

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-374
ADDRESS: 1231 E CROCKETT ST
LEGAL DESCRIPTION: NCB 1373 BLK 1 LOT S 89.21 FT OF 26
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Samuel Tripp/TRIPP FLIP LLC
OWNER: TRIPP FLIP LLC
TYPE OF WORK: Amendments to a previously approved design regarding porch railing
APPLICATION RECEIVED: July 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 amend a previously issued Certificate of Appropriateness for modifications at 1231 E Crockett, located within the Dignowity Hill Historic District. Within this request, the applicant has proposed the following:

1. Install porch railing that features a differing profile from that which was previously approved.

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.

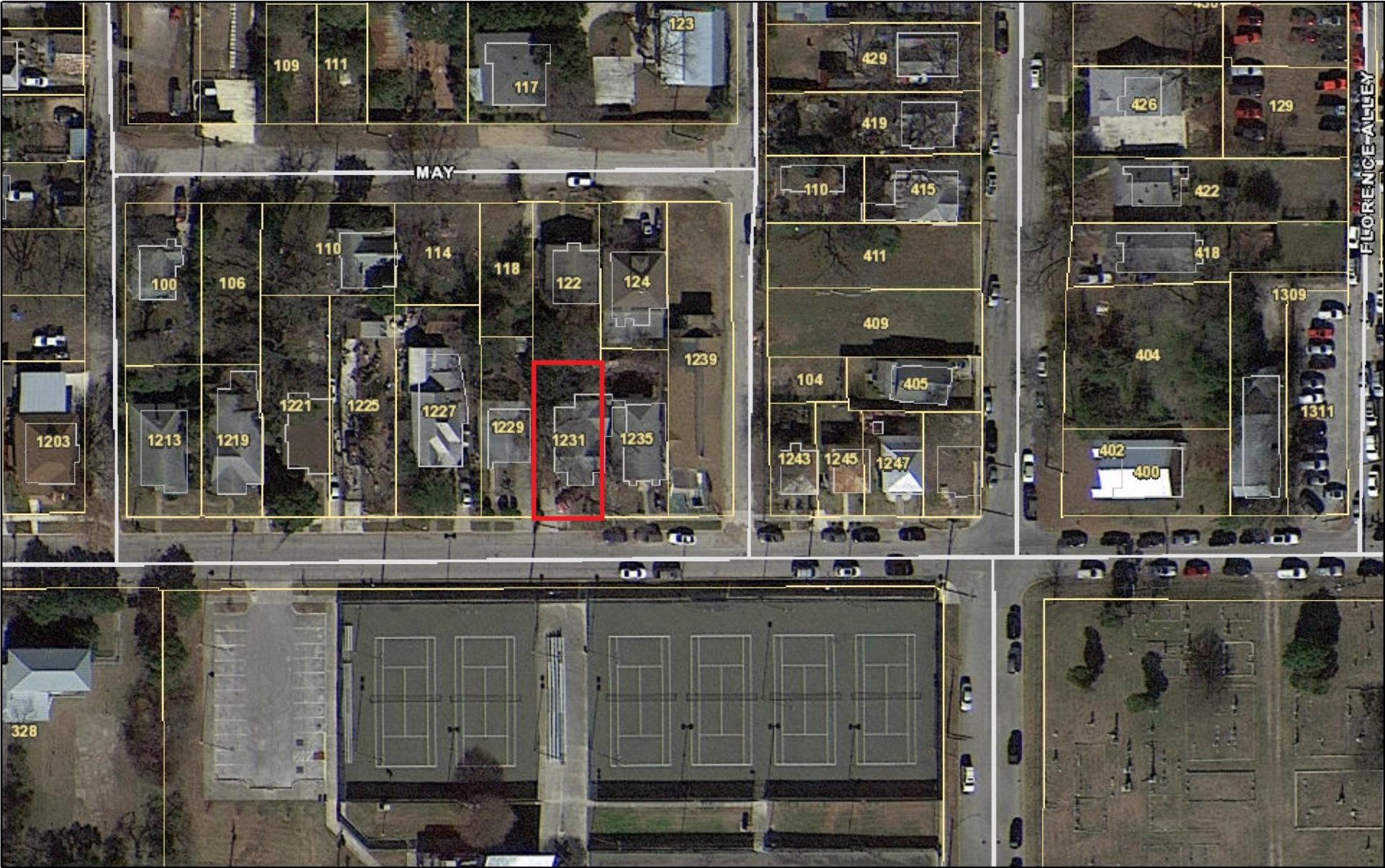
FINDINGS:

- a. The historic structure at 1231 E Crockett was constructed circa 1920 in the Craftsman style. The structure features a concrete front porch, a front facing gabled roof and wood windows.
- b. PREVIOUS APPROVAL – A Certificate of Appropriateness was issued on December 23, 2020, for various scopes of work including the installation of porch railings consistent with staff's standard specification, which notes the installation of a 2x4 top rail, 1x2 trim beneath the top rail, 1 ½" x 1 ½" square pickets, and a notched 2x4 bottom rail.
- c. VIOLATION – Office of Historic Preservation staff issued a notice of violation on July 21, 2021, for the installation of porch railings in a manner that is inconsistent with the previously issued HDRC COA.
- d. RAILING – The applicant has proposed to install porch railing that features pickets that extend beneath the bottom rail, as well as a modified top rail and trim profile. Generally, staff finds that the installed railing generally meets the spirit of staff's standard and does not negatively impact the architectural integrity of the historic structure.

