

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-234
ADDRESS: 1126 E CROCKETT ST
LEGAL DESCRIPTION: NCB 585 BLK 1 LOT 2
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael Perez
OWNER: MP2 Urban Development
TYPE OF WORK: Construction of a 2-story single family structure and a 1-story rear carport
APPLICATION RECEIVED: May 11, 2018
60-DAY REVIEW: July 10, 2018
REQUEST:

The applicant is requesting conceptual approval to construct a 2-story single family home and a 1-story rear carport on the vacant lot located at 1126 E Crockett St.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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

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 principal 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.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct a 2-story single family structure and a 1-story rear carport on the vacant lot at 1126 E Crockett, located within the Dignowity Hill Historic District. The lot is mid-block and is flanked to east and west by 1-story single family structures. The lot features a downward slope from N Pine St to N Olive St.
- 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. The applicant met with the Design Review Committee (DRC) on May 23, 2018. The DRC found the setback to be appropriate for the existing context on the block and the established setback pattern. The DRC requested that the applicant produce a street section or elevation that indicated the heights of the surrounding structures in context to determine the visual impact of a 2-story structure on the block. The DRC noted the presence of the slope of the street and the ubiquity of 2-story single family structures in the district. The DRC found the foundation height appropriate and also indicated the precedent for the footprint and width of the structure on the immediate block.
- d. **SETBACKS** – 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. On the southern edge of E Crockett as bounded by N Olive St and N Pine St, the approximate setbacks from the street are 34.60 feet, 34.74 feet, 33.32 feet, 54.47 feet, and 25.10 feet. The applicant has proposed a setback of 36.70 feet. Based on Sanborn Maps, the setback of the former 1-story structure that previously occupied the site was closely aligned with 1102 – 1116 E Crockett, which average approximately 34 feet from the street. The structure located at 1120 E Crockett features over a 54 foot setback, which was historically an aberration for the block based on Sanborn Maps. While the proposed setback for the new structure is closer to the street than 1120 E Crockett, it will be the second deepest on the block. Staff finds the proposed setback appropriate based on historic and existing context of the block.
- e. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient both the primary structure and the rear carport towards E Crockett. The historic development pattern of the block features primary and accessory structures that face E Crockett with driveways running along the side of primary structures to provide access to rear garages. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Staff finds the orientation to be consistent with the Guidelines.
- f. **SCALE & MASS** – The applicant has proposed a 2-story primary structure. Per the submitted elevations, the ridgeline of the structure is 27'-8 1/16" on the eastern edge of the structure, not including the foundation height, which appears to be approximately 1'-0", bringing the overall height to approximately 29'-0". Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. This block of E Crockett is characterized exclusively by 1-story single family homes. However, the change in grade from N Pine to the east towards N Olive to the west results in the 1-story structures at the intersection of N Pine and E Crockett to be higher in elevation. Staff finds that this elevation change may result in an opportunity for a structure taller than 1-story to be appropriate within the context of the block. Because the proposed structure is two stories, the width contributes to its overall perception of mass on the site and should relate closely to the existing structures on the block. Overall, staff finds that reducing the plate height of both levels to bring the total height of the structure closer to 1.5 stories would be more appropriate given the context of the block. Staff also finds that the overall width of the street-facing facade should be reduced to be more consistent with the development pattern of the block.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The property features a downward slope from east to west. While definitive dimension are not indicated on the drawings, the foundation for the primary structure increases from approximately 1 foot on the eastern edge of the property to nearly 4.5 feet on the western edge of the property to account for this grade change. Staff finds the foundation height consistent with the Guidelines and appropriate for the block.
- h. **ROOF FORM** – The applicant has proposed a primary hipped roof form . The front unit also contains a front gable. These roof forms are found throughout the Dignowity Hill Historic District as well as this block of E Crockett. Staff finds the proposal consistent with the Guidelines.
- i. **PORCH** – The applicant has proposed a 1-story, asymmetrical, wraparound front porch. The porch will extend towards the street on the front façade and wrap around to the western edge of the structure. Though dimensions are not indicated on the drawings, the porch will feature a depth of approximately 6 feet with a total square footage of approximately 293 square feet. According to the Historic Design Guidelines, new construction should

not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, tapered columns, and brick bases. The proposed tapered columns are simple in design relative to historic Craftsman architecture. However, staff finds that the beam edges should feature a traditional rectangle profile. Staff also requires that the proposed brick be submitted for final approval, including color, size, and finish, to evaluate its appropriateness.

