

# HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

**HDRC CASE NO:** 2020-212  
**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, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Catherine Nored/Nored Architecture  
**OWNER:** Linda Couch/NSHE TX DEVINE LLC  
**TYPE OF WORK:** Construction of a 2-story rear addition  
**APPLICATION RECEIVED:** May 14, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Order  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two-story rear addition with screened porches.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
  - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
  - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
  - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
  - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
  - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
  - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

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

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

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

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### 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.

## 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.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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



- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## 12. Increasing Energy Efficiency

### A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

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

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

## *Historic Design Guidelines, Chapter 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. *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.

- 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.

## 2. Massing and Form of Non-Residential and Mixed-Use Additions

### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 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.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## *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.

### *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The primary structure at 123 Crofton was constructed circa 1910 and first appears on the Sanborn maps in 1912. The primary structure is a 1.5-story, single-family residence and features a rectangular plan, a composition shingle hip roof with front and side dormers, wood siding, wood windows, a wraparound front porch, a prominent front archway, and classical columns. The property is contributing to the King William Historic District.
- b. **DESIGN REVIEW COMMITTEE** – The applicant attended the Design Review Committee on May 28, 2020. The meeting focused on the previous rear addition, size and massing of the previously existing addition and the proposed addition, the proposed ridge height of the addition, and additional materials that should be submitted. It was determined that a site plan showing the existing addition with the overlay of the proposed addition, a roof plan, and a perspective drawing would be helpful for the HDRC. The applicant has provided these updated materials and has agreed to drop the ridge height to match the existing ridge, which is reflected in the updated application.
- c. **DEMOLITION** – The applicant has proposed to remove the existing 1-story rear addition that was constructed circa 1960. The existing rear addition is currently in an unfinished state and features boarded elevations and

exposed framing. Due to the current condition of the existing rear addition and because it is not original to the structure, staff finds the proposal appropriate.

- d. **LOT COVERAGE** – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure and the addition is 3,815 square feet. The proposed lot coverage will be 50 percent. Staff finds this consistent with the Guidelines.
- e. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a 2-story rear addition. The existing structure is currently 2,455 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principle façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. Additionally, Guideline 1.A.i for Additions states that residential additions should be sited at the side or rear of the building whenever possible to minimize the views of the addition from the public right-of-way. Guideline 1.A.iv for Additions stipulates that additions should utilize a setback or recessed area and a small change in detailing at the sea, of the historic structure and new addition to provide a clear visual distinction between old and new building forms. The proposed rear addition is 1,360 square feet. Although the proposed addition will not double the existing building footprint, the addition will be visible on the north side of the house from the public right-of-way. Staff finds that the applicant should recess the addition behind the wall plane of the north elevation to be more consistent with the Guidelines.
- f. **ROOF** – The applicant has proposed to install a hip roof with a shed roof extension over the addition. The portion of the addition connected to the existing structure will feature a cricket ridge. The existing solarium currently features a flat roof and the applicant has proposed to alter the roof form to a combination roof. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the proposed roof forms on the addition are complementary to the existing hip roof form of the historic structure. The ridge height of the proposed addition aligns with the ridge height of the original structure. Staff finds the proposal appropriate.
- g. **ROOF MATERIAL** – The applicant has proposed a metal roof for the addition and to replace the existing roof with a metal roof. Guideline 3.A.i for Additions stipulates that additions 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. The 1912 Sanborn map shows that the house originally featured a shingle roof. Staff finds the proposal inconsistent with the Guidelines. The applicant should install a shingle roof to match the existing.
- h. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will not require the removal of existing windows as the rear of the property features an unfinished addition in which windows have not been installed. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. Staff finds the proposal appropriate.
- i. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows that do not feature traditional proportions. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. While staff finds the second-story windows on the south façade and the north façade gable windows to be appropriate, staff finds that the larger vertically oriented windows on the south, north, west (front façade) to be inconsistent with the Guidelines.
- j. **NEW WINDOWS AND DOORS: MATERIALS** – At this time, the applicant has not provided information regarding window materials. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 be concealed by a wood window screen set within the opening.
- k. **MATERIALS: FAÇADE** – The applicant has proposed to install vertical board and batten siding, horizontal siding, and stone skirting to match existing. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal consistent with the Guidelines.

1. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 2-story rear addition with a 2-story screened porch. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Staff finds that the proposal is appropriate.

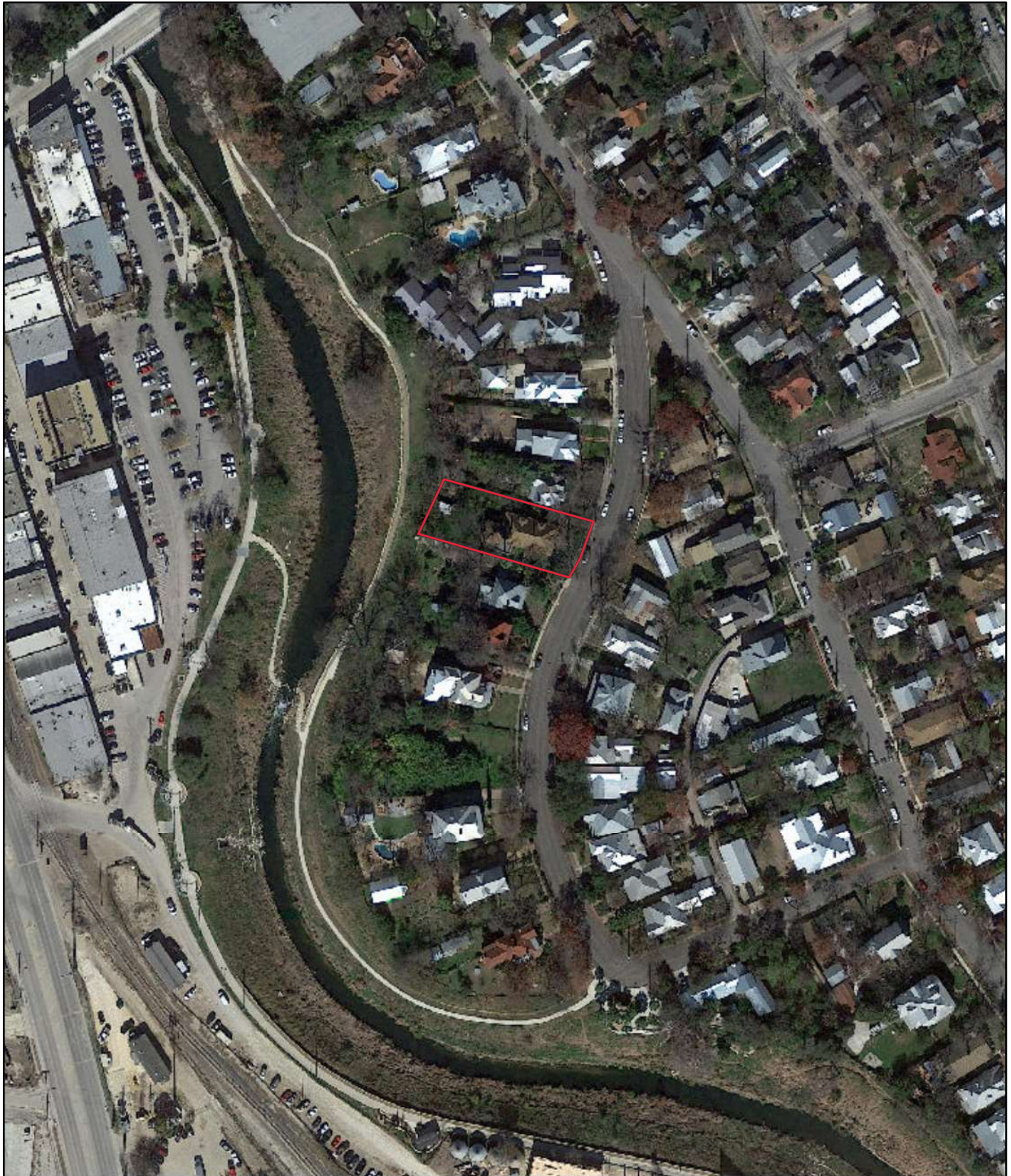
## **RECOMMENDATION:**

Staff recommends approval of the construction of a 2-story rear addition based on findings a through l with the following stipulations:

- i. That the applicant reduces the massing of the addition and recesses the addition behind the wall plane of the north elevation of the primary structure based on finding e.
- ii. That the applicant submits revised elevation drawings featuring a fenestration pattern with more traditional proportions based on finding j.
- iii. That the applicant installs a shingle roof on the addition to match the primary structure as noted in finding g.
- iv. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- v. That the applicant submits window specifications for fully wood or aluminum clad wood windows to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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.

