

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 19

HDRC CASE NO: 2016-337
ADDRESS: 423 MISSION ST
LEGAL DESCRIPTION: NCB 946 BLK 2 LOT 24
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Fernando Morales/Candid Rogers Architect
OWNER: Pamela McClain
TYPE OF WORK: Porch repair, landscaping, accessory structure relocation and a rear addition
REQUEST:

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

1. Replace the wood decking at the front porch and front porch steps.
2. Install a new standing seam metal roof.
3. Reconstruct a rear enclosed porch.
4. Construct a 563 square foot rear addition.
5. Relocate an existing accessory structure.
6. Construct a rear carport.
7. Install a rear yard swimming pool.

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)

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)

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

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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

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 historic structure at 423 Mission Street was constructed circa 1910, features gable roofs, Folk Victorian elements and a primary façade material of brick. The applicant has proposed rehabilitative efforts as well as a rear addition, site work, the relocation of an accessory structure and the construction of a car port.
- b. **FRONT PORCH** – The applicant has proposed to replace the existing, deteriorated front porch and front step decking with new wood decking to match the original. According to the Guidelines for Exterior Maintenance and Alterations, porches should be repaired in kind. The applicant’s proposal is consistent with the Guidelines.
- c. **ROOF REPLACEMENT** – The structure currently features an asphalt shingle roof. The applicant has proposed to install a standing seam metal roof. A standing seam metal roof is architecturally appropriate for a Folk Victorian structure such as the one at 423 Mission. The applicant should ensure that the proposed roof features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
- d. **REAR PORCH RECONSTRUCTION** – The rear of the primary historic structure features an enclosed porch that appears on the 1912 Sanborn map. Due to the architecture of the porch enclosure, staff finds that this modification was made circa 1950. The enclosed porch currently features French doors with a transom the width of the door opening, five one over one wood windows and wood siding. The applicant has proposed to demolish the existing enclosed porch and construct a new porch with a matching footprint. The applicant has proposed for the reconstructed enclosed area to feature 1x6 wood siding, two fixed windows and a single width door. Staff finds the removal of the non-original porch enclosure appropriate and the applicant’s proposed materials appropriate and consistent with the Guidelines. The applicant’s use of shiplap siding distinguishes this non-original massing

from the primary historic structure.

