

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) Relocate the set of arched casement windows 8 inches to the rear.
- 3) Relocate the set of square picture windows to the rear.
- 4) Relocate the set of double-hung windows to the rear addition.
- 5) Install new door opening to flank an existing window on the rear side-facing gable.

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. INITIAL CASE – 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 HDRC referred the applicant to Design Review Committee at the October 3, 2018, Commission meeting.
- c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee on October 9, 2019, on site at 1010 N Hackberry. The committee offered a variety of solutions including: (1) the arched windows are a character-defining feature and should be restored; however because they are already off-centered, requesting to relocate them 8 inches to the rear may be considered; (2) the symmetry of the front and rear side-facing gable is a character- defining feature and the roof form of the addition should be setback and subordinate to the historic roof form; (3) the set of sashed windows on the rear gable is centered under the ridge and should not be relocated to accommodate a new door opening; the new door should flank the historic window or be relocated onto the addition, and (4) all wood windows should be repaired in place; however relocation may be considered if the windows are only moving laterally and remain in use on site. The applicant has revised and resubmitted an application that generally reflects the committee's comments.
- d. 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 to construct a rear addition that does not alter or add to the existing rear gable, while including an inset ridge condition and a vertical trim piece between new and old forms. Staff finds that the proposed addition is generally consistent with the Guidelines and is minimally visible from the public right-of-way.
- e. ADDITION 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.
- f. ADDITION ROOF FORM - The applicant has proposed to construct a rear addition that does not alter or add to the existing rear gable, by constructing a subordinate side-facing gable and hipped roof to the rear. Staff finds that the symmetrical proportions of the front and rear gables to be a character-defining feature. Staff finds the proposed additional roof forms are 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.

- g. **ADDITION 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. Staff finds that the proposed setback ridge condition and vertical trim piece
- h. **ADDITION 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.
- i. **ADDITION WINDOWS** - The applicant has noted the installation of aluminum-clad wood 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.*
- j. **ADDITION 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.
- k. **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, four (4) one-over-one and two (2) picture windows on the west elevation, and two (2) two-over-two windows on the east elevation. All original wood windows will be repaired or restored after the receives administrative approval for outstanding items not included in this HDRC request.
- l. **WINDOW RELOCATION** – The applicant has proposed to relocate a number of windows towards the rear of the property to accommodate for the renovated interior floor-plan: (2) the set of arched casement window on the south elevation, (2) the set of square picture windows on the north elevation (2) and the set of double-hung windows on the north elevation. 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 and are inconsistent with the Guidelines.
- m. **FRONT DOOR REPLACEMENT** – The applicant has proposed to install a new door and opening flanking the rear set of windows on the south elevation. The Guidelines for Exterior Maintenance and Alterations 2.6.B.ii. notes that new entrances, when necessary to comply with other regulations, should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds that the proposed new door is appropriate considering that it is set in the rear and is minimally visible from the public right-of-way.

RECOMMENDATION:

Item 1. Staff recommends approval of the rear addition based on findings b through j with the following stipulations:

- i. That the addition does not alter the existing rear gable and features an inset ridge condition and vertical trim piece to distinguish between new and old forms.
- ii. That all new windows in the addition adhere to the standard specifications: *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 2, 3, and 4. Staff does not recommend approval of any window relocation based on finding k and l. The windows

should be restored or repaired in-place.

