

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-135
ADDRESS: 309 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 16 AND 17
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kris Feldmann/Square West LLC
OWNER: Kris Feldmann/ Square West LLC
TYPE OF WORK: Fenestration modifications and window replacement
APPLICATION RECEIVED: March 12, 2019
60-DAY REVIEW: May 11, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace non-original windows by relocating original interior wood windows.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- ☐ Match the original materials;
- ☐ Maintain the original dimension and profile;
- ☐ Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- ☐ Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The primary historic structure at 309 N Hackberry was constructed circa 1925 in the Folk Victorian style and first appears on the 1951 Sanborn map. The one-story, single-family structure originally featured a modified L-plan

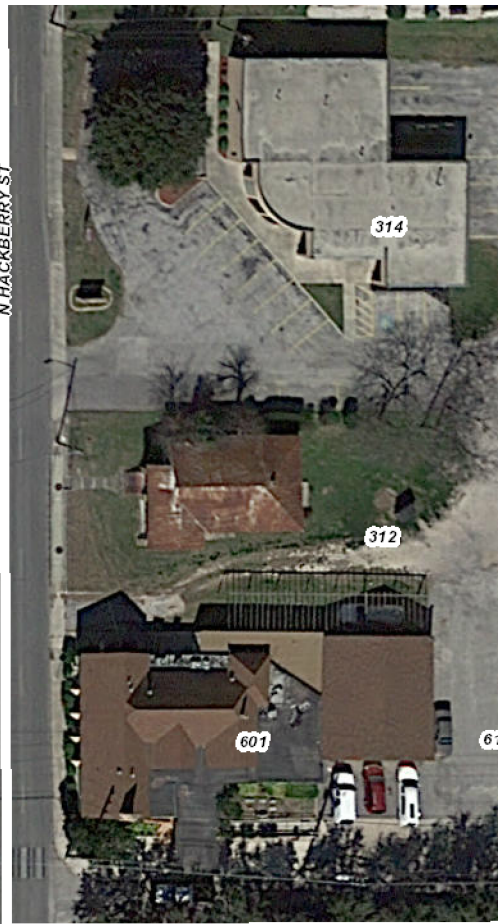
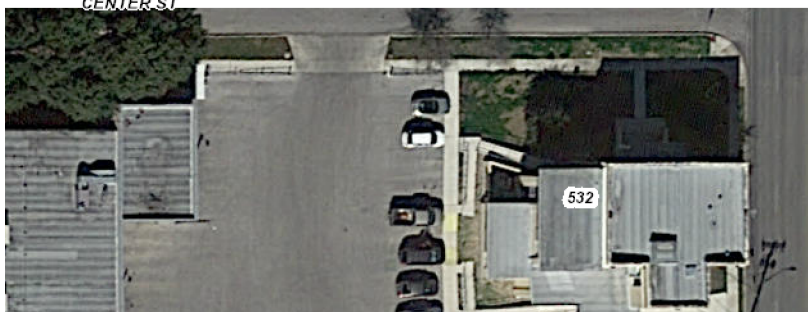
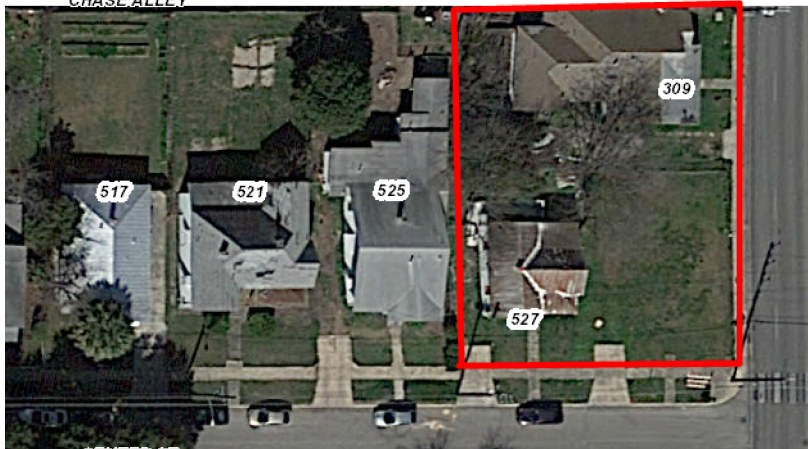
with an inset porch and standing seam metal roof. The structure has been subjected to variety of modifications prior to 2007 including front porch enclosures with casement windows, a rear addition with a wood ramp, and the installation of security bars over windows. The structure is contributing to the Dignowity Hill Historic District.

