HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 9

HDRC CASE NO:	**2015-048**
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:	RM4 H HS RIO-4
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	McNulty / Travelers House
APPLICANT:	Nathan Manfred
OWNER:	Greg Ellis
TYPE OF WORK:	Addition with new construction and Historic Tax Certification

REQUEST:

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

1. Construct a two-story addition at the rear of the existing single family two-story house built in 1900 to replace a one story addition that was built in the late 1980's that is to be demolished. The applicant has received administrative approval to demolish the rear addition as well as the existing one story side addition located on the north side of the original house, both of which were constructed in the late 1980's.

2. Construct a two story accessory structure to the south west of the primary structure. This accessory structure will consist of a garage with vehicular access for two vehicles (parked behind one another) with an art studio above.

3. Construct a two story accessory structure to the north west of the primary structure. This accessory structure will be used as a guest house.

4. Restore the front façade, including the two-story front porch of the primary house.

5. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 1, Guidelines for 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.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
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.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

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.

8. Architectural Features: Foundations
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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.
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 characterdefining 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.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES
i. Historic topography—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. New construction—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. New elements—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS
i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. Location – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and

repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
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.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

UDC Section 35-618. Tax Exemption Qualifications:

(d) Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

a. This project has been reviewed by the Design Review Committee on February 10, 2015, February 24, 2015, and most recently May 26, 2015. This request was also heard by the HDRC on February 18, 2015, where it was referred to the February 24, 2015 Design Review Committee meeting. Most recently, the Design Review Committee noted that, the current elevations were much more appropriate, the proposed front setbacks were appropriate and consistent, the proposed density is problematic and the side setbacks in relationship to the northern property line is possibly problematic.
b. The project received Conceptual Approval from the Historic and Design Review Commission on June 3, 2015, with the stipulations that the applicant address the east elevation's blank wall on the bottom floor in the proposed bedroom space, that the applicant provide more information regarding the window materials and detailing for the proposed accessory structures, that the applicant provide more information regarding the location and placement of mechanical equipment and that the applicant provide more information regarding the proposed reconstruction of the existing front porch including north and south elevations as well as column detailing. Since that date, the applicant has addressed each of staff's concerns noted as stipulations with the Conceptual Approval.
c. In regards to scale, massing and form of residential additions, the Guidelines for Additions 1.B. states that additions should be subordinate to the principle façade, their footprint should respond to the size of the lot and the height of additions should be consistent with the height of the existing structure. The applicant's proposal of a rear two-story addition is consistent with the Guidelines.
d. The applicant has proposed materials of wood, Hardi Board siding and a standing seam metal roof. This is consistent with the Guidelines for Additions 3.A. and B. which states that materials that match in type, color and texture should be used on additions to historic structures.
e. The applicant has designed the proposed addition to reflect its own time while complementing the existing, historic structure. The applicant has included single pane double hung windows, wood six over six light double hung windows and the proposed Hardi Board siding. This is consistent with the Guidelines for Additions 4.A.ii.
f. According to the Guidelines for New Construction 5.A.i., new construction consisting of accessory structures should be designed to be visually subordinate to the principal historic structures, should be no larger than forty percent of the principal historic structure's footprint, should relate to the architectural style of the principal historic structure, should contain window and doors openings that are similar and proportionate to those found on the principal historic

structure and should contain garage doors that are complementary of those found throughout the district. The applicant's proposal is consistent with the Guidelines.

g. The applicant has proposed to locate the mechanical equipment for the primary historic structure to the north of the structure where it will be screened by a new, four foot tall fence and gate, an existing fence and existing vegetation. The applicant has proposed to locate the mechanical equipment for the guest house at the front of the new structure to be screened by existing vegetation and the proposed four foot tall fence and gate. This is consistent with the Guidelines for Site Elements 6.A.i.

h. The applicant has proposed to restore the existing two-story front porch which is currently in disrepair. The restoration of the front porch will require the removal of the existing columns to complete the necessary foundation repairs prior to the two-story porch being reconstructed. The applicant has proposed to restore the two-story front porch with wood to match the original as well as to match the original detailing found on the decking, handrails and columns. This is consistent with the Guidelines for Exterior Maintenance and Alterations 7.A. and B.

i. A stipulation for Conceptual Approval was for the applicant to provide more information regarding the reconstruction of the primary historic structure's double height front porch. The applicant has provided an example of an existing single family residence in the King William Historic District in which the reconstruction of the front porch and its architectural detailing has found precedence. Both the proposed porch columns and railing have been designed based upon this reference. This is consistent with the Guidelines for Exterior Maintenance and Alterations 7.B.v.

j. The applicant has proposed to install a four foot tall wood fence within the existing fence on the property in two locations. The first is to the east of the proposed guest house and to the north of the primary structure spanning approximately ten feet. The second is to enclose the swimming pool located at the southwest corner of the site. The applicant's proposal is consistent with the Guidelines for Site Elements 2.B.

k. The applicant has proposed to maintain the front yard and place turf where needed. In addition to this, the applicant has proposed a number of rear yard planting to provide screening along the rear fence line near the San Antonio River. This plantings include Woolly Stemodia, Sweet Autumn Clematis, Evergreen Wisteria, Loroptalum, Germander Bush, Kindney Woods, Texas Redbuds and Montezuma Cypress trees. This is consistent with the Guidelines for Site Elements 3.A.

l. The applicant has proposed to place Wausau pavers around the proposed new construction and additions to the primary structure covering approximately forty percent of the rear yard. According to the Guidelines for Site Elements 3.A.ii., historic lawn areas should not be reduced by more than fifty percent. According to the Guidelines for Site Elements 3.B.i., large pavers should not be introduced where not historically found. While the applicant has proposed to introduce pavers removing a portion of the existing lawn area, they will not be placed in the front yard and will not be viewable from the public right of way. Staff finds this proposal appropriate.

m. The applicant has proposed to install a driveway composed of decomposed granite on the south side of the property, a parking location of decomposed granite in the existing parking area on the north side of the property and a decomposed granite walkway leading from the existing parking location to the rear yard. This is consistent with the Guidelines for Site Elements 3.B.ii.

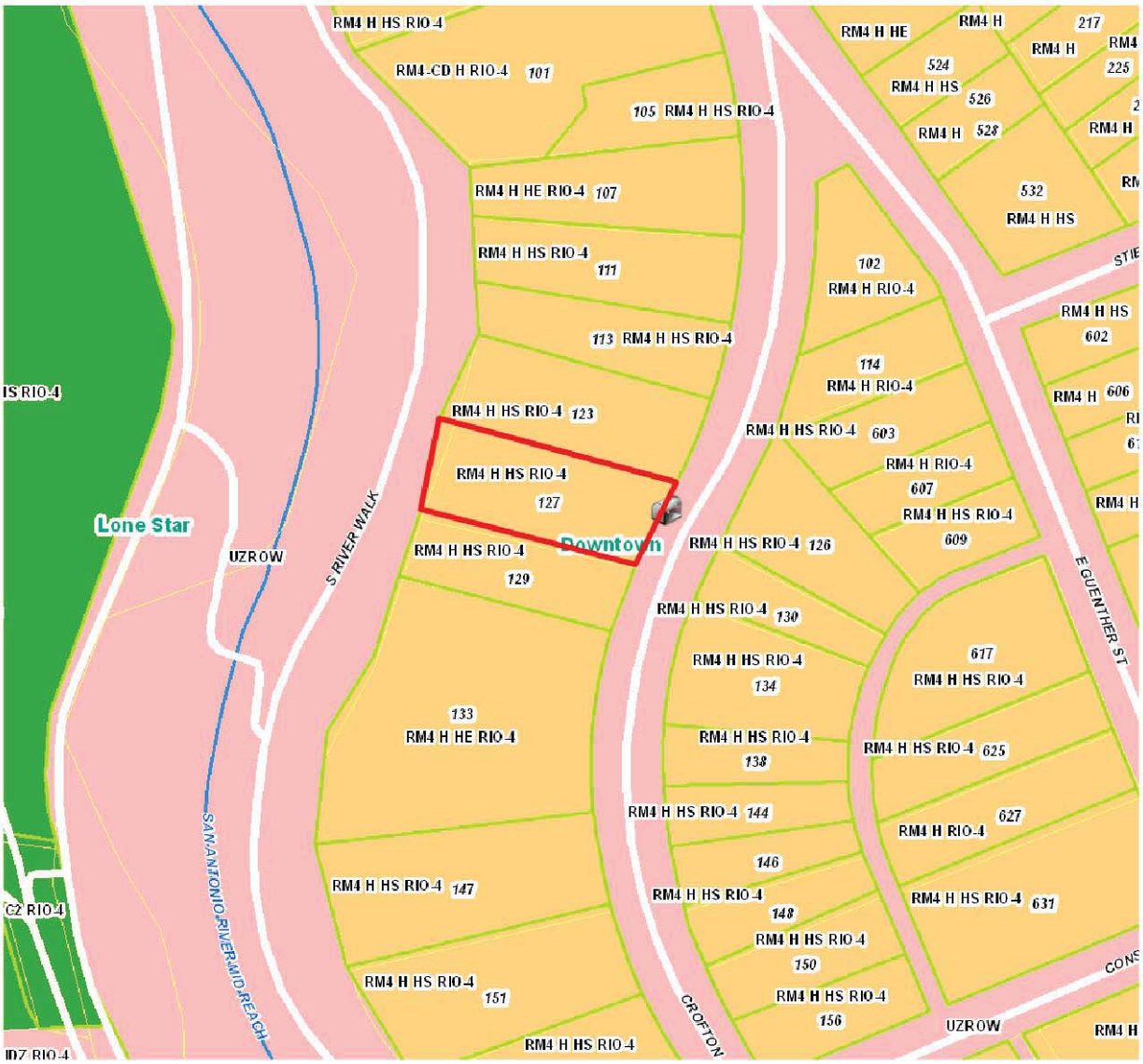
n. The scope of work consists of both administratively approved items as well as the above listed items which includes the rehabilitation of the existing structure and additions. The applicant has met all requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends of items #1 through #5 as submitted based on findings a through n.

