

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-024
ADDRESS: 1201 E CROCKETT ST
LEGAL DESCRIPTION: NCB 1373 BLK 1 LOT W 77.4 FT OF 9 & 10
ZONING: MF-33, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Nate Manfred/French and Michigan
OWNER: Keith Jones/JT Renovations
TYPE OF WORK: Amendments to previously approved materials
APPLICATION RECEIVED: January 18, 2019
60-DAY REVIEW: March 17, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previous scope of work from issued July 19, 2017, to instead feature the following:

1. Square wood columns instead of the original Queen Anne style columns, railing, and spindle work
2. Aluminum-clad wood windows with faux divided lites instead of the new wood windows.
3. Removal of 5 window openings: 2 on the E Crockett façade and the 3 on the east elevation.

APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

iii.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary historic structure at 1201 E Crockett was constructed circa 1900 in the Queen Ann style and first appears on the 1904 Sanborn map. The one-story single-family structure originally featured two wraparound porches with turned columns and spindle details.
- b. VIOLATION – On a site visit conducted on January 11, 2019, staff found a number of modifications were performed prior to approval or beyond the scope of approval issued at HDRC on July 19, 2017. According to the applicant and new owner, many of the approved repairs items installed by the previous owner including reconstructed spindle work and wood windows were removed from the site prior to the property's purchase. The applicant has attempted to correct the inappropriate skirting while applying for the amendment of the porch reconstruction and window replacement and removal.
- c. PREVIOUS APPROVAL – The property at 1201 E Crockett has received the following approval:
 - i. Remove a front porch addition to expose the original wraparound porch with the stipulation that a single-width, street-facing door be installed to match the profile of the side yard facing front door.
 - ii. Remove a bay window on the E Crockett elevation, with the stipulation that window openings consistent with the Queen Anne style be installed where original openings exist.
 - iii. Remove a non-original window opening on the N Pine elevation to the north of the enclosed porch, with the stipulation that window openings consistent with the Queen Anne style be installed where original openings exist.
 - iv. Remove the vinyl siding and non-original brick and repair the existing, original wood siding.
 - v. Replace the existing, non-original vinyl windows with new wood windows that meet the standard stipulations.
 - vi. Replace the existing porch railings after an appropriate plan drawing is submitted.
 - vii. Remove the non-original concrete porch steps and construct wood porch steps.
 - viii. Repair the existing retaining wall to maintain the existing profile.
 - ix. Install a wrought iron fence at the top of the retaining wall on both the E Crockett and N Pine sides of the property with the stipulation that it matches the neighboring fence in height.
 - x. Construct a rear carport to be constructed of wood and feature simplified details.
 - xi. Foundation repair with no changes to skirting.
 - xii. In-kind reroofing.
 - xiii. Paint

- d. WINDOW REMOVAL – The applicant has proposed to remove and enclose five windows: a set (2) of windows on the E Crockett facade and three (3) windows on the east side elevation. According to the applicant, these windows were removed by the previous owner. Staff finds that these windows were in place on June 2018. Per the Guidelines for Exterior Modifications and Alterations 6.A.i., historic windows and doors should be preserved in size and not filled in. Staff that that 5 window openings should be restored.
- e. WINDOW REPLACEMENT – The applicant has proposed to amend the previous approval to replace non-historic windows with wood windows to instead feature aluminum-clad wood window with faux divided lites. Per the Guidelines for Exterior Modifications and Alterations 6.B.iv. new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when the original window are deteriorated beyond repair and 6.B.v. prohibiting the use of internal muntins sandwiched between layers of glass. While staff finds that the aluminum-clad wood window are an improvement upon the vinyl windows, the faux divided lites are consistent with the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- f. PORCH – The applicant has proposed to install square cedar columns instead of the Queen Anne style turned columns, railing, and spindle work. Per the Guidelines for Exterior Modifications and Alterations 7.A.v., porches should be reconstructed based on accurate evidence of the original or be based on the architectural style of the house. Staff finds that these character defining features have remained in-place since at least 1994 through June 2018. A simplified contemporary interpretation of column replacements may be appropriate when the original features have been loss or unknown. However, staff finds that there is ample support to reconstruct the porch with the Queen Anne details as approved in July 2017.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 3 based on findings b through e. Staff recommends the following:

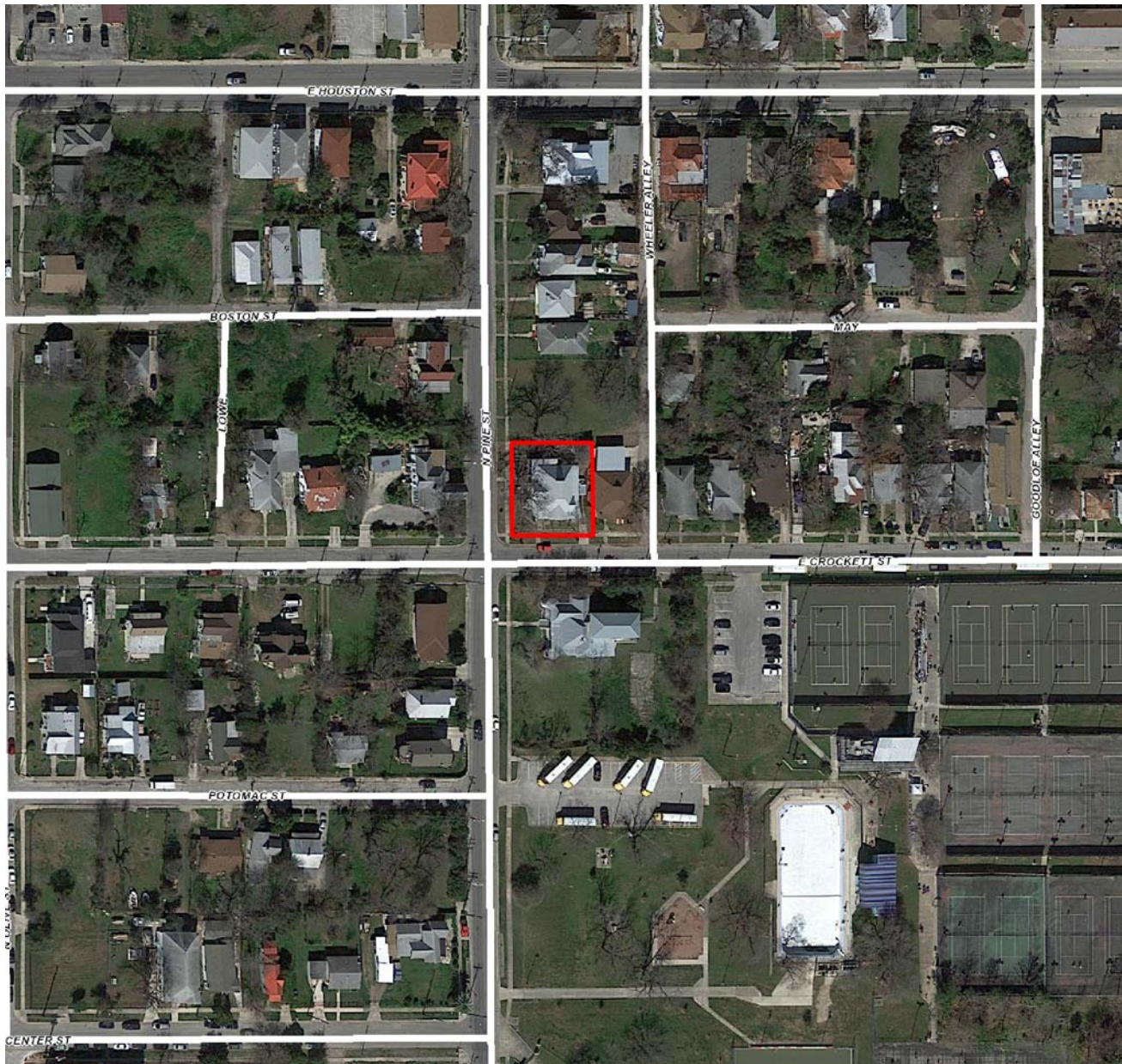
- i. Replacement of non-historic windows may be wood or aluminum-clad wood that do not feature faux divided lites and meet the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- ii. The 5 removed window should be restored to their original location and configuration; new windows should match the specifications noted in finding e.
- iii. The front porch should be reconstructed to match its historic Queen Anne style as depicted in photographs and the July 19, 2017, approved plan set.