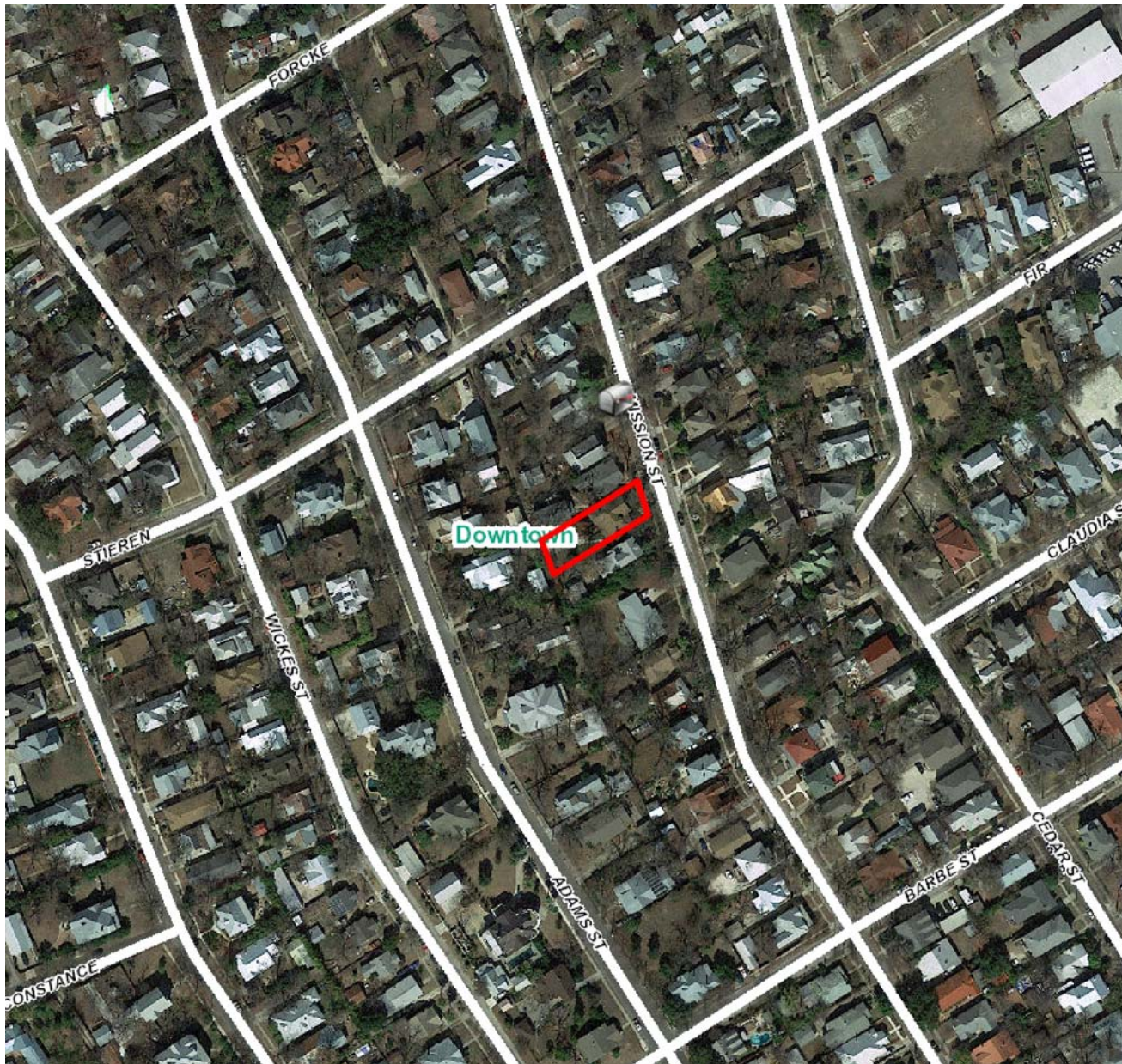
- e. **ADDITION** – West (to the rear) of both the primary historic structure and rear enclosure addition, the applicant has proposed to construct an addition of approximately 565 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include a setback and visual transition from the primary historic structure and has sited the addition in a location that will not be visible from the public right of way. The applicant has proposed for the structure to include a flat roof; however, staff finds that given the lack of visibility from the public right of way, the proposed roof is appropriate.
- f. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure, a width that is subordinate to that of the primary historic structure and a footprint that is appropriate for the lot. To the south of the addition, the applicant has proposed a wood deck that is minimal in profile. This is consistent with the Guidelines for Additions 1.B
- g. **MATERIALS** – The applicant has proposed materials that include 24 gauge flat seam metal siding and aluminum clad wood windows. Staff finds the applicant's use of metal siding appropriate given that the applicant has proposed the majority of the structure's massing to be detached from the primary historic structure's brick. Additionally, the proposed shiplap siding of the reconstructed rear porch provides a transition from the primary historic structure's original material to the addition's proposed metal siding. Staff finds this application of metal siding appropriate.
- h. **ACCESSORY RELOCATION** – Currently, an accessory structure is located to the rear of the primary historic structure near the middle of the lot. The 1912 Sanborn maps show an accessory structure located in the northwest corner of the lot. The applicant has proposed to relocate the existing accessory structure to the southwest corner of the lot; consistent with the historic example in the King William Historic District. This is appropriate and consistent with the Guidelines. The applicant has noted a side setback of three (3) feet and a rear setback of (5) feet.
- i. **CARPORT** – In the northwest corner of the lot, the applicant has proposed to construct a carport structure featuring a massing that is subordinate in both height and footprint to that of the primary historic structure as well as materials that are complementary of those used elsewhere on the site including shiplap wood siding, steel columns and wood rafters. The proposed carport will not be visible from the public right of way on Mission Street. Staff finds the proposed carport appropriate.
- j. **LANDSCAPING** – In the rear yard, the applicant has proposed to install a swimming pool adjacent to the wood deck of the proposed addition. Staff finds that the proposed pool will not negatively impact any historic elements and is appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #7 based on findings a through j.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 24, 2016

