

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-118
ADDRESS: 1003 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 520 BLK 24 S 60 FT OF 17 & 18 ARB A17
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Lawrence Briseno/MUNOZ LARRY GENE
OWNER: Lawrence Briseno/MUNOZ LARRY GENE
TYPE OF WORK: change in roofing material, front yard fencing
APPLICATION RECEIVED: January 28, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

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

1. Replace the standing seam metal roof with a new composition shingle roof
2. Install a 4-foot tall wrought iron front yard fence along Lamar and N Hackberry

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

5. Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the

slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The primary historic structure at 1003 N Hackberry was constructed circa 1900 with Craftsman and Folk Victorian influence, first appears on the 1904 Sanborn map, and contributes to the Dignowity Hill Historic District. The two-story single-family structure features original wood siding under the aluminum siding, wood shake shingles under the standing seam metal roof, replaced aluminum windows, and a single-story rear addition.
- b. HISTORIC CONTEXT OF METAL ROOFS - Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regard to color and shape, and relatively low costs of manufacturing and transportation.
- c. ROOFING – The applicant has proposed to replace the existing standing seam metal roof with a new composition shingle roof, based on the shake shingle roofing still present underneath. The structure features a combustible shake shingle roof on the 1904 and 1911 Sanborn map, and a noncombustible metal roof by the 1951 Sanborn map. Per the Guidelines for Exterior Alterations and Maintenance 3.B.vi. use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that a standing seam metal roof was installed during the period of significance per finding b and is more appropriate than installing composition shingles. In-kind replacement of a standing seam metal roof is eligible for administrative approval with adherence to the standard specifications for metal roofs.
- d. FENCING – The applicant has proposed to install a 4-foot tall wrought iron fence on the property line on N Hackberry and Lamar, including a rear driveway gate on Lamar. Staff finds the proposed fencing is consistent with the Guidelines for Site Elements regarding fence location, height, material, and design and is appropriate for the corner property.

RECOMMENDATION:

Staff does not recommend approval of item 1. changing the roof material from standing seam to composition shingle.

In-kind replacement may be approved administratively with the standard stipulations for standing seam metal roofs:

- *Panels that are 18 to 21 inches in width, and smooth with no striation or corrugation.*
- *Seams are 1 to 2 inches in height*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*

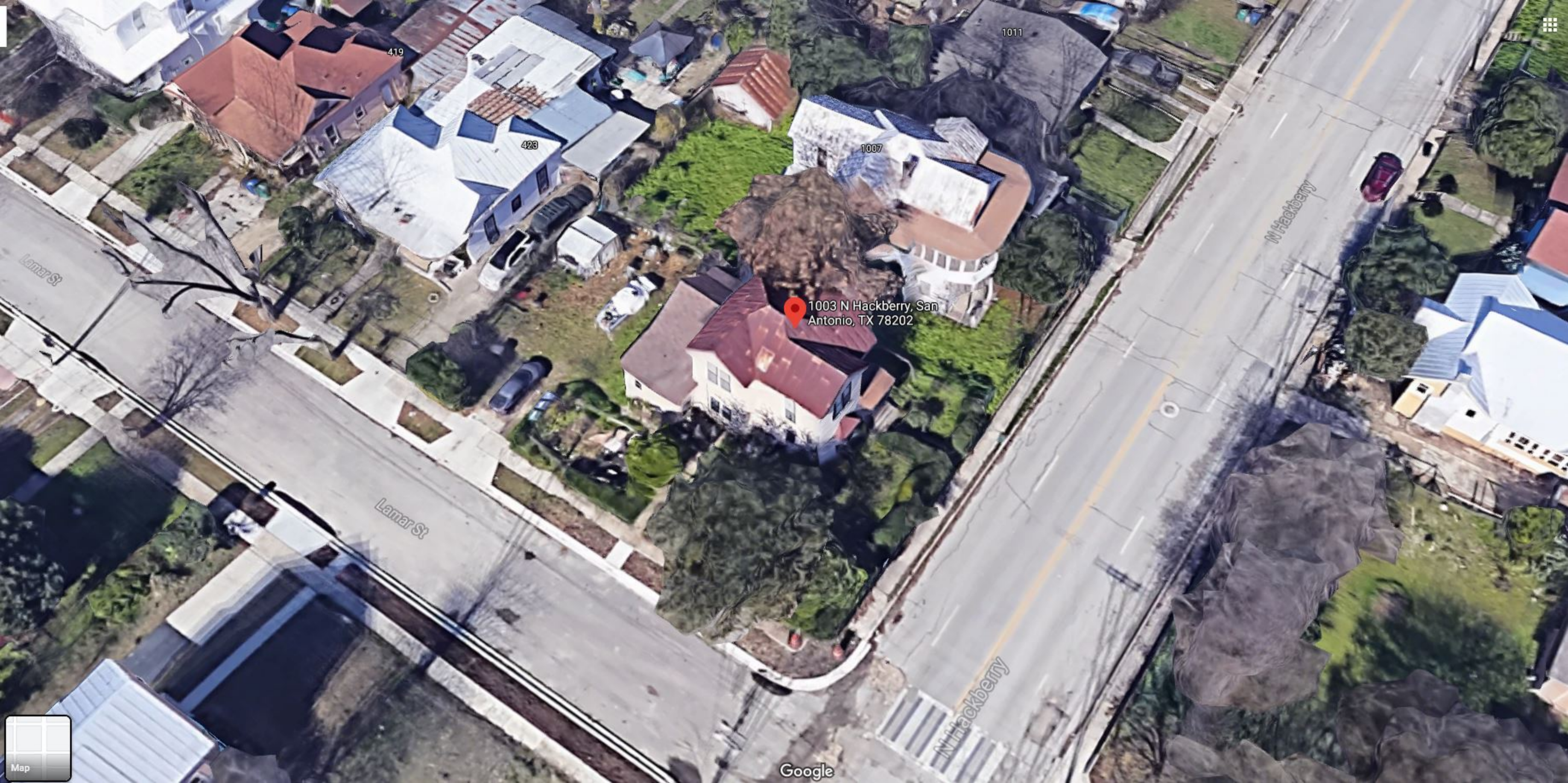
Staff recommends approval of item 2. front yard fencing as proposed based on finding d.