CASE COMMENT:

VIOLATION – On a site visit conducted on January 11, 2019, staff found a number of modifications were performed prior to approval or beyond the scope of approval issued at HDRC on July 19, 2017. According to the applicant and new owner, many of the approved repairs items installed by the previous owner including reconstructed spindle work and wood windows were removed from the site prior to selling in October, 2018. The applicant submitted an application on January 18, 2019, to be heard at the next HDRC hearing.

CASE MANAGER:

Huy Pham



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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N O E X P O S I T I O N

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NEBRASKA ST.

San Antonio fol. 3

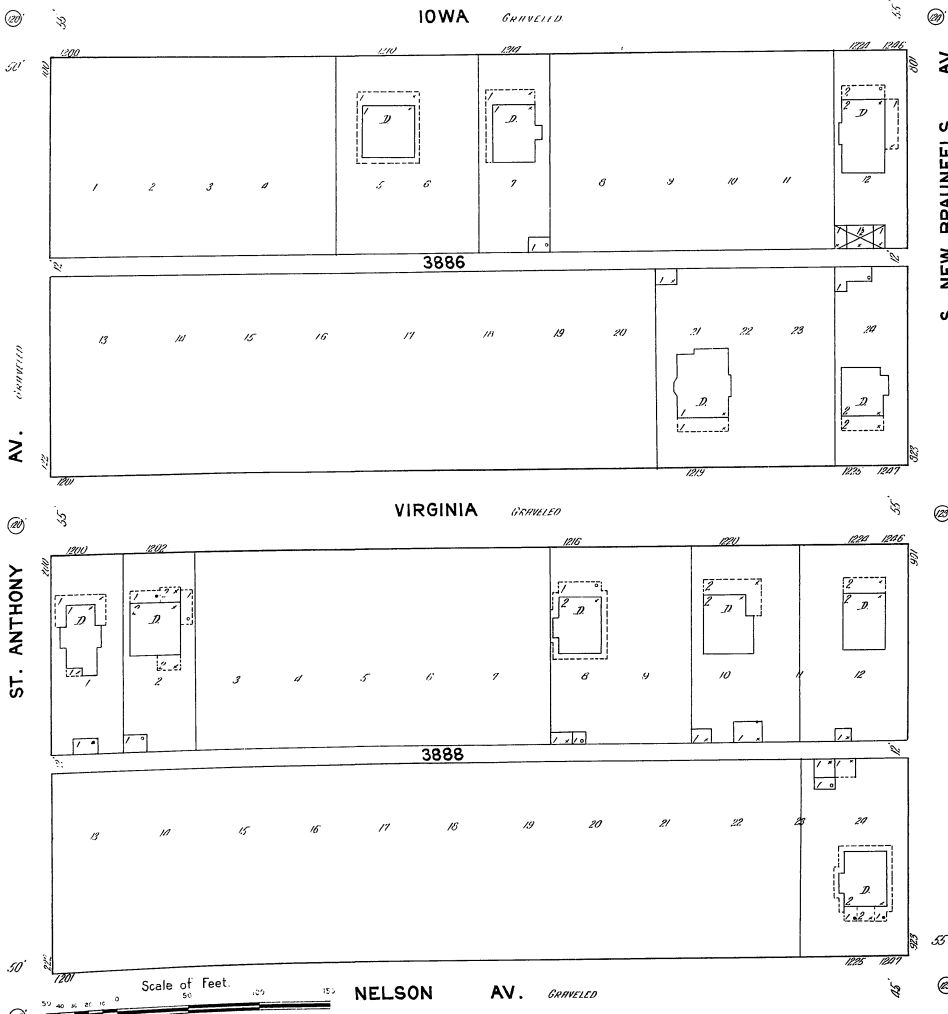
288

BILL GREEN AV.

DILWORTH AV.

VIRGINIA ST.

