

# HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

**HDRC CASE NO:** 2021-057  
**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:** Removal of an existing front door  
**APPLICATION RECEIVED:** January 27, 2021  
**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 remove the eastern front door opening on the historic structure at 1235 E Crockett, located within the Dignowity Hill Historic District.

## APPLICABLE CITATIONS:

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

### 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.

## FINDINGS:

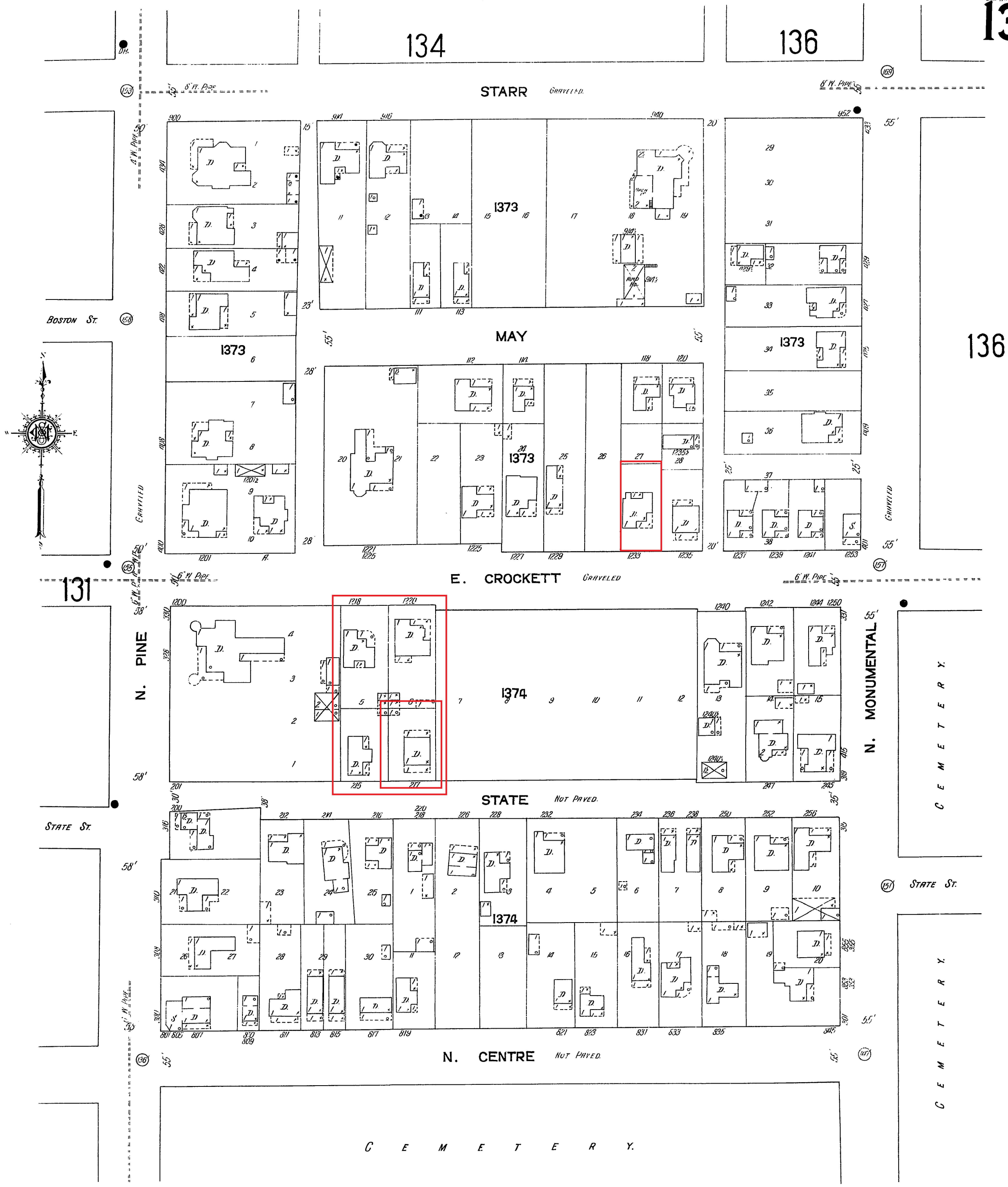
- a. The applicant is requesting a Certificate of Appropriateness for approval to remove the eastern front door opening on the historic structure at 1235 E Crockett, located within the Dignowity Hill Historic District.
- b. The historic structure located at 1235 E Crockett first appears on aerial photographs at its current location in 1986. The structure was relocated to its current location at an undetermined time; speculatively during the construction of Fairchild Park, where a number of historic structures were removed from their original locations. The original structure located at 1235 E Crockett is noted on the 1931 Sanborn Map as “partly burned” and was no longer present at the lot by 1952. OHP staff has not found a reference to the historic structure in its original location; however, there is a duplex structure found on the 1912 and 1952 Sanborn Map. Interior framing suggests that the structure may have featured a recessed front porch with street facing and side yard facing front doors; however, this has not been verified via Sanborn Maps or other historic information.
- c. DOOR REMOVAL – The Historic Design Guidelines note that original window and door locations should be preserved as they exist. Staff has not found sufficient evidence that alludes to the historic structure having not been a duplex. Staff finds that maintaining both front doors provides an architectural reference to the structure’s historic form.

