

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-458  
**ADDRESS:** 1003 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 520 BLK 24 S 60 FT OF 17 & 18 ARB A17  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Lawrence Briseno/NEW COMFORT HOMES INC  
**OWNER:** NEW COMFORT HOMES INC  
**TYPE OF WORK:** Installation of a window on an addition, construction of a side deck  
**APPLICATION RECEIVED:** September 01, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Create a new window opening on an existing addition and install an aluminum window within the created opening.
2. Construct a side deck to feature a footprint of 84 square feet.

## APPLICABLE CITATIONS:

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

### 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.

### 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.

#### *Standard Specifications for Windows in Additions and New Construction*

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

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

#### **FINDINGS:**

- a. The historic structure located at 1003 N Hackberry is a 2-story, residential structure constructed circa 1910. The home features a standing seam metal cross gable roof, with a shed roof front porch and a second story shed roof awning, wood cladding, and one-over-one windows. The property is contributing to the Dignowity Hill Historic District.
- b. **FENESTRATION MODIFICATION** – The structure currently features a side addition at the southwest corner of the historic structure. The existing addition, as does the historic structure, currently features an aluminum window. The applicant has proposed to create a new window opening on the southern, street facing façade. The applicant has proposed that the window feature a width of 30" and a height of 66". Generally, staff finds the

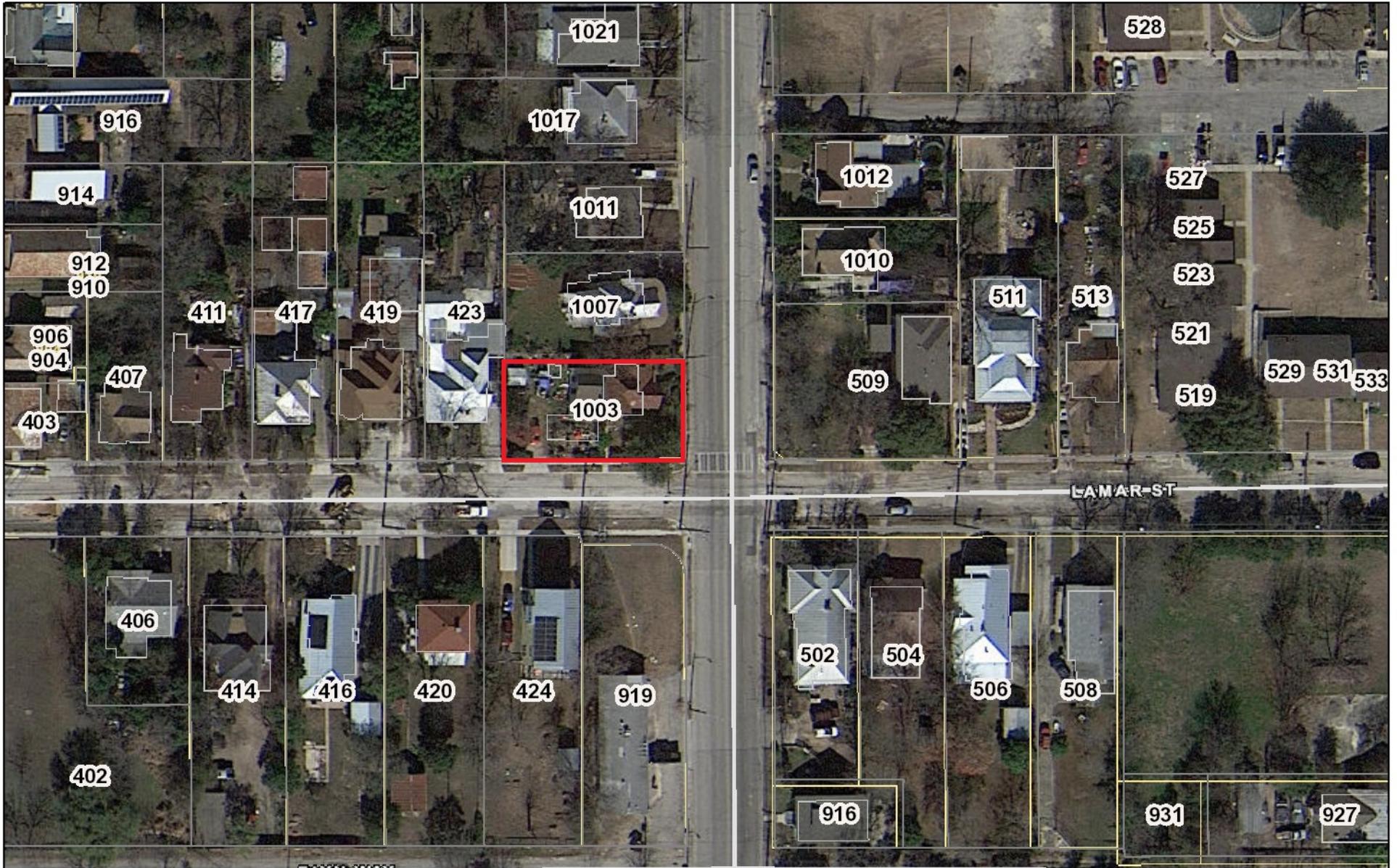
creation of a window within the existing addition to be appropriate; however, staff finds that the window should be consistent with staff's standards for windows in new construction and additions.

