

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 3

HDRC CASE NO: 2015-387
ADDRESS: 129 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E 172.85 FT OF 13
ZONING: RM4 H HS RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Peyton House
APPLICANT: Cameron Smith/Smithdish LLC
OWNER: Gailian Bagley
TYPE OF WORK: Final approval of a rear accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for the construction of a two story accessory structure at the rear of the property at 129 Crofton.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

FINDINGS:

- a. At the October 7, 2015, Historic and Design Review Commission, conceptual approval was issued for the construction of a single story accessory structure at the rear of the property to feature 435 square feet. That proposal included siting that would require a variance from the Board of Adjustment. Since that time, the proposal has been modified to no longer include elements that would require a variance. The applicant has modified the current design from that which received conceptual approval.
- b. **MASSING & FORM** – According to the Guidelines for New Construction 5.A., new accessory structures should be visually subordinate to the principle façade of the primary historic structure in terms of their height, massing and form. Additionally, new accessory structures should be no larger than forty (40) percent of the primary historic structure’s footprint. The applicant has proposed an accessory structure with a footprint of approximately 320 square feet with an overall height of approximately twenty-five (25) feet to the rear of the primary historic structure. The primary historic structure features a large footprint with two stories and a high pitched roof. Staff finds the applicant’s proposed massing, form and building size appropriate and consistent with the Guidelines.

- c. **CHARACTER** – The applicant has proposed materials that include a standing seam metal roof, wood siding, wood shingles and detailing that is comparable of the primary historic structure. This is consistent with the Guidelines for New Construction 5.A.iii. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. On the north side of the proposed accessory structure, the applicant has proposed a double height stained cedar staircase. Staff finds this proposal is an appropriate contemporary interpretation of the primary historic structure's double height front porch.
- d. **WINDOWS & DOORS** – Per the Guidelines for New Construction 5.A.iv., window and door openings are to be similar to those found historically throughout the district. The applicant has proposed wood windows and doors and window and door openings that feature proportions that relate to those of the primary historic structure. This is consistent with the Guidelines.
- e. **ORIENTATION & SETBACKS** – The applicant has proposed an orientation that is consistent with historic accessory structures on Crofton and has proposed setbacks that are both consistent with the Guidelines for New Construction 5.B.ii. as well as zoning regulations.

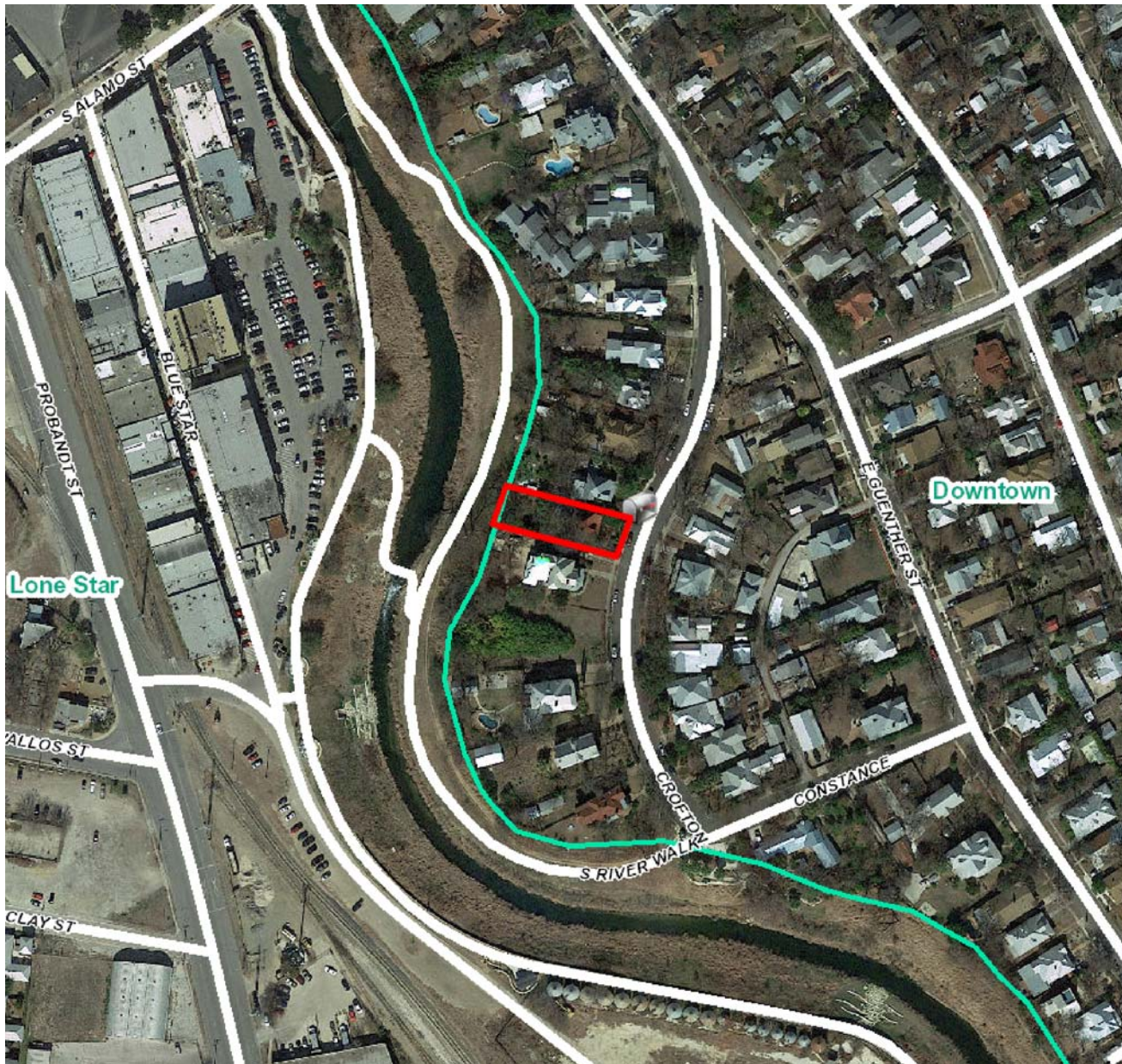
RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish as noted in finding c.
- ii. That the applicant provide the location and screening information of all mechanical equipment.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2016