## RECOMMENDATION:

Staff does not recommend approval of the proposed door removal based on findings b and c.

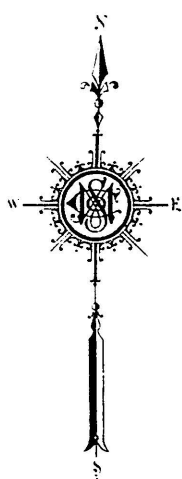
1912 SANBORN MAP

San Antonio, Vol. 2  
132



Scale of Feet.  
50 40 30 20 10 0 50 100 150

1952 SANBORN MAP



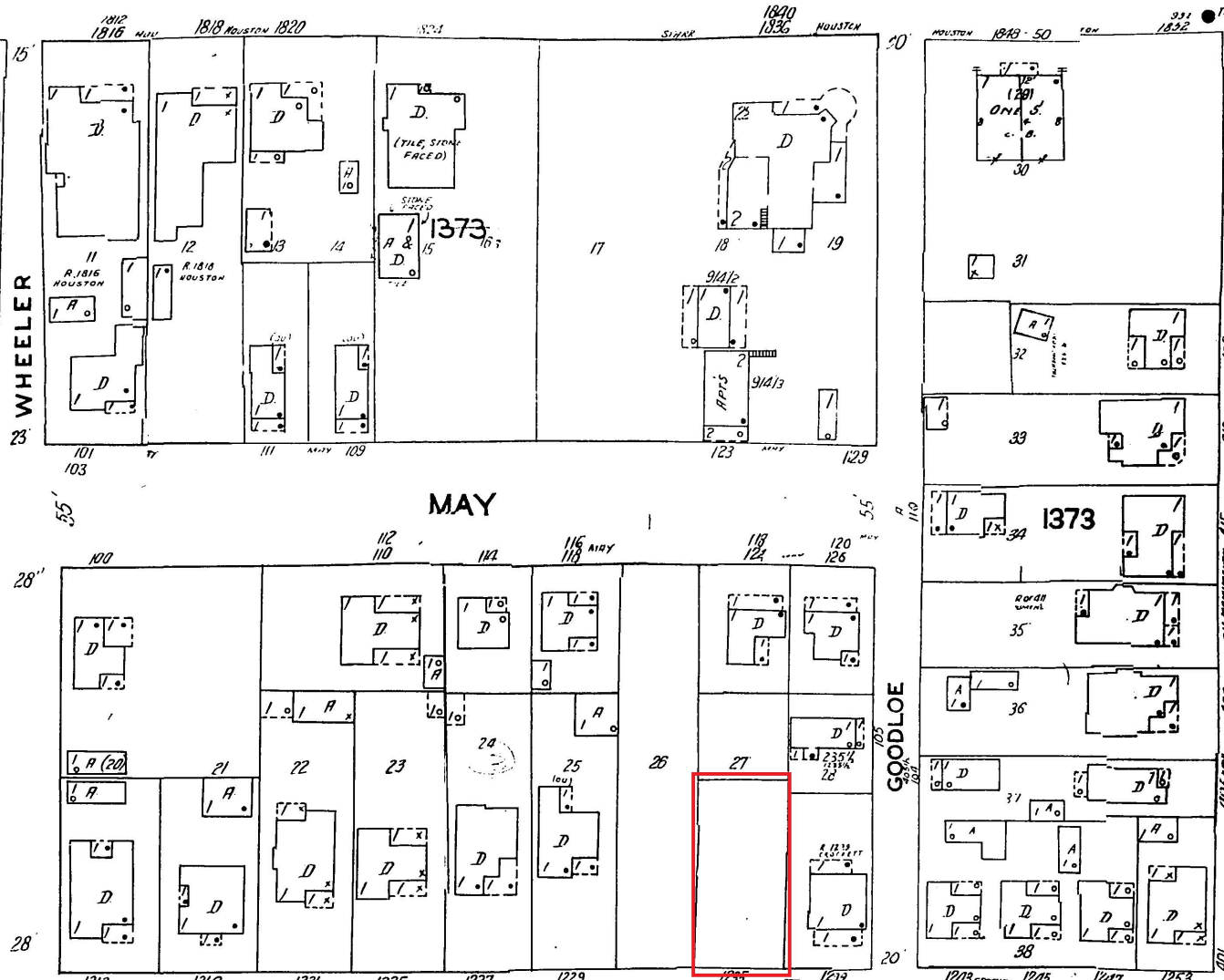
