

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

HDRC CASE NO: 2017-341
ADDRESS: 1201 E CROCKETT ST
LEGAL DESCRIPTION: NCB 1373 BLK 1 LOT W 77.4 FT OF 9 & 10
ZONING: MF-33, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Todd Worrich
OWNER: Todd Worrich/Tondra Ball, LLC
TYPE OF WORK: Exterior modifications, porch modifications, window replacement, fencing and rear carport construction

REQUEST:

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

1. Enclose a side facing front porch door.
2. Remove a front porch addition to expose the original wraparound porch.
3. Remove a bay window on the E Crockett elevation.
4. Remove a non-original window opening on the N Pine elevation to the north of the enclosed porch.
5. Remove the vinyl siding and non-original brick and repair the existing, original wood siding.
6. Replace the existing, non-original vinyl windows with new wood windows.
7. Replace the existing porch railings.
8. Remove the non-original concrete porch steps and construct wood porch steps.
9. Repair the existing retaining wall.
10. Install a wrought iron fence at the top of the retaining wall on both the E Crockett and N Pine sides of the property.
11. Construct a rear carport to be constructed of wood and match the architecture of the primary historic structure.

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION AND RECONSTRUCTION)

- 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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The structure at 1201 E Crockett was constructed circa 1900 and first appears on the 1904 Sanborn Map. The structure was constructed in the Queen Anne style, originally featured two wraparound porches and is a contributing structure to the Dignowity Hill Historic District. At this time, the applicant has proposed a number of rehabilitative scopes of work.

- b. FRONT PORCH RESTORATION – The applicant has proposed to demolish the walls of a front porch addition to expose the original wraparound porch, as shown on the 1904 Sanborn Map. Staff finds the demolition of this front porch addition to restore the original wraparound porch appropriate and consistent with the Guidelines.
- c. FRONT PORCH RESTORATION – With the removal of the front porch addition’s walls, the applicant has proposed to create new window openings which include a large picture window on the western side of the south porch elevation and double front porch doors. The Guidelines for Exterior Maintenance 6.B. ii and iv. note that new entrances should be compatible in size, material and profile of the historic element. Additionally, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail. The front porch currently features a side, front door. Folk Victorian structures in San Antonio commonly feature both side, front doors and street facing front doors. Staff finds that a single width door to match the existing porch door would be architecturally appropriate to install on the front porch.
- d. FRONT PORCH RESTORATION – The applicant has proposed to remove the side yard facing, front porch door and install a large fixed widow with two narrow one over one windows on each side, similar to a Chicago Style window. Side yard facing front porch doors are vernacular to Folk Victorian structures in San Antonio. Staff finds that the applicant should maintain this original door opening. Regarding the proposed window installation, staff finds this window installation inconsistent with the Folk Victorian style and inconsistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.
- e. BAY WINDOW REMOVAL – The applicant has proposed to remove a non-original bay window on the Crockett Street elevation and enclose the window opening. This window opening is not original to the historic structure. Staff finds its remove and the enclosure of the opening appropriate. Staff does not find this opening to be original given the inconsistent head and sill heights.
- f. FIXED WINDOW REMOVAL – To the north of the enclosed patio, on the E Crockett elevation, the applicant has proposed to remove a non-original, fixed window and install a larger fixed widow with two narrow one over one windows on each side, similar to a Chicago Style window. Staff finds the existing window installation as well as the proposed inconsistent with the Queen Anne style and inconsistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.
- g. SIDING REPAIR – The applicant has proposed to remove existing vinyl siding and non-original brick and restore the original wood siding beneath. This is consistent with the Guidelines. Wherever wood siding is damaged beyond repair, the applicant is to repair to match the profile of the original.
- h. WINDOW REPLACEMENT – The applicant has proposed to remove the non-original windows that exist in unmodified openings and install new, wood windows. Staff finds this request appropriate and consistent with the Guidelines; however, the applicant should provide product information regarding the proposed replacement windows.
- i. PORCH RAILINGS – The applicant has proposed to replace the existing, deteriorated porch railings with new railings. Porch railings are appropriate for Folk Victorian structures; however, the applicant should provide a detail of the proposed railings that includes dimensions.
- j. PORCH STEP REPLACEMENT – The structure currently features replacement porch steps which consist of concrete. The applicant has proposed to remove these steps and install wood steps. Staff finds this proposal appropriate and consistent with the Guidelines.
- k. RETAINING WALL REPAIR – The applicant has proposed to repair the existing retaining wall along both E Crockett and Pine. Staff finds this request appropriate; however, staff finds that the profile and height of the wall should not change.
- l. WROUGHT IRON FENCING – Atop the retaining wall, the applicant has proposed to install a wrought iron fence. The applicant has not specified a specific fence height; however, the existing retaining wall is approximately 40 inches in height. Retaining walls are a common front yard elements along E Crockett due to slope and draining conditions. Recently, fences have been approved by the HDRC for installation atop retaining walls on E Crockett. Staff finds that the applicant should install a fence consistent with the height of the neighboring fence.
- m. REAR CARPORT – On the north side of the lot, the applicant has proposed to construct a carport to be attached to the primary historic structure. The applicant has proposed for the carport to feature architectural elements to match that of the Folk Victorian Structure. The proposed carport will feature a shed roof, similar to that of the primary historic structure’s wraparound porch. The carport will feature a massing and setback that is subordinate to both of the primary historic structure. Staff finds this proposal appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of item #1, the enclosure of the side facing front door, based on finding d. Staff recommends the applicant maintain the side facing front porch door.