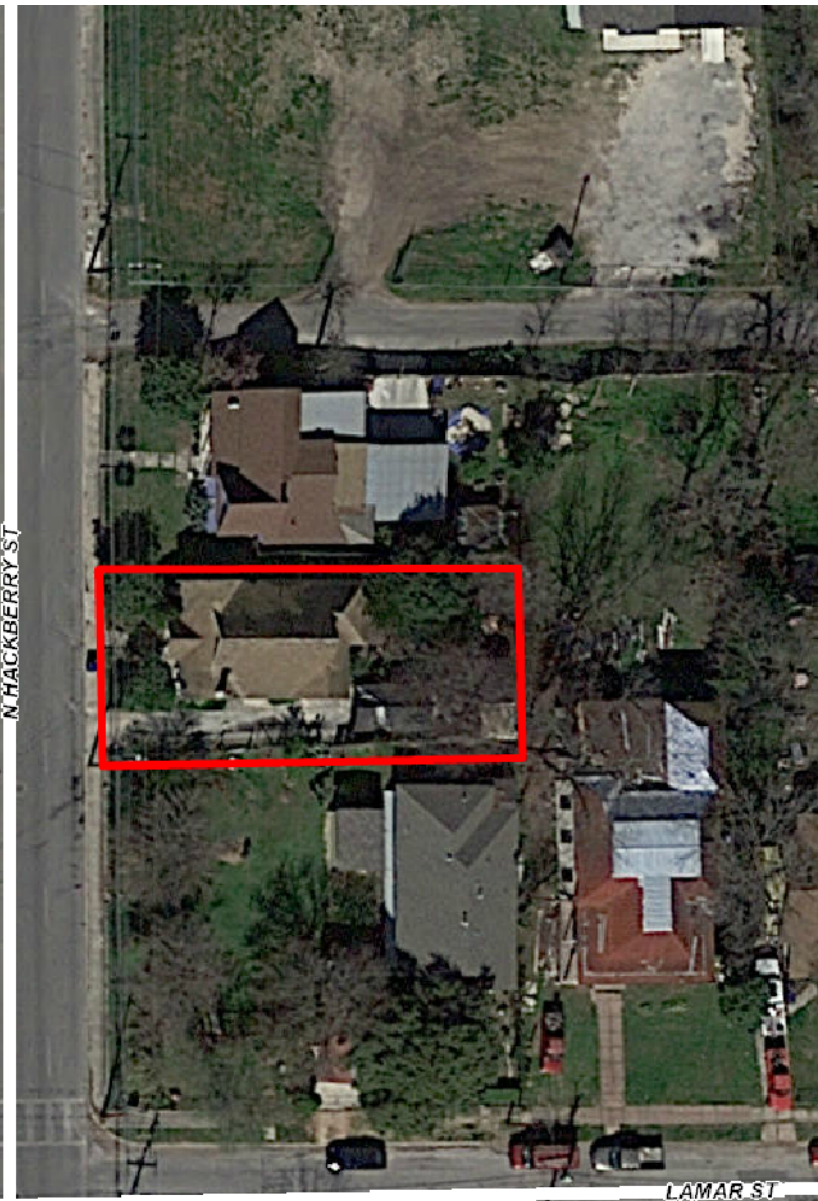
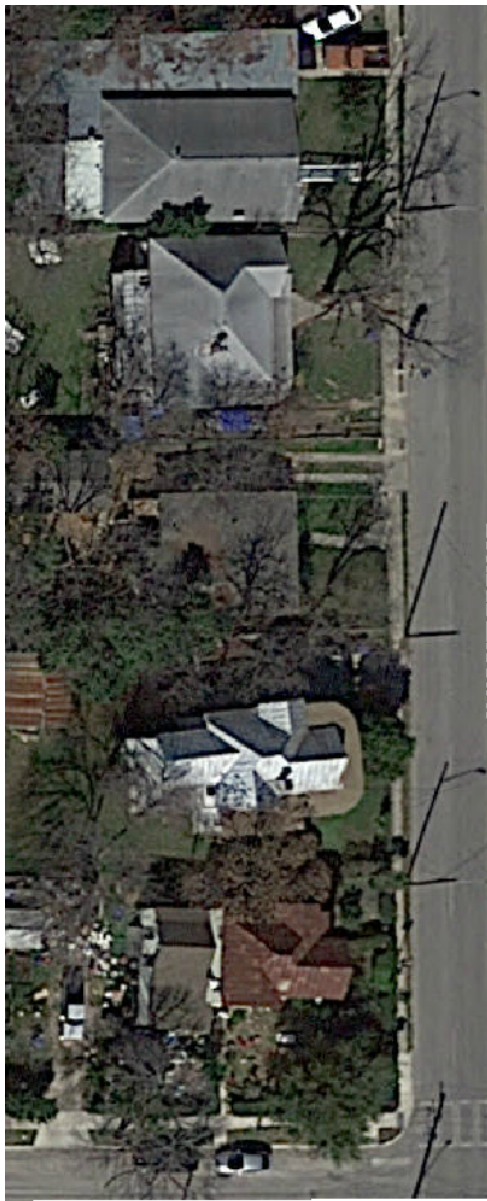
Item 5. Staff recommends approval of the new door and opening as proposed based on finding m.

