

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-470
ADDRESS: 146 CROFTON
LEGAL DESCRIPTION: NCB 940 BLK 3 LOT 16
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Neumann House
APPLICANT: Guy Chipman/Guy Chipman Construction
OWNER: William H. and Sherri Wagner
TYPE OF WORK: Construction of a rear accessory structure, addition to the primary historic structure
APPLICATION RECEIVED: September 14, 2018
60-DAY REVIEW: November 13, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a rear addition to the primary historic structure to extend the existing, rear gabled roof,
2. Construct a rear, two story accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- Roof top 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.
- 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.
- 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.
- 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.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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.

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:

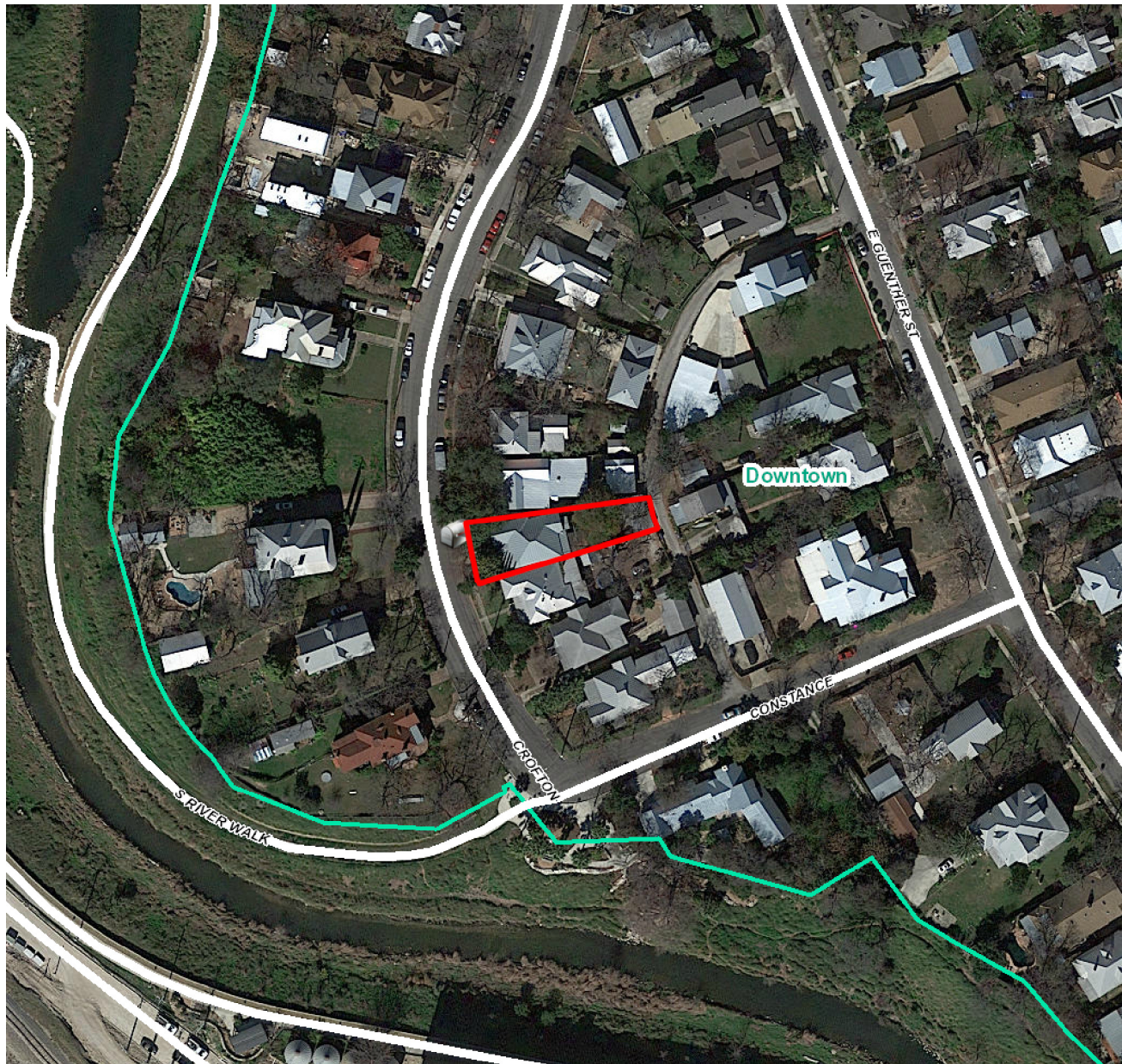
- a. The historic structure at 146 Crofton was constructed circa 1900 in the Folk Victorian style. The structure features a traditional L-plan, a protruding, front bay and a standing seam metal roof. The structure is contributing to the King William Historic District.
- b. REAR ADDITION – The applicant has proposed to construct a rear addition, which will extend the existing, rear gabled roof further to the rear of the lot. The Guidelines for Additions 1.A. notes that additions should be sited at the side or rear of the building to minimize views from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The proposed addition will feature an inset in wall planes from the wall plane of the historic structure and will feature a matching roof pitch and height. This is consistent with the Guidelines.
- c. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that is minor in square footage and is in keeping with the Guidelines.
- d. MATERIALS – The applicant has noted a standing seam metal roof, matching wood siding, Hardie below the water table (matching that on the historic structure) and a matching foundation skirting. The additional will feature aluminum clad wood casement windows. Staff finds the proposed windows to be appropriate.
- e. ACCESSORY STRUCTURE – The applicant has proposed to construct a two story, rear accessory structure in the location of two, non-original accessory structures at the rear of the property. The proposed accessory structure will feature access to a rear alley.
- f. SCALE, MASS & FORM (Accessory structure) – As noted in finding e, the applicant has proposed to construct a rear accessory structure to feature two stories in height. The rear alley, which extends from Constance street to E Guenther features many accessory structure, two of which feature two stories in height. Generally, staff finds that the construction of a two story, rear accessory structure to be appropriate.
- g. SETBACKS & ORIENTATION – The applicant has proposed both setbacks and an orientation that are appropriate for the King William Historic District and consistent with the zoning setback requirements. Staff finds this to be appropriate.
- h. MATERIALS – The applicant has proposed materials that include Hardie siding, Hardie shingles, a standing seam metal roof, and aluminum clad wood windows. The Hardie siding will feature a profile to match that of the existing, German 105 siding of the historic structure.
- i. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are in keeping with those found historically in the district.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2018