Staff recommends approval of items #2 through #4, the removal of the front porch addition, the removal of the bay window on the E Crockett elevation and the removal of the non-original window opening on the N Pine elevation based on findings b through f with the following stipulations:

- i. That the applicant install window openings that are consistent with the Queen Anne style in locations where non-original window openings exist.
- ii. That the applicant install a single width, street facing front door to match the profile of the side yard facing front door as noted in finding c.

Staff recommends approval of items #5 through #9, the restoration of wood siding, the replacement of non-original windows with wood windows, the replacing of existing porch railings, the reconstruction of wood porch steps and the repair of the existing retaining wall based on findings f through k with the following stipulations:

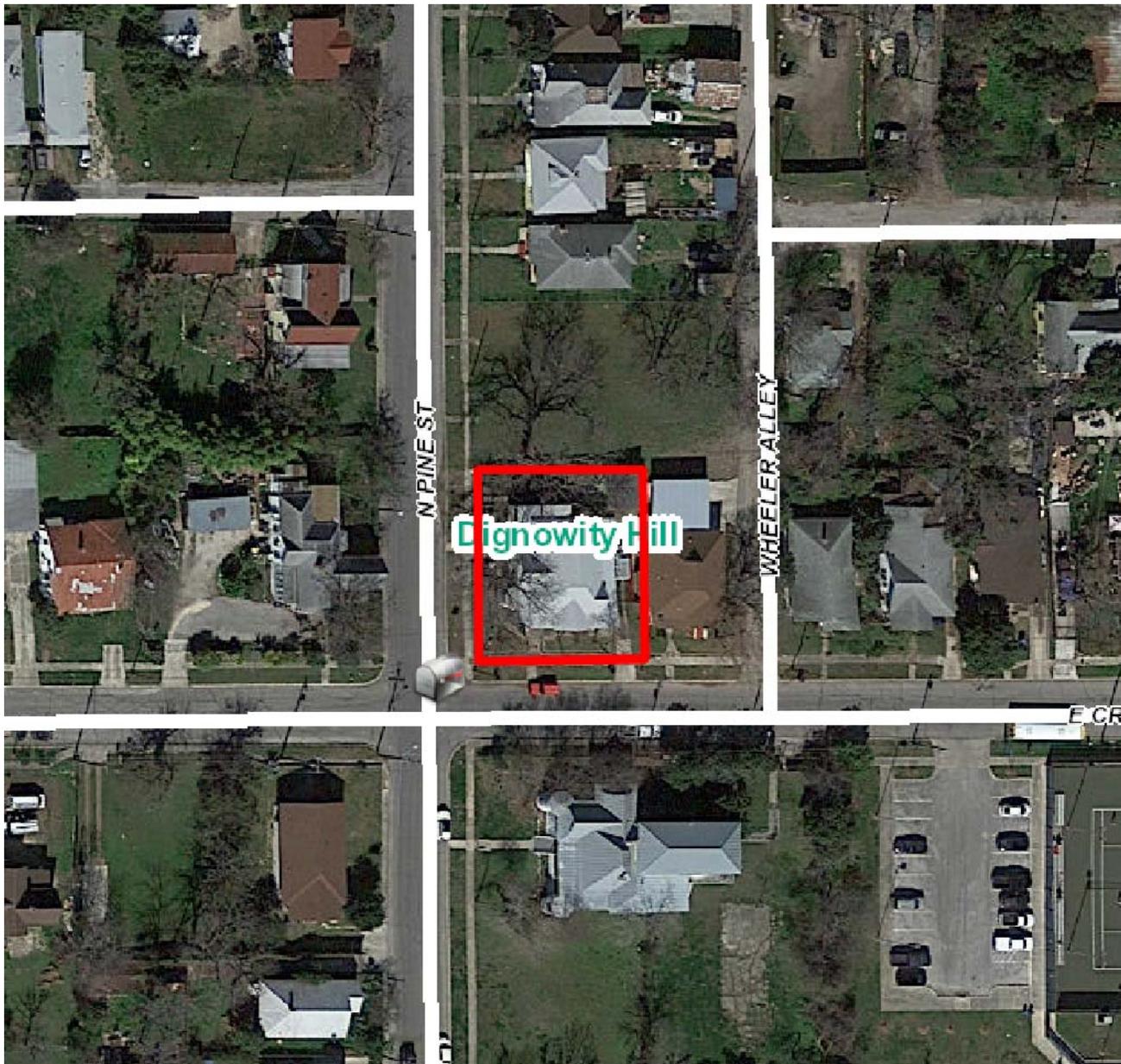
- i. That wherever wood siding is damaged beyond repair, the applicant is to repair to match the profile of the original.
- ii. That the applicant submit window specifications and details of the proposed replacement windows for approval.
- iii. That the applicant provide a detail of the proposed railings that includes dimensions.
- iv. That the retaining wall be repaired to maintain the same profile.

Staff recommends approval of item #10, the installation of front yard fencing based on finding l with the stipulation that the height of the proposed fence match that of the neighboring property.

