

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-307
ADDRESS: 123 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT E IRR 195 FT OF 10 & E IRR 182.1 FT OF N 1/2 OF 11
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: John Chesser
OWNER: Linda Couch/NSHE TX DEVINE LLC
TYPE OF WORK: Front porch railings
APPLICATION RECEIVED: May 09, 2019
60-DAY REVIEW: July 08, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add a balustrade to the existing front porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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 structure at 123 Crofton is a one-story single-family residence constructed in c. 1913 in the Folk Victorian style. The structure features a generally symmetrical front façade composition, front porch with Corinthian columns, and a hipped roof. The home is a local landmark and contributing structure to the King William Historic District.
- b. **BALUSTRADE LOCATION** – The applicant has proposed to add a balustrade to the front and sides of the existing front porch. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, new elements and details should not be added to porches that create a false historic appearance. Historic photographs of the home were not found to confirm the existence of a balustrade in the past. However, staff finds that the proposed balustrade's configuration is

simple in design and appropriate for the Folk Victorian style of the home. Staff finds the proposal consistent with the Guidelines.

- c. **BALUSTRADE DESIGN** – The applicant has proposed to add a wood balustrade to the front porch. The applicant has also indicated that wood balusters with a Classical design will be incorporated, but has not provided baluster details. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, new porch elements should be simple so as to not distract from the historic character of the building and create a false historic appearance. Staff finds that the proposed balustrade’s design is simple and appropriate for the Folk Victorian style of the home. Staff finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.

RECOMMENDATION:

Staff recommends approval of the new front porch balustrade based on findings a through c with the following stipulation:

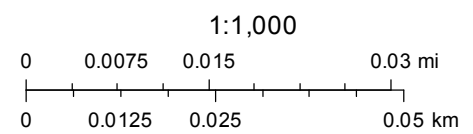
- i. That the applicant submit baluster details to staff for review and approval prior to receiving a Certificate of Appropriateness. This can include a drawing showing baluster dimensions or a sample of the baluster.

