

# HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-601  
**ADDRESS:** 639 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2914 BLK 3 LOT 21 22, S 10 FT OF 20  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** House  
**APPLICANT:** Fernando Morales/Candid Rogers Studio  
**OWNER:** Mike Villareal, Jeanne Russell  
**TYPE OF WORK:** Exterior modifications to rear accessory structure  
**APPLICATION RECEIVED:** November 20, 2018  
**60-DAY REVIEW:** January 19, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to modify the façade and fenestration of an existing rear accessory structure.

## 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 stripping 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.

### 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.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## FINDINGS:

- a. The primary structure located at 639 Mission St is a 1-story single family structure constructed in approximately 1915 in the Queen Anne style with Classical Revival influences. The property features a brick façade, a double

hipped roof with a front-facing gable and gabled dormer, and an asymmetrical wraparound front porch with Corinthian columns. The structure is contributing to the King William Historic District. The property also features two rear accessory structures, one of which is original to the property. The structure has a square footprint, a standing seam metal roof, exposed rafter tails, and non-original metal siding with a faux brick pattern. The structure is located at the southwestern edge of the property and is contributing to the King William Historic District. The applicant is requesting approval to modify the exterior of this rear accessory structure.

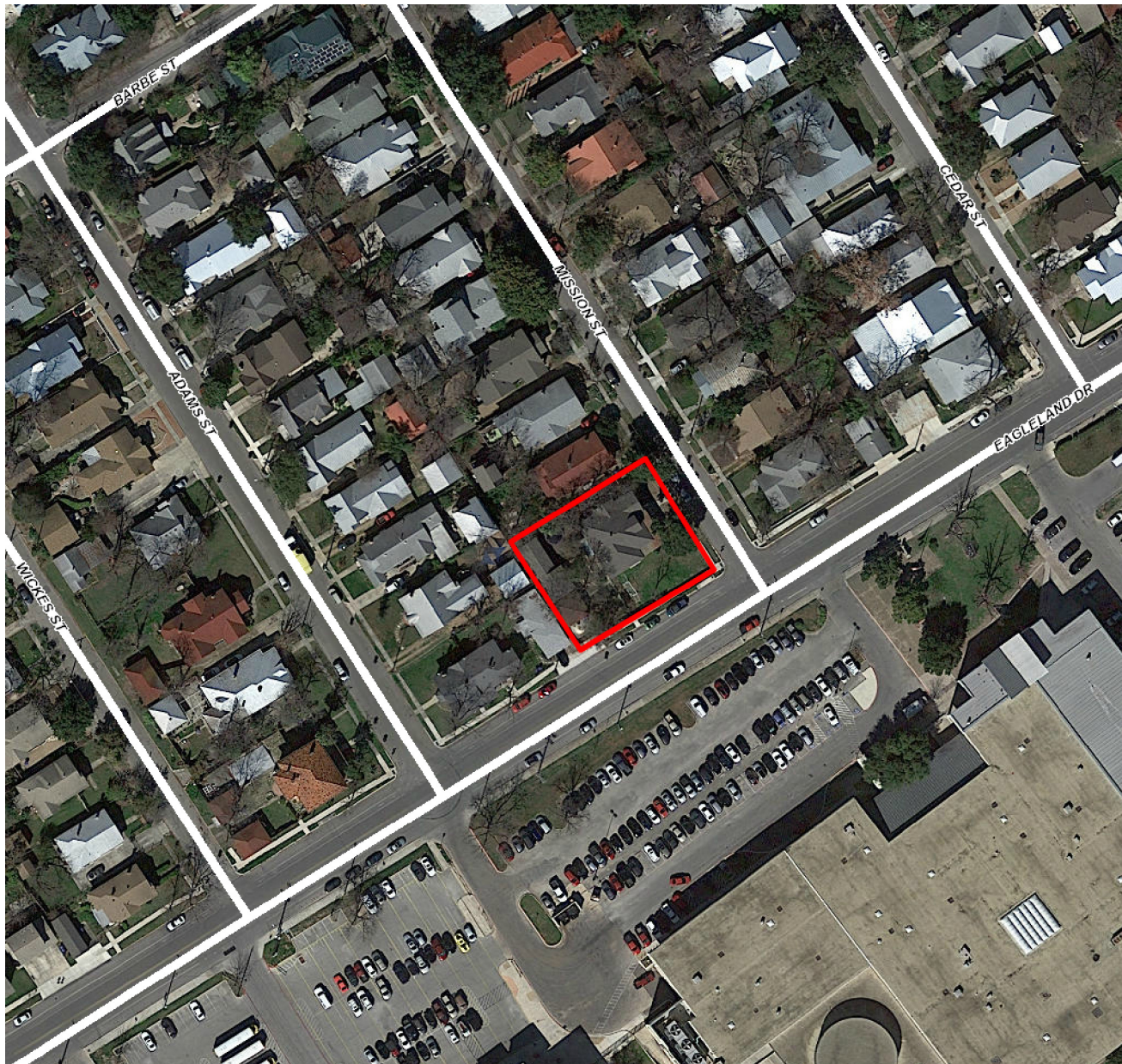
- b. **ELEVATION MODIFICATIONS** – The applicant has proposed to modify three of the four existing elevations of the rear accessory structure. The west elevation will remain intact. The existing north and south walls will be replaced with new 4x4” stained timber posts clad with 1x6 stained cedar slats to create a semi-open, screen-like appearance. The east elevation will be replaced with three 4x4” stained timber posts. According to the Historic Design Guidelines, existing outbuildings and their distinctive features should be repaired in-kind. When new materials are needed, they should match existing or original materials in color, durability, and texture. The existing siding is non-original to the structure. Historically, the structure functioned as an automobile garage and likely featured woodlap siding based on the historic development pattern of the district. The proposed use of cedar posts and slats is a modern reinterpretation of woodlap siding. Staff finds the elevation modifications appropriate based on these structure and site-specific conditions.

