

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO:	2019-110
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
OWNER:	Keith Jones
TYPE OF WORK:	Addition of a dormer on rear roof slope
APPLICATION RECEIVED:	March 01, 2019
60-DAY REVIEW:	April 30, 2019
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a dormer on the eastside roof, perpendicular to the E Crockett façade.

APPLICABLE CITATIONS:

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.

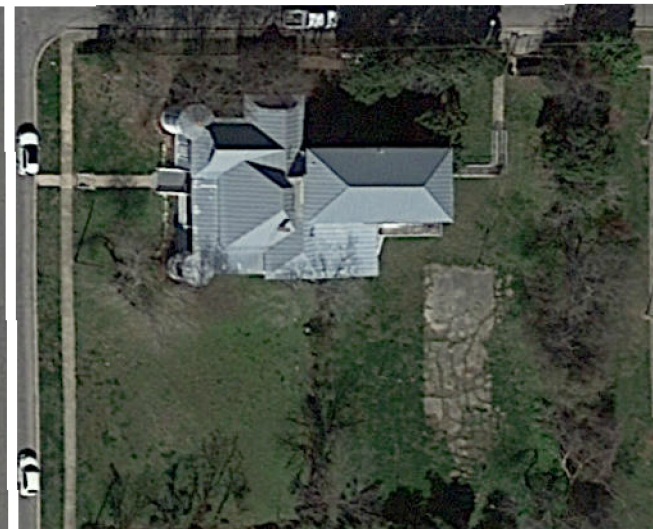
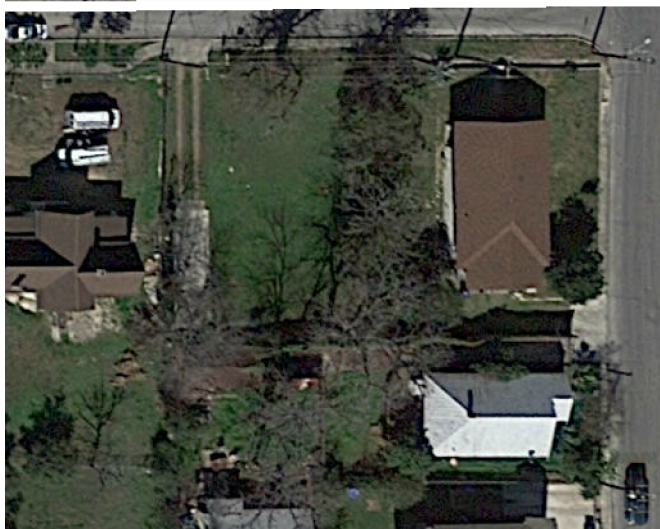
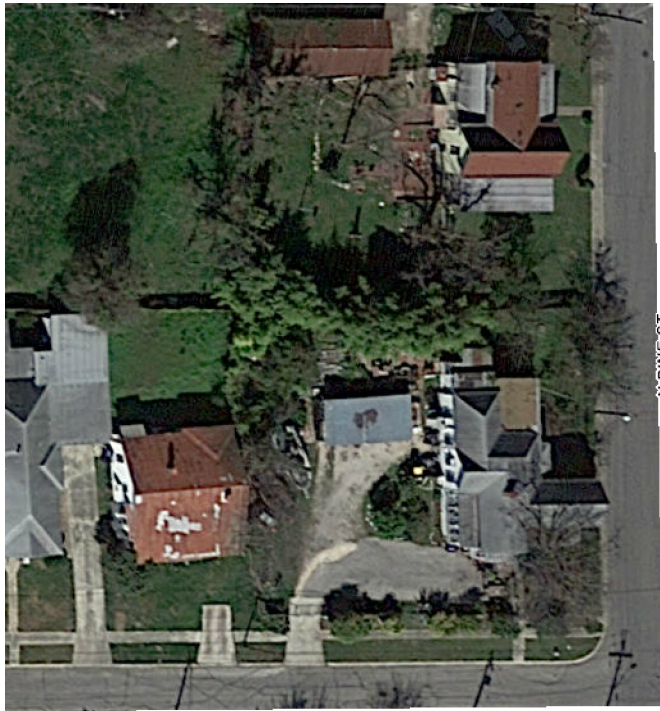
FINDINGS:

- 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. **DORMER** – The applicant has proposed to install a dormer on the eastside roof, perpendicular to the E Crockett

façade. This request was proposed in pursuit of compliance of the fire code that requires egress for an attic bedroom. Per the Guidelines for Additions 3.1.B.iii notes that dormers should be compatible in size, scale, proportion, placement, and detail with the style of the house. Additionally, the Guidelines note to locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district. Staff finds that the proposed dormer is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the new dormer based on finding b.



N PINE ST

WHEELER ALLEY



1201 E CROCKETT

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Wheeler Alley

Wheeler Alley

E Crockett St

1201 East Crockett Street

E Crockett St

E Crockett St

N Pine St

N Pine St

E Crockett St

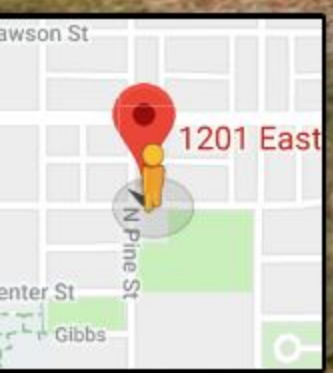
Google



1201 East Crockett Street



Google



1201 Crockett St. San Antonio, Texas 78202



Front Elevation (Facing Pine)



Side Elevation (Facing Crockett)