123 Crofton



May 29, 2019

— User drawn lines





123 Crofton Avenue

Crofton Ave

Crofton Ave

Crofton Ave

Crofton Ave

Crofton Ave

Crofton Ave

Crofton Ave

San Antonio River

San Antonio River

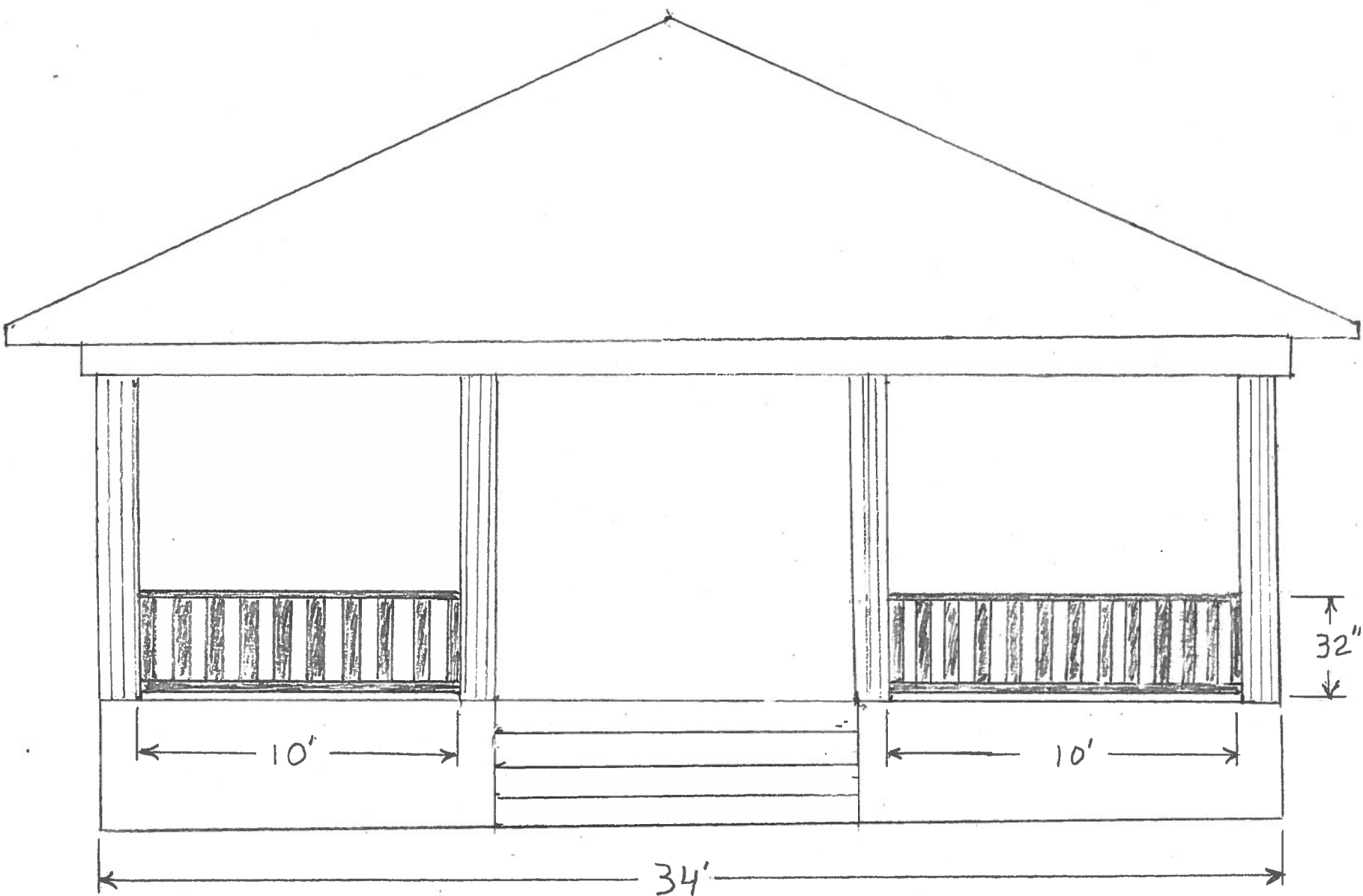
San Antonio River





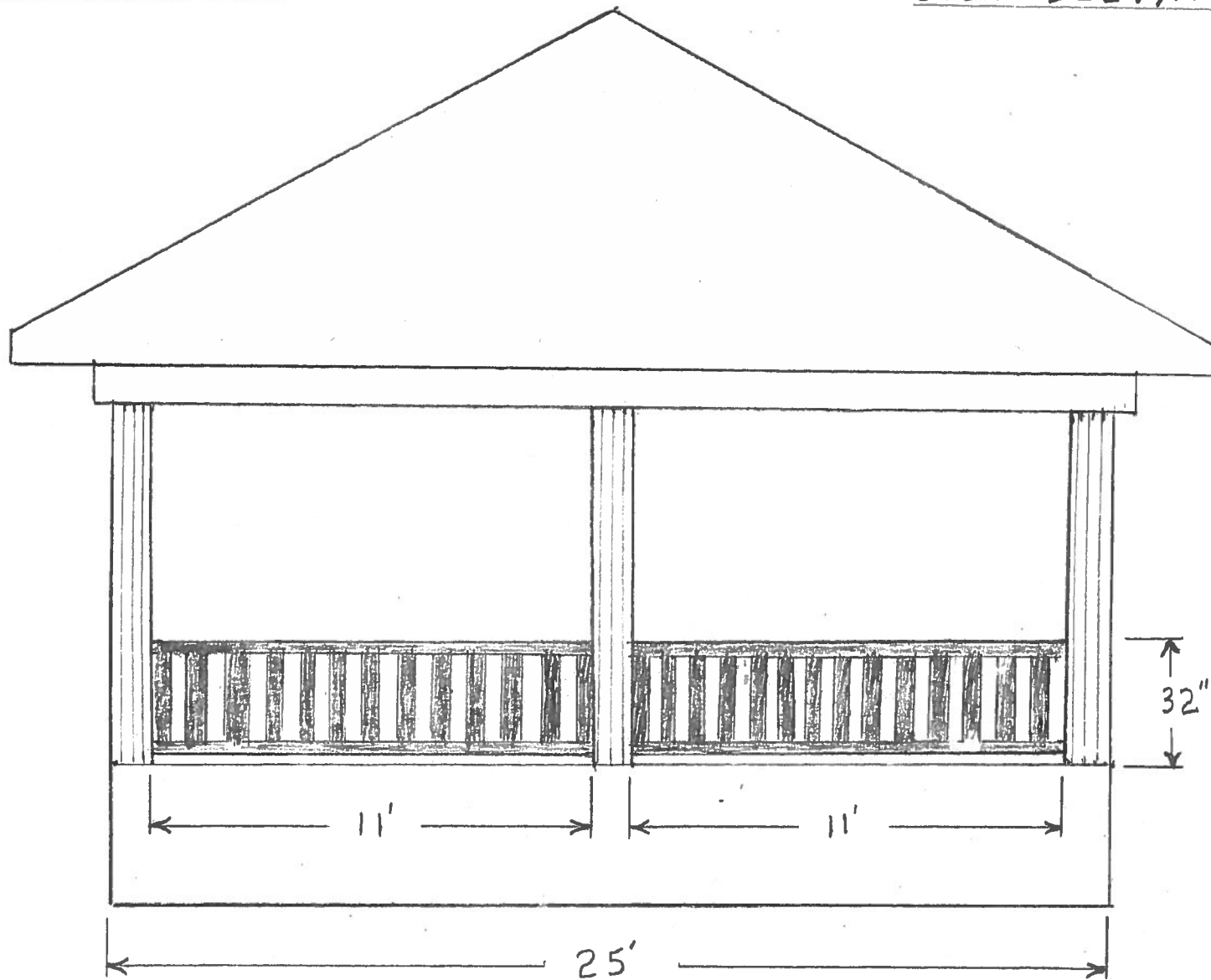
123 CROFTON

FRONT ELEVATION



123 CROFTON

SIDE ELEVATION



From: John Chesser john@syntheticmotoroil.biz

