

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO: 2017-104
ADDRESS: 1013 E CROCKETT ST
LEGAL DESCRIPTION: NCB 577 BLK 16 LOT A17
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Roberto Velasquez
OWNER: Roberto Velasquez
TYPE OF WORK: Construction of a rear accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to feature a footprint of approximately 320 square feet to include Dutch siding and an asphalt shingle roof.

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. The applicant has proposed to construct an accessory structure at the rear of the lot at 1013 E Crockett Street in the Dignowity Hill Historic District. The applicant has proposed to locate the accessory structure in the northeast corner of the lot, aligned with the existing driveway. The proposed accessory structure is to include a carport and storage room.
- b. **MASSING, FORM & BUILDING SIZE** – The applicant has proposed for the accessory structure to feature an overall footprint of approximately 320 square feet, and an overall height that is subordinate to that of the primary historic structure.
- c. **WINDOWS & DOORS** – The applicant has proposed one door opening that features proportions as well as a door that is consistent with the profiles of historic doors in the Dignowity Hill Historic District.
- d. **MATERIALS** – The applicant has proposed materials that include Dutch lap siding and asphalt shingle roofing.

These materials are consistent with the Guidelines.

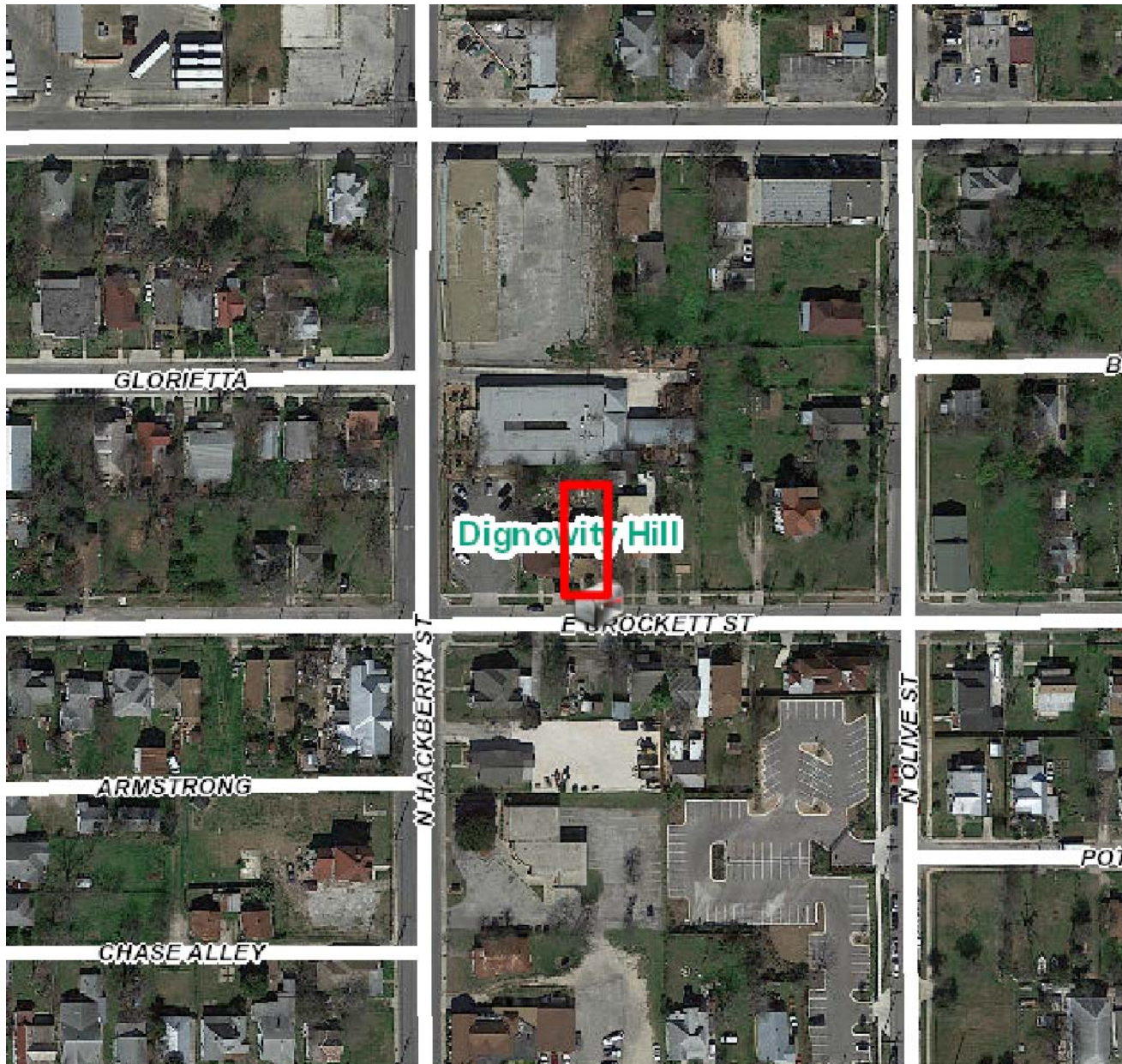
- e. **SETBACKS & ORIENTATION** – The applicant has proposed to locate the accessory structure in the northeast corner of the lot. Typically, historic accessory structures are found at the rear of lots, often in a rear corner. The applicant has noted setbacks of five feet from the property line. This is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