- b. EXISTING WINDOWS – A number of existing exterior windows are original, one-over-one wood windows; there is no request to replace or alter these windows at this time. Five (5) wood windows on the original rear of the building have been hidden by an addition but have remained in place and in operable conditions. On the front porch enclosure, the south and east elevations feature one and two large casement windows, respectively.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace three (3) non-original casement window in the front porch enclosure with five (5) original wood windows that are currently in an interior wall of the house. The two front façade windows will be replaced with a set of two (2) sashed windows, each flanking the center door in a symmetrical configuration. The side elevation window will be replaced with one (1) sashed window, reducing the size of the window opening. Per the Guidelines for Exterior Alterations and Maintenance 2.6.B.vii. non-historic, incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that the proposal is generally consistent with the Guidelines; however, staff finds that the configuration of the three-window set should be preserved and not separated. If the non-original door in the non-original porch enclosure needs to be relocated to accommodate the three-window set, then staff finds that to be appropriate. Additionally, the original window openings should be preserved in a manner that allows the windows to return to their original location one chooses to remove the rear addition and restore the structure to its original footprint and configuration.

RECOMMENDATION:

Staff recommends approval of relocating five (5) original interior wood sash windows to replace the three (3) non-original casement windows in the front porch enclosure based on findings b and c with the following stipulations:

- i. The set of three windows must remain together and share a block frame as it was installed in the original location. The non-original front door may be relocated to accommodate this stipulation.
- ii. The original window openings should be preserved in a manner that allows the windows to return to their original location if one chooses to remove the addition and restore the structure to its original footprint and fenestration.
- iii. The relocation of the windows should feature matching details to the other original window openings on the structure including trim detail and head height.