- a. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. However, the entry doors feature transom and side lite configurations that are not found historically in the district. Staff finds that the configuration should be modified to more closely match those rooted in historic precedents.
- j. WINDOW & DOOR MATERIALS – The applicant proposed to install aluminum clad wood windows. Staff finds this proposal to be generally appropriate.
- k. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. Based on the submitted site plan, the proposal appears to be generally consistent with this Guideline, but staff has not received a calculation. Staff requires this information for final approval.
- l. MATERIALS – The applicant has proposed materials that include composite wood siding, standing seam metal roofs, and simple wood columns and railings. Staff finds siding and roofing materials to be generally consistent with the Guidelines and compatible for new construction in the district. Staff finds that the siding should feature a smooth finish and an exposure of four inches.
- m. ARCHITECTURAL DETAILS – New buildings 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. The proposed front unit features a second story gable, front entry door transoms and side lites, and simple square columns with a capital and base. The rear unit features ganged windows, bracketed eaves, and simplified columns. Staff finds these architectural details to be consistent with the Guidelines.
- n. MECHANICAL EQUIPMENT – The applicant has indicated mechanical equipment on the submitted site and landscaping plan. The ground AC units are located to the east the primary structure and will be concealed by privacy fencing. Staff finds this to be appropriate.
- o. LANDSCAPING – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with crushed granite and river gravel surrounding the primary structure and the southwestern edge of the carport. The proposal features several new low shrubbery and drought-resistant plantings, along with two new Monterrey Oak trees in the front yard. Staff finds the proposal conceptually appropriate and requires a finalized plan with a definitive species list and color and size selection for any crushed granite or rock for final review and approval.
- p. DRIVEWAY – The applicant has proposed to install a new concrete ribbon driveway on the west side of the structure. The driveway will terminate at the rear carport entrance. According to the Historic Design Guidelines, driveways in historic districts are typically 10 feet in width maximum. The width is not indicated on the drawings but appears conceptually appropriate. The applicant should include all dimensions for hardscaping for final approval.
- q. HARDCAPING – In addition to the driveway, the applicant has also proposed a new 36” wide concrete walkway leading to the front porch of the structure. Another 36” wide concrete walkway will run parallel to the previous walkway and connect with the ribbon drive. Due to the grade change, the walkway running east-west will have two sets of stairs. The applicant has also proposed a 36” wide concrete walkway at the rear of the structure connecting the carport to the rear porch staircase. Staff finds the proposal generally consistent with the Guidelines.

RECOMMENDATION:

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

- i. That the applicant reduces the overall width of the primary structure as noted in finding f.
- ii. That the applicant reduces the overall height of the primary structure to be more in line with 1.5 stories as noted in finding f.



Flex Viewer

Powered by ArcGIS Server

Printed: May 22, 2018

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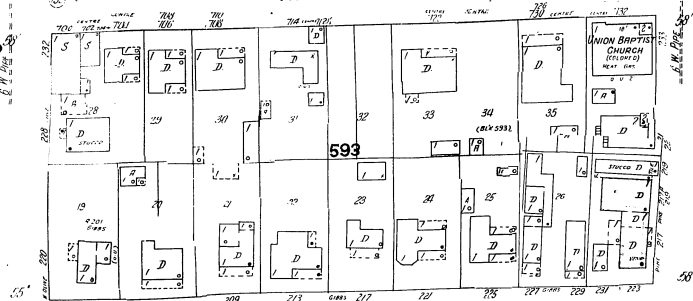