Boston St

134

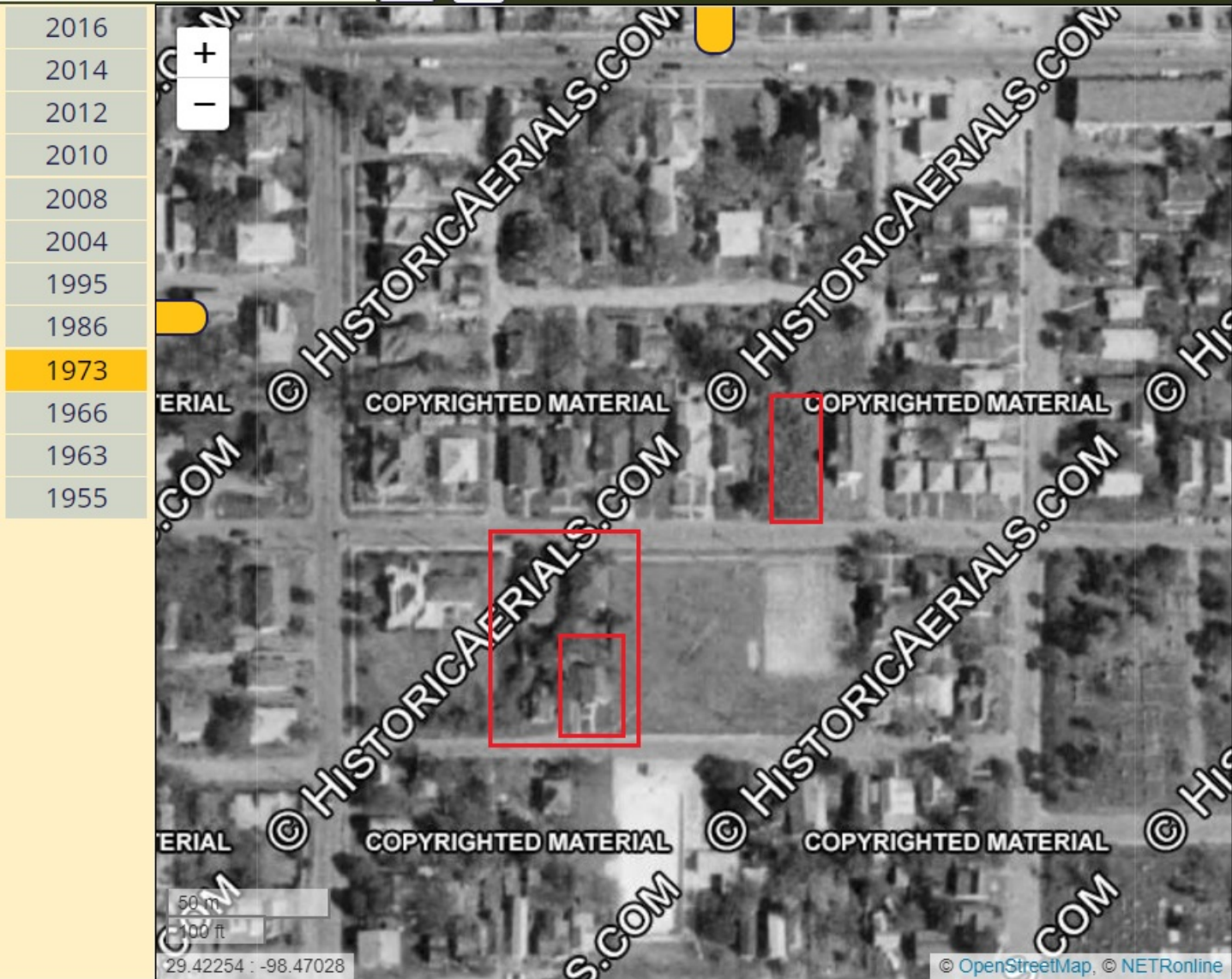
136

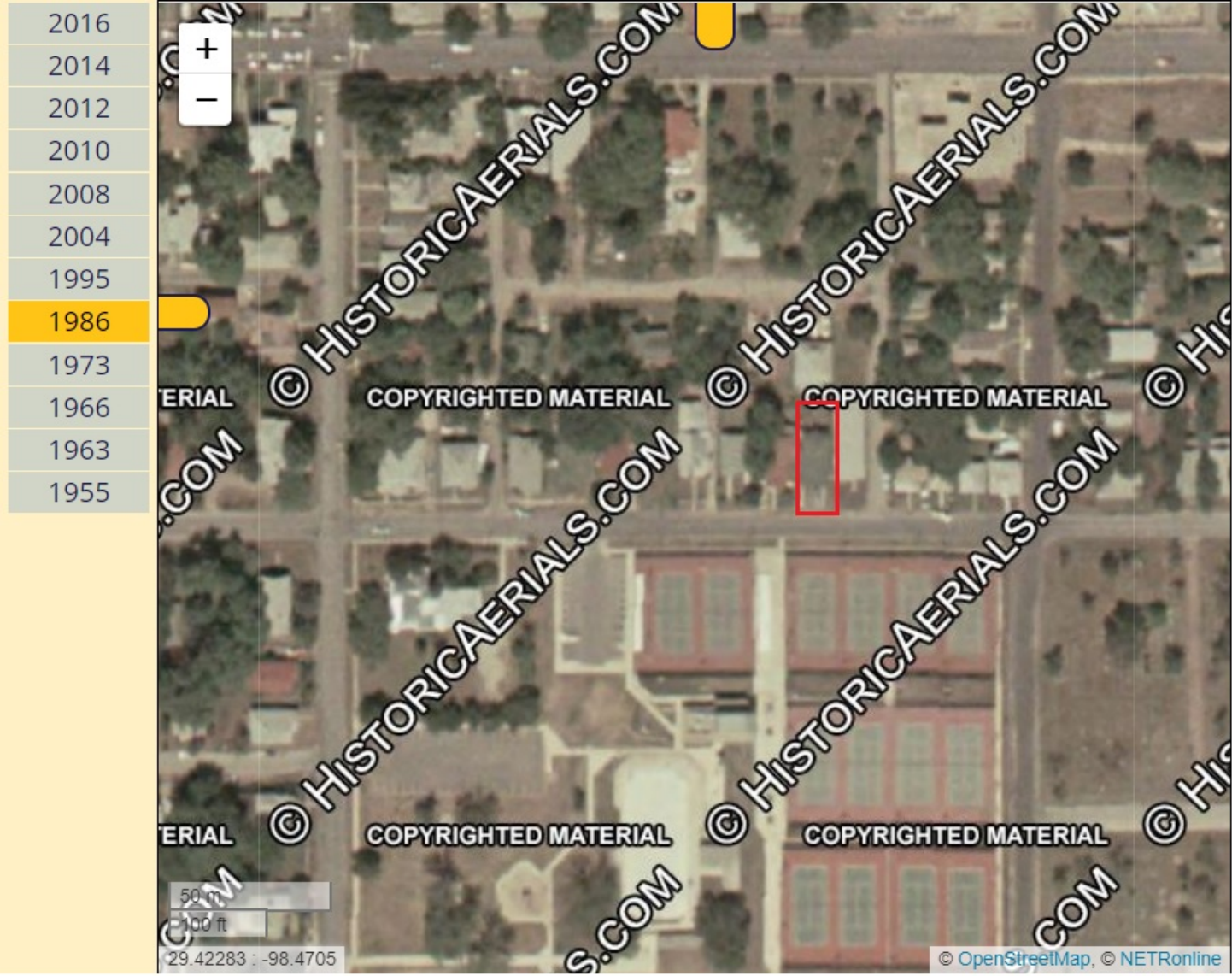
E. HOUSTON GRAVELED (STARR)

