

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-421
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 rear carport
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport at the rear of the property.

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:

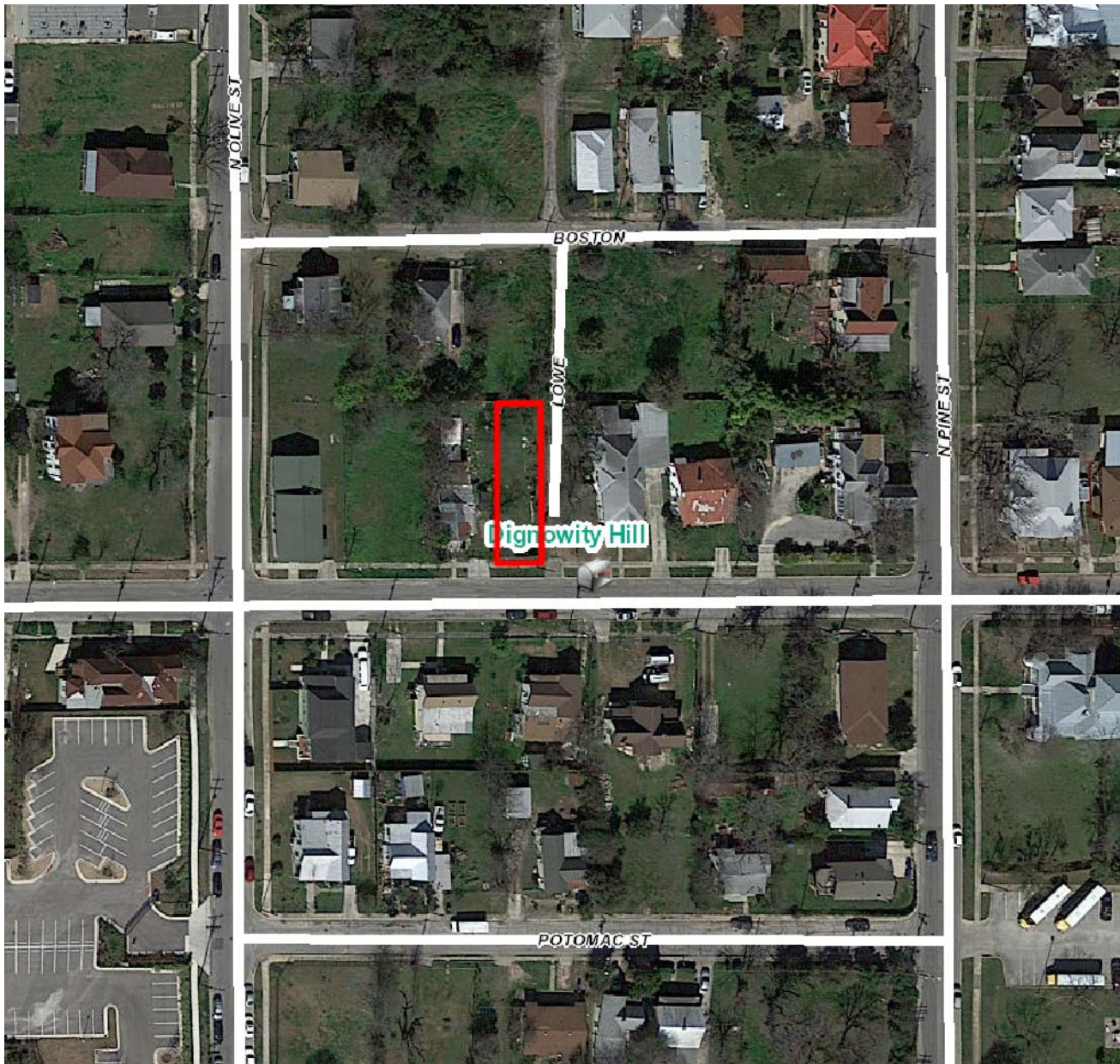
- a. The applicant has proposed to construct an open air carport at 1115 E Crockett, located within the Dignowity Hill Historic District. The proposed carport will be located at the rear of the previously approved new construction.
- b. CARPORT – The Guidelines for New Construction 5.A. note that new accessory structures should be visually subordinate to the principal historic structure on the lot in terms of their height, massing and form, should be no larger in plan than forty percent of the historic structure’s footprint and should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed a footprint of approximately 400 square feet and has proposed materials to include metal columns and a standing seam metal roof. Given its location within the Dignowity Hill Historic District, staff finds the installation of wood materials, rather than metal to be appropriate.
- c. CARPORT – The Guidelines for New Construction 5.B. note that the predominant orientation for accessory structures should be used. The applicant has proposed to locate the accessory structure adjacent to the side alley, which will provide access to the structure. Additionally, the applicant has proposed a location that is consistent with the location of historic accessory structures throughout the district. Staff finds the proposed location to be appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the applicant use wood columns and beams in place of the proposed metal.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 05, 2017