## **RECOMMENDATION:**

Staff recommends approval based on findings a and b.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

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# SANBORN MAP 1911 - 1951

SAN ANTONIO TEX. VOL. 4

## 440

ADD. SHEET  
FEB. 1919

TEX 440



GEO. W. BRACKENRIDGE HIGH SCHOOL  
WEST WING  
364



VIEW FROM SOUTHEAST CORNER OF GARAGE

Project:

## Garage Renovation

639 Mission St.  
San Antonio, TX 78210

Sheet:

Candid Rogers Architect, LLC  
215-1 Groveton Street  
San Antonio, TX 78210  
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6



VIEW EAST ELEVATION

Project:

## Garage Renovation

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7



VIEW OF SOUTH ELEVATION

Project:

# Garage Renovation

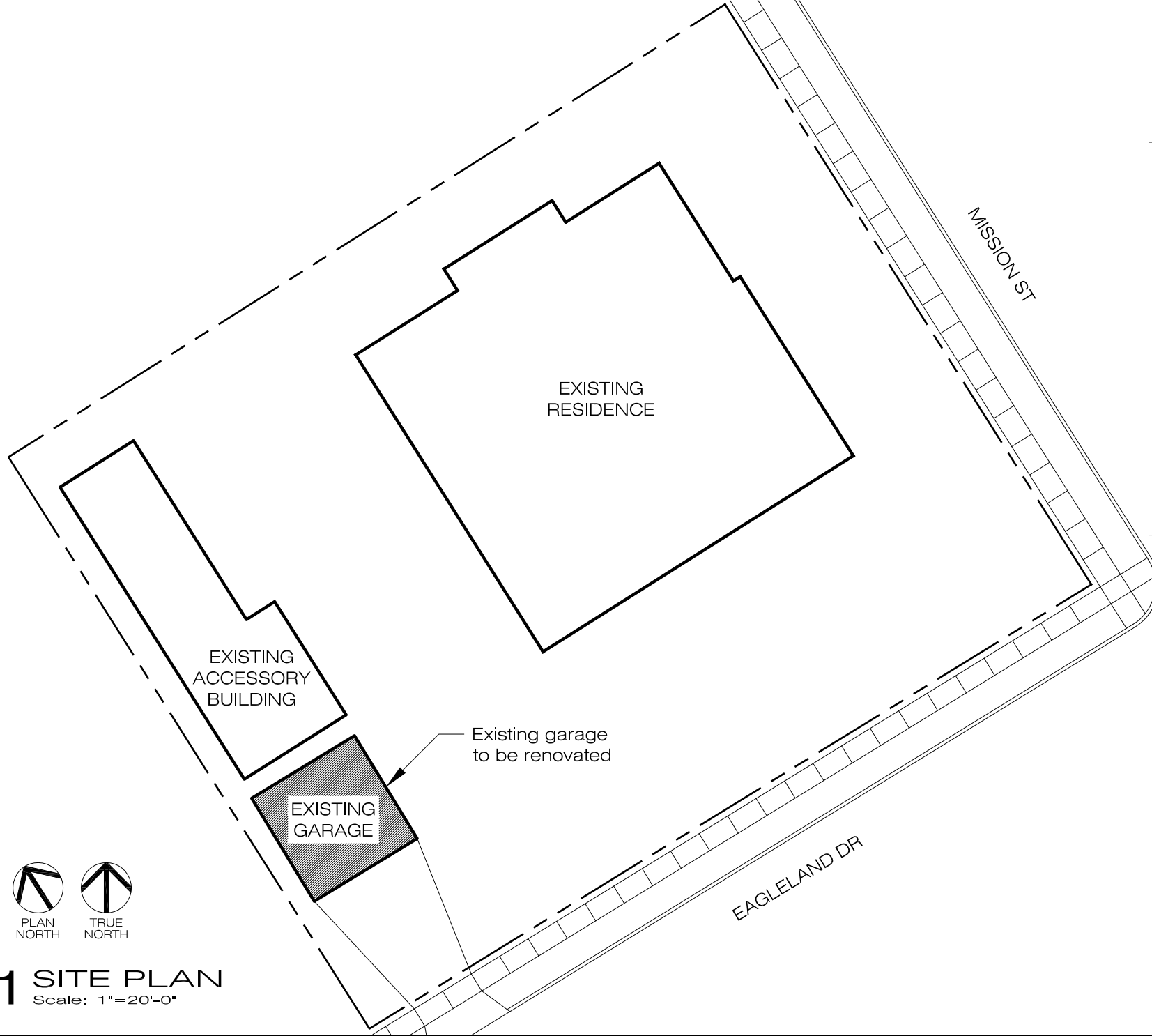
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# 1 SITE PLAN

Scale: 1"=20'-0"



Project:

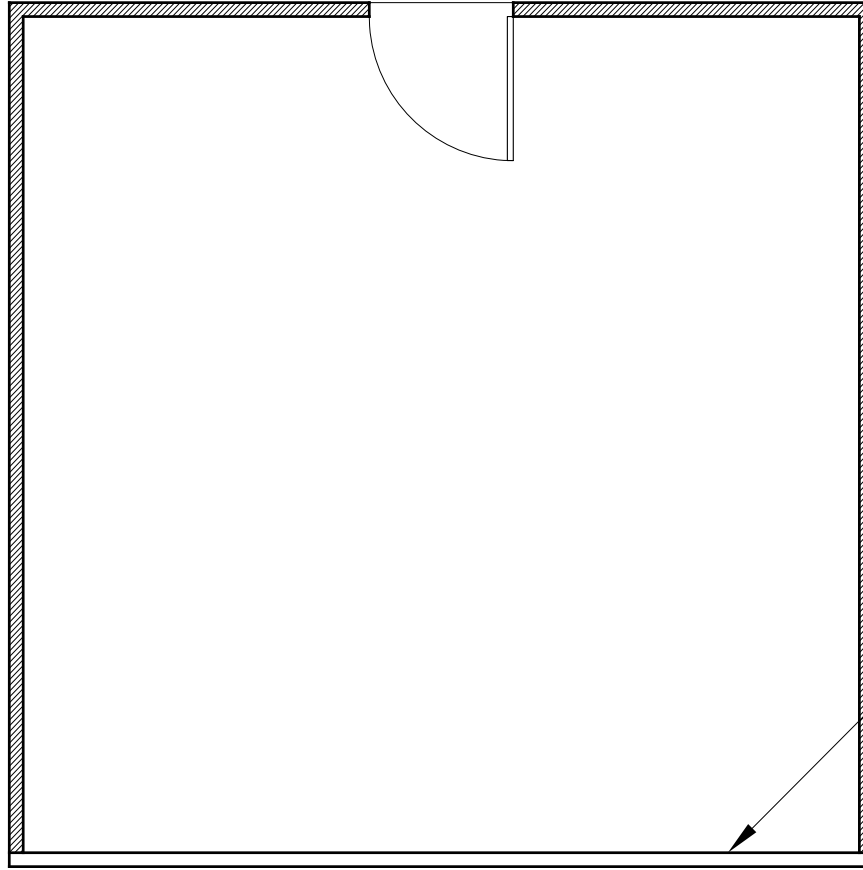
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1



