

## HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

**HDRC CASE NO:** 2023-048  
**ADDRESS:** 322 N HACKBERRY STREET  
**LEGAL DESCRIPTION:** NCB 584 BLK W 1-2 7 LOT W 108.33 FT OF 6 ARB A8  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Noe Garcia  
**OWNER:** Noe Garcia  
**TYPE OF WORK:** Siding Replacement  
**APPLICATION RECEIVED:** January 18, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant requests approval to replace all exterior wood siding with D105 wood siding.

### APPLICABLE CITATIONS:

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

#### 1. Materials: Woodwork

##### A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardie board and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### FINDINGS:

- a. The structure located at 322 N Hackberry Street is a single-story Folk Victorian style residence. Built c. 1911, the property sits on the northwest corner of E Crockett and N Hackberry Street. The property contributes to the Dignowity Hill historic district.
- b. **PREVIOUS APPROVAL:** The Historic and Design Review Commission issued approval at the October 19, 2022, Historic and Design Review Commission hearing for approval to construct a rear addition, perform exterior and

fenestration modifications, rehabilitative scopes of work and site work. The applicant also received approval to repair the original siding.

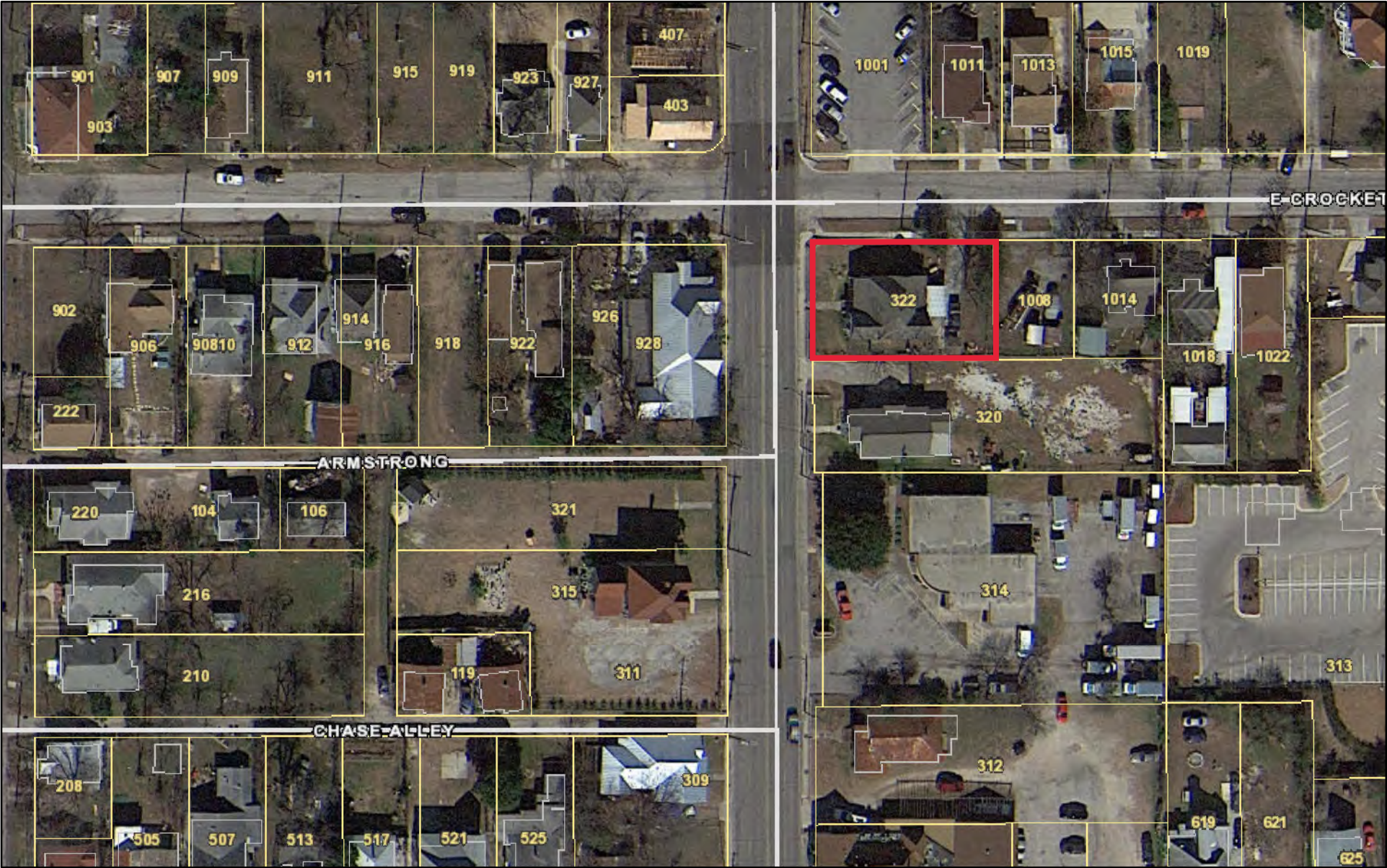
- c. VIOLATION: On January 17, 2023, staff observed the removal of the original siding. Staff advised the applicant that the wholesale removal of original siding was not consistent with the Guidelines.
- d. FAÇADE MODIFICATIONS (SIDING REPLACEMENT): The applicant has proposed to remove the original siding, which was a figured novelty profile with new, wood 105 profile siding. The original profile has been preserved on the front façade and the front bay, only. The Guidelines for Exterior Maintenance and Alterations 1.B.i. notes that façade materials that are in good condition should be repaired. When materials are beyond repair, they should be replaced in-kind. Staff finds the wholesale replacement of the original wood siding is not consistent with the Guidelines. In-kind, spot replacement as necessary is appropriate.

**RECOMMENDATION:**

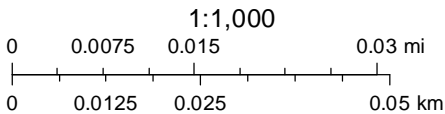
Staff does not recommend approval of the replacement of original wood siding with profile 105 siding, based on finding

- d. Staff recommends the applicant match the original profile.

City of San Antonio One Stop



February 8, 2023

































The image shows a large display of Sika PRO SELECT High Performance Foam Insulation Board panels. The panels are arranged in a grid-like fashion, showing various thicknesses and R-values. Each panel features the Sika PRO SELECT logo, a diagram of a house with callouts for application areas (Attic, Roof, Exterior Walls, Crawl Space), and a table of R-values for different thicknesses. The panels are white with black text and graphics. The background shows a construction site with dirt and some equipment.