Staff recommends approval of item #11, the construction of a carport with the stipulation that the applicant simplify the proposed decorative elements to complement, but not match those of the primary historic structure.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 12, 2017

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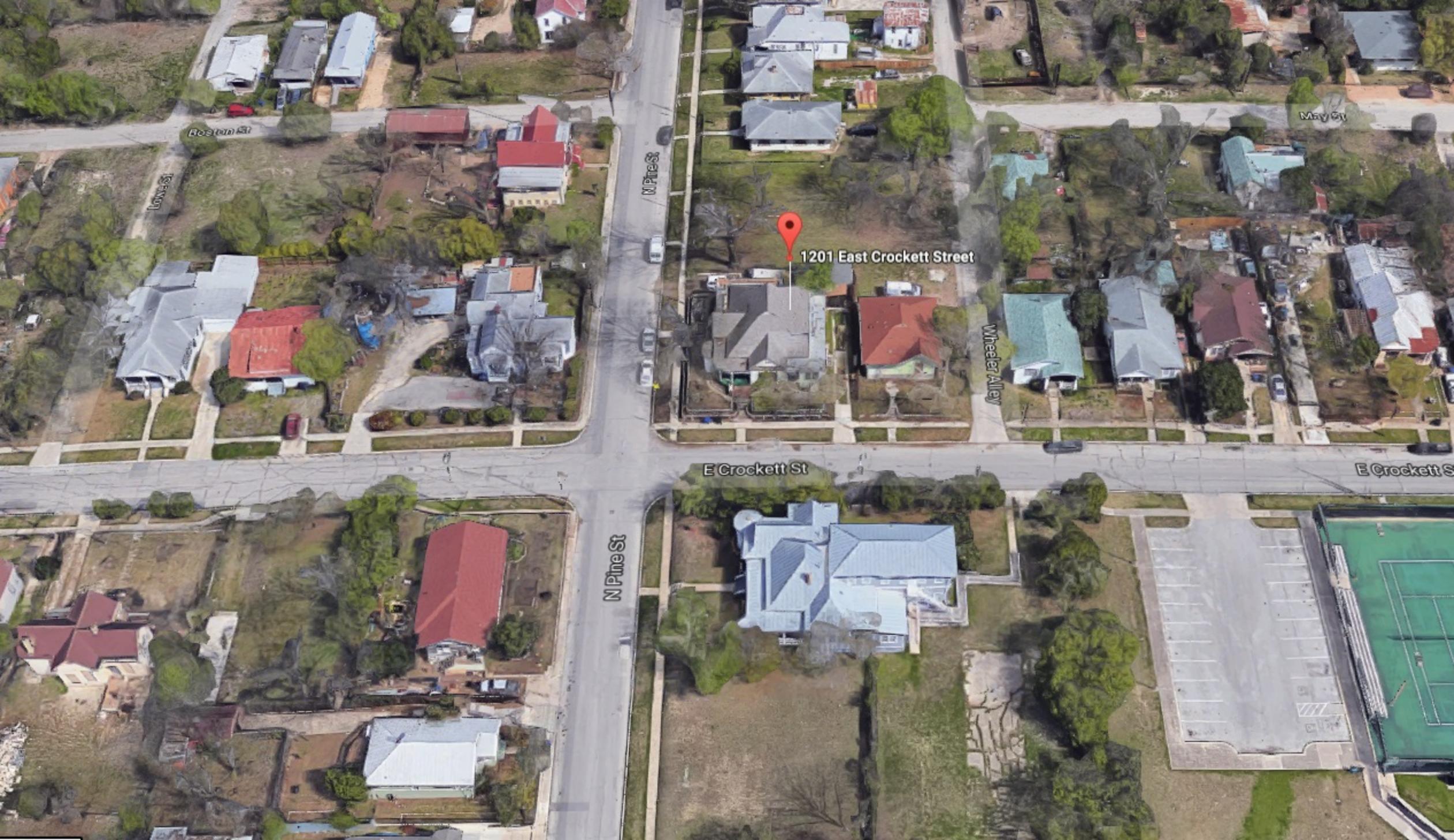
CITY OF SAN ANTONIO
OFFICE OF THE MAYOR
MAYOR & BOARD
OF ALTERNES

RECEIVED: [illegible]

OR APPOINTED BY: [illegible]

375-347-0000

ALL OTHERS WILL BE SUBJECT TO THE CITY



1201 East Crockett Street

E Crockett St

E Crockett St

N Pine St

N Pine St

Wheeler Alley

Boston St

Lowe St

May St

The main structure at 1201 E Crockett appears on the 1904 Sanborn map. Since then there have been several exterior modifications and additions that are obvious from the current state of the house and the pictures. The address of the house is on Crockett Street, however, the home is on a corner lot and fronts both Crockett and Pine streets.

The Crockett St. elevation was modified at an unknown time in several ways which changed the facade from the original home. The modifications included the enclosing and modification of a portion of the front porch and the addition of plastic siding with faux brick columns over the original wood siding. Additionally a half bay window was added at some time to the kitchen area of the home. Below is a current picture of the Crockett St. elevation.



The Pine St. elevation was modified at an unknown time in several ways which changed the facade from the original home. The modifications included the enclosing and modification of a portion of the front porch and the addition of plastic siding with faux brick columns over the original wood siding. Additionally a large picture window was added which is off centered. Below is a current picture of the Pine St. elevation.