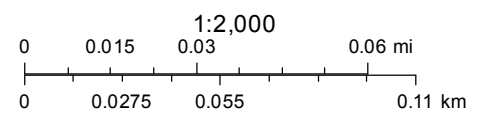


# City of San Antonio One Stop



May 26, 2020

— User drawn lines





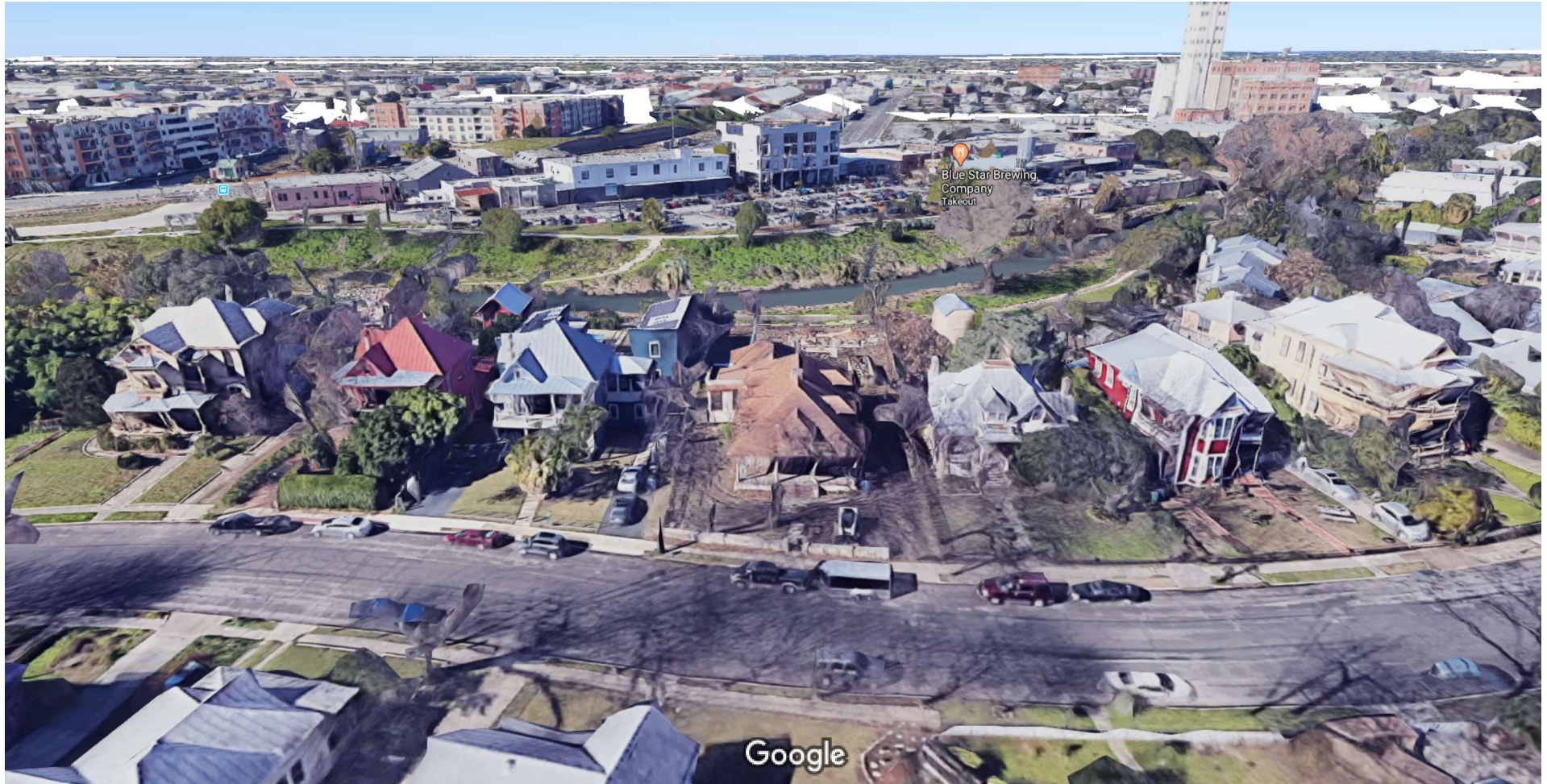
## Google Maps 123 Crofton Ave



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



Google Maps 123 Crofton Ave



Imagery ©2020 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2020, Map data ©2020 20 ft



Google Maps 123 Crofton Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



Google Maps 123 Crofton Ave



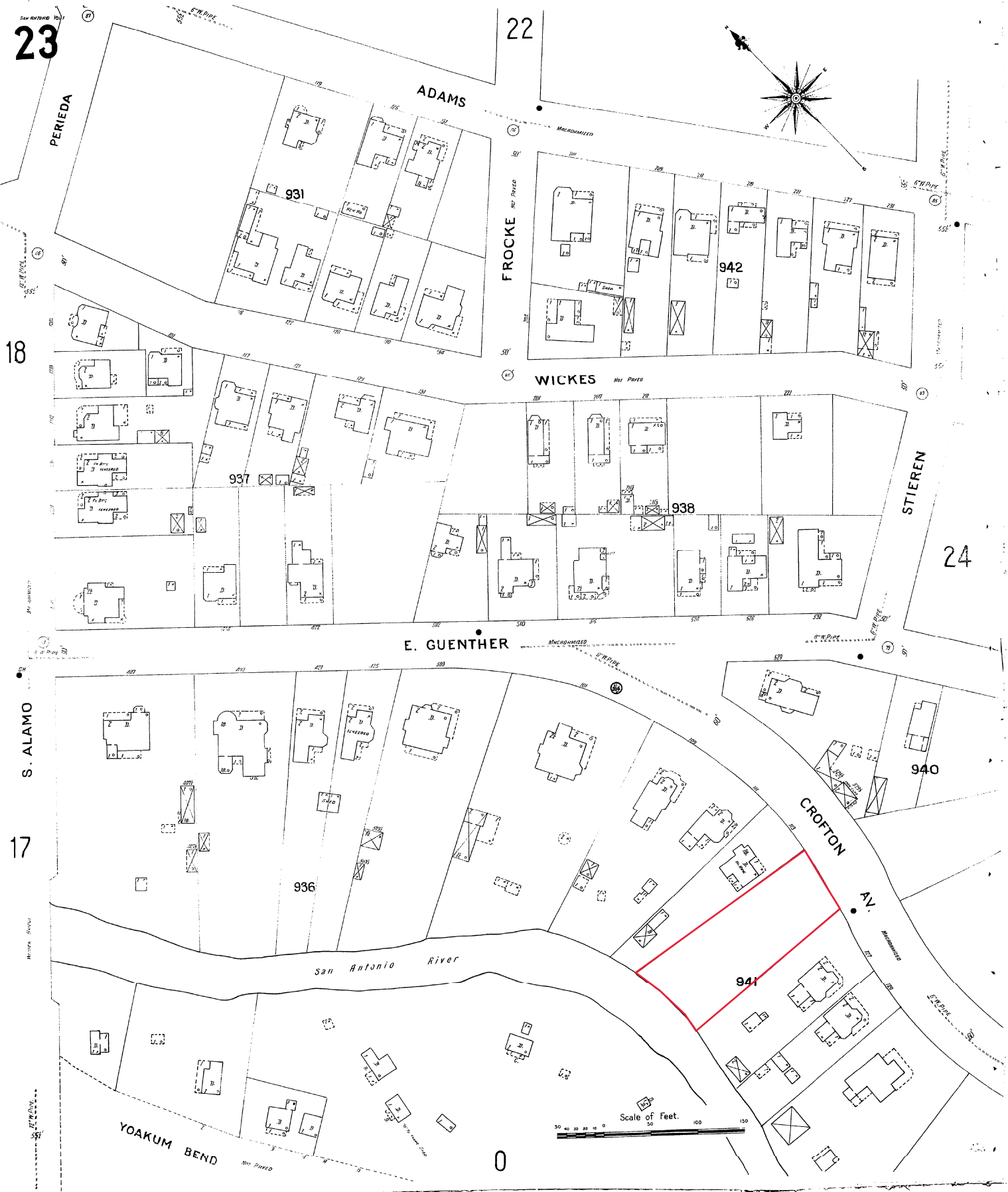
Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



