

# HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-456  
**ADDRESS:** 127 CROFTON  
**LEGAL DESCRIPTION:** NCB 941 BLK 4 LOT E 172.85 FT OF 12 & E 182.1 FT OF S 1/2 OF 11  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** McNulty / Travelers House  
**APPLICANT:** Delores & Gregory Ellis  
**OWNER:** Delores & Gregory Ellis  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition to a non-original accessory structure at the rear of the property at 127 Crofton.

## 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 applicant has proposed to construct an open air, two story addition to the newly constructed rear accessory structure at 127 Crofton. The accessory structure is located at the rear of the primary historic structure and the proposed addition will be located at the rear of the existing accessory structure. The proposed addition will feature an overall height and depth that is consistent with the existing structure and a footprint of approximately 255 square feet. The structure will also feature a roof to match that of the existing. Staff finds the proposed massing, location and form of the addition to be appropriate.
- b. Regarding materials, the applicant has proposed siding materials that match those of the existing accessory structure and steel frame cabled with cedar handrails. Staff finds that all materials should match those featured on the existing, newly constructed accessory structure.

## **RECOMMENDATION:**

Staff recommends approval based on findings a and b with the stipulation that all materials should match those featured on the existing, newly constructed accessory structure.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

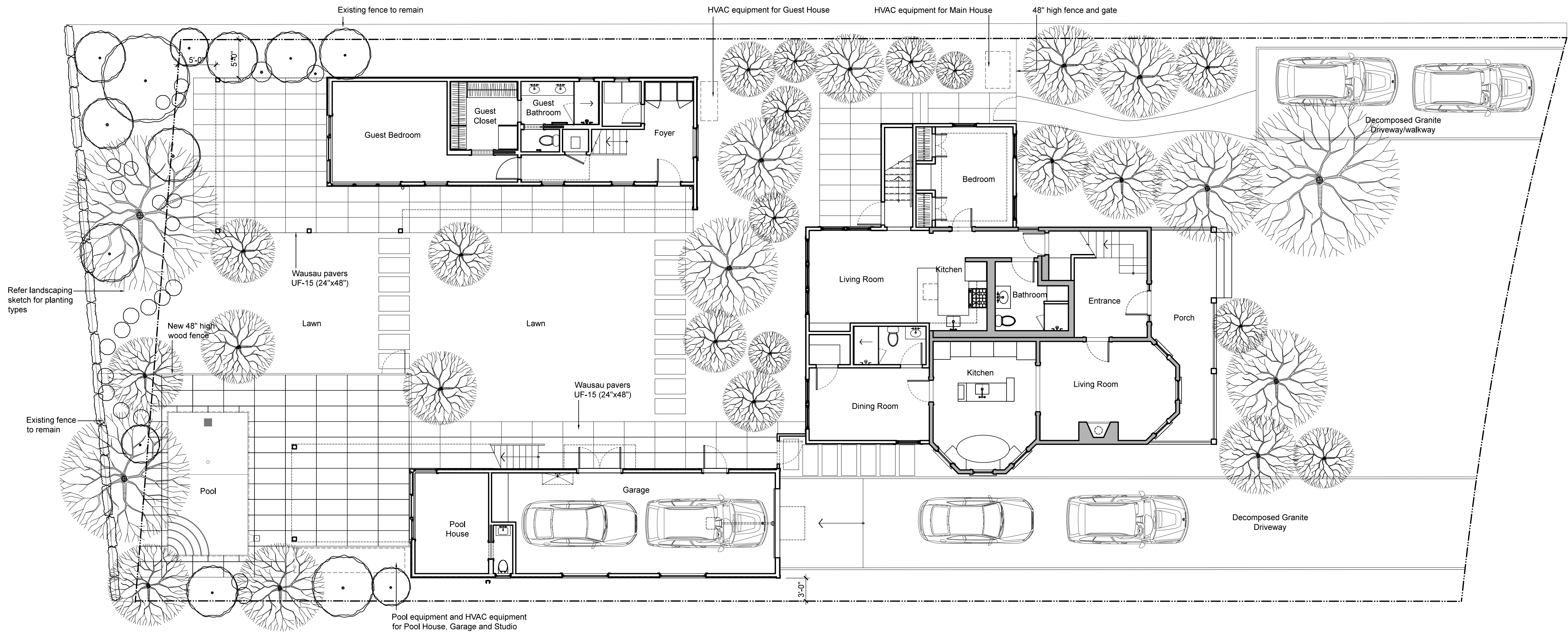
Printed: Apr 13, 2017

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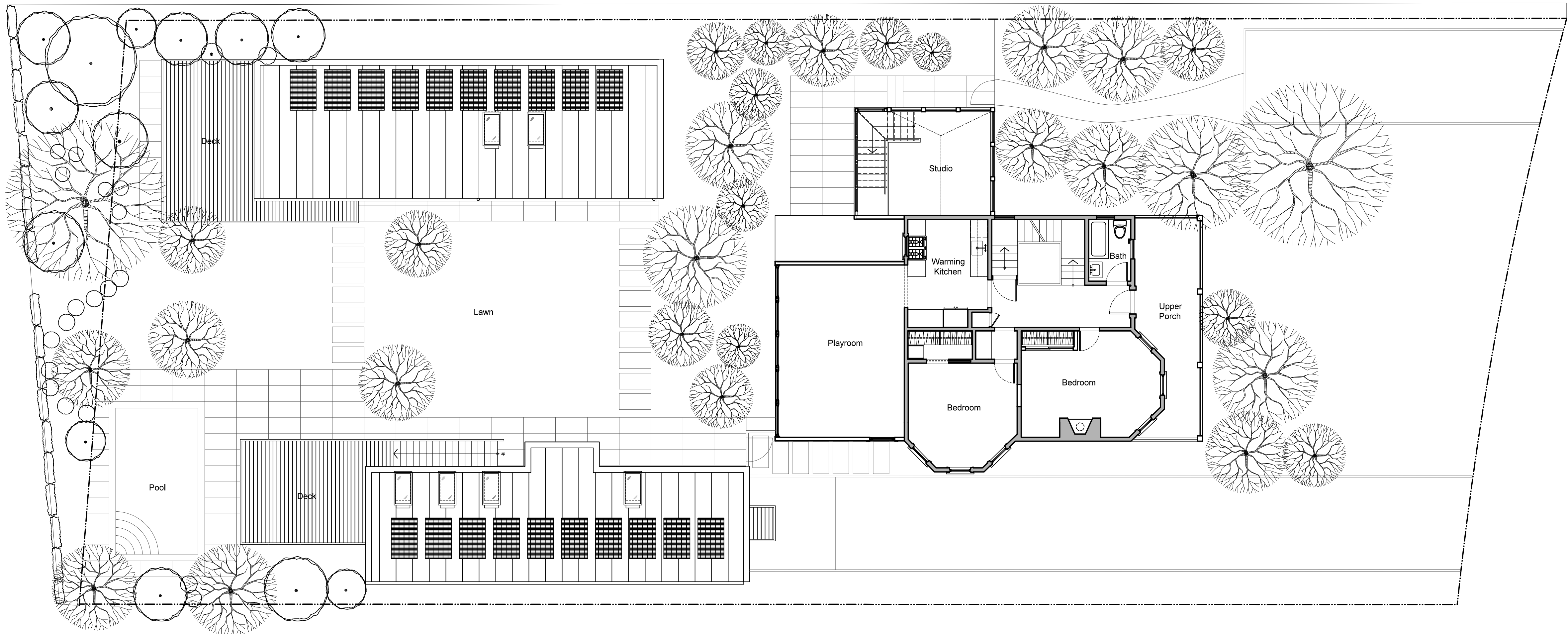




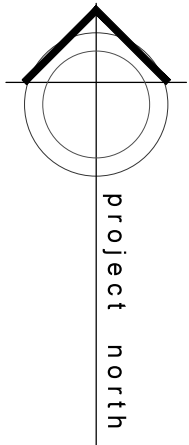




**1 Ground Floor Site Plan**  
Scale: 1/8"=1'-0"



**2 Site Plan**  
Scale: 1/8"=1'-0"



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General Notes:  
Contractor to verify all dimensions in the field prior to starting work.  
Refer to dimensions only - do not scale drawings.  
All discrepancies to be referred to the office of wanta-architect pllc.