- c. DECK – The applicant has proposed to construct a side deck on the southern elevation of the historic structure to feature a footprint of 84 square feet. The deck will feature a depth consistent with the projection of the existing side addition and will feature a length that extends the length (towards N Hackberry) of the existing side bay. The Guidelines for Exterior Maintenance and Alterations 7. A.i. new porches should not be added where they were not historically present. Staff finds that the construction of a side deck to be appropriate given that it is not on a primary façade and will not increase the massing of the historic structure.

**RECOMMENDATION:**

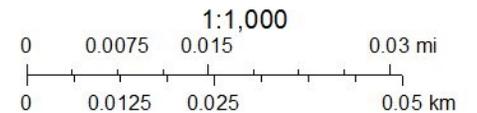
1. Staff recommends approval of item #1, the installation of a window within the existing addition with the stipulation that the window is consistent with staff's Standards for Windows in New Construction and Additions, as noted in finding b and in the applicable citations.
2. Staff recommends approval of item #2, the construction of a deck as noted in finding c.

# City of San Antonio One Stop



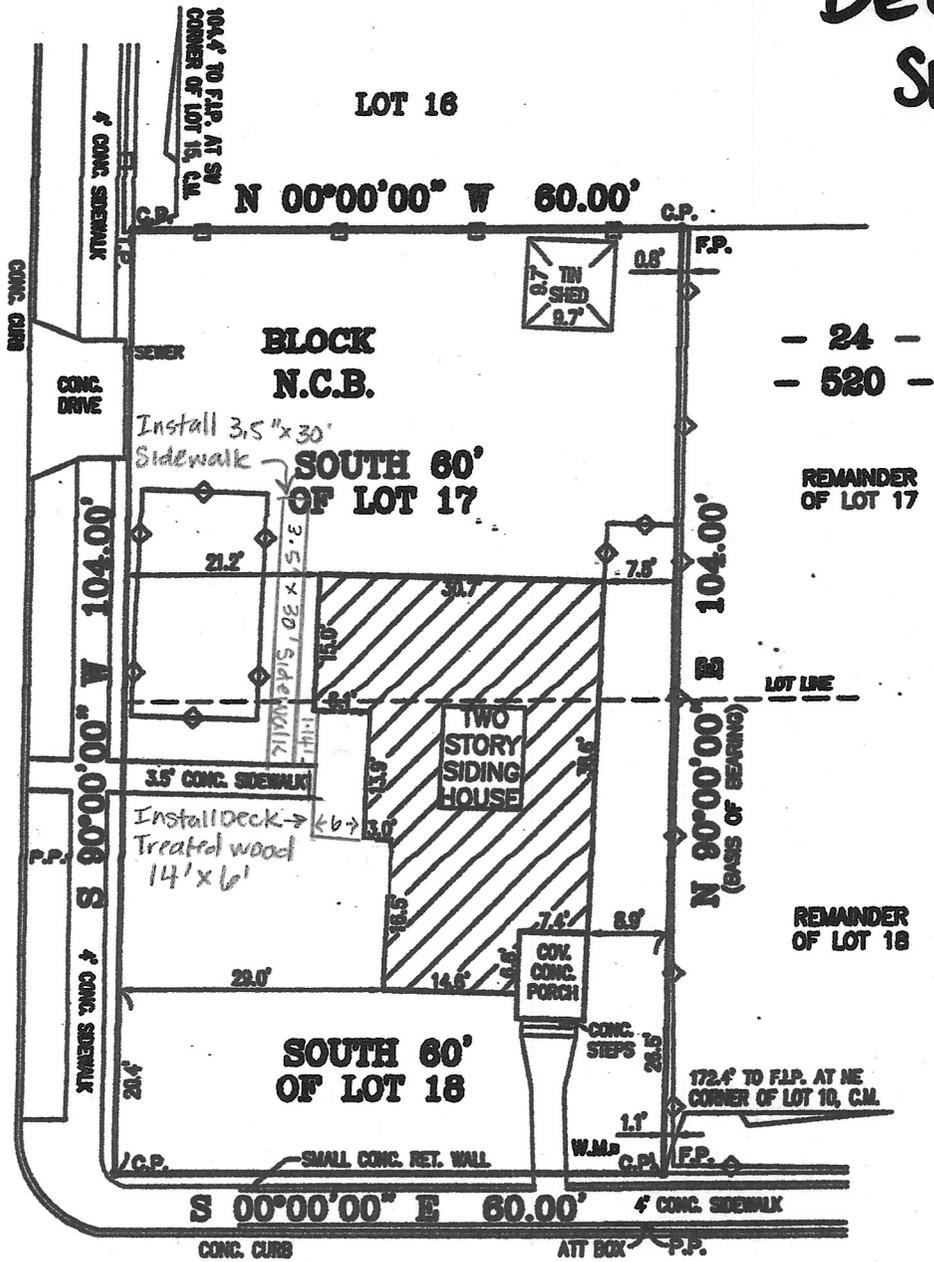
October 1, 2021

- CoSA Addresses
- Community Service Centers
- Ⓢ Pre-K Sites
- CoSA Parcels
- BCAD Parcels