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Strong Foundation

1115 East Crockett Street

E Houston St

E Houston St

E Houston St

E Houston St

N Olive St

N Elm St

N Pine St

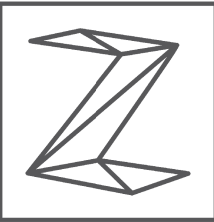
N Olive St

E Crockett St

E Crockett St

N Pine St

Boston St



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NEW CONSTRUCTION
TOWNHOMES
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HENNEKE FINANCIAL GROUP

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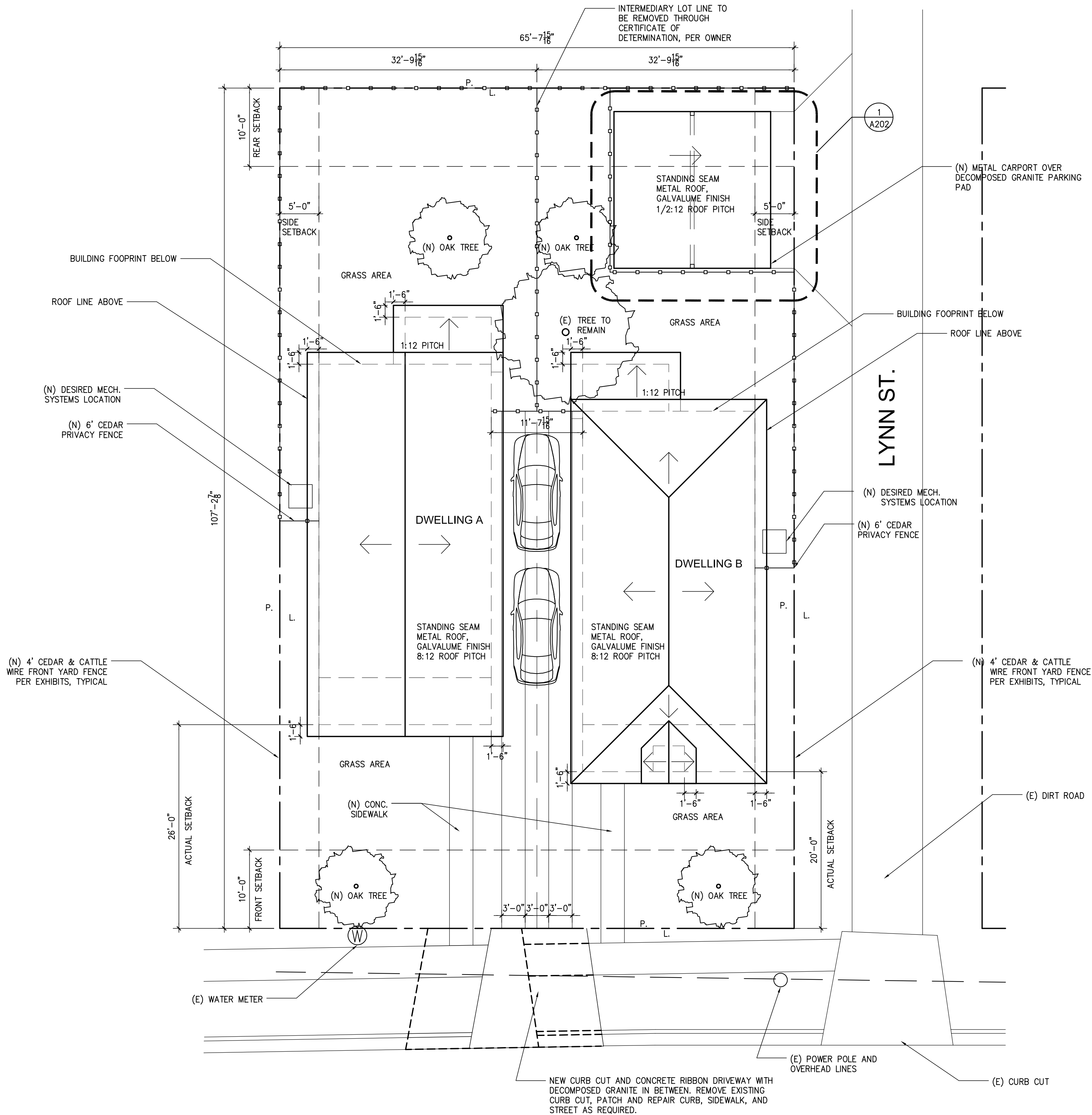
ISSUE		
#	DATE	DESCRIPTION
1	07/14/17	HDRC SET
2	08/04/17	HDRC REVISIONS