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146 Crofton Ave

Crofton Ave

Constance St

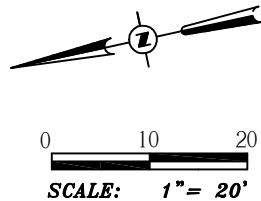
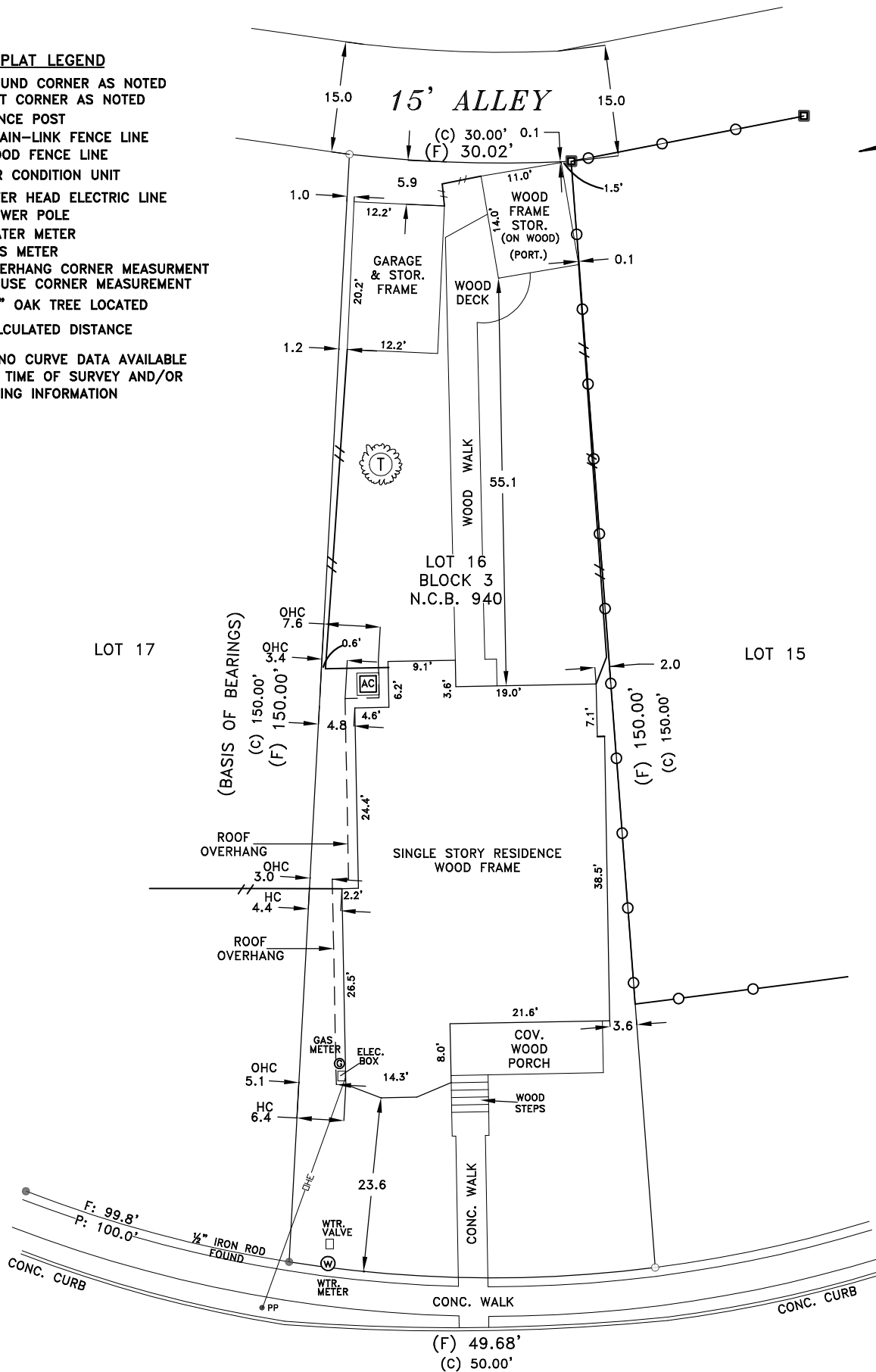
E Guenther St

Blue Star

PLAT LEGEND

- FOUND CORNER AS NOTED
- SET CORNER AS NOTED
- FENCE POST
- CHAIN-LINK FENCE LINE
- //— WOOD FENCE LINE
- AC AIR CONDITION UNIT
- DHE— OVER HEAD ELECTRIC LINE
- PP POWER POLE
- W WATER METER
- G GAS METER
- OHC OVERHANG CORNER MEASUREMENT
- HC HOUSE CORNER MEASUREMENT
- T 24" OAK TREE LOCATED
- (C) CALCULATED DISTANCE

NOTE* NO CURVE DATA AVAILABLE
AT THE TIME OF SURVEY AND/OR
RECORDING INFORMATION



(ADDRESS: 146)
CROFTON AVE.
(RIGHT-OF-WAY UNDEFINED)

**CROSS BRANCH
SURVEYING**
2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102

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MAKE OR WARRANT ANY FLOOD ZONE
DETERMINATION.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT AND
OTHER MATTERS OF RECORD WHICH MAY AFFECT
THIS TRACT MAY NOT BE SHOWN HEREON.

DESIGNATION AS HISTORIC MONUMENT IN
VOLUME 7515, PAGE 1400

LOT 16 BLOCK 3 NEW CITY BLOCK 940
SUBDIVISION NONE
VOLUME NONE PAGE NONE DEED & PLAT RECORDS
ADDRESS: 146 CROFTON AVE.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
TITLE INFORMATION PROVIDED BY: NONE
(G.F.) REFERENCE: NONE
D.B. R.C. S.B. R.B/P.R



STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct
according to an actual survey made on the ground under my
supervision and that there are no visible easements or
encroachments of buildings on adjoining property, and that all
buildings are wholly located on this property except as shown
above and that all corners have been located as indicated
above on the date on this plat. Survey is not for
architectural, landscaping, engineering, construction or
development purposes. Declaration is made to original
purchasers of and is not transferable to additional institutions
or subsequent owners. Municipal records not researched.
Surveyor has abstracted for boundary lines only. Other
matters of record which may affect this tract have not been
researched.

This 20th day of JULY, 2018 A.D.