## Google Maps 123 Crofton Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

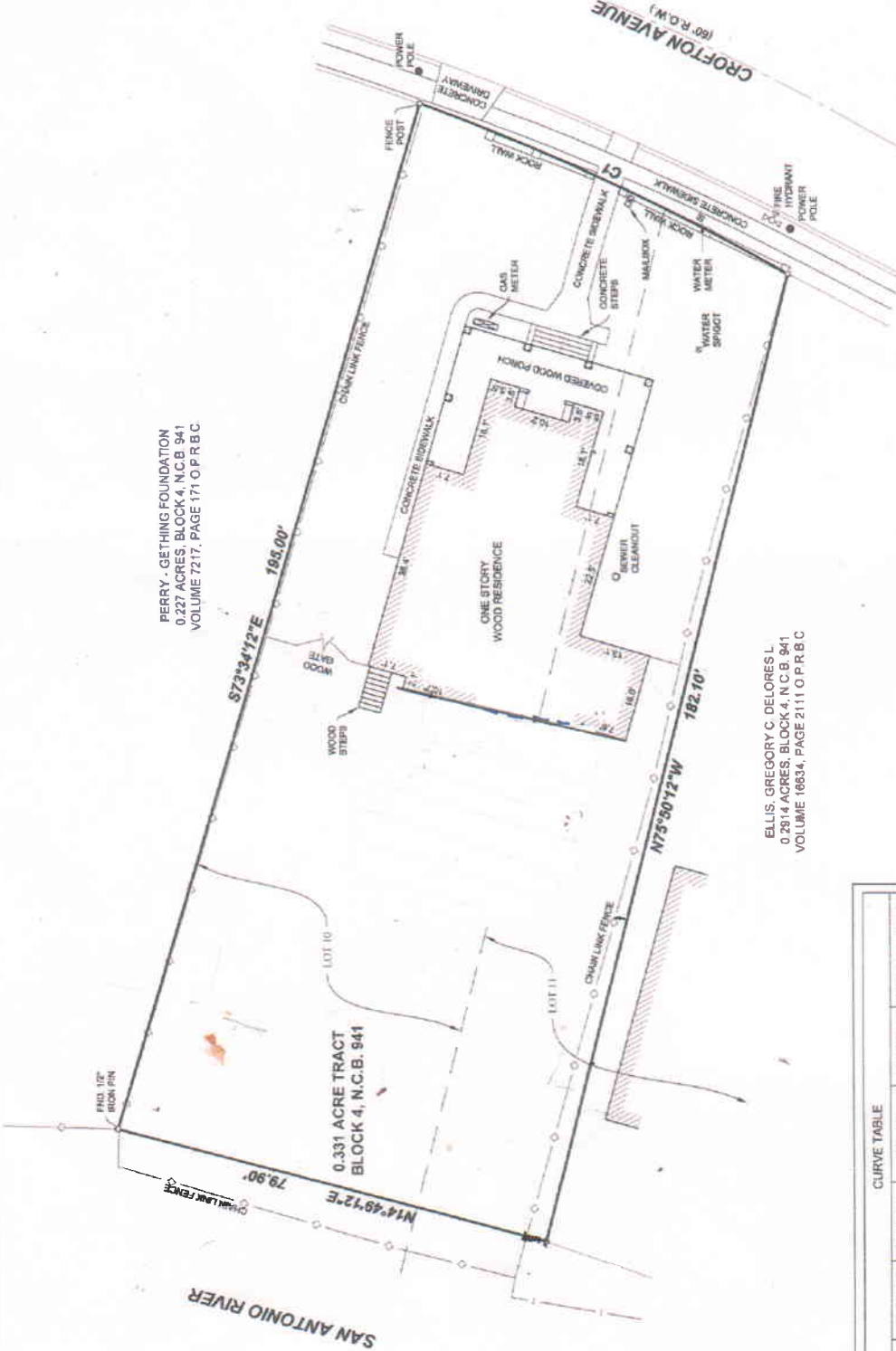
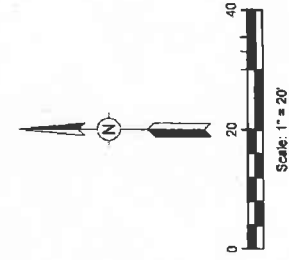






NOTES:

1. IRON PINS (1/2") SET AT ALL CORNER WITH YELLOW CAP LABELED "FLORES & CO", UNLESS OTHERWISE NOTED.



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT CHORD BEARING
C1	424.00	73.56	9°58'24"	36.87 S24°52'10"W

PROPERTY SURVEY OF:

BEING 0.331 ACRES OF LAND, CONSISTING OF ALL OF LOT 10 AND HALF OF LOT 11, BLOCK 4, N.C.B. 941, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAVE AS EXCEPT THAT PORTION OF LAND DEEDED TO THE SAN ANTONIO RIVER AUTHORITY RECORDED IN VOLUME 6631, PAGE 480, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**Flores & Company**  
*Consulting Engineers, Inc.*  
 Texas Registered Engineering Firm 11,174  
 12915 Jones Melberger, Suite 401  
 San Antonio, Texas 78247  
 210.480.5953 Phone  
 210.480.0320 Fax



ADDRESS:  
123 CROFTON AVENUE

CERTIFICATION

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 the property except as shown above.

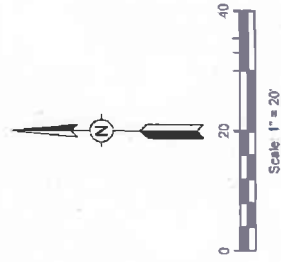
This 28th Day of DECEMBER A.D. 2018

THOMAS FLORES  
 RPLS # 2238

Job No. 16.24

NOTES:

1. IRON PINS 1/2" SET AT ALL CORNER WITH YELLOW CAP LABELED "FLORES & CO", UNLESS OTHERWISE NOTED



PERRY, GETHING FOUNDATION  
0.227 ACRES, BLOCK 4, N.C.B. 941  
VOLUME 7217, PAGE 171 O.P.R.B.C.

$S73^{\circ}34'12''E$  185.00'

0.331 ACRE TRACT  
BLOCK 4, N.C.B. 941

$N14^{\circ}49'12''E$  79.90'

SAN ANTONIO RIVER

ONE STORY  
WOOD RESIDENCE

ELLIS GREGORY C. DELORES L.  
0.2014 ACRES, BLOCK 4, N.C.B. 941  
VOLUME 16634, PAGE 2111 O.P.R.B.C.

CROFTON AVENUE  
(60' R.O.W.)

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	424.00	73.56	$9^{\circ}58'24''$	36.87
				CHORD BEARING
				$S24^{\circ}53'10''W$

PROPERTY SURVEY OF:

BEING 0.331 ACRES OF LAND, CONSISTING OF ALL OF LOT 10 AND  
HALF OF LOT 11, BLOCK 4, N.C.B. 941, SITUATED IN THE CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS, SAVE AS EXCEPT THAT PORTION  
OF LAND DEEDED TO THE SAN ANTONIO RIVER AUTHORITY  
RECORDED IN VOLUME 6621, PAGE 490, OF THE OFFICIAL PUBLIC  
RECORDS OF BEXAR COUNTY, TEXAS.

**Flores & Company**  
Consulting Engineers, Inc.  
Texas Registered Engineering Firm 11-1754  
12915 Jones Mallberger, Suite 401  
San Antonio, Texas 78247  
210 460 5963 Phone  
210 460 0620 Fax



This 28th Day of DECEMBER, A.D. 2018

THOMAS FLORES  
RPLS # 2238

ADDRESS:  
123 CROFTON AVENUE

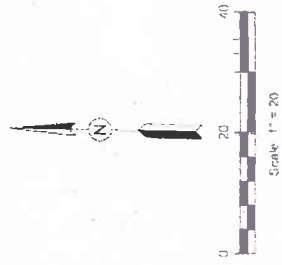
CERTIFICATION

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 the property except as shown above

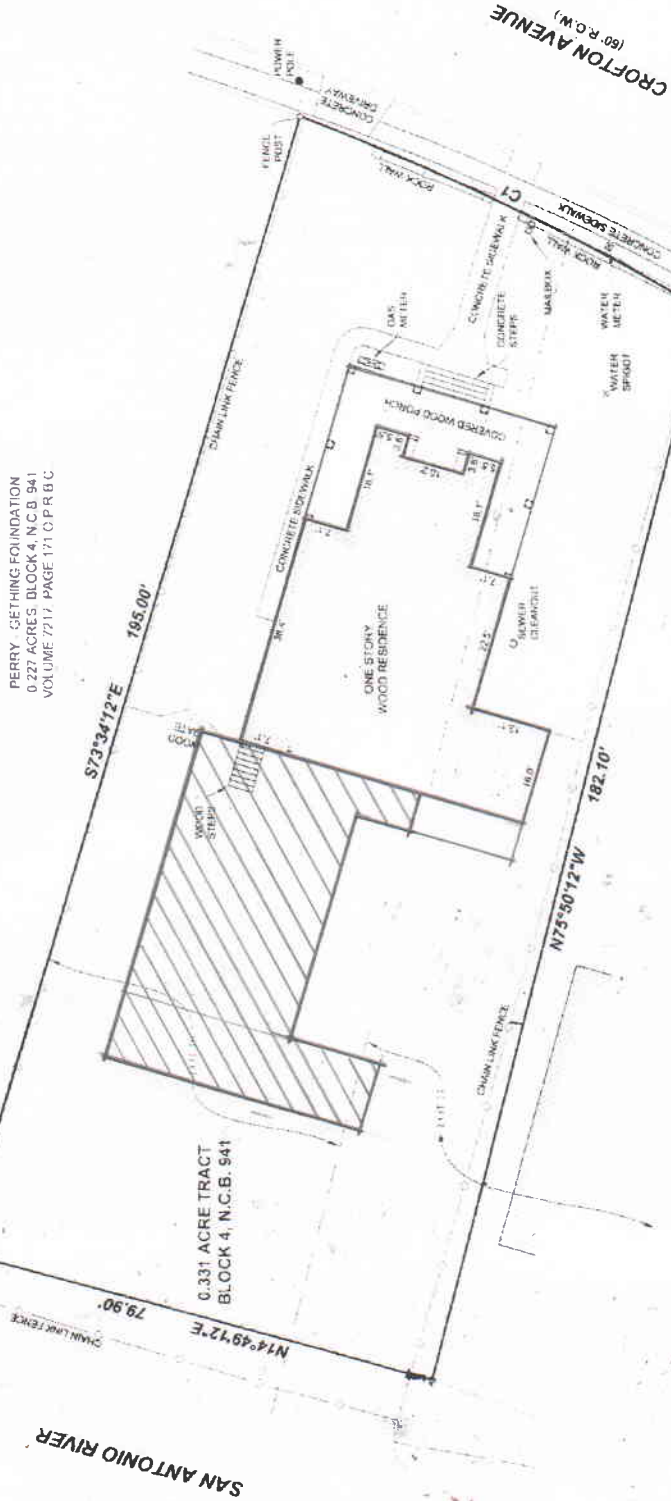


NOTES:

1. IRON PINS (1/2") SET AT ALL CORNER WITH YELLOW CAP LABELED "FLORES & CO", UNLESS OTHERWISE NOTED.



PERRY, GETTING FOUNDATION  
0.227 ACRES, BLOCK 4, N.C.B. 941  
VOLUME 7717, PAGE 171 O.P.R.B.C.



