

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO: 2017-359
ADDRESS: 630 MISSION ST
LEGAL DESCRIPTION: NCB 2913 BLK 2 LOT 8
ZONING: RM-4 , H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jennifer Morey
OWNER: Jennifer Morey
TYPE OF WORK: Roofing material change, exterior modifications, rear window replacement
REQUEST:

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

1. Remove the existing, composition shingle roof on both the main structure and the accessory structure and install a standing seam metal roof on both.
2. Modify the side and rear of the historic structure by enclosing seven window openings currently in an enclosed, original porch.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

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.

FINDINGS:

- a. The structure at 630 Mission Street was constructed circa 1925 in the Craftsman style and is found on the 1951 Sanborn Map. The historic structure features both a front and rear porch. Currently, the rear porch has been enclosed a four ganged windows as well as a rear door have been installed. The applicant has proposed to replace the existing roof, enclose these rear window openings and install two rectilinear windows.
- b. **ROOF REPLACEMENT** – The structure currently features an asphalt shingle roof. Per the Guidelines for Exterior Maintenance and Alterations, metal roofs should be used on structures where they are appropriate for the style or construction period. Standing seam metal roofs are found historically on Craftsman structures in San Antonio. The proposed installation is appropriate and consistent with the Guidelines. The proposed roof should feature seams that are one to two inches in height, panels that are eighteen to twenty-one inches in width, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. A large ridge cap should not be used.
- c. **PORCH ENCLOSURE** – The rear porch is historic to the structure and as currently modified, the façade represents the openness of an enclosed porch. The applicant has proposed to remove the ganged window openings and install two windows to feature a width of forty inches and a height of twenty-four inches. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii. applicants should 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. Staff finds that the proposed rear modifications would result in a façade that no longer reads as a rear porch.

RECOMMENDATION:

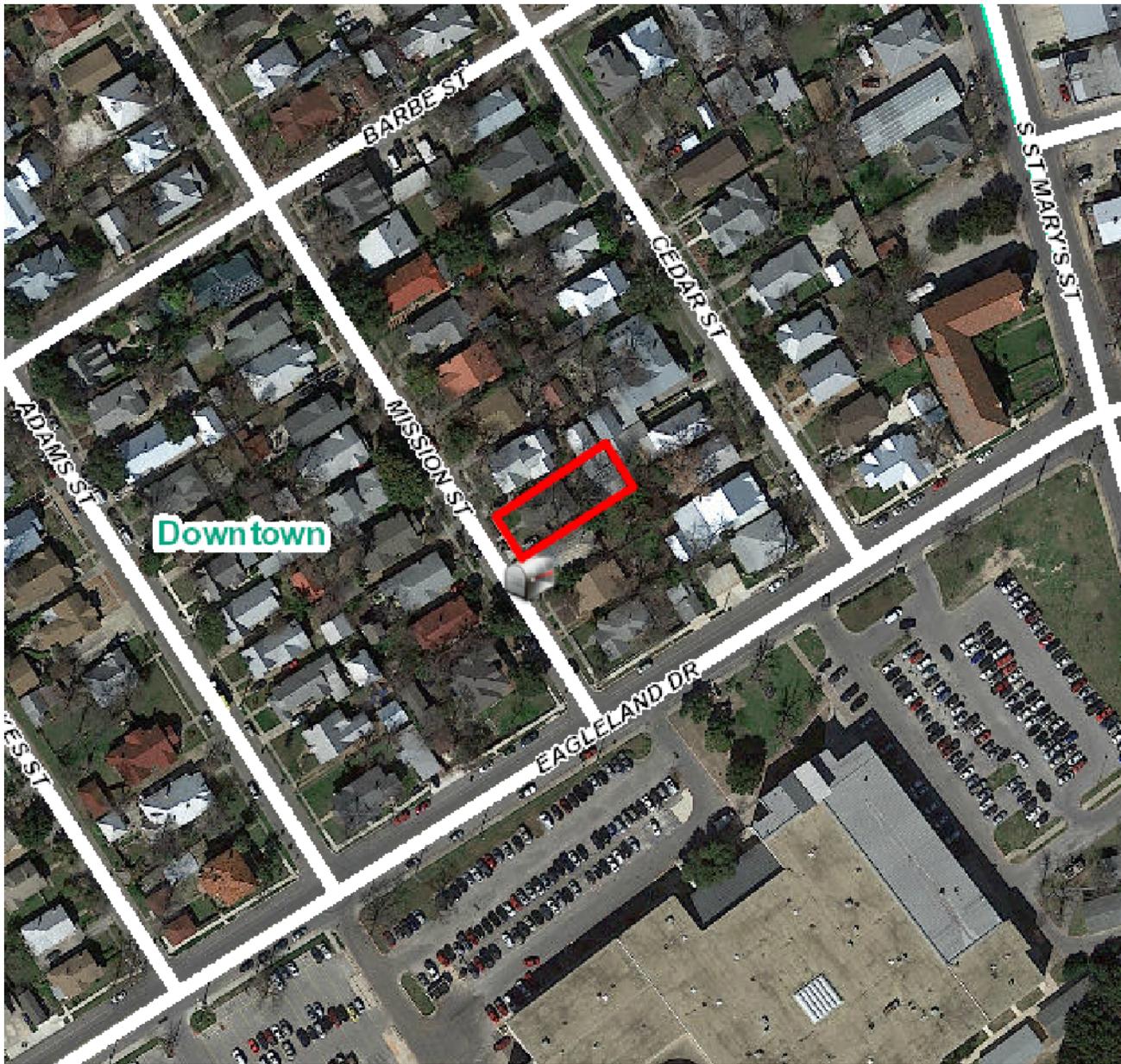
Staff recommends approval of item #1, the installation of a standing seam metal roof based on finding b with the stipulation that the proposed roof feature seams that are one to two inches in height, panels that are eighteen to twenty-one inches in width, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. A large ridge cap vent should not be used.