**Sika PRO SELECT HIGH PERFORMANCE FOAM INSULATION BOARD**

**R-Matte® Plus-3**

THICKNESS	R-VALUE
1/2 inch	R-3.2
3/4 inch	R-5.0
1 inch	R-6.0
1 1/2 inch	R-9.6
2 inch	R-13.1

**ADVANTAGES**

- Higher R-Value = Greater Insulating Power
- Thinner Profile
- Durable Aluminum Facer
- Eliminates Need for HouseWrap
- Reflective Facer = Radiant Barrier
- Easy to Install

**COMPLETE INSULATION FOR THE HOME**

Attic, Roof, Exterior Walls, Crawl Space

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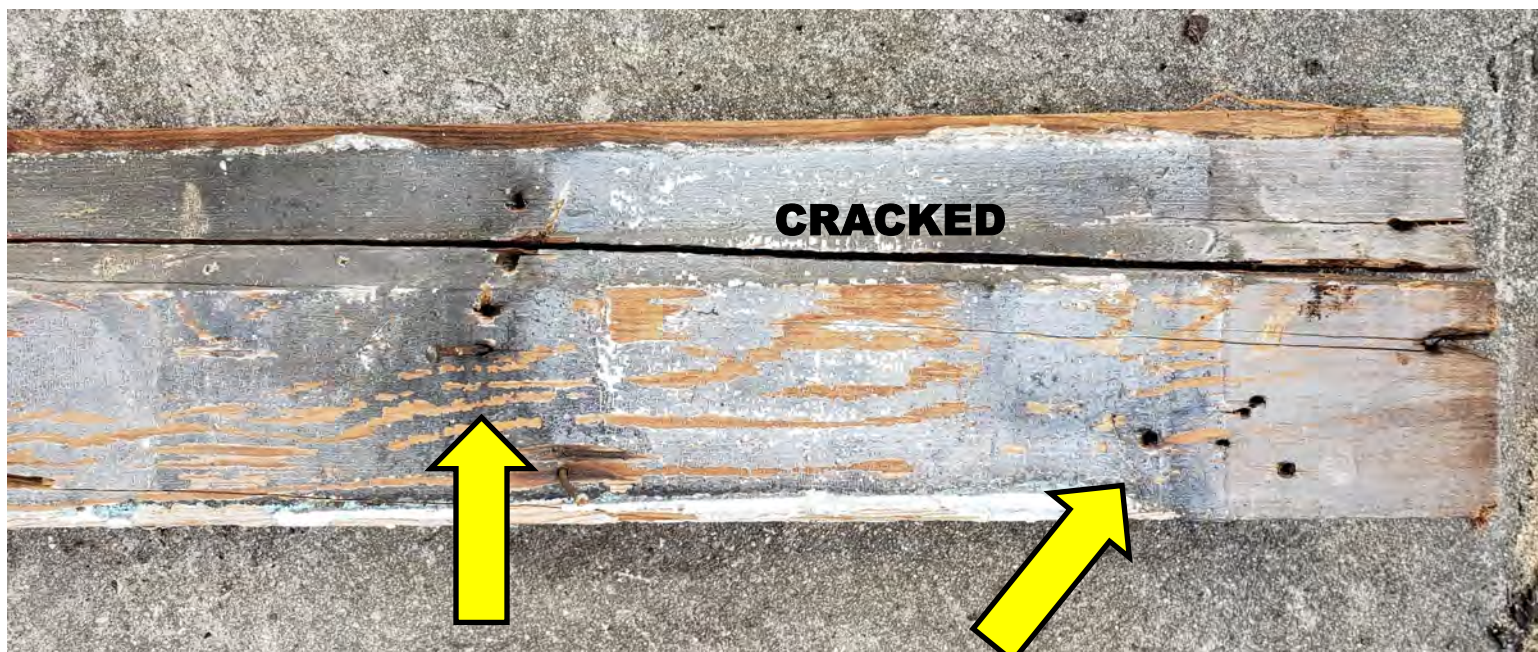










