

## HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

**HDRC CASE NO:** 2020-584  
**ADDRESS:** 1235 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT S 125 FT OF 27  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Kali Tripp/Tripp Flip, LLC  
**OWNER:** Kali Tripp/Tripp Flip, LLC  
**TYPE OF WORK:** Porch and porch roof modifications  
**APPLICATION RECEIVED:** December 18, 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 to perform modifications to the historic structure located at 1235 E Crockett pertaining to the front porch and front porch roof. Within this request, the applicant has proposed to construct a new front porch to span the approximate width of the historic structure's front façade as well as to construct a single porch roof.

### APPLICABLE CITATIONS:

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

#### 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.

### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness to perform modifications to the historic structure located at 1235 E Crockett pertaining to the front porch and front porch roof. Within this request, the applicant has proposed to construct a new front porch to span the approximate width of the historic structure's front façade as well as to construct a single porch roof.

- b. The historic structure located at 1235 E Crockett first appears on aerial photographs in 1986. The structure was relocated to its current location at an undetermined time. The structure was originally constructed as a duplex, and currently features two separate porches, porch roofs and porch doors.
- c. PORCH CONSTRUCTION – The applicant has proposed to eliminate the eastern most porch and to construct a new porch to span the approximate width of the historic structure. The applicant has proposed to maintain the existing western porch steps. Per the Guidelines for Exterior Maintenance and Alterations 7.A.i., front porches should be preserved. While the applicant has proposed to modify the porch from its original profile, staff finds that due to the preservation of the two front doors, the structure's previous use as a duplex will still be evident. Staff finds that the proposed columns should be six inches square and feature capitol and base trim. Additionally, the proposed porch railing should be consistent with staff's specifications, featuring a 2x4 top rail, 1x2 trim beneath the top rail, 1 ½" x 1 ½" square pickets, and a notched 2x4 bottom rail. The bottom rail should be approximately 3.5 inches above the porch decking. Porch decking shall feature 1x3 porch decking, installed perpendicular to the front façade.
- d. PORCH ROOF CONSTRUCTION – The applicant has proposed to modify the existing, two porch roofs and construct one single porch roof to mirror the dimensions of the proposed porch, described in finding c. Generally, staff finds the proposed porch roof to be appropriate.

#### **RECOMMENDATION:**

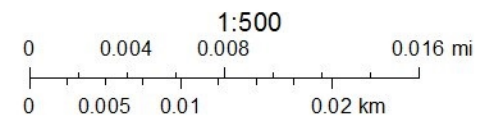
Staff recommends approval of items #1 and #2 based on findings a through d with the following stipulations:

- i. That the proposed columns should be six inches square and feature capitol and base trim.
- ii. That the proposed porch railing features a 2x4 top rail, 1x2 trim beneath the top rail, 1 ½" x 1 ½" square pickets, and a notched 2x4 bottom rail.
- iii. That the porch feature decking that features 1x3 members installed perpendicular to the front façade.

# City of San Antonio One Stop



January 15, 2021





134

136

136

E. HOUSTON GRAVELED (STARR)

Boston St

MAY

E. CROCKETT GRAVELED

131

N. PINE

N. MONUMENTAL

C E M E T E R Y

STATE ST.

STATE ST.

POTOMAC

N. CENTRE NOT PAVED

C E M E T E R Y

1951 SANBORN

Scale of Feet.

50 40 30 20 10 0 50 100 150





1235 E. Crockett St.  
San Antonio, TX 78202

Legal Description: South 125 feet of lot 27, Block 1, NCB  
1373, in the City of San Antonio, Bexar County, Texas

December 18, 2020

Scope of Work includes:

1. Repair/replace home foundation and skirting
2. Replace roof, including new front porch roof line
3. Remove right (east) side concrete steps and porch roof
4. Remove iron bars from doors/windows
5. Restore/repair windows
6. Scrape wood siding, replace boards as needed
7. Add front porch wood railing to code
8. Replace front door with craftsman style wood doors
9. Extend/add wooden front porch to the right (east)
10. Paint exterior
11. Renovation of interior, which includes converting to single family home (plans below), including complete re-plumbing and re-wiring



South



West





East



North





In keeping with traditional 1900-1920 duplexes, keep two craftsman style front doors and extend the front porch so it serves the entire home. Add one large porch roof to the front of the home.

