

## HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

**HDRC CASE NO:** 2018-511  
**ADDRESS:** 636 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2913 BLK 2 LOT 10 S 5 FT OF 9  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jeffrey Szarek  
**OWNER:** Jeffrey Szarek  
**TYPE OF WORK:** Fenestration modifications to a rear addition; window and door removal  
**APPLICATION RECEIVED:** September 28, 2018  
**60-DAY REVIEW:** November 27, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform exterior modifications to a rear addition at 636 Mission including the removal of five (5) windows on the rear (east) façade, one (1) window on the south façade and the removal of one door on the south façade. Within the proposed fenestration modifications, existing windows will be relocated from their original locations.

### APPLICABLE CITATIONS:

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

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

#### 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:**

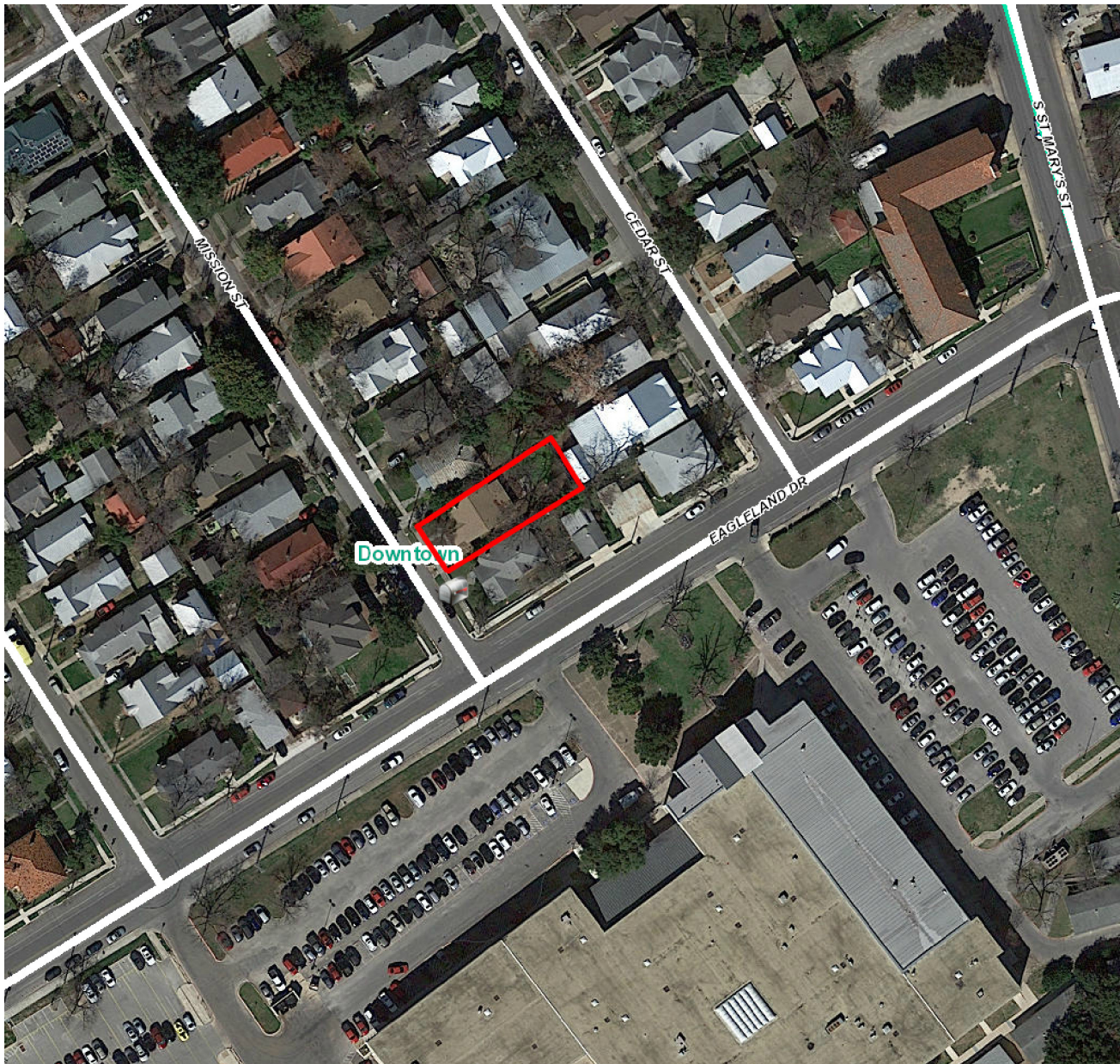
- a. The historic structure at 636 Mission Street was constructed circa 1930 in the Craftsman style and is contributing to the King William Historic District. The structure features a front facing, gabled porch roof and side gabled roofs. The structure features a rear, screened porch addition that is found on the 1951 Sanborn Map.
- b. **EXTERIOR MODIFICATIONS** – The applicant has proposed exterior and fenestration modifications that include the removal of five (5) windows on the rear (east) façade, one (1) window on the south façade and the removal of one door on the south façade. Within the proposed fenestration modifications, existing windows will be relocated from their original locations. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., 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 the proposed removal of windows inappropriate as it would remove character defining features of the existing, enclosed porch.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a and b.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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363

