

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO: 2017-062
ADDRESS: 1121 E CROCKETT ST
LEGAL DESCRIPTION: NCB 578 BLK C LOT E55.35 FT OF 6
ZONING: RM-4,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Javier Morales
OWNER: Javier Morales/JSA Homes
TYPE OF WORK: Wood window replacement, exterior modifications and construction of a rear addition

REQUEST:

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

1. Replace the original wood windows with new wood windows.
2. Construct a rear addition featuring approximately 400 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior 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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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)

- 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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 structure at 1121 E Crockett was constructed circa 1930 and appears first on the 1951 Sanborn maps. The structure features Craftsman style elements including exposed rafter tails and a broad front facing former as well as other traditional elements including a side gabled roof and two side window bays.
- b. Administrative approval has been previously issued at this property for the repair of the existing foundation, the re-opening of the previously enclosed front porch and the installation of a new HVAC system. Staff performed a site visit and left a notice of violation on January 24, 2017, for the removal of the original wood windows and the replacement of original wood siding without a Certificate of Appropriateness.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing, one over one wood windows with new, one over one wood windows. In total, the applicant has proposed to replace thirteen wood windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. states that historic windows should be preserved. The existing windows that remain within the walls of the historic structure are in a state that can be repaired. Parts of the existing wood windows that were discarded on site were also in a state of repair. Staff recommends that the applicant repair the existing wood windows and install salvaged wood windows in the openings where the original windows once existed.
- d. **ORIGINAL MATERIALS** – The applicant has begun to repair and at times replace many original materials including original wood siding and trim. The Guidelines for Exterior Maintenance and Alterations 1.B. notes that façade materials that can be repaired should be repaired in place. Staff recommends the applicant repair the existing wood elements and replace only those elements that are beyond repair.
- e. **ADDITON** – At the rear of the primary historic structure, the applicant has proposed to construct an addition of approximately 400 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 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 properly located the proposed addition and has proposed a roof form that is similar to that of the historic structure. The applicant has proposed offsets on both sides of the addition as well as a differentiation in siding profile. This is consistent with the Guidelines.
- f. **SCALE, MASS AND FORM** – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines.
- g. **MATERIALS** – The applicant has proposed materials for the addition to include a standing seam metal roof, wood siding and wood windows. This is consistent with the Guidelines and the material used on the primary historic structure. The applicant should match the roofing details of the primary historic structure's existing, historic standing seam metal roof. If the applicant proposed to replace the roof of the primary historic structure, the applicant is to install a standing seam metal roof throughout that features that panels 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.