**wanta-architect**  
**Stephen Alastair Wanta Architect**  
66 Crosby Street #3D  
New York, NY, 10012  
ph: 917.251.5587

HDRC Review  
Client Review  
HDRC Review

09/10/15  
04/24/15  
02/18/15

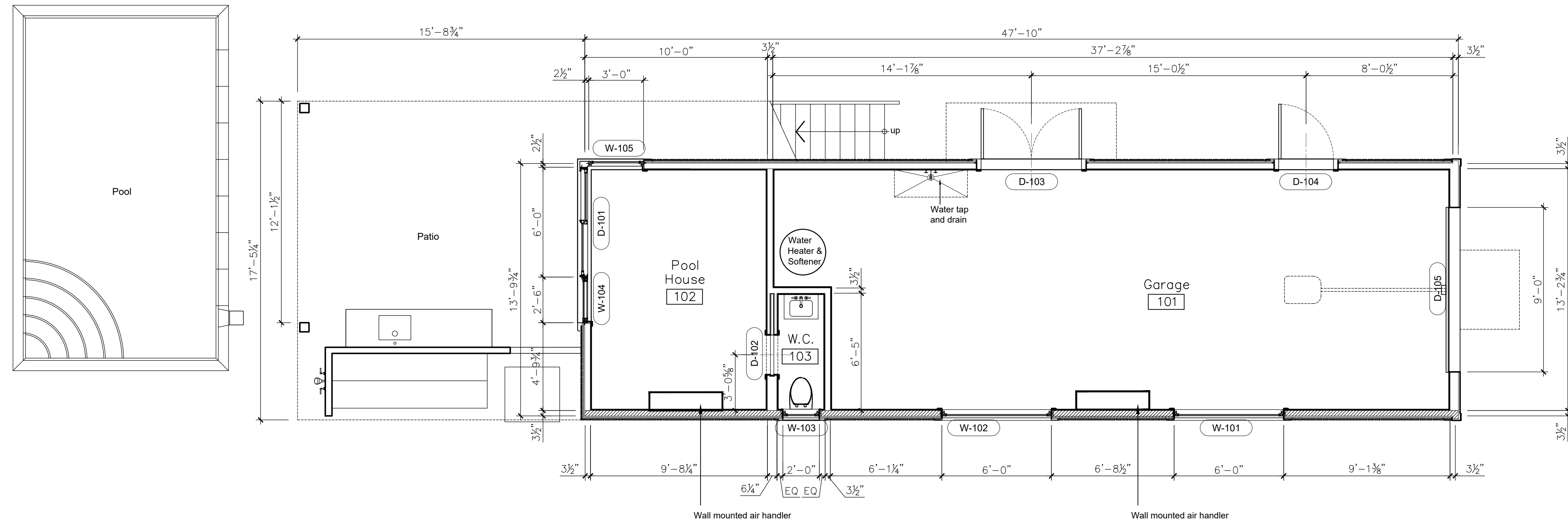
**Ellis Residence**  
127 Crofton Avenue  
San Antonio, TX 78210