1003 N Hackberry



March 9, 2021





419

423

1007

1011

1003 N Hackberry, San Antonio, TX 78202

Lamar St

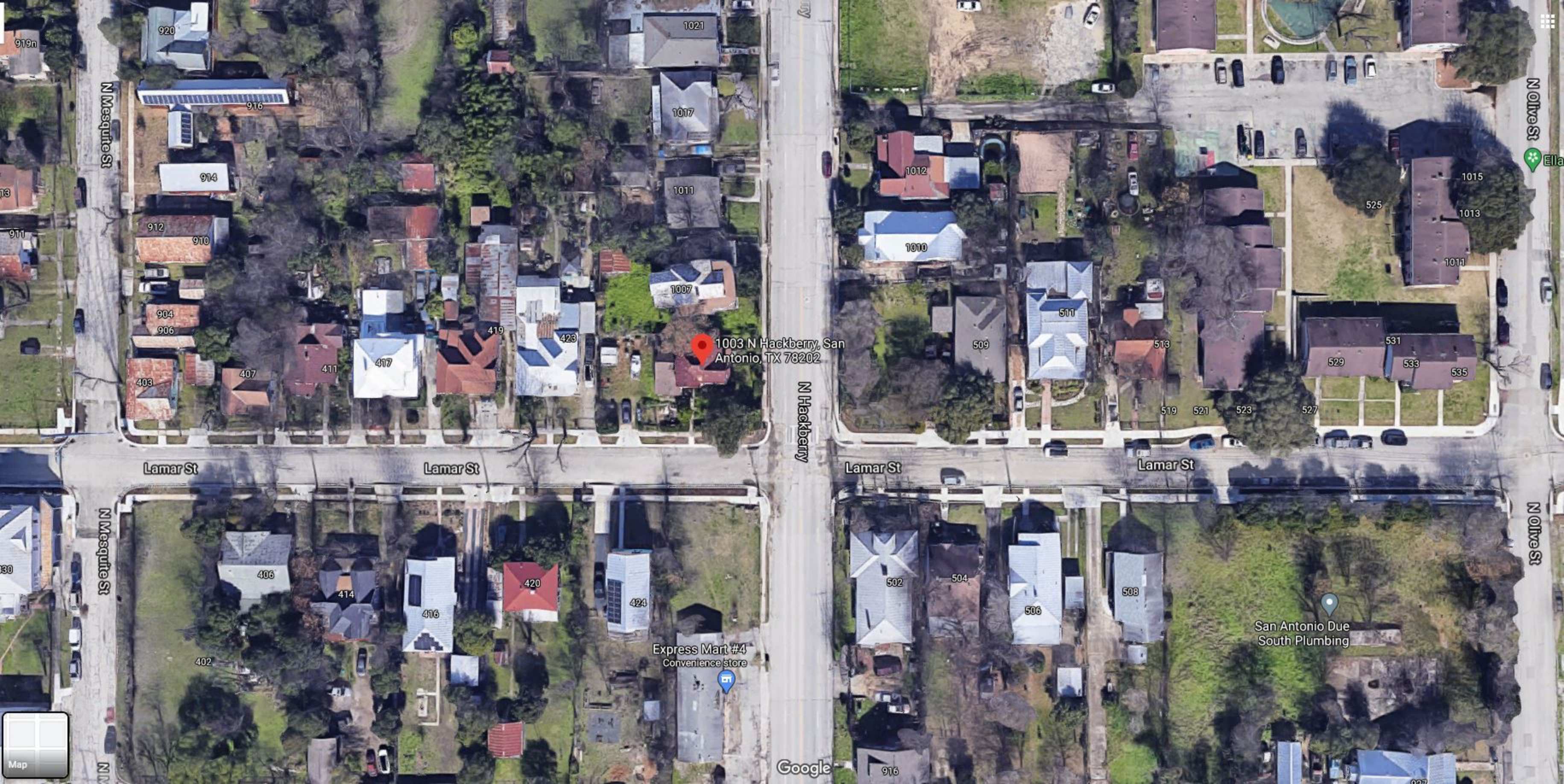
Lamar St

N Hackberry

N Hackberry

Google





1003 N Hackberry, San Antonio, TX 78202

Express Mart #4
Convenience store

