

## HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

**HDRC CASE NO:** 2020-180  
**ADDRESS:** 1335 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 1372 BLK 4 LOT 24  
**ZONING:** C-1, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Linda Reyna  
**OWNER:** Sandy Morales/Generations Investment Properties LLC  
**TYPE OF WORK:** Porch decking and fence installation, landscaping  
**APPLICATION RECEIVED:** April 08, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham

### REQUEST:

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

1. Install 4"x4" wood brackets under the front door cover.
2. Construct a wood deck with 2"x4" decking and 4"x4" posts over the front concrete patio.
3. Install a 4' tall cattle panel fencing in the front yard including a driveway gate.
4. Repair the existing sidewalk by filling in cracks with Quickcrete.

### APPLICABLE CITATIONS:

#### 2. Guidelines for Exterior Maintenance and Alterations

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

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

#### 5. Guidelines for Site Elements

##### 2. Fences and Walls

##### B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### FINDINGS:

- a. The structure at 1335 E Crockett first appears on the 1951 Sanborn map and contributes to the Dignowity Hill Historic District. The one-story commercial structure features a turned gable with a standing seam metal roof, a centered door flanked by a pair of ganged wood sash windows on each side, and cinder block construction.
- b. PORCH COVER BRACKETS – The applicant as proposed to install 4”x4” wood brackets under the front door cover. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iv., applicants should design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building and applicants should not add new elements and details that create a false historic appearance. Staff finds that the proposed brackets are inconsistent with the Guidelines. If the existing door cover is subject to failure, staff finds in-kind structural repairs instead of adding new elements to be appropriate.
- c. FRONT PORCH DECK – The applicant has proposed to install a wood deck over the existing front concrete patio. The proposed deck features 6’ in depth, 12 to 17’ in width, 4” in height with 2”x4” decking and 4”x4” posts. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., applicants should 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. Staff finds that the front porch deck is an inappropriate addition to a commercial cinder block structure set at grade. Staff finds the existing concrete patio should be repaired in-kind and a minimal concrete incline may be installed to meet ADA compliance per the Guidelines for Site Elements 5.A.v.
- d. FENCE – The applicant has proposed to install a cattle panel front yard fence including a front driveway gate. Per the Guidelines for Site Elements 2.B.ii., new front yard fences or walls should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are found on E Crockett and throughout the historic district, and that the installation of a front yard fence is appropriate.
- e. FENCE DESIGN - The applicant has proposed to install a wood-framed cattle panel fence. Per the Guidelines for Site Elements 2.B.i, new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; the design of fences should respond to the design and materials of the house or main structure. Staff finds that the proposed fence design is appropriate to the style and location of the historic structure.
- f. DRIVEWAY GATE – The applicant has proposed to include a driveway gate spanning across the front at the property line. Staff finds that the property does not currently feature a driveway and the installation of a driveway gate would perpetuate inappropriate front yard parking.
- g. FENCE HEIGHT – The applicant has proposed to install a fence with a height of 4 feet in the front yard. Per the Guidelines for Site Elements 2.B.iii, applicants should limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds the proposed height is consistent with the Guidelines.
- h. WALKWAY – The applicant has proposed to repair the front concrete walkway by filling in cracks with Quickcrete. Per the Guidelines for Site Elements 5.A.i., applicants should repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Staff finds the proposed treatment appropriate if the concrete patching matches the existing texture and color.