CASE COMMENT:

On a site visit conducted on September 17, 2018, staff found that a variety of work has occurred prior to the issuance of a Certificate of Appropriateness and permits. At the HDRC hearing on October 3, 2018, the request was referred to a Design Review Committee meeting. DRC met with staff and the applicant on-site on October 9, 2018. The applicant revised and resubmitted a plan for review that reflects the comments provided at the DRC meeting, noted in finding c. The applicant has committed to voluntary compliance for any outstanding violations that do not require HDRC approval including reconstruction of the removed chimney, repair of wood windows or restoring all missing windows, repair of foundation, siding, wood elements, and roof, and obtaining any permits required per UDC.

CASE MANAGER:

Huy Pham



1010 N Hackberry

Powered by ArcGIS Server

Printed: Sep 26, 2018

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September 17, 2018 at 4:15 PM
509 Lamar
San Antonio TX 78202
United States



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



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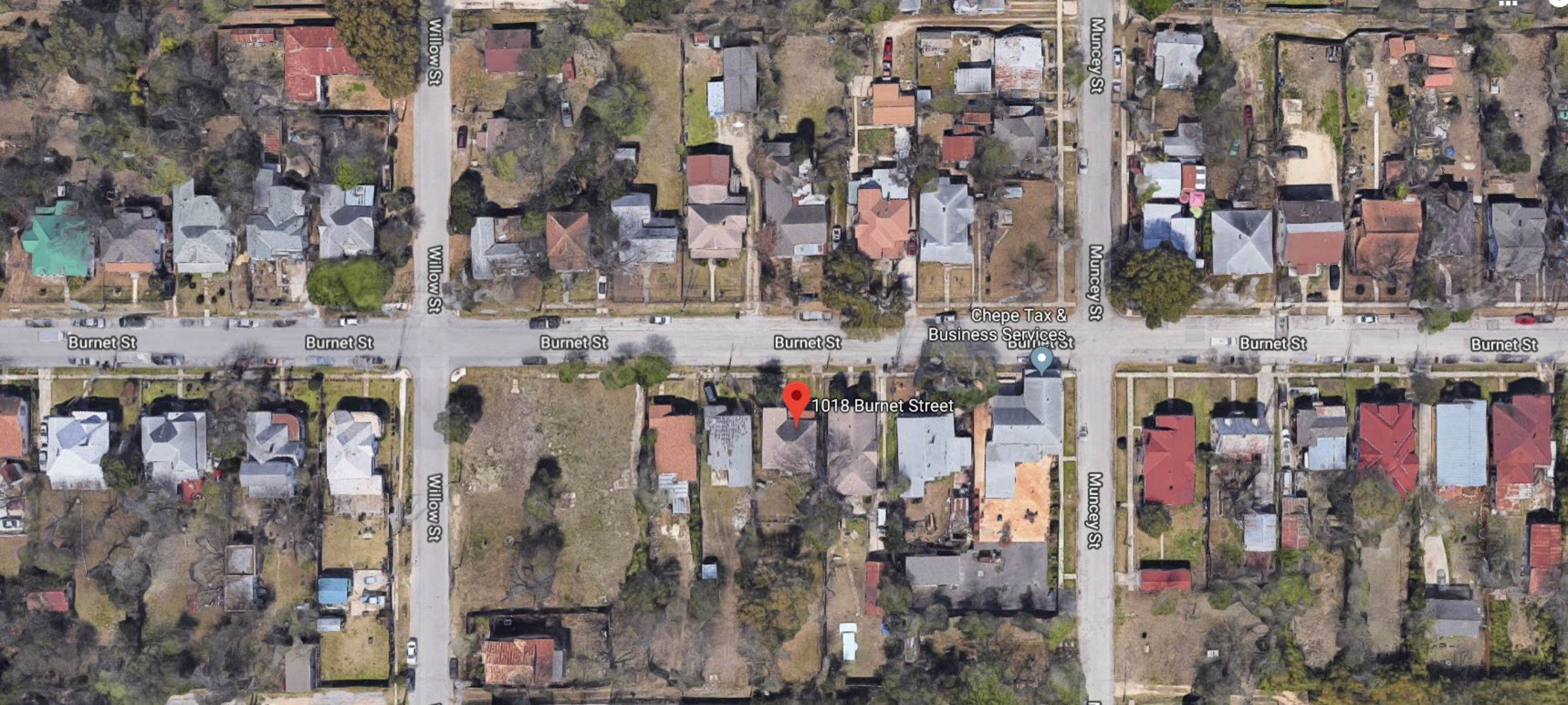