1201 Crockett St. San Antonio, Texas 78202



Side Elevation

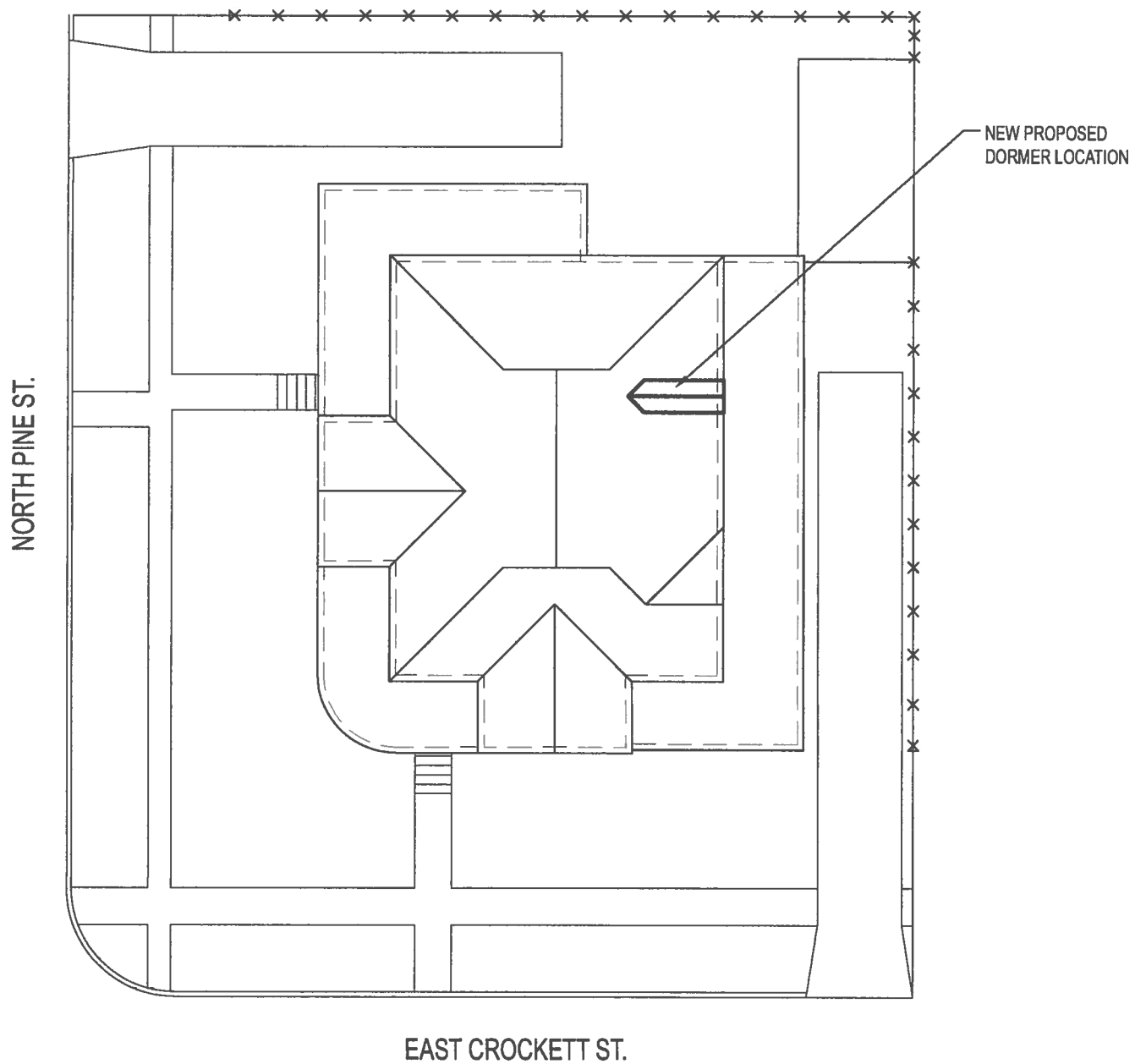


Rear Elevation

1201 Crockett St. San Antonio, Texas 78202



