

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-366
ADDRESS: 321 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 11
ZONING: IDZ-1, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: John Barr/321 HACKBERRY LLC
OWNER: John Barr/321 HACKBERRY LLC
TYPE OF WORK: Amend previously approved windows, amend previously approved roofing materials
APPLICATION RECEIVED: August 14, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Amend the previously approved design to install an asphalt shingle roof in place of the previously approved standing seam metal roof for the front (easternmost) structure.
2. Amend the previously approved windows regarding materials and profile to install an all-aluminum window in place of the previously approved wood/aluminum clad wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- o **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

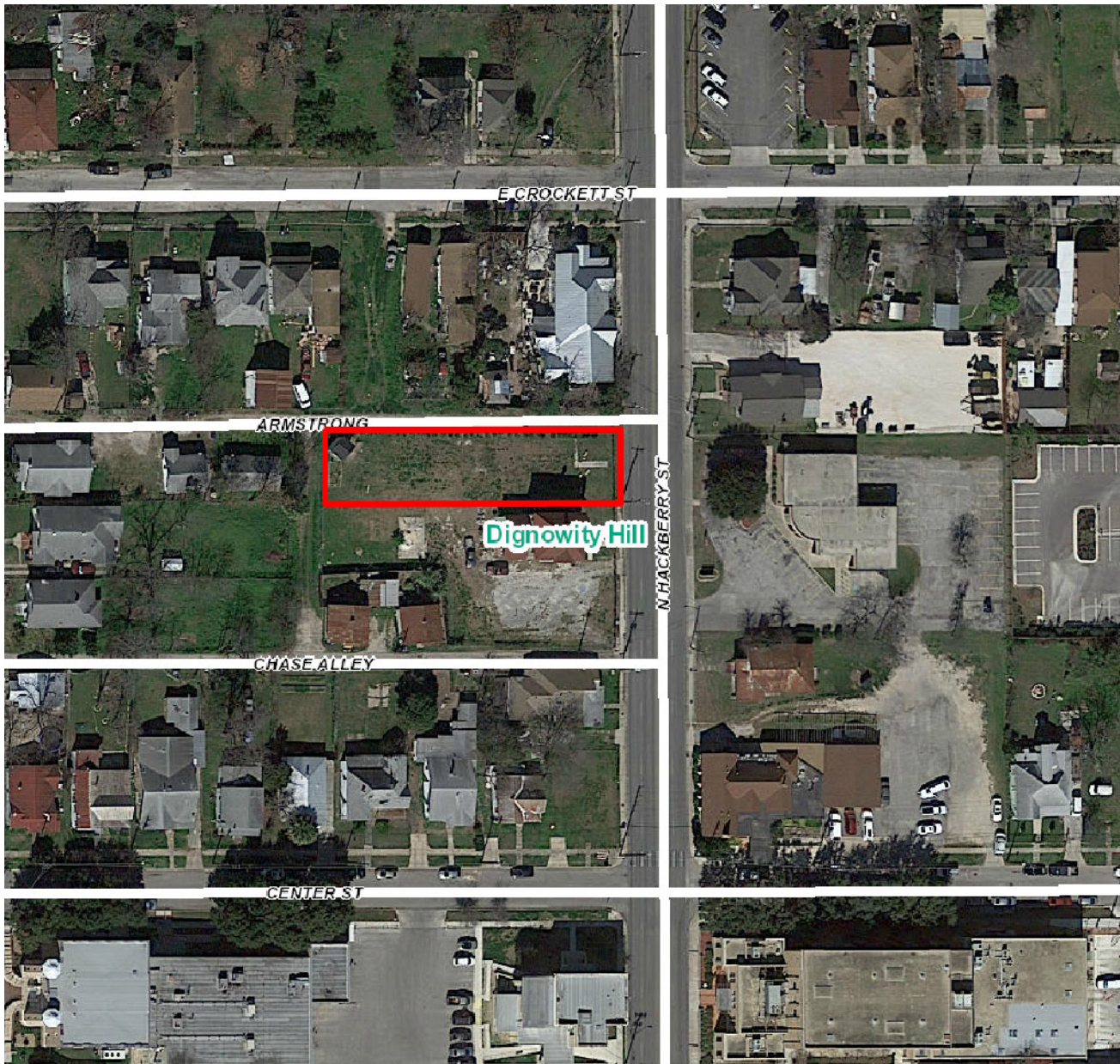
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design for the new construction at 321 N Hackberry regarding roofing materials and window materials and profile.
- b. **PREVIOUS APPROVAL** – The new construction at 321 N Hackberry was approved by the Historic and Design Review Commission at the June 24, 2020, HDRC hearing. At that time, the applicant noted the installation of a standing seam metal roof, and wood or aluminum clad wood windows that met staff's standard specifications for windows in new construction.
- c. **ROOFING** – The applicant previously received approval to install a standing seam metal roof. At this time, the applicant has proposed to install an asphalt shingle roof. Staff finds the proposed roofing modification to be appropriate and consistent with the Guidelines.
- d. **WINDOWS** – The applicant previously received approval to install wood or aluminum clad wood windows that met staff's standard specifications for windows in new construction. At that time, the applicant has proposed to install an aluminum window that does not meet staff's standard specifications for windows in new construction. Staff performed a site visit on August 13, 2020, to view a mock up of the proposed window and found that the meeting rails, top and bottom rails, frame color, and trim profiles were not consistent with staff's standard specifications for windows in new construction. Since that time, the applicant has noted the installation of dark colored frames.
- e. **WINDOWS (Trim)** – The applicant has proposed to install 2x4 framing lumber as trim. Staff's standard specifications for windows in new constructions notes that window trim must feature traditional dimensions. Staff finds that 2x4 framing lumber is not a traditional lumber member for trim. A traditional application, such as a 1x4 should be used instead.
- f. **WINDOW DOCUMENTS** – At this time, the applicant has submitted neither manufacturer's specifications nor a detailed wall section of the proposed windows and their installation.

