

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-154
ADDRESS: 908 E CROCKETT ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 7
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Hayley Olliverre
OWNER: Dorian Shillingford
APPLICATION RECEIVED: March 18, 2019
60-DAY REVIEW: May 17, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend an administrative approval of porch modifications to feature Craftsman-inspired forms including a gable roof and two additional columns on a non-Craftsman and non-contributing structure.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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 primary structure at 908 E Crockett was constructed circa 1967 and was determined non-contributing to the Dignowity Hill Historic District on May 31, 2016. At the time of the determination, the structure featured a primary turned gable roof with an extended shed roof over the offset front concrete porch, vinyl siding, aluminum windows, and a composition shingle roof.
- b. PREVIOUS APPROVALS – The property has received the following administrative approvals: 1) foundation repair, 2) installation of a rear water heater closet 3) reroofing to a standing-seam metal roof, 4) replacing a front yard chain-link fence with cattle panel, 5) replacing a rear chain link fence with wood privacy fencing, 6) replace aluminum windows with new aluminum windows matching in profile, 7) install front yard grass, 8) install 10ft wide crushed granite driveway, 9) removal and covering of a side door with matching siding, 10) replace iron columns with wood columns, 11) repair side concrete steps with wood decking, 12) install rear yard deck over concrete steps.
- c. VIOLATION – On a site visit conducted on February 19, 2019, staff found that the porch modifications did not match the plans submitted at the time of approval, most notably the inclusion of a porch gable. The owner/applicant explained to staff that they had modified their design from a shed roof to a gable-on-shed with other Craftsman-inspired elements. They were cooperative to submit a request on March 18, 2019, to be heard at the next available hearing.

