

# HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 31

**HDRC CASE NO:** 2015-228  
**ADDRESS:** 929 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 576 BLK 15B LOT 12  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Marcelo Andonie  
**OWNER:** Everest and Terra Alta LLC  
**TYPE OF WORK:** Construct two new houses  
**REQUEST:**

The applicant is requesting conceptual approval to construct two single family two-story detached homes on a vacant lot. The proposed houses will have gable shingle roofs and will be clad in cement board siding, stucco, stone veneer and laminated wood.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 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.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. 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. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent

street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

### 4. Architectural Details

#### A. GENERAL

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

#### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

### **FINDINGS:**

- a. Consistent with the Guidelines for New Construction, front facades of new buildings should align with the front faces of adjacent buildings. The proposed houses align with adjacent houses which is consistent with the guidelines.
- b. According to the Guidelines for New Construction, new buildings should be oriented towards the street, have a similar height and scale to nearby historic structures, and similar roof forms. The majority of houses on this block of Crockett Street are one story and a few two story homes exist. The proposed design is consistent with the guidelines in scale, height, and roof form. However, introducing a front porch will help break the scale of the front elevation and relate better to the adjacent one story historic structures.
- c. Foundations should be aligned with adjacent historic structures as recommended by the Guidelines for New Construction. Adjacent houses have foundations that are raised at least 18" from the ground. The proposed design sits too close to the ground and does not align with adjacent foundations.
- d. As recommended by the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Window and door openings shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic structures. In addition, large areas of blank walls should be avoided. The proposed window sizes and fenestration pattern is not similar to adjacent historic facades and is not consistent with the guidelines.
- e. Consistent with the Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. The majority of houses within the Dignowity Hill Historic District are

clad in wood siding. Although the proposed hardi plank siding may be consistent with the guidelines if detailed appropriately, wood siding would be more in keeping with the historic district.

- f. According to the Guidelines for New Construction, modern materials should be implemented in a way that does not distract from the historic structure. The proposed design features four different types of siding which will distract from the historic interpretation of the district.
- g. According to the Guidelines for Site Elements, the historic alignment of walkways should be followed. Houses in the Dignowity Hill Historic District typically have a linear walkway in the front yard leading from the sidewalk to the front porch. The proposed access from the sidewalk is not aligned with the front door and is much wider than typically found within the district.
- h. As recommended by the Guidelines for Site Elements, historic driveway configurations should be preserved. New driveways should have a similar configuration in materials, width and design to those historically found. There is no strong pattern for the configuration of driveways along this area of Crockett Street since most houses do not have a driveway. The few existing driveways on this block are located off of Crockett Street and have ribbons no wider than 10ft. The proposed design incorporates two driveways one next to the other which will break the continuity of the street. In addition, parking in historic districts is typically located towards the side or rear of the main structure. The proposed carport is flush with the front of the houses which will make parking the focal point of the front elevation of the house.

## **RECOMMENDATION:**

Staff does not recommend approval based on findings a-h. Staff recommends the following:

- a. Introduce a front porch to relate better to adjacent structures
- b. Set the carport back so that parking is not the focal point of the front elevation
- c. Raise the foundation to align with adjacent houses
- d. Revise window sizes and proportions and fenestration pattern to be more consistent with adjacent historic facades
- e. Simplify use of materials
- f. Align and narrow the front walkways with the front doors
- g. Alternate the location of the driveways, reduce to no more than 10 ft, and use ribbons instead of a solid drive

## **CASE MANAGER:**

Adriana Ziga



**929 E Crockett**

**Powered by ArcGIS Server**

Printed: May 20, 2015

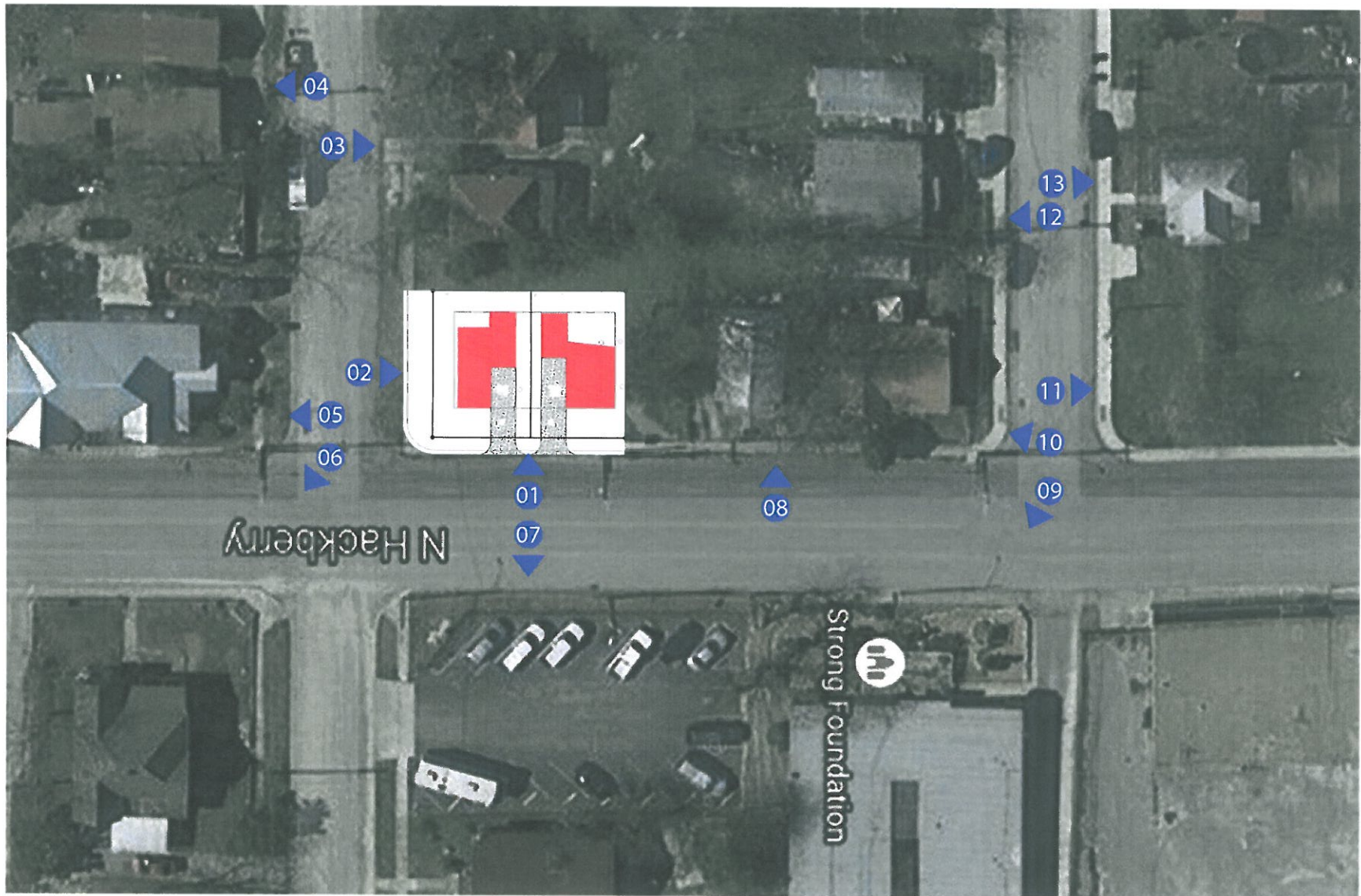
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**929 E. CROCKETT ST.**  
**DIGNOWITY HILL DISTRICT**  
**SAN ANTONIO, TEXAS**