ELLIS GREGORY C. DELORES, L.  
0.2914 ACRES, BLOCK 4, N.C.B. 941  
VOLUME 16634, PAGE 2111 O.P.R.B.C.

ADDRESS:  
123 CROFTON AVENUE

CERTIFICATION

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 encumbrances or encroachments of buildings on adjoining property and that all buildings are properly located on this property except as shown above.

This 20th Day of DECEMBER A.D. 2016

THOMAS FLORES  
RPLS # 7238



PROPERTY SURVEY OF:

BEING 0.331 ACRES OF LAND, CONSISTING OF ALL OF LOT 10 AND HALF OF LOT 11, BLOCK 4, N.C.B. 941, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAVE AS EXCEPT THAT PORTION OF LAND DECEDED TO THE SAN ANTONIO RIVER AUTHORITY RECORDED IN VOLUME 6621, PAGE 490, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	424.00	73.56	8°56'24"	S24°53'10"W

**Flores & Company**  
Consulting Engineers, Inc.

12815 Jones Millsberger, Suite 401  
San Antonio, Texas 78247

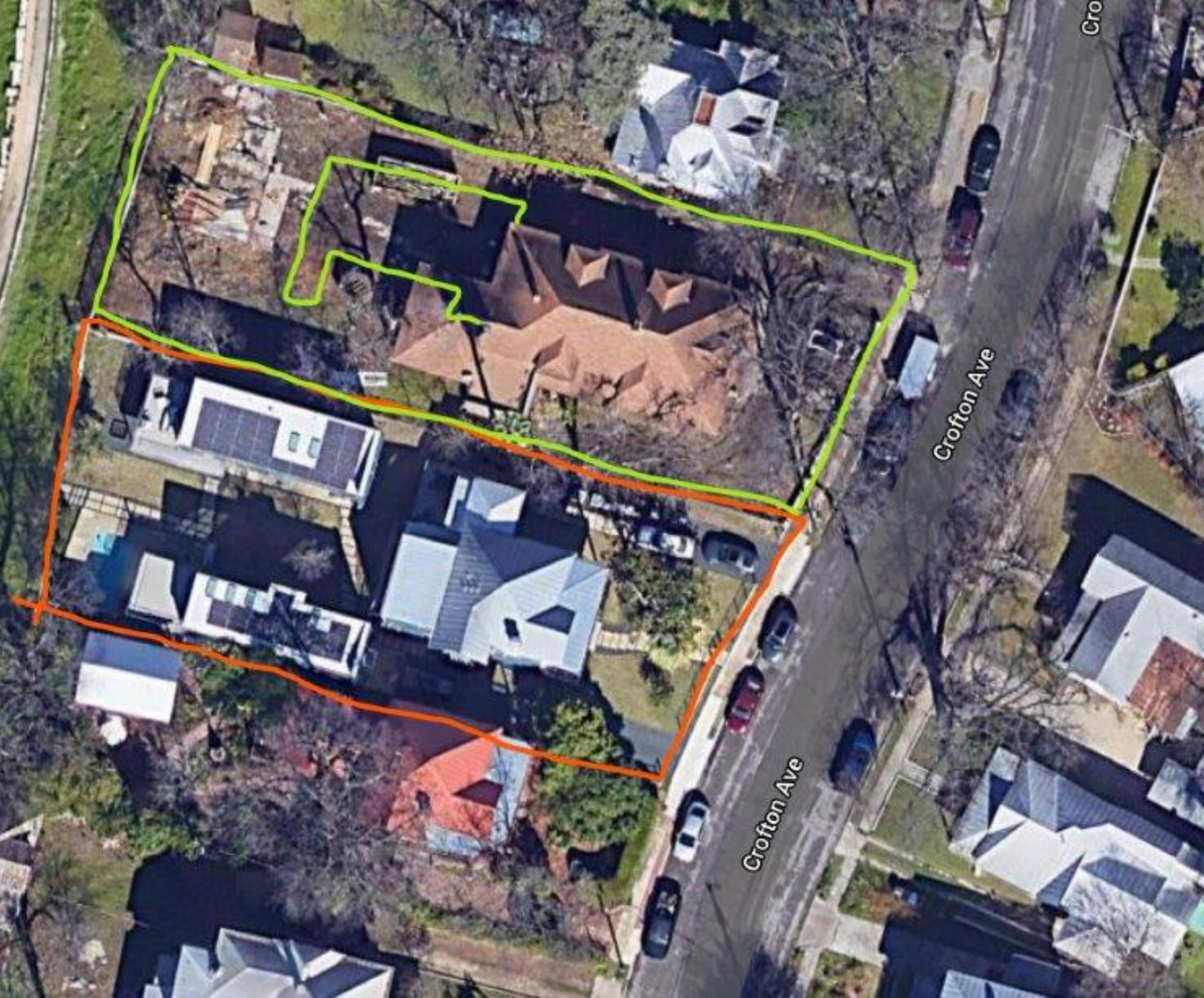
210.490.0963 Phone  
210.490.0620 Fax



San Antonio River

San Antonio River

© 2020 Google



Crofton Ave

Crofton Ave

Cro

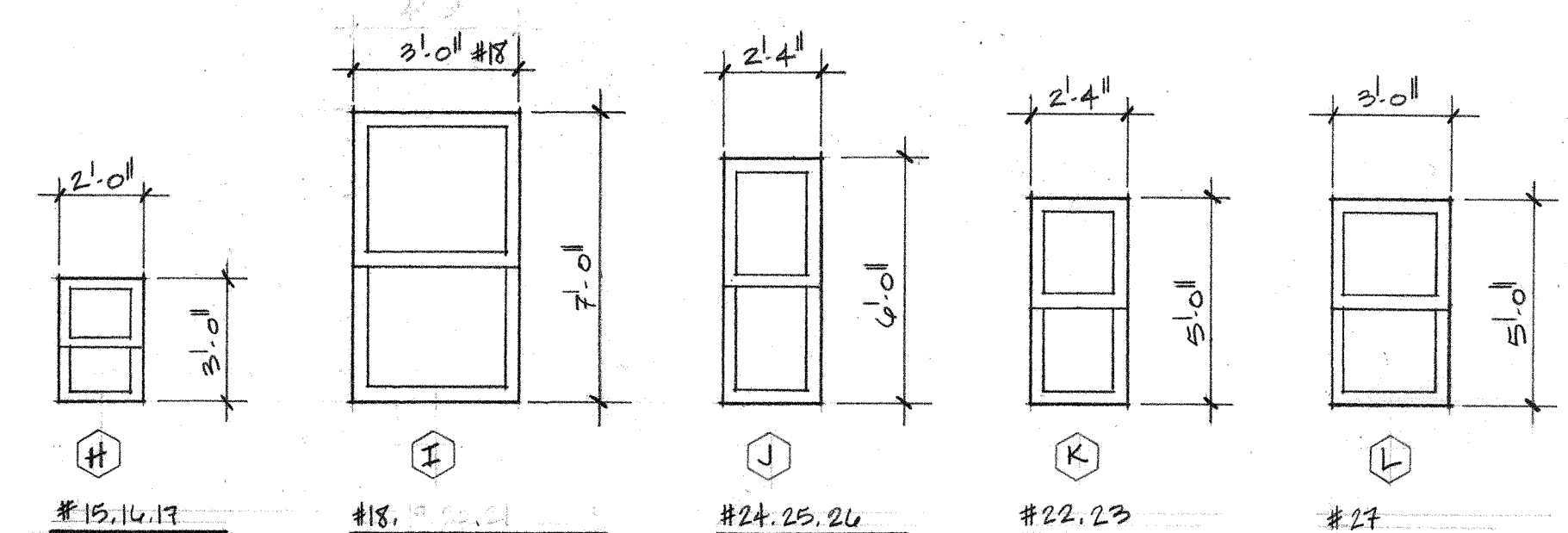
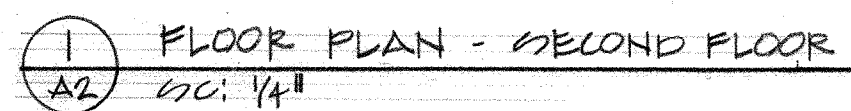