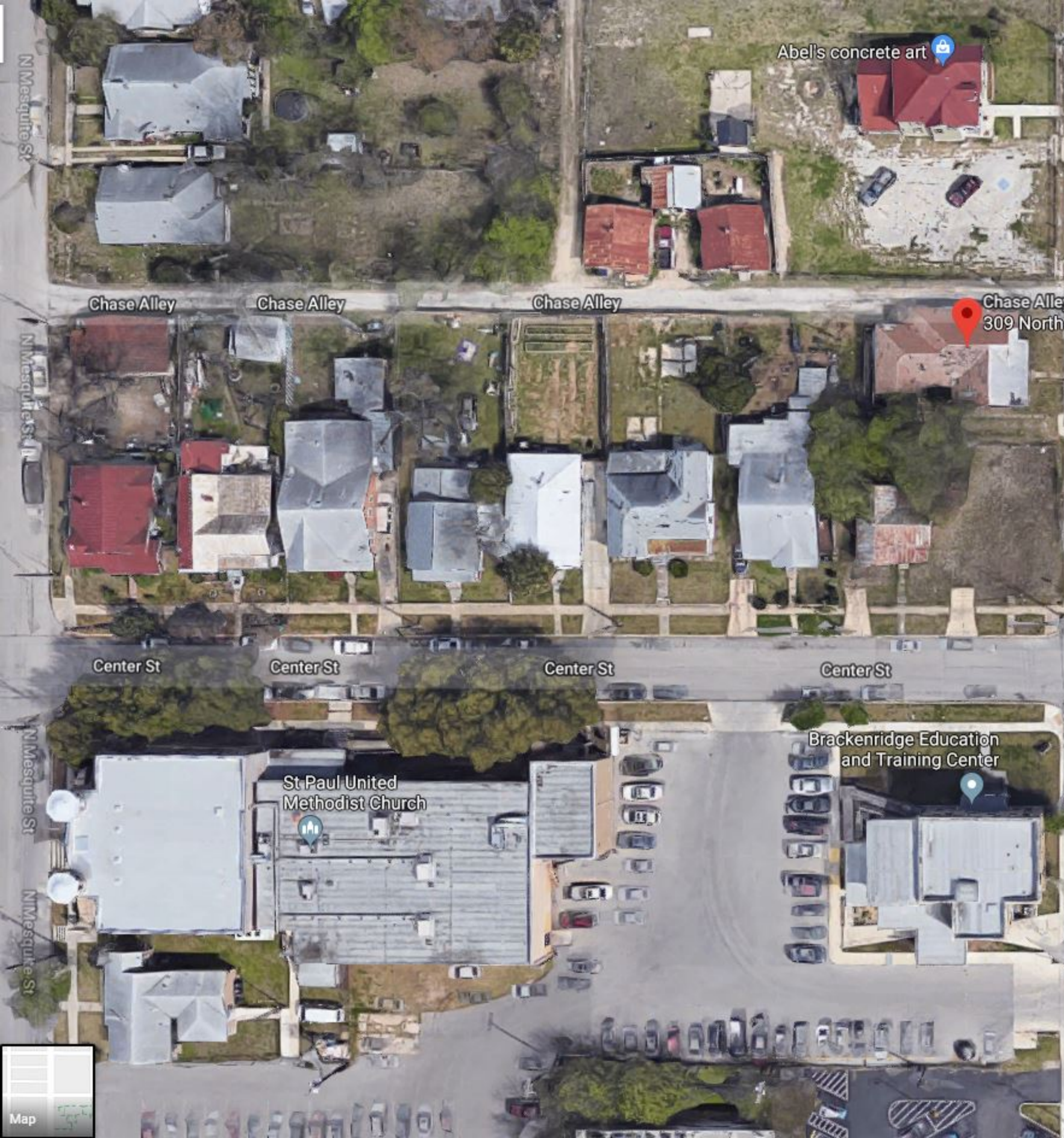


309 N Hackberry

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

Printed: Mar 26, 2019

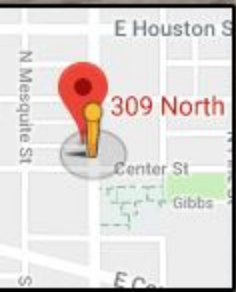
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Carter-Taylor-Williams
Mtny

Google

 **Jones Keith**
Re: [EXTERNAL] 1201 E. Crockett St
Thank you for your help!
  On Tue, Mar 26, 2019, 4:09 PM Huy Pham (OHP)