This project consists of two new 1,160 and 1,1400 square foot houses on Dignowity Hill lots 13 & 14 at 929 E. Crockett St. The two residences are two-story and 4" exposure lap siding and panel and shingle roofs. The front porches are set back from the street in alignment with the houses immediately adjacent.







## SITE CONTEXT

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

01



02



CONTEXT PHOTOS - EXISTING SITE

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015



03



04



05



06



07



08

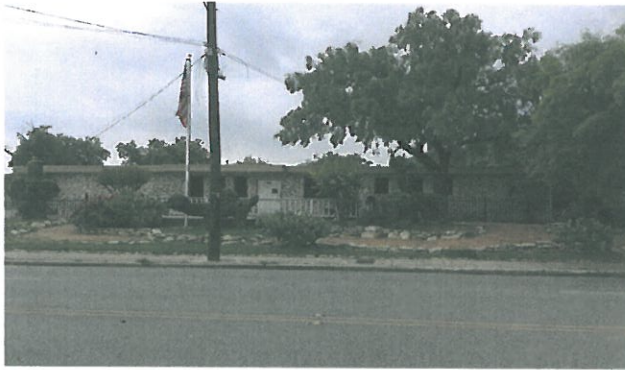


## CONTEXT PHOTOS

GOMEZ VAZQUEZ  
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929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

