

# HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

**HDRC CASE NO:** 2023-064  
**ADDRESS:** 148 CROFTON  
**LEGAL DESCRIPTION:** NCB 940 BLK 3 LOT 15  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Minette Olson Hedin/HEDIN MINETTE OLSON  
**OWNER:** Minette Olson Hedin/HEDIN MINETTE OLSON  
**TYPE OF WORK:** Backyard Project  
**APPLICATION RECEIVED:** February 13, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

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

1. Build a two-story accessory structure.
2. Construct two porches in the backyard.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

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.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 2. Building Massing and Roof Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other

fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
  - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The property at 148 Crofton is a one-story, single-family Folk Victorian residence built c 1910. The property first appears on the 1912 Sanborn Map. The primary structure features a standing-seam metal hipped roof with a front-facing dormer, and a projecting front bay and a shed roof covering the deep-set asymmetrical front porch with classical columns, wood cladding, and one-over-one wood windows. The property contributes to the King William Historic District.
- b. **SCOPE OF WORK:** The plans submitted by the applicant include pergolas, a pool, and a walkway connecting the primary structure to the proposed accessory. These scopes of work are not requested at this time.
- c. **NEW CONSTRUCTION OF AN ACCESSORY:** Historic Design Guidelines for New Construction 5.A.ii notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of 1,952 square feet and one story in height. The proposed two-story accessory structures feature a total footprint of approximately 729 square feet, or approximately 37% of the primary structure's footprint. Accessory structures on the block include both one- and two-story structures. Staff finds the proposed height and general massing conform to historic design guidelines.
- a. **ORIENTATION & SETBACKS:** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS (MATERIALS):** The applicant proposes an accessory structure clad in smooth Hardie siding with a 4" reveal. Historic Design Guidelines for New Construction 5.A.iii says to relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The primary structure is clad in dimensional siding with an approx. 4" reveal. Staff finds the proposed siding conforms to guidelines.
- e. **ROOF:** The applicant proposes a hipped standing-seam metal roof. Historic Design Guidelines for New Construction 5.A.iii says to relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The primary structure on the property has a standing-seam metal roof. Staff finds the proposed roof conforms to guidelines.
- f. **WINDOWS:** The applicant proposes windows with similar trim and screens as found on the primary elevation, but did not provide manufacturer's specifications or cut sheets for the proposed windows. Windows in additions and new construction should be high-quality wood or aluminum-clad wood window products. Whole window systems should match the size of historic windows on property unless otherwise approved. Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved. There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- g. **DOORS:** The applicant proposes a Craftsman-style door and two pairs of 15-lite composite doors for the accessory structure. Historic Design Guidelines for New Construction 5.A.iii says to relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposed doors do not conform to guidelines.

- h. GARAGE DOORS: The applicant proposes a dark wood double garage door. Staff finds this generally appropriate.
- i. PORCHES: The applicant proposes to add a 165-square-foot patio to the rear of the primary structure and a 175-square-foot porch to the south side of the proposed accessory structure but did not provide a comprehensive site plan or materials specifications. Staff finds the proposed terraces generally appropriate, but that the applicant should submit a comprehensive measured site plan, measured elevations, and material specifications for the proposed terraces for staff review.

### **RECOMMENDATION:**

Staff recommends approval of item 1, construction of a two-story accessory structure, based on findings b through g, with the following stipulation:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the applicant submits manufacturer's specifications and cut sheets for wood or aluminum-clad wood windows prior to the issuance of a Certificate of Appropriateness, based on finding e.
- iii. That the applicant proposes a Folk Victorian-style door and wood doors for the two pairs of 15-lite doors, based on finding f.
- iv. That the applicant submit updated elevations to include the double doors on the west side of the proposed accessory structure and to exclude the pergolas that are not included in the requested scope of work.

Staff recommends approval of item 2, construction of two terraces in the backyard, based on finding h, with the following stipulation:

- i. That the applicant submits a comprehensive measured site plan, measured elevations, and material specifications for the proposed terraces prior to issuance of a Certificate of Appropriateness.