### RECOMMENDATION:

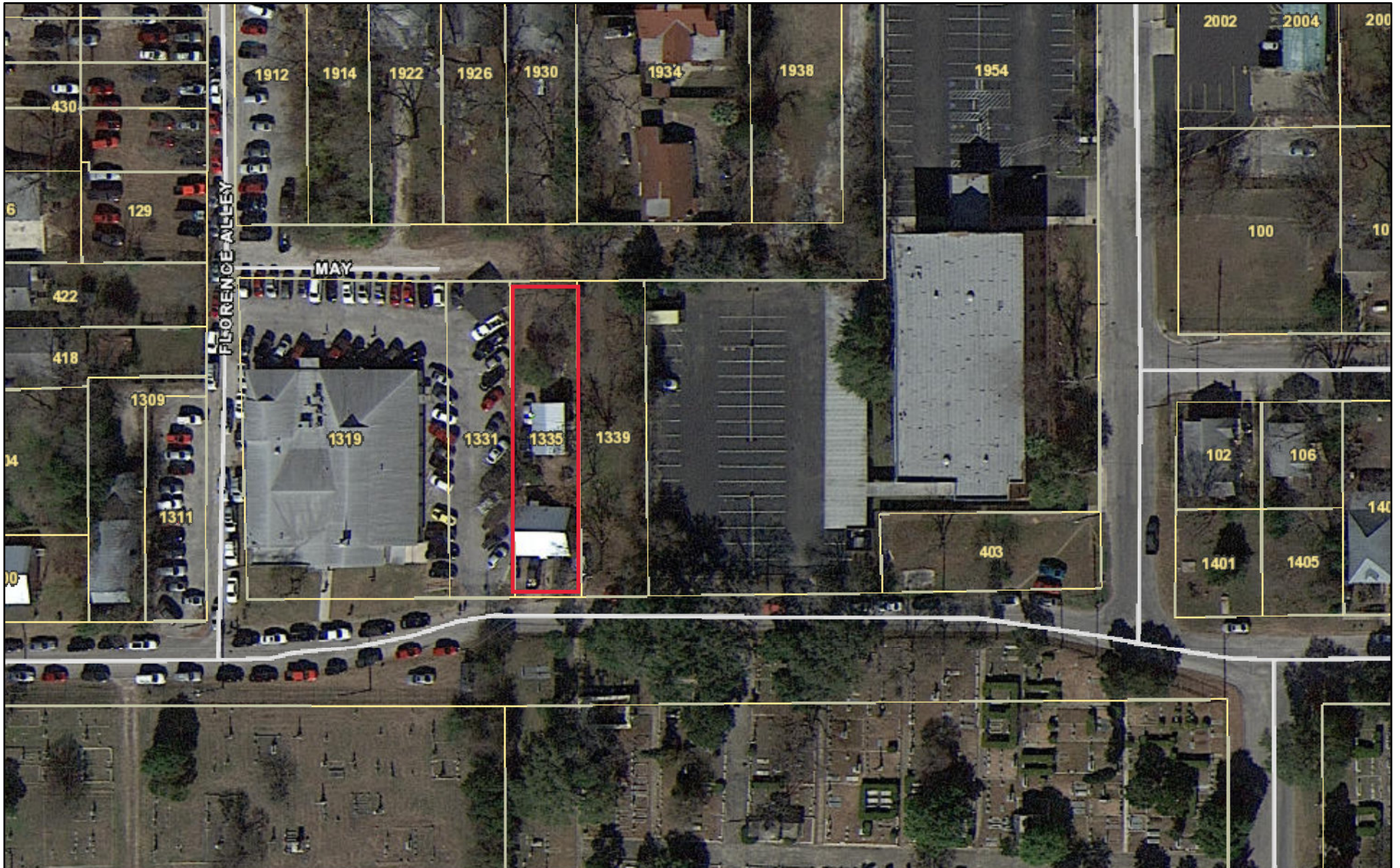
Staff does not recommend approval of item 1., the installation of wood brackets, and item 2. The installation of a wood deck based on findings b and c. If the existing door cover is subject to failure, staff recommends in-kind structural repairs instead of adding new elements. Staff recommends the existing concrete patio is repaired in-kind and a minimal concrete incline may be installed to meet ADA compliance per the Guidelines for Site Elements 5.A.v. instead of installing a deck.