PROPOSED
SITE / ROOF PLAN

PROJECT NO.	17-111
DATE:	08.03.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

SPI00

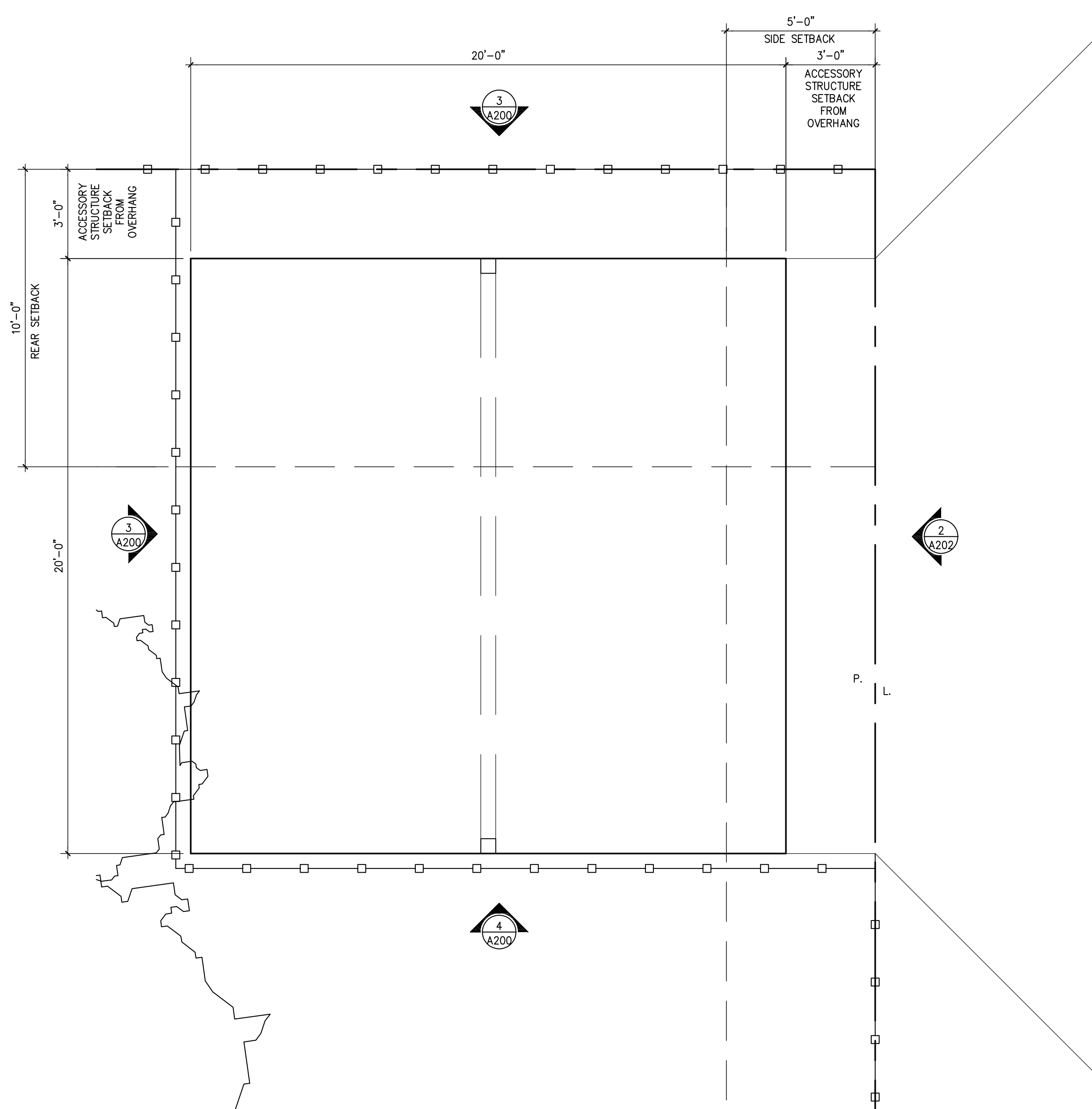


E. CROCKETT ST.

1 PROPOSED SITE PLAN

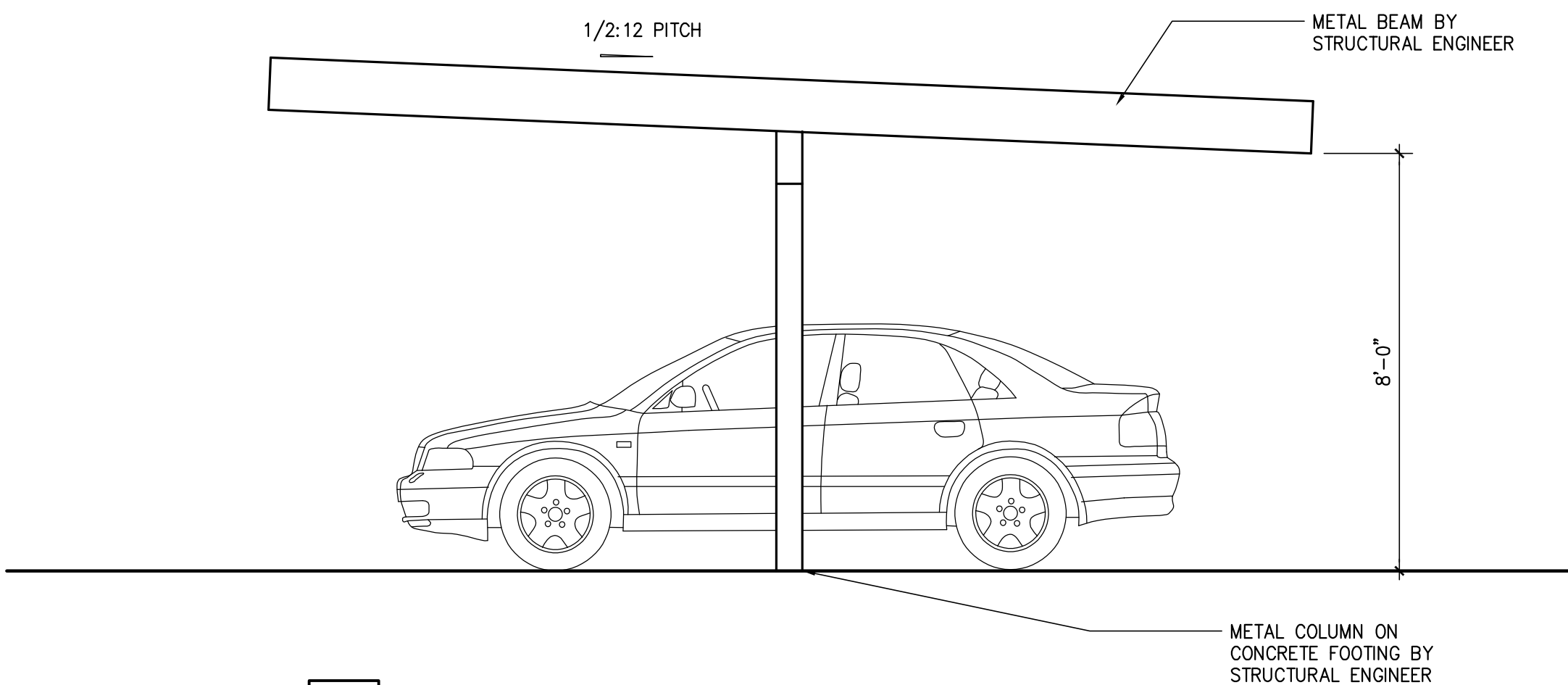
