

## HISTORIC AND DESIGN REVIEW COMMISSION

August 01, 2018

**HDRC CASE NO:** 2018-357  
**ADDRESS:** 407 MISSION ST  
**LEGAL DESCRIPTION:** NCB 946 BLK 2 LOT 20  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Wharton House  
**APPLICANT:** Jerry Woolf/JB Woolf Sheds  
**OWNER:** Justin Solomac  
**TYPE OF WORK:** Construct detached garage in rear yard  
**APPLICATION RECEIVED:** July 12, 2018  
**60-DAY REVIEW:** September 11, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a detached carport in rear yard.

### APPLICABLE CITATIONS:

#### 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.

### FINDINGS:

- a. The primary structure located at 407 Mission St is a one story, single family home constructed circa 1900 in the Folk Victorian style. The home features several elements of the style, including a standing seam metal hipped roof with front gable, scalloped gable shingles, and decorative bracketing. The home is a contributing structure in the King William Historic District.
- b. **GARAGE** – The applicant has proposed to construct a detached garage in the rear yard to feature the fifteen feet in height, thirty feet in depth, twenty-four feet in width, a concrete slab foundation, lap siding, a gabled roof, a double-wide garage door, and no windows.
- c. **MASSING & FORM** – Per the Guidelines for Garages and Outbuildings 5.A.i, new garages should be visually subordinate to the principal historic structure in terms of height, massing, and form. Staff finds the proposed height of fifteen feet to be generally appropriate.
- d. **BUILDING SIZE** – Per the Guidelines for Garages and Outbuildings 5.A.ii, new garages should be no larger in plan than 40 percent of the principle historic structure. Staff finds that the proposed 720 square foot garage is appropriate given the footprint of the primary historic structure and is consistent with the Guidelines.
- e. **CHARACTER** – Per the Guidelines for Garages and Outbuildings 5.A.iii, new garages should relate to the period of construction of the principle building on the lot through contemporary materials and simplified architectural details. Staff finds that the proposed lap siding relates to the wood lap siding of the principal historic structure.

However, staff also find that the proposed shingled roof does not relate to the standing seam metal roof of the principle historic structure and instead should feature a matching roofing material.

- f. **WINDOWS & DOORS** – Per the Guidelines for Garages and Outbuildings 5.A.iv, windows and door openings should be similar to those found on the historic garages or outbuildings in the district or on the principal historic structure in terms of spacing and proportions. Staff finds the side door featuring 3 by 3 divided lights and traditional paneling is consistent with the Guidelines. However, staff also finds that the lack of fenestration and windows is not consistent with Guidelines or other historic garages in the district. Staff finds that fenestration should be incorporated into the side elevations.
- g. **GARAGE DOOR** – Per the Guidelines for Garages and Outbuildings 5.A.v, garages doors should feature similar proportions and materials as those traditionally found in the district. Staff finds that the double-wide garage door is not historically found in the district and instead should feature two bays with single-width garage doors.
- h. **ORIENTATION** - Per the Guidelines for Garages and Outbuildings 5.B.i, new garages should match the orientation of garages on the block. Staff finds the orientation front-facing gable to the street and the alleyway is consistent with the Guidelines.
- i. **SETBACKS** - Per the Guidelines for Garages and Outbuildings 5.B.ii, new garages should follow the setback pattern of similar structure along the streetscape or district, which is often in the rear of the lot and behind the principal building. Staff finds the proposed setbacks are consistent with the Guidelines and other garages found in the district.