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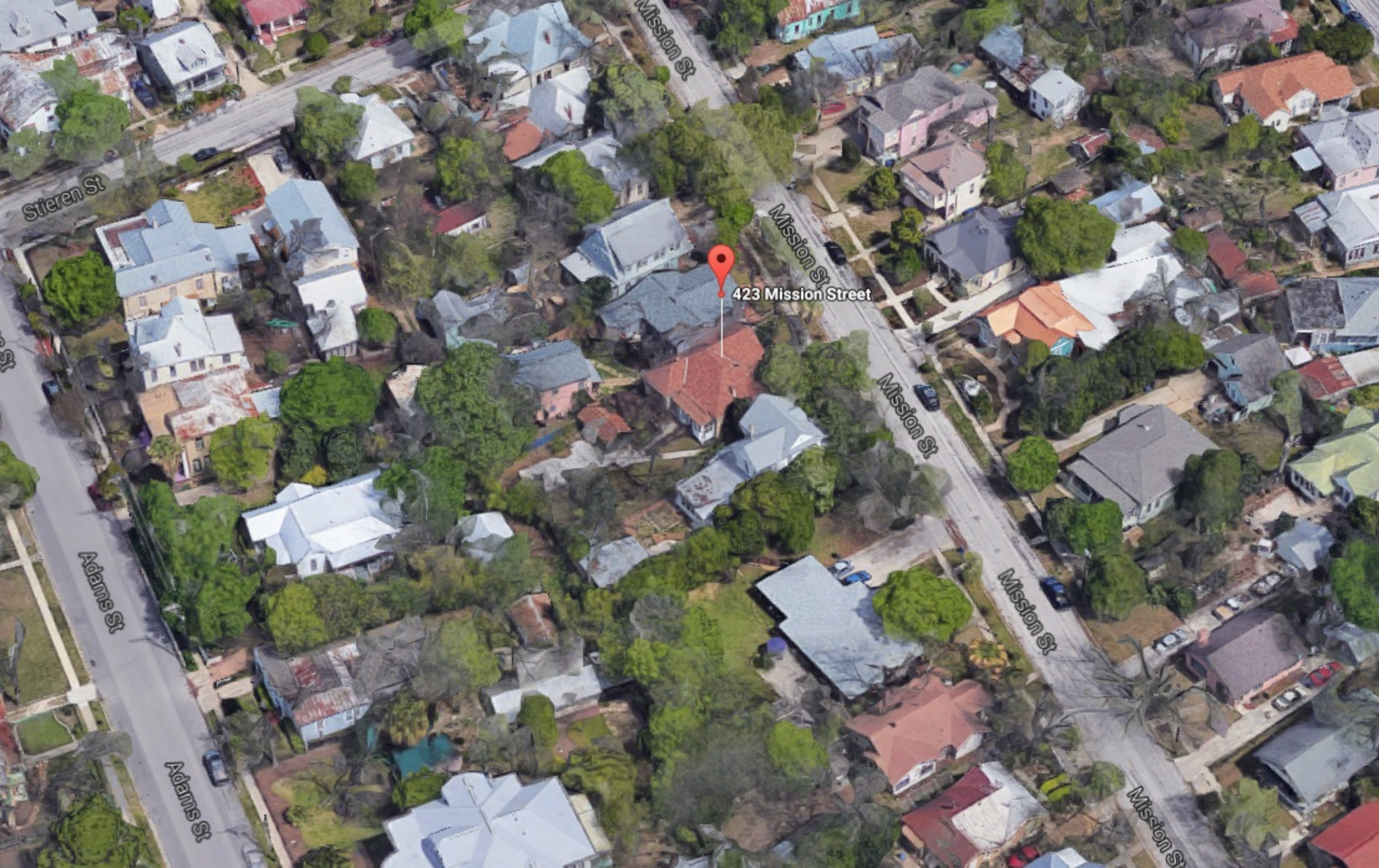
423 Mission Street

Mission St

Mission St

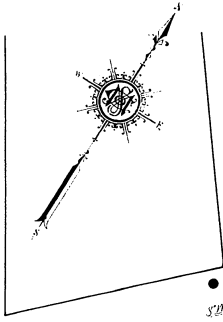
Mission St

Mission St



423 Mission Street

359



358

357

STIEREN

362

WICKES

947

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ADAMS

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423

MISSION

2879

BARBE

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2968

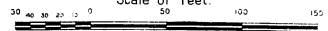
360

CLAUDIA ST

HENRIETTA

363

Scale of Feet.



