

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-235
ADDRESS: 1115 E CROCKETT ST
LEGAL DESCRIPTION: NCB 578 BLK D LOT E 34.3 FT OF 5 ARB A-8
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio
OWNER: Henneke Financial Group, LLC
TYPE OF WORK: Construction of a two story house
REQUEST:

The applicant is requesting conceptual approval to construct a two story residential structure on the vacant lot at 1115 E Crockett.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
 - ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
 - iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
 - iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
 - v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to construct a two story house on the vacant lot at 1115 E Crockett in the Dignowity Hill Historic District. The lot is located mid-block between N Olive Street and N Pine Street and adjacent to an unpaved alley, Lowe Street.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on May 10, 2017. Commissioners found the proposed massing to be appropriate as well as the proposed materials. Commissioners noted concern regarding variation in the proposed façade arrangements and materials to provide a clear separation in the mirrored designs.
- d. The proposed new construction at 1115 E Crockett has been proposed in addition to new construction at 1111 E Crockett. Currently, these are two separate lots; however, the applicant has proposed to remove the lot line through a certificate of determination
- e. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed a setback of approximately ten (10) feet. The structures to the immediate west feature a setback of approximately twenty-five (25) feet. Staff recommends the applicant install a setback that is consistent with the historic setbacks found on the block.
- f. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward E Crockett. This is consistent with the Guidelines.
- g. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. There are examples of two story historic structures in the vicinity including one on the northwest corner of N Olive and E Crockett; however, this block of E Crockett is entirely composed of single story structures. Staff finds that the applicant should provide a street elevation noting the proposed new construction in comparison with neighboring historic structures to determine the new construction's impact.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two to three feet. Staff finds that the applicant should incorporate a foundation height that is consistent with those found historically on this block.
- i. **ROOF FORM** – The applicant has proposed a hipped roof. There are examples of hipped roofs on this block of E Crockett as well as throughout the Dignowity Hill Historic District. The proposed roof form is consistent with the Guidelines.
- j. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. On the front façade, the applicant has proposed window openings that are sized to be similar to those found historically in the district with the exception of the window in the second floor bathroom. On the east and north elevations, the applicant has proposed window openings that are sized to be similar to those found throughout the district. The west elevation is generally void of fenestration and is not consistent with the Guidelines. Staff recommends the applicant introduce fenestration to the west façade that is comparable to that found on the other proposed facades, introduce an additional window to the rear façade's second floor and introduce a window on the front façade that is at least half of the height of the other proposed window openings on the front façade.
- k. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is consistent with the Guidelines for New Construction 2.D.i.
- l. **MATERIALS** – Regarding materials, the applicant has proposed first floor materials to include horizontally oriented Hardi siding, a second floor of board and batten Hardi siding, eight inch square cedar columns, hog wire and cedar guardrails, cedar timber trusses and a standing seam metal roof. The applicant has noted that the proposed Hardi siding will feature a smooth finish. Staff finds that the horizontally oriented Hardi siding should feature an exposure of four inches, that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide, that the standing seam metal roof 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. A large profiled ridge cap shall not be used.
- m. **WINDOW MATERIALS** – At this time, window materials have not been identified by the applicant. Staff recommends the installation of wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- n. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the

historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposed architectural details to be generally appropriate and consistent with the Guidelines. The applicant has incorporated the double height porch within the massing of the proposed structure, has proposed roof forms that are consistent with those found throughout the neighborhood and has proposed appropriate materials.