San Antonio Due
South Plumbing

Google

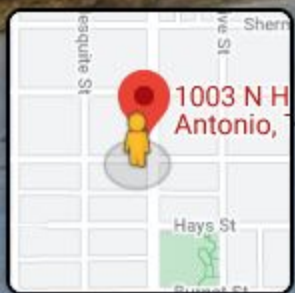




424 Lamar St
San Antonio, Texas

Google

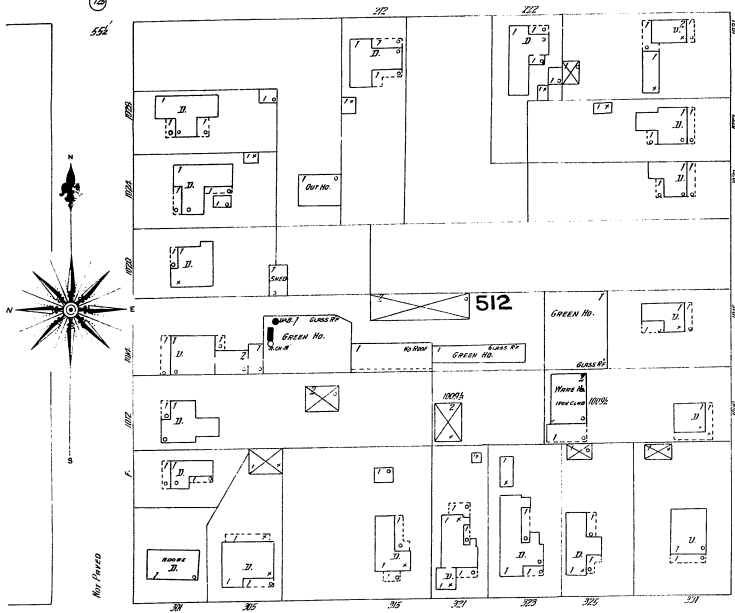
Street View



167

170

SHERMAN



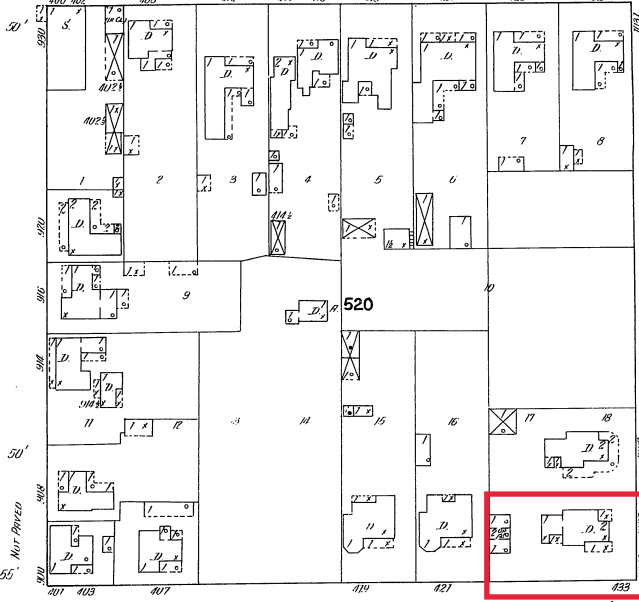
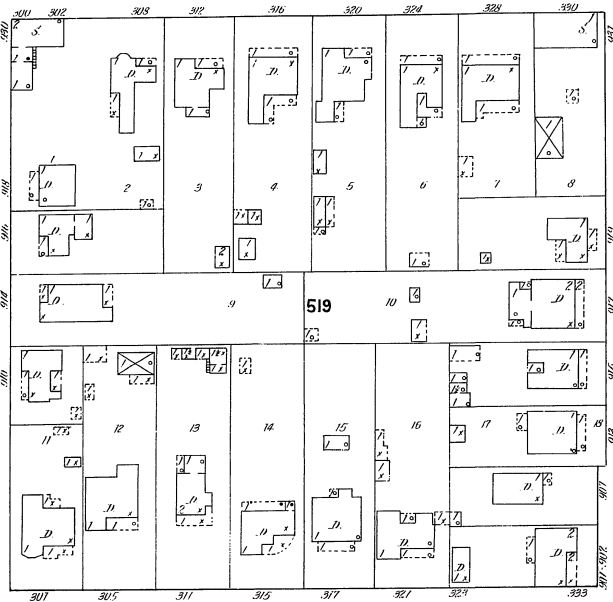
159