CASE MANAGER:

Edward Hall



N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 23, 2015

Side - North

Side - South

Crofton Photos

127 Crofton Av.

Front - East

Back - West

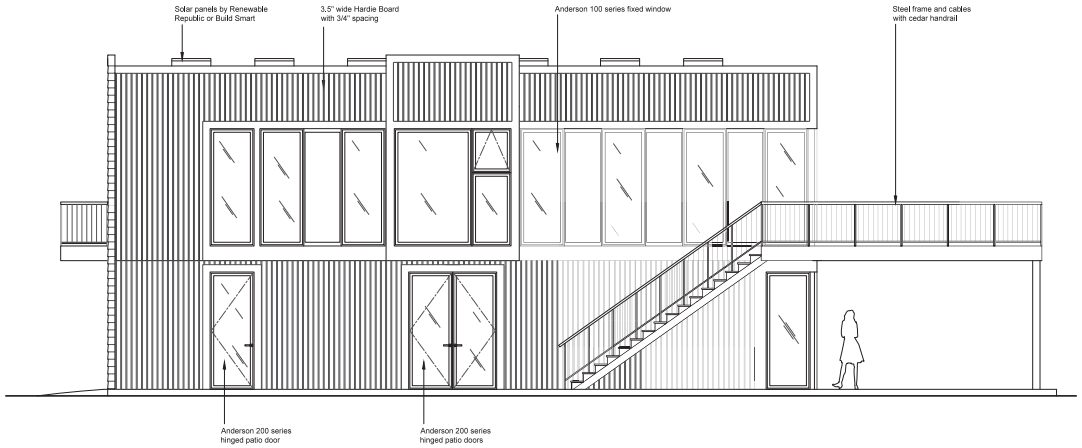
Crofton Photos

127 Crofton Av.

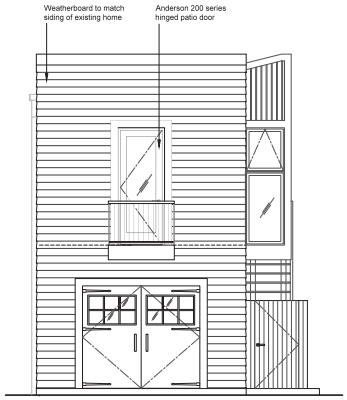
Viewing East from River

Crofton Photos

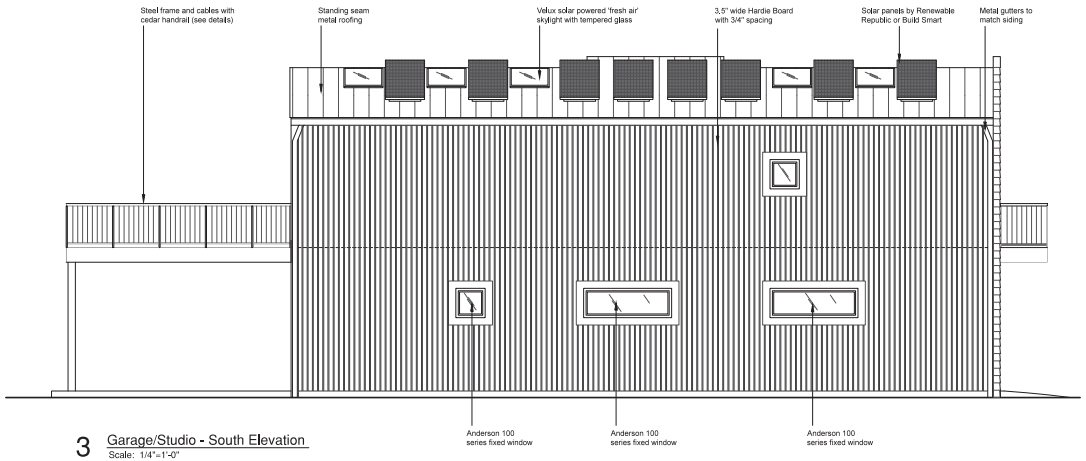
127 Crofton Av.



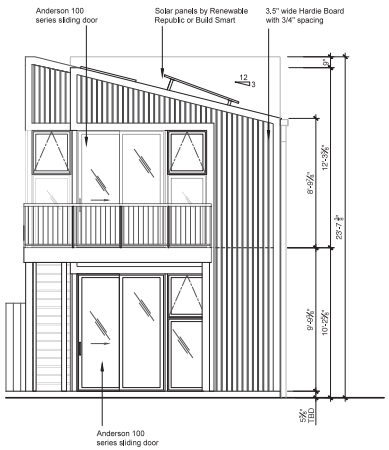
1 Garage/Studio - North Elevation
Scale: 1/4"=1'-0"



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



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



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

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 plic.

wanta-architect
Stephen Alastair Wanta Architect
66 Crosby Street #3D
New York, NY, 10012
ph: 917.251.5587

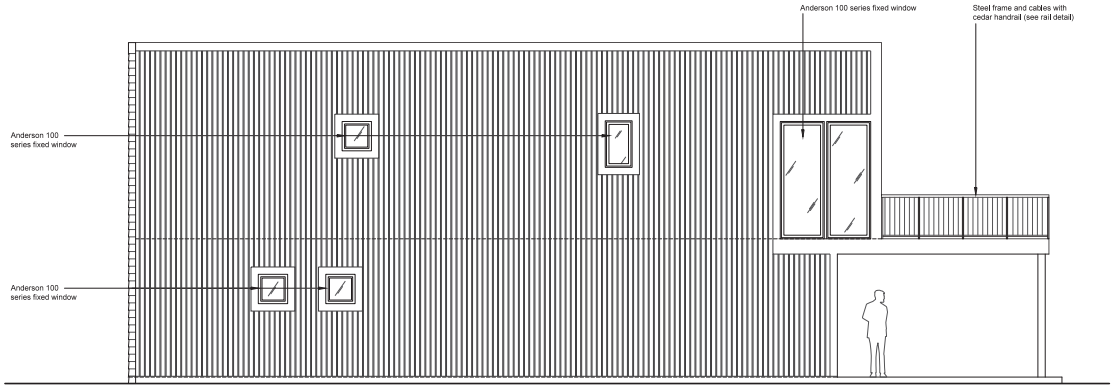
Client Review	04/24/15
HDRC Review	02/18/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