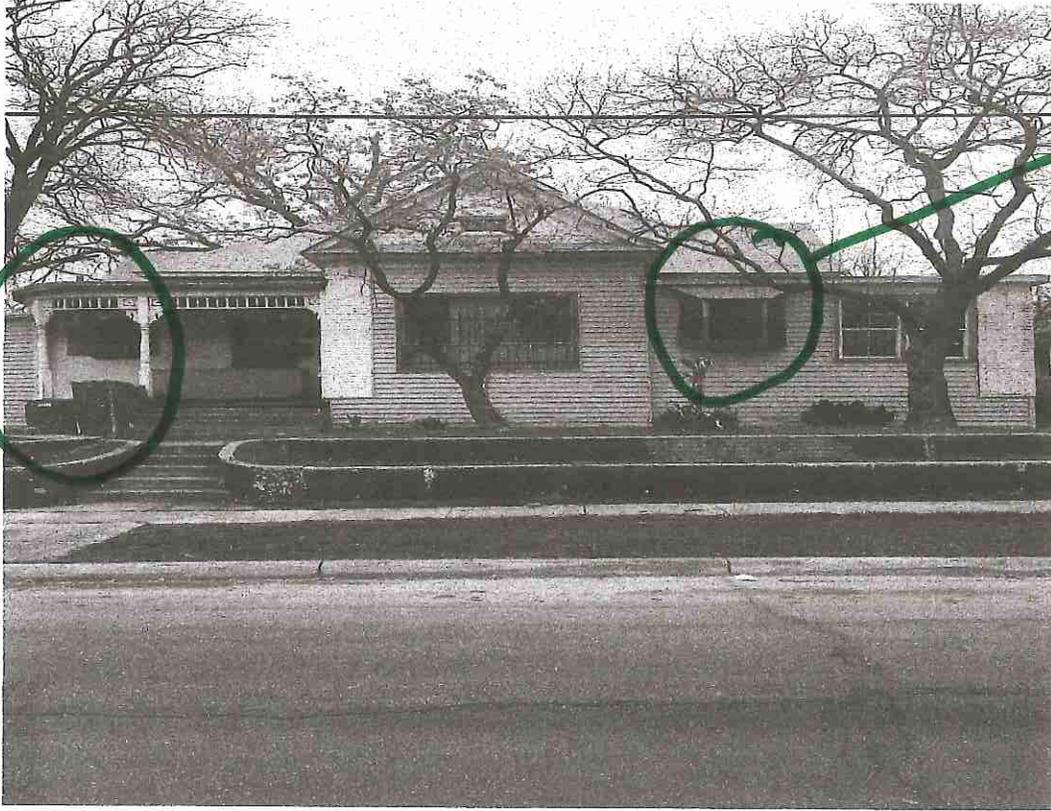


My goal is to modify the exterior of the home back to how it was originally in the 1904 Sanborn map to the extent possible.

Proposed Modifications to the Property:

1. Remove the addition at the front porch which enclosed a portion of the original patio. This would return the patio to how it was based upon the 1904 Sanborn map.
2. Remove the half bay window added at the kitchen. This window was added at some point and was not original to the home.
3. Remove the large uncentered picture window on the Pine Elevation.
4. Remove the plastic siding that was added along with the faux brick columns. The wood siding underneath will be refinished and painted.
5. Remove and replace other windows with no change in dimension or profile. The new windows will be recessed within the window frame and made of wood.
6. The existing railings on the patios have been deteriorated/or are missing and need to be replaced. The railings will be replaced with wood railings.
7. The existing stairs are poured concrete and are deteriorated. They don't appear to be original to the house and were added at a later date. The stairs will be removed and replaced with wood stairs with wood railings.
8. Existing retaining wall is deteriorated in several areas and will be repaired.
9. 4' wrought iron fence will be added on top of retaining wall on Crockett and Pine elevations.
10. Add carport on Pine St. side of property towards rear of home. The carport will be made of wood and of the same architectural style as the original structure.

Crockett St. Elevation

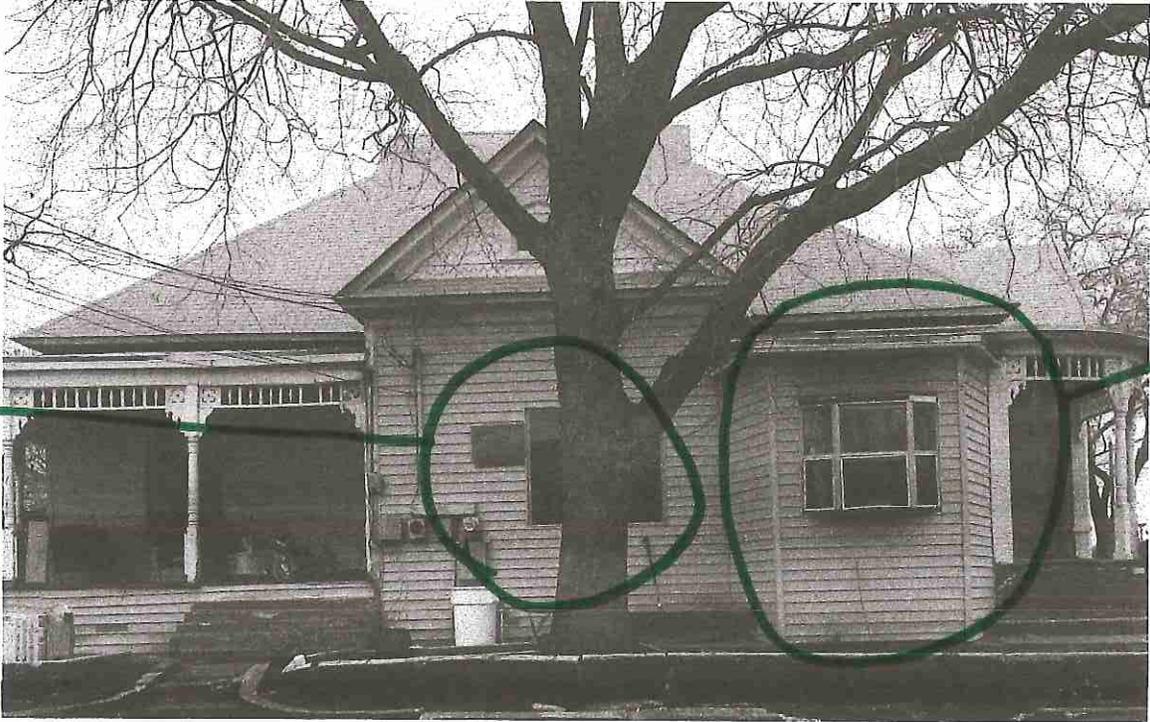


Patio enclosed

Bay Window added



"Crockett Street View"
South Elevation
1201 E. Crockett St.