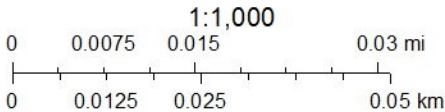
RECOMMENDATION:

Staff recommends approval of the porch railing as the railing meets the spirit of staff's standard and does not negatively impact the architectural integrity of the historic structure.

City of San Antonio One Stop



July 29, 2021





Investigation Report

Property

Address	1231 E Crockett
District/Overlay	Dignowity Hill
Owner Information	Tripp Flip LLC

Site Visit

Date	07/21/2021
Time	09:15 AM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Contractor/Realtor Companies	Thor Tripp
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Installation of porch columns and railings inconsistently per issued COA.

Action Taken

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

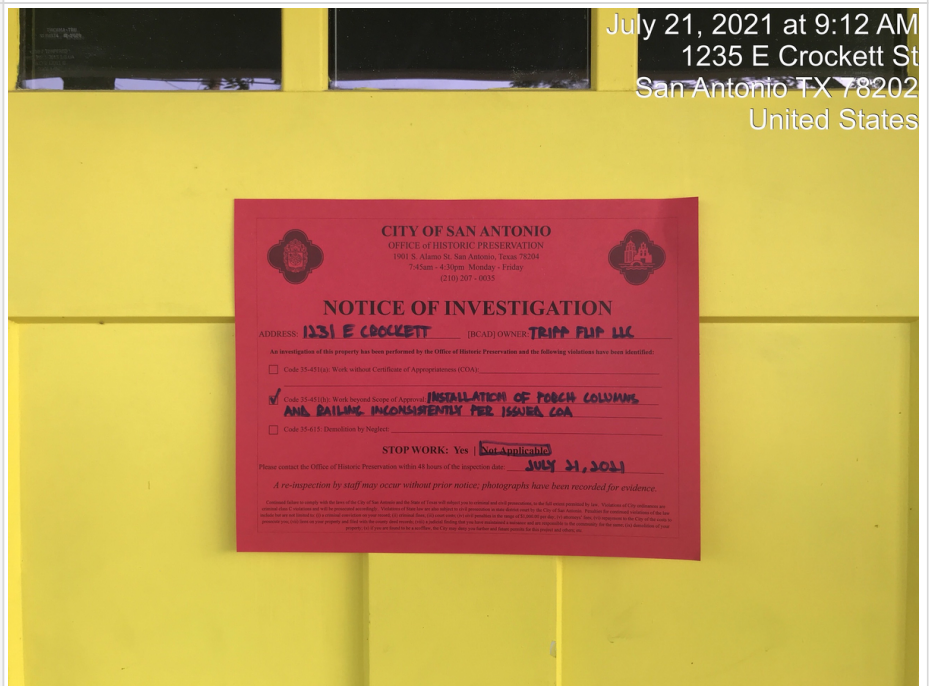
Documentation

Photographs





Investigation Report





Investigation Report



07/21/2021 09:17 AM

Additional photos were taken
on another device.

No

Request to amend COA for 1231 E Crockett Street

Dear HDRC and OHP staff,

On Wednesday, July 21 my wife and I received an email from Edward Hall that informed us of a couple of issues with work we had done on properties at 1231 & 1235 E. Crockett Street. We immediately reached out to Mr. Hall, and discussed the situation respectfully at length. We have already sold each of these homes, but intend to resolve these issues ourselves in good faith. We hope that you will return that good faith, and amend the COAs to maintain the work as it has already been completed.

My wife and I pride ourselves on doing things the right way. In fact, the inspectors told the new owners of these properties that our rehabilitated homes were some of the best they'd ever seen. It is also our first time going through this process here in San Antonio, and we acknowledge some inconsistencies between our work and what was approved in the COA. These were honest mistakes made while following the spirit of the COA, and we believe they are minor enough to merit an amendment. This would uphold the intent of the COA, as well as prevent additional headaches for the new owners, who purchased the homes in part because they loved the work as it has already been done. Our work has passed all inspections and looks nearly identical to the COA stipulations from the street. Below is a breakdown of the violations.

1231 E. CROCKETT ST.

1.) *That the proposed columns should be six inches square and feature capitol and base trim.*

* These columns were preexisting, and we never altered them aside from paint

2.) *That the proposed porch railing features a 2x4 top rail, 1x2 trim beneath the top rail, 1½"x 1½" square pickets, and a notched 2x4 bottom rail.*

* The top rail and square pickets are correct.

* The rail trim piece is about 1.25 inches too long, but it does match the bottom rail and is placed correctly below the top rail.

* The bottom rail is not notched in, but it is the correct size, and looks identical from the street as the terms of the COA stipulate. For photos, please refer to our 1235 E. Crockett application, as the railings are identical. We agree that there are minor inconsistencies, but we also feel that the overall product still executes the vision of the COA. It is on this basis that we hope it allows for an amendment to maintain the work as it currently stands.

My wife and I have chosen to invest in this community on our own - we don't have large corporate sponsors or massive construction crews. We paint the houses ourselves, lay our own mulch, and caulk our own windows. We put our own money where our mouth is - \$800,000 of it, between three homes in Dignowity. We have hired multiple unemployed local residents for dozens of odd jobs. We donated a \$7,000 roof to the church next door to two of our properties.

We're not the kind of people who cut corners, but when we do make mistakes, we will own up to them immediately. We apologize for the hassle we have caused the OHP and HDRC with our errors, but we do stand by our work overall. It has transformed the worst two houses on our block of E. Crockett St., and we hope that it also allows you to amend the original COAs, and maintain our work as it has already been completed. Thank you for your time!

Sincerely,

Kali & Thor Tripp
Tripp Flip, LLC