Site Plan

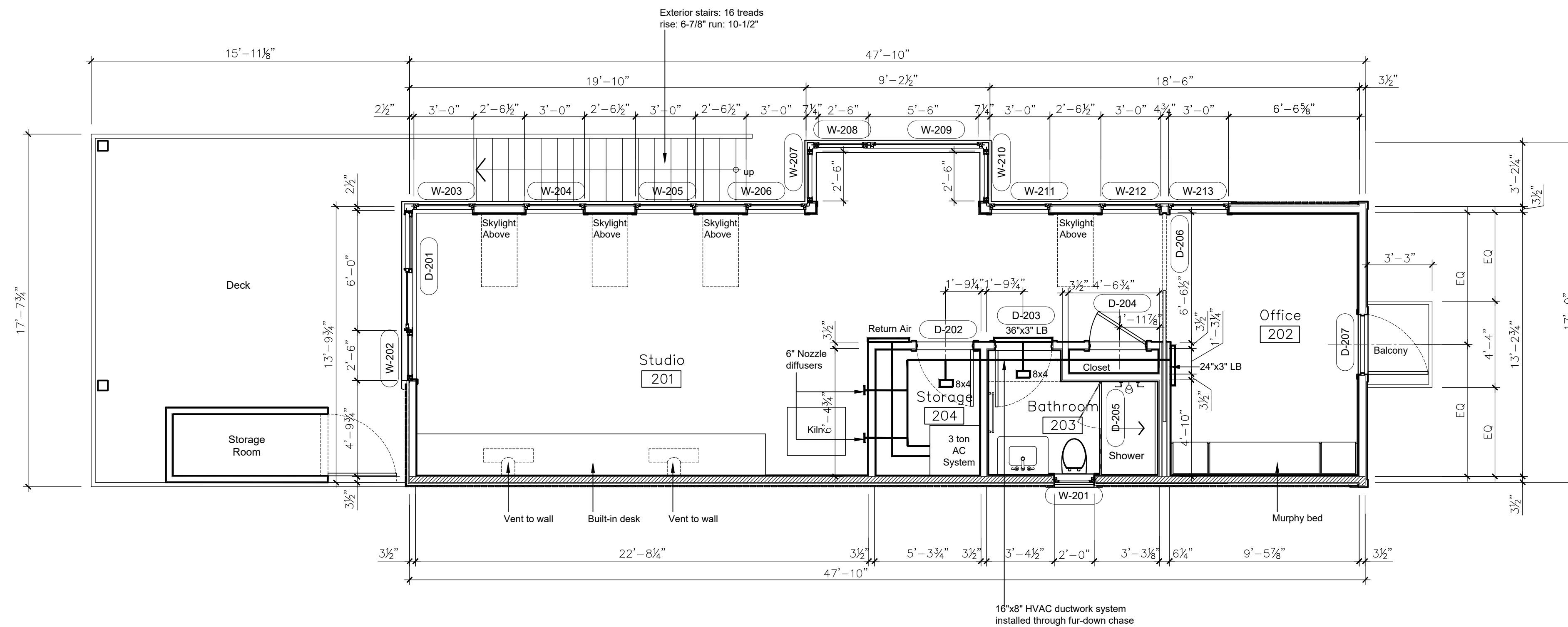
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DATE: 12/23/14  
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CHK BY:  
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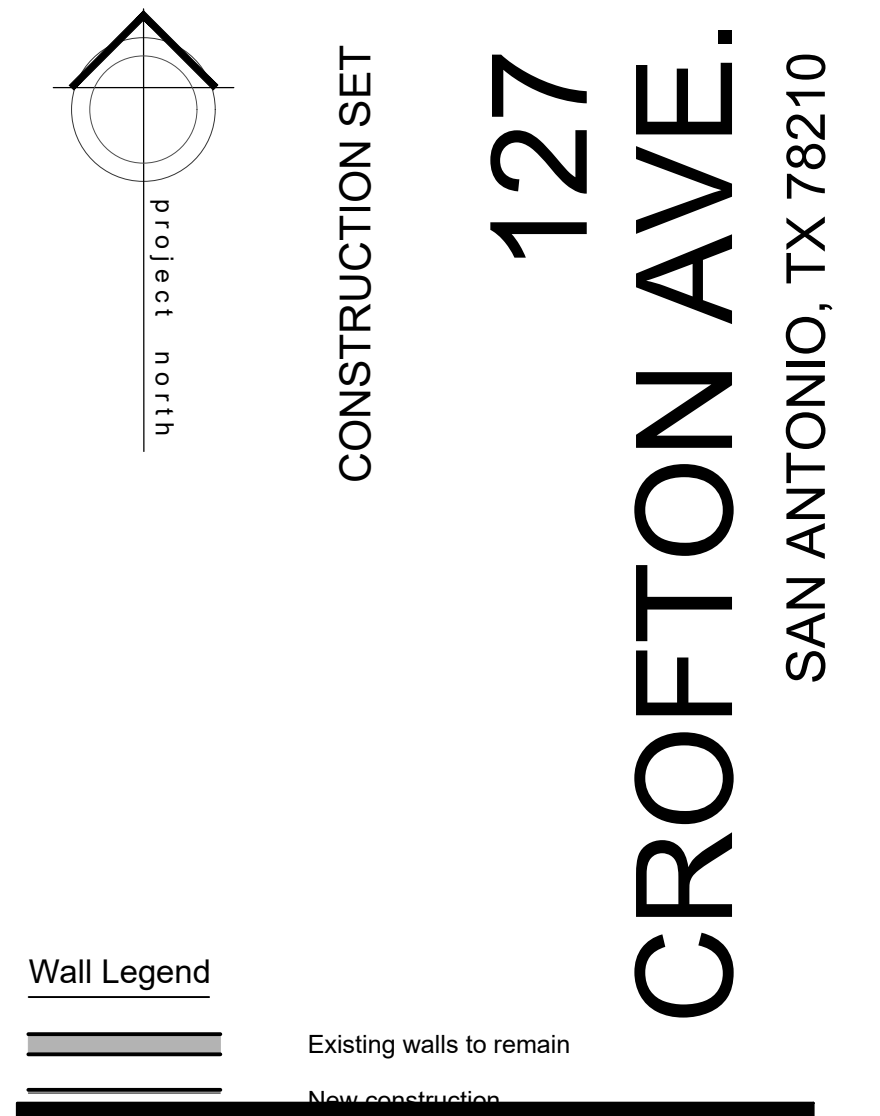
**A100**