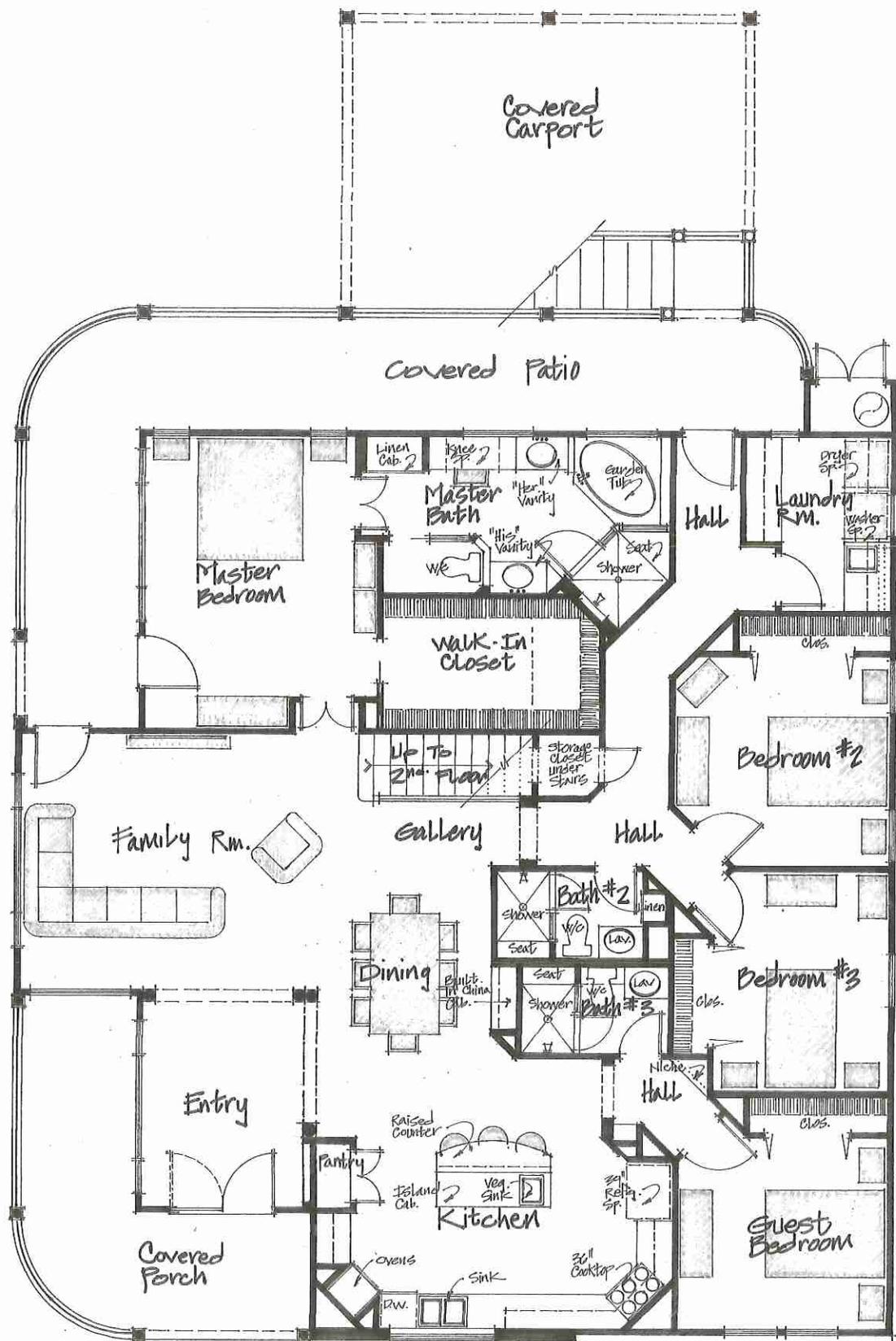
"Pino Street View"
WEST Elevation

Worrich Remodel
1201 E. Cracket St.

"Fena Design Group"