# **148 Crofton Ave.**

**Plans for Garage,  
Garage Apartment  
and Garden**

Owner: Minette Olson Hedin

Ph# (210) 440-1956

Email: [minette.olsonhedin@yahoo.com](mailto:minette.olsonhedin@yahoo.com)



# 148 Crofton Ave.

Front of House





# 148 Crofton Ave.

## Front of House





# 148 Crofton Ave.

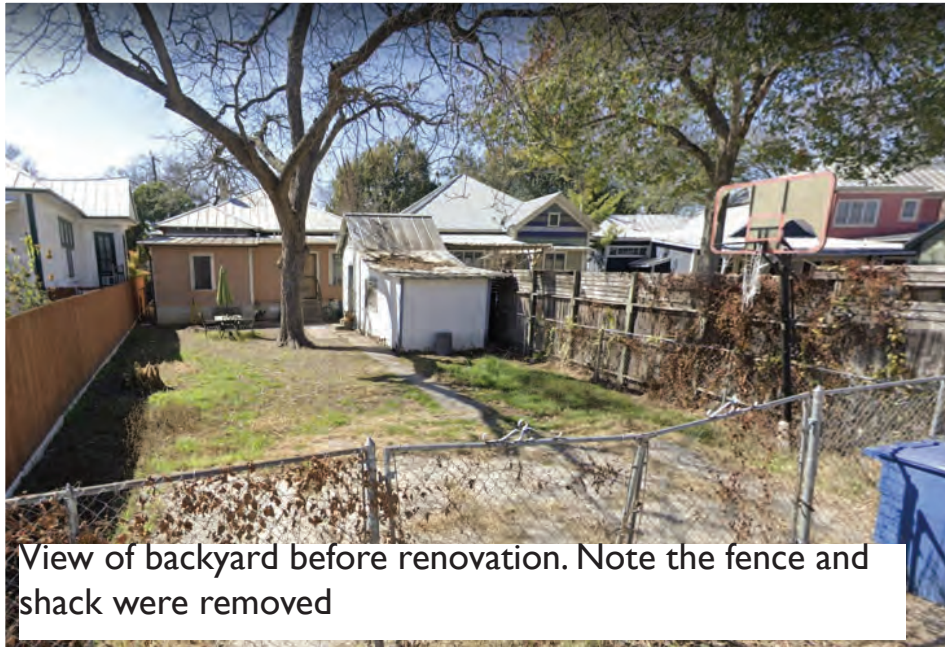
Back of House





# 148 Crofton Ave.

Back of house



View of backyard before renovation. Note the fence and shack were removed

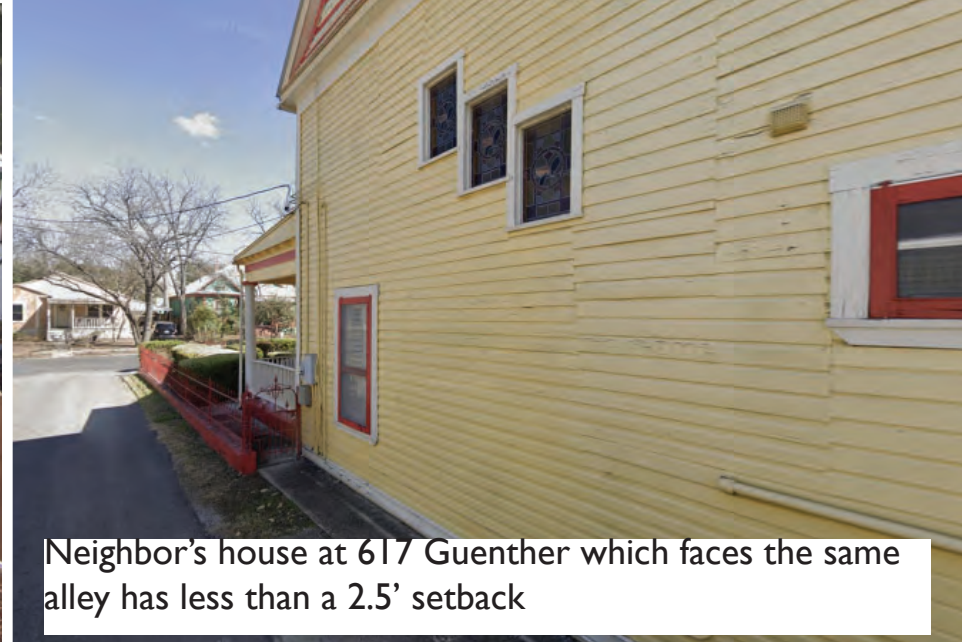
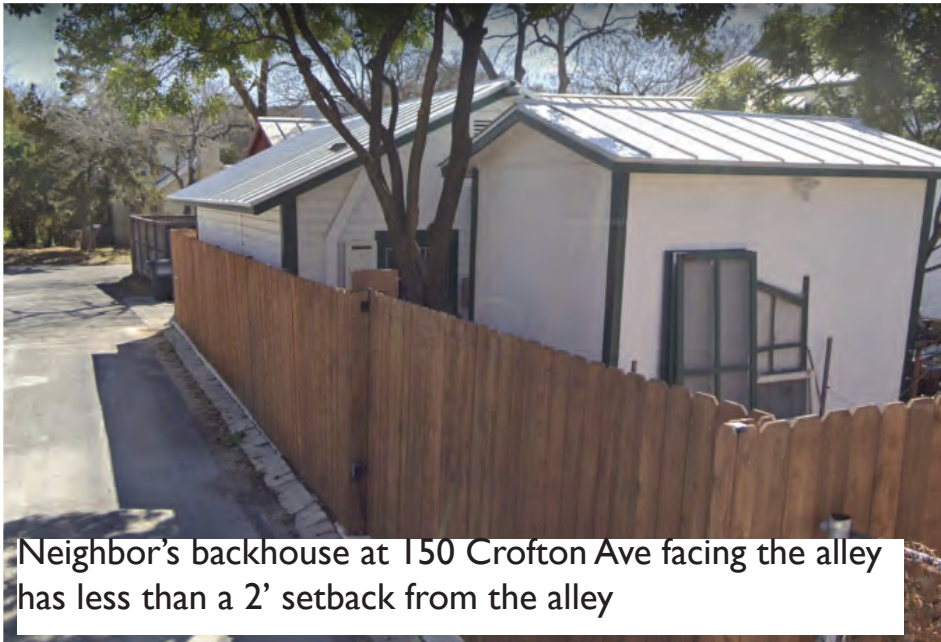


Alley behind house prior to renovation