PROJECT NARRATIVE

423 Mission St.
San Antonio, TX 78210

The proposed work at 423 Mission St. will include a 563 sq. ft. addition to the rear of the existing house as well as a new carport structure at the rear of the lot. Neither of these two elements will be visible from Mission St. The work will also include relocating an existing storage shed to a spot farther to the rear of the lot. Other improvements will include a new swimming pool, a new gravel drive at the front of the lot with concrete apron, new metal roofing over the original portion of the house, removal and reconstruction of the rear porch room and replacement of the wood decking at the front porch and steps.

New metal roofing will be 24 gauge standing seam, paint grip, natural gray metal. New back porch and carport storage room cladding will be 1x6 shiplap wood siding, color to be determined. Cladding material at addition will be 24 gauge flat seam, paint grip, natural gray metal siding.

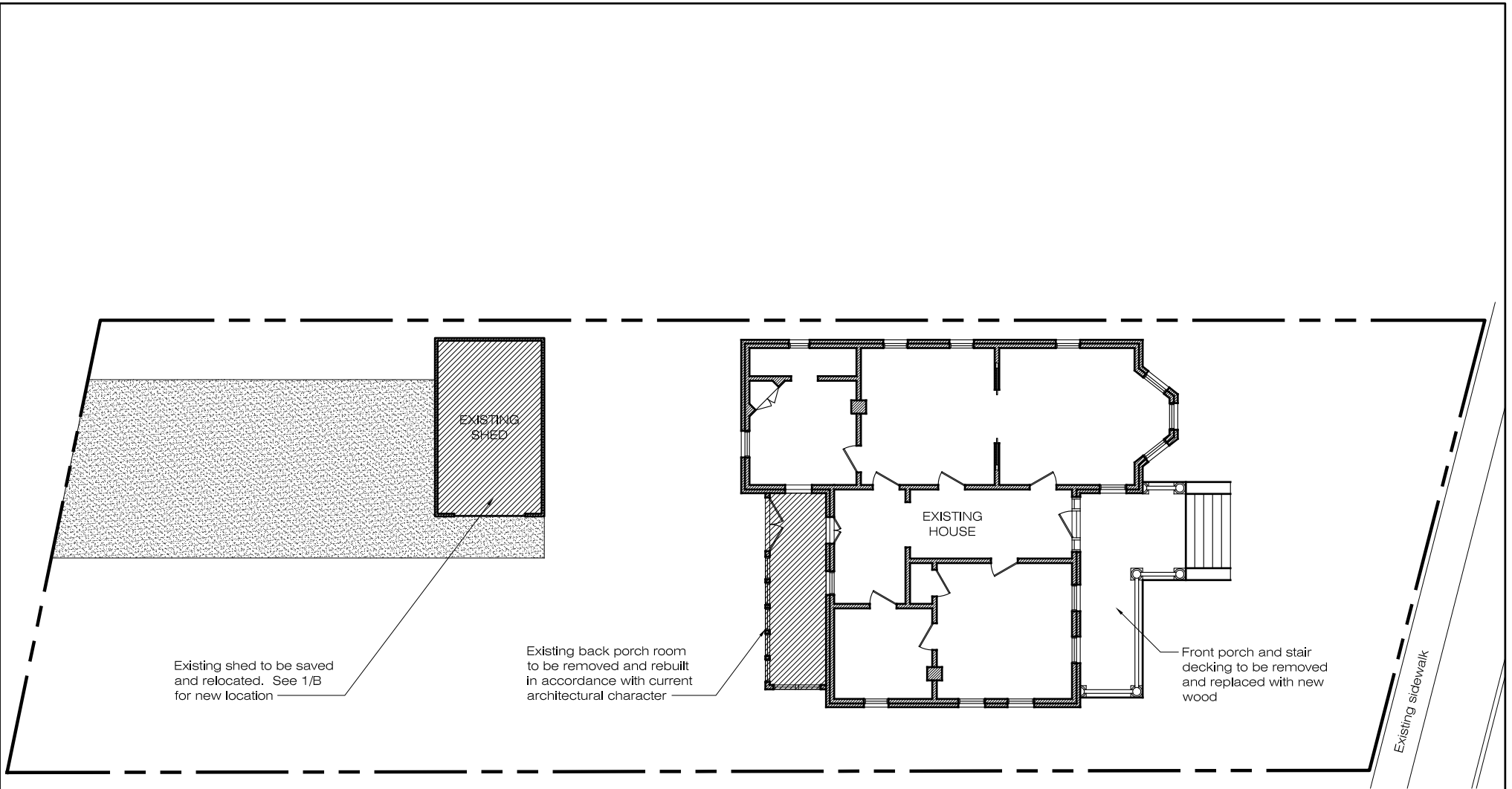












1 DEMOLITION PLAN

Scale: 1/16"=1'-0"

