

# HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 23

**HDRC CASE NO:** 2015-094  
**ADDRESS:** 1203 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT E 49 FT OF 9 & 10  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Aurora Morales  
**OWNER:** Aurora Morales  
**TYPE OF WORK:** Construct front porch, window modifications and front door installation  
**REQUEST:**

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

1. Build a 30x6 ft porch across the front elevation of the house and install an extra window on the front facade
2. Install a front door

## APPLICABLE CITATIONS:

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

### 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.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- 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

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

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.

### 4. Architectural Details

#### A. GENERAL

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.

## 1. Building and Entrance Orientation

### A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

### **FINDINGS:**

- a. The house at 1203 E. Crocket first appears on Sanborn maps in 1911-1924. The Craftsman style house originally had a wraparound porch on the southwest corner. Sometime after 1952, the porch was enclosed and the front door was relocated to a gabled wing. The reintroduction of a front porch was recommended by the HDRC as a way to mitigate for some of the previous alterations. New front porches are typically not recommended in locations for which there is no historic precedent. However, given the circumstances in which the former porch was enclosed by a previous owner, and that the current owner is seeking to restore the façade to a more historical appearance, a new porch may be appropriate.
- b. This request was reviewed by the Design Review Committee on February 10, 2015. The committee member present worked with the applicant to design a porch that followed nearby examples. The committee recommended that the number of columns should be reduced to three, that the porch roof be a simple shed originating below the existing roof eaves, and that a double window be installed where the former door was located in order to balance the façade. The applicant was agreeable to those recommendations. Options for the porch skirting were also discussed.
- c. The case received conceptual approval on February 18, 2015 with the stipulations that the number of columns be reduced to three, the porch roof be a simple shed originating below the existing roof eaves, and that a double window be installed where the former door was located in order to balance the façade.
- d. The case was heard by the HDRC on March 18, 2015. At that time the HDRC recommended the design was revised and the case was withdrawn by the applicant. The DRC reviewed the request again on April 7, 2015. The committee noted that presentation drawings were much improved and recommended including a detail on the column and railing design. The committee also recommended adding a wooden screened door over the existing door as a possibility to resolve the door issue.
- e. Consistent with the Guidelines for Exterior Maintenance and Alterations, existing window openings should be preserved. In addition, non-historic windows should be replaced with new windows that are typical of the architectural style of the building. Although the proposed window modifications will alter the existing window opening, this opening is not of historic age and the proposed enlargement will not cause an adverse effect. However, the proposed multi-light windows are not typical of the Craftsman style and are not consistent with the guidelines. Using one-over-one wood windows would be more appropriate.
- f. According to the Guidelines for Exterior Maintenance and Alterations, new porches should be constructed based on accurate evidence of the original. If no such evidence exists, the design should be based on the architectural style of the building. The proposed design is consistent with the guidelines.
- g. The Guidelines for New Construction recommend that new facades align with the front facades of adjacent buildings where a consistent setback has been established. The proposed front porch appears to align with adjacent houses and is consistent with the guidelines.
- h. The Guidelines for Exterior Maintenance and Alterations recommend that doors are replaced in-kind when possible when deteriorated beyond repair. The proposed front door is not in keeping with the architectural style of the home and is not a commonly found type of door in a historic district.

### **RECOMMENDATION:**

1. Staff recommends approval of item 1 based on findings a-g with the stipulation that the new windows are one over one wood.
2. Staff does not recommend approval of item 2 as submitted based on findings h. Staff recommends that a historically appropriate front door is installed or that a wooden screen appropriate for the style of the house is used instead.

### **CASE MANAGER:**

Adriana Ziga





# 1203 E Crockett

Powered by ArcGIS Server

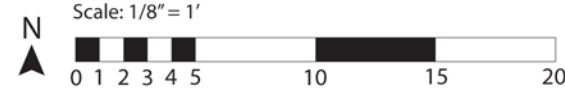
Printed: Mar 09, 2015

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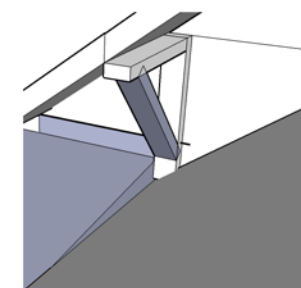
Scale:  $1/8'' = 1'$



A 3D perspective sketch of a traditional Chinese building, likely a residence or a small shop. The building features a multi-tiered tiled roof with dark grey tiles. The main structure is light brown or tan. A prominent staircase with dark steps leads up to a raised entrance platform. The building is set against a plain, light-colored background.