1 FLOOR PLAN  
A1 60' x 140'



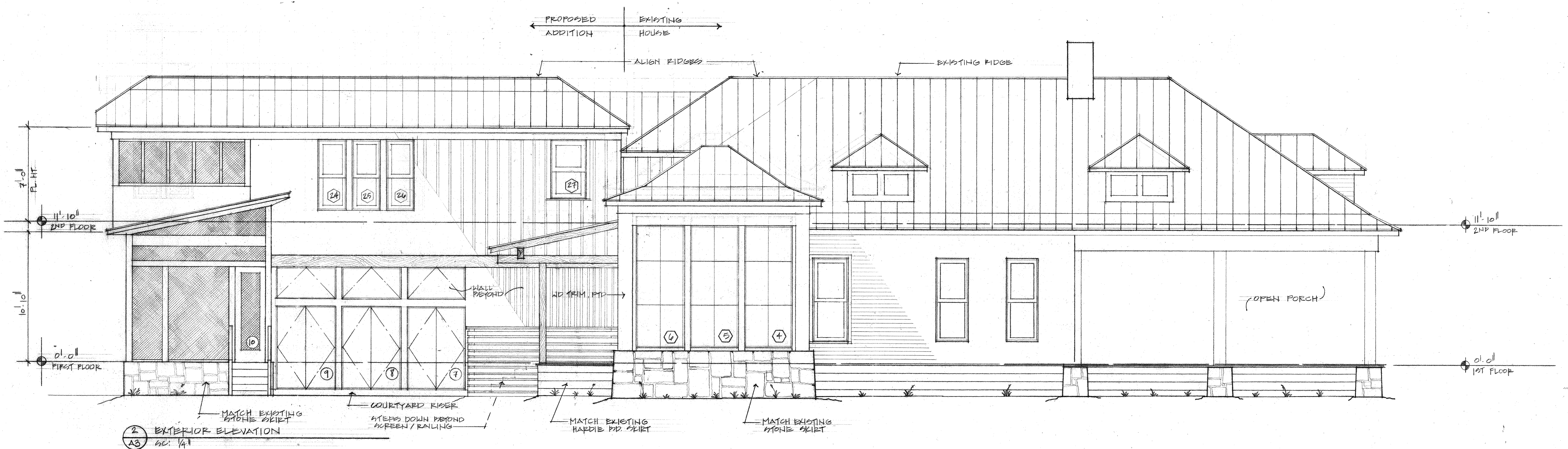


DOOR SCHEDULE				
#	TYPE	SIZE	HAND	COMMENTS
18	J	4'-6" x 8'-0"	DBL	WD PTD
19	C	3'-0" x 8'-0"	LH	" "
20	K	12'-0" x 8'-0"	SLDG	" "
21	L	8'-0" x 8'-0"	SLDG	GLASS
22	A	5'-0" x 8'-0"	DBL	WD PTD.
23	A	" "	DBL	" "
24	A	" "	DBL	" "
25	D	6'-0" x 8'-0"	DBL	OPAQUE GLASS
26	C	3'-0" x 8'-0"	LH	WD PTD
27	A	5'-0" x 8'-0"	DBL	" "
28	A	" "	DBL	" "
29	M	7'-6" x 8'-0"	DBL	" "
30	M	" "	DBL	" "
31	N	6'-0" x 8'-0"	PKT	" "

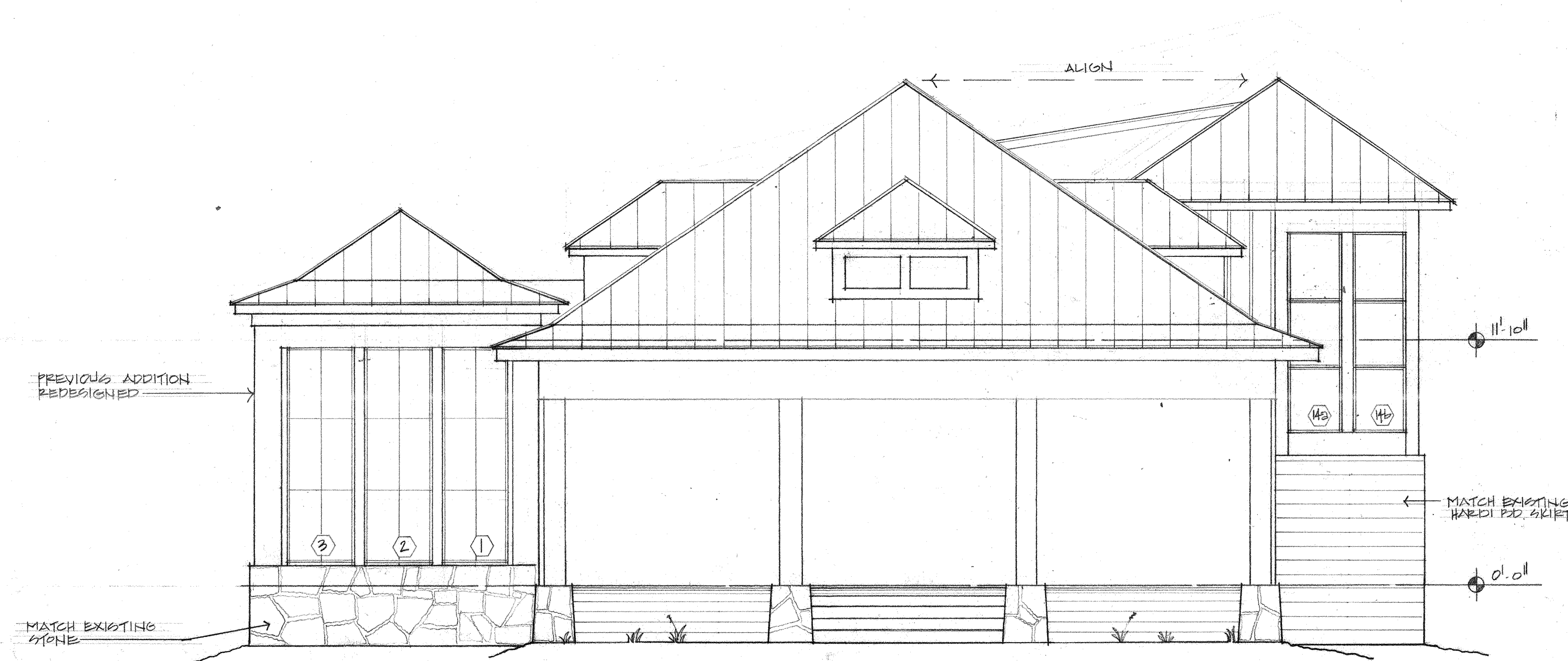




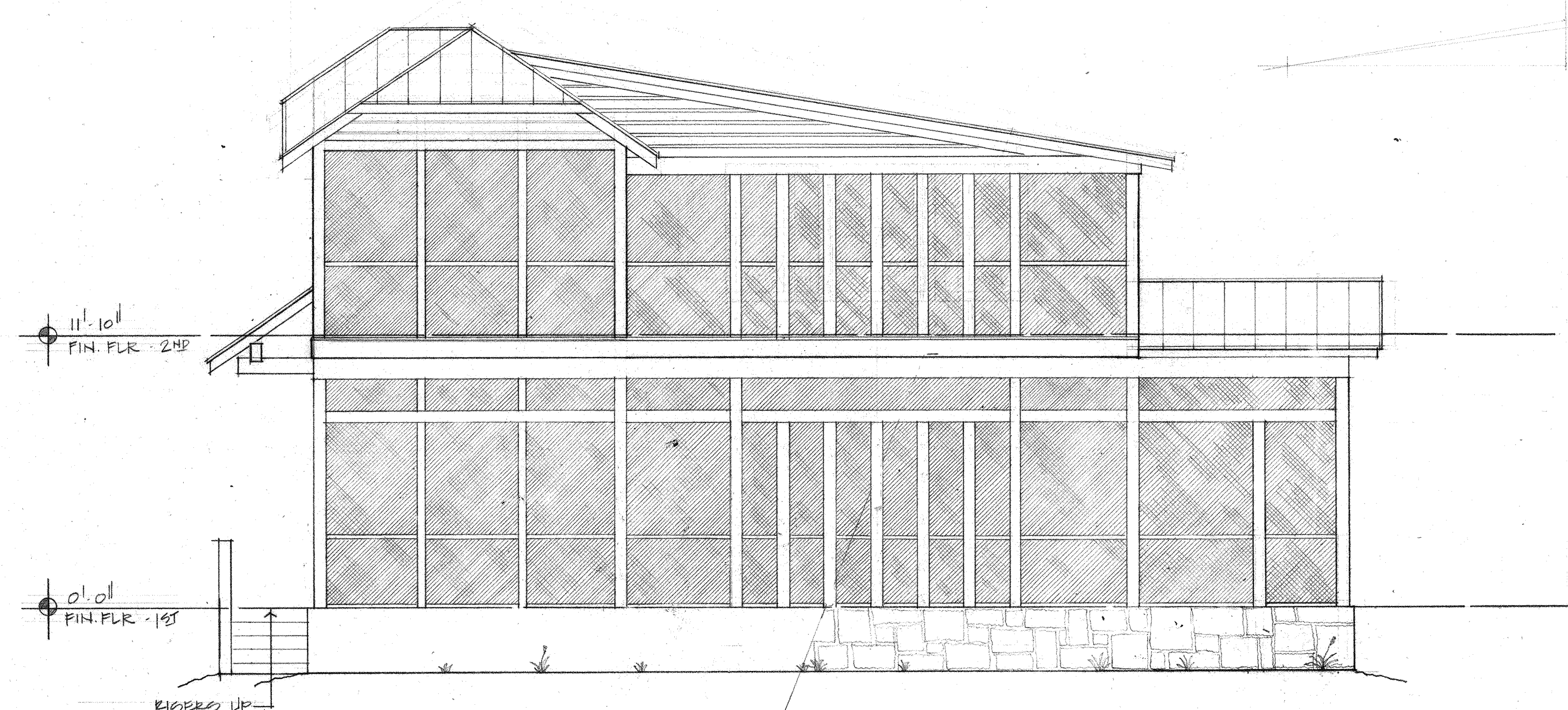
1 EXTERIOR ELEVATION  
A3 60: 1/4"