Staff recommends approval of item 3., the front yard fence based on findings d through g with the following stipulations:

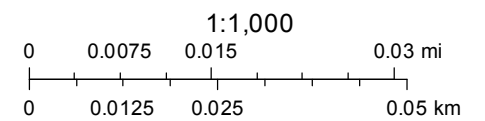
- i. That the driveway gate is removed from the design and the fence instead spans across the front of the property
- j. That no portion of the fence exceeds 4 feet in height

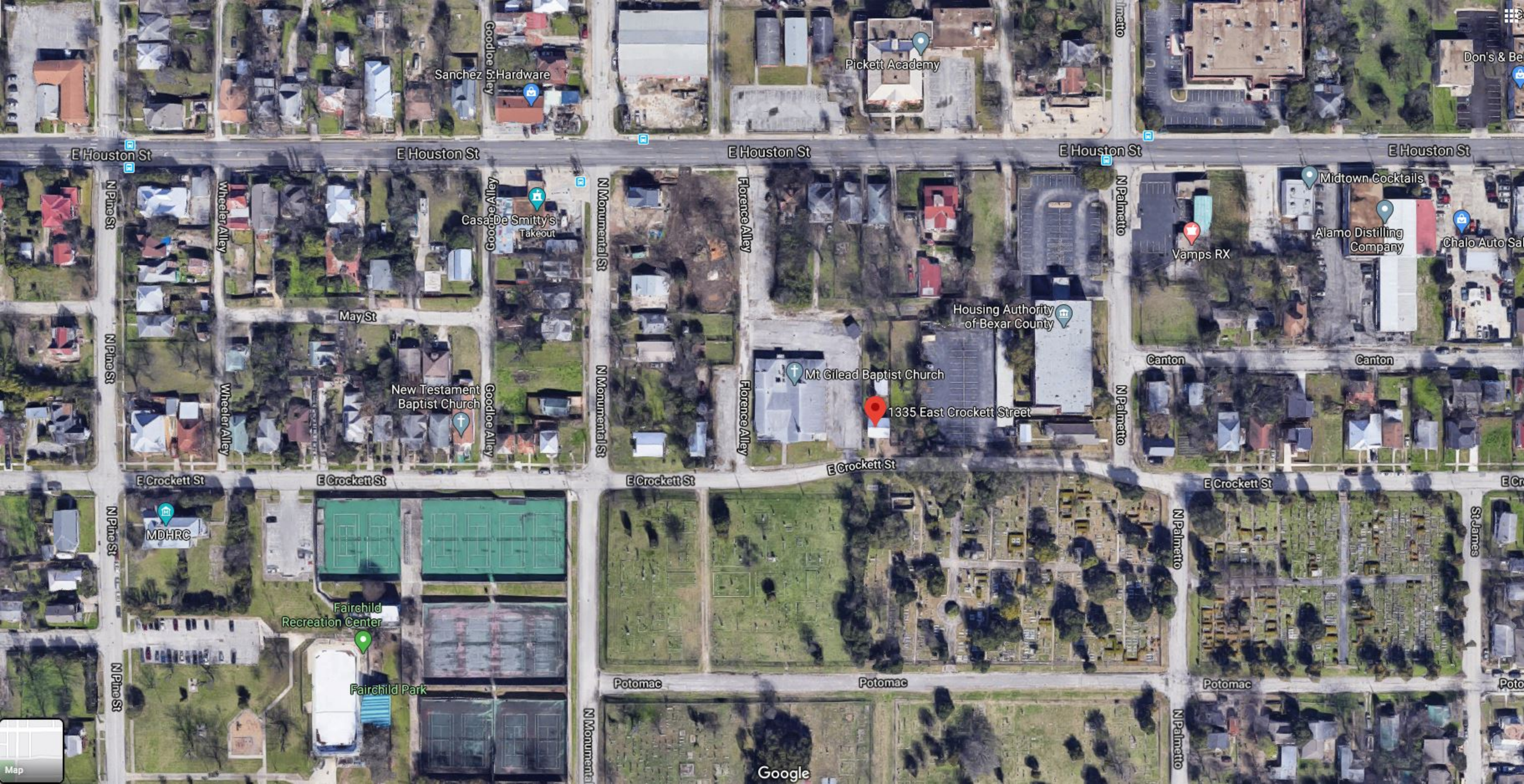
Staff recommends approval of item 4., walkway repair with the stipulation that the concrete patches matches the existing walkway in texture and color.