- o. COLUMN DESIGN – The applicant has proposed eight in square cedar columns. Given the proposed height and porch massing, staff finds the proposed columns to feature an appropriate size; however, each column should feature both a capital and base.
- p. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for complying with this.
- q. DRIVEWAY – Adjacent to the proposed new construction, a public right of way, Lowe Street exists. Currently, this street is unpaved and a residential driveway approach exists where it meets E Crockett Street. The applicant has proposed to install a ribbon strip driveway in the public right of way to facilitate automobile parking at the rear of this lot and an adjacent lot which will also feature new construction. Staff finds the proposed rear parking location appropriate; however, the applicant shall coordinate with the City of San Antonio, Transportation and Capital Improvements Department to determine if the proposed installation of a ribbon strip driveway in the public right of way is appropriate and allowed.
- r. SIDEWALK – At this time, the applicant has not proposed a front yard sidewalk to lead from the front porch to the public right of way. Front yard sidewalks are character defining features of historic neighborhoods. Staff recommends the applicant incorporate a front yard sidewalk in to the proposed new construction.
- s. CARPORT – At the rear of the lot, the applicant has proposed to construct a carport to feature covered parking for two automobiles. The structure will feature forty (40) feet in length and ten (10) feet in width. Staff finds the general size and location of the proposed carports appropriate; however, the applicant should provide additional information regarding materials and details.
- t. LANDSCAPING – At this time, the applicant has not provided a landscaping plan noting landscaping materials. Staff finds that a landscaping plan noting proposed landscaping materials should be submitted when returning to the HDRC for final approval.
- u. FENCING – Front yard fences are found along this block of E Crockett; however, the majority of those that currently exist are chain link fences. The applicant has noted the installation of a cattle panel fence. Staff finds the installation of this fence appropriate; however, the height is not to exceed four (4) feet in height in the front yard.

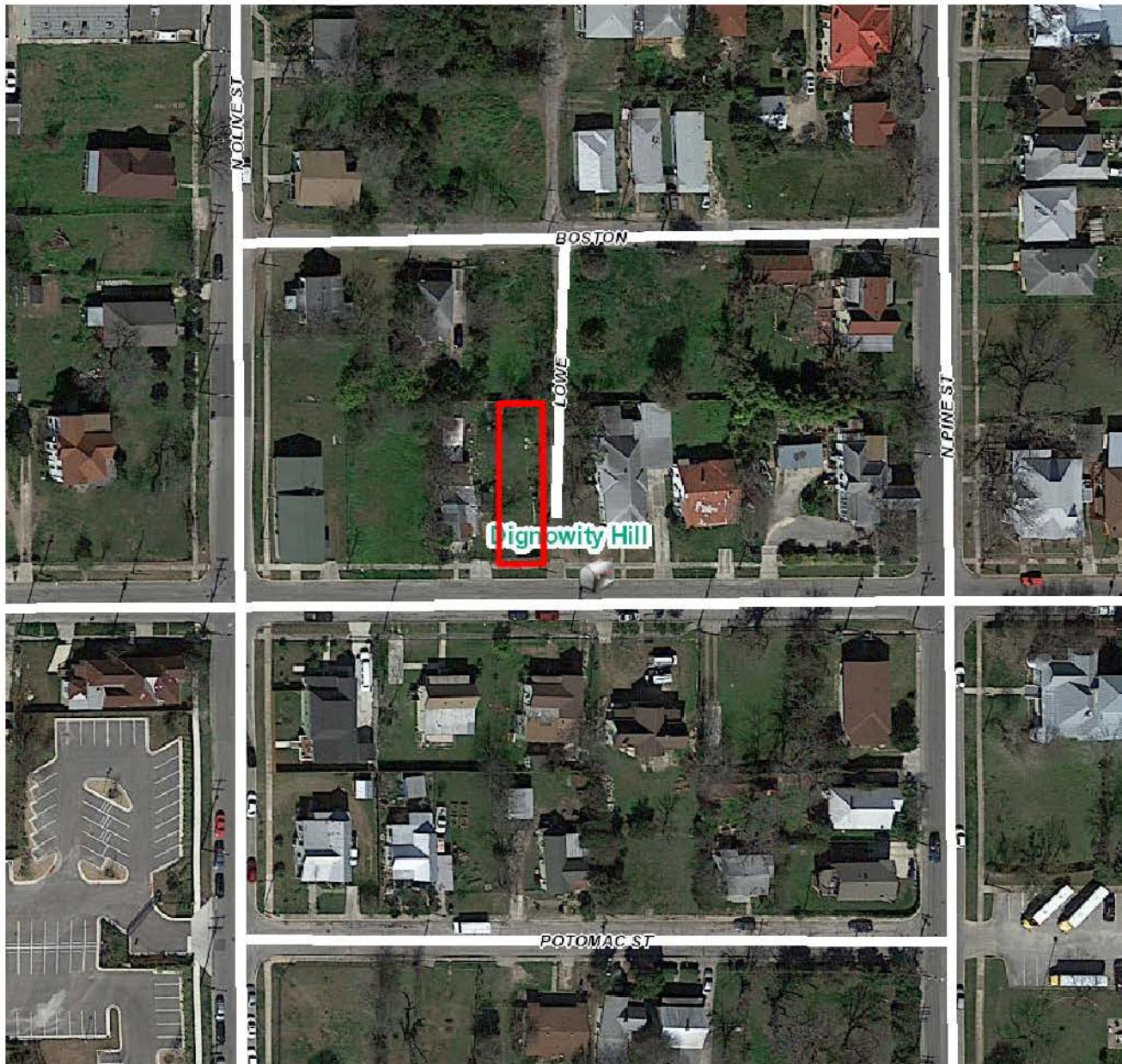
RECOMMENDATION:

