

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

HDRC CASE NO: 2020-396
ADDRESS: 1013 E CROCKETT ST
LEGAL DESCRIPTION: NCB 577 BLK 16 LOT A17
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Erik Campos/CAMPOS ERIK
OWNER: Erik Campos/CAMPOS ERIK
TYPE OF WORK: Carport installation
APPLICATION RECEIVED: August 25, 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 an attached carport.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

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.

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.

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 Alterations 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.

FINDINGS:

- a. The primary structure at 1013 E Crockett was constructed circa 1910, first appears on the 1912 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story single-family structure originally features a square footprint with a full-width covered front porch. The structure has been modified to feature a modified L-plan with a front facing gable and a flanking inset porch, mimicking a Folk Victorian configuration.
- b. COMPLIANCE – On a site visit conducted on July 29, 2020, staff found that an attached carport was constructed prior to approval. The applicant submitted an application on August 25, 2020 to be heard at the next available Historic and Design Review Commission hearing.
- c. CARPORT – The applicant has proposed to install an attached carport featuring wood construction, “SunTuf” polycarbonate roofing panels, 26 feet in length, 11 feet in width and 10 feet in height.
- d. VISUAL IMPACT - Per the Guidelines for Additions 1.A.i., applicants should 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. Staff finds the addition is visible from the front right-of-way.
- e. HISTORIC CONTEXT – Per the Guidelines for Additions 1.A.ii., applicants should design new residential additions to be in keeping with the existing, historic context of the block. Staff finds that attached carports are not historic found within the district and that non-conforming installations should not be referenced as precedent.
- f. MATERIALS – Per the Guidelines for Additions 3.B.i., applicants should 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. Staff finds the proposed “SunTuf” polycarbonate roofing panels is inconsistent with the Guidelines and should be avoided.

RECOMMENDATION:

Staff does not recommend approval based on the findings. Staff recommends the attached carport is removed and the applicant may resubmit a revised design of a detached structure that excludes polycarbonate roofing panels.

[illegible]

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



Food Distribution
Center - Strong...

Strong Foundation

1013 East Crockett Street

W Hazelberry

E Crockett St

E Crockett St

E Crockett St

Google





Boston St

N Olive St

N Olive St

E Crockett St

N Olive St

N Olive St

E Crockett St

E Crockett St

E Crockett St

E Crockett St

N Hackberry

Glorietta

Glorietta

E Crockett St

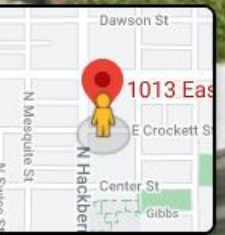
1013 East Crockett Street

Food Distribution Center - Strong...

