

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO: 2020-033
ADDRESS: 418 MISSION ST
LEGAL DESCRIPTION: NCB 945 BLK 2 LOT 32
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: SCHEFF DENIESE M & CRITTENDEN ROBERT JR
OWNER: SCHEFF DENIESE M & CRITTENDEN ROBERT JR
TYPE OF WORK: Amendment to rear addition windows
APPLICATION RECEIVED: January 17, 2020
60-DAY REVIEW: March 16, 2020
CASE MANAGER: Huy Pham

REQUEST:

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

1. Amend the previously approved fenestration pattern and window specifications for the rear addition.
2. Restore the front porch deck and balcony slope.

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.

3. Guidelines for Additions

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification

FINDINGS:

- a. The structure at 418 Mission Street was constructed circa 1905, features two stories and originally featured a double height front porch. The primary historic structure as well as both rear accessory structures appear on the 1912 Sanborn map in their present locations. At that time, this parcel was addressed as 318 Mission Street.
- b. CASE HISTORY – On December 7, 2016, the construction of a rear addition featuring 20 new windows matching the wood sash windows of the primary historic structure in size and configuration was approved. The previous owner began to construct the rear addition and sold the property prior to any window installation. On November 8, 2019, staff conducted a site visit and found that the previously installed windows are inconsistent with the expired approval and the *Standard Specifications for Windows in Additions*. An application was submitted by the current owner on November 15, 2019, to amend the window specifications of the previous approval, as well as restore other architectural details that the previous owner had inappropriately modified.
- c. ADDITION WINDOWS – The applicant has proposed to install aluminum sash windows with the exception of 2 bay windows on the rear façade and 3 full light, frosted windows on the second floor of the north side elevation. Each window will feature wood trim and a detachable wood screen. The proposed windows differentiate from the previously approved plan by featuring raised sill heights, unequal sash sizes or full light configurations, frosted glass, and nailing fins. Per the *Standard Specifications for Windows in Additions*, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance; windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration; while no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Although the proposed trim and wood screens generally relate to the recessed profile of an appropriate window installation, staff finds that the raised sill heights, unequal sash sizes, full light configuration, frosted glass, and nailing fins are a departure from the *Standard Specifications for Windows in Additions*.

- d. PORCH AND BALCONY – The previous owner began work on the porch and balcony between 2017 and 2018, including the installation of beadboard as decking and the leveling of the balcony, effectively removing the drainage mechanism. The applicant has proposed to restore the porch decking and balcony to its original historic configuration. Per the Guidelines for Exterior Maintenance and Alterations 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 reconstructed porch should feature 1” x 3” tongue-and-groove wood decking laid perpendicular to the front façade plane and a balcony with a subtle slope, traditional wood railing, and matching columns and decking to the first-floor porch.
- e. DESIGN REVIEW COMMITTEE – The request was referred to a Design Review Commission (DRC) site visit at the December 4, 2019, Historic and Design Review Commission hearing. The applicant met with the three members of the DRC on site at 418 Mission on January 8, 2020. Committee members expressed support for the installation of a window frame and screen system that would conceal the non-conforming aluminum windows underneath, with dimensions matching the exact width of the stiles and the top, bottom, and meeting rails, and the use of 2 x 4 casing instead of two stacked 1 x 4’s.

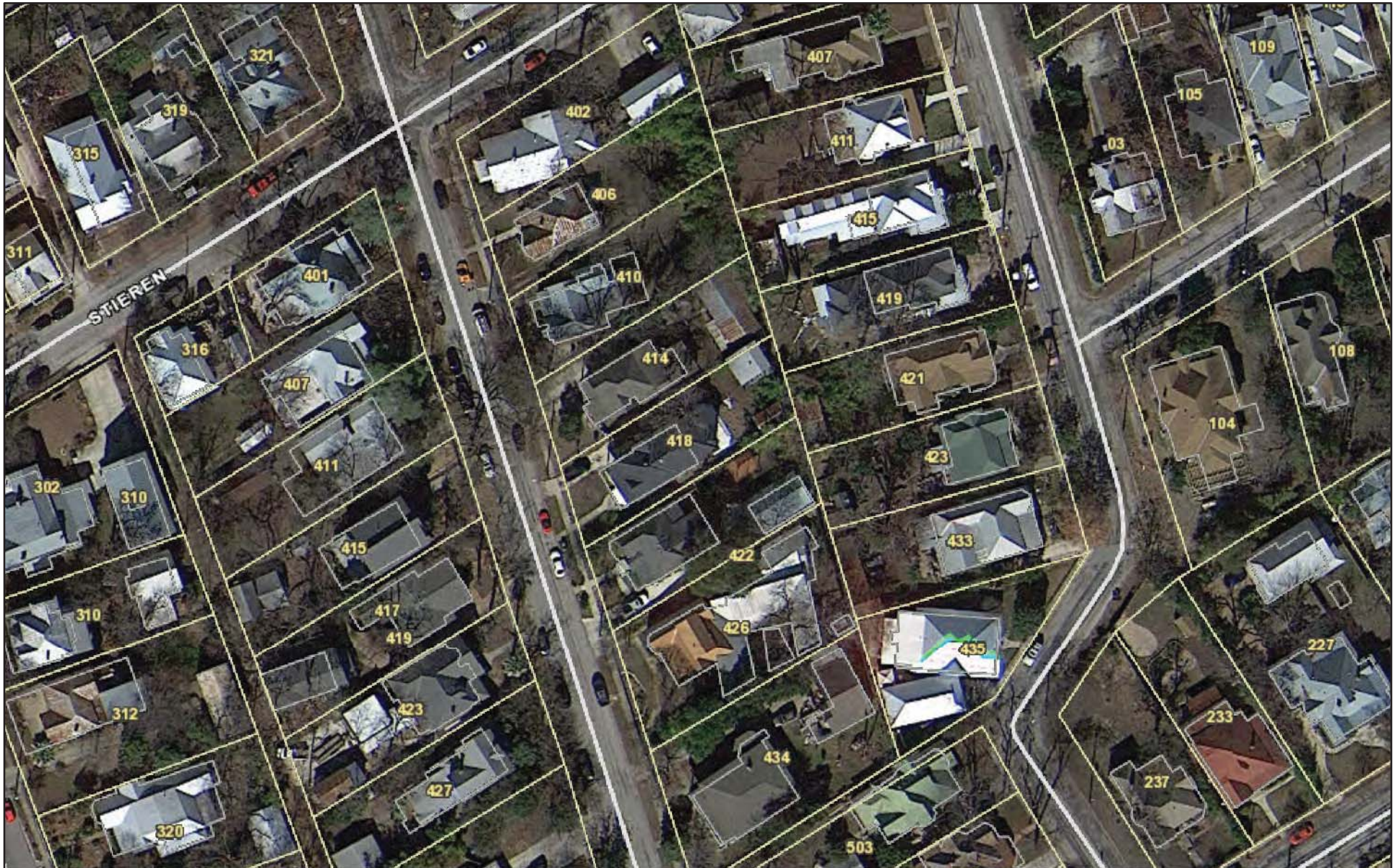
RECOMMENDATION:

1. Staff does not recommend approval of item 1, the amendment of the previously approved fenestration profile and window specifications. Unless otherwise approved by the Commission, the windows on the rear addition should meet the *Standard Specifications for Windows in Additions*. Per finding c, the raised sill heights, unequal sash sizes, full light configuration, frosted glass, and nailing fins are a departure from the *Standard Specifications* and the originally approved construction documents.
2. Staff recommends approval of item 2, porch and balcony reconstruction based on finding d, with the following stipulations:
 - i. That the front porch and balcony feature 1” x 3” tongue-and-groove wood decking laid perpendicular to the front façade plane.
 - ii. That the balcony features a subtle slope, traditional wood railing, and matching columns and decking to that of the first-floor porch.