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

- i. That the applicant proposed a foundation height that is consistent with the Guidelines and historic examples found on this block of E Crockett as noted in finding h.
- ii. That the applicant provide a street elevation and additional massing information to determine the new construction's impact on the neighboring historic structures.
- iii. That the applicant incorporate window openings that are consistent with the Guidelines as noted in finding l.
- iv. That the applicant install wood windows that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in finding m.
- v. That the applicant provide a column detail noting the installation of a capital and base as noted in finding o.
- vi. That the applicant screen all mechanical equipment as noted in finding p.
- vii. That the applicant incorporate a front yard sidewalk as noted in finding r.
- viii. That the applicant provide a landscaping plan noting landscaping materials as noted in finding t.
- ix. That the applicant provide additional information regarding the proposed carport's materials as noted in finding s.

CASE MANAGER:

Edward Hall

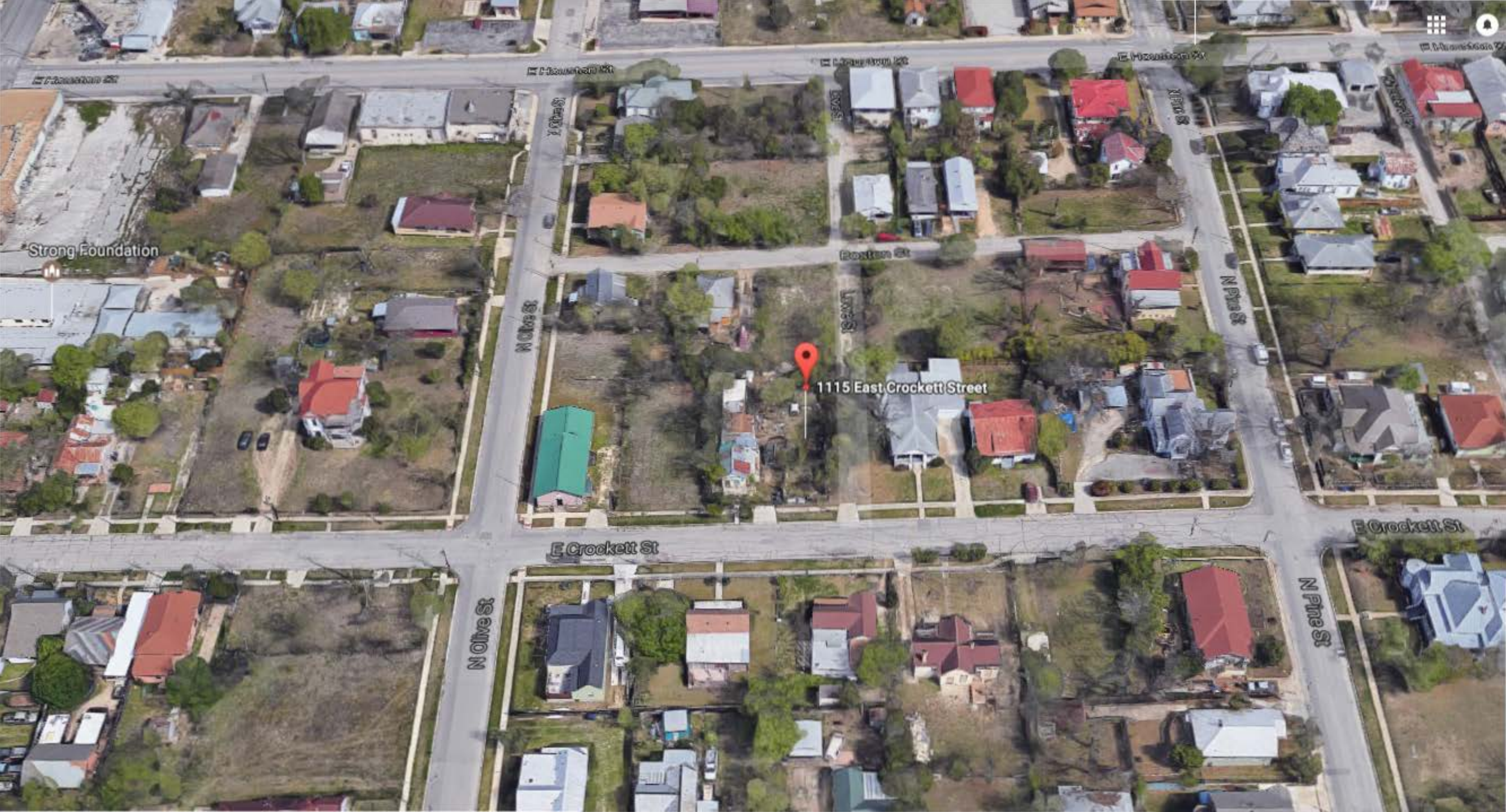


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Strong Foundation

1115 East Crockett Street

N Olive St

E Crockett St

N Olive St

Lind St

Benton St

N Pine St

E Crockett St

N Pine St

E Harrison St

E Harrison St

E Harrison St



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ANY CONDITION
CASH
210.524.9055





1111 and 1115 E CROCKETT – NARRATIVE

Request conceptual approval to construct two two-story townhomes on a vacant lot. The units will have a double height front porch with cedar columns, a standing seam metal roof, and a mix of lap siding and board and batten. The units will be staggered to follow the development pattern of the street. A metal carport will be constructed at the rear of the lot and will include a concrete ribbon driveway.