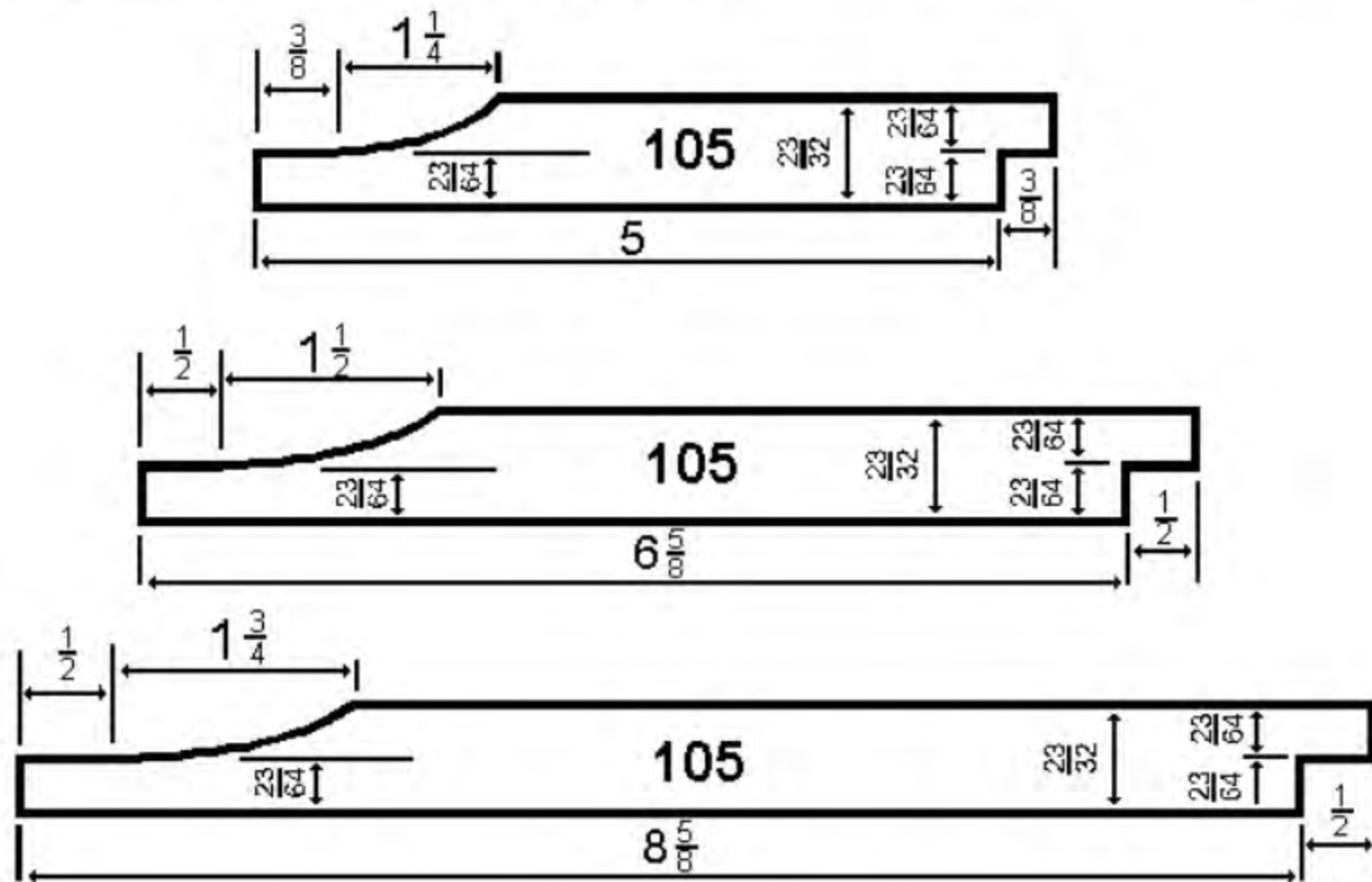


**TYPICAL DAMAGE AFTER  
ASBESTOS SIDING WAS REMOVE**





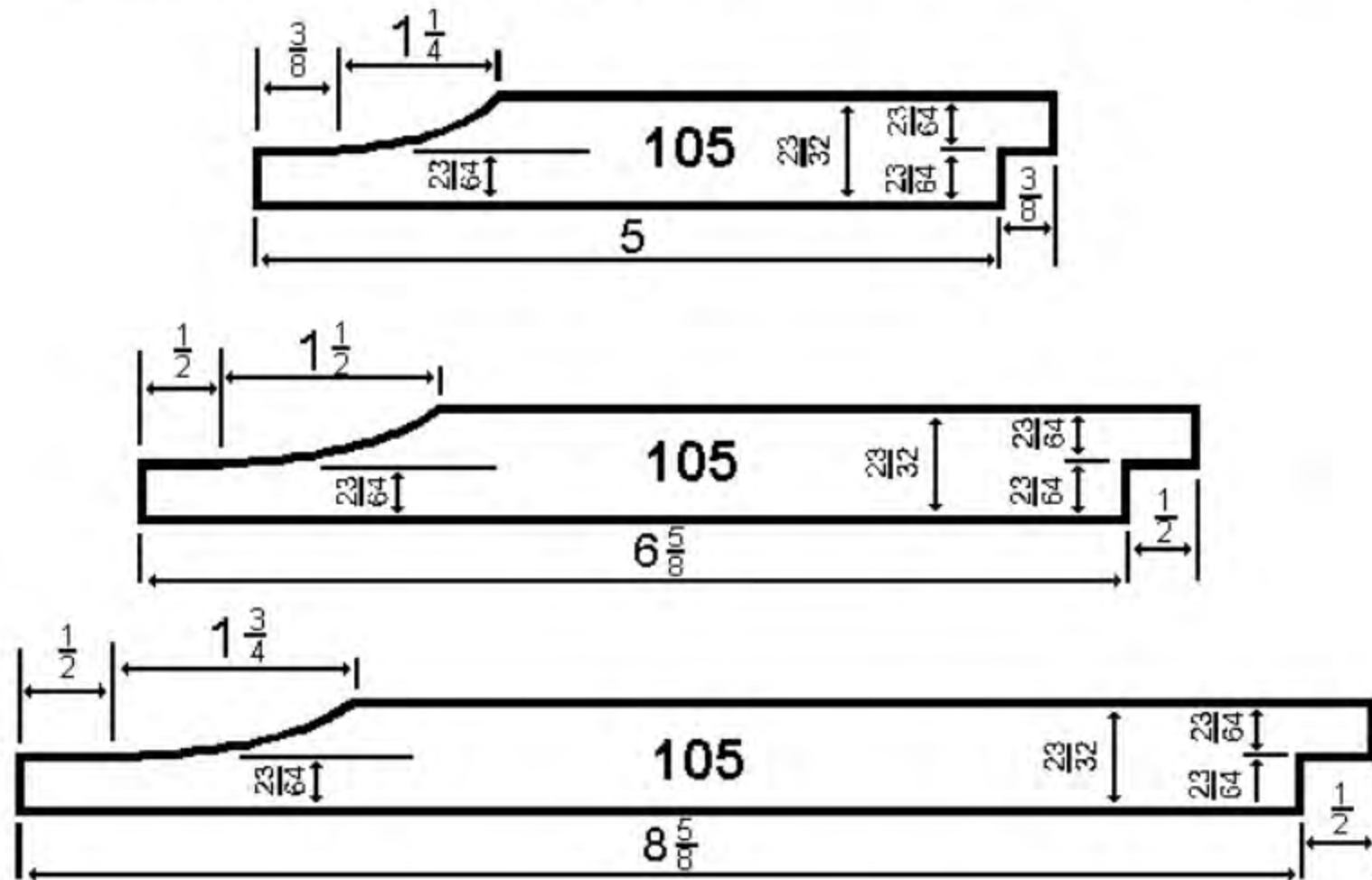
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Acid-8 2100 Series Rough Cut  
#135

