

## HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 7

**HDRC CASE NO:** 2016-162  
**ADDRESS:** 1022 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 584 BLK E1/2 7 LOT 10  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** San Juanita Preciado  
**OWNER:** Paul Corder  
**TYPE OF WORK:** Construction of a rear addition  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to demolish a non-contributing rear addition and construct a new rear addition totaling approximately 310 square feet.

### 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.

## **C. REUSE OF HISTORIC MATERIALS**

*i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## **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 was issued a stop work order for the demolition of an existing, non-contributing rear addition and the construction of a new rear addition. The applicant has paid all necessary post work application fees.
- b. At the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 310 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a low pitch shed roof and has proposed for the addition to feature a lower roof height than that of the original structure. Both of these characteristics in combination distinguish the addition from the primary historic structure.
- c. Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and a floor to ceiling height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- d. The applicant has proposed materials to include 1" x 6" wood siding, a standing seam metal roof with 12" to 18" panels, seams less than 2" in height and munched seams at the ridges with no ridge vent and a 6' French door. At this time, the applicant has not specified a specific material for the French door, however, staff finds that wood is appropriate and consistent with the Guidelines.

## **RECOMMENDATION:**

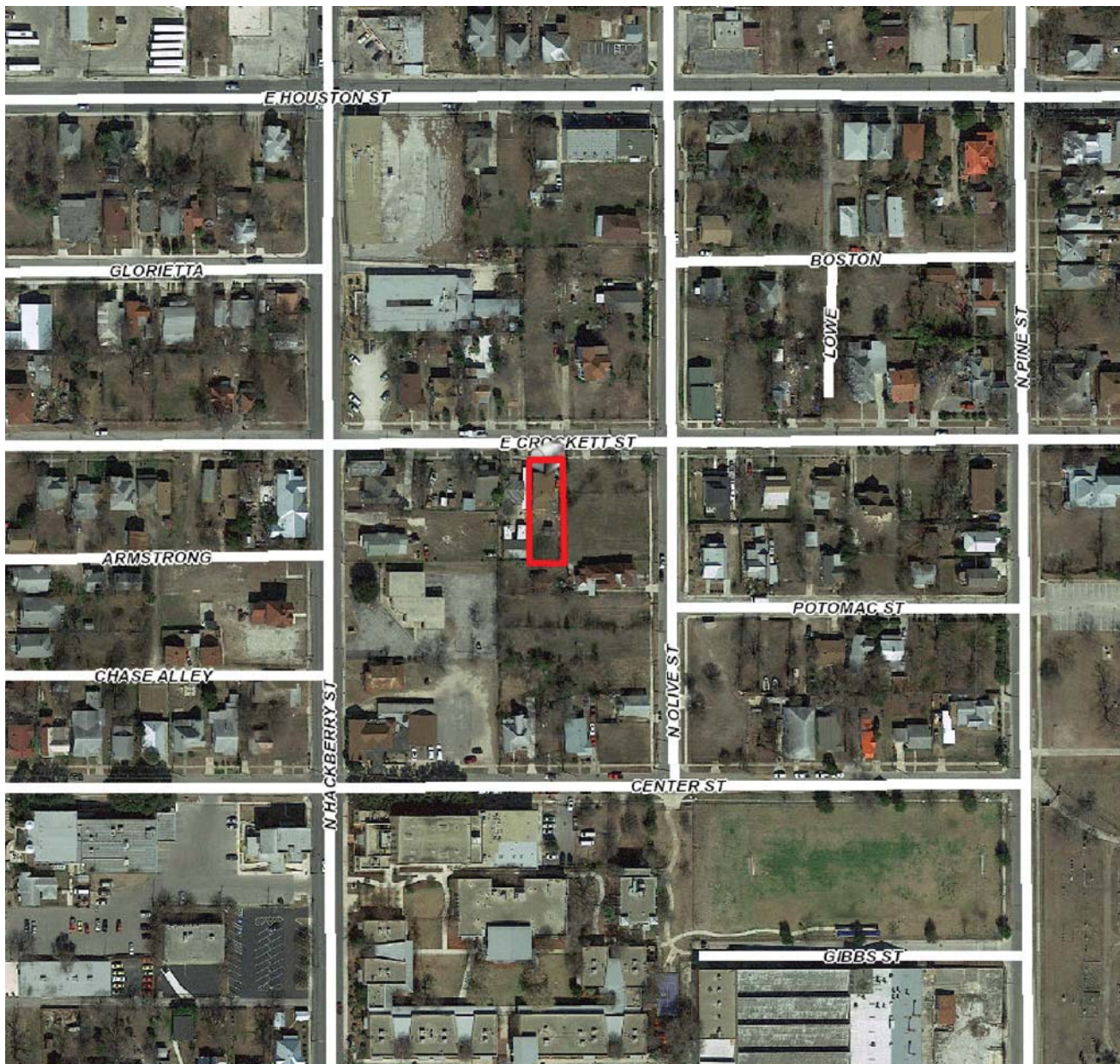
Staff recommends approval based on findings a through d with the stipulation that the applicant install a wood French door.