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Crofton Ave

129 Crofton Avenue

San Antonio River

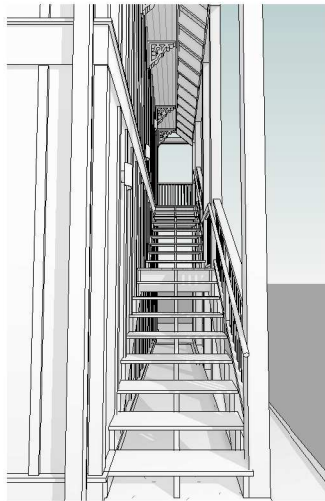


129 Crofton Avenue

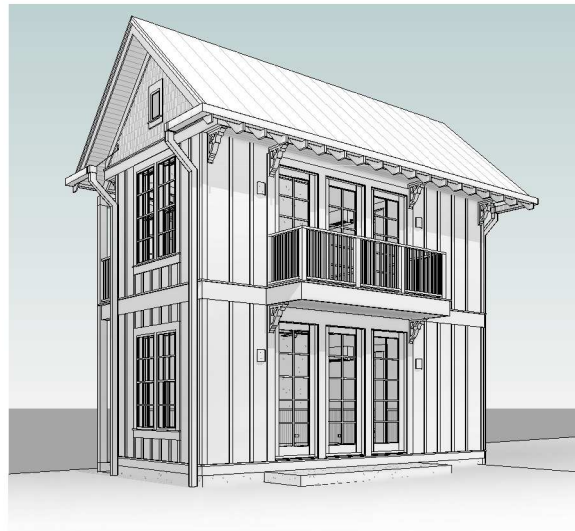
Crofton Ave

San Antonio River





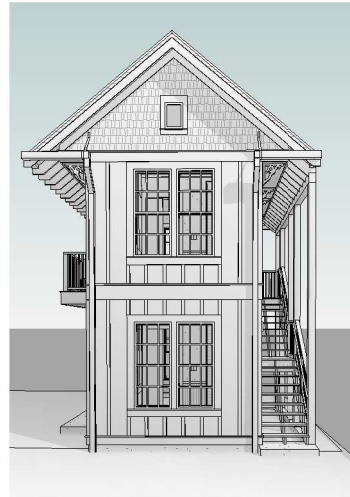
3D PERSPECTIVE
STAIR GALLERY ALONG SIDE YARD



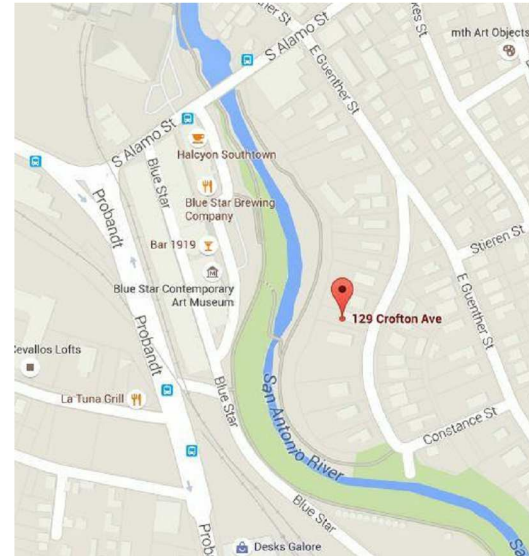
3D PERSPECTIVE
VIEW OF SOUTHWEST CORNER OF GUEST HOUSE



3D PERSPECTIVE - FROM SOUTHEAST



3D PERSPECTIVE - FROM KITCHEN DOOR



LOCATION MAP - NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Name
A100	COVER SHEET AND PERSPECTIVES
A101	SITE PLAN
A200	LEVEL 1 FLOOR PLAN
A201	LEVEL 2 FLOOR PLAN
A250	ROOF PLAN AND REFLECTED CEILING PLAN
A300	SCHEDULES
A400	BUILDING ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS
A600	DETAILS
A601	DETAILS
A602	DETAILS
A603	DETAILS

PROJECT INFORMATION

Project Address: 129 Crofton Ave, San Antonio, TX 78210
 Historic District: King William
 Parcel: 941 Block: 4 Lot: E 172.85 FT of 13
 Zoning: RM4 H HS RIO-4

smithdish
ARCHITECTURE

NOT FOR
REGULATORY
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PERMITTING, OR
CONSTRUCTION

Crofton Guest House
129 Crofton Avenue San Antonio, TX 78210

DESIGN REVIEW SET

NOTE: DRAWINGS ARE TO SCALE
IF PRINTED ON 11x17 SHEETS.

Proj. No. 16001

Date 07.15.2016

**COVER SHEET
AND
PERSPECTIVES**

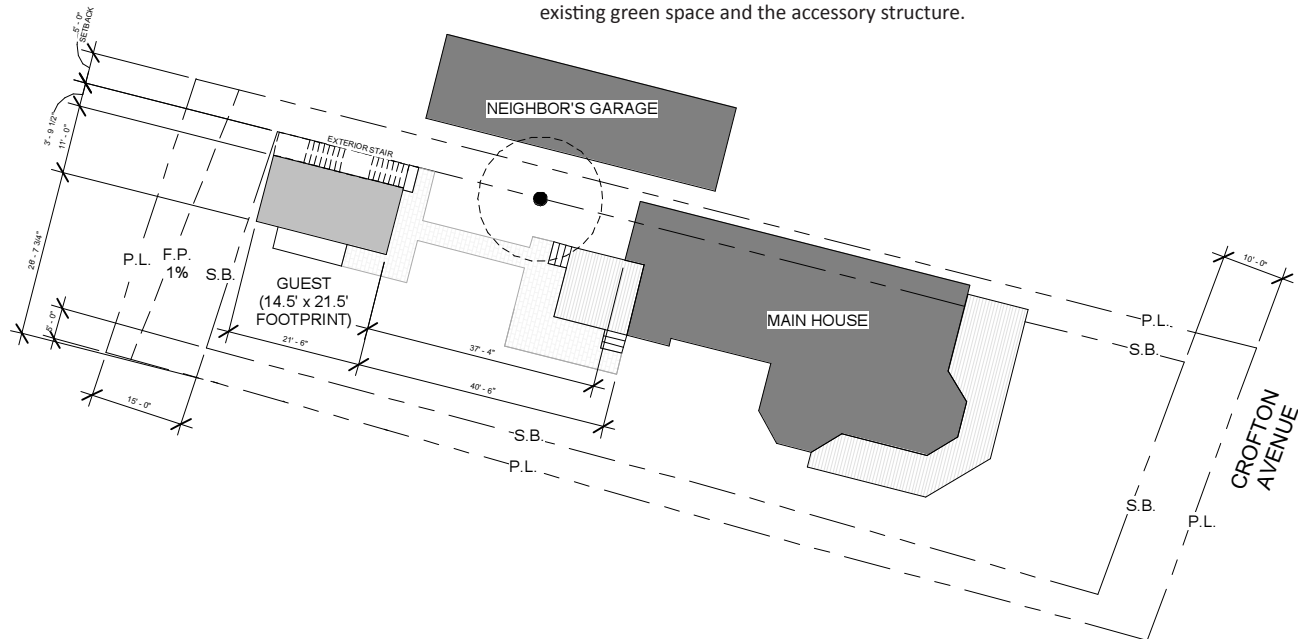
A100

PROJECT NARRATIVE

The applicant proposes construction of a rear accessory structure with footprint not totaling forty percent of the primary historic structure's footprint. The accessory structure is comprised of 680 sf, and it has a 320 sf footprint on the site. The project is new construction and will not entail alteration of the principal structure nor will it be visible from the public right-of-way. It is the intent of the owner and the applicant to honor the historic aspects of the principal structure in the design and construction of the accessory structure.

The accessory structure obtained HDRC conceptual approval in October 2015 based on the following criteria, maintained in the permit documents: it is visually subordinate to the principal historic structure in height, massing, and form; its footprint is less than 40% of the principal structure's footprint; it is designed in the character of the principal structure using the same materials and details; windows and doors on the accessory structure are similar in spacing and proportion found on the principal structure; proposed materials include a standing seam metal roof, wood siding and wood shingle siding at the roof gable ends.

Accessory structures in King William are typically placed toward the rear of the lot, often in a rear corner. The applicant proposes placing the accessory structure toward the northwest corner of the lot with its predominant orientation facing south, appropriate for prevailing breezes and exposure to sun and daylight for both the existing green space and the accessory structure.