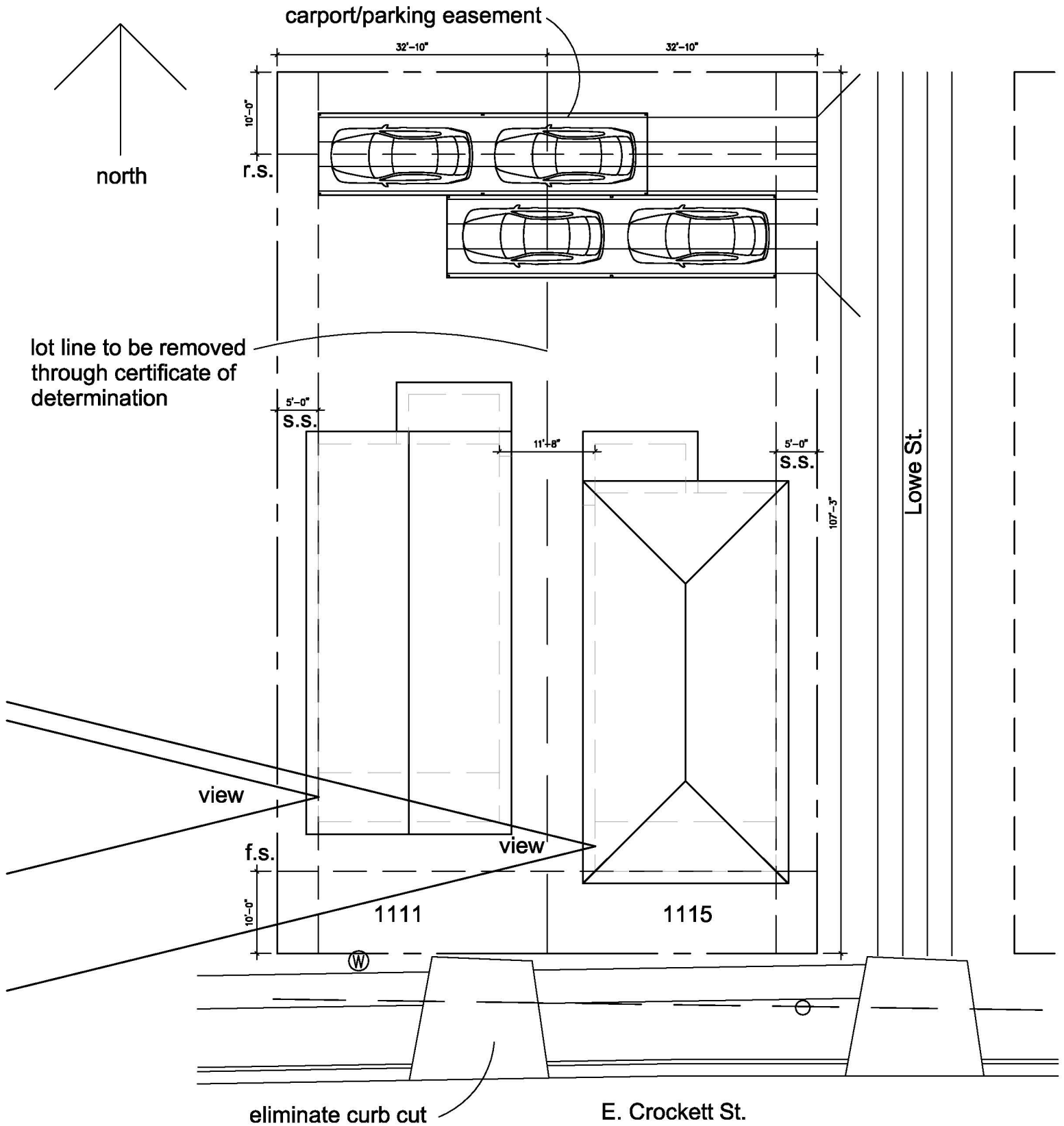
Henneke Financial Group, LLC

1111 & 1115 E. Crockett St., San Antonio, TX 78202

schematic design: site plan

1/16" = 1'-0"