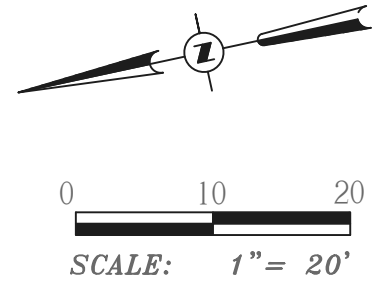
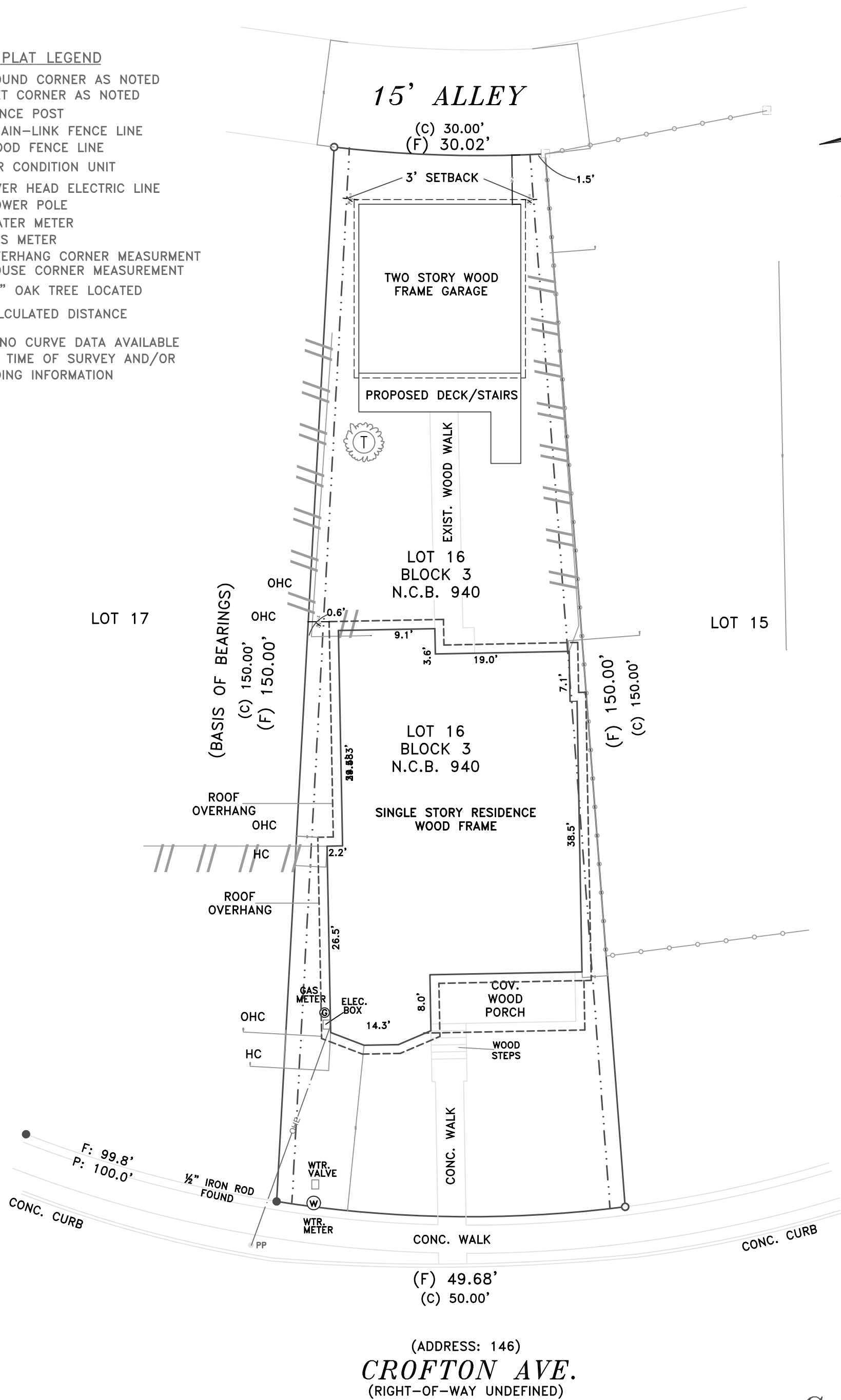
David N. Deibel

DAVID N. DEIBEL
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6328

WORK ORDER No. 12-6-13D

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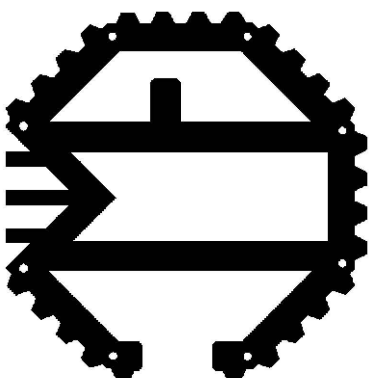
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DESIGNATION AS HISTORIC MONUMENT IN
VOLUME 7515 , PAGE 1400

WORK ORDER No. 12-6-13D

1
S-1
Site Plan
Scale: NTS



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Fx: 210.822.5480
guychipmanconstruction.com

Project No: 1837
Project Name: **Detached Garage Plans,
Kitchen and Bathroom Remodel**
Project Location: 146 Crofton, San Antonio, TX

Date: September 10, 2018

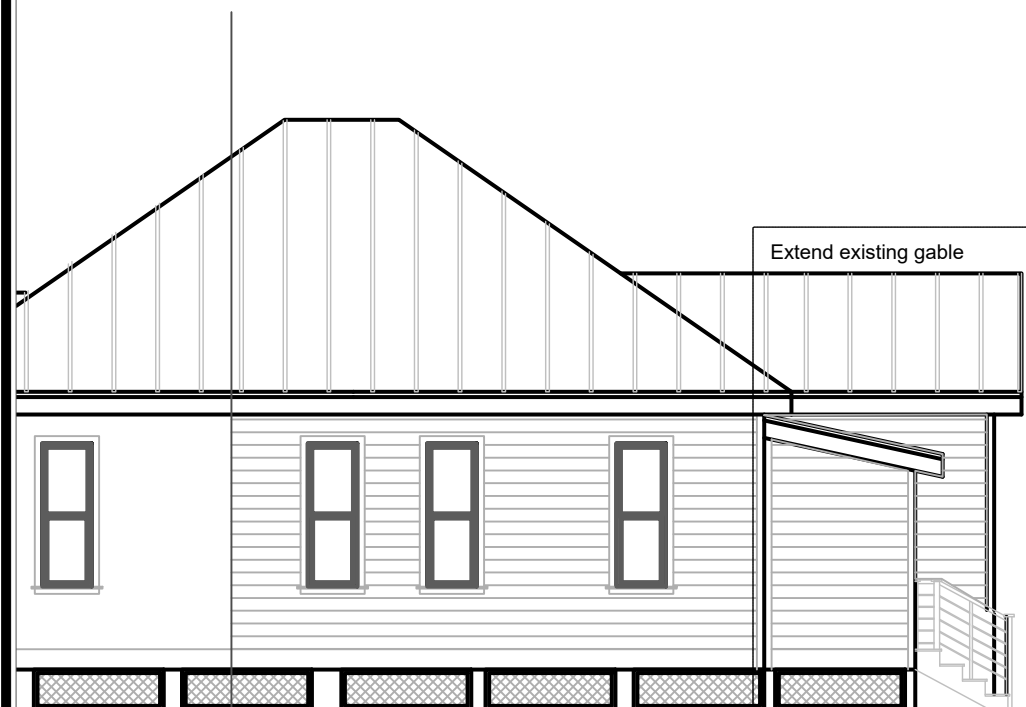
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Preliminary Design Phase Plan
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Scale: 1/4" = 1' - 0"

Drawing No.