1 SITE PLAN WITH DIMENSION CONTROL
1" = 20'-0"



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SITE PLAN &
PROJECT
NARRATIVE

A101



SITE PHOTO 1: Main House East Facade (Crofton Street):

The detached accessory structure is not visible from Crofton Street yet it follows the palette of the main house, including standing seam metal roof, painted wood siding, painted wood trim and corner boards, painted shingle siding at gable ends, stained wood windows, and stained wood porch structure. The height of the principal structure is estimated to be 30' above finished grade. The maximum height of the accessory structure is 26'-8" above finished grade. See drawing sheet A400 for proposed accessory structure elevations.

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SITE PHOTOS &
MATERIAL
PHOTOS

A102



SITE PHOTO 2: Main House South Facade:
 The detached accessory structure follows the palette of the main house, including standing seam metal roof, painted wood siding, painted wood trim and corner boards, painted shingle siding at gable ends, stained wood windows, and stained wood porch structure. The existing south facade has two types of single hung windows (with muntins and without muntins). The accessory structure design includes muntins to add detail to the structure. Portions of the south facade also include board-and-batten siding. The accessory structure has incorporated this siding pattern in addition to the shingle siding at the gable ends.

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SITE PHOTOS
AND MATERIAL
PHOTOS

A103



SITE PHOTO 3: Main House West Facade (faces San Antonio River):

The detached accessory structure will entail demolishing and replacing the footprint of the metal shed shown in the center of the photo.

The neighbor's 2-story addition is shown to the left. The accessory structure will follow the design direction and material palette of the main house: including the slope and shape of the gable metal roof, painted wood siding, wood trim, wood doors and windows.

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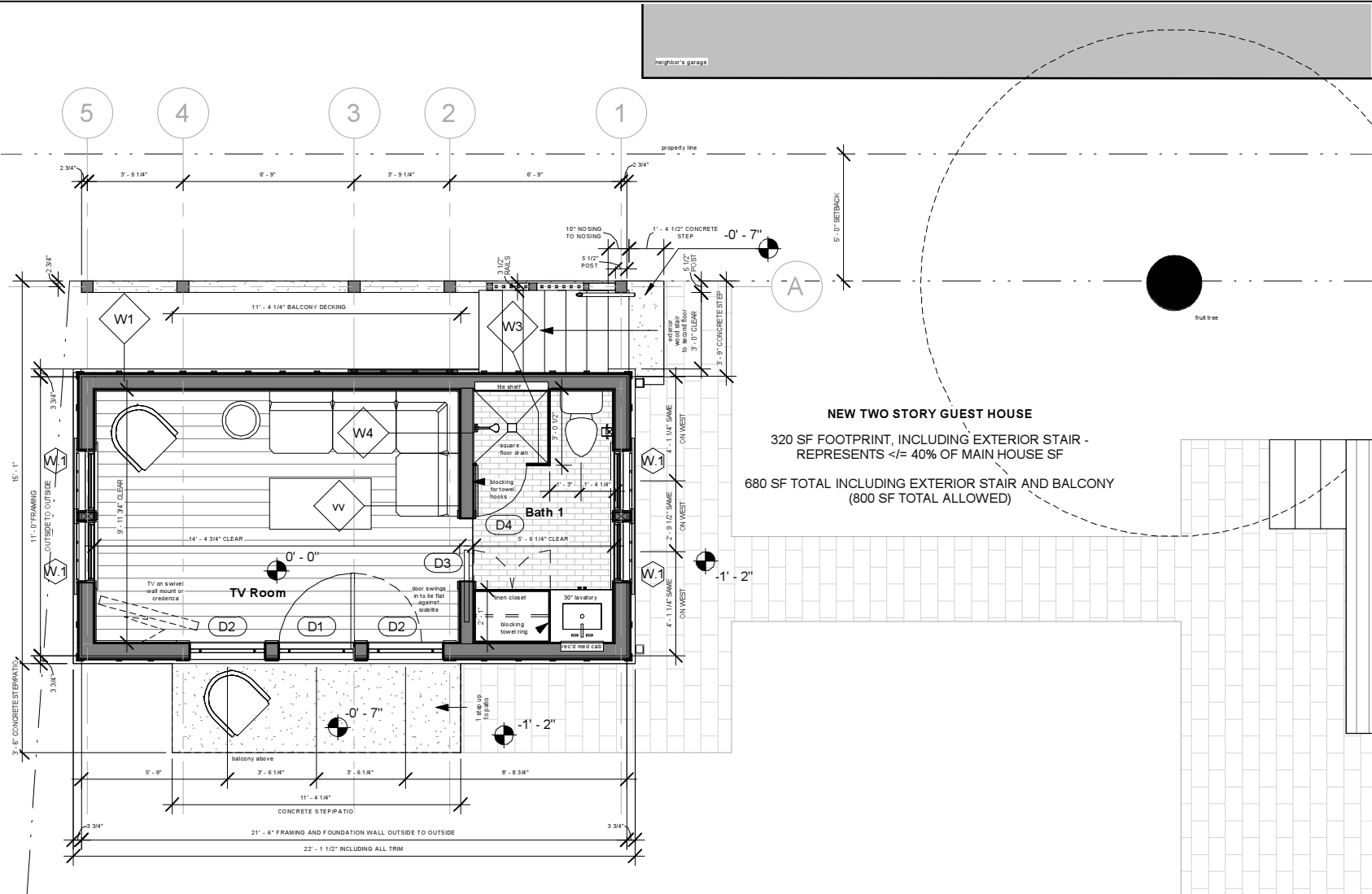
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**SITE PHOTOS
AND MATERIAL
PHOTOS**

