

## HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

**HDRC CASE NO:** 2018-491  
**ADDRESS:** 1010 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 521 BLK 16 LOT S 52.53 FT OF N 100 FT OF 11 ARB 11D  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Cory Johnson  
**OWNER:** Nicole Johnson  
**TYPE OF WORK:** Rear addition, window and door replacement, fenestration changes.  
**APPLICATION RECEIVED:** September 17, 2018  
**60-DAY REVIEW:** November 16, 2018  
**REQUEST:**

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

- 1) Construct 337 square foot addition rear addition.
- 2) Replacement of wood windows with aluminum windows on side elevations.
- 3) Removal and/or relocation of window openings on side elevations.
- 4) Install full-width wood front porch deck over existing concrete porch.
- 5) Replace front door.

### APPLICABLE CITATIONS:

#### ADDITION

##### 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 façade 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.

##### 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 Alternations 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.

### WINDOWS AND DOORS

#### 2. Guidelines for Exterior Maintenance and Alterations

#### 6. Architectural Features: Doors, Windows, and Screens

#### 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.

## PORCH

### 2. Guidelines for Exterior Maintenance and Alterations

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

### 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 historic structure at 1010 N Hackberry was constructed circa 1925 and first appears on the 1951 Sanborn map. The single-family one-story structure features a primary front-facing gable with capped with matching side gables in the front and rear. The front gabled features a Craftsman style covered stoop with concrete steps and decorative brackets. The rear gabled roof features a secondary hipped roof that appears on the 1951 Sanborn map. The structure also features Tudor style elements including high pitched roofs, a stucco-covered brick chimney, and a set of arched wood windows on the side elevation. The remaining windows on the property are sashed or picture wood windows.
- b. On a site visit conducted on September 17, 2018, staff found that the following work had occurred prior to the issuance of a Certificate of Appropriateness and permits: 1) construction of a rear addition, 2) modifications and the relocation of window openings, and 3) partial removal of a chimney. The applicant submitted a request to be heard by the HDRC on September 21, 2018. The application also included a number of request item that are eligible for administrative approval pending the commission approval of the remaining outstanding items. The \$500 post work application fee has not been paid at this time.
- c. **REAR ADDITION** – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to enlarge the existing side gabled roof in height and length, with a vertical trim piece between new and old forms. Staff finds that the proposed addition and its details are not consistent with Guidelines for its exclusion of a subordinate ridgeline and/or inset wall plane and modification of the existing roof form.
- d. **FOOTPRINT** – The applicant has proposed to construct a 337 square foot addition to the rear of the 1316 square foot primary historic structure. Staff finds the proposed footprint is consistent with Guidelines for Additions 1.B.iv. noting that additions should not double the size of the structure.
- e. **ROOF FORM** - The applicant has proposed for the addition to feature a roof form that doubles the size of the rear gable in height and length. Staff finds that the symmetrical proportions of the front and rear gables to be a character-defining feature. Staff finds the proposed enlarged roof form is not consistent with the Guidelines for Addition 1.A.iii noting that an addition's roof pitch, form, overhang, and orientation should be similar to the historic structure.
- f. **TRANSITION** – The applicant has proposed to use a vertical trim piece to distinguish between the original structure and the addition. Per the Guidelines for Additions 1.A.iv, additions should feature 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. A vertical trim piece may also be used to differentiate the proposed addition from the new construction; however, it should be installed in addition to the use of a subordinate ridge line and/or inset wall plane.
- g. **MATERIALS** - The applicant has noted materials that include wood siding to match the primary structure, new aluminum windows with a window bay, and double-doors. Staff finds that matching the existing, 105 profile

siding and installing new aluminum windows in the addition appropriate.

- h. **WINDOWS** - The applicant has noted the installation of aluminum window that are similar to the dimensions of the existing window openings on the historic structure. Staff finds that new windows should adhere to standard stipulations: Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- i. **ARCHITECTURAL DETAILS**- Generally, staff finds the proposed massing and form of the proposed addition to be appropriate if the rear gable was restored to its original size and a subordinate ridgeline and/or inset wall plane be incorporated into the design.
- j. **EXISTING WINDOWS** – According to the applicant, the two (2) picture wood windows flanking the chimney and the two (2) arched wood casement windows on the side elevation were removed and boarded up prior to acquiring the property. The remaining window are made with wood construction including the following: three (3) one-over-one window on the front façade, five (5) one-over-one and two (3) picture windows on the west elevation, and two (2) two-over-two windows on the east elevation.
- k. **WINDOW REPLACEMENT** –The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. The applicant has provided evidence that some of the windows are deteriorated beyond repair. Replacement should be considered on a case by case basis and staff does not recommend total replacement at this time.
- l. **NEW WINDOWS** – The applicant has proposed to replace the existing wood windows with aluminum windows matching their configuration (sashed, picture, and arched casements). The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows and modifications to openings are not compatible in style or materials with the original windows. Remaining windows should be repaired in-place.
- m. **WINDOW REMOVAL AND RELOCATION** - The applicant has proposed to remove two picture windows on east elevation and relocate the arched casement window openings with new windows and the existing set of sash-windows further in the rear to accommodate for interior changes and the proposed rear addition. Per the Guidelines of Exterior Maintenance and Alterations 6.A.i, window openings should not be added, altered, or removed on primary facades or where visible from the public right of way. Staff finds that the proposed fenestration changes to the side elevations are visible from the public right of way, are inappropriate for the historic configuration of the structure, and are inconsistent with the Guidelines.
- n. **FRONT PORCH DECK**– The applicant is requesting to install a wood deck platform spanning the width of the front façade over the existing concrete porch. Staff finds the proposed front porch deck would disrupt the character defining front façade configuration and is inconsistent with the Guidelines for Exterior Maintenance and Alterations 7.B.iv. noting that new elements, such as stairs, should be simple so as to not distract from the historic character of the building and do not create a false historic appearance.
- o. **FRONT DOOR REPLACEMENT** -The applicant has proposed to replace the existing front door featuring divided lights with a solid Craftsman style door. Per the Guidelines of Exterior Maintenance and Alterations 6.B.i, doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. Staff finds that the existing door should be repaired.

#### **RECOMMENDATION:**

Item 1. Staff does not recommend approval of the addition as proposed based on finding c. Staff recommends the addition be revised to include a subordinate ridgeline and/or wall plane in addition to the proposed vertical trim piece and that existing rear gable be restored in place rather than enlarged.

Item 2 & 3. Staff does not recommend approval of window replacement, or the removal, resizing, or relocation of any window openings at this time based on findings j through m. Staff recommends that all window openings be restored to their original configuration and location, and all wood windows that have been permanently discarded to be replaced with new windows matching in material, size, and configuration. A window restoration plan must be submitted to staff prior to

their installation. New sashed windows should adhere to the standard stipulations: Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 4. Staff does not recommend the full-width front porch deck based on finding n.

Item 5. Staff recommends chimney restoration with the stipulation that a detailed drawing that matches the historic chimney be submitted to staff prior to construction.

