

## HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

**HDRC CASE NO:** 2017-289  
**ADDRESS:** 815 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 538 BLK 22 LOT N 66.3 FT OF 14 & N 66.3 FT OF E 9.52 FT OF 13  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Eduardo Martinez  
**OWNER:** Eduardo Martinez  
**TYPE OF WORK:** Porch column replacement  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front porch columns which feature framed fretwork with new front porch columns that capital molding and trim consistent with the Folk Victorian style.

### APPLICABLE CITATIONS:

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

#### 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.

### FINDINGS:

- a. The structure at 815 N Hackberry was constructed circa 1920 and features Folk Victorian architectural elements including brackets under the roof eaves, spindle or fretwork and both a front and side gabled roof. This structure first appears on the 1951 Sanborn map. A previous structure with a much smaller footprint was located at this location on the 1912 Sanborn map. The applicant has received Administrative Approval for the repair of damaged porch decking/flooring and the re-installation of missing porch railings to match the existing.
- b. PORCH COLUMNS – The existing porch columns feature square posts with framed fretwork on each side of the capital. The general placement of these porch columns is generally consistent with the Folk Victorian style; however, the staff finds the existing columns to feature detailing and ornamentation that does not appear to be

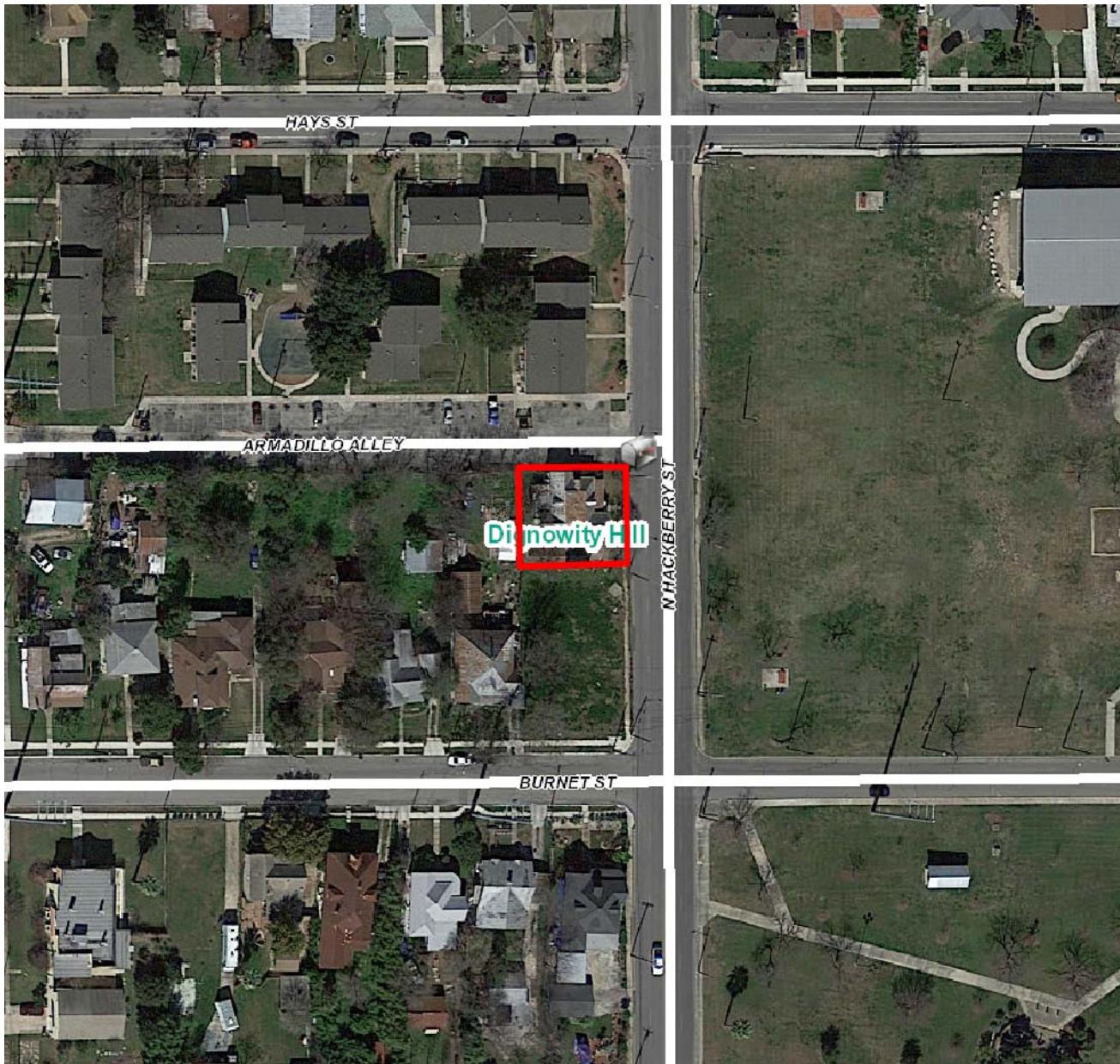
original. The applicant has proposed to install new front porch columns that are to feature simple column molding and trim, consistent with similar Folk Victorian structures. Staff finds the proposed columns to be appropriate and consistent with the Guidelines 7.B.