04.27.2017



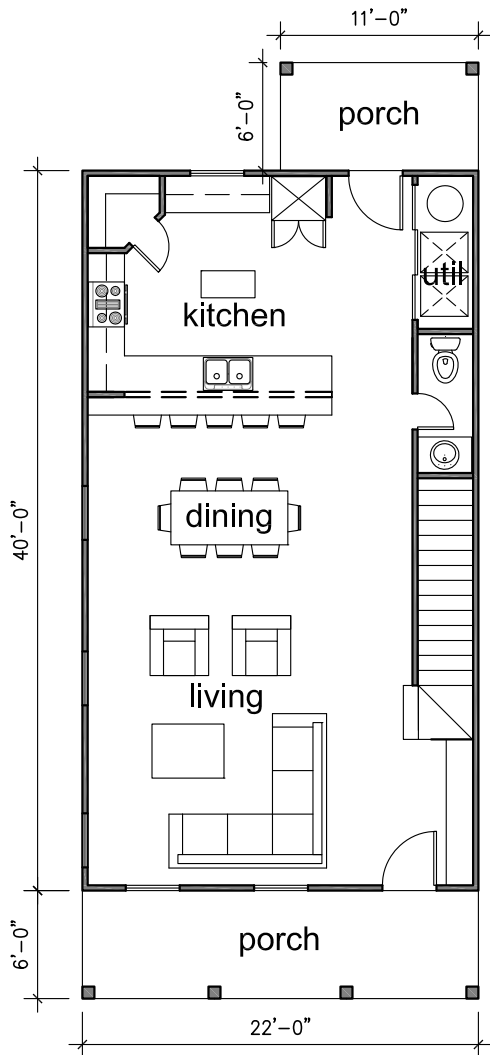
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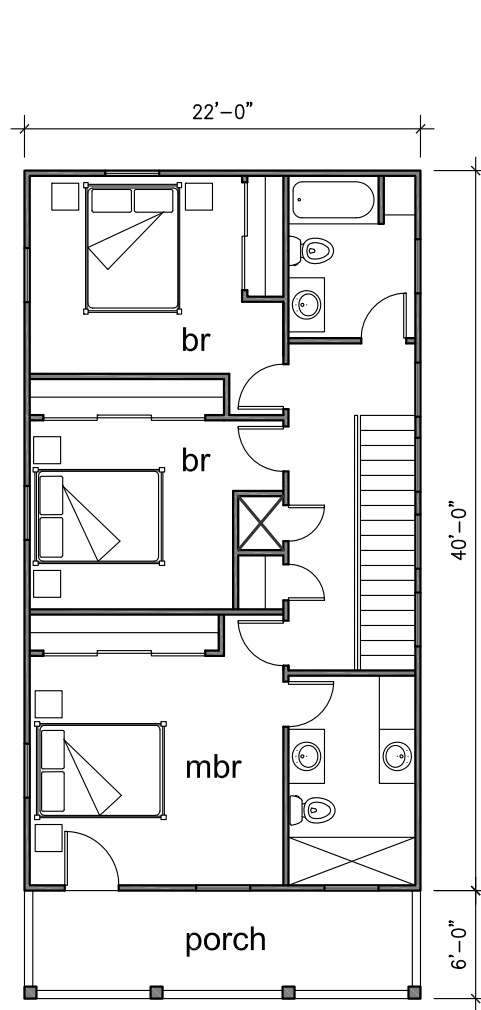
schematic design: floor plans - front elevation

3/32" = 1'-0"

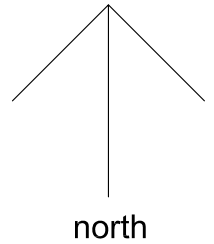
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first floor

