

HISTORIC AND DESIGN REVIEW COMMISSION

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
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: Construction of a carport and rear accessory structure, exterior modifications, fenestration modifications
APPLICATION RECEIVED: August 04, 2022
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. 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.

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement 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:** Replacement 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.

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.

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.

FINDINGS:

- a. The historic structure located at 322 N Hackberry was constructed circa 1910 in the Folk Victorian style, and if 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 that 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.

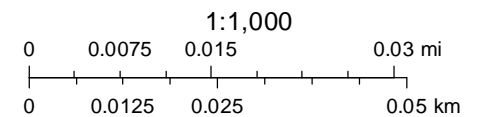
5. Staff recommends approval of item #5, the modifications to the fenestration on the existing, non-original rear façade at the location of a previously enclosed porch based on finding k with the following stipulation:
 - i. That the proposed rear door and windows should be consistent with the Guidelines 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.

City of San Antonio One Stop



August 11, 2022

— User drawn lines





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

Historic and Design Review Commission
Design Review Committee Report

DATE: September 28, 2022

HDRC Case #: 2022-424

Address: 322 N Hackberry

Meeting Location: 322 N Hackberry

APPLICANT: Noe Garcia

DRC Members present: Monica Savino, Jimmy Cervantes, Lisa Garza

Staff Present: Edward Hall

Others present: Magdalena Garcia

REQUEST: Construction of a rear carport with attached storage structure, exterior modifications, fenestration modifications

COMMENTS/CONCERNS:

MS, JC, LG, applicants/owners

MS: Overview of previous concerns

LG: Question about location of carport. Will tree be preserved (tree is dying)

NG: Carport will extend to the existing concrete. NG: carport can be detached from the house.

All: discussion on location of stairs

MS: Locate stairs to the south, shift enclosed structure to the south and east.

JC: have an arborist look at the dying pecan tree

JC: Will the rear deck have a visual impact on the massing of the historic structure

LG: Keep the structure detached

JC: Ensure that drawings are present for the hearing that note railings

MS: Design the rear structures to not take away from the historic house

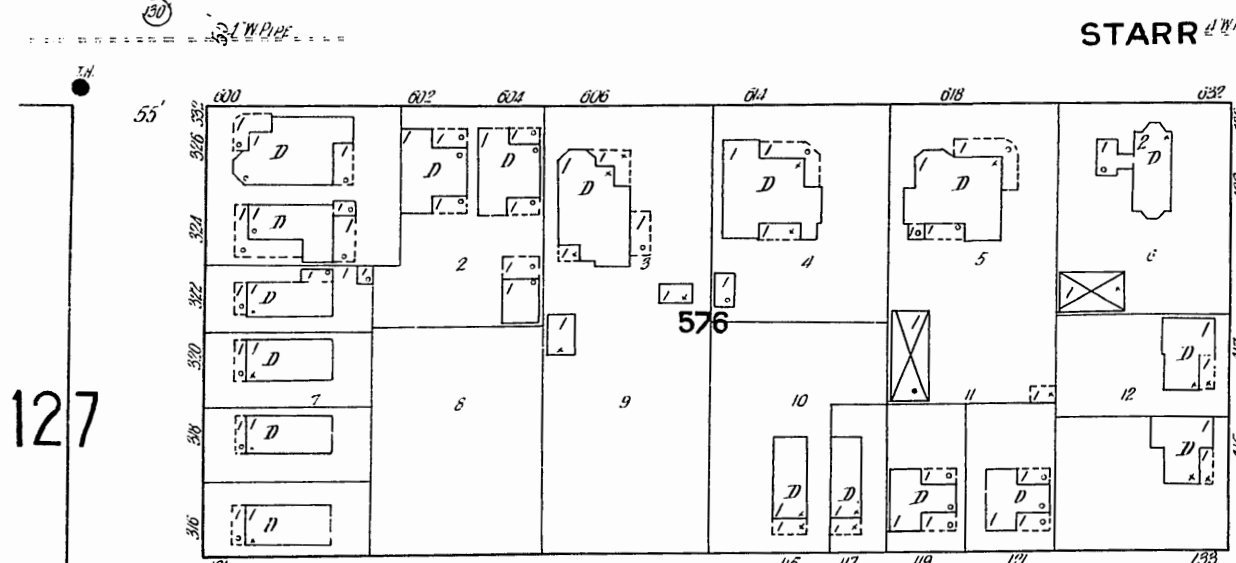
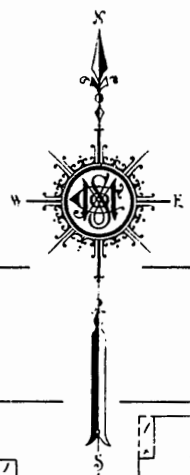
MS: rear volume appears to be an original porch.

All: Discussion on rear facade (enclosed porch)

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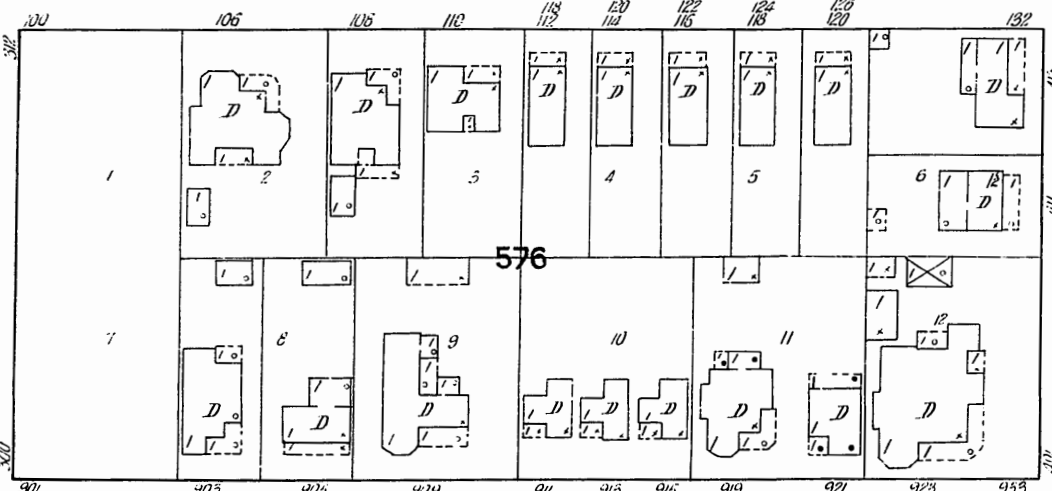
1912 SANBORN MAP