TEX 40

S B E U O I U M E

S. PRESA

Liberty St  
W CAROLINA ST

PRESA

360

2992

2992

CEMBLER

W CAROLINA

COMMERCIAL AV

364

S. ST. MARYS

(GARDEN)

WESTMINSTER PRESBYTERIAN CHURCH

EDUCATIONAL BLDG

2912

Scale of Feet

CEEDAR

TEMPLE

(HENRIETTA)

MARNE AV. (DITTMAR)

359

2912

636

MISSION

440

3017

3573

Not Paved

Not Paved





Salce St

636 Mission St

Inland Dr







*Jeffrey S. Szarek  
636 Mission Street  
San Antonio, Texas 78210*

September 27, 2018

City of San Antonio  
Development and Business Services Center  
1901 S. Alamo St.  
San Antonio, TX 78204

Re: HDRC Application for 636 Mission Street  
Attn: Historical and Design Review Board

Dear Sir or Madam:

This application is being submitted for the removal of 5 existing windows along the (East) rear of the house, removal of 1 existing window along the (South) side of the house, removal of 1 door located on the (South) side of the house, relocation of 1 door located on the rear of house, and relocation of 1 existing window on rear of the house. This is to accommodate a master bathroom and laundry room within the existing footprint of the structure. The removal and relocation of windows and doors as specified above and detailed in the attached site and elevation plan, will facilitate the interior remodeling of the existing sitting room and utility room into a more functional master bathroom and laundry room without altering the footprint of the house.

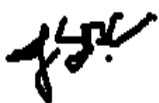
The existing windows along the rear of the house will be removed and 1 existing window will be relocated (using existing glass and frame materials) as detailed in the attached site and elevation plan. The 1 existing door along the rear of the house will be moved 3 feet to the North along the rear of the house (using existing door and frame materials) to facilitate a small closet in the laundry room while still maintaining existing access to the rear yard. The existing rear door landing will be relocated along with the existing door.

The 1 existing door on the side of the house will be removed to facilitate a walk-in closet in the master bathroom. The existing concrete side door landing is to be removed and skirting refinished to match existing stucco skirting in materials and color. There is to be an addition of 1 horizontal 24"L x 12"H single pane glass window along the rear of the house near the South end which will be flush mounted along the exterior wall to provide additional natural illumination into the master bathroom.

Exterior walls where doors and windows have been removed shall have studs scabbed in to match existing walls using standard timber frame materials and proper insulation. Exterior siding shall be refinished with 12" x 24" cement shingles to match existing siding in materials and color. No alterations to the roof or foundation will be made. All work shall be performed to meet or exceed all current local building codes.