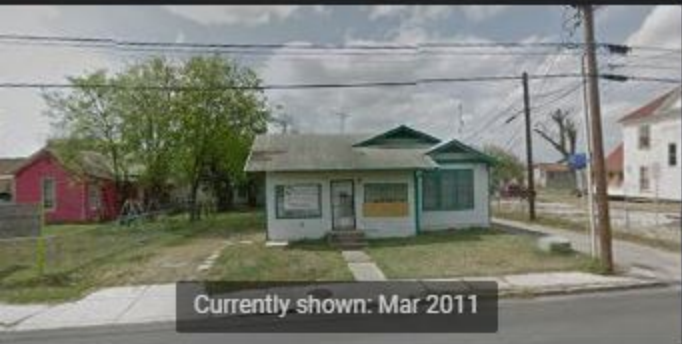




312 N Hackberry
San Antonio, Texas

Google

Street View - Mar 2011

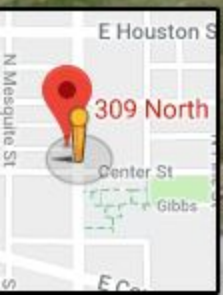


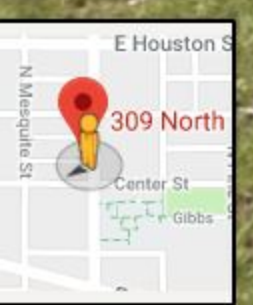
Currently shown: Mar 2011

2007 • • • • 2016

Mar 2011

Google













EXISTING - FROM NORTHEAST



EXISTING - FROM SOUTHEAST



PROPOSED COLOR SCHEME



CREO
51 ESSEX STREET
SAN ANTONIO, TX 78210
WWW.CREOARC.COM

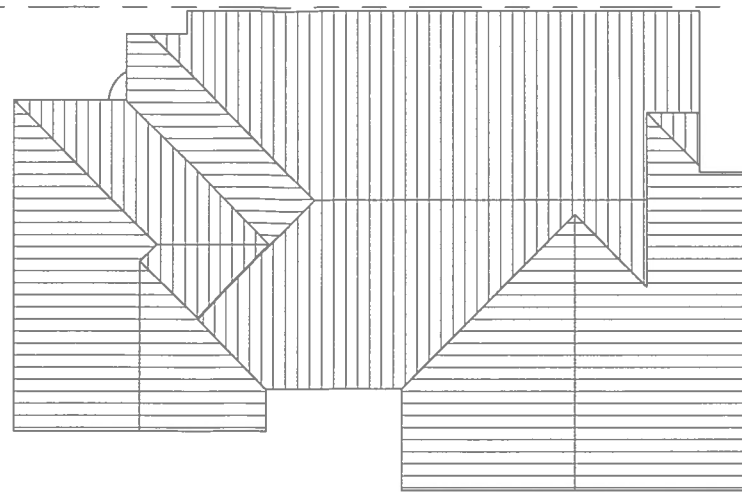
531 CENTER / 309 N. HACKBERRY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