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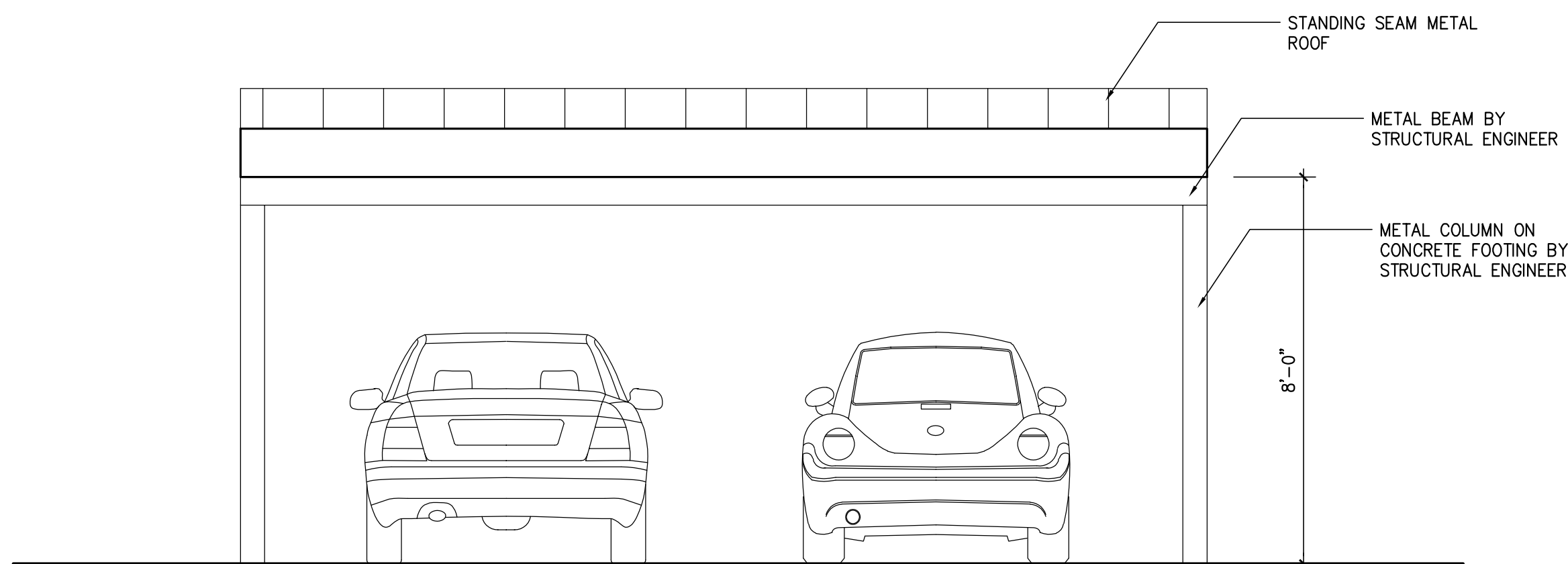
1 ENLARGED SITE PLAN