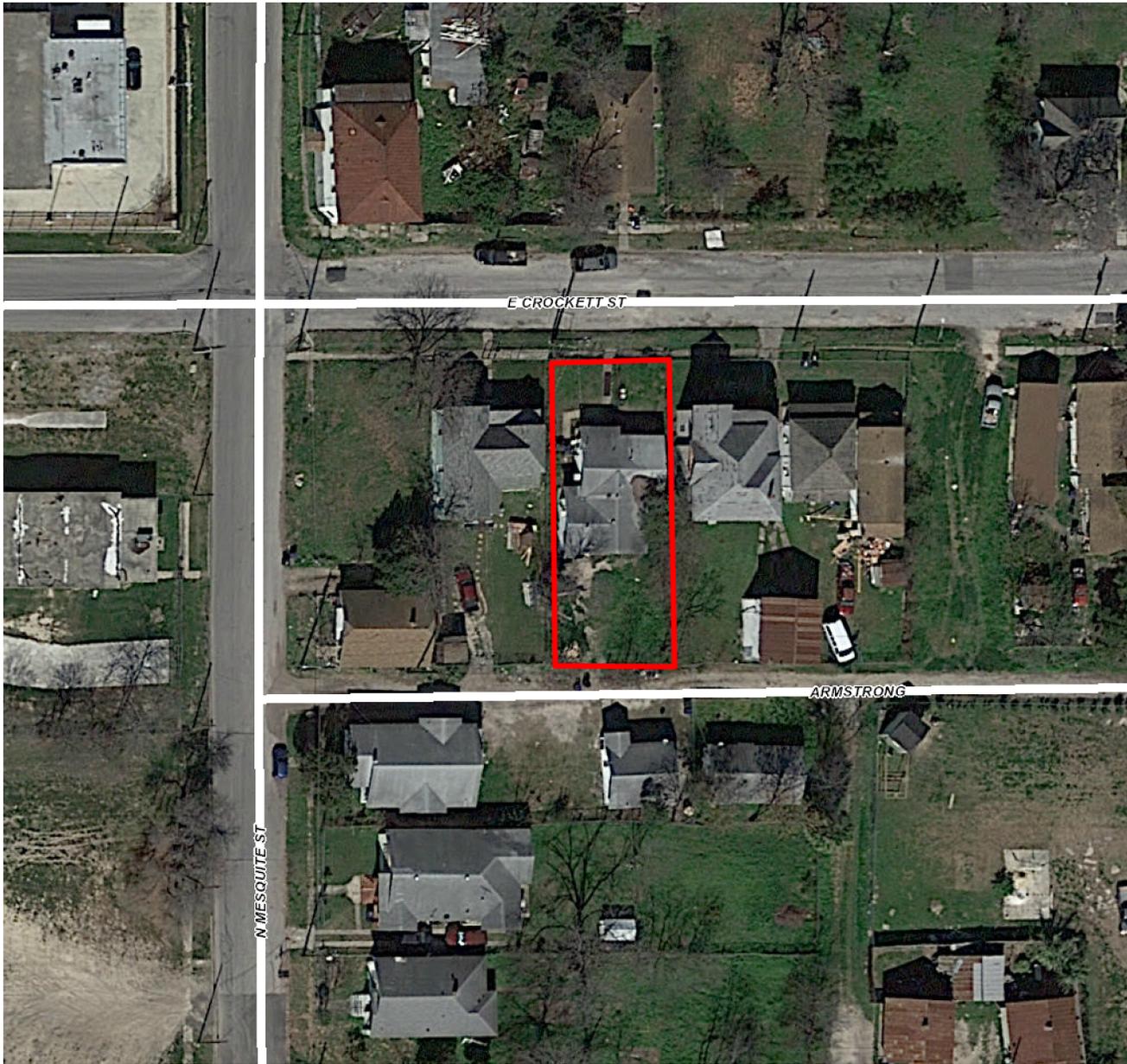
- d. PORCH – The applicant is requesting to modify the front porch to feature a centered gable on the shed roof over the front gable and to include four (4) square columns instead of two (2) replaced existing columns. Per the Guidelines for Exterior Maintenance and Alterations 2.B.iv, new elements and details should not be added to create a false historic appearance and 2.B.iii., the design of replacement porches should be compatible in scale, massing, and details. Staff finds that the proposed design would create both false and inaccurate historicism by utilizing Craftsman forms and details on a simple non-Craftsman, non-contributing structure. Staff finds that the faux Craftsman-inspired porch modifications in addition to the large front façade aluminum windows and the front yard cattle panel fencing would be a departure and distraction to the contributing structures on E Crockett and the Dignowity Hill Historic District. Staff finds that the applicant should comply with the administrative approval by restoring the existing shed roof and replacement of the wrought iron columns with square wood columns and other updated but simplified details.

RECOMMENDATION:

Staff does not recommend approval based on findings b through d. Staff recommends that the applicant complies with the administrative approval by restoring the existing shed roof and replacement of the wrought iron columns with square wood columns and other updated but simplified details. The front facing porch gable and two additional columns should be removed.

CASE COMMENT:

VIOLATION – On a site visit conducted on February 19, 2019, staff found that the porch modifications did not match the plans submitted at the time of approval, most notably the inclusion of a porch gable. The owner/applicant explained to staff that they had modified their design from a shed roof to a gable-on-shed with other Craftsman-inspired elements. They were cooperative to submit a request on March 18, 2019, to be heard at the next available hearing.