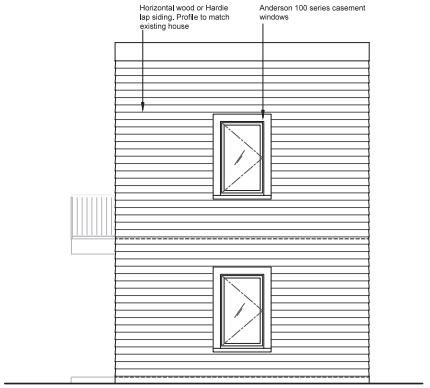
Garage/Studio
Exterior Elevations

SEAL & SIGNATURE

DATE:	12/23/14
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	A202



1 Guest House - North Elevation
Scale: 1/4"=1'-0"



2 Guest House - East Elevation
Scale: 1/4"=1'-0"

General Notes:
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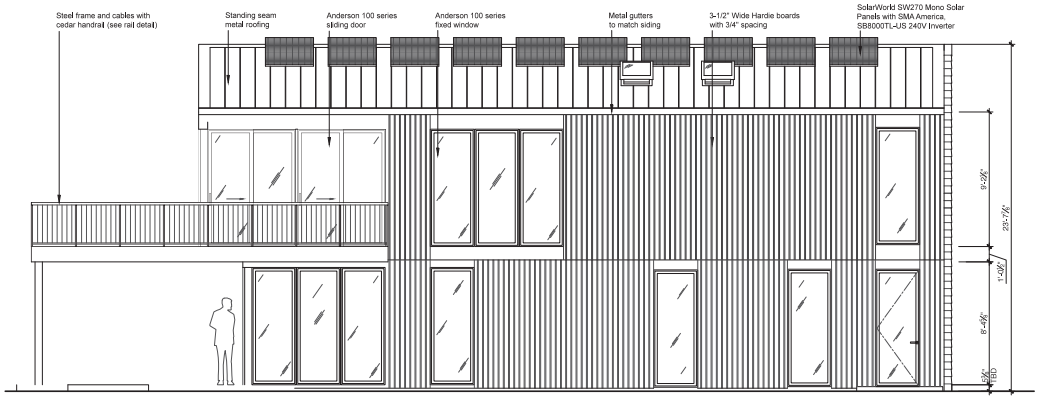
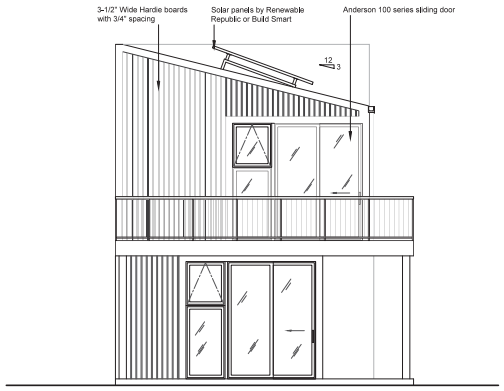


3 Guest House - South Elevation
Scale: 1/4"=1'-0"



4 Guest House - West Elevation
Scale: 1/4"=1'-0"

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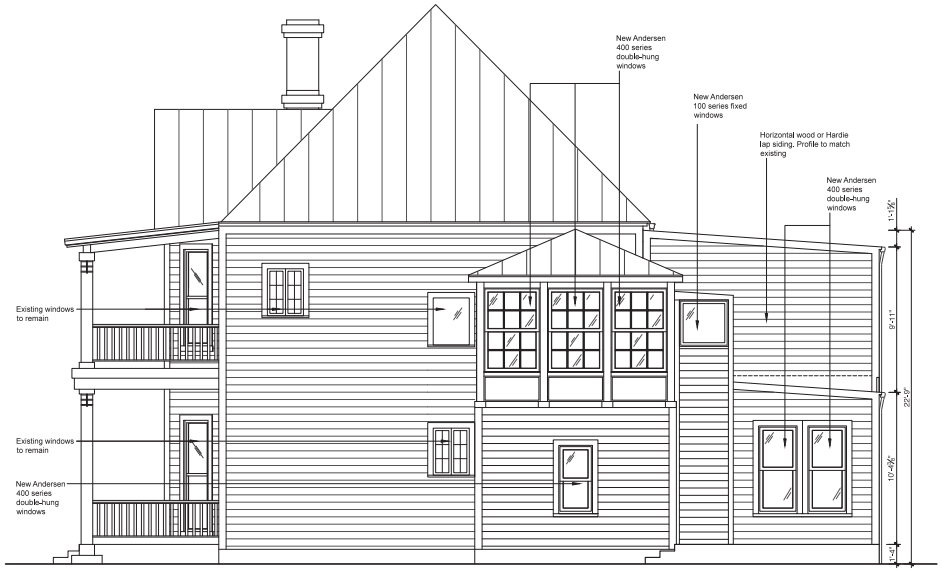
Client Review	04/24/15
Issued for Pricing	04/24/15
HDRC Review	02/18/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

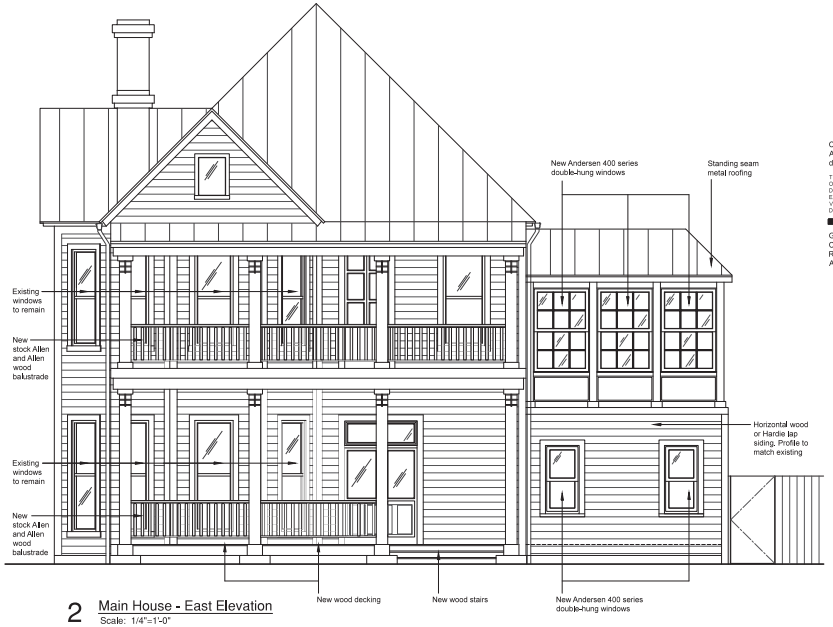
Guest House
Exterior Elevations

SEAL & SIGNATURE

DATE:	12/23/14
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	A201

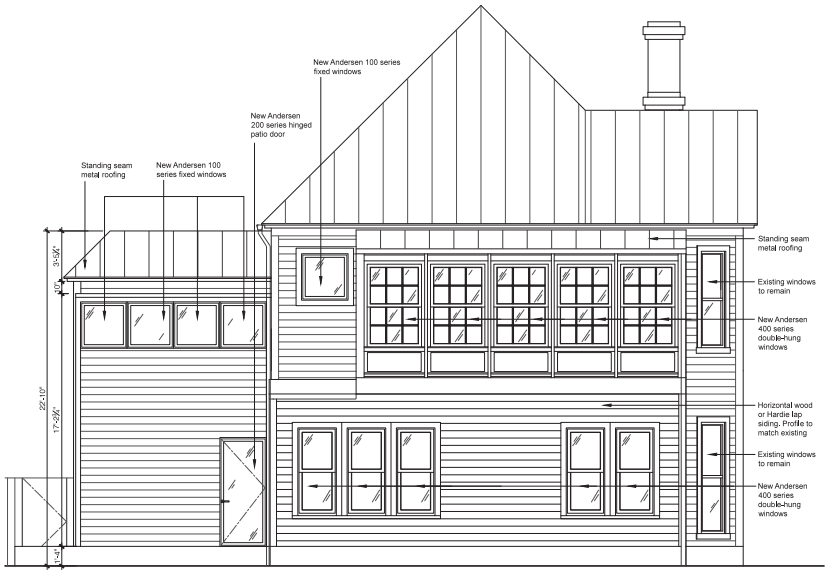


1 Main House - North Elevation
Scale: 1/4"=1'-0"



2 Main House - East Elevation
Scale: 1/4"=1'-0"

3 Main House - South Elevation
Scale: 1/4"=1'-0"



4 Main House - West Elevation
Scale: 1/4"=1'-0"

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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Stephen Alastair Wanta Architect
66 Crosby Street #3D
New York, NY, 10012
ph: 917.251.5587