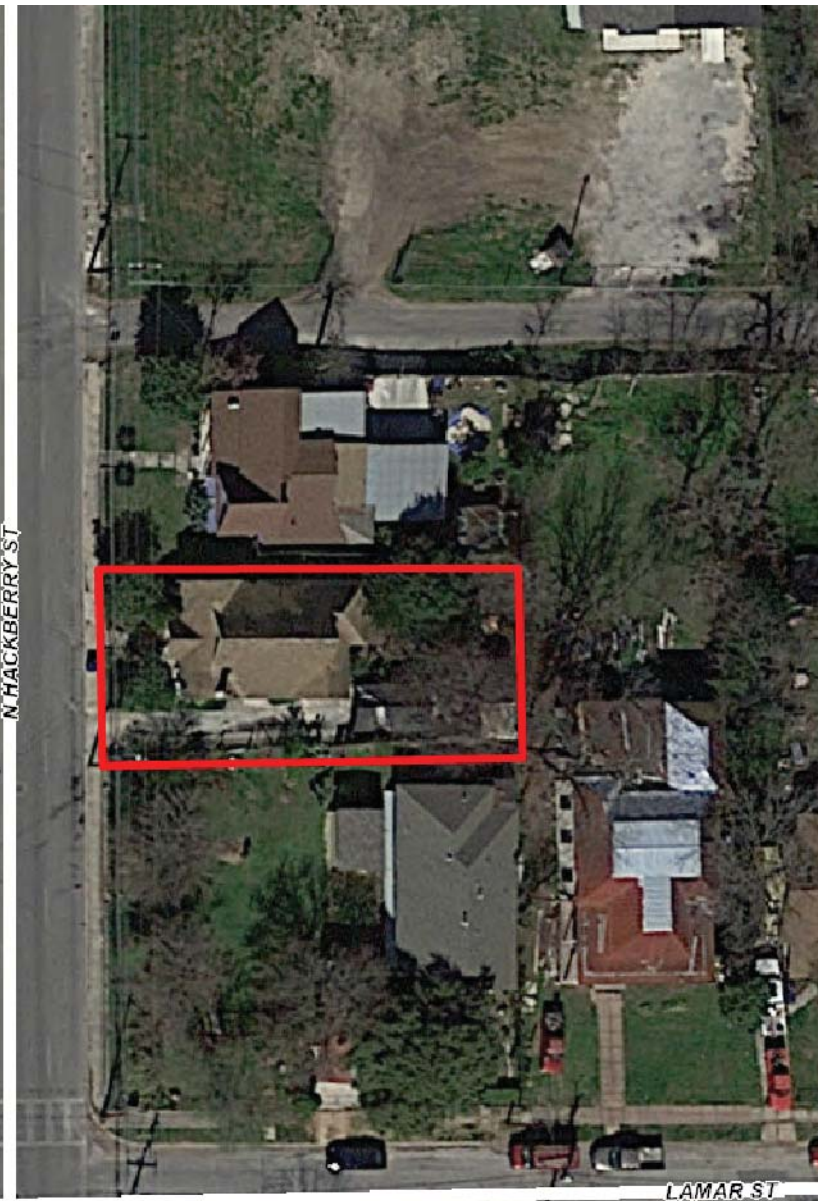
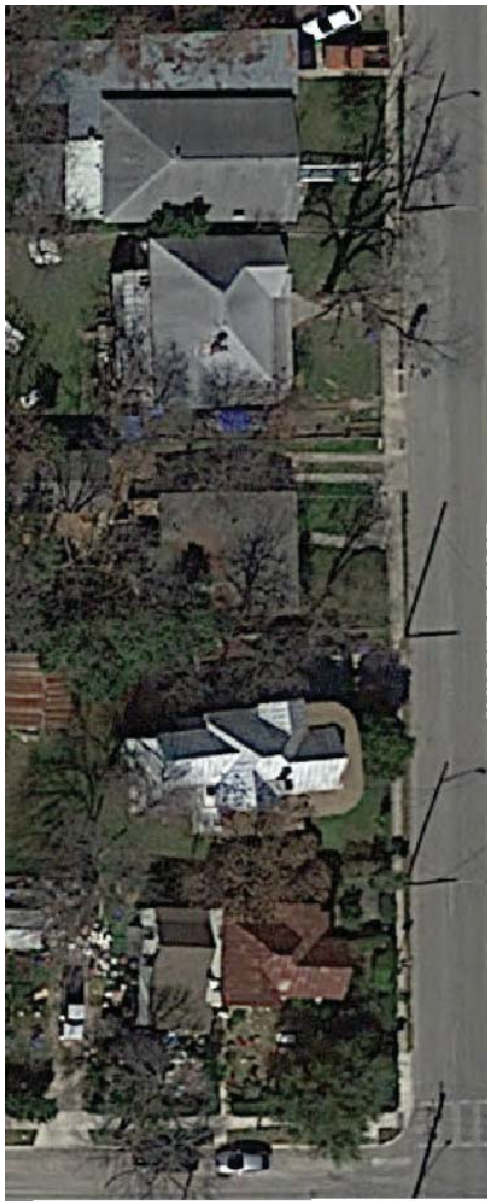
Item 6. Staff recommends front door replacement with the stipulation that the new door feature a divided light configuration that is similar to the existing door.

**CASE COMMENT:**

On a site visit conducted on September 17, 2018, staff found that the following work as occurred prior to the issuance of a Certificate of Appropriateness and permits: 1) construction of a rear addition, 2) modifications and relocations of window openings, and 3) partial removal of a chimney. The applicant has voluntarily agreed to restore the profile of the chimney, as advised by staff. The work that was performed prior to approval is generally inconsistent with the Guidelines and contributes to the historic structure's loss of integrity regarding its materials, fenestration, and subtle but character defining architectural details. The applicant submitted a request to be heard by the HDRC on September 21, 2018. The application also included a number of request item that are eligible for administrative approval pending the commission approval of the remaining outstanding items. Outstanding violations also prevent eligibility to receive the Substantial Rehabilitation Tax Incentives. The \$500 post work application fee has not been paid at this time.