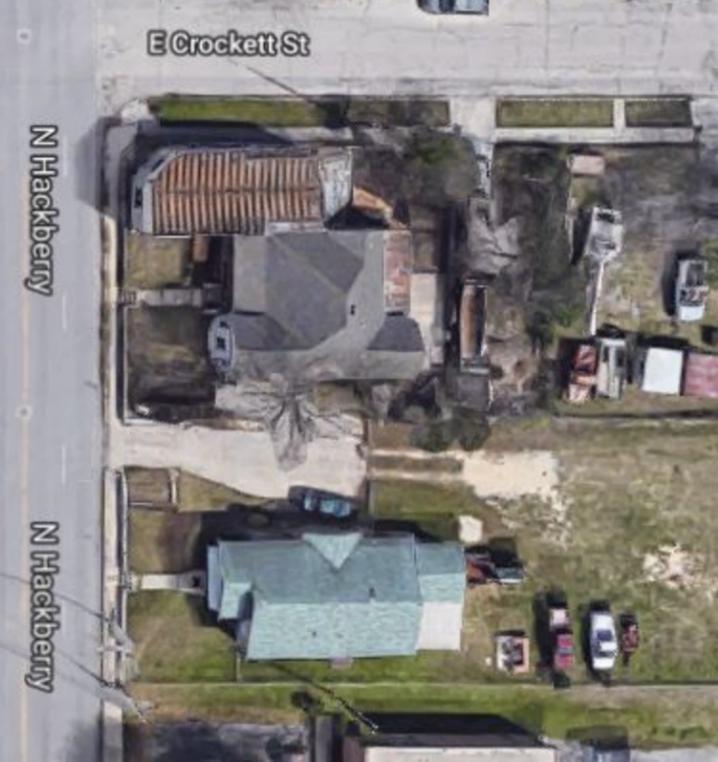
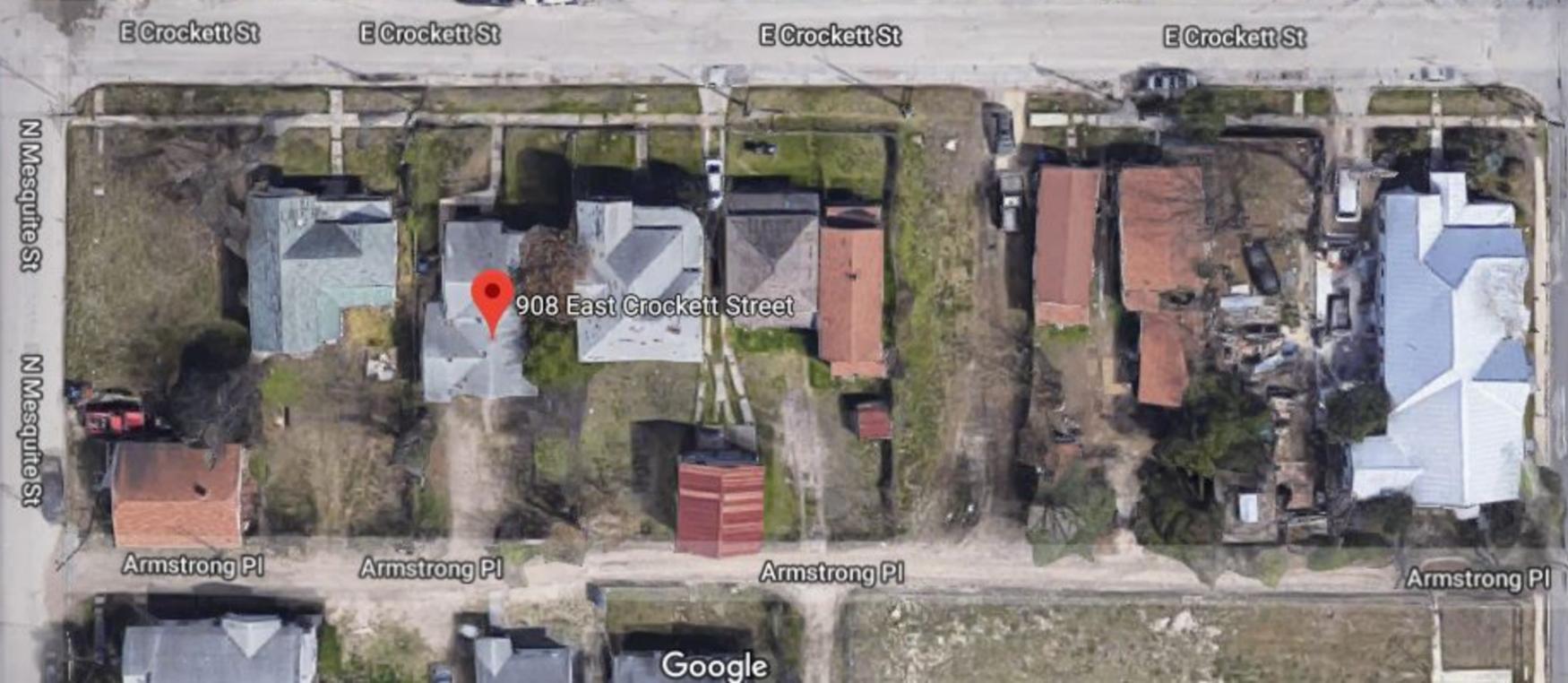