The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

Staff does not recommend approval of item #2, the modification of the side and rear of the historic structure by enclosing seven window openings currently in an enclosed, original porch.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 26, 2017

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630

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 630 PALM
REQUEST: [REDACTED]
HEARING DATE: ~~NOV 1~~ 2018 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 191 S. ALAMO

SUNWIND
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT
96215424

Jeep
TEXAS
CN7-48

363

FBX 40

S B B U O I U M E

S. PRESA

N CAROLINA ST

PRESA

360

2992

2992

791

364

S. ST. MARYS (GARDEN)

WESTMINSTER PRESBY CHURCH
EDUCATIONAL BLDG

2912

3016

Scale of Feet

CEEDAR

(HENRIETTA)

359

2913

TEMPLE

3017

3573

MISSION 440

MARNE AV. (DITTMAR)

RIDDLE ST

6" W PIPE



6" W PIPE

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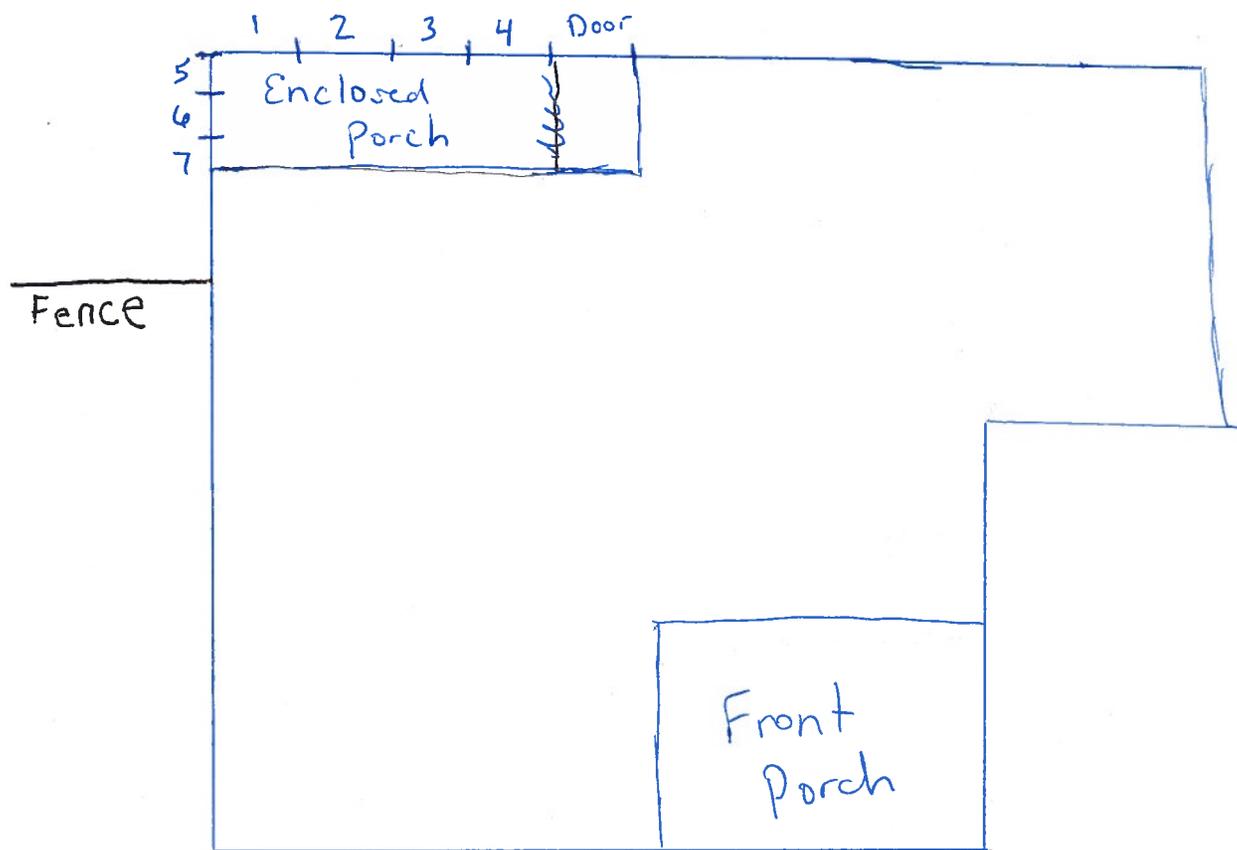
510