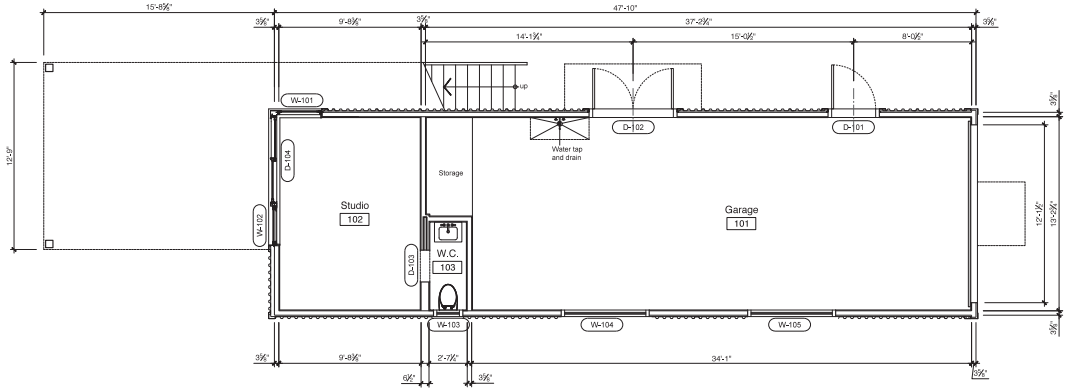
Client Review	04/24/15
Issued for Review	04/03/15
Client Review	03/17/15
HDRC Review	02/18/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

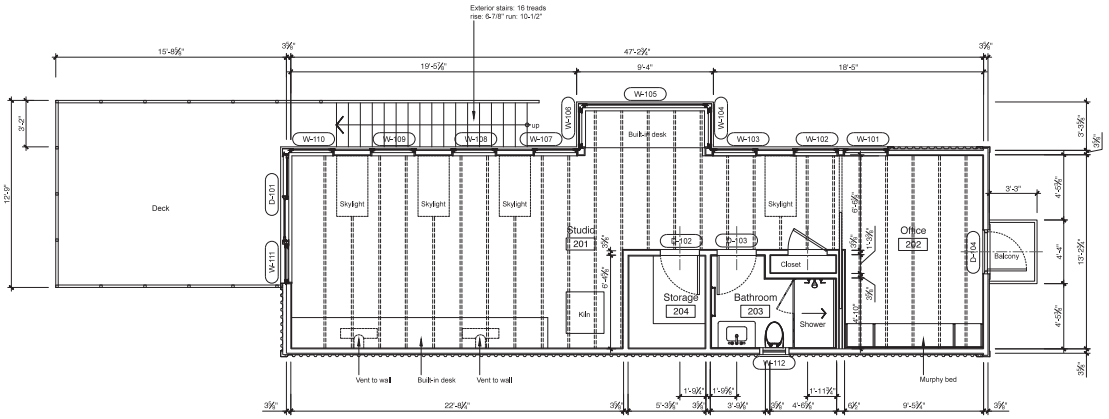
Main House Exterior Elevations

SEAL & SIGNATURE

DATE:	12/23/14
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	A200



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



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

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.

Wall Legend

Existing walls to remain

New construction

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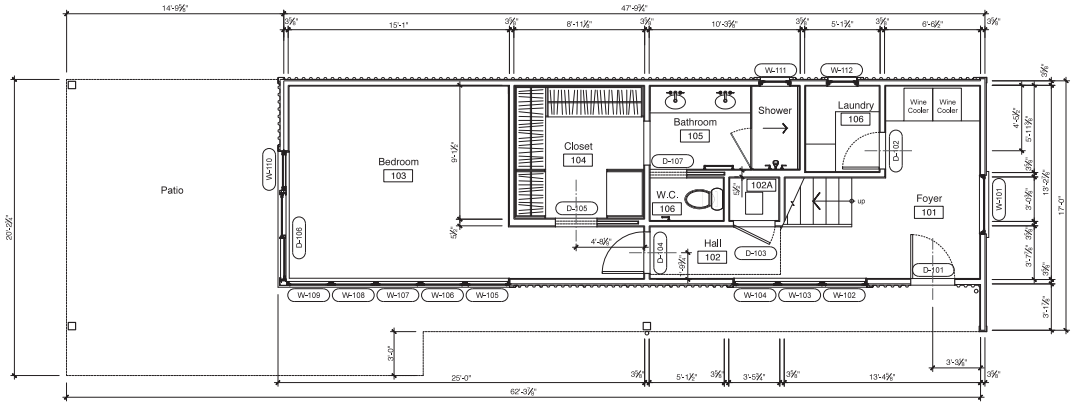
Issued for Review 04/03/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

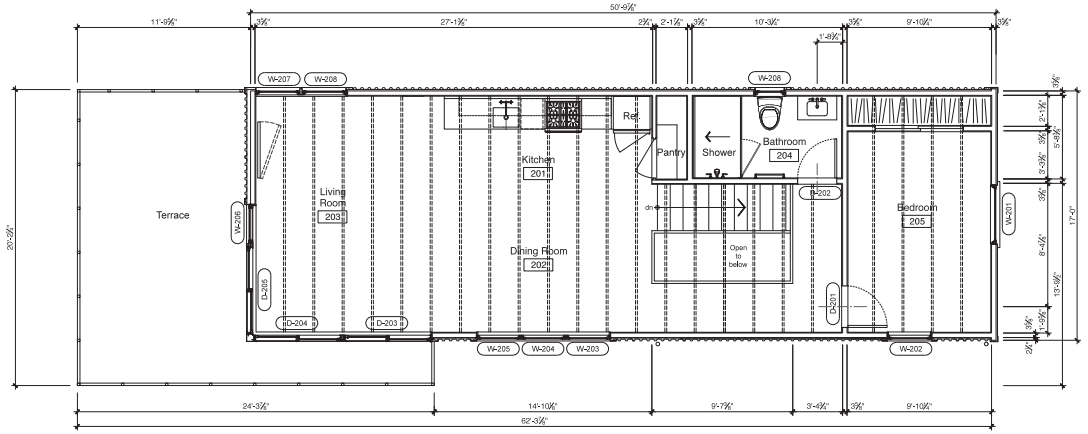
Garage/Studio First and Second Floor Construction Plans

SEAL & SIGNATURE

DATE 12/23/14
PROJECT No 1409
DWG BY
CHK BY
DWG No A122



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



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

project north

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.

Wall Legend

Existing walls to remain

New construction

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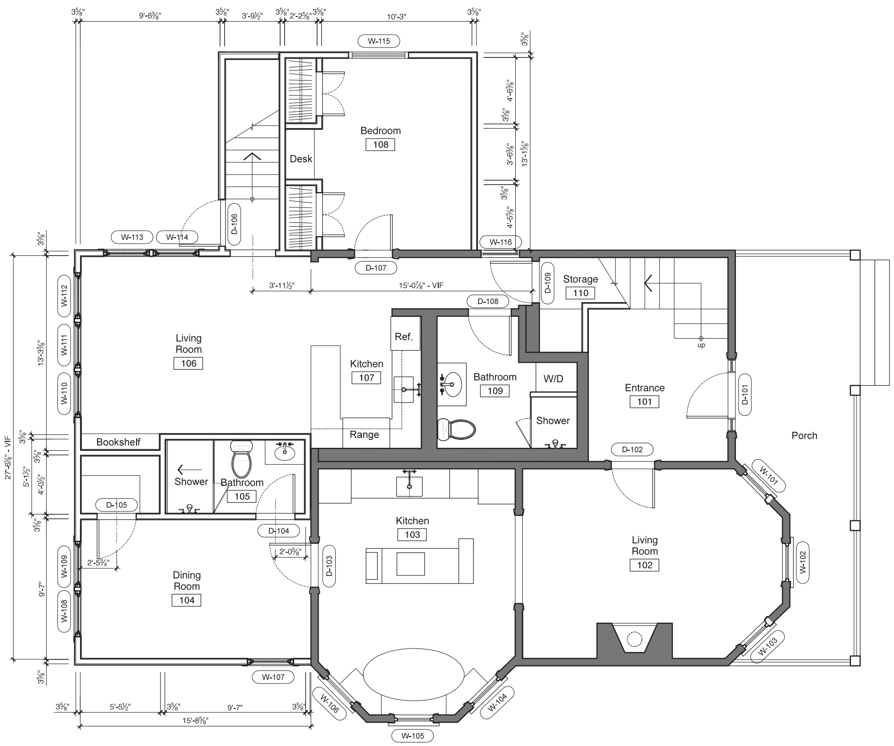
Issued for Review 04/02/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