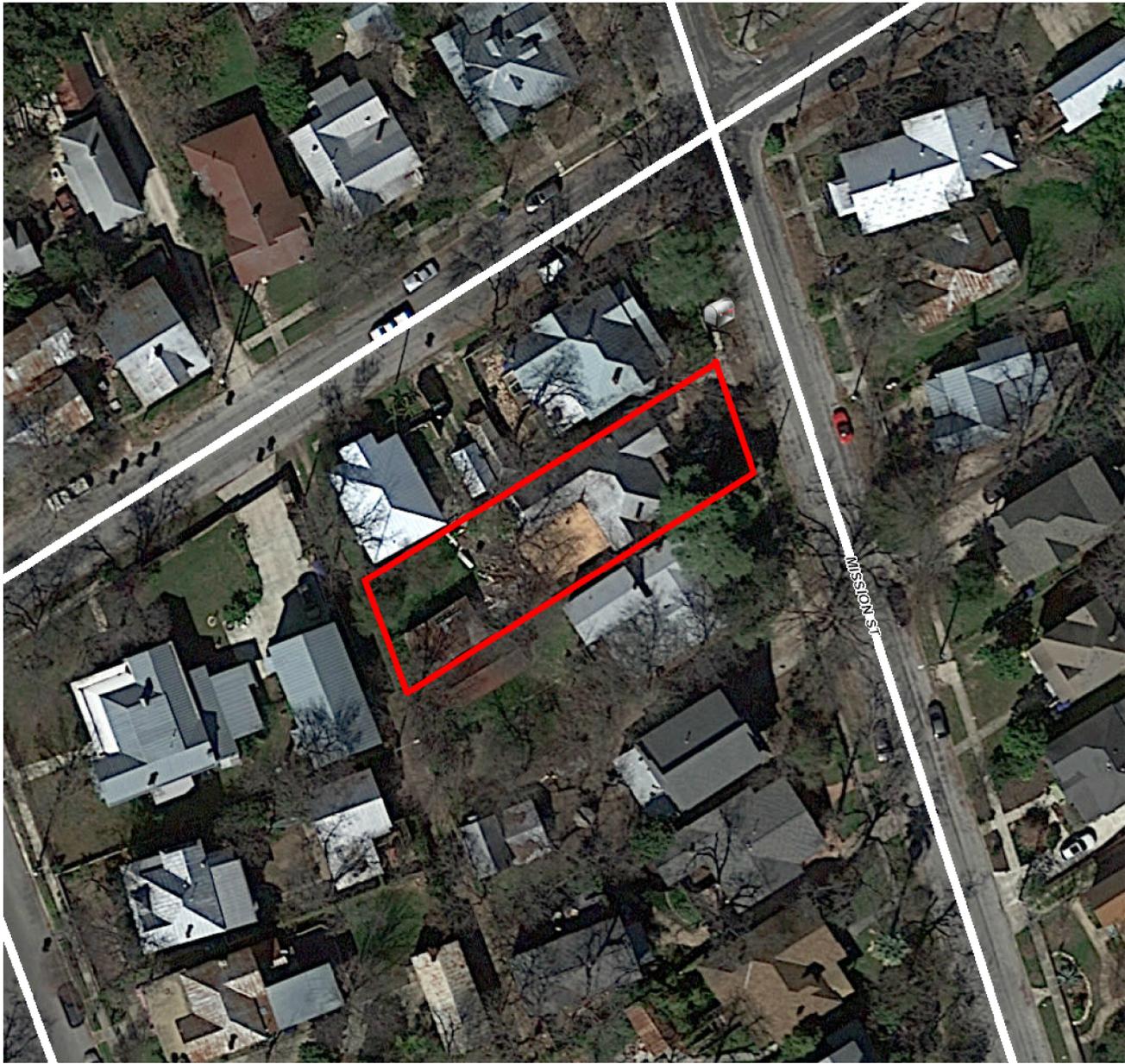
**RECOMMENDATION:**

Staff recommends approval of the detached garage based on findings b, c, d, h, and i with the following stipulations:

- i. That windows and fenestration details that are consistent with the Guidelines are incorporated into the side elevations.
- ii. That the garage feature two bays of single-width garage doors instead of the proposed double-wide garage door.
- iii. That the structure feature wood or hardi lap siding and a standing seam metal roof instead of the proposed shingle roof. The metal roof must adhere to the following stipulations: panels should be 18-21 inches wide, seam should be 1-2 inches tall and appropriate to the slope of the roof, a crimped ridge seam that is consistent with the historic application, standard galvalume color. Vented ridge caps are not to be used, and a low profile ridge cap/v-crimp panels will require HDRC approval.
- iv. The applicant is furthermore responsible for complying with any building setback requirements per the UDC for the garage.