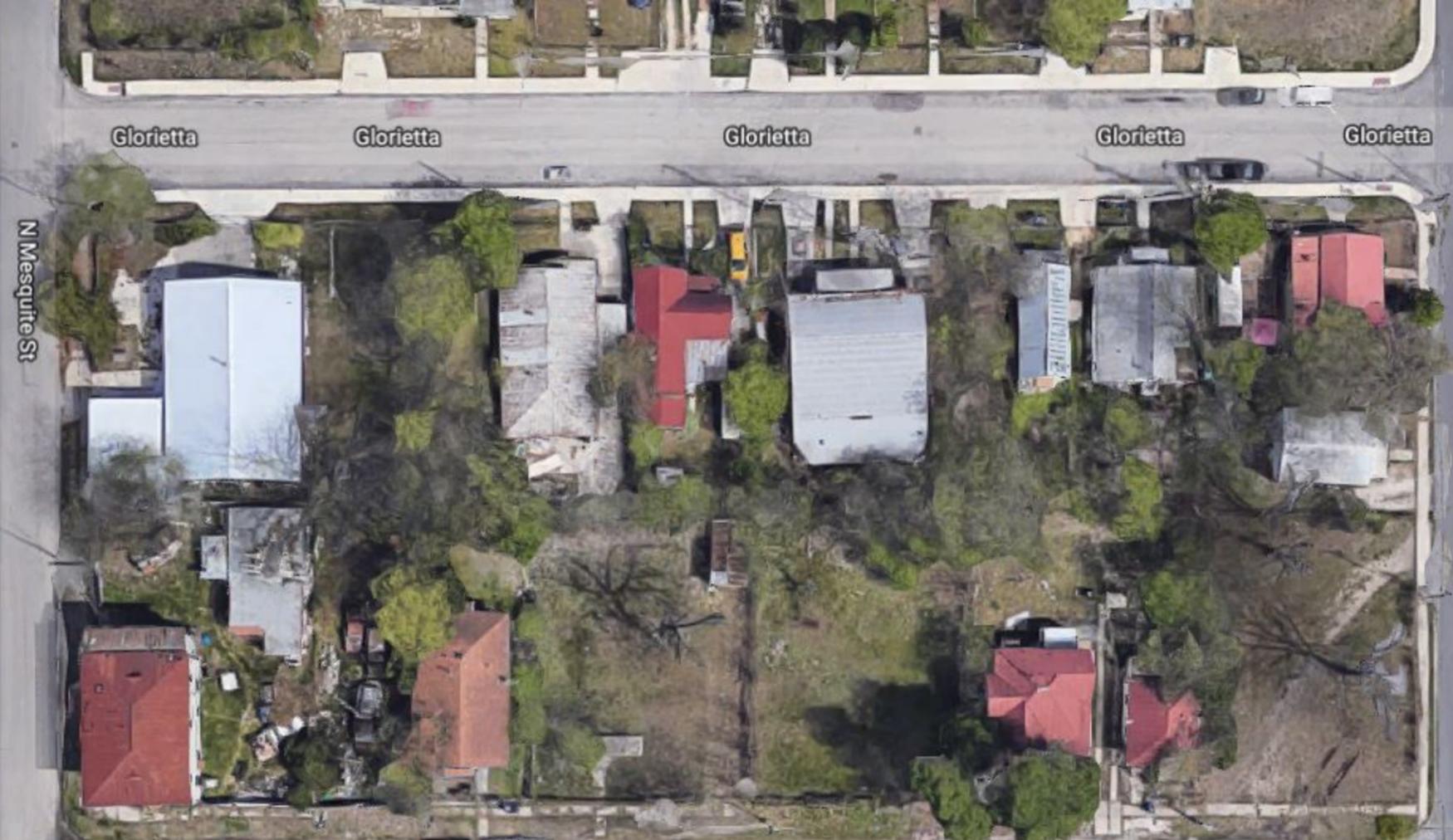