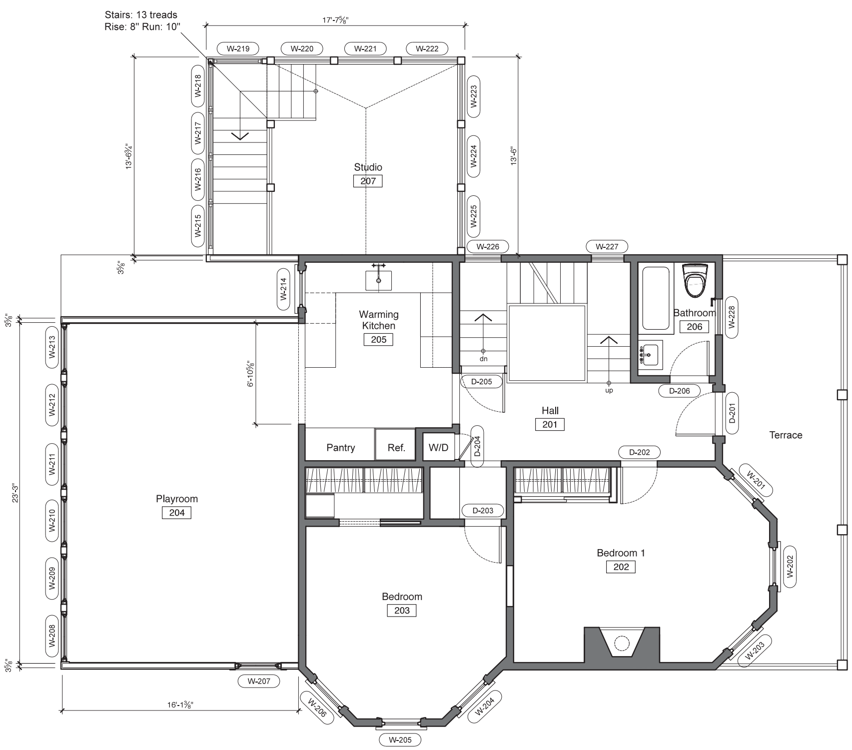
Guest House First and Second Floor Construction Plans

SEAL & SIGNATURE

DATE	12/23/14
PROJECT No	1409
DWG BY	
CHK BY	
DWG No	A121



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



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

project north

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.

Wall Legend

Existing walls to remain

New construction

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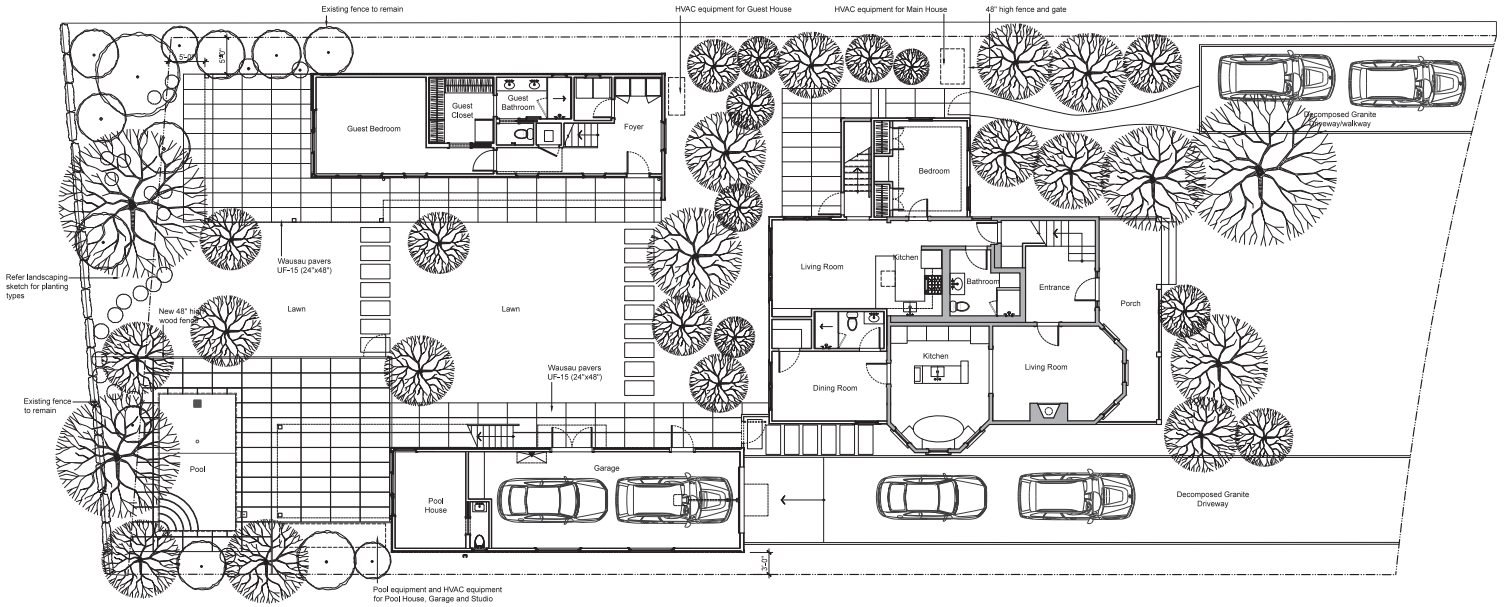
Issued for Review 04/03/15

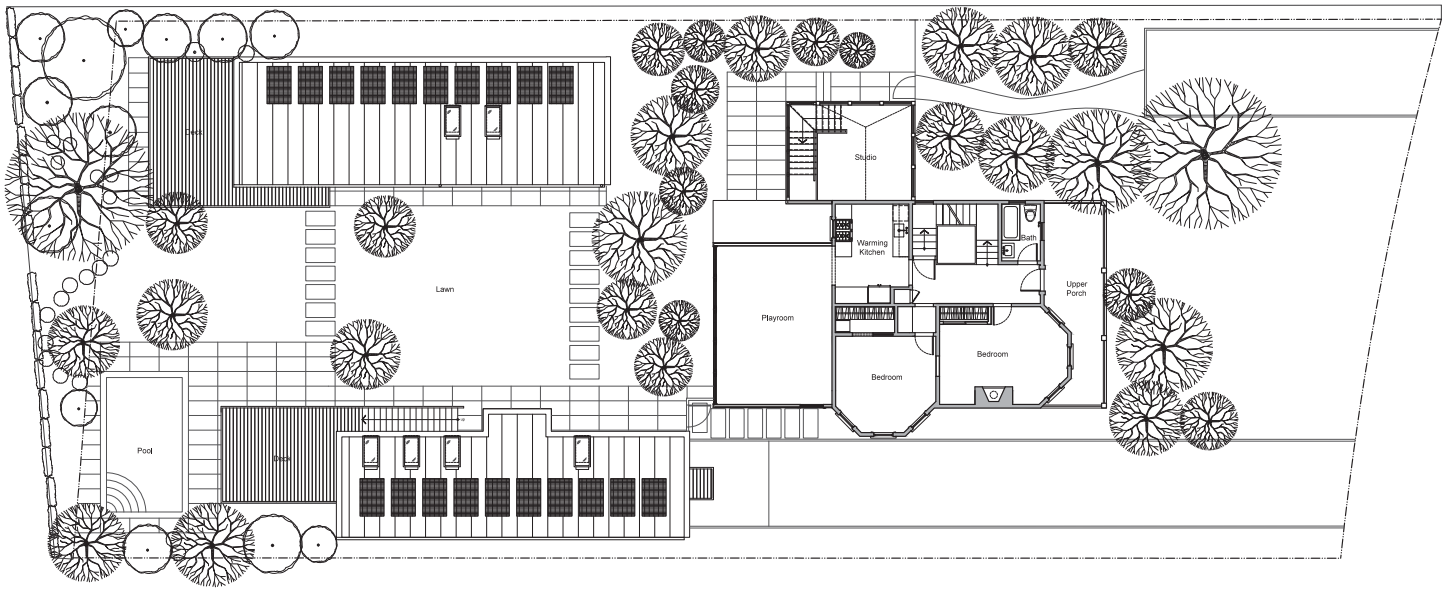
Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

Main House First and Second Floor Construction Plans

SEAL & SIGNATURE	DATE:	12/23/14
	PROJECT No:	1409
	DWG BY:	
	CHK BY:	
	DWG No	A120



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



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

project north

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 plic.

