

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-456
ADDRESS: 127 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E 172.85 FT OF 12 & E 182.1 FT OF S 1/2 OF 11
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: McNulty / Travelers House
APPLICANT: Delores & Gregory Ellis
OWNER: Delores & Gregory Ellis
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition to a non-original accessory structure at the rear of the property at 127 Crofton.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for

Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The applicant has proposed to construct an open air, two story addition to the newly constructed rear accessory structure at 127 Crofton. The accessory structure is located at the rear of the primary historic structure and the proposed addition will be located at the rear of the existing accessory structure. The proposed addition will feature an overall height and depth that is consistent with the existing structure and a footprint of approximately 255 square feet. The structure will also feature a roof to match that of the existing. Staff finds the proposed massing, location and form of the addition to be appropriate.
- b. Regarding materials, the applicant has proposed siding materials that match those of the existing accessory structure and steel frame cabled with cedar handrails. Staff finds that all materials should match those featured on the existing, newly constructed accessory structure.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that all materials should match those featured on the existing, newly constructed accessory structure.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed: Apr 13, 2017

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ike Shop



San Antonio River

127 Crofton Avenue

E Guenther St

**Statement in support of proposed studio deck roof at 127 Crofton Ave.
by Gregory C. Ellis**

At the September 6th HDRC meeting, King William Association Executive Director, Cherise Bell cited three concerns of the King William Architectural Review Committee related to the proposed addition of a roof over our studio deck: 1. The landscaping at 127 Crofton Ave. is not consistent with the landscaping shown on the approved site plan; 2. There is insufficient tree coverage at 127 Crofton Ave. and 3. The proposed deck roof may be too visible from the river walk and from Blue Star. This document and attachments seek to address each of these concerns.

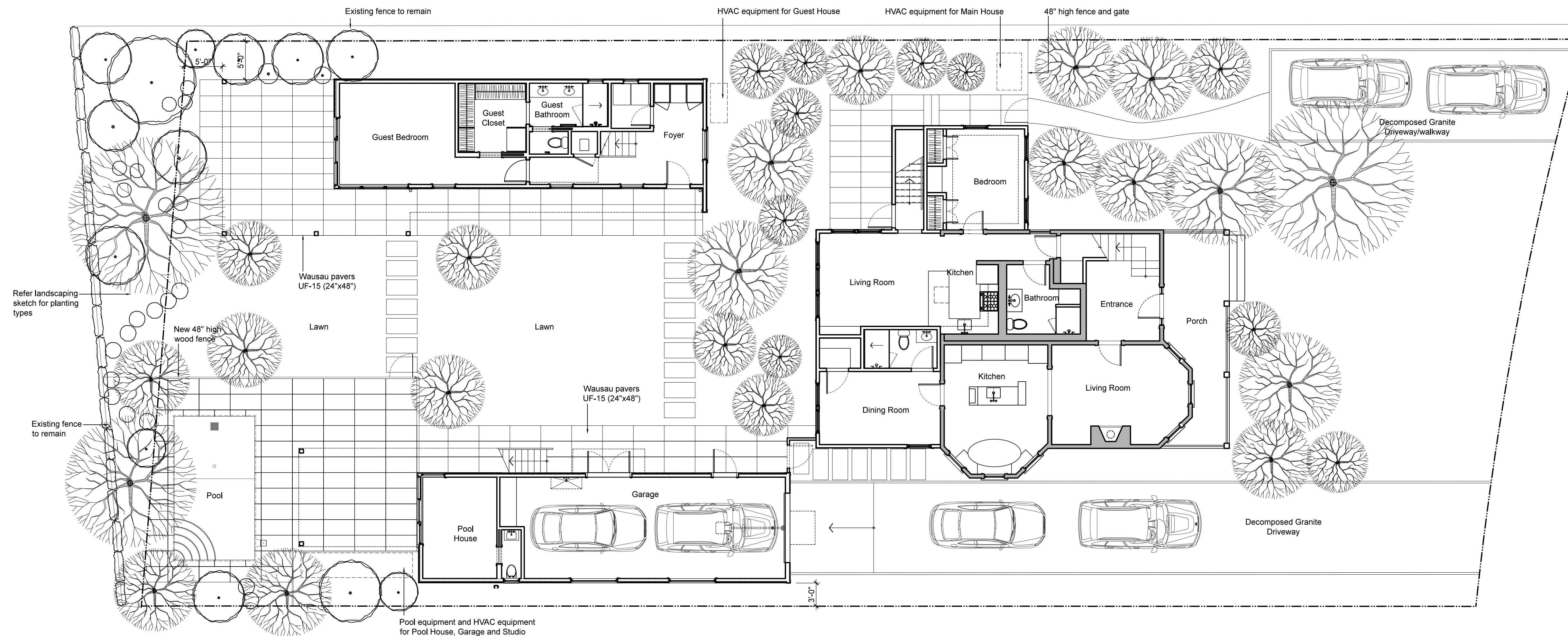
Please note that I would like to have been able to attend the Architectural Review Committee meeting on September 18th and the HDRC meeting on September 20th in order to answer any questions but am not able to do so as my father's funeral service is being held out of state on September 19th.

