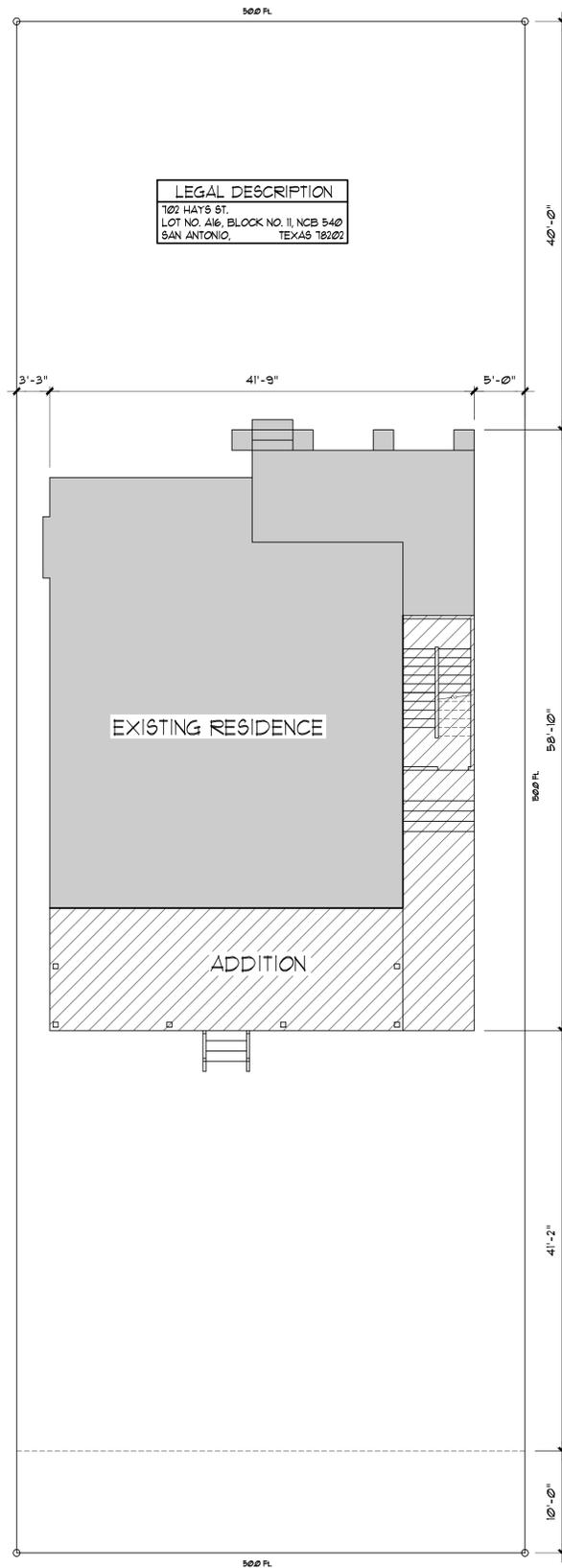
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SHEET NO.
A2
of 8

N. OLIVE ST.

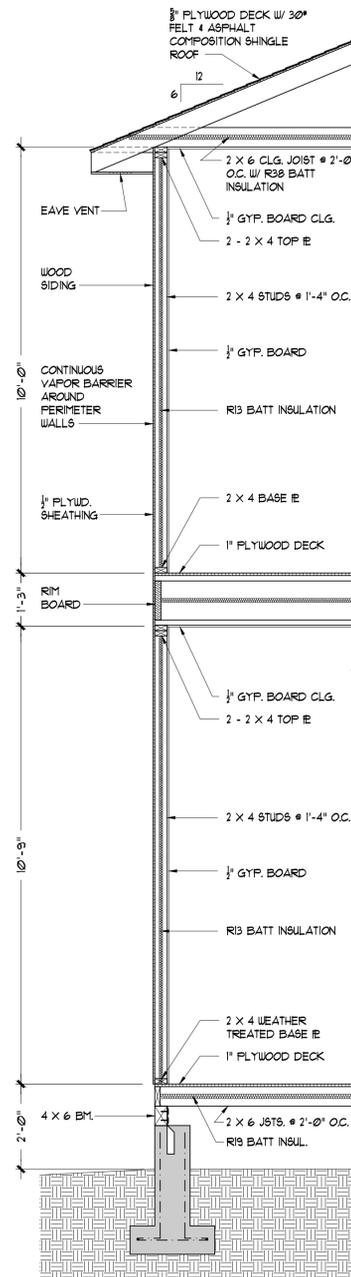
HAYS ST.



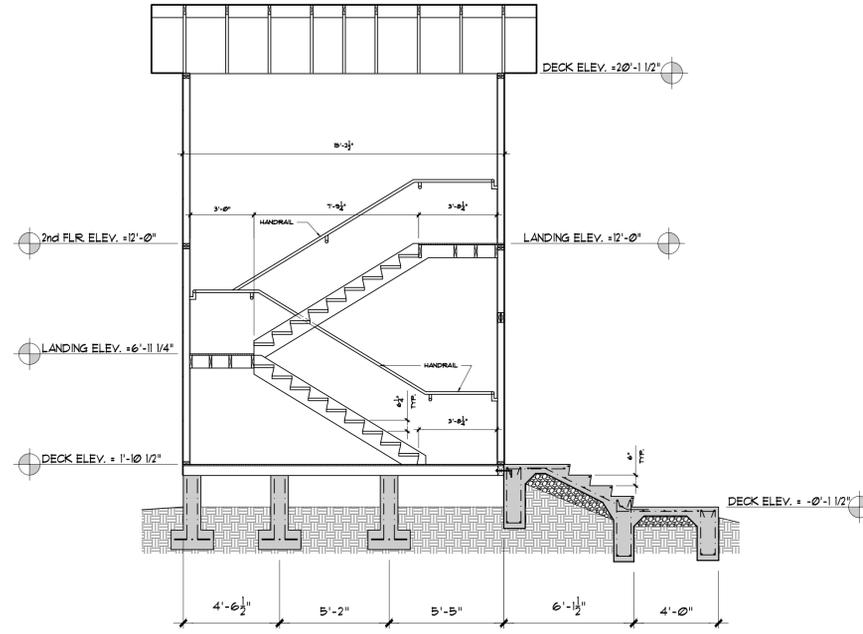
SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION
102 HAYS ST.
LOT NO. A16, BLOCK NO. II, NCB 540
SAN ANTONIO, TEXAS 78202

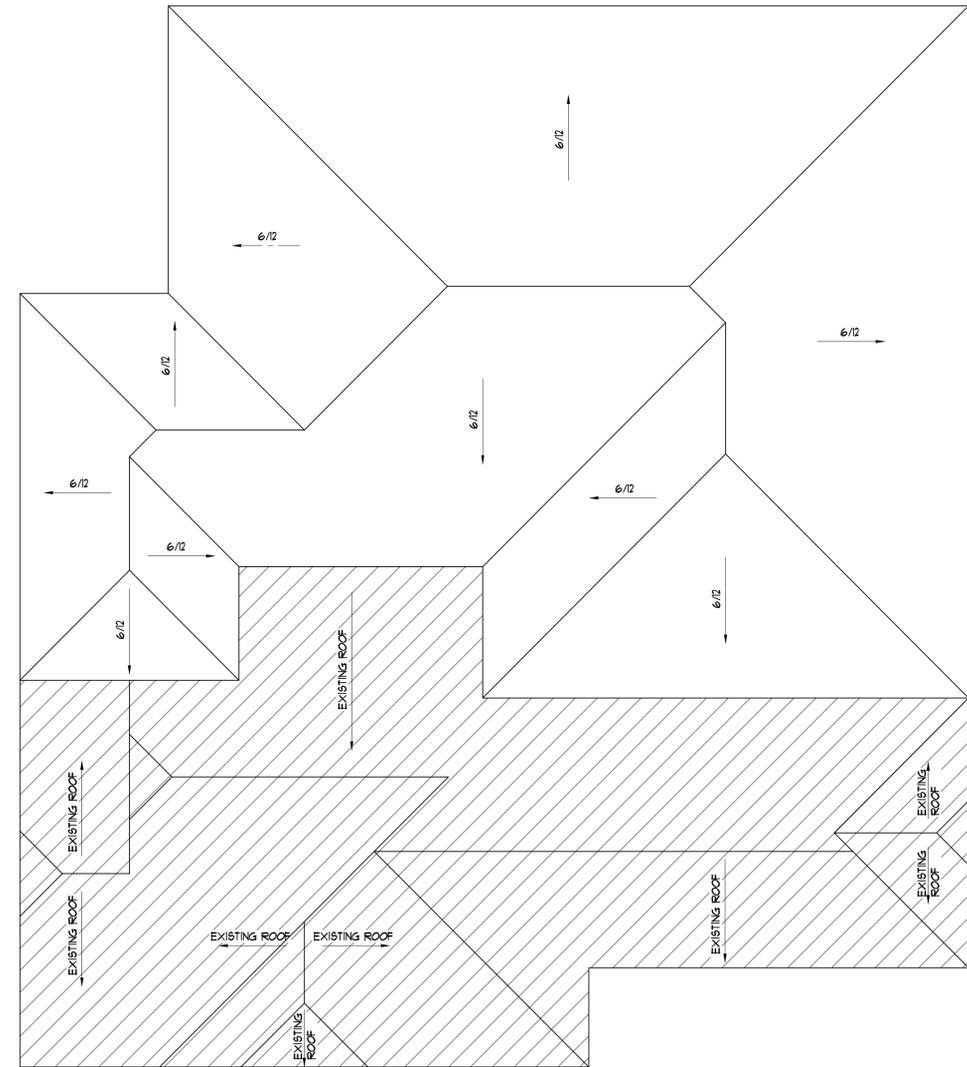
| AREA TABULATION | |
|--------------------|----------|
| 1st FLOOR AREA: | |
| LIVING | 1375 SF. |
| FRONT PORCH | 241 SF. |
| STAIR ADD. | 285 SF. |
| REAR BALCONY ADD. | 411 SF. |
| TOT. 1st FLR. AREA | 2324 SF. |
| 2nd FLOOR AREA: | |
| LIVING | 934 SF. |
| STAIR ADD. | 109 SF. |
| REAR BALCONY ADD. | 411 SF. |
| TOT. 2nd FLR. AREA | 1460 SF. |



SECTION C1-01
SCALE: 1/2" = 1'-0"



SECTION S2-01
SCALE: 1/4" = 1'-0"



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

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JOB NO.: 3777
DATE: 11/22/2021
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SHEET NO.
C1
of 8



FRONT STREET (HAYS ST.) VIEW - 702 HAYS ST.

A NEW 2nd STORY ADDITION

THE RESIDENCE AT
702 HAYS ST.
SAN ANTONIO, TEXAS 78202

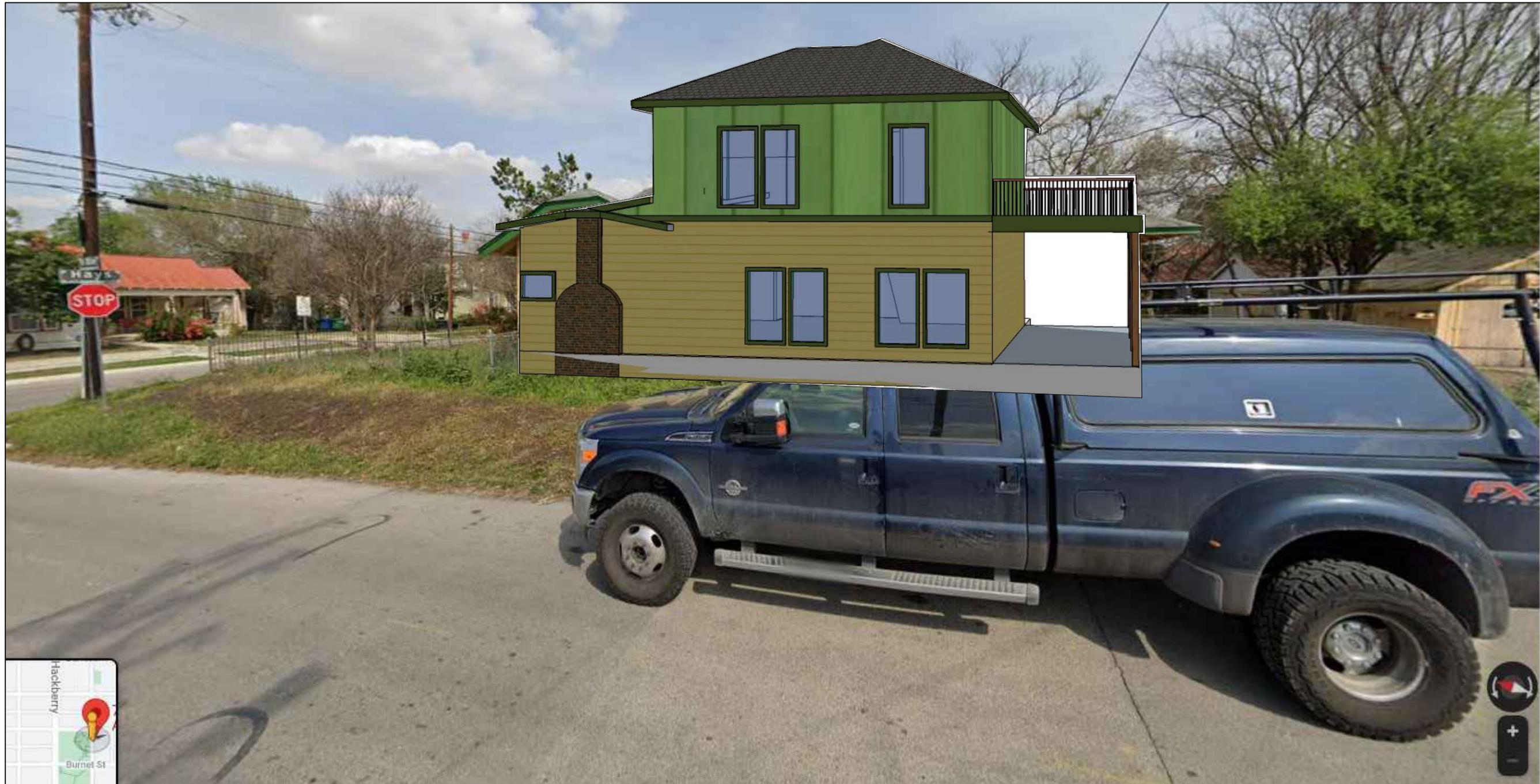
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SAN ANTONIO, TEXAS 78201
TBPE FIRM NO. F-1390 EMAIL: faraklas@SBCGLOBAL.NET