**CASE MANAGER:**

Huy Pham



1010 N Hackberry

Powered by ArcGIS Server

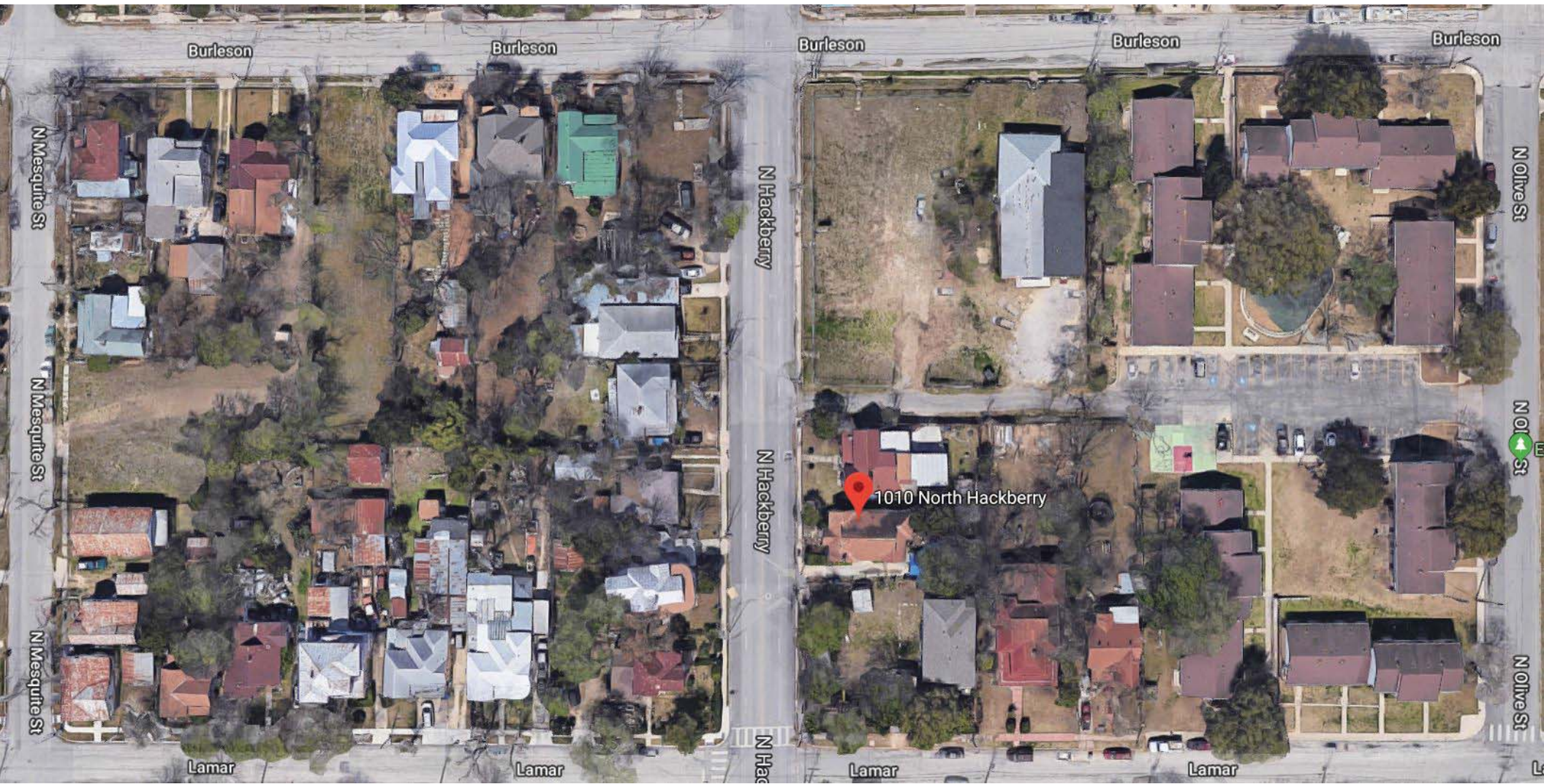
Printed: Sep 26, 2018

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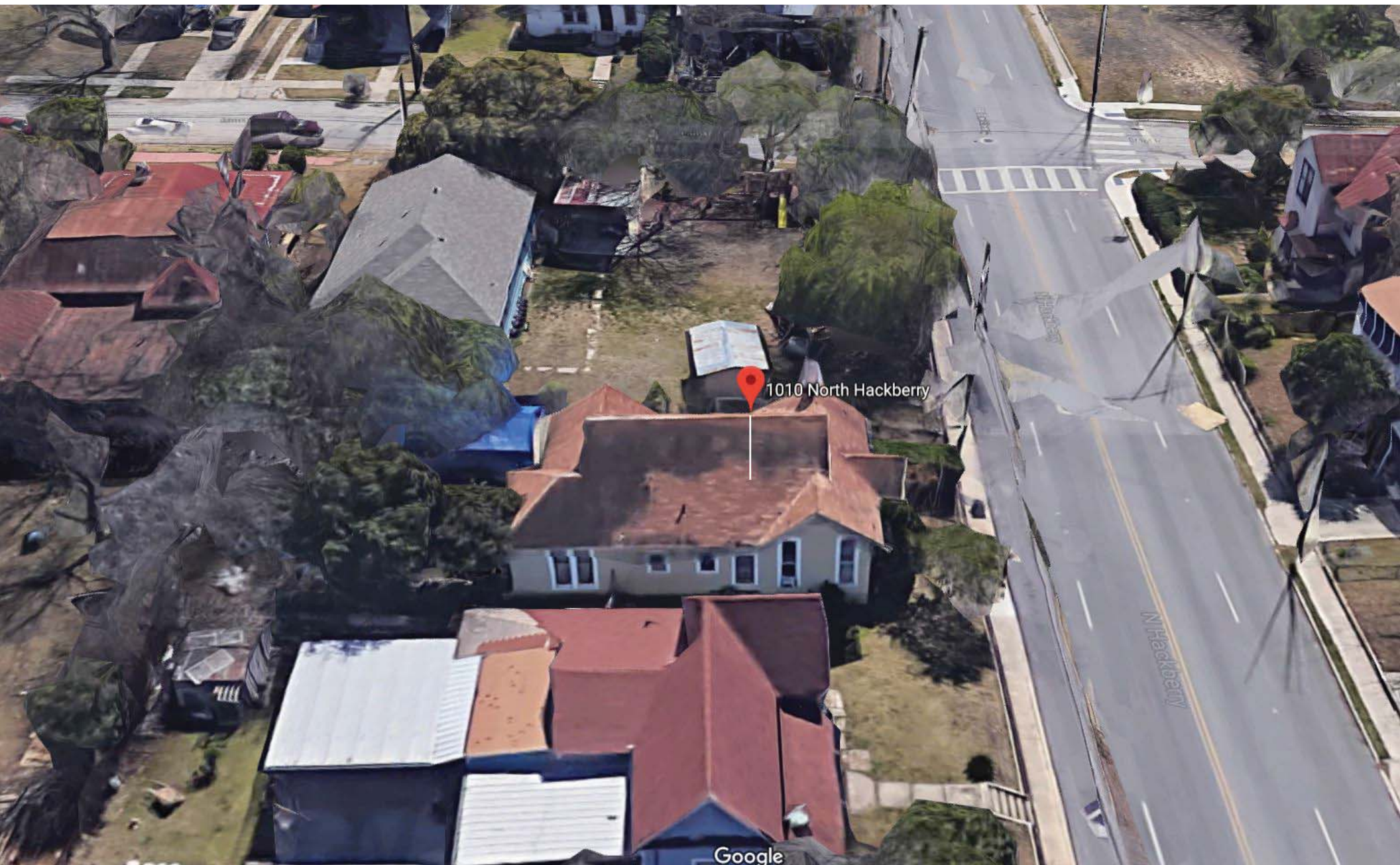