133

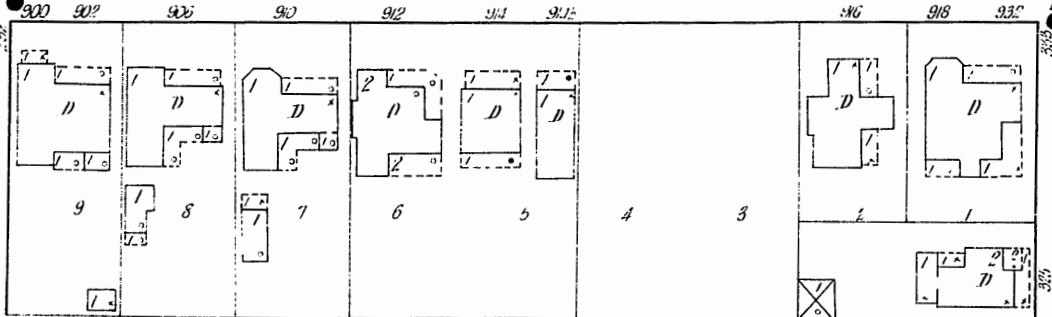


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GLORIETTA (GLORIETH) NOT PAVED

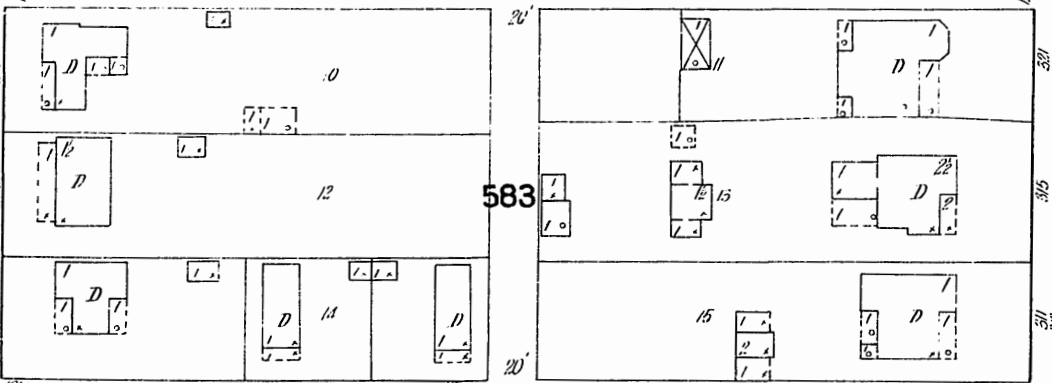


E. CROCKETT



N. MESQUITE

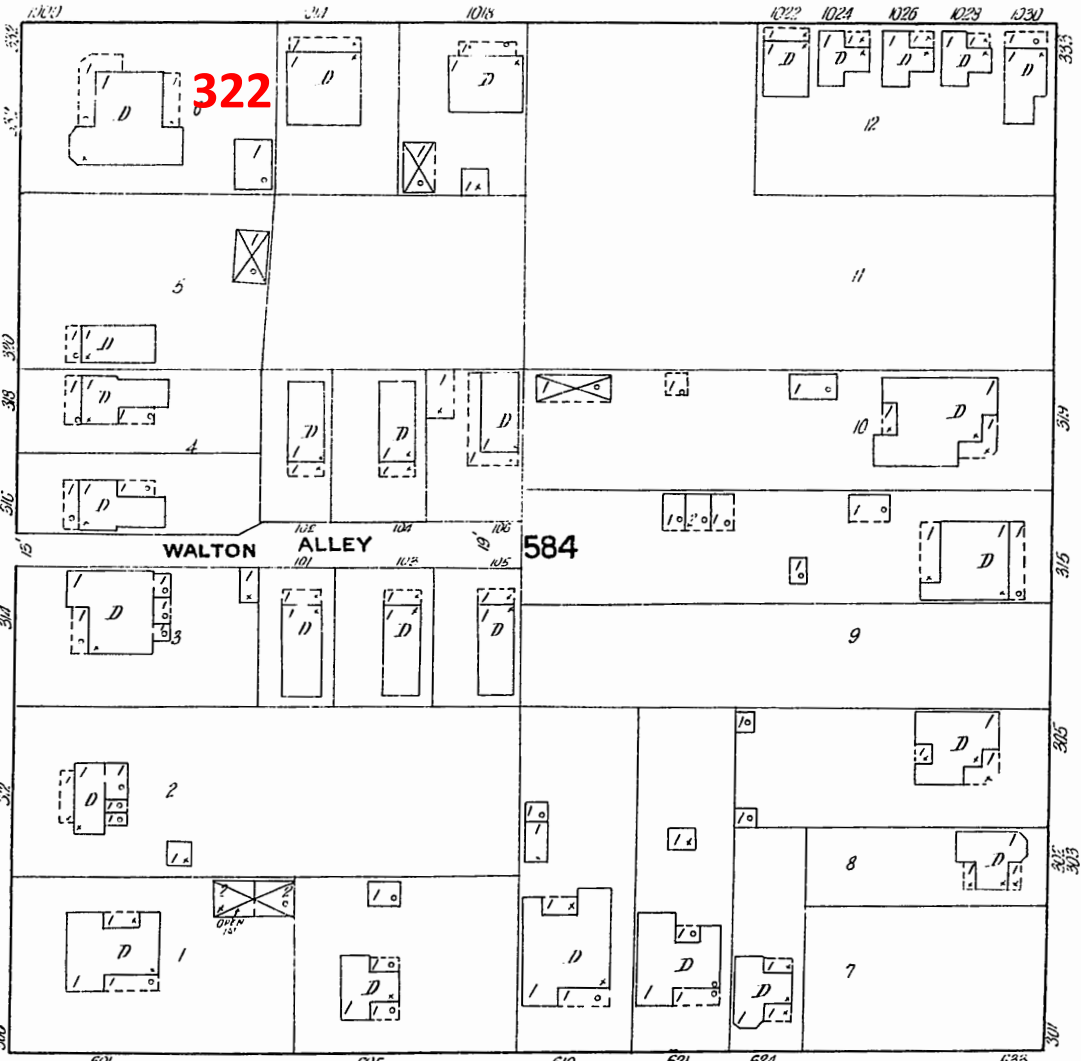
128



MONARD ALLEY

N. CENTRE

N. HACKBERRY



WALTON ALLEY

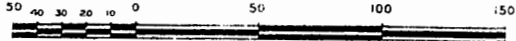
130

131

N. OLIVE

STATE ST.

Scale of Feet.