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509 Lamar
San Antonio TX 78202
United States



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1010 N Hackberry
San Antonio TX 78202
United States





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Burnet St

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Chepe Tax &
Business Services

Burnet St

Burnet St

1018 Burnet Street





1010 North Hackberry



1010 North Hackberry



1010 North Hackberry

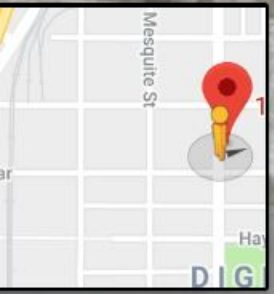
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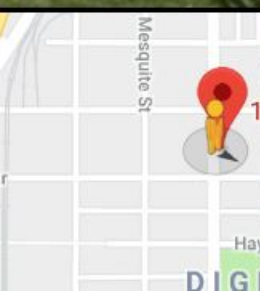
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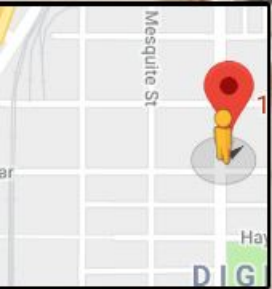
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Google

Map









1010 N Hackberry, San Antonio, TX 78202

- 1) Restore Right Elevation Rear Gable as Requested from OHP.
 - 2) Cut back New Addition Roofline off Rear Gable 12 Inches Restoring Original Rear Gable Peak as Requested from OHP.
 - 3) Installing 1x4 Vertical Trim as Subordinate Line showing Original Home to New Addition.
 - 4) Shifting Architectural windows 8 Inches Right to Fit Homes New Interior Layout.
 - 5) Shift Square Windows on left Side Elevation to Fit Homes New Interior layout.
- A) Restoring all Wood Windows and Exterior Doors, Includes Original Front Door.