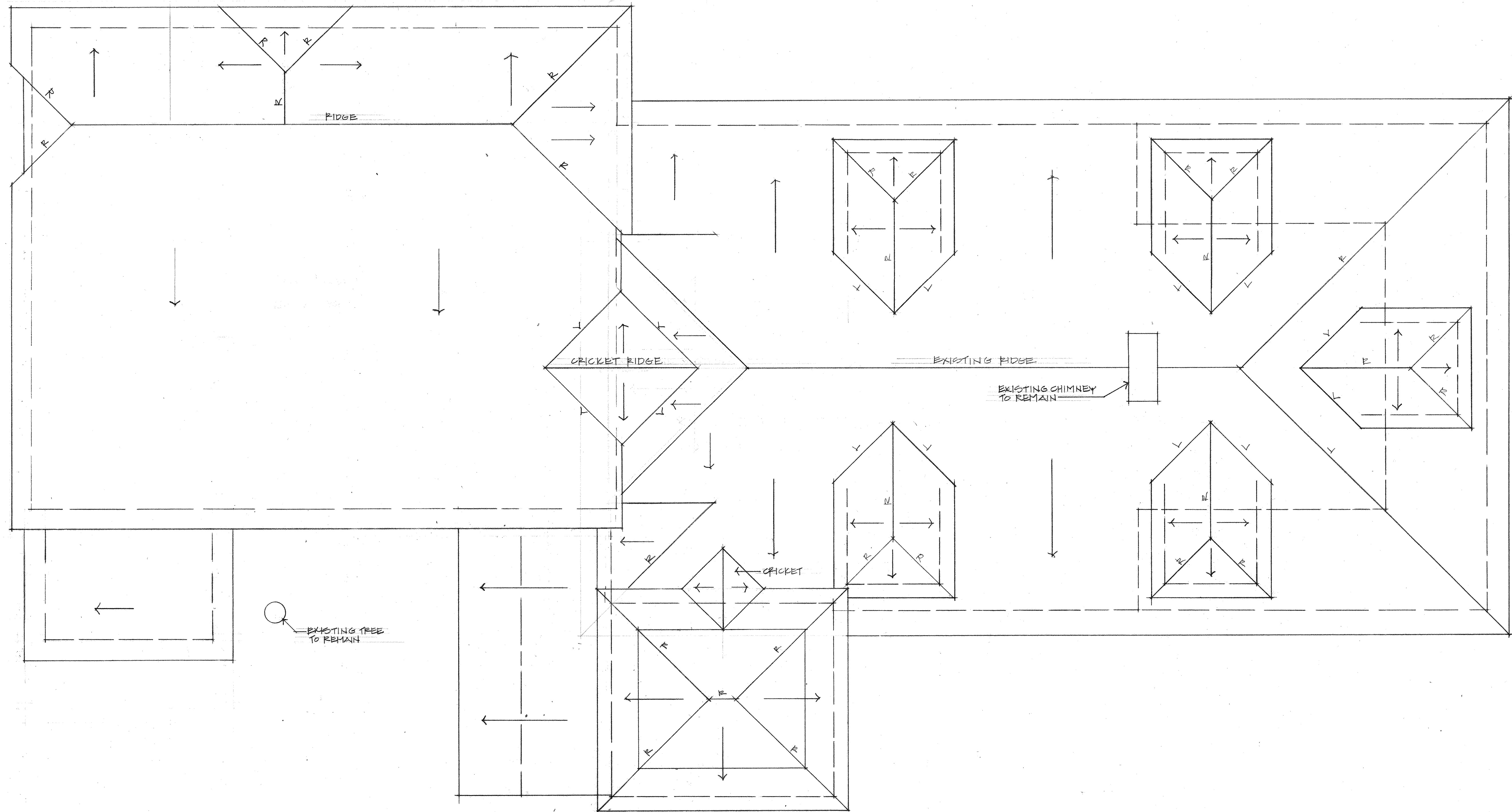




1 EXTERIOR ELEVATION - STREETSIDE  
A4 90: 1/4"



2 EXTERIOR ELEVATION - REAR  
A4 90: 1/4"



ROOF PLAN  
SCALE: 1/4"























Here is the breakdown of the square footage:

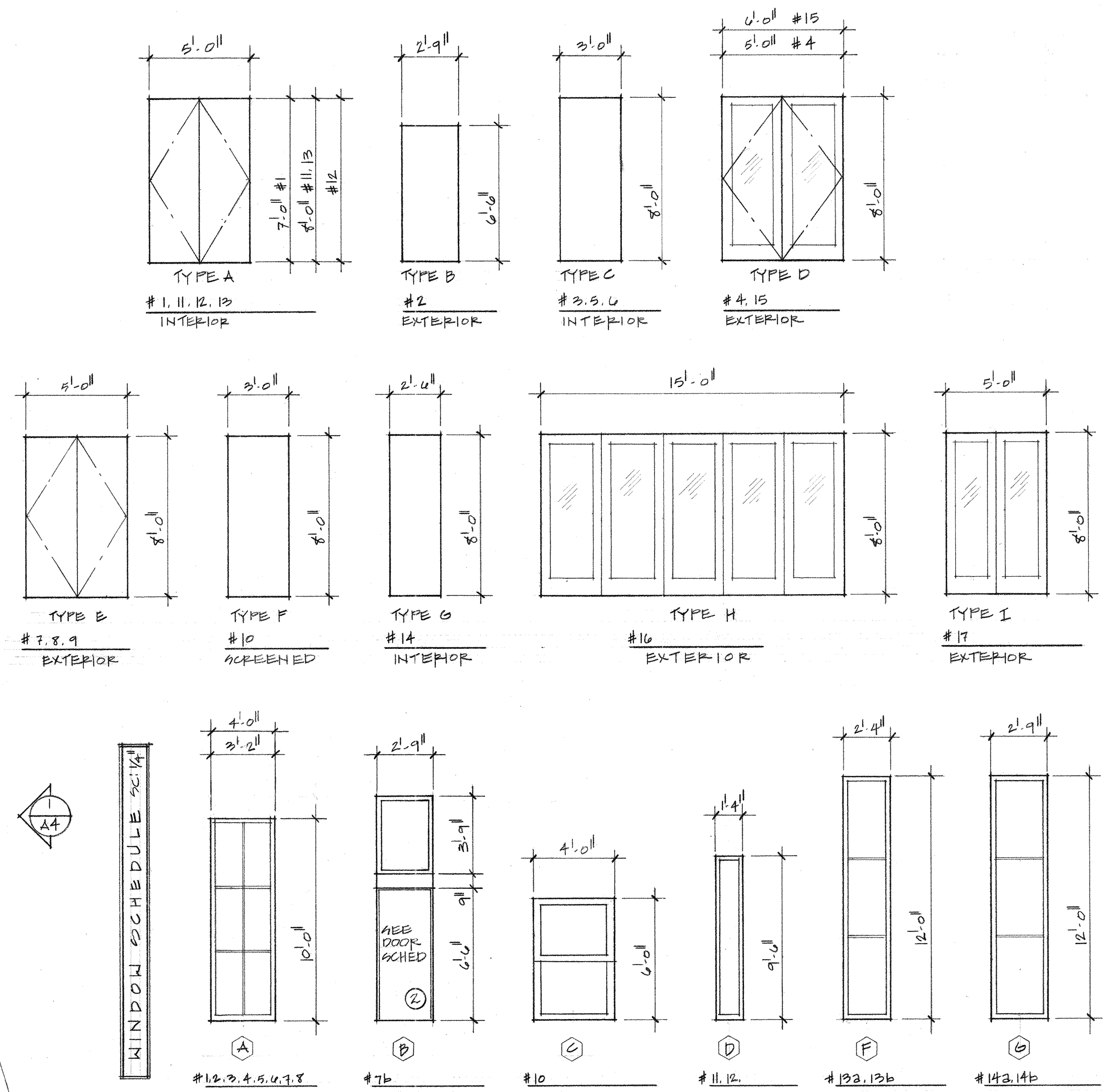
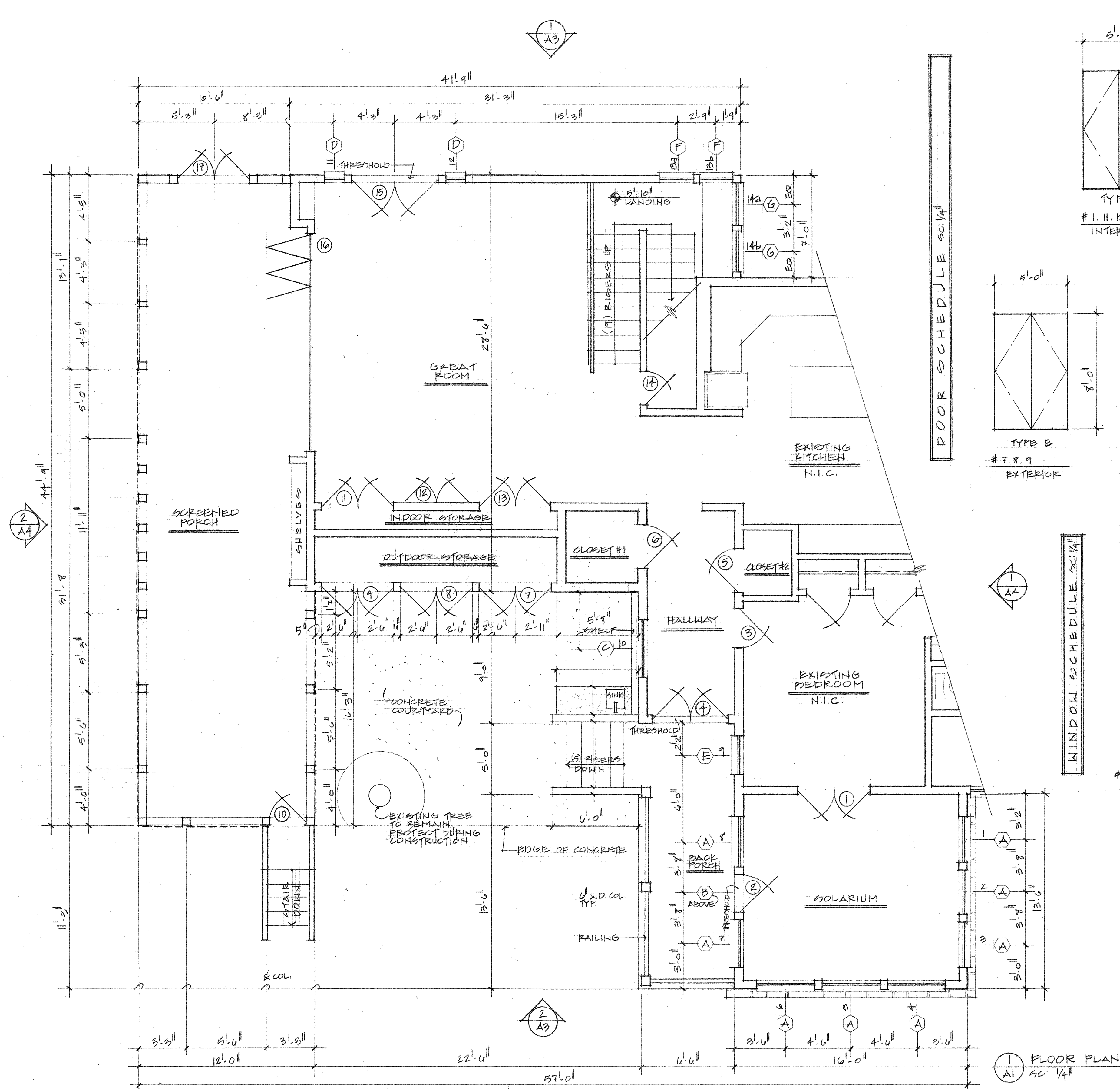
I am respectively submitting revisions to my previous submittal.

Included as per the committee's request:

- Dropping the height of the proposed ridge height to match the existing ridge,
- Roof Plan,
- Google Map showing the neighbor's addition compared to our proposed addition,
- Photo of the neighbor to the south and their recent addition,
- Site Plan Survey - Proposed,
- Site Plan Survey - Existing,
- Perspective showing the addition of the north view from the street,
- Breakdown of square footage:

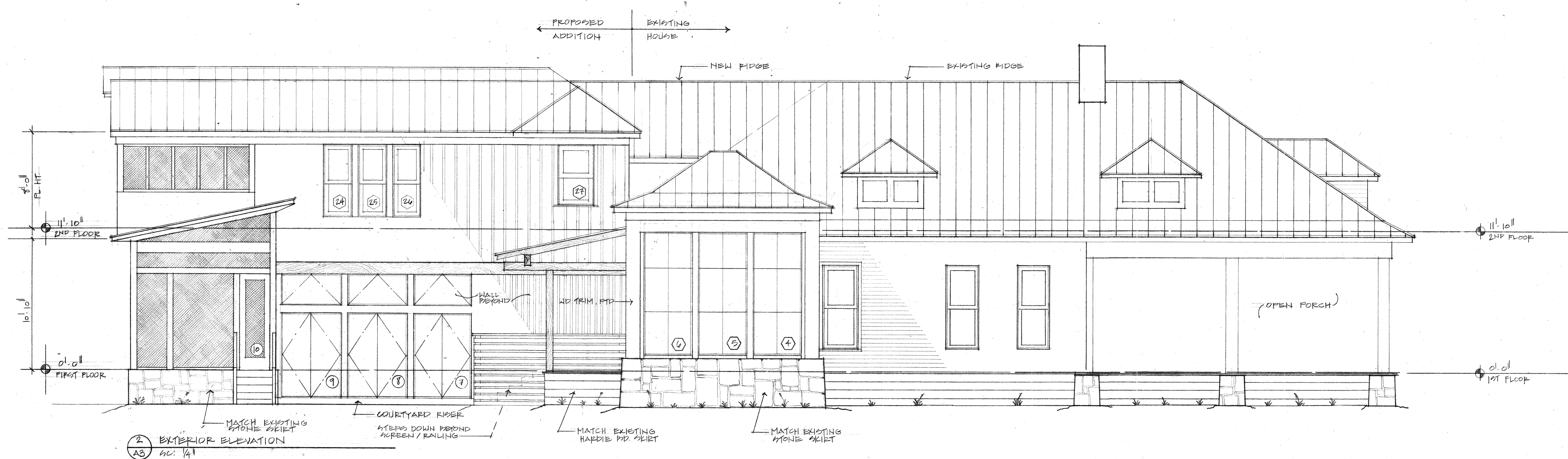
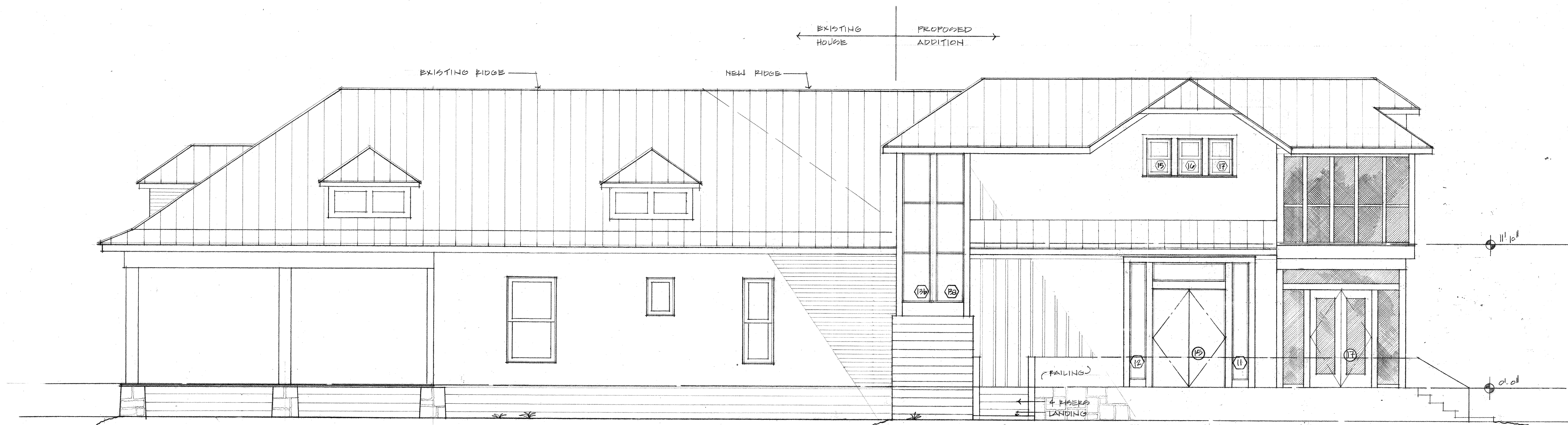
Proposed Footprint	1,360 sf	
Existing Footprint	2,455 sf	
Lot Size	12,693 sf	
Percentage of Proposed Lot Coverage		50%
Proposed SF	2,783 sf	
Existing SF	3,516 sf	