160

BURLESON

Not Paved

6' W. Pave



LAMAR

Not Paved

6' W. Pave

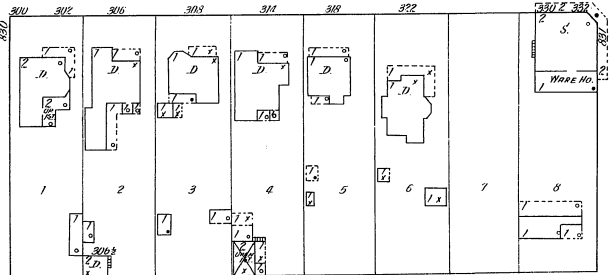
155

N. CHERRY

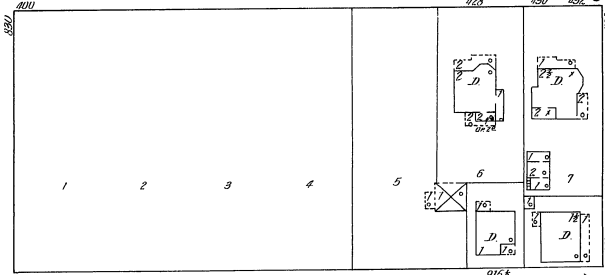
N. MESQUITE

157

N. HACKBERRY



528



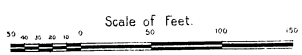
529

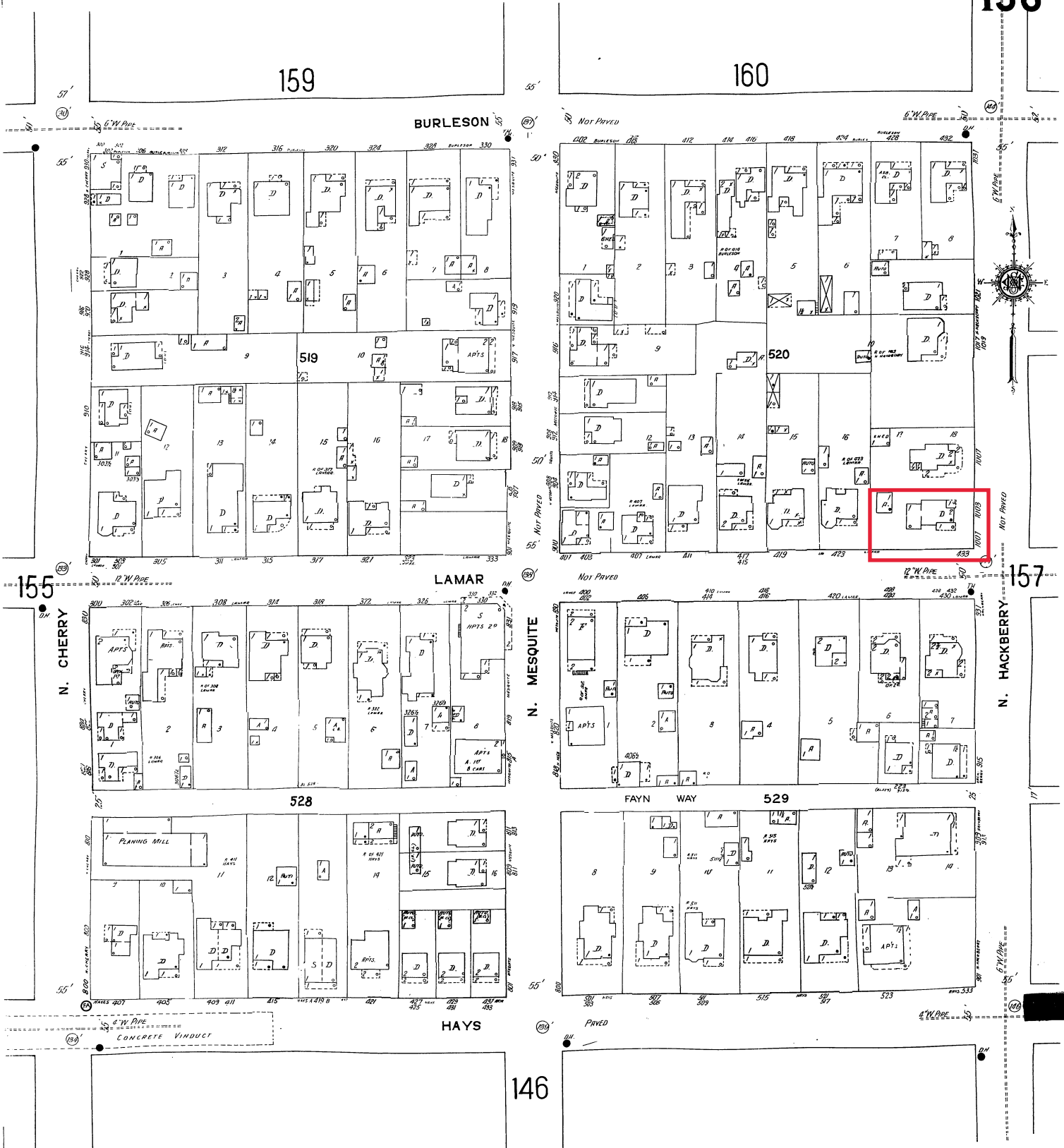
HAYS

MACDONALD

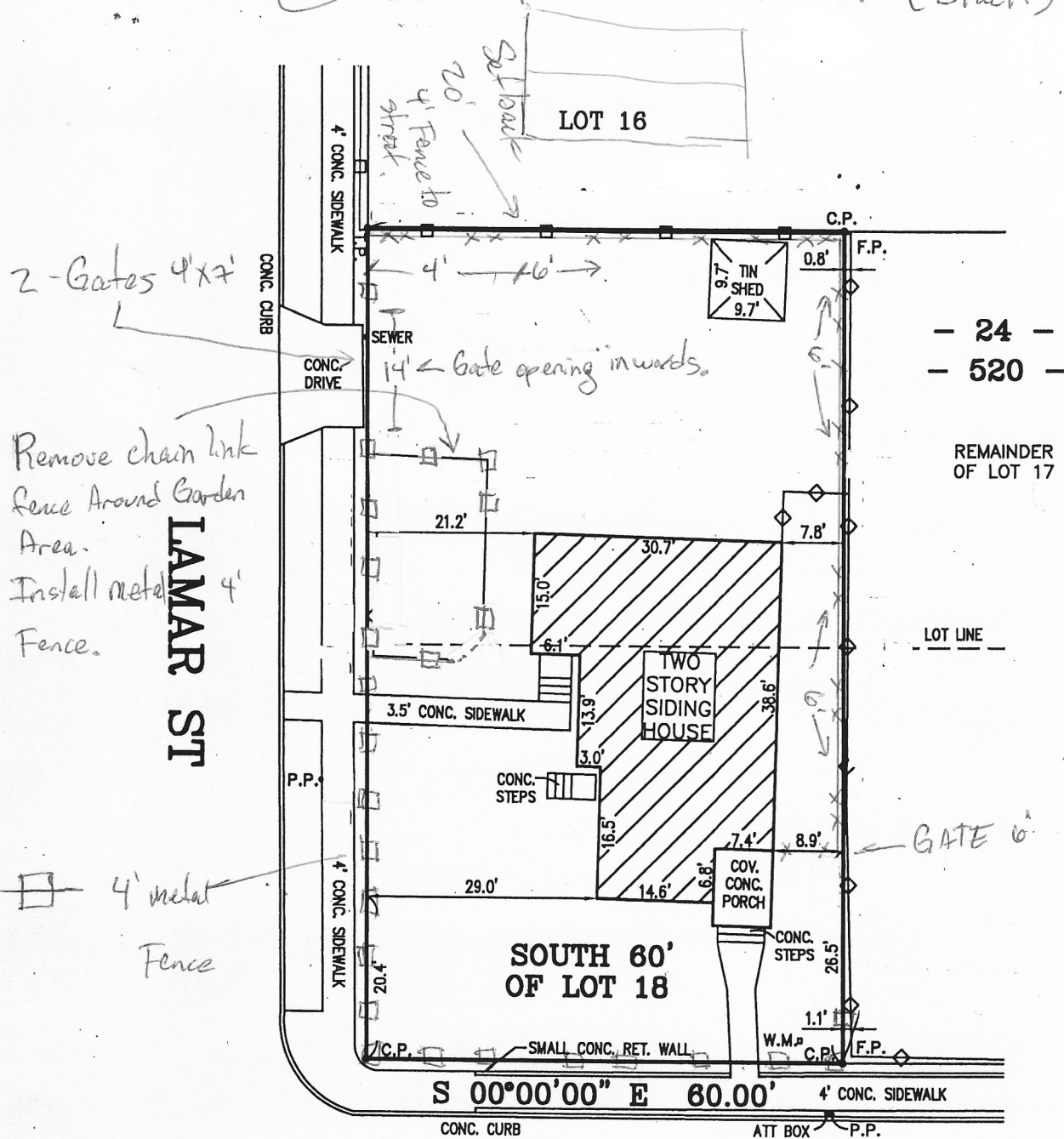
6' W. Pave

146





- (1) ~~XX~~ Proposed Cedar 6" Pickets, Private Fence, 6'
 (2) ~~XX~~ Proposed metal Fence 4' (Black)



N HACKBERRY ST



0 10 20
 SCALE : 1" = 20'

LEGEND

- F.I.P. : FOUND IRON PIN