NOTES:

- Foundation to remain intact
- Roofing and roof structure to remain intact
- Portions of building to remain will be reinforced and protected during construction process

Shaded walls to be demolished

West wall and exterior metal siding to remain intact

# 1 DEMOLITION FLOOR PLAN

Scale: 1/4"=1'-0"

Project:

## Garage Renovation

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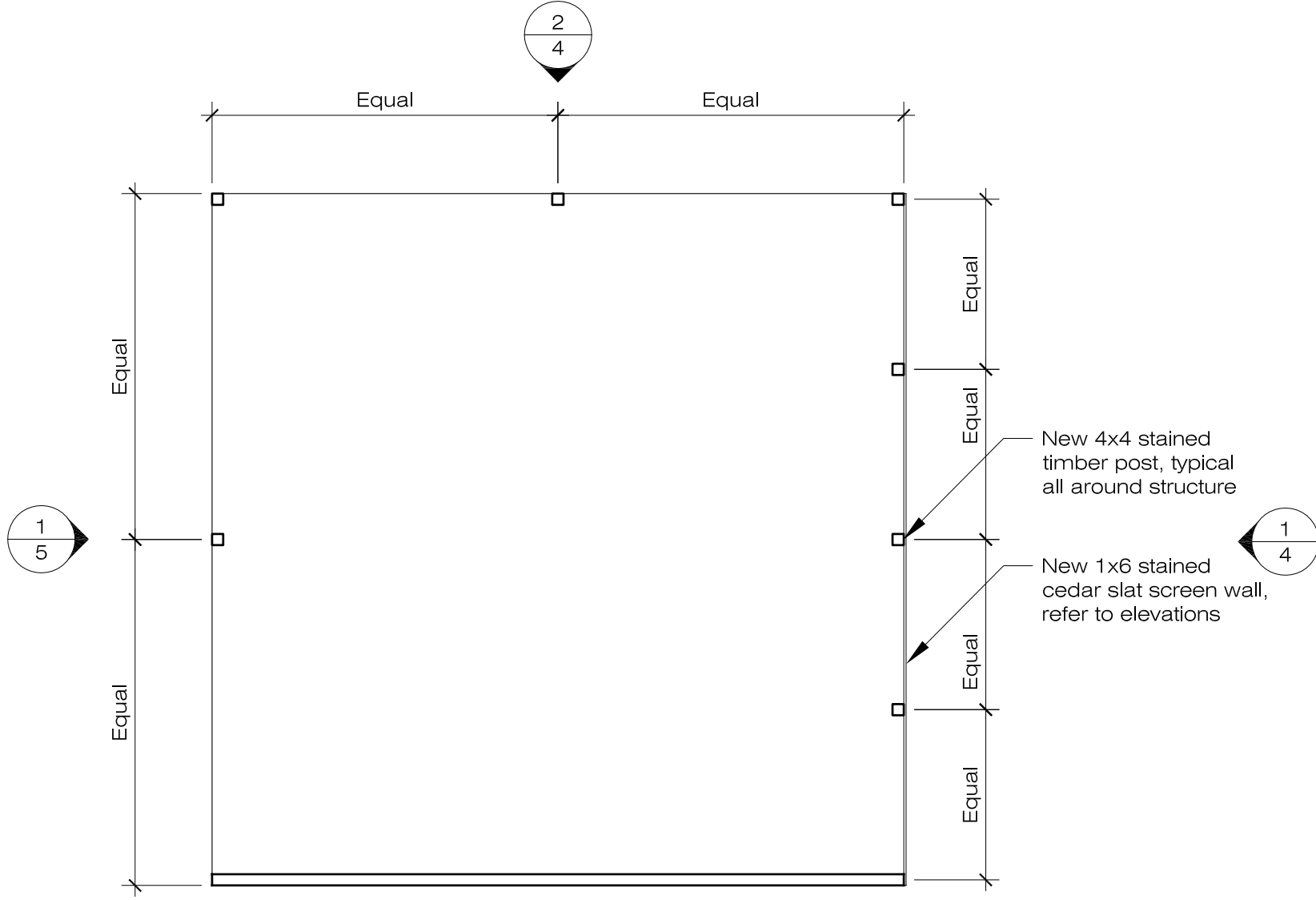
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# 2