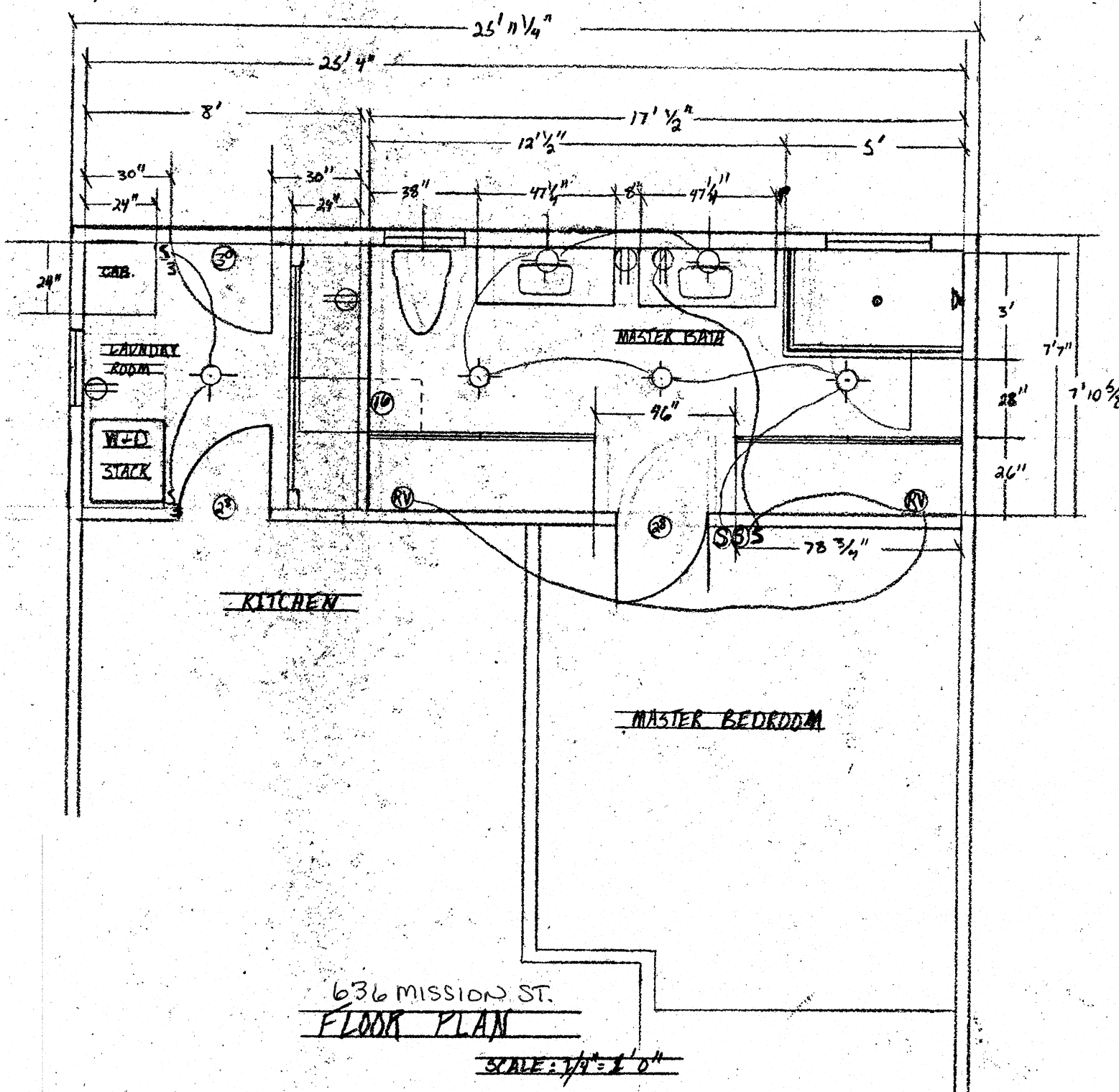
All electrical and plumbing work performed by Texas licensed contractors shall be done with all proper permits obtained in advance of respective work.

