

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-440
COMMON NAME: 924 E CROCKETT ST
ADDRESS: 922 E CROCKETT ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 3 & E 3.71 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bryan Thompson
OWNER: HENNEKE FINANCIAL GROUP LLC
TYPE OF WORK: Modifications and reconstruction of existing porches, exterior modifications, reconstruction of rear additions, rehabilitation
APPLICATION RECEIVED: October 02, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform modifications to the existing porch at 922 E Crockett, a shotgun style structure.
2. Perform modifications to the existing porch addressed as 924 E Crockett, Craftsman style structure.
3. Reconstruct existing additions to be fully connected to the primary historic structure addressed as 924 E Crockett and construct an addition to fill in an existing gap between additions of approximately five feet by fifteen feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

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. Façade 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.

3. Materials: Roofs

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.

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. Rooftop 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.

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform modifications to the porches of the structures addressed as 922 and 924 E Crockett, as well as reconstruct existing rear additions to be fully connected to the structure addressed as 924 E Crockett.
- b. The historic structures at 922 and 924 E Crockett feature Craftsman detailing, with the structure addressed as 922 E Crockett featuring shotgun structure proportions. Both structures currently feature rear additions. Administrative approval has been given for foundation repair, wood window repair, roof replacement, siding repair, skirting replacement, and painting.
- c. **CONSTRUCTION DOCUMENTS** – The submitted construction documents feature inaccuracies as well as contradictions between documents. Only items listed in the request are intended for review.
- d. **PORCH MODIFICATIONS** – The applicant has proposed porch modifications to both structures that include the reconstruction and structural repair of both porches, as well as modifications to the roof form. Both structures feature gable ends/gable walls that are original, contribute to both the proposed porch massing and roof massing, and feature siding that matches that of the original structures. While staff finds the in-kind reconstruction of the porches to be appropriate and consistent with the Guidelines, staff does not find the modification the gable ends/gable walls to be appropriate.
- e. **EXISTING REAR ADDITIONS** – The applicant has proposed to reconstruct existing additions to be fully connected to the primary historic structure addressed as 924 E Crockett and construct an addition to fill in an existing gap between additions of approximately five feet by fifteen feet. Currently, there are two existing additions that feature various siding and positions on site. The applicant has proposed to reconstruct these additions to be in an adequate structural state. Staff finds the in-kind reconstruction to be appropriate; however, staff finds that the existing roof forms should remain as they exist, including profile and pitch.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 with the following stipulations:

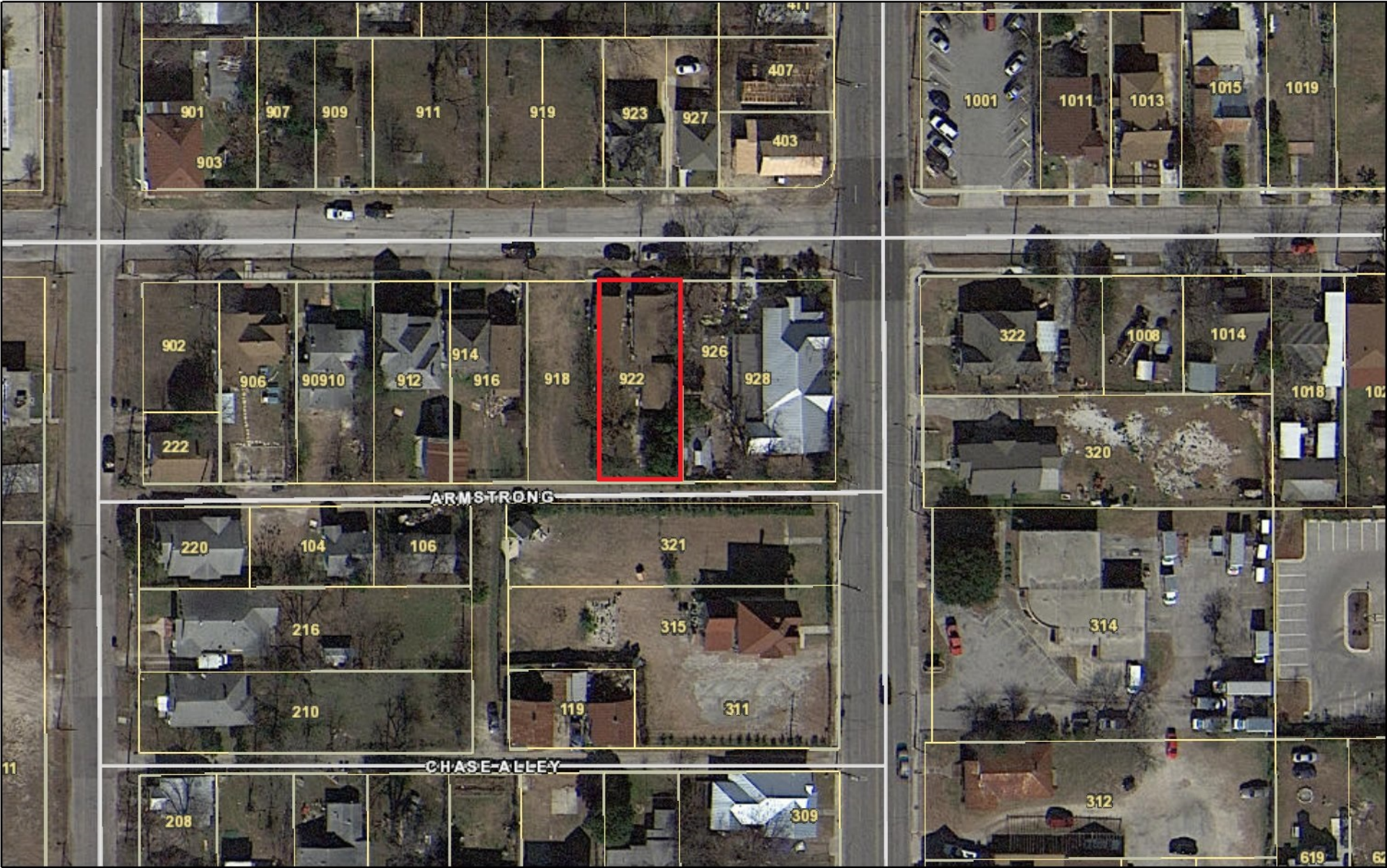
- i. That a detailed porch drawing, including both a front and side elevation, as well as a dimensioned section be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Existing architectural details such as trim and sill profiles must be replicated. The porch roof as well as porch decking shall not change in design or appearance. Decking materials shall feature 1x3 tongue and groove decking that is

