

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 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
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Noe Garcia/GARCIA MAGDALENA L & NOE A
OWNER: Noe Garcia/GARCIA MAGDALENA L & NOE A
TYPE OF WORK: Addition, exterior modifications, window replacement, construction of a rear accessory structure
APPLICATION RECEIVED: August 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

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

1. Construct a rear addition to feature approximately 600 square feet. The proposed rear addition will feature an enclosed storage structure, an open air carport, and a second level roof deck.
2. Install window in openings on the north and south elevations.
3. Modify the fenestration of the east elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.
- 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.

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 facade of the original structure in terms of their scale and mass.
- ii. Rooftop 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 Alterations 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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
- ii. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. Roof slopes—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. Building orientation—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. Mounting (flat roof surfaces)—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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 finish. 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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The structure located at 322 N Hackberry is a Folk-Victorian-style, single-family house. The structure is single-story, and features a front porch adjacent to a prominent bay window. The house was constructed between 1904

and 1924 when it first appears on a Sanborn map. The original footprint shown on the 1924 Sanborn map is consistent with the current footprint of the structure.

- b. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 600 square feet to feature a covered carport structure, exterior staircase, and a rooftop deck. The submitted floorplan exhibits annotate the intended future construction of a second level apartment loft constructed from the temporary rooftop mezzanine, however this is not subject to review at this time.
- c. REAR ADDITION (MASSING) – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Per the submitted application documents, the rear addition features a footprint, massing, profile and architectural details that are not consistent with the Guidelines.
- d. REAR ADDITION (MATERIALS) – The applicant has proposed installing materials to include wood siding and trim to match the historic structure, and composite roofing for the accessible rooftop deck, wood railing, and composite decking. Generally, the proposed materials are consistent with the Guidelines; however, staff finds that additional information should be submitted regarding the railing and proposed roof decking. As noted in finding c, staff does not find the profile and massing of the proposed rear addition to be appropriate.
- e. PRIMARY STRUCTURE (FENESTRATION: SOUTH ELEVATION) – The applicant has proposed to install two, one-over-one wood windows in previously-existing window openings on the south elevation. The Historic Design Guideline 6.A.i for Exterior Maintenance and Alterations states to preserve existing window and door openings. Staff finds the proposed modification to restore the existing window openings to install new wood windows to be consistent with the guidelines and finds that the applicant should install windows as meets staff's standards for new windows.
- f. PRIMARY STRUCTURE (FENESTRATION: NORTH ELEVATION) – The applicant is requesting to install three new, one-over-one wood windows in four out of five previously-existing window openings on the north elevation. The Historic Design Guideline 6.A.i for Exterior Maintenance and Alterations states to preserve existing window and door openings. Staff finds the proposed modification to restore the existing window openings to install new wood windows to be consistent with the guidelines and recommends that the applicant install windows as meets staff's standards for new windows as noted in the citations.
- g. PRIMARY STRUCTURE (FENESTRATION: EAST ELEVATION) – On the east elevation, the applicant is proposing to replace an existing window with a new exterior door, and to replace existing door with a new one-over-one transom window. The applicant has also proposed to remove two existing, rear window openings. The Historic Design Guideline 6.A.i for Exterior Maintenance and Alterations states to preserve existing window and door openings; staff does not find the proposed fenestration alteration at the east elevation to be consistent with this guideline.

RECOMMENDATION:

1. Staff recommends approval of item 1, construction of a rear addition, based on findings a through d with the following stipulations:
 - i. That the carport and deck is constructed as a detached structure from the main house. The applicant should submit updated construction documents to reflect this modification for review by staff prior to approval.
 - ii. That the staircase is located at the rear of the house and out of view from the right of way. The applicant should submit updated construction documents to reflect this modification for review by staff prior to approval.
 - iii. That the applicant install wood siding that matches in material and profile to that of the historic structure.
 - iv. That the installed doors be of traditional architectural style, and of solid wood material.
 - v. That the new wood columns at the rear of the addition be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
2. Staff recommends approval of item 2, restoration of the north and south elevation fenestration, based on findings e and f with the following stipulations:
 - i. That the applicant install fully wood windows that are consistent with staff's standards for new windows as noted in finding f.

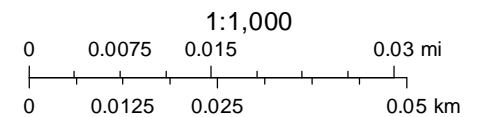
- ii. That the applicant provide an updated window schedule that clearly illustrates the placement of the new windows in relation to the original openings for review by staff prior to approval.
- 3. Staff does not recommend approval of item 3, modification of the east elevation fenestration, based on finding g. Staff recommends that the existing door and window openings be maintained.

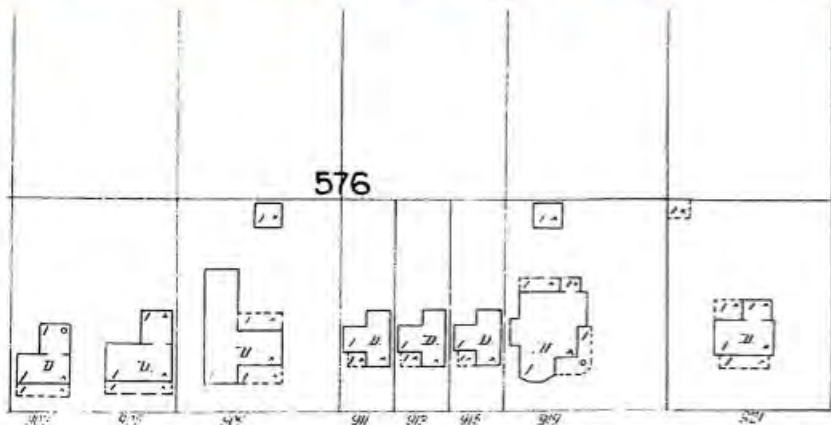
City of San Antonio One Stop



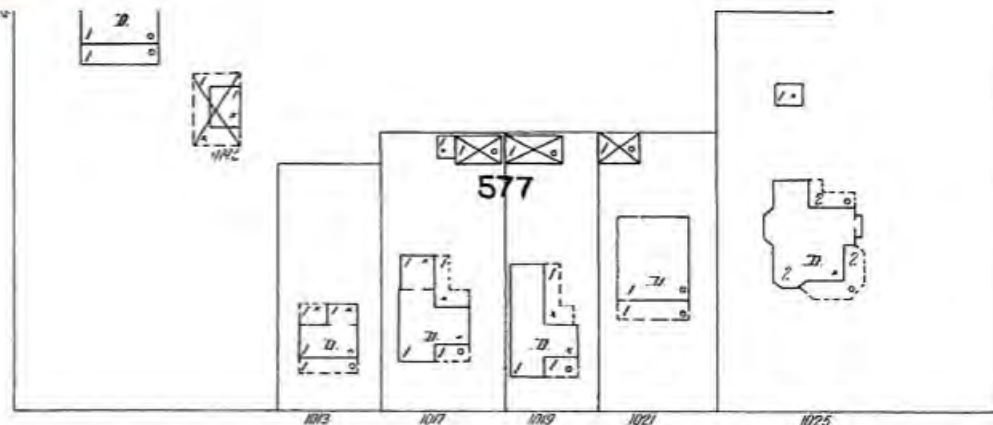
August 11, 2022

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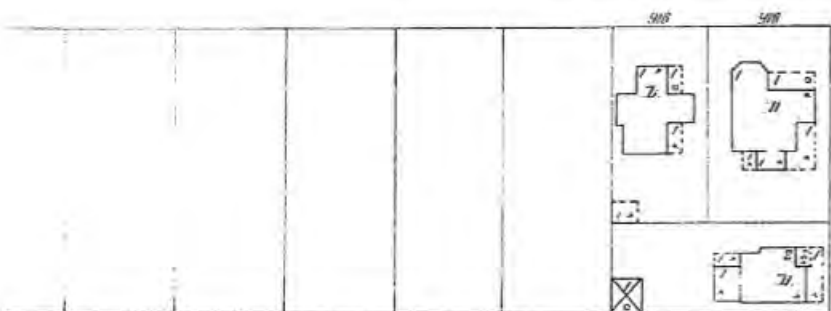