**CASE MANAGER**

Huy Pham



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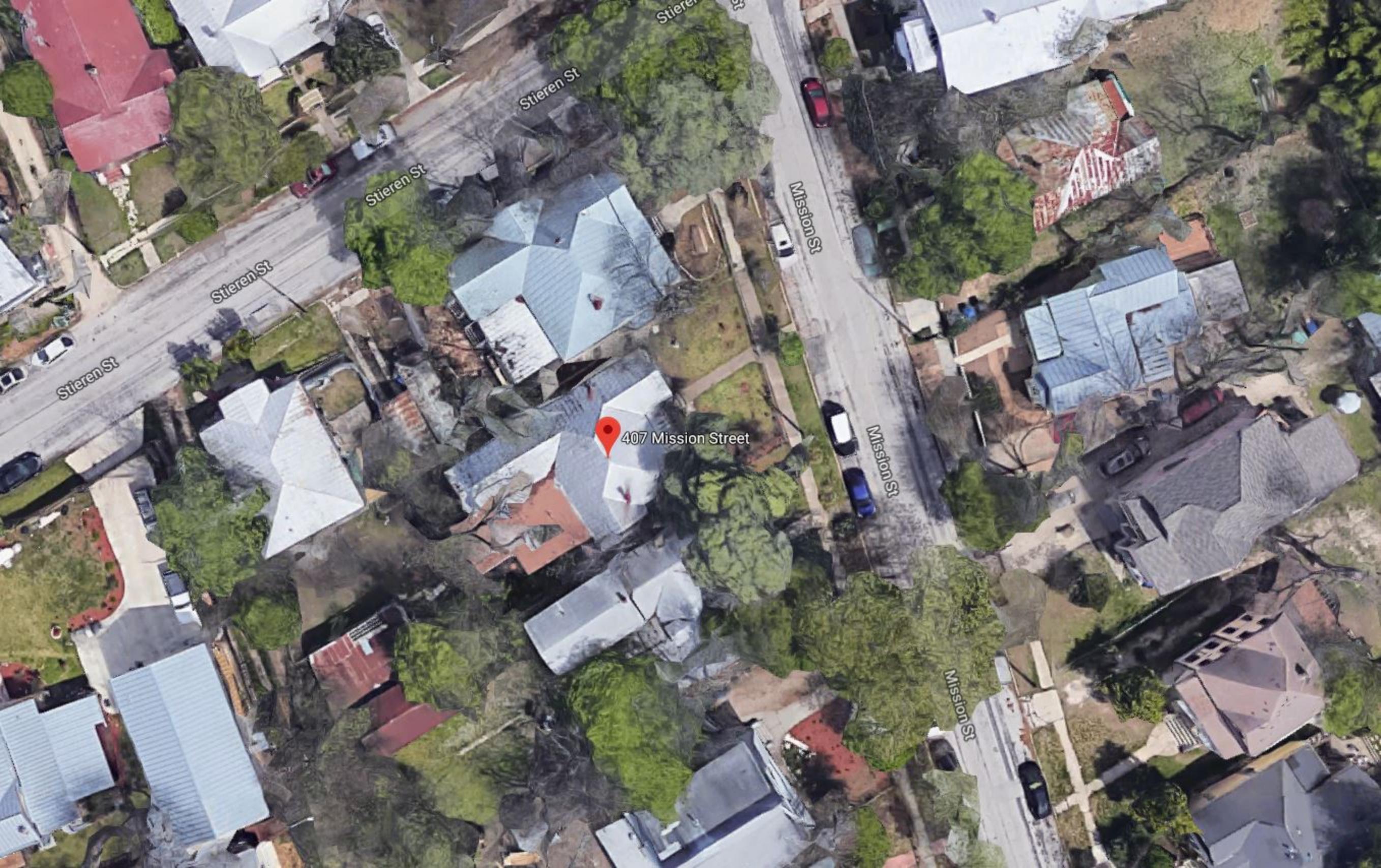


407 Mission St

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Printed: Jul 17, 2018

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407 Mission Street



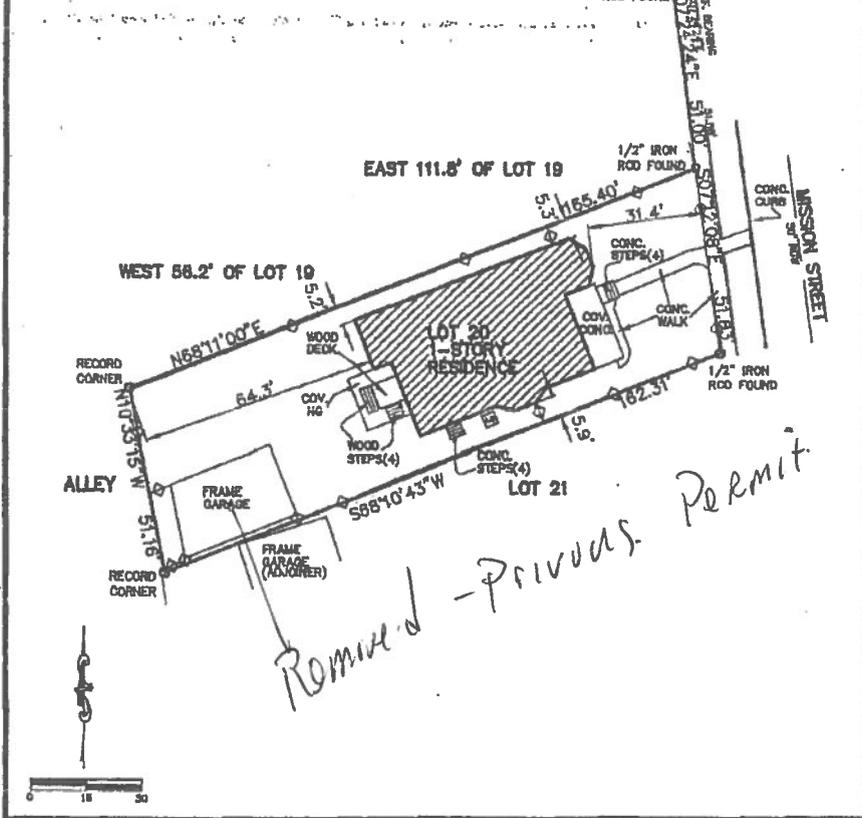
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 O IRON FENCE / CHAIN LINK FENCE / WATER FLOW