Flex Viewer

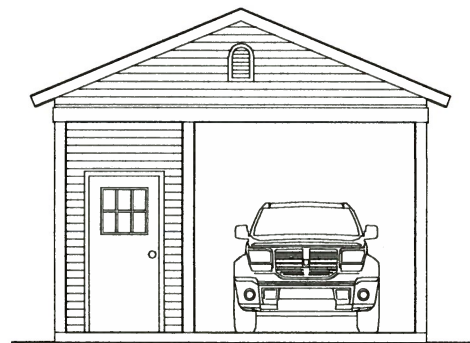
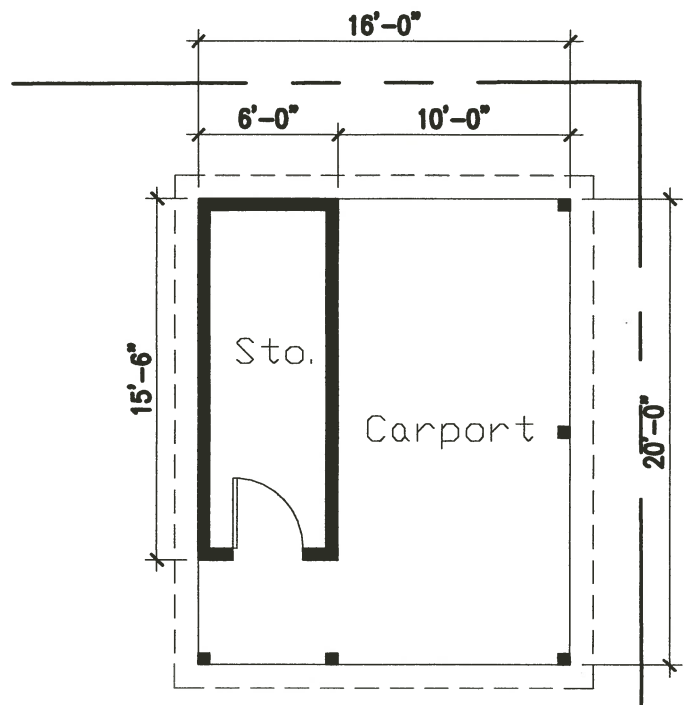
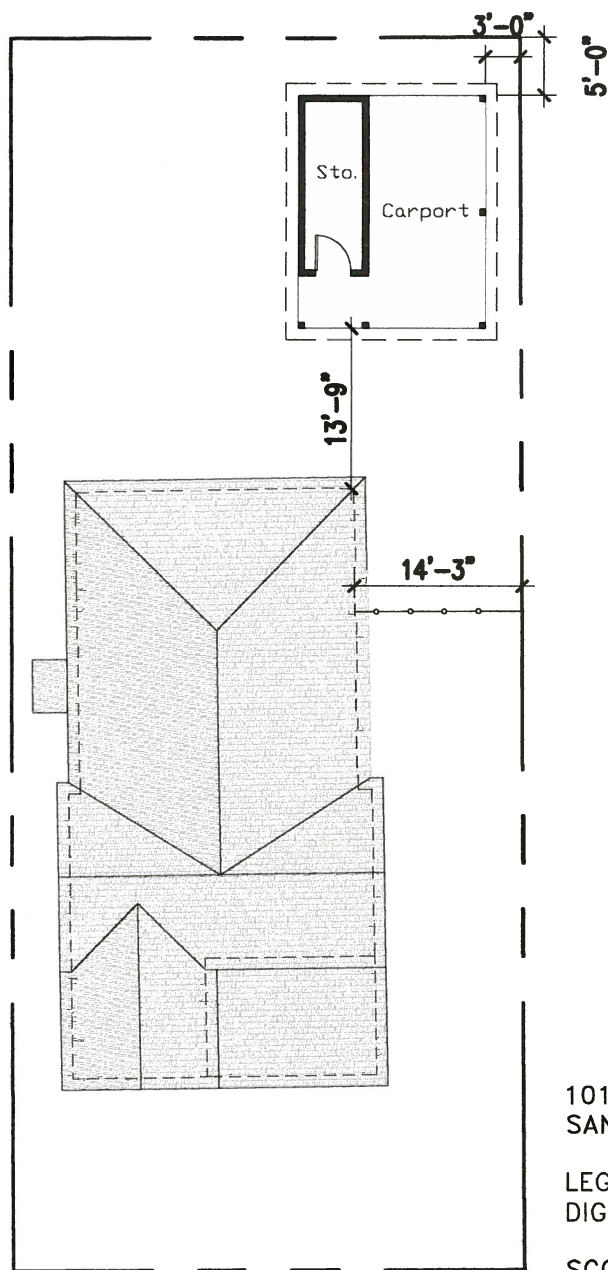
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Printed: Mar 09, 2017