SCALE: 3/8"=1'-0"



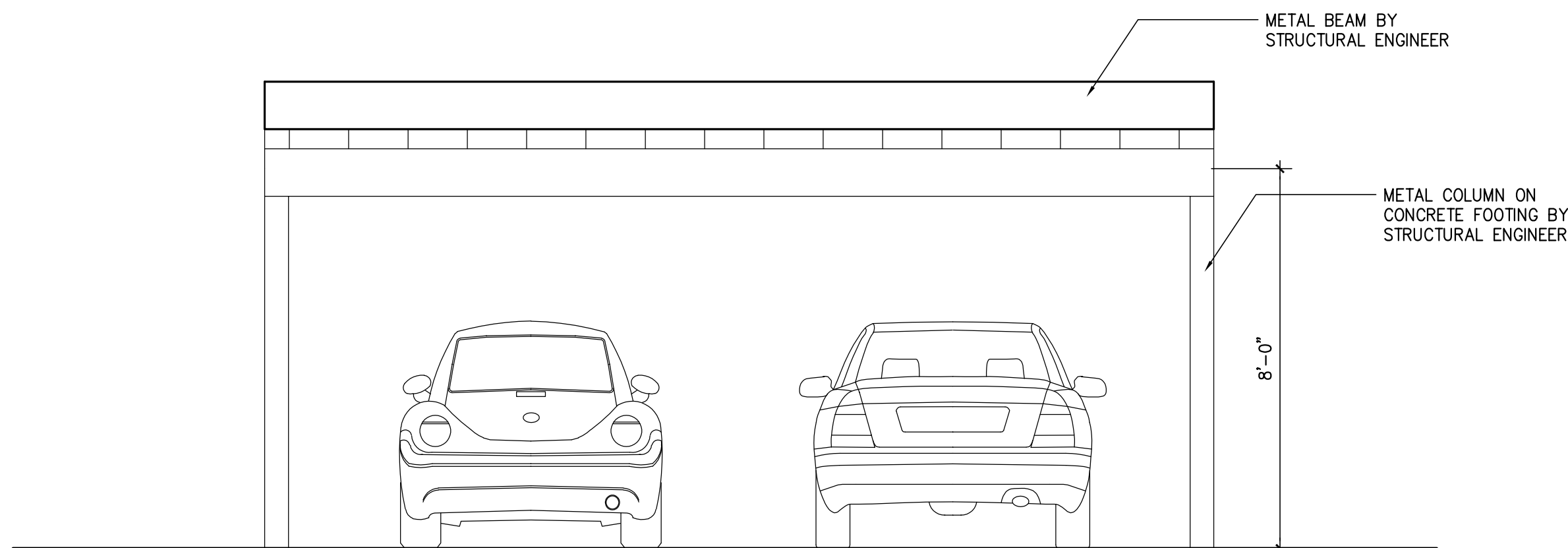
4 SOUTH ELEVATION

SCALE: 3/8"=1'-0"