**CASE COMMENTS:**

Work was done without approval; the appropriate fees have been collected.

**CASE MANAGER:**

Edward Hall



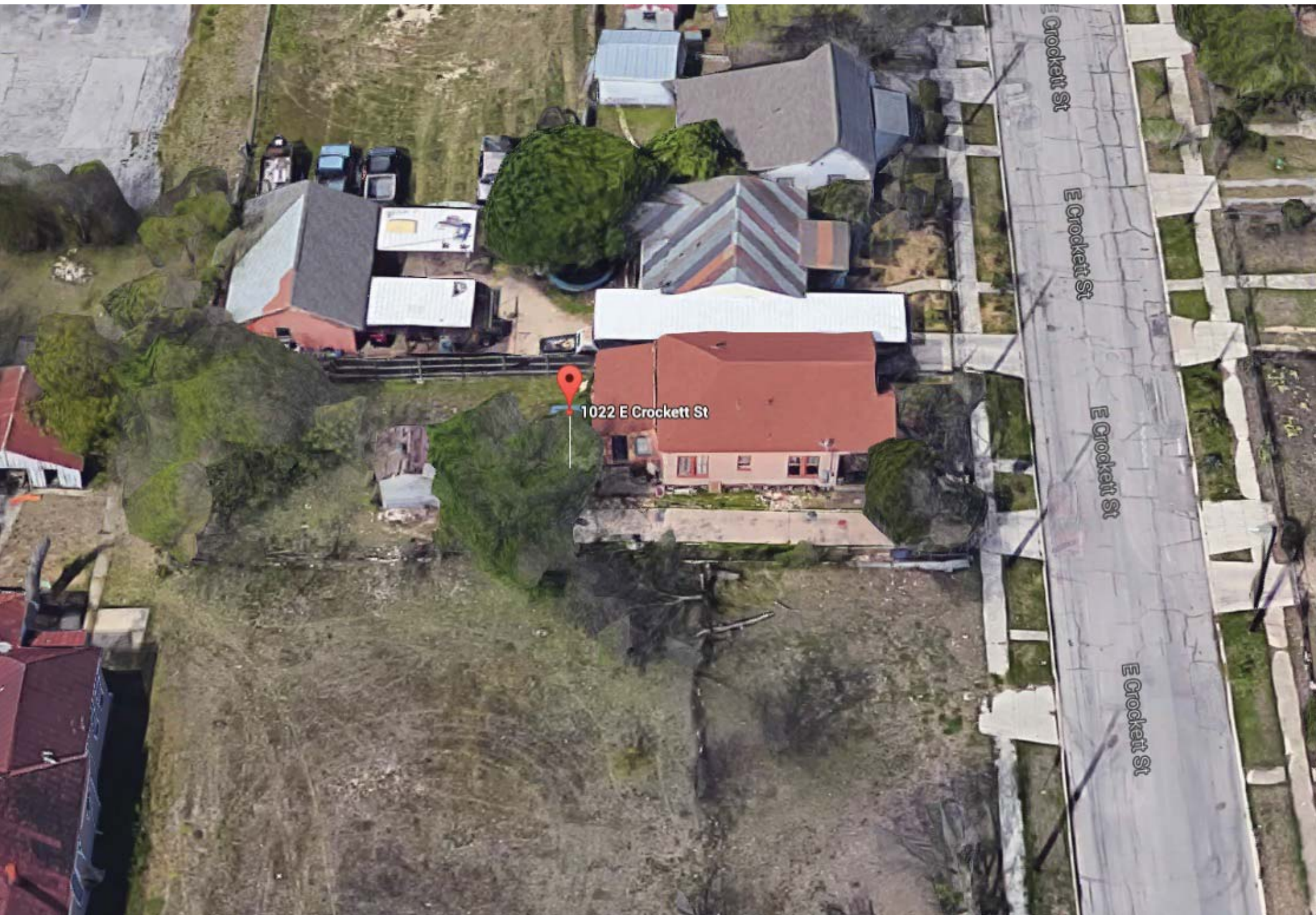
## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 20, 2016