A210
EXTERIOR COLOR SCHEME

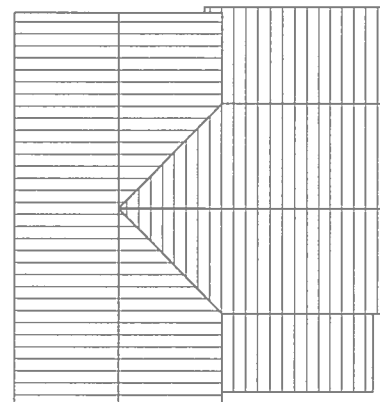
CREO PROJECT #: SW-01

CHASE ALLEY



309 N. HACKBERRY

PROPERTY LINE



531 CENTER ST.

N. HACKBERRY ST.

N. CENTER ST.

1 SITE PLAN
1/16" = 1'-0"

531 CENTER / 309 N. HACKBERRY

A010
SITE PLAN

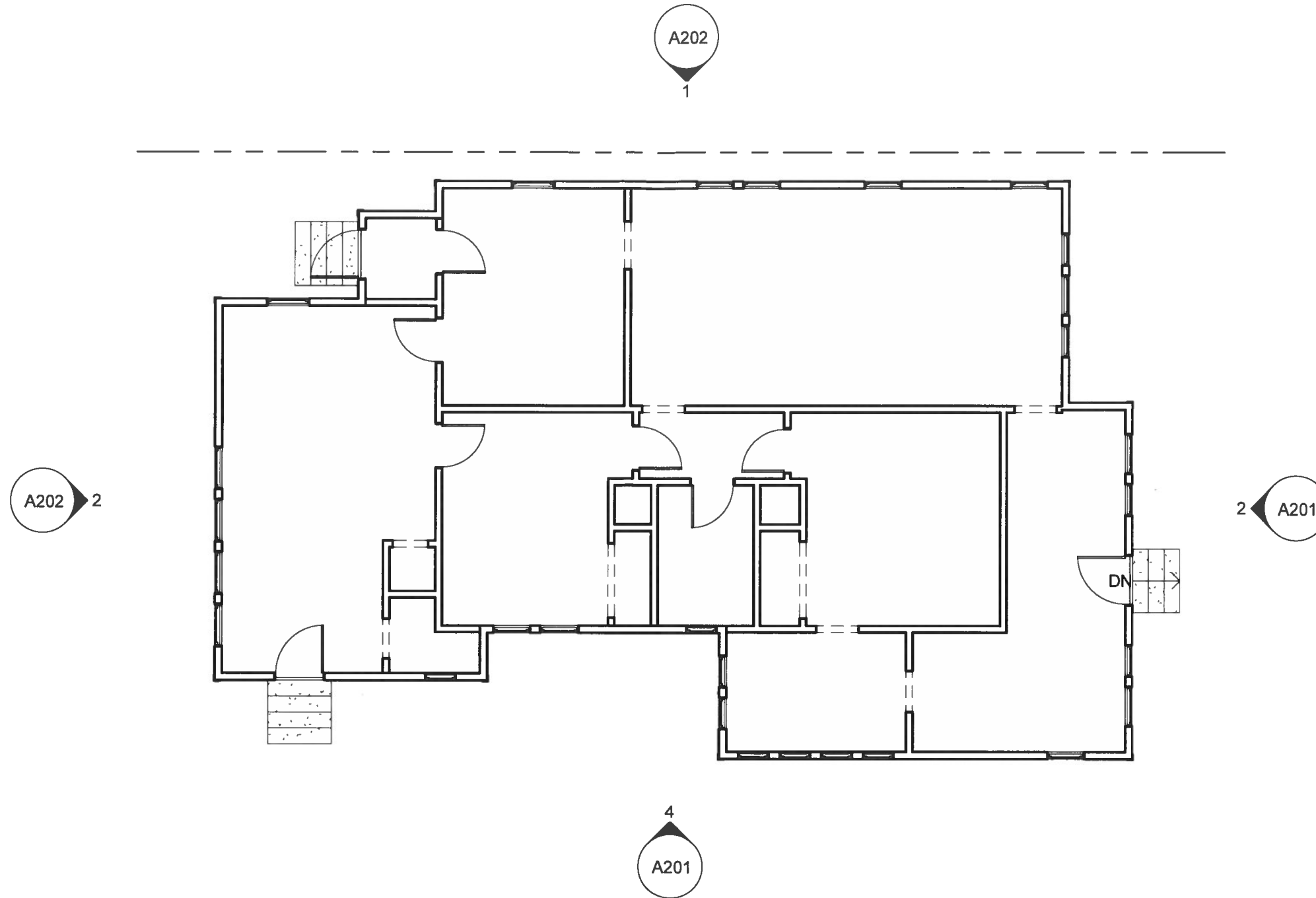
CREO PROJECT #: SW-01

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CREO
51 ESSEX STREET
SAN ANTONIO, TX 78210
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3/12/2019 11:05:12 AM



① LEVEL 1 - HACKBERRY
1/8" = 1'-0"