8" W. PIPE













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

January 27, 2021

Scope of Work includes:

1. Remove second (east) front door

All other work has been approved and COAs have been issued. This is the last requests regarding this property.

After demolition of interior of property, it was discovered that the original home was in fact a single-family home.

- Two doorways leading from the separate “units”, or sides, of the home are in the original framing.
- The second door is not original to the home’s framing, but was cut in at a later time.



# 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











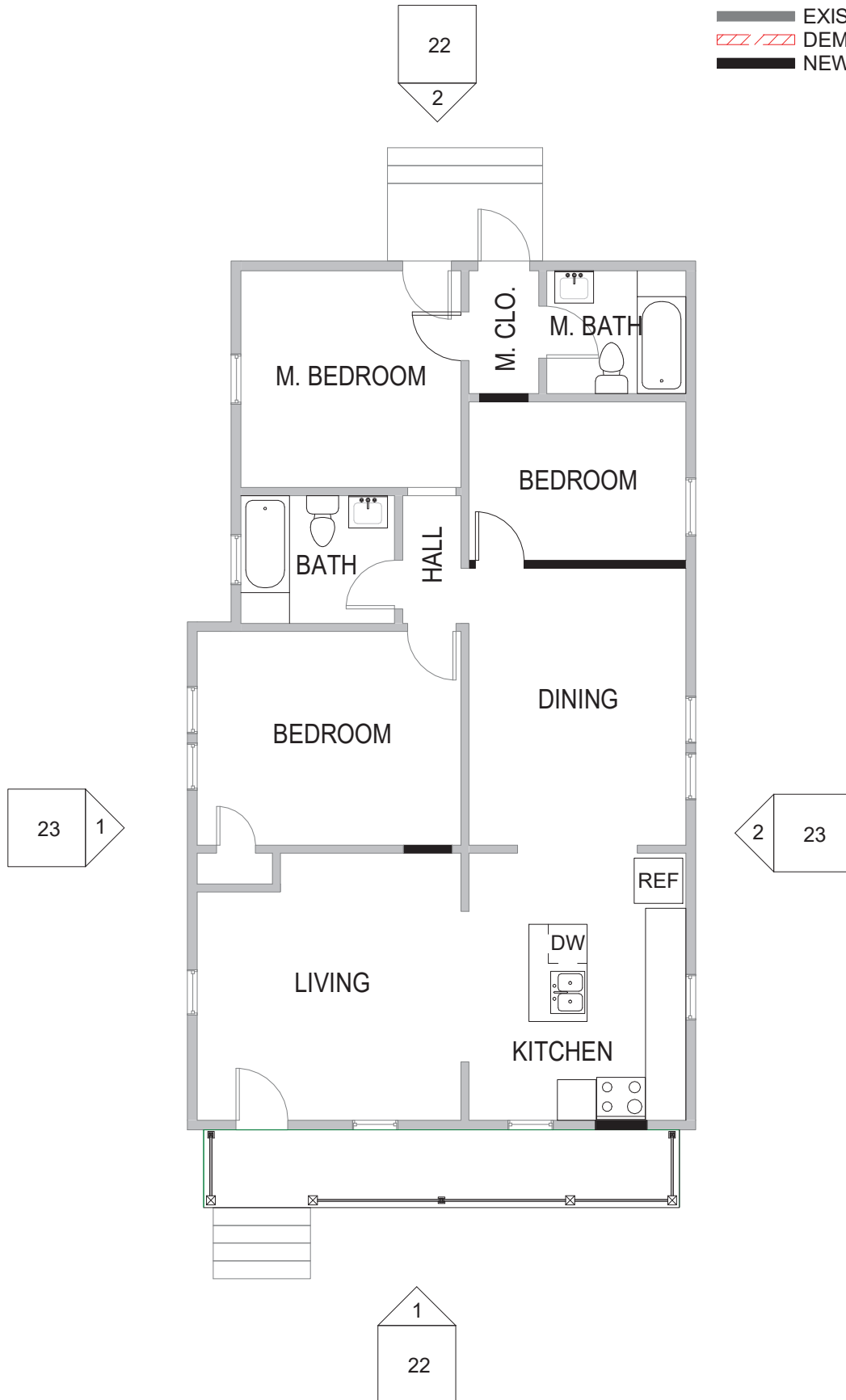








EXISTING  
DEMOLITION  
