

## HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 17

**HDRC CASE NO:** 2016-380  
**ADDRESS:** 928 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 583 BLK 8 LOT 1 & S 40 FT OF 2  
**ZONING:** undefined  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**LANDMARK:** Whittier Clinic Building  
**APPLICANT:** Arturo & Perla Vallejo  
**OWNER:** Arturo & Perla Vallejo  
**TYPE OF WORK:** Construction of a shade structure  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a shade structure to the side of the primary historic structure at 928 E Crockett.

### 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.

## **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 structure at 928 E Crockett was constructed circa 1925 in the Volk Victorian style. Since its construction, multiple modifications have occurred including additions, alterations to the front façade, window replacement, the addition of a stone veneer skirting, roof alterations and landscaping modifications.
- b. The applicant has proposed to construct a shade structure on the west facing façade of the primary historic structure to be 12' – 5" in height, 16' – 7" in width and 30' – 0" in length. The applicant has proposed to site the structure behind an existing privacy fence; toward the rear of the primary historic structure. According to the Guidelines for Additions, additions should be sited at the side of rear of the primary historic structure, should be subordinate to the primary historic structure in regards to scale and massing and should utilize a similar roof form. The applicant has proposed for the shade structure to have a flat roof; however, staff finds the proposed height, massing and location to be consistent with the Guidelines for New Construction 1.A. and B.
- c. According to the Guidelines, materials that complement those of the primary historic structure should be used on additions. The applicant has proposed to encase metal steel columns in wood and use wood trim. Staff finds the applicant's proposed materials appropriate.
- d. The applicant has noted that the proposed roof of the shade structure will double as a rooftop patio. The applicant has proposed to install wood railings to be four (4) feet in height. Staff finds that the addition of wood railings at the top of the proposed structure will add additional massing that is not appropriate and will be visually obtrusive to the roofline of the primary historic structure. Staff recommends that the applicant remove the proposed rooftop patio area from the proposed addition.