North (Side) Elevation Showing Rear of Roof



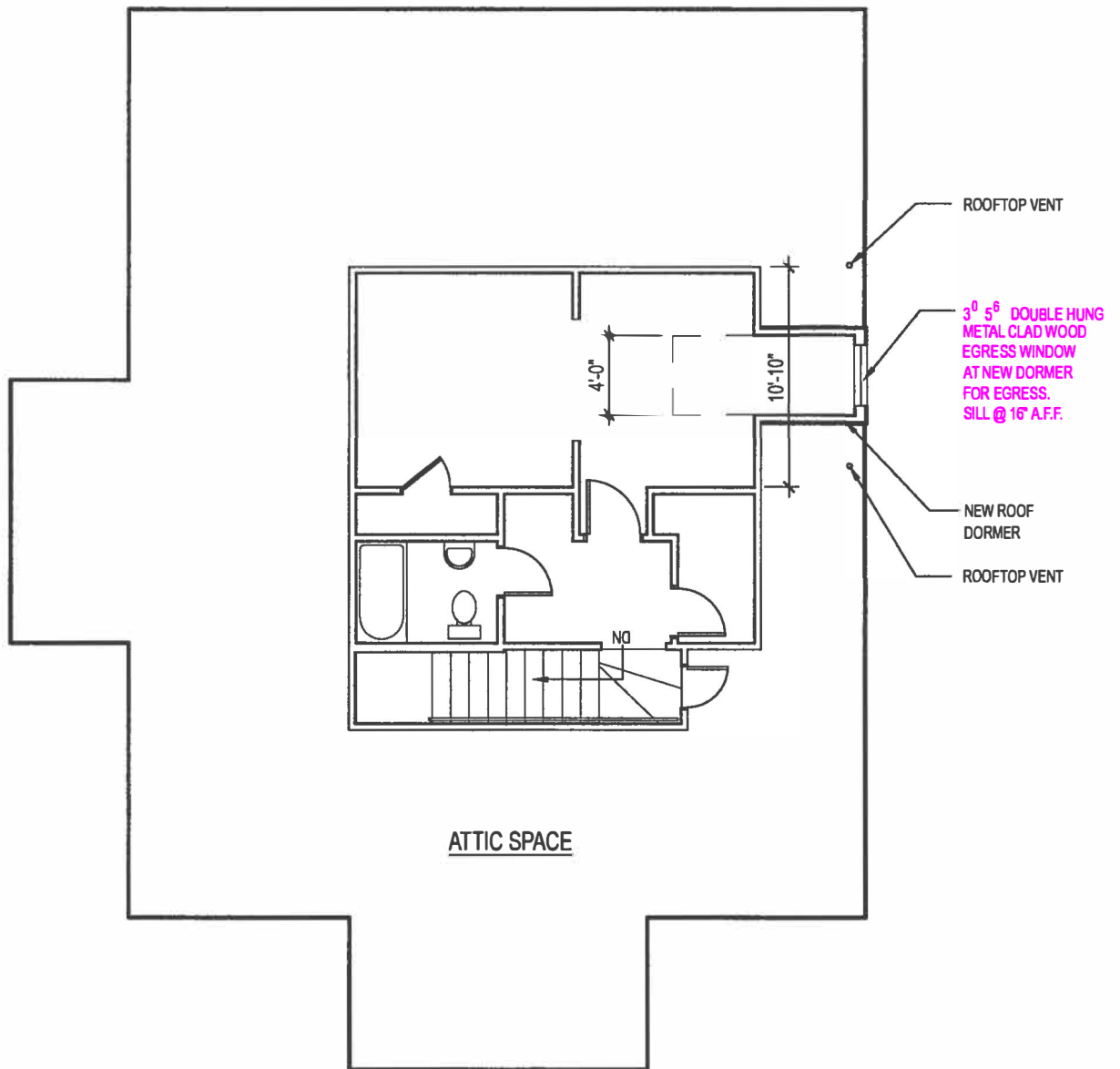
1

1201 EAST CROCKETT - SITE PLAN

SCALE: 1/16" = 1'-0"