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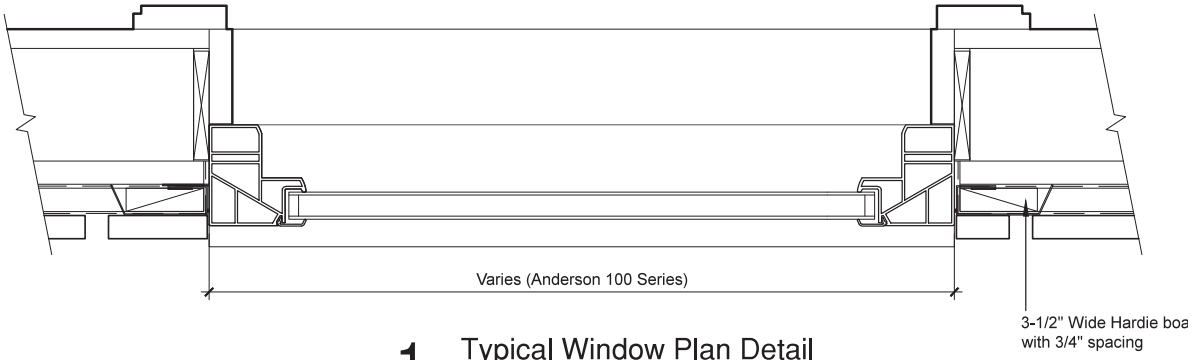
HDRC Review	06/10/15
Client Review	04/24/15
HDRC Review	02/18/15

Ellis Residence
127 Crofton Avenue
San Antonio, TX 78210

Site Plan

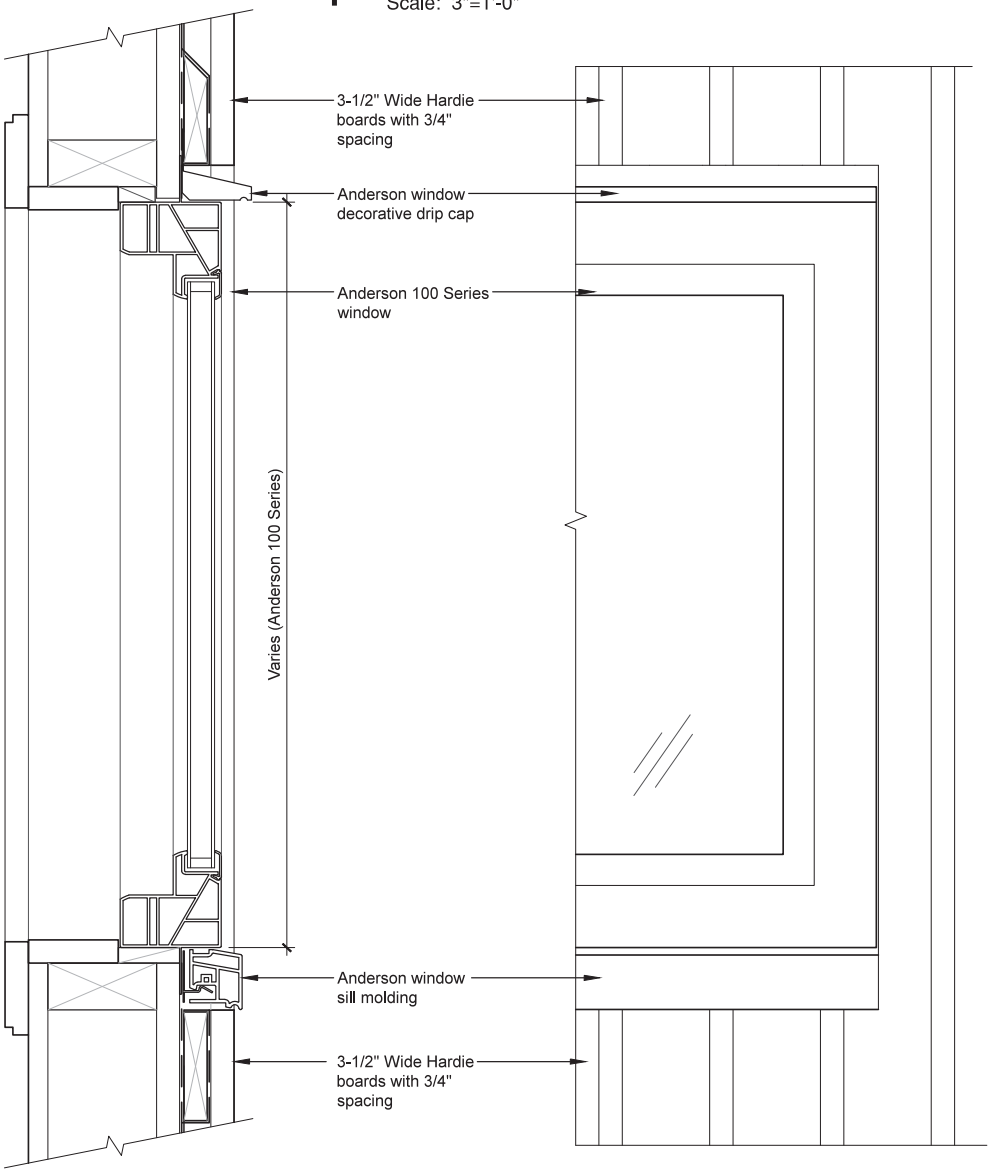
SEAL & SIGNATURE

DATE:	12/23/14
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	A100



1 Typical Window Plan Detail

Scale: 3"=1'-0"



2 Typ. Woindow Section

Scale: 3"=1'-0"

3 Typ. Window Elevation

Scale: 3"=1'-0"

Guest House
Typical Window Details

127 Crofton Street
San Antonio, TX 78210

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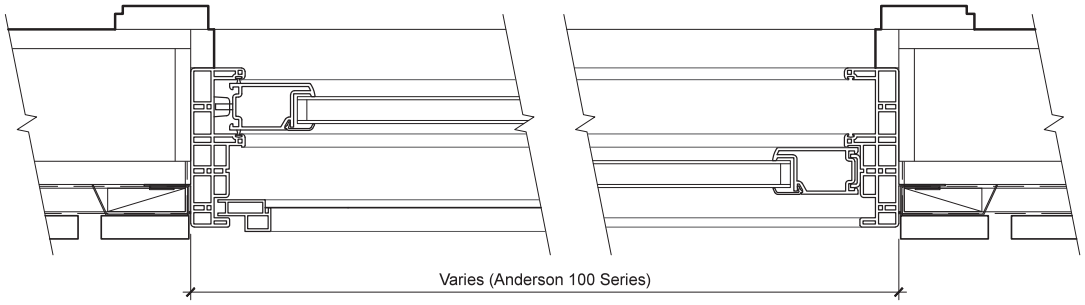
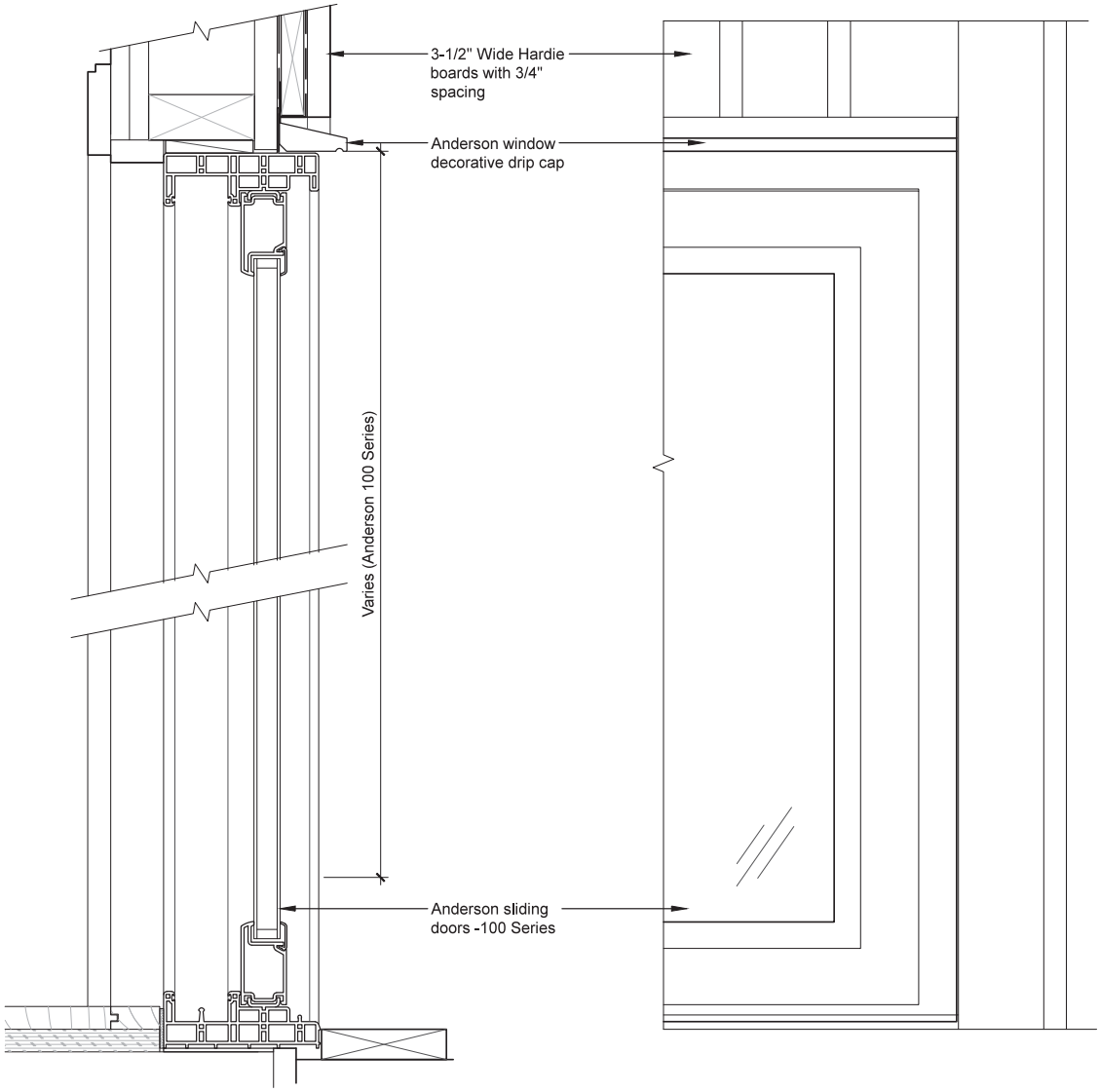
DATE:	06/10/15
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	HDRC 01