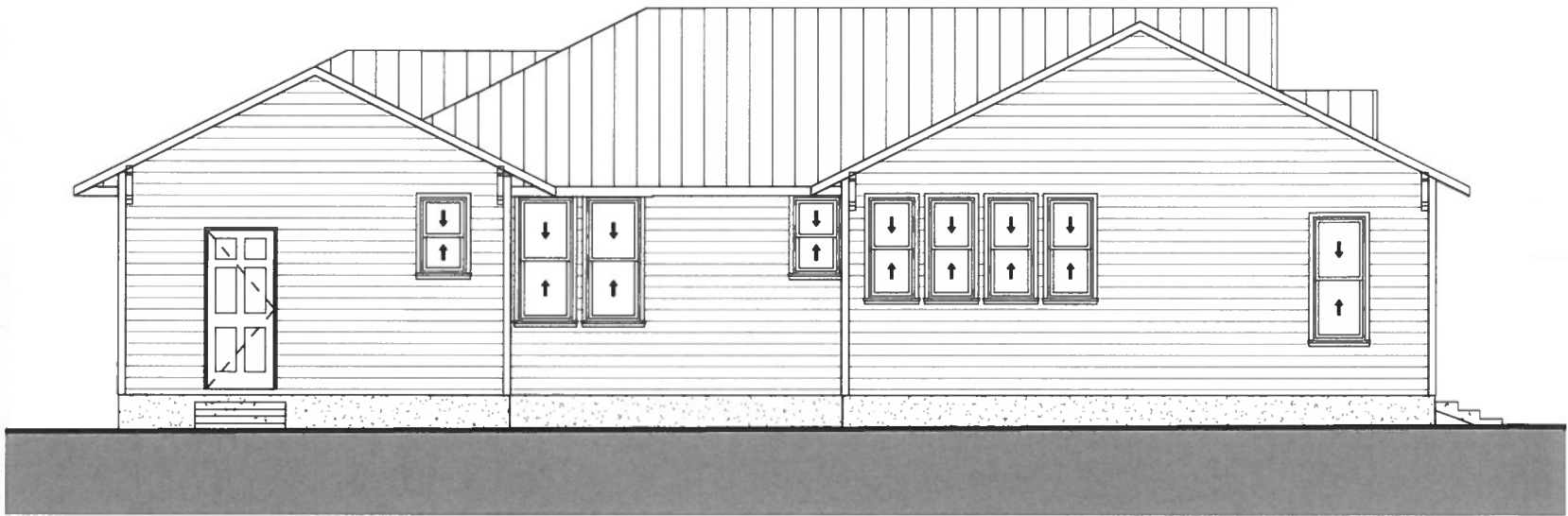


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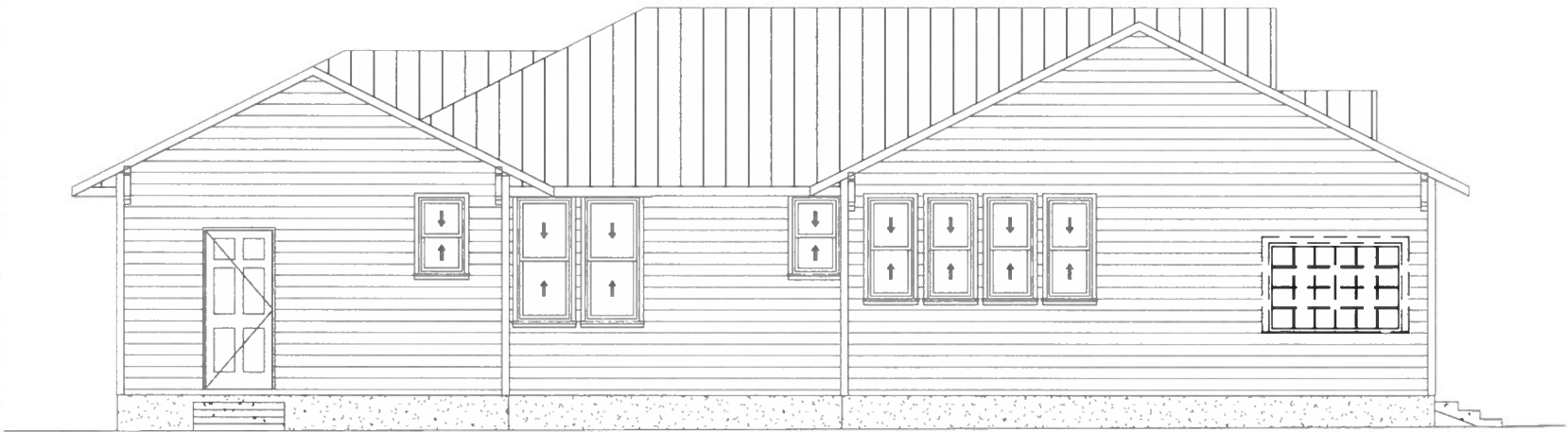
A101
FLOOR PLAN
CREO PROJECT #: SW-01



3 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



4 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
1/8" = 1'-0"