Revised
05/02/2017

proposed Carport



Proposed 1st. Floor,
 Floor Plan
 Preliminary Designs

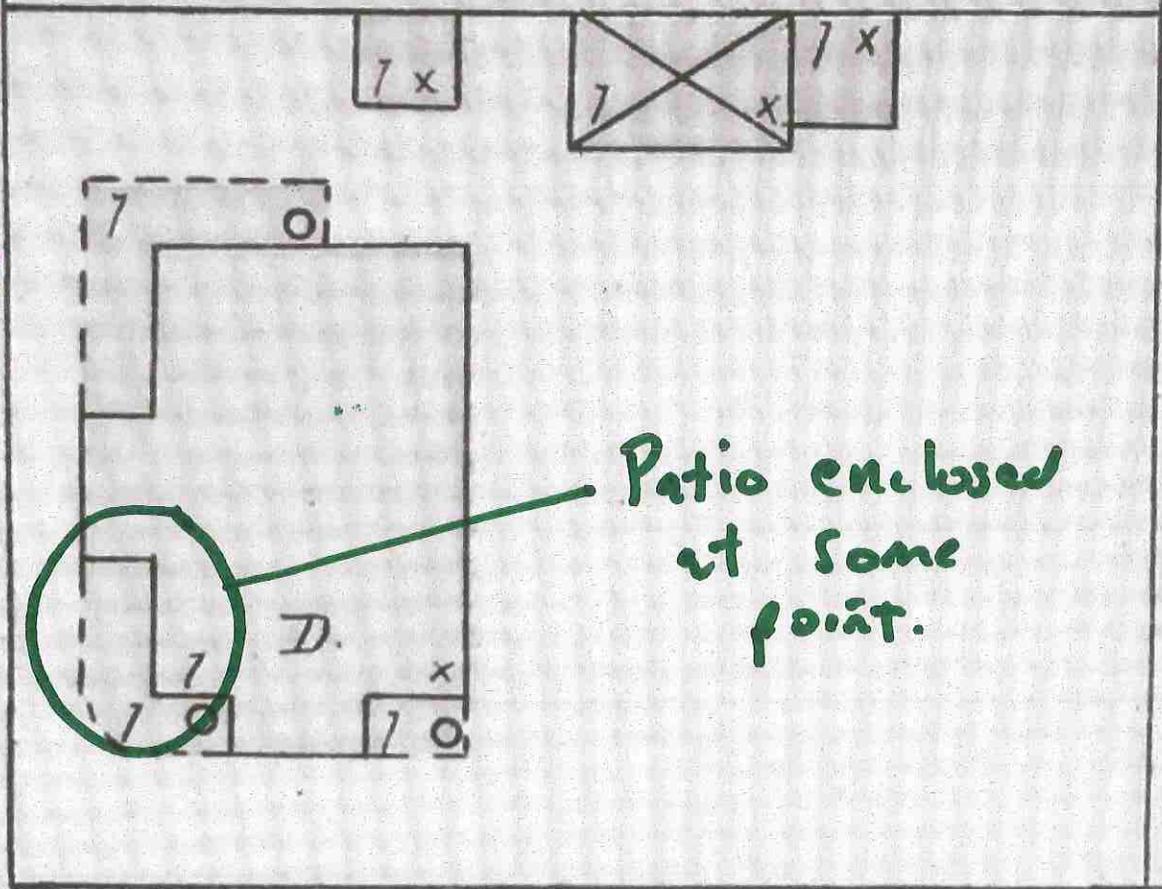
"Worrich Remodel"
 1201 E. Crockett St.
 "Peña Design Group"