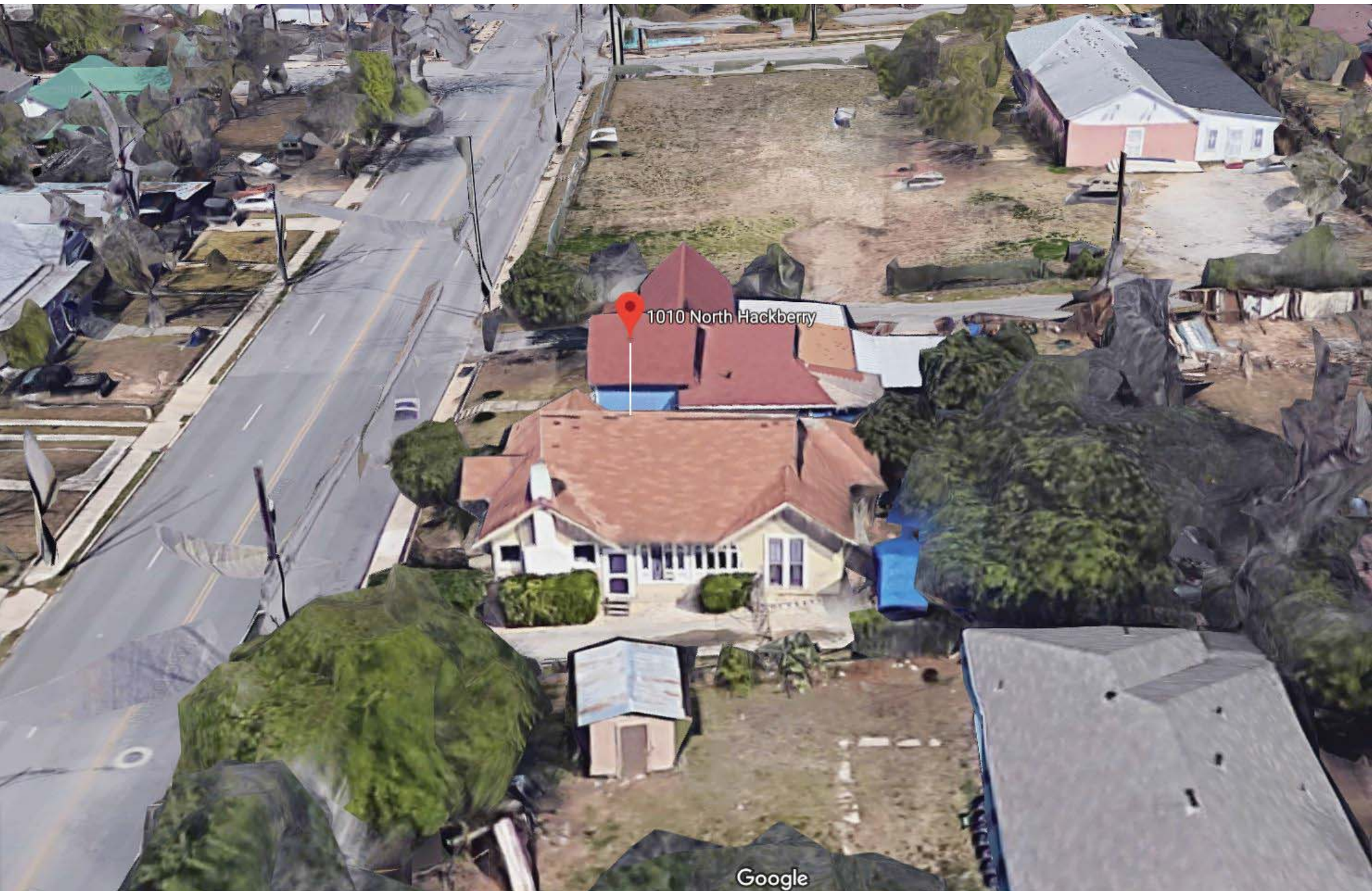




1010 North Hackberry

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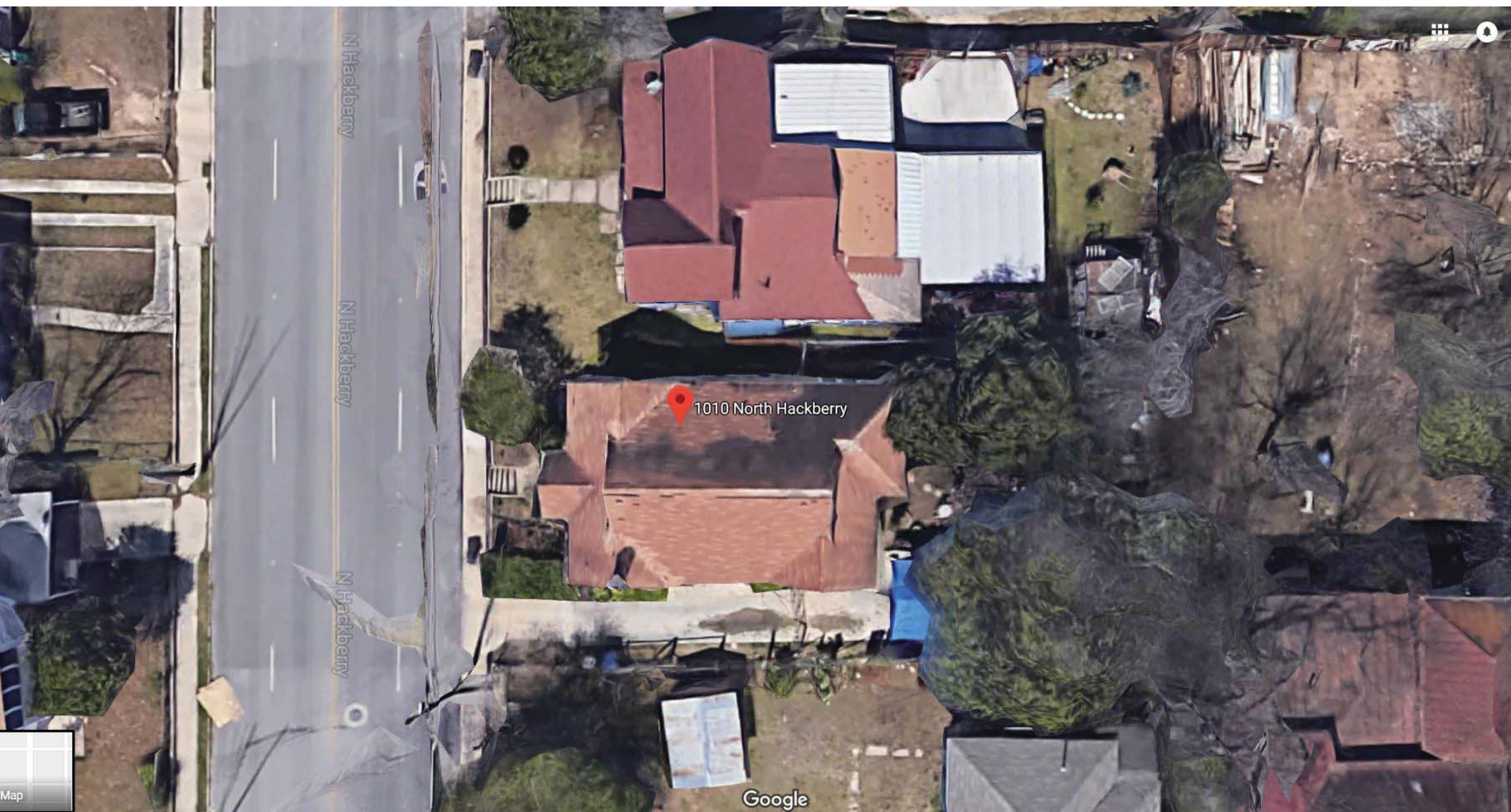




1010 North Hackberry

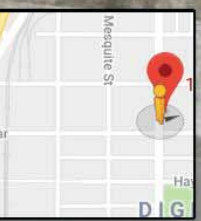
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
1007 N Hackberry  
San Antonio, Texas  
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Street View - Mar 2011