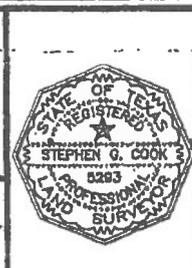
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACKS / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.



*Removal - Private Permit*

LOT(S) 20 BLOCK 2 N.C.B. 946 SUBDIVISION  
 VOLUME -- PAGE -- OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 WITNESS MY HAND AND SEAL THIS 22 DAY OF OCTOBER, 20 14  
 BUYER -- 407 MISSION OFF --

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.  
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899-777-665  
 SGC JOB NO.  
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12008 STARBUCK, SUITE 107  
 SAN ANTONIO, TEXAS 78247-2117  
 REGISTERED LAND SURVEYORS 512/481-2653 • FAX 512/481-2166  
 1996 PLS 9 1-104 WWW.SGC.NET

*Handwritten signature*

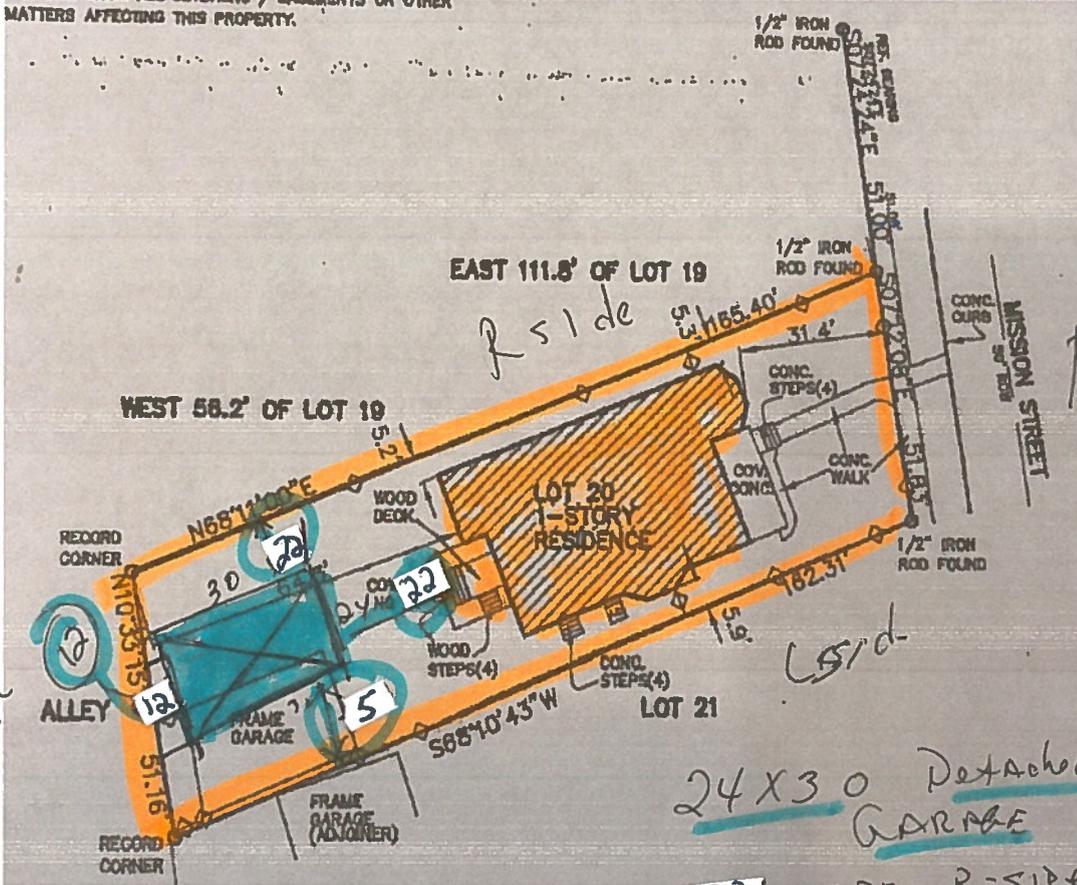
SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS

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VOL. ---	PAGE ---	RECORDS	VOL. ---	PAGE ---	RECORDS
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143°00'00"E 100.00' RECORD INFORMATION S45°00'00"W 100.00' AS MEASURED IN FIELD

X BARBED WIRE    Δ SMOOTH WIRE    \ / WOOD FENCE  
 ○ IRON FENCE    ◊ CHAIN LINK FENCE    — WATER FLOW

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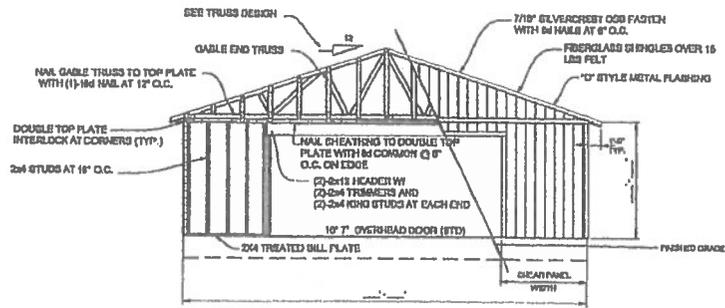
Rear

Front

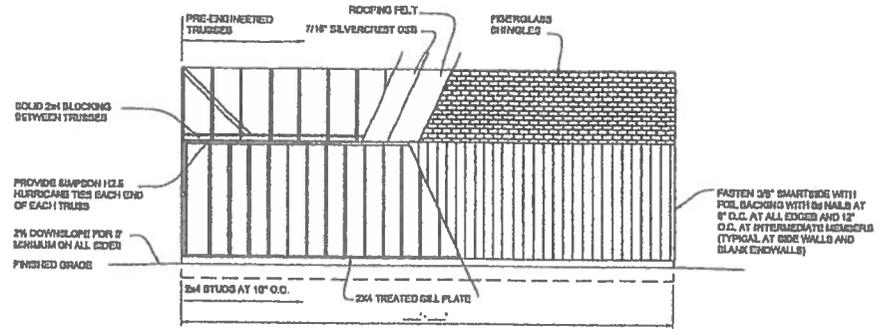
24x30 Detached GARAGE

- 22 OFF R-SIDE PROPERTY
- 12 OFF REAR PROPERTY
- 5 OFF L-SIDE PROPERTY
- 22 OFF HOUSE

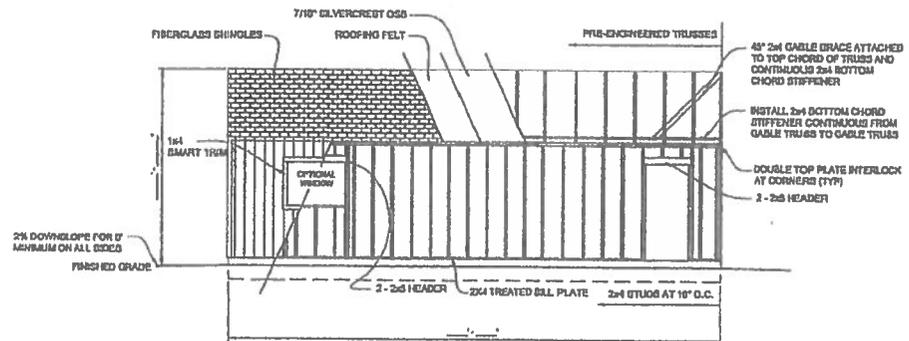
(5) 20 BLOCK 2 H.C.B. 848 SUBDIVISION  
 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 WITNESS MY HAND AND SEAL THIS 22 DAY OF OCTOBER, 2014