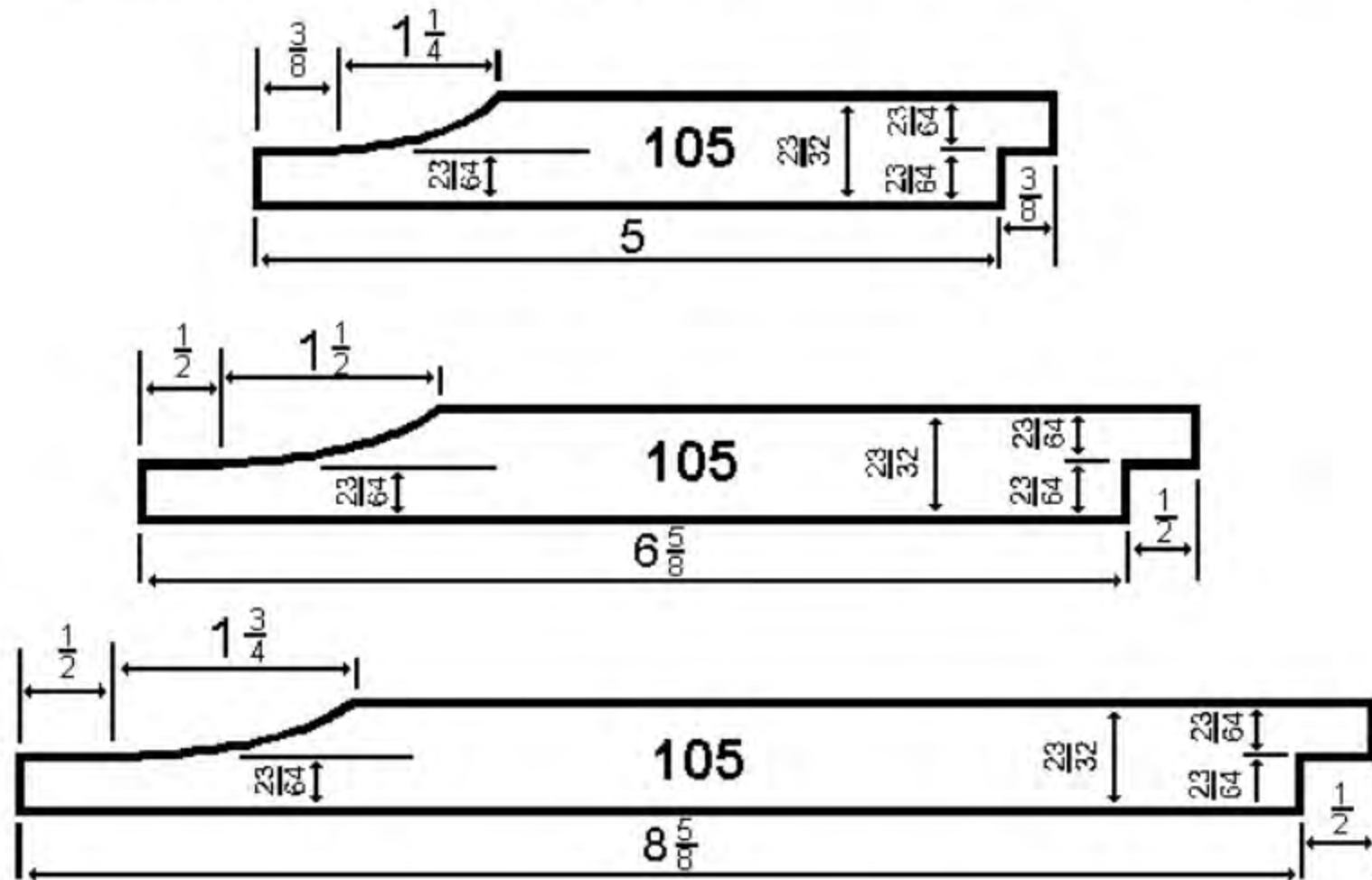


1X8 PATT 105





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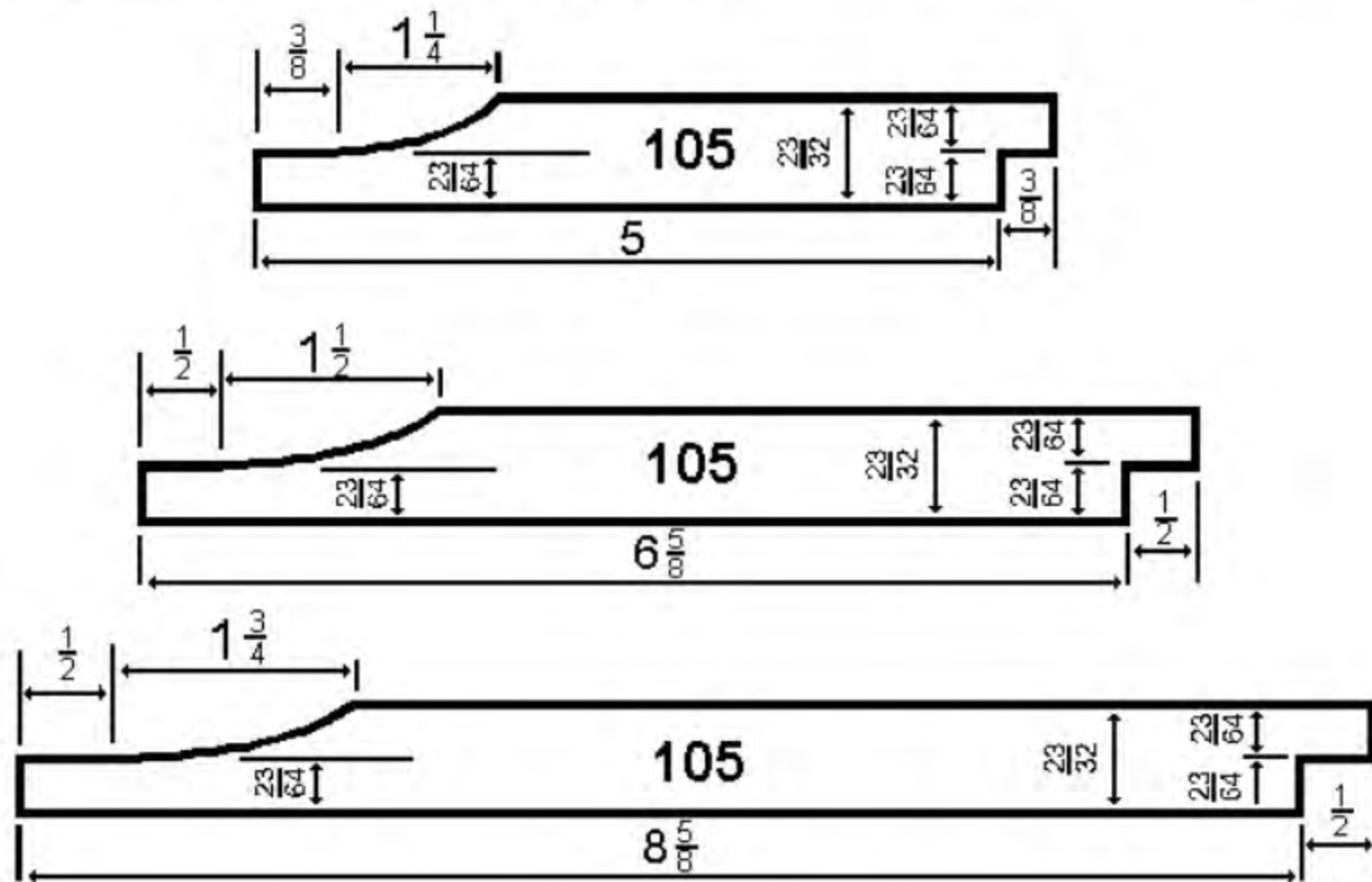
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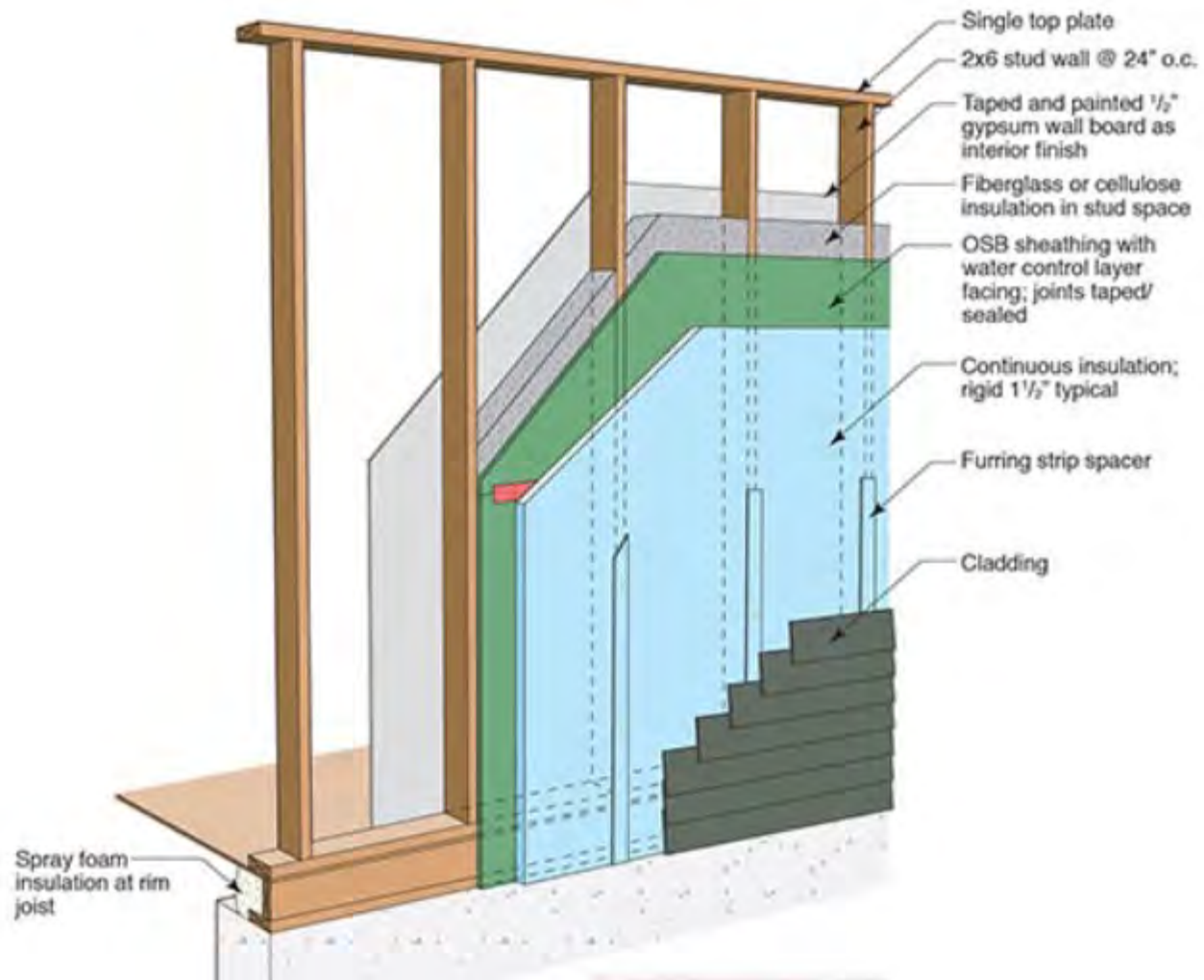
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# City of San Antonio Development Services Department