Date: May 4, 2019 at 10:40:57 AM

To: john@fastjacktransport.com



John Chesser

Fast Jack Transport

John@FastJackTransport.com











422 King William



Villa Finale



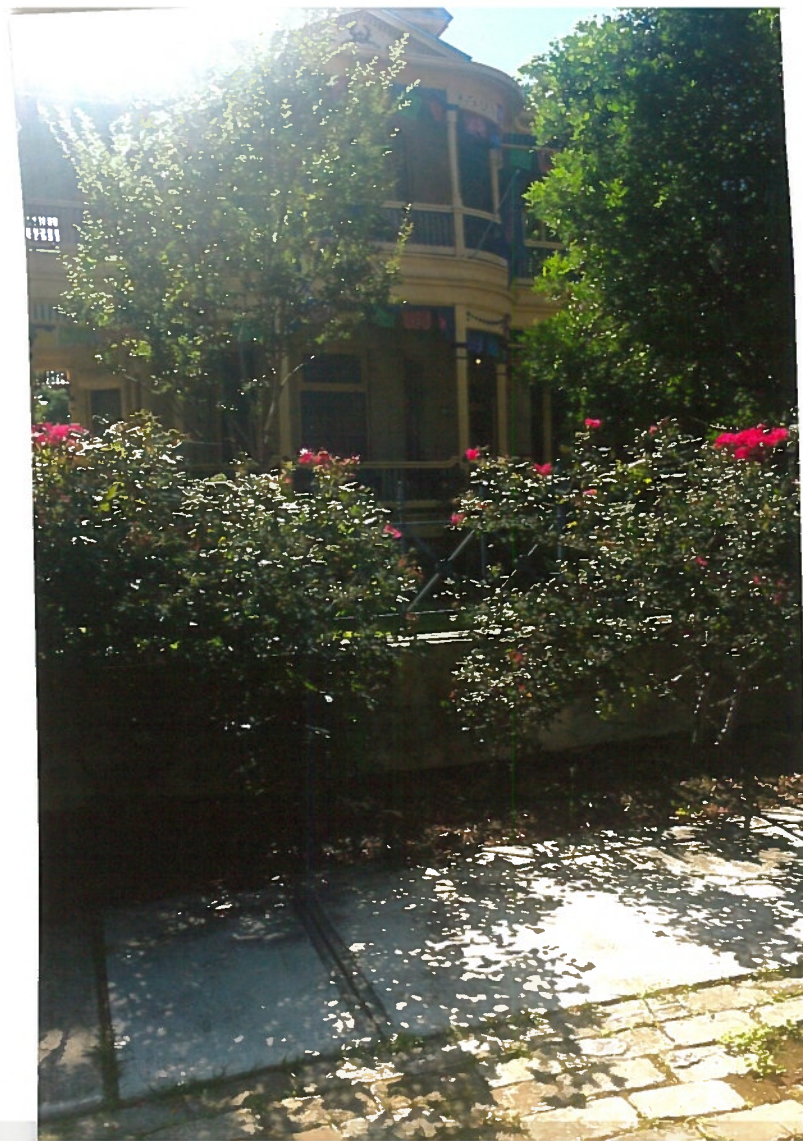