# 148 Crofton Ave.

Neighboring houses with 2- 2.5' setbacks





# 148 Crofton Ave.

Inspiration images for garage & garage

Note that this is not meant for exact details, but only for inspiration and the type of building to be built. This is the view that would face the alley. See the architectural drawings for more accurate plans



# 148 Crofton Ave.

Inspiration for backyard patios  
and terraces





# 148 Crofton Ave.

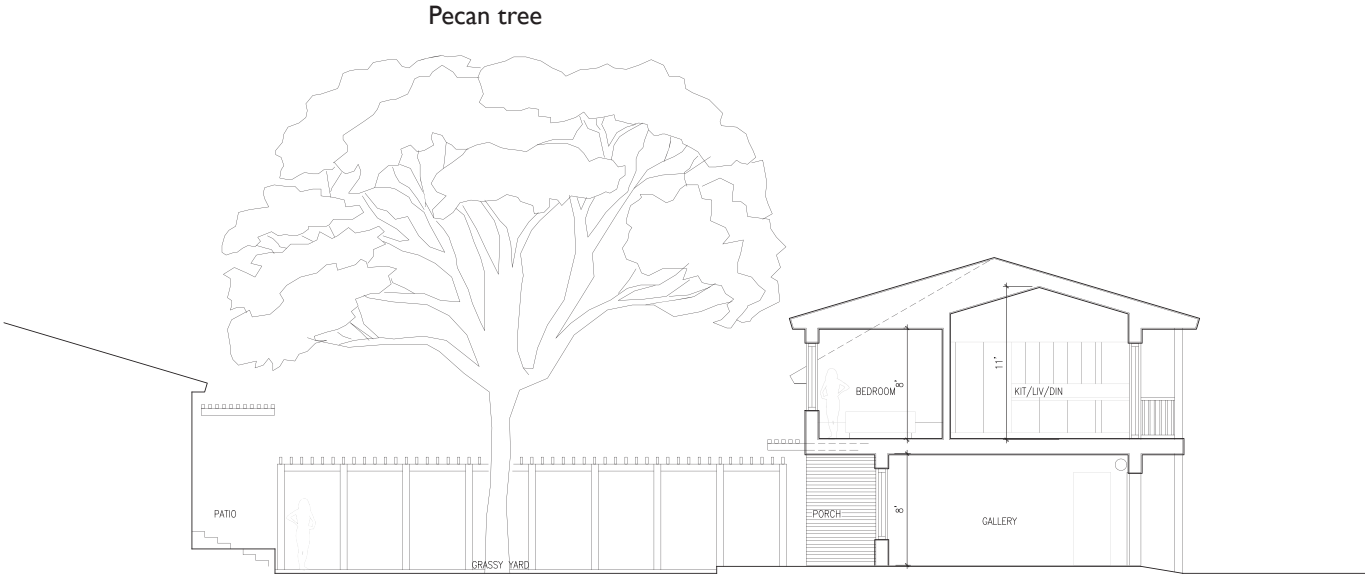
The garage space will be for mixed use. It will serve as a garage most of the time and will be entered from the alley. It can also be used as my artist studio or party space facing the pool.