# 1 NEW FLOOR PLAN

Scale: 1/4"=1'-0"



Project:

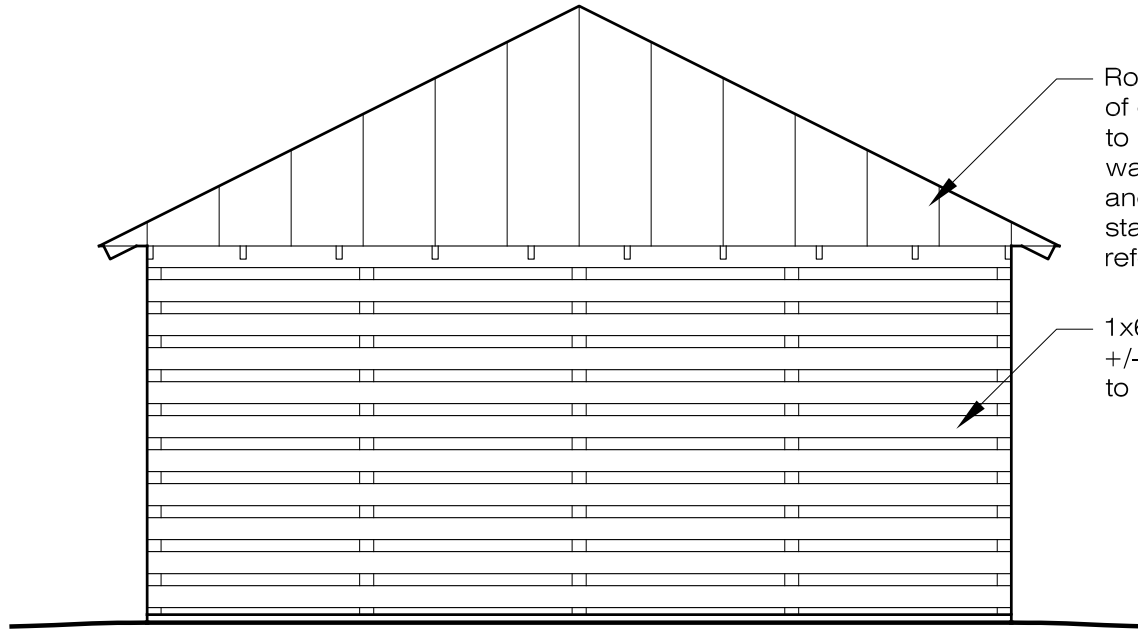
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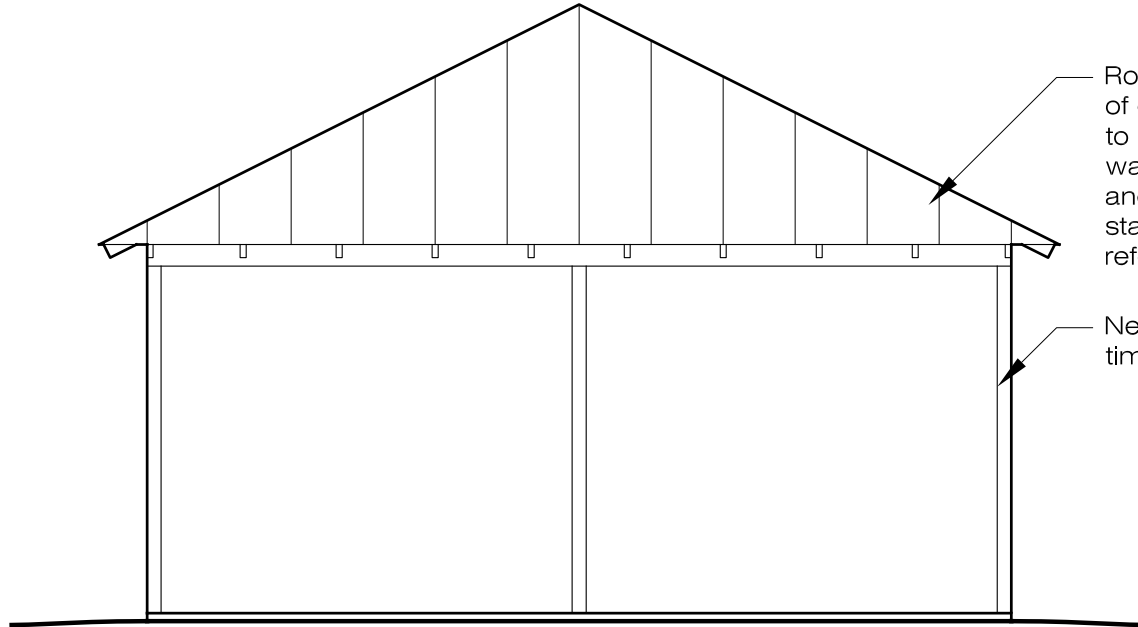
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**1 NEW SOUTH ELEVATION**  
Scale: 1/4"=1'-0"

