

## HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

**HDRC CASE NO:** 2020-334  
**ADDRESS:** 525 E CRAIG PLACE  
**LEGAL DESCRIPTION:** NCB 6204 BLK 5 LOT 22 23 & 24  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Jose Valencia/VALENCIA JOSE D JR  
**OWNER:** Jose Valencia/VALENCIA JOSE D JR  
**TYPE OF WORK:** Construction of a pergola  
**APPLICATION RECEIVED:** July 16, 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 install a pergola over the existing front rock wall.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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

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.

5. Guidelines for Site Elements

2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

### FINDINGS:

- a. The primary historic structure at 525 E Craig was constructed circa 1945 in the Spanish Eclectic style, first appears on the 1951 Sanborn map, and contributes to the River Road Historic District. The two-story single-family structure features stucco walls, a flat roof, a two-story shed addition screened porch, and an uncovered patio entryway with a rounded stone knee wall.
- b. **COMPLIANCE** – On a site visit conducted on July 16, 2020, staff found that a wood pergola was constructed on the existing stone wall at 525 E Craig prior to the issuance of a Certificate of Appropriateness. The applicant has cooperative to the Stop Work Order and submitted an application to be reviewed at the next available hearing.
- c. **PERGOLA** – The applicant has proposed to construct a wood pergola over the existing stone wall surrounding the front patio entryway. Staff finds the proposed pergola features simple traditional forms, does not obstruct historic architecture features, and is appropriate to the eclectic characteristics of the structure that is substantial set back from the front right-of-way.

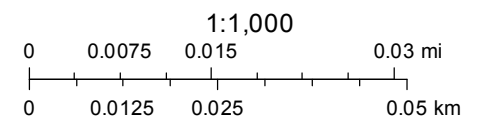
### RECOMMENDATION:

Staff recommends approval based on finding c.

# 525 E Craig



July 28, 2020





205

NEW SHEET  
MAY 1924

TRAIL (FITZBUGH)

191

SALLISON RD

ANASTACI

E. MAGNOLIA AV.

OSTROM DR.

204

E. MISTLETOE AV.

E. WOODLAWN ST.

BRACKENRIDGE PARK GOLF LINKS

214

Scale 100 Ft to One Inch.

Copyright 1924 by the Sanborn Map Co



0

193

177

BRACKENRIDGE

POWER

CANAL

PARK

GOLF

LINKS

SAN ANTONIO RIVER

PARK DRIVE

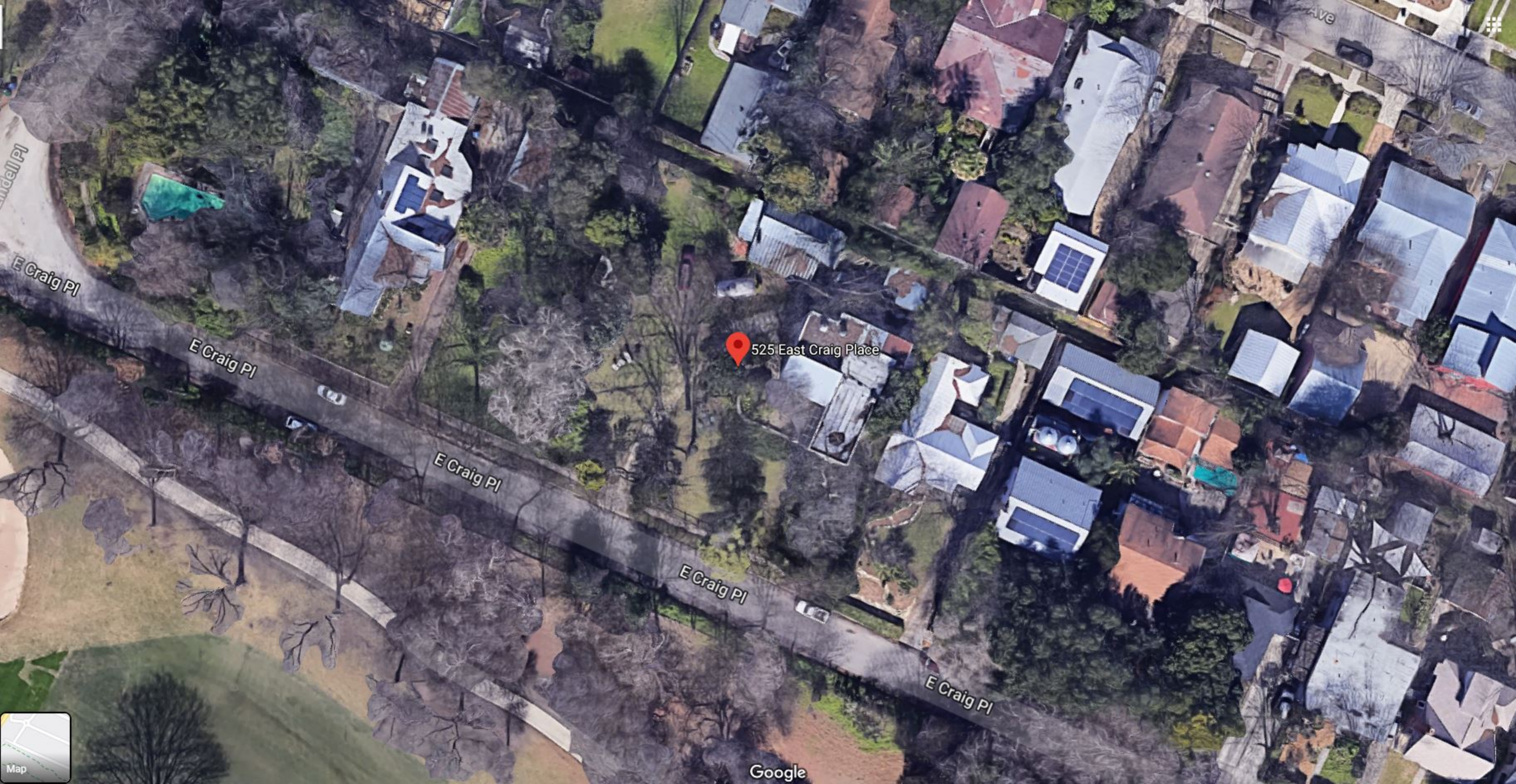
MILL

RACE

RD.

AV. B





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