Strong Foundation

Google

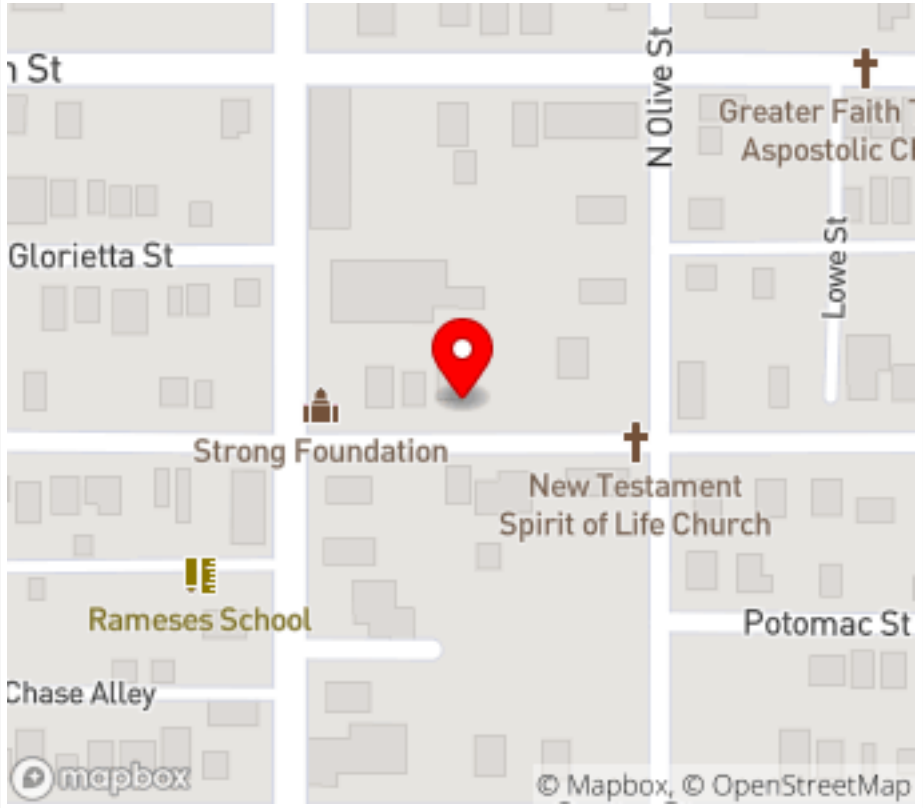






Investigation Report

Property

Address	1013 E Crockett
District/Overlay	Dignowity Hill
Owner Information	Erik Campos
Location Map	
	Lat: 29.423894017069 Long: -98.4725774445727

Site Visit

Date	07/29/2020
Time	12:06 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Additions, Site Elements
Description of work	Construction of attached side carport
Description of interaction	Staff spoke to homeowner through digital doorbell and left Stop Work Order on the mailbox.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with property owner, Posted "Notice of Investigation"



Investigation Report

Will post-work application fee apply?	No
---------------------------------------	----