1 Typical Door Plan Detail
Scale: 3"=1'-0"



2 Typ. Door Section
Scale: 3"=1'-0"

3 Typ. Door Elevation
Scale: 3"=1'-0"

Guest House
Typical Sliding Door Details

127 Crofton Street
San Antonio, TX 78210

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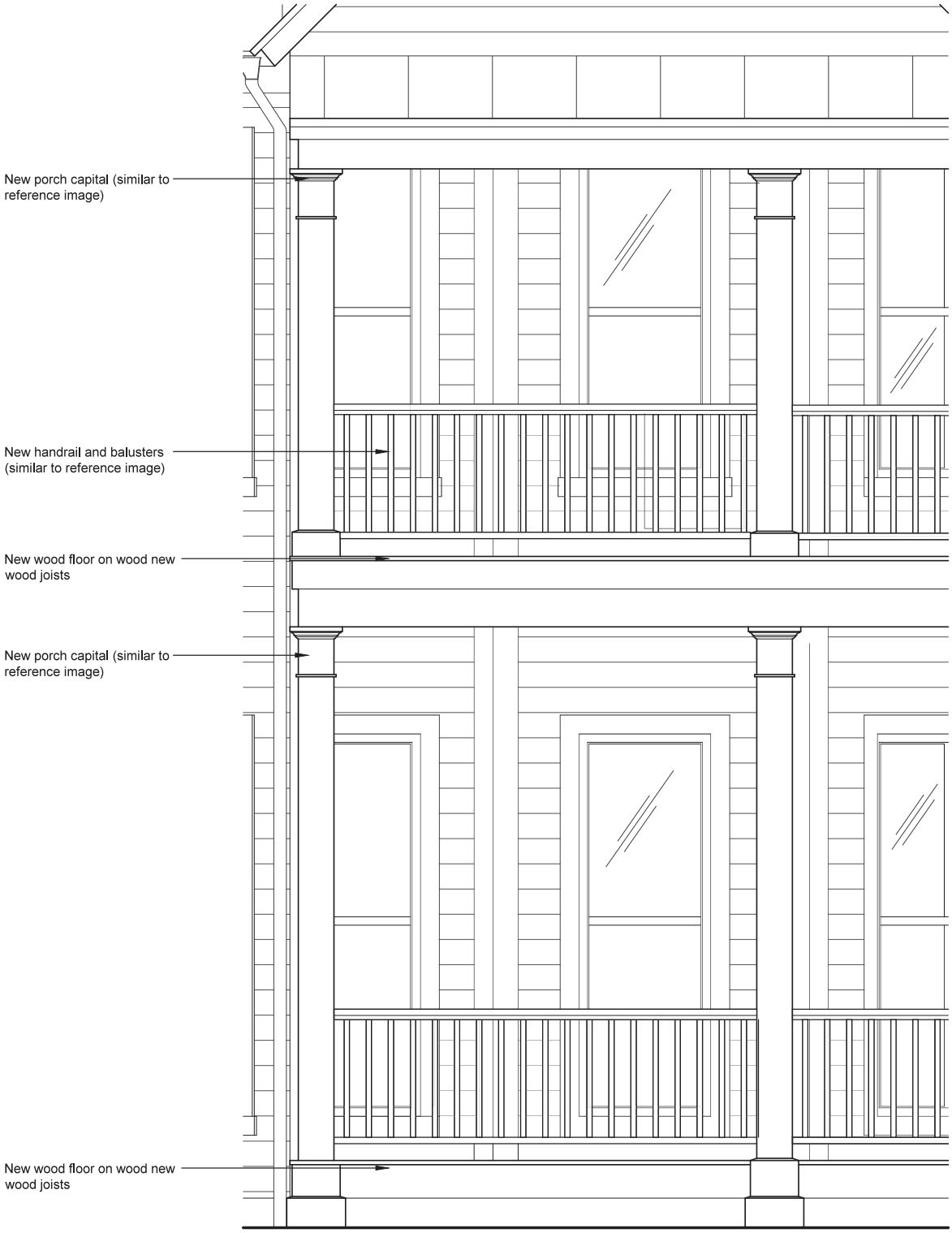
DATE:	06/10/15
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	HDRC 02



1 Main House - East Elevation - Porch Detail

Scale: 1/2"=1'-0"

Main House
Porch Elevation

127 Crofton Street
San Antonio, TX 78210

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DATE:	06/10/15
PROJECT No:	1409
DWG BY:	
CHK BY:	
DWG No:	HDRC 03

127 Crofton - Photo from Bluestar side of River

127 Crofton - Photo from path behind property

June 2015

127 Crofton Ave. - Addition, Renovation, and Accessory Buildings

The project proposed includes the renovation of an existing main house built in 1900, two two-story additions to the main house, and two two-story accessory buildings located behind the main house.

The proposed additions to the rear and side of the existing house replace single story additions that had been built in the 1980s. The porch at the front of the existing house (facing east) will be restored to its original state with original detailing. The porch is currently missing decking, handrails and column detailing on the second level. The new accessory buildings behind the main house replace a number of existing individual outbuildings that were in disreapair.

The new buildings behind the existing house consist of a two-car garage to the south (cars parked one behind the other) with a personal art studio above. The north building is a two-story guesthouse. The structures create a courtyard in between, frame the main house, and allow windows from the main house to look out toward the river to the west. The volumes of the two structures are staggered to create visual interest and a more casual relationship to the "courtyard" that is created.

Both new structures are setback some distance from the street; the south addition is 90' feet from the street and the north addition is 125' feet from the street. Both new structures are placed behind the main house, and both have a lower profile than the main house, with heights close to the roof eaves of the main house so as to keep a lower profile than main house.

The exterior cladding of the additions to the main house will consist of horizontal wood or Hardie siding that matches the color and scale of the siding of the original house. The cladding of the accessory buildings behind the main house will consist of vertical wood or Hardie siding. The prominence of the new structures will be greatly reduced by the abundant planting in the front yard, much of it existing, combined with the distance of the new structures from the street.

Irregular decks that extend off the ends of each accessory structure also reduce the apparent volume of the buildings and assist in creating a more casual character of the overall site composition.

While not visible from the street the matching sloping rooflines - sloped to the south - create a plinth for the solar panels that will be atop both roofs.

Our intention is to restore the front elevation of the existing house to its original design while reducing the visual impact of the new structures by setting them behind the existing house, a distance from the street and by incorporating existing and new planting on the front lawn.

HDRC Submission Updates - June 11, 2015

This updated HDRC Submission Package addresses comments and recommendations from the King William AAC and City of San Antonio HDRC meeting on June 3, 2015.

1. A proposed planting plan has been provided to describe a layered vegetation screen along the fence line facing the San Antonio River. The planting plan is composed of plant species suitable for Texas landscaping (gorund cover, vines, shrubs,and trees) and provides scale and texture to the fence line. The intent is to maintain the existing fruit trees and lawn in the courtyard between the new accessory buildings.

2. The site plan indicates where mechanical and HVAC equipment will be located. All equipment will be located next to the North and South property lines behind fencing and screening so as not to be visible from the street side or the river side.

3. The Architect has included 2 additional street facing windows on the first floor of the two story addition to the north side of the main house. Please note their inclusion on the current plans and elevations.