- S.I.P. : SET 1/2" IRON PIN
- C.M. : CONTROLLING MONUMENT
- F.P. : 2" GALV. IRON POST
- T.P. : 2.5" TUBE IRON POST
- A/C : 4'x4' CONCRETE A/C PAD
- F.H. : FIRE HYDRANT
- P.P. : POWER POLE
- C.P. : CALCULATED POINT
- P- : OVERHEAD POWER LINE
- ◇ : CHAIN LINK FENCE
- : WROUGHT IRON FENCE
- XX : Private wood Fence

STREET ADDRESS: 1003 N HACKBERRY STREET
 LOT: THE SOUTH 60' OF LOTS 17 AND 18
 BLOCK: 24 N.C.B.: 520
 SUBDIVISION: —
 PLAT RECORDS, VOLUME: — PAGE(S): —
 CITY: SAN ANTONIO, BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND

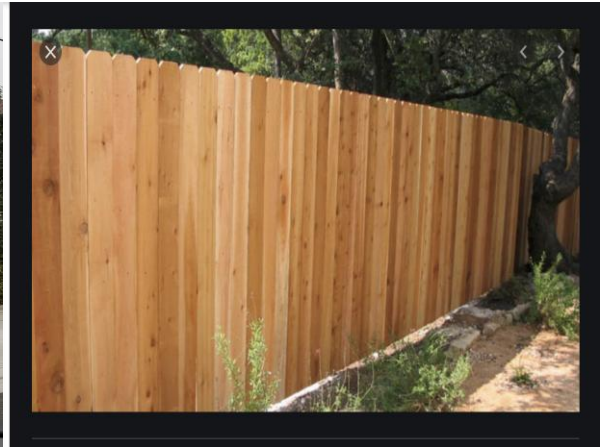
Fence

Survey with drawn proposed fence line is attached.

Request 4 ft wrought iron fence and 6 ft wood privacy fence.

Rear of property to be 4' high at set back. (Cedar)

Samples of wrought iron fence (similar to neighbor on Lamar) and cedar fence.



Roof

From the samples shown below, the 30 year dimensional roof seems to look the most similar to the original wood shake shingle.

Evidence of existing wood shake shingle under metal roof.



Samples of Wood, Metal & 30 Yr. Dimensional Roof