A104



① LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



Crofton Guest House
129 Crofton Avenue San Antonio, TX 78210

DESIGN REVIEW SET

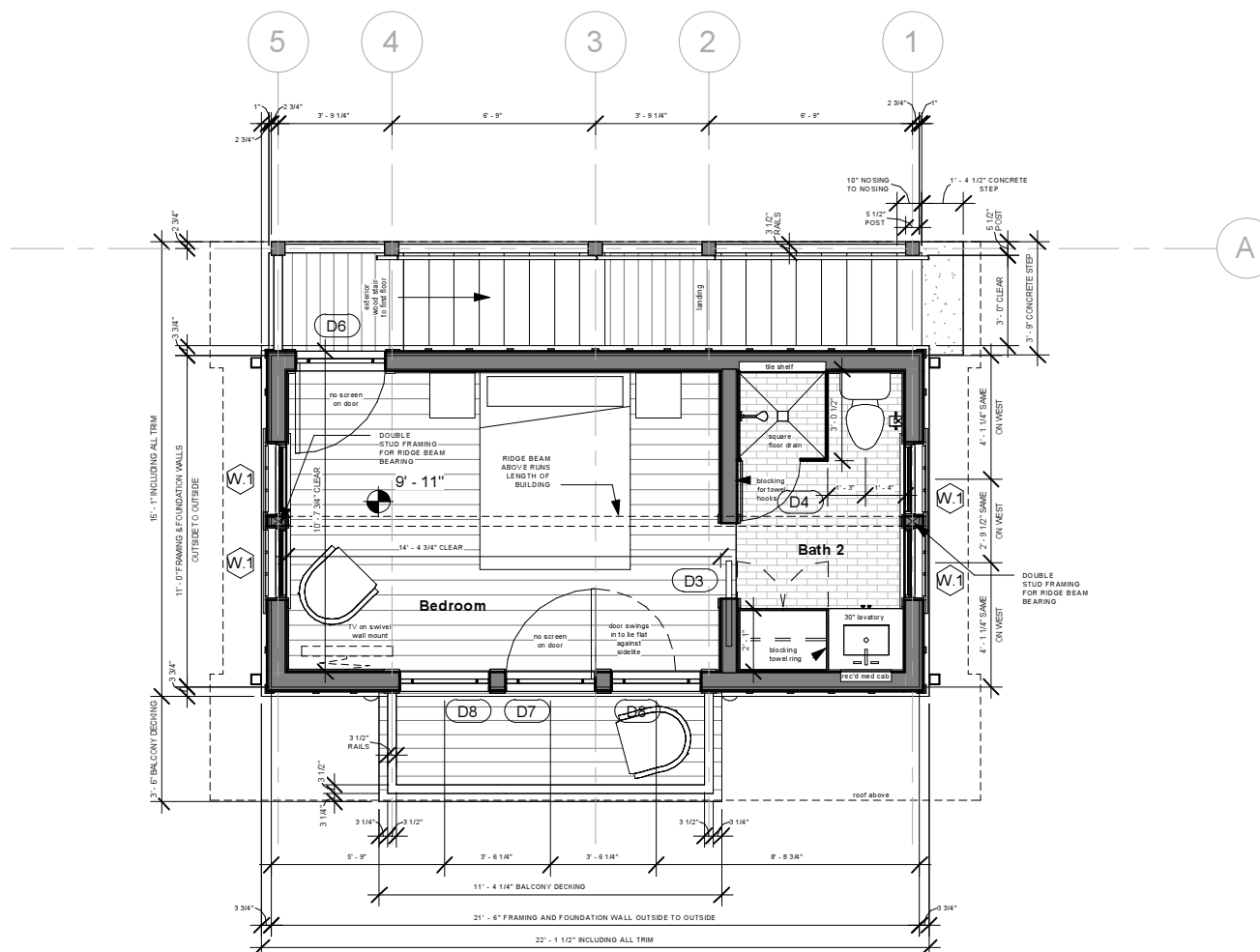
NOTE: DRAWINGS ARE TO SCALE

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Date	07.15.2016
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LEVEL 2 FLOOR
PLAN

A201



NORTH



① LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

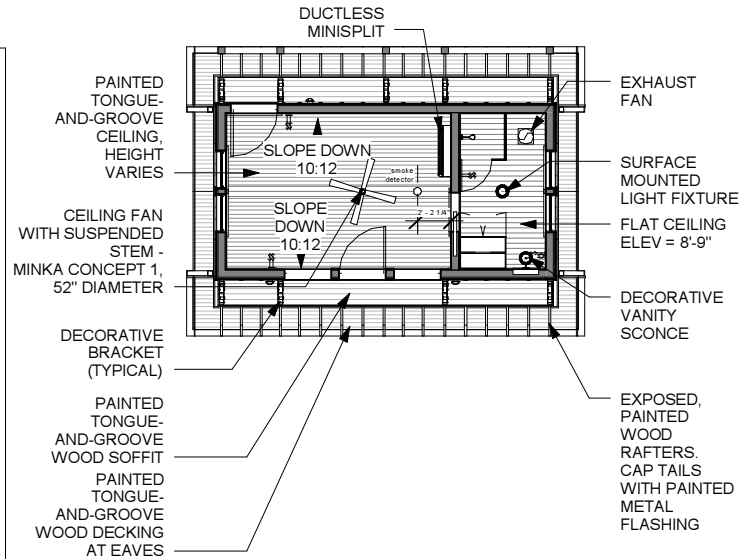
NOTES TO
GENERAL CONTRACTOR:

1. COORDINATE ALL
ELECTRICAL FIXTURE AND
DEVICE LOCATIONS
WITH OWNER (SWITCHES,
RECEPTACLES,
LIGHT FIXTURES).

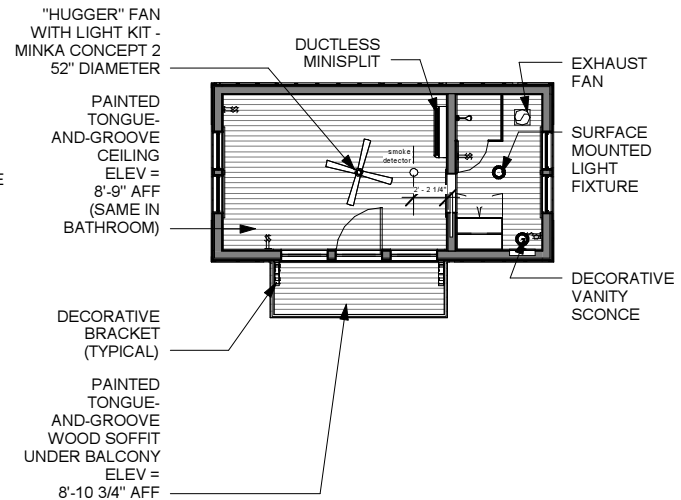
2. COORDINATE ALL DATA
AND TELEPHONE PORT
LOCATIONS WITH OWNER.

3. COORDINATE ALL
PLUMBING FIXTURES WITH
OWNER, INCLUDING
EXHAUST FANS AT BATHS,
TANKLESS HOT WATER
HEATERS IN ATTIC
AND HOSE BIBBS AT
EXTERIOR.

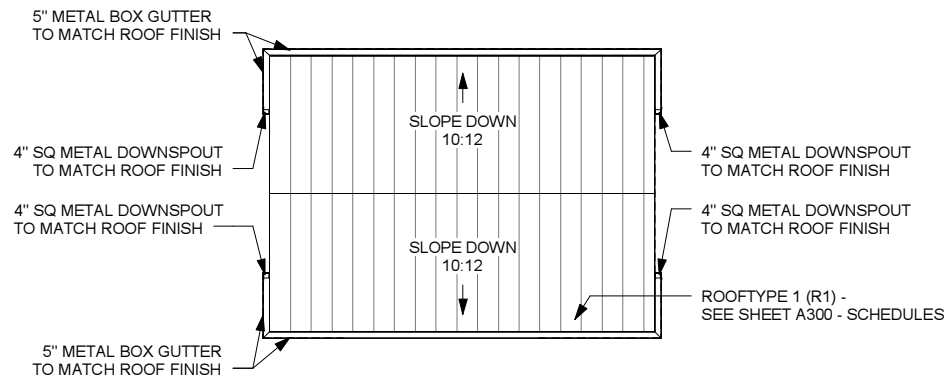
4. COORDINATE HVAC
EQUIPMENT (DUCTLESS
MINI-SPLITS AND
COMPRESSORS) WITH
OWNER.