## Tricorn Black

SW 6258

Body & Trim



Wood Craftsman Style Doors, similar to style show

Natural Cedar stain, same as wood railings and columns holding up roof



# MATERIALS

## Siding:

If areas/panels need to be replaced, it will match the existing materials, which are cedar 1x8 panels.



Similar to photo

## Roof:

20-year shingle roof in dark gray



Similar to photo



Whether a business, single-family, duplex, or multi-family home, a traditional wooden front porch has a long history of importance in the United States. The National Park Service's **Preservation Brief #45: Preserving Historic Wood Porches** served as just one source in helping us determine the proposed front aesthetic and functionality of 1235 E. Crockett Street.

In the brief, the architectural character of a front porch is noted as important; we know this to be true in nurturing the integrity of a home, but also in helping to increase, or maintain, value in a historic neighborhood. More importantly is what front porches tell us about their homes during the time in which they were built.

The social role of porches as a transition space between indoors and outdoors and as a link between private and public realms evolved during the 1800s. By offering grand entrances and sheltered landings with views of the surroundings, prominent porches became expected features of inns, hotels and resort spas, where they could serve as promenades, social gathering spots, and refuges for more private retreats. Porches were also added to private homes to serve many of these same functions. As the country began to thrive and expand, porches became more than just covered entrances or ceremonial features; they became an integral part of domestic social life. (Preservation Brief #45)

The National Park Service goes on to explain the golden age of porches reigned in the second half of the nineteenth century. The porch popularity, as well as advances in hygiene in the twentieth century, made sure the wooden porch was common until 1910.

Built in 1908, 1235 E. Crockett Street lacks the common character and functionality of homes built in this era, both inside and out of its walls. Our hope is to make it more appealing, all while honoring the neighborhood it is in and the time period in which it was built.

Our extensive Google searches provided what our quick ones did— a covered front porch on duplexes built in 1908 similar to the proposed one we are submitting. Here are some pictures of 1908 homes that inspired our design.

Sears Modern Home No. 154 (1913)



MODERN HOME No. 154

Duplex



Duplex



1912

Aladdin Ten-Room Dwelling House, Style 300

Aladdin Eight-Room Dwelling House, Style M, \$846 (1910)



STYLE M—EIGHT ROOMS, TWO-STORY.



Harris Home No. L-2009



Aladdin Dwelling House, The Addison



Harris Home No. L-2004

The Size 24 ft. x 28 ft. 5 Rooms and Bath





Harris Home No. L-2032

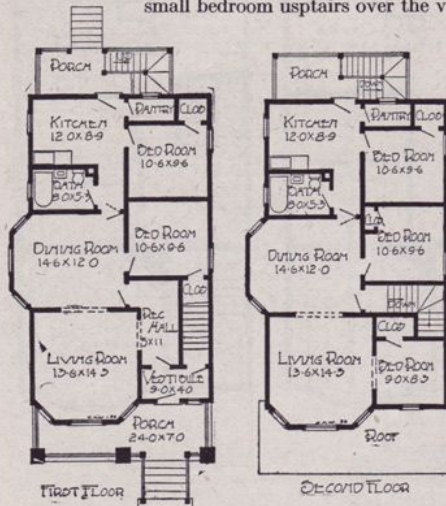
**The Size**                      **6 Rooms and Bath, Up**  
**26 ft. x 42 ft. 6 in.**      **5 Rooms and Bath, Down**

**I**N this big, imposing design you have a practical and durable combination of features. A two-family residence with a full set of living apartments on each floor. Many persons object to building two-family houses on account of the appearance. Not so with this design. In no way has it the appearance of anything except a one-family residence. It will rent faster and at a higher price than any ordinary double house. The two floors are identical in arrangement with the exception of the small bedroom upstairs over the vestibule and reception hall.