DATE:
09/28/21

JOB NO.:
21-3772

SHT. NO.:
SV1



SIDE STREET (N. OLIVE ST.) VIEW - 702 HAYS ST.

A NEW 2nd STORY ADDITION

THE RESIDENCE AT
702 HAYS ST.
SAN ANTONIO, TEXAS 78202

LUIS S. FARAKLAS, P.E.

DATE:
09/28/21

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TBPE FIRM NO. F-1390 EMAIL: faraklas@SBCGLOBAL.NET

JOB NO.:
21-3772
SHT. NO.:
SV2



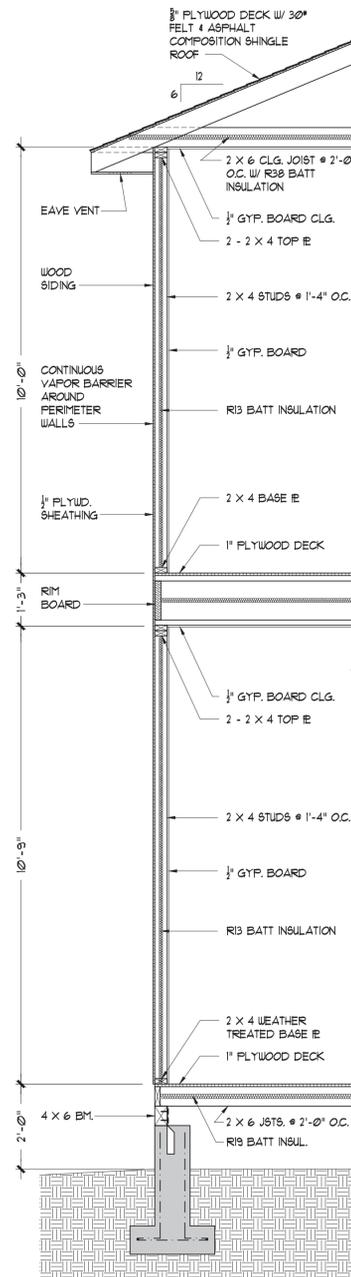




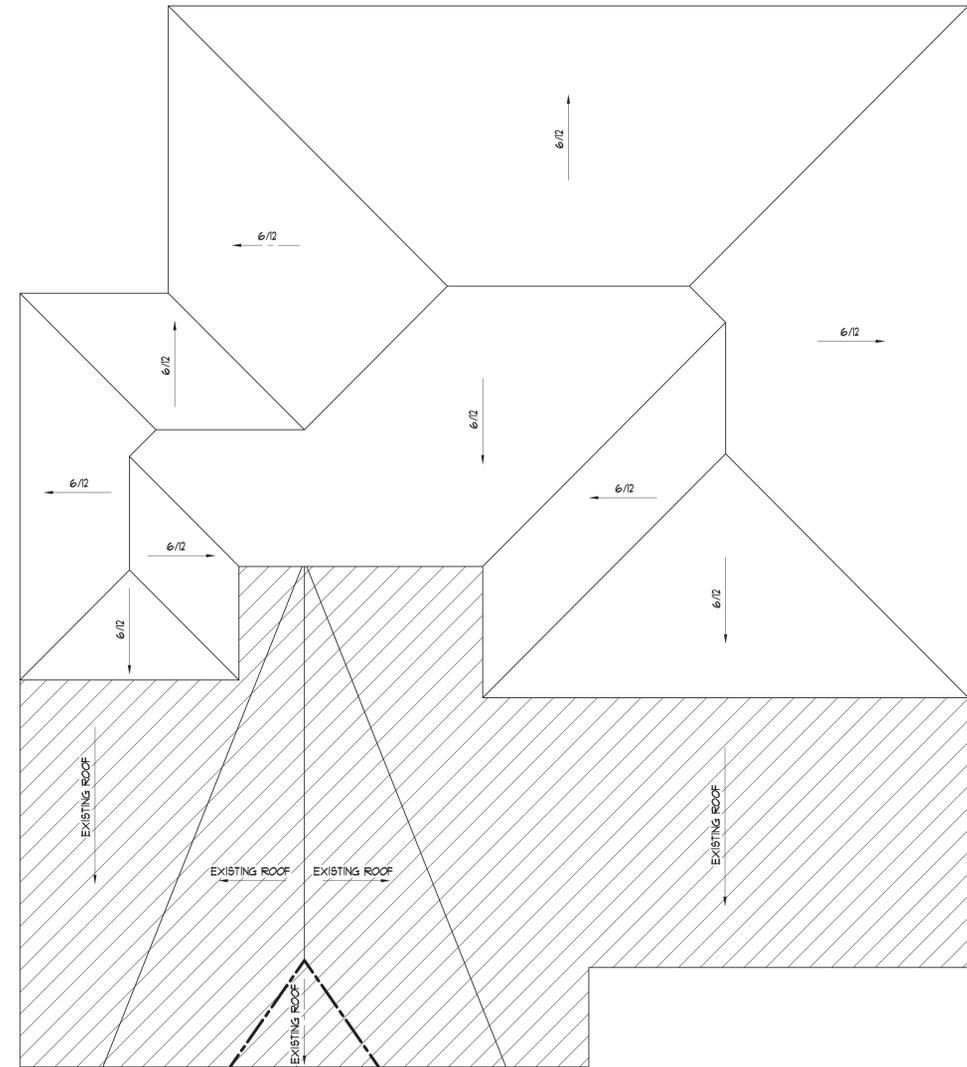




SITE PLAN
SCALE: 1/8" = 1'-0"



| AREA TABULATION | |
|--------------------------|-----------------|
| 1st FLOOR AREA: | |
| LIVING | 1375 SF. |
| FRONT PORCH | 241 SF. |
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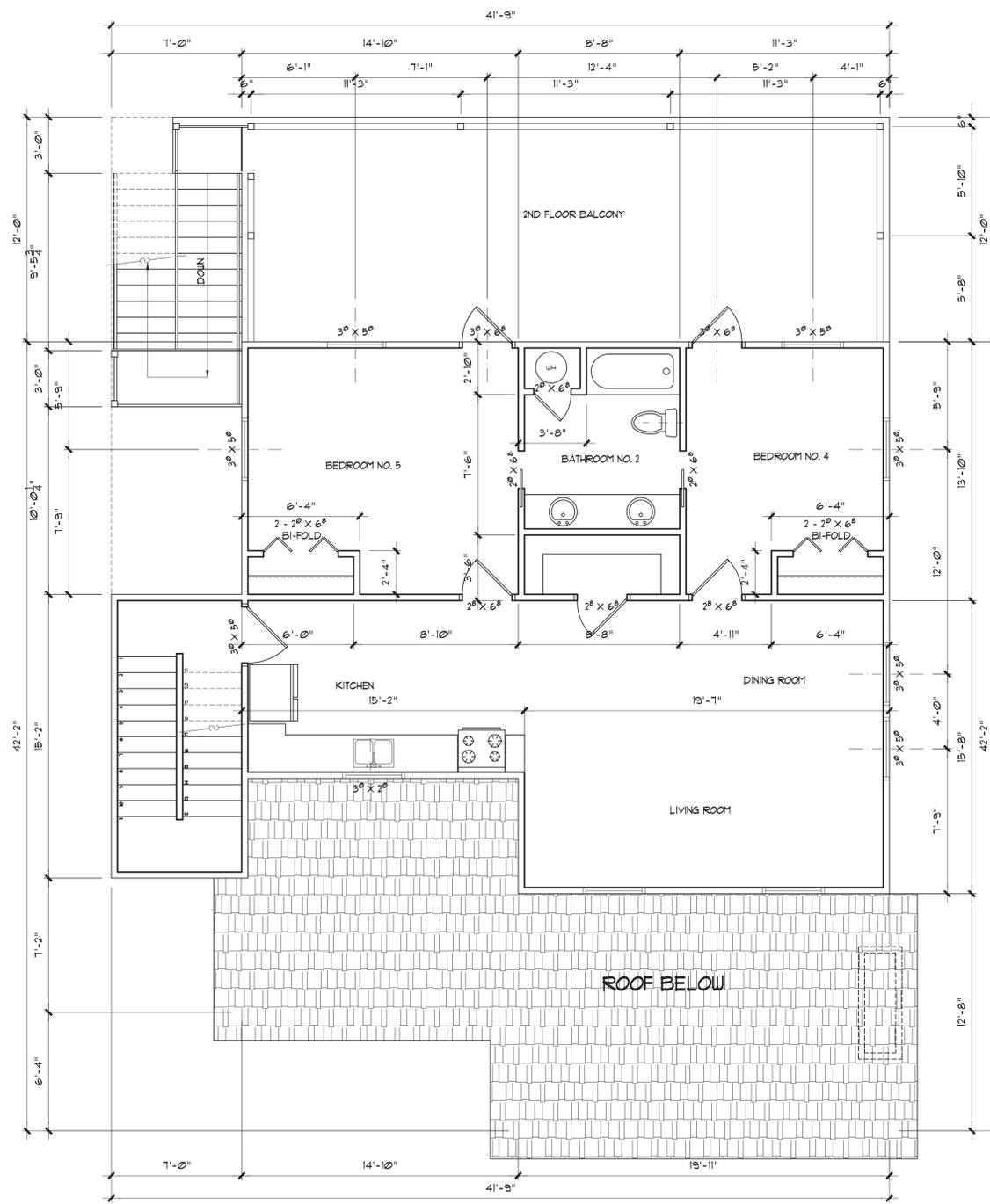
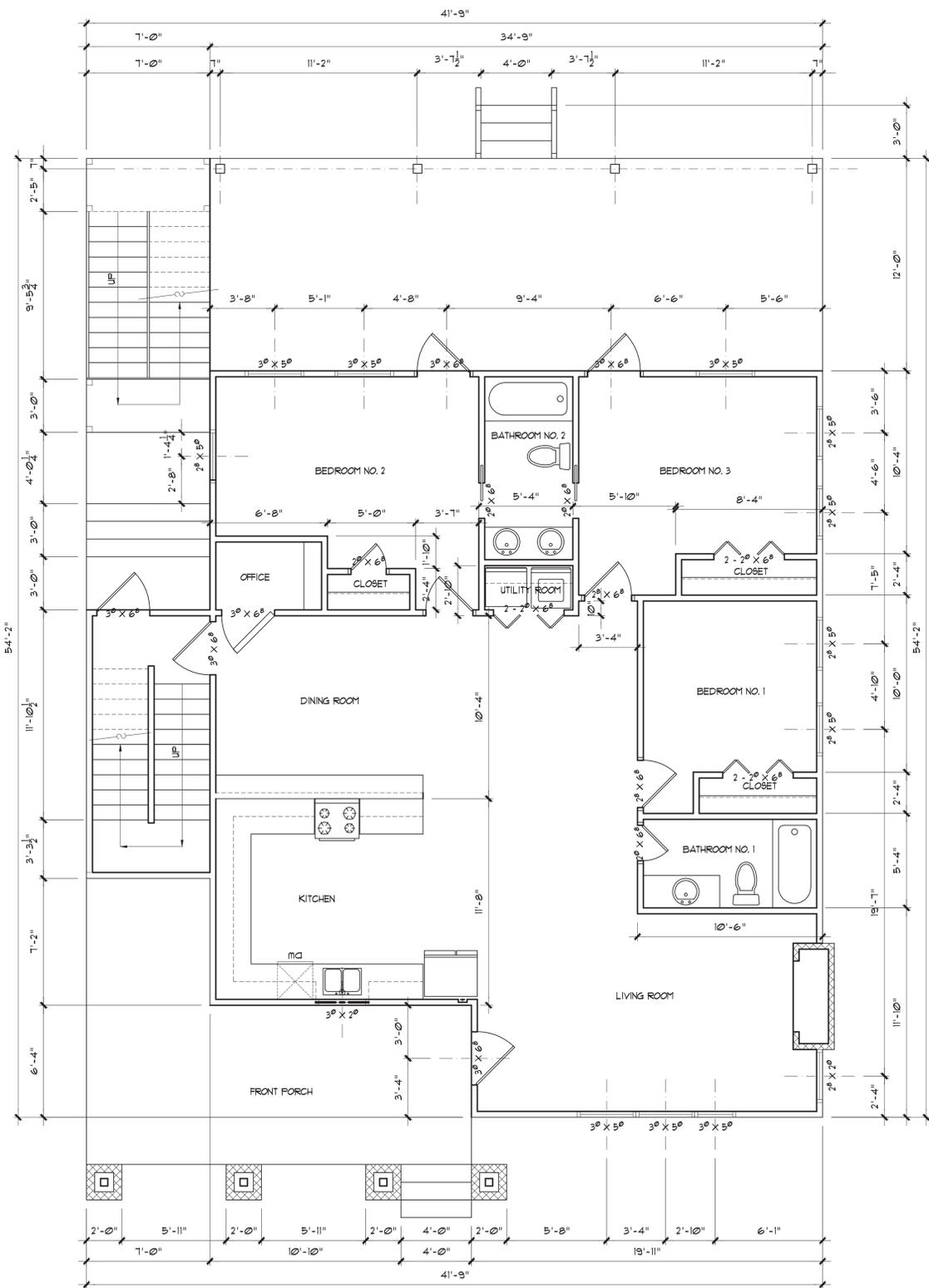