RECOMMENDATION:

1. Staff recommends approval of item #1, an amendment from a standing seam metal roof to an asphalt shingle roof as submitted, based on finding c.
2. Staff does not recommend approval of item #2, an amendment to a window that does not meet staff's standard specifications for windows in new construction. Staff recommends the applicant install a window that meets staff's standard specifications, as previously approved. Furthermore, staff recommends that the proposed 2x4 trim be eliminated and that traditional trim be incorporated into the design, as noted in finding e and in the applicable citations.



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 20, 2018

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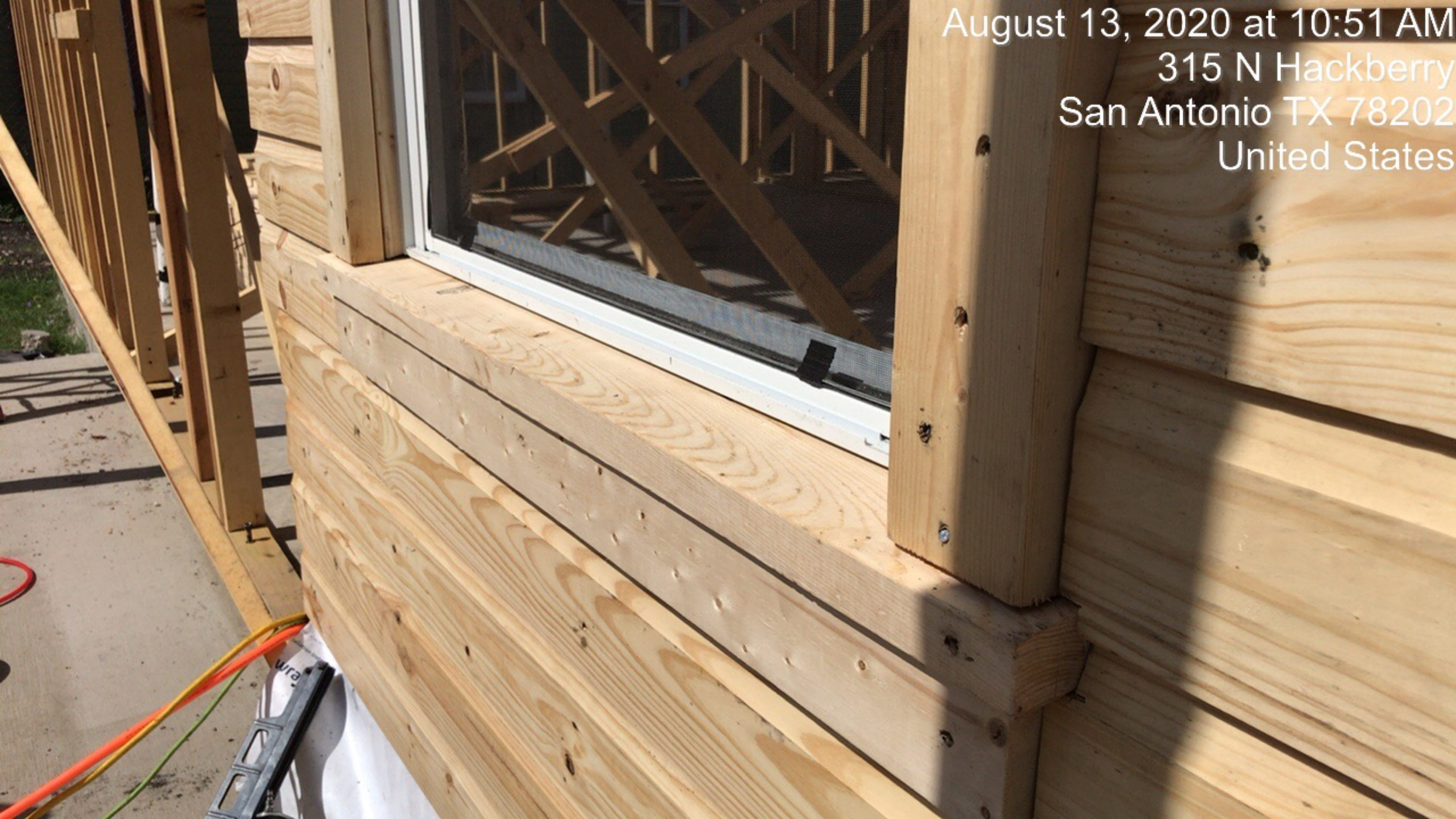
August 13, 2020 at 10:51 AM
315 N Hackberry
San Antonio TX 78202
United States