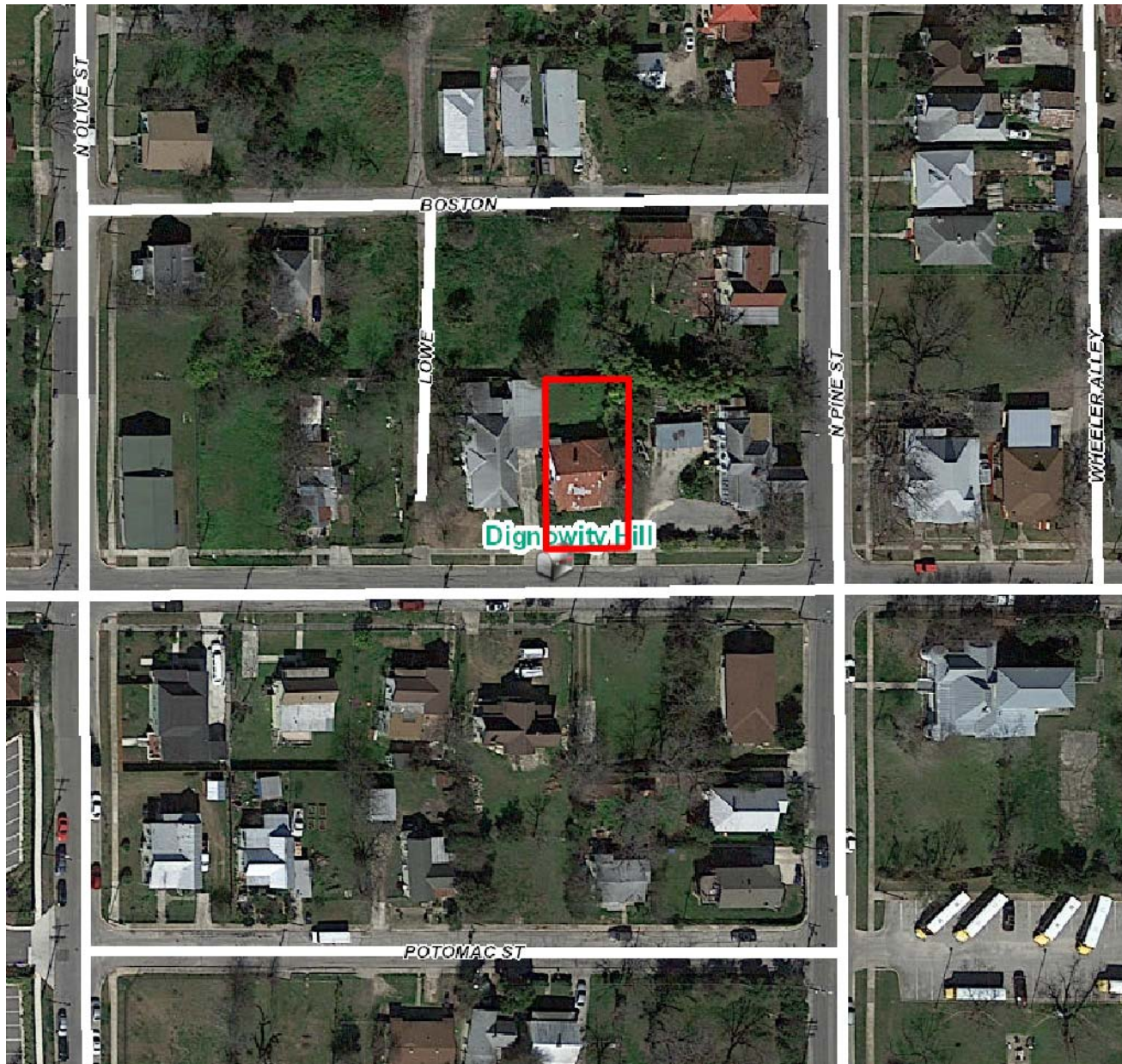
RECOMMENDATION:

Staff does not recommend approval of item #1 based on finding c. Staff recommends that the applicant repair the existing wood windows and install salvaged wood windows in the openings where the original windows once existed.

Staff recommends approval of item #2 based on findings a through g with the following stipulation:

- i. That the applicant install a standing seam metal roof throughout that features that panels 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.

CASE MANAGER:

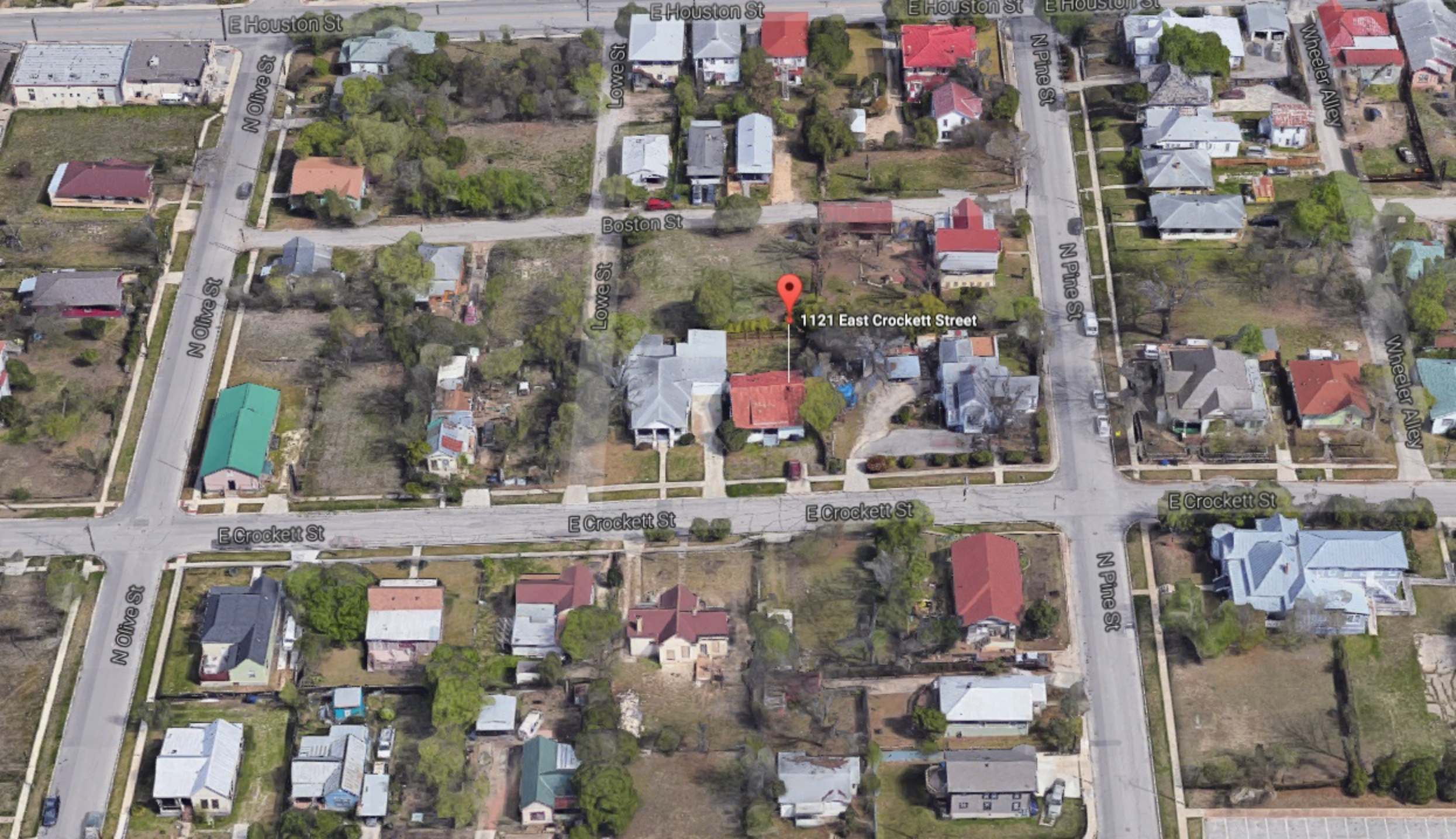


Flex Viewer

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Printed: Feb 06, 2017

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E Houston St

E Houston St

E Houston St

E Houston St

E Houston St

N Olive St

Lowe St

N Pine St

Wheeler Alley

Boston St

1121 East Crockett Street

N Olive St

N Pine St

Wheeler Alley

E Crockett St

E Crockett St

E Crockett St

E Crockett St

N Olive St

N Pine St



NO OBSTRUCTION
TO THE STREET
OR TO THE
ADJACENT
PROPERTY
IS ALLOWED
ON ANY LOT
OR STREET
SIDE OF THE
LOT



131

TEX. 038

131

N. CENTRE

593

GIBBS (40' Wide)

593

PASO HONDO

(ST. CLOSED)