# 1335 E Crockett



May 11, 2020







† Mt Gilead Baptist Church

1335 East Crockett Street

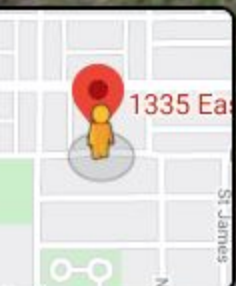
E Crockett St

E Crockett St

E Crockett St

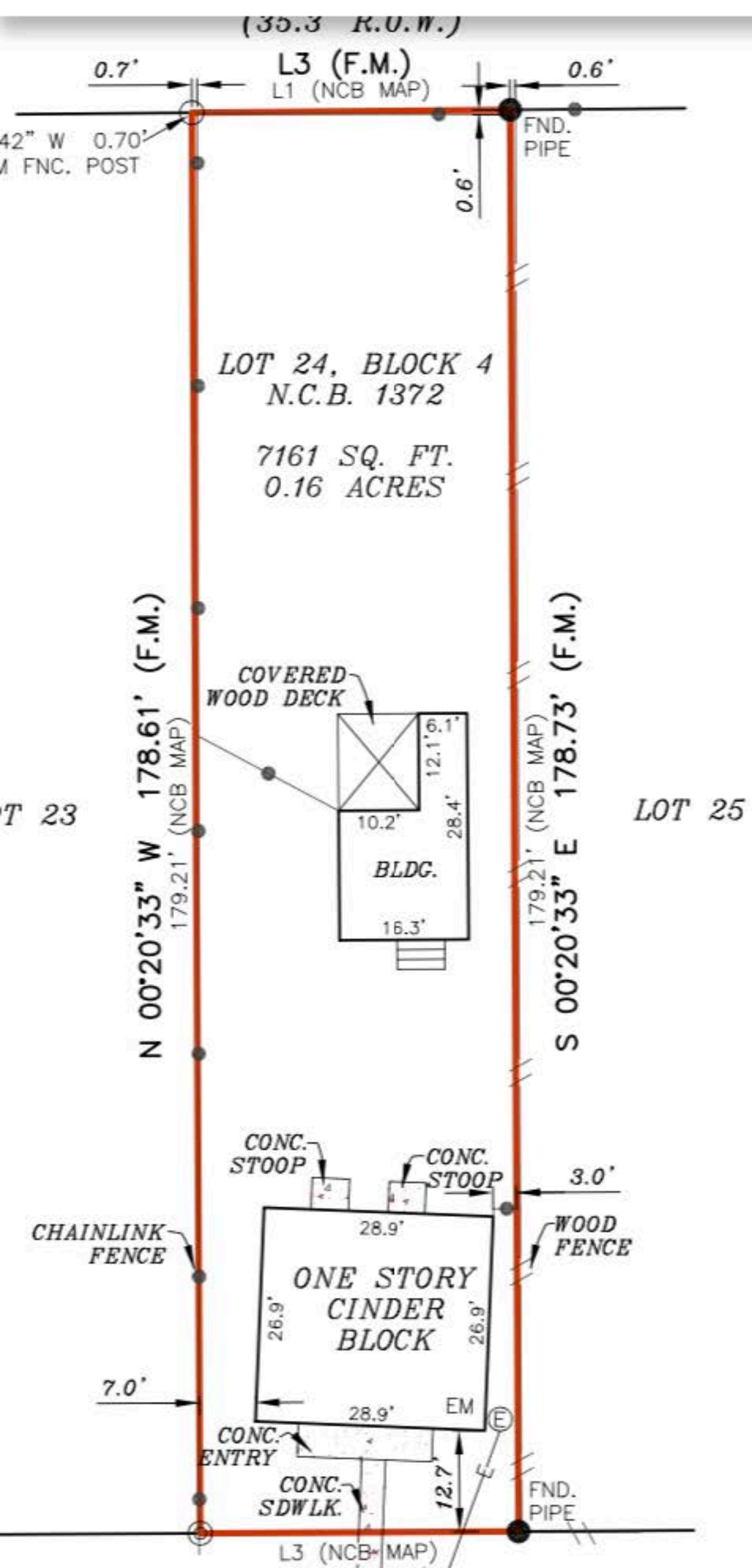
Google

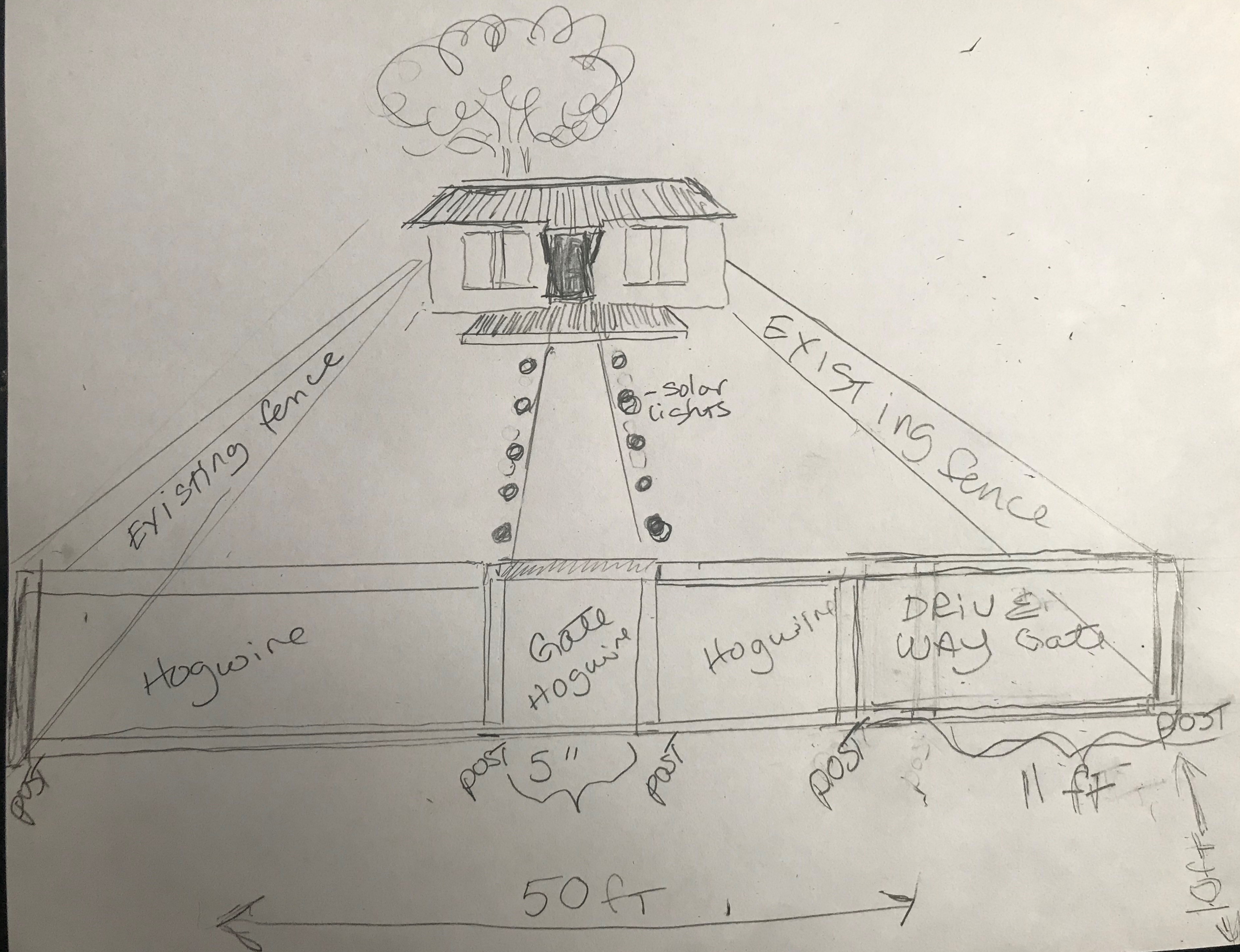


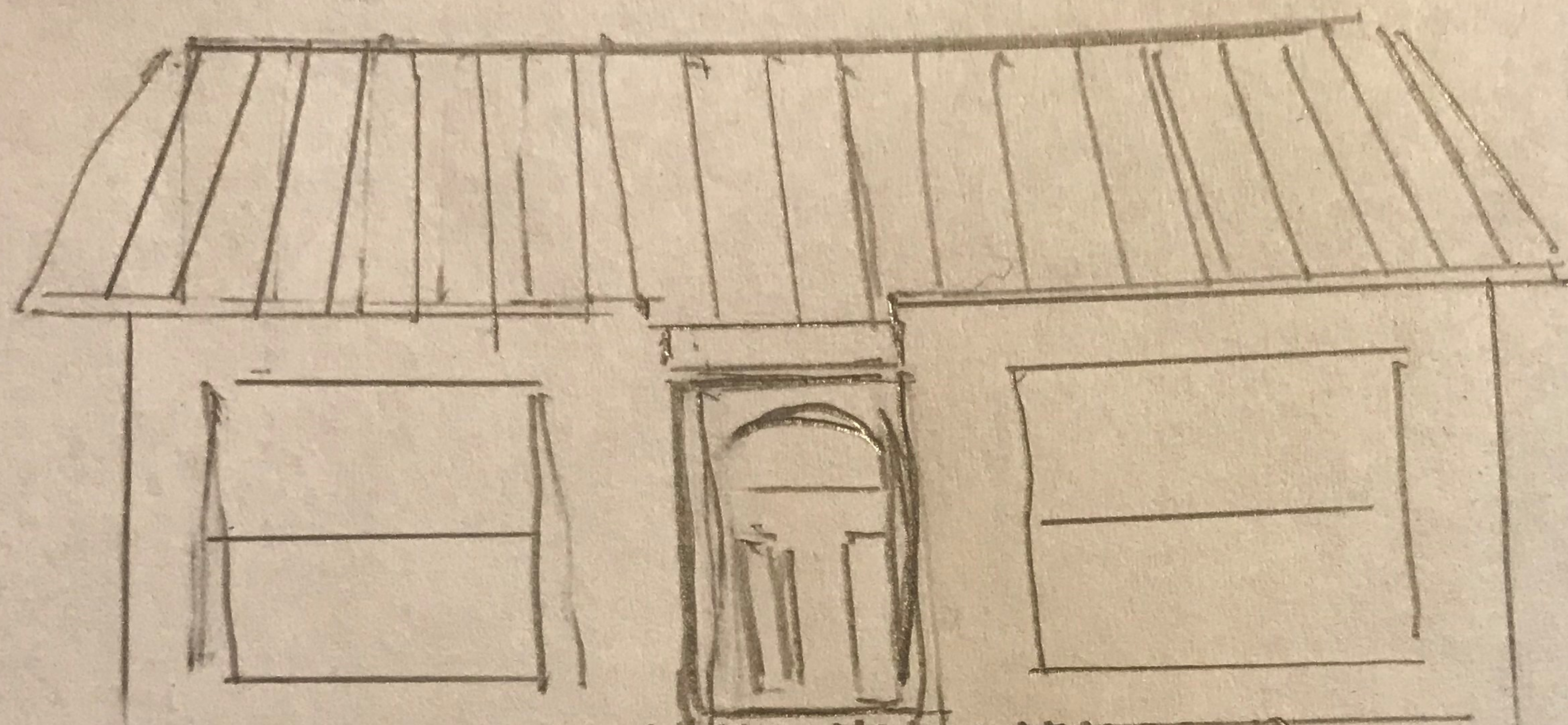












6'