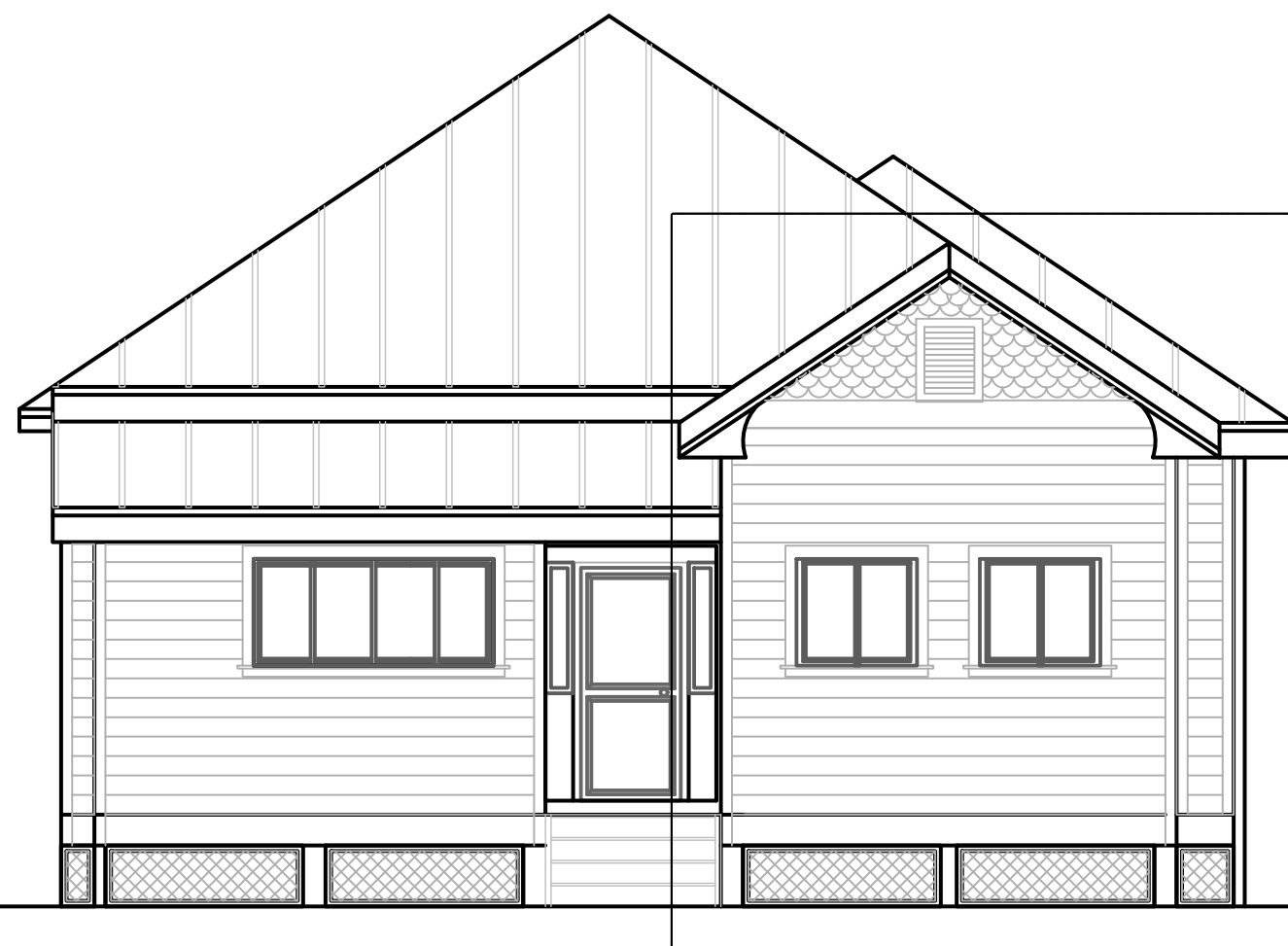
S-1



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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Remodel Plan
NTS

Drawing No.

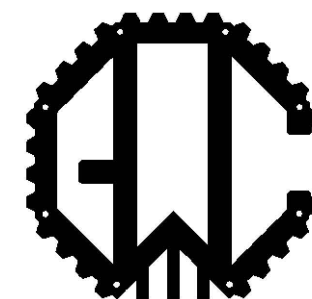
Date: May 25, 2018

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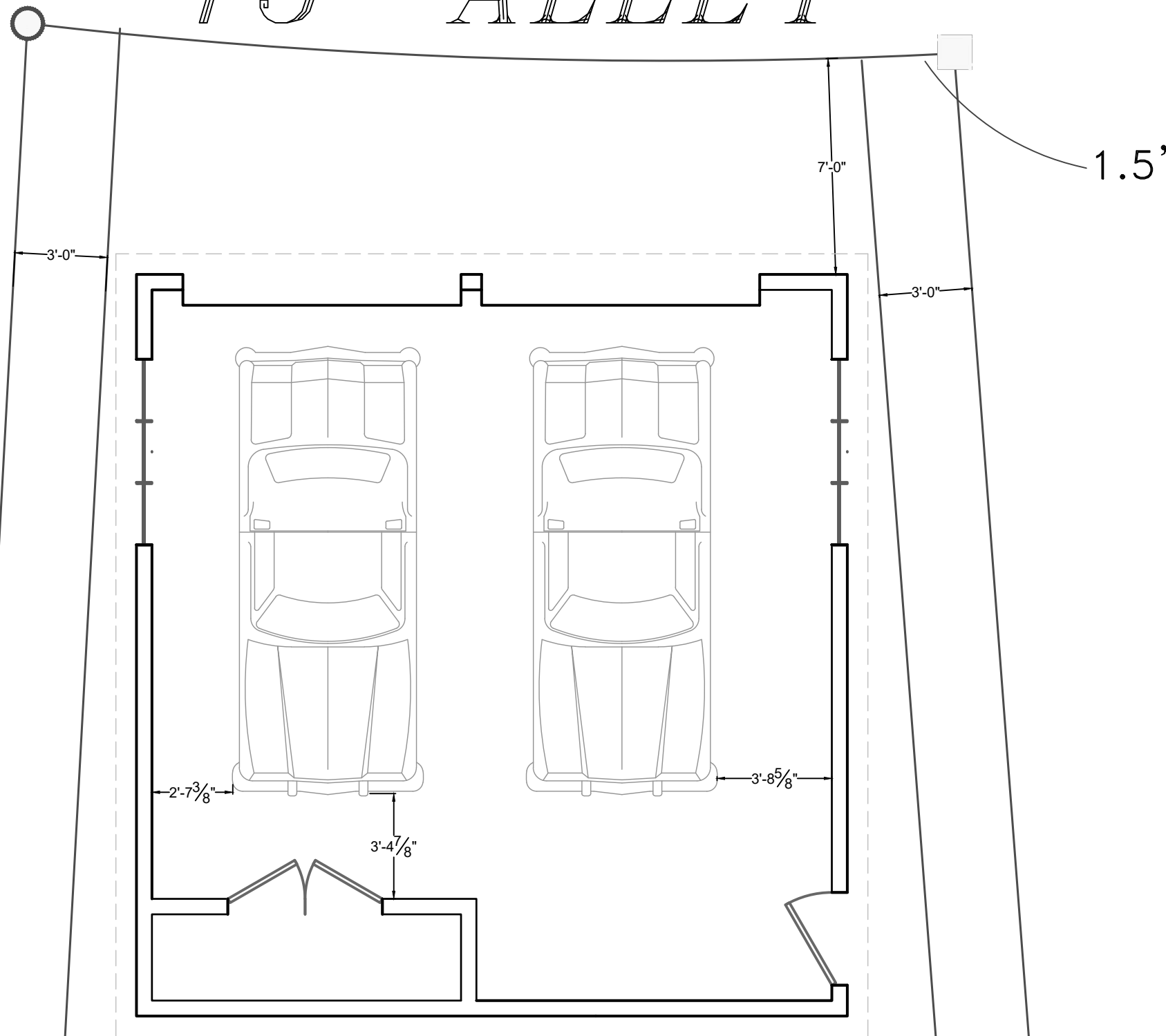
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15' ALLEY



roof shown for reference only

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Plot Plan
Scale: $\frac{1}{4}" = 1' - 0"$