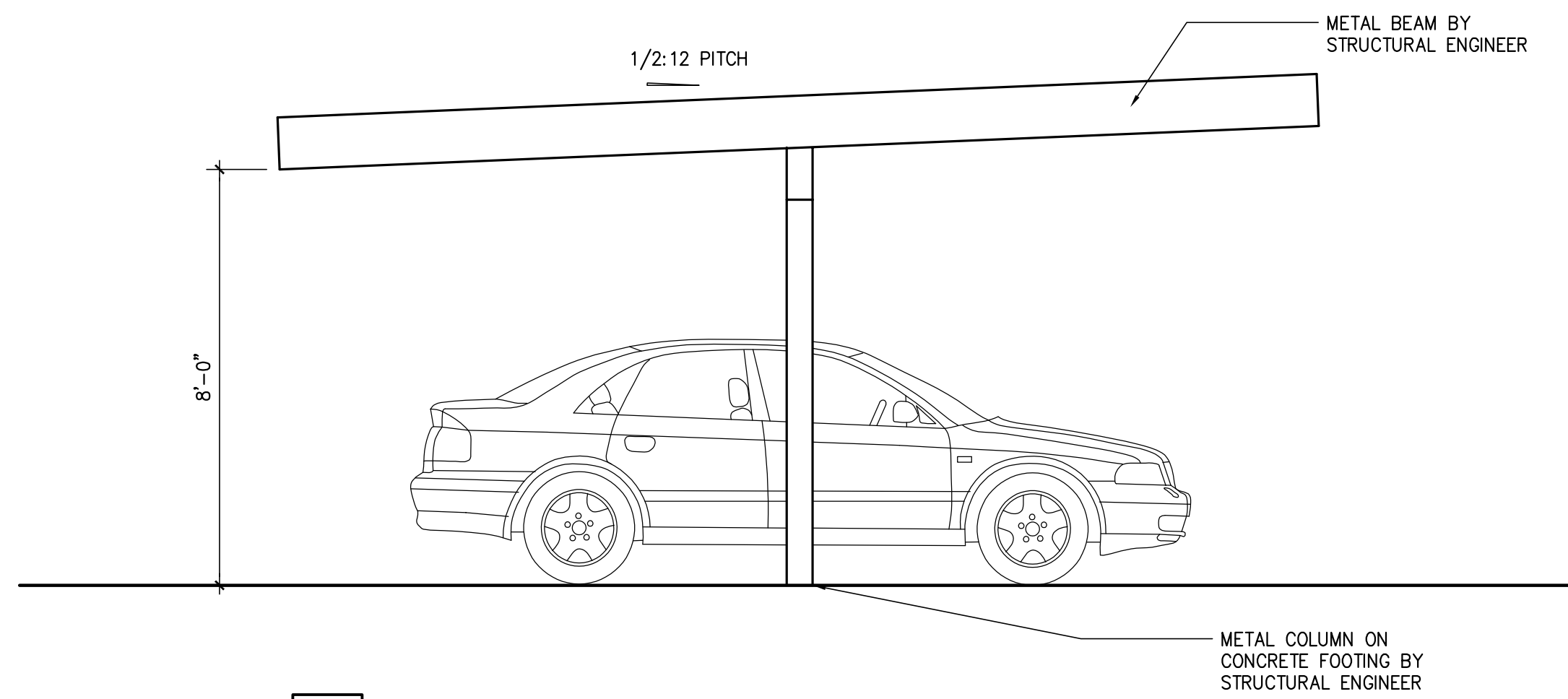
2 EAST ELEVATION

SCALE: 3/8"=1'-0"



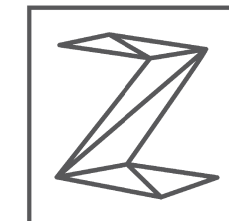
3 WEST ELEVATION

SCALE: 3/8"=1'-0"



5 NORTH ELEVATION

SCALE: 3/8"=1'-0"



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**ENLARGED PLAN AND
EXTERIOR ELEVATIONS -
CARPORT**

PROJECT NO. 17-111
DATE: 08.03.2017
DRAWN BY: AMZ / FJZ
REVIEWED BY: FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A202