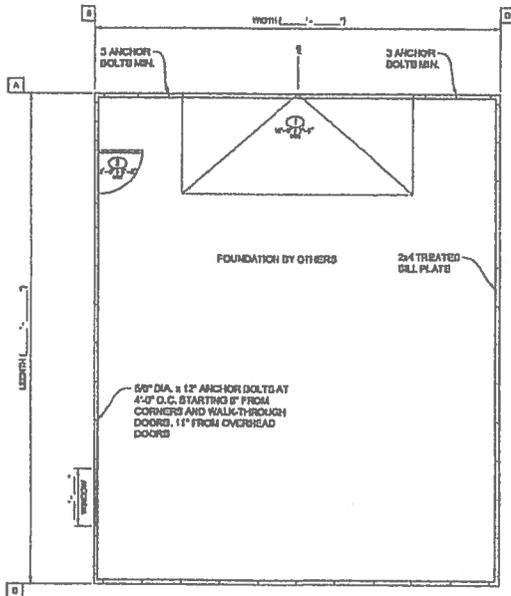
**END WALL ELEVATION WITH OPENING**  
SCALE: 1/4" = 1'-0"



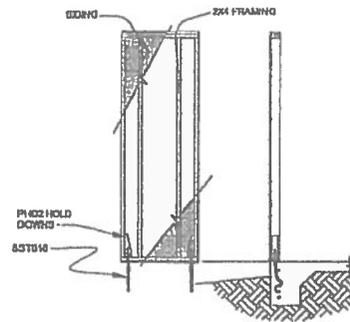
**BLANK SIDE WALL ELEVATION**  
SCALE: 1/4" = 1'-0"



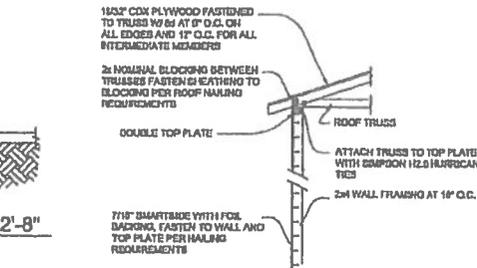
**SIDE WALL ELEVATION WITH OPENINGS**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**WALL PANELS LESS THEN 2'-8"**  
HOLD DOWNS REQUIRED  
2200.11.4 - EACH 2'-8" PANEL MUST BE TIED TO THE FOUNDATION WITH A HOLD DOWN WITH THE APPROVED UPLIFT CAPACITY OF NOT LESS THAN 1,000 POUNDS.



**TRUSS ATTACHMENT**  
SCALE: 1/2" = 1'-0"

**STRUCTURAL NOTES:**

REFERENCE: 2003 IRC AND AMENDMENTS PER LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THIS PROJECT, SO WIND LOAD EXPOSURE B

**LUMBER:**

1. ALL LUMBER SHALL BE 144-FR GRADE NO. 2 OR BETTER, WITH A BASE MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS FOR GRADES (E) OF 850 PSI EXCLUDING ADJUSTMENT FACTORS FOR USE, SIZE, LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE NOTED.