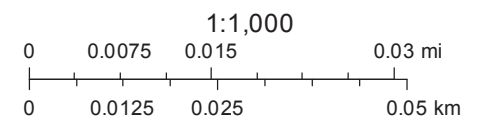
CASE COMMENT:

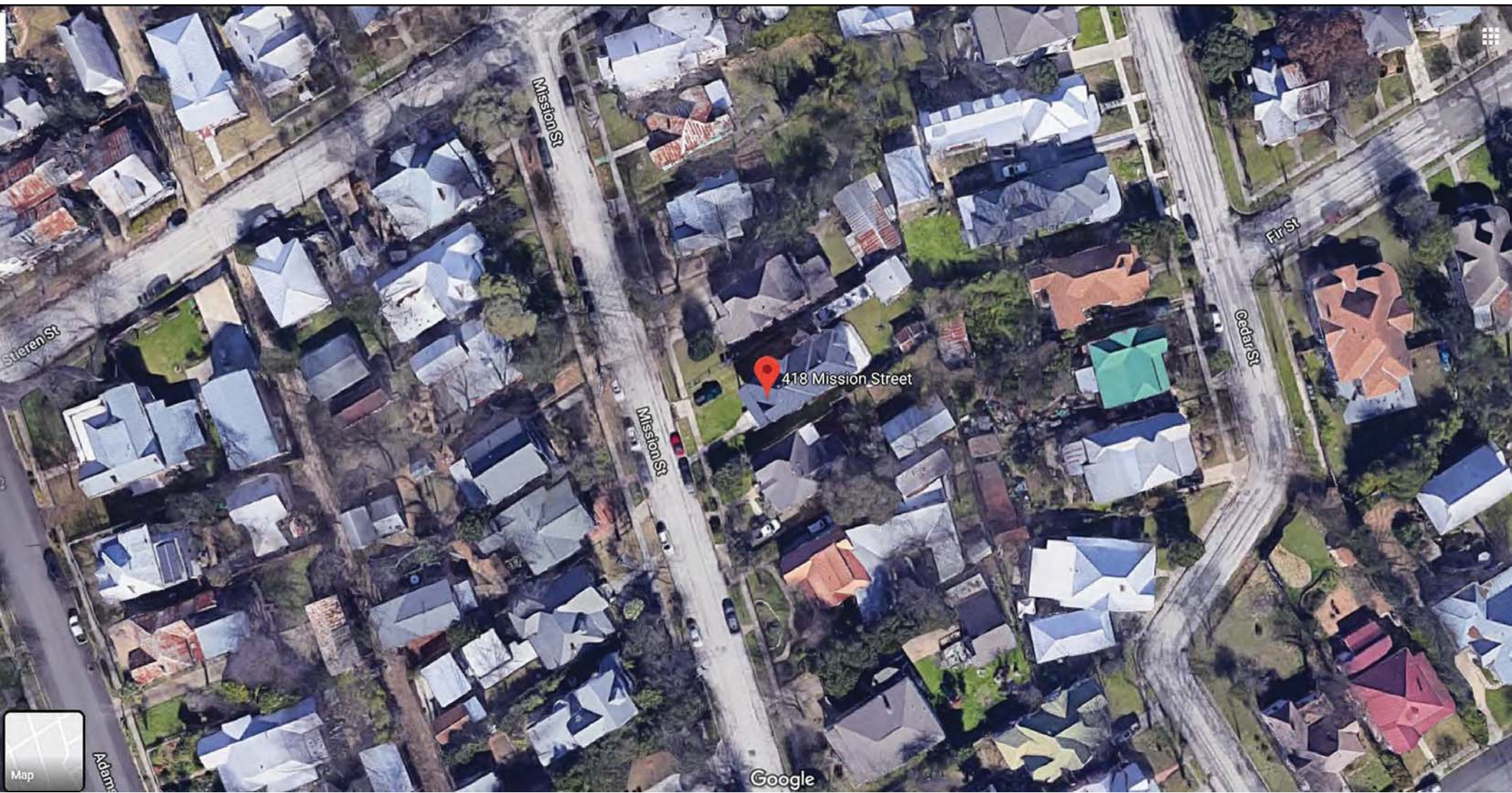
On November 8, 2019, staff conducted a site visit and found that the previously installed windows are inconsistent with the expired approval and the *Standard Specifications for Windows in Additions*. This request was referred to a DRC site visit at the December 4, 2019, HDRC hearing. The applicant met with the three members of the DRC on site at 418 Mission on January 8, 2020.