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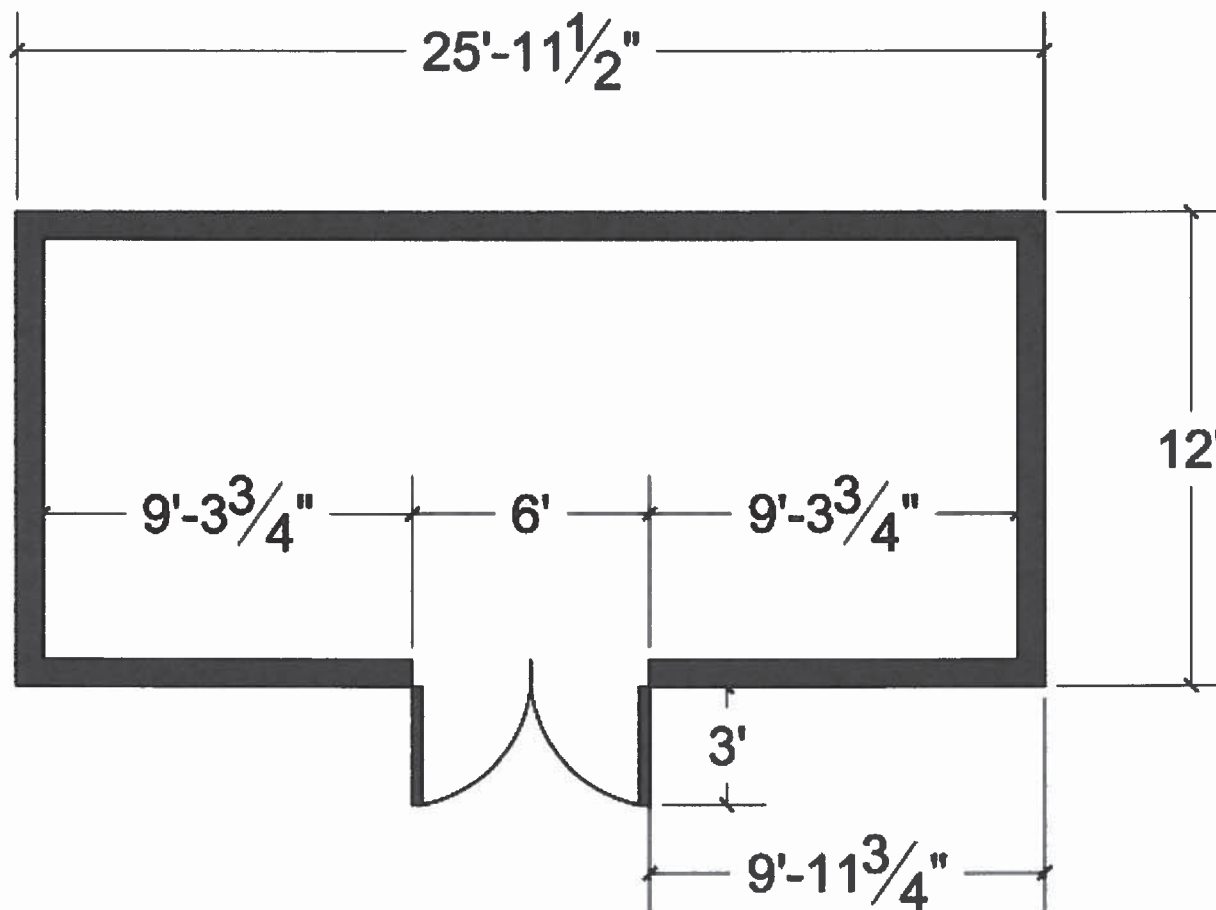












### FLOOR PLAN

INTERIOR AREA: APPROX. 262.667 SQ. FT.