# I 48 Crofton Ave.

## Side view section



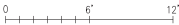
Back of house

Pergola walkway

Narrow pool and Patio

Multi use garage & apartment

SECTION



REV	ISSUE	DATE
BUILDING PERMIT		
148 CROFTON		
LOT NO. 15 BLOCK NO. 3		
<input checked="" type="checkbox"/> ALSTEN ARKITEKTBYRÅ +46(0)733451654		
SHORT NAME	STAMP	FW
CROF	NHN	-
DATE	PROJECT ARCHIT	
XX JAN 23	NICLAS HEDIN	
SKETCH 4 230109		
SECTION		
-		
SCALE & PROJECT INFO	NUMBER	REV
1/4" = 1'-0"	A-03	-

# 148 Crofton Ave.

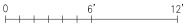
## Garage Apartment Elevations



WEST - TOWARD YARD

SIDE VIEW

EAST - TOWARD ALLEY



REV	ISSUE	DATE
BUILDING PERMIT		
148 CROFTON		
LOT NO. 15 BLOCK NO. 3		
<input checked="" type="checkbox"/> ALSTEN ARKITEKTRYRÅ +46(0)733451654		
CLIENT NAME	CLIENT	FW
CROF	NHN	-
DATE	PROJECT DRAWN BY	
XX JAN 23	NICLAS HEDIN	
SKETCH 4 230109		
ELEVATIONS		
-		
-		
SCALE 1/4" = 1'-0"	SHEET	REV
	A-02	-