1003 N HACKBERRY

DECK & SIDEWALK



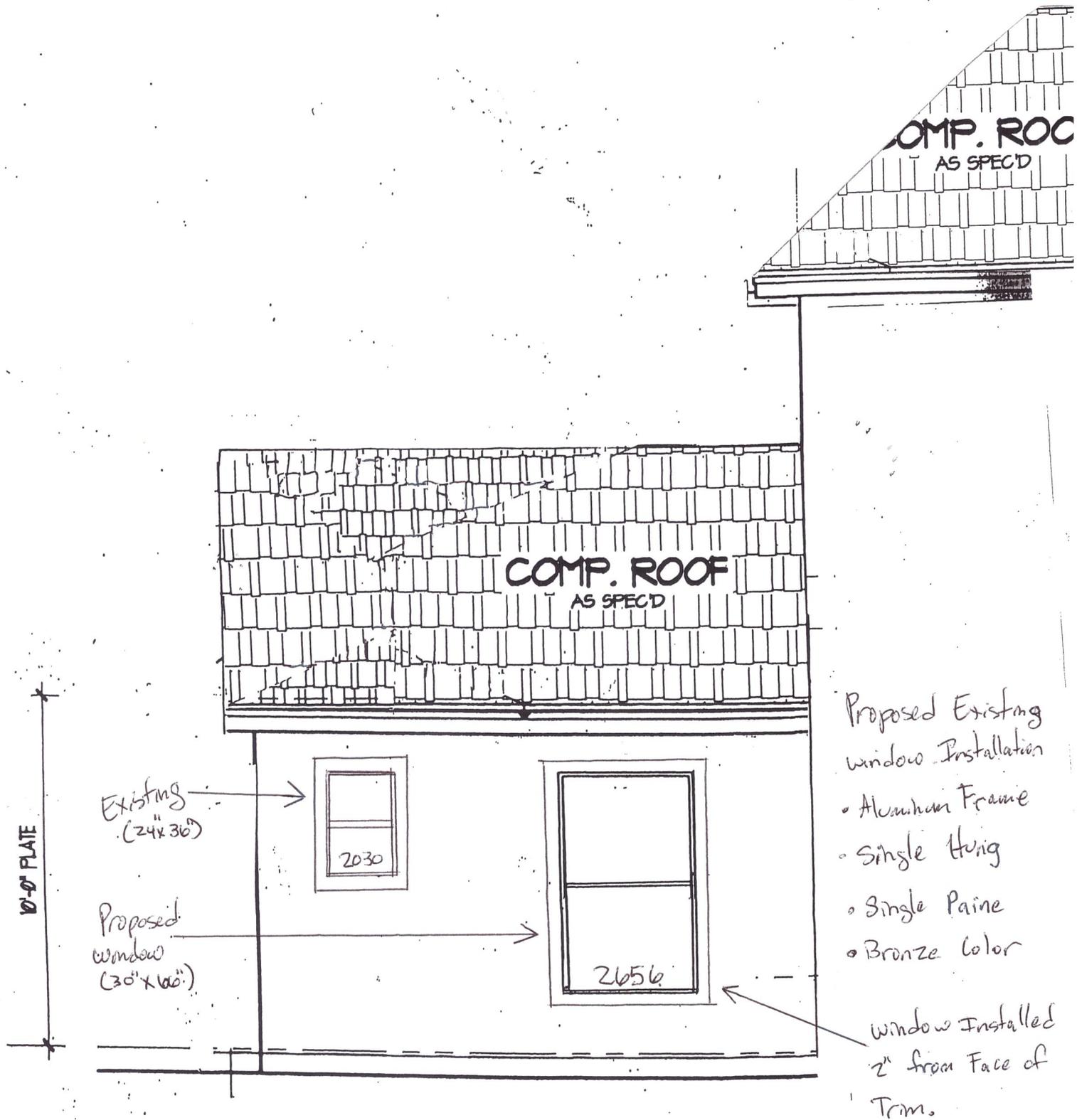
IAMAR ST  
R.O.W. VARIES

N HACKBERRY ST

R.O.W. VARIES

LEGEND

F.I.D. • FOUND IRON PIN

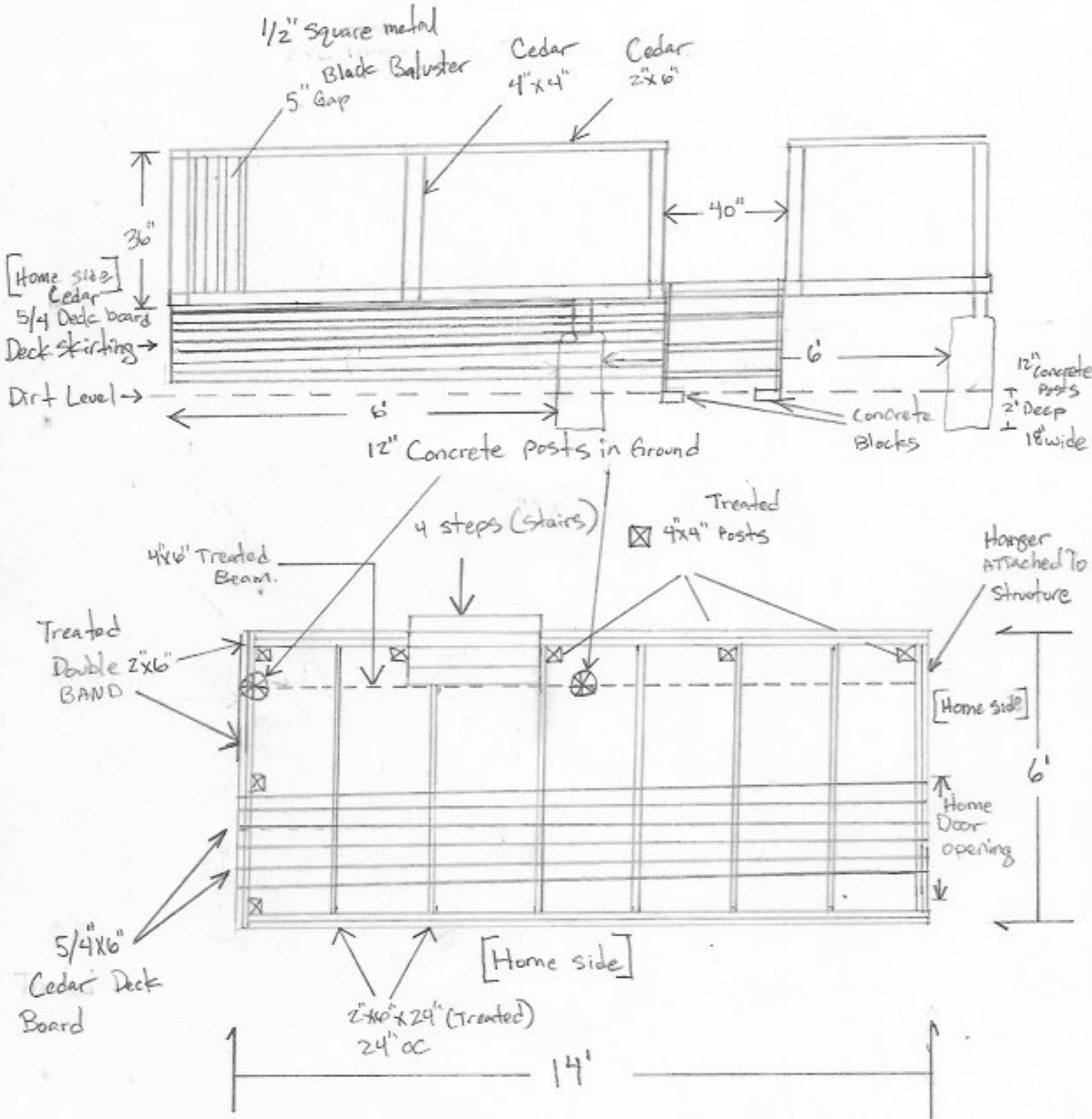


# LEFT SIDE ELEVATION

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

# DECK ELEVATION

1003 N HACKBERRY  
SA, TX 78202





**32 x 60**

Rough Opening:  
**32" x 60"**

Exact Size:  
**31½" x 59½"**

**Aluminum  
Primary  
Single  
Hung  
Window**

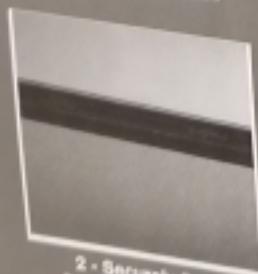
Ventana principal de  
aluminio de un solo  
colgado



Nailing Flange  
For Easy Installation



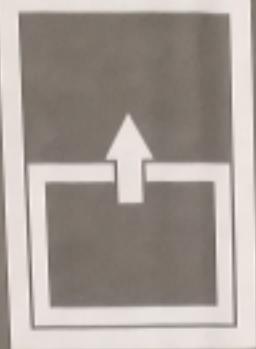
Energy Saving  
Low E Insulated Glass



2 - Securely Safe  
Sweep-Action Locks



Easy-Pull Screen



**32 x 60**

Rough Opening:  
**32" x 60"**

Exact Size:  
**31½" x 59½"**

**Aluminum  
Primary  
Single  
Hung  
Window**

Ventana principal de  
aluminio de un solo colgado



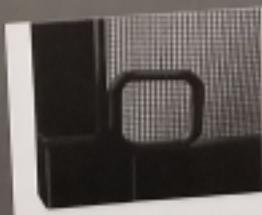
Nailing Flange  
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Energy Saving  
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Nailing Flange  
For Easy Installation



Energy Saving  
Low E Insulated Glass



2 - Securely Safe  
Sweep-Action Locks



Easy-Pull Screen



## 85 Aluminum Single Hung Window

### Features:

- Aluminum frame and sash components are precision cut and assembled to make joints weather-tight
- Warm-edge insulated glass reduces condensation and improves thermal efficiency
- Sashes interlock for added strength and security
- Positive sash lock provides security and helps keep the frame and sash weather-tight
- Half screen standard
- Vinyl bulb seal spans bottom of operable sash to minimize air and water infiltration
- Continuous extruded nail-fin on all frame sections for fast, easy installation
- Sloped-sill allows for easy water run-off
- Jamb depth: 2.5625"

