

# HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

**HDRC CASE NO:** 2021-283  
**ADDRESS:** 414 MISSION ST  
**LEGAL DESCRIPTION:** NCB 945 BLK LOT 31  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Nathan Manfred/French & Michigan  
**OWNER:** CARRANZA JOSE A & MARGARET  
**TYPE OF WORK:** Exterior and porch modifications  
**APPLICATION RECEIVED:** May 27, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform front porch modifications, to include extending the first floor decking to align with the front façade, adding simple wooden railings and newel posts, and constructing new front stairs.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 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 primary structure at 414 Mission St is a 2-story residential structure constructed circa 1910 in the Queen Anne style. The home features a partially enclosed double height front porch, woodlap siding, and original wood windows. The structure is contributing to the King William Historic District.
- b. PORCH MODIFICATIONS – The applicant has proposed to extend the front porch decking on the first story to meet the existing front plane of the historic front porch. The original porch footprint is largely intact per Sanborn Maps. The applicant has not proposed to modify the current location of the second floor porch. The existing columns will remain and new newel posts will be added, in addition to a new wood railing on the northern elevation. According to the Guidelines, the replacement or addition of new porch elements, such as stairs and railings, should be designed 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. As noted, the applicant is retaining the original elements of the porch and extending the porch decking to meet the existing frontmost façade plane. The simple newel posts will not conceal the original columns and will distinguish the extension as a later element. The new stairs will feature a simple tread and riser design that is similar to the existing stairs, which are compatible but not original to the structure. As designed, the proposal is fully reversible and will not result in the loss or obfuscation of historic elements. Staff finds the proposal appropriate based on these design- and site-specific considerations.
- c. ADMINISTRATIVE APPROVAL - The submitted documents include items that qualify for administrative approval, including window repair, replacement of non-original aluminum windows with new wood windows, siding repair and in-kind replacement, trim and railing repair, in-kind roof replacement, and the construction of a rear deck.

#### RECOMMENDATION:

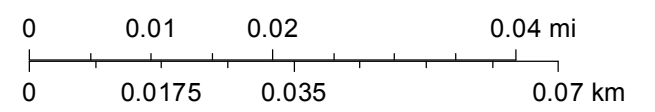
Staff recommends approval based on findings a and b.

# City of San Antonio One Stop



June 9, 2021

1:1,000



414 Mission Exterior Improvements - Photos



Front of House (West Facing)

414 Mission Exterior Improvements - Photos



North Facing Elevation

414 Mission Exterior Improvements - Photos



Rear of House (East Facing)

414 Mission Exterior Improvements - Photos



South Facing Elevation

414 Mission Exterior Improvements - Photos



Existing Wood Siding



414 Mission Exterior Improvements - Photos



Proposed Skirting Example (at 418 Mission)