Documentation

Photographs



07/29/2020 12:08 PM

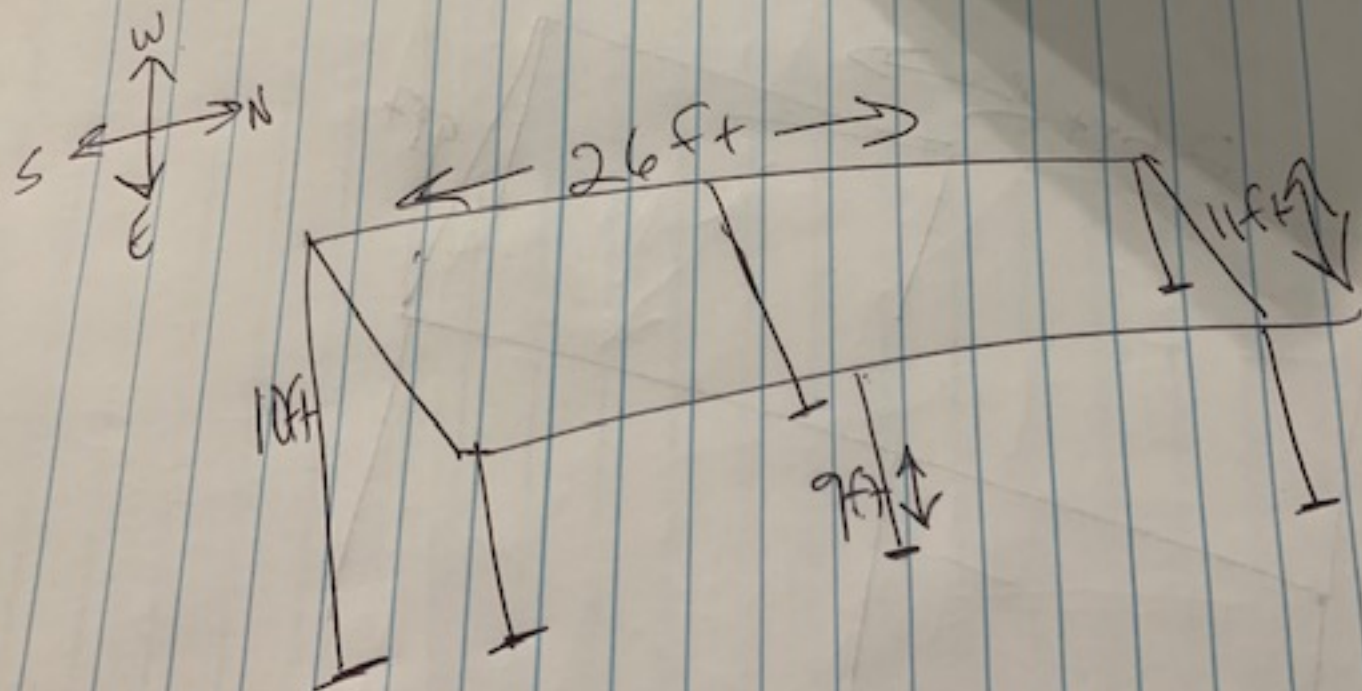


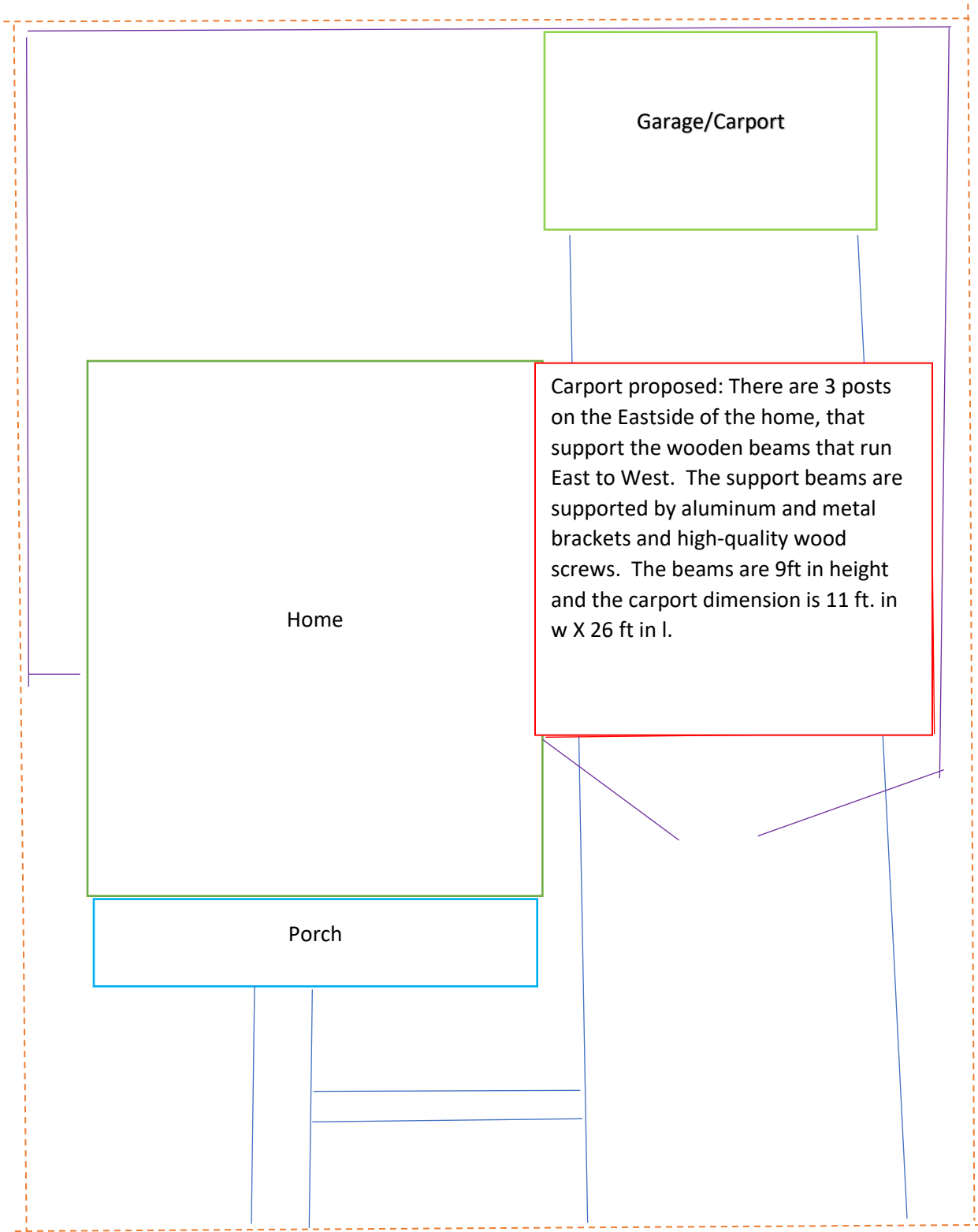




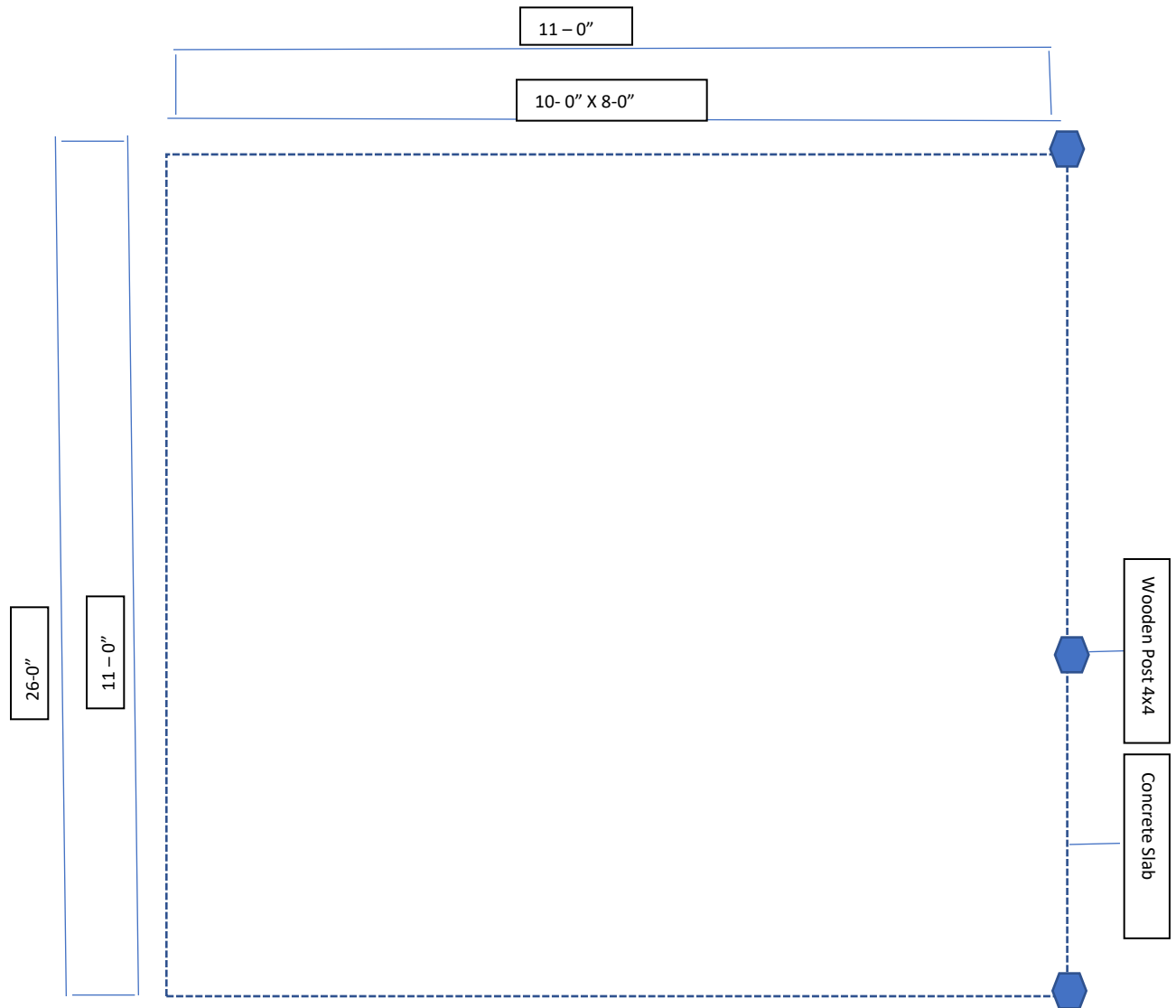