595

E. COMMERCE

See Volume Three

Scale of Feet. 0 50 100 150

134

E. HOUSTON (STARR)

578

578

BOSTON

578

578

1121

E. CROCKETT GRAVELED

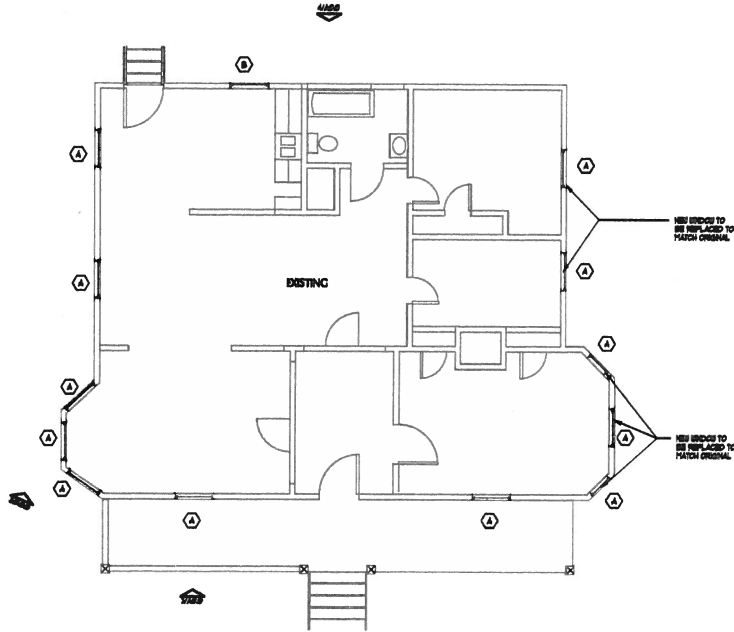
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POTOMAC (STATE) GRAVELED

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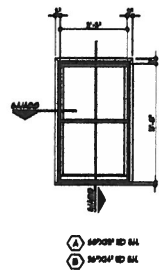
N. CENTRE

131

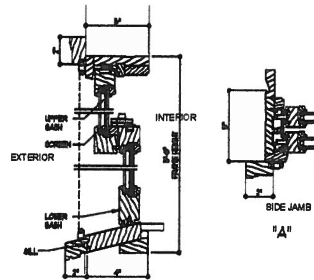


1 **NEW WINDOW REPLACEMENT
EXISTING FLOOR PLAN**
SCALE: 1/8"=1'-0"

NOTE: NEW WINDOWS TO MATCH ORIGINAL, WOOD WINDOW REMOVED



5 **TYPICAL
NEW WINDOW ELEVATION**
SCALE: 1/8"=1'-0"



6 **CUSTOM WOOD WINDOW
SINGLE HUNG VERTICAL SECTION**
SCALE: 3/4"=1'-0"



2 **VIEW 1**
SCALE: 1/8"=1'-0"



3 **VIEW 2**
SCALE: 1/8"=1'-0"



4 **VIEW 3**
SCALE: 1/8"=1'-0"

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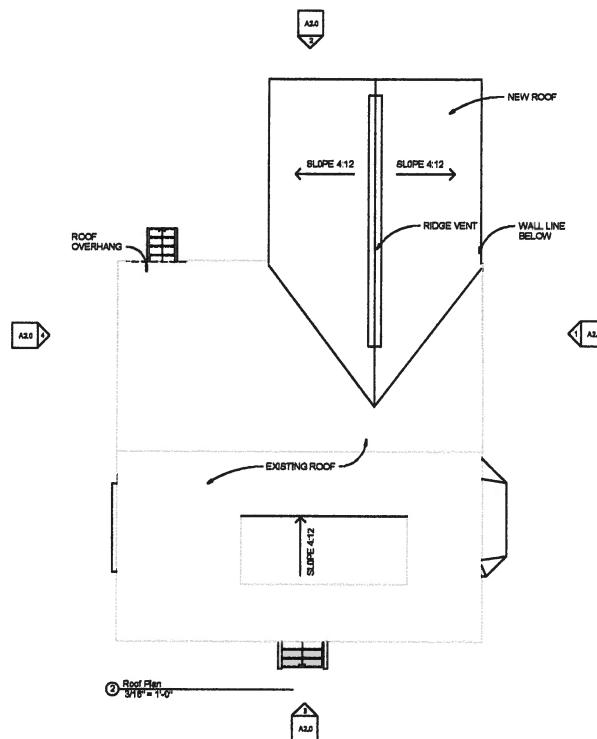
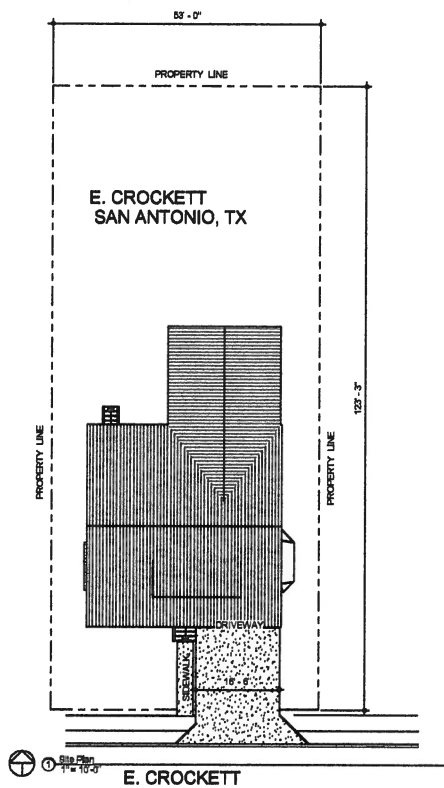
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**WINDOW ELEVATION
DETAILS**