### Custom Options:

- 5/8" or 3/4" flat grids available
- Glass options: Low-E Glass; Low-E Glass with Argon Gas; Ultra Low-E Argon (May be required for Energy Star rating)
- Custom sizes available
- DP Rating R50 (window size tested 48" x 72")

### Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft <sup>2</sup> )	Water (psf)
48" x 72"	R40	0.09	6.06
48" x 84"	R40	0.09	6.06
44" x 84"	R45	0.18	7.52
48" x 72" HP	R50	0.09	7.52
CHS Twin 88" x 72" HP	R45	0.18	7.52
CHS Triple 108" x 77" HP	R50	0.09	7.52

### Product Dimensions:

Aluminum Wall Thickness: 0.050"  
 Glass Thickness: 0.5625"  
 Jamb Depth: 2.5625"  
 Nail Fin Setback: 1.375"

### Rough Opening:

Window Width + 1/2"  
 Window Height + 1/2"

### Size Restrictions:

	Min:	Max:
Width	11 1/2"	48"
Height	23 1/2"	96"

(Max. United Inches 144")





## 85 Aluminum Single Hung Window

### Egress Formulas:

Egress Width  $\geq 20"$  and Egress Height  $\geq 24"$  and Egress Area  $\geq 5.7 \text{ ft}^2$  required to meet egress.

Egress Width Formula: window width - 1.875"

Egress Height Formula = (window height/2) - 5.250"

Egress Area Formula = (Egress Width x Egress Height)/144

### Screen Sizes:

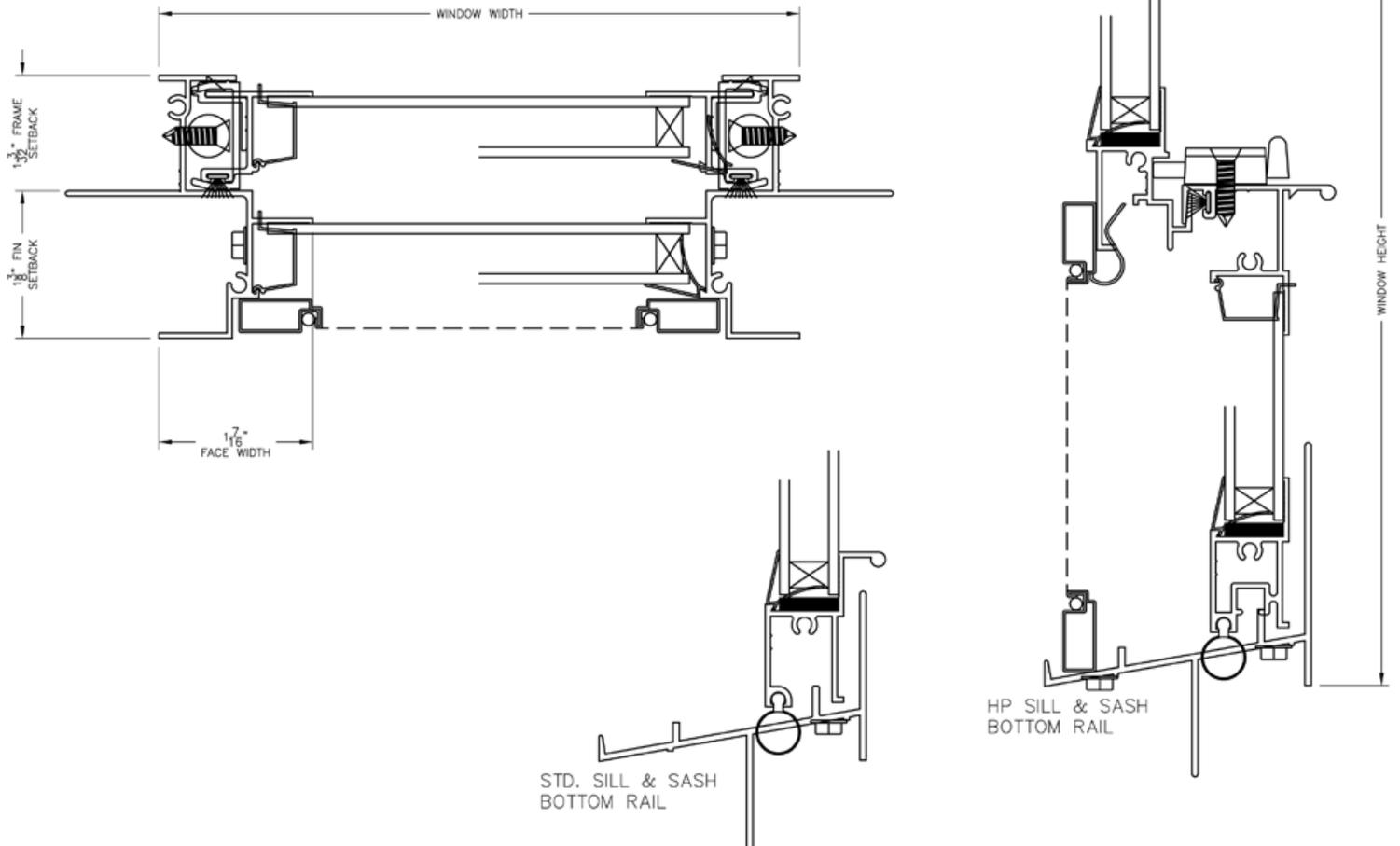
Width: window width - 1.500"