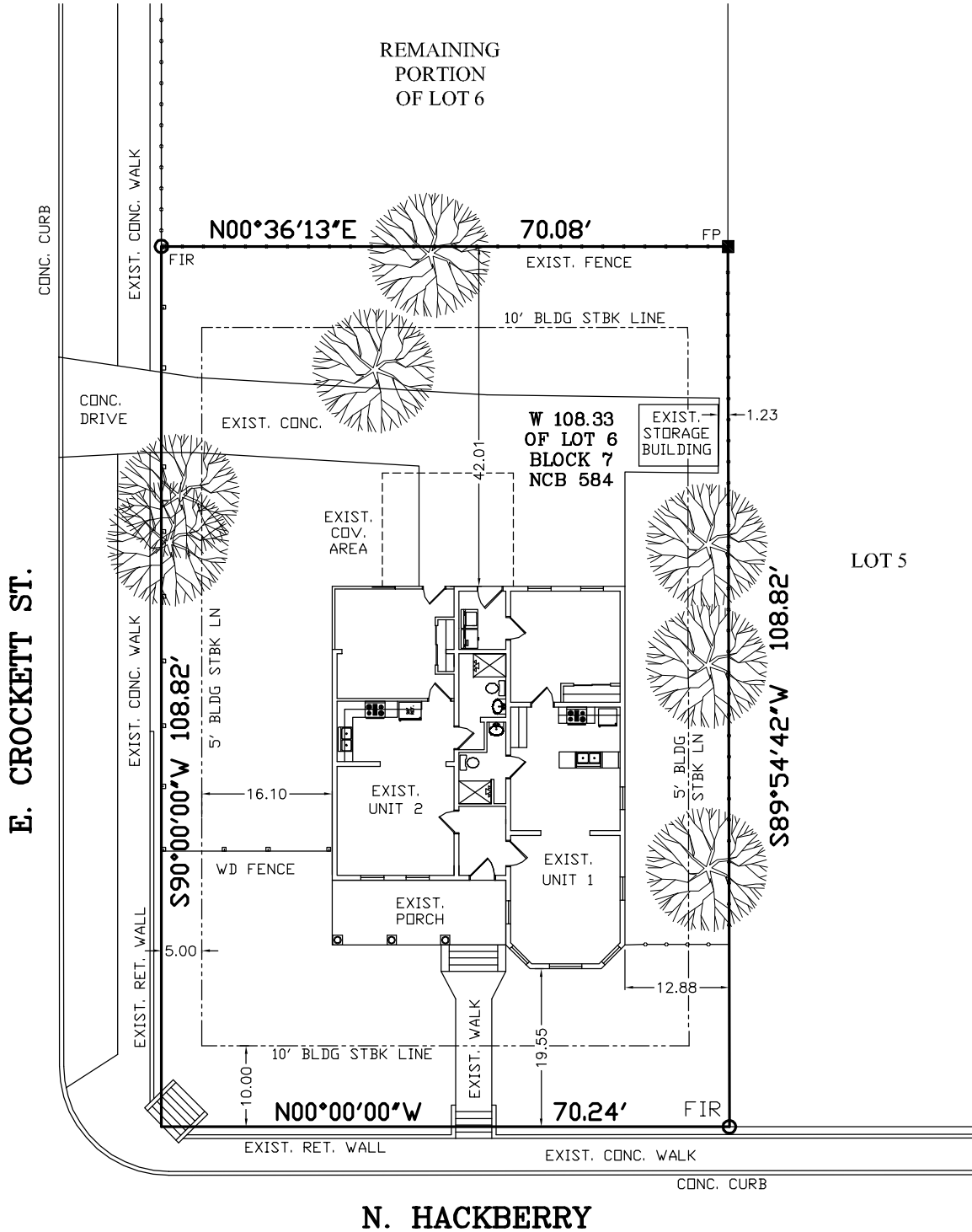












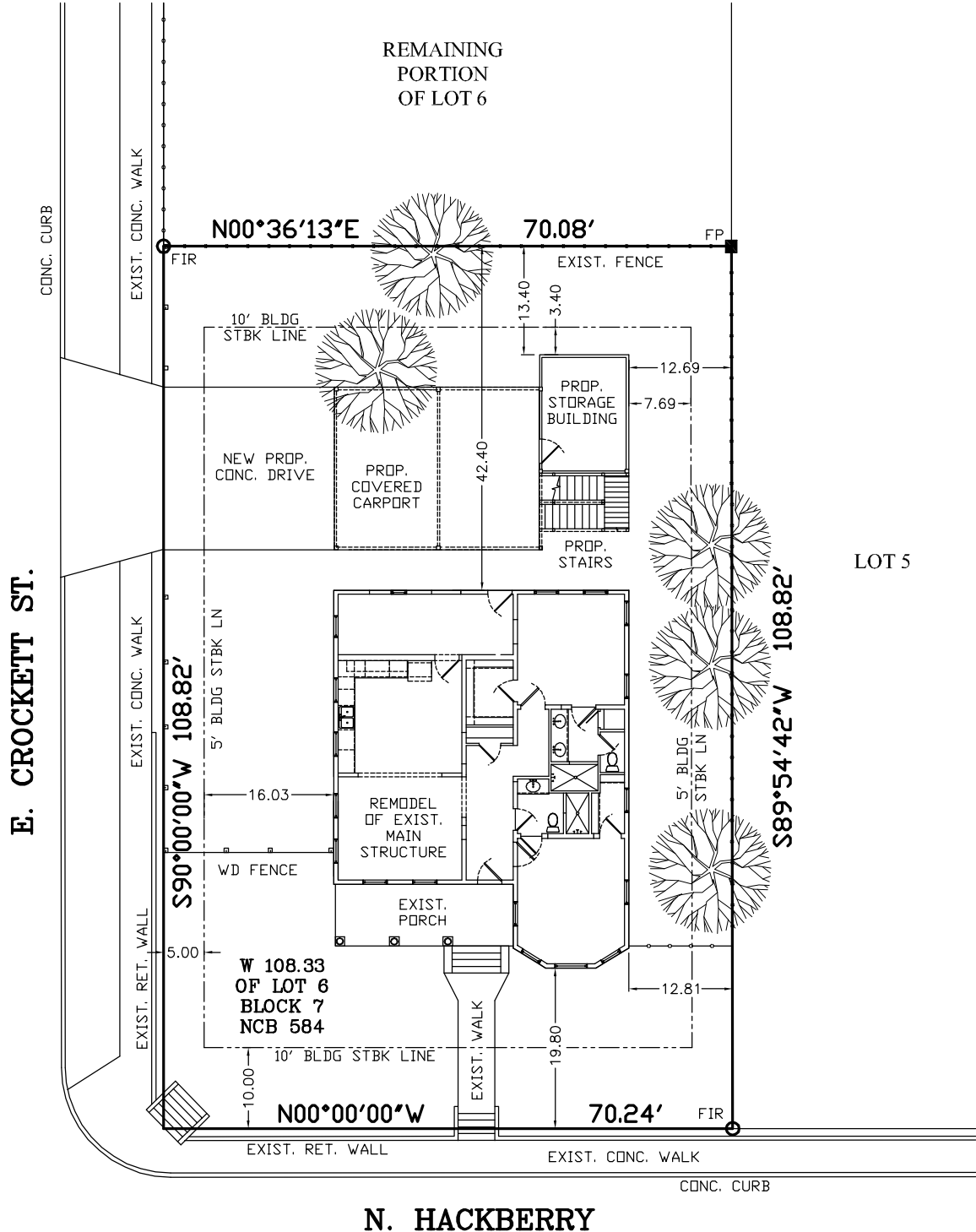
OWNER: MAGDALENA AND NOE GARCIA		ADDRESS: 322 N. HACKBERRY	
TITLE COMPANY: ~		G.F. NO.: ~	
LOT: WEST 108.33' OF LOT 6	BLOCK: 7	N.C.B: 584	
SUBDIVISION: ~			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS	
PLAT RECORDED IN: VOLUME ~ PAGE ~ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS			