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Project Number: _____ Issue Date: _____
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Checked By: _____ Checker: _____
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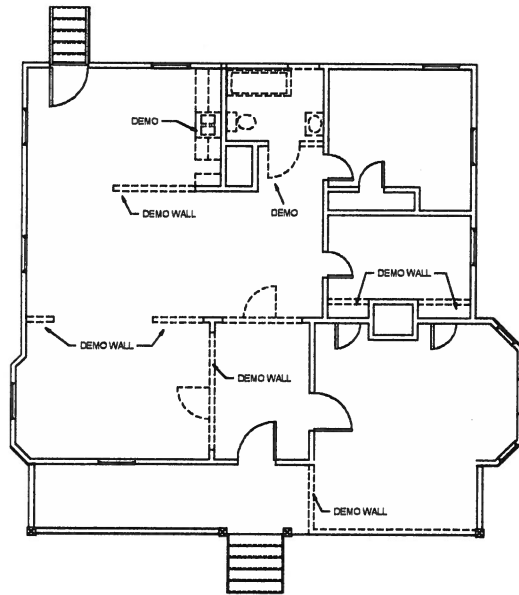
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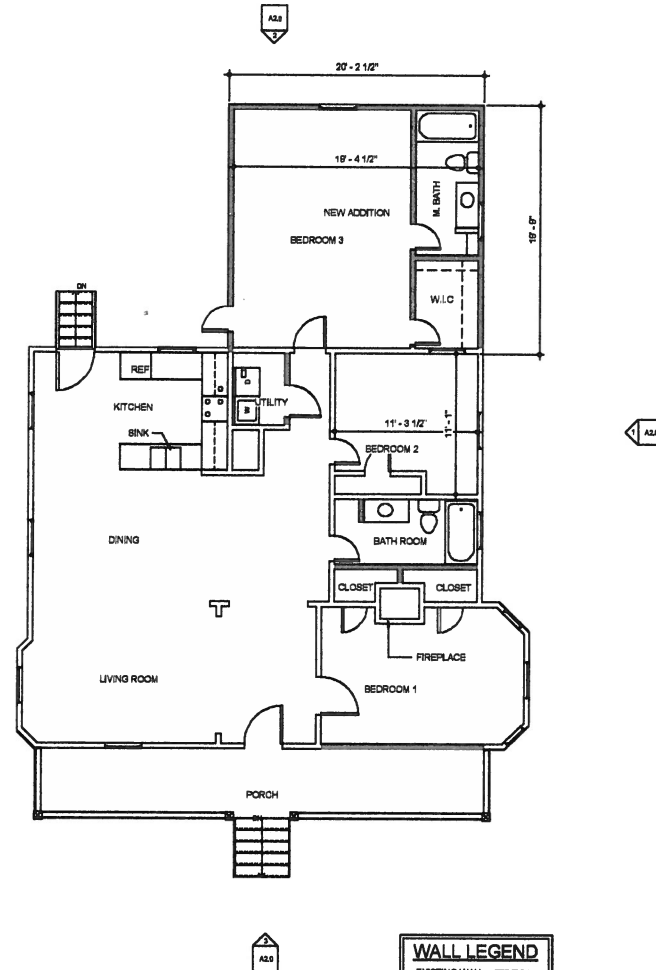
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2 DEMO FIRST FLOOR PLAN
1/4" = 1'-0"