installed perpendicular to the porch wall. Porch columns shall be six inches square and feature both capital and base trim. The gable walls/gable ends of both porches are to remain.

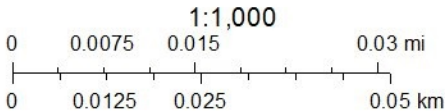
- ii. That the proposed rear additions be reconstructed to feature footprints, heights, and roof profiles that are consistent with those that currently exist. Salvaged materials should be incorporated into the reconstruction to the fullest extent possible. Accurate construction documents are to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The existing roof forms shall remain as they existing, including profile and pitch, and all siding is to be repaired in-kind.

The applicant is responsible for obtaining all setback variances that are needed for the proposed additions.

City of San Antonio One Stop



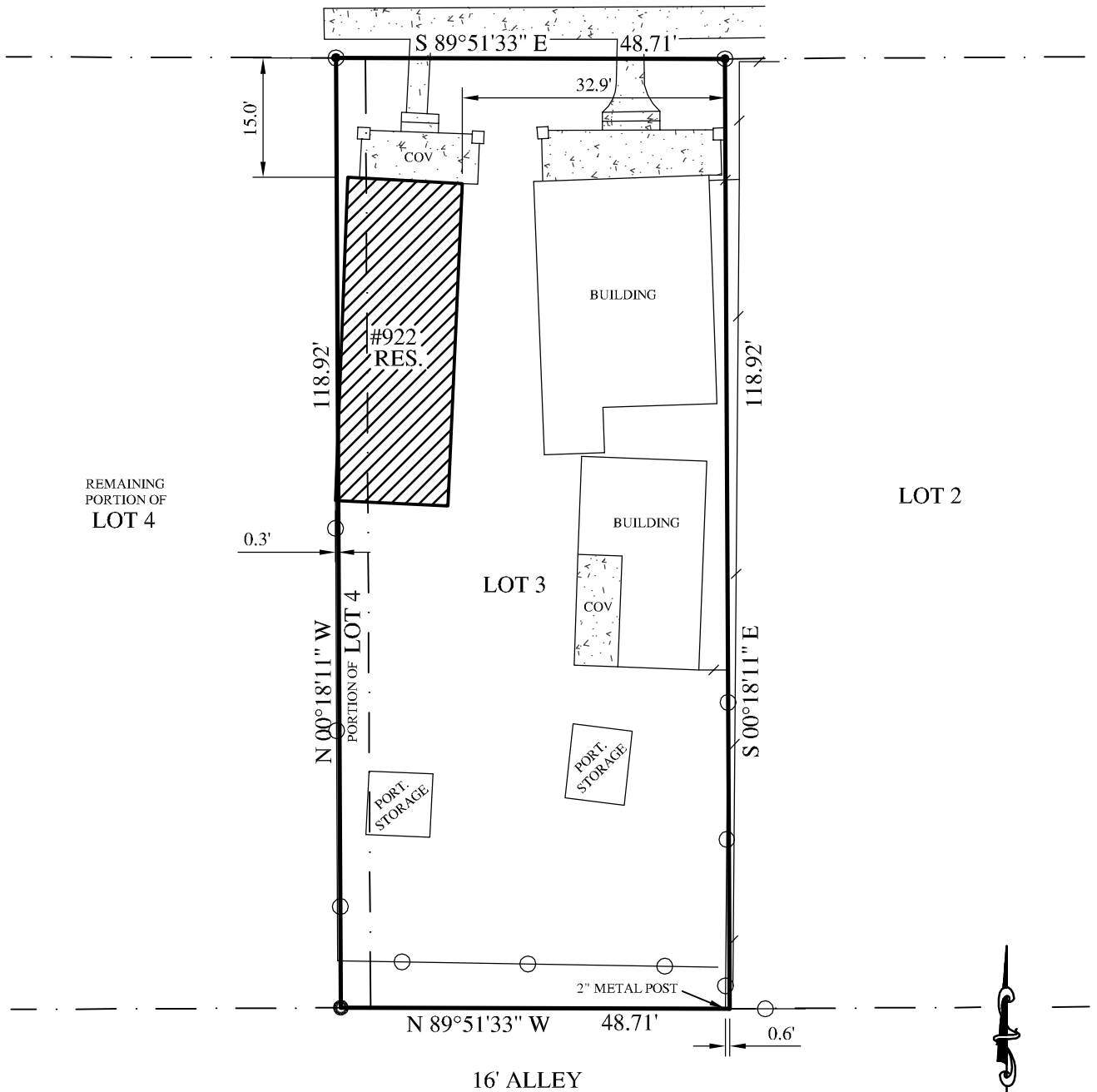
October 15, 2020



VOLUME _____, PAGE _____, _____ RECORDS VOLUME _____, PAGE _____, _____ RECORDS

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'









55.6' ROW



* LOT 3 AND THE EAST 3.71 FEET OF LOT 4