Project:

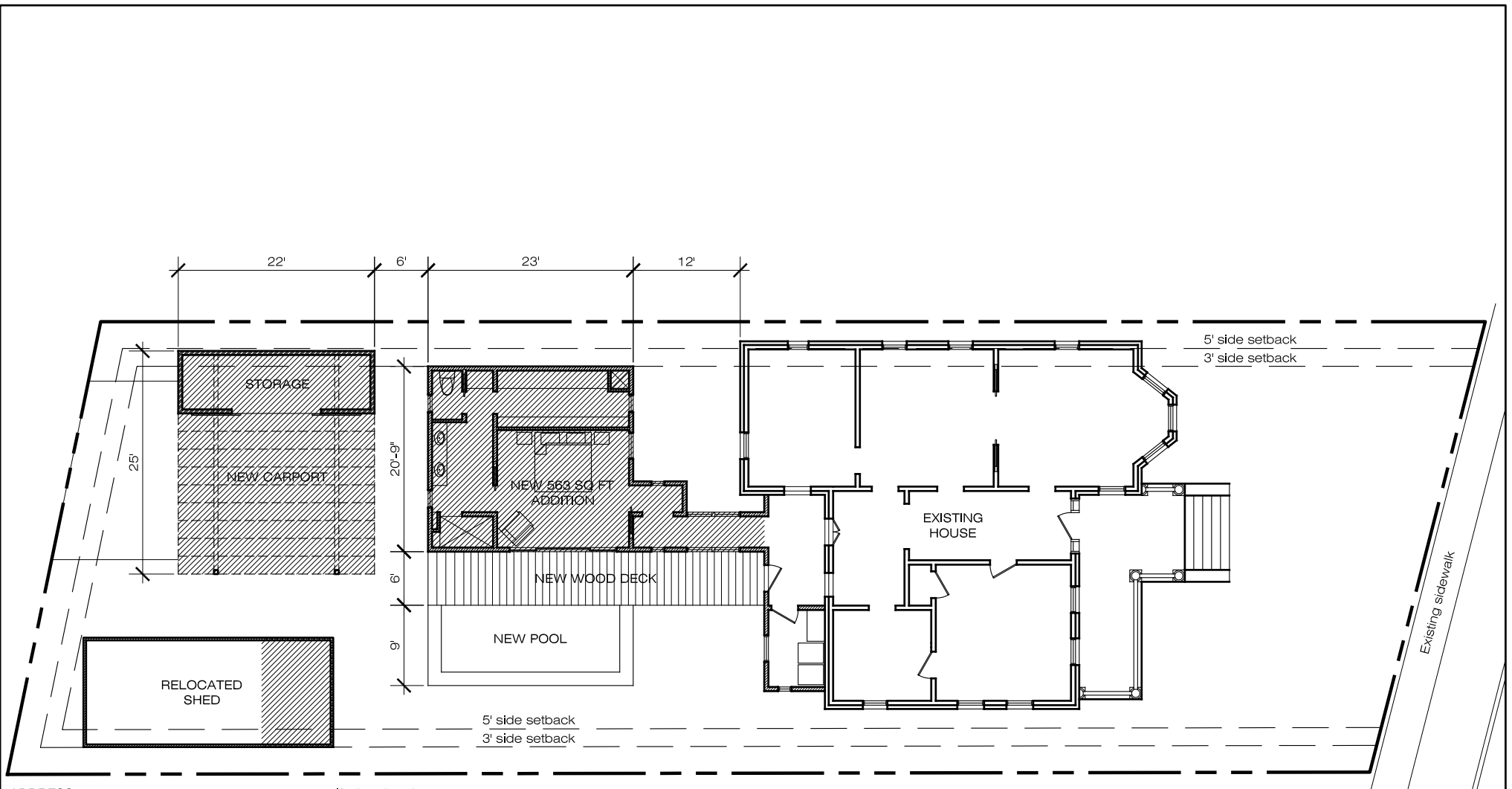
Mission Street Residence

423 Mission St.
San Antonio, TX 78210

Sheet:

A

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ADDRESS:
423 Mission St.
San Antonio, TX 78210

LEGAL DESCRIPTION:
NCB: 946, Block: 2, Lot 24

NEW ADDITION AREA:
563 sq. ft.