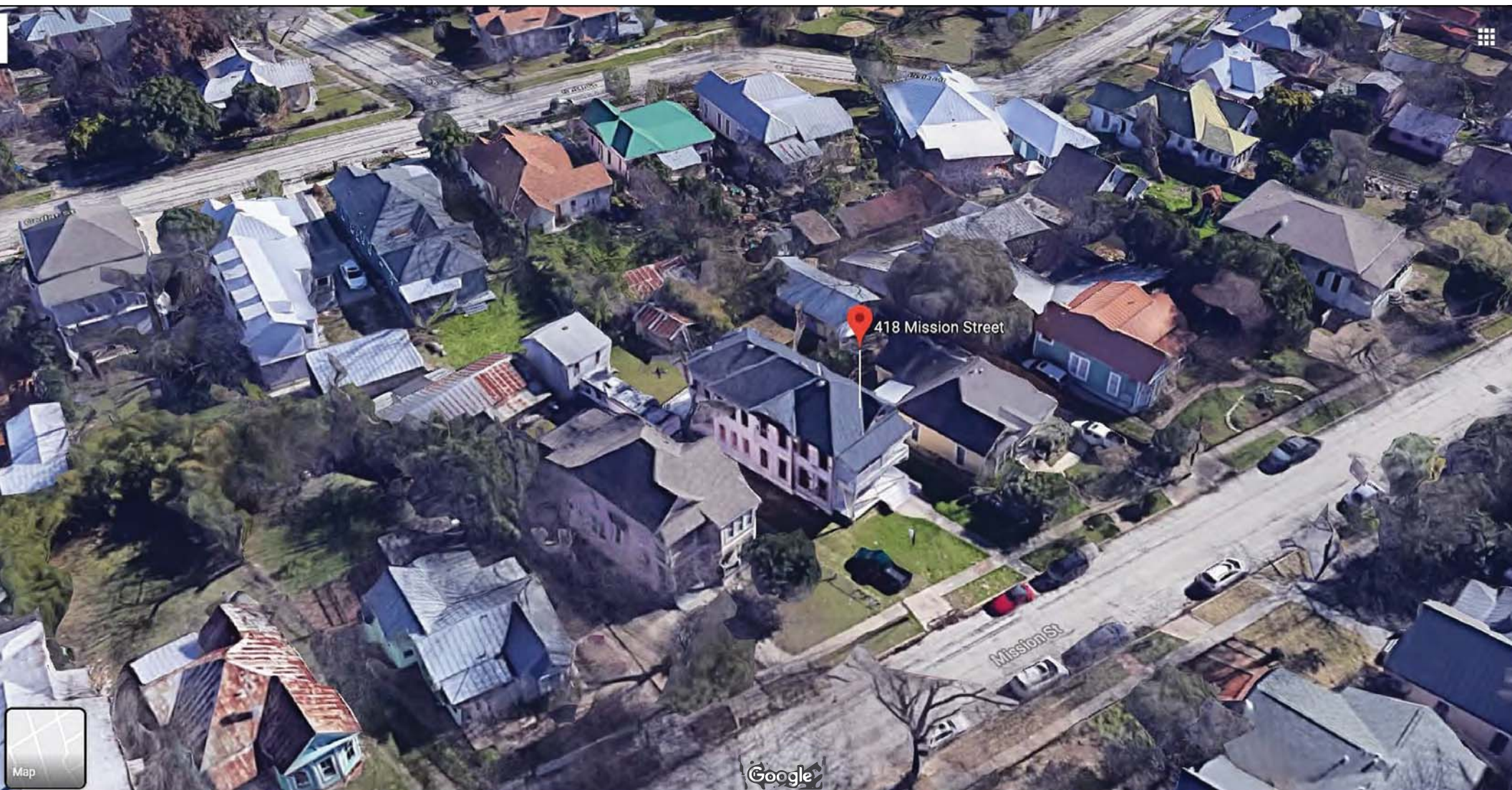
418 Mission St

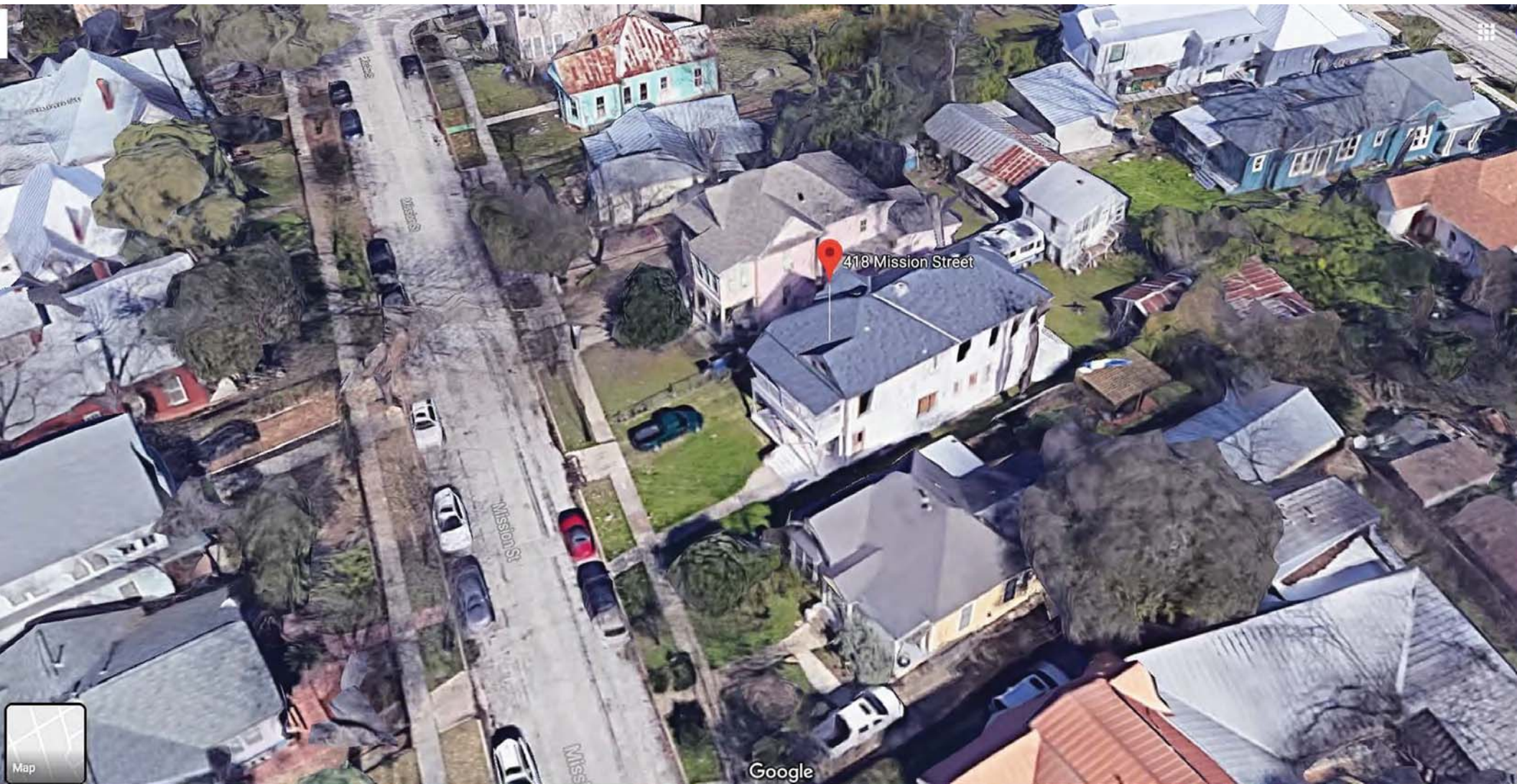


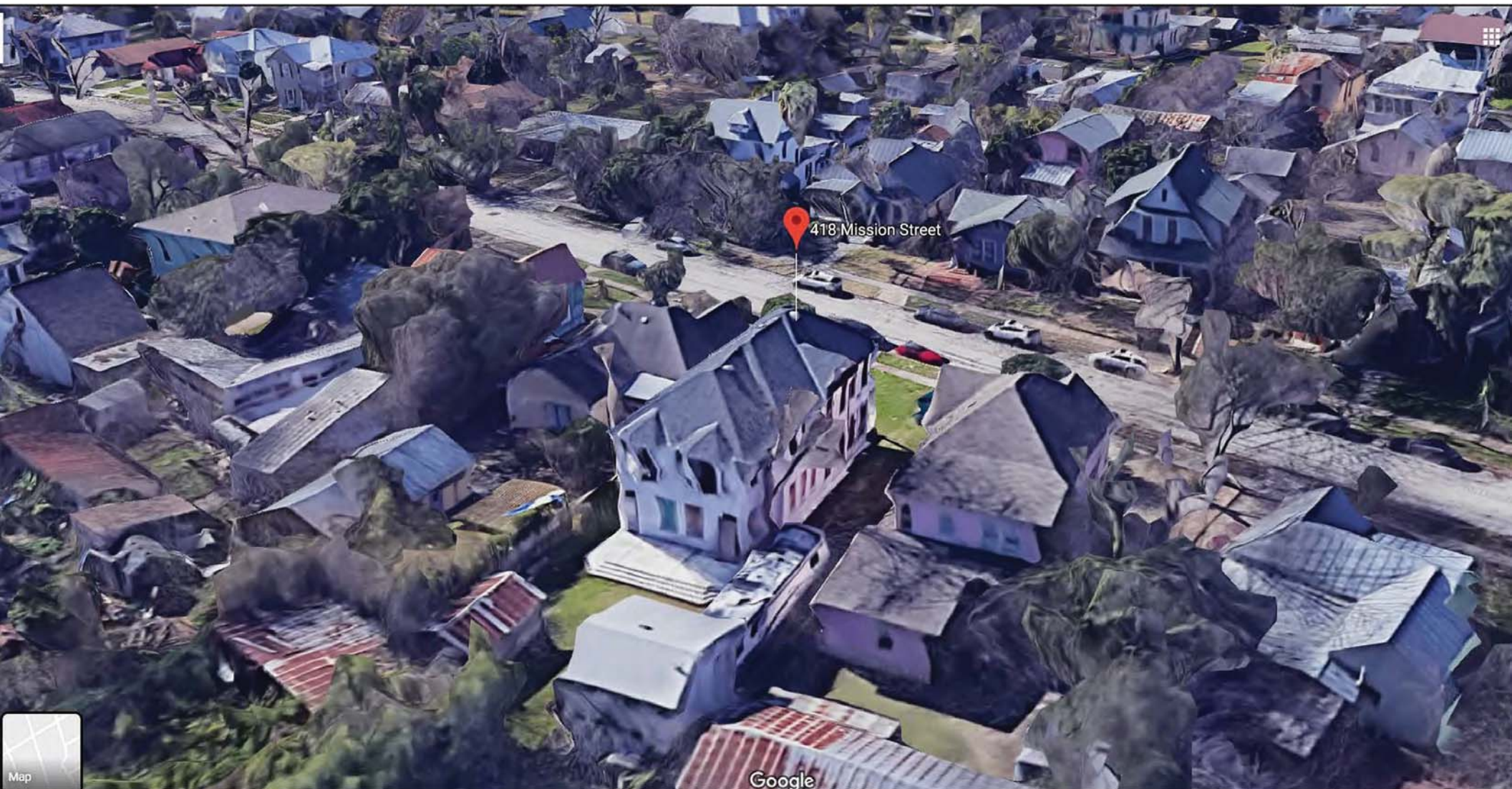
November 18, 2019



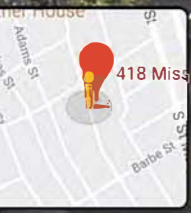
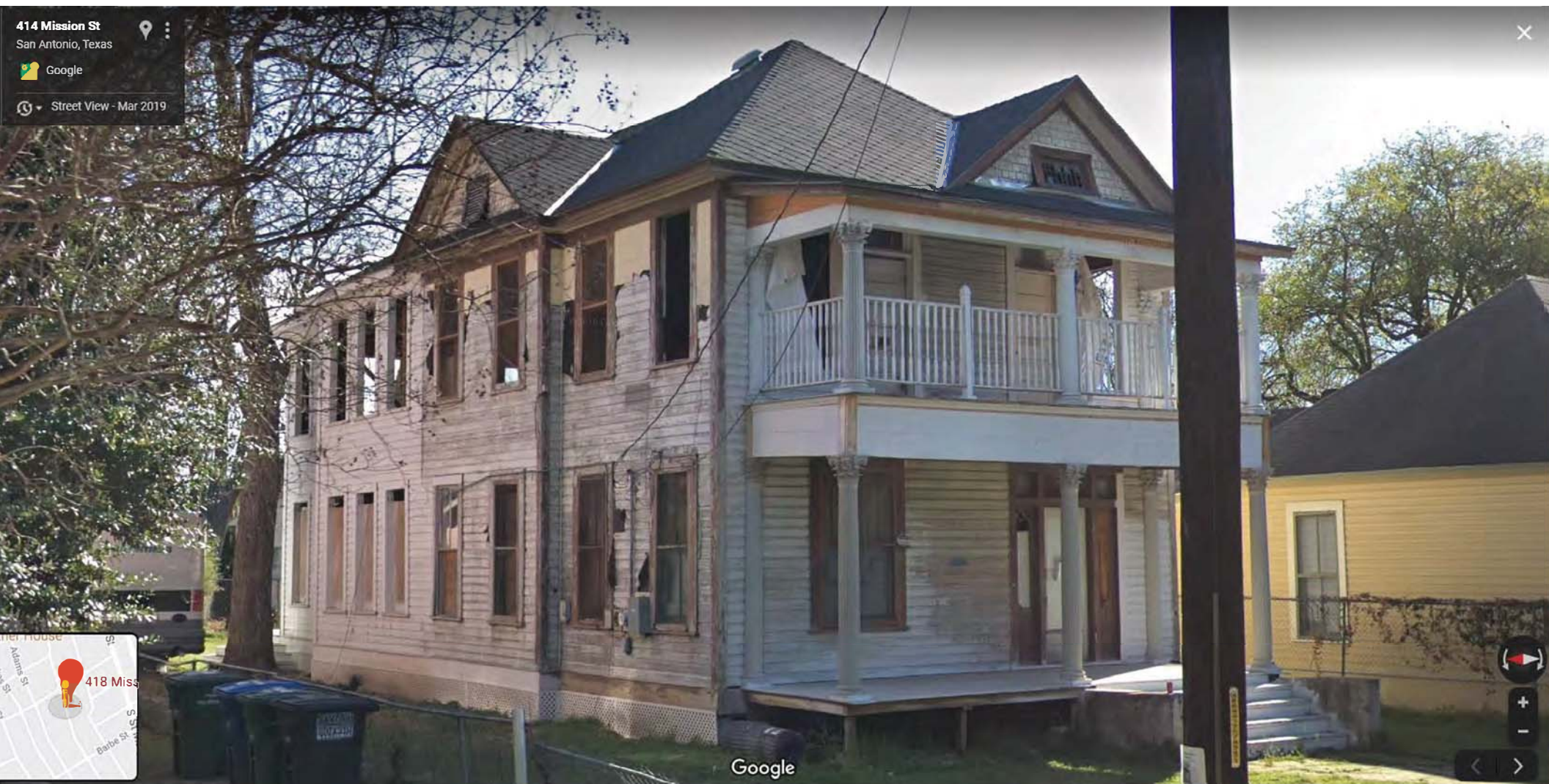








414 Mission St
San Antonio, Texas
Google
Street View - Mar 2019



Google

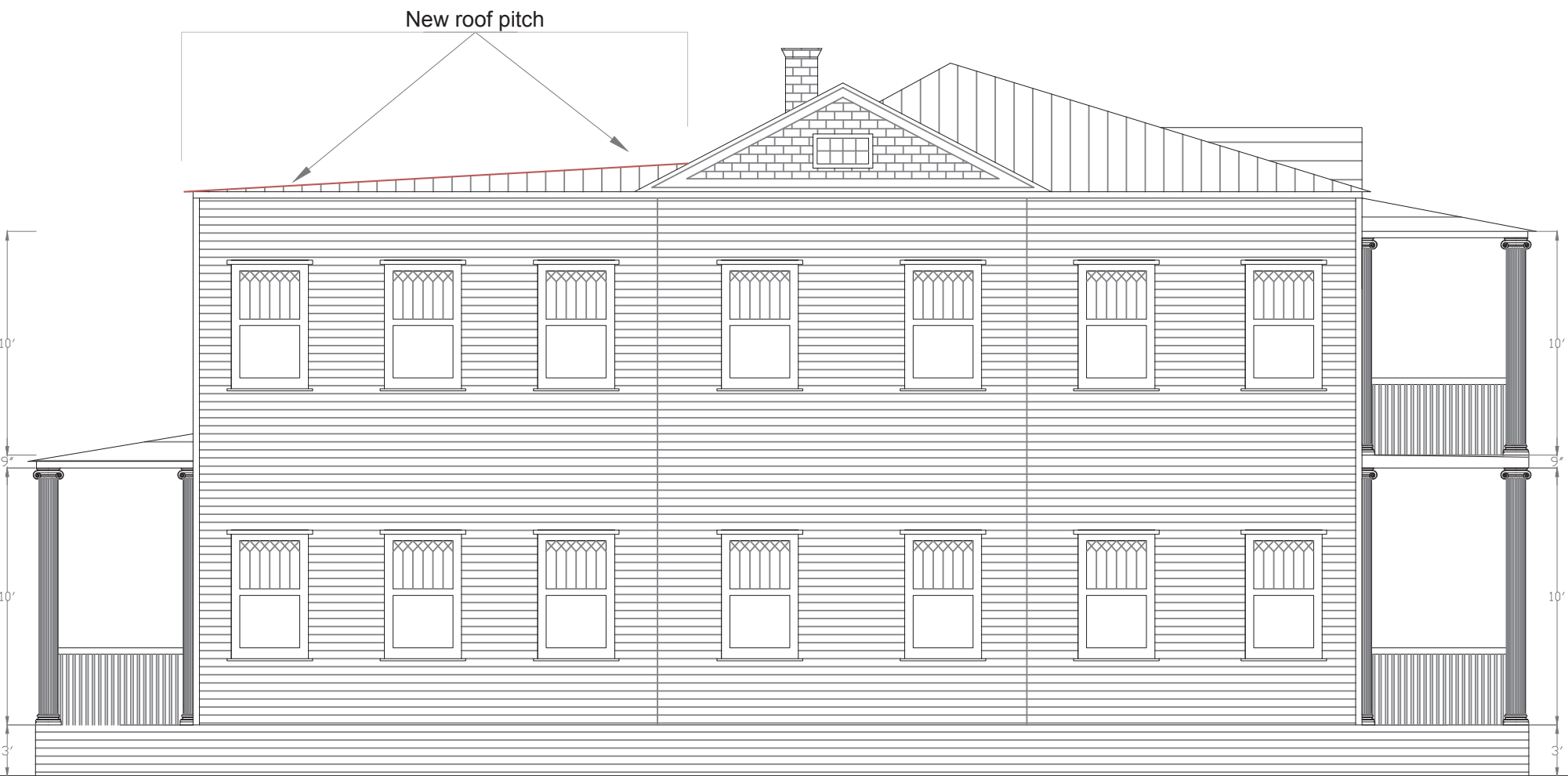




PRIMARY RESIDENCE: Front Elevation



PRIMARY RESIDENCE: West Elevation



PRIMARY RESIDENCE: East Elevation

New roof



PRIMARY RESIDENCE: Back Elevation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

2

DATE: 1/8/2020 HDRC Case# 2019-701

ADDRESS: 418 Mission Meeting Location: on-site

APPLICANT: DEMISE SCHEFF-CRITTENDEN

DRC Members present: CARPENTER, FETZER, GRUBE

Staff present: PHAM

Others present: _____

REQUEST: WINDOW INSTALLATION ON REAR
ADDITION

COMMENTS/CONCERNS: _____

- original sill heights may be allowed with safety glass.
- ~~various~~ permitting issue considered as exception
- window trim should use 2x6 instead
- window screen should be 2 (1x6) match exactly (taller bottom rail)
- center meeting rails should match historic windows.
- REAR BAY WINDOW: SPLIT WITH SCREEN

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:



Committee Chair/Signature (or representative)