BASIS OF BEARING = NAD83, TEXAS SOUTH CENTRAL

LOT(S) * BLOCK 8 N.C.B. 583
 SUBDIVISION CITY OF SAN ANTONIO
 VOLUME , PAGE OF THE RECORDS
 OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS DAY 26 OF NOVEMBER , 20 19 .
 ADDRESS 922 E CROCKETT ST
 G.F. NO. 19-0007066SARI
 ROSIN GROUP, INC. JOB NO. 2604-037-000
 DRAWN BY: JM SURVEYED BY: OZ
 CERTIFIED TO HENNEKE FINANCIAL GROUP, LLC

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPOERTY. THIS CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. DEED RESTRICTIONS OR RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED BY OWNER ARE SHOWN ON DRAWING OR BY REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS DEFINED BY BEARINGS AND DISTANCES SHOWN ON DRAWING.

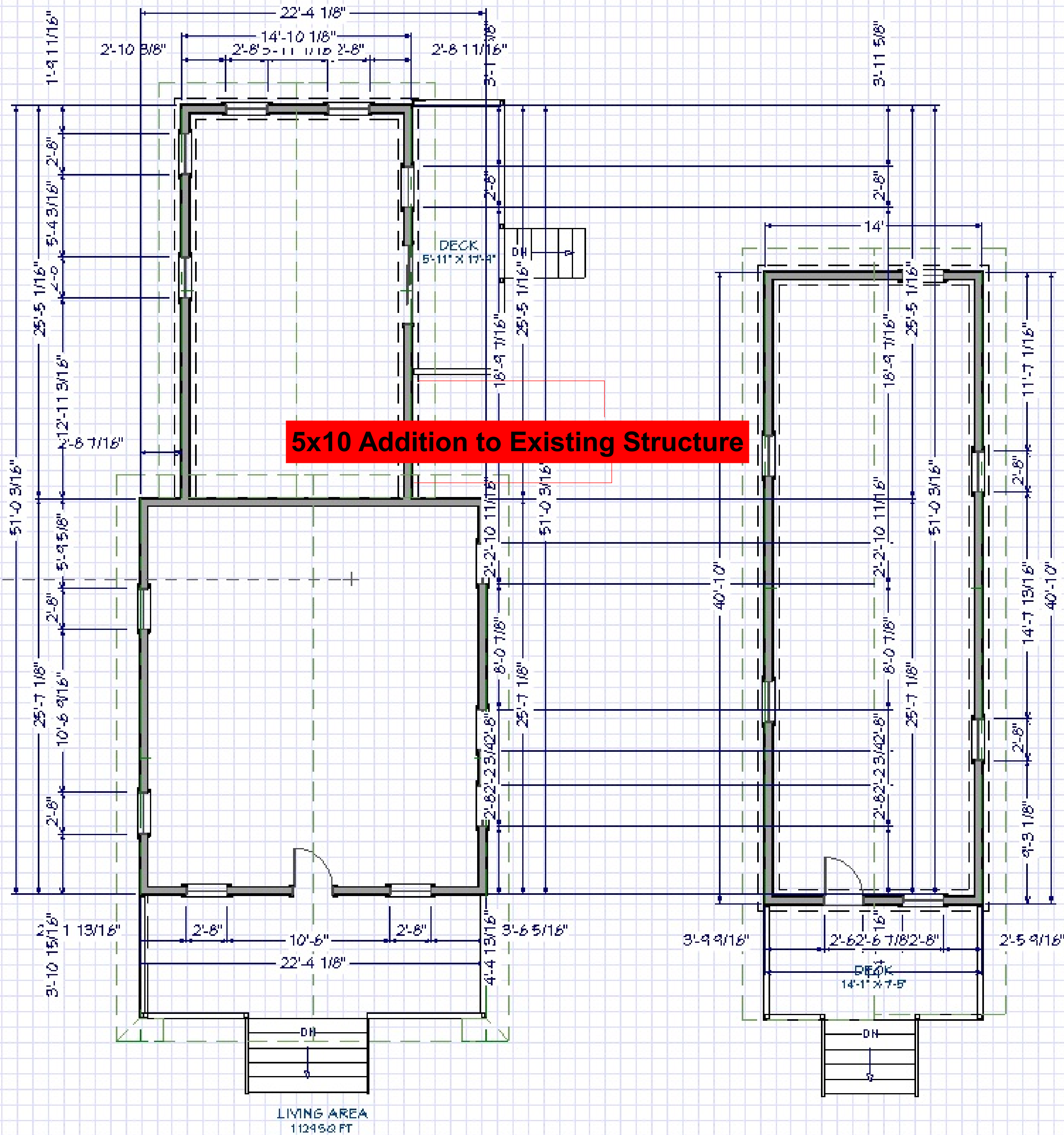
/	WOOD FENCE		UTILITY POLE		CHAIN LINK FENCE
X	BARBED WIRE		IRON / WROUGHT IRON	COV	COVERED
	LIGHTPOST		TRANSFORMER	1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROSIN GRP 2906"	
	CONCRETE		1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)		YELLOW CAP MARKED "ROSIN GRP 2906" (UNLESS OTHERWISE NOTED)