③ LEVEL 2 REFLECTED CEILING PLAN
1/8" = 1'-0"



② LEVEL 1 REFLECTED CEILING PLAN
1/8" = 1'-0"



① ROOF PLAN
1/8" = 1'-0"

WALLTYPE SCHEDULE

Type Mark	Type
W1	Walltype 1 (Exterior Wall Above Crawspace) - Wood Boards and Battens on 1" Insulated ZIP R-Sheathing with Integral Air Barrier, Weather Barrier, and Thermal Barrier on 2x6 Wood Framing @ 16" oc with Spray Foam Cavity Insulation (Minimum R-19)
W2	Walltype 2 (Interior) - Gypsum Wall Board Finish with Bead Board Wainscot on Both Sides of 2x6 Wood Framing @ 16" oc with Acoustical Batt Insulation at Bathroom Partitions.
W3	Walltype 3 - Frameless Glass Shower Enclosure, min 1/2" Tempered Glass
W4	Walltype 4 - Tile on Mortar on Backer Board

GENERAL NOTES FOR WALLS:

EXTERIOR WALL ASSEMBLY INCLUDES HUBER "ZIP SYSTEM" 1" INSULATED R-SHEATHING, WITH INTEGRAL CONTINUOUS INSULATION, ENGINEERED SHEATHING, WEATHER RESISTANT BARRIER, AND AIR RESISTANT BARRIER. SYSTEM INSTALLATION REQUIRES SEALED SEAMS USING HUBER "ZIP SYSTEM" TAPE.

ROOF SCHEDULE

Type Mark	Type
R1	Roof Type 1 - Standing Seam Metal Roof in Natural Finish on Weather Resistant Barrier (Grace Ultra or Equal) on 5/8" OSB Substrate on 1" Rigid Insulation (Thermal Break) on 5/8" OSB Roof Sheathing on Wood Rafters and Ridge Beam with Spray Foam Cavity Insulation (minimum R-30). Match Gutters and Downspouts to Roof Finish.

DOOR SCHEDULE

Type Mark	Type	Count	Opening Width	Leaf Width	Unit Height	Head Height	Comments
D1	Wood Patio Door (Active)	1	3' - 0"		8' - 0"	8' - 0 3/4"	Basis of Design: Jeld-Wen Sitrine Wood
D2	Wood Patio Door (Fixed)	2	3' - 0"		8' - 0"	8' - 0 3/4"	Basis of Design: Jeld-Wen Sitrine Wood
D3	Wood Pocket Door with Relief Panel	2	2' - 6"	2' - 9"	7' - 0"	7' - 0"	Recessed Pulls with Turn Lock
D4	Glass Shower Door	2	2' - 0"		7' - 5 1/2"	7' - 5 1/2"	Door and Enclosure are Frameless
D6	Wood Patio Door (Active)	1	3' - 0"		7' - 2"	7' - 2"	Basis of Design: Jeld-Wen Sitrine Wood
D7	Wood Patio Door (Active)	1	3' - 0"		7' - 2"	7' - 2"	Basis of Design: Jeld-Wen Sitrine Wood
D8	Wood Patio Door (Fixed)	2	3' - 0"		7' - 2"	7' - 2"	Basis of Design: Jeld-Wen Sitrine Wood

WINDOW SCHEDULE

Type Mark	Type	Unit Width	Unit Height	Head Height	Sill Height	Comments
W.1	Wood Double Hung Window with Custom Decorative Screen	2' - 5 3/8"	5' - 8"	7' - 5 1/4"	1' - 9 1/4"	Basis of Design: Jeld-Wen Sitrine Wood Auralast.
W.2	Non-Functioning Wood Louver with Wood Surround	1' - 2"	1' - 8"	11' - 8"	10' - 0"	

GENERAL NOTES FOR DOORS AND WINDOWS:

1. UNLESS NOTED OTHERWISE, WIDTHS AND HEIGHTS SHOWN ARE UNIT DIMENSIONS, NOT ROUGH OPENING.
2. DEPENDING ON MANUFACTURER, STANDARD UNIT WIDTHS AND HEIGHTS MAY VARY FROM WHAT IS DRAWN. SUBMIT CLOSEST REASONABLE SIZE TO OWNER FOR APPROVAL.
3. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR HEAD, JAMB, AND SILL FLASHING AND LAPPING WITH WALL FLASHING / WEATHER RESISTANT BARRIER. APPLY SEALANT WITH BACKER ROD AT JOINTS.
4. MUNTINS SHOULD BE EXTERNAL TO GLAZING, WITH AN INTERIOR SPACER TO SIMULATE 'TRUE DIVIDED LIGHT.'
5. SUBMIT MANUFACTURER GLAZING PERFORMANCE AND OPTIONS FOR OWNER APPROVAL.
6. SUBMIT HARDWARE OPTIONS TO OWNER FOR APPROVAL.

