

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-106
ADDRESS: 902 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 530 BLK 14 LOT S IRR 56.1 FT OF A-4
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Maria Gonzalez Salazar
OWNER: Maria Gonzalez Salazar
TYPE OF WORK: Door replacement and railing
REQUEST:

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

1. Remove the street facing front door and install a wood window matching the existing street facing window.
2. Install front stair railings of wood to be three feet in height on each side of the front steps.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.

7. Architectural Features: Porches, Balconies and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- 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.

FINDINGS:

- a. The structure at 902 N Hackberry is located at the corner of N Hackberry and Hays Streets in the Dignowity Hill Historic District. Like many Craftsman style homes of this period, this structure features two doors at the front of the house; one on the front (N Hackberry) facing façade and one on the side (Hays) facing façade at the front of the house. Regardless of this being a corner lot; this is an architecturally appropriate feature that is vernacular to climates such as San Antonio's.
- b. The applicant has proposed to remove the front door which faced N Hackberry and install a window to match the existing window that faces N Hackberry. According to the Guidelines for Exterior Maintenance and Alterations, existing window and door openings should be preserved. The applicant's proposal is not consistent with the Guidelines.
- c. The existing concrete porch steps currently do not feature a railings, however, the front porch features a modest low height railing. The applicant has proposed to install stair railings on each side of the front porch steps to be wooden and three feet in height. The applicant has noted that these proposed railings will be painted white to match those that are existing.
- d. Staff finds the proposed railings are simple in design as to neither present a false sense of history nor diminish the architectural integrity of the existing front porch. Staff finds the applicant's proposal appropriate.

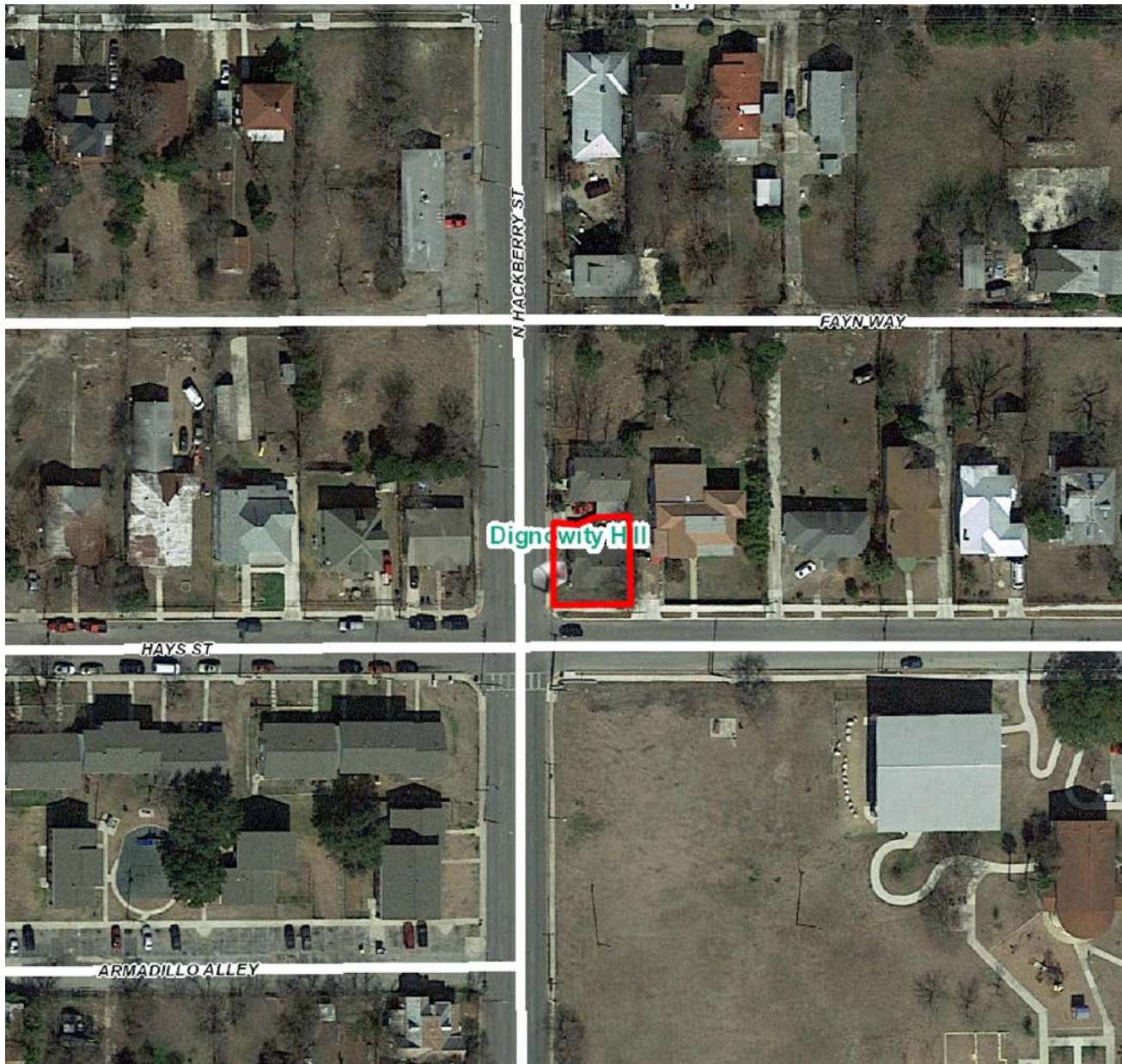
RECOMMENDATION:

Staff does not recommend approval of item #1 based on findings a and b.

Staff recommends approval of item #2 based on findings c and d.

CASE MANAGER:

Edward Hall



Flex Viewer

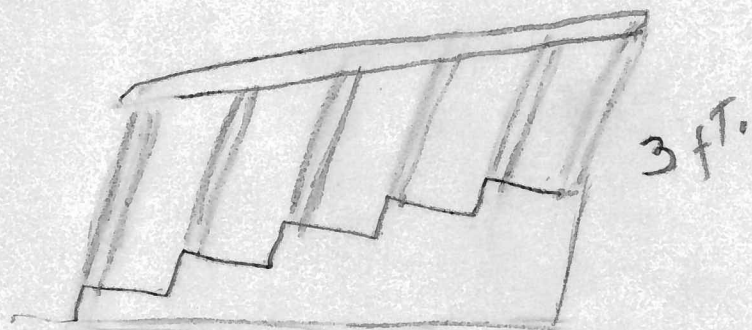
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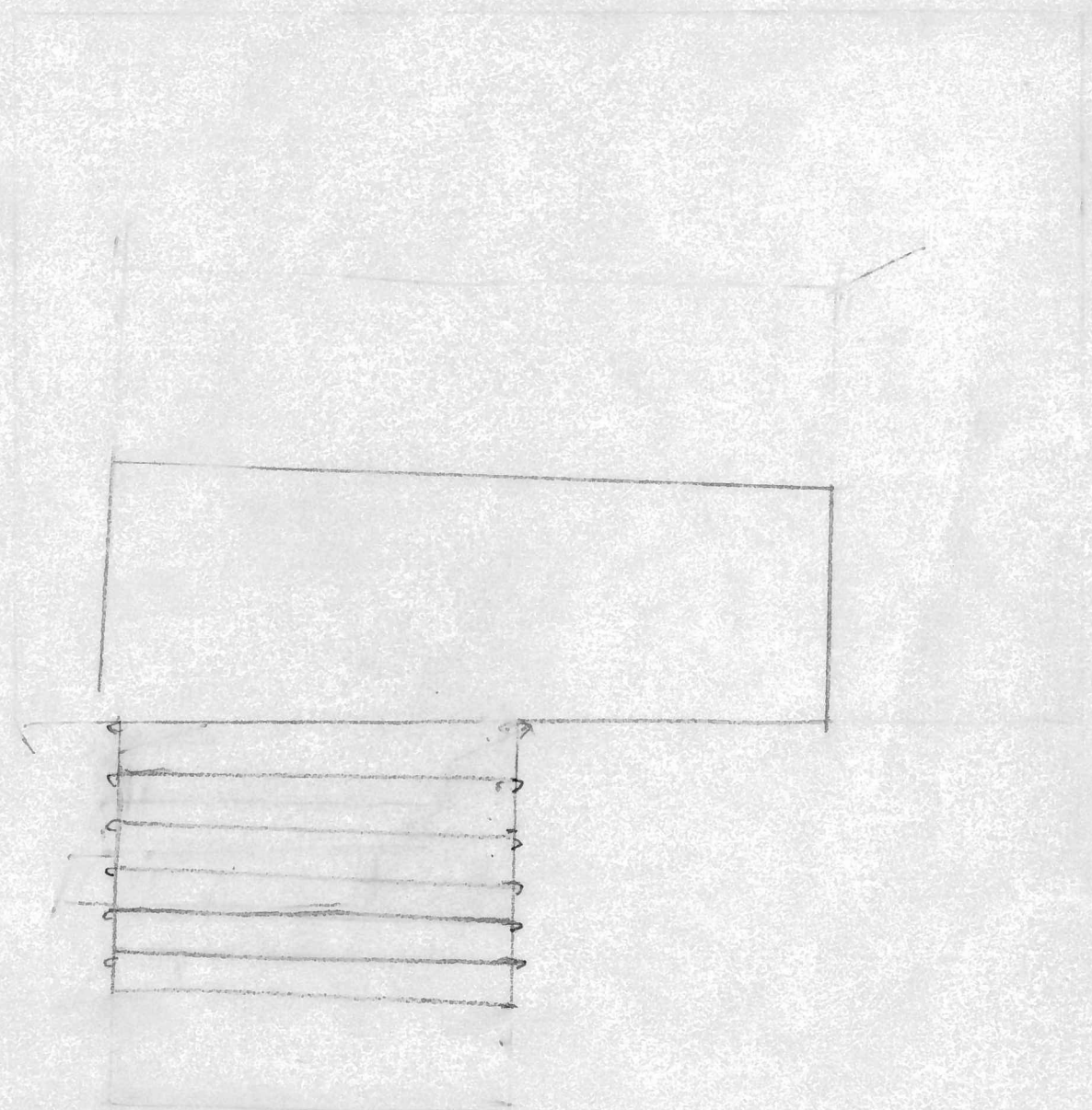
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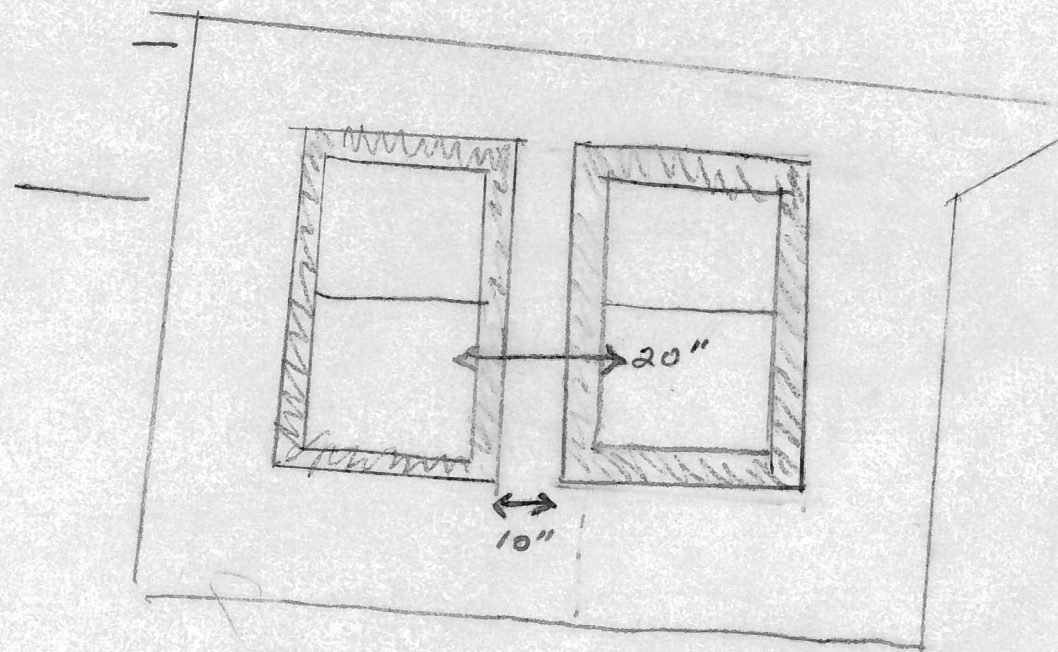




STAIR RAIL 3'
MADE OF WOOD
PAINTED WHITE



Window: 62 x 31"



902 N. Hackberry St.

78 202