Residential Repair Permit  
REP-RRP-PMT-22-35304904  
Noe A Garcia  
November 29, 2022

**Parcel**  
2905

## Address Information

<u>Primary</u>	<u>Address Type</u>	<u>Street #</u>	<u>Pre Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Post Direction</u>	<u>Unit/Suite</u>	<u>Level</u>	<u>Building</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Plat #</u>
Y		322	N	HACKBERRY	ST					City of San Antonio	TX	78202	

## Owner

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Recipient</u>	<u>Address</u>
NOE	GARCIA			6606 KIRK LANE

## Licensed Professional

<u>License #</u>	<u>License Type</u>	<u>Business Name</u>	<u>Address 1, City, State, Zip Code</u>	<u>Address 2</u>	<u>Last Name, First Name</u>	<u>Mobile Phone</u>	<u>Email</u>
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## Contact

<u>Contact Type</u>	<u>Last Name, First Name</u>	<u>Organization Name</u>	<u>Recipient</u>	<u>Email</u>	<u>Primary Phone</u>	<u>Address 1</u>	<u>Address 2</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Applicant	GARCIA, NOE			NGARCIALDG@ATT.NE2107259657 T	6606 KIRK LANE			SAN ANTONIO	TX	78240

## Project Information

<u>ASI Type</u>	<u>ASI Name</u>	<u>ASI Value</u>
ACKNOWLEDGEMENT	Acknowledgement	CHECKED
GENERAL INFORMATION	Minor Building Repair Type	Residential Repair Permit



## GENERAL INFORMATION

## Scope of Work

General Repairs – Scope of work to include:

- 1.Install 7 windows
- 2.Install 2 doors
- 3.Frame 4 walls for new bathrooms
- 4.Sheetrock as needed
- 5.Install flooring
- 6.Install siding

Must comply with UDC and IRC (IBC) / Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Homeowner/Contractor aware of inspections required/ What's Next handout issued.\*\*CGARCIA\*\*

\*\*NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.

\*\*NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).

You must comply with the UDC and IRC requirements. All permits expire after 6 months with no activity. You must comply with City Code 10-115 (a)(1) to rent or occupy the home for a period of 12 months after the completion of this project. The "What's Next" handout will inform you of the engineer requirement for the foundation inspection.

## GENERAL INFORMATION

## Type of Zoning Use

PROPERTY OWNER

Are you the Property Owner?

Residential

PROPERTY OWNER

Property Owner Acknowledgement

Yes

RESIDENTIAL REPAIR INFORMATION Are you installing wall or ceiling insulation?

CHECKED

RESIDENTIAL REPAIR INFORMATION Is permit application to convert a detached garage or detached accessory building to living space?

No

RESIDENTIAL REPAIR INFORMATION Is permit application to convert an attached garage or other un-insulated space to living space?

No

RESIDENTIAL REPAIR INFORMATION Is there any siding being replaced? (excludes addition of new siding over old without removal)

No

RESIDENTIAL REPAIR INFORMATION Is there structural work involving framing of roof, walls, doors, windows, floors, or stairs?

Yes

RESIDENTIAL REPAIR INFORMATION Is this a full remodel where over 50% of the home is being repaired or renovated?

Yes

RESIDENTIAL REPAIR INFORMATION Is this permit application only for interior demolition?

No

RESIDENTIAL REPAIR INFORMATION Number of Pre-hung Doors being replaced (excludes door or hinge replacement)

No

RESIDENTIAL REPAIR INFORMATION Number of walls and/or ceilings being repaired (excludes paint, wallpaper, paneling or patching)

2

RESIDENTIAL REPAIR INFORMATION Number of Windows being replaced (excludes glass replacement)

4

RESIDENTIAL REPAIR REQ INSP Residential Repair Required Inspections Building - Framing

7

RESIDENTIAL REPAIR REQ INSP Residential Repair Required Inspections Building-Final

CHECKED

TEMP\_EXPR\_VALIDATOR

Is expression to be triggered?

CHECKED

WAIVER ELIGIBILITY

AUTO\_WAIVER

N

WAIVER ELIGIBILITY

Is your project approved for a City fee waiver program?

Yes

No

## Custom Tables



**GIS JURISDICTIONS**

0	Parcel	2905
	Type	San Antonio City Limits
	Value	City of San Antonio
1	Parcel	2905
	Type	Council District
	Value	2

**GIS LAND DEVELOPMENT**

0	Parcel	2905
	Type	Military Notification Area
	Value	Fort Sam Houston MNA
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	Type	Neighborhood Association(s)
	Value	Dignowity Hill - 16
2	Parcel	2905
	Type	School District
	Value	San Antonio ISD
3	Parcel	2905
	Type	Tax Increment Financing Reinvestment Zone (TIRZ)
	Value	Inner City
4	Parcel	2905
	Type	USGS Grid
	Value	29098-D4
5	Parcel	2905
	Type	Counties
	Value	Bexar
6	Parcel	2905
	Type	Workzone
	Value	3554
7	Parcel	2905
	Type	Land Sq Ft
	Value	7452

**GIS WATER AREAS**

0	Parcel	2905
	Type	Watershed
	Value	Upper SAR

**GIS ZONING BASE**

0	Base Zone	RM-4
	Case Number	20150129
	Ordinance Number	201505070386
	Parcel	2905
	Special Condition	
	Special District	

**GIS ZONING OVERLAY**

0	Parcel	2905
	Type	Airport Hazard Overlay District (AHOD)
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	Type	Future Land Use
	Value	Low Density Mixed Use - Dignowity Hill



2	Parcel	2905
	Type	Historic District
	Value	Dignowity Hill
3	Parcel	2905
	Type	Historic Code
	Value	H
4	Parcel	2905
	Type	Neighborhood Community Perimeter Plan
	Value	Dignowity Hill

Documents		
<u>Category</u>	<u>Name</u>	<u>Entity Type</u>

Fees				
<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>

OATH

I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

CERTIFICATION

I certify that I have read and understand the instructions that accompany this application and that the statements made as part of this application are true, complete, and correct and that no material information has been omitted. By checking the box below, I understand and agree that I am electronically signing and filing this application. By checking this box, I agree to the above certification and am signing this application electronically. I agree my electronic signature is the legal equivalent of my manual signature on this application.