This block contains three architectural line drawings of a house. The central drawing is a front elevation showing a house with a gabled roof, a front porch with a railing, and a set of stairs leading up to the porch. The porch has a small gabled roof section over the entrance door. To the left and right of the central drawing are partial views of the same house, showing the side profile and the rear profile, respectively. These drawings illustrate the house's form and the placement of the porch and stairs.

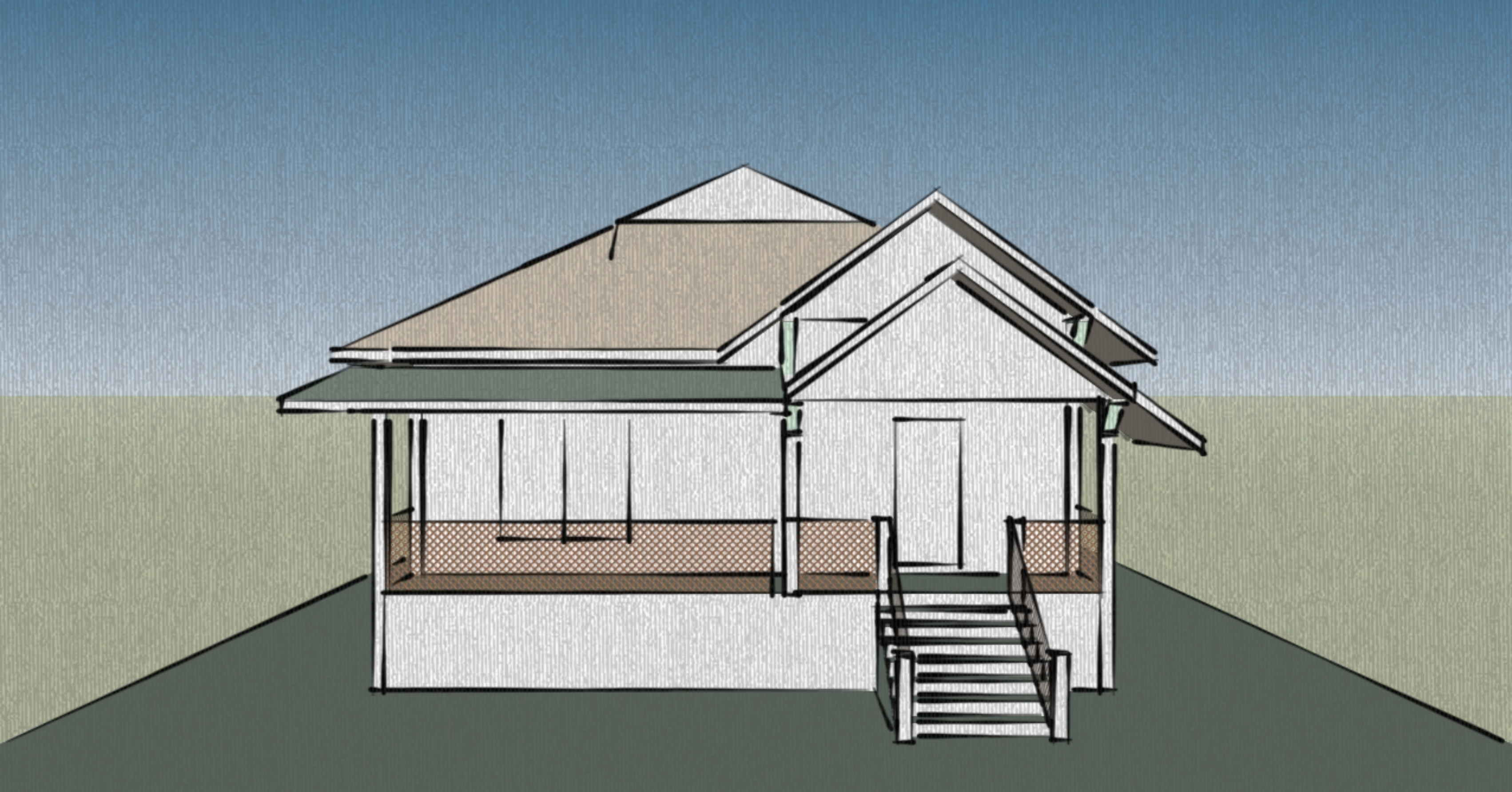