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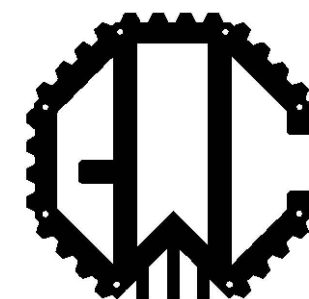
Date: May 27, 2018

REV #1: Aug 18, 2018

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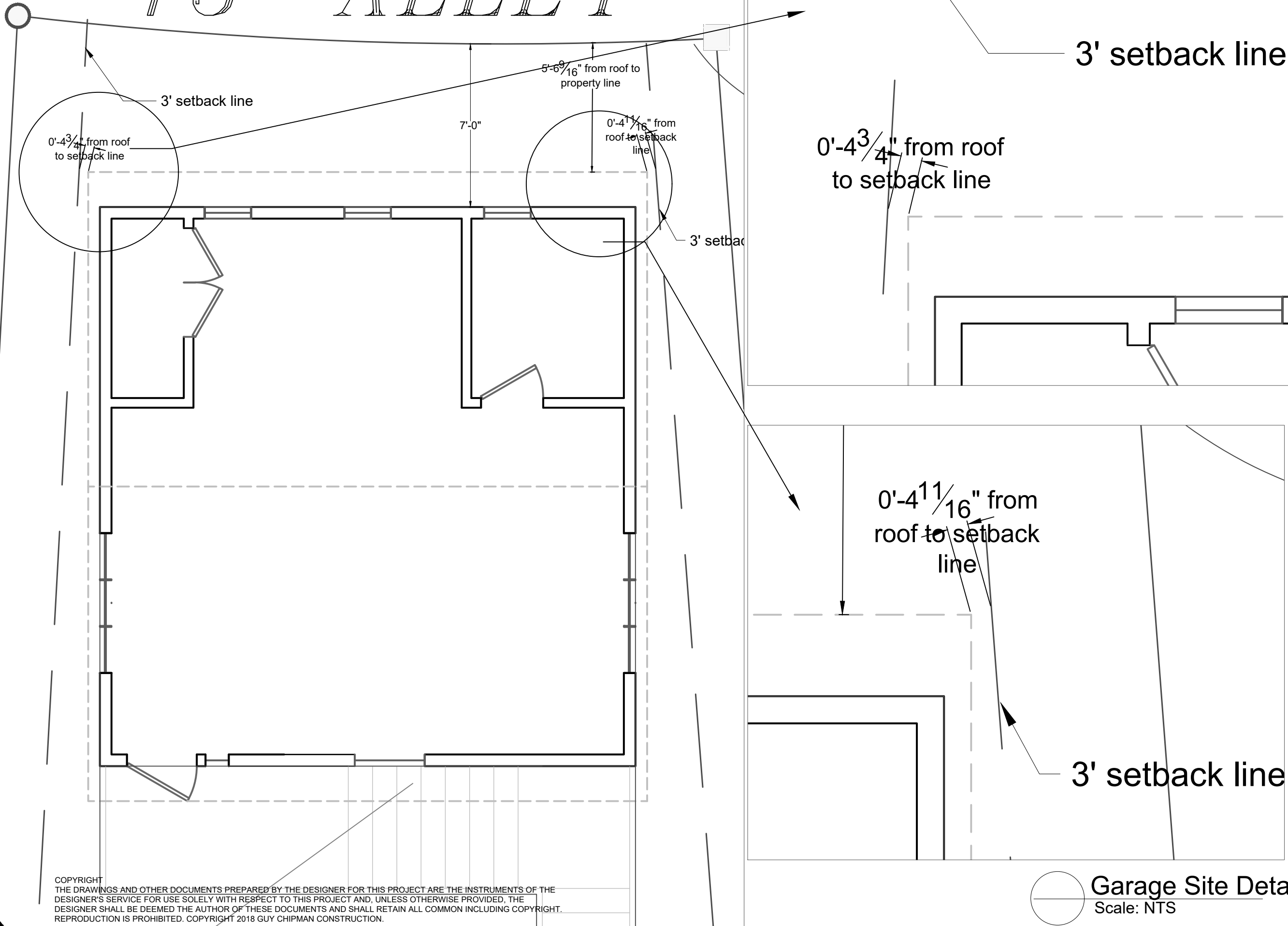
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A-1

15' ALLEY



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Garage Site Detail
Scale: NTS

Drawing No.

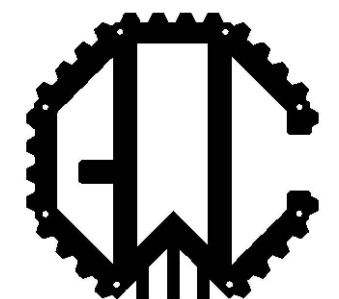
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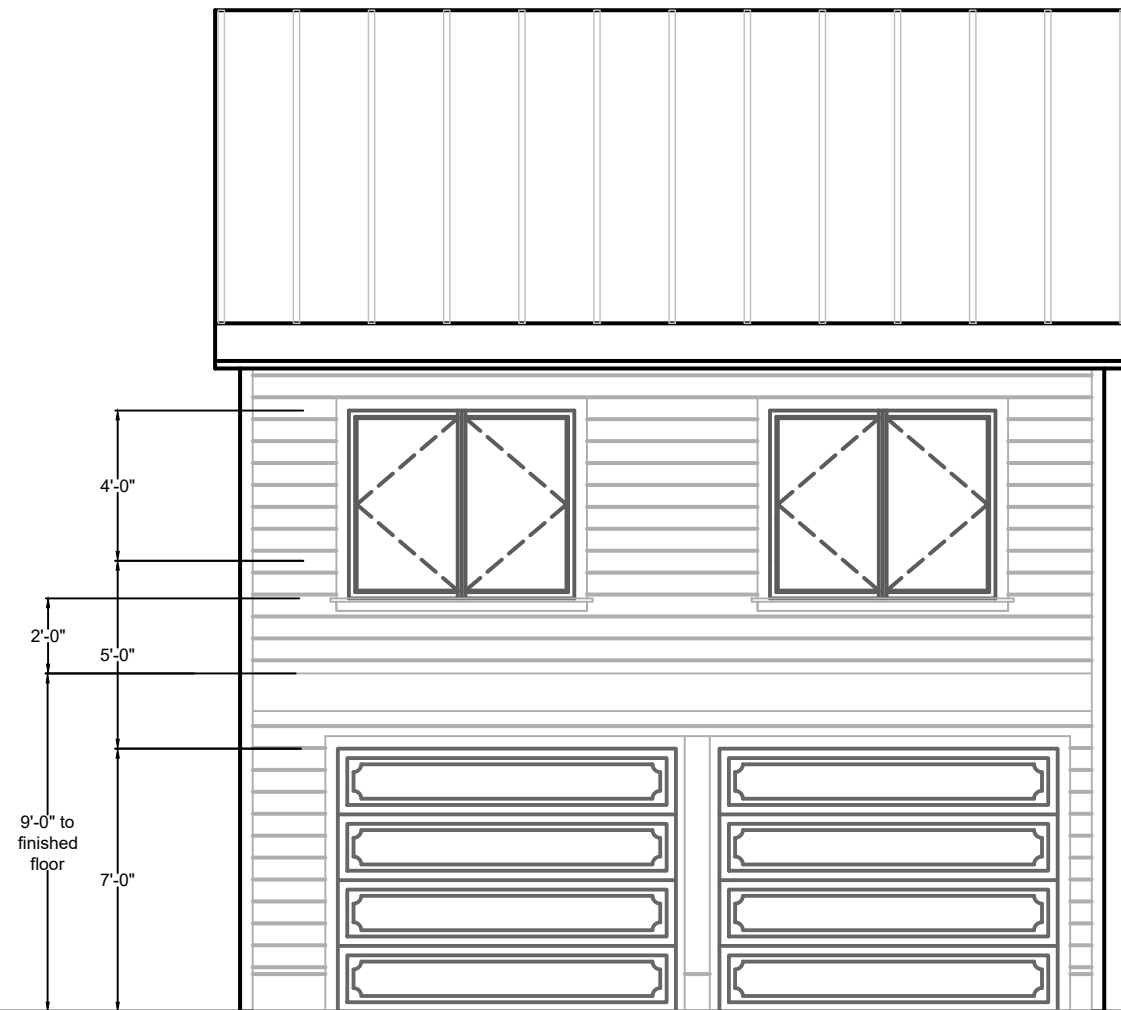
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West Elevation