Roof and west wall of existing garage to remain intact. Other walls to be demolished and replaced with 4x4 stained timber posts, refer to plans

1x6 stained cedar slats +/- 8" on center mounted to new posts



**2 NEW EAST ELEVATION**  
Scale: 1/4"=1'-0"

Roof and west wall of existing garage to remain intact. Other walls to be demolished and replaced with 4x4 stained timber posts, refer to plans

New 4x4 stained timber post, typical

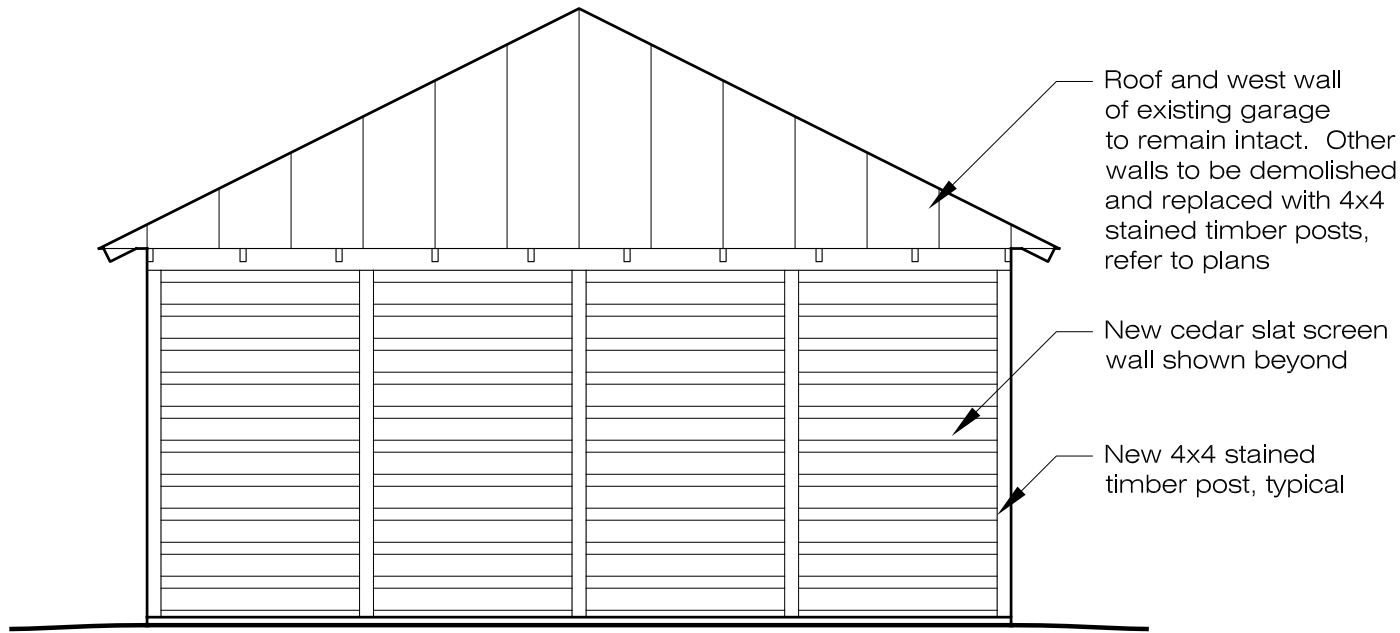
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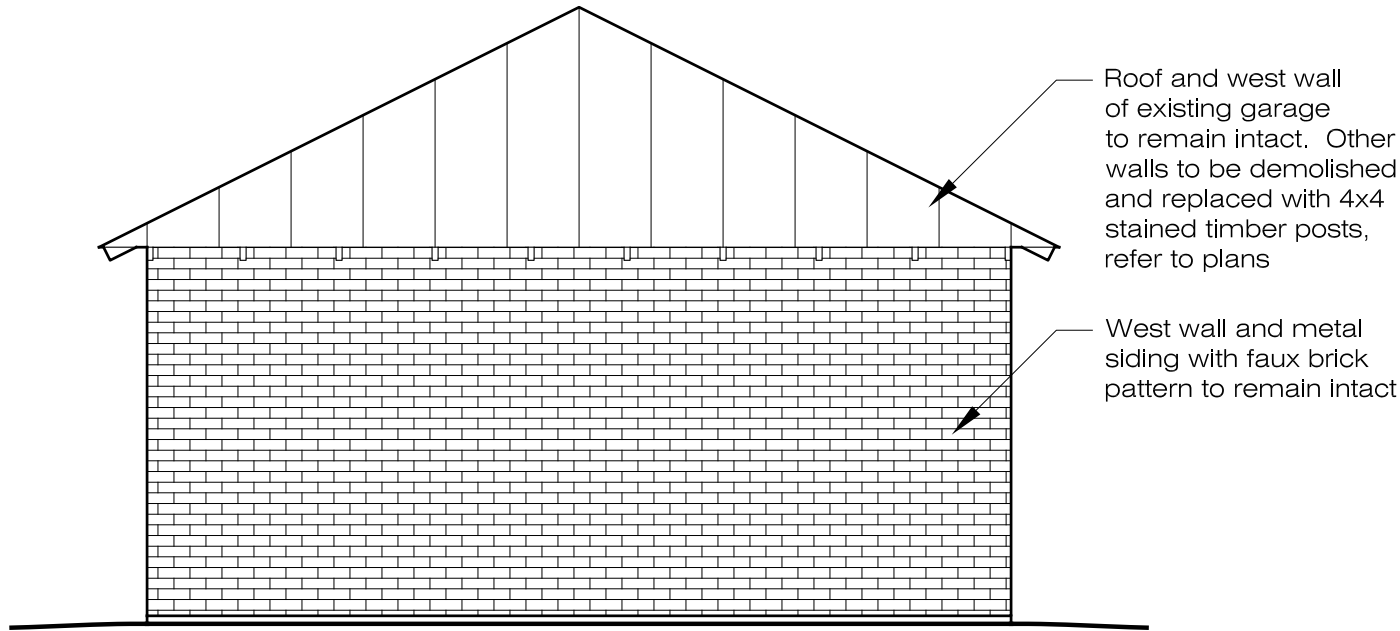
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Project:

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**1 NEW NORTH ELEVATION**  
Scale: 1/4"=1'-0"



**2 NEW WEST ELEVATION**  
Scale: 1/4"=1'-0"

Sheet:

5

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