# 148 Crofton Ave.

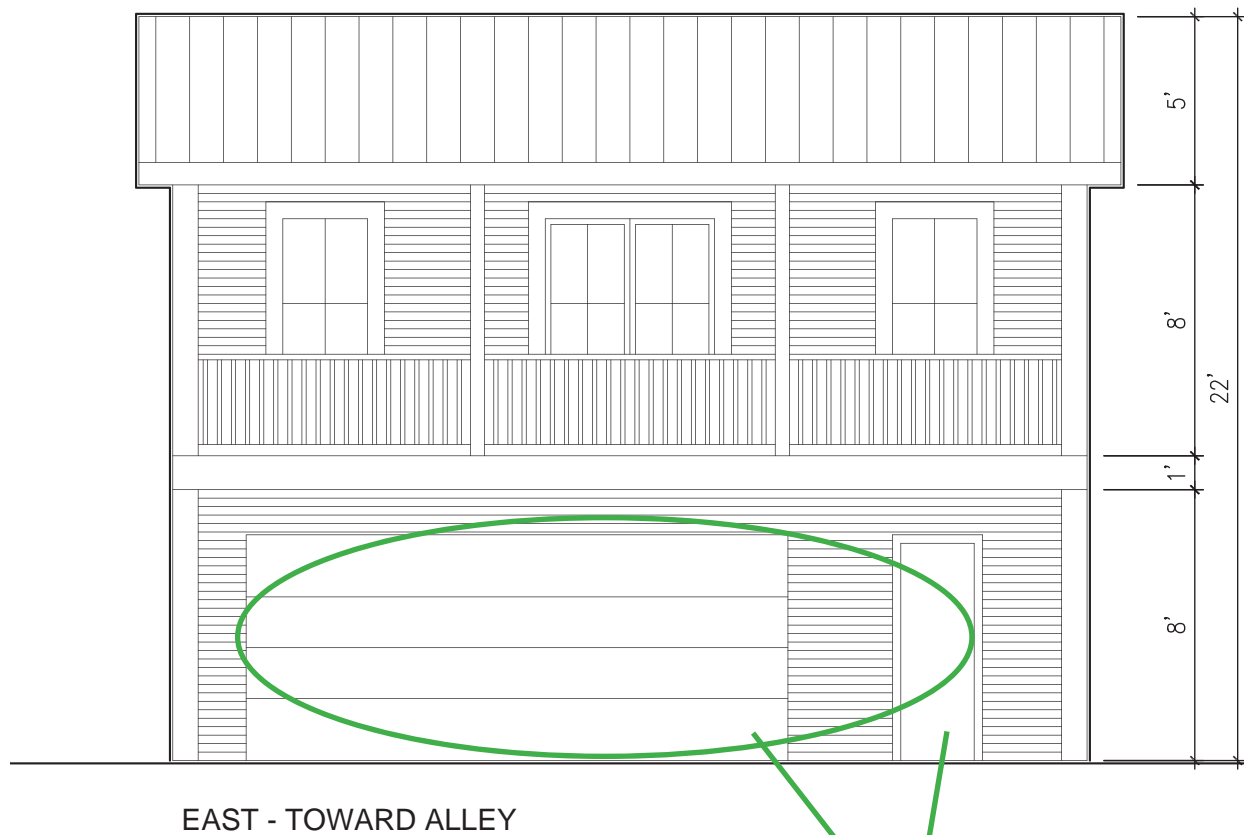
## Garage Apartment - Facing Yard





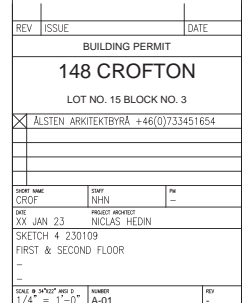
# 148 Crofton Ave.