(EW/2) - 1.5625" Twin

(EW/3) - 1.625" Triple

Height: (window height/2) + 0.500"

### Cross Sections:





## 85 2 and 3-Lite Aluminum Sliding Window

### Features:

- Aluminum frame and sash components are precision cut and assembled to make joints weather-tight
- Warm-edge insulated glass reduces condensation and improves thermal efficiency
- Sashes interlock for added strength and security
- Positive sash lock provides security and helps keep the frame and sash weather-tight
- Half screen standard
- Continuous extruded nail-fin on all frame sections for fast, easy installation
- Sloped-sill allows for easy water run-off
- Jamb depth: 2.147"

### Custom Options:

- 5/8" or 3/4" flat grids available
- Glass options: Low-E Glass; Low-E Glass with Argon Gas; Ultra Low-E Argon (May be required for Energy Star rating)
- Custom sizes available
- DP Rating R40 (window size tested 72" x 48")

### Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft <sup>2</sup> )	Water (psf)
72" x 72" (XO)	R15	0.16	2.92
72" x 48" (XO)	R15	0.16	6.06
72" x 48" (XO)	R40	0.12	6.06

### Product Dimensions:

Aluminum Wall Thickness: 0.050"  
 Glass Thickness: 0.625"  
 Jamb Depth: 2.147"  
 Nail Fin Setback: 1.375"

### Rough Opening:

Window Width + 1/2"  
 Window Height + 1/2"

### 2-Lite Slider Size Restrictions:

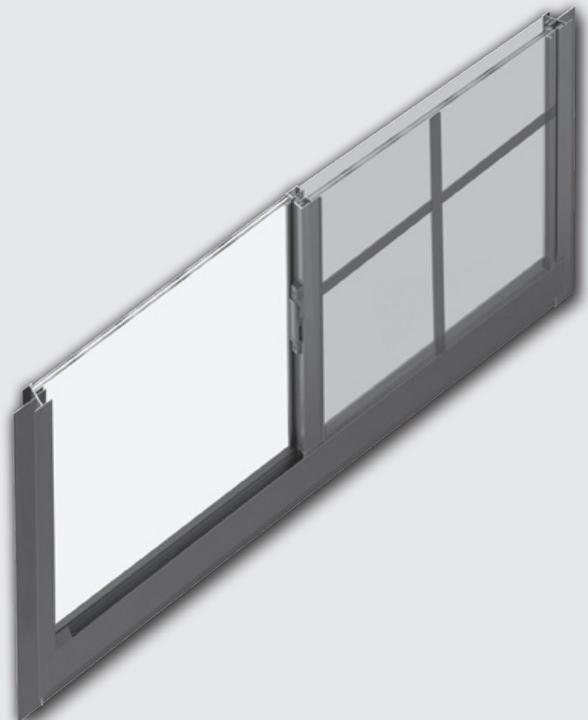
	Min:	Max:
Width	23 1/2"	72"
Height	11 1/2"	72"

(Max. United Inches 132")

### 3-Lite Slider Size Restrictions:

	Min:	Max:
Width	71 1/2"	108"
Height	23 1/2"	60"

(Max. United Inches 158")





## 85 2 and 3-Lite Aluminum Sliding Window

### Egress Formulas:

Egress Width Formula =  $(\text{Window Width}/2) - 1.75''$  (XO/OX)

Egress Height Formula =  $\text{Window Height} - 2.625''$  (std. sill)