East Elevation

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Garage Plan
Scale: 1/4" = 1' - 0"

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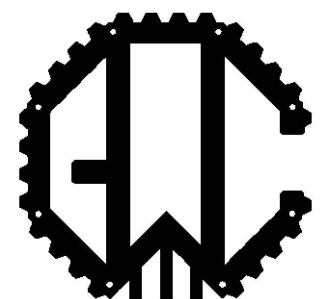
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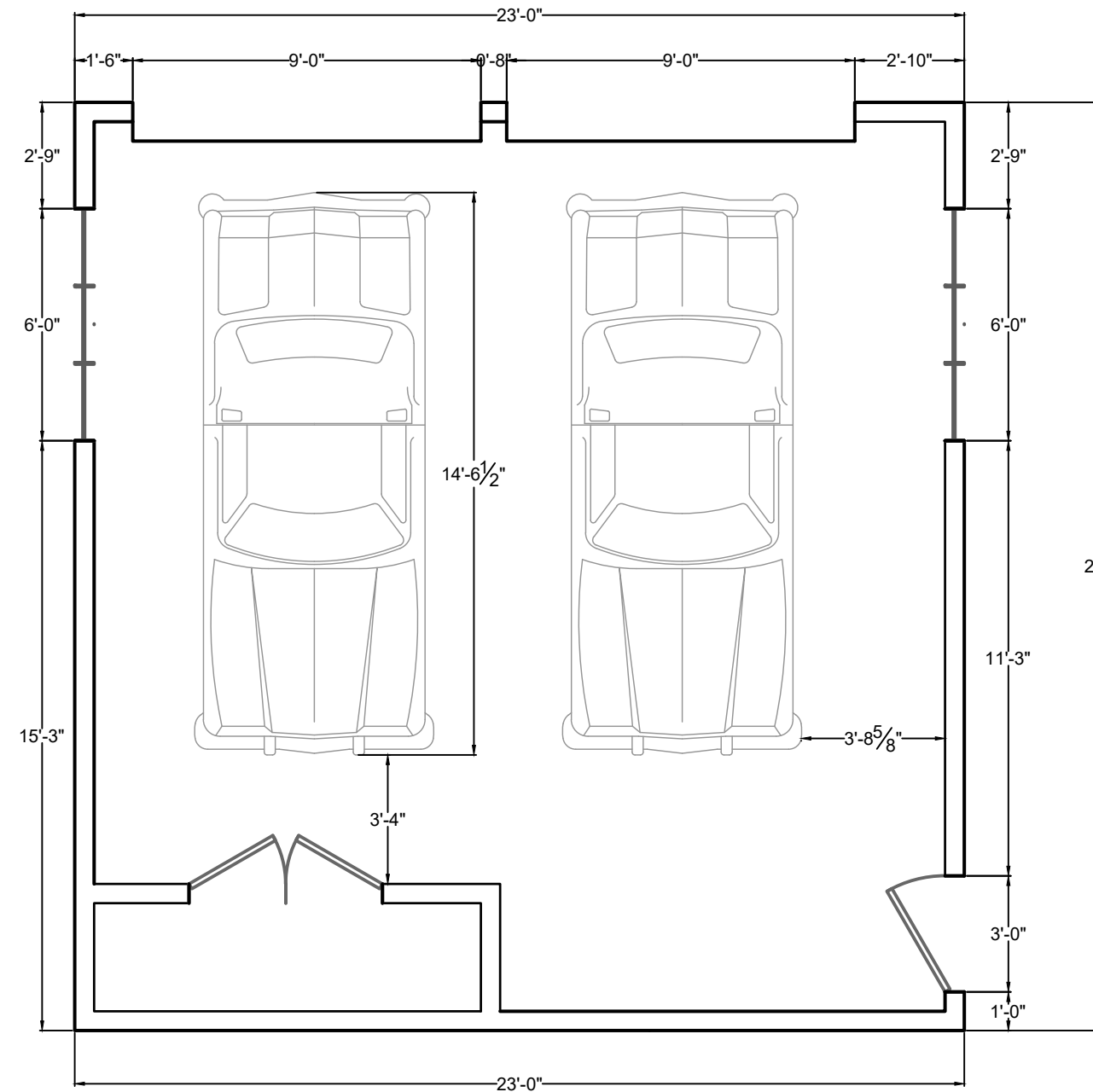
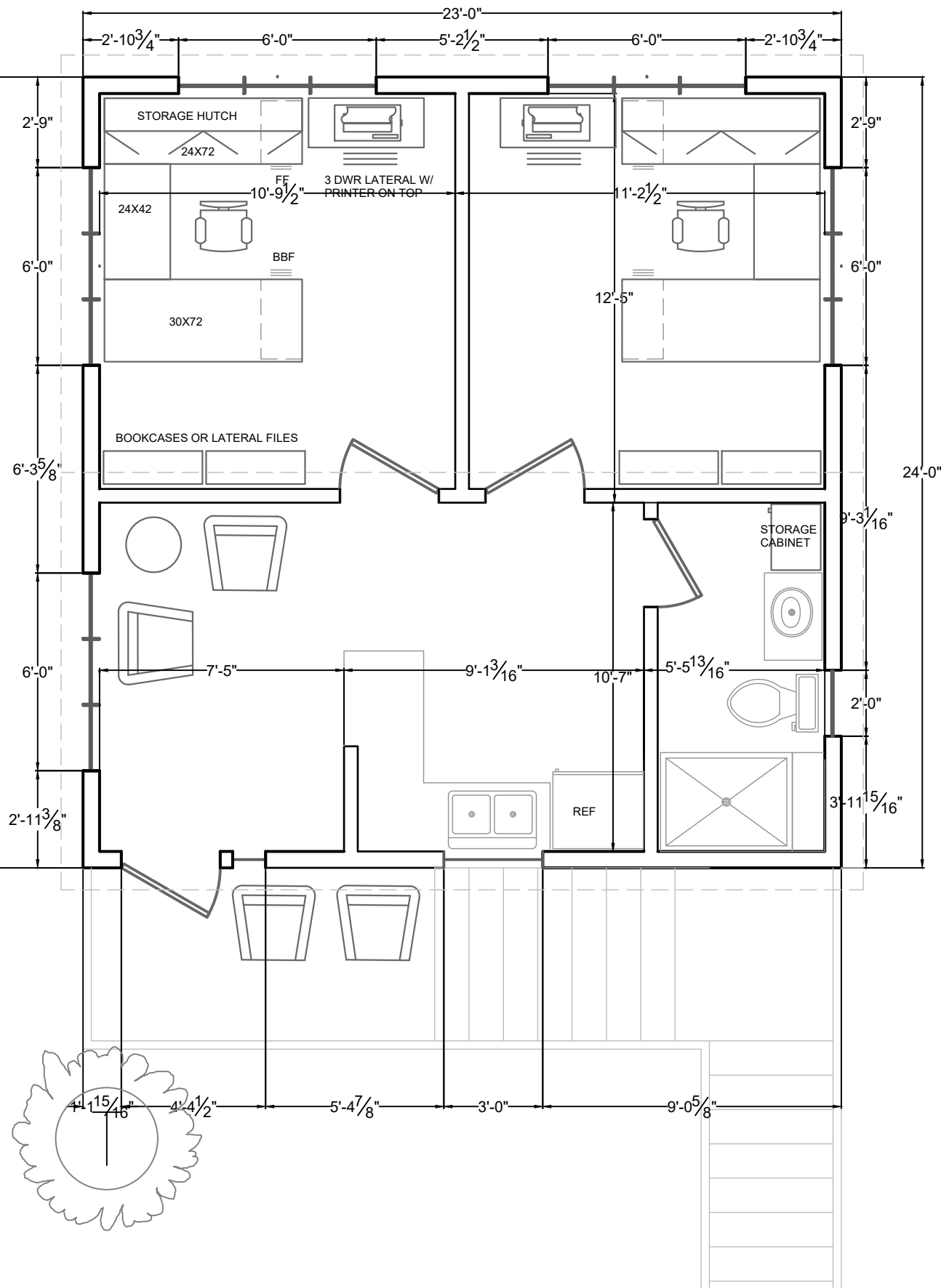
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REVISION #1