287



290

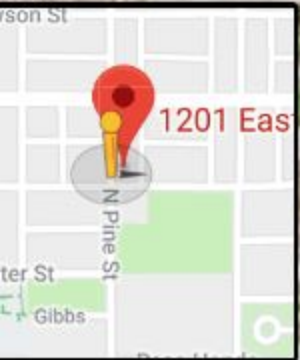


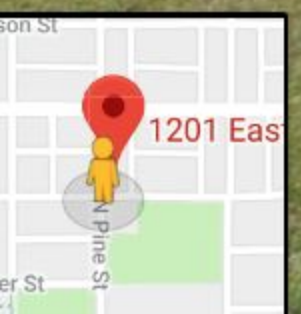
1201 East Crockett Street

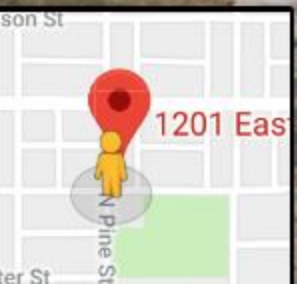


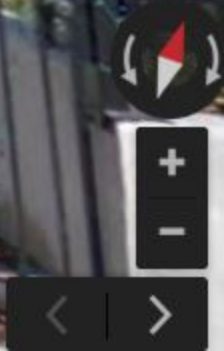
Fairchild Park

1201 East Crockett Street









1201 East Crockett Scope of Work

The current owner is remodeling the exterior of the home at 1201 East Crockett and after a site visit with the staff of the Office of Historic Preservation this scope of work describes the work being done and the changes being made at the request of the OHP Staff.

1. The owner had already installed Anderson Aluminum Clad Wood Windows. The photos included with the application provide an exterior and interior photo of the replacement windows to provide evidence that the replacement windows are Aluminum Clad Wood Windows.
2. OHP Staff has requested that the owner replace the installed vertical skirting with horizontal lap siding. The photos provide evidence that the owner is replacing the vertical siding with horizontal lap siding.
3. The owner was asked by the OHP staff to remove the inappropriate horizontal siding covering the porch columns. As the included photos indicate, the owner is in the process of removing the horizontal siding on the columns and is replacing it with flat smooth siding and trim.

1201 Crockett St. San Antonio, Texas 78202



Front Elevation (Facing Pine)



Side Elevation (Facing Crockett)

1201 Crockett St. San Antonio, Texas 78202



Side Elevation



Rear Elevation

1201 Crockett St. San Antonio, Texas 78202

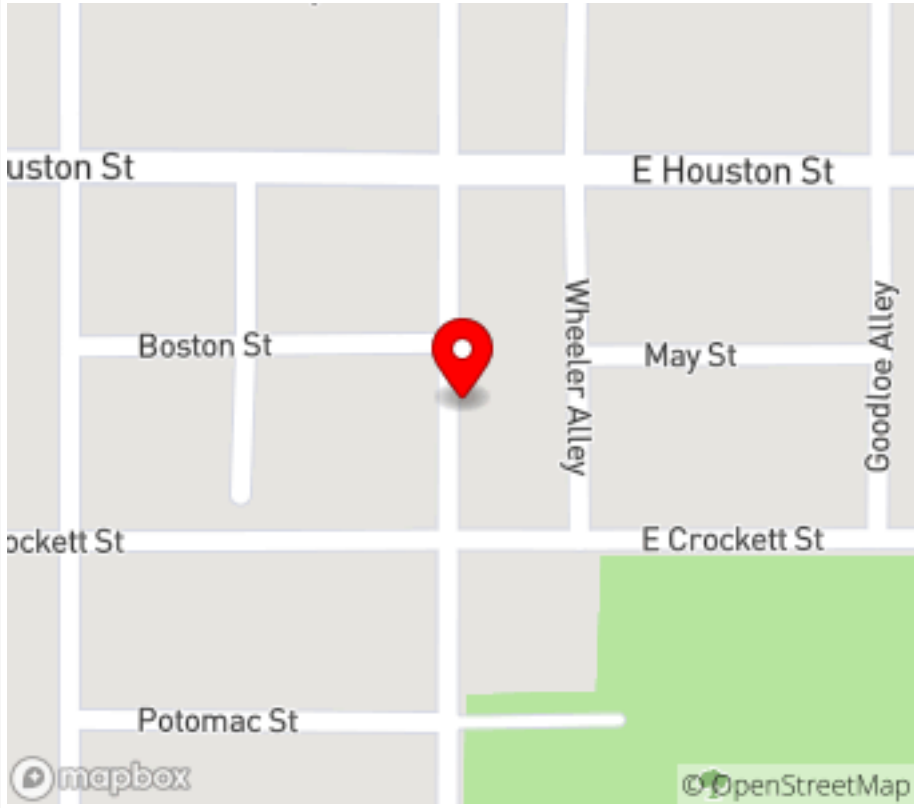


Wood Window (Aluminum Clad Exterior)