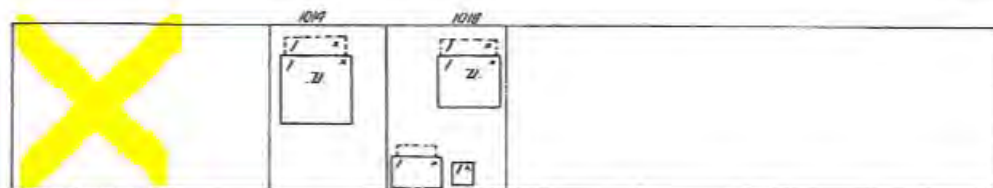
E. CROCKETT



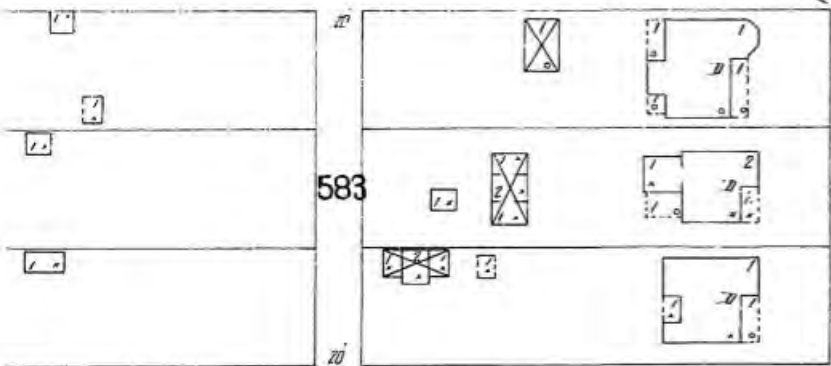
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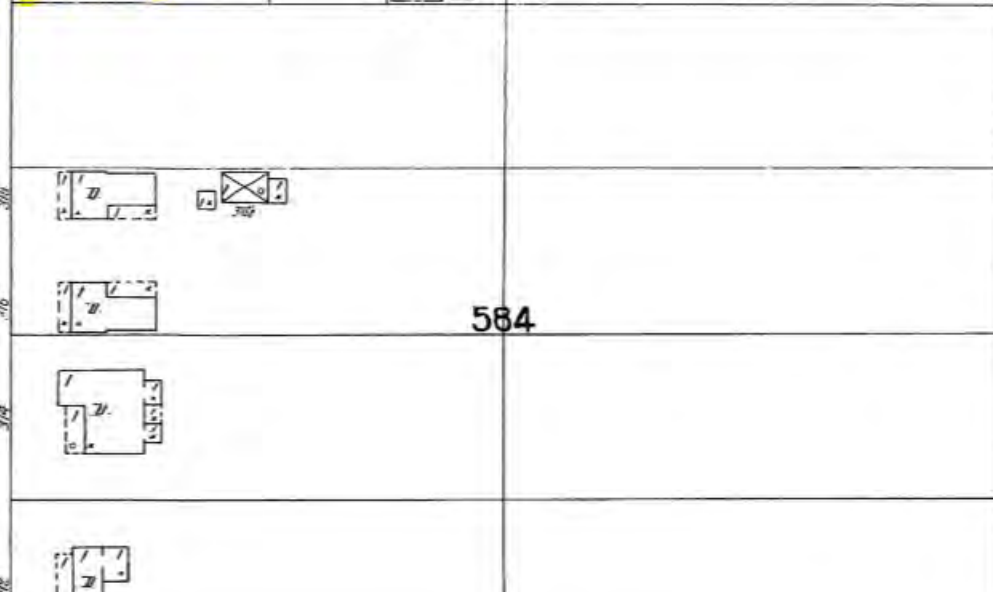
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ERRY



State: Texas

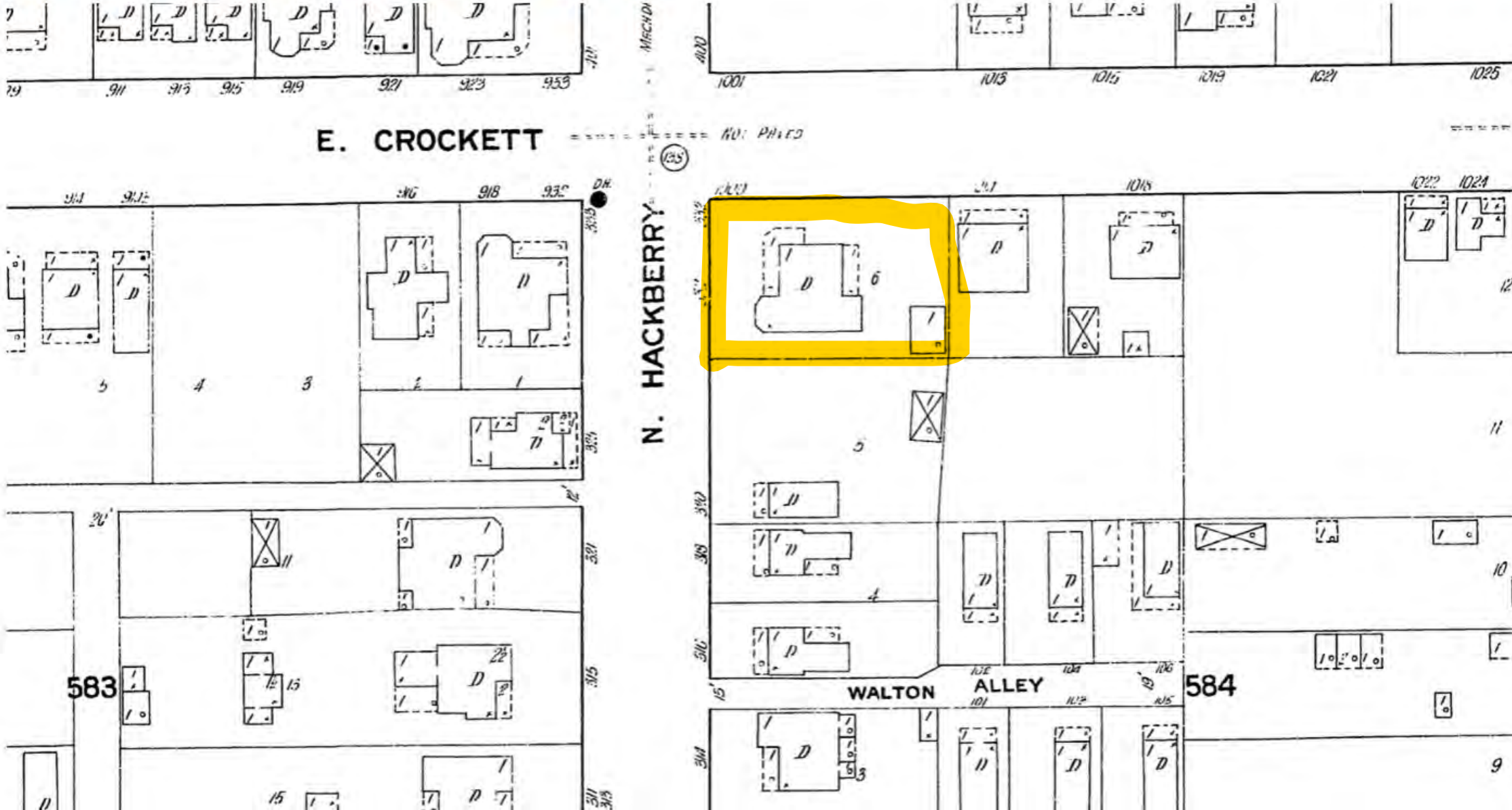
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Date: 1911-1924