09



10



11



12



13



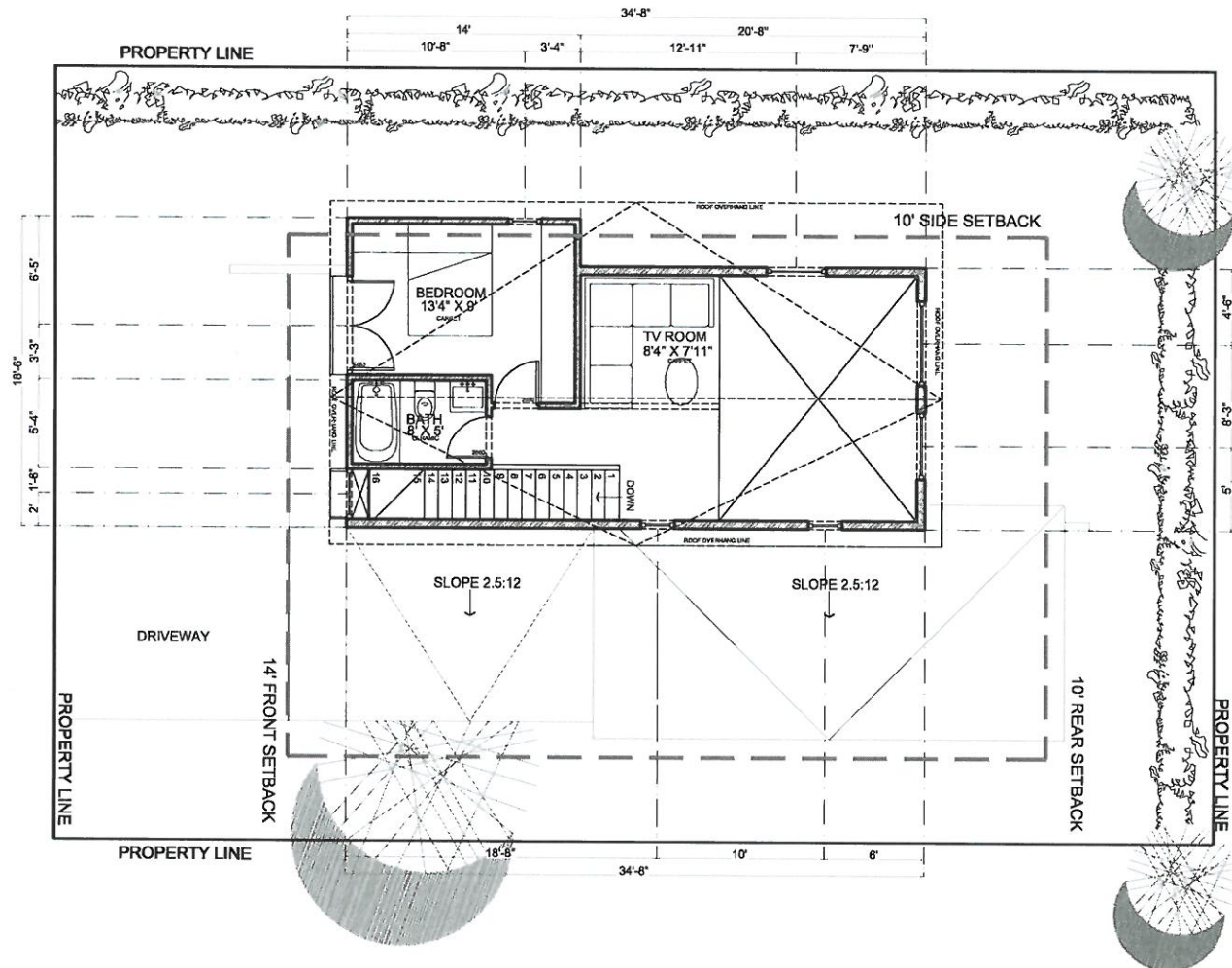
## CONTEXT PHOTOS



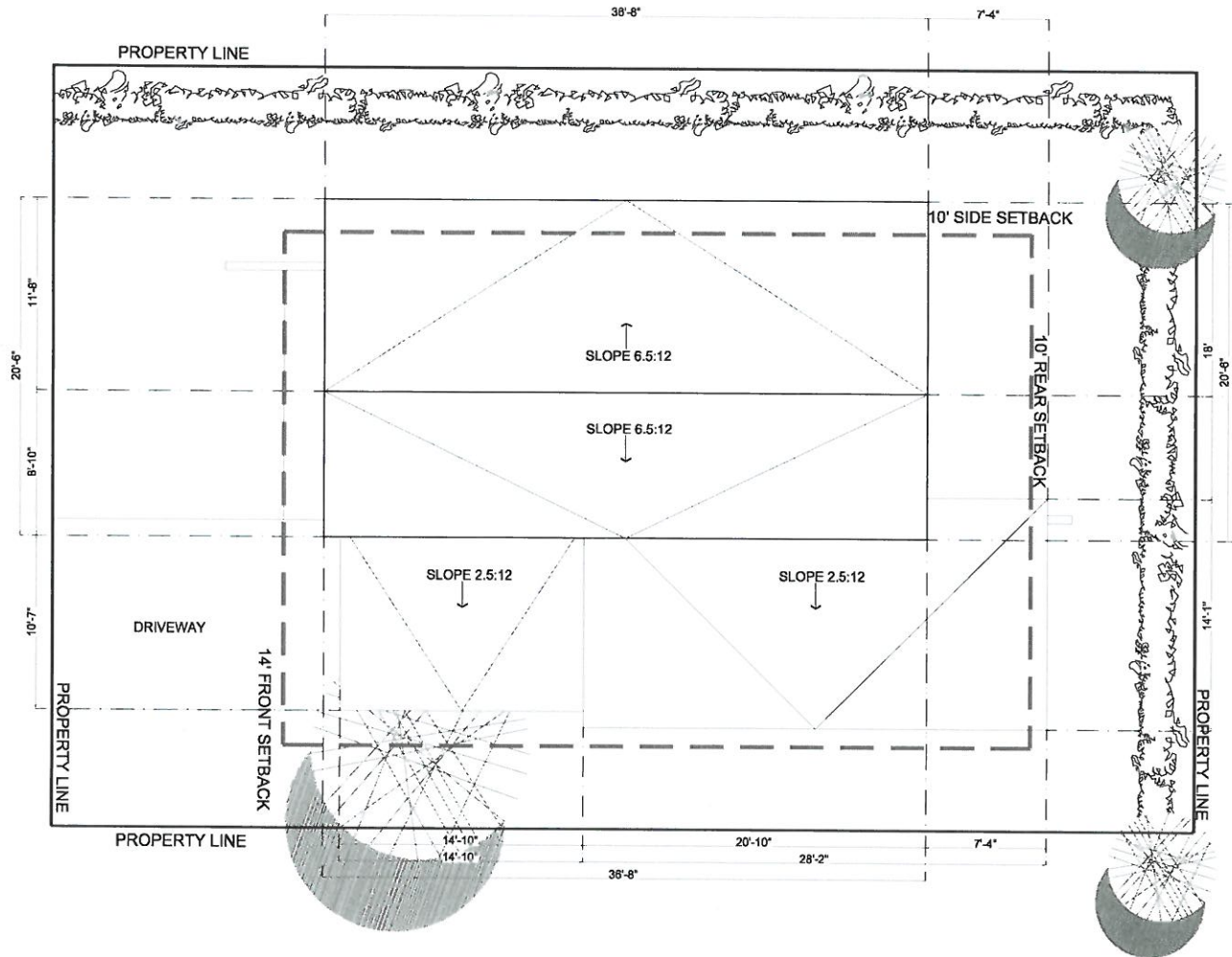




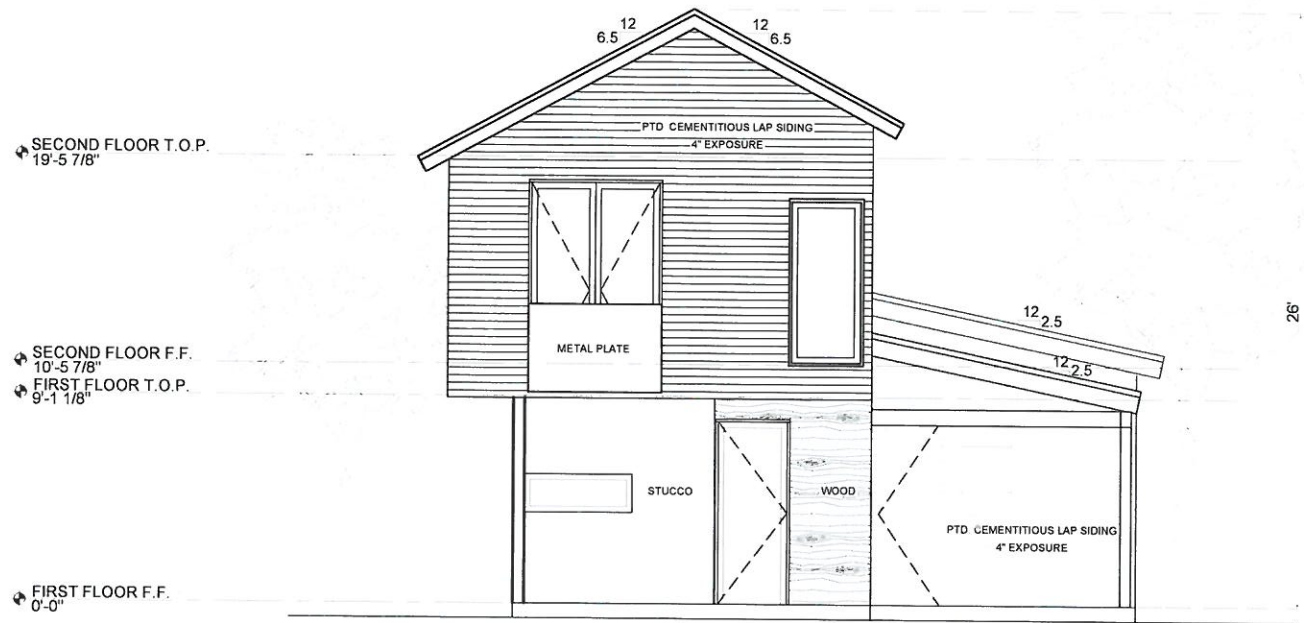




RESIDENCE A  
UPPER LEVEL FLOOR PLAN



# RESIDENCE A ROOF PLAN

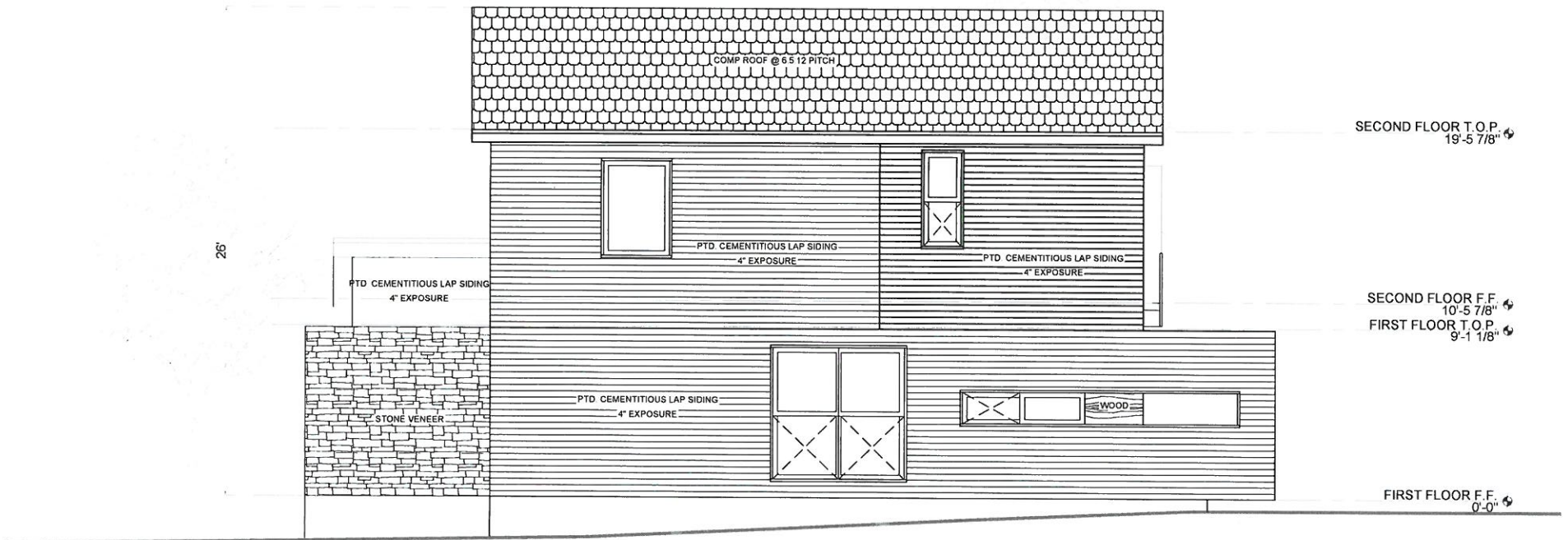


RESIDENCE A  