Four attachments follow this document: rendering of proposed studio roof deck, revised site plan reflecting actual plantings, photo of studio deck from river walk on east side of the river and photo of the studio deck from Blue Star.

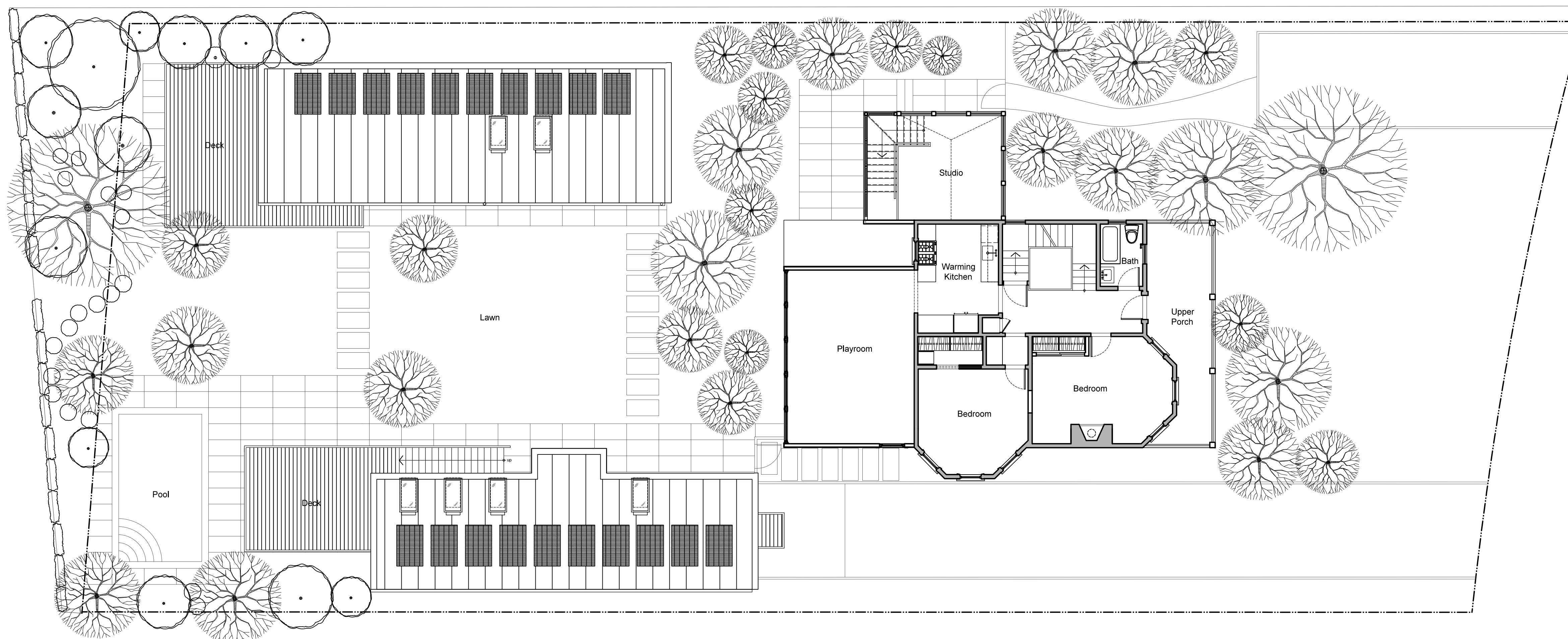
Regarding point one, the inaccuracy in tree locations shown in the approved site plan was an honest oversight. Locations of the seven trees we planted had to be moved due to site drainage requirements and other issues. The revised site plan attached shows the location of all pre-existing and new plantings and should resolve the site plan issue. Regarding the second concern, we satisfied all obligations under our tree mitigation plan (permit # 2093083) as of April 2017 and believe that we have achieved excellent coverage of trees and other plantings throughout our property.