# 1 First Floor Construction Plan



## 2 Second Floor Construction Plan



**wanta-architect**  
**Stephen Alastair Wanta Architect**  
66 Crosby Street #3D  
New York, NY, 10012  
ph: 917.251.5587

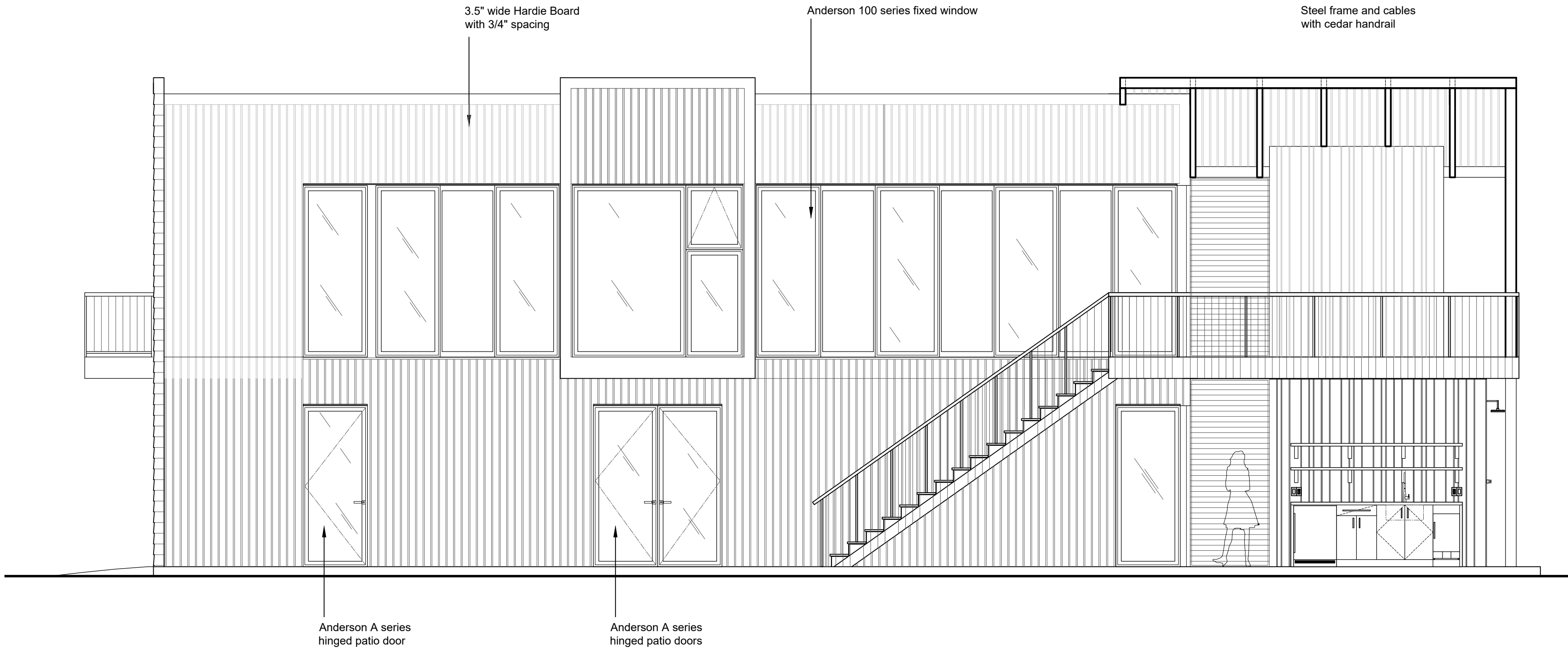
127 CROFTON AVENUE  
SAN ANTONIO, TX 78210