FRONT ELEVATION

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 1/8



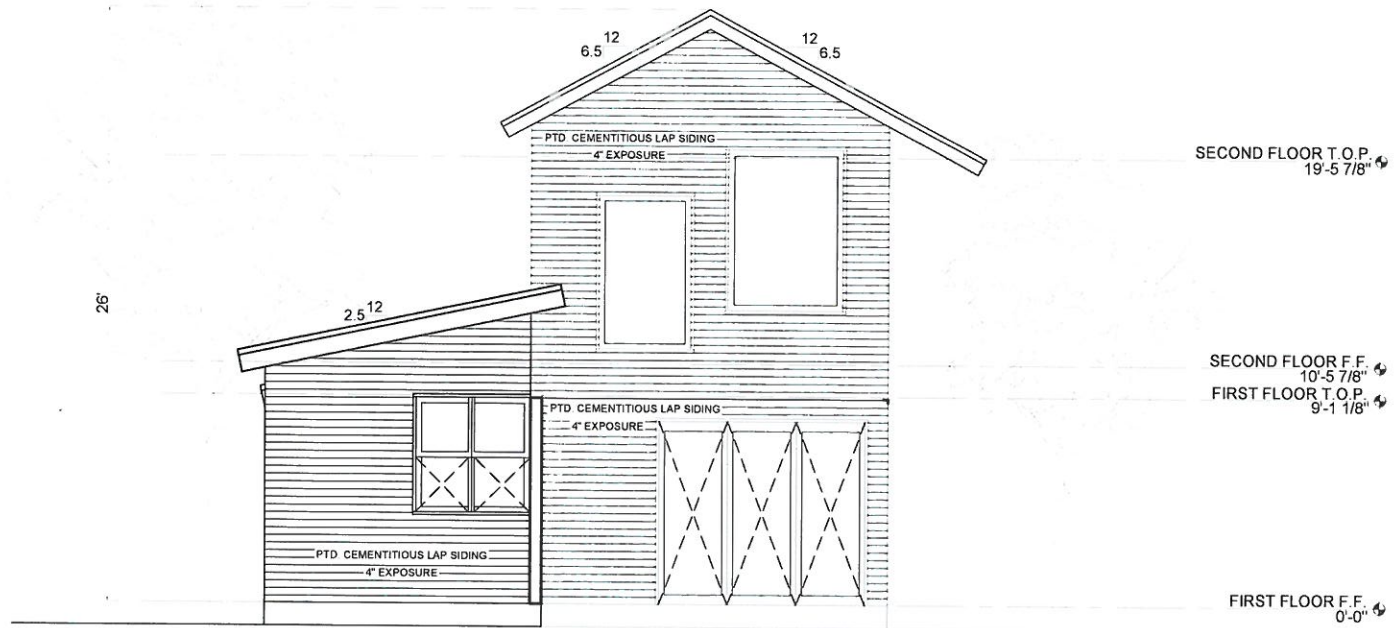
RESIDENCE A  
LEFT SIDE ELEVATION

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 1/8



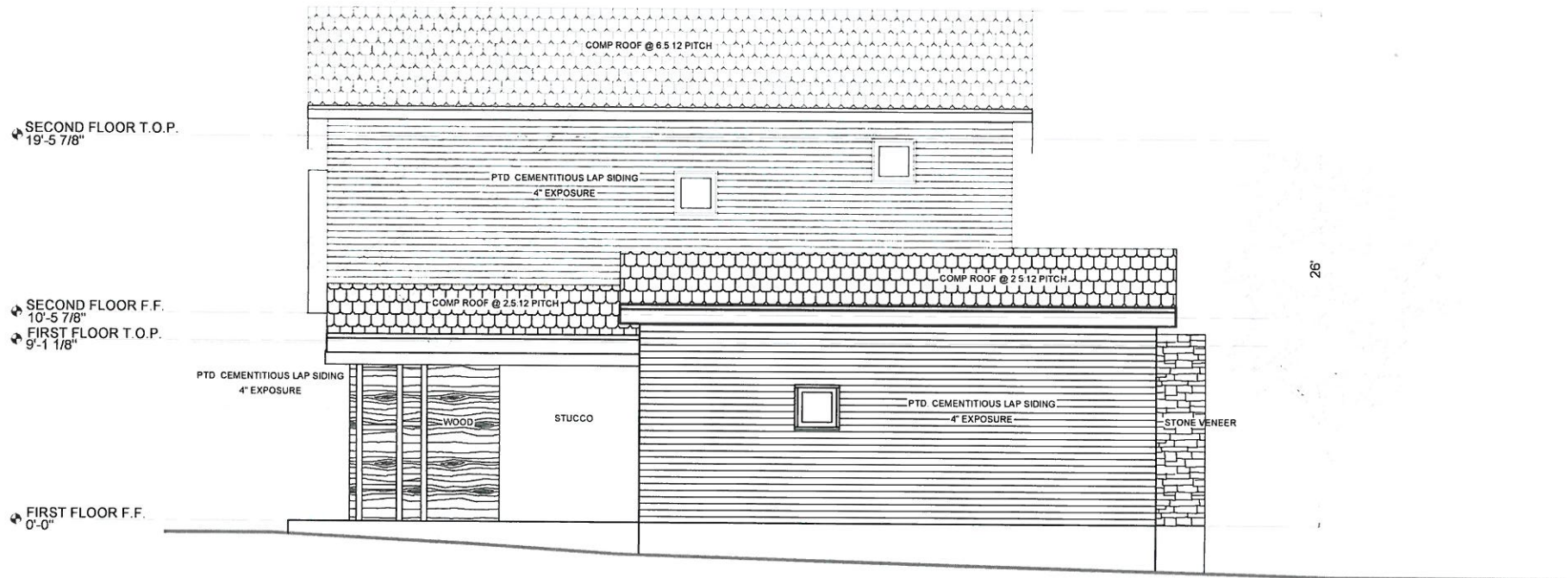


RESIDENCE A  
REAR ELEVATION