R&G Rosin Group, Inc.
Engineering & Project Management
Registered Professional Land Surveyor
 11765 WEST AVE., #293 210-490-6001
 SAN ANTONIO, TEXAS 78216 FAX: 210-495-9580

ROY R. ROSEN, R.P.L.S. FIRM NO. 10051500



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5x10 Addition to Existing Structure

LIVING AREA
1124.50 FT

LIVING AREA
572.50 FT

NO.	DESCRIPTION	BY	DATE

SHEET TITLE			

PROJECT DESCRIPTION:		PROJECT	
SHEET TITLE:			

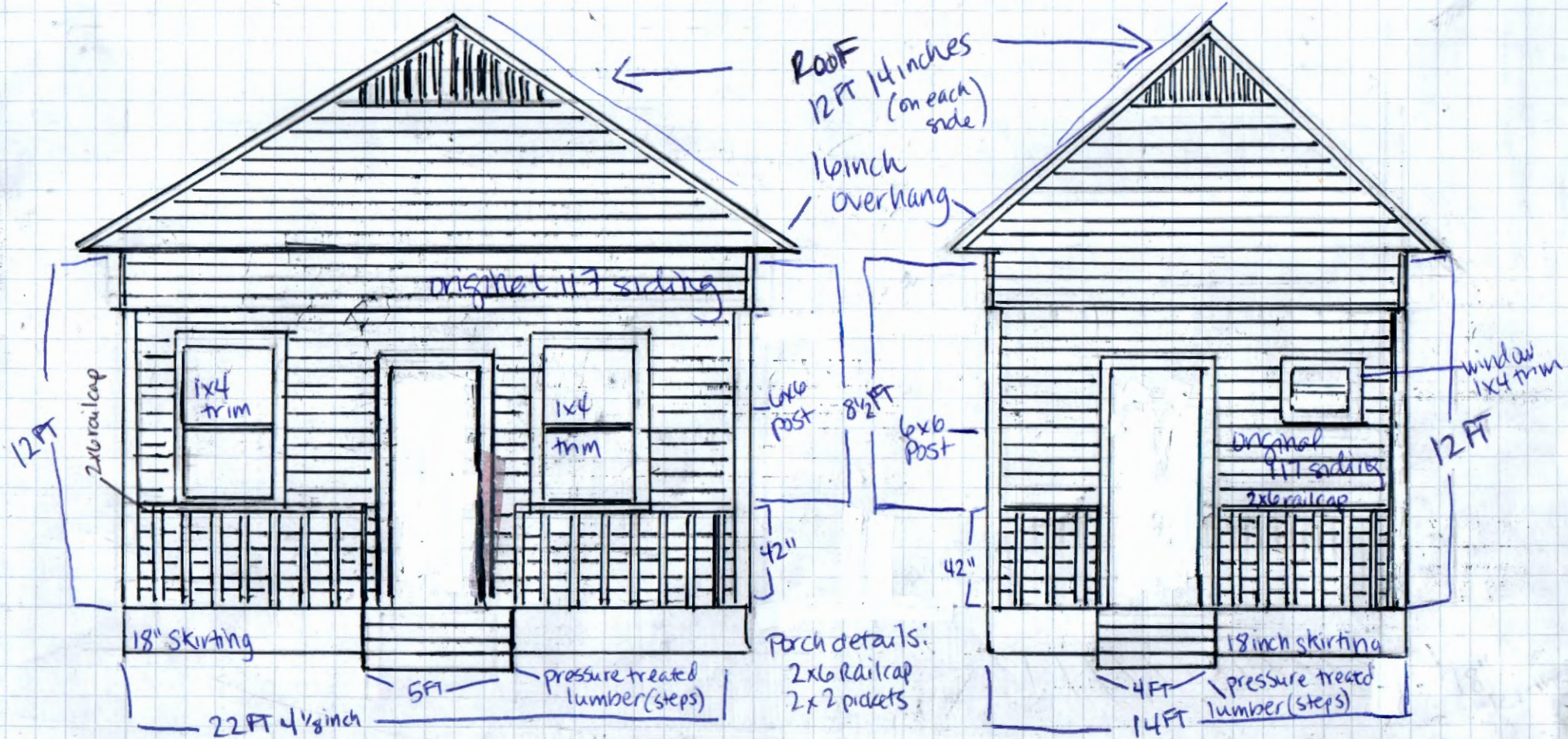
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SHEET TITLE:			