NOTE:
THE EXACT FLAT WORK LOCATION,
NUMBER OF STEPS AND EXPOSURE
INDICATED ON THE PLAN ARE
ESIMATED AND MAY BE ALTERED
WITHOUT NOTICE.

LAND DESIGN GROUP
6606 KIRK LANE
SAN ANTONIO, TX 78240
PHONE: 210-725-9657

SITE PLAN OF EXISTING STRUCTERS AND FEATURES

322 N. HACKBERRY, SAN ANTONIO, TEXAS



SCALE: 1"=20'

LEGEND:

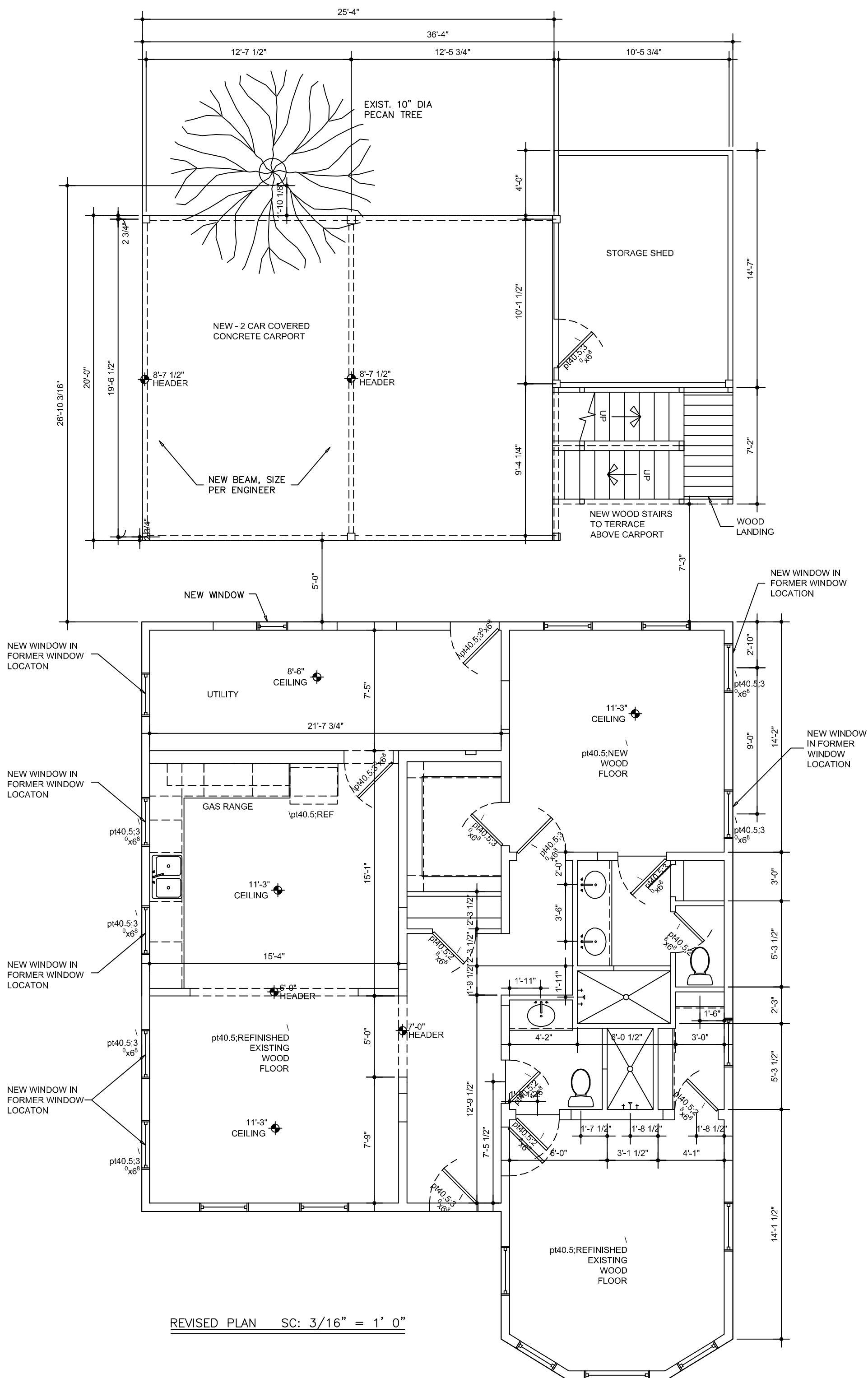
- = PROPOSED ADDITION & IMPROVEMENTS
- = WOOD FENCE
- = FND 1/2" IRON ROD
- = SET 1/2" IRON ROD
- = FENCE POST

