



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

December 2, 2020

**HDRC CASE NO:** 2020-498  
**COMMON NAME:** 1253 E Crockett  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT E 34.6 FT OF 38 & S 7.2FT OF E 34.6 FT OF 37  
**HISTORIC DISTRICT:** Dignowity Hill  
**APPLICANT:** Fernando De Leon

### REQUEST:

The applicant is requesting conceptual approval to construct a 2-story residential structure at the corner of E Crockett and N Monumental, in the Dignowity Hill Historic District.

### FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 2-story residential structure at the corner of E Crockett and N Monumental, in the Dignowity Hill Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures, as the historic structure on this lot was demolished circa January 2016. The demolished structure was a 1-story craftsman structure that featured a setback consistent with the other historic structures on Crockett, as shown by the remaining porch steps. The structure featured a setback of approximately two to three feet from the sidewalk on N Monumental. This block of E Crockett, between N Pine and N Monumental features all one story structures.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on September 22, 2020. At that meeting, Committee members discussed the proposed setbacks, massing, and provided feedback on documents that should be prepared for a hearing before the HDRC.
- e. SETBACKS & ORIENTATION – The applicant has proposed a primary orientation toward E Crockett. In regards to the proposed setbacks, the applicant has noted a setback that will be equal to the previous structure's setback. The applicant has note provided a site plan with the neighboring structures to confirm the proposed setback on E Crockett, as well as the side setback on N Monumental. Staff finds that a site plan should be submitted the includes the adjacent structures on both blocks. Additionally, staff finds that setbacks that are equal to or greater than those found historically on the adjacent lots on both blocks should be used.
- f. SCALE, MASS & HEIGHT – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding c, this block of E Crockett features all one story structures. While the Guidelines allow for new construction to feature one story more in height than the height of the majority of the historic structures in the immediate vicinity, staff finds that a two story structure on this lot as proposed to be inappropriate.
- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Staff finds the proposed entrance toward E Crockett to be appropriate and consistent with the Guidelines.
- h. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should

align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted elevations, the proposed new construction appears to feature foundation heights that are consistent with the Guidelines.

i. ROOF FORM – The applicant has proposed for the new construction to feature a front facing gabled roof. Staff finds the proposed form to be appropriate as front facing gabled roofs are found historically within the district; however, staff finds that the pitch of the roof should be adjusted to better relate to pitches found historically within the district.

j. PORCH FORM – The applicant has proposed for the new construction to feature a porch that is designed within the massing of the proposed new construction. This is appropriate; however, staff finds that both the porch depth and porch roof should be modified to feature designs that are more consistent with those found historically within the district. Staff finds that the porch depth should be at least five (5) feet. Additionally, staff finds that the porch roof should feature a profile and mass that is consistent with those found on two story structures within the district.

k. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has incorporated windows that are positioned and sized appropriately; however, staff finds that all ganged windows should be separated by a six inch mullion and that all contemporarily sized fixed windows should be replaced with traditionally sized windows.

l. LOT COVERAGE – The applicant has noted that the proposed new construction is to feature less than fifty percent of the total lot size. This is consistent with the Guidelines.

m. MATERIALS – At this time the applicant has not specified materials. Staff finds that all lap siding should feature an exposure of six (6) inches, a smooth finish, a thickness of  $\frac{3}{4}$  of an inch and mitered corners. Columns should be six (6) inches square with capital and base trim and chamfered corners.

n. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff's specifications for windows, which are noted in the applicable citations.

o. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that the fenestration patterns, roof form, and porch massing and depth should be adjusted.

p. DRIVEWAY – The applicant has proposed a driveway on the north side of the site to feature access to N Monumental. The applicant has noted an overall width of ten (10) feet. Generally, staff finds the proposed driveway to be appropriate.

q. LANDSCAPING – The applicant has not provided information regarding landscaping including front walkways and landscaping materials. Staff finds that the Guidelines for Site Elements should be adhered to in developing landscaping plans.

r. MECHANICAL EQUIPMENT – The applicant has not specified the location of mechanical equipment. Staff finds that all mechanical equipment should be screened from view from the public right of way.

#### **RECOMMENDATION:**

Staff does not recommend approval based on findings a through r. Staff recommends the following items be addressed

prior to receiving a recommendation for conceptual approval:

i. That the applicant submit a site plan that includes the setbacks of the adjacent structures on each block, and that setbacks on both E Crockett and N Monumental be equal to or greater than those found historically on the block as noted in finding e.

ii. That the applicant reduce the overall height of the proposed new construction to be more consistent with the heights of structures found historically on the block as noted in finding f.

iii. That the applicant modify the proposed roof form to feature a pitch that is more consistent with those found historically in the district as noted in finding i.

iv. That all ganged windows be separated by a six inch mullion and that all contemporarily sized fixed windows be replaced with traditionally sized windows as noted in finding k.

v. That all lap siding feature an exposure of six (6) inches, a smooth finish, a thickness of  $\frac{3}{4}$  of an inch and mitered corners. Columns should be six (6) inches square with capital and base trim and chamfered corners.

vi. That window materials should staff's standards for windows in new construction as noted in finding n.

vii. That a detailed landscaping plan be developed and that mechanical equipment is screened from view from the right of way as noted in findings q and r.

**COMMISSION ACTION:**

Approved with staff's stipulations with the exception of stipulation i and stipulation v in relationship to composite siding with 3/4" and mitered corners. The Commission also noted that the site plan presented to the HDRC should be consistent with that presented to the Board of Adjustment.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller  
Historic Preservation Officer