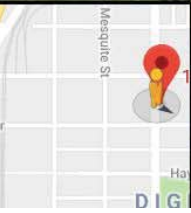
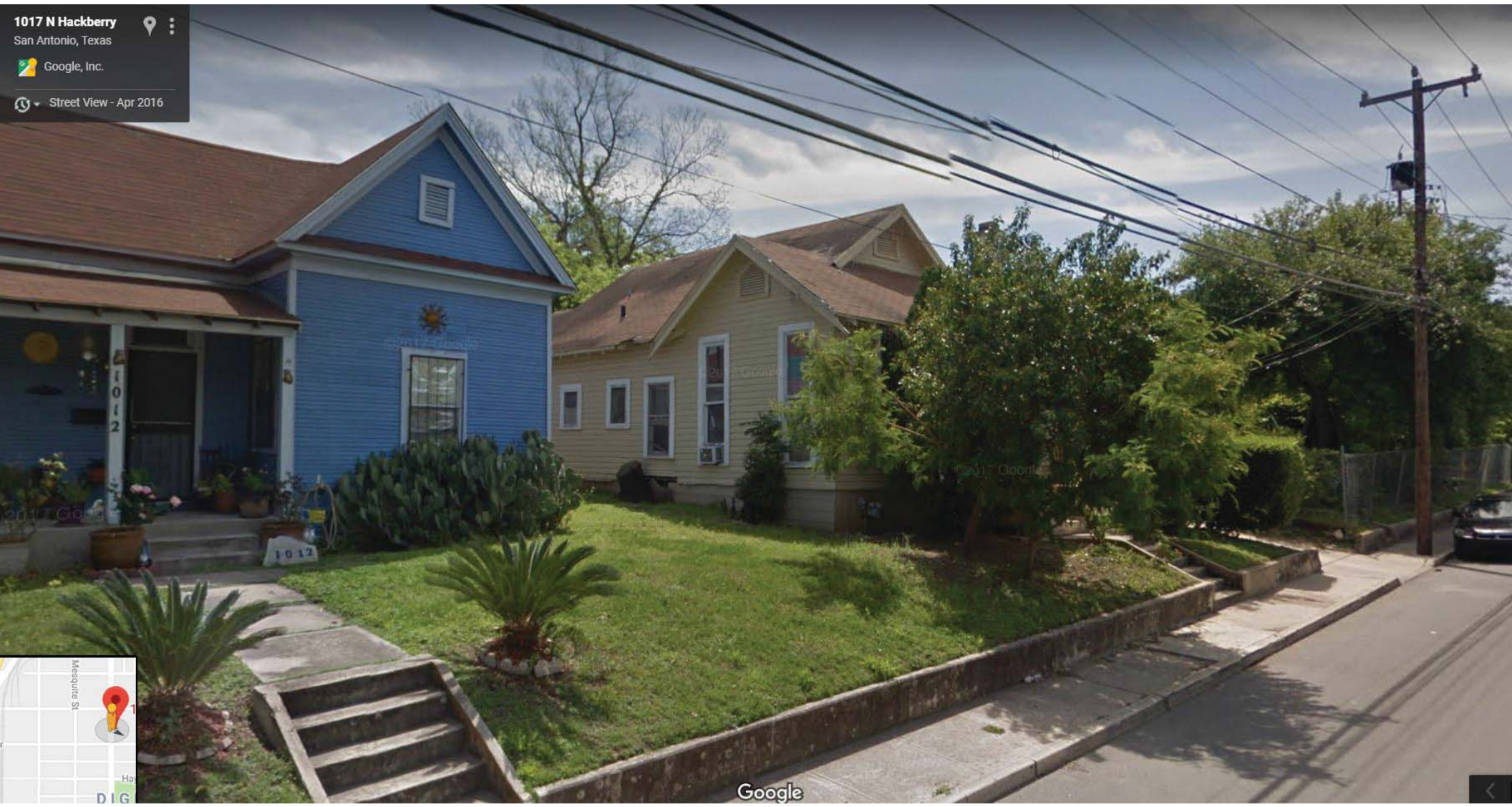




**1017 N Hackberry**  
San Antonio, Texas

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 Street View - Apr 2016

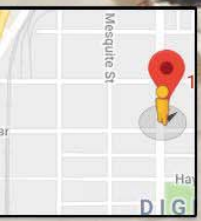
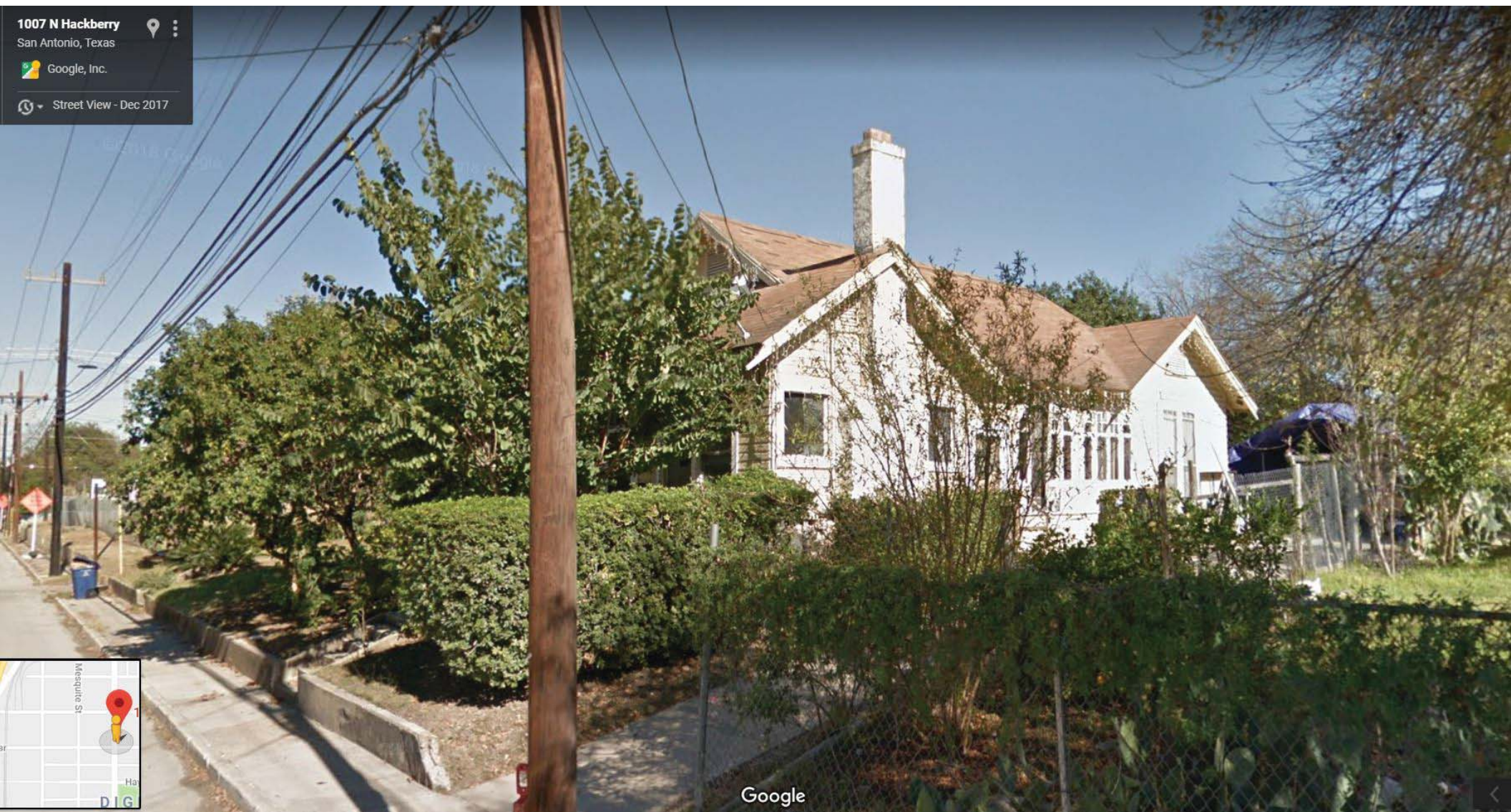


Google





1007 N Hackberry  
San Antonio, Texas  
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Street View - Dec 2017



Google





1010 N Hackberry  
San Antonio, TX 78202

## RENOVATION

New addition to rear of home. Keeping the homes architectural appearance and dimensions. (Only increasing size) Elevation drawings will be provided.