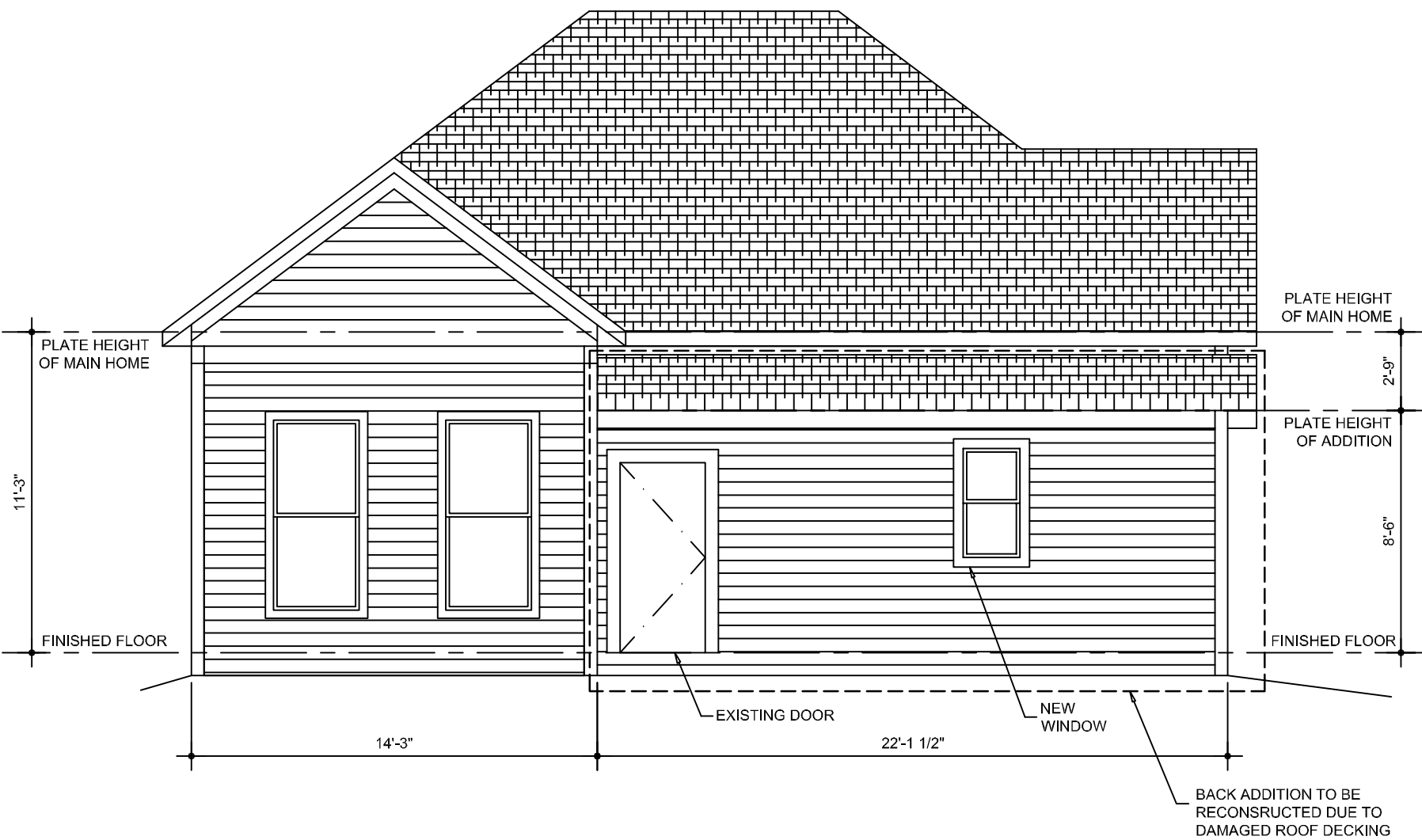
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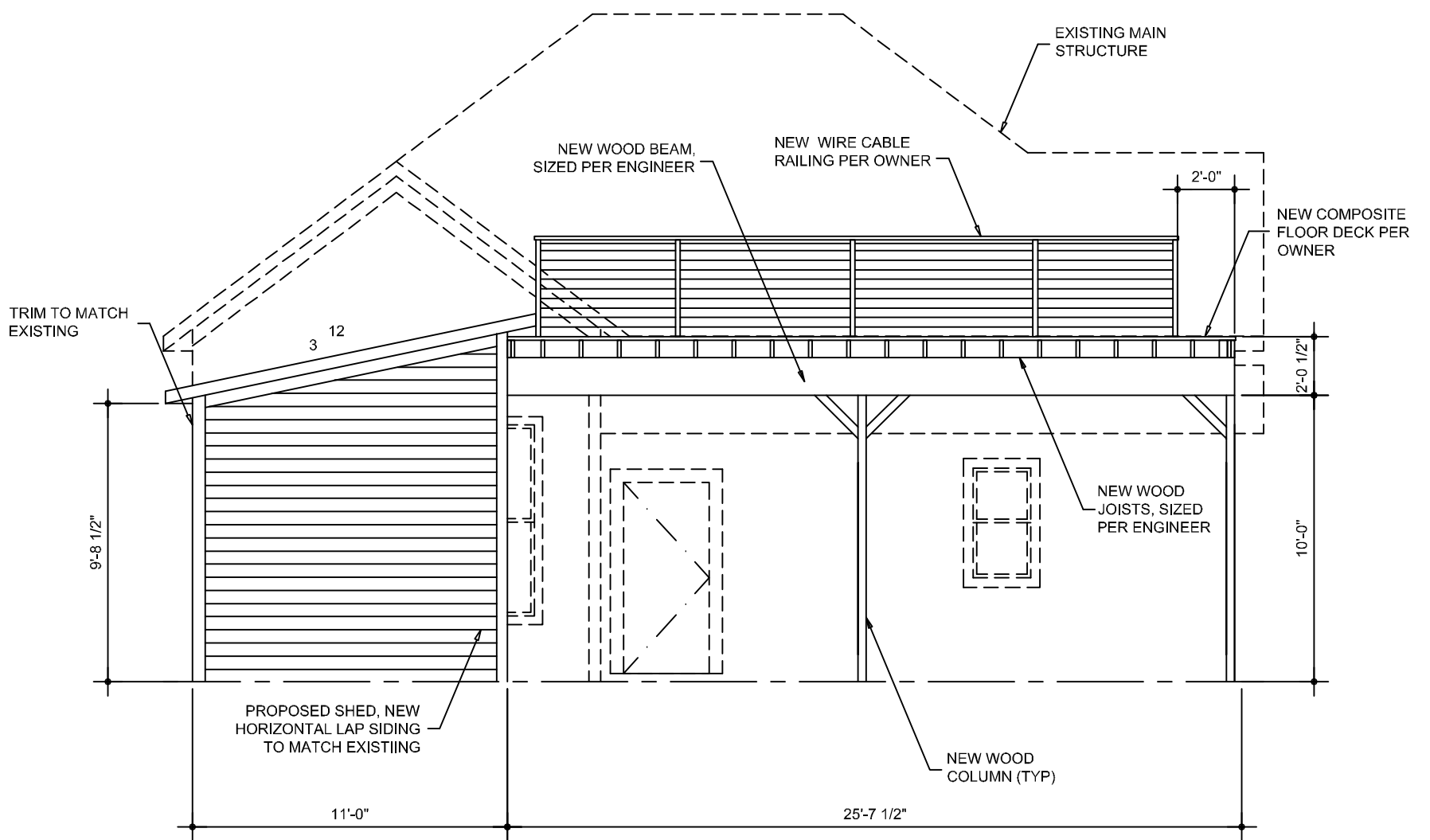
LAND DESIGN GROUP
6606 KIRK LANE
SAN ANTONIO, TX 78240
PHONE: 210-725-9657