1/8/2020

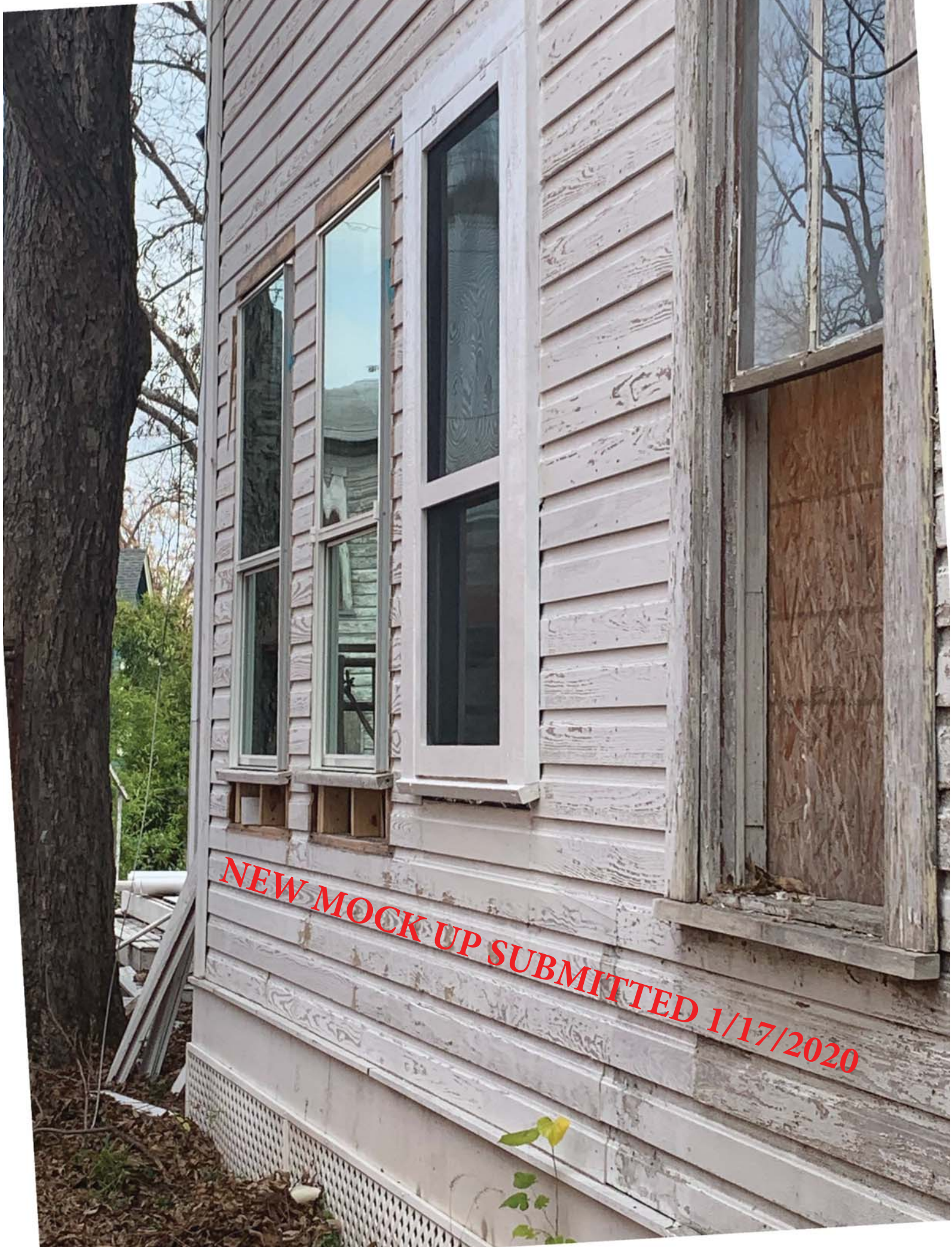
Date



NEW MOCK UP SUBMITTED 1/17/2020

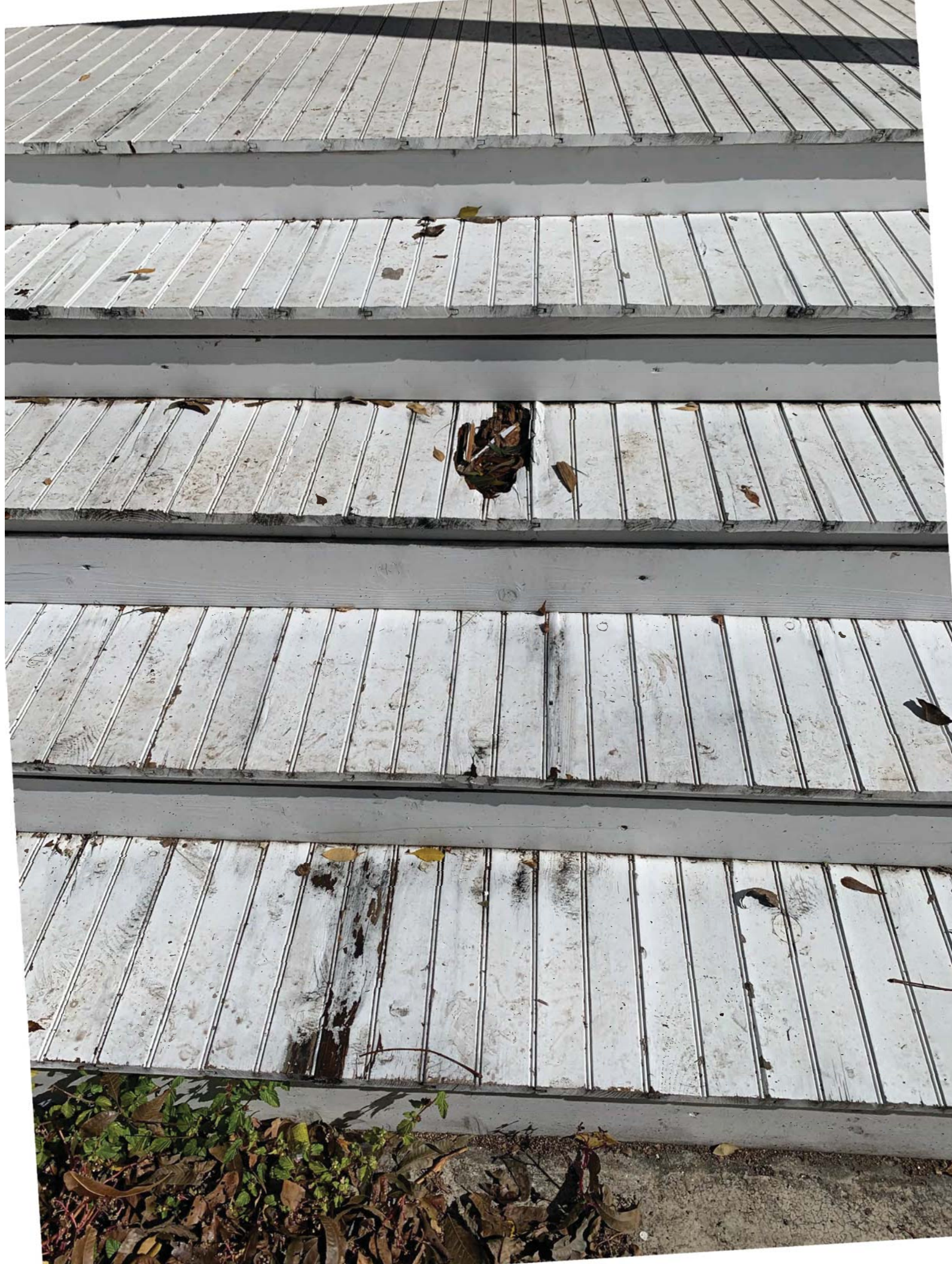


**NEW MOCK UP
SUBMITTED
1/17/2020**



NEW MOCK UP SUBMITTED 1/17/2020







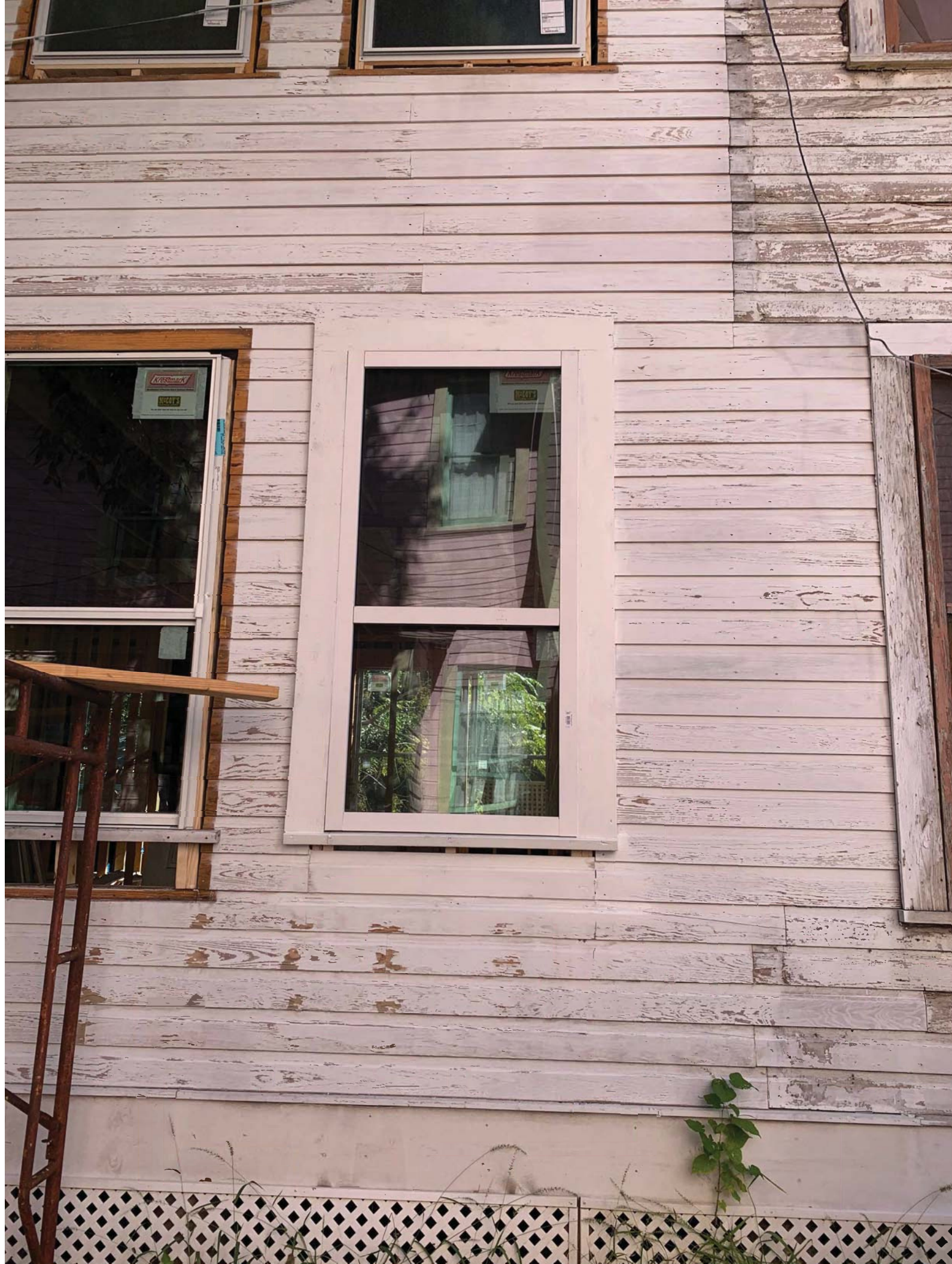












November 8, 2019 at 12:51 PM
417 Mission St
San Antonio TX 78210
United States



November 8, 2019 at 12:51 PM

417 Mission St

San Antonio TX 78210

United States



November 8, 2019 at 1:09 PM
418 Mission St
San Antonio TX 78210
United States



November 8, 2019 at 1:09 PM
418 Mission St
San Antonio TX 78210
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November 8, 2019 at 1:09 PM
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418 Mission St
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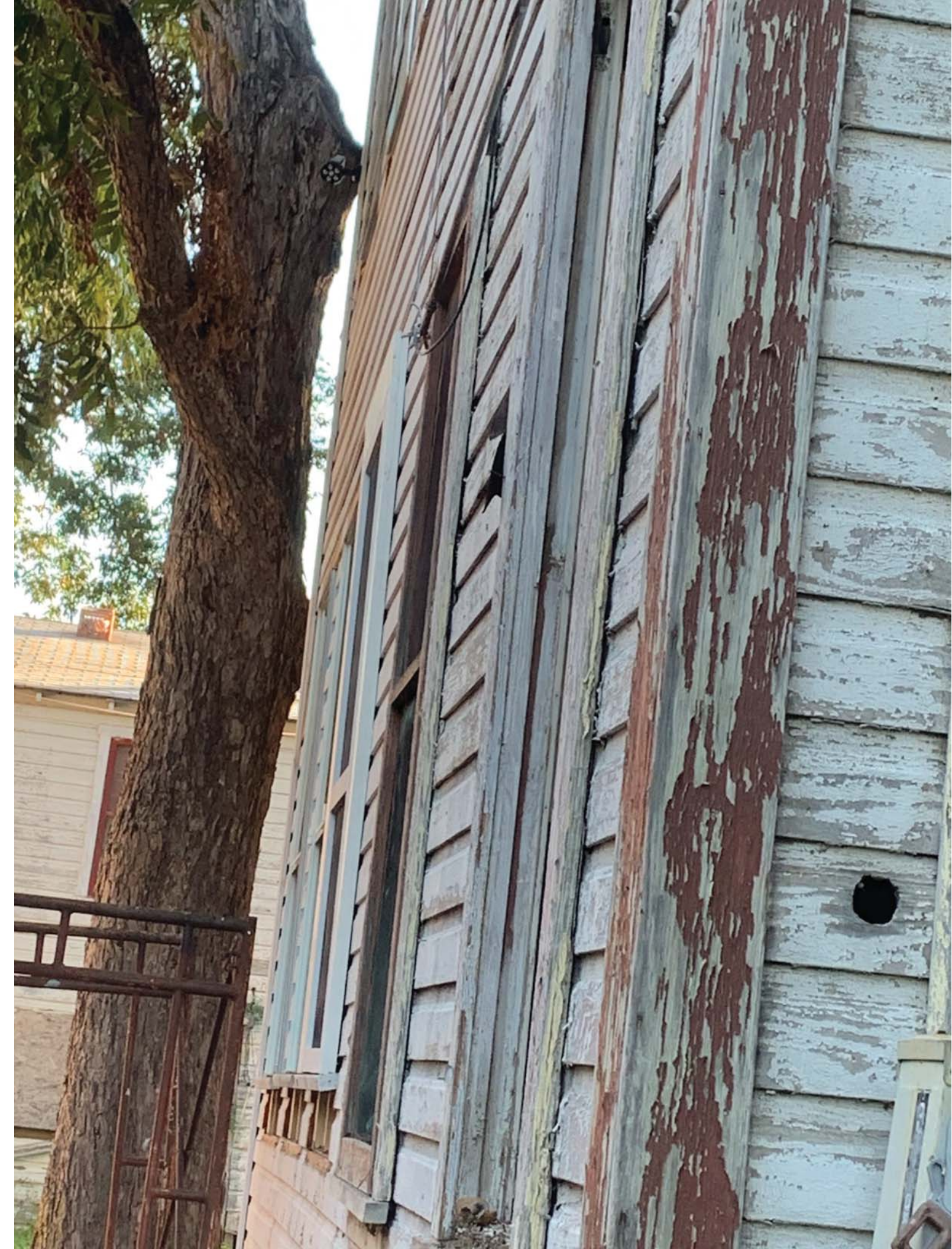


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San Antonio TX 78210
United States

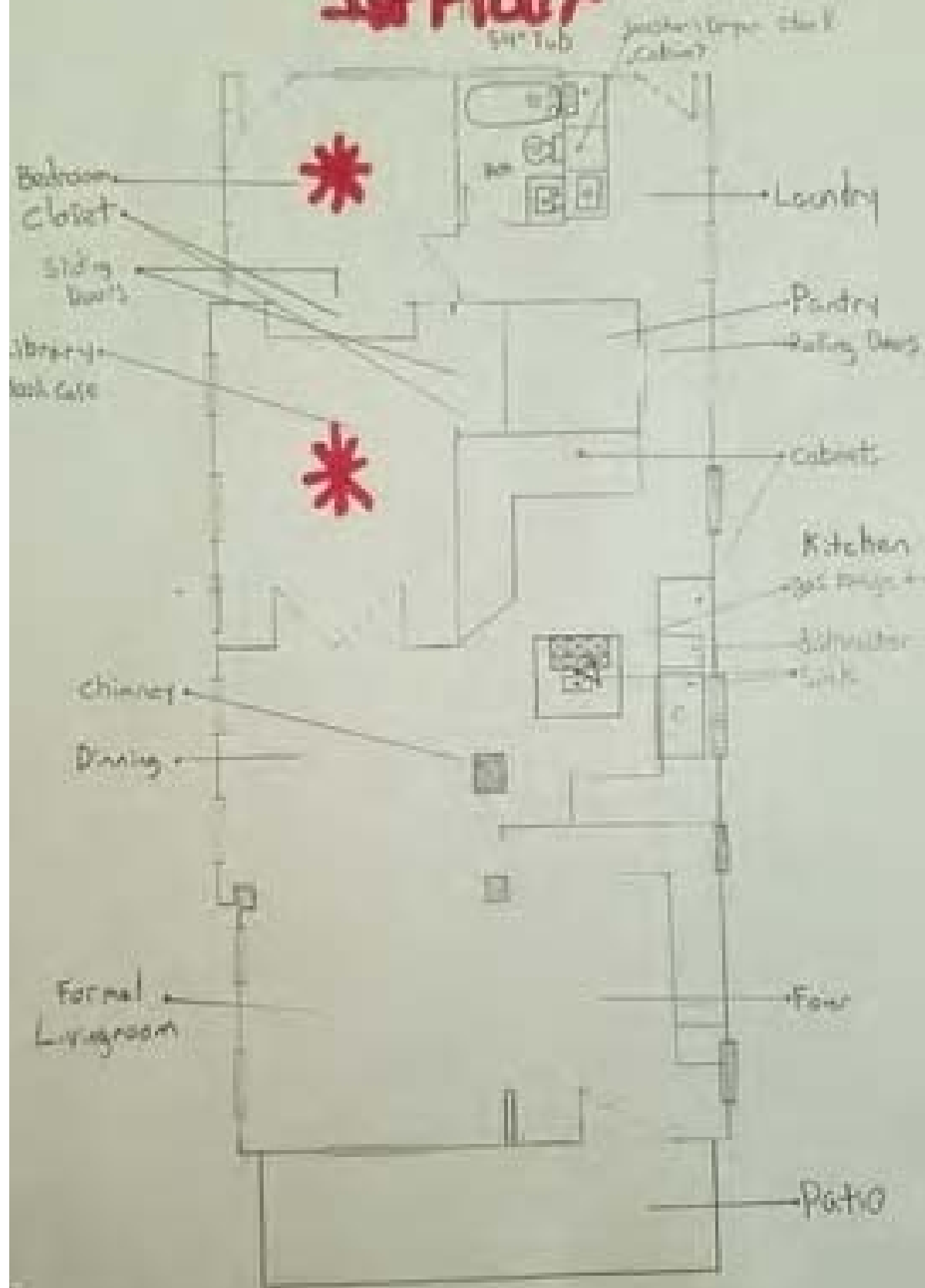


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United States

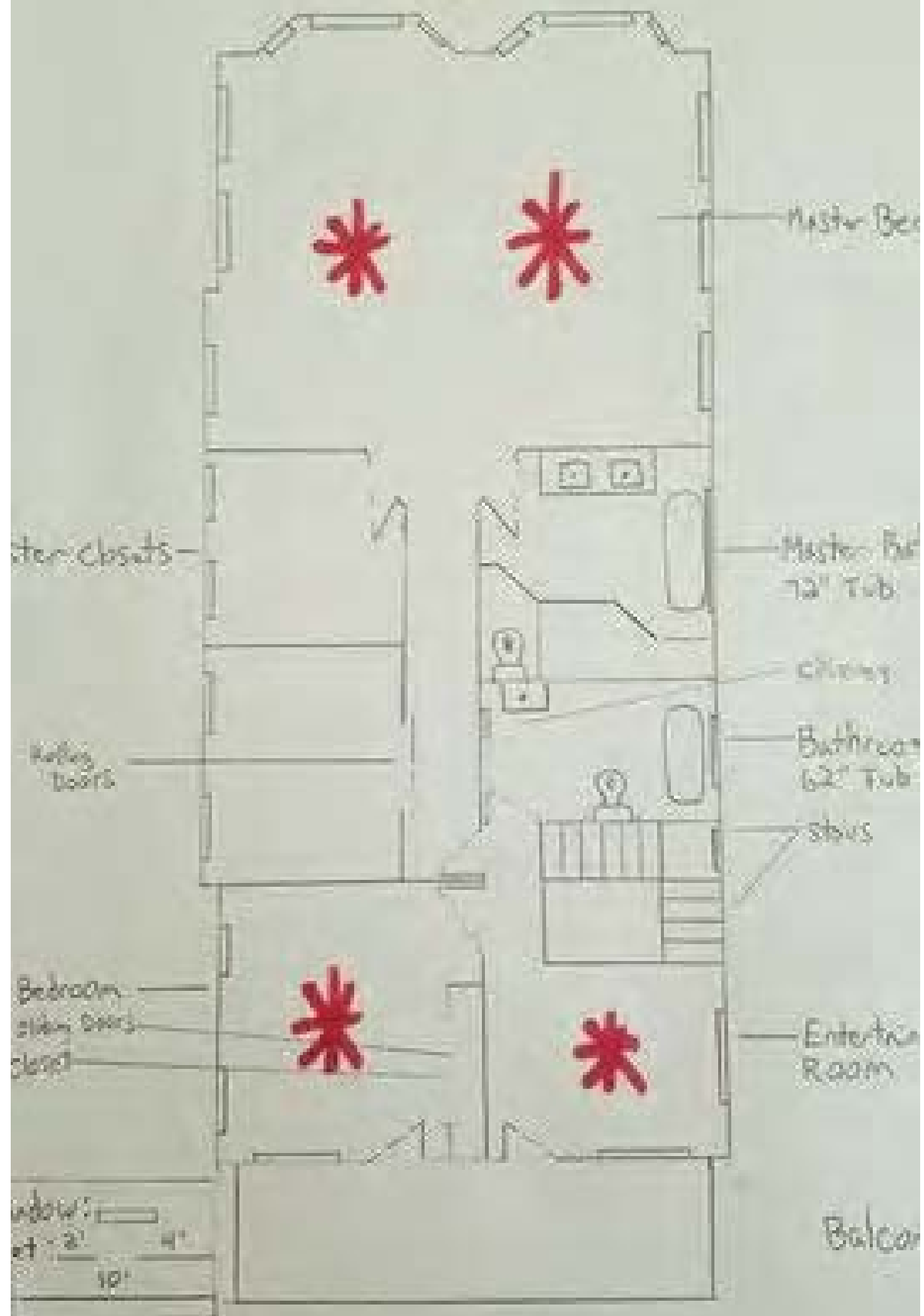




1st Floor



2nd Floor



Notes

Build New Window = [REDACTED]