Area =  $(\text{Egress Width} \times \text{Egress Height})/144$

### Screen Sizes:

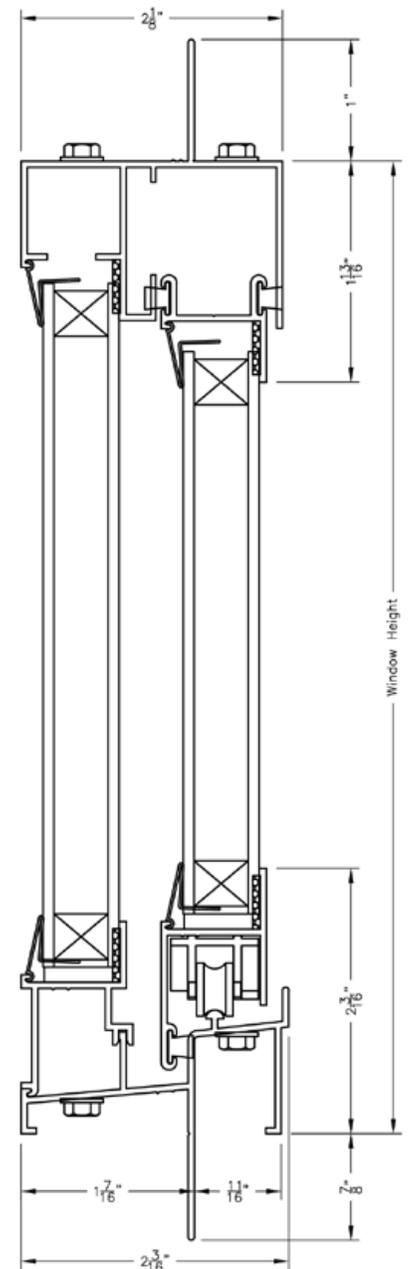
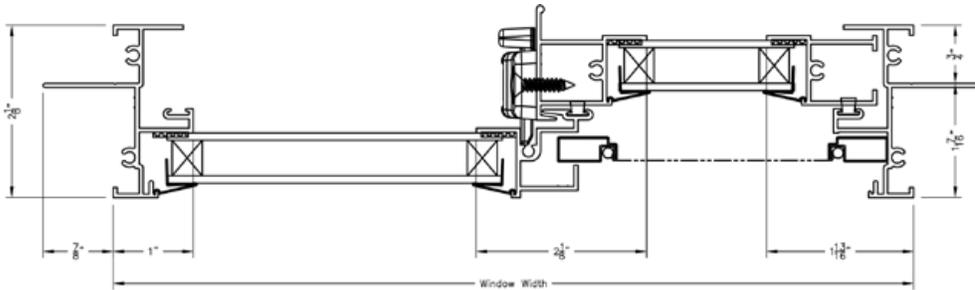
Width: XO/OX =  $(\text{window width}/2) - 1.00''$

XOX 1/3 1/3 1/3 =  $(\text{window width}/3) - 1.00''$

XOX 1/4 1/2 1/4 =  $(\text{window width}/4) - 1.00''$

Height:  $\text{window height} - 1.25''$

### Cross Sections:



# OVERVIEW

Reliabil aluminum single hung windows are designed for new construction and are easily installed with an integrated nail fin. Energy efficient low-E insulated glass helps reflect the sun's heat away from the inside of your house in the warm summer months while helping to hold the warmth inside your home during the colder winter months. Reliabil aluminum single hung windows are manufactured from an extruded aluminum sash and main frame that is durable and maintenance free and includes an easily removable screen that keeps insects out. Reliabil aluminum single hung windows complement any surrounding, never need painting and are backed by a lifetime manufacturer's warranty.

- Easy installation with integrated nail fin
- Low-E insulated glass reduces condensation and improves thermal energy efficiency (see each window's U-value and SHGC value for exact specifications)
- Extruded aluminum main frame is maintenance-free and durable for long lasting performance
- Aluminum bottom sash interlocks with the main frame for added strength and security, ensuring a weather-tight seal
- Internal weeping system prevents moisture buildup, and a removable half screen keeps insects out
- Aluminum finish complements any surrounding and never needs painting
- Backed by a lifetime manufacturer's warranty

# SPECIFICATIONS

<b>Actual Height (Inches)</b>	59.5	<b>Mulling</b>	N/A
<b>Actual Width (Inches)</b>	31.5	<b>Wood Jamb Extension</b>	None
<b>Jamb Depth (Inches)</b>	2.6	<b>Number of Locks</b>	2
<b>Interior Color/Finish</b>	Black	<b>Ventilation Latches</b>	N/A

# SPECIFICATIONS

<b>Actual Height (Inches)</b>	59.5	<b>Mulling</b>	N/A
<b>Actual Width (Inches)</b>	31.5	<b>Wood Jamb Extension</b>	None
<b>Jamb Depth (Inches)</b>	2.6	<b>Number of Locks</b>	2
<b>Interior Color/Finish</b>	Black	<b>Ventilation Latches</b>	N/A
<b>Exterior Color/Finish</b>	Black	<b>Tilt Mechanism</b>	N/A
<b>Hardware Color/Finish</b>	Black	<b>High Altitude Rated</b>	×
<b>Paintable</b>	×	<b>Hurricane Approved</b>	×
<b>Color/Finish Family</b>	Black	<b>Miami Dade Approved</b>	×
<b>Frame Material</b>	Aluminum	<b>Florida Product Approved</b>	×
<b>Grid Type</b>	N/A	<b>Texas Department of Insurance Approved</b>	×
<b>Grid Width</b>	N/A	<b>Meets CA Forced Entry Requirements</b>	×
<b>Grid Profile</b>	N/A	<b>Sound Transmission Control (STC) Rated</b>	×
<b>Grid Pattern</b>	None	<b>Design Pressure (DP) Rating</b>	40
<b>Argon Gas Insulated</b>	×	<b>U Value</b>	0.52
<b>Glass Strength</b>	Single strength		

<b>Glass Strength</b>	Single strength
<b>Obscure Glass</b>	×
<b>Frame Profile</b>	Flat
<b>Screen Included</b>	Half
<b>Screen Type</b>	Fiberglass mesh
<b>Screen Frame Type</b>	Roll-form
<b>Balance System</b>	Block and tackle
<b>Tilting</b>	×
<b>Warranty</b>	Limited lifetime
<b>Lowe's Exclusive</b>	
<b>Project Type</b>	New construction
<b>Meets Egress Requirement</b>	×
<b>Lock Type</b>	Sweep
<b>Nail Fin</b>	Integrated
<b>J Channel</b>	N/A