Volume: vol. 2, 1912



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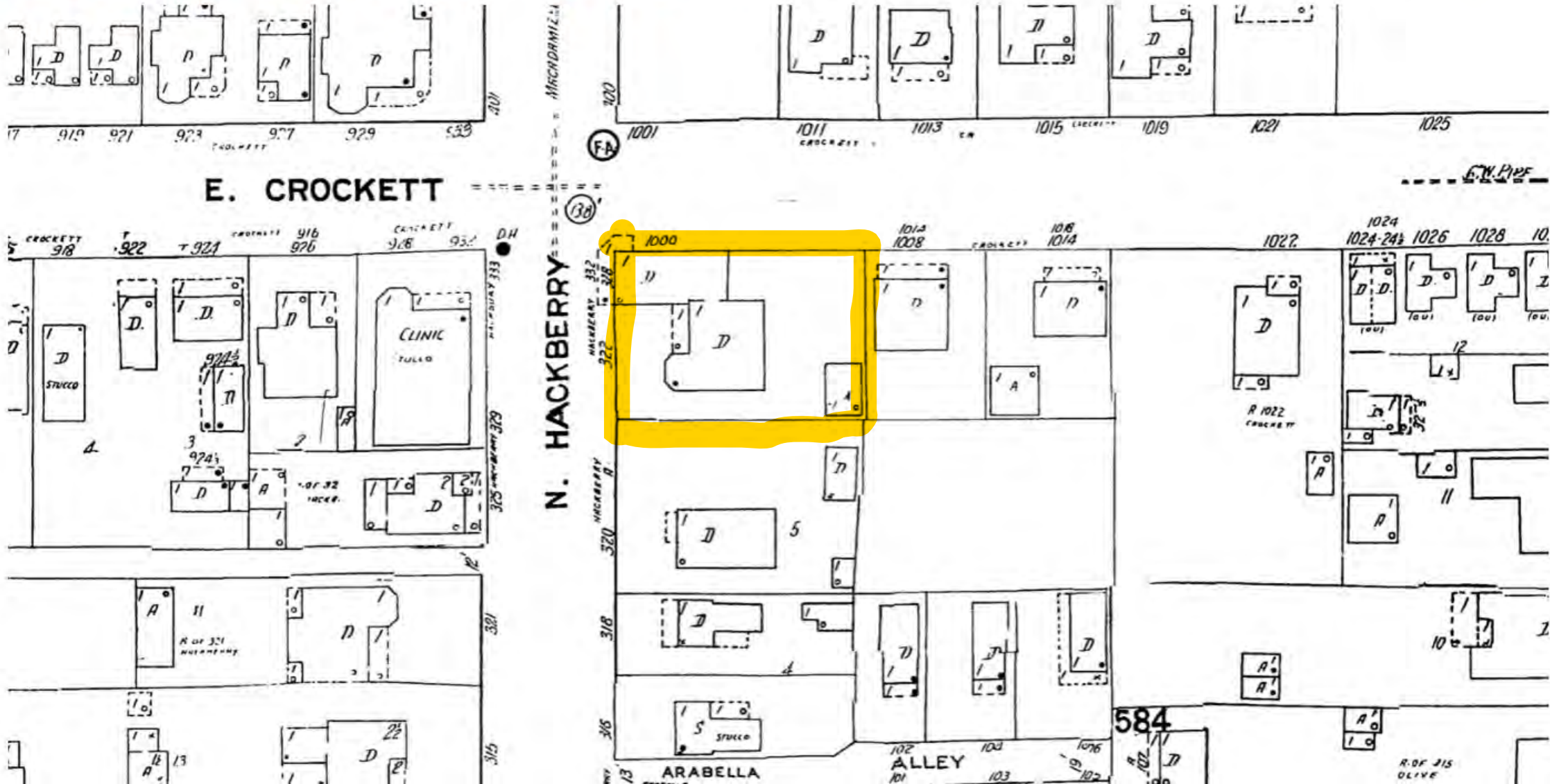
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Date: 1911-Mar. 1951 *

Volume: vol. 2, 1912-Jan. 1951



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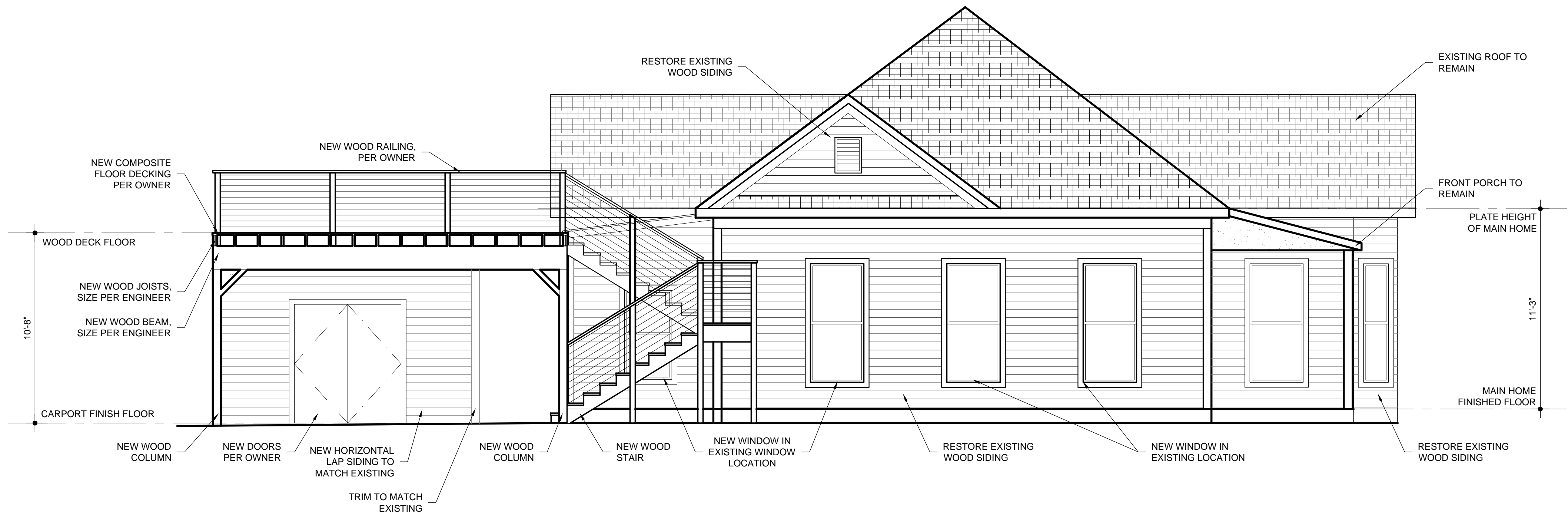