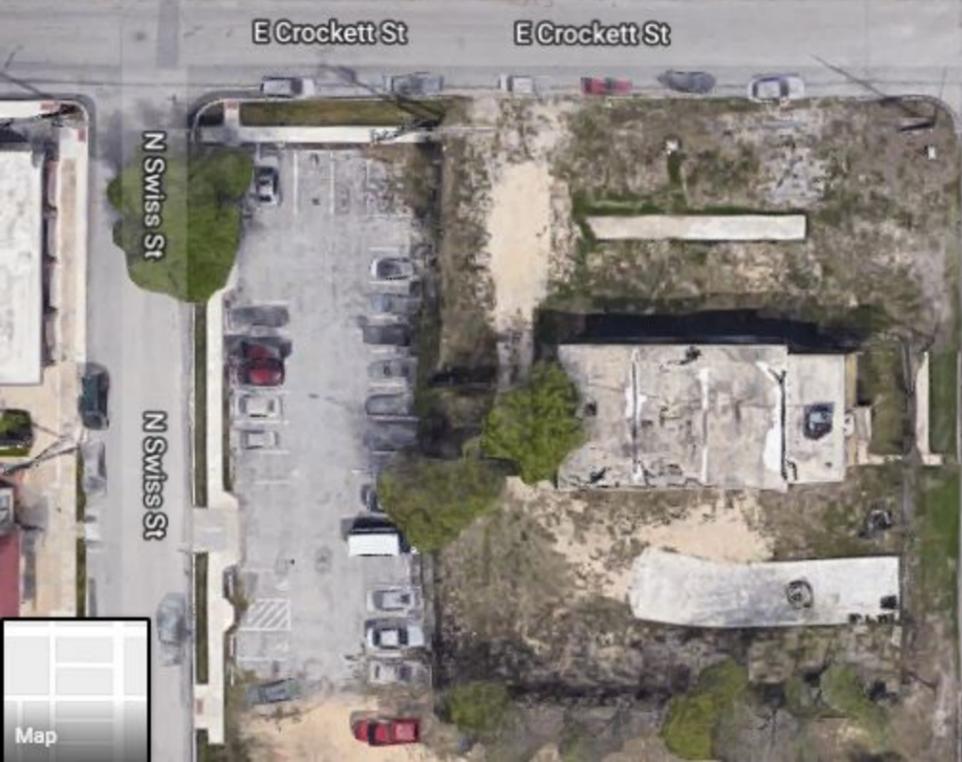
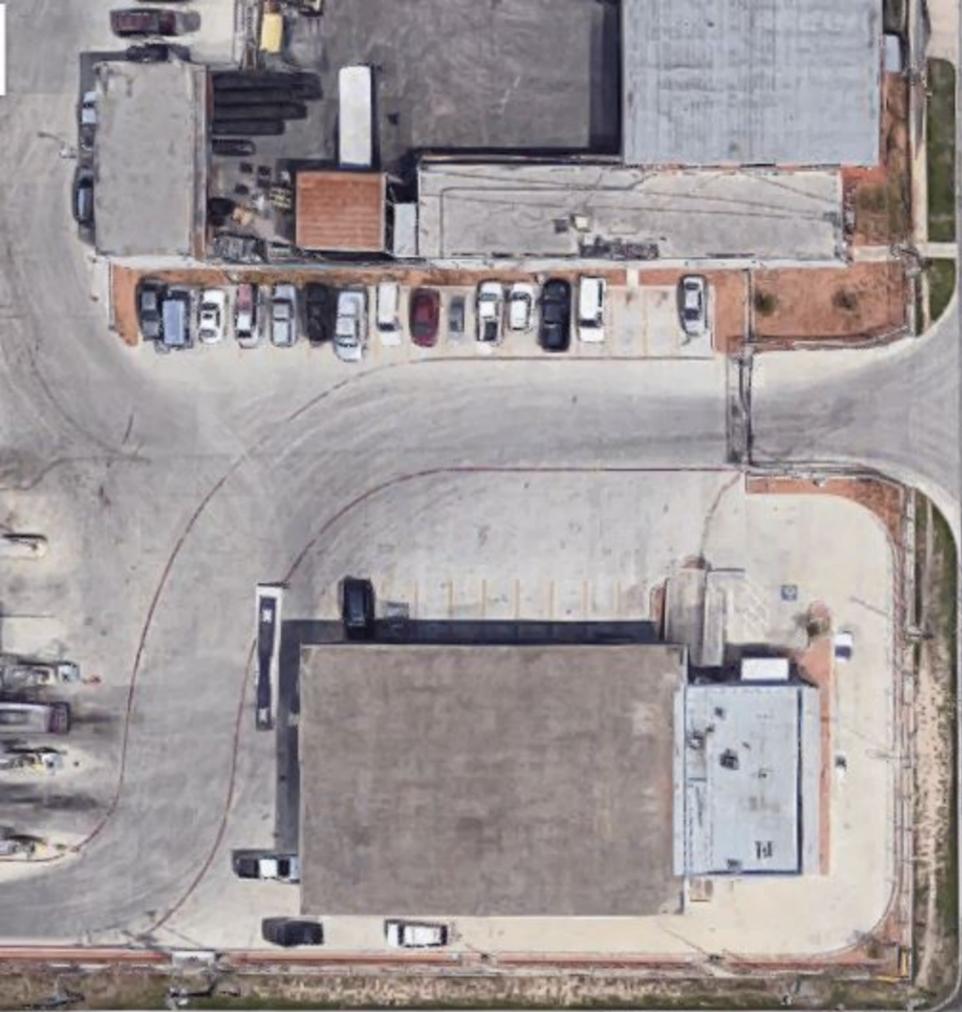