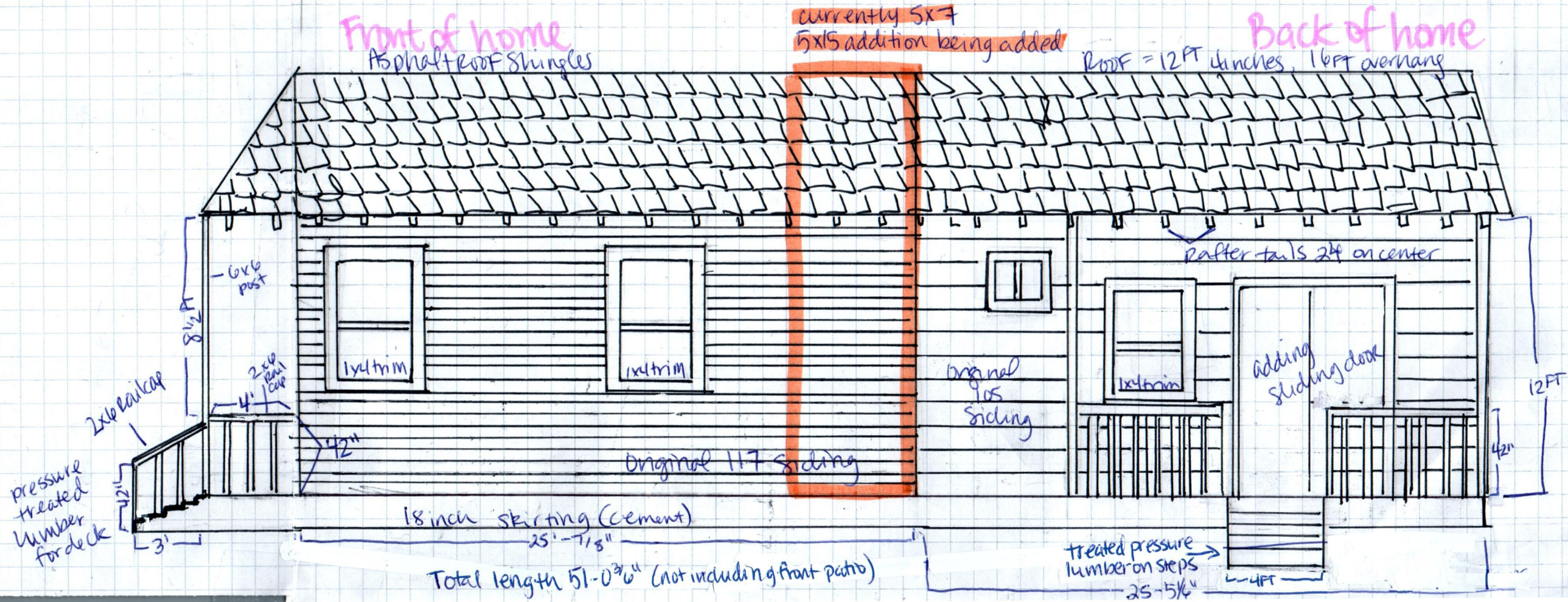
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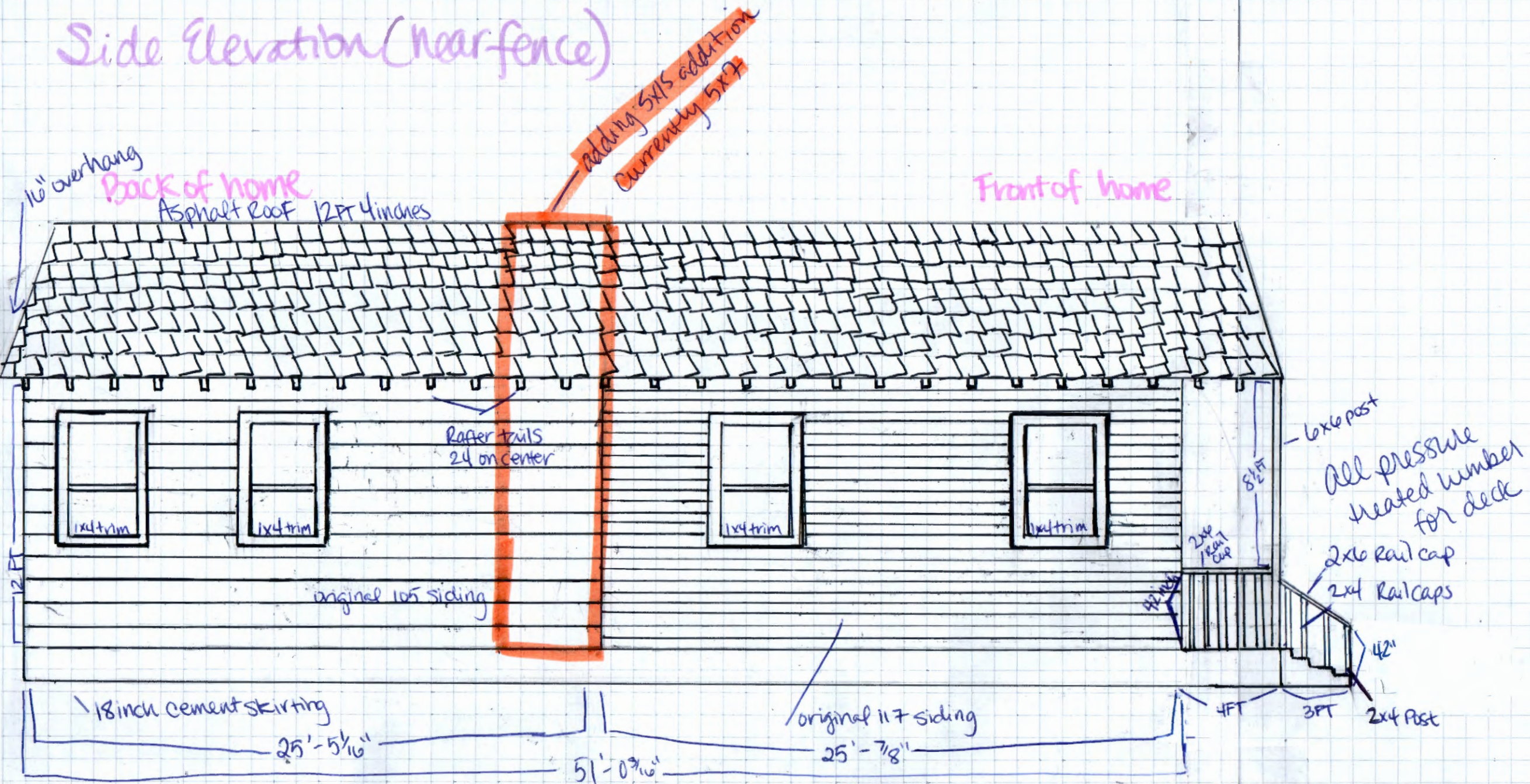
Front Elevation