NEW CONSTRUCTION



1235 E CROCKETT ST  
SAN ANTONIO, TX 78202

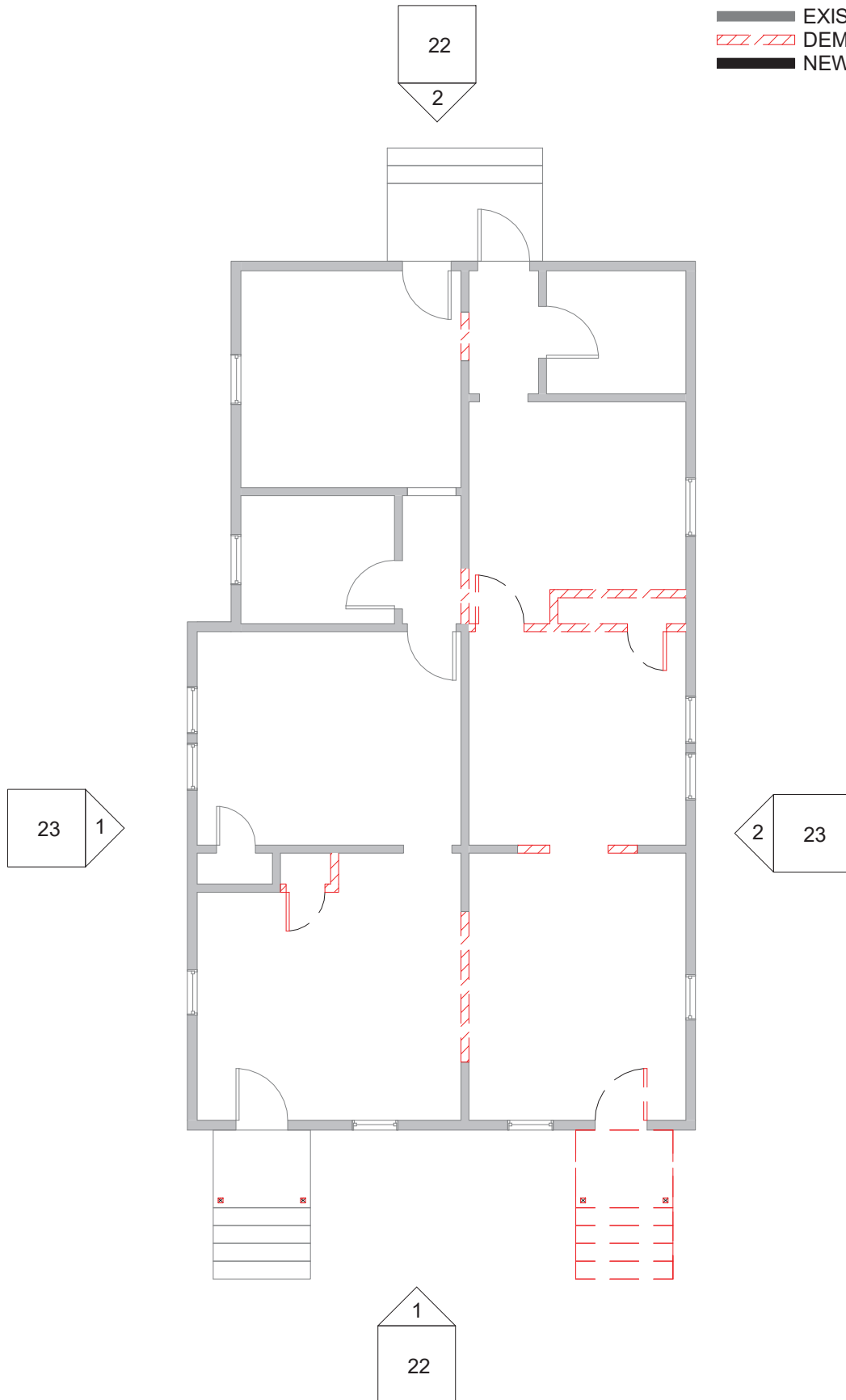
FLOOR PLAN - PROPOSED

20

Date 01.27.2021 Scale 1/8" = 1'-0"



EXISTING  
DEMOLITION  
NEW CONSTRUCTION



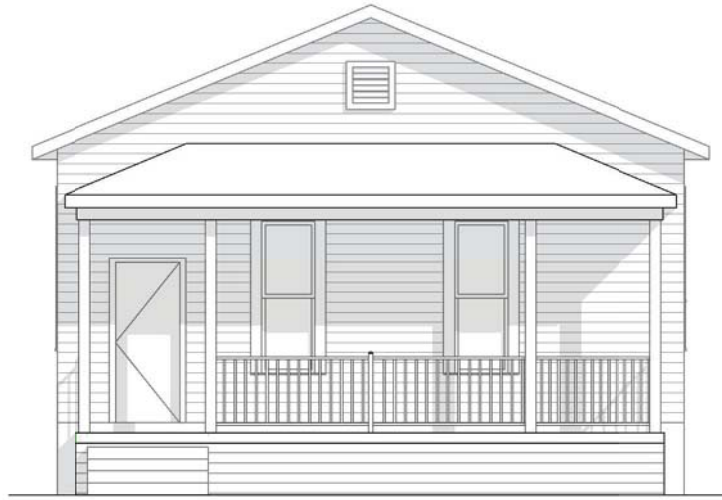
1235 E CROCKETT ST  
SAN ANTONIO, TX 78202

FLOOR PLAN - DEMOLITION

21

Date 01.27.2021 Scale 1/8" = 1'-0"