Garage Apartment -Facing Yard



Note-See the colored image for more details

## Alley



# 148 Crofton Ave.

## Facade proposal

Facade on existing house



Off white painted wood siding



Facade proposal for garage/apartment



Off white painted smooth 4" Hardie board



# 148 Crofton Ave.

## Window proposal

Windows on existing house



Single hung windows with ochre painted screens and beige window trim



Window proposals



Jeld-Wen wooden single or double hung windows



Ochre painted wood/ metal screens with Beige window trim

# 148 Crofton Ave.

## Roof proposal

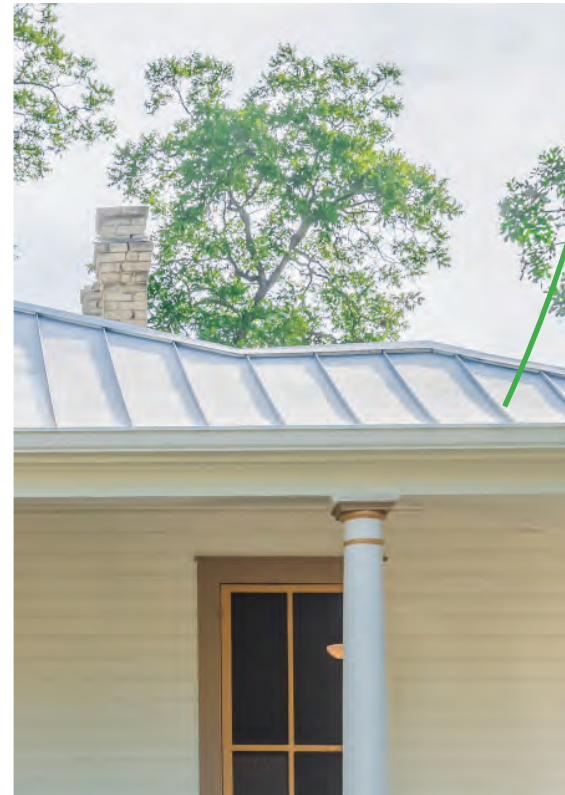
Roof on existing house



Sheet metal



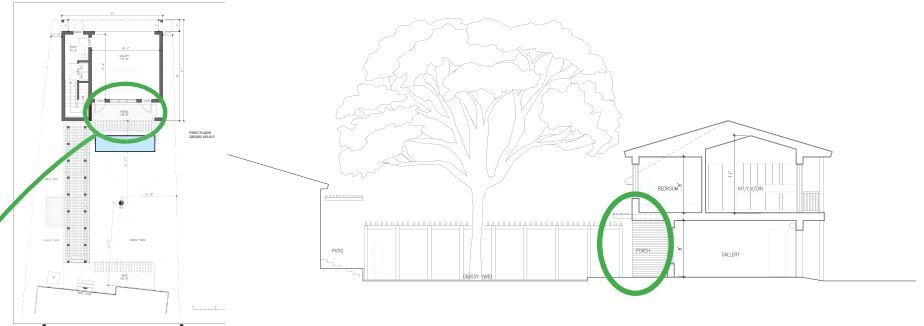
Roof proposal for garage/apartment



Sheet metal to match

# 148 Crofton Ave.

Pergola and backyard seating area/ terrace



Pergola with seating area & French doors that lead from the garden into the garage



Limestone pavers with pergola made of wood and either painted off white or left natural wood



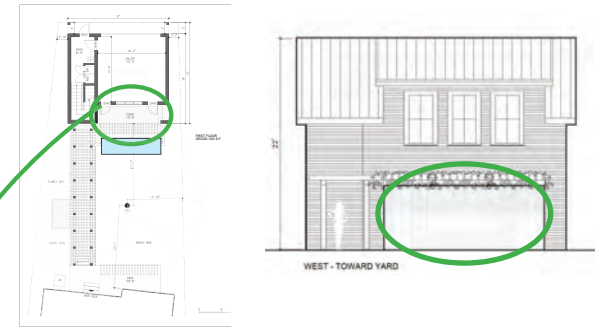
# 148 Crofton Ave.

