

## HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

**HDRC CASE NO:** 2021-369  
**ADDRESS:** 1235 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT S 89.45 FT OF 27 (AKA S 125 FT OF 27)  
**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 decking, columns and porch railing  
**APPLICATION RECEIVED:** July 24, 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 1235 E Crockett, located within the Dignowity Hill Historic District. Within this request, the applicant has proposed the following:

1. Install 6x4 columns without capital and base trim.
2. Install porch railing that features a differing profile from that which was previously approved.
3. Install 1x6 porch decking, installed parallel to the front façade.

### APPLICABLE CITATIONS:

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

#### A. MAINTENANCE (PRESERVATION)

- 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.
- 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.
- 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)

- 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.
- 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.
- 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.
- 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.
- 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 for approval to amend a previously issued Certificate of Appropriateness for modifications at 1235 E Crockett, located within the Dignowity Hill Historic District. 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.
- b. PREVIOUS APPROVAL – The applicant received a Certificate of Appropriateness for approval to construct a new front porch and front porch roof at the January 20, 2021, Historic and Design Review Commission hearing, with the following stipulations. These stipulations are standard specifications consistently recommended by OHP staff.
  - 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.
- c. VIOLATION – Office of Historic Preservation staff issued a notice of violation on July 21, 2021, for the installation of columns, porch decking and porch railings in a manner that is inconsistent with the previously issued HDRC COA.
- d. COLUMNS – The applicant has proposed to install porch columns that feature a 6x4 profile and are void of capital and base trim. Staff finds that columns that are consistent with the Commission’s approval should be installed (six inches square and feature capitol and base trim).
- e. 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.
- f. PORCH DECKING – The applicant has proposed to install porch decking that features 1x6 porch decking installed parallel to the front façade. Staff finds that decking hat is consistent with the Commission’s previous approval should be installed (1x3 members installed perpendicular to the front façade).

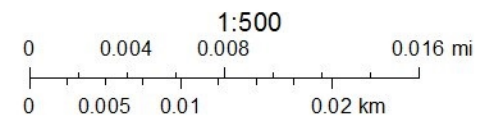
## **RECOMMENDATION:**

1. Staff does not recommend approval of item #1, porch columns, based on finding d. Staff recommends that the previously approved stipulation for columns be adhered to; the installation of columns that are 6 inches square that feature capital and base trim.
2. Staff recommends approval of item #2, the porch railing as installed, as the railing meets the spirit of staff’s standard and does not negatively impact the architectural integrity of the historic structure.
3. Staff does not recommend approval of item #3, 1x6 porch decking. Staff recommends that the previously approved stipulations be adhered to; 1x3 members installed perpendicular to the front façade.

# City of San Antonio One Stop



January 15, 2021



## Request to amend COA for 1231 & 1235 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. 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.*

\* These issues are identical at 1235 E. Crockett St., I'll address them below



## **1235 E. CROCKETT ST.**

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

\* The columns are six inches wide (correct facing the street), but only four inches thick. In fact, they're exactly the same as the preexisting 1231 columns (pictured in white), as is the trim atop the columns. While technically a violation, they do seem to align with the OHP porch policy guide which states: "Keep it simple... When photograph evidence is not available, design new porch elements to replicate features found on nearby historic houses with similar architectural styles." Since they match the preexisting columns next door (neither have capitol or base trim), we hope this justifies amending the original COA.

**1235 (new)**



**1231 (existing)**



2.) 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.

\* 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.

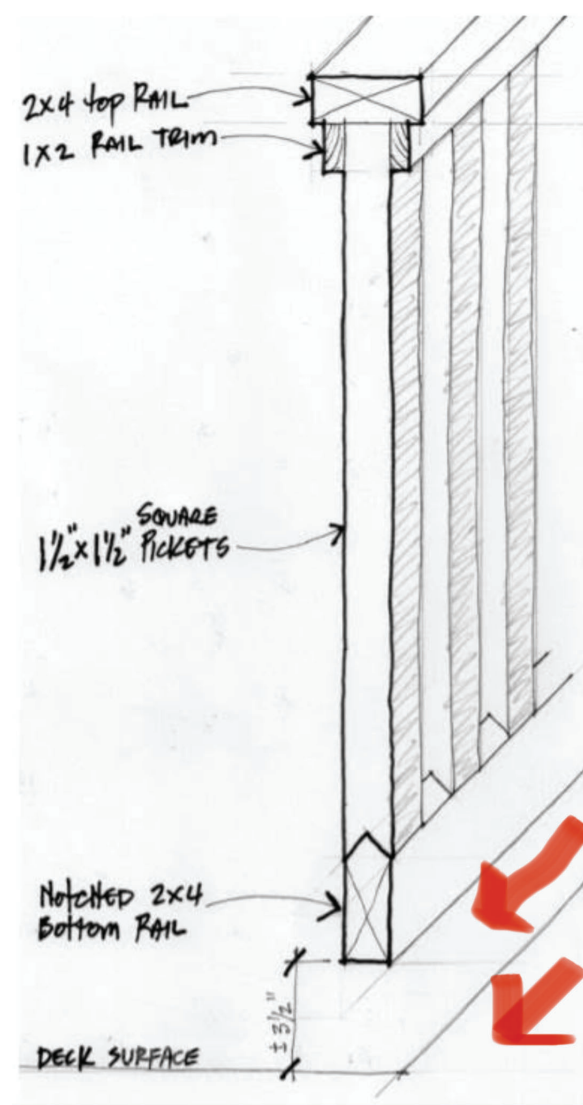


\* The bottom rail is not notched in, but it is the correct size, and looks identical from the street as the terms of the COA stipulate. We agree that there are minor inconsistencies, but we also feel that the overall product still executes the vision of the COA. It is on this basis that we hope it allows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



3.) That the porch feature decking that features 1x3 members installed perpendicular to the front façade.

\* The decking was installed parallel to the front facade, due to a basic misunderstanding. It was not original to the home, so we were building it strictly from the COA stipulation sketch. My wife and I looked at the sketch (pictured below, edited in red for effect), as did our contractors, and nobody caught the error. I now understand the sketch as it was intended, but the bottom of the drawing shows an extra line which makes it seem like the decking is laid parallel to the facade, as we thought we complied with.



\* This was an honest mistake on our part, as it was our first time going through this process. However, the decking is structurally sound, and has passed all city inspections. It is on this basis that we hope you will grant an amendment to maintain the decking as it is currently installed, since the new owner purchased it this way and wishes to keep it as is. Moving forward, this mistake is easily avoidable - we apologize!

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





## Investigation Report

### Property

Address	1235 E Crockett
District/Overlay	Dignowity Hill
Owner Information	Tripp Flip LLC

### Site Visit

Date	07/21/2021
Time	09:13 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	The installation of porch decking, porch columns and porch railing inconsistently per the 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	 <p>July 21, 2021 at 9:10 AM 1235 E Crockett St San Antonio TX 78202 United States</p>
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## Investigation Report





## Investigation Report







## Investigation Report







Investigation Report



	07/21/2021 09:15 AM
Additional photos were taken on another device.	No