A TOTAL DOMAIN

DESIGNER:  
SAN JUANITA PRECIADO

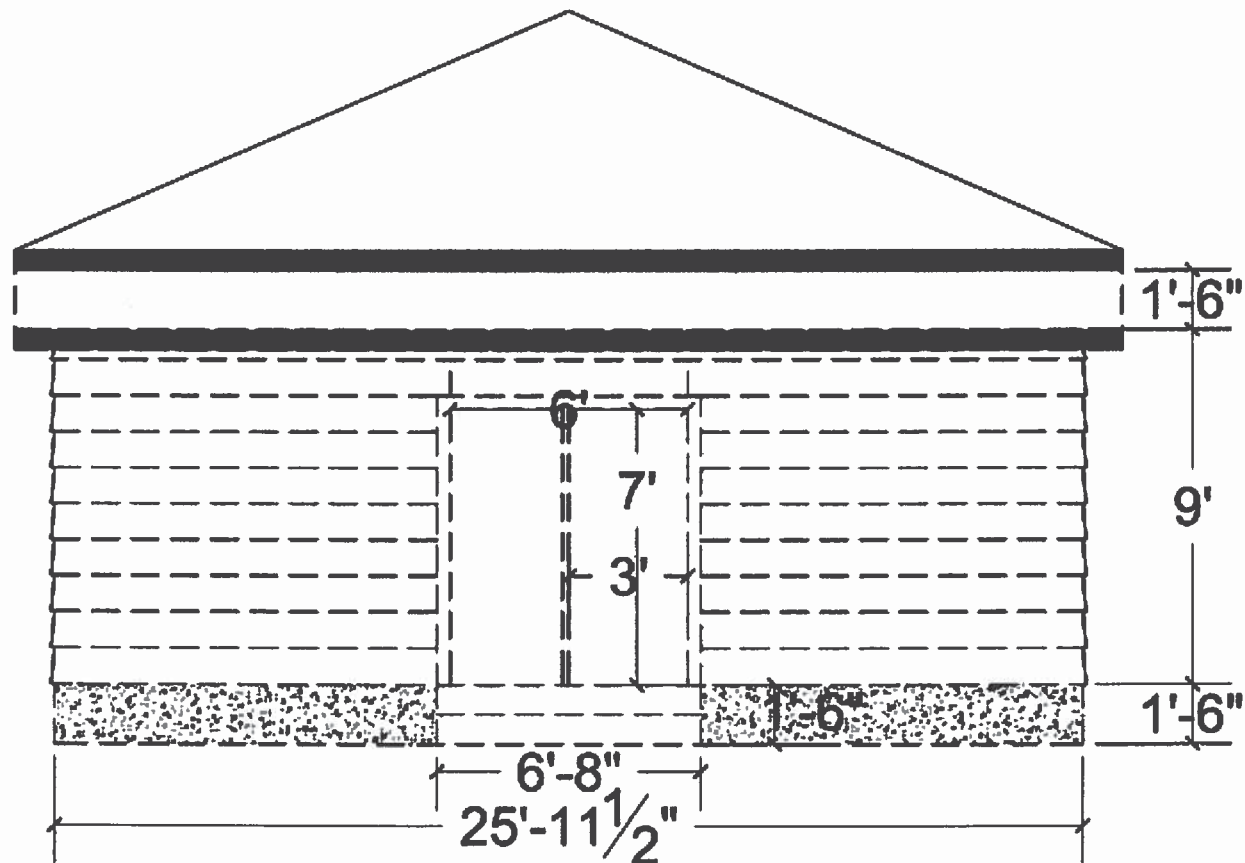
BACK ADDITION  
1022 E. CROCKETT ST  
SAN ANTONIO, TEXAS 78202