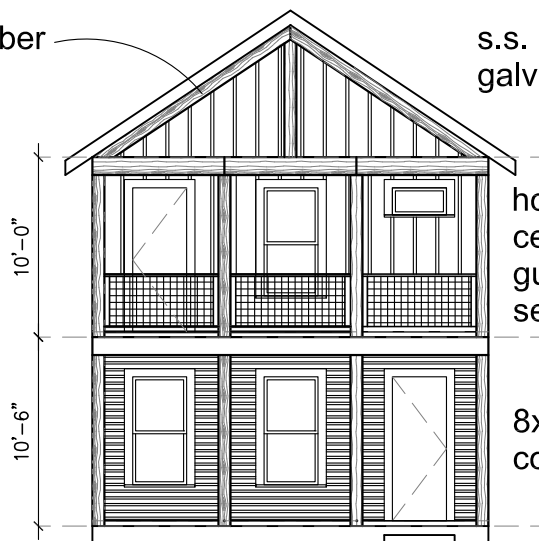


second floor



cedar timber
truss

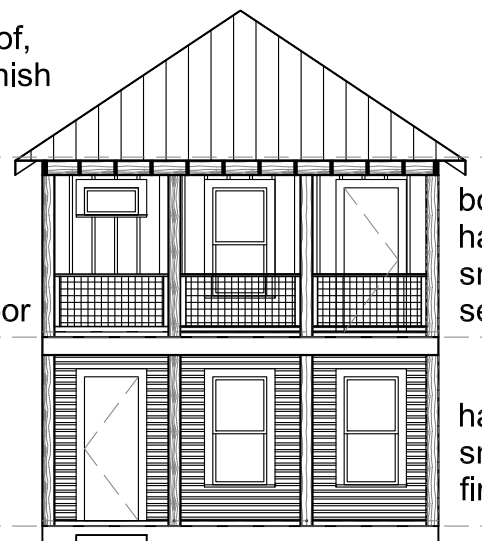
s.s. metal roof,
galvalume finish



dwelling A

hog wire/
cedar
guardrails
second floor

8x8 cedar
columns



dwelling B

1115

board & batten
hardi siding
smooth finish
second floor

hardi siding
smooth finish
first floor



Henneke Financial Group, LLC

1111 & 1115 E. Crockett St., San Antonio, TX 78202

Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



Front perspective



Henneke Financial Group, LLC

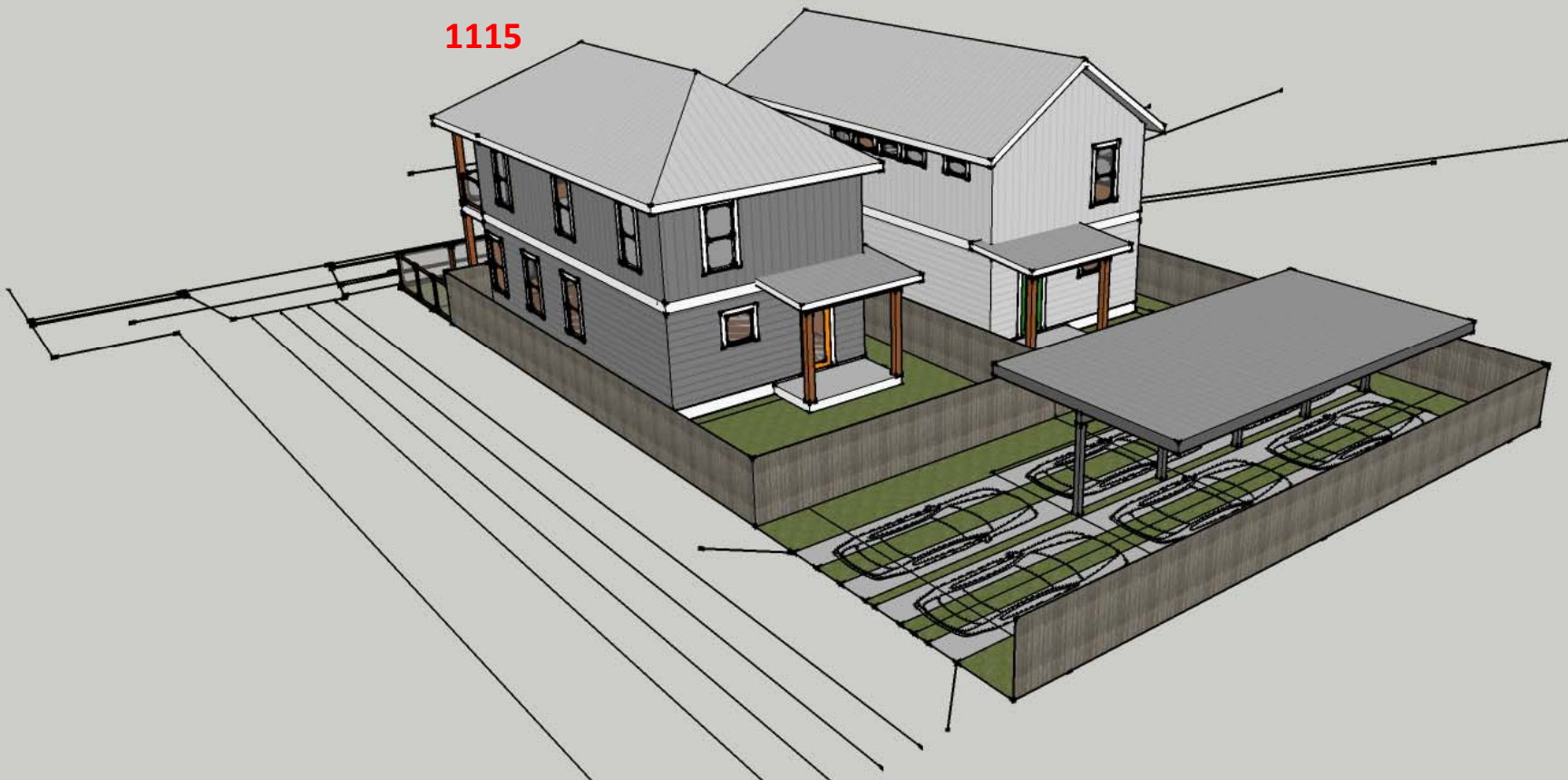
1111 & 1115 E. Crockett St., San Antonio, TX 78202

Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



Rear bird's eye



Henneke Financial Group, LLC
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Schematic design: renderings

n.t.s.