In order to address the Architectural Review Committee's concerns regarding visibility of the proposed deck roof from the river, I consulted SARA Landscape Supervisor, Justin Krobot. He pointed out that the studio deck that we propose to roof is set back 24' to 26' from the SARA property line, is screened on the west side of our property inside our fence by 6 Yaupons (which are currently 6' tall but will quickly grow to 12' to 15' in height) and is also screened by a row of Hackberry trees just outside our fence. The tallest of these is already 18' tall. Also inside our fence to the southwest of the proposed studio deck roof are two more 6' Yaupons and two 8' Magnolia trees. Justin agreed and the attached photos support the fact that we have excellent screening in place which will only improve with time.

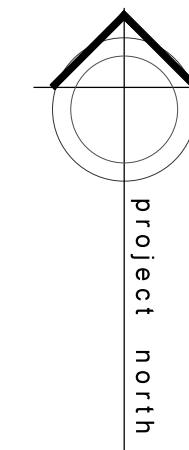
Of note and evident in the attached photos is the fact that the roof of the new red structure at 129 Crofton Ave. (8' south of our proposed studio deck roof) extends 8' closer to SARA property, has greater roof height and is far more visible than our proposed roof would be. I do not understand how that roofed structure could have been approved and our proposed deck roof could be rejected based upon river visibility concerns.



1 Ground Floor Site Plan
Scale: 1/8"=1'-0"



2 Site Plan
Scale: 1/8"=1'-0"



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General Notes:
Contractor to verify all dimensions in the field prior to starting work. Refer to dimensions only - do not scale drawings.
All discrepancies to be referred to the office of wanta-architect pllc.

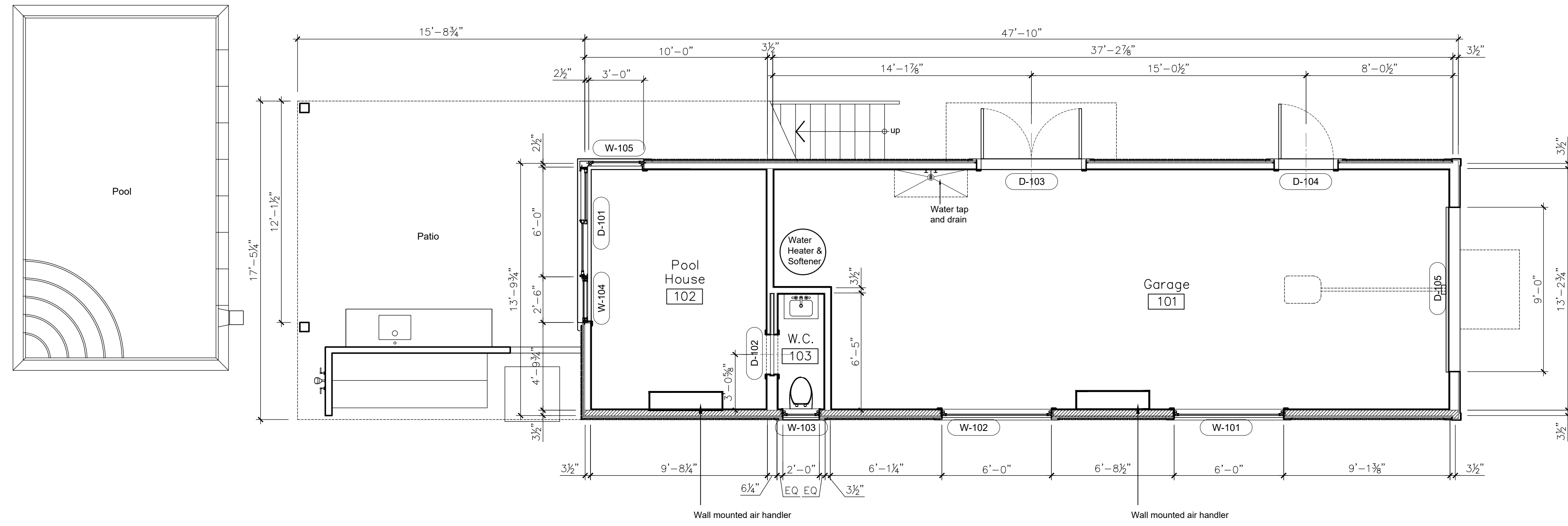
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HDRC Review 06/10/15
Client Review 04/24/15
HDRC Review 02/18/15