2. REFER TO THE TRUSS DESIGN FOR DESIGN INFORMATION

200-RG-10

# 407 MISSION

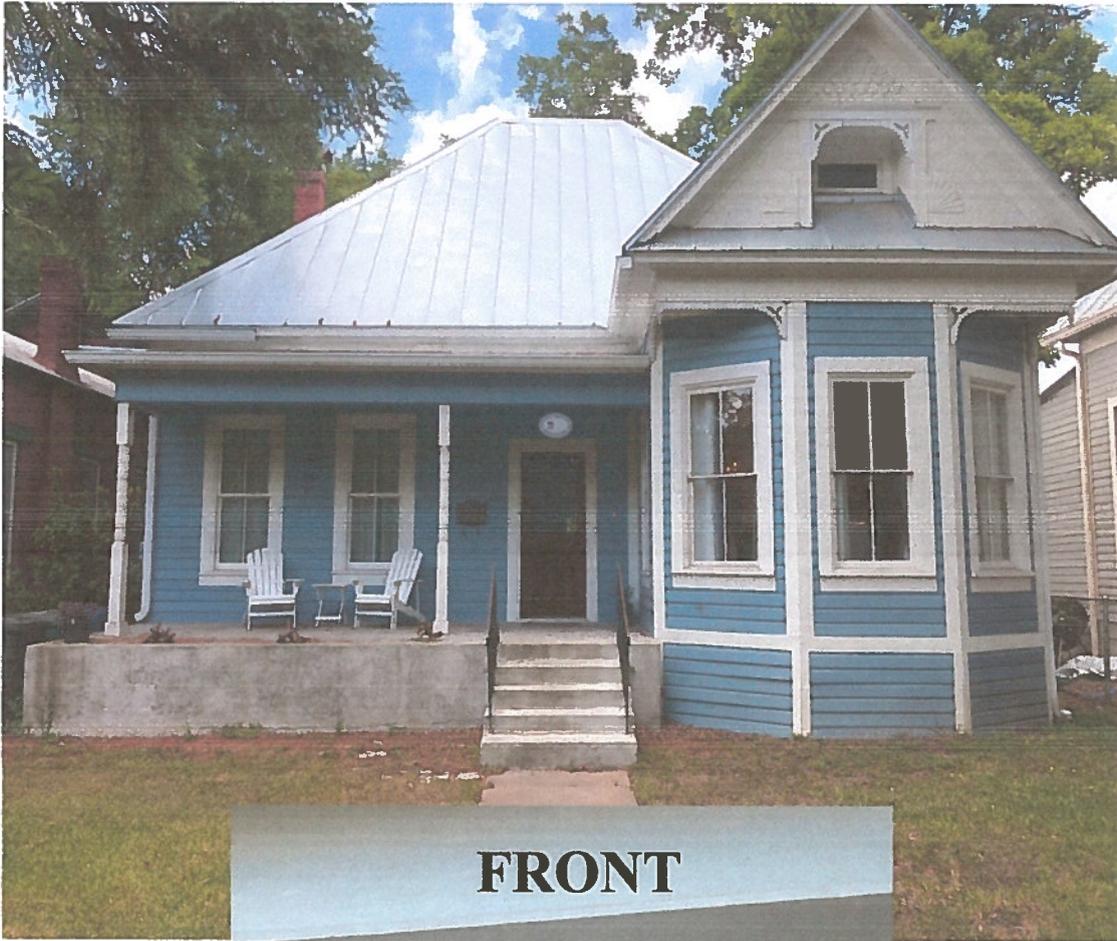


## Description

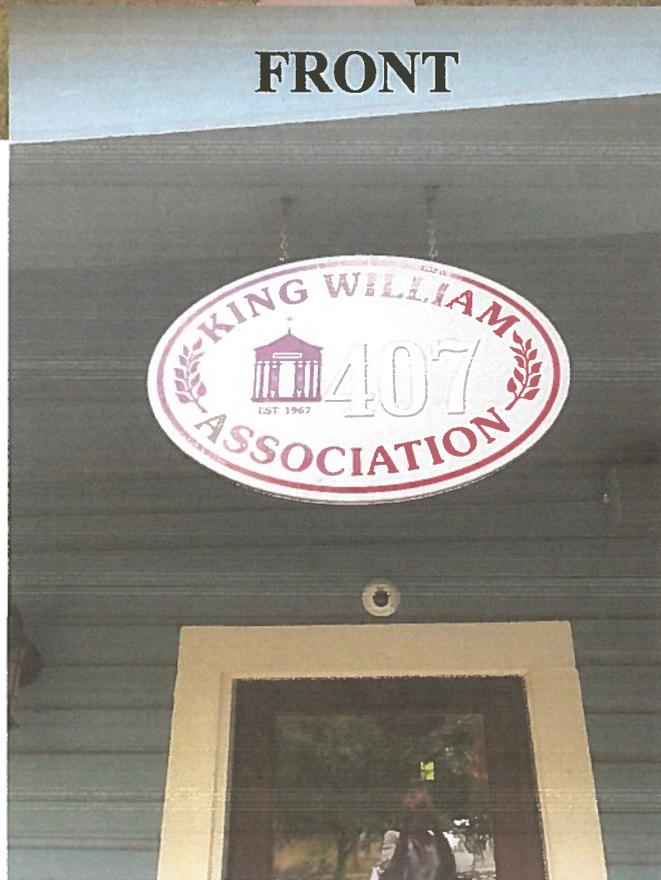
### Garage Price Includes:

- Concrete Slab - 3000 LBS PSI Capacity
- 12' Boxed Overhang all 4 sides
- 8' Walls, 16" OC (On Center) with Triple Stud Corner
- Primed, Ready to Paint, 30 Year Warranty for Siding
- Tar Paper
- Standard Garage Door
- Steel Passage Door
- One 2' x 3' Window
- Exterior Caulking
- Vents Soffit/Floor
- Your Choice of Color for Shingles
- 25-Year Warranty on Shingles
- 50-Year Warranty on Smart Panel Siding
- 3 Year Complete Warranty