Windows to be removed - 1-7

Existing Site Plan

PLANNING & ZONING
DEVELOPMENT DEPARTMENT

2017 JUL 14 AM 9:50



Front

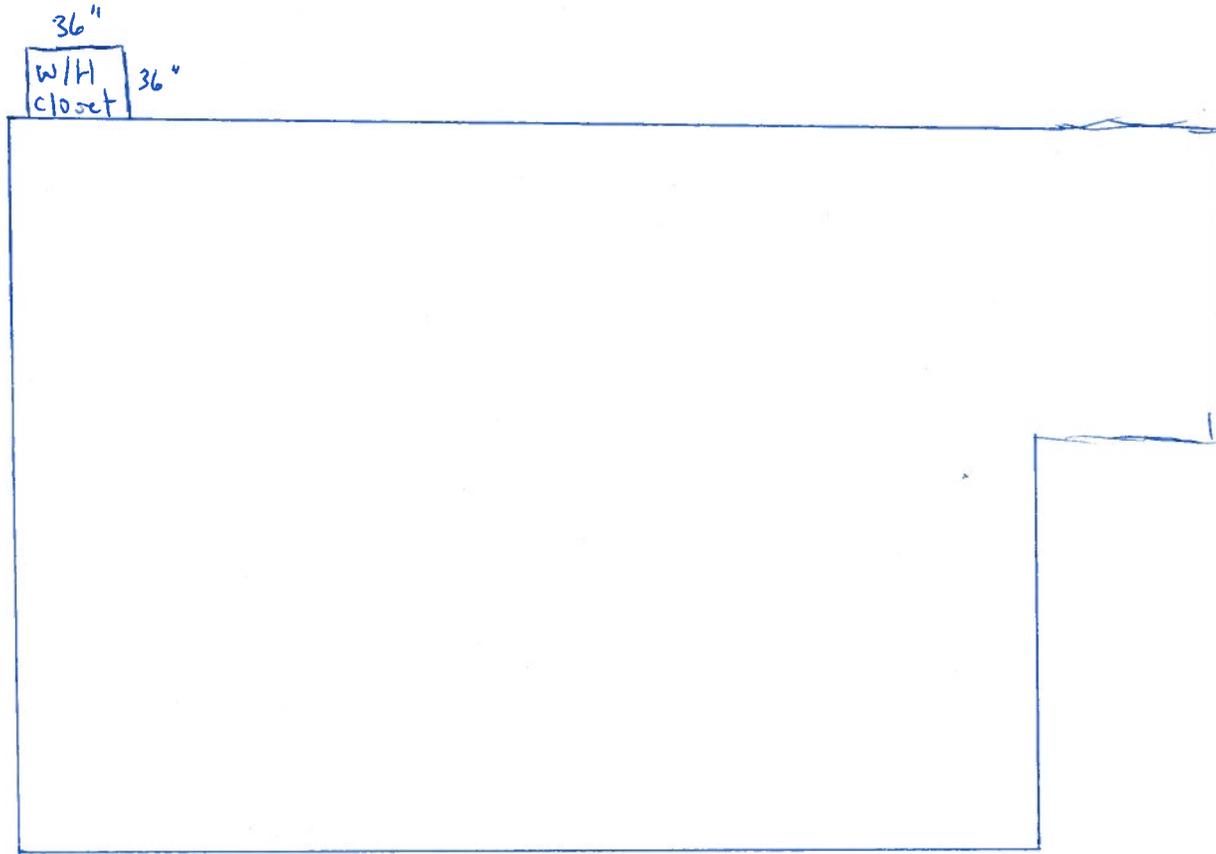
630 Mission st.

JM

Proposed Site Plan

PLANNING & ZONING
DEVELOPMENT DEPARTMENT

2017 JUL 14 AM 9:50



Front

630 Mission ~~St.~~

JM

Rear View

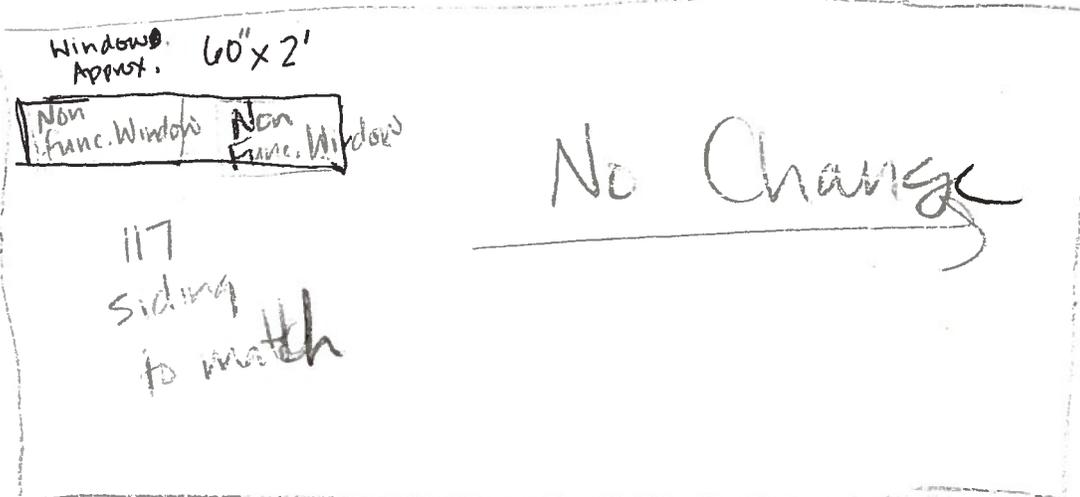
PLANNING & ZONING
DEVELOPMENT DEPARTMENT

2017 JUL 14 AM 9:49



Replace Non Original 128" span of windows with 117 to match, new door & 3 non functioning windows. Add 3'x4' doghouse - 10" from corner of home, 5' from property line.

Side View (North)



Replace Non Original 97" span of windows with 117 and two non functioning high windows for bath.