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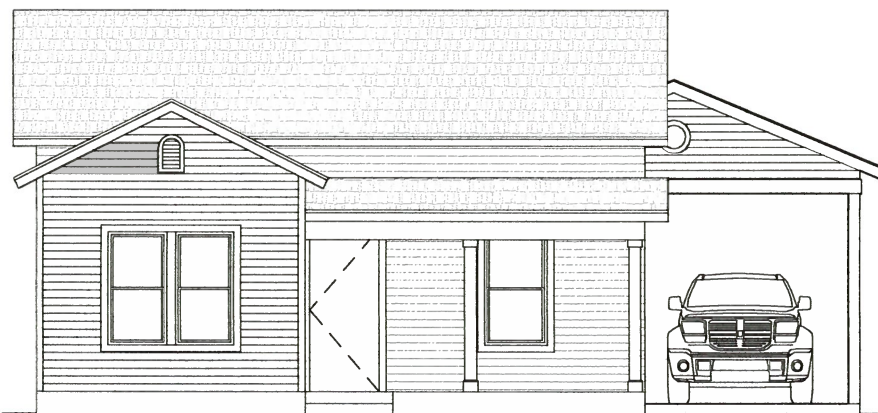


1013 EAST CROCKETT ST.
SAN ANTONIO, TX 78202

LEGAL DESCRIPTION : NCB 577 _LOT A17
DIGNOWITY HILL HISTORIC DISTRICT

SCOPE OF WORK INCLUDES:

1. NEW CARPORT WITH STORAGE ON THE BACK SIDE OF THE PROPERTY.



1013 E Crockett St. - San Antonio TX. 78202

Site/Carport

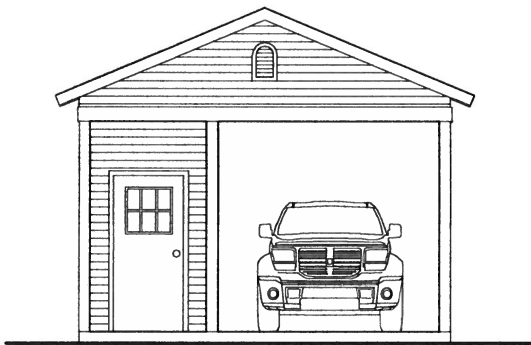
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Date

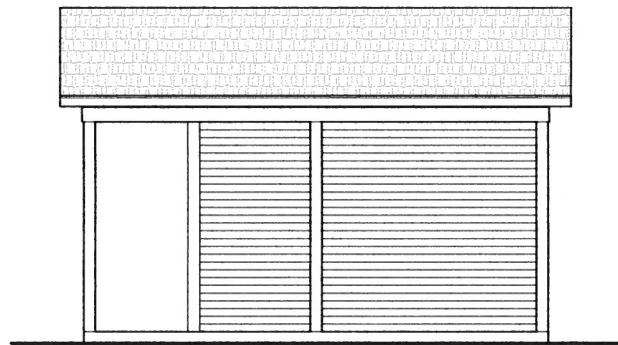
02/01/2017

Scale

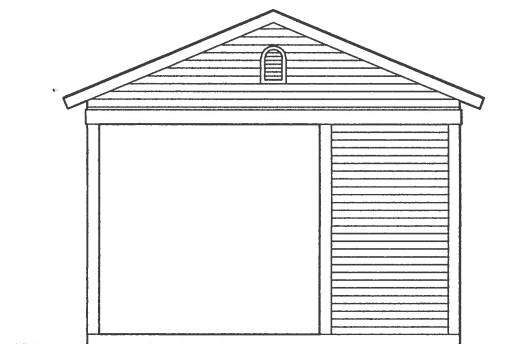
1/16" = 1'-0"



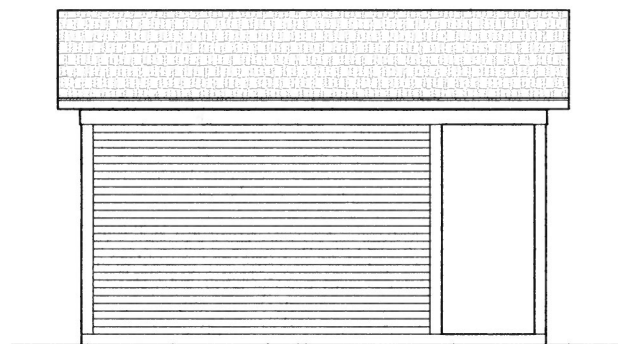
SOUTH



EAST



NORTH



WEST

1013 E Crockett St. - San Antonio TX. 78202

Site/Carport

01

Date

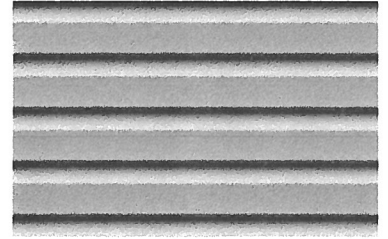
02/01/2017

Scale

1/16" = 1'-0"

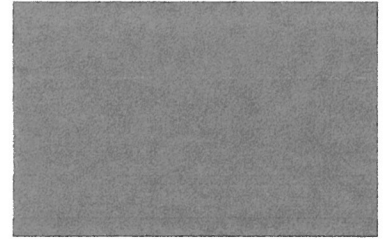
Materials

Siding: **Dutch Lap**



Exterior Paint :

Siding : **Behr Teton Blue N490-4**



Details including (Trim and Fascia): **Behr White**

Roofing : **(similar to photo)**