Homes original layout has been redesigned to fit todays family. Homes layout shows (3) bedroom, (2) bath, which includes a master on-suite, office and laundry rooms.

New aluminum low E, 1 over 1 window installation around home keeping current window size (30/80), (20/80). A Few windows will be recycled on side of home..... Side architectural windows have been missing since renovation started. After meeting with office of OHP on site I was given permission to keep architectural design using aluminum window.

Current windows around home are damaged, showing deterioration and signs of termite damage. These windows maybe historic and understand the preservation, but, are not in the best interest of home due to the deterioration. Request a full aluminum replacement keeping original historic size.

Note: It was recommended instead of repositioning or moving windows to sheet rock over window from interior, leaving old windows in place and visible. This will only bring down value of home. Windows should be properly removed, studded, and insulated or removed and replaced elsewhere for function and historical aesthetics. All windows will be trimmed out using craftsman style.

New privacy fence will be installed from front sidewalk to rear. To provide front street privacy.

The (2) aluminum sheds will be removed from rear of property.

New 105 1x6 wood siding installation around home. Replacing old siding with same-like-kind of todays available material.

New Pier and Beam foundation installed with 64 piers installed. Home required to be lifted 15 inches in (3) different areas. While home was under renovation, homes chimney collapsed causing damage to the inside chimney opening. The exterior portion of chimney separated itself from the structure and cracked. Although chimney should be removed because of its lack of structural integrity, the exterior look of home can be saved, rebuilt top portion that fell and recoat the stucco chimney for aesthetics, complying with OHP.

Install new 1x6 fascia board around home.

Add vertical 1x4 Trim to addition add-on. Complying with OHP.

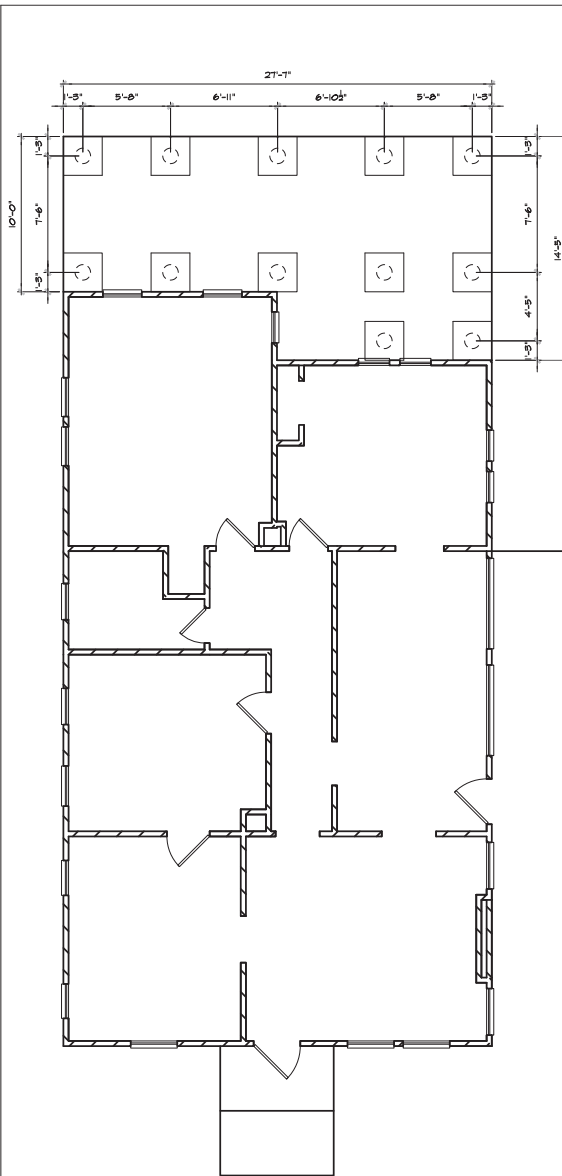
New architectural roof.

New front 8 ft solid wood door, craftsman style. Door image provided.

Add deck/porch to front elevation of home level with front door. This will create a front porch sitting area. No structural change to exterior walls or roofline.  
105 1x6 will be installed as porch skirting to match exterior of home.

New front and rear landscaping around home, flowers and small shrubs.

Exterior Paint Sherwin Williams: Pearl Gray – exterior body of home, Snow Bound -Trim and Fascia  
Foggy Day – Front Door

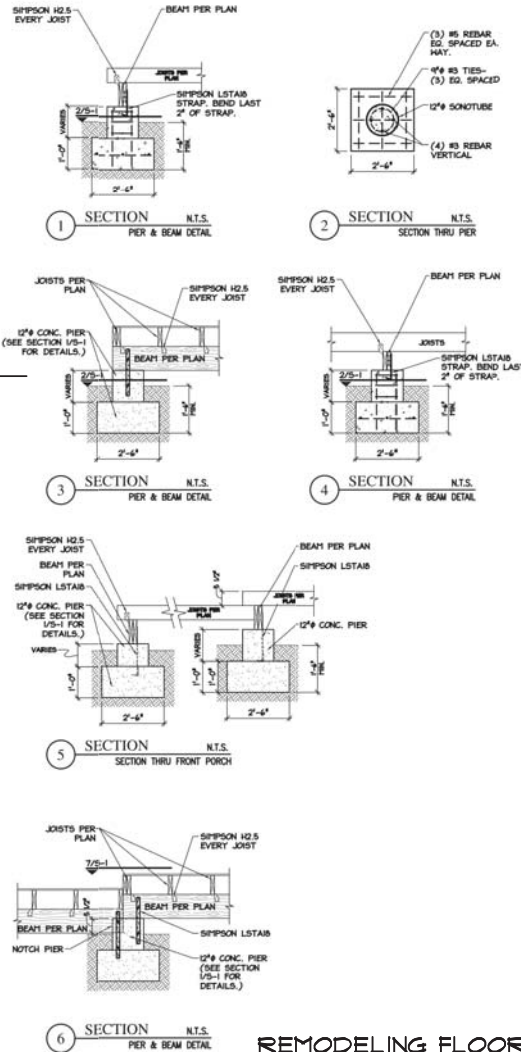


**EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0" FOR 11'x17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22'x34" SHEET