August 13, 2020 at 10:51 AM
315 N Hackberry
San Antonio TX 78202
United States



August 13, 2020 at 10:51 AM
315 N Hackberry
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United States



August 13, 2020 at 10:51 AM

315 N Hackberry

San Antonio TX 78202

United States



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315 N Hackberry
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Low-E



QUALITY CONTROL TESTING
NAMI CERTIFICATION PROGRAM
ACCREDITED BY ANSI
AAMA/WDMA/CSA 1019.5.2/A440-08

SERIES: 3710
TYPE: Single Hung
CPD: PWG-M-008 (BTX)
RATING: R-PG35-H 1219 X 1829
(48 X 72) - (DP +35/-40)

NFRC
100/200

270





COMING SOON

HPEUD.COM
110. PAR 3814

WORLD'S LARGEST
TENNIS

Revision by applicant - 8/27/2020



Catalog Version 71



Dimension Type = Nominal
Call Width = 3-0
Call Height = 5-0
Frame Width = 35.25
Frame Height = 59.25
Sash Split = Equal

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	300 Series Single Hung Rectangle 35.25 x 59.25 Bronze Half Screen	\$186.97	\$158.91	30	(\$841.80)	\$4,767.30
Unit 200 Total:		\$186.97	\$158.91		(\$841.80)	\$4,767.30

Begin Line 200 Description

--- Line 200-1 ---

3700 Series Single Hung 35.25 x 59.25
Dimension Type = Nominal
Call Width = 3-0
Call Height = 5-0
Frame Width = 35.25
Frame Height = 59.25
Sash Split = Equal
Product Desc = 3710F
Sash Type = Side Load
Unit Type = Complete Unit
Thermally Broken Frame = No
Frame Type = Nailing Fin
Rating Required = None
Required Thermal Performance = None
Performance Rating = R-PG35-H, DP +35/-40
U-Factor = 0.53

Solar Heat Gain Coefficient = 0.32
Visible Light Transmittance = 0.58
CPD = PWG-M-9-00381-00001
Color / Finish = Bronze
Safety Vent Latch = None
Screen Option = Half Screen
Screen Mesh Type = Charcoal Fiberglass
Screen Shipping Method = Installed
Room Location =
Is this a Re-make? = No
SKU = 752649
MVendorNumber = 60460605
Customer Service = (888) 759-4363
WarrantyInfo = Aluminum Warranty.jpg
Catalog Version Date = 5/18/2020
Unit 1: Glass Package = LE

Unit 1: Sound Control Package = No
Unit 1: Glazing Type = Double Glazed
Unit 1: Gas Filled = None
Unit 1: Spacer Package = Warm Edge
Unit 1: Common Glass Options = Match All Glass Panes
Unit 1 Lower, 1 Upper: Glass Strength = Annealed
Unit 1 Lower, 1 Upper: Pattern Glass = No
Review Reason = N/A
Secondary Review = N/A
Nail Fin Setback = 1 3/8"
Frame Depth = 2 7/16"
Fins To Be Removed = None
Clear Opening Width = 31.3125
Clear Opening Height = 26.5
Clear Opening Square Foot = 5.76
Buyout = None