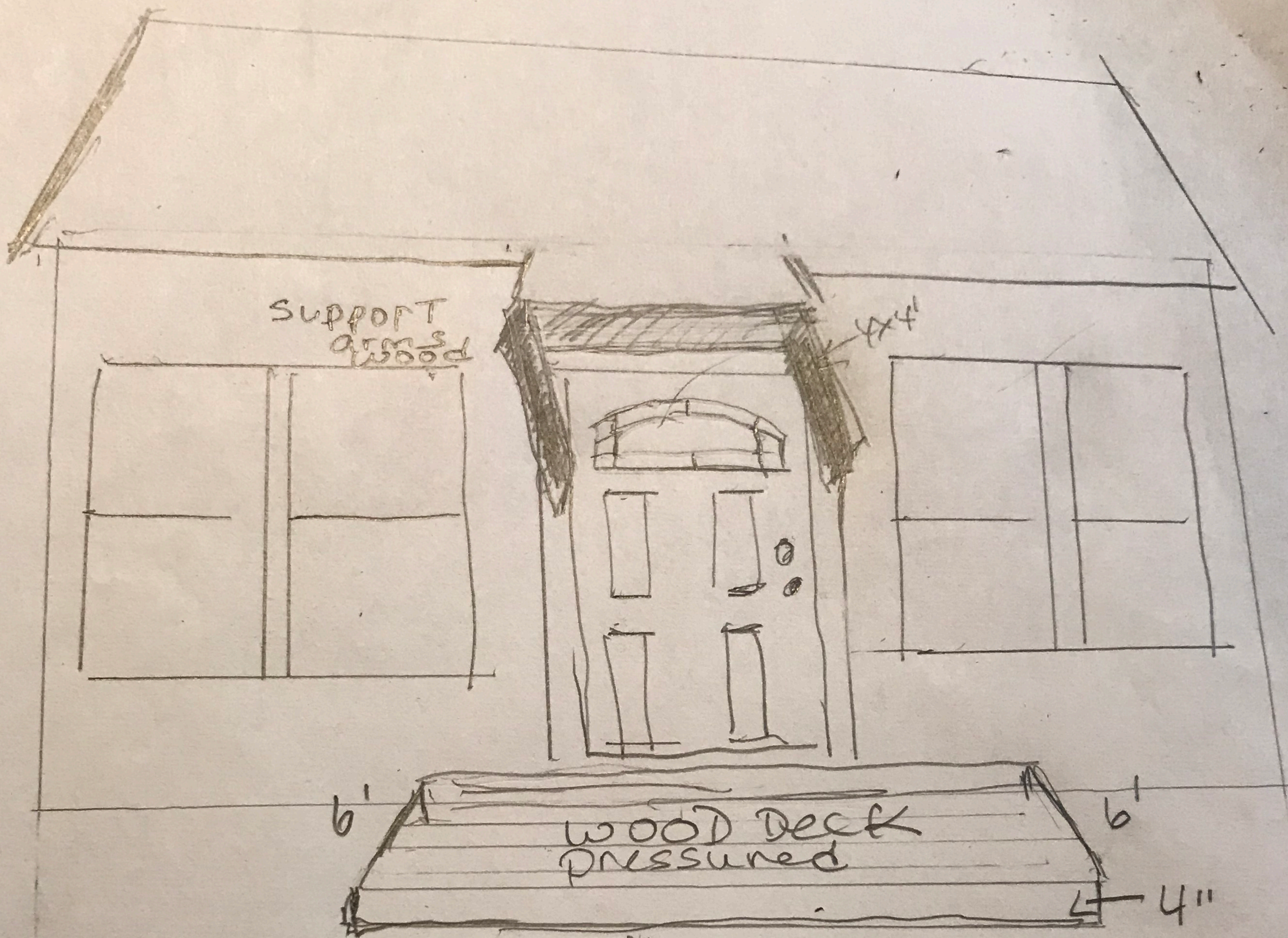
17'

2x4

4x4 support  
frame

and under  
to support

deck every  
24" across

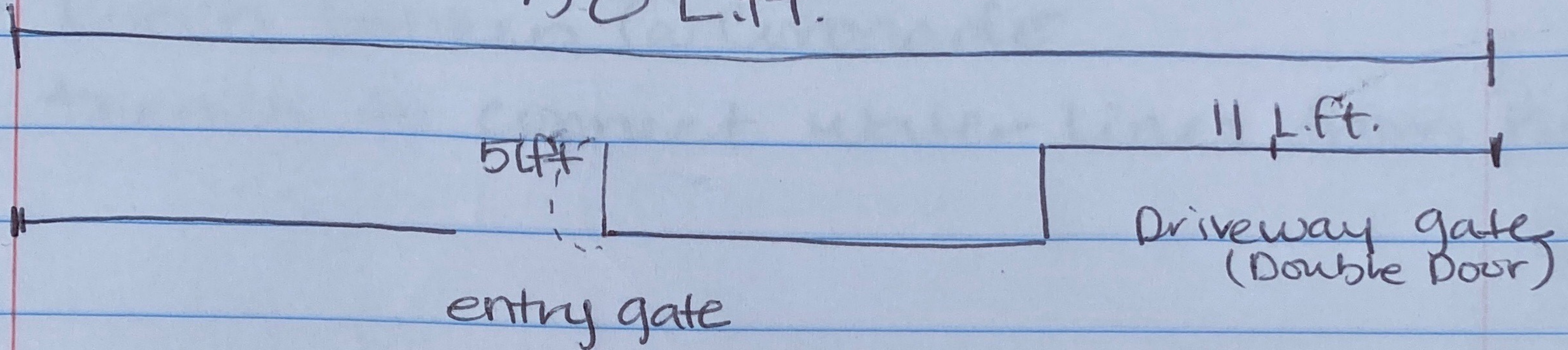


12'