Garage Plan
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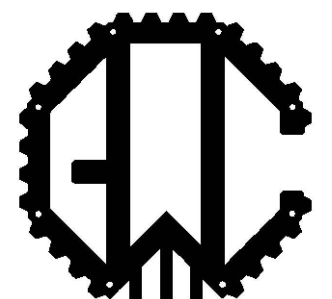
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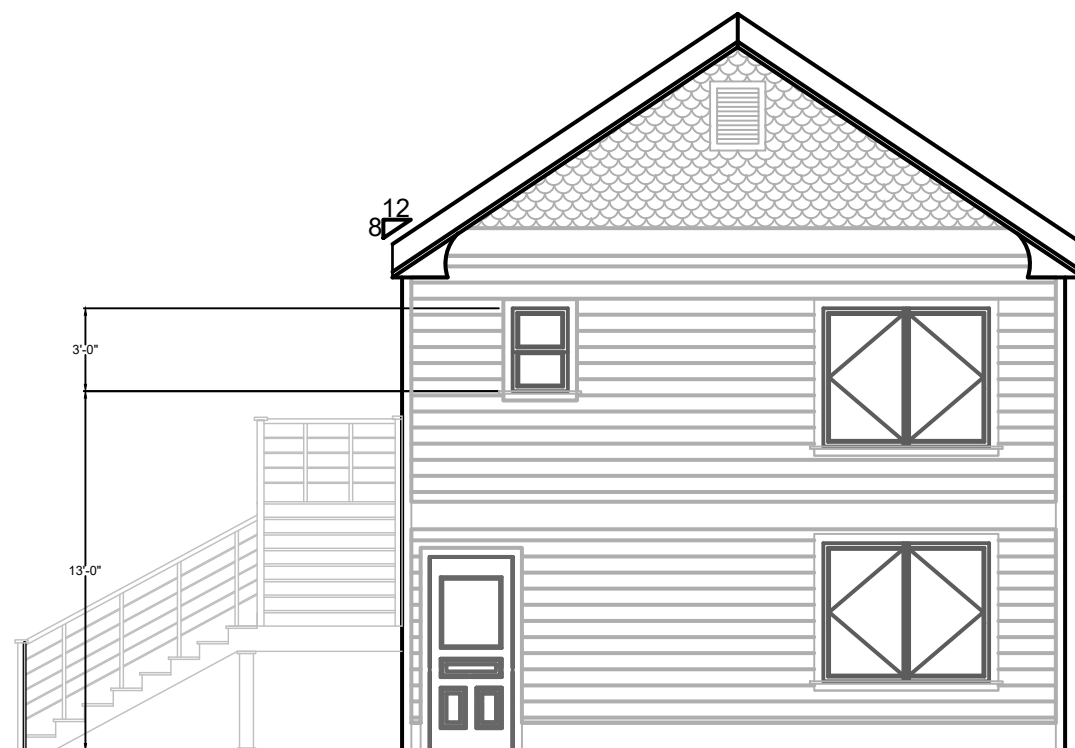
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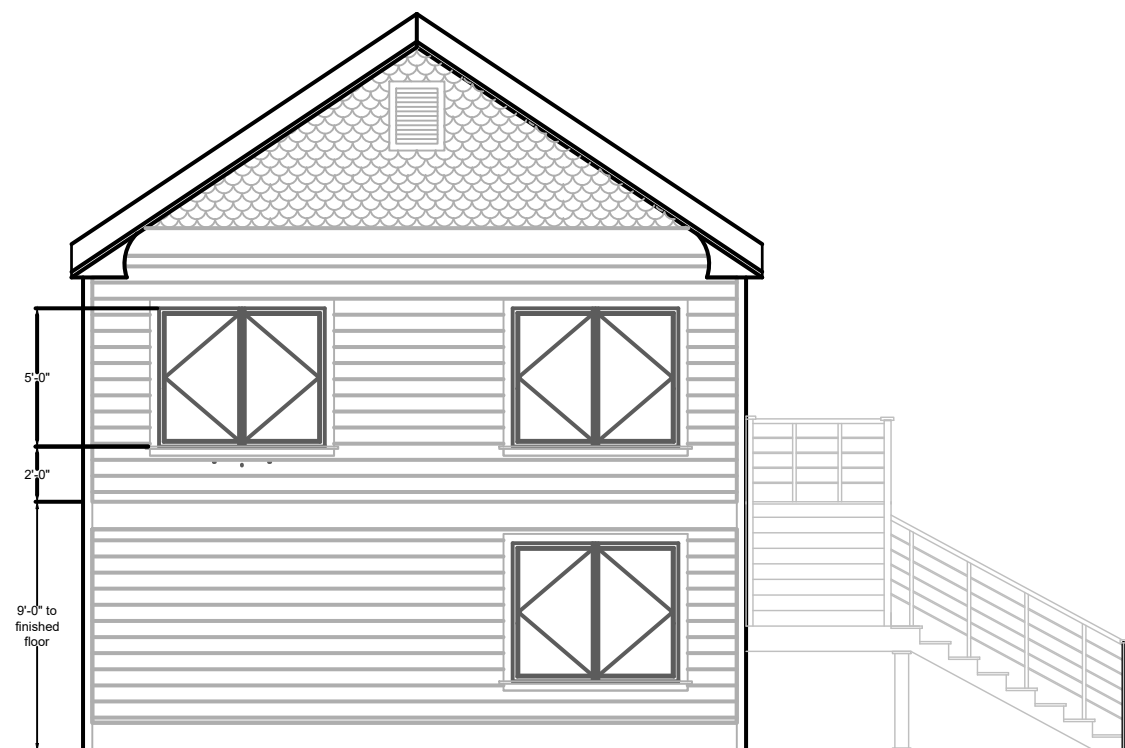