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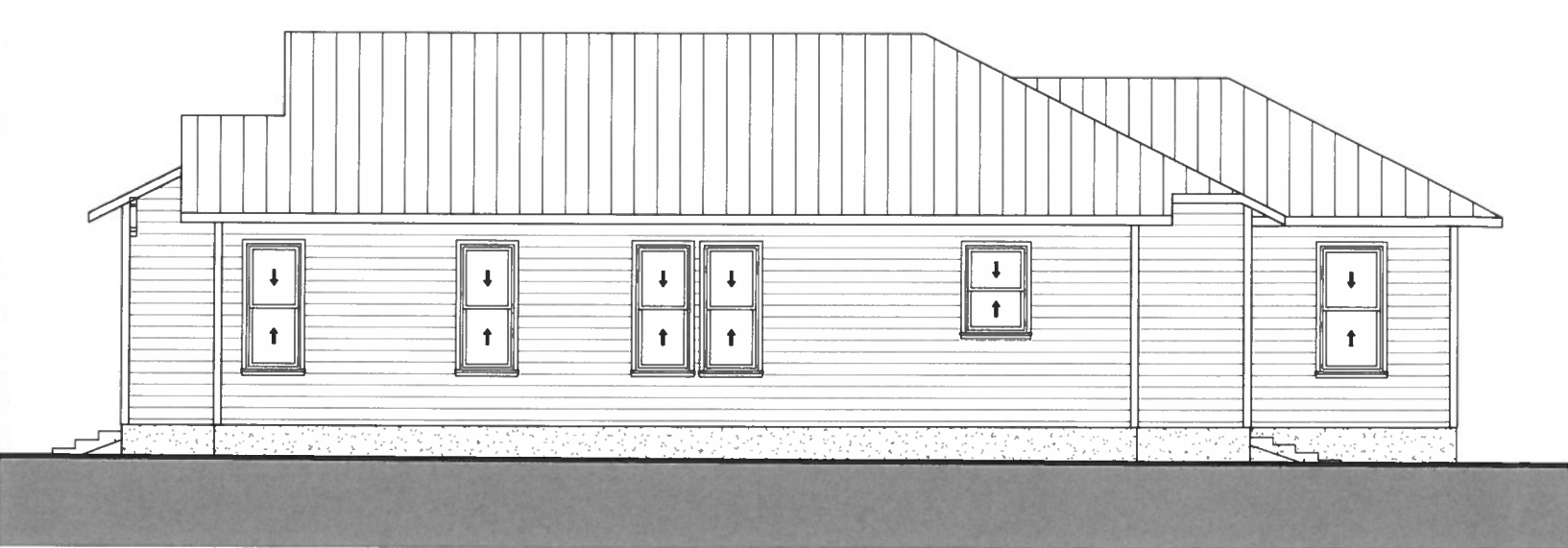


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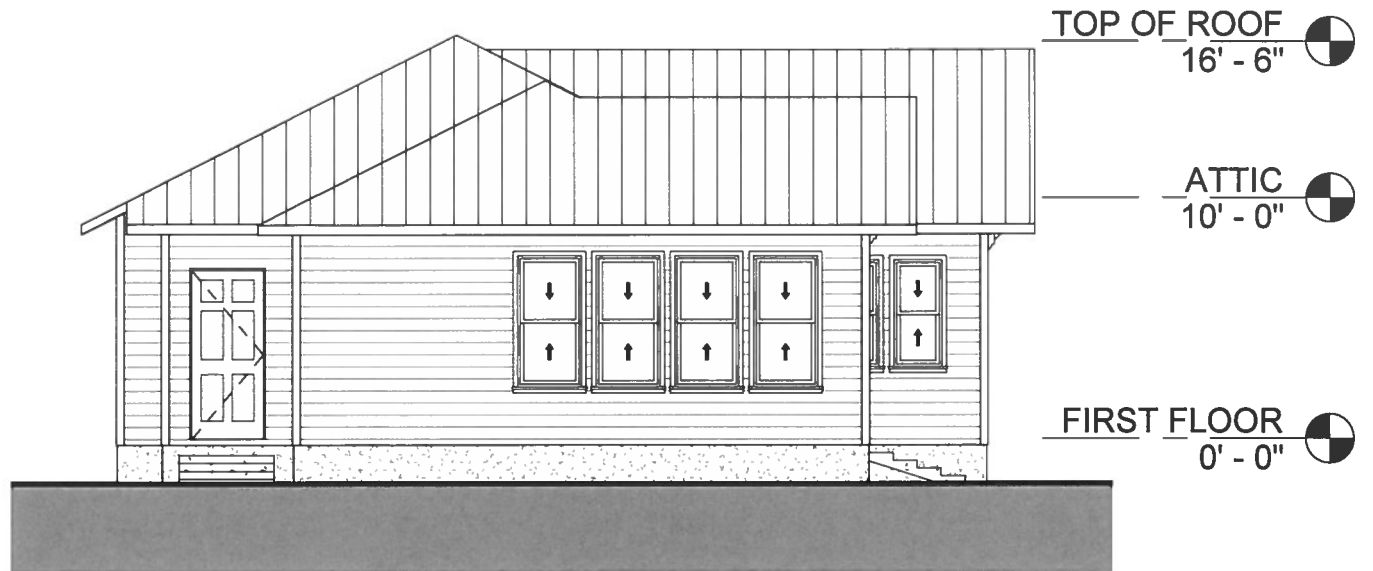
531 CENTER / 309 N. HACKBERRY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