Post

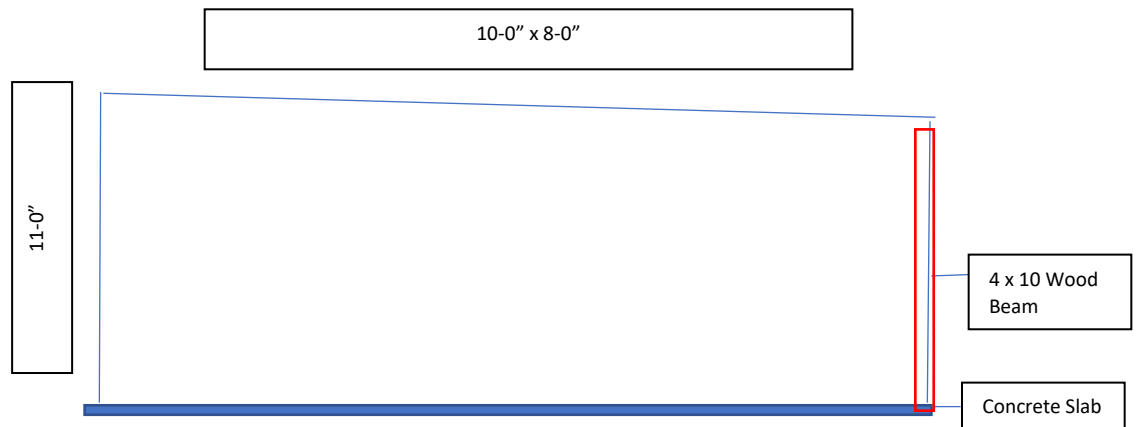




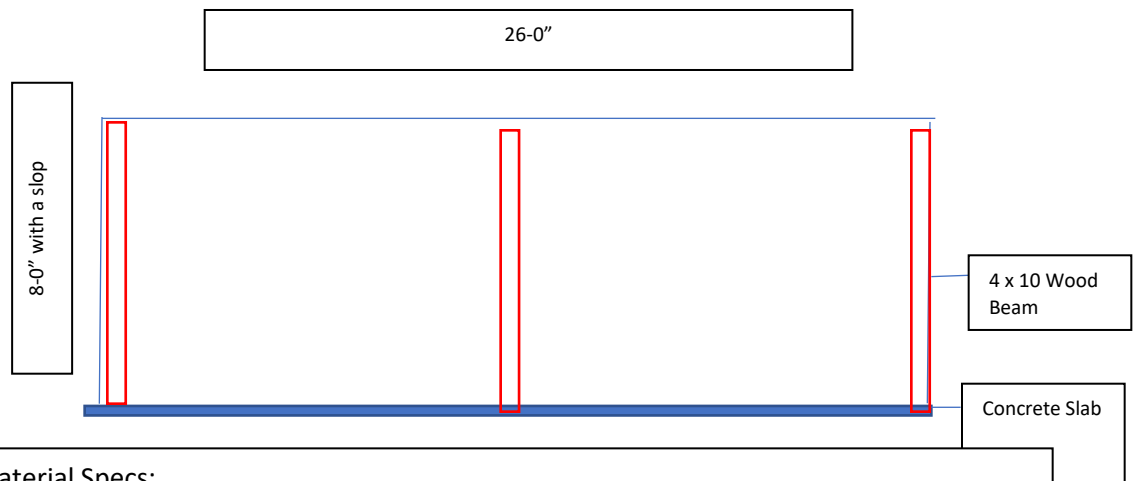
Floor plan



Font Elevation:



Side Elevation:



Material Specs:

4x10 pressure treated posts