908 E Crockett

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Printed: Mar 26, 2019

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Strong Four

Google



Google



February 19, 2019 at 1:41 PM
924 E Crockett St
San Antonio TX 78202
United States





908 E Crockett

Revised proposed Front Facade
4 columns. Raised roof line as before
with gable centered over front door.



wooden porch floor



908 E Crockett
Proposed Front Facade

2 new wood columns,
see sample picture.

To highlight entrance,
create new raised roof line
over
porch extend over existing middle window

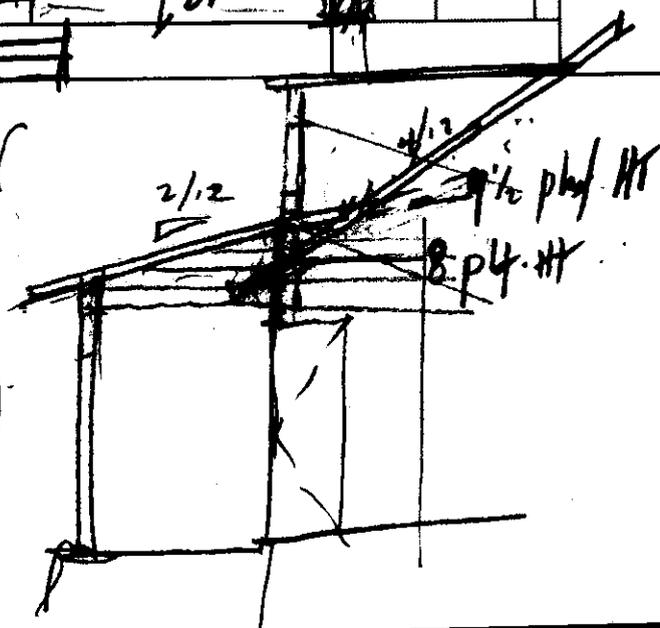
windows
matching in
height,
for pleasing lines



continue
siding
on front
facade

extend porch
to middle window
- wooden porch floor
open to suggestions
on preference
4" floor boards or
2x4 decking boards.

side
view
of porch
showing
new roof
line.





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Security Camera in Use





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