Your application has been submitted and can be monitored/tracked via the online DSD portal - <https://aca.sanantonio.gov/CitizenAccess>





## Permit Issuance Information

Report Date: 11/29/2022

Application No	REP-MBR-APP22-35012350
Permit No	REP-RRP-PMT-22-35304904
Site Address	322 N HACKBERRY ST, CITY OF SAN ANTONIO, TX 78202
Type of Record	Building/Permits/Residential Repair Permit/Permit
Date Issued	11/29/2022
Record Status	Active
Primary Applicant	NOE GARCIA, PAUL MORAWSKI
Scope of Work	General Repairs – Scope of work to include: 1.Install 7 windows 2.Install 2 doors 3.Frame 4 walls for new bathrooms 4.Sheetrock as needed 5.Install flooring 6.Install siding Must comply with UDC and IRC (IBC) / Must comply with all applicable NC Standards/ Must comply with Historic COA as approved/ Homeowner/Contractor aware of inspections required/ What's Next handc issued.**CGARCIA**
Approval Comments	<p>**NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.</p> <p>**NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).</p> <p>You must comply with the UDC and IRC requirements. All permits expire after 6 months with no activity. You must comply with City Code 10-115 (a (1) to rent or occupy the home for a period of 12 months after the completion of this project. The "What's Next" handout will inform you of the engineer requirement for the foundation inspection.</p>
Completeness Review	Comments
Completeness Review Zoning	Comments





## Permit Issuance Information

Report Date: 11/29/2022

Technical Review - OHP

Comments Approval to construct a rear accessory structure, carport, perform site work and perform exterior alterations and rehabilitative scopes of work to the historic structure. All stipulations of approval have been met and continue to apply. Stipulations are noted below.

i. That the applicant reduce the overall proposed footprint to be consistent with the Guidelines.

ii. That the applicant increase the setback (N Hackberry) to be greater than the side setback of the historic structure on the lot.

iii. That wood framing with wire cables be installed rather than railing with metal framing.

iv. That the proposed door be wood, to be consistent with those found historically on site.

i. That all new windows should be consistent with staff's standards for replacement windows.

i. That the proposed rear door and windows should be consistent with the Guidelines and staff's standards for replacement windows.

Stipulations of approval are to be followed at all times.

### Required Inspections

Building - Framing

Building - Final

### Inspection Status

Pending

Pending





## Permit Issuance Information

**Report Date: 11/29/2022**

### **Related Records**

(This is other Permits Created from the Applications, Amendments etc)











# Tyv

# Home

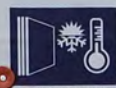
Meets the ASTM E1677 Type I Air Barrier requirements when installed  
Meets ICC-ES AC-308 Water-Resistive Barrier & Air Barrier Material req.

Call 1-800-448-9835

MADE IN

Basement

Crawl Space



EXTREME CLIMATE PROTECTION



SUPERIOR FIRE PERFORMANCE



AIR BARRIER/THERMAL COMFORT



OPTIONAL MOISTURE CONTROL

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HIGH PERFORMANCE FOAM INSULATION BOARD



EXTREME CLIMATE PROTECTION



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- Eliminates Need for HouseWrap
- Reflective Facer = Radiant Barrier
- Easy to Install



R-Matte® Plus-3

THICKNESS	R-VALUE
1/2 inch	R-3.2
3/4 inch	R-5.0
1 inch	R-6.0
1 1/2 inch	R-9.6
2 inch	R-13.1

ADVANTAGES

- Higher R-Value = Greater Insulating Power
- Thinner Profile
- Durable Aluminum Facer
- Eliminates Need for HouseWrap
- Reflective Facer = Radiant Barrier
- Easy to Install