French doors on garage facing the yard

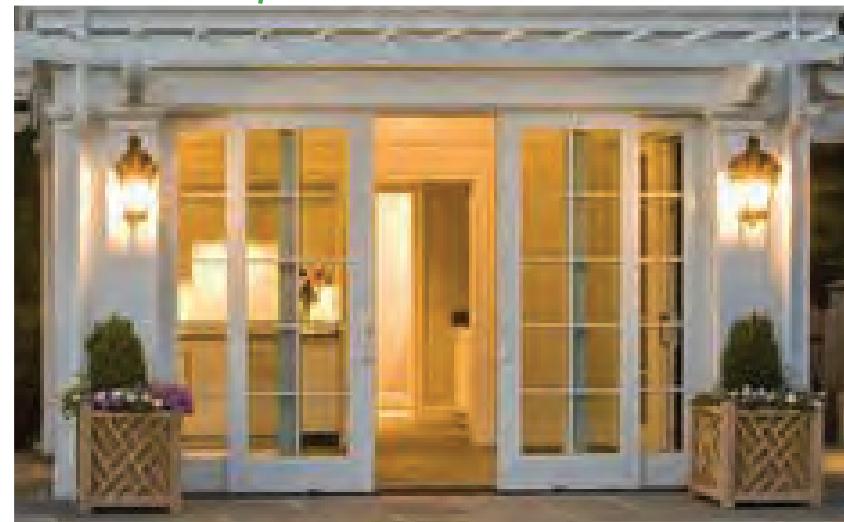
Inspiration image-Option 1



Double hinged french doors-swing open



Inspiration image-Option2-slide doors



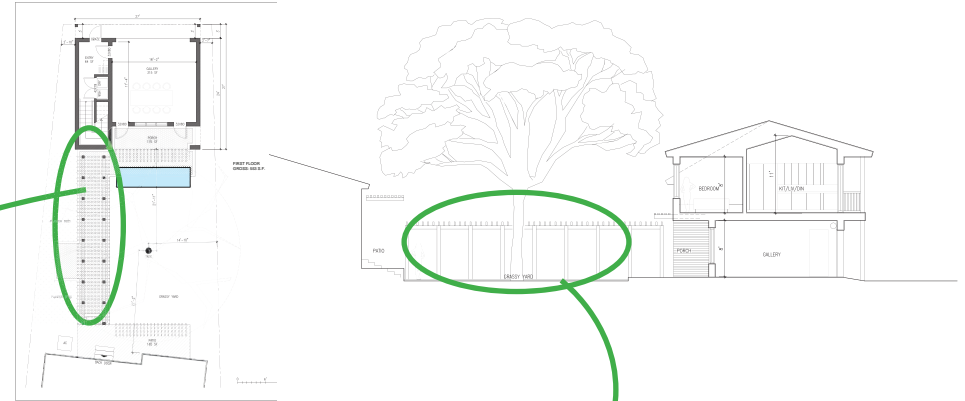
Door Handles



Rejuvenation Putman Exterior

# 148 Crofton Ave.

## Back yard pergola walkway



Pergola walkway inspiration



White painted or natural wood



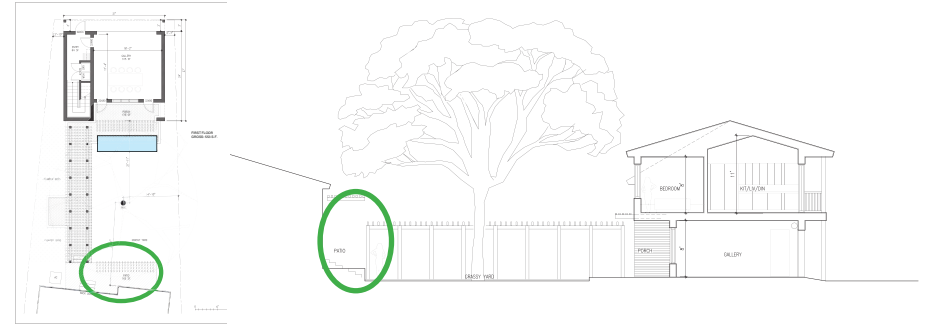
Image for style, not color

Trellis with have native climbing vines such as trumpet vines to attract native birds and insects



# 148 Crofton Ave.

Terrace on back of existing house



Inspiration images for type of flat stone terrace extending from house and stairs



Limestone pavers with stairs extending down to grass as well as down towards pergola walkway

# 148 Crofton Ave.

Garage/apartment facing alley

Roof-sheet metal like roof of existing house

Windows-  
double or single  
hang with similar  
trim, screens and  
style as on main  
house

Double garage door  
with dark wood



Facade of house-off  
white Hardie board  
4 or 4" planks

Back door-craftman  
dark wood

# 148 Crofton Ave.

Back door to garage apartment facing alley

Front door on existing house



Sheet metal



Proposal for door to enter garage apartment



Steves & Sons Dark wood craftman door



# I 48 Crofton Ave.

Balcony French doors and balcony trim

Inspiration image



Type of french doors for balcony. Colors TBD



Balcony



Home Depot MMI Composite glass French doors

# 148 Crofton Ave.

## Garage door

Inspiration image



Dark wood double garage door similar to this but without glass windows



Wood or fiber concrete with wood look



Correct for details and colors



Shown for details only (not color)