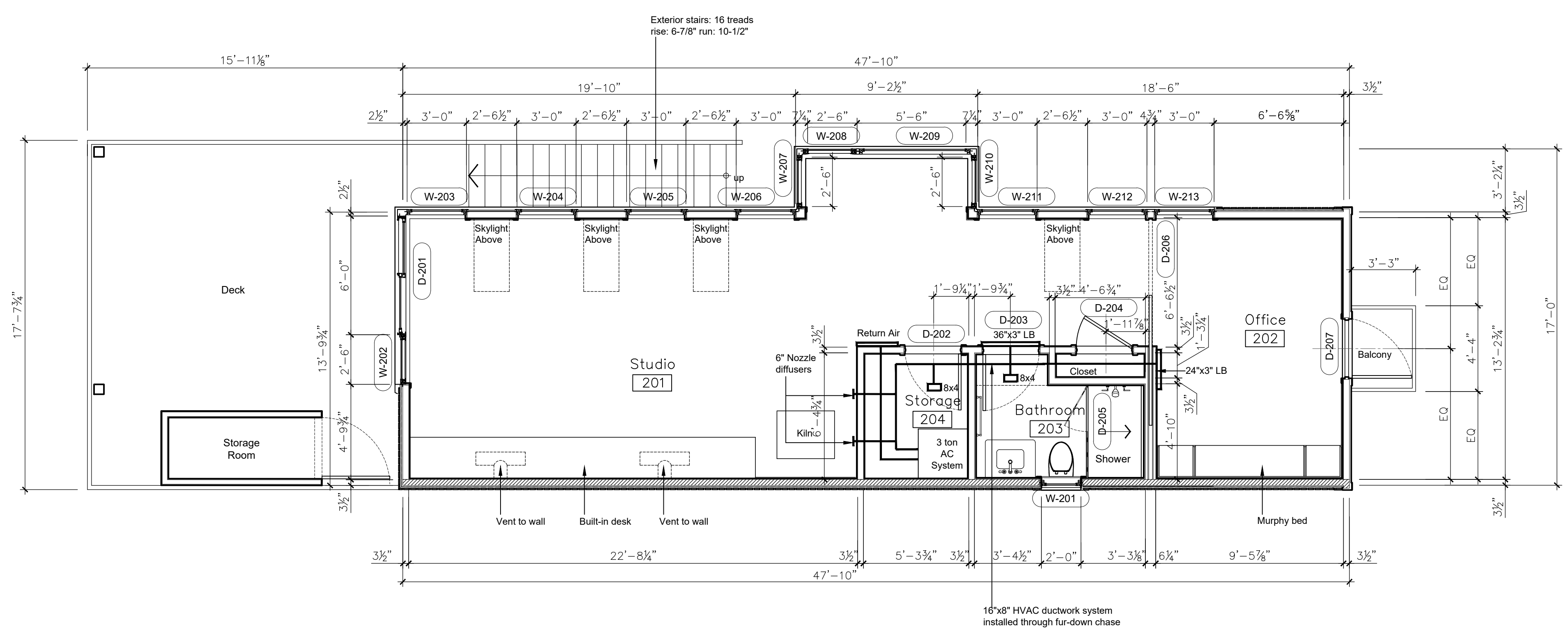
Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