Investigation Report

Property

Address	1201 E Crockett
District/Overlay	Dignowity Hill
Owner Information	JT RENOVATIONS & PROPERTIES LLC
Location Map	
	Lat: 29.4242359337038 Long: -98.4702063707502

Site Visit

Date	01/11/2019
Time	01:13 PM (-6 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Contractor(s), Crew member(s)
Present Companies	JT Renovations
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Installation of vinyl windows, removal of window openings, installation of new skirting, replacement or modifications of existing Folk Victorian columns and spindle work.







Investigation Report

Description of interaction	Staff spoke with on-site contractors who explained that the property was recently acquired by JT Renovations. Staff spoke on the phone with project manager Keith who explained that permits have been acquired. Staff instructed that interior work may continue if they have acquired permits but exterior work will require further review and a follow up with Keith.
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Action Taken

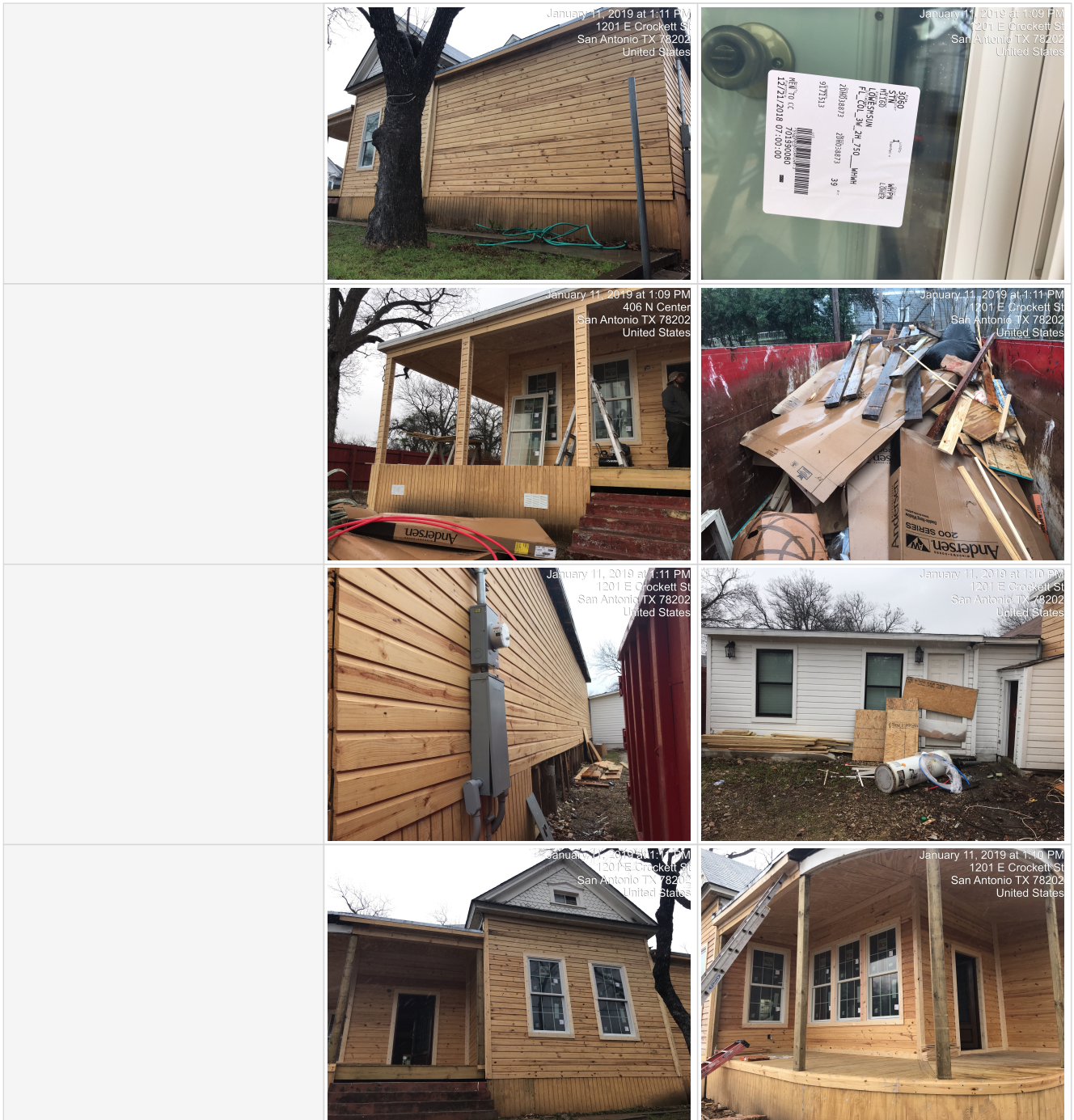
Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with property owner, Spoke with contractor(s) and/or crew
Deadline to contact office	01/11/2019
Will post-work application fee apply?	Yes