4. The re-construction of the main porch will utilize the same column shapes and details as the ones which were removed prior to the foundation work - photos of the original columns and details are included. Both the first and second floor will get new wood decking. In addition, new simple picket railing will be added to the first and second floor deck and balcony similar to the railing at 130 Crofton (as shown in the included photo)

5. HDRC has requested additional information and details for the doors and windows of the new accessory structures. The architects have provided window and door details for the specified Anderson 100 Window and Door Series.

6. Also included in this updated submission are specifications for the roof and exterior siding for the two new accessory buildings - the garage studio and the guest house.

127 Crofton Porch Details

The front porch at 127 Crofton will be reconstructed to return to the column details that existed prior to the removal of the columns to perform the foundation improvements with simple picket railings. New wood decking will be built for both the first and second floor.

The column and railing details will match the photos shown below:

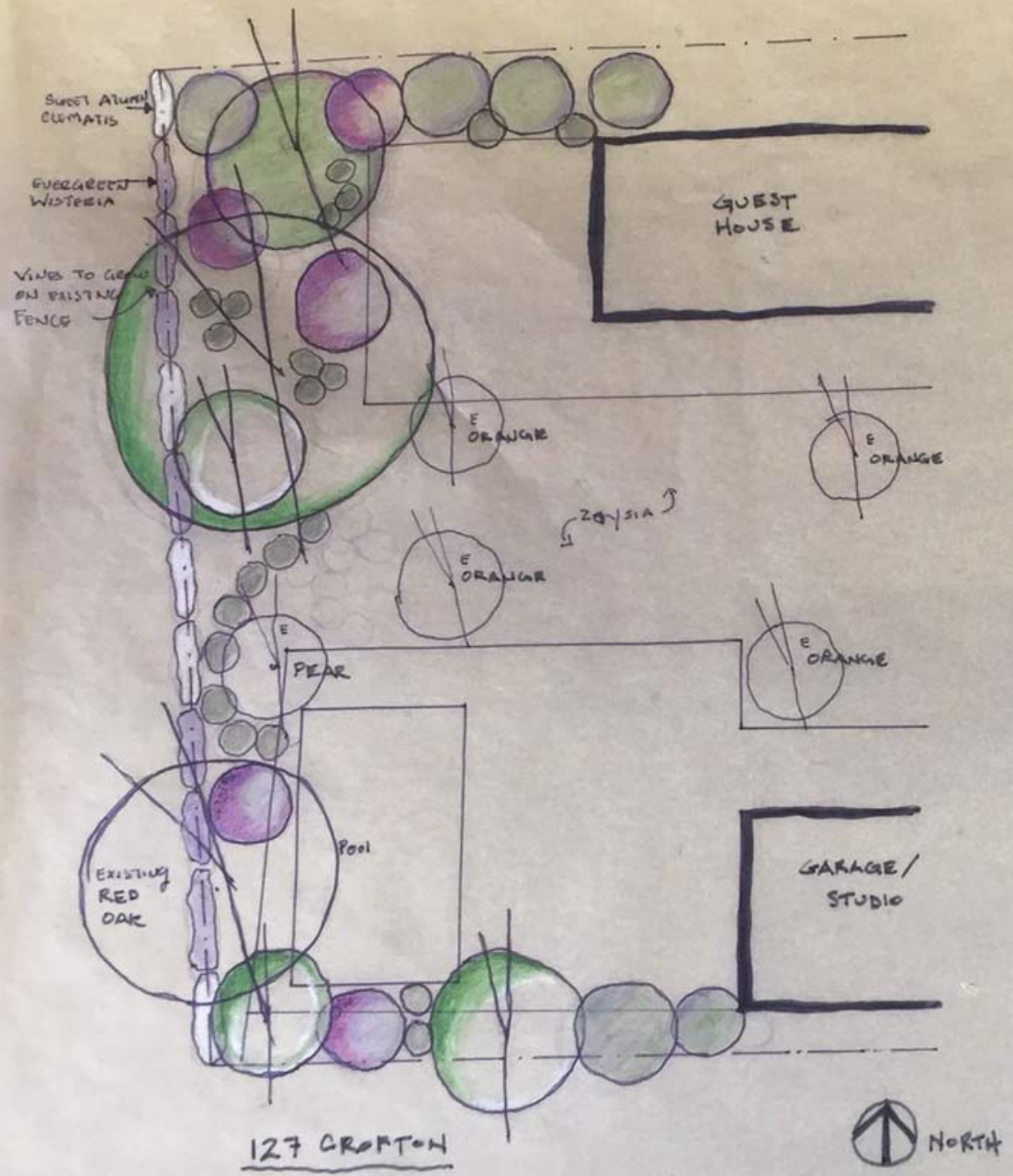
Overall Original Porch Photos

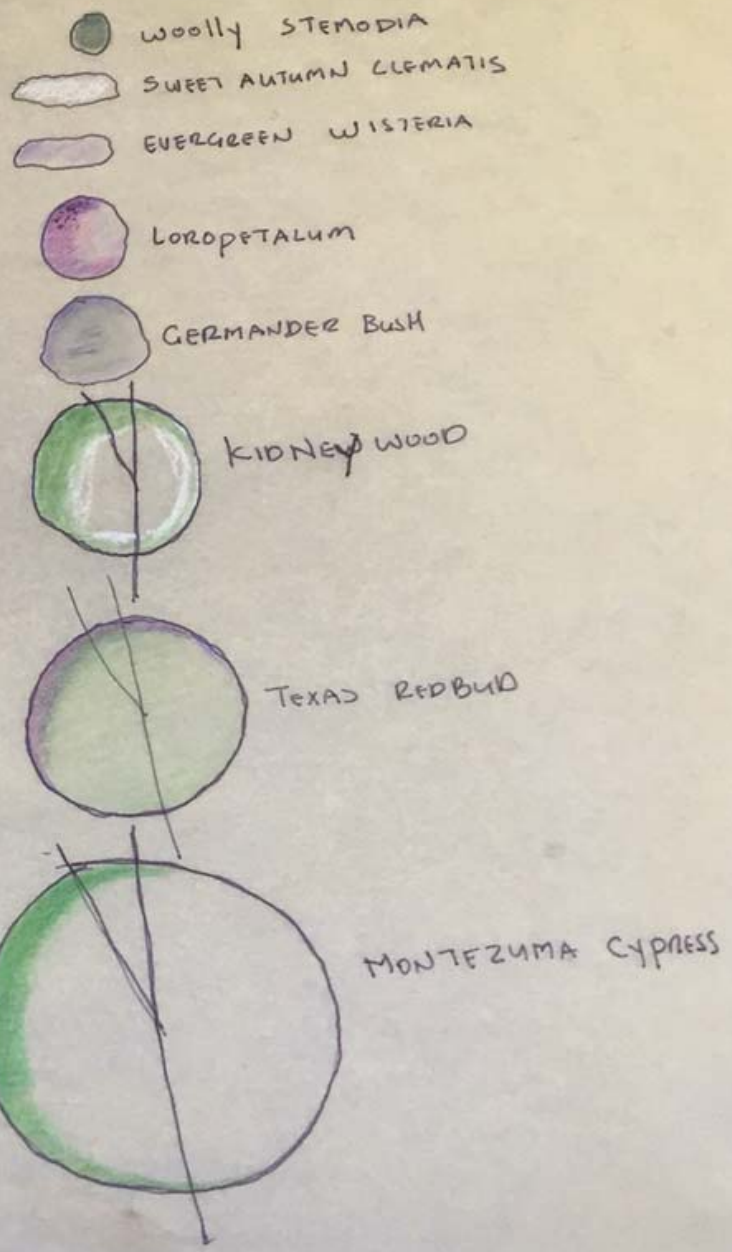
127 Crofton Porch Details

Column Details of Original Porch

127 Crofton Porch Details

Picket Handrail Detail Example at 130 Crofton


SWEET AUTUMN CLEMATIS
EVERGREEN WISTERIA
VINES TO GROW ON EXISTING FENCE
GUEST HOUSE
E ORANGE
E ORANGE
ZOYSIA
E ORANGE
E PEAR
E ORANGE
EXISTING RED OAK
Pool
GARAGE/ STUDIO
127 CROFTON
NORTH


WOOLLY STEMODIA
SWEET AUTUMN CLEMATIS
EVERGREEN WISTERIA
LORAPETALUM
GERMANDER BUSH
KIDNEY WOOD
TEXAS REDBUD
MONTEZUMA CYPRESS

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- Finishes - Striated (standard); Embossed Striated (optional)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

Related Documents

Product Information	Testing	Compliance	CAD (PDF)	CAD (DWG)