D-2  
3/31/2016



**NOTES:**

1. DASHED LINES MARK THE ADDITION TO BE ADDED TO ORIGINAL STRUCTURE



**BACK ELEVATION**

**A TOTAL DOMAIN**

**DESIGNER:**  
**SAN JUANITA PRECIADO**

**BACK ADDITION**  
**1022 E. CROCKETT ST**  
**SAN ANTONIO, TEXAS 78202**

**D-2**  
**3/31/2016**

A TOTAL DOMAIN

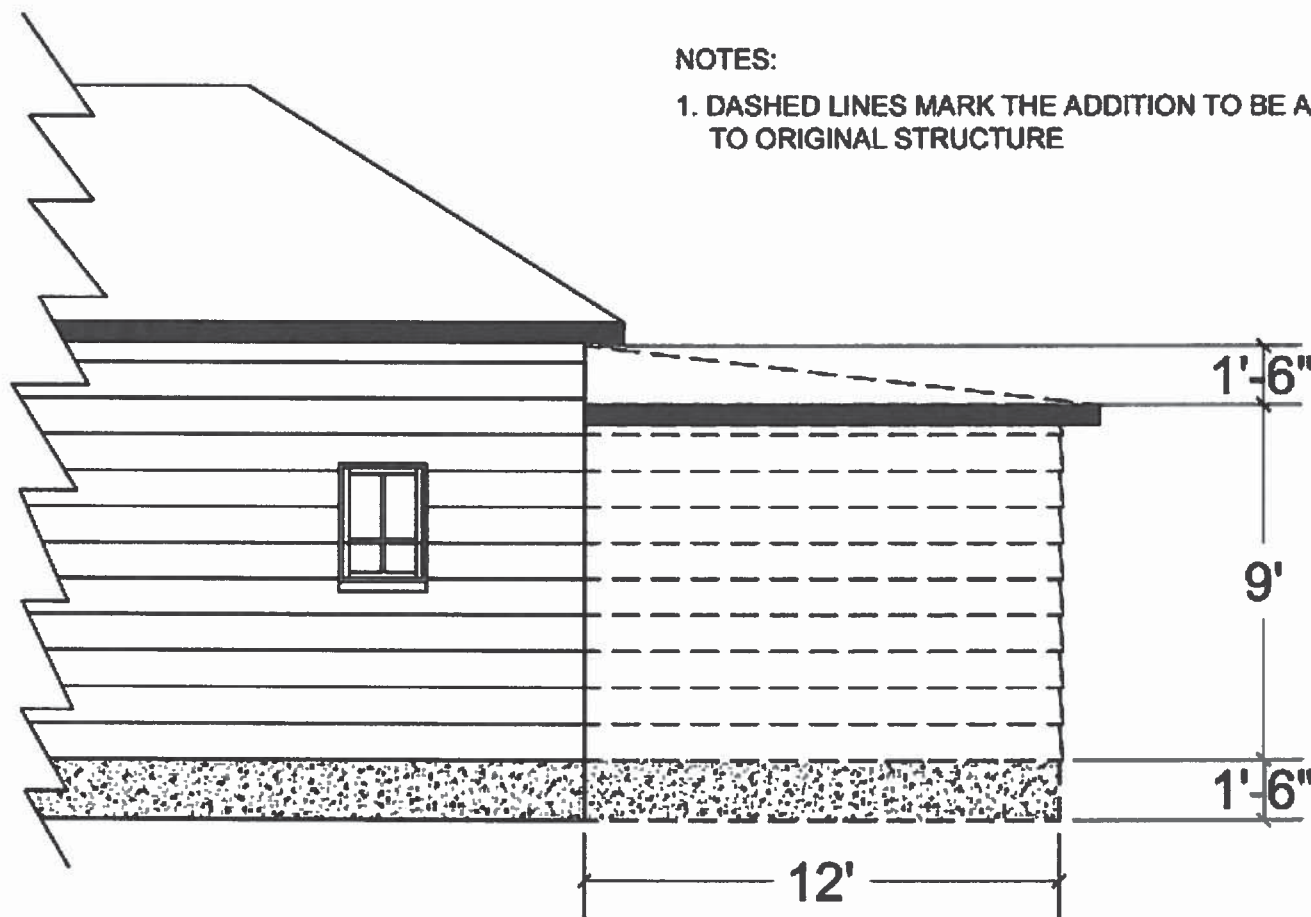
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D-2  
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LEFT ELEVATION