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 1/8



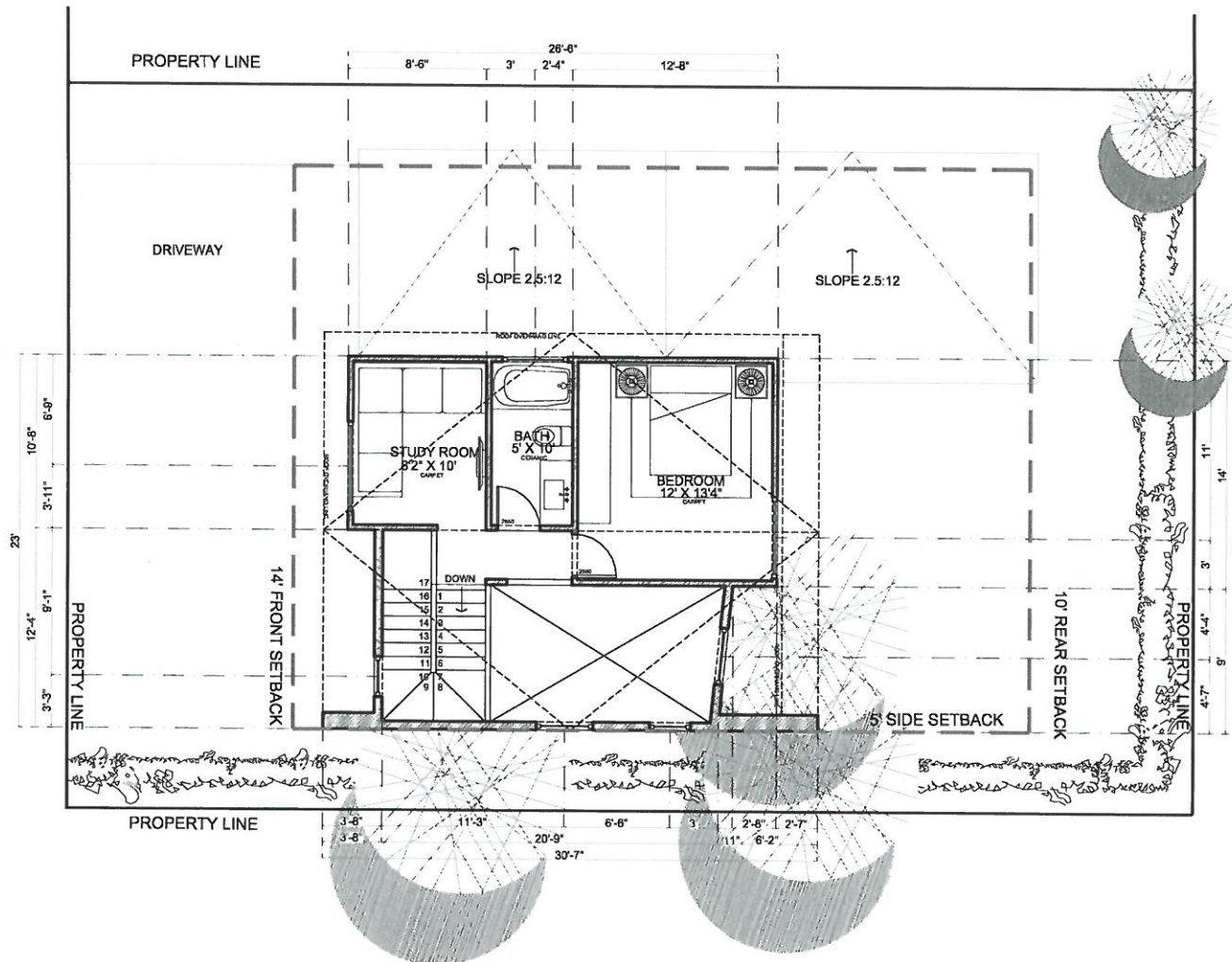
RESIDENCE A  
RIGHT SIDE ELEVATION

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

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DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