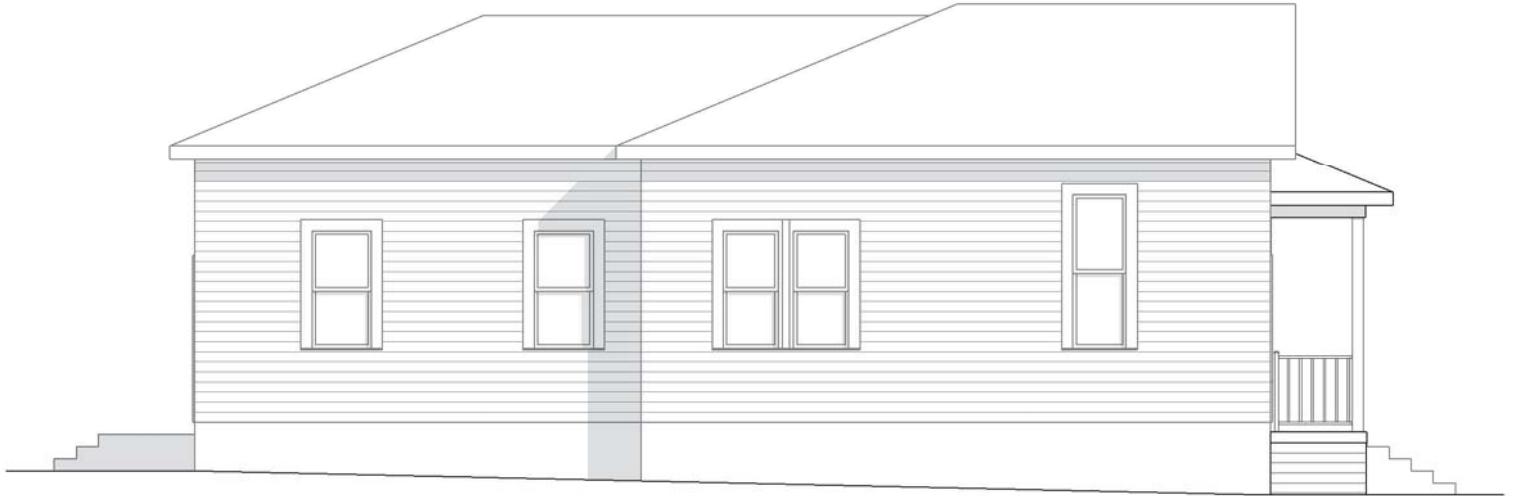




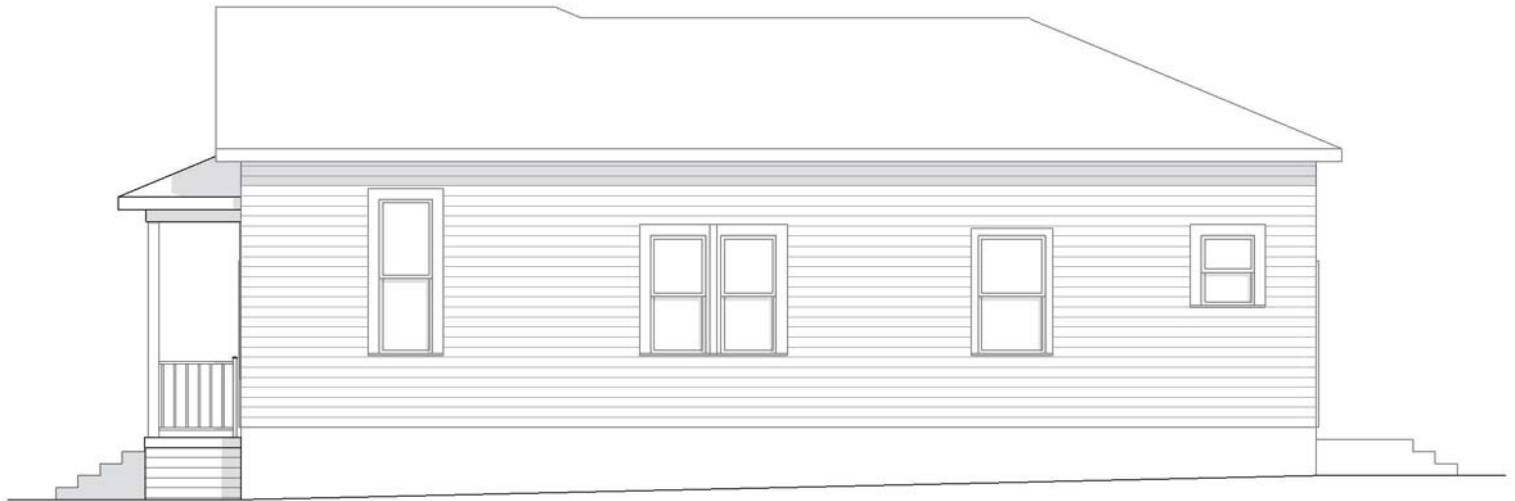
① SOUTH  
1/8" = 1'-0"



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

01.27.2021

Scale

1/8" = 1'-0"