**RECOMMENDATION:**

Staff recommends approval based on finding b with the stipulation that the applicant submit a column detail to staff for approval prior to receiving a Certificate of Appropriateness.

**CASE MANAGER:**

Edward Hall



Flex Viewer

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815 North Hackberry

N Hackberry

Armedillo Alley

N Hackberry

N Hackberry



146

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HAYS

538 ARMADILLO ALLEY

815

BURNETT

147

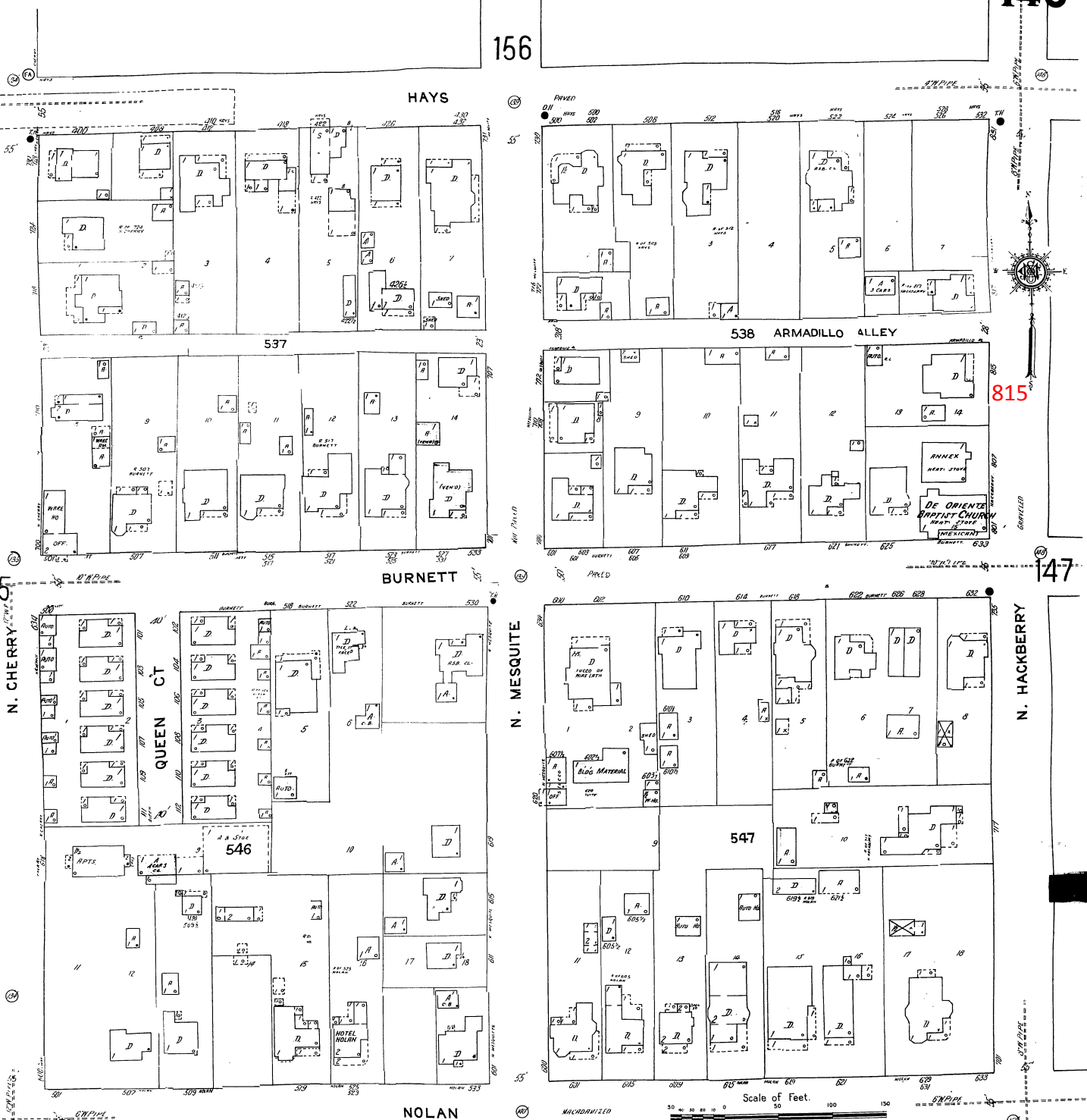