414 Mission Exterior Improvements - Photos

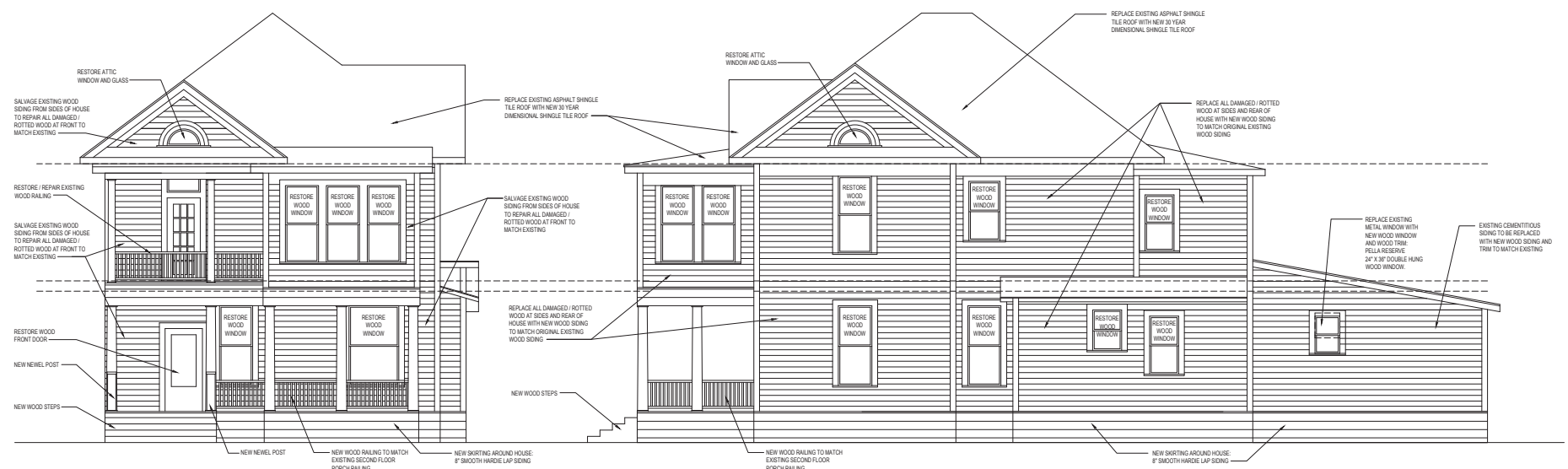


Existing Second Floor Porch Wood Railing

## 414 Mission - Exterior Improvements

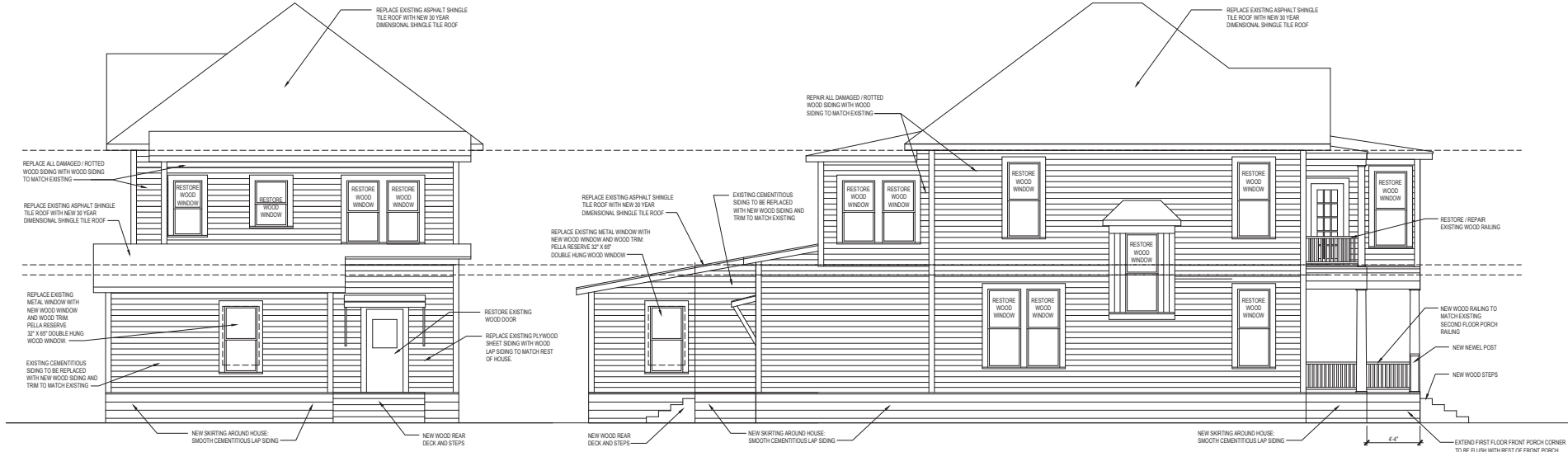
### **First Floor Front Porch**

The owner is requesting to add to the existing wood front porch so that the North corner is extended out to be flush with the front of the existing porch. New wood steps would be built that would go out to a new concrete landing and front concrete walk. New wood railings matching the second floor porch would be constructed and newel posts wood be installed on the front porch to terminate the railings. The same proposed skirting would enclose the new portion of the extended front porch.



**1 WEST ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"

**2 SOUTH ELEVATION (SIDE)**  
SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION (REAR)**  
SCALE: 1/4" = 1'-0"

**4 NORTH ELEVATION (SIDE)**  
SCALE: 1/4" = 1'-0"

FRENCH & MICHIGAN  
EXTERIOR IMPROVEMENT PROJECT  
414 MISSION  
SAN ANTONIO, TEXAS 78210