Site Plan

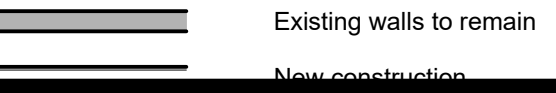
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	PROJECT No.	1409
	DWG BY:	
	CHK BY:	
	DWG No.	A100



1 First Floor Construction Plan
Scale: 1/4"=1'-0"



2 Second Floor Construction Plan
Scale: 1/4"=1'-0"

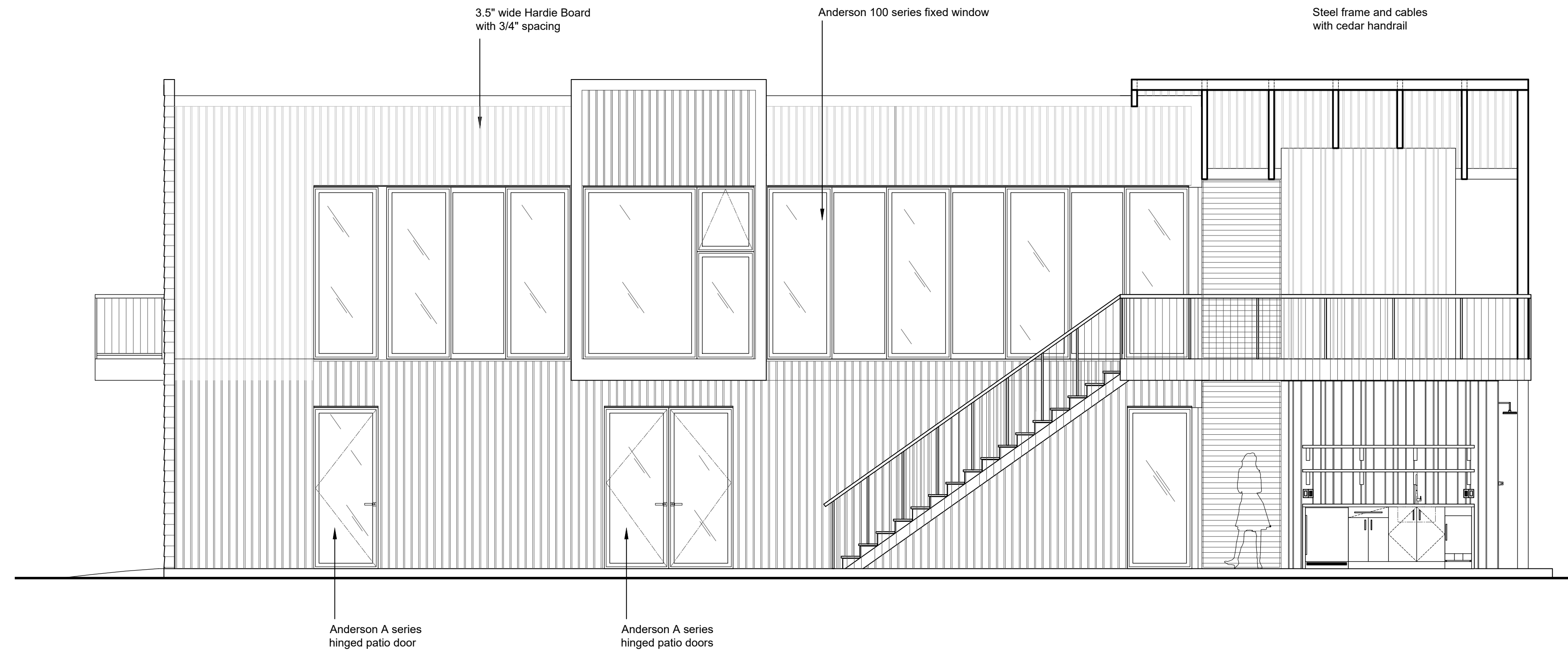
Wall Legend


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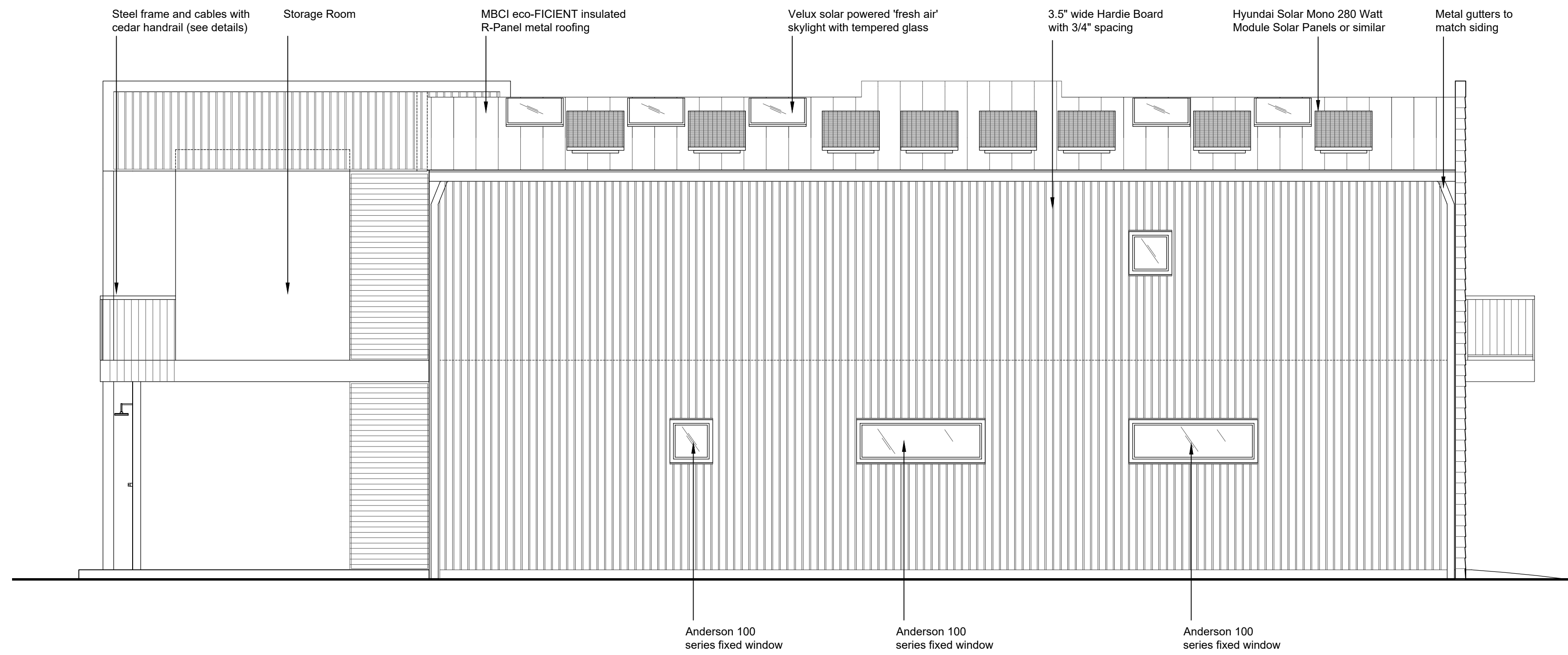
127 CROFTON AVENUE
 SAN ANTONIO, TX 78210