A201
EXTERIOR ELEVATIONS
CREO PROJECT #: SW-01



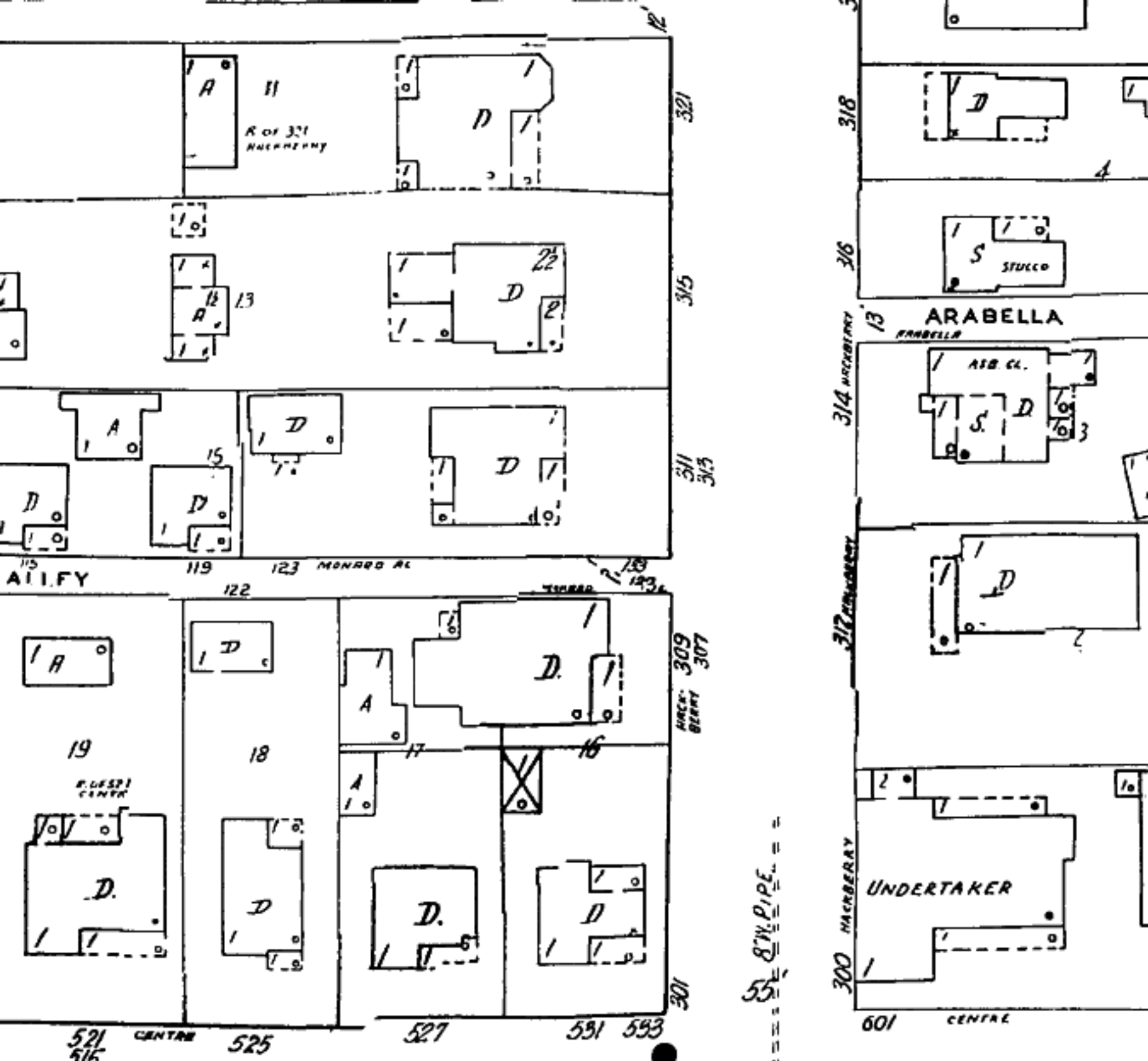
① NORTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

**NO CHANGE BETWEEN
EXISTING AND PROPOSED**

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N. CENTRE

130