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DESIGN REVIEW SET

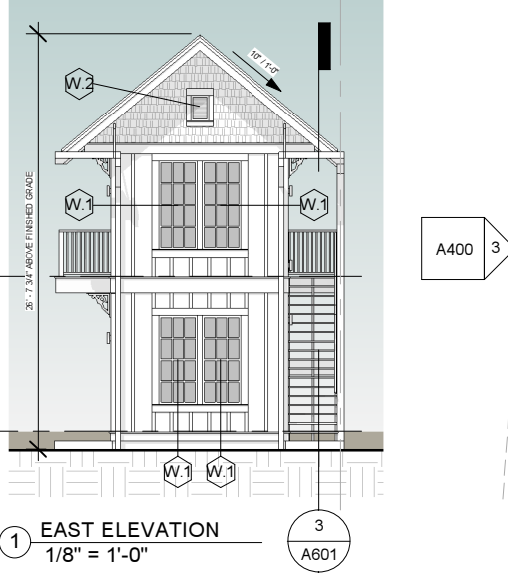
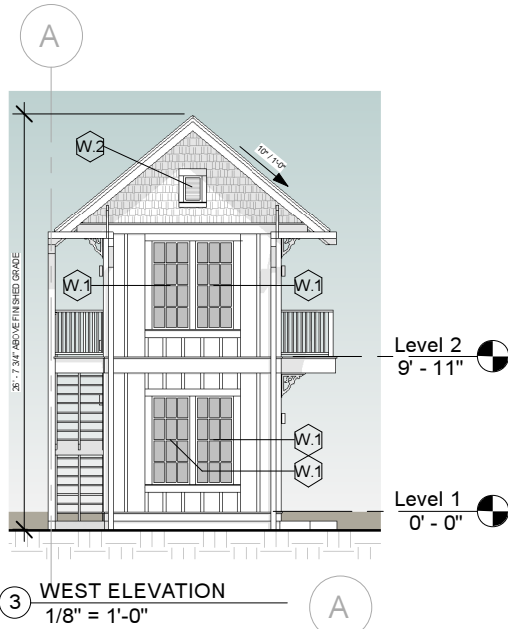
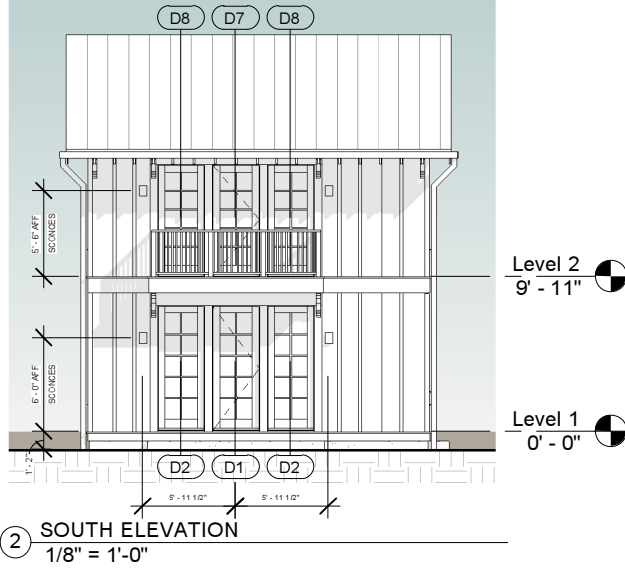
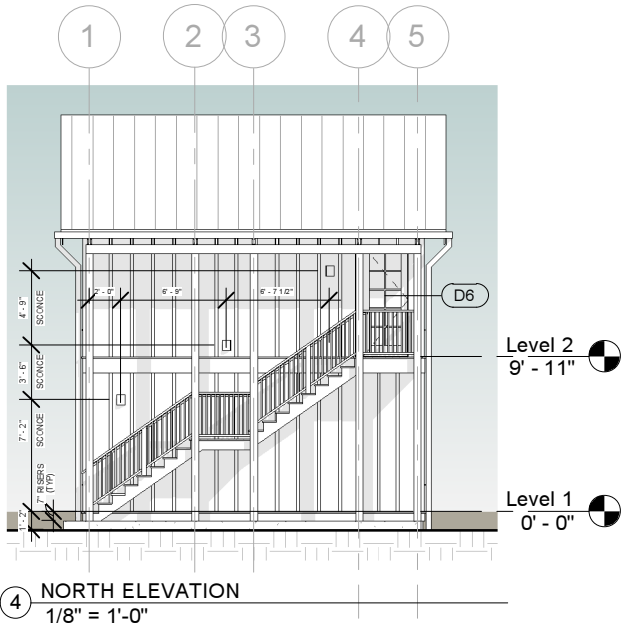
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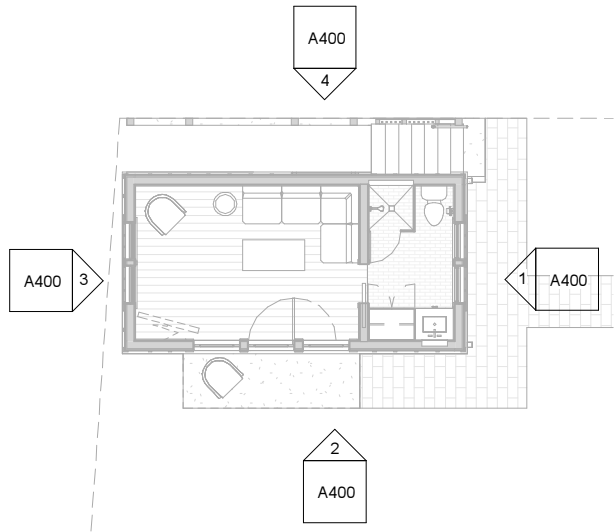
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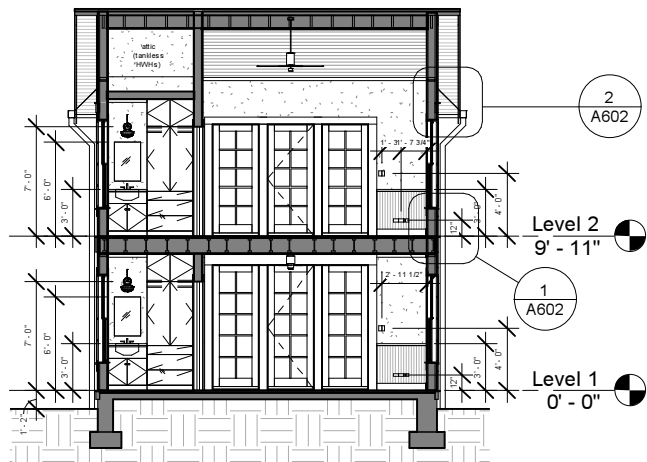
BUILDING
ELEVATIONS

A400

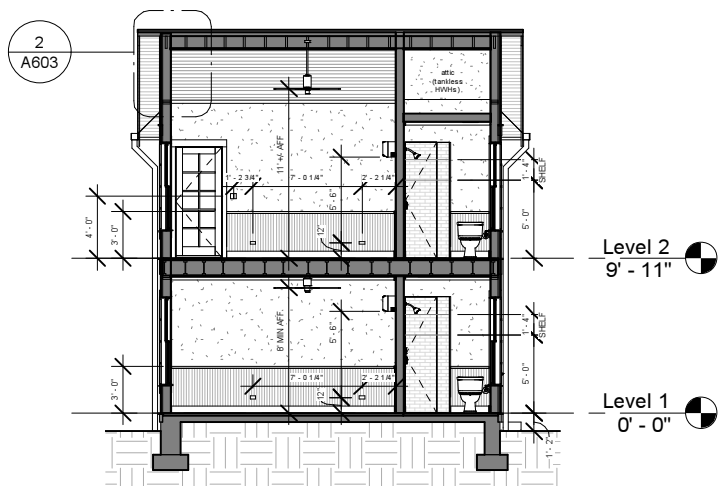


NOTE:
REFERENCE SHEET A300
FOR ROOF, WALLTYPE,
DOOR AND WINDOW SCHEDULES.