Garage/Studio First and Second Floor  
Construction Plans

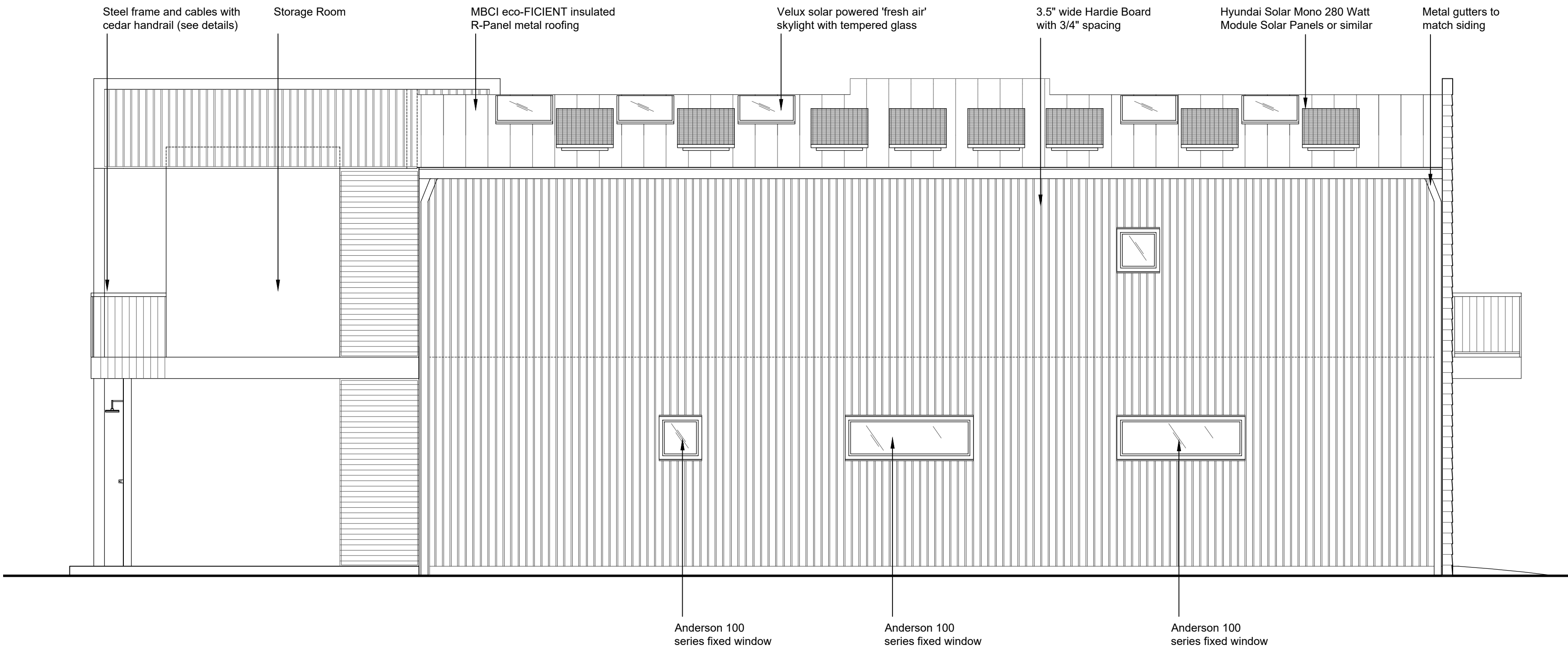
SEAL & SIGNATURE       	DATE:	08.07.17
	PROJECT No:	1409
	DWG BY:	GV
	CHK BY:	SW
	DWG No	A122