PROPOSED SITE PLAN
NEW CARPORT, STORAGE
SHED AND STAIRS
322 N. HACKBERRY, SAN ANTONIO, TEXAS

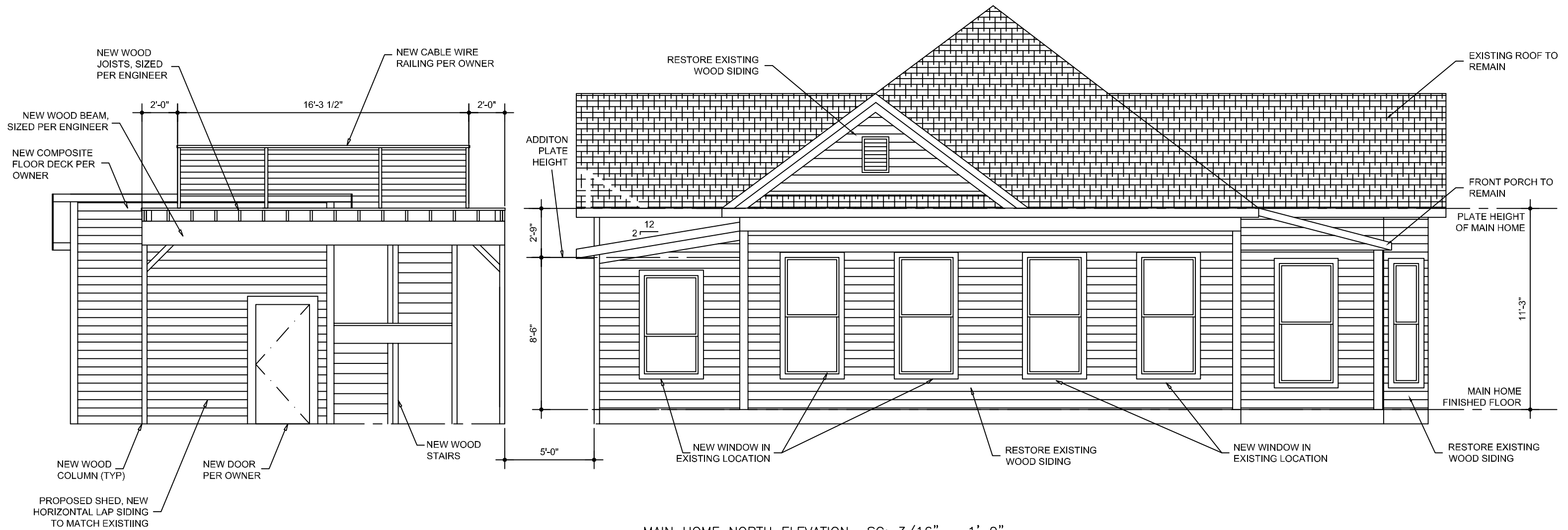




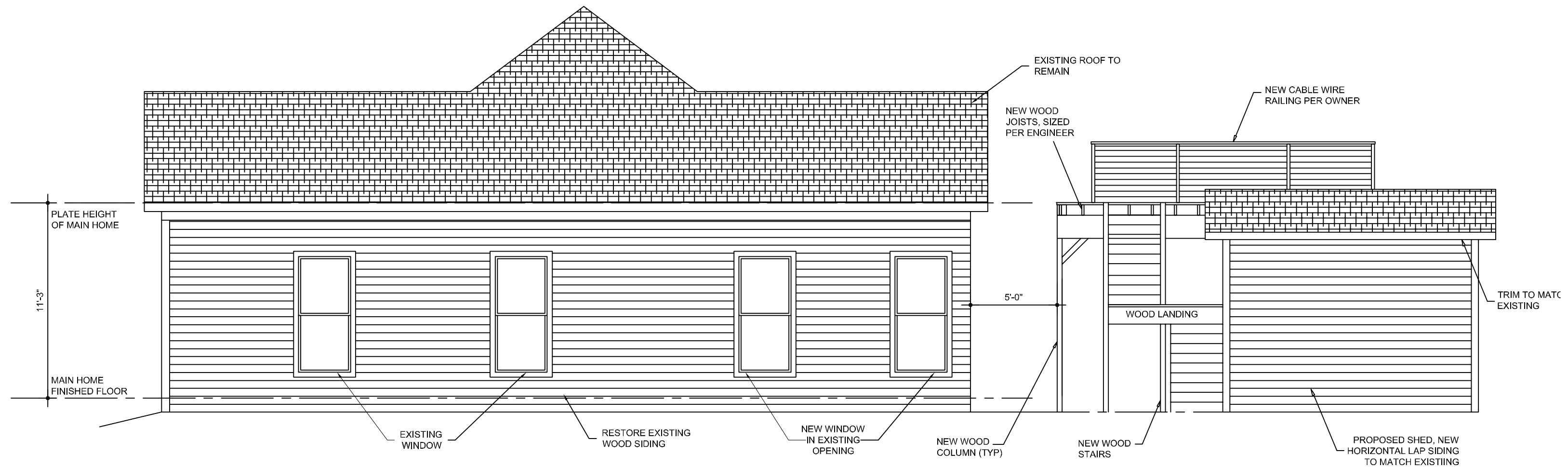
MAIN HOME EAST ELEVATION SC: 3/16" = 1' 0"



CARPORT EAST ELEVATION SC: 3/16" = 1' 0"



MAIN HOME NORTH ELEVATION SC: 3/16" = 1' 0"



MAIN HOME SOUTH ELEVATION SC: 3/16" = 1' 0"