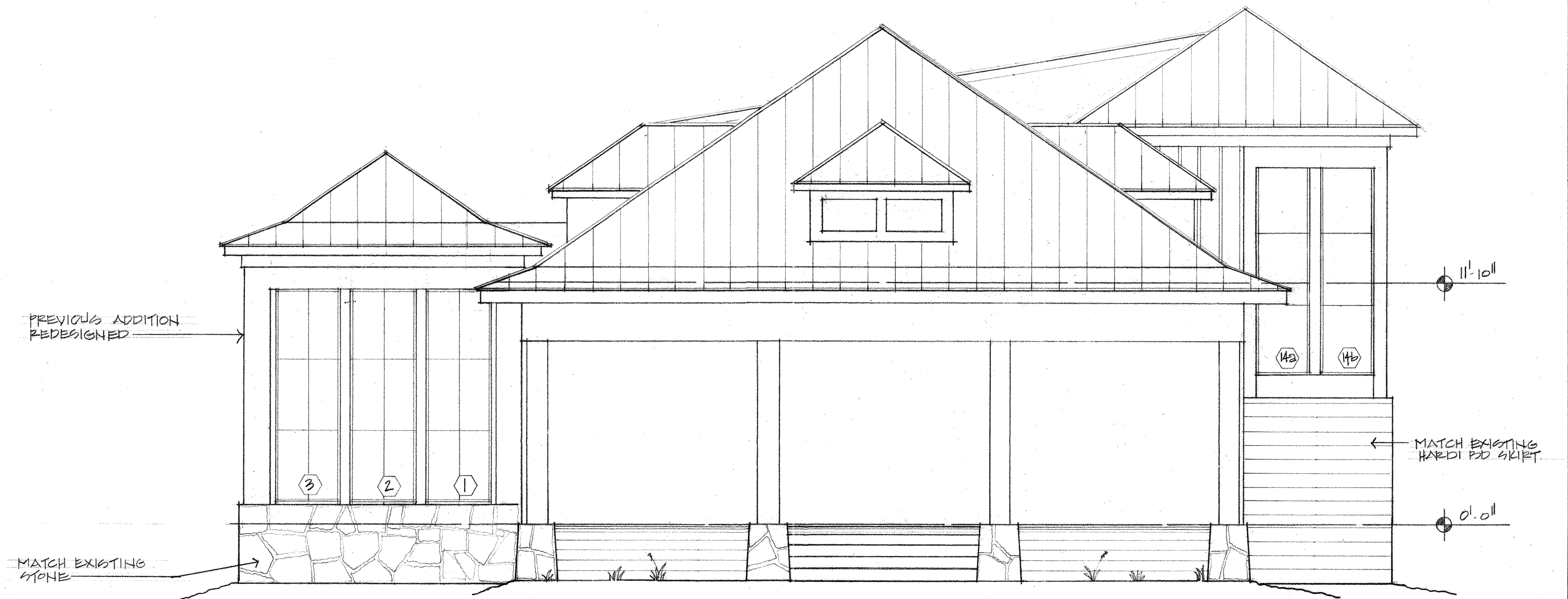


DOOR SCHEDULE			
#	TYPE	SIZE	COMMENTS
1	A	5'0" x 7'0"	
2	B	2'9" x 6'6"	OUTDOOR - P.B.O.
3	C	3'0" x 8'0"	
4	D	5'0" x 8'0"	GLASS PANELS
5	C	3'0" x 8'0"	
6	C	3'0" x 8'0"	
7	E	5'0" x 8'0"	
8	E	" "	
9	E	" "	
10	F	3'0" x 8'0"	
11	A	5'0" x 8'0"	
12	A	5'0" x	
13	A	5'0" x 8'0"	
14	G	2'6" x 8'0"	
15	D	6'0" x 8'0"	GLASS PANELS
16	H	15'0" x 8'0"	
17	I	5'0" x 8'0"	GLASS PANELS

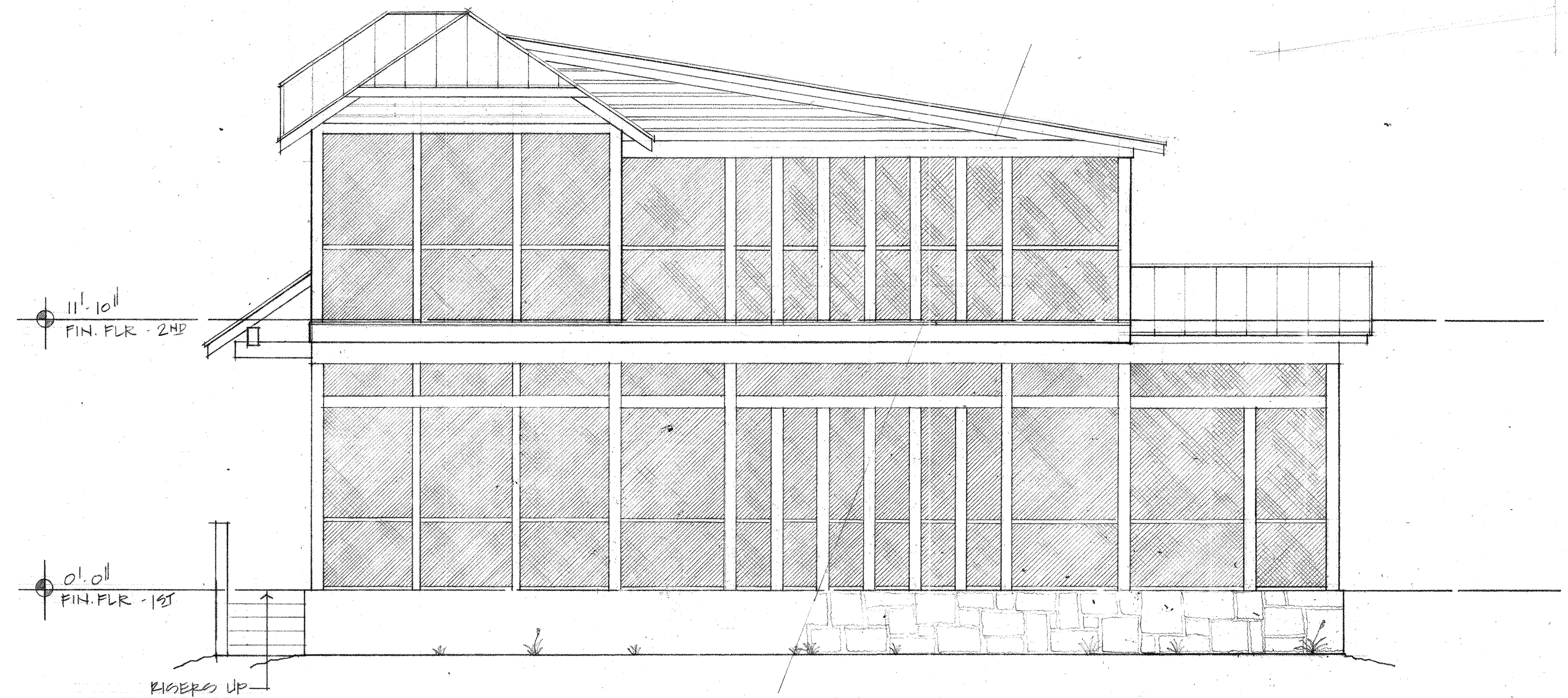








1 EXTERIOR ELEVATION - STREETSIDE  
A4 1/4"



2 EXTERIOR ELEVATION - REAR  
A4 1/4"



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 5/28/2020 HDRC Case# 2020-212

ADDRESS: 123 Crofton Meeting Location: Webex

APPLICANT: Catherine Nored

DRC Members present: Curtis Fish, Scott Carpenter

Staff present: Rachel Rettaliata

Others present: \_\_\_\_\_

REQUEST: Construction of a 2-story rear addition

**COMMENTS/CONCERNS:** \_\_\_\_\_

CN: Previous addition has been removed because it was unsafe.

CF: How large was the previous addition? CN: it was somewhat the size of what we are proposing.

CF: Addition appears large, is this replacing an existing addition. On the north side, is there a bump-out?

CN: I can look back for information about what was there previously.

SC: An overlay on the site plan of the proposed new addition will be helpful, along with an overlay of  
the previous addition.

CF: The inclusion of a roof plan will be helpful, there may be concern about the height above the existing  
ridgeline.

CN: I think that I can drop that down. I can get

SC: I like the sleeping porch element - I do have a question regarding the new ridge line

CN: We stabilized part of what was existing, we are just taking it back.

**OVERALL COMMENTS:**

CF: If the previous addition occupied that space, there may be focus on the visibility from the public  
right-of-way.

CN: Can you do a perspective drawing?

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date