The exterior, viewed from any angle, is pretentious. The large gables with wide cornice and projecting eaves lend an air of dignity. The plain colonial columns surmounting the stone piers at the front are in keeping with this style of construction.

Both living rooms are large and well lighted; the dining rooms also are of good size and with plenty of light. These rooms are connected by means of cased openings. All bedrooms are provided with closets. Each kitchen has a pantry properly located, where light can penetrate.

The plan shows an outside rear stairway for the convenience of the family upstairs. Entrance to the basement is gained under the back porch.



HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILLINOIS

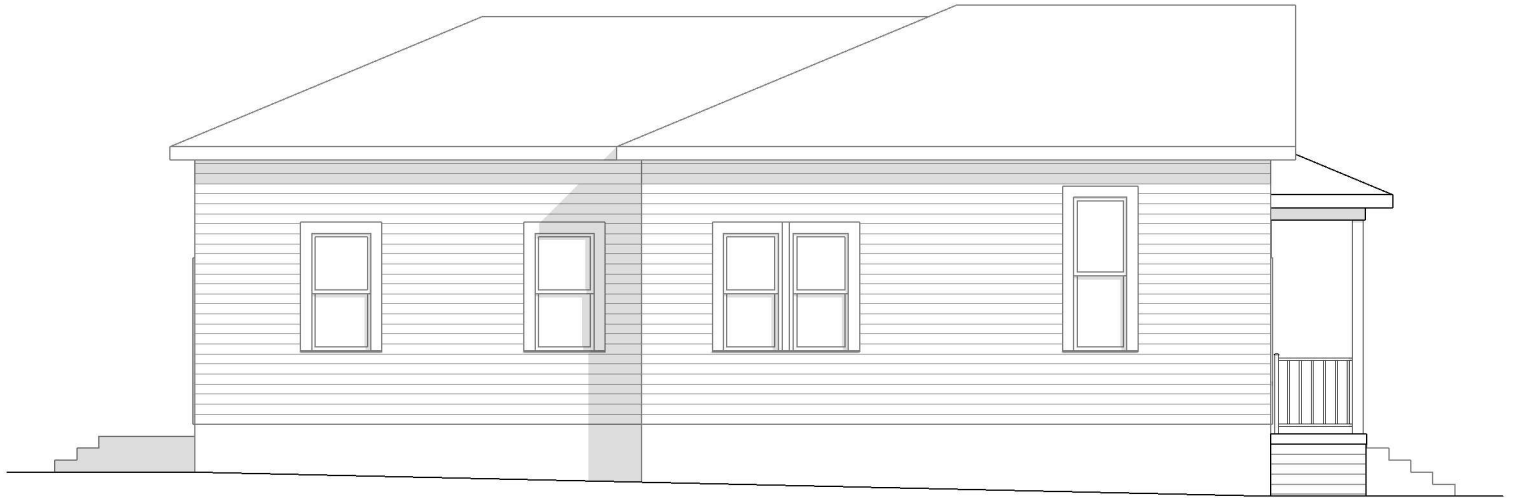




① SOUTH  
1/8" = 1'-0"



② NORTH  
1/8" = 1'-0"



① WEST  
1/8" = 1'-0"



② EAST  
1/8" = 1'-0"