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C1
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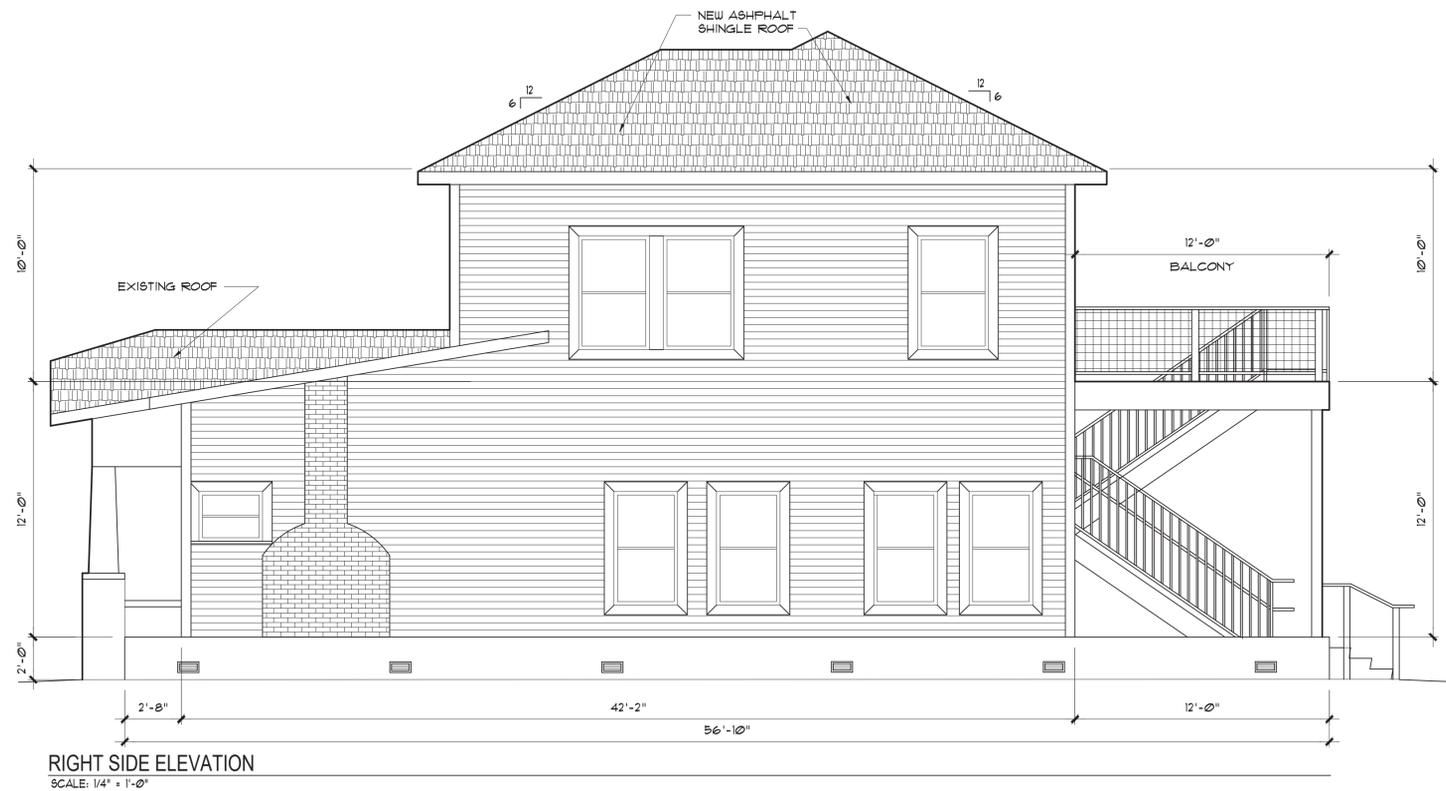
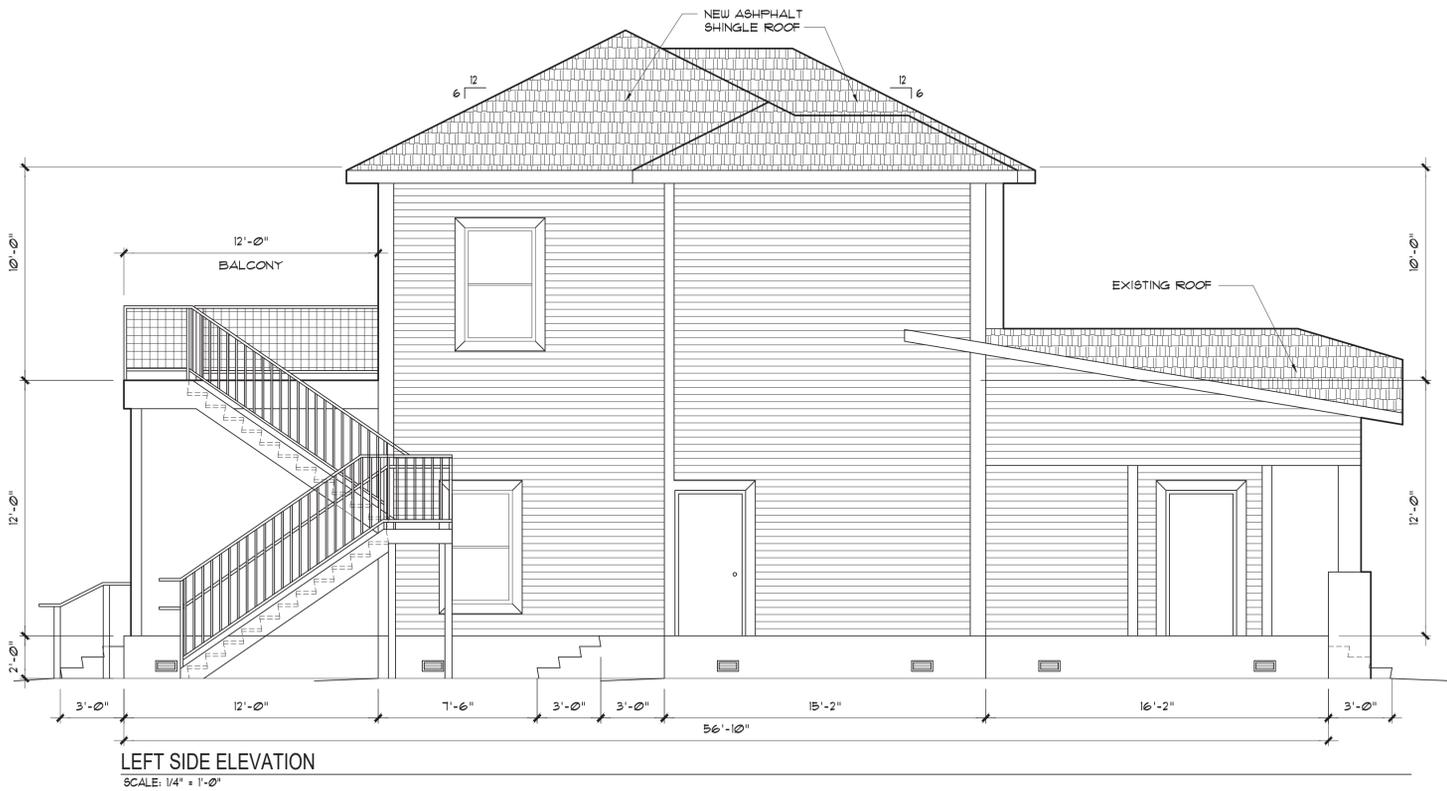


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SHEET NO.
A1
 of 8



11/22/21



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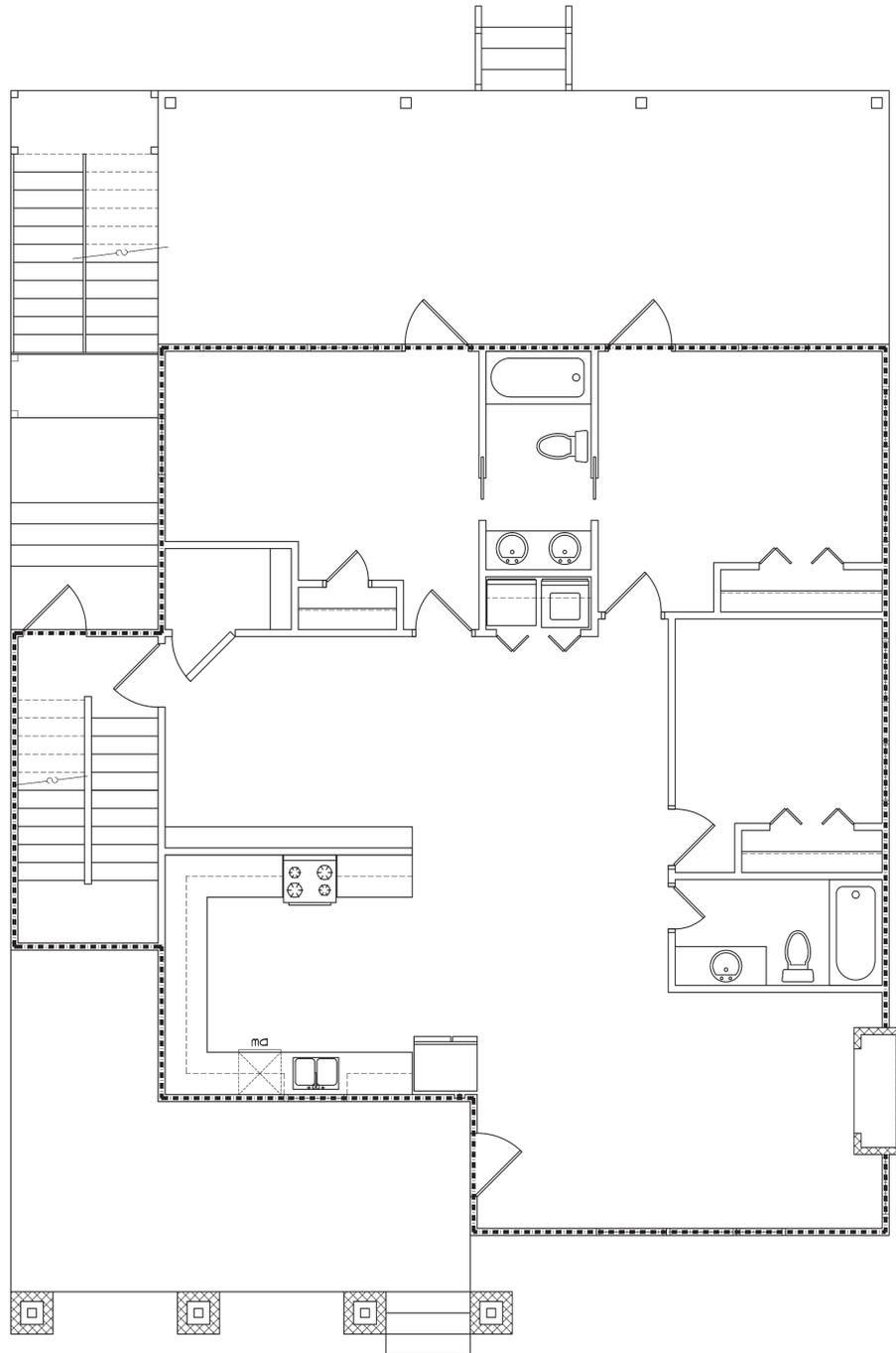
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 DATE: 11/22/2021
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SHEET NO.
A2
 of 8