05/01/2017

1904 Sanborn

1373

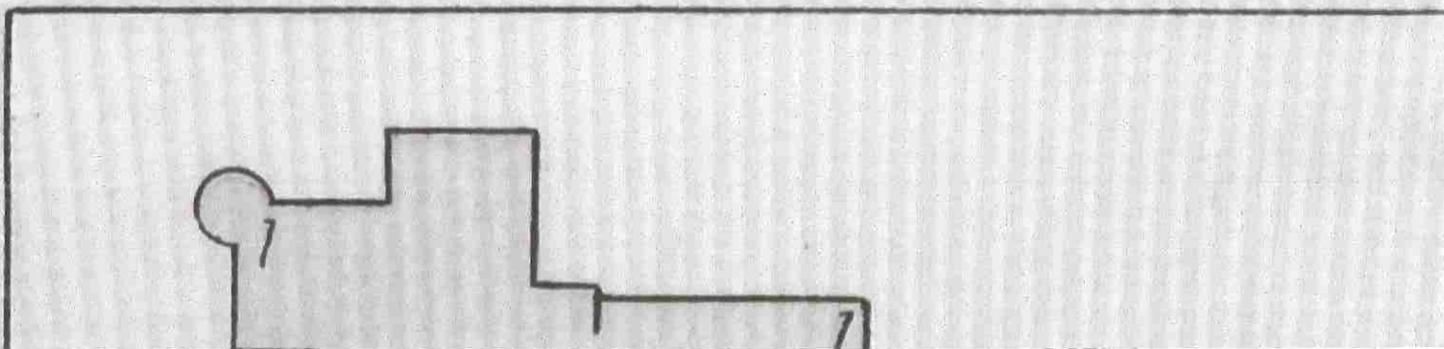
Pine

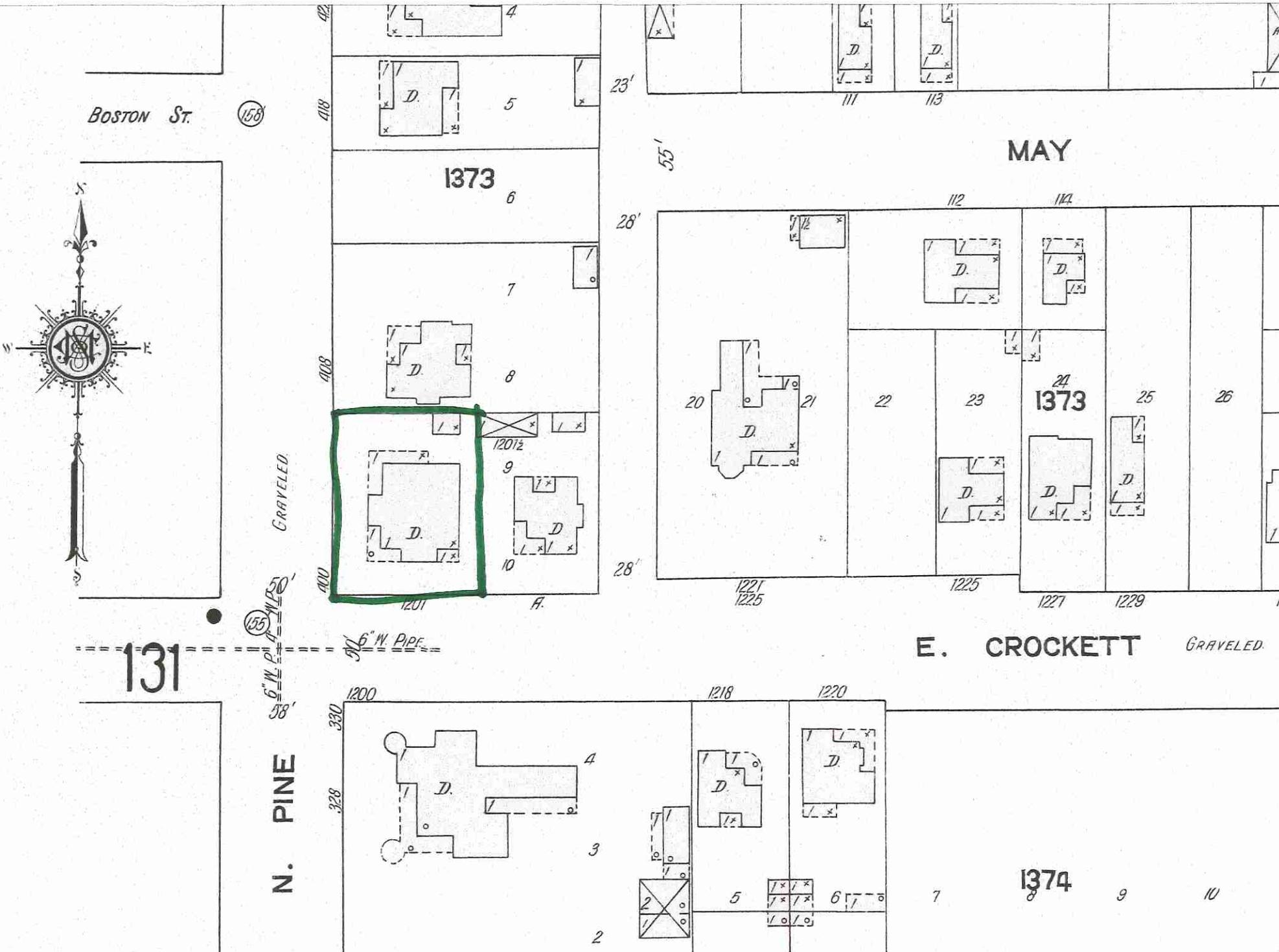


1201

Crockett

NOT PAID







Proposed stairs
and railings



13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

Buyer/Owner: Tedra Ball LLC
Address: 1801 E CROCKETT OF No. 17-897872-CV
SAN ANTONIO, TX 78208

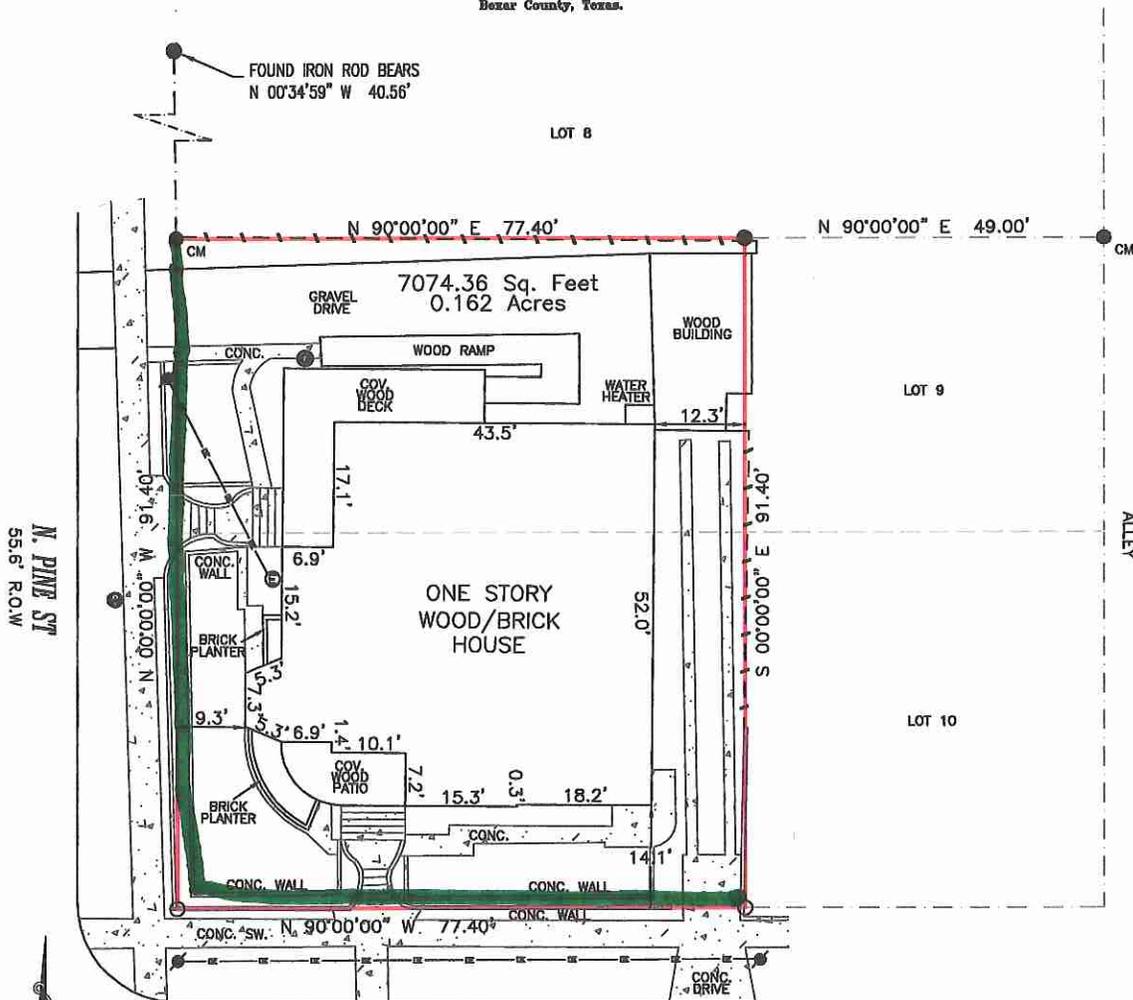
This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X
X



LEGAL DESCRIPTION

West 77.4 feet of Lots 9 and 10, Block 1, New City Block 1373, an Addition to the City of San Antonio, Bexar County, Texas.