NORTH



2

1201 EAST CROCKETT PARTIAL PLAN - STAIRS (2ND FLOOR)

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

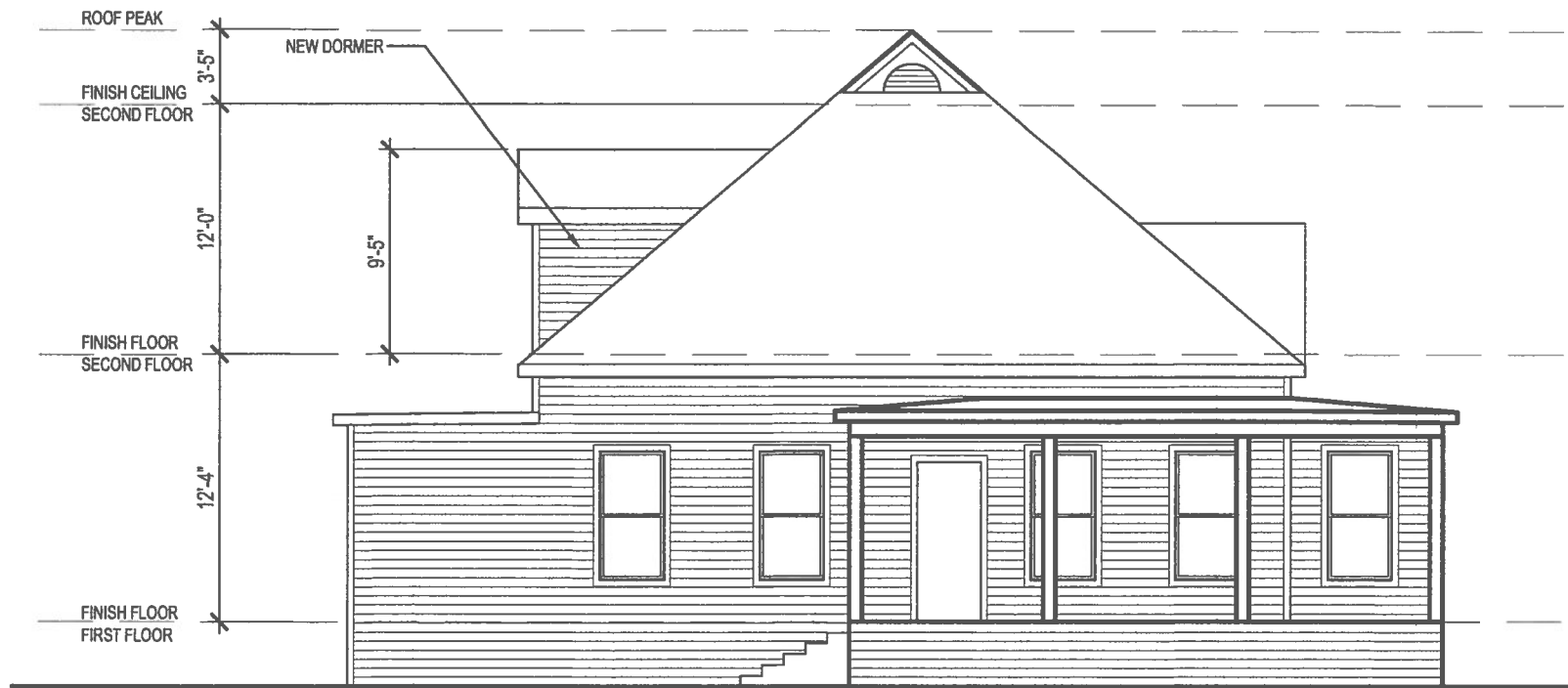




4

1201 EAST CROCKETT - SOUTH ELEVATION (CROCKETT)

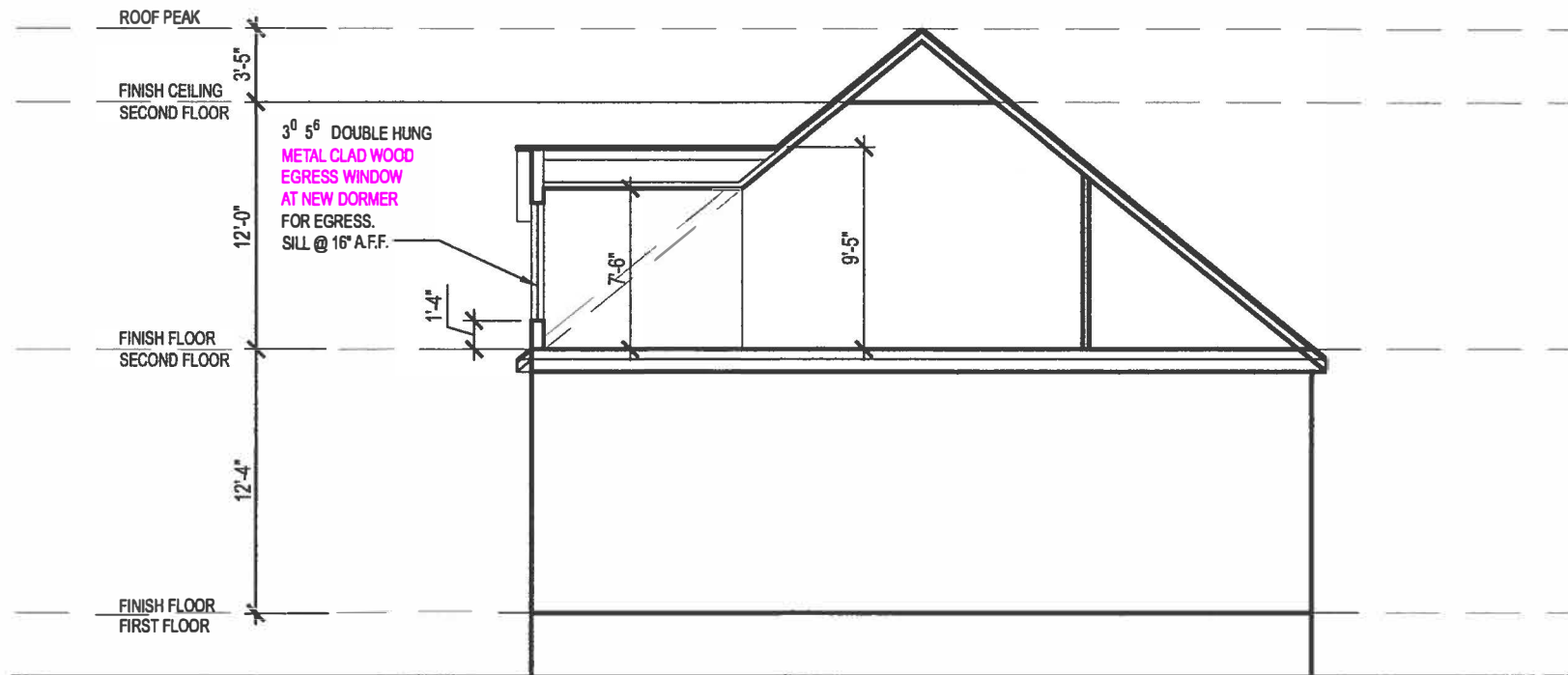
SCALE: 1/8" = 1'-0"