1st FLOOR THERMAL ENVELOPE PLAN
SCALE: 1/4" = 1'-0"

| TABLE N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION | | |
|---|--|--|
| COMPONENT | AIR BARRIER CRITERIA | INSULATION INSTALLATION CRITERIA |
| General requirements | A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. | Air-permeable insulation shall not be used as a sealing material. |
| Ceiling/attic | The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed. | The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. |
| Walls | The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed. | Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. |
| Windows, skylights and doors | The space between window/door jambs and framing, and skylights and framing shall be sealed. | |
| Rim joists | Rim joists shall include the air barrier. | Rim joists shall be insulated. |
| Floors (including above garage and cantilevered floors) | The air barrier shall be installed at any exposed edge of insulation. | Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members. |
| Crawl space walls | Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. | Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls. |
| Shafts, penetrations | Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. | |
| Narrow cavities | | Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space. |
| Garage separation | Air sealing shall be provided between the garage and conditioned spaces. | |
| Recessed lighting | Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall. | Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. |
| Plumbing and wiring | | Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring. |
| Shower/tub on exterior wall | The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs. | Exterior walls adjacent to showers and tubs shall be insulated. |
| Electrical/phone box on exterior walls | The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed. | |
| HVAC register boots | HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. | |
| Concealed sprinklers | When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings. | |

| DWELLING UNIT FLOOR AREA (square feet) | CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS | | | | |
|--|--|-------|-------|-------|-----|
| | NUMBER OF BEDROOMS | | | | |
| | 0 - 1 | 2 - 3 | 4 - 5 | 6 - 7 | > 7 |
| < 1,500 | 30 | 45 | 60 | 75 | 90 |
| 1,501 - 3,000 | 45 | 60 | 75 | 90 | 105 |
| 3,001 - 4,500 | 60 | 75 | 90 | 105 | 120 |
| 4,501 - 6,000 | 75 | 90 | 105 | 120 | 135 |
| 6,001 - 7,500 | 90 | 105 | 120 | 135 | 150 |
| > 7,500 | 105 | 120 | 135 | 150 | 165 |

For SF: 1 square foot = 0.0929 m²; 1 cubic foot per minute = 0.0004719 m³/s.

| TABLE R403.6.1 MECHANICAL VENTILATION SYSTEM FAN EFFICACY | | | |
|--|--------------------------|--------------------------|--------------------------|
| FAN LOCATION | AIR FLOW RATE MIN. (CFM) | MIN. EFFICACY (CFM/WATT) | AIR FLOW RATE MAX. (CFM) |
| Range hoods | Any | 2.8 cfm/watt | Any |
| In line fan | Any | 2.8 cfm/watt | Any |
| Bathroom, utility room | 10 | 1.4 cfm/watt | < 90 |
| Bathroom, utility room | 90 | 2.8 cfm/watt | Any |

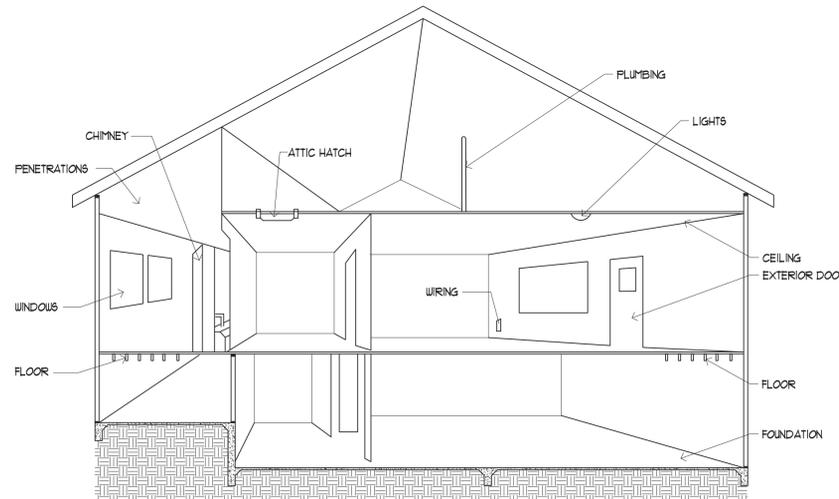
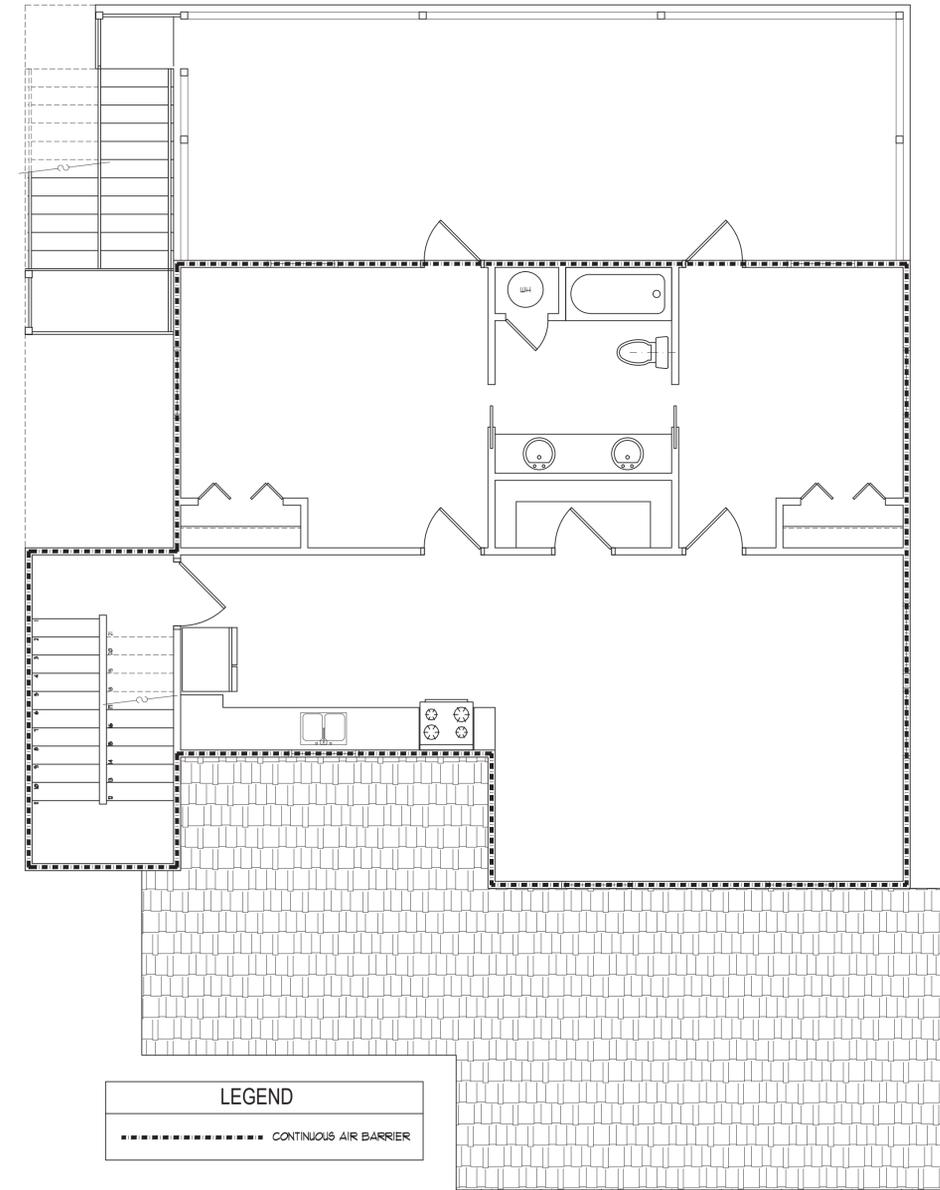


FIGURE N1102.4
TYPICAL SOURCES OF AIR LEAKAGE

| ELECTRICAL LEGEND | |
|-------------------|--------------------------------|
| | WALL PLUG (1/2 V) |
| | GROUND FAULT WALL PLUG (1/2 V) |
| | WALL PLUG (220 V) |
| | CEILING FAN w/LIGHT FIXTURE |
| | LIGHT FIXTURE |
| | LIGHT FIXTURE w/VENT |
| | WALL SWITCH |
| | CABLE TV CONNECTION |
| | SMOKE DETECTOR |



2nd FLOOR THERMAL ENVELOPE PLAN
SCALE: 1/4" = 1'-0"

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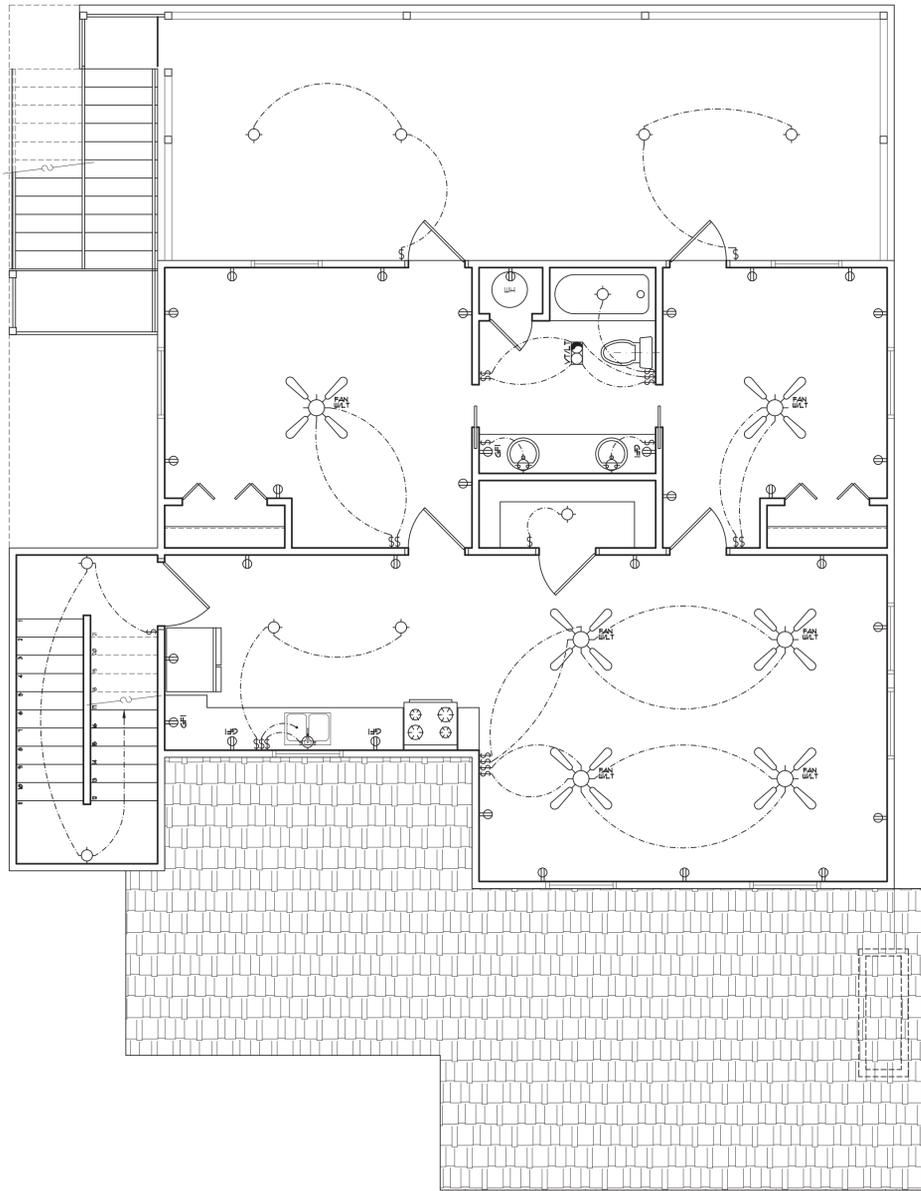