E. CROCKETT
55.6' R.O.W.

add fence on top existing retaining wall. Fence to be 4'

SCALE
1" = 20'

NOTES

1. BEARINGS SCALED FROM AND DISTANCES BASED ON RECORD NCB 1373 MAP AND PLAT RECORDS BEXAR COUNTY, TEXAS.

B1) Item No. 1, Schedule B, has been deleted in its entirety.

B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

LEGEND

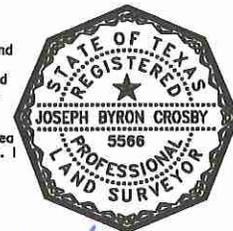
- BOUNDARY
- BUILDING SET-BACK
- LOT LINE
- MISC-CONCRETE
- ADJOINER
- OVERHEAD ELECTRIC
- WOOD FENCE
- CONTROL MONUMENT
- CM
- CALCULATED POINT
- FOUND IRON ROD
- GM (GAS METER)
- PP (POWER POLE)
- WM (WATER METER)
- EM (ELECTRIC METER)

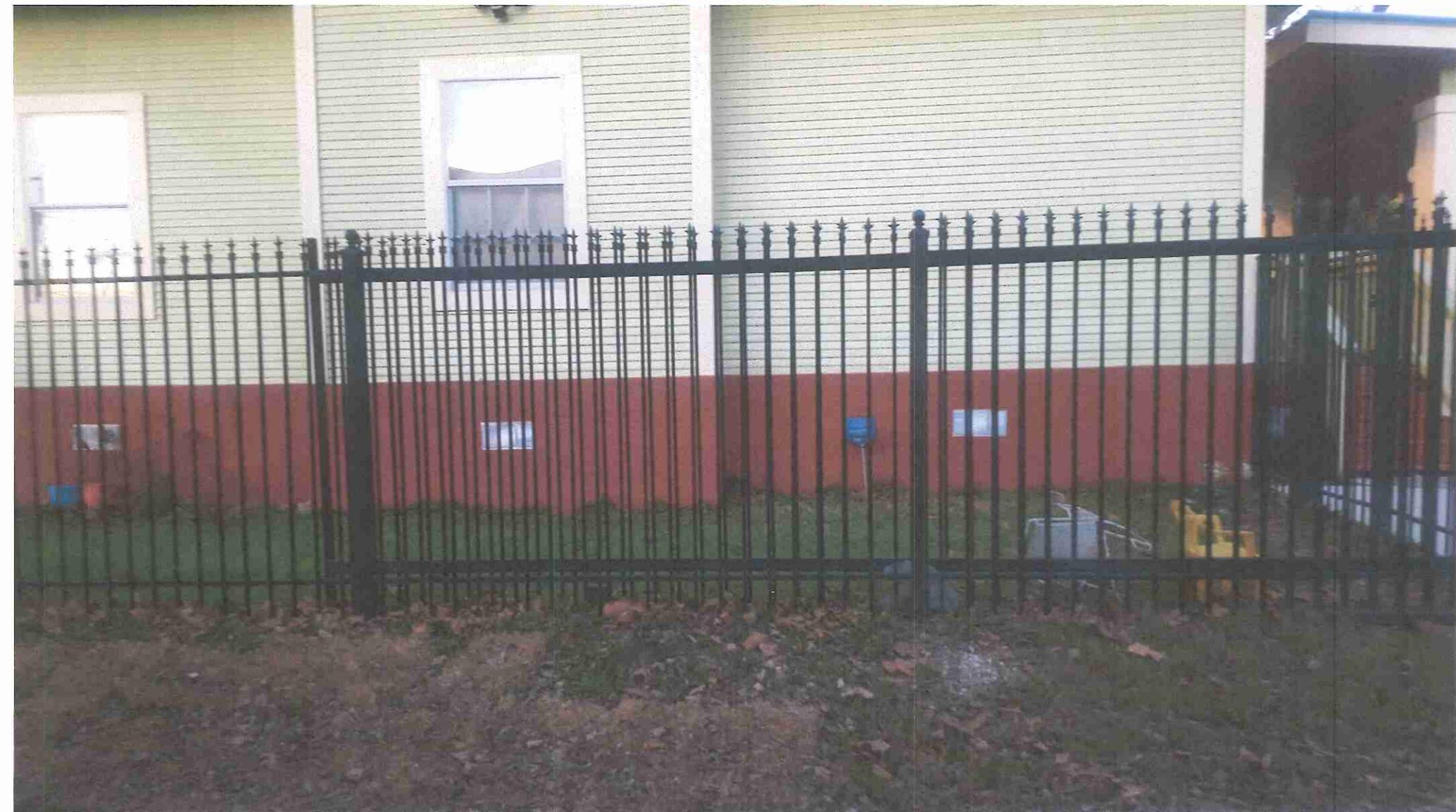
SURVEY: J.S.	DATE 03/30/17
DRAWN E.P.T.	
CHECKED R.B.	
APP'D JBC	
SCALE 1"=20'	PAGE 1 OF 1
JOB NO. 170302149	
TEXAS FIRM #10194244	

ACCORDING TO FEMA MAP NO.48028CD415G WITH AN EFFECTIVE DATE OF FEBRUARY 10, 1995 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plot represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566





- fence next door @ 1203 E. Crackett
- proposed fence style