609 E Guenther



219 E Guenther



709 E Guenther

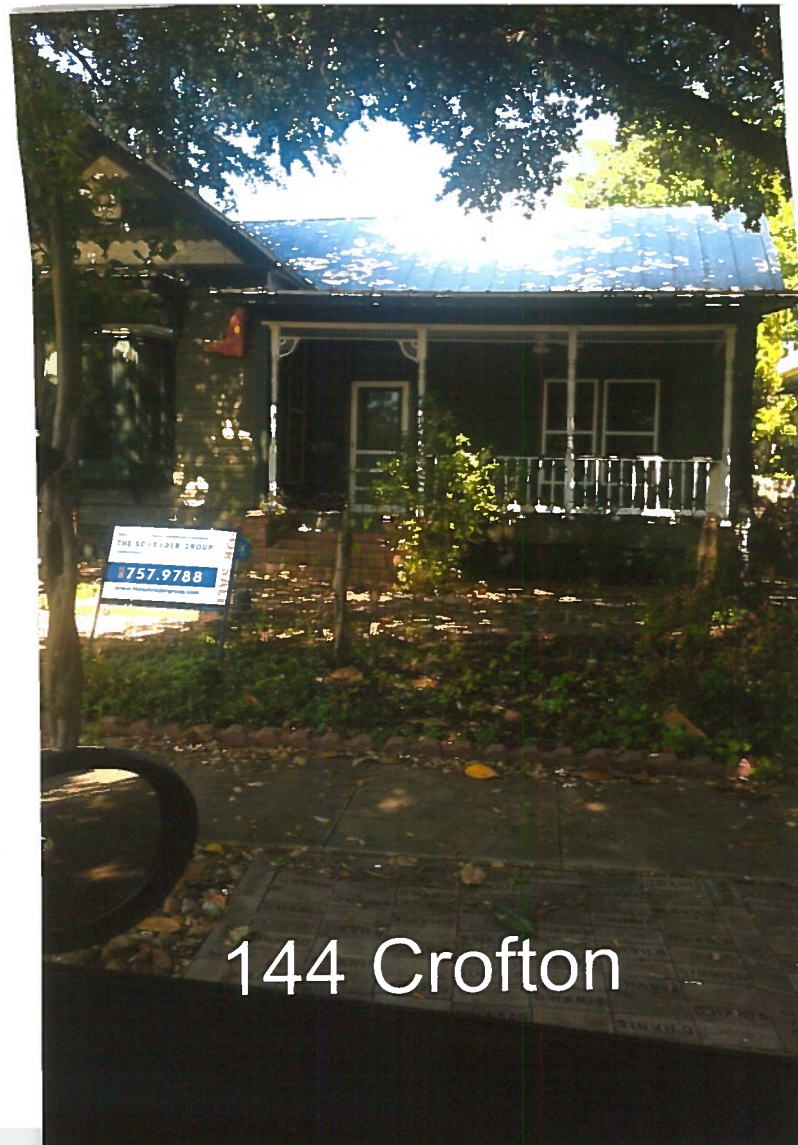




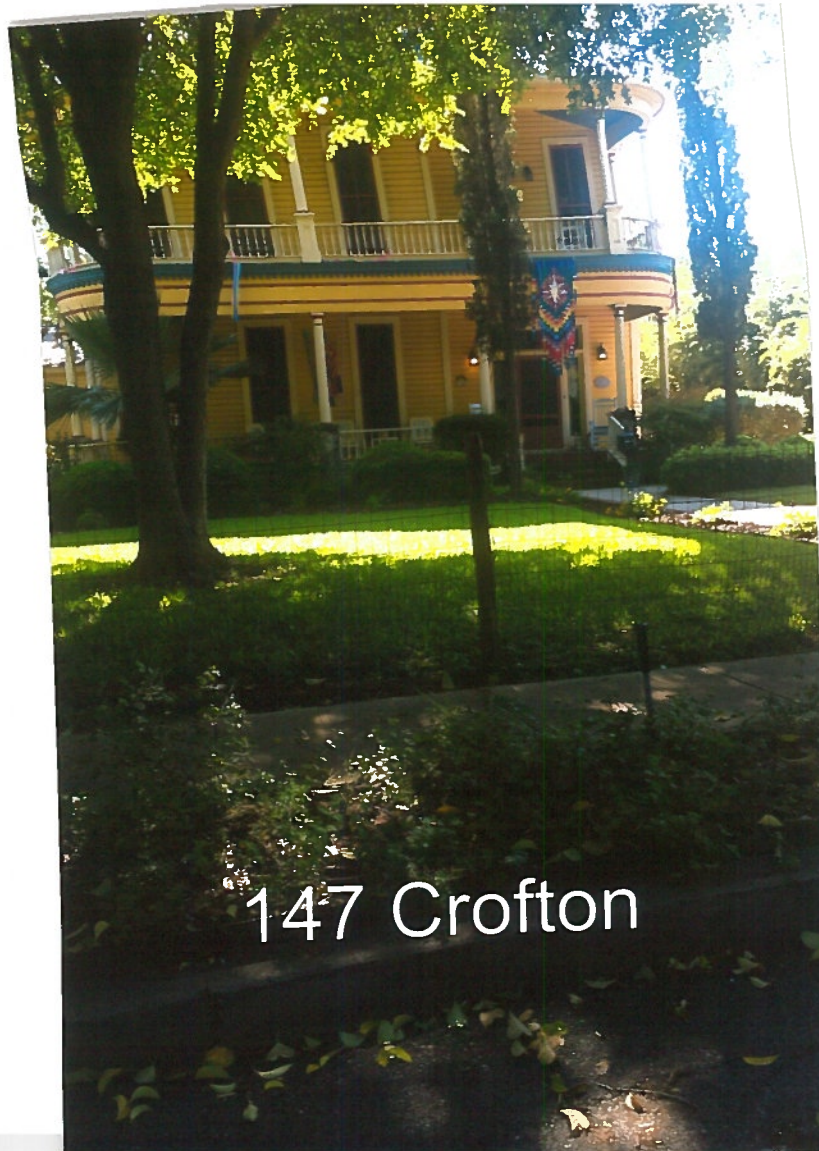
113 Crofton



133 Crofton



144 Crofton



147 Crofton