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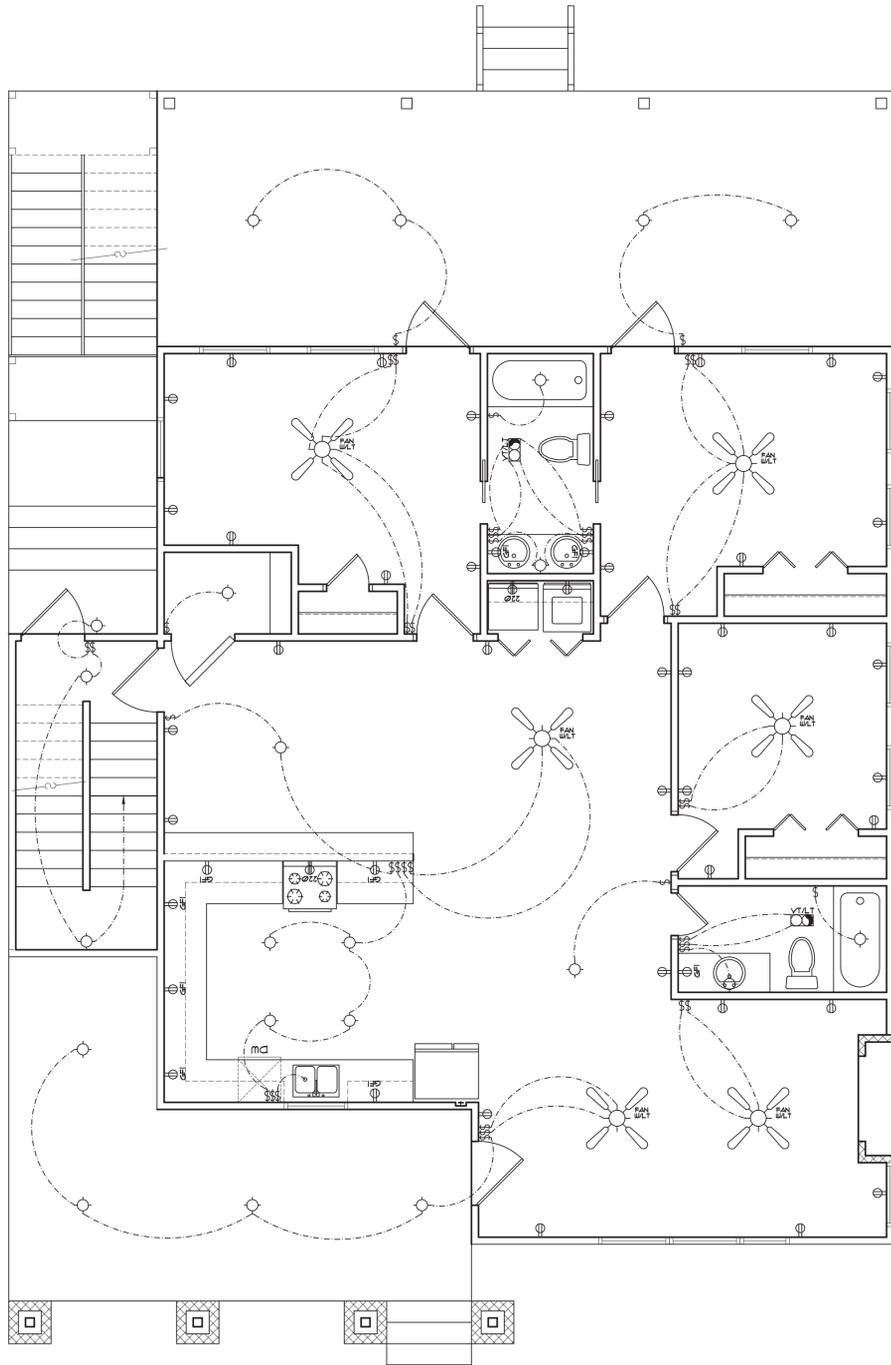
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SHEET NO.
A3
of 8



2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1st FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

| ELECTRICAL LEGEND | |
|-------------------|--------------------------------|
| | WALL PLUG (110 V) |
| | GROUND FAULT WALL PLUG (110 V) |
| | WALL PLUG (220 V) |
| | CEILING FAN W/LIGHT FIXTURE |
| | LIGHT FIXTURE |
| | LIGHT FIXTURE W/VENT |
| | WALL SWITCH |
| | CABLE TV CONNECTION |
| | SMOKE DETECTOR |

11/22/21



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SHEET NO.
A4
of 8

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GENERAL FOUNDATION NOTES

- 1 CONCRETE SHALL BE REGULAR WEIGHT, LABORATORY DESIGNED TO DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. WITH A MINIMUM OF 5 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE.
- 2 5" CONCRETE SLAB REINFORCED WITH #4 BARS @ 1'-0" ON CENTER, EACH WAY, SUPPORT REINFORCING BARS @ 4'-0" ON CENTER, EACH WAY TO ASSURE BARS ARE LOCATED ALONG CENTER OF SLAB THICKNESS.
- 3 REINFORCING STEEL FOR THE CONCRETE FOUNDATION SHALL BE DOMESTIC NEW BILLET STEEL CONFORMING TO THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM) SPECIFICATION A-615, GRADE 60, EXCEPT TIES & STIRRUPS MAY BE GRADE 40.
- 4 DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE (ACI) "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCEMENT CONCRETE STRUCTURES" ACI 315.
- 5 BAR LAPS AND SPLICES SHALL BE A LENGTH EQUAL TO AT LEAST 40 BAR DIAMETERS, OR IN CONFORMANCE WITH ACI 318-11, CHAPTER 12.
- 6 PROVIDE 10 MIL VAPOR BARRIER (6" LAPS MINIMUM) BETWEEN SELECT GRAVEL FILL AND CONCRETE IN ACCORDANCE WITH ASTM E-1745, CLASS A. VAPOR BARRIER TO LAP SIDES AND BOTTOM SOFFIT OF INTERIOR AND EXTERIOR GRADE BEAMS WITH ALL HOLES AND RIPS IN VAPOR BARRIER SEALED WITH APPROVED MANUFACTURER'S TAPE.
- 7 ALL BEAM SOFFITS SHALL BEAR A MINIMUM OF 18" INTO THE NATURAL GRADE, OR COMPACTED FILL, ON PERIMETER BEAMS, INCREASE SCHEDULE BEAM DEPTH AS REQUIRED, FOR SOFFIT TO BEAR 18" MINIMUM BELOW FINISH GRADE.
- 8 AT ALL BEAM CORNERS AND T-INTERSECTIONS, PROVIDE 4 - #5 x 5'-0" CORNER BARS, 2 TOP AND 2 BOTTOM.
- 9 TRENCHES SHALL BE VERIFIED FOR SIZE TO MAINTAIN CLEARANCES AROUND REINFORCEMENT PRIOR TO PLACEMENT OF REINFORCEMENT.
- 10 WHERE BEAM DEPTH EXCEEDS 36", ADD 1 - #5 BARS @ 1'-0" ON CENTER, IN EACH SIDE FACE OF BEAM.
- 11 MECHANICAL AND ELECTRICAL CONDUITS SHALL RUN BELOW SLABS, UNDER SLAB REINFORCING. DO NOT RUN IN SLAB AND DO NOT BUNDLE CONDUITS.
- 12 REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS, LOCATIONS AND SIZE OF FLOOR DEPRESSIONS, SLEEVES, REGLETS, INSERTS, ANCHORS AND BOLTS REQUIRED BY THE VARIOUS TRADES.
- 13 FOUNDATION EXPOSED ABOVE FINISHED GRADE, WALKS, OR CURBS SHALL BE RUBBED SMOOTH WITH CARBORUNDUM BRICKS, WITH MINOR VOIDS FILLED. SAND/CEMENT SLURRY MAY BE USED WITH BONDING AGENT ADDITIVE TO ASSIST IN RUBBING, BUT SURFACE COATING OR PLASTERING WILL NOT BE PERMITTED.
- 14 CURE CONCRETE FOR A MINIMUM OF FOUR (4) DAYS USING WATER, BLACK VISQUEEN OR CURING COMPOUND ACCEPTABLE TO THE ENGINEER.
- 15 THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 16 THE CONTRACTOR SHALL ENGAGE AND PAY FOR ALL COMPRESSIVE CONCRETE TESTS WHICH SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT A MINIMUM OF 4 CYLINDERS PER EACH 30 CUBIC YARDS OF CONCRETE.

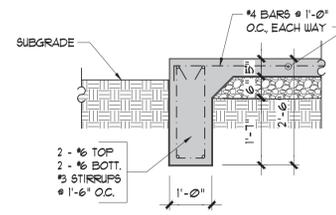
CODES AND DESIGN SPECIFICATIONS

- 1 BUILDING CODE: INTERNATIONAL BUILDING CODE, 2018 EDITION.
- 2 STRUCTURAL STEEL: AMERICAN INSTITUTE OF STEEL CONSTRUCTION (A.I.S.C.) 14th Ed. COLD FORM STEEL: AMERICAN IRON AND STEEL INSTITUTE (A.I.S.I.), 2012 EDITION.
- 3 CONCRETE: AMERICAN CONCRETE INSTITUTE (ACI) 318-14, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- 4 WOOD: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (A.I.T.C.), 6th EDITION.
- 5 MASONRY: AMERICAN CONCRETE INSTITUTE (A.C.I.), "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-11).

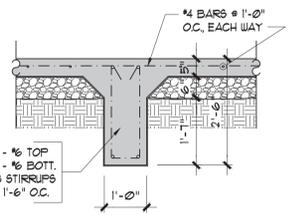
GENERAL SELECT FILL NOTES

- 1 BEFORE ANY CONSTRUCTION IS BEGUN, PERFORM ROUGH GRADING AND CUT SWALES SO THAT GROUNDS WILL DRAIN AWAY FROM THE BUILDING. MAINTAIN DRAINAGE DURING ALL PHASES OF CONSTRUCTION SO THAT STORM WATER WILL BE DIRECTED AWAY FROM THE BUILDING. KEEP EXCAVATIONS PUMPED FREE OF STORM WATER AT ALL TIMES.
- 2 PRECAUTIONS SHALL BE TAKEN TO PROTECT OPEN EXCAVATIONS FROM EXCESSIVE LOSS OR GAIN IN NATURAL MOISTURE LEVEL PRIOR TO PLACEMENT OF BASE MATERIAL. KEEP MOIST DURING DRY WEATHER AND KEEP STORM WATER PUMPED OUT, INCLUDING NIGHTS AND WEEKENDS, DURING RAINS.
- 3 IN AN AREA OCCUPIED BY THE BUILDING PLUS FIVE FEET AROUND THE BUILDING PERIMETER, REMOVE A MINIMUM OF 8" OF EXISTING SOIL BELOW THE EXISTING GRADE. COMPACT SUBGRADE TO 95% MODIFIED PROCTOR DENSITY. INSTALL NEW SELECT FILL, WHOSE P.I. IS 12 OR LESS, IN MAXIMUM 8" LIFTS AND COMPACT TO 95% MODIFIED PROCTOR DENSITY.
- 4 SCARIFY EXCAVATION TO A MINIMUM DEPTH OF 1'-1" AND RECOMPACT TO A MINIMUM 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION (TDHPT) SPECIFICATION TEX-113-E, COMPACTION TEST.
- 5 FOR A DISTANCE OF 5'-0" OUTSIDE OF THE BUILDING LINE AND BEGINNING AT THE LOW END, BUILD UP TO THE BOTTOM OF THE SLAB WITH GRAVEL FILL CONFORMING TO TDHPT SPECIFICATIONS, ITEM 248, TYPE "B", GRADE 2, EXCEPT THAT THE #30 SIEVE RETAINAGE MAY BE 50 TO 85 PERCENT. NO DIRT FILL SHALL BE USED AS AN OPTIONAL SUBSTITUTE FOR THE SELECT STRUCTURAL FILL SPECIFIED ABOVE.
- 6 ALL FILL SHALL BE PLACED IN 8" LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED DENSITY AS DETERMINED BY TDHPT SPECIFICATION, TEX-113-E. COMPACTION TESTS, EXCESS FILL AT THE BUILDING PERIMETER SHALL BE CUT AND GRADED TO COMPLY WITH FINISHED GRADE REQUIREMENTS.
- 7 PERFORM ALL EARTHWORK DESCRIBED ABOVE BEFORE TRENCHING FOR GRADE BEAMS OR MECHANICAL LINES.