CONSTRUCTION SET

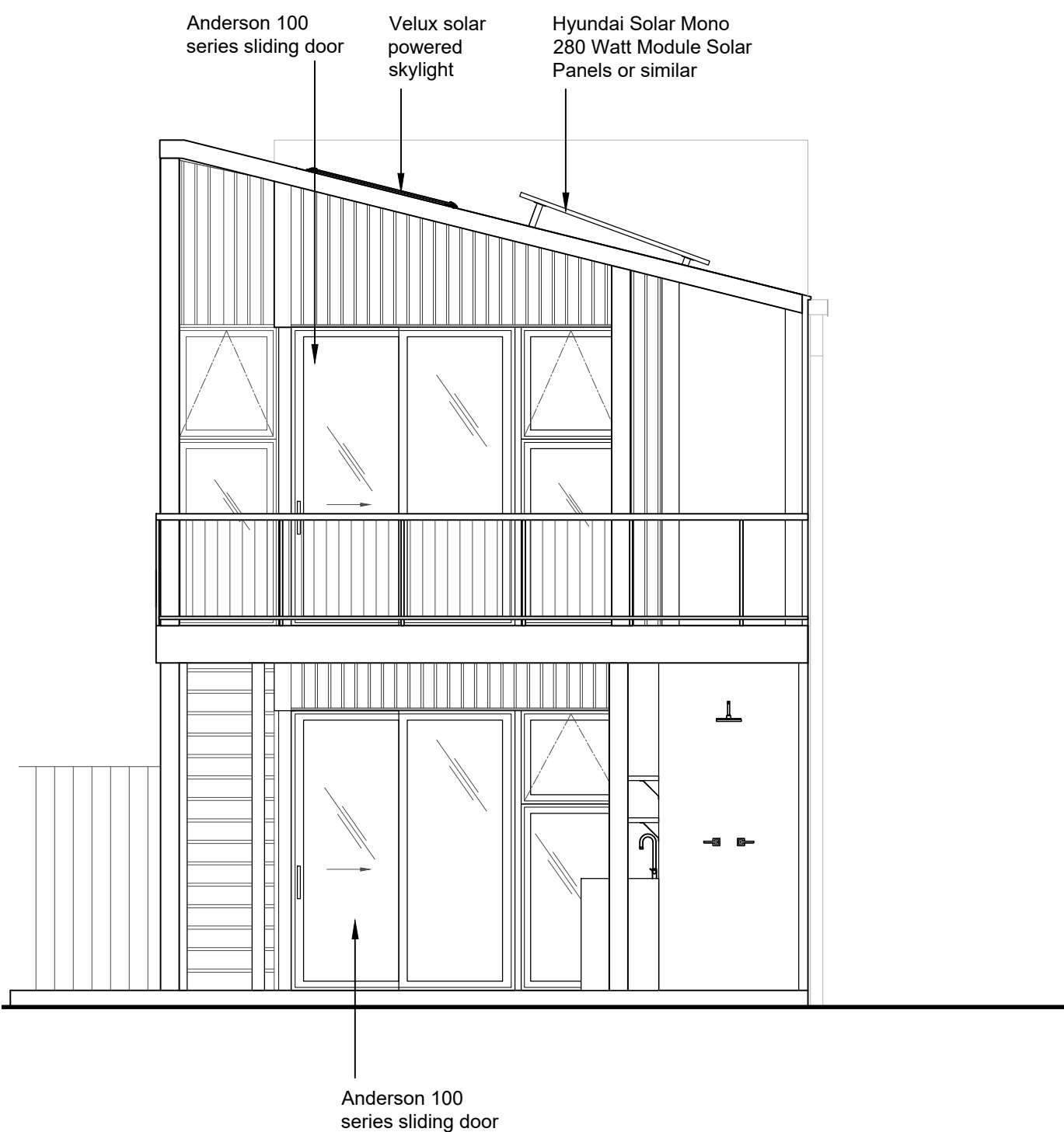
127  
CROFTON AVE.  
SAN ANTONIO, TX 78210



1 Garage/Studio - North Elevation  
Scale: 1/4"=1'-0"



2 Garage/Studio - South Elevation  
Scale: 1/4"=1'-0"



3 Garage/Studio - West Elevation  
Scale: 1/4"=1'-0"

wanta-architect  
Stephen Alastair Wanta Architect  
66 Crosby Street #3D  
New York, NY, 10012  
ph: 917.251.5587

127 CROFTON AVENUE  
SAN ANTONIO, TX 78210

Garage/Studio  
Exterior Elevations

SEAL & SIGNATURE	DATE:	08.07.17
	PROJECT No:	1409
	DWG BY:	GV
	CHK BY:	SW
	DWG No	A202