Garage/Studio First and Second Floor
 Construction Plans

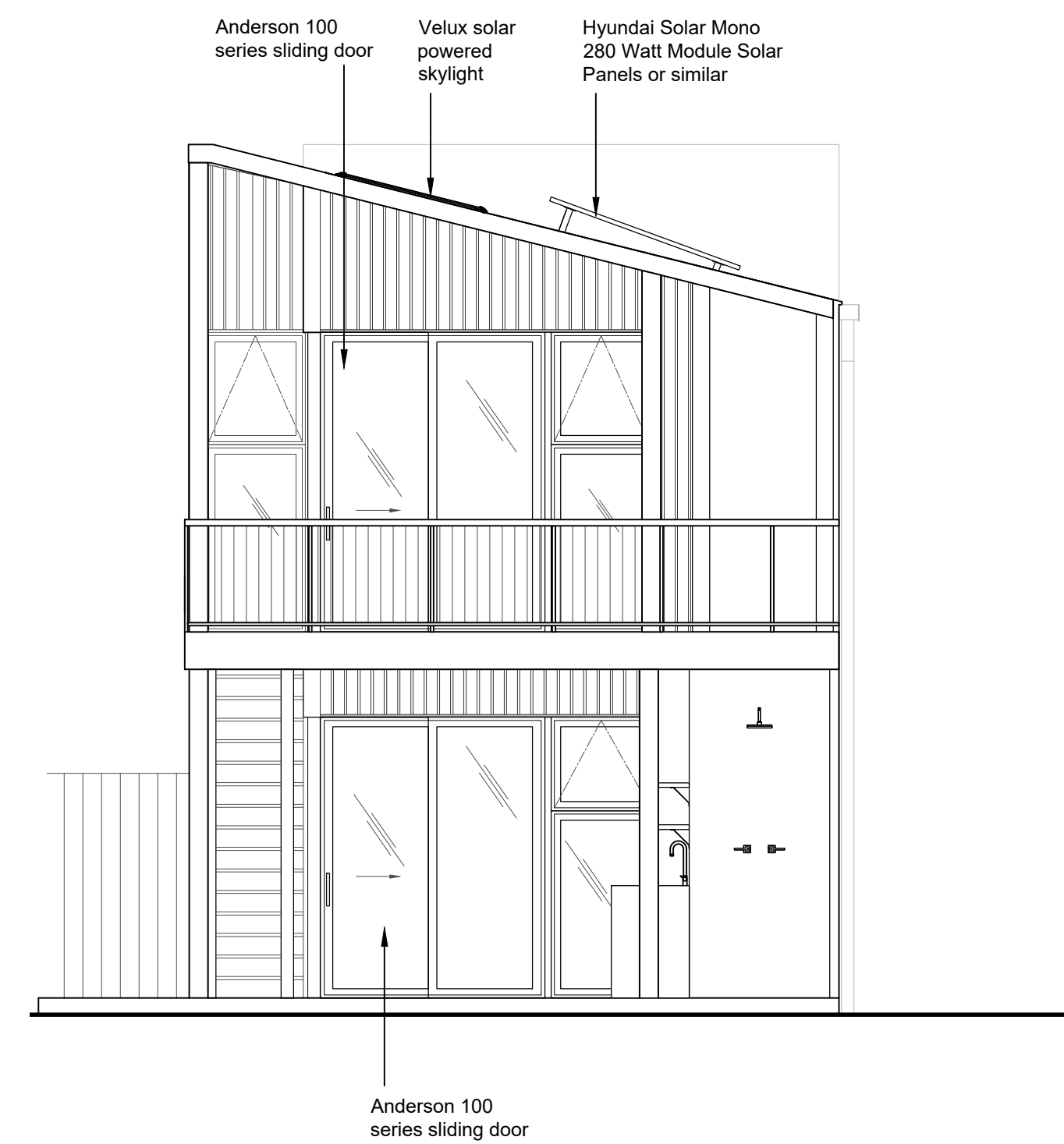
DATE:	08.07.17
PROJECT No:	1409
DWG BY:	GV
CHK BY:	SW
DWG No:	A122