Side walk

# Fence Proposal

50 L.ft.



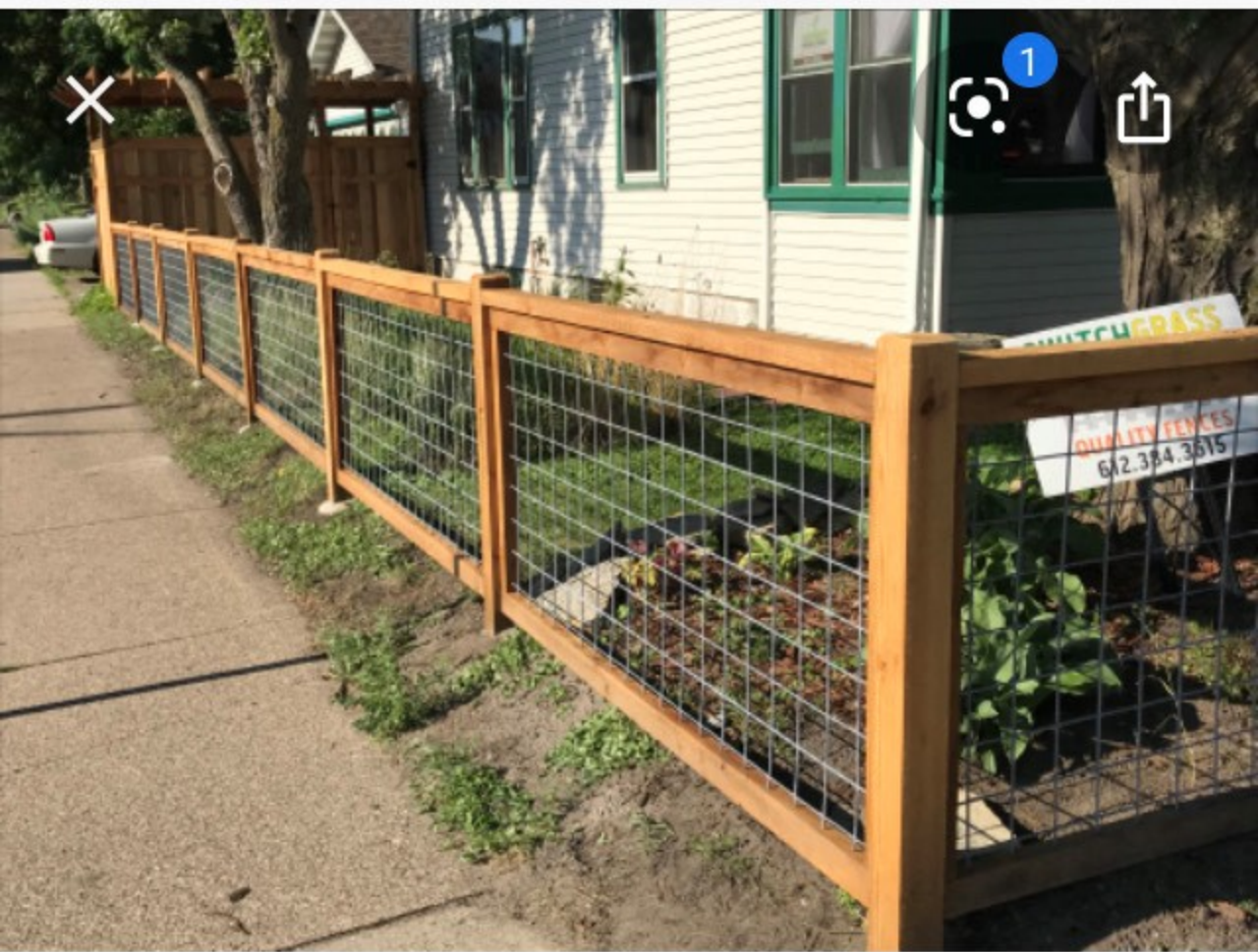
1335 E. Crockett  
San Antonio, TX 78202

May 11, 2020 at 12:45 PM  
1335 E Crockett St  
San Antonio TX 78202  
United States





🔍 🔒 hog wire fence



Minneapolis quality built wood fen...

🔍 🔒 hog wire fence gate





concrete



In Stock at Store Today (11)

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## Quikrete 20 lb. Quick-Setting Cement Concrete Mix



(552)

\$12<sup>70</sup>

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- 12 in stock at Windsor Park

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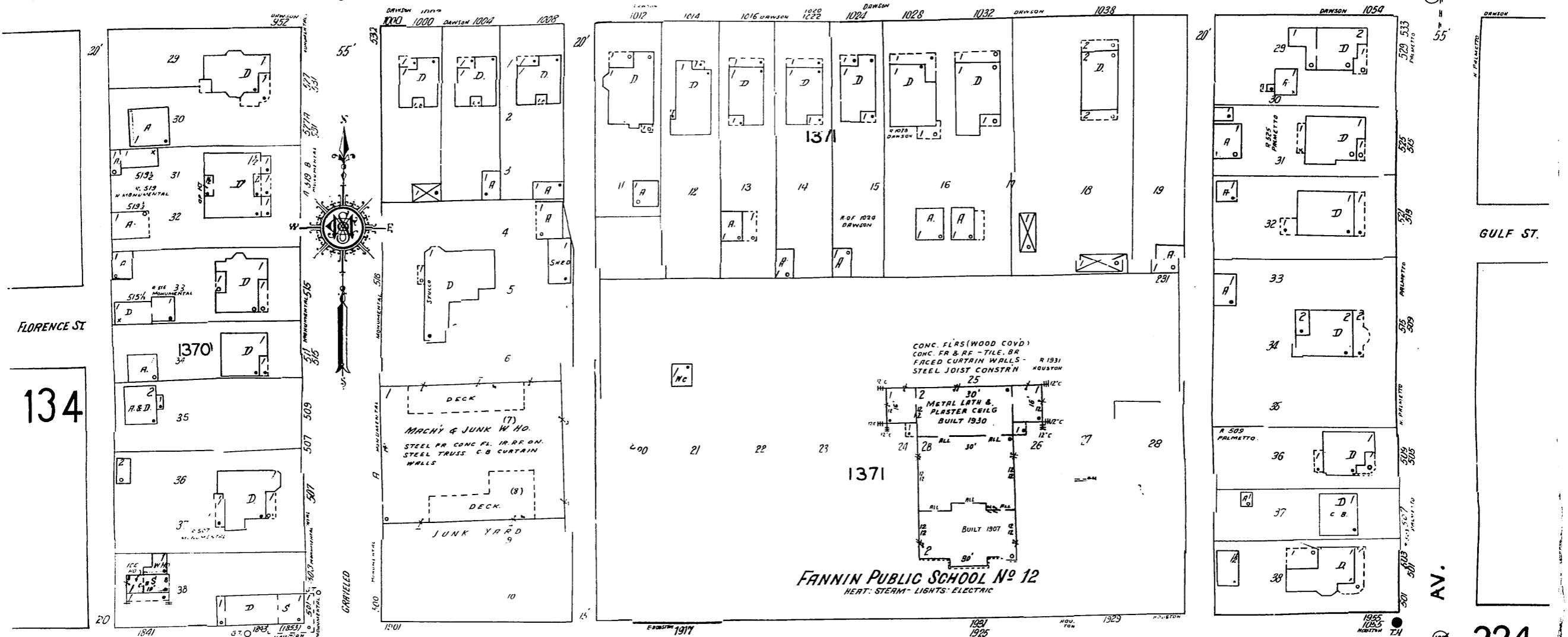
**Add to Cart**