I certify that the above plan
shows all improvements on this
property.

SIGNATURE OF APPLICANT:

DATE:

 Indicates addition area



1 FLOOR PLAN
Scale: 1/16" = 1'-0"

Project:

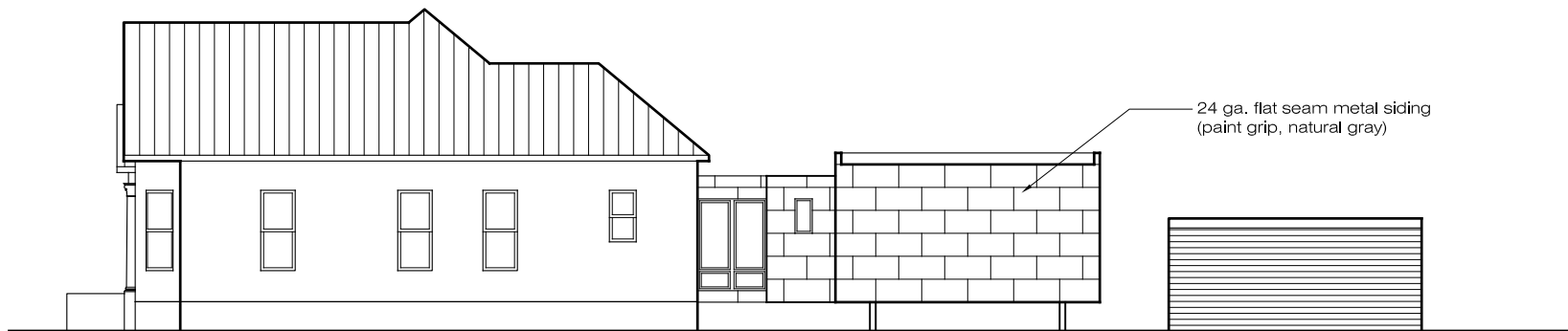
Mission Street Residence

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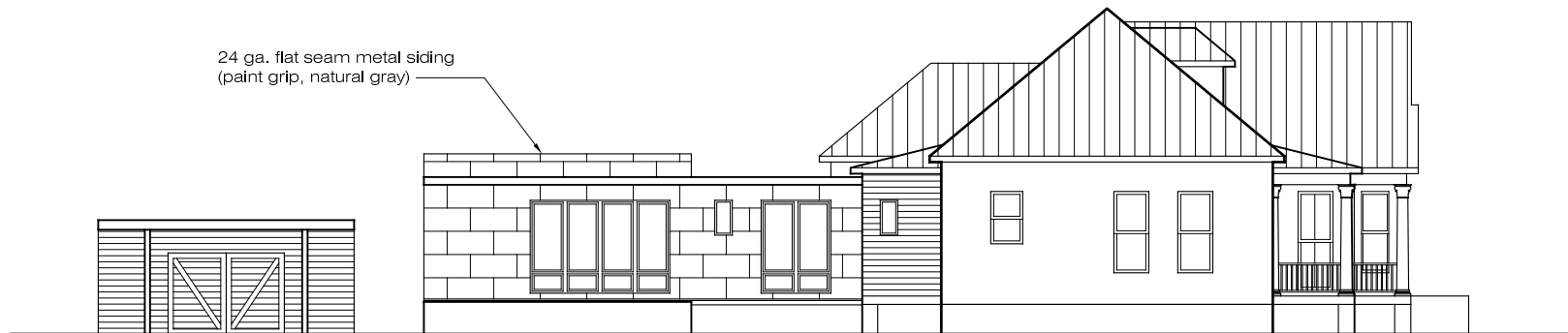
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B



2 NORTH ELEVATION
Scale: 1/16"=1'-0"



1 SOUTH ELEVATION
Scale: 1/16"=1'-0"

Project:

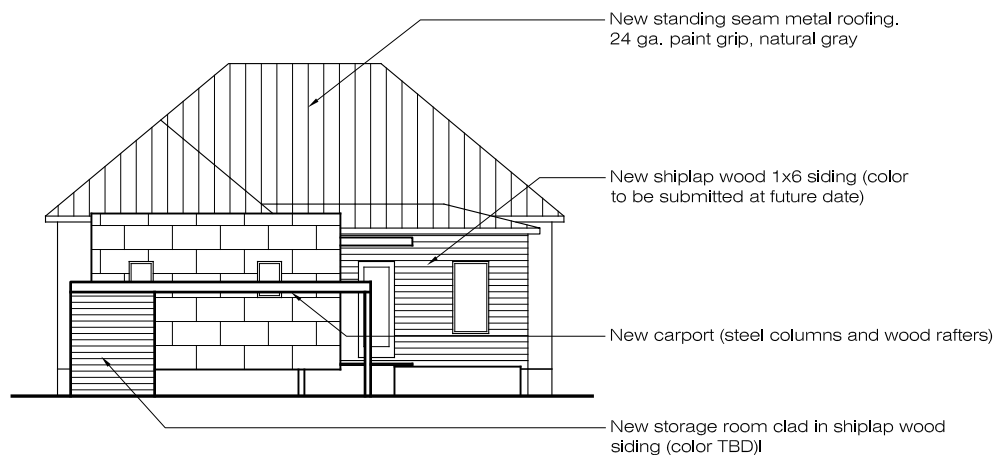
Mission Street Residence

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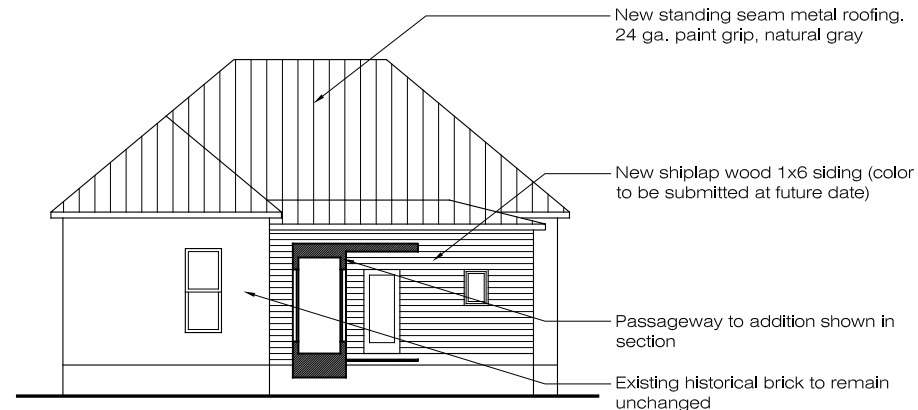
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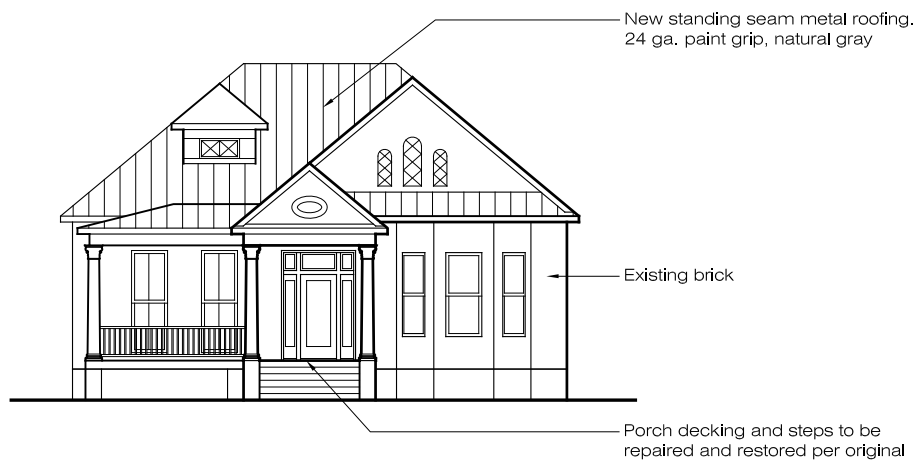
D



2 WEST ELEVATION
Scale: 1/16"=1'-0"



3 WEST ELEVATION W/O ADDITION
Scale: 1/16"=1'-0"



1 EAST ELEVATION
Scale: 1/16"=1'-0"

Project:

Mission Street Residence

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