End Line 200 Description



Catalog Version 71



Dimension Type = Nominal
Call Width = 3-0
Call Height = 6-0
Frame Width = 35.25
Frame Height = 71.25
Sash Split = Equal

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	300 Series Single Hung Rectangle 35.25 x 71.25 Bronze Half Screen	\$213.39	\$181.37	5	(\$160.10)	\$906.85
Unit 300 Total:		\$213.39	\$181.37		(\$160.10)	\$906.85

Begin Line 300 Description

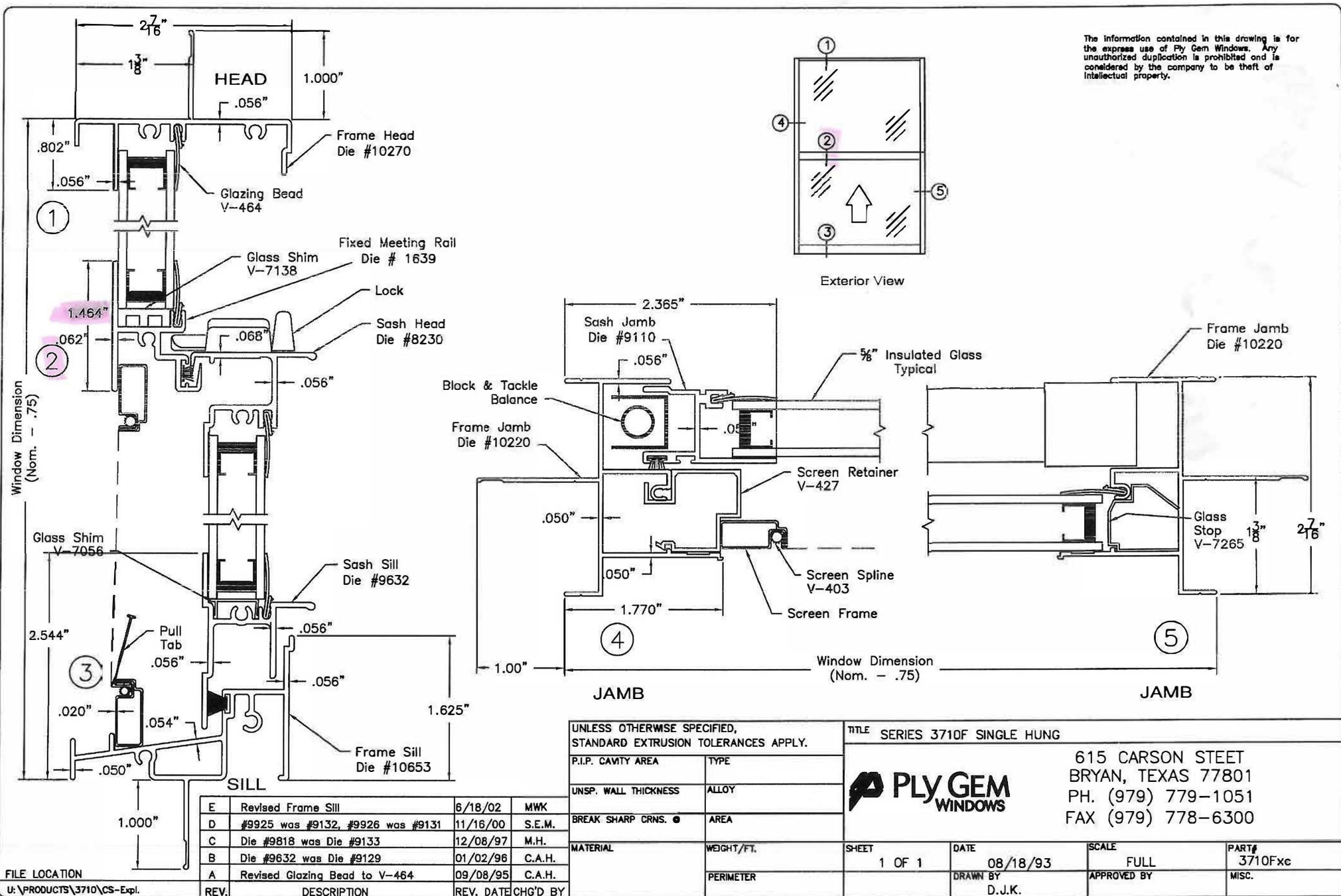
--- Line 300-1 ---

3700 Series Single Hung 35.25 x 71.25
Dimension Type = Nominal
Call Width = 3-0
Call Height = 6-0
Frame Width = 35.25
Frame Height = 71.25
Sash Split = Equal
Product Desc = 3710F