R-Matte® Plus-3

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R-Matte® Plus-3

THICKNESS	R-VALUE
-----------	---------









# ROCKWOOL™



## COMFORTBATT®

### Thermal Home Insulation

For exterior walls, basements and crawlspaces

### Isolant thermique résidentiel

Pour murs extérieurs, sous-sols et vides sanitaires

### Aislamiento térmico para viviendas

Para paredes exteriores, sótanos y pasadizos de poca altura



Fire Resistant  
Résistant au feu  
Resistente al  
fuego



Water Repellent  
Résistant à l'eau  
Repelente  
al agua



Easy Fit  
Meilleur  
ajustement  
Mejor ajuste









4-11-11 1/2 in. Section through Center  
#135

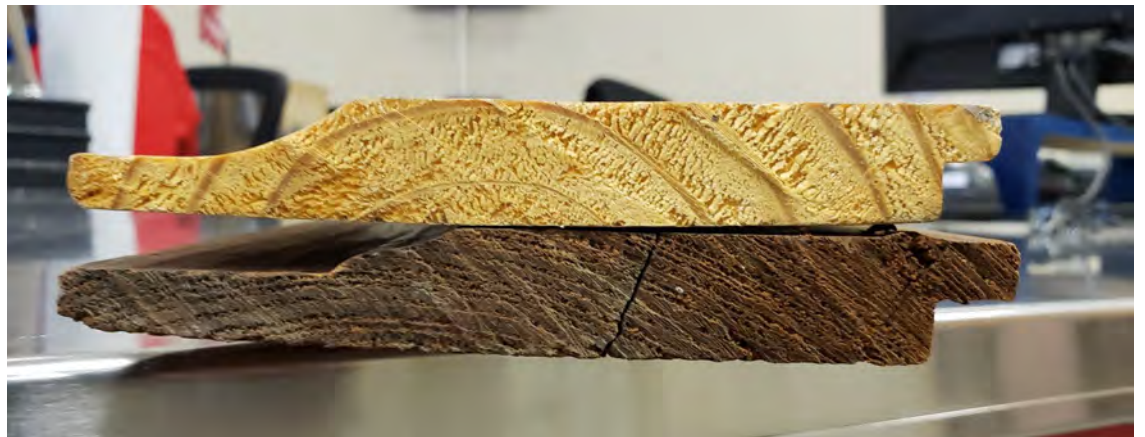


1X8 PATT 105





**1x6 #105 siding**  
**From MG Builders**

















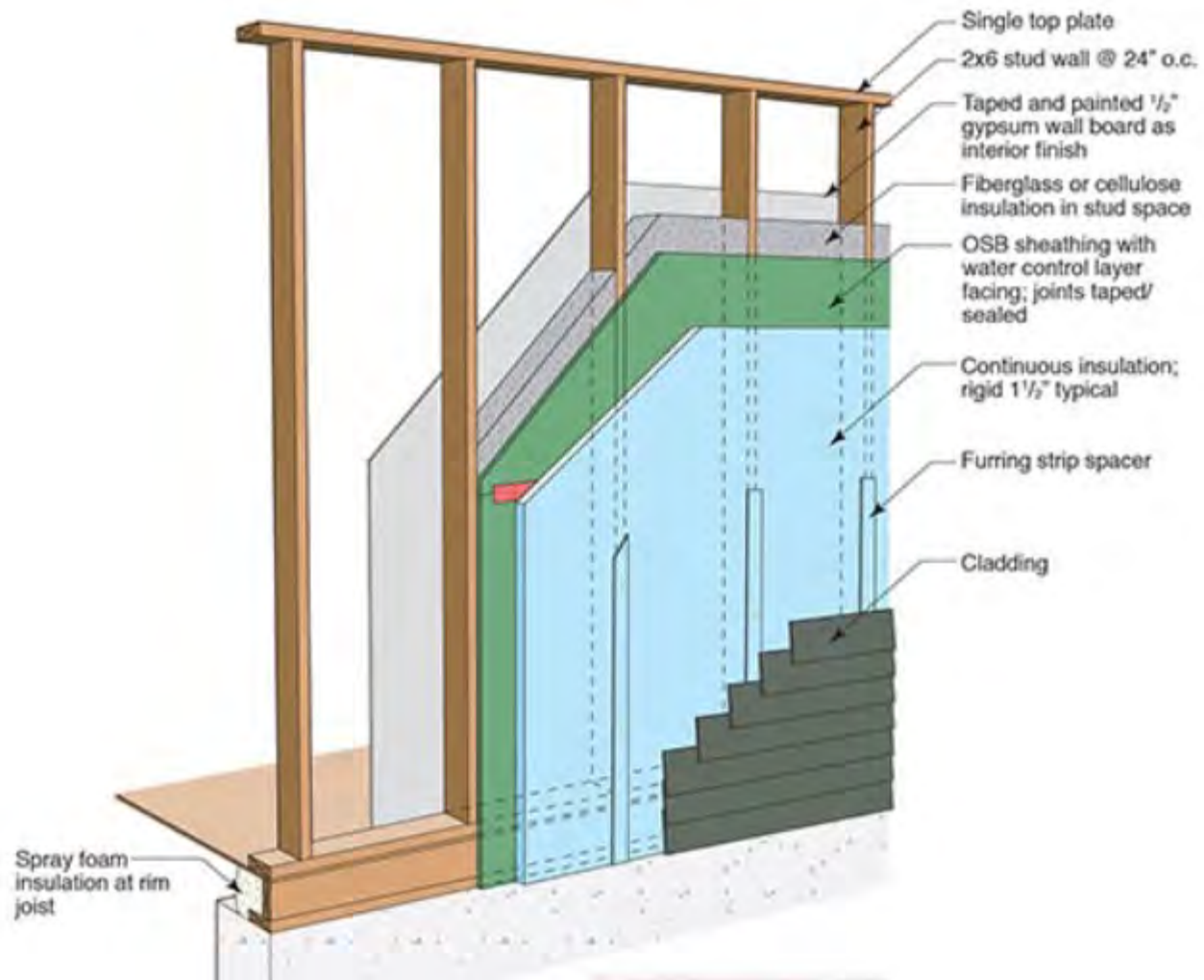


**331 N. Olive St.**



**515 Nolan St.**







R-VALUE

homewrap





# ROCKWOOL™



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fuego



Water Repellent  
Résistant à l'eau  
Repelente  
al agua



Easy Fit  
Meilleur  
ajustement  
Mejor ajuste

















# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

October 19, 2022

**HDRC CASE NO:** 2022-424  
**ADDRESS:** 322 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 584 BLK W 1-2 7 LOT W 108.33 FT OF 6 ARB A8  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Noe Garcia/GARCIA MAGDALENA L & NOE A -  
**OWNER:** Noe Garcia/GARCIA MAGDALENA L & NOE A -  
**TYPE OF WORK:** Addition, Balcony, Driveway/sidewalk, Exterior alterations, Exterior lighting, Fencing, Foundation/skirting, Garage/carport, Landscaping/hardscaping/irrigation, Porch/Patio, Roofing, Repair and Maintenance

#### REQUEST:

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

1. Perform rehabilitative scopes of work to include siding repair and painting.
2. Construct a rear, detached structure that is to feature both a carport structure and an enclosed storage space. The detached structure will also feature exterior stairs to provide access to a rooftop deck.
3. Install a new concrete driveway at the rear of the lot.
4. Install windows in previously closed window openings on both the north and south facades.
5. Modify the fenestration on the existing, non-original rear façade at the location of a previously enclosed porch.
6. Reconstruct the rear shed roof and slightly raise the overall roof height.

#### FINDINGS:

- a. The historic structure located at 322 N Hackberry was constructed circa 1910 in the Folk Victorian style, and is first found on the 1912 Sanborn Map. The structure features various modifications to its original form, including the enclosing of multiple original window openings and the enclosing of a rear, open air porch.
- b. PREVIOUS REVIEW – This request was heard by the Historic and Design Review Commission on August 17, 2022, where the request was referred to a Design Review Committee site visit.
- c. DESIGN REVIEW COMMITTEE – The Design Review Committee reviewed the proposed request on site on September 27, 2022. At that site visit, Committee members provided recommendations for the proposed rear carport and storage structure, recommendations for the rear façade, and recommendations for restoring original window openings.
- d. SIDING REPAIR – The applicant has proposed to restore existing wood siding. Staff finds the in-kind repair of siding to be appropriate and consistent with the Guidelines.
- e. MASSING & FORM – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate to that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed a total of approximately 740 square feet, including the carport, enclosed storage space and exterior stairs. The primary, historic structure on site features a footprint of 1,428 square feet. The proposed footprint is approximately fifty-two (52) percent of the primary structure's footprint. The enclosed storage structure features a footprint of approximately 153 square feet. Staff finds a reduction in footprint would be most appropriate. A reduction in footprint from the north (N Hackberry) side of the structure would also provide an increased setback.
- f. MASSING & FORM – The applicant has proposed an overall height of approximately twelve (12) feet in height. Generally, staff finds the proposed height to be appropriate.
- g. ORIENTATION & SETBACK – The Guidelines for New Construction 5.B. notes that the predominant garage orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location and orientation of the



proposed new construction to be appropriate; however, as noted in finding d, staff finds that the proposed carport structure should feature a greater setback from N Hackberry. This would allow for the structure to feature a greater setback on N Hackberry than the primary historic structure and would also reduce the footprint to bring the structure into consistency with the Guidelines, as noted in finding e.

h. CHARACTER – The applicant has proposed wood framing, wood siding and trim, a shed roof and wire cable railing. Generally, staff finds the proposed materials and character of the rear structure to be appropriate. Staff finds that wood framing with wire cabled would be more appropriate for the proposed railing than metal framing. The proposed door should be wood, to be consistent with those found historically on site.

i. DRIVEWAY – The applicant has proposed to install a new concrete driveway at the rear of the lot to feature an increased width of twenty (20) feet. The Guidelines for Site Elements 5. B. notes that driveways should feature materials, widths, and designs that are consistent with those found historically within the district. The Guidelines also note that driveways should not exceed ten (10) feet in width. Staff finds the proposed driveway modification to be inconsistent with the Guidelines. Increased on site paving may be appropriate provided it is set within the property line and does not impact the existing curb cut, driveway apron and approach.

j. FENESTRATION RESTORATION – The applicant has proposed to install windows in previously closed window openings on both the north and south facades. Staff finds this scope of work to be appropriate and consistent with the Guidelines. Staff finds that all new windows should be consistent with staff's standards for replacement windows.

k. FENESTRATION MODIFICATION (Rear, east façade) – The applicant has proposed to modify the fenestration on the existing, non-original rear façade at the location of a previously enclosed porch. The applicant has proposed for the new façade to feature one door and one, one over one window opening. Staff finds the proposed rear elevation to be appropriate. Staff finds that the proposed rear door and windows should be consistent with the Guidelines and staff's standards for replacement windows.

l. REAR PORCH ROOF MODIFICATION – The applicant has noted water damage to the existing, rear porch roof. The applicant has proposed to repair the roof structure, and in the course of doing so, raise the overall top plate and roof height slightly. The proposed pitch will remain as it is, and the roof will remain below the fascia of the primary roof form. Generally, staff finds this proposal to be appropriate.