04.21.2017

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Front bird's eye



Henneke Financial Group, LLC

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Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



Front bird's eye



Henneke Financial Group, LLC

1111 & 1115 E. Crockett St., San Antonio, TX 78202

Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
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1115

South elevation



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Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



1115

East elevation



Henneke Financial Group, LLC

1111 & 1115 E. Crockett St., San Antonio, TX 78202

Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



Rear elevation

1115



Henneke Financial Group, LLC
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Schematic design: renderings

n.t.s.

04.21.2017

ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation



1115

Elevation between dwellings

Setback Diagram



Front setbacks on this block of E. Crockett St. are not consistent along either side of the street. Both proposed structures are at or behind the median front setback.

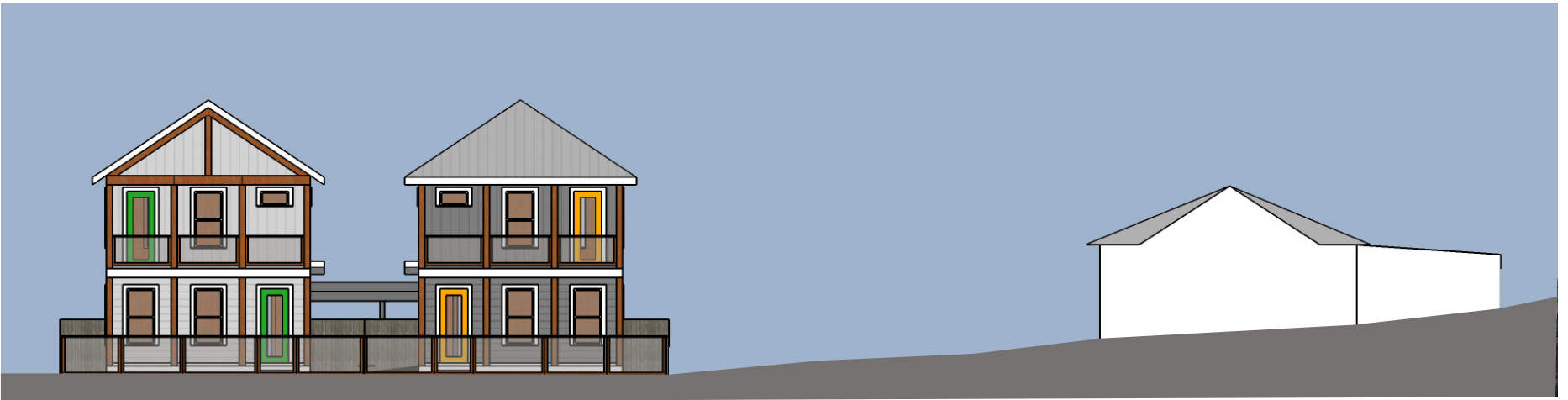
View of E. Crockett Street facing West – showing street sloping down towards downtown



View of project site— showing elevation change between neighboring property and site



Street Elevation



Foundation Heights along E. Crockett St.



Approx. 24 in.



Approx. 18 in.



Approx. 24 in.



Approx. 21 in.



Approx. 18 in.

Foundation Heights along E. Crockett St.



Approx. 24 in.



Approx. 24 in.



Approx. 30 in.



Approx. 18 in.

Due to the ground slope, foundation heights are not consistent throughout this block of E. Crockett St. The lowest measurement at the front entrance is at approximately 18in and the highest at approximately 30in. The majority of houses have a 24in height. The proposed design is elevated by 18in which is within one foot of the majority of houses on the block as recommended by the guidelines.