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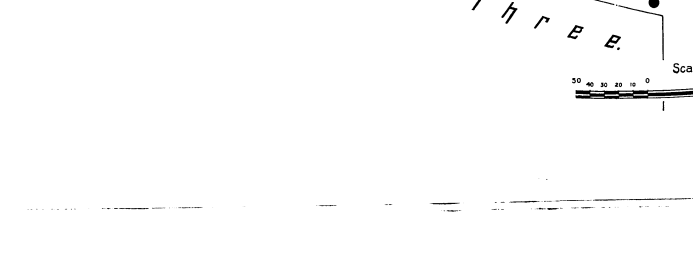
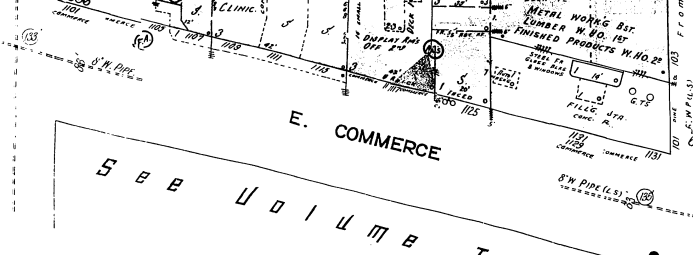
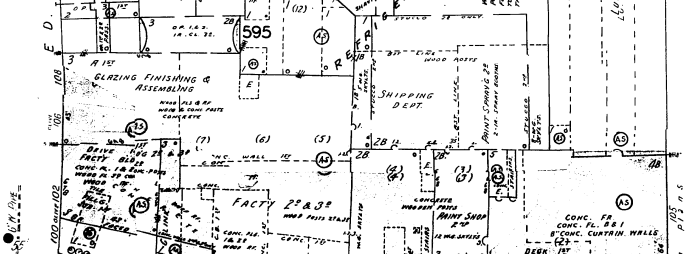
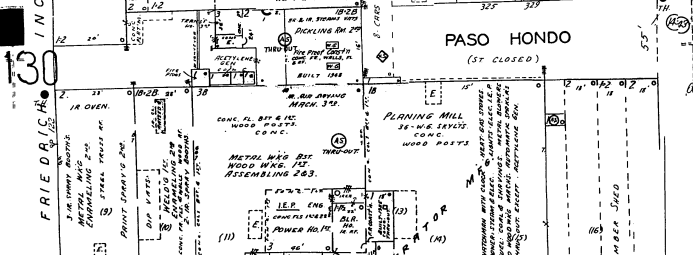
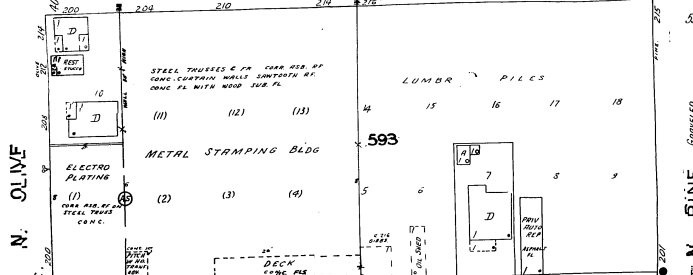
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N. CENTRE



GIBBS (40' wide)











RANDY HERRERA

DESIGNER, LLC

E. CROCKETT PROJECT EXISTING BUILDING SETBACKS RESIDENCE ADRESSES 1102-1130

Existing setbacks were calculated using Google Earth.