1 Garage/Studio - North Elevation
Scale: 1/4"=1'-0"



2 Garage/Studio - South Elevation
Scale: 1/4"=1'-0"



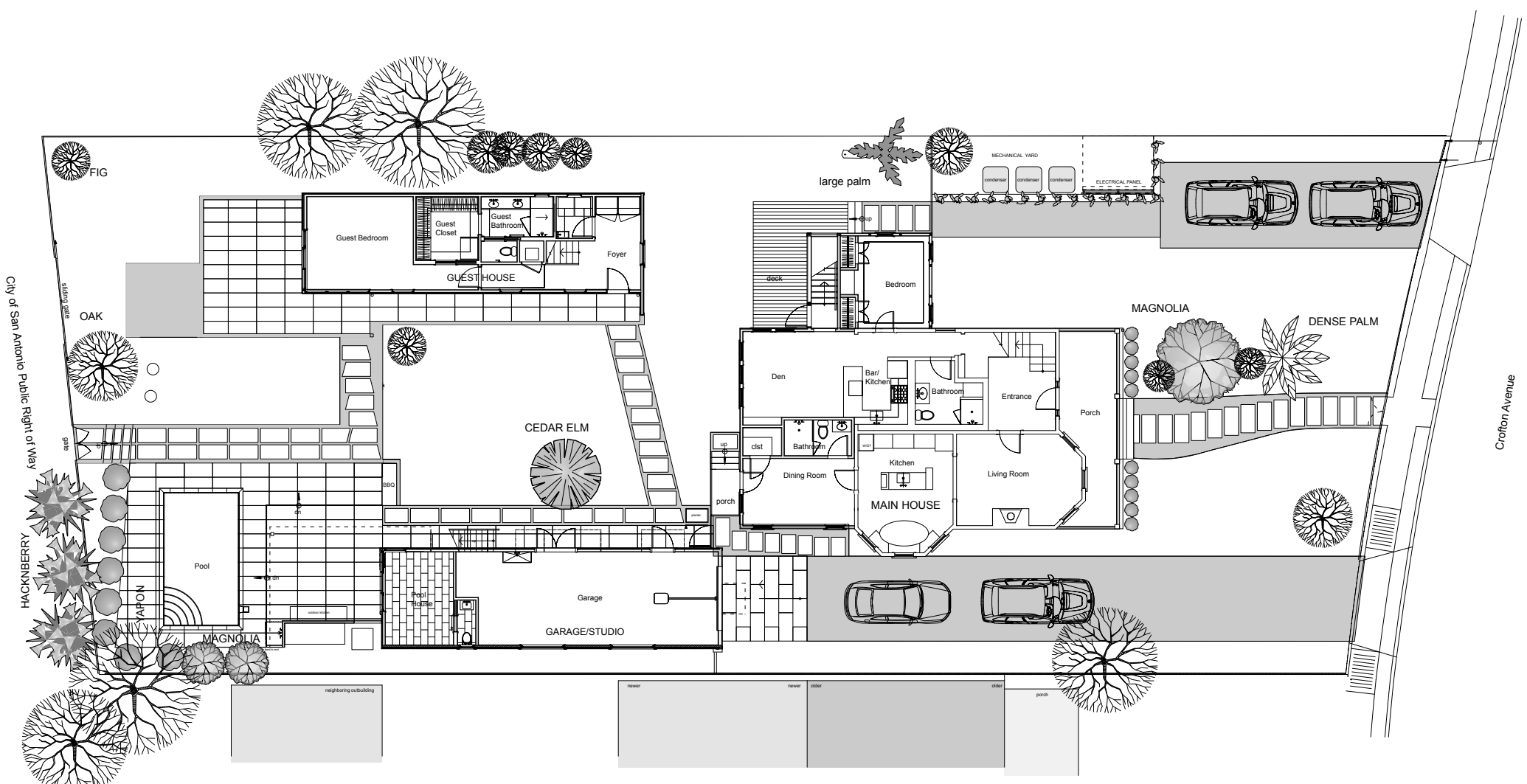
3 Garage/Studio - West Elevation
Scale: 1/4"=1'-0"

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Garage/Studio
 Exterior Elevations

SEAL & SIGNATURE	DATE:	08.07.17
	PROJECT No:	1409
	DWG BY:	GV
	CHK BY:	SW
	DWG No:	A202



City of San Antonio Public Right of Way

Crofton Avenue



Ellis Residence 127 Crofton Avenue - Site/Ground Plan showing 1st Floor
 graphic scale