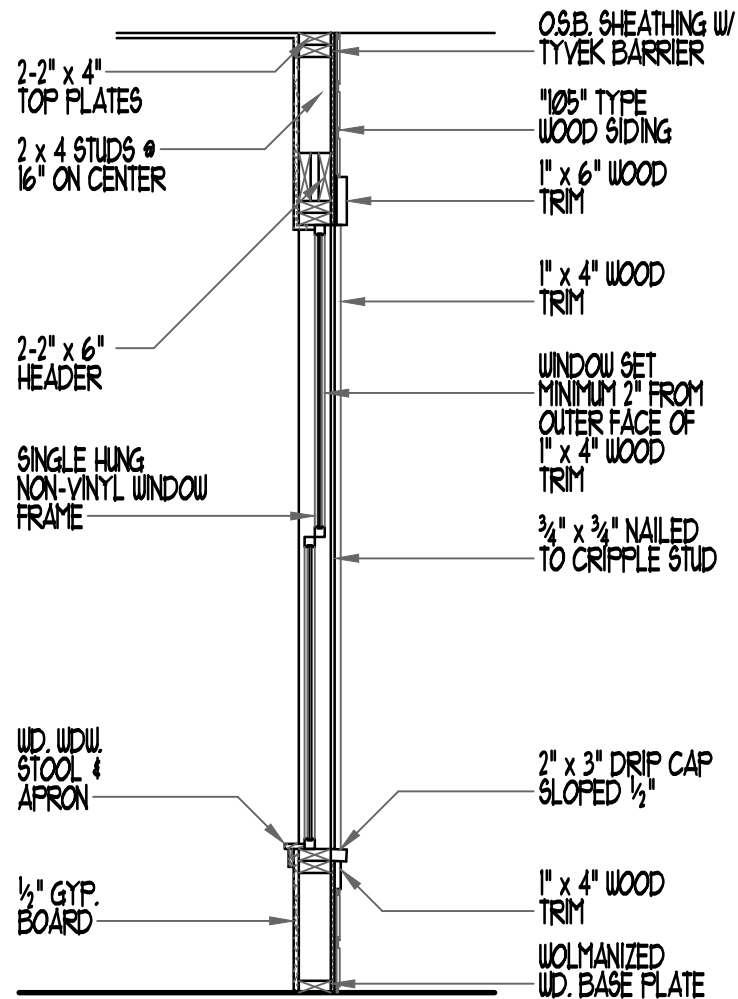
Solar Heat Gain Coefficient = 0.32
Visible Light Transmittance = 0.58
CPD = PWG-M-9-00381-00001
Color / Finish = Bronze
Safety Vent Latch = None
Screen Option = Half Screen
Screen Mesh Type = Charcoal Fiberglass
Screen Shipping Method = Installed

Unit 1: Sound Control Package = No
Unit 1: Glazing Type = Double Glazed
Unit 1: Gas Filled = None
Unit 1: Spacer Package = Warm Edge
Unit 1: Common Glass Options = Match All Glass Panes
Unit 1 Lower, 1 Upper: Glass Strength = Annealed
Unit 1 Lower, 1 Upper: Pattern Glass = No

Revision by applicant - 8/27/2020



Revision by applicant - 8/27/2020



WINDOW DETAIL

SCALE : 1/2"=1'-0"

SPECIAL NOTES

SASH:

MEETING RAILS MUST BE NO TALLER THAN
NO TALLER THAN 1 1/4".

STILES TO BE NO WIDER THAN 2 1/4".

TOP & BOTTOM SASH MUST BE EQUAL IN SIZE UNLESS
PREVIOUSLY APPROVED.

DEPTH:

MINIMUM OF 2" DEPTH BETWEEN WINDOW & FRONT
FACE OF WINDOW TRIM & FRONT FACE OF THE TOP
WINDOW SASH.

TRIM:

WINDOW TRIM MUST FEATURE TRADITIONAL DIMENSIONS
& ARCHITECTURALLY APPROPRIATE CASING & SLOPED
SILL DETAIL.

GLAZING:

ALL WINDOWS SHOULD FEATURE CLEAR GLASS.

COLOR:

WOOD WINDOWS SHOULD FEATURE PAINTED FINISH.
IF A CLAD OR NON-WOOD WINDOW PRODUCT IS APPROVED
WHITE OR METALLIC MANUFACTURER'S COLOR IS NOT ALLOWED &
COLOR SELECTION MUST BE PRESENTED TO STAFF.
DARK COLOR FRAME TO BE USED ON THIS PROJECT.