Documentation

Photographs		
		





Investigation Report





Investigation Report

	<div><div><p>January 11, 2019 at 1:10 PM 1201 E Crockett St San Antonio TX 78202 United States</p></div><div><p>January 11, 2019 at 1:11 PM 1201 E Crockett St San Antonio TX 78202 United States</p></div></div>
	<p>01/11/2019 01:18 PM</p>

STAFF PHOTOS
TAKEN JUNE 2018

June 29, 2018 at 1:30 PM
400-414 N Pine St
San Antonio TX 78202
United States



June 29, 2018 at 1:30 PM
1204 E Crockett St
San Antonio TX 78202
United States



June 29, 2018 at 1:30 PM
1201 E Crockett St
San Antonio TX 78202
United States





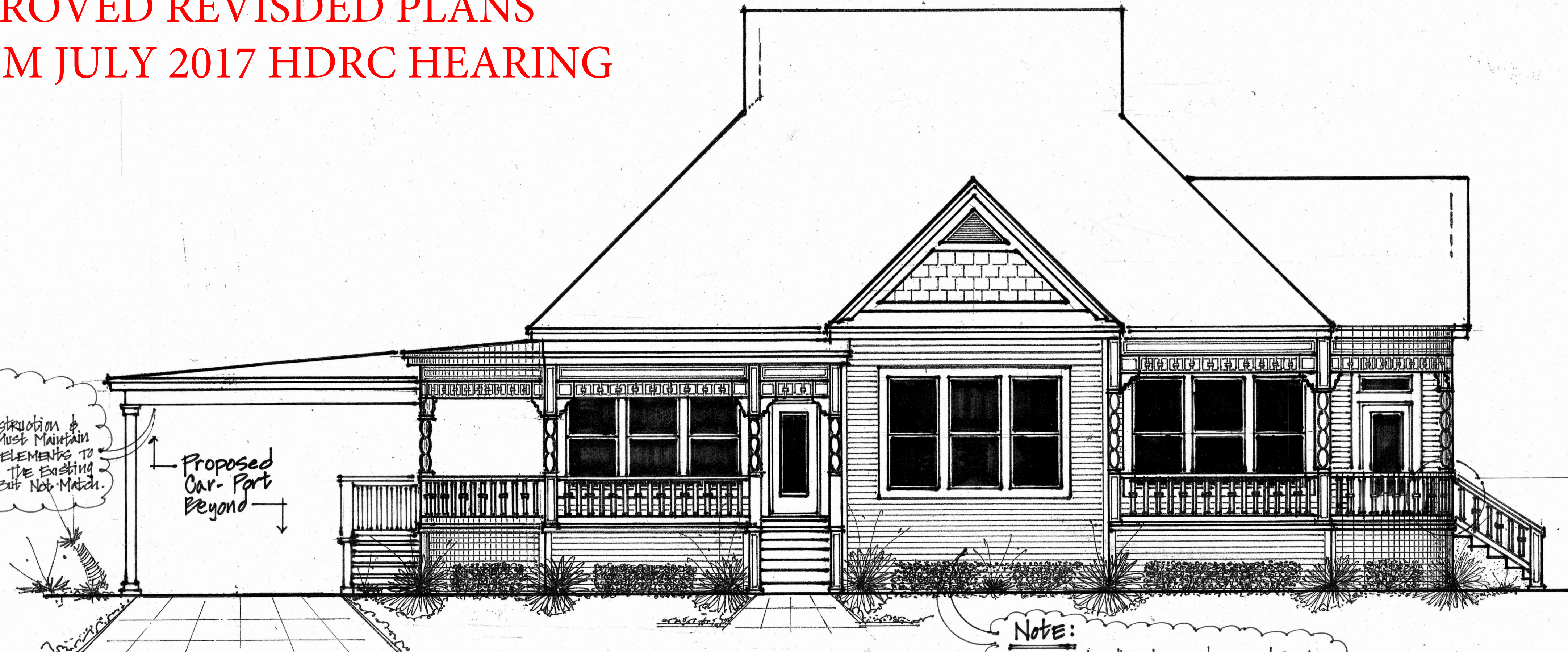