1235 E CROCKETT ST  
SAN ANTONIO, TX 78202

EXTERIOR ELEVATIONS

23

Date

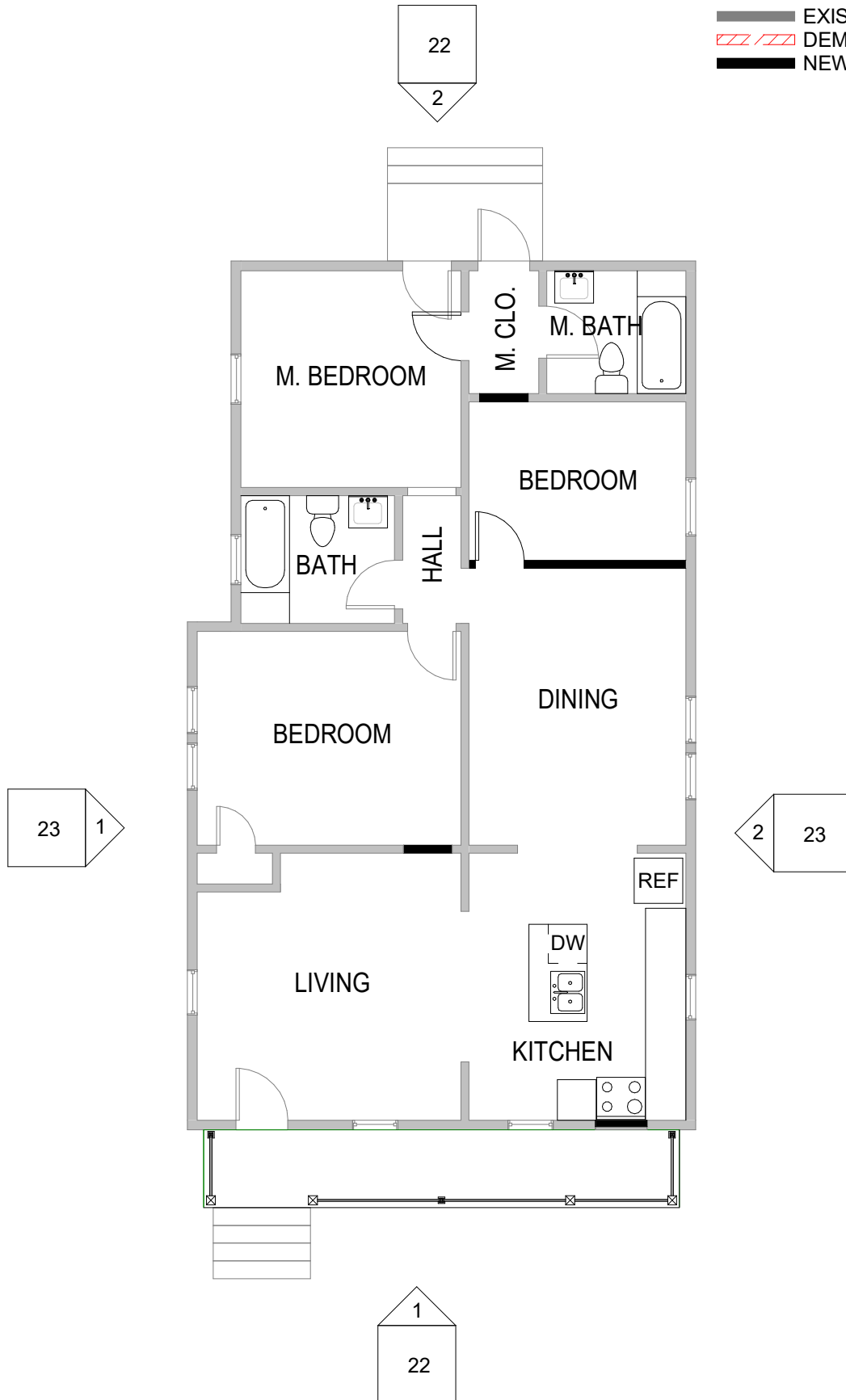
01.06.2021

Scale

1/8" = 1'-0"