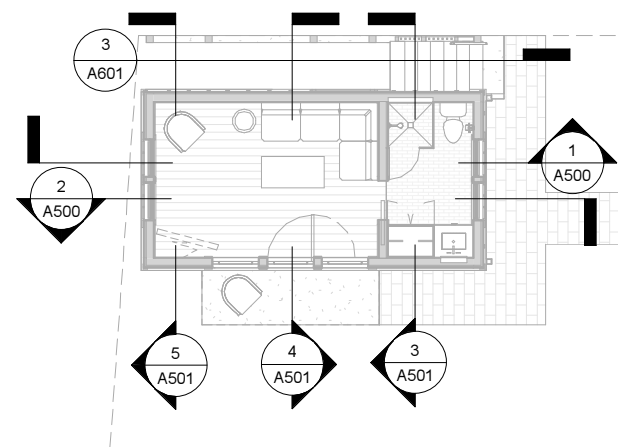




2 BUILDING SECTION - VIEW TO SOUTH
1/8" = 1'-0"



1 BUILDING SECTION - VIEW TO NORTH
1/8" = 1'-0"



KEY PLAN

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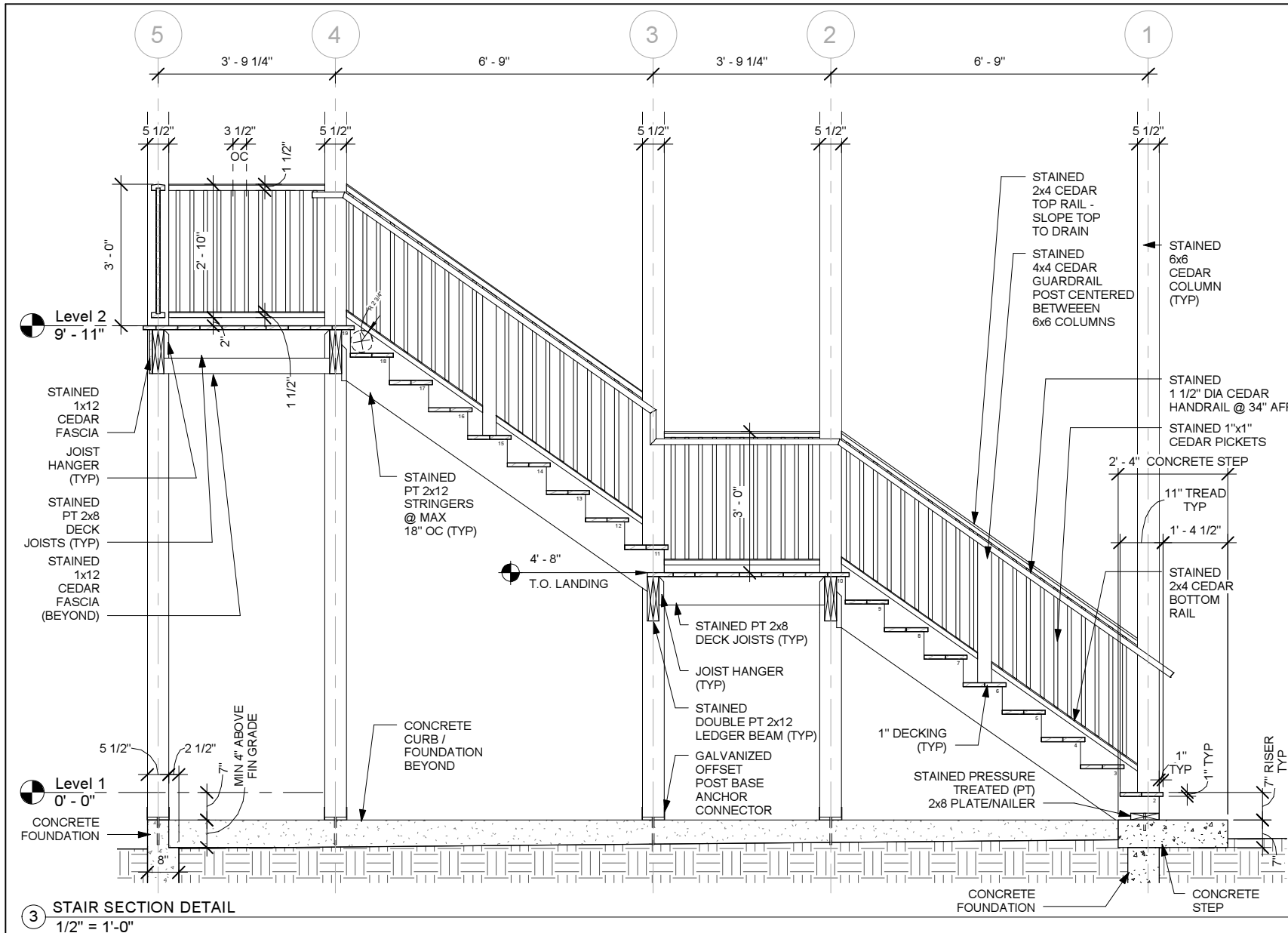
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BUILDING
SECTIONS

A500



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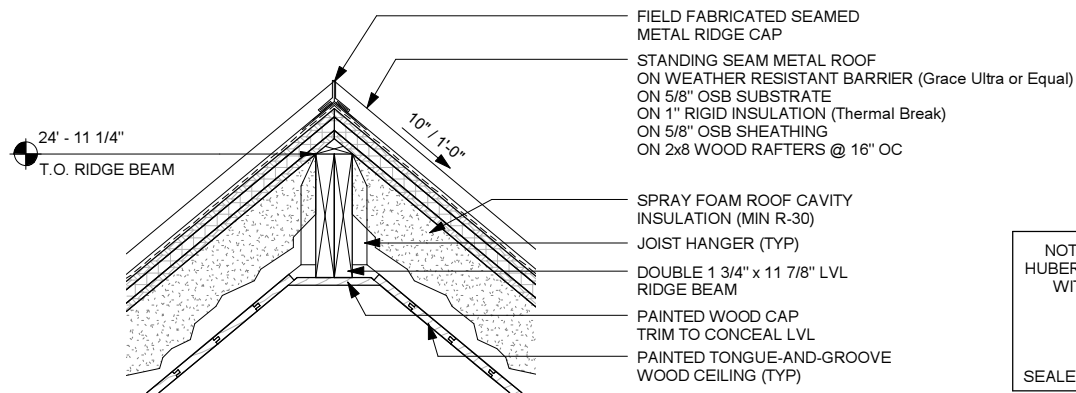
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Date 07.15.2016