1010 N. Hackberry

① Wood windows, Doors AND Screen Around Home

② Restore Original Rear Gable

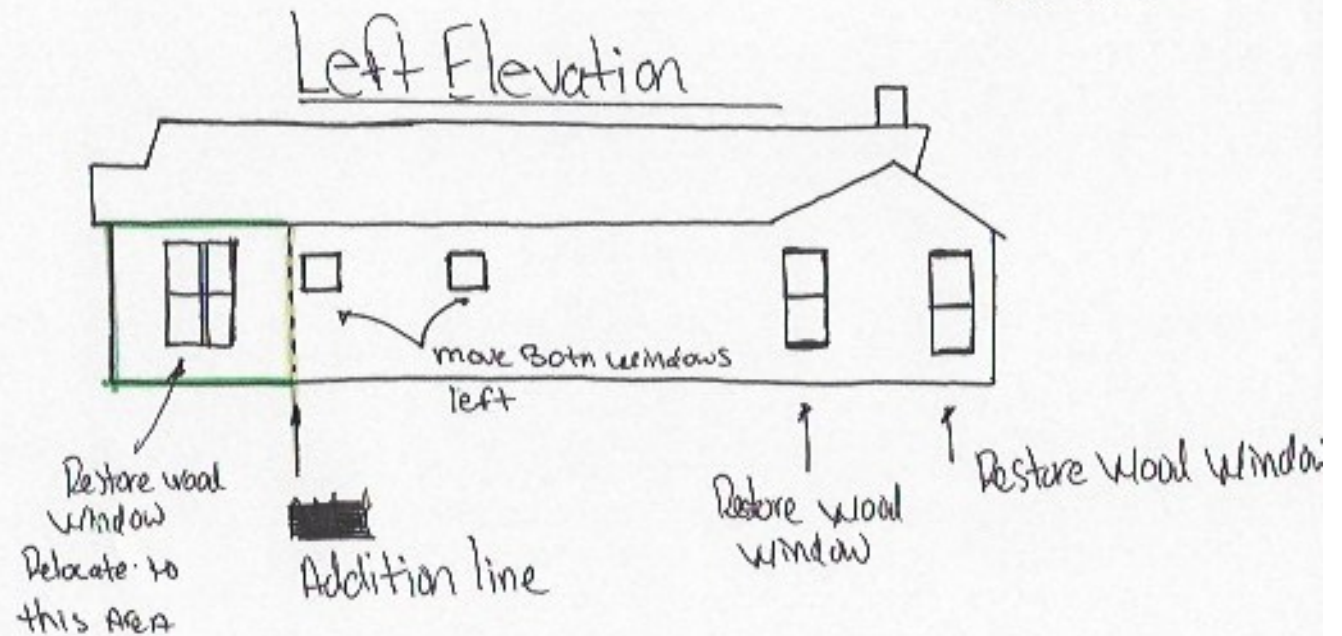
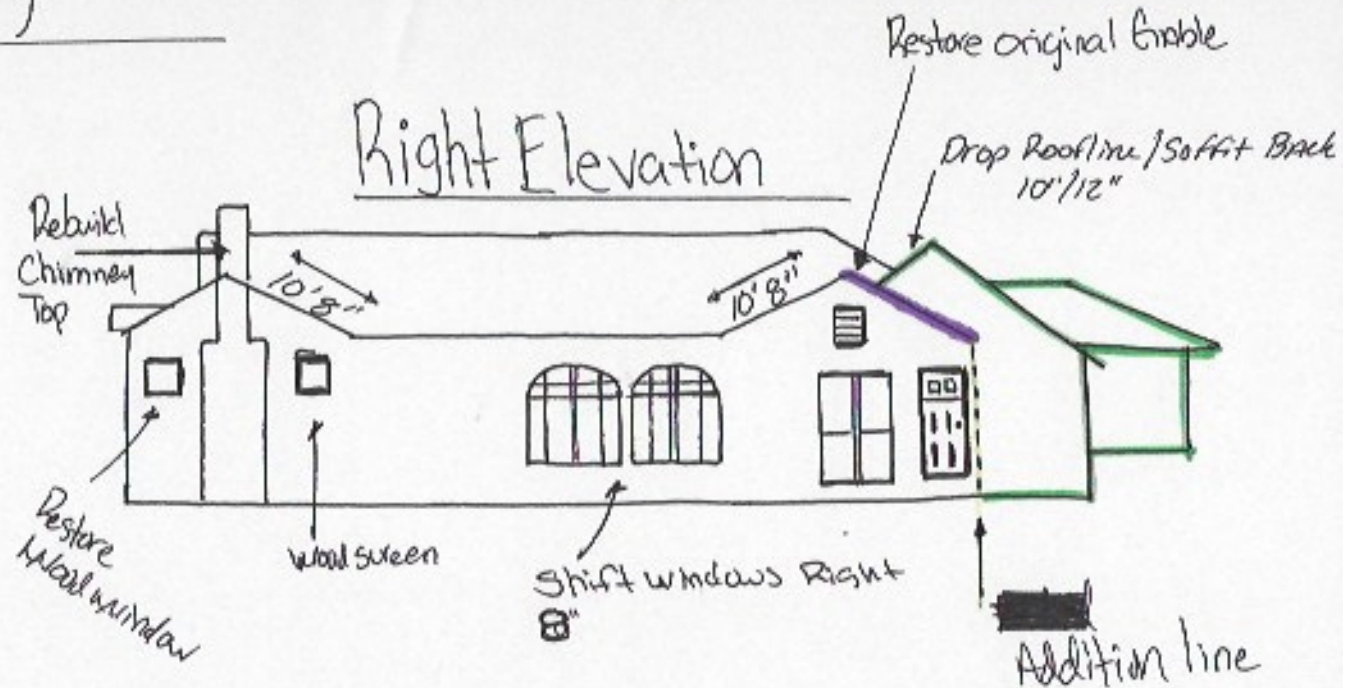
③ Rebuild Damaged Chimney Top (Restucco)

④ Shift Architectural Window 8"