2x4 pressure treated beams

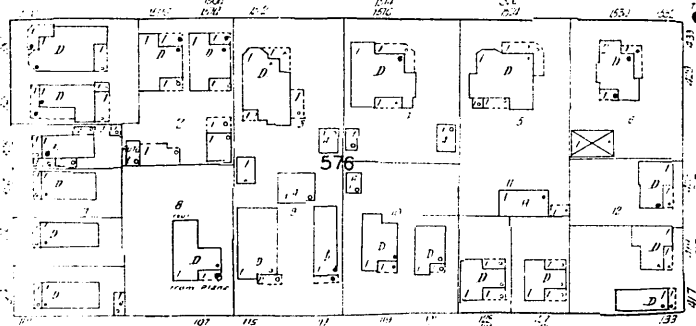
2x2 pressure treated cross beams

Concrete pour

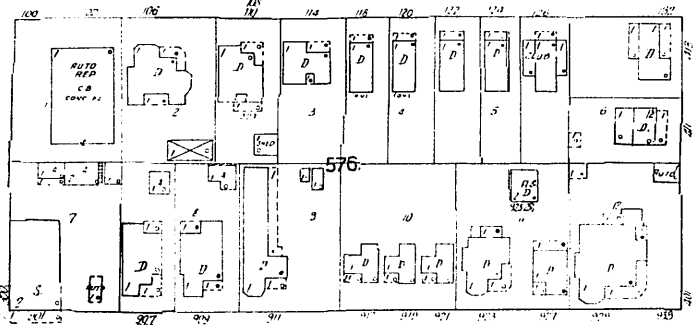