East Elevation

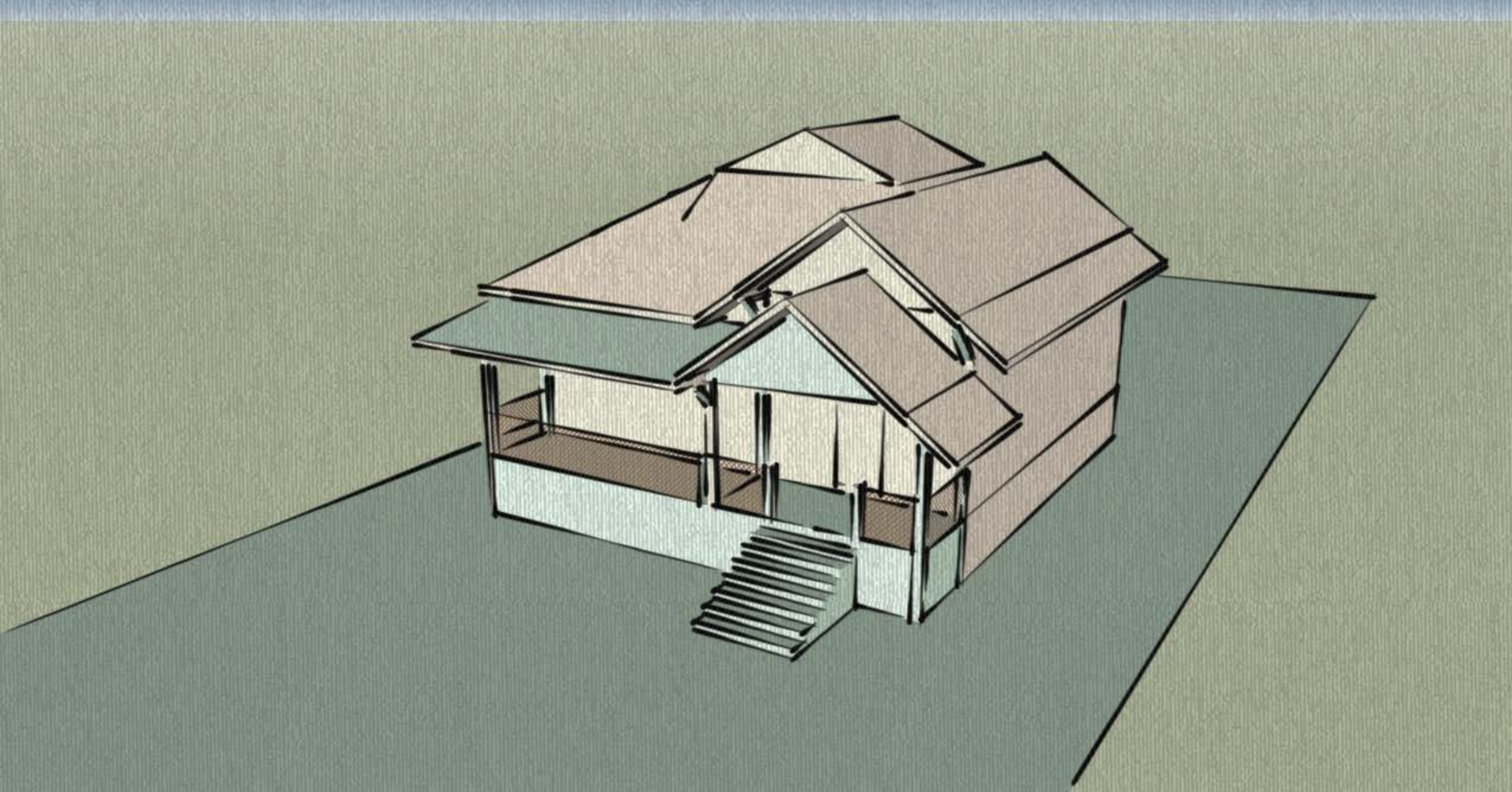


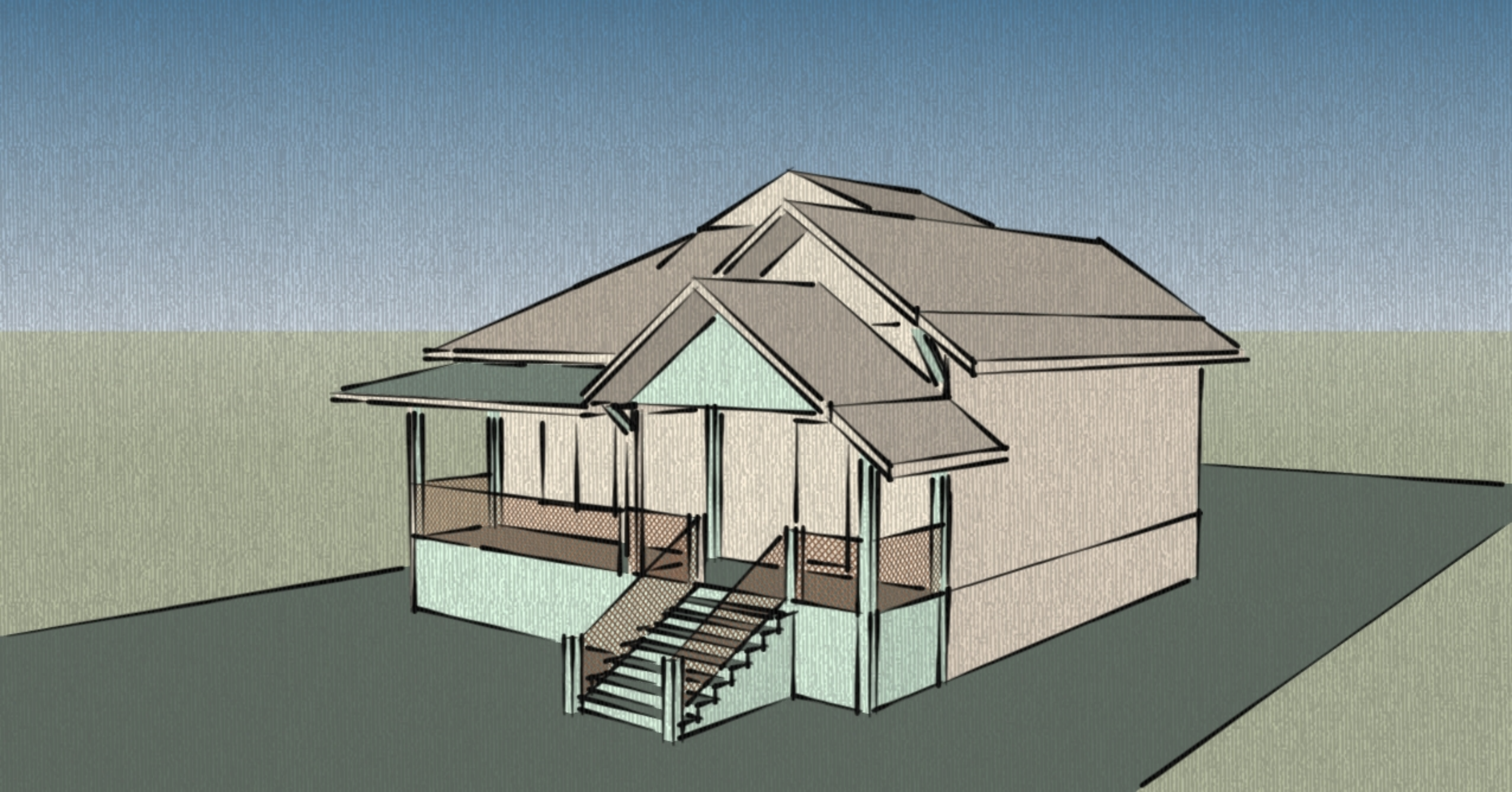
A diagram of a 4x4 Post and Rail Fence. It shows a vertical 4x4 Post with three horizontal rails. The top rail is labeled '2 x 6 Flat'. The middle rail is labeled '2 x 4'. The bottom rail is labeled '2 x 2 Wood Baluster'. The post is labeled '4 x 4 Post' at the bottom. The rails are labeled '2 x 4' at the bottom.

General Notes:

1. Porch will be detached from house by 2 inches.
2. The porch structure will consist of 6 columns with (2) 2 x 12 size headers, both in front and back of the porch, as shown by the dashed lines in floor plan.
3. Porch foundation will be a pier and beam system.
4. The shed roof is at the minimum slope of 1:6 and will be directly under the existing brackets, covering only the very bottom of the bracket.  
This gives the ceiling under the shed roof portion a ceiling height of 7 1/2 feet.
5. Porch will have exposed ceiling, including the gable roof portion.
6. IMPORTANT: structure still needs to be approved by an engineer.