Addition line

Original Gable

Add'l Addition



160

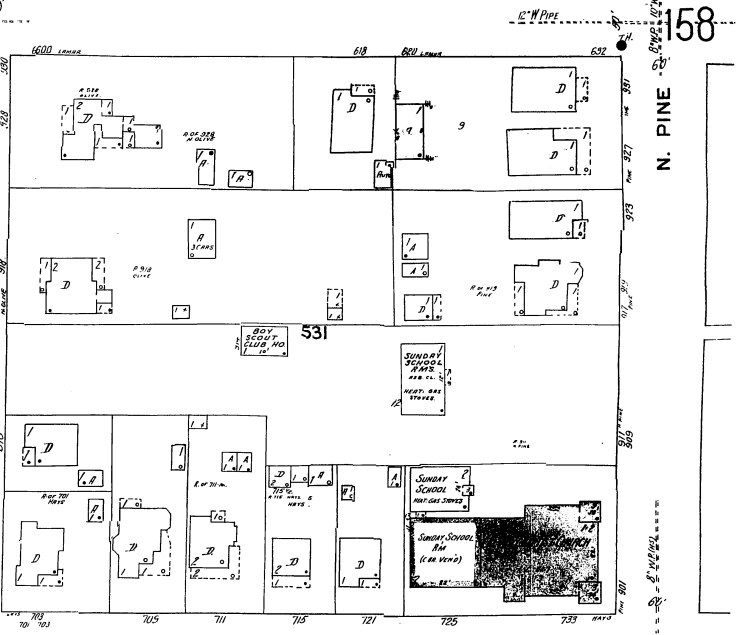
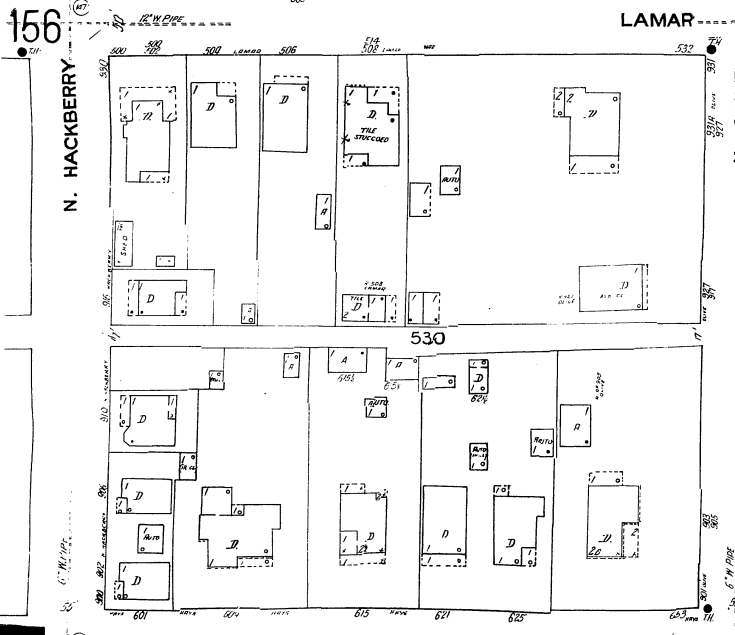
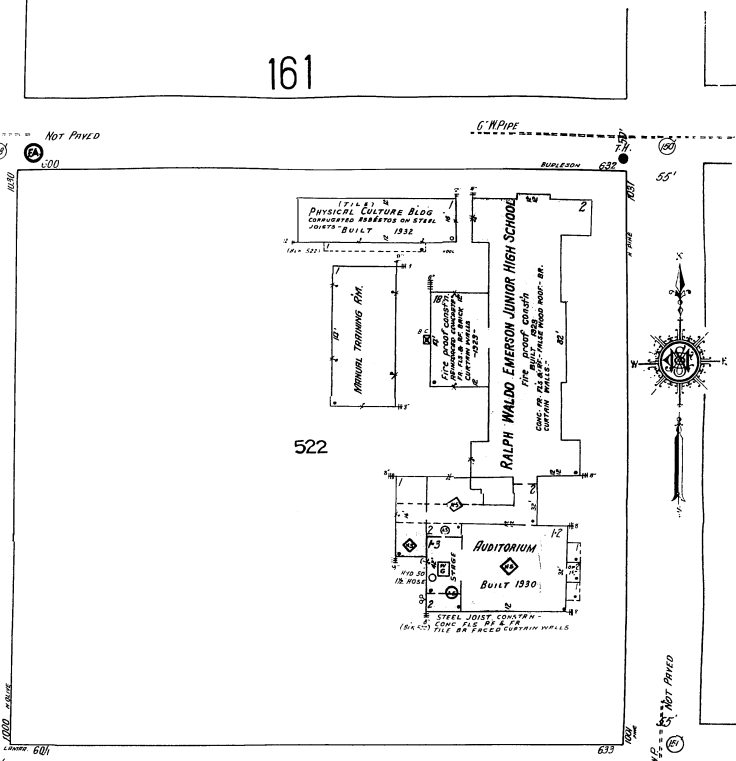
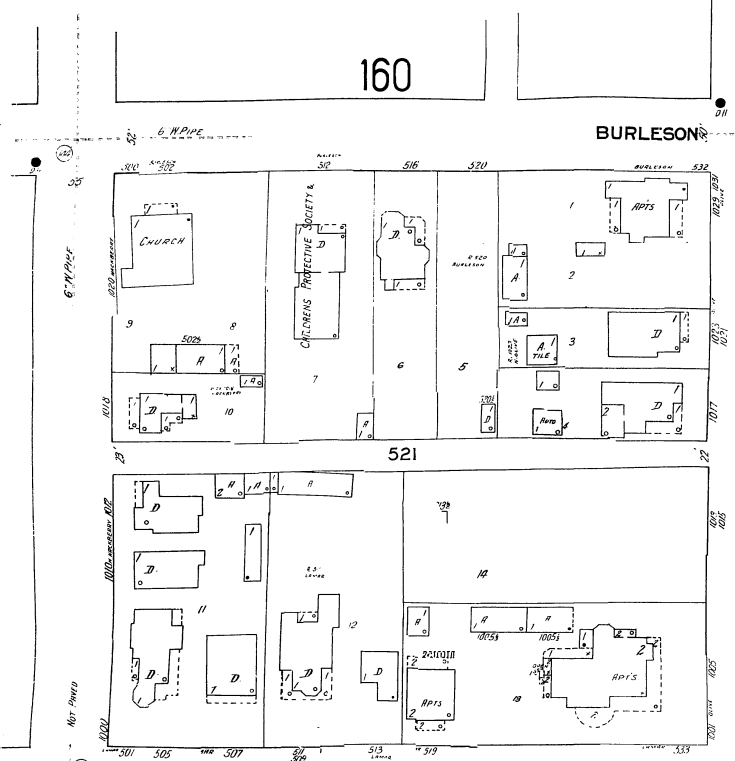
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BURLESON