1102 E. Crockett: 34.60'

1108 E. Crockett: 34.74'

1112 E. Crockett: 33.32'

1120 E. Crockett: 54.47'

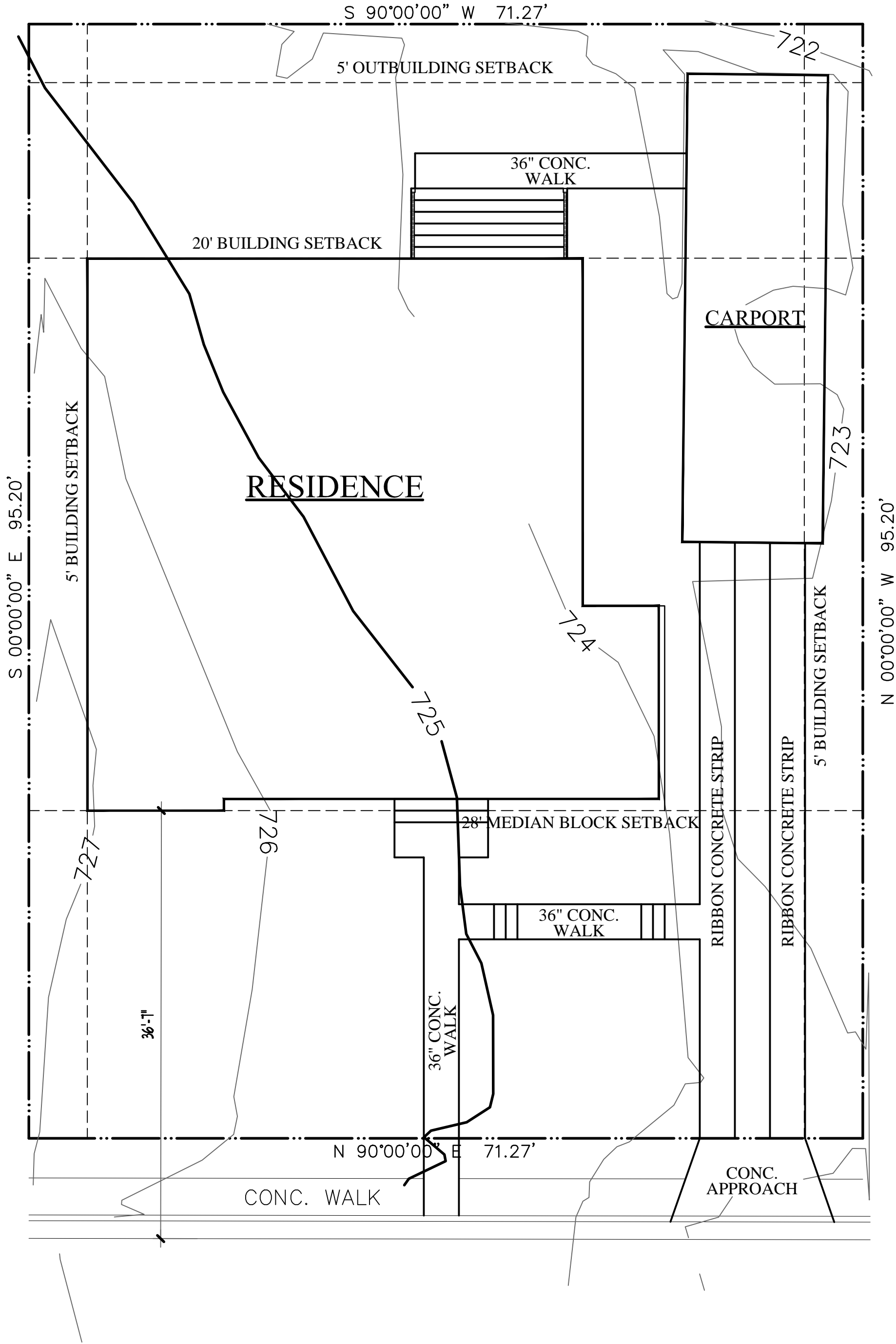
1130 E. Crockett: 25.10'

Median Setback: 36.44'

Proposed New Residence
1126 E. Crockett 36.58'



SITE PLAN
SCALE : 1/8"=1'-0"
LOT-2
BLOCK-1
N.C.B.-585
1126 E. CROCKETT STREET



IMPERVIOUS COVERAGE		
PROPERTY		6785 SQ. FT.
MAIN STRUCTURE		2314 SQ. FT.
FLATWORK		653 SQ. FT.
COVERAGE		43.7% SQ. FT.

REVISIONS

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E. CROCKETT STREET PROJECT
1126 E. CROCKETT, LOT-2, BLOCK-1, N.C.B.-585



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DATE DRAWN
MAY 1, 2018

SHEET
A-1
1 OF 3

1126 E. CROCKETT



RIGHT SIDE ELEVATION
SCALE : 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE : 1/4"=1'-0"



FRONT ELEVATION
SCALE : 1/4"=1'-0"



REAR ELEVATION
SCALE : 1/4"=1'-0"

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1126 E. CROCKET, LOT -2, BLOCK-1, N.C.B.-585