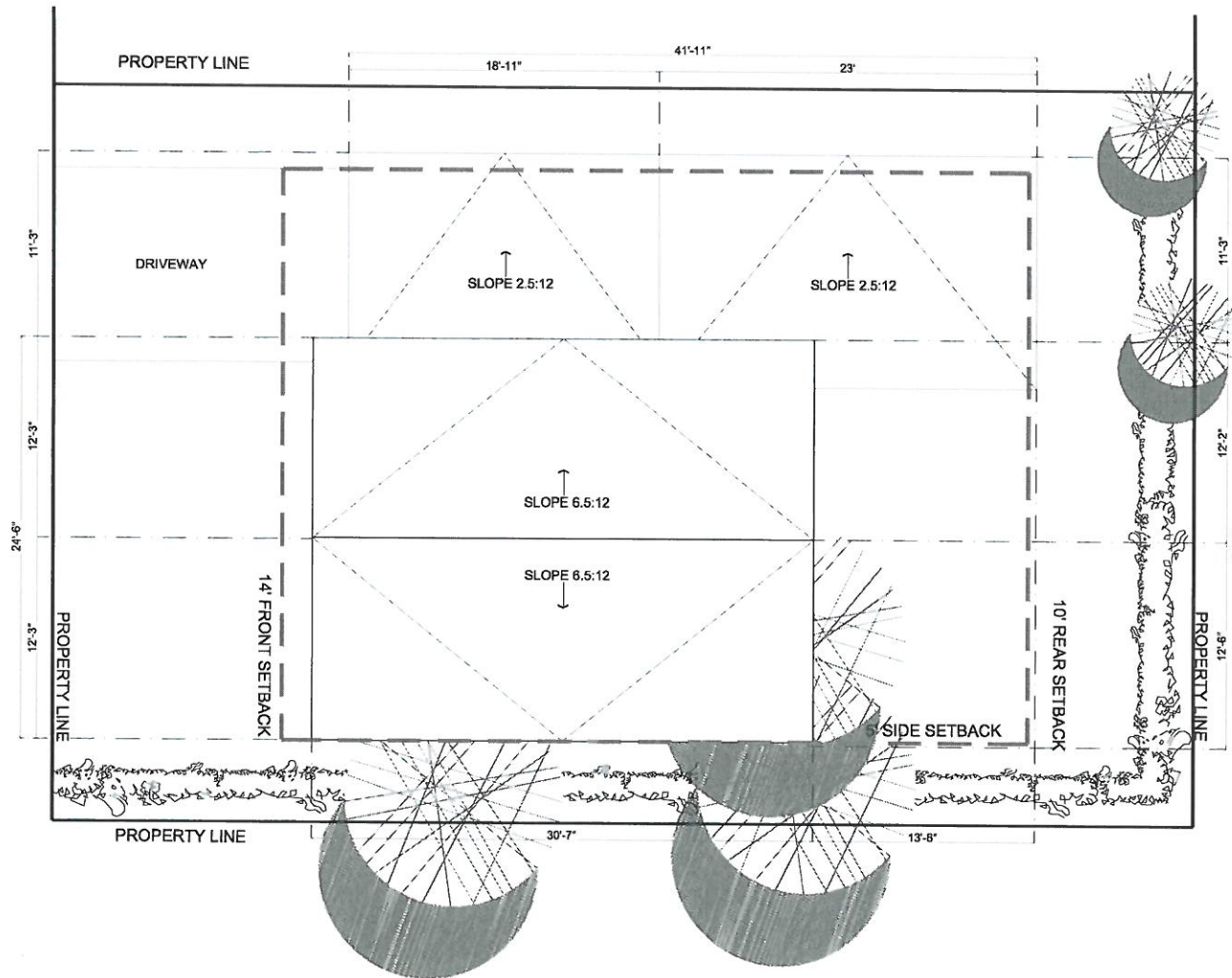
SCALE 1/8





RESIDENCE B  
UPPER LEVEL FLOOR PLAN



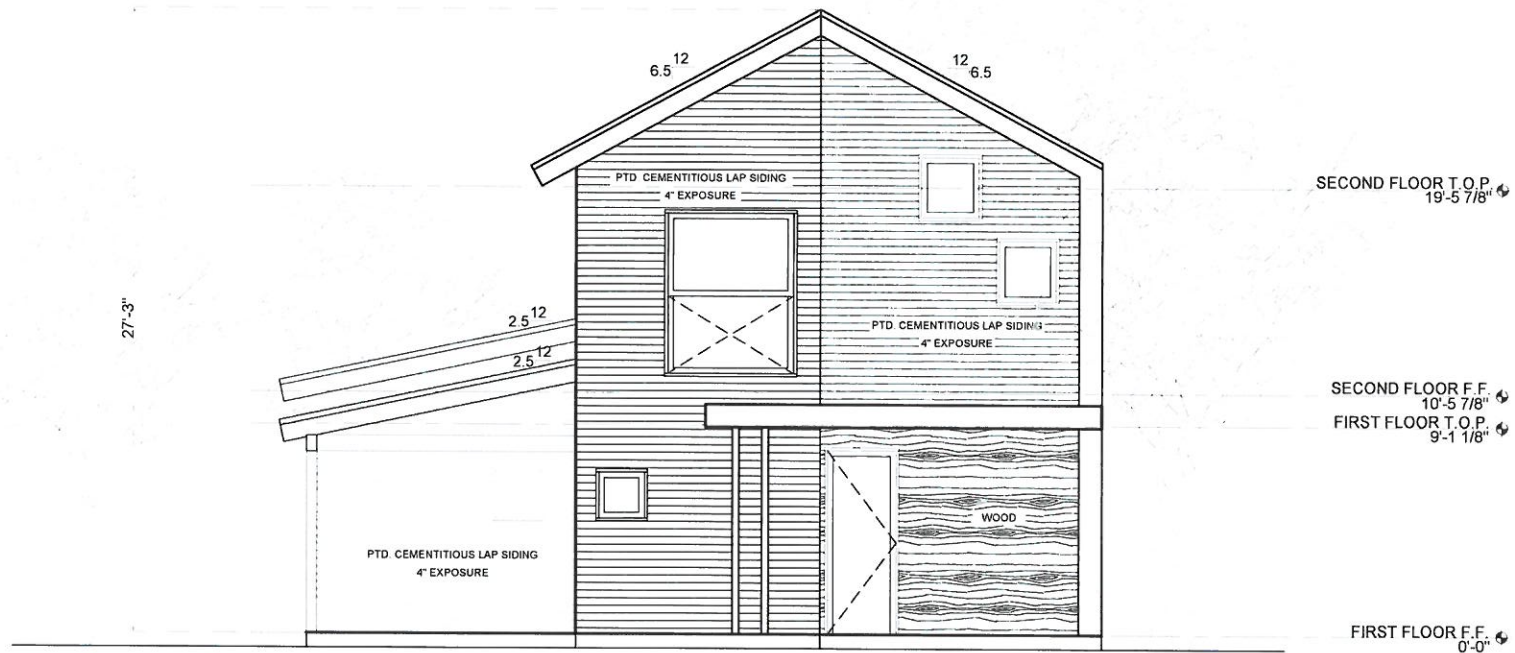


## RESIDENCE B ROOF PLAN

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 3/32

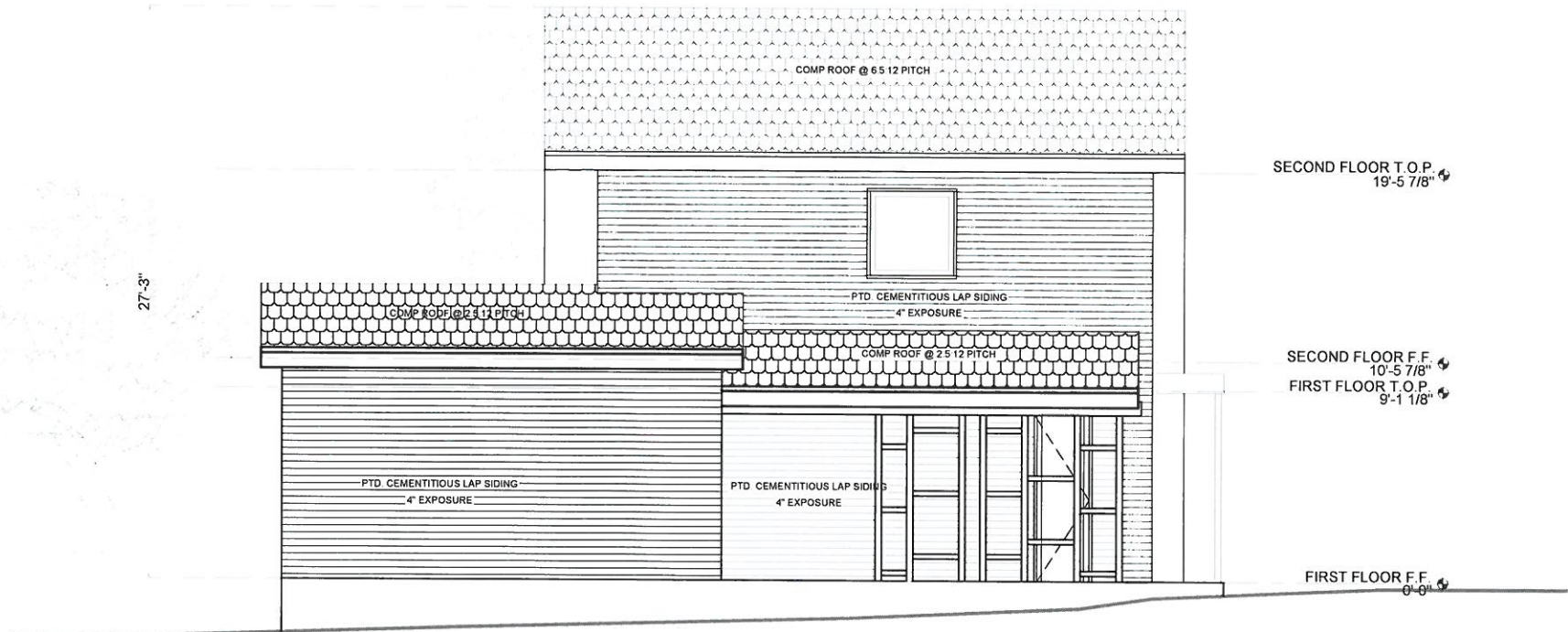


RESIDENCE B  
FRONT ELEVATION

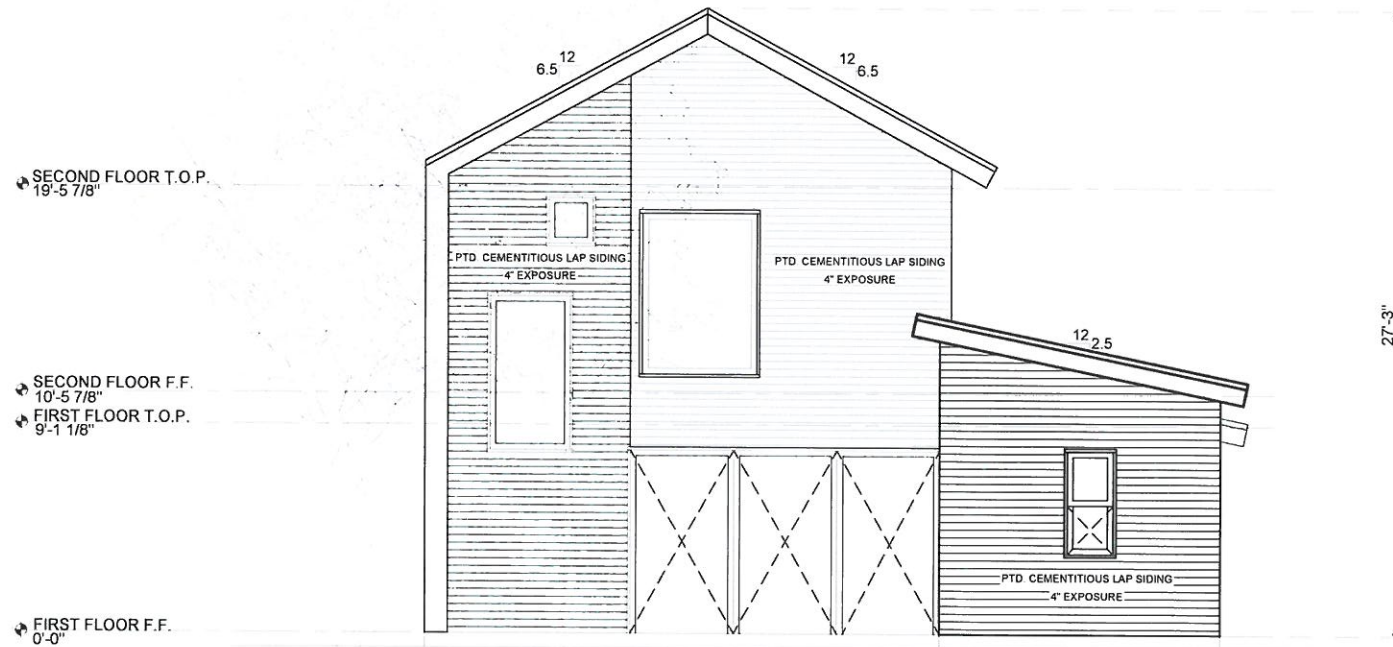
GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 1/8"



RESIDENCE B  