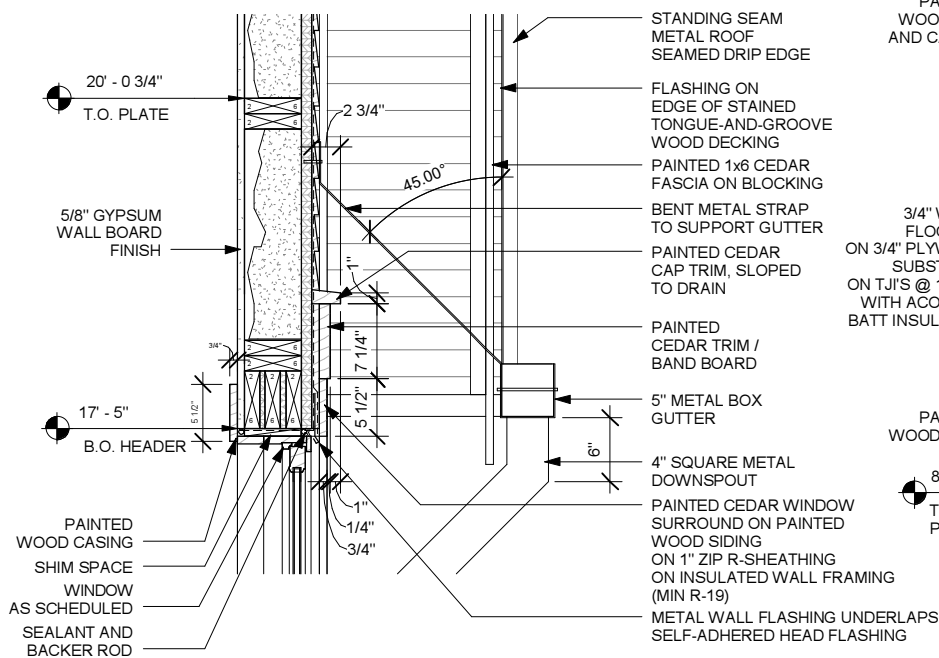
DETAILS

A601

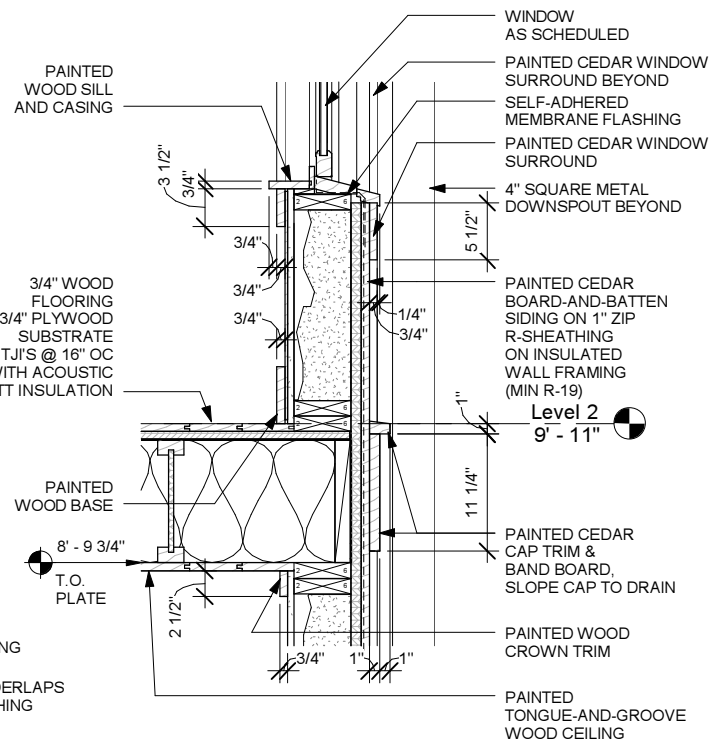


NOTE: EXTERIOR WALL ASSEMBLY INCLUDES HUBER "ZIP SYSTEM" 1" INSULATED R-SHEATHING, WITH INTEGRAL CONTINUOUS INSULATION, ENGINEERED SHEATHING, WEATHER RESISTANT BARRIER, AND AIR RESISTANT BARRIER. SYSTEM INSTALLATION REQUIRES SEALED SEAMS USING HUBER "ZIP SYSTEM" TAPE.

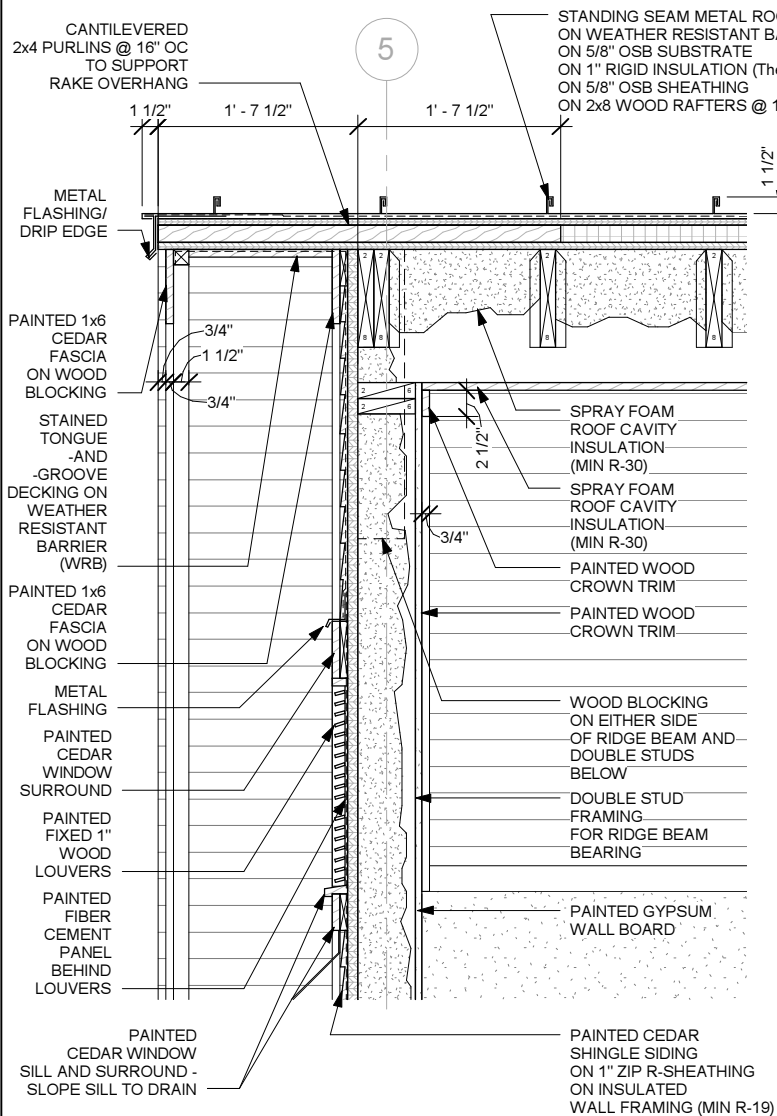
③ ROOF RIDGE DETAIL
1" = 1'-0"



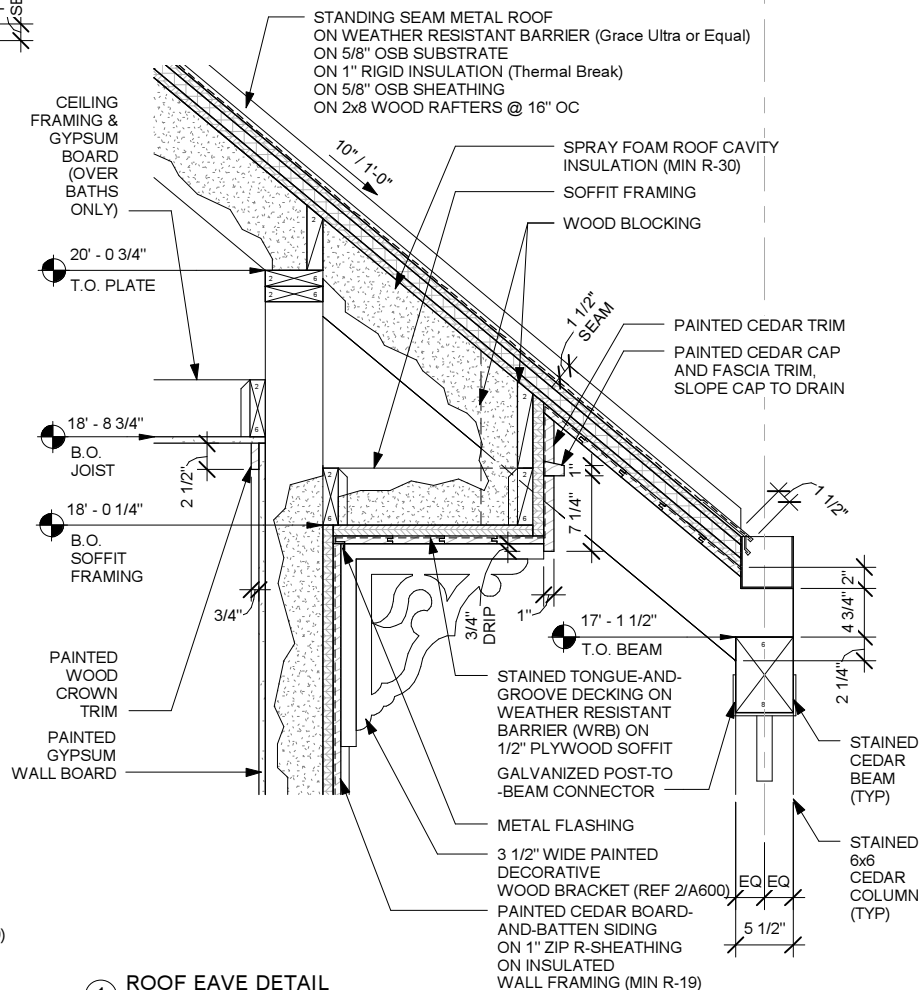
② WINDOW HEAD DETAIL
1" = 1'-0"



① WINDOW SILL DETAIL
1" = 1'-0"



② RAKE DETAIL @ RIDGE BEAM
1" = 1'-0"



① ROOF EAVE DETAIL
1" = 1'-0"

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DETAILS

A603