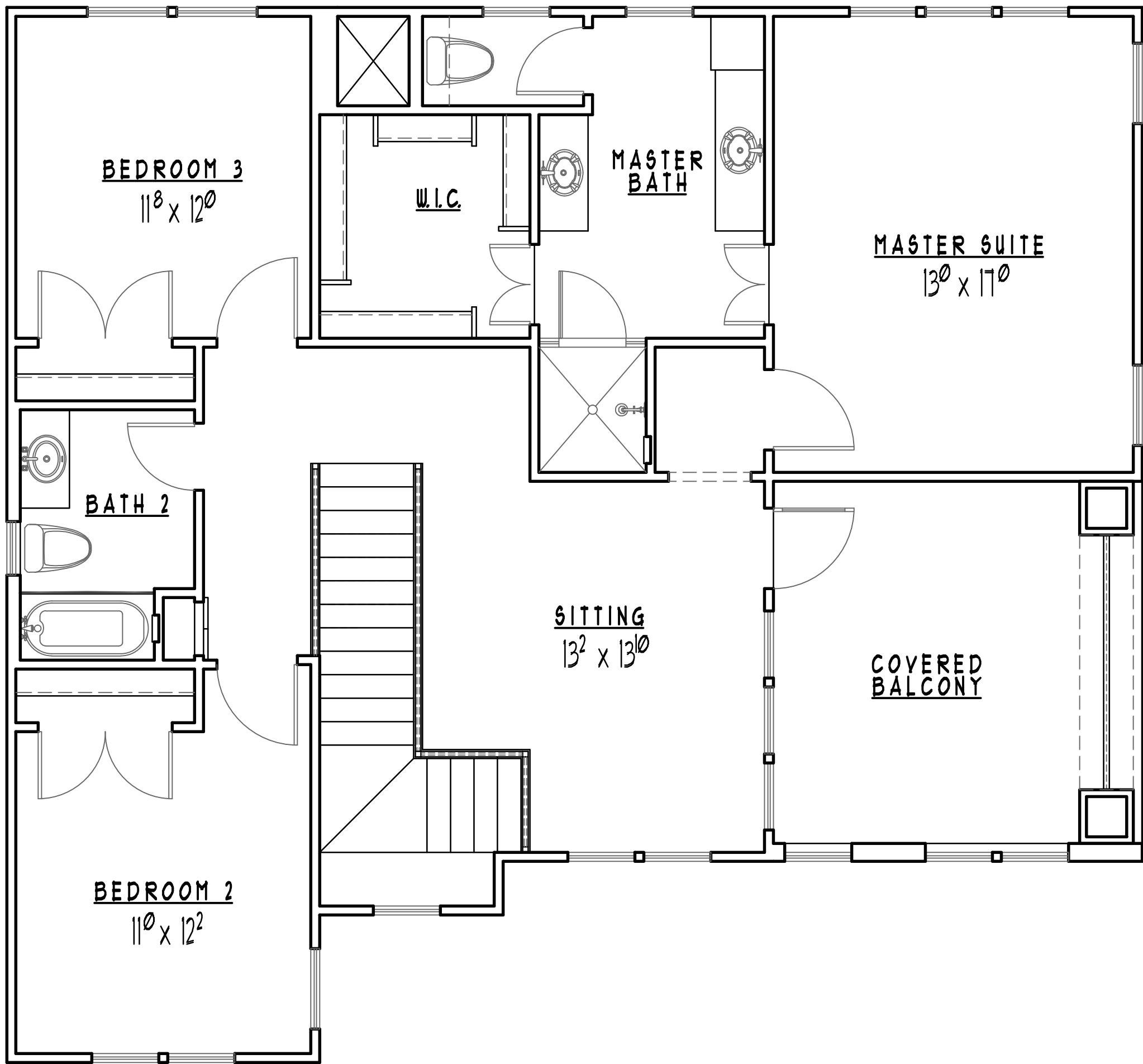


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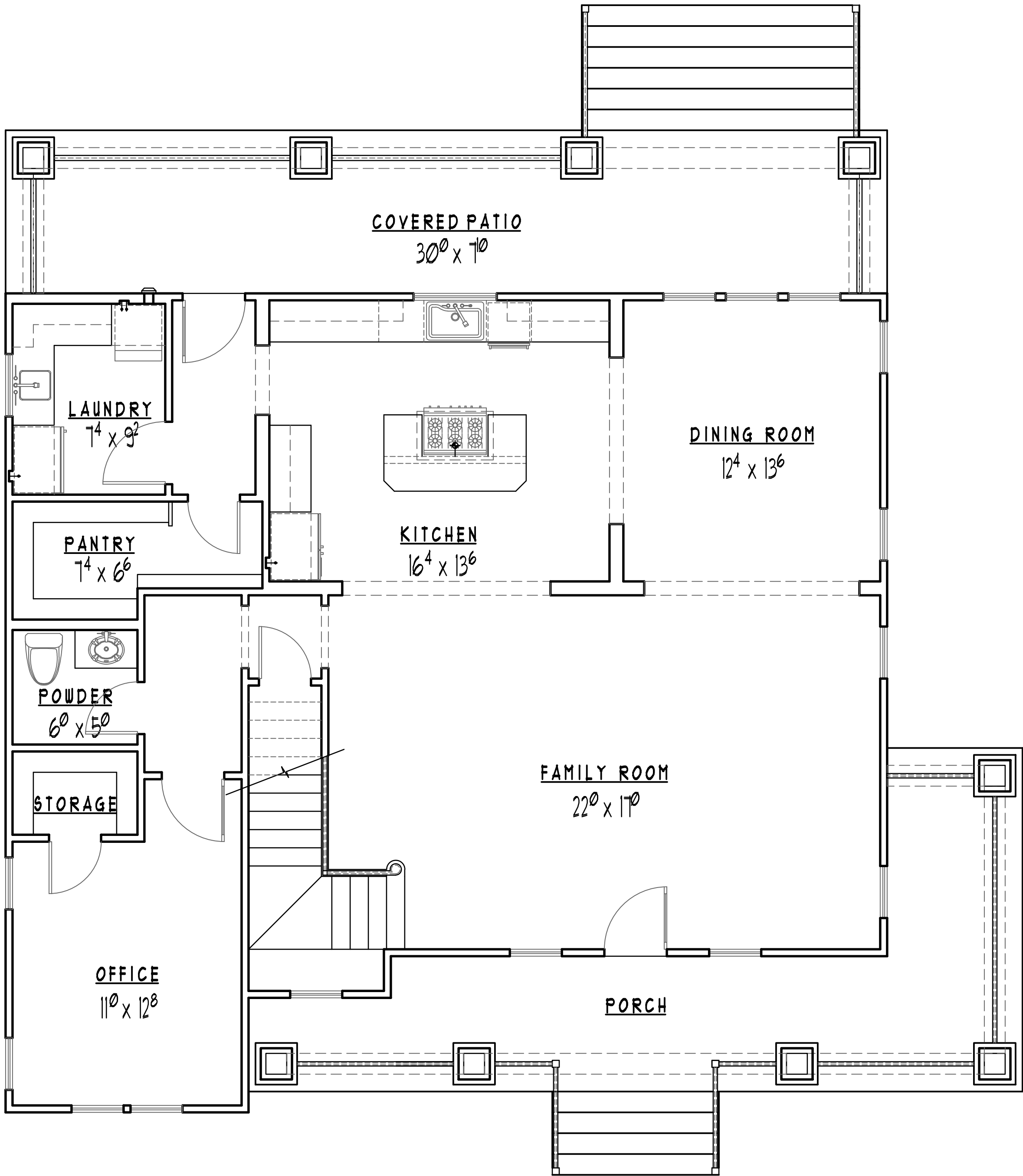