A3.2



1 NEW FIRST FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND	
EXISTING WALL	—
DEMO	- - - -
NEW WALL	— · — · —

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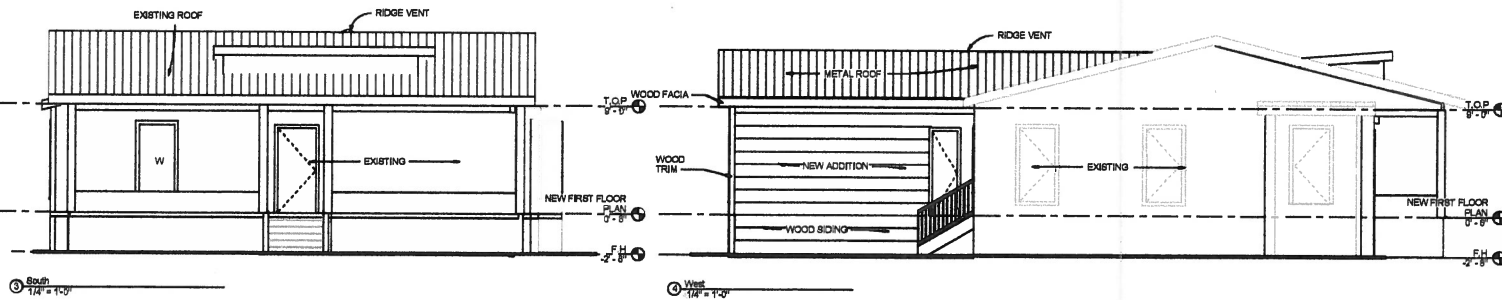
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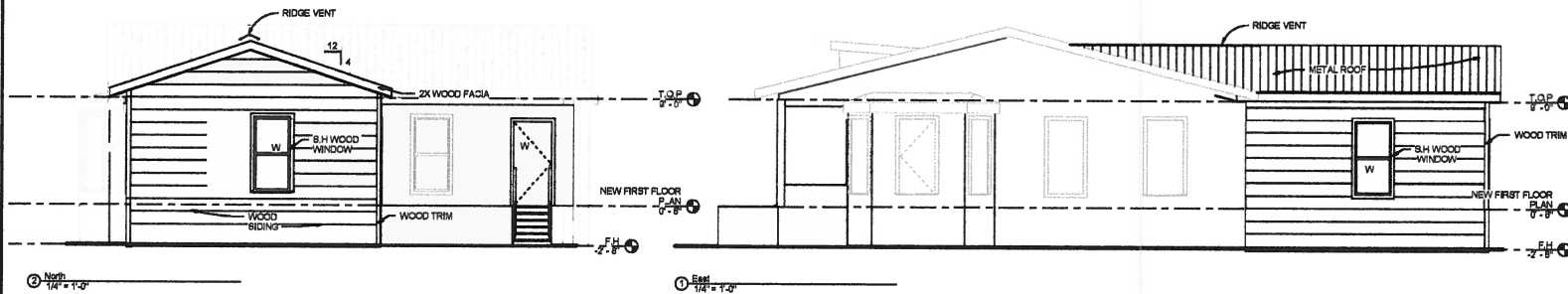
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DESIGN DEVELOPMENT
10-10-2021



③ South
1/4" = 1'-0"

④ West
1/4" = 1'-0"



② North
1/4" = 1'-0"

① East
1/4" = 1'-0"

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