## Rapid Set 25 lbs. Water Stop Hydraulic Cement in Gray

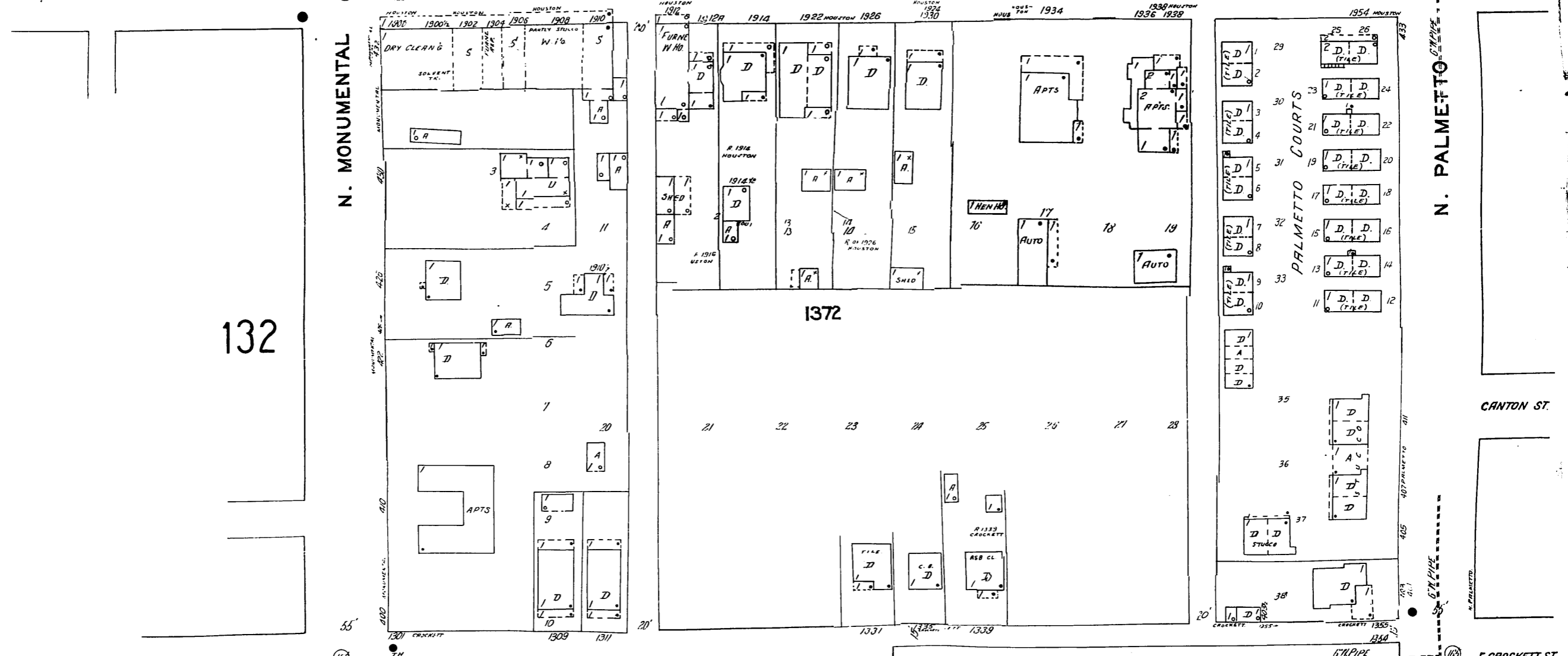
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135

DAWSON GRAYLED



E. HOUSTON



C E M E T E R Y

Scale of Feet.