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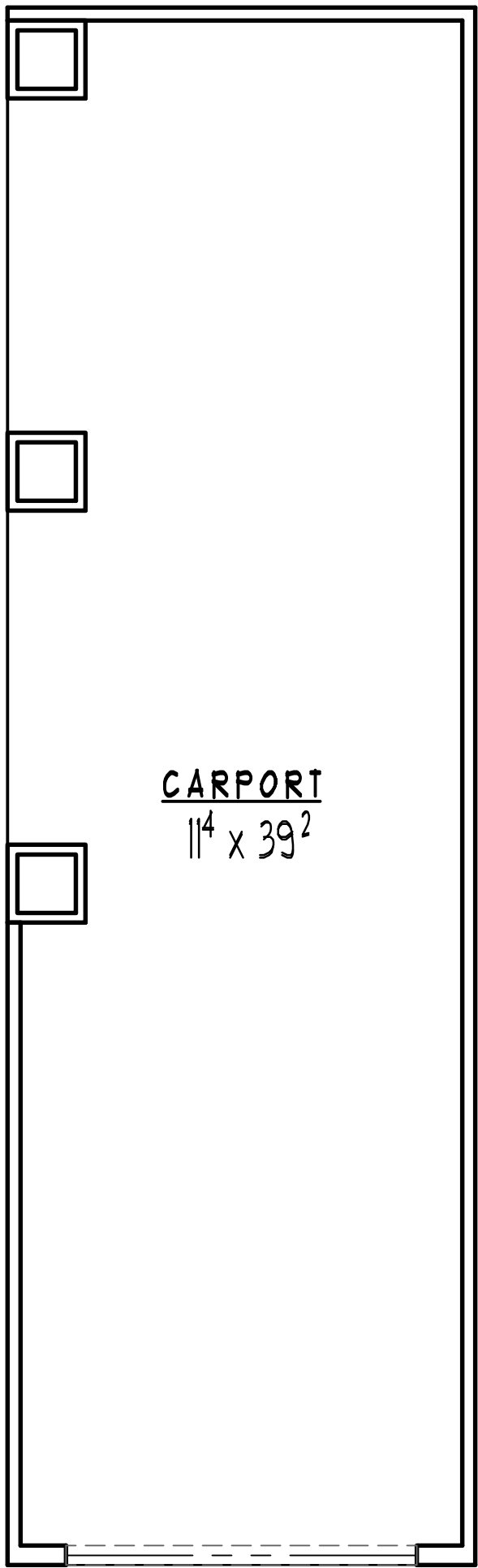
1126 E. CROCKETT