Respectfully,



Jeffrey S. Szarek  
Email: nbtxcrow@hotmail.com  
Cell# (210) 677-9171

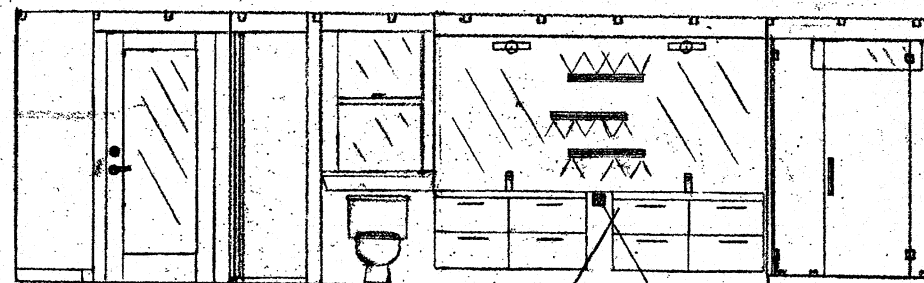
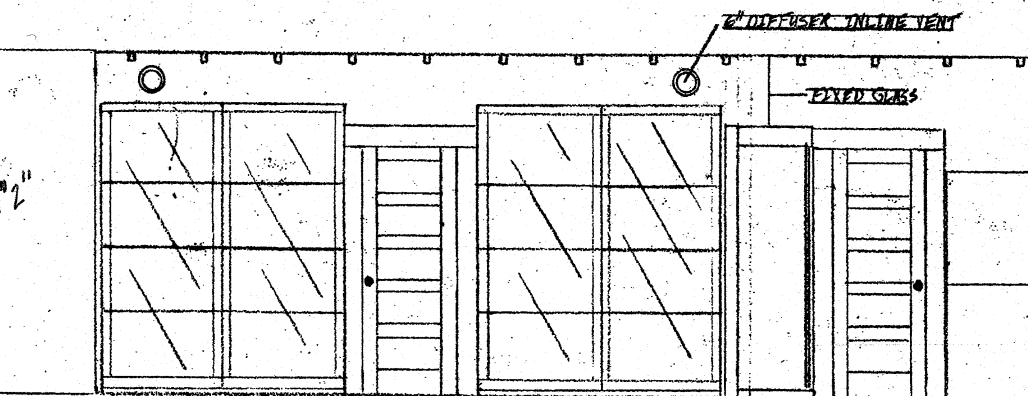
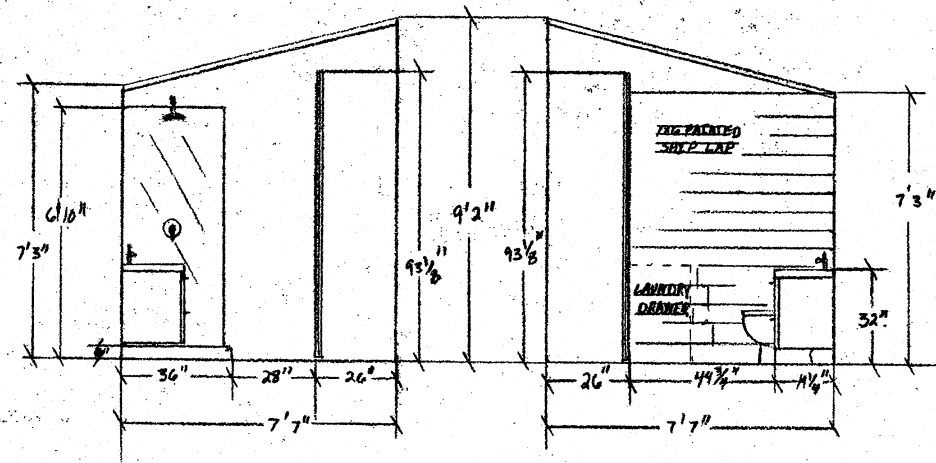
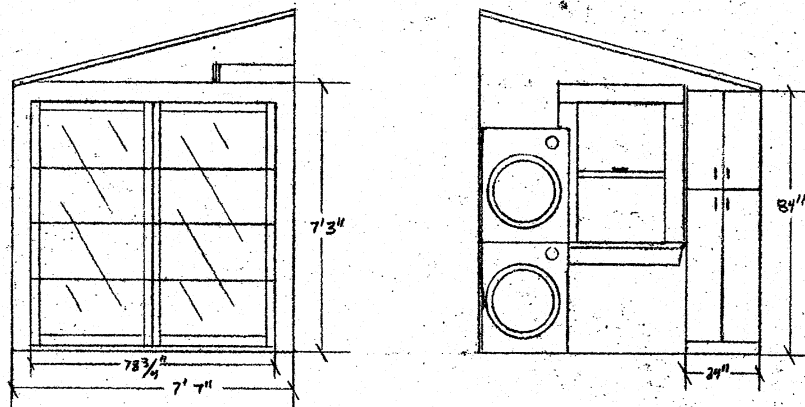




636 MISSION ST.  
FLOOR PLAN

SCALE: 1/4" = 1' 0"

R. HILTON ROGERS  
7/10/2015



636 MISSION ST.  
LAUNDRY + MASTER BATHROOM ELEVATIONS

SCALE: 3/4" = 1' 0"













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