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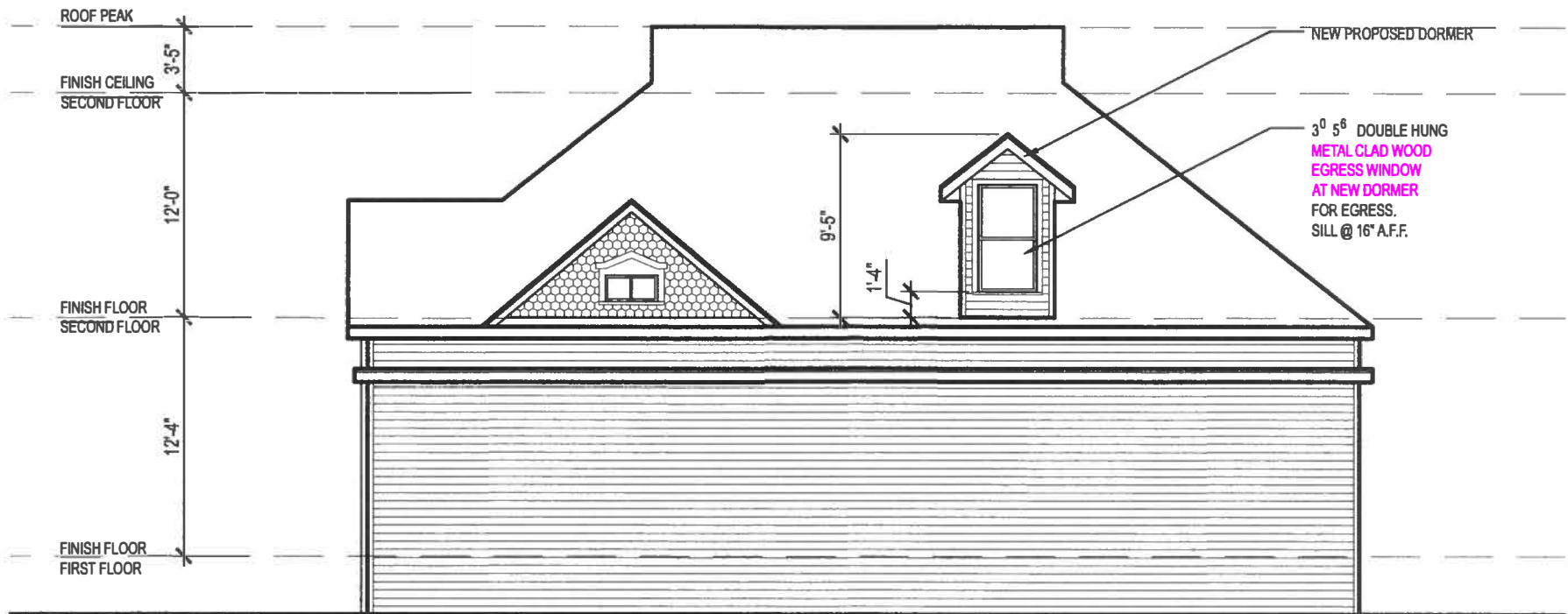
1201 EAST CROCKETT - NORTH ELEVATION (SIDE)

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



1201 EAST CROCKETT HOUSE SECTION THRU DORMER

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



3

1201 EAST CROCKETT - EAST ELEVATION (REAR)

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

1201 Crockett St. San Antonio, Texas 78202



East Elevation (Rear of Roof)