Roof is high grade Suntuf Polycarbonate roofing panels 11x4



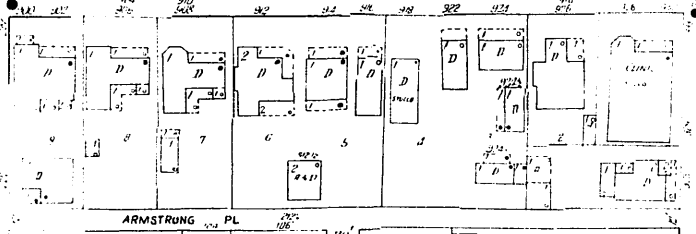
E. HOUSTON (STARR)



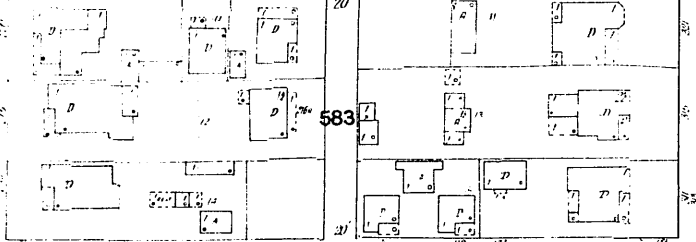
GLORIETTA (GLORIETH)



E. CROCKETT

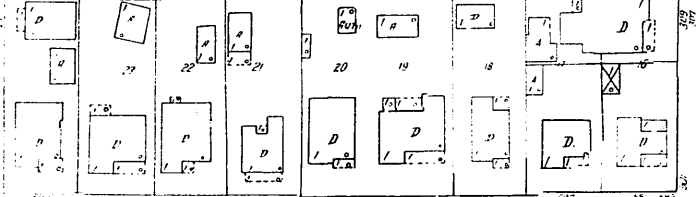


ARMSTRONG PL

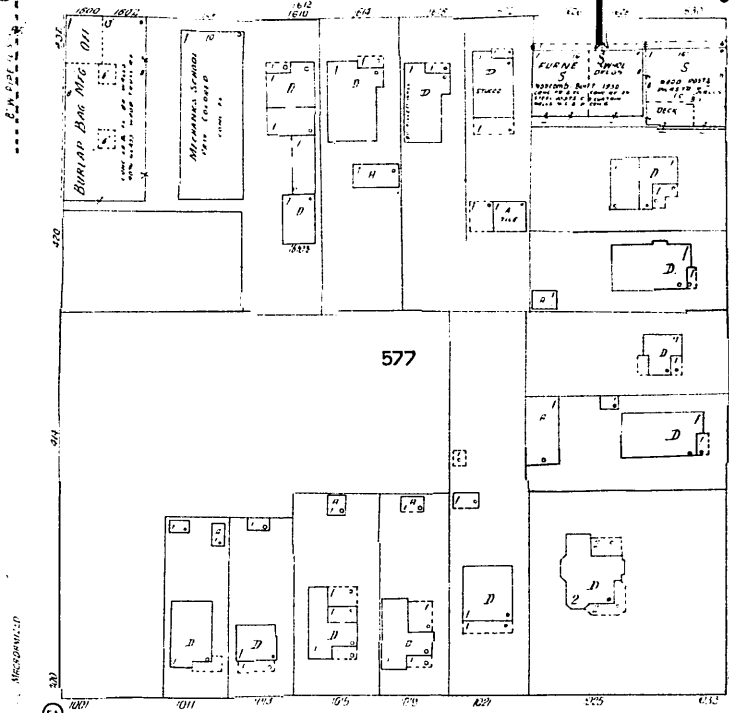


583

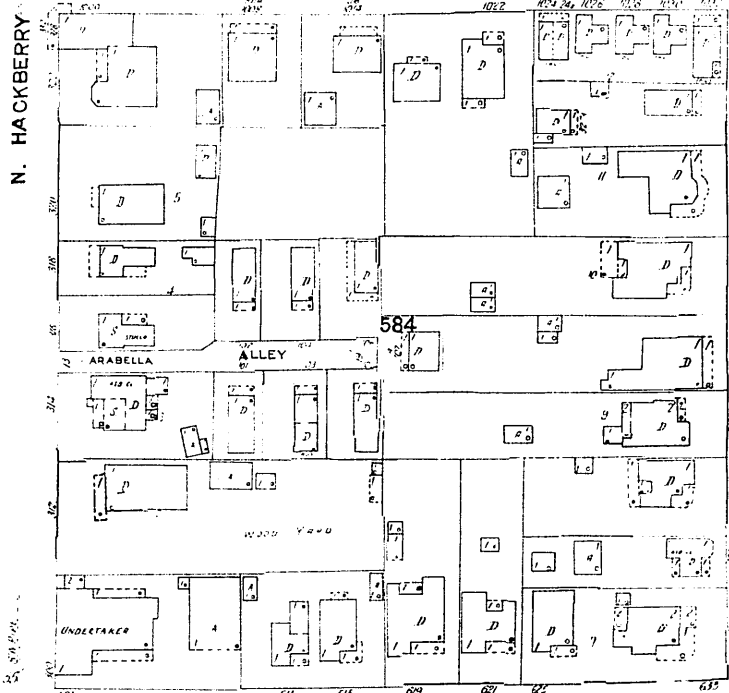
MONARD



N. CENTRE



577



584

ALLEY

ARABELLA

UNDERTAKER

N. OLIVE