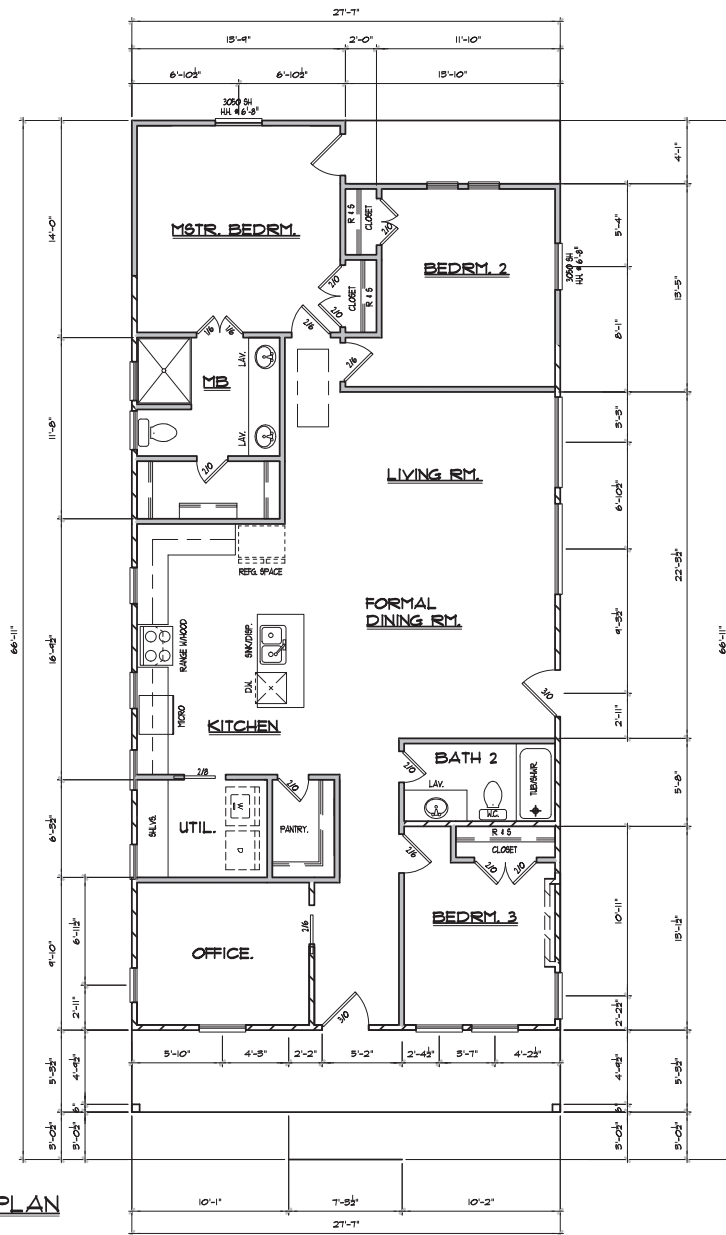
**NOTE:**

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS.
2. BUILDER TO ESTABLISH FINISHED FLOOR ELEVATION.
3. THIS IS A CONCRETE PIER AND BEAM FOUNDATION. ALL PIERS ARE 12" DIAMETER BEARING ON A CONCRETE PAD.
4. CONCRETE- 3000 PSI AT 28 DAYS
5. STEEL REINFORCEMENT- GRADE 60



**REMODELING FLOOR PLAN**

SCALE: 1/8" = 1'-0" FOR 11'x17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22'x34" SHEET



Phone 210.400.5617  
frank.j.baker@gmail.com

**NOTES**

**CUSTOM HOME PLAN FOR:**  
**1010 HACKBERRY ST.**  
**SAN ANTONIO, TEXAS 78202**

**PLAN NO.**  
**1935**

**SHEET**

**A-1**





Phone 210.400.5617  
frank.j.miller@gmail.com

#### NOTES

CUSTOM HOME PLAN FOR:  
**1010 HACKBERRY ST.**  
SAN ANTONIO, TEXAS 78202

PLAN NO.

1935

rev. 09/21/18

SHEET

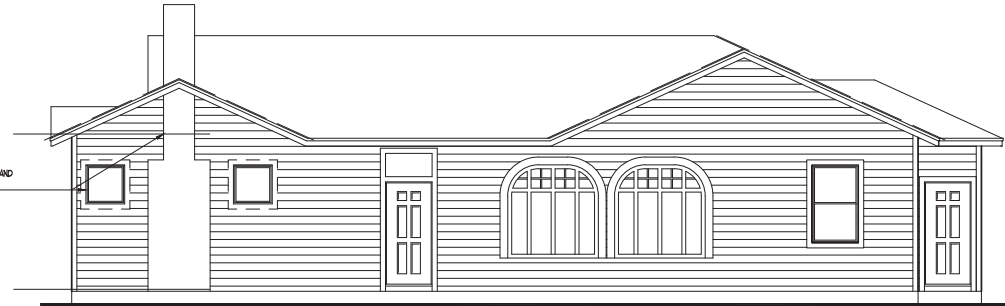
A-2



#### FRONT ELEVATION

SCALE: 1/8" = 1'-0" FOR 11'X17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22'X34" SHEET

REMOVE EXISTING WINDOWS AND  
PLASTER GIBNEY

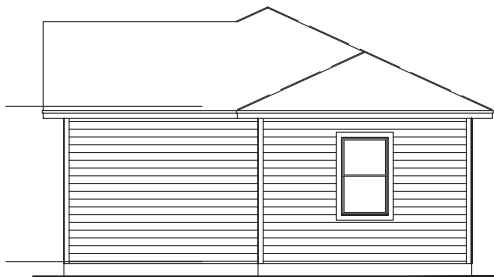


#### RIGHT ELEVATION

SCALE: 1/8" = 1'-0" FOR 11'X17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22'X34" SHEET

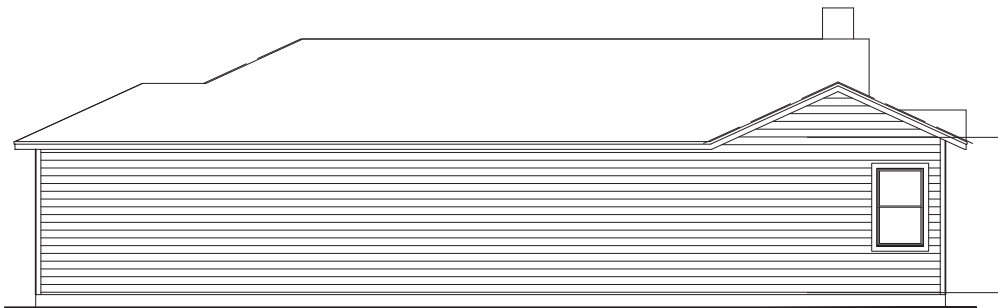
#### **WINDOWS DO NOT ALIGNED WITH OBSERVED ALTERATIONS, INCLUDING ONE WINDOW NOT DEPICTED OR REQUESTING TO BE REMOVED**

Staff comment: (1) The depicted roof form and fenestration does not match the modifications staff observed on site nor the applicants verbal description. (2) The set of arched casement windows are closer to the door, unless the applicant is proposing to relocate the windows (3) The rear gable features a centered set of two-over-two sash windows, unless the applicant is proposing to remove and relocate the windows.



#### REAR ELEVATION

SCALE: 1/8" = 1'-0" FOR 11'X17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22'X34" SHEET



#### LEFT ELEVATION

SCALE: 1/8" = 1'-0" FOR 11'X17" SHEET  
SCALE: 1/4" = 1'-0" FOR 22'X34" SHEET

#### **SIX (6) WINDOWS NOT DEPICTED OR REQUESTING TO BE REMOVED**

Staff comment: (1) The depicted fenestration does not match the modifications staff observed on site nor the applicants verbal description. (2) The front gable features two individual one-over-one wood windows, unless the applicant is proposing to remove one. (3) The intermediate wall features two picture windows and a covered sash window, unless the applicant is proposing to remove all three window openings. (4) The rear gable features a set of one-over-one wood windows, unless the applicant is proposing to remove those windows.