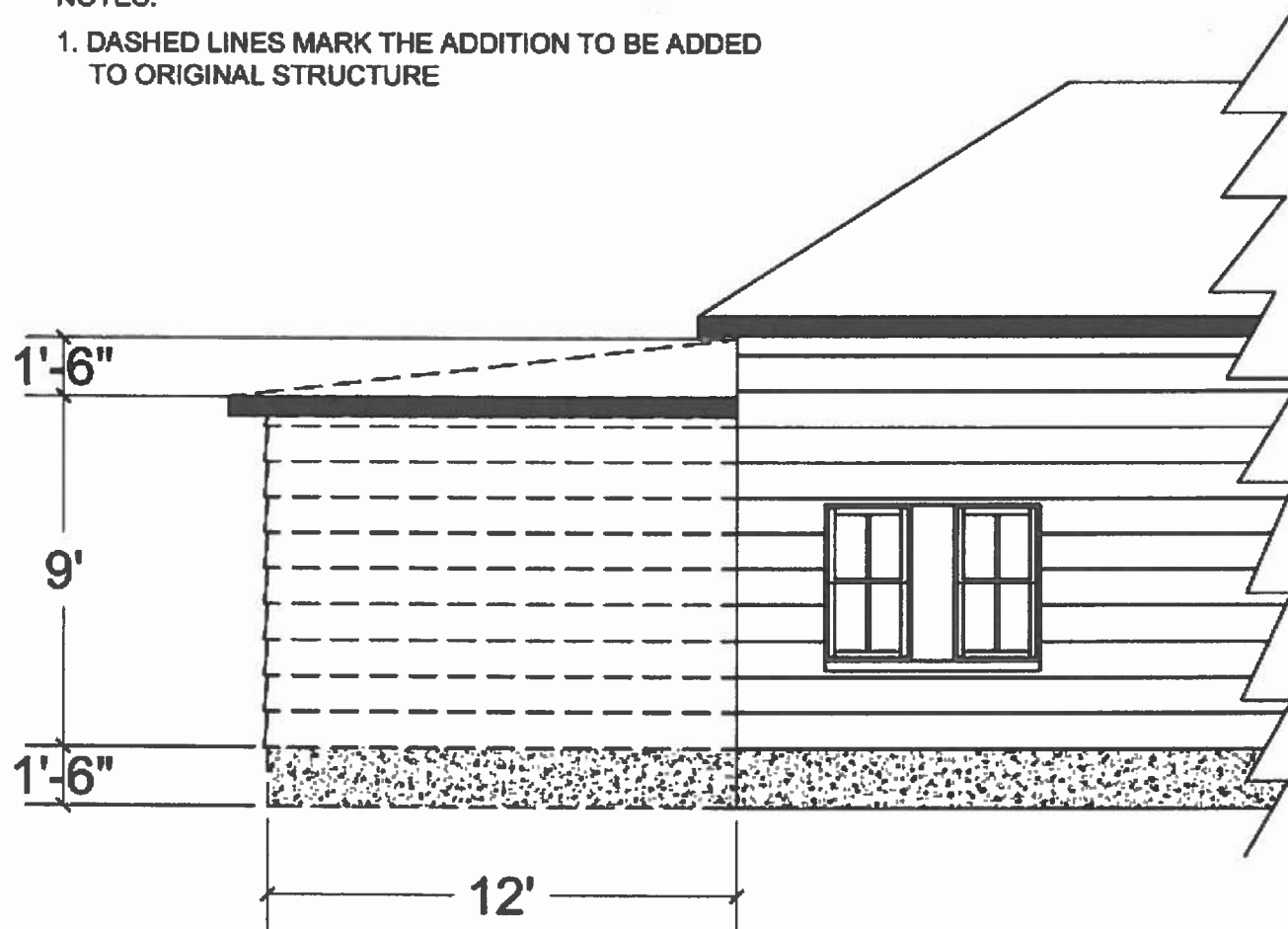


A TOTAL DOMAIN

DESIGNER:  
SAN JUANITA PRECIADO

NOTES:

1. DASHED LINES MARK THE ADDITION TO BE ADDED TO ORIGINAL STRUCTURE



RIGHT ELEVATION

BACK ADDITION  
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