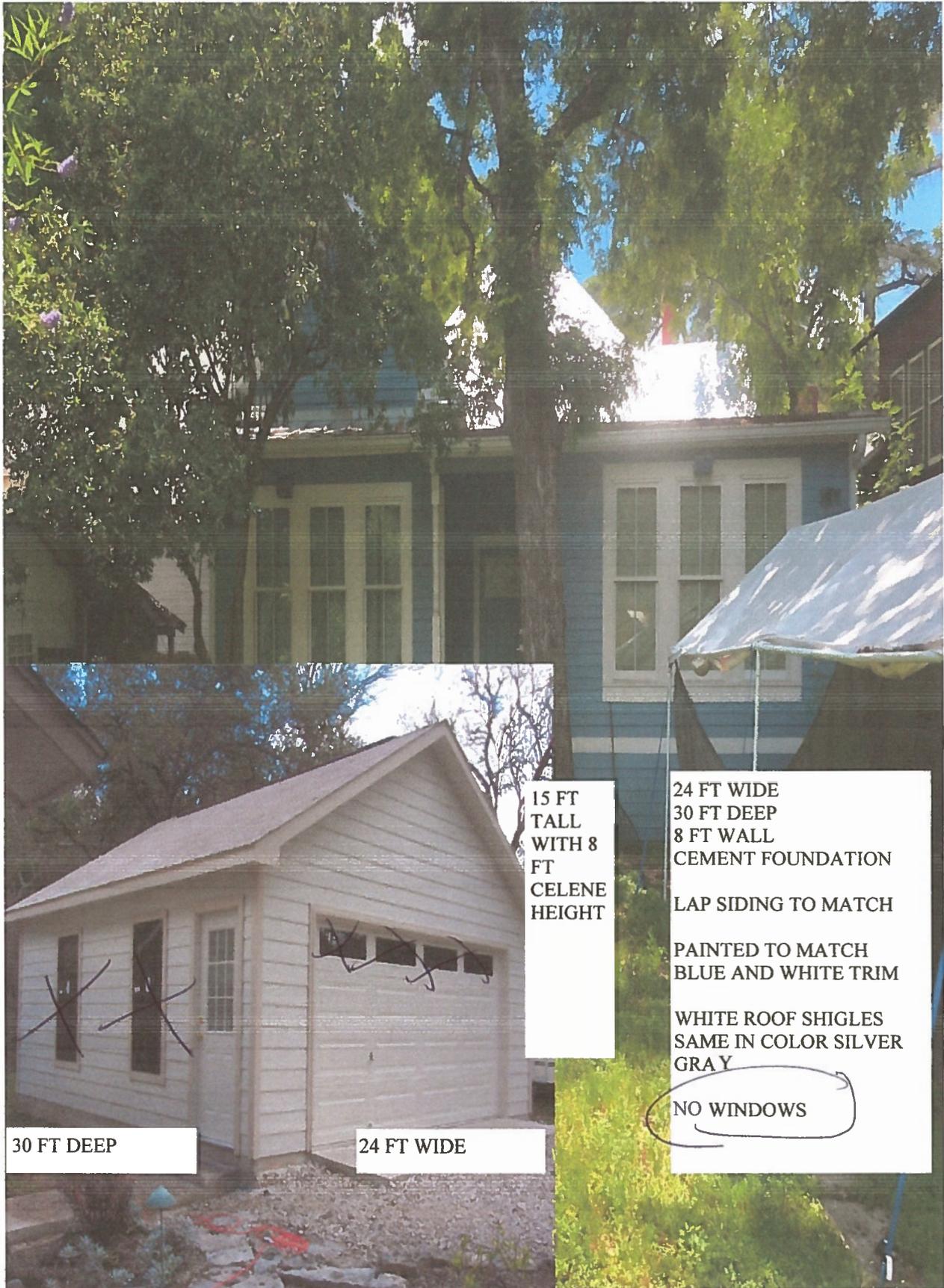
# 407 MISSION



**FRONT**



# 407 MISSION REAR GARAGE



15 FT  
TALL  
WITH 8  
FT  
CELENE  
HEIGHT

24 FT WIDE  
30 FT DEEP  
8 FT WALL  
CEMENT FOUNDATION

LAP SIDING TO MATCH

PAINTED TO MATCH  
BLUE AND WHITE TRIM

WHITE ROOF SHIGLES  
SAME IN COLOR SILVER  
GRAY

NO WINDOWS

30 FT DEEP

24 FT WIDE

*NO WINDOWS*

**407 MISSION**



**REAR**



**3**

beds

**2** full,

**1** half baths

**2,131**

sq ft

**8,528**

sq ft lot

**407 Mission St,**

San Antonio, TX 78210