NOT PAVED

6" W PIPE

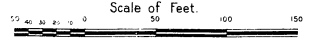
6" W PIPE



HAYS

147

Scale of Feet.





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

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: October 9, 2018

HDRC Case# 2018-491

ADDRESS: 1010 N HACKBERRY

Meeting Location: 1010 N HACKBERRY

APPLICANT: CORY JOHNSON

DRC Members present: JEFF FETZER, CURTIS FISH,

Staff present: HUY PHAM

Others present: _____

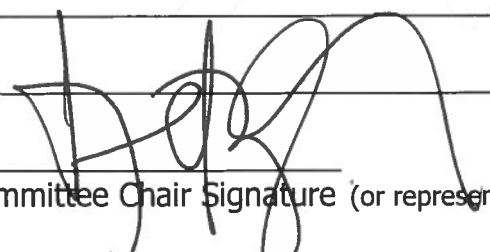
REQUEST: CONSTRUCT REAR ADDITION, WINDOW RELOCATION
AND POTENTIAL REPLACEMENT

COMMENTS/CONCERNS: _____

- JEFF - arched windows are currently off-centered
and 8-inch relocation would be supported.
- roof line of rear ridge would be
restored, and addition ridge dropped 12 inch.
 - install new ^{door} window to right of rear double
windows

- Kitchen window and rear double set moved back
- front door bottom flights

COMMITTEE RECOMMENDATION: ☐ **APPROVE** ☐ **DISAPPROVE** ☐
APPROVE WITH COMMENTS/STIPULATIONS:



Committee Chair Signature (or representative)

Date