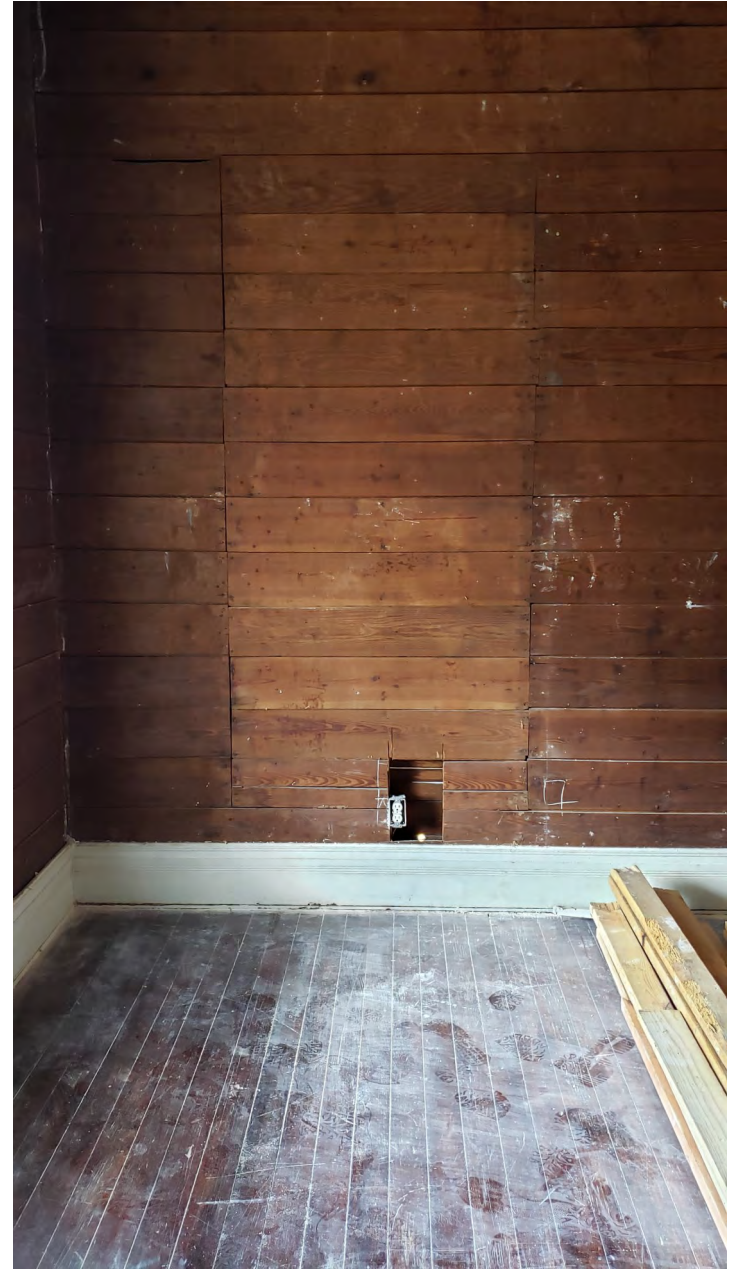




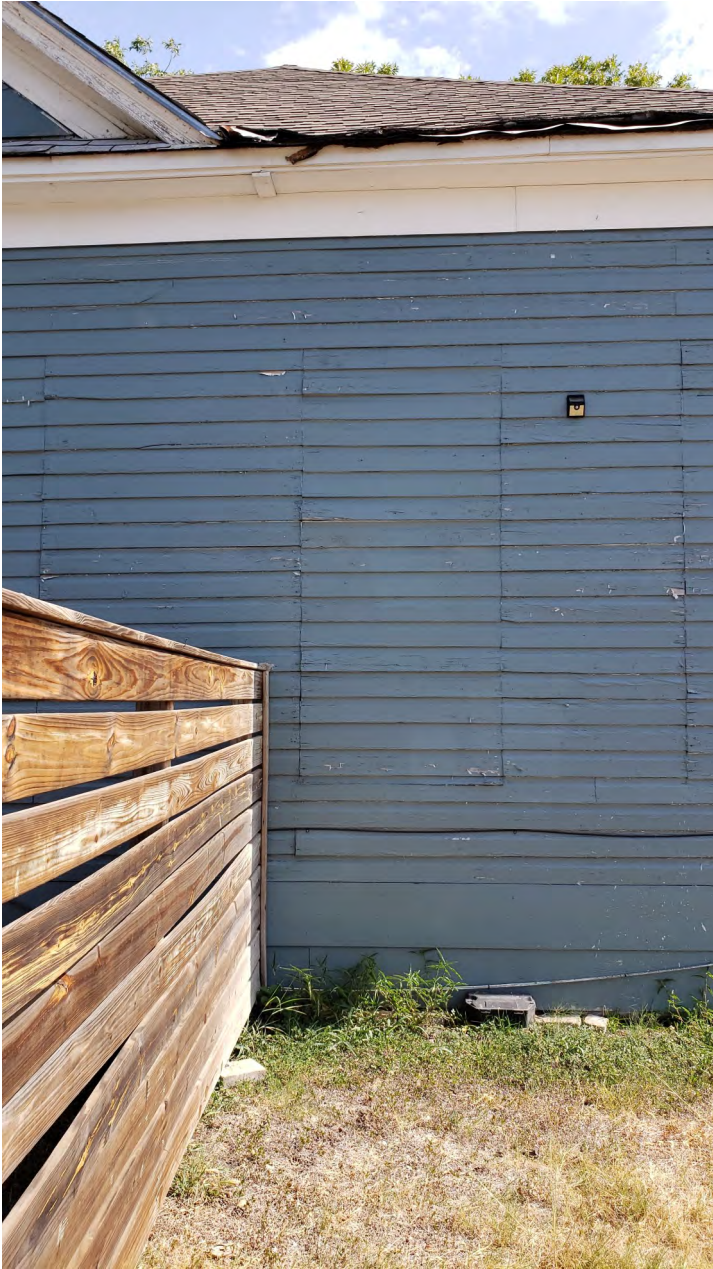




Proposed New Window (1) Exterior



Proposed New Window (1) Interior



Proposed New Window (2) Exterior



Proposed New Window (2) Interior



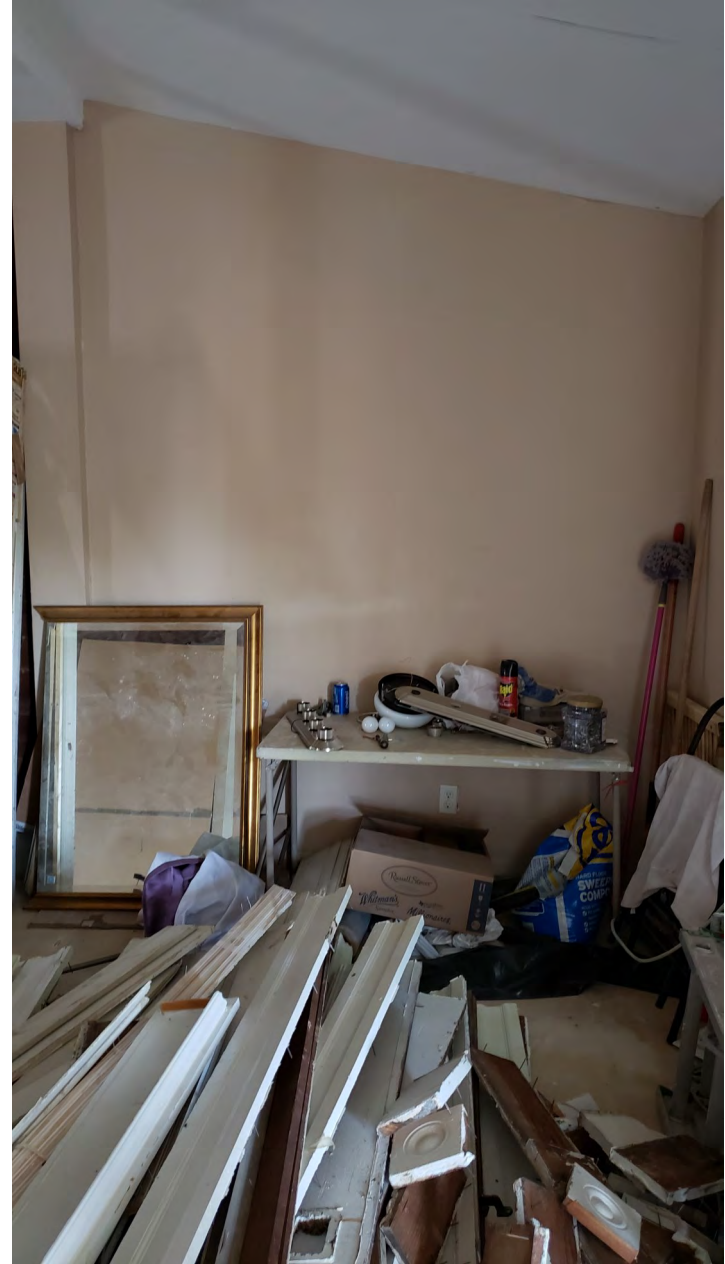
Proposed New Window (3) Exterior