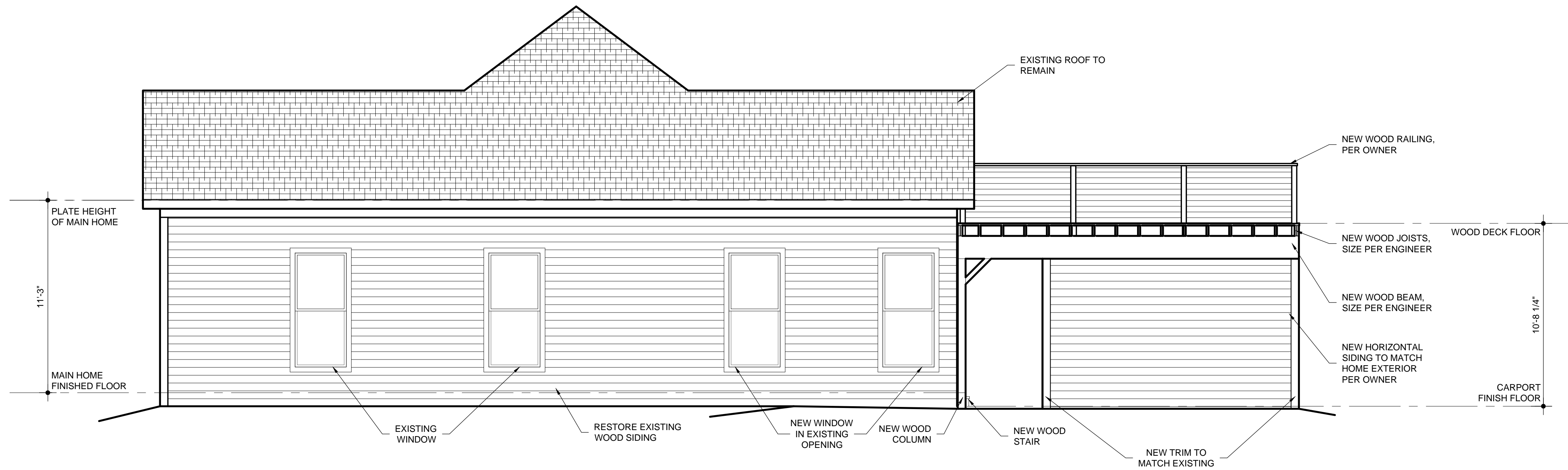






1
A-20
1/4"=1'-0"

LEFT CARPORT ELEVATION



1
A-20
1/4"=1'-0"

LEFT CARPORT ELEVATION



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322 HACKBERRY ST.
SAN ANTONIO, TX

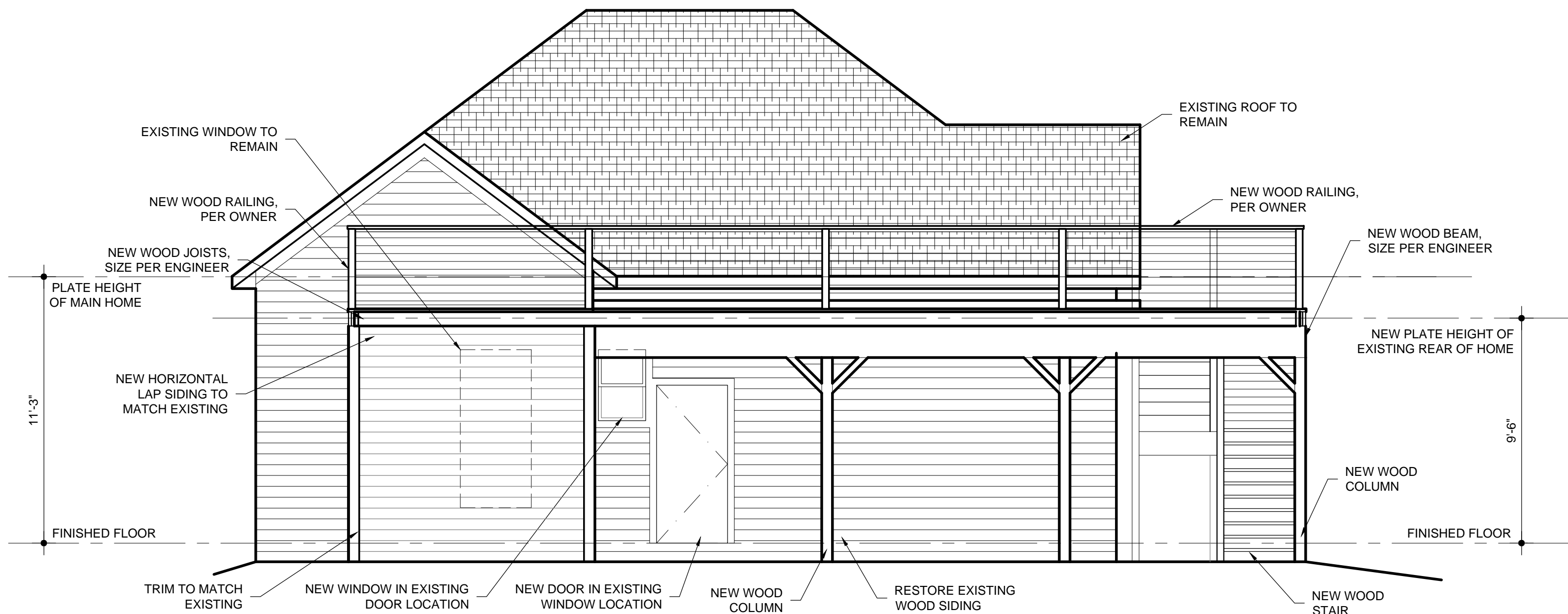
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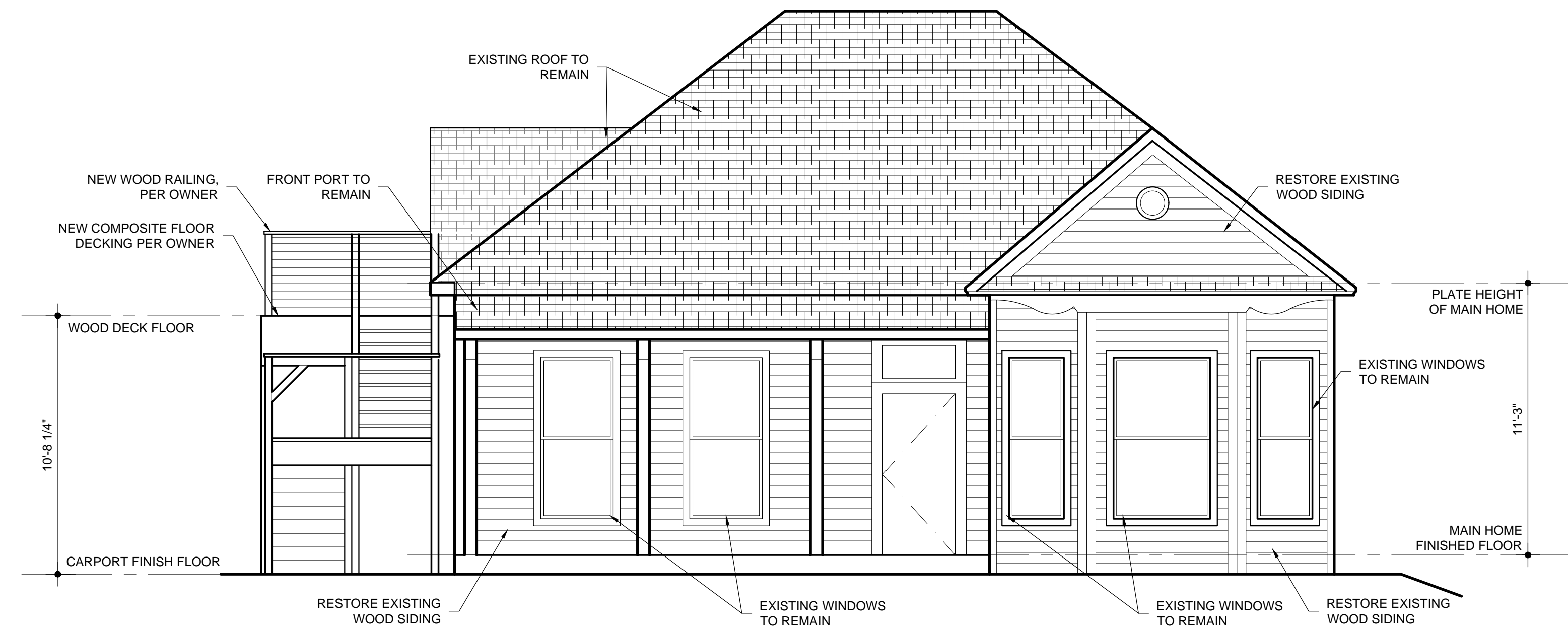
PRELIMINARY
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Sheet Number