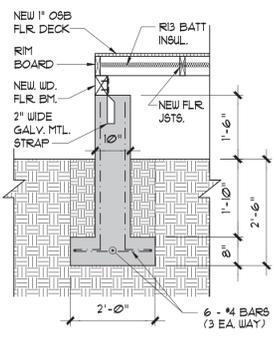
| LEGEND | |
|--------|-----------------------------------|
| | INDICATES EXISTING PIER & FOOTING |
| | INDICATES NEW PIER & FOOTING |



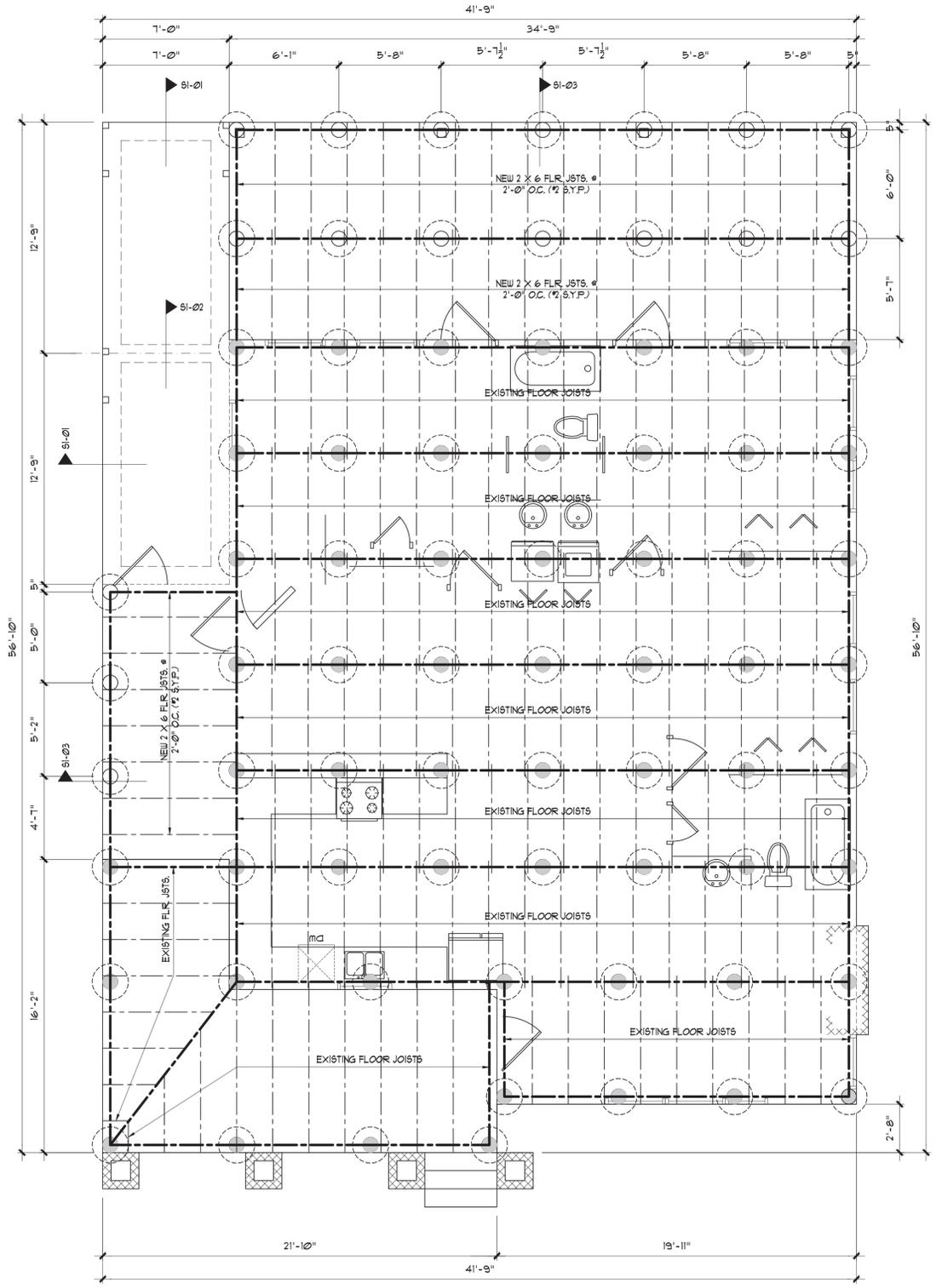
1 SECTION S1-01
SCALE: 1/2" = 1'-0"



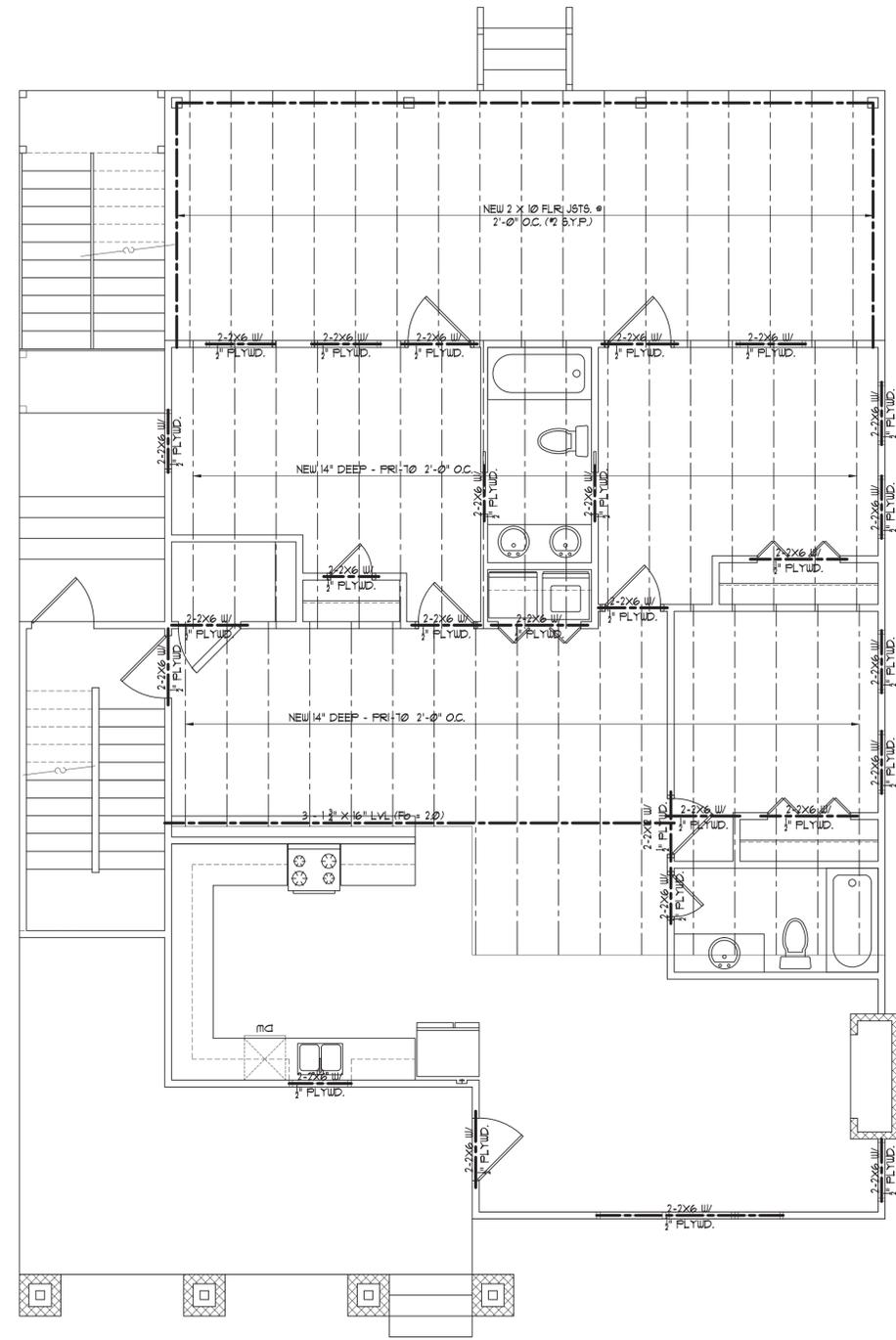
2 SECTION S1-02
SCALE: 1/2" = 1'-0"



3 TYP. FOOTING DET.
SCALE: 1/2" = 1'-0"

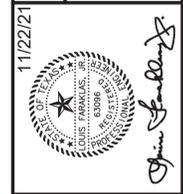


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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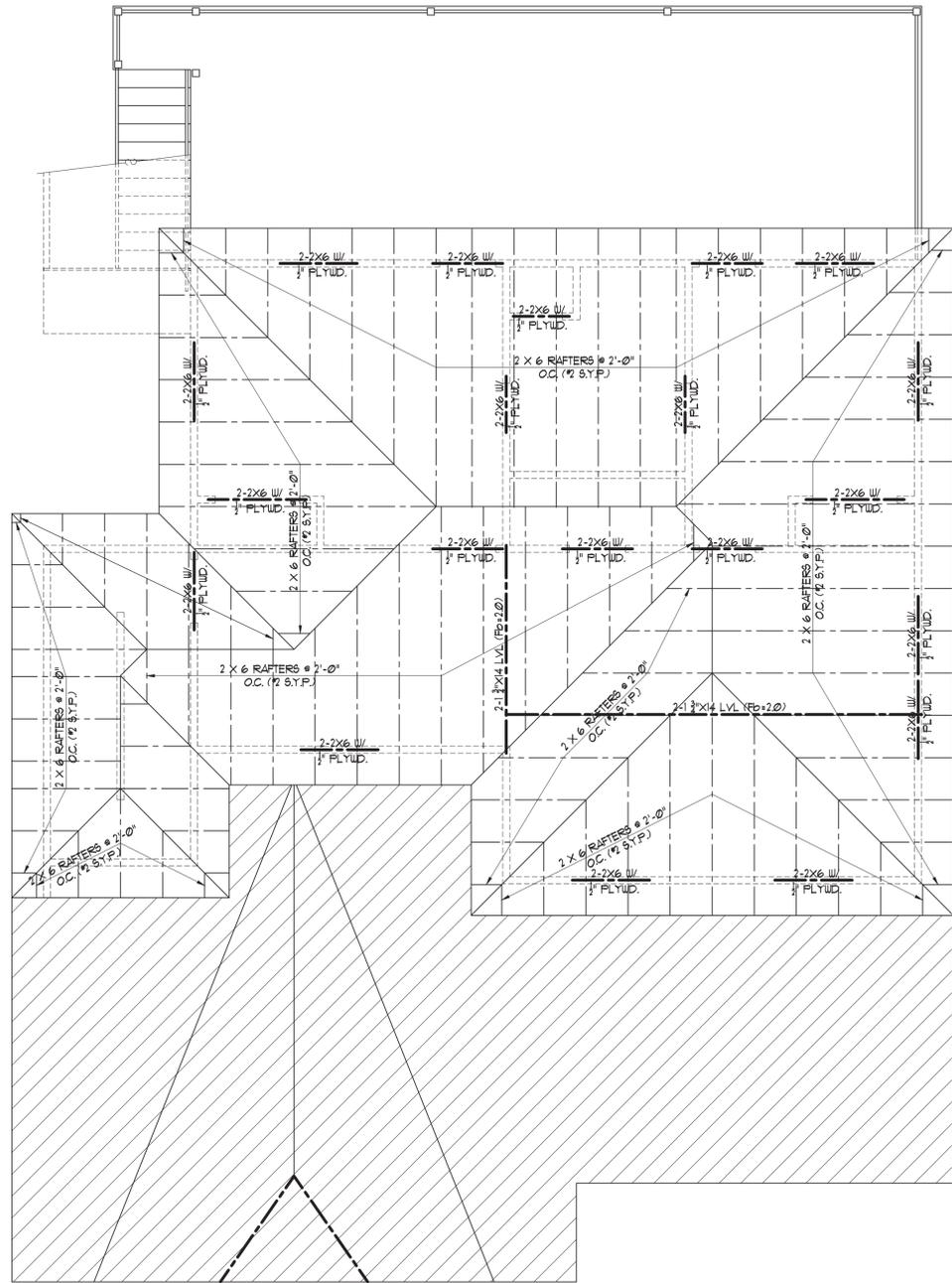