Proposed New Window (3) Interior



Proposed New Window (4) Exterior



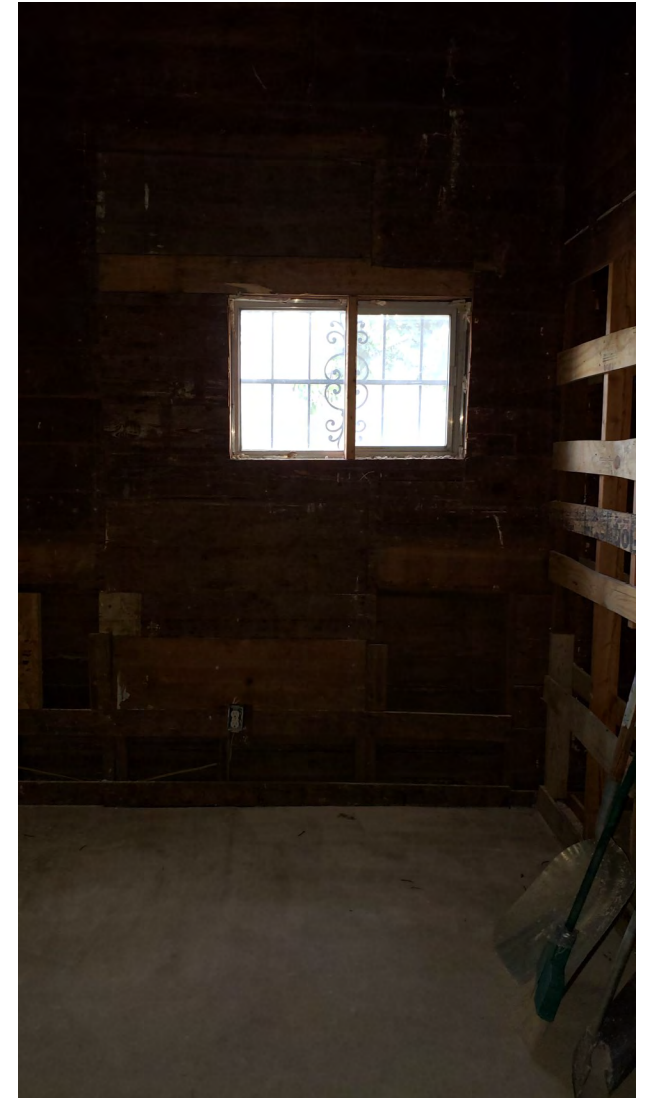
Proposed New Window (4) Interior



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

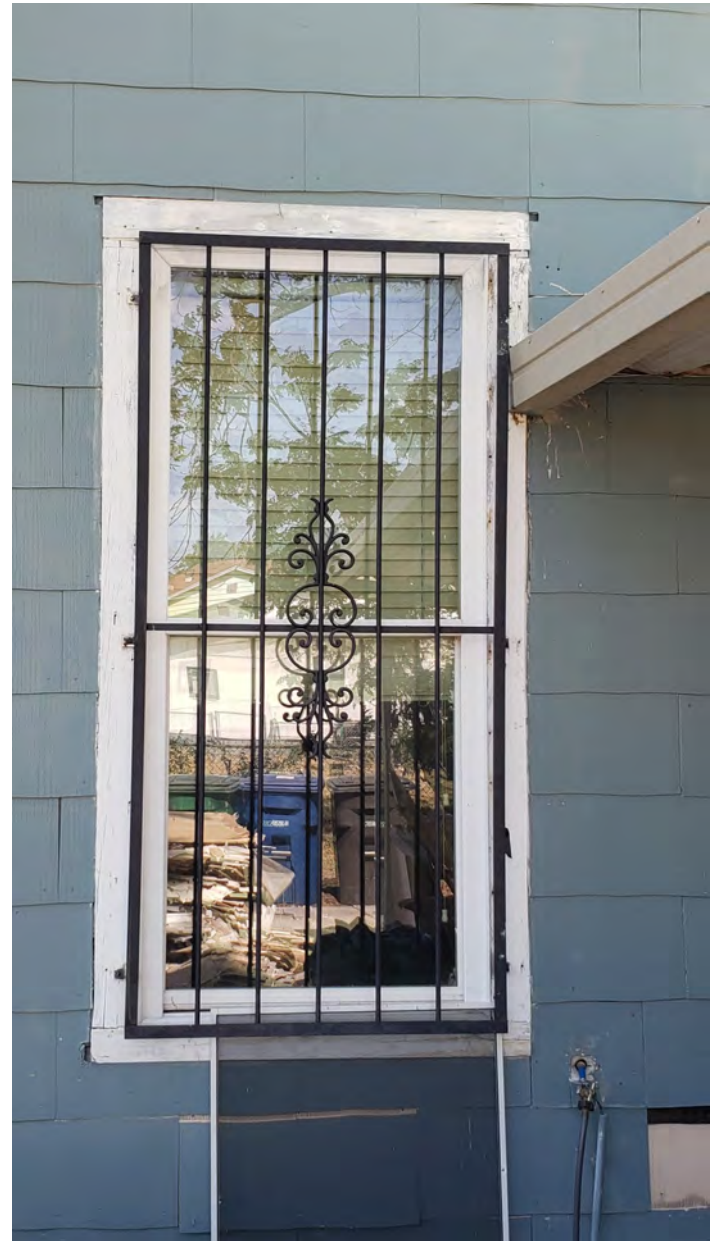


Existing Window H

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"