A-20



3
A-21
BACK ELEVATION
1/4"=1'-0"



3
A-21
FRONT ELEVATION
1/4"=1'-0"



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322 HACKBERRY ST.
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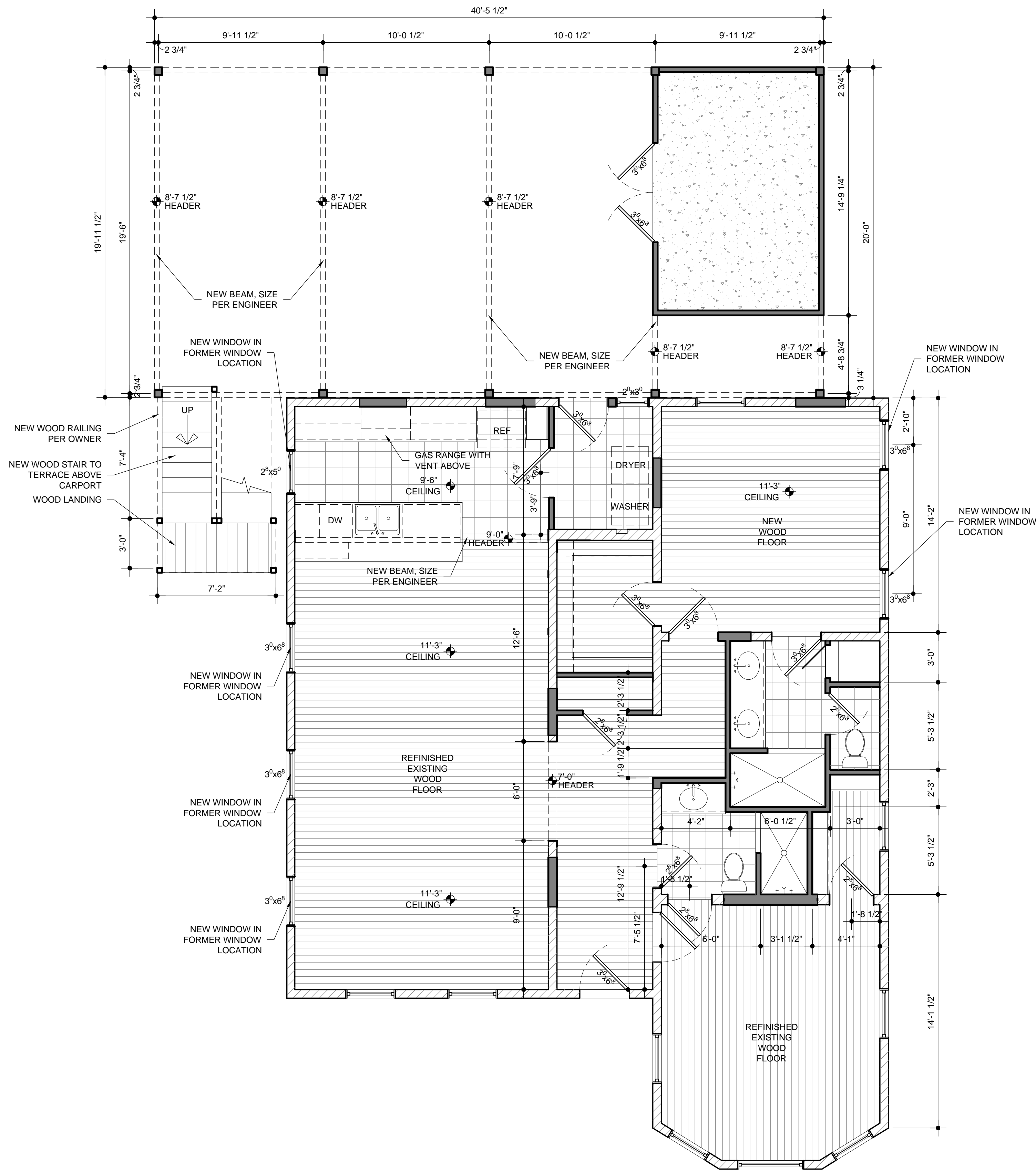
ELEVATION