RENOVATIONS AND ADDITIONS TO
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702 HAYS ST.
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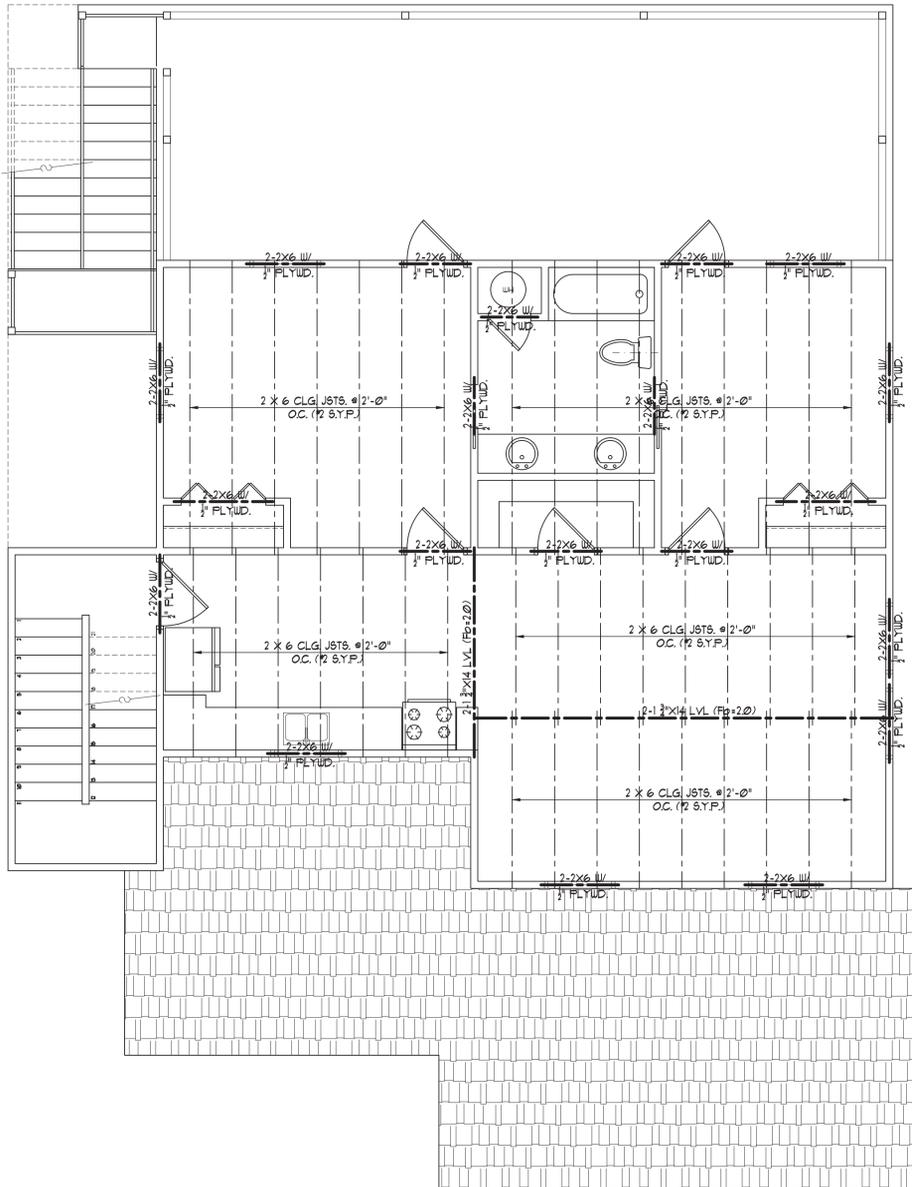
| NO. | REVISIONS DESCRIPTION | DATE |
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| | | 04/05/21 |

JOB NO.: 3777
DATE: 11/22/2021
DRAWN BY: LEJ
CHECKED BY: LEJ

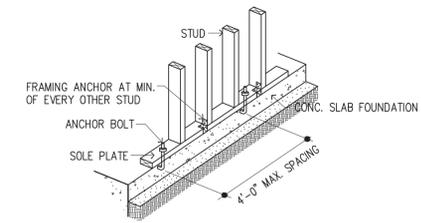
SHEET NO.
S1
of 8



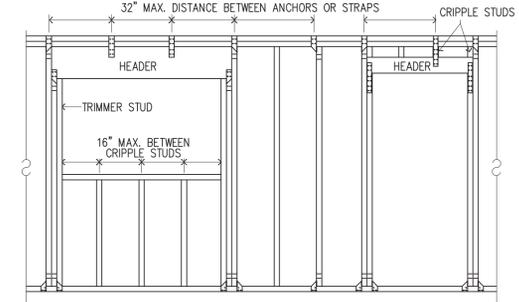
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



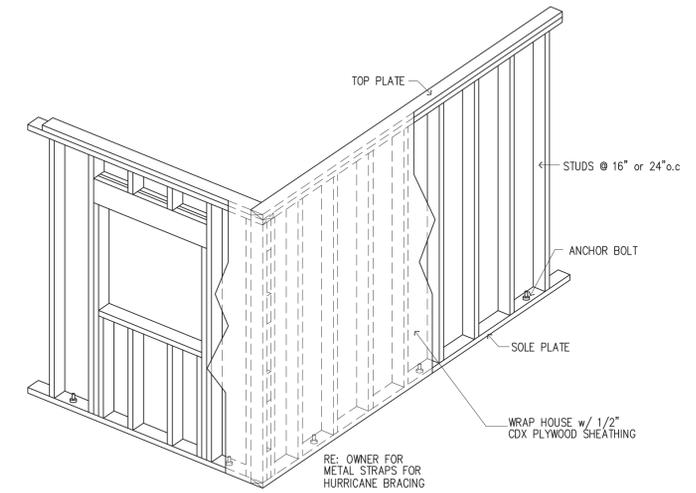
SECOND FLOOR CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



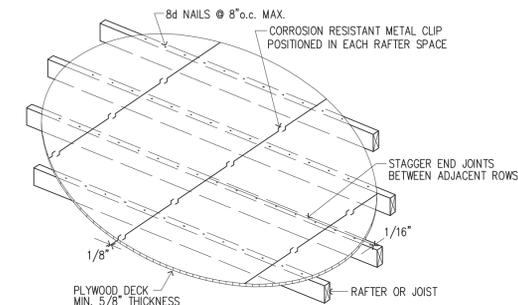
NOTE:
ANCHOR BOLTS SHOULD BE EMBEDDED A MIN. OF 7" INTO THE CONCRETE AND SHOULD HAVE PROPER SIZE WASHERS UNDER THE NUTS.
ANCHOR SILL PLATE TO FOUNDATION
SCALE: N.T.S.



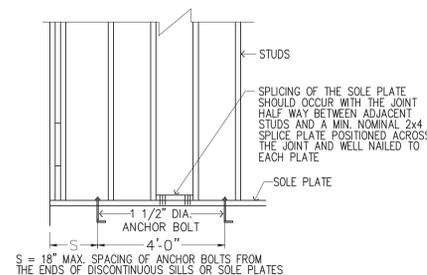
ANCHORAGE OF HEADERS
SCALE: N.T.S.



LATERAL BRACING OF EXTERIOR WALLS
SCALE: N.T.S.



SOLID PLYWOOD SHEATHING
SCALE: N.T.S.



SPlicing OF SILLS OR SOLE PLATES
SCALE: N.T.S.

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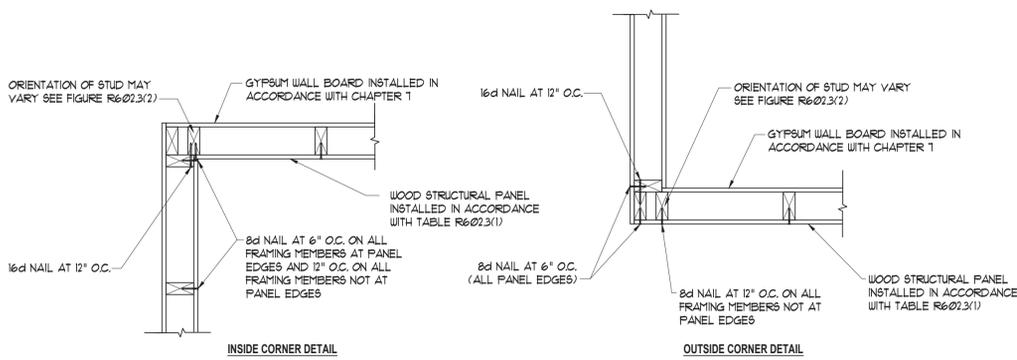


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| NO. | DESCRIPTION | DATE |
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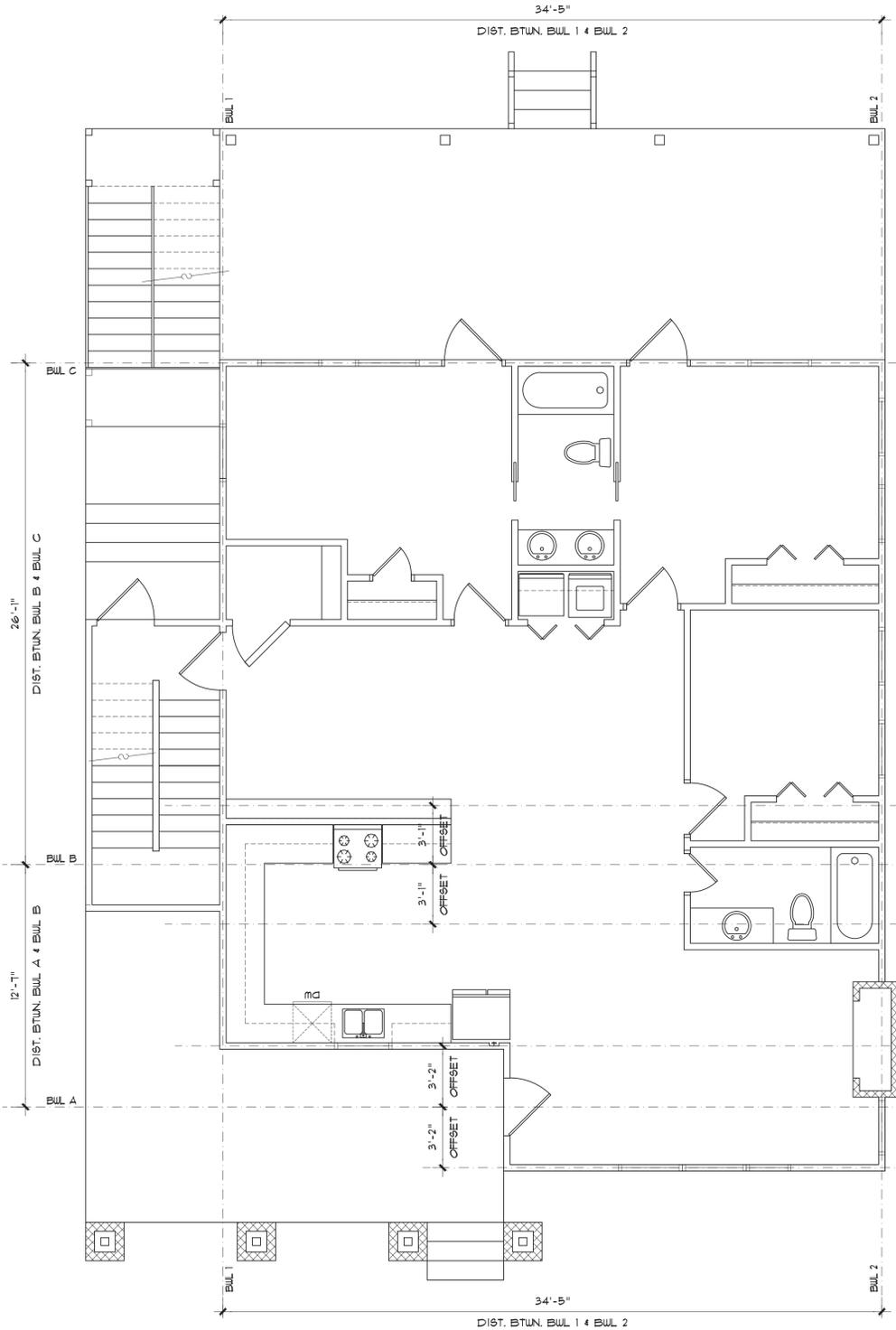
JOB NO.: 3777
DATE: 11/22/2021
DRAWN BY: LEJ
CHECKED BY: LEJ