#### **RECOMMENDATION:**

1. Staff recommends approval of item #1, in-kind siding repair based on finding d, as submitted.

2. Staff recommends approval of item #2, the construction of a rear, detached structure that is to feature both a carport structure and an enclosed storage space based on findings e through h with the following stipulations:

- i. That the applicant reduce the overall proposed footprint to be consistent with the Guidelines, as noted in finding e.
- ii. That the applicant increase the setback (N Hackberry) to be greater than the side setback of the historic structure on the lot.
- iii. That wood framing with wire cables be installed rather than railing with metal framing.
- iv. That the proposed door be wood, to be consistent with those found historically on site.

3. Staff does not recommend approval of item #3, the installation of a driveway featuring a width of twenty (20) feet, as noted in finding i. Increased on site paving may be appropriate provided it is set within the property line and does not impact the existing curb cut, driveway apron and approach.

4. Staff recommends approval of item #4, the installation of windows in previously closed window openings on both the north and south facades based on finding j with the following stipulation:

- i. That all new windows should be consistent with staff's standards for replacement windows.

5. Staff recommends approval of item #5, the modifications to the fenestration on the existing, non-original rear façade at the location of a previously enclosed porch based on finding k with the following stipulation:

- i. That the proposed rear door and windows should be consistent with the Guidelines and staff's standards for replacement windows.

6. Staff recommends approval of item #6, the reconstruction of the rear shed roof and slight raise of the overall roof height, as submitted, as noted in finding l.

#### **COMMISSION ACTION:**

Approved with staff's stipulations.



**Shanon Shea Miller**  
**Historic Preservation Officer**



A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with





# City of San Antonio Development Services Department



Residential Repair Permit  
REP-RRP-PMT-22-35304904  
Noe A Garcia  
November 29, 2022

**Parcel**  
2905

## Address Information

<u>Primary</u>	<u>Address Type</u>	<u>Street #</u>	<u>Pre Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Post Direction</u>	<u>Unit/Suite</u>	<u>Level</u>	<u>Building</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Plat #</u>
Y		322	N	HACKBERRY	ST					City of San Antonio	TX	78202	

## Owner

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Recipient</u>	<u>Address</u>
NOE	GARCIA			6606 KIRK LANE

## Licensed Professional

<u>License #</u>	<u>License Type</u>	<u>Business Name</u>	<u>Address 1, City, State, Zip Code</u>	<u>Address 2</u>	<u>Last Name, First Name</u>	<u>Mobile Phone</u>	<u>Email</u>
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## Contact

<u>Contact Type</u>	<u>Last Name, First Name</u>	<u>Organization Name</u>	<u>Recipient</u>	<u>Email</u>	<u>Primary Phone</u>	<u>Address 1</u>	<u>Address 2</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Applicant	GARCIA, NOE			NGARCIALDG@ATT.NE2107259657 T	6606 KIRK LANE			SAN ANTONIO	TX	78240

## Project Information

<u>ASI Type</u>	<u>ASI Name</u>	<u>ASI Value</u>
ACKNOWLEDGEMENT	Acknowledgement	CHECKED
GENERAL INFORMATION	Minor Building Repair Type	Residential Repair Permit



## GENERAL INFORMATION

## Scope of Work

## General Repairs – Scope of work to include:

- 1.Install 7 windows
- 2.Install 2 doors
- 3.Frame 4 walls for new bathrooms
- 4.Sheetrock as needed
- 5.Install flooring
- 6.Install siding

Must comply with UDC and IRC (IBC) / Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Homeowner/Contractor aware of inspections required/ What's Next handout issued.\*\*CGARCIA\*\*

\*\*NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.

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## GENERAL INFORMATION

## Type of Zoning Use

## PROPERTY OWNER

## Are you the Property Owner?

## PROPERTY OWNER

## Property Owner Acknowledgement

## RESIDENTIAL REPAIR INFORMATION Are you installing wall or ceiling insulation?

## RESIDENTIAL REPAIR INFORMATION Is permit application to convert a detached garage or detached accessory building to living space?

## RESIDENTIAL REPAIR INFORMATION Is permit application to convert an attached garage or other un-insulated space to living space?

## RESIDENTIAL REPAIR INFORMATION Is there any siding being replaced? (excludes addition of new siding over old without removal)

## RESIDENTIAL REPAIR INFORMATION Is there structural work involving framing of roof, walls, doors, windows, floors, or stairs?

## RESIDENTIAL REPAIR INFORMATION Is this a full remodel where over 50% of the home is being repaired or renovated?

## RESIDENTIAL REPAIR INFORMATION Is this permit application only for interior demolition?

## RESIDENTIAL REPAIR INFORMATION Number of Pre-hung Doors being replaced (excludes door or hinge replacement)

## RESIDENTIAL REPAIR INFORMATION Number of walls and/or ceilings being repaired (excludes paint, wallpaper, paneling or patching)

## RESIDENTIAL REPAIR INFORMATION Number of Windows being replaced (excludes glass replacement)

## RESIDENTIAL REPAIR REQ INSP Residential Repair Required Inspections Building - Framing

## RESIDENTIAL REPAIR REQ INSP Residential Repair Required Inspections Building-Final

## TEMP\_EXPR\_VALIDATOR Is expression to be triggered?

## WAIVER ELIGIBILITY AUTO\_WAIVER

## WAIVER ELIGIBILITY Is your project approved for a City fee waiver program?

## Custom Tables



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	Value	7452

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	Type	Watershed
	Value	Upper SAR

**GIS ZONING BASE**

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	Ordinance Number	201505070386
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	Special District	

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	Value	AHOD
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	Type	Future Land Use
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	Value	Dignowity Hill
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	Value	H
4	Parcel	2905
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**Documents**

<u>Category</u>	<u>Name</u>	<u>Entity Type</u>
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**Fees**

<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>
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I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

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## Permit Issuance Information

Report Date: 11/29/2022

Application No	REP-MBR-APP22-35012350
Permit No	REP-RRP-PMT-22-35304904
Site Address	322 N HACKBERRY ST, CITY OF SAN ANTONIO, TX 78202
Type of Record	Building/Permits/Residential Repair Permit/Permit
Date Issued	11/29/2022
Record Status	Active
Primary Applicant	NOE GARCIA, PAUL MORAWSKI
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Completeness Review	Comments
Completeness Review Zoning	Comments





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Report Date: 11/29/2022

Technical Review - OHP

Comments Approval to construct a rear accessory structure, carport, perform site work and perform exterior alterations and rehabilitative scopes of work to the historic structure. All stipulations of approval have been met and continue to apply. Stipulations are noted below.

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Building - Framing

Building - Final

### Inspection Status

Pending

Pending





## Permit Issuance Information

**Report Date: 11/29/2022**

### **Related Records**

(This is other Permits Created from the Applications, Amendments etc)