APPROVED REVISED PLANS
FROM JULY 2017 HDRC HEARING

Note:
CARPORT CONSTRUCTION & MATERIALS MUST MAINTAIN DECORATIVE ELEMENTS TO COMPLEMENT THE EXISTING STRUCTURE BUT NOT MATCH.

Proposed Car-Port Beyond

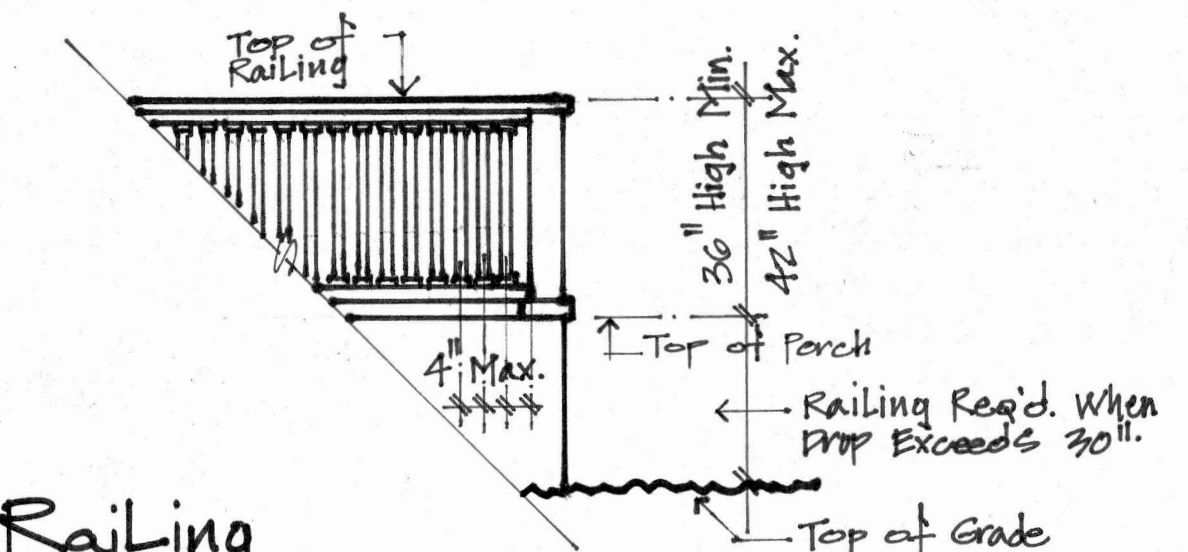


LEFT SIDE ELEVATION "West"
"PINE STREET VIEW"

Note:

Any Wood Siding Damaged Beyond Repair, Repair Must Match THE ORIGINAL Siding

Railing Detail



FRONT ELEVATION "South"
"CROCKETT STREET VIEW"

Note:

Any Wood Siding Damaged Beyond Repair, Repair Must Match THE ORIGINAL Siding

"Worrich Remodel"
1201 E. CROCKETT St.
"Peña Design Group"
ALEJANDRO H. PEÑA JR.
MICHAEL T. MEDINA