September 17, 2018 at 4:15 PM  
1007 N Hackberry  
San Antonio TX 78202  
United States





September 17, 2018 at 4:15 PM  
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September 18, 2018 at 9:43 AM  
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PREVIOUS CONDITION



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San Antonio TX 78202  
United States





September 17, 2018 at 4:16 PM  
509 Lamar  
San Antonio TX 78202  
United States





September 18, 2018 at 9:59 AM  
511 Lamar  
San Antonio TX 78202  
United States





September 17, 2018 at 4:16 PM  
509 Lamar  
San Antonio TX 78202  
United States





September 17, 2018 at 4:16 PM  
509 Lamar  
San Antonio TX 78202  
United States





September 17, 2018 at 4:16 PM  
509 Lamar  
San Antonio TX 78202  
United States





September 17, 2018 at 4:18 PM  
1010 N Hackberry  
San Antonio TX 78202  
United States





September 18, 2018 at 10:09 AM  
512 Burleson  
San Antonio TX 78202  
United States





September 17, 2018 at 4:18 PM  
1010 N Hackberry  
San Antonio TX 78202  
United States





September 17, 2018 at 4:17 PM  
509 Lamar  
San Antonio TX 78202  
United States





September 17, 2018 at 4:17 PM  
509 Lamar  
San Antonio TX 78202  
United States





September 18, 2018 at 10:16 AM  
1000-1098 N Hackberry  
San Antonio TX 78202  
United States





September 18, 2018 at 9:52 AM  
1011 N Hackberry  
San Antonio TX 78202  
United States





September 18, 2018 at 9:52 AM  
1011 N Hackberry  
San Antonio TX 78202  
United States

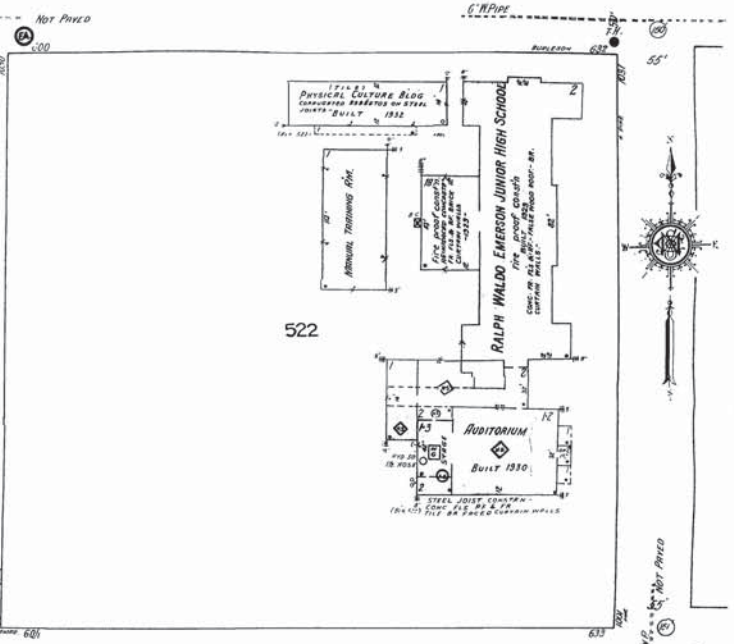
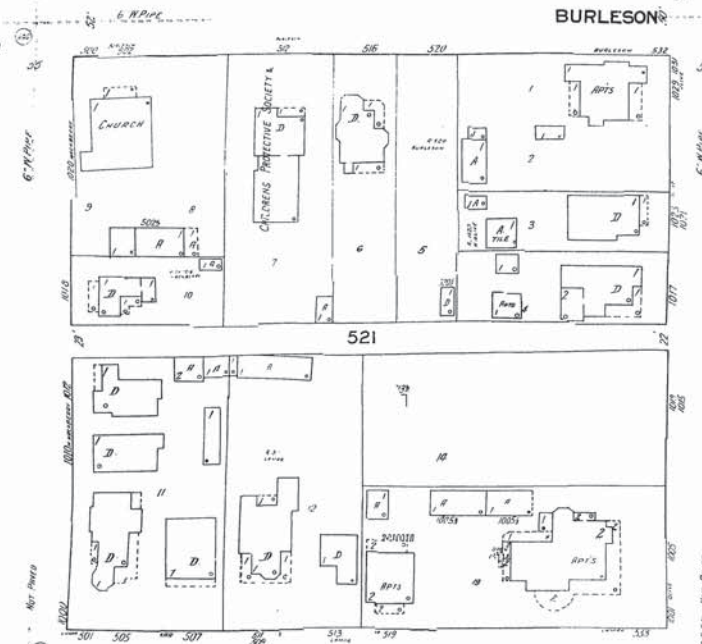




160

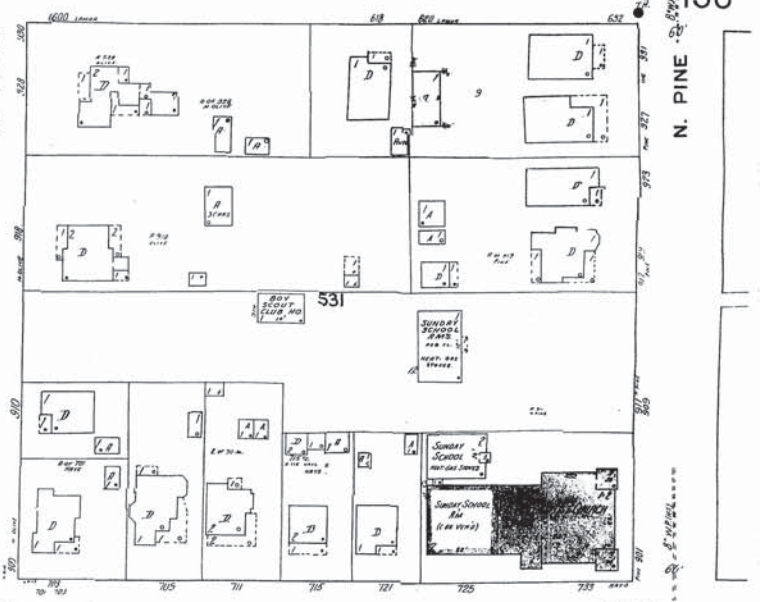
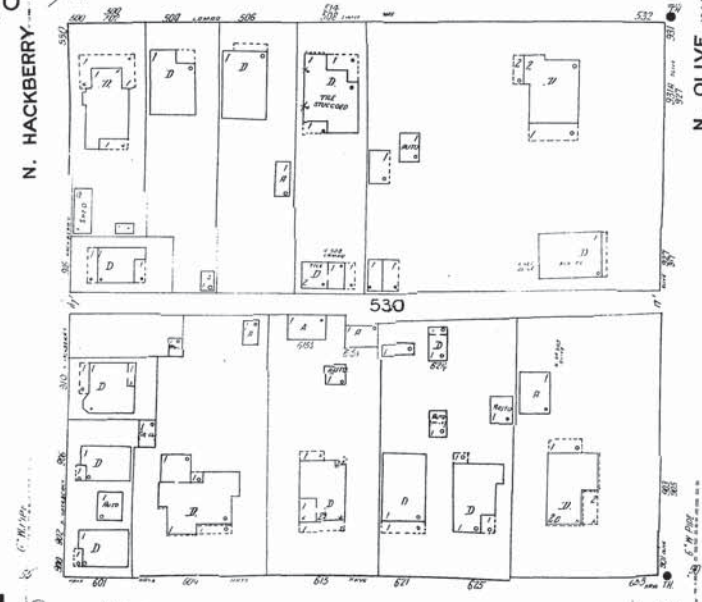
161

BURLESON



156

LAMAR



158

HAYS

147