LEFT SIDE ELEVATION



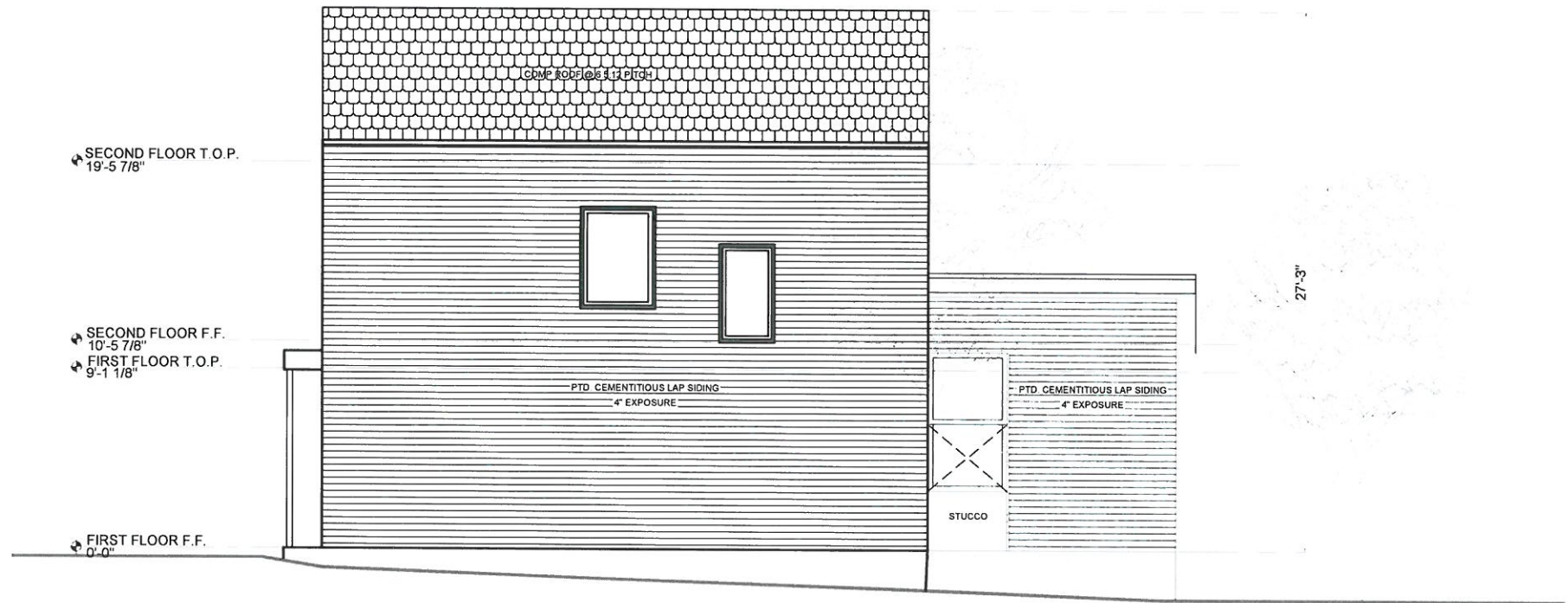
RESIDENCE B  
REAR ELEVATION

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 1/8





RESIDENCE B  
RIGHT SIDE ELEVATION

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015

SCALE 1/8



ELEVATION ALONG DRIVEWAY



ELEVATION ALONG E. CROCKETT

GOMEZ VAZQUEZ  
INTERNATIONAL  
ARCHITECTURE | PLANNING | URBAN DESIGN

929 E. CROCKETT ST.  
DIGNOWITY HILL DISTRICT  
APRIL 13, 2015



## LAP SIDING

Horizontal Lap Siding  
SMOOTH

THICKNESS	0.125"			
LENGTH	120" x 48"			
HEIGHT	24"	5.75"	8.25"	1.25"
SPACING	10.75"	8"	8"	8"
WIDTH	8.25"	9.25"		
	8"	8"		

Color: #000000 (Black) or #FFFFFF (White) or #808080 (Gray)

M1

EVENING BLUE

M2

ARCTIC WHITE

## LAMINATED WOOD

M3

## EVENING BLUE STUCCO

M4

## ESTATE GRAY LAMINATED SHINGLES

M5

## MATERIALS