SHEET NO.
S2
of 8



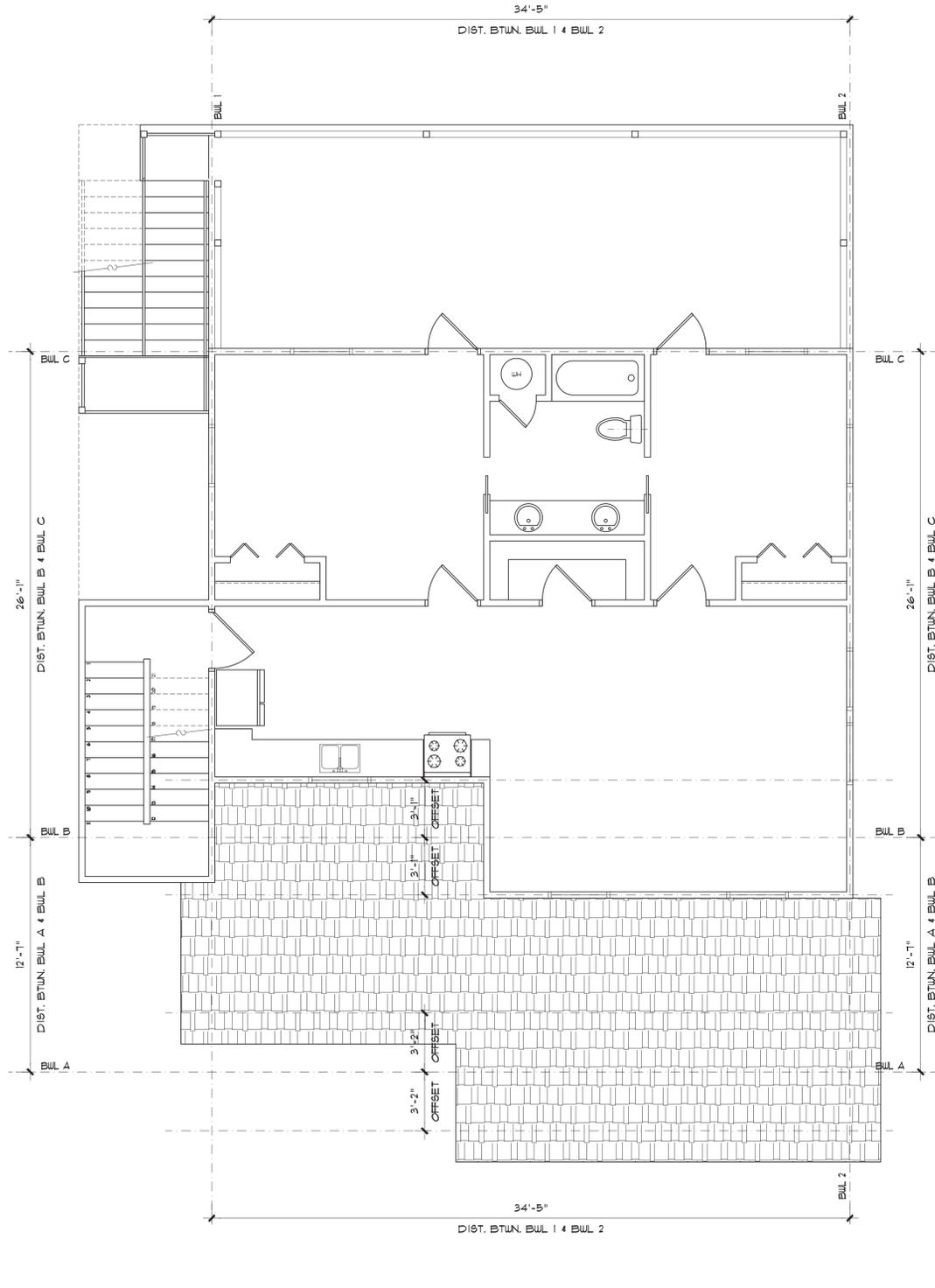
CONTINUOUSLY SHEATHED CORNER FRAMING (CS-WSP) DETAIL

SCALE: NTS



1st FLOOR WIND BRACING PLAN

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



2nd FLOOR WIND BRACING PLAN

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

GENERAL WOOD NOTES

- STUDS: STRUCTURAL LUMBER: DOUGLAS FIR-LARCH #2, OR APPROVED EQUAL:

| SIZE | F _b (P.S.I.) | F _t (P.S.I.) | F _v (P.S.I.) | F _c (P.S.I.) | E (P.S.I.) |
|--------|-------------------------|-------------------------|-------------------------|-------------------------|------------|
| 2 x 4 | 1500 | 825 | 90 | 565 | 1650 |
| 2 x 6 | 1250 | 725 | 90 | 565 | 1600 |
| 2 x 8 | 1200 | 650 | 90 | 565 | 1550 |
| 2 x 10 | 1050 | 600 | 90 | 565 | 1500 |
| 2 x 12 | 975 | 550 | 90 | 565 | 1450 |
- ROOF/WALL: ORIENTED STRAND BOARD, STRUCTURAL I, EXPOSURE I, EXTERIOR GLUE, FOR ROOF AND WALL PANEL IDENTIFICATION INDEX 24/16 - 5/8 INCH OR 24/10 - 1/2 INCH (WITH PLYWOOD CLIPS AT ROOF).
- ROOF/WALL: PLYWOOD: C-CRUIGGED, STRUCTURAL I, EXPOSURE I, EXTERIOR GLUE FOR ROOF AND WALL PANEL IDENTIFICATION INDEX 24/16 - 5/8 INCH OR 24/10 - 1/2 INCH (WITH PLYWOOD CLIPS AT ROOF).
- SILL PLATES: NO. 2 SPRUCE - PINE - FIR, OR EQUAL WITH F_c = 675 P.S.I., F_v = 10 P.S.I. AND E = 1200000 P.S.I. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISION OF THE FOLLOW:
 - NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
 - U.S. PRODUCT STANDARD PS - 1 FOR SOFTWOOD PLYWOOD - CONSTRUCTION AND INDUSTRIAL.
- CONNECTIONS:
 - JOISTS TO BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
 - PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USE 2d RING SHANK NAILS AT 6 INCH ON CENTER AT PANEL EDGES AND 12 INCHES CENTER TO CENTER AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MIDSPAN OF PLYWOOD BETWEEN SUPPORTS.
- ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) AND MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
- ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED WITH AN E.P.A. ACCEPTABLE WOOD PRESERVATIVE (SUCH AS "ADQ" - ALKALINE-COPPER-QUATERNARY OR "CBA-A", COPPER AZOLE TYPE A & B).
- ALL WOOD CONNECTORS SHALL BE GALVANIZED STEEL OR RUST-PROOF PAINTED STEEL (UN). ALL GALVANIZED METAL CONNECTORS IN CONTACT WITH TREATED WOOD (ITEM #5) SHALL BE "TRIPLE-ZINK G-105" GALVANIZED. ANY FIELD WELDS (INTERIOR OR EXTERIOR) OF SUCH CONNECTORS SHALL BE WIRE BRUSH CLEANED AND RUST PROOF PAINTED.
- MISCELLANEOUS:
 - USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" ON CENTER (MAX.) FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
 - USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS.
 - USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.

DESIGN CRITERIA

- THE DESIGN LOADS LISTED BELOW, AND ANY ADDITIONAL LOADS, ARE TO BE IN STRICT COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.
- DEAD LOADS INCLUDE, BUT ARE NOT LIMIT TO, THE WEIGHT OF THE STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS AND PERMANENT PARTITIONS, PERMANENT FIXTURES, FINISHES, ROOFING MATERIALS SHOWN ON THESE CONSTRUCTION DOCUMENTS.
- LOADING FOR MECHANICAL ROOMS ARE BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT, AS INDICATED ON THE MECHANICAL DRAWINGS (INCLUDING THE WEIGHT OF CURBS AND ADDITIONAL STRUCTURAL SUPPORT REQ'D). CHANGES IN TYPE, SIZE, LOCATION OR NUMBER OF EQUIPMENT SHOULD BE REPORTED TO THE ARCHITECT/ENGINEER FOR VERIFICATION OF ADEQUATE STRUCTURAL SUPPORT PRIOR TO THE PLACEMENT OF THE EQUIPMENT OR MATERIAL.
- LOADS

| | | |
|------------------|--------|--------|
| ROOF LIVE LOAD = | 20.00 | P.S.F. |
| FLOOR LOADS: | | |
| 1st FLOOR = | 100.00 | P.S.F. |
| CORRIDORS = | 100.00 | P.S.F. |
| STAIRS = | 100.00 | P.S.F. |
| STORAGE = | 125.00 | P.S.F. |
- ROOF SNOW LOAD

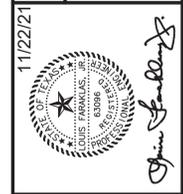
| | | |
|---|------|--------|
| GROUND SNOW (P _g) = | 5.00 | P.S.F. |
| SNOW EXPOSURE FACTOR (C _e) = | 1 | |
| SNOW LOAD EXPOSURE FACTOR (I _s) = | 1 | |
| THERMAL FACTOR (C _t) = | 1 | |
- WIND LOADS

| | | |
|--|--------|------|
| A. BASIC WIND SPEED (ULTIMATE DESIGN) = | 115.00 | MPH. |
| B. WIND LOAD IMPORTANCE FACTOR (I _w) = | 1 | |
| C. BUILDING CATEGORY = | III | |
| D. WIND EXPOSURE = | B | |
- EARTHQUAKE DESIGN DATA

| | |
|--|-------|
| A. SEISMIC IMPORTANCE FACTOR = | 1 |
| B. MAPPED SPECTRAL RESPONSE ACCELERATION: | |
| S _s = | 14 %g |
| S ₁ = | 3 %g |
| SPECTRAL RESPONSE COEFFICIENT: | |
| S _{ds} = | 14 %g |
| S _{d1} = | 5 %g |
| SEISMIC DESIGN CATEGORY = | A |
| SEISMIC RESPONSE COEF. (C _s) = | 1 |
- ALLOWABLE SOIL BEARING CAPACITY

| | | |
|---------------------------------|---------|--------|
| A. TOTAL LOAD (LIVE AND DEAD) = | 2000.00 | P.S.F. |
| B. DEAD LOAD = | 1000.00 | P.S.F. |

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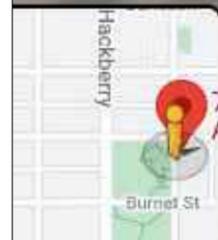
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| | | |

JOB NO.: 3777
 DATE: 11/22/2021
 DRAWN BY: LEJ
 CHECKED BY: LEJ

SHEET NO.
S3
 of 8





My husband and I bought 702 Hays Street with a vision to preserve the historical significance of San Antonio. We would like to preserve the outside while adding a small upper level to the already existing house. The upper level will not add square feet to the existing structure and it will be set back to preserve the original aesthetics of the front of the house. The roof will be the same material as the existing roof to maintain the original look. In the back of the house (South side of house) we would like to add a small porch extending from the back door with a small upper level deck that will not be covered. The proposed work is attached in the plans that we sent you from our structural engineer and architect. We also plan on removing the window air conditioners and installing central air. We are planning on placing the unit on the east side of the house so that it is out of sight from the street view. Throughout the process of the remodel and construction we plan on utilizing as many historic features as possible to maintain the character of the house and the blocks surrounding it.



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 12/7/2021

HDRC Case #: 2021-624

Address: 702 Hays

Meeting Location: WebEx

APPLICANT: Kuba & Kimberly Zarobkiewicz

DRC Members present: Jeffrey Fetzner, Monica Savino, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present: Andi Rodriguez, Lisa Garza

REQUEST: Construction of a second-story addition, fenestration modifications

COMMENTS/CONCERNS:

KZ: Open to feedback and changes, would like to add a second story

JC: single car garage is on the lot as well?

KZ: we plan to rebuild it and keep it as a garage, the structure is in bad shape but we can maintain the same footprint

MS: The house and the houses in the neighborhood are very modest

KZ: It is a 2/1

MS: I understand your concerns with impacting the original house, when we begin to modify the existing house noted for being modest and we add a second floor, square footage, suddenly the character has changed in a very dramatic way. What I'm wondering is, have you pursued a plan to give you square footage on one floor instead of going up?

KZ: Going out is limiting due to the tight lot, there is room to the back toward the garage our thought is to not add any square footage to the sides

MS: part of the reason why we rarely find a second-story addition appropriate, and you have a desirable corner lot which means you have 2 visible facades, we have lost the modest original historic house in this design.

JS: A lot of neighbors have a second story, are you using this for your model.

JF: Is the footprint remaining within the existing structure other than the rear addition and rear deck?

KZ: The existing front of the house will be clear, the addition is set back, we are putting 800 square feet on top of the 1,200-square-foot footprint.

MS: Bc you are on a corner lot, I will reiterate that you need to be careful with that elevation. Can you talk about the existing roof line, is it being cut back on the side elevation facing olive?

LF: Only the portion of the roof on the new addition is modified, the front roof will remain the same

JF: It looks like we've removed the clipped gable over the capped chimney, can you update the elevation drawing to show the gable as it exists?

LF: Yes, the portion of the roof on the left we will not change that.

JF: You are proposing modifications to the windows on the first floor.

LF: Yes, due to the interior floor plan.

MS: It looks like we are missing a window on the right side of the chimney, is that due to interior modifications?

LF: Yes, there will be a wall on the interior

MS: Can you explain what is happening to the front door on the front elevation?

KZ: There are two front doors.

JF: One thing we've done on properties with 2 doors, the one that should be inactive should be fixed shut and enclosed on the interior.

JF: On the right side elevation, the upper window look wider than the first floor windows

LF: I don't know if we can find the same size windows to match the first floor

JF: Working with the existing windows and addition larger windows messes with the scale of the addition.

MS: I'd like to touch on the Guidelines a bit, we strive to minimize the visual impact of additions, the addition overwhelms the original house. We make a distinction between the original house and the addition, there can be a setback in the wall or a trim board to distinguish the old from the new.

JF: Such as changing the siding on the addition, such as vertical board and batten

LG: I agree with Monica that you may want to explore a single-story addition, the balcony in the back is not a feature that you often see historically at the rear.

JF: Look to see if you really need an outside stair.

KZ: We can do without the exterior stair

OVERALL COMMENTS: