

## HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

**HDRC CASE NO:** 2019-225  
**ADDRESS:** 314 MISSION ST  
**LEGAL DESCRIPTION:** NCB 944 BLK 1 LOT 31  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Isabelle Robledo  
**OWNER:** Jose Robledo  
**TYPE OF WORK:** Front porch, door replacement, exterior modifications to addition  
**APPLICATION RECEIVED:** April 16, 2019  
**60-DAY REVIEW:** June 15, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

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

- 1) Modify the front porch to feature wood decking, steps, and columns
- 2) Modify the foundation skirting including a tapered profiles with Hardi lap siding with 6 inch exposure and faux wood grain texture.
- 3) Rear window removal.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
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.

#### 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.

#### 8. Architectural Features: Foundations

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

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

#### **FINDINGS:**

- a. The structure at 314 Mission St was constructed circa 1910 in the Craftsman style and first appears on the 1911 Sanborn map as a single-family dwelling and on the 1951 Sanborn map as a duplex. The structure features a primary front facing gable flanked by two smaller gables toward the rear and then split into two abutting hipped roofs before a rear addition. By 1951, the structure had featured a symmetrical duplex façade with two centered grid-light doors flanked by two wood sash windows on each side. Toward the rear behind the south side-elevation turned-gable, the structure features a side entrance with wood steps. The existing rear addition features an L-plan with Hardie board siding.
- b. **WORK WITHOUT APPROVAL:** On a site visit conducted on April 12, 2019, staff found that the front porch had been modified including replacement of the doors, decking and steps, columns, and new railing, as well as the installation of tapered skirting with Hardie board with faux wood grain texture and rear window removal. A previous applicant had received administrative approval for foundation repair with no changes to skirting in November 2018. The current applicant/owners have not been cooperative to providing additional photos or drawings to staff to prepare for the commission hearing.
- c. **FRONT PORCH** – Prior to work without approval, the front porch featured wrought iron columns, a plywood cover and wood steps over a concrete slab – which staff finds is not original to the structure. However, per the Guideline 7.B.v. porches, balconies, and porte-cocheres should be reconstructed 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. Staff finds that the proposed wood porch reconstruction is generally appropriate as a simplified interpretation of a historic porch of this style and scale. However, staff finds that the deck should feature tongue-and-groove decking with 1 inch in height and 3 feet in width and that the skirting should match the siding of original portions of the house ; an updated drawing should be submitted to staff.
- d. **SKIRTING** – Prior to work without approval, the foundation featured exposed concrete slab with some portions covered with continuous aluminum panels. The applicant has proposed to install tapered skirting with Hardie siding with faux wood grain texture. The Guidelines 8.B. notes: ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair; when in-kind replacement is not possible, use features matching in size, material, and design; replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds the proposed installation is inconsistent with the Guidelines. Appropriate solutions include: removal the tapered skirting to expose the simply concrete slab, install smooth Hardie skirting without a taper or faux wood grain, or continuing the wood siding down to grade.
- e. **WINDOW REMOVAL** – The applicant has proposed to remove a window opening in the rear. Per the Guidelines 6.A.i., window openings should not be filled in or removed. Staff finds the proposal is inconsistent with the Guidelines.

#### **RECOMMENDATION:**

Staff recommends approval of porch reconstruction with the stipulation that the deck features wood tongue-and-groove decking with a profile typical of historic porches and to submit a measured drawing prior to installation.

Staff does not recommend skirting modifications or window removal based on finding d and e. Staff recommends removal the tapered skirting to expose the simply concrete slab, install smooth Hardie skirting without a taper or faux wood grain, or continuing the wood siding down to grade. All remaining unapproved items should be reversed.

#### **CASE COMMENT:**

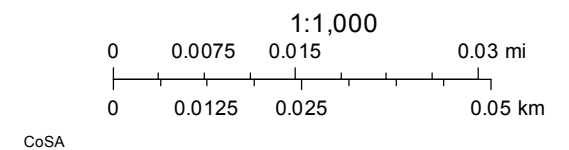
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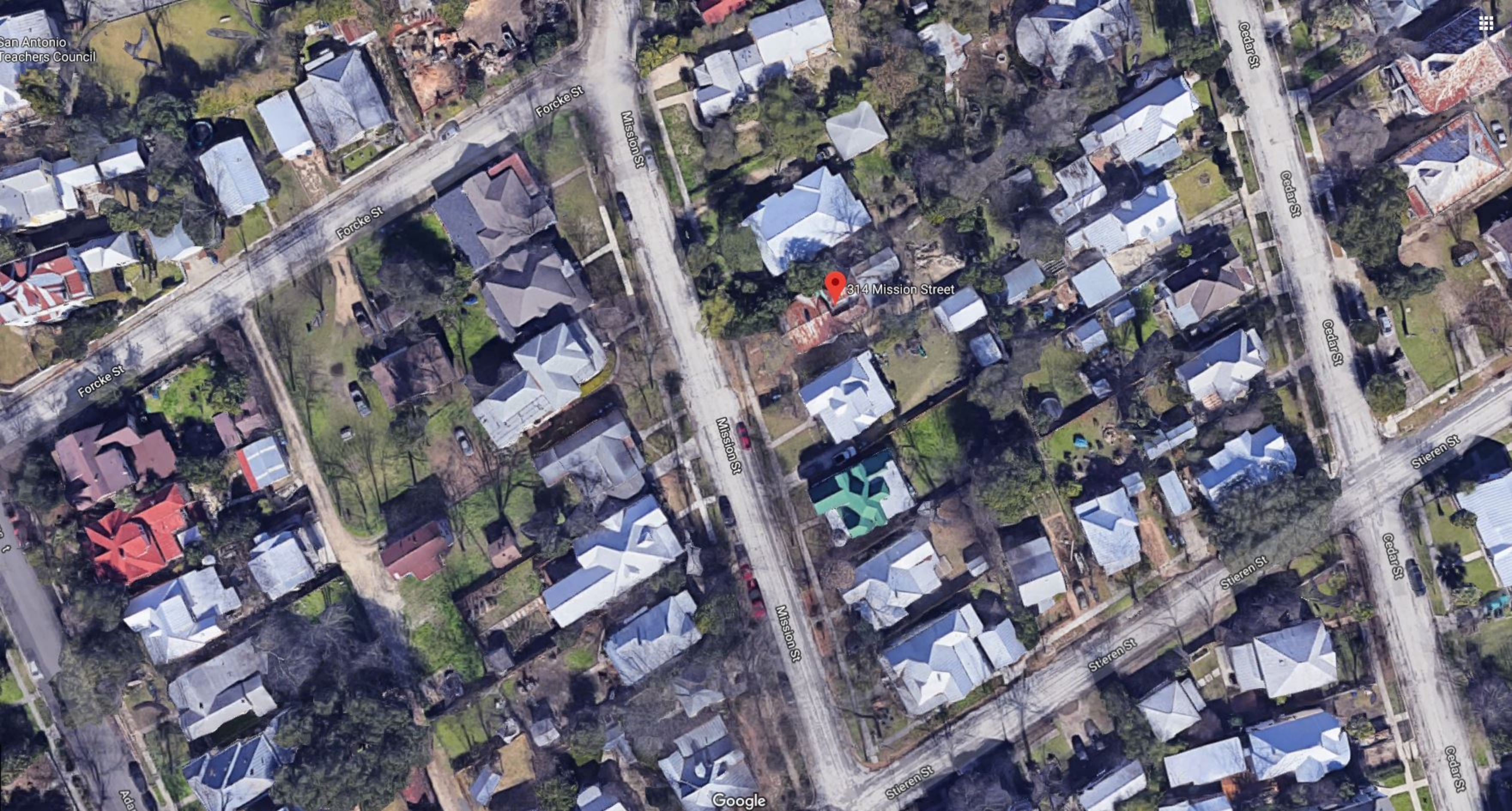
# 314 Mission St



April 23, 2019











314 Mission Street







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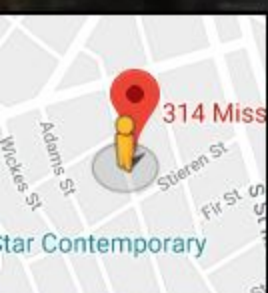




**314 Mission St**  
San Antonio, Texas

 Google

 Street View - May 2014



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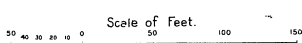
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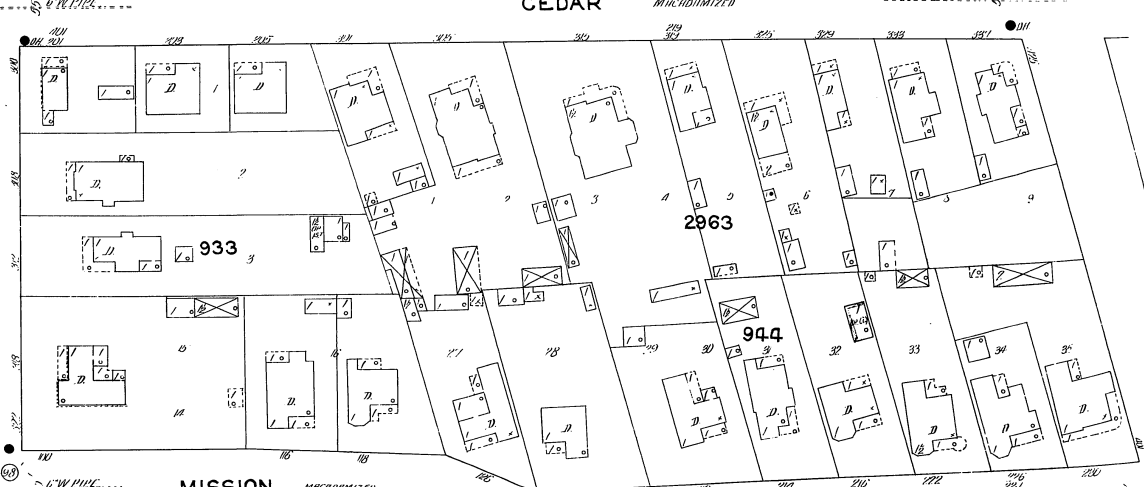
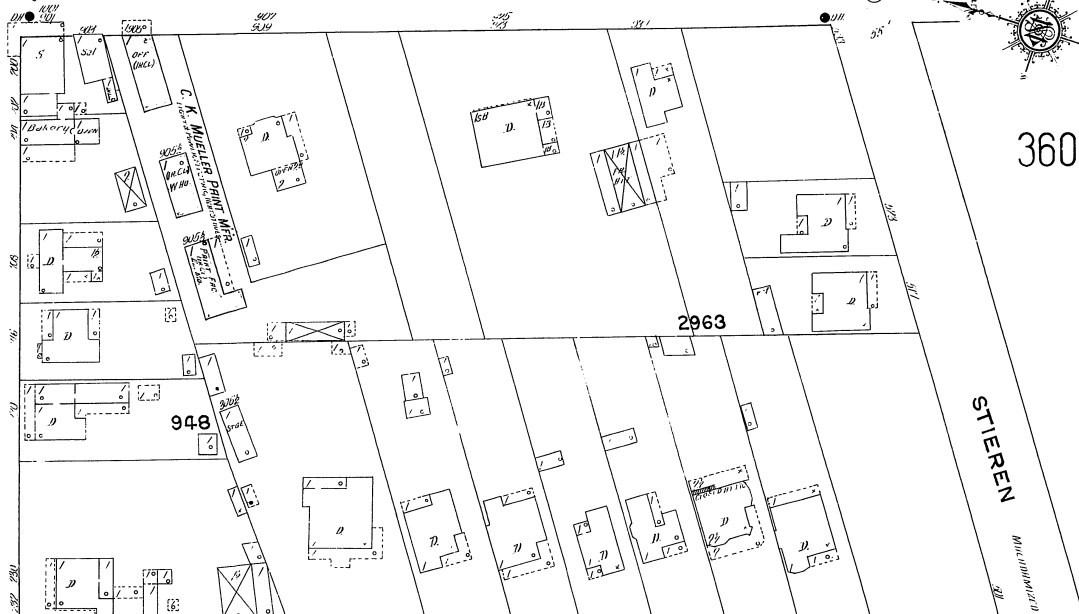
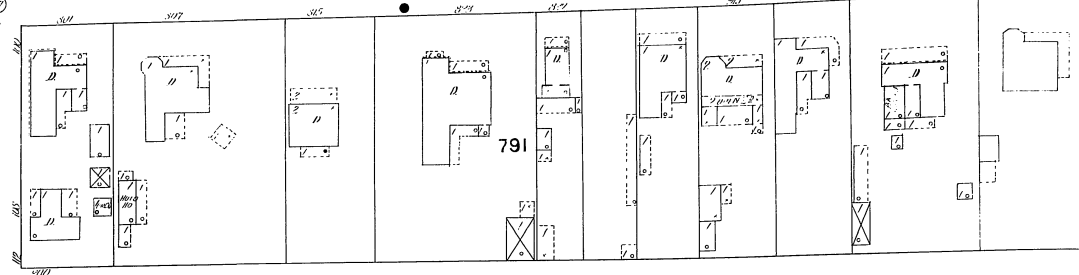
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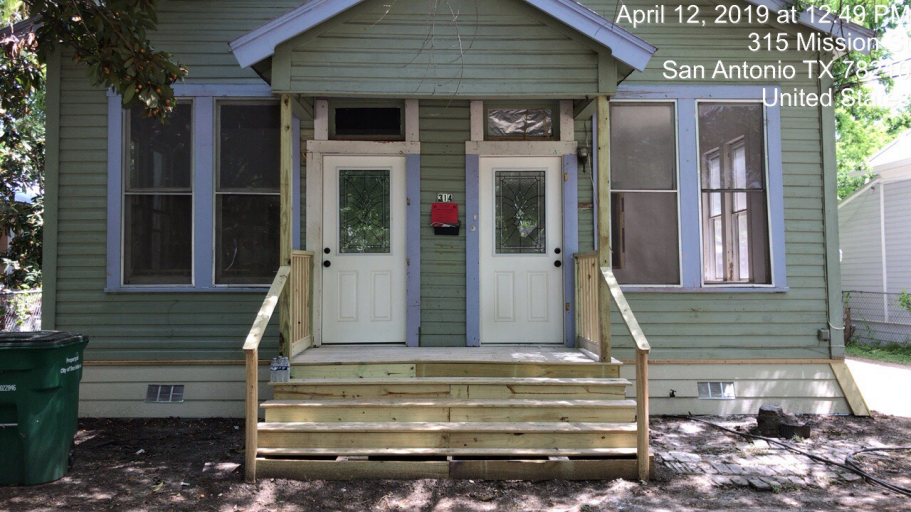




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FOUNDATION REPAIR  
APPLICANT 11-5-2018



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San Antonio TX 78210

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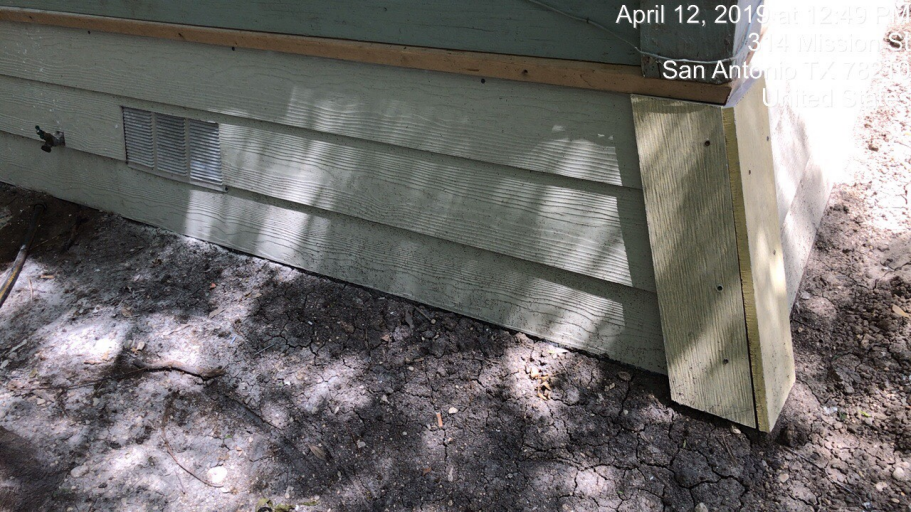


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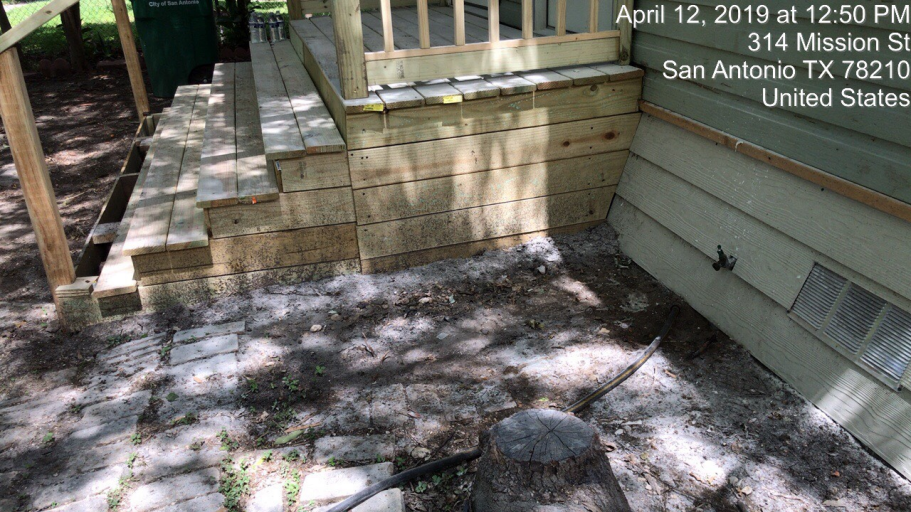
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APPLICANT 11-5-2018



## Investigation Report

### Property

Address	314 Mission St
District/Overlay	King William
Owner Information	ROBLEDO JOSE R
Location Map	
	Lat: 29.4103963961809 Long: -98.4904849906908

### Site Visit

Date	04/12/2019
Time	12:45 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Adam Rajper
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Door replacement of two front doors with faux ornamental lights, construction of a rear addition including removal of window openings in rear, foundation Hardi skirting faux wood grain texture.
Description of interaction	Two interior remodeling contractors were in the driveway and will forward the violation to the owner.

### Action Taken





Investigation Report

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	Yes

Documentation

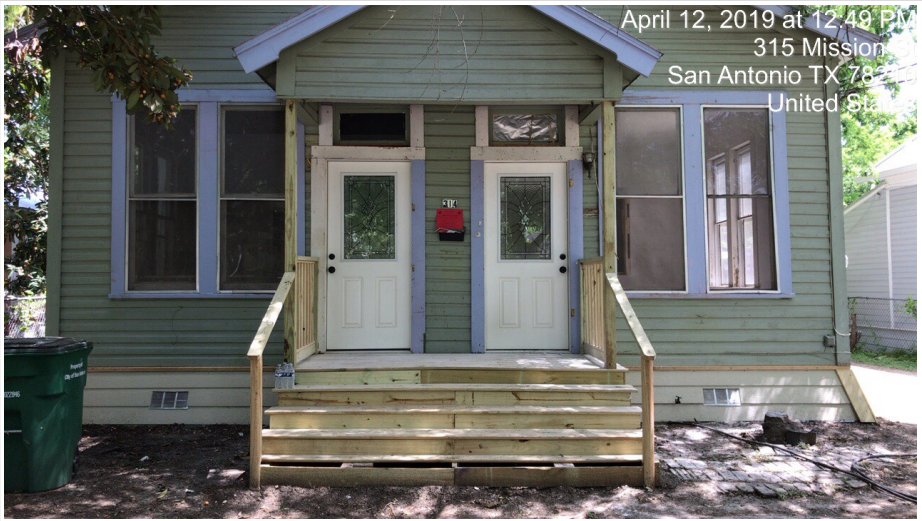
Photographs







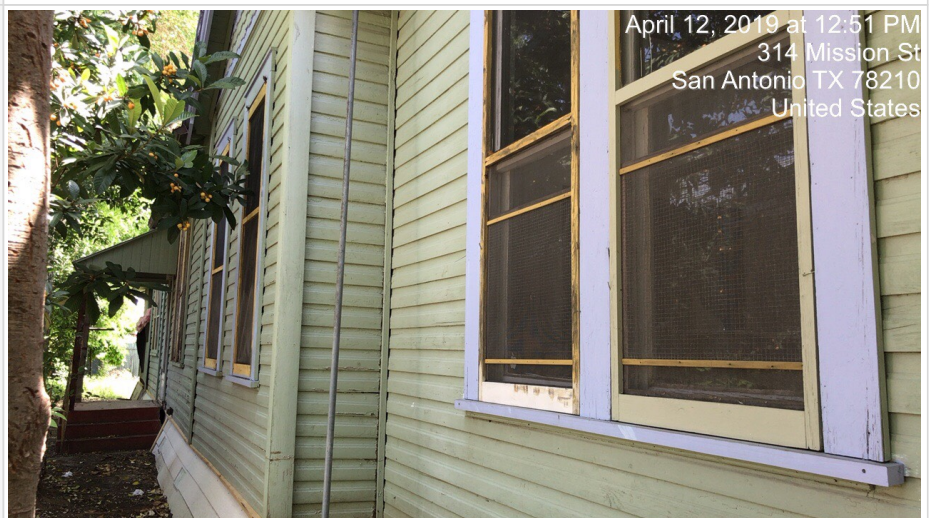
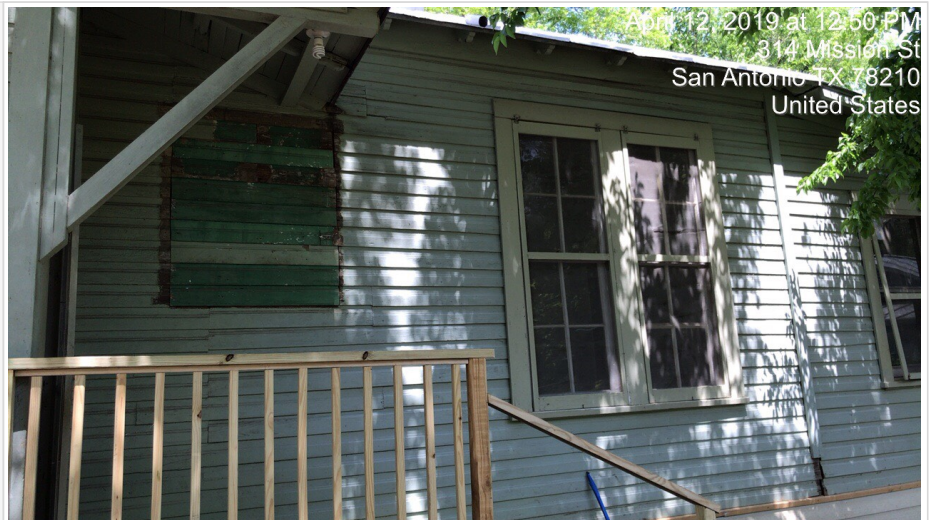
Investigation Report







## Investigation Report







## Investigation Report



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