Fix/Replacement =

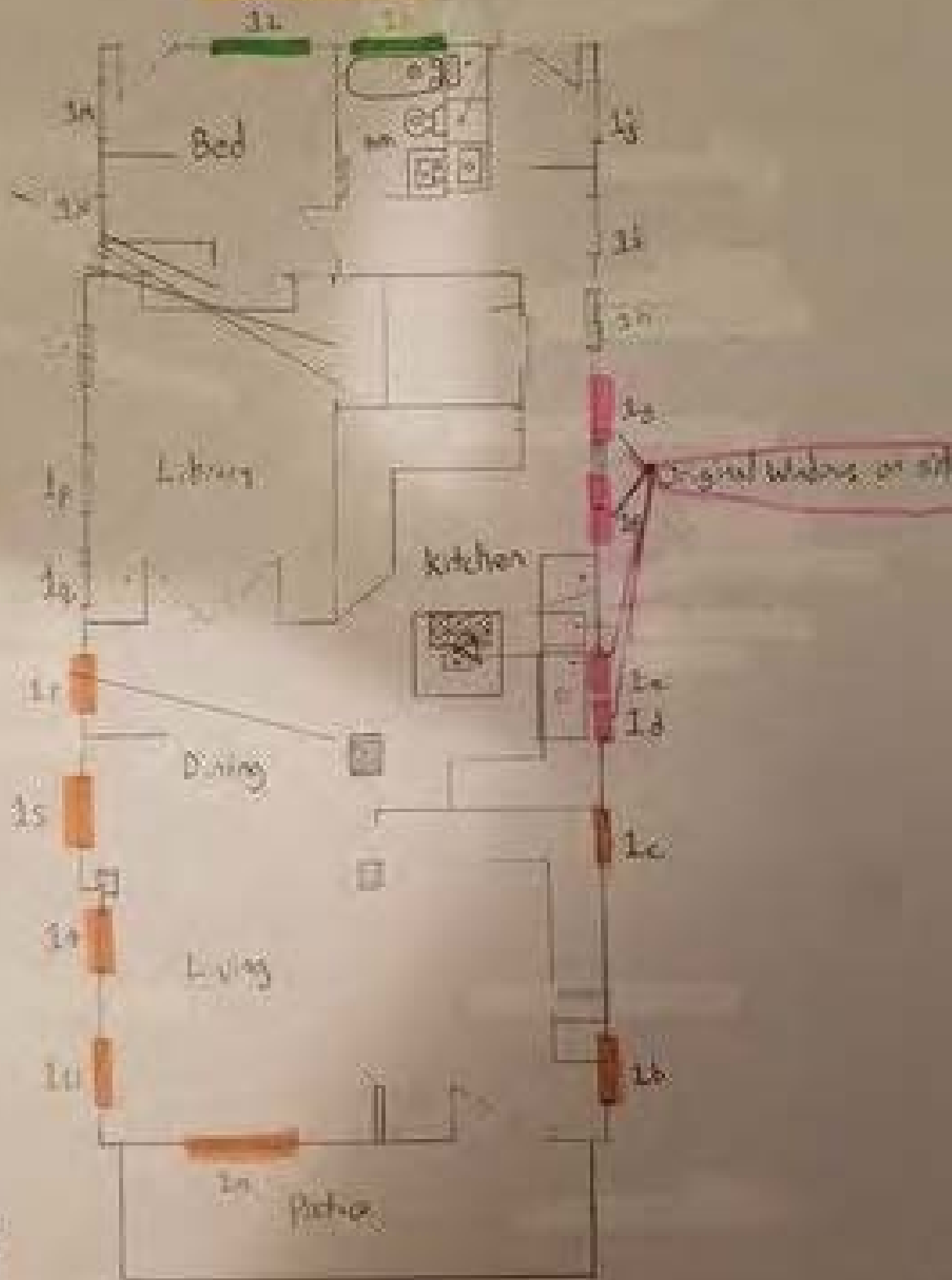
Original Window 2nd floor

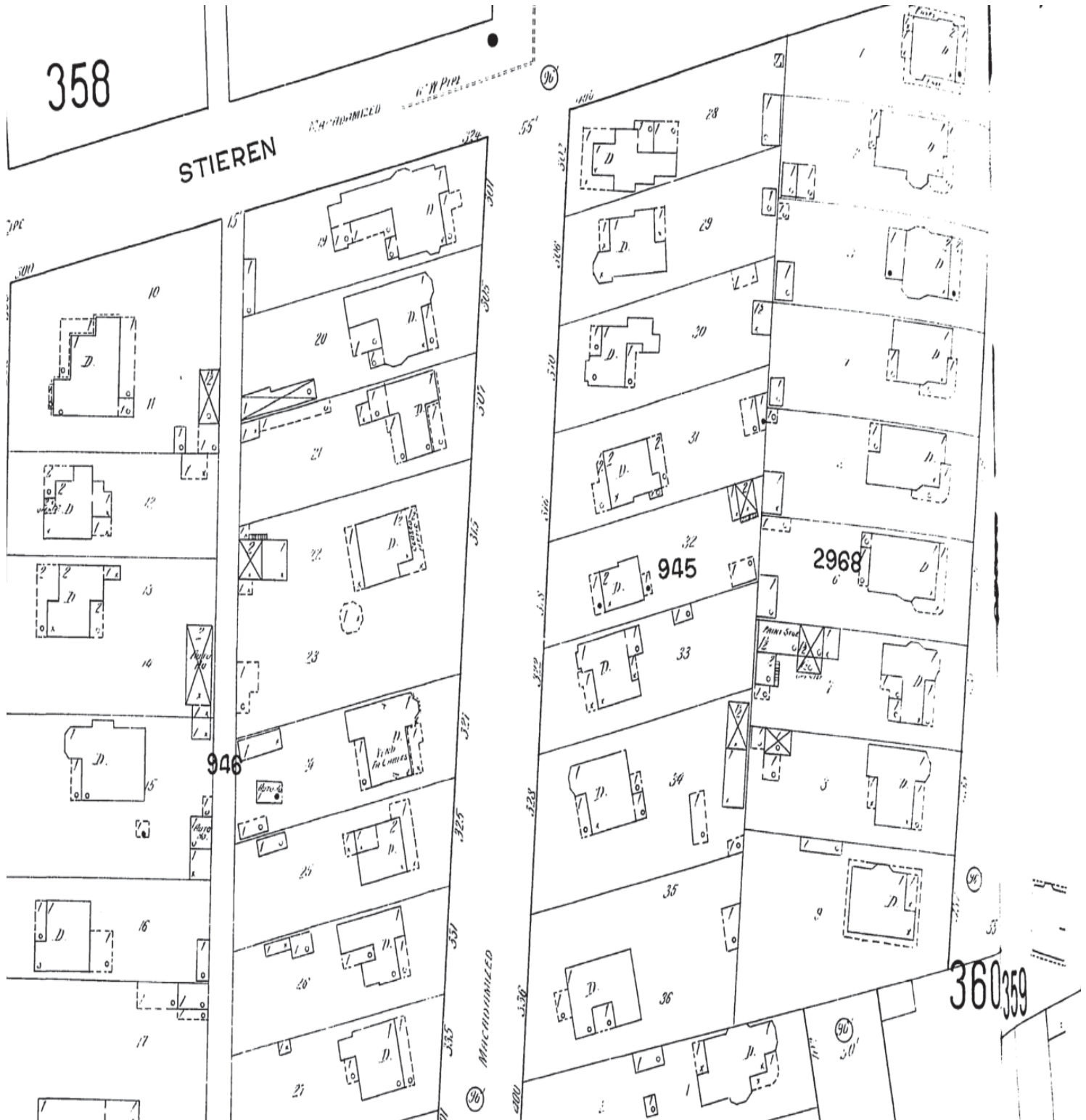
2nd Floor



Build New Window =
 Fix/Replacement =
 Original Window =

1st Floor





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HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2016

Agenda Item No: 34

HDRC CASE NO: 2016-460
ADDRESS: 418 MISSION ST
LEGAL DESCRIPTION: NCB 945 BLK 2 LOT 32
ZONING: RM-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Cory Harrington
OWNER: Cory & Angel Harrington
TYPE OF WORK: Exterior modifications, accessory structure demolition, addition and Historic Tax Certification

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications to the historic structure at 418 Mission. These modifications include:

1. Replace the existing asphalt shingle roof with a standing seam metal roof.
2. Repair and reinstall wood window screens.
3. Install window trim around each window opening.
4. Install a ribbon strip driveway in the side yard.
5. Reconstruct the double height front porch.
6. Construct a second level of an existing rear addition.
7. Receive Historic Tax Certification.
8. Install muntins on the existing wood windows.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

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.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain

and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

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.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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)

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. Ventilation—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. Drainage—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. Repair—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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.

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.

FINDINGS:

- a. The structure at 418 Mission Street was constructed circa 1905, features two stories and originally featured at double height front porch. The primary historic structure as well as both rear accessory structures appear on the 1912 Sanborn map in their present locations. At that time, this parcel was addressed as 318 Mission Street.
- b. The applicant has received administrative approval to remove the existing, non