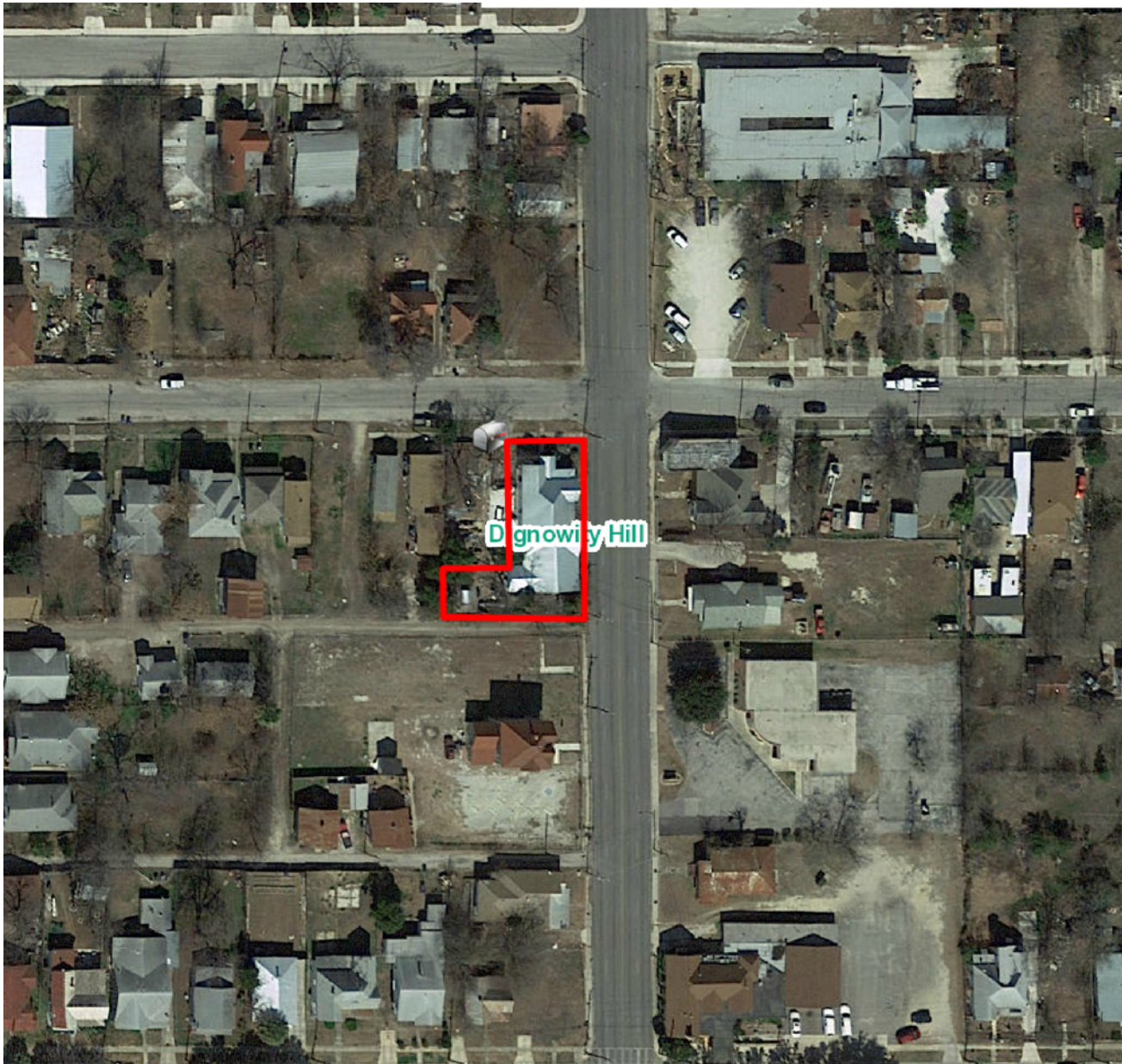
## **RECOMMENDATION:**

Staff recommends approval with the following stipulations:

- i. That the applicant encase all steel or aluminum elements in wood.
- ii. That the applicant remove the proposed rooftop patio area from the proposed shade structure.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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Carter-Taylor-Williams  
Mtny

N Hackberry

Chase Alley

Armstrong Pl

928 East Crockett Street

N Hackberry

E Crockett St

N Hackberry

Armstrong Pl

N Hackberry

E Crockett St





CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 1401 E. CRICKLETT  
REQUEST: REPAIR/REPLACEMENT OF A GRADE STRAIGHTENER

HEARING DATE: Sept 21 2016

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT  
(210) 313-9274

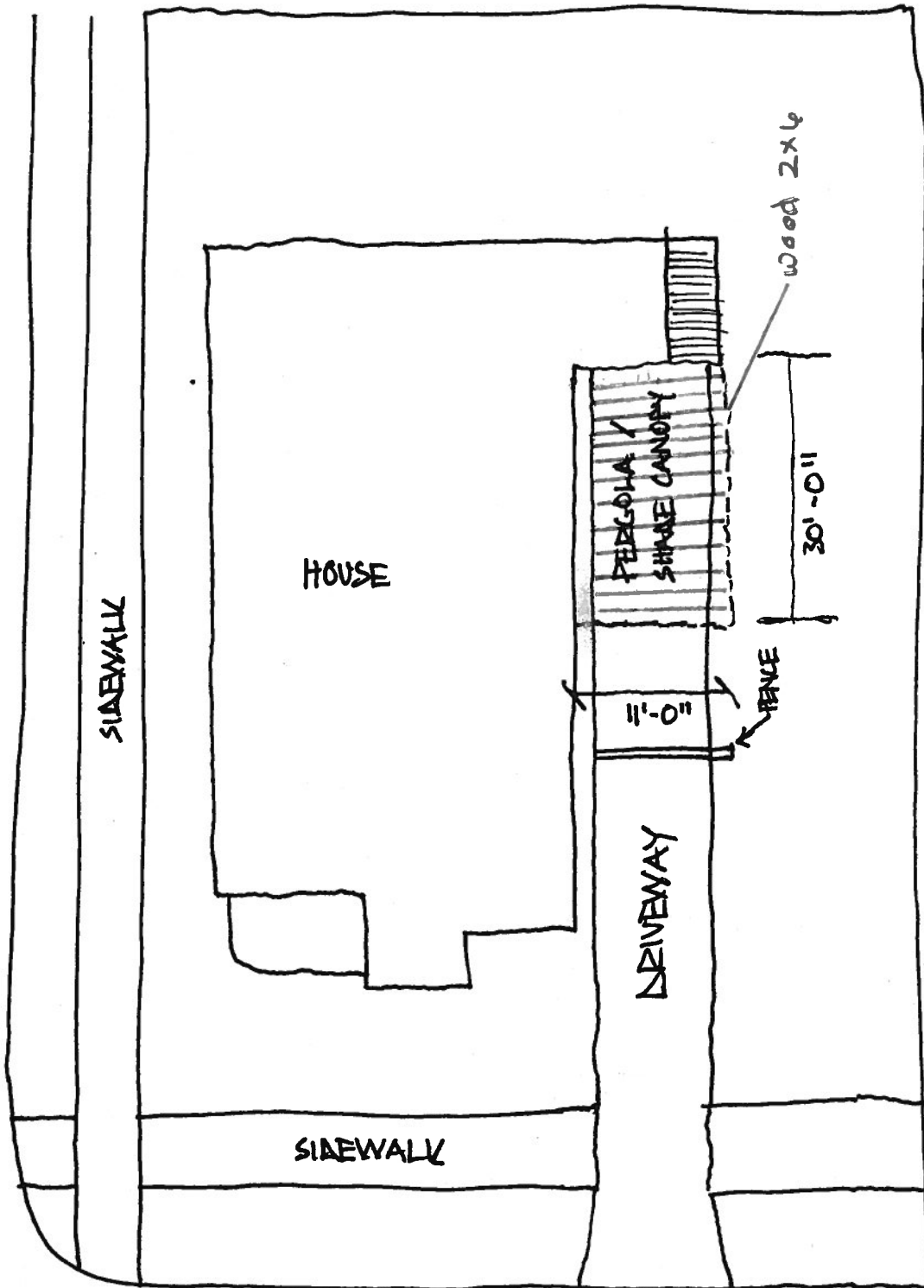
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO







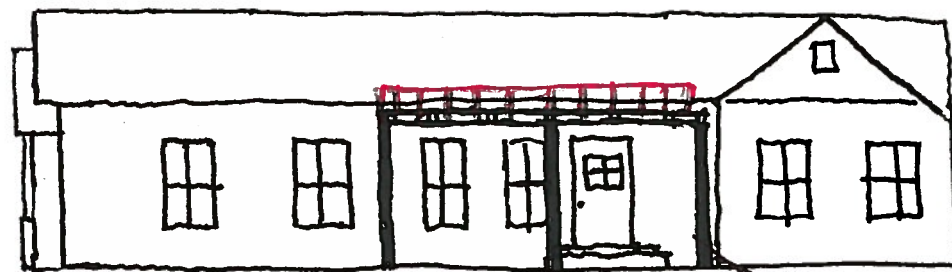




E CROCKETT

SITE PLAN  
EXAMPLE  
NOT TO SCALE





SIDE ELEVATION 1

30'-0"

Long 16 7/8 ins  
Wid 34 feet

EXAMPLE



FRONT ELEVATION

12'-0"  
12-

4 feet wooden Fence

- EXAMPLE 10'-0" (VERIFY)

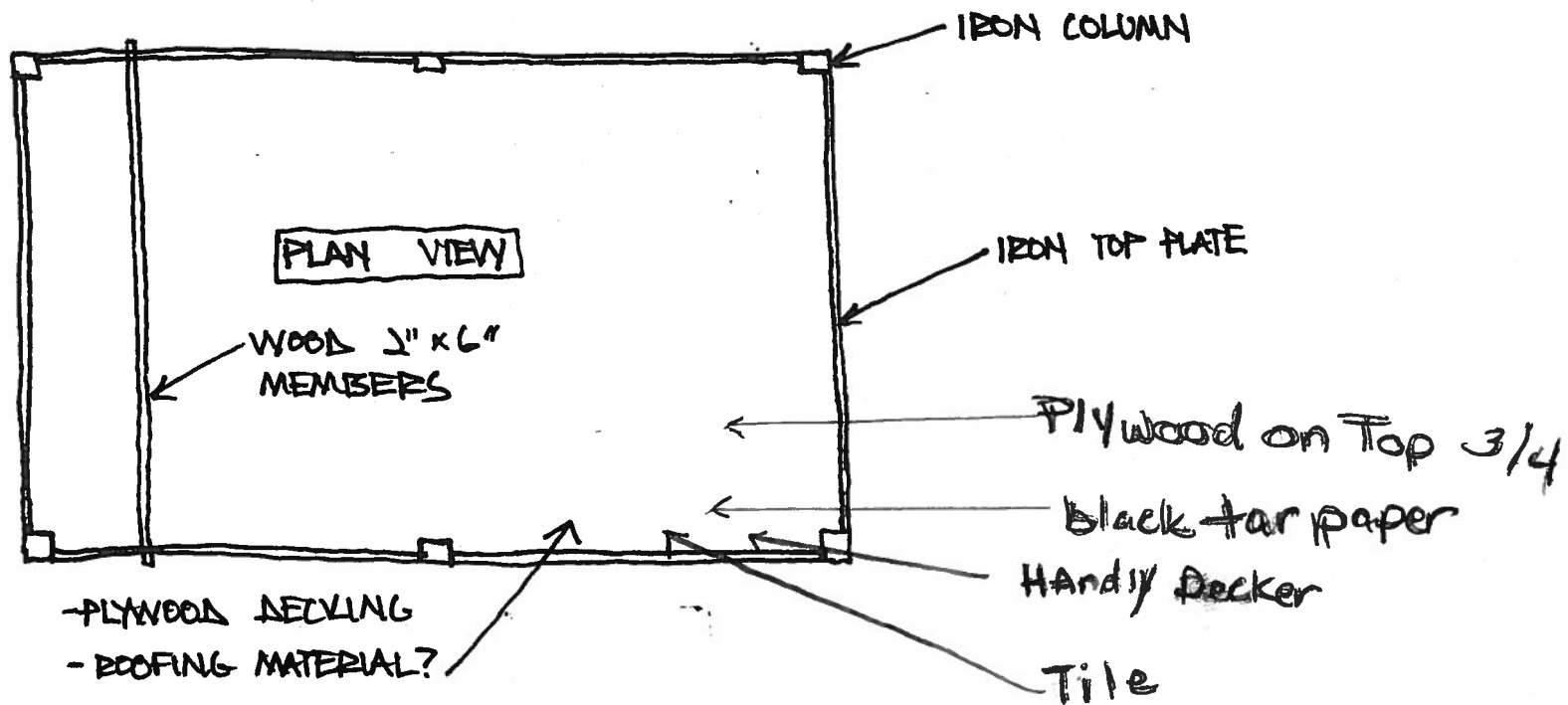
Trimed with wood

Seal and paint

EXISTING FENCE

12"5

EXAMPLE PAGE



EXAMPLE