<b>U Value</b>	0.52
<b>Solar Heat Gain Coefficient (SHGC)</b>	0.33
<b>Grid Included</b>	×
<b>Series Name</b>	46000 Series
<b>Glass Insulation</b>	Low-E
<b>ENERGY STAR Certified Northern Zone</b>	×
<b>Rough Opening Width (Inches)</b>	32
<b>ENERGY STAR Certified Southern Zone</b>	×
<b>Glazing Type</b>	Double pane
<b>Common Size (W x H)</b>	32-in x 60-in
<b>ENERGY STAR Certified North/Central Zone</b>	×
<b>ENERGY STAR Certified South/Central Zone</b>	×
<b>For Use with Mobile Homes</b>	
<b>Rough Opening Height (Inches)</b>	60
<b>UNSPSC</b>	30171600

LOWER  
PRICE!



\$159.<sup>60</sup>

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**ReliaBilt** 46000 Series 31.5-in x 59.5-in x 2.6-in Jamb Aluminum New Construction Black Single Hung Window

Item #1790297 Model #ASHB3260RB



**THIS ITEM IS OUT OF STOCK**

We'll notify you once this item is back in stock.



Enter Email Address

**Notify Me**



- Easy installation with integrated nail fin
- Low-E insulated glass reduces condensation and improves thermal energy efficiency (see each...)
- Extruded aluminum main frame is maintenance-free and durable for long lasting performance

LOWER  
PRICE!



**\$102.60**

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[Learn how](#)

**ReliaBilt** 46000 Series 23.5-in x 35.5-in x 2.6-in Jamb Aluminum New Construction Black Single Hung Window

Item #1790292 Model #ASHB2436RB



**THIS ITEM IS OUT OF STOCK**

We'll notify you once this item is back in stock.



Enter Email Address

**Notify Me**



- Easy installation with integrated nail fin
- Low-E insulated glass reduces condensation and improves thermal energy efficiency (see each...)
- Extruded aluminum main frame is maintenance-free and durable for long lasting performance

<b>Actual Height (Inches)</b>	35.5	<b>Mulling</b>	N/A
<b>Actual Width (Inches)</b>	23.5	<b>Wood Jamb Extension</b>	None
<b>Jamb Depth (Inches)</b>	2.6	<b>Number of Locks</b>	2
<b>Interior Color/Finish</b>	Black	<b>Ventilation Latches</b>	N/A
<b>Exterior Color/Finish</b>	Black	<b>Tilt Mechanism</b>	N/A
<b>Hardware Color/Finish</b>	Black	<b>High Altitude Rated</b>	×
<b>Paintable</b>	×	<b>Hurricane Approved</b>	×
<b>Color/Finish Family</b>	Black	<b>Miami Dade Approved</b>	×
<b>Frame Material</b>	Aluminum	<b>Florida Product Approved</b>	×
<b>Grid Type</b>	N/A	<b>Texas Department of Insurance Approved</b>	×
<b>Grid Width</b>	N/A	<b>Meets CA Forced Entry Requirements</b>	×
<b>Grid Profile</b>	N/A	<b>Sound Transmission Control (STC) Rated</b>	×
<b>Grid Pattern</b>	None	<b>Design Pressure (DP) Rating</b>	40
<b>Argon Gas Insulated</b>	×	<b>U Value</b>	0.52
<b>Glass Strength</b>	Single strength	<b>Solar Heat Gain Coefficient (SHGC)</b>	0.33
<b>Obscure Glass</b>	×		

<b>Obscure Glass</b>	×
<b>Frame Profile</b>	Flat
<b>Screen Included</b>	Half
<b>Screen Type</b>	Fiberglass mesh
<b>Screen Frame Type</b>	Roll-form
<b>Balance System</b>	Block and tackle
<b>Tilting</b>	×
<b>Warranty</b>	Limited lifetime
<b>Lowe's Exclusive</b>	✓
<b>Project Type</b>	New construction
<b>Meets Egress Requirement</b>	×
<b>Lock Type</b>	Sweep
<b>Nail Fin</b>	Integrated
<b>J Channel</b>	N/A

<b>Solar Heat Gain Coefficient (SHGC)</b>	0.33
<b>Grid Included</b>	×
<b>Series Name</b>	46000 Series
<b>Glass Insulation</b>	Low-E
<b>ENERGY STAR Certified Northern Zone</b>	×
<b>Rough Opening Width (Inches)</b>	24
<b>ENERGY STAR Certified Southern Zone</b>	×
<b>Glazing Type</b>	Double pane
<b>Common Size (W x H)</b>	24-in x 36-in
<b>ENERGY STAR Certified North/Central Zone</b>	×
<b>ENERGY STAR Certified South/Central Zone</b>	×
<b>For Use with Mobile Homes</b>	✓
<b>Rough Opening Height (Inches)</b>	36
<b>UNSPSC</b>	30171600