N. HACKBERRY

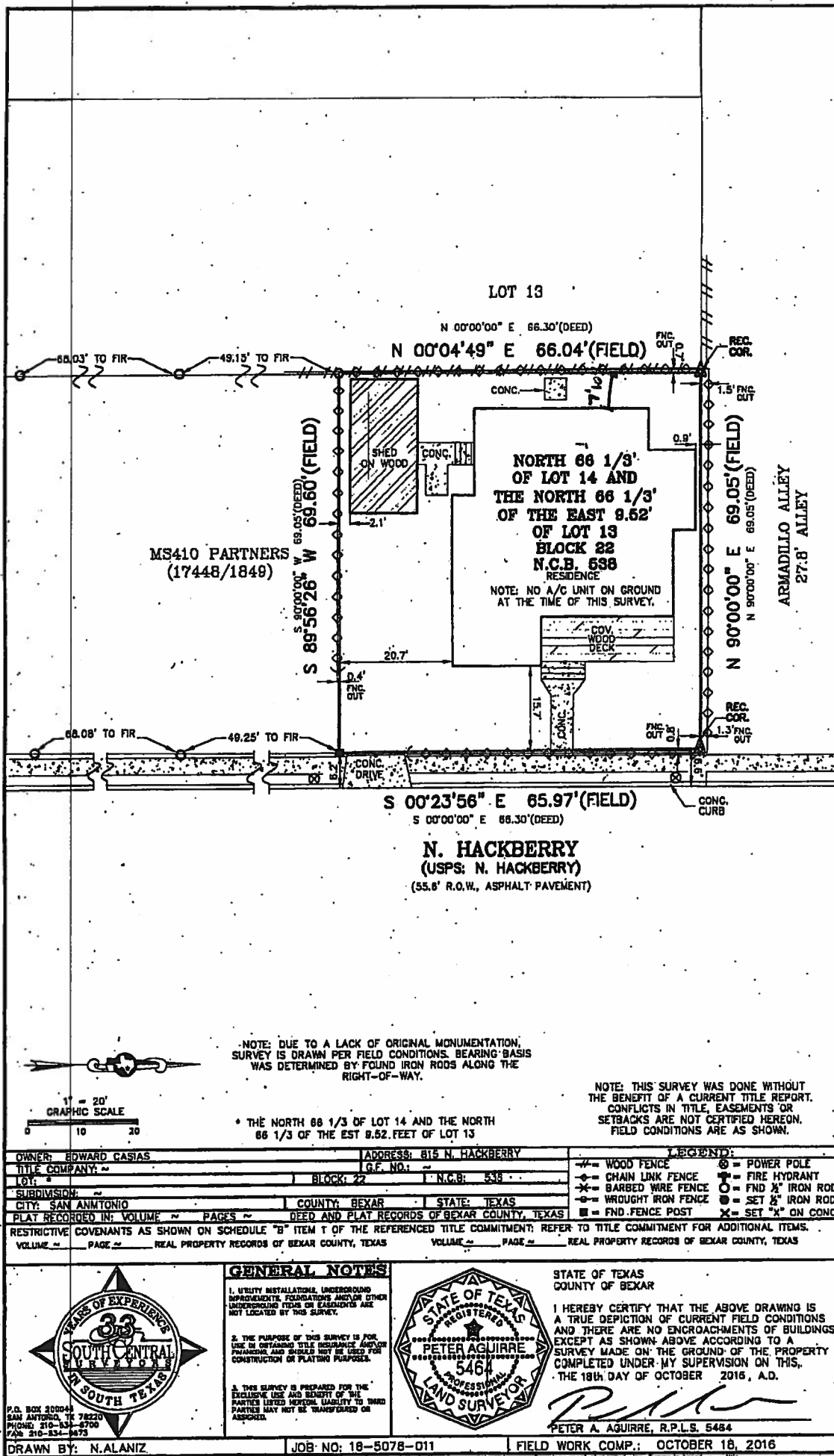
N. MESQUITE

NOLAN

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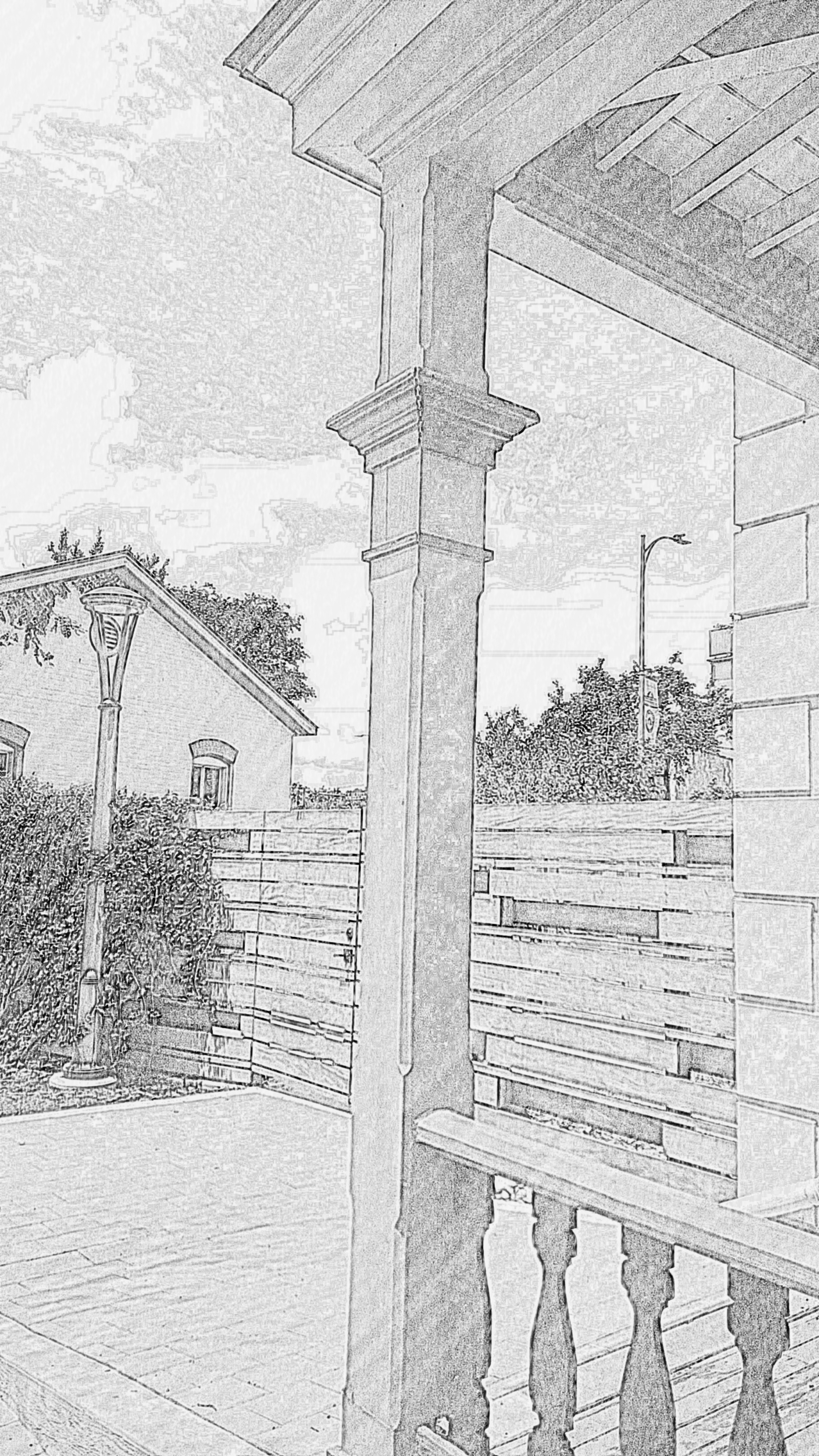
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1994 SURVEY PHOTO