Rear porch



1911-1924

132

136

134

STARR

MAY

E. CROCKETT

STATE

N. CENTRE

136

131

N. PINE

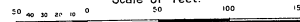
N. MONUMENTAL

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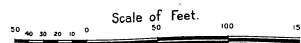
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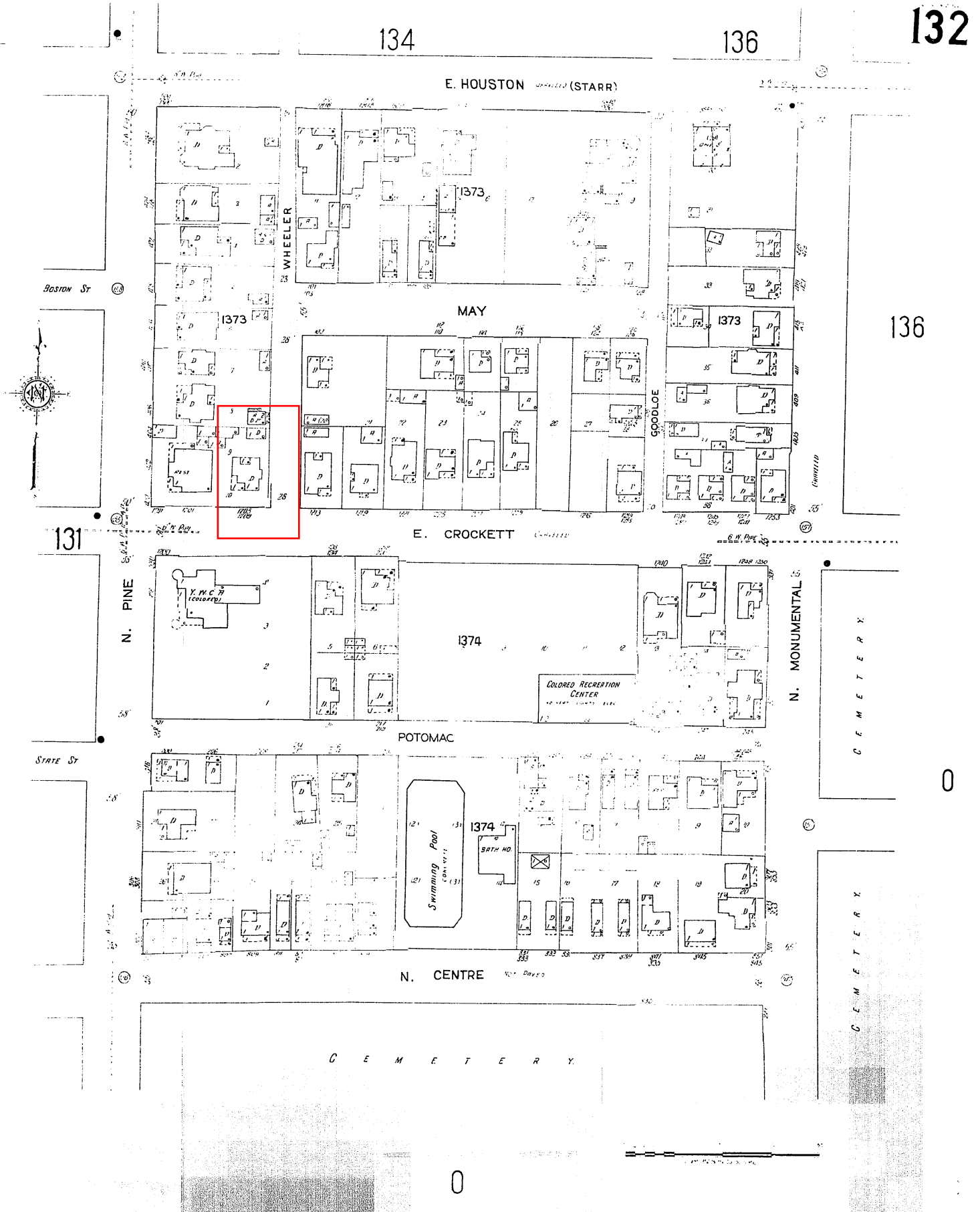
Scale of Feet.



0



1911-1952





March 2011