UPPER LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"



LOWER LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"



FLOOR PLAN
SCALE : 1/4"=1'-0"

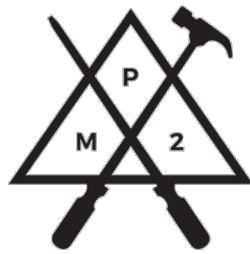
SQUARE FOOTAGE CHART		
LOWER LEVEL		1449 SQ. FT.
UPPER LEVEL		1187 SQ. FT.
TOTAL LIVING AREA		2636 SQ. FT.
CARPORT		480 SQ. FT.
PORCH		293 SQ. FT.
COVERED PATIO		332 SQ. FT.
COVERED BALCONY		195 SQ. FT.
TOTAL BUILDING AREA		3936 SQ. FT.

1126 E. CROCKETT

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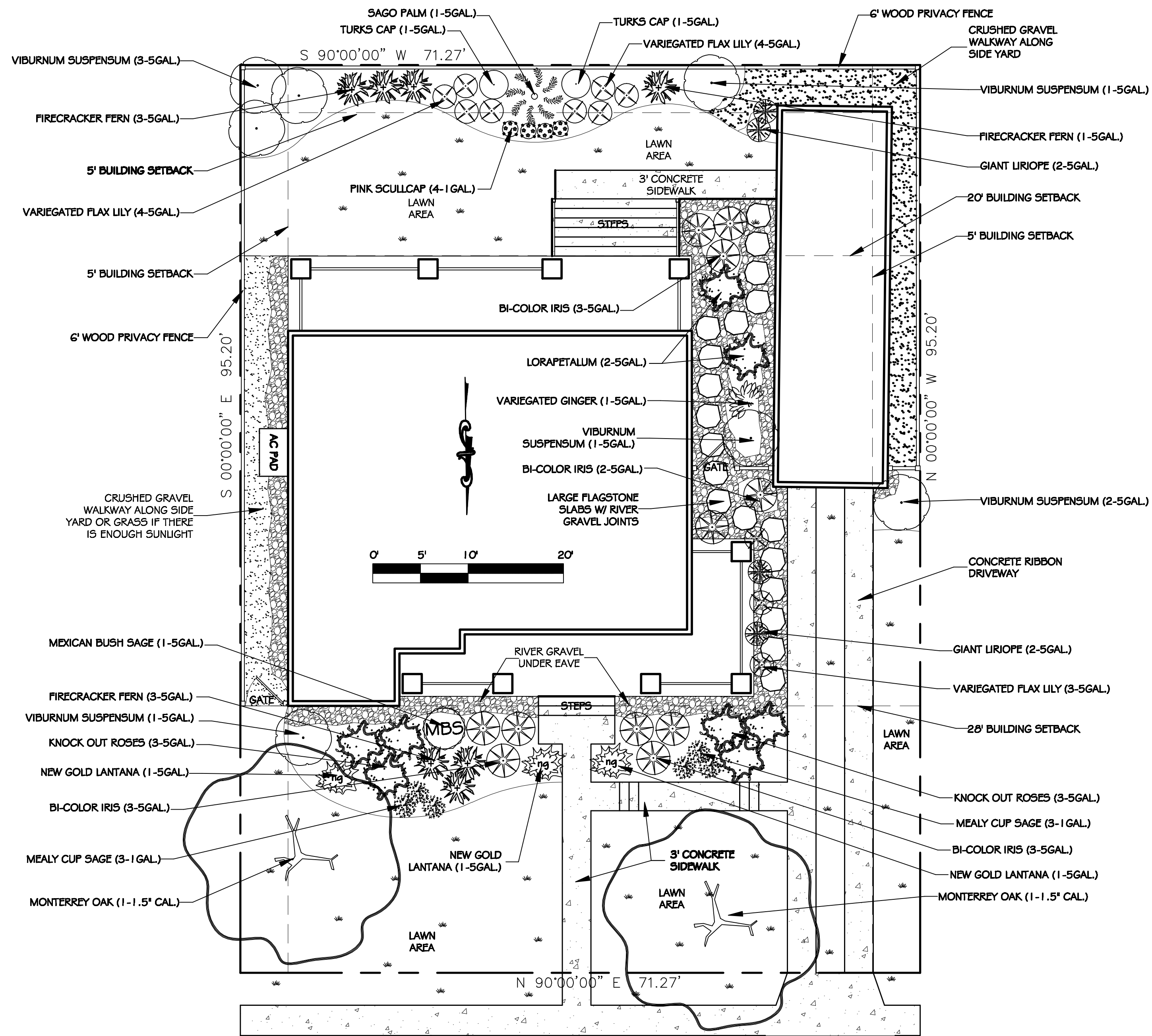
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SHEET
A-2
2 OF 3

- iii. That the driveway feature a maximum width of ten feet as noted in finding p.
- iv. That all required dimensions are indicated on the final drawings, including hardscaping, overall height and width of the primary structure, and porch details.