EXISTING  
DEMOLITION  
NEW CONSTRUCTION



1235 E CROCKETT ST  
SAN ANTONIO, TX 78202

FLOOR PLAN - PROPOSED

20

Date

01.06.2021

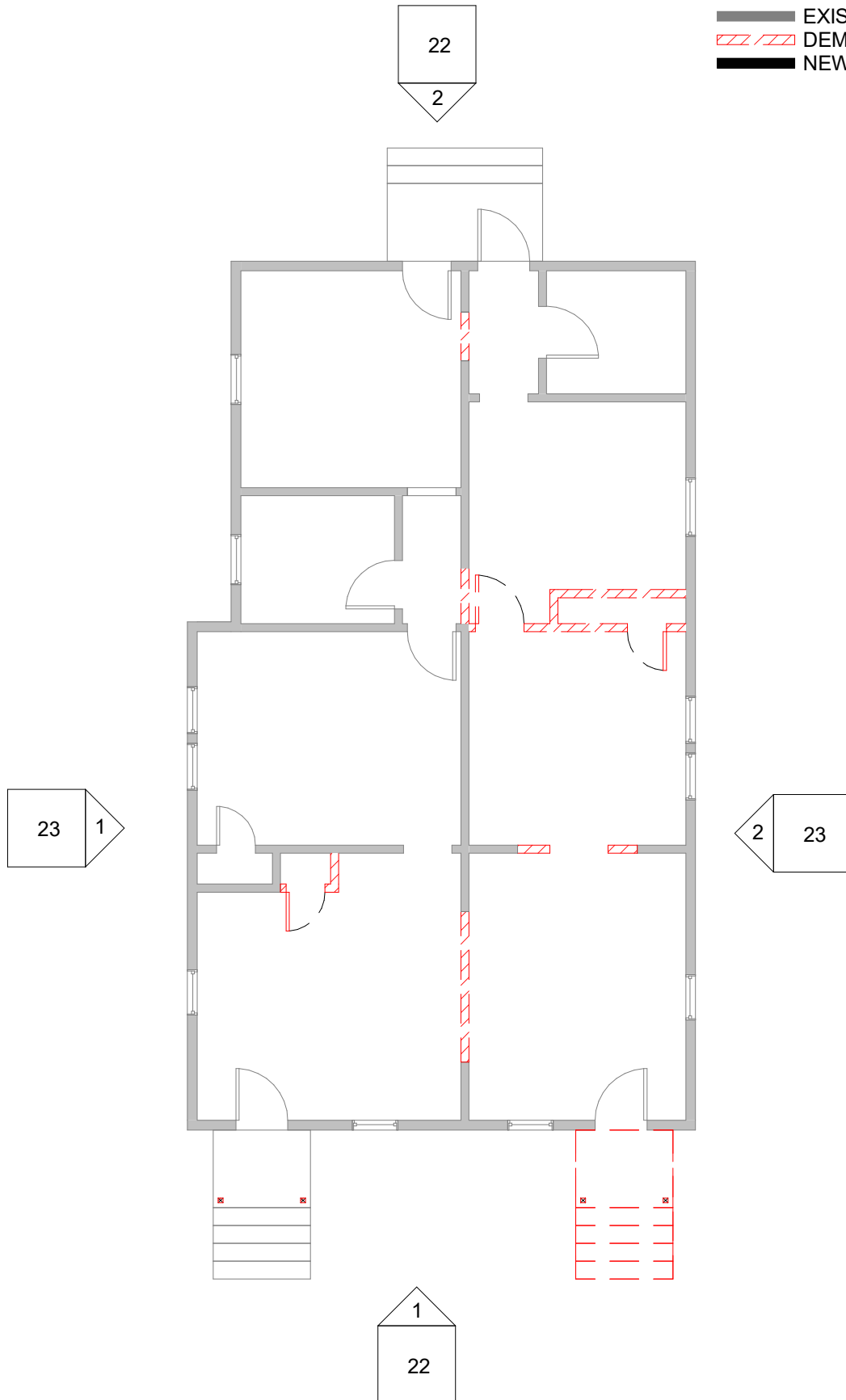
Scale

1/8" = 1'-0"





EXISTING  
DEMOLITION  
NEW CONSTRUCTION



1235 E CROCKETT ST  
SAN ANTONIO, TX 78202

FLOOR PLAN - DEMOLITION

21

Date 01.06.2021 Scale 1/8" = 1'-0"