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South Elevation



North Elevation

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Garage Plan
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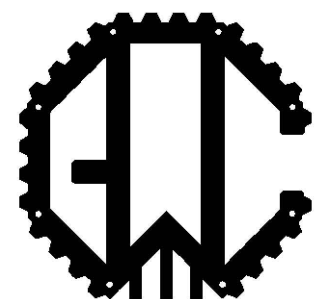
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15' ALLEY

0'-4 $\frac{5}{8}$ "

5'-5 $\frac{1}{2}$ "

0'-4 $\frac{5}{8}$ "

0'-4 $\frac{1}{2}$ "

5'-5 $\frac{1}{2}$ "

0'-4 $\frac{1}{2}$ "

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Garage Site Detail
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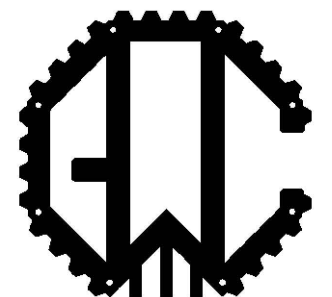
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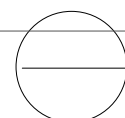
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South Elevation

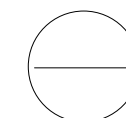
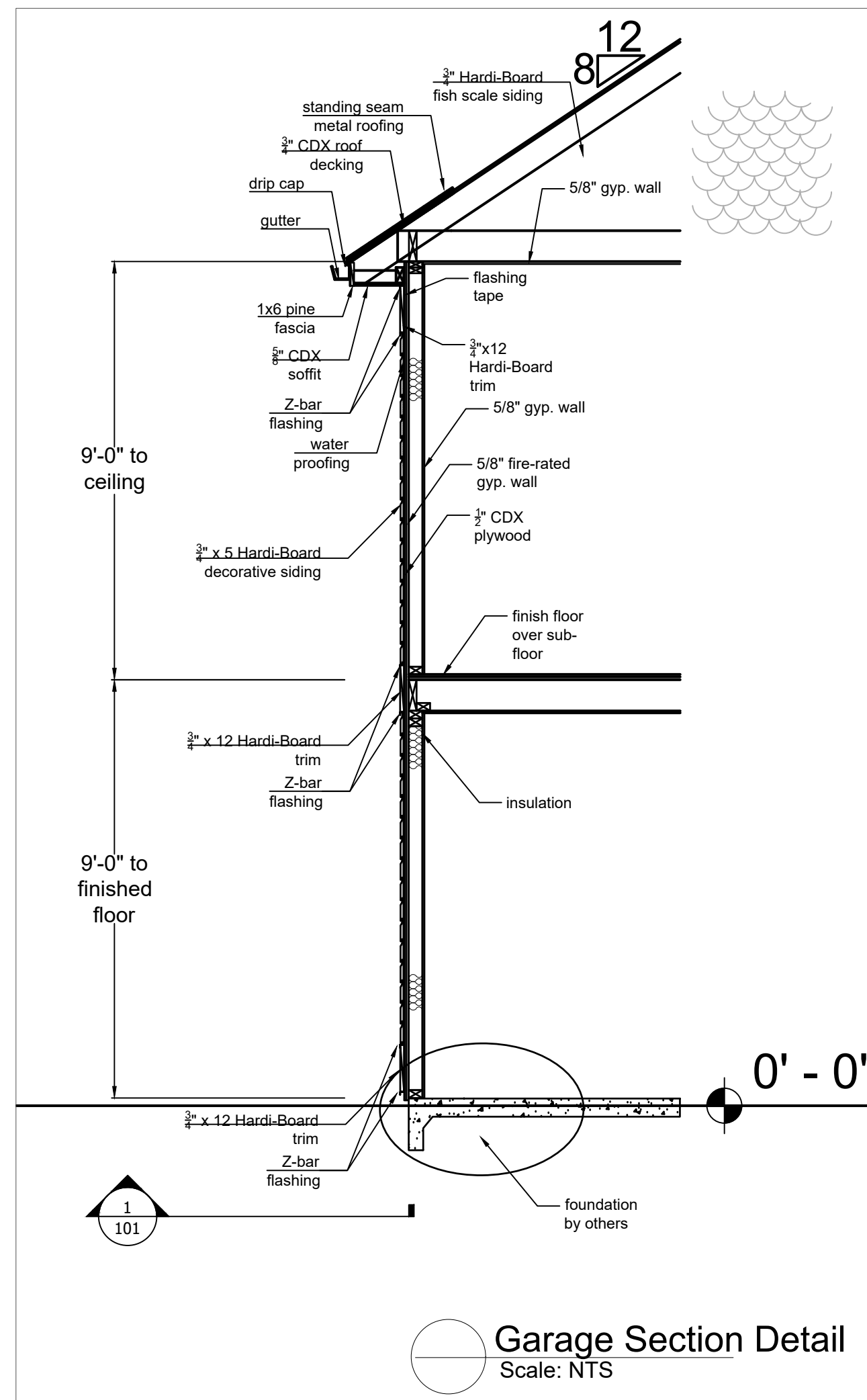


North Elevation



Garage Side elevations
Scale: NTS

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Garage Section Detail
Scale: NTS

Drawing No.

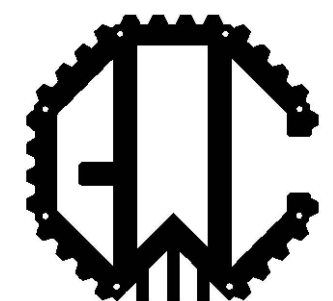
Date: May 27, 2018

REV #1: Aug 18, 2018

Project No: 1837
Project Name: Detached Garage Plans,
Kitchen and Bathroom Remodel
Project Location: 146 Crofton, San Antonio, TX

/Drawing of: Plans
Preliminary Design Phase Plan
NOT ISSUED FOR CONSTRUCTION
Scale: 1/4" = 1' - 0"

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