CASE MANAGER:

Stephanie Phillips



1126 E. CROCKETT STREET

E. Crockett Place

1126 E. Crockett St.
San Antonio, TX

(w)
(h)

scale:
1/8" = 1'-0"
date:
May 10, 2018
revisions:

SHOWS+ALLEN
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sheet title:
Planting Plan

sheet number:



1126 E. Crockett
San Antonio, TX 78202

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E. Crockett Color Selection

Main Exterior Color: CC-20 Decorators White Benjamin Moore

Main Exterior doors & window trim: 2124-10 Wrought Iron Benjamin Moore

Cedar beams, brackets detail for gable ends, slats: Natural cedar stain

Galvalume Standing Seam metal roof

See examples below:



CC-20 Decorator's White




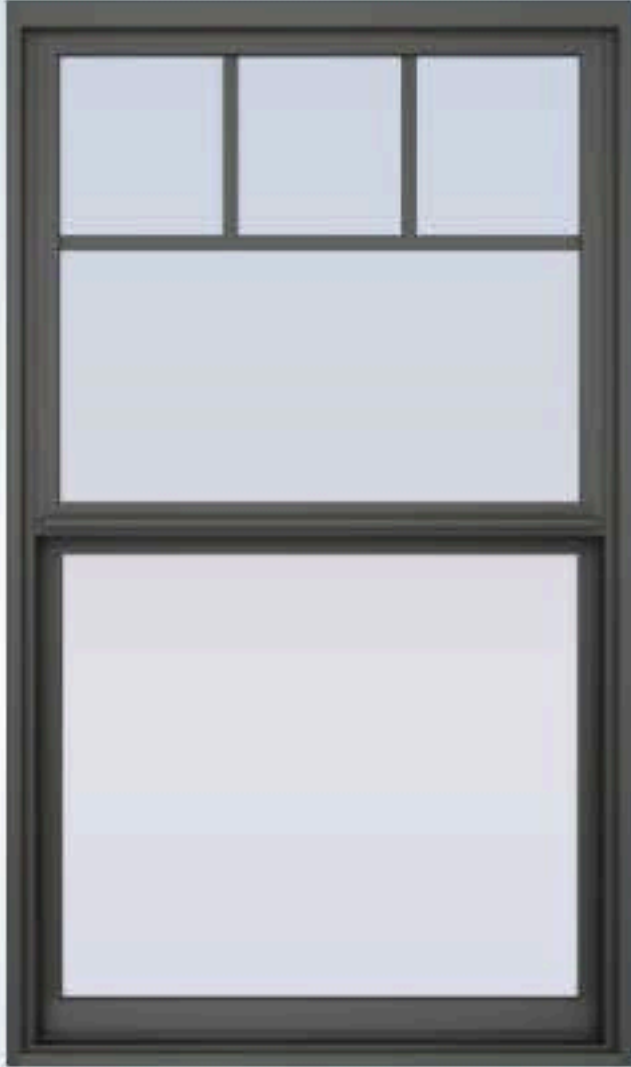
Wrought Iron
2124-10

Wrought Iron, 2124-10, Courtesy of Benjamin Moore




Home » Windows » Single-Hung » Premium Atlantic Aluminum Single-Hung Window

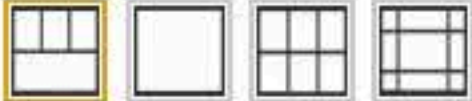
PREMIUM ATLANTIC ALUMINUM SINGLE-HUNG WINDOW




Options [View product details](#) for more options Price Range: \$\$

Model 

Exterior

Grille Designs 

Top Down Grille

Color Options 

Bronze

WAYS TO BUY THIS PRODUCT

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Product Overview Design Options Glass Options Build & Installation

The lower sash slides vertically to open while the upper sash remains stationary. Available in White or Bronze and energy efficient in mild climates.

FEATURES

- **Availability:** regional
- **Color Options:** 2 exterior colors, 2 interior colors

HAVE A QUESTION?

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