Side Elevation (inside lot)



Side Elevation (near fence)





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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

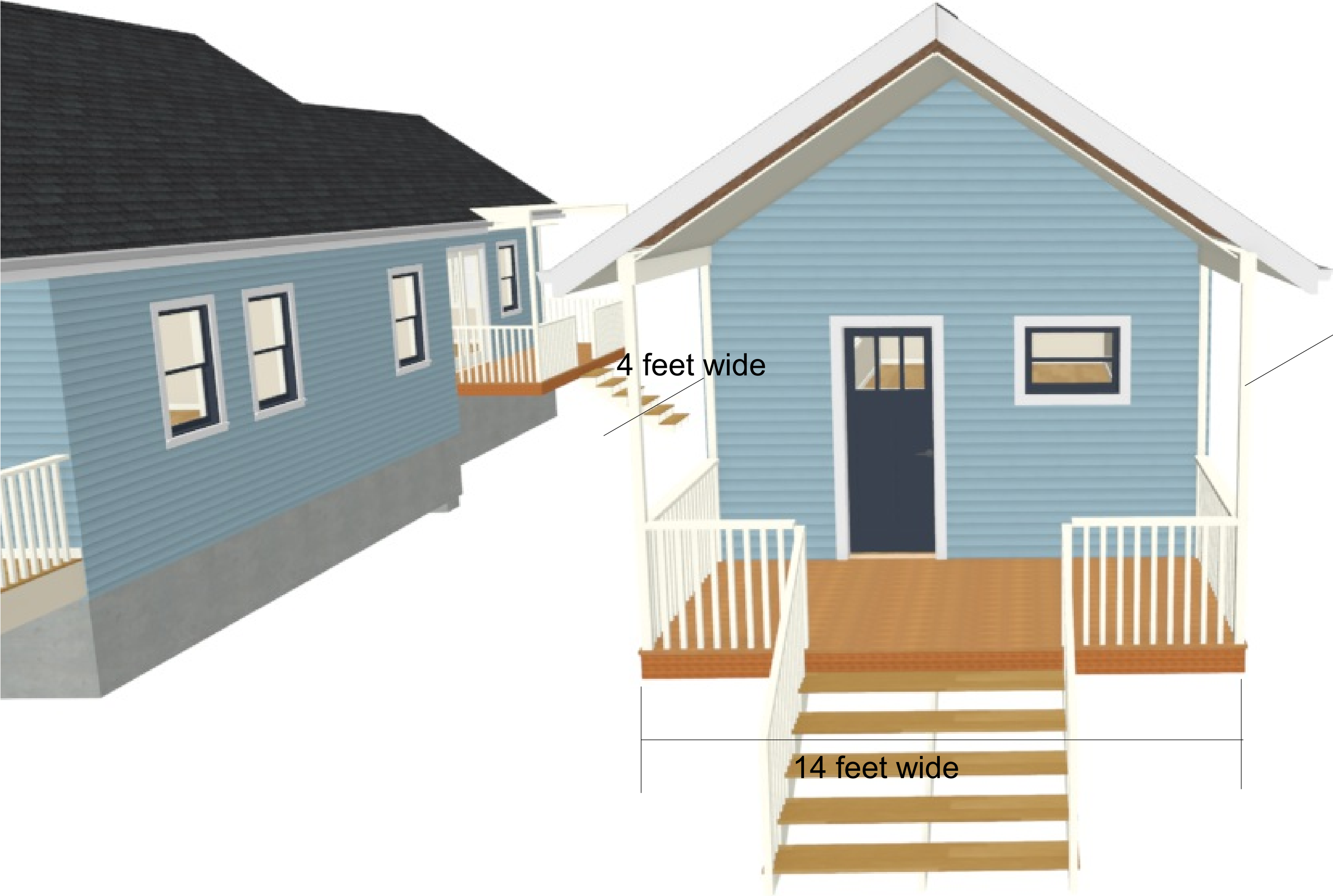
PROJECT DESCRIPTION:
922 Crockett
San Antonio, Texas 78202