DATE: 07.22.2022

PRELIMINARY
DESIGN-FOR
REVIEW

Sheet Number

A-21



NORTH

1
A-10
1/4"=1'-0"

RENOVATION FLOOR PLAN

SQUARE FOOTAGE		
CONDITIONED RENOVATED	1,457	SF
UNCONDITIONED CARPORT STORAGE	653	SF
TOTAL OF ALL SPACES	2,265	SF



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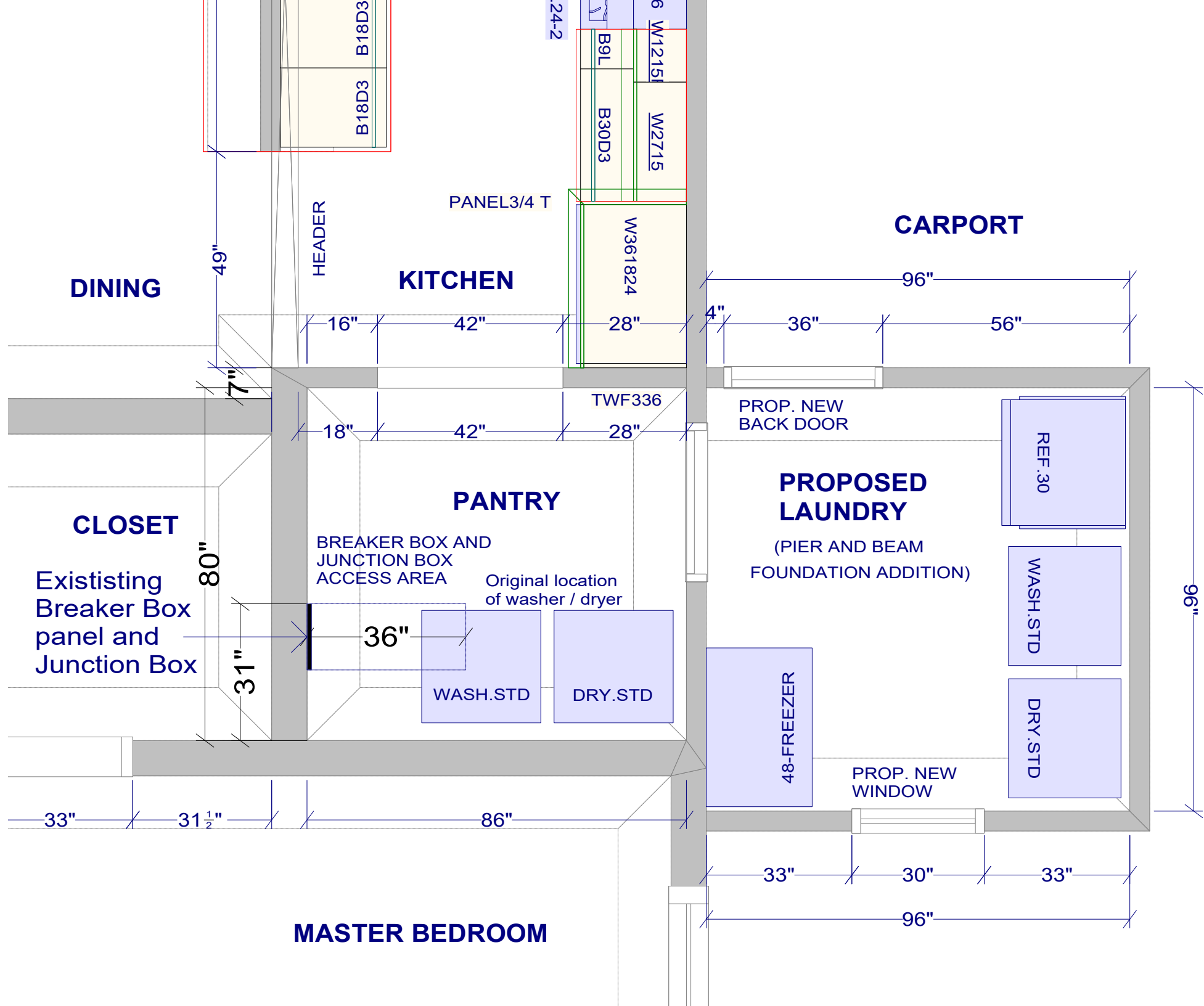
FLOOR PLAN

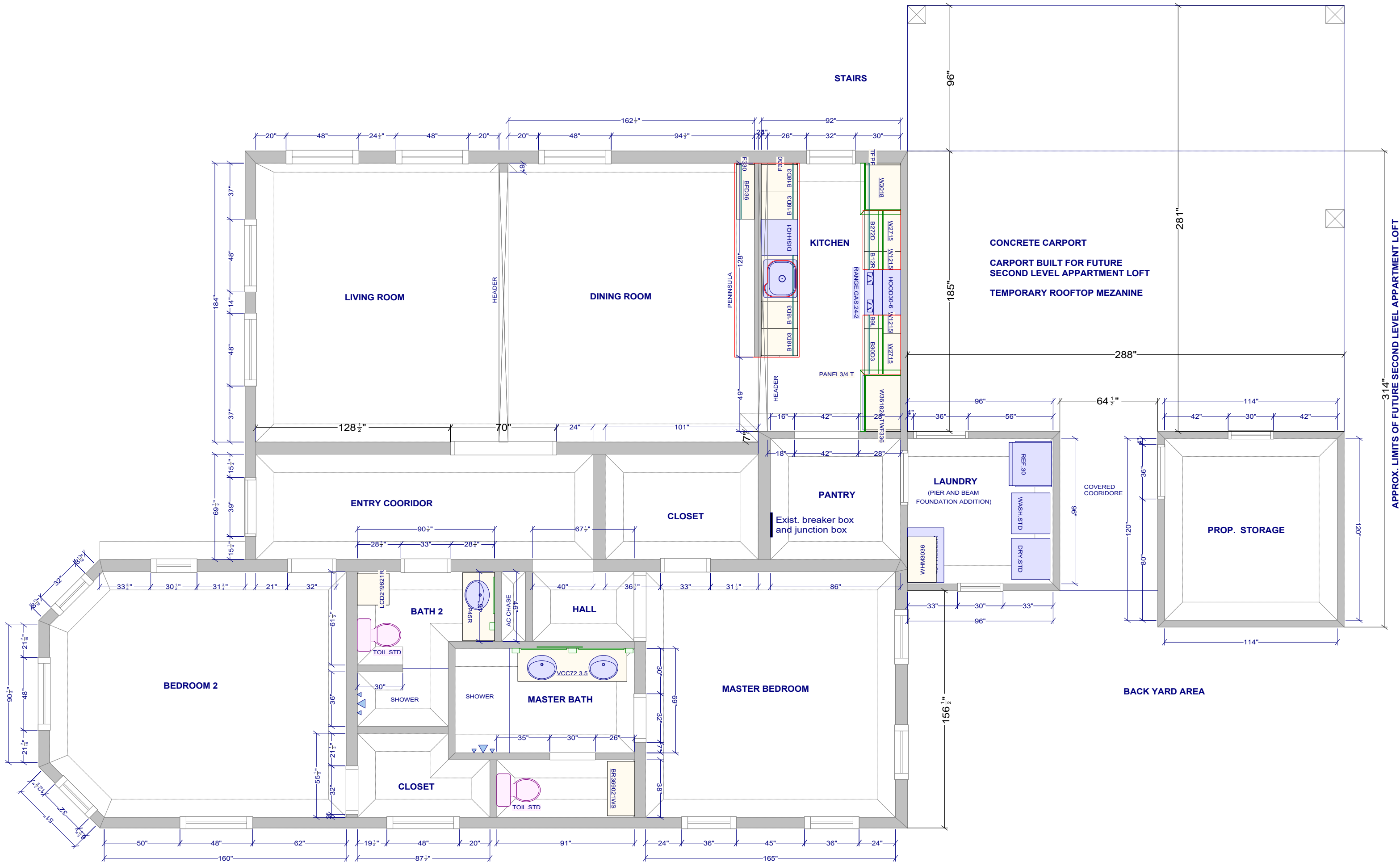
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A-10