Overhead door company Courtyard Collection  
Windload



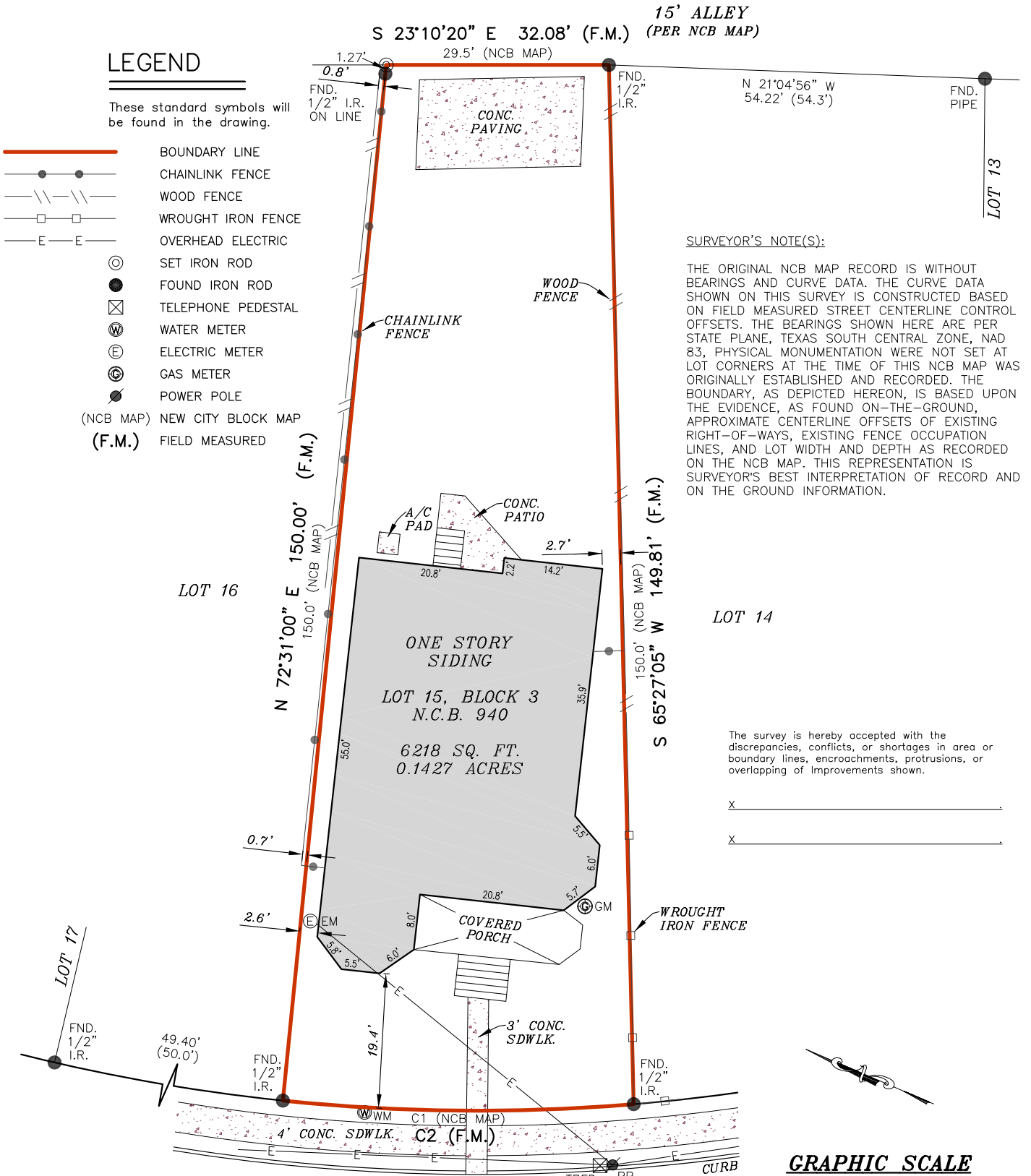
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	--	50.0'	--	--	--
C2	270.00'	50.62'	50.55'	N 22°36'04" W	10°44'32"

## LEGEND

These standard symbols will be found in the drawing.

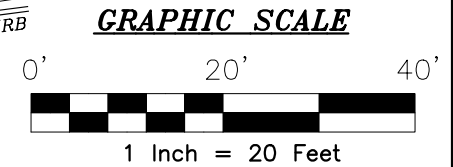
- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE

(NCB MAP) NEW CITY BLOCK MAP  
(F.M.) FIELD MEASURED



At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

**CROFTON AVE.**  
(60' R.O.W. - PER NCB MAP)



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY and JEFFERSON BANK

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: MINETTE OLSON HEDIN  
Address: 148 CROFTON AVE. GF No. 2246804-AHSA  
Effective Date September 23, 2022, Issued Date October 3, 2022

### Legal Description of the Land:

Lot 15, Block 3, New City Block 940, situated in the City of San Antonio, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

## FINAL "AS-BUILT" SURVEY

JOB NO.:	2210092377	NO.	REVISION	DATE
DATE:	10/19/22			
DRAWN BY:	JD/SA/DBT			
APPROVED BY:	RJR			



Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520