DRAWINGS PROVIDED BY:
E.N.G. Construction

DATE:

SCALE:

SHEET:



4 feet wide

14 feet wide

6x6 Post

NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION:			
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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	SHEET TITLE
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PROJECT DESCRIPTION:	PROJECT
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DRAWINGS PROVIDED BY:	DESIGNER
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DATE:

SCALE:

SHEET:

New 6x6 Post
New Railing



Proposed Front Porch Elevation

Camera 1

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
922 Crockett
San Antonio, Texas 78202

DRAWINGS PROVIDED BY:
E.N.G. Construction

DATE:

SCALE:

SHEET:

New 6x6 Post
New Railing

42"



Proposed Front Porch Elevation

Camera 1

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
922 Crockett
San Antonio, Texas 78202

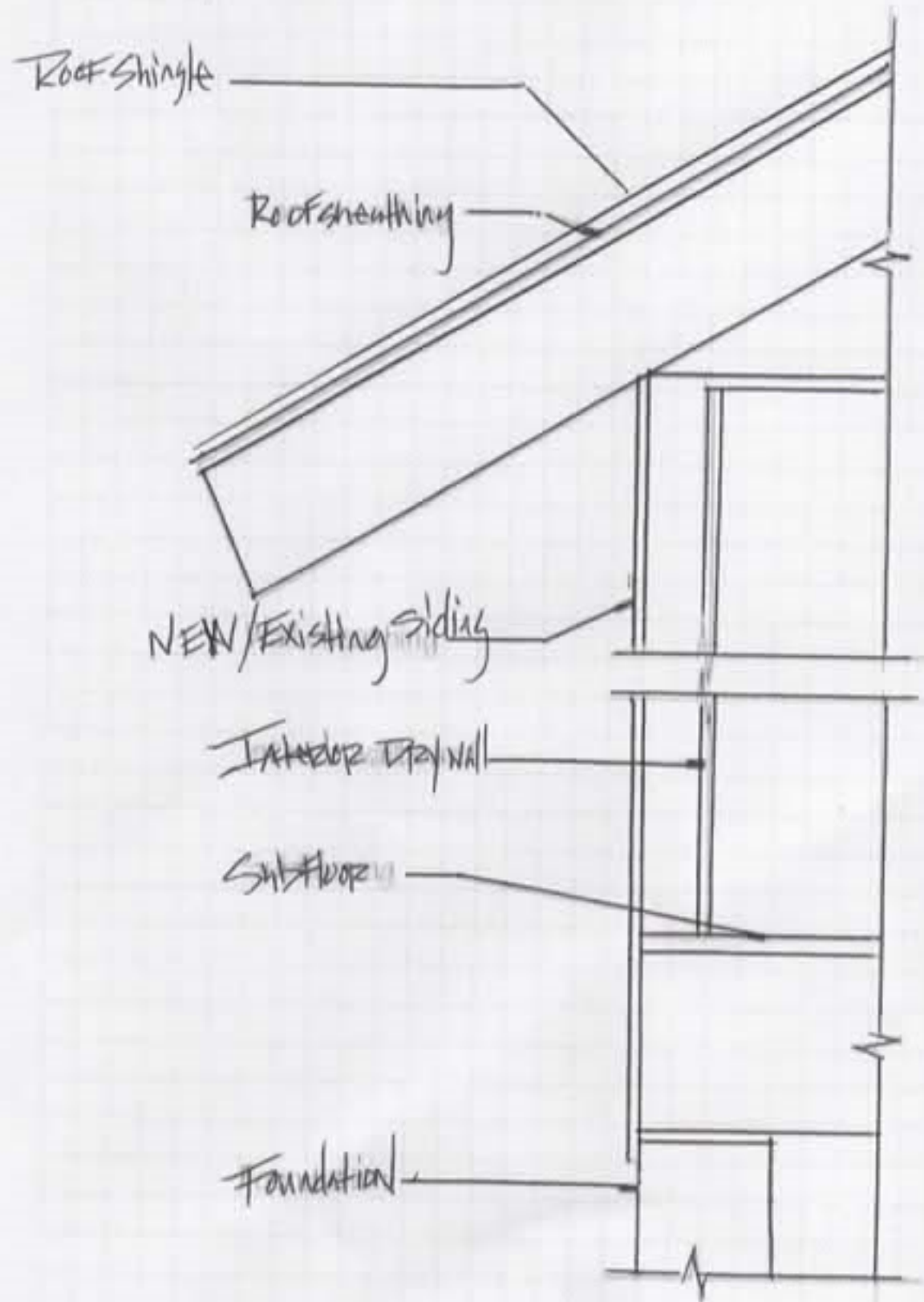
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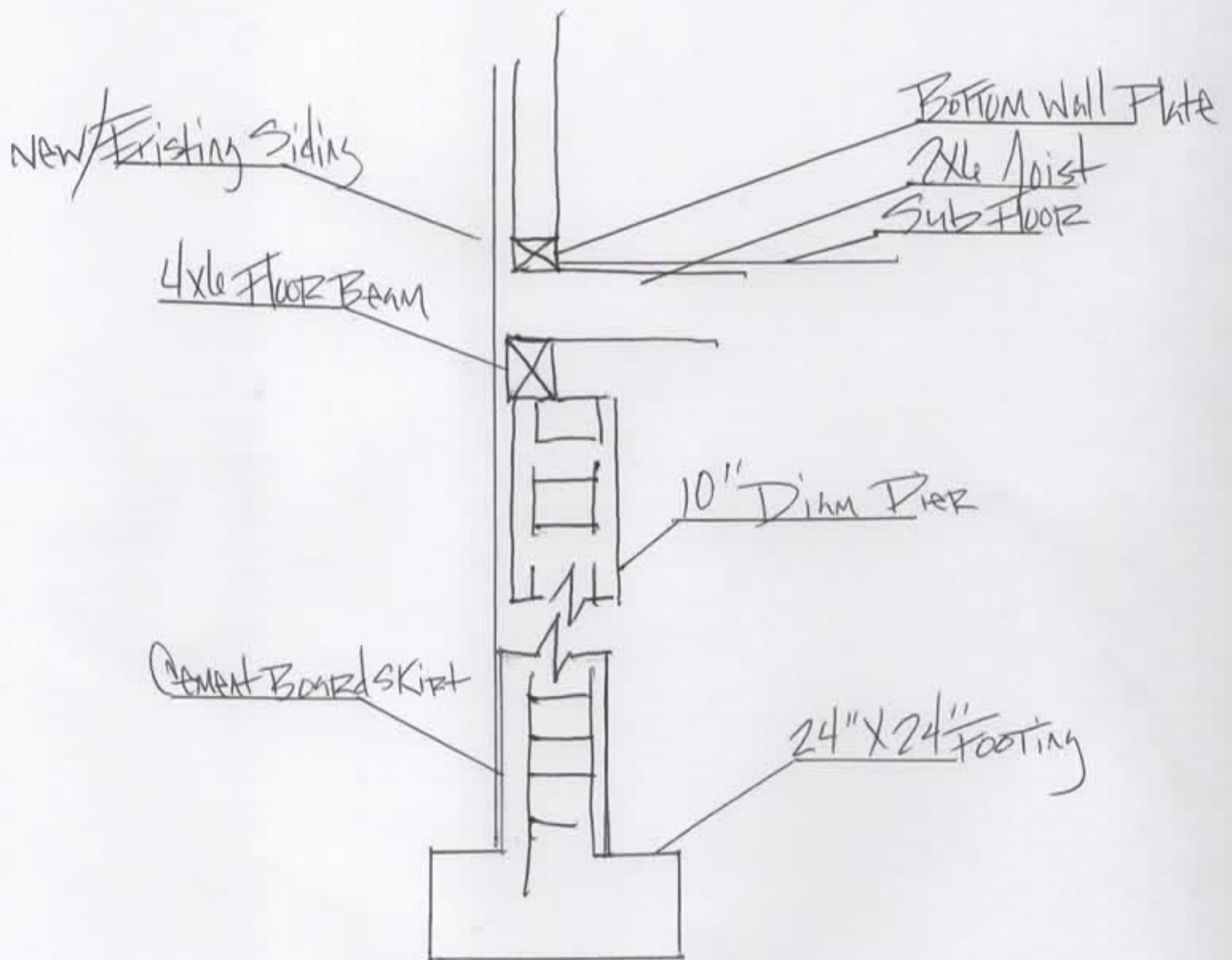
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FOR SALE

FOR SALE







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