APPROX. LIMITS OF FUTURE SECOND LEVEL APARTMENT LOFT

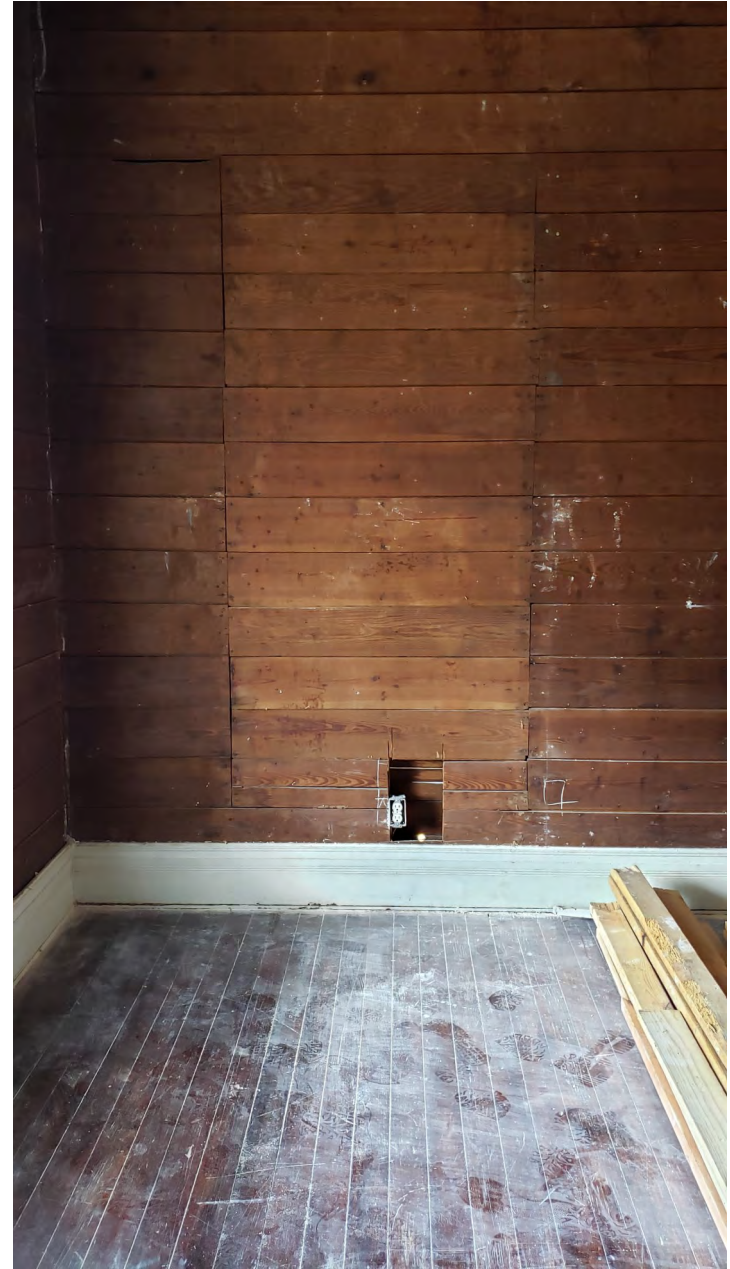




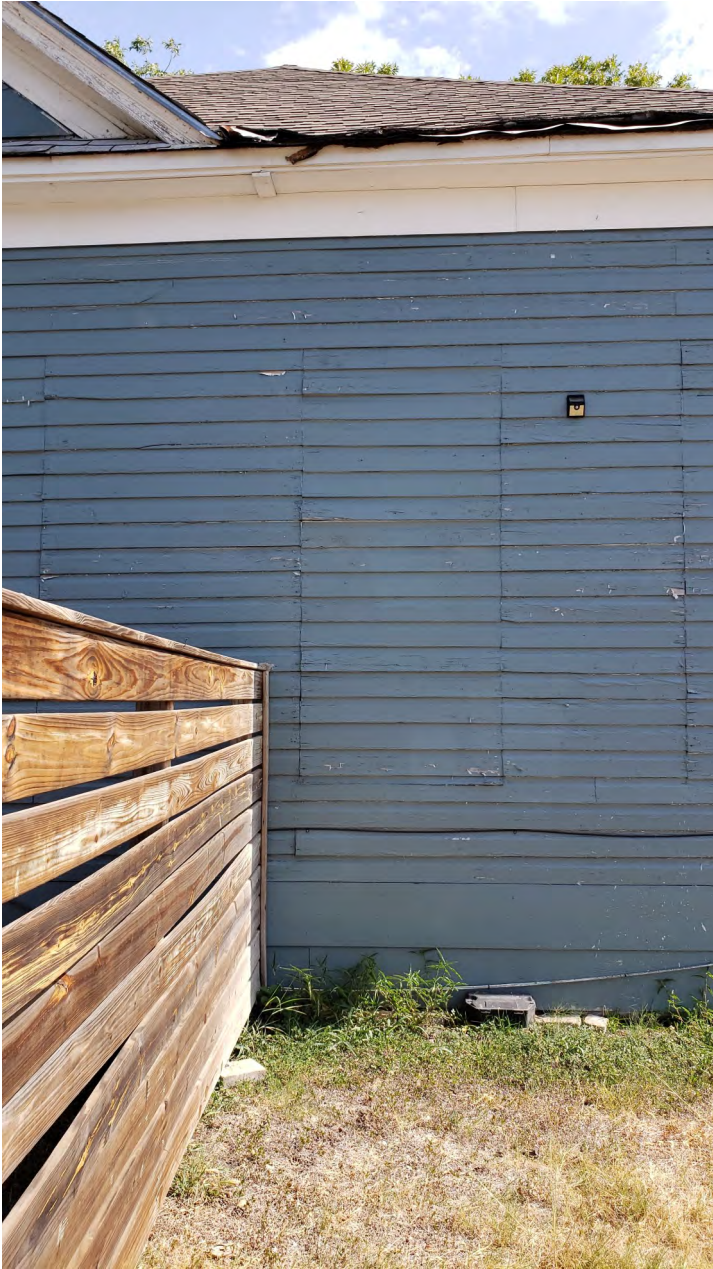
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Proposed New Window (1) Exterior



Proposed New Window (1) Interior



Proposed New Window (2) Exterior



Proposed New Window (2) Interior



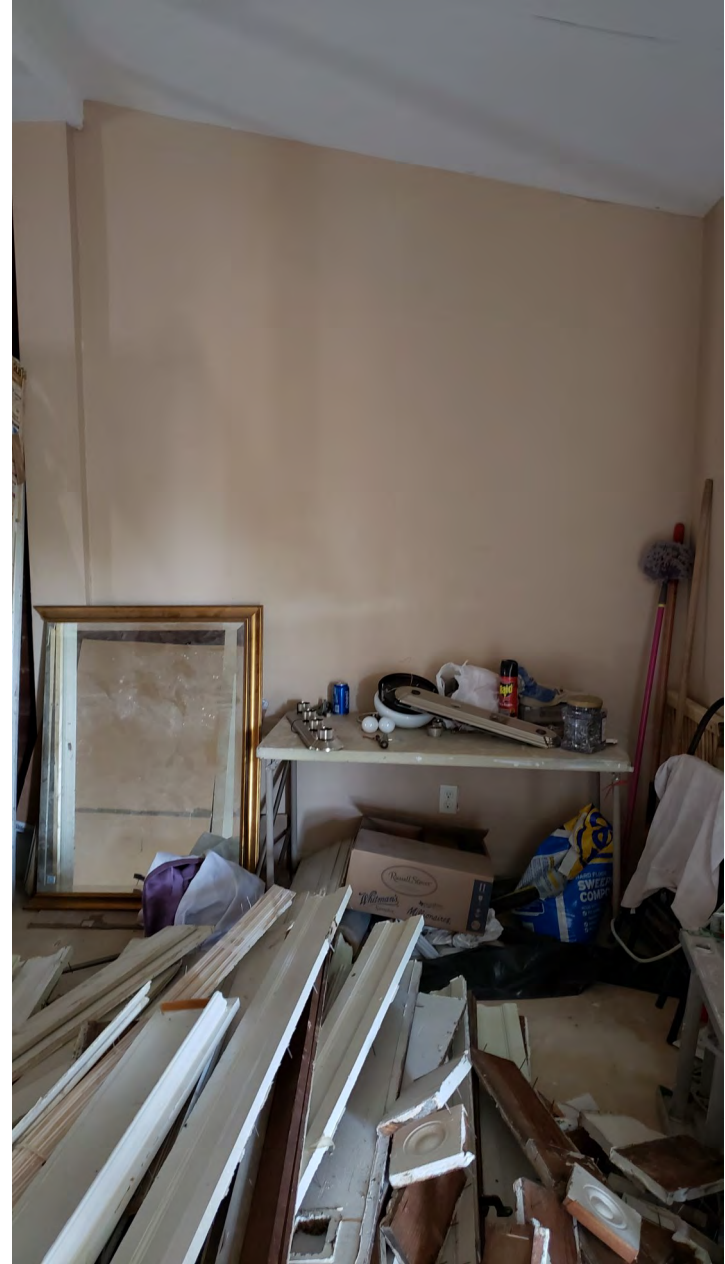
Proposed New Window (3) Exterior



Proposed New Window (3) Interior



Proposed New Window (4) Exterior



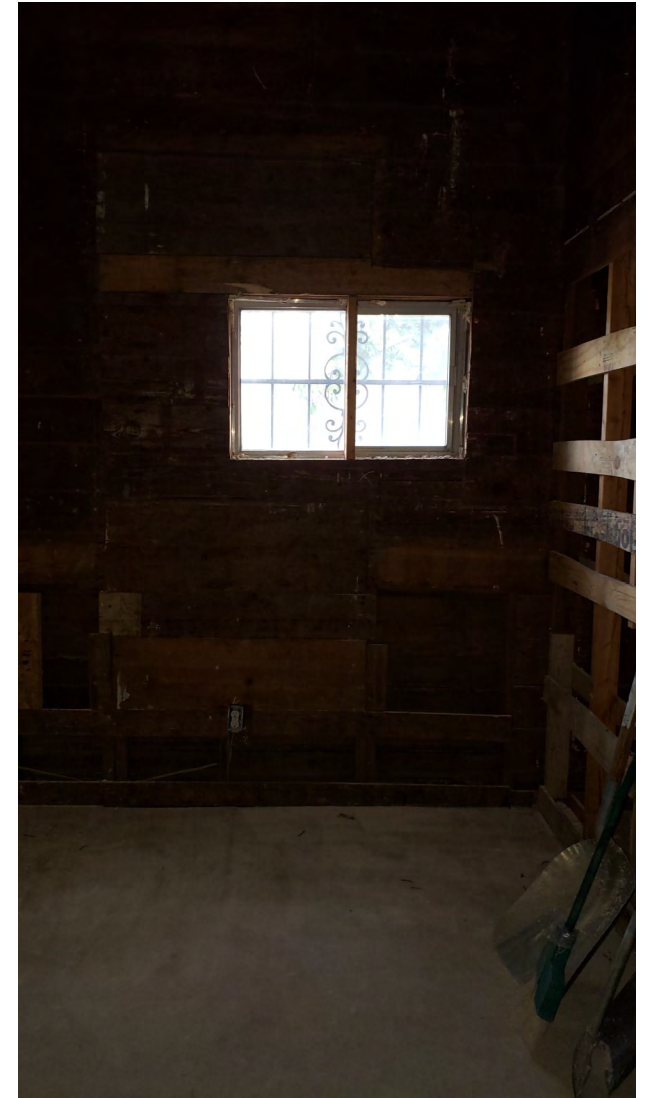
Proposed New Window (4) Interior



Proposed New Window
(5 & 6) Exterior



Proposed New Window (5) Interior



Proposed New Window (6) Interior



Existing Window A and B



Existing Window C



Existing Window D and E

Existing Window will not be removed or replaced



Existing Window E and F



Existing Window G

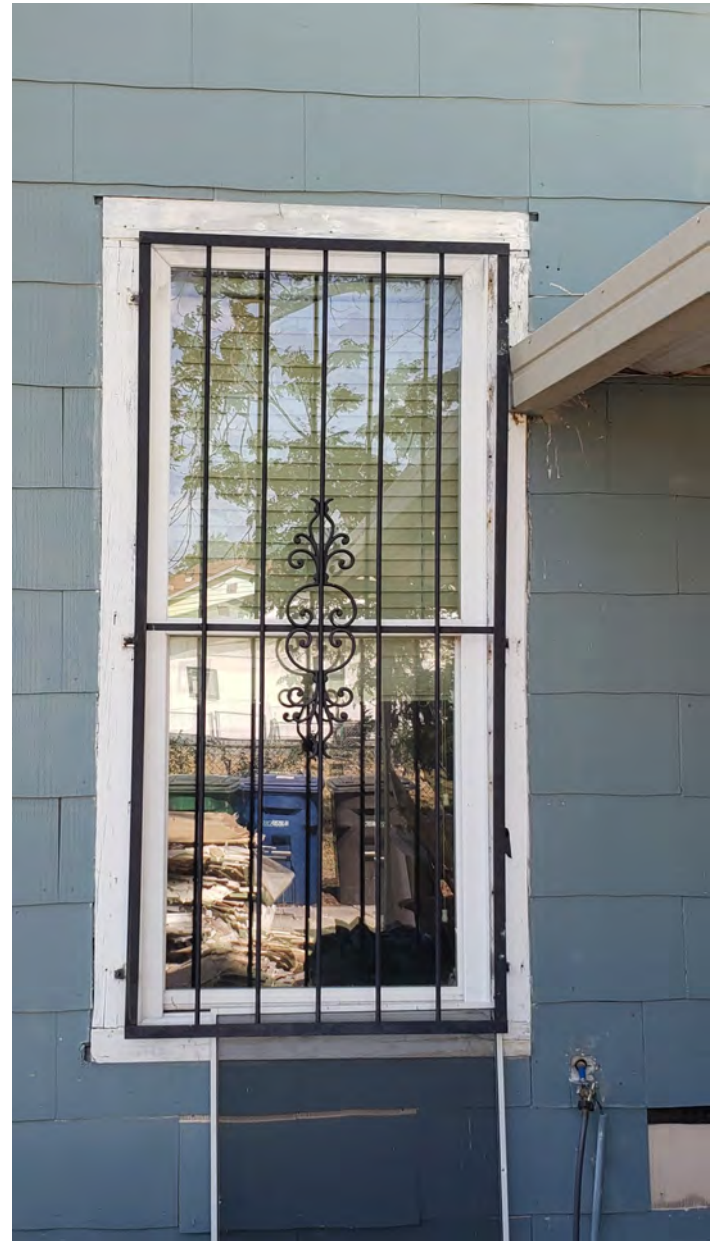


Existing Window H

Existing Window will not be removed or replaced



Existing Window A and B



Existing Window D and E

Existing Window will not be removed or replaced



TYP. 34" x 77" existing wood windows



48" x 77" center bay wood window

Existing Window will not be removed or replaced

80"

132"

Existing Breaker
box panel

Existing Junction
box panel



Windows ▾

Doors ▾

Performance ▾

How to Buy

For Pros ▾

Your Cart (6 items)



Encompass® by Pella - Single-Hung

Quantity

⊖

6

⊕

\$4,099.92
(\$683.32 each)

Frame Width
34

Exterior Color
White

Glass Strength
Annealed

Hardware Finish
White

Installation Method
New Construction

Frame Height
77

Interior Color
White

Gas Filled
Argon

Screen Option
Half Screen

Frame Type
Nail Fin

Operation / Venting
Single Hung

Low-E Glass Style
SunDefense™ Low-E Insulating Glass

High Altitude
Non High Altitude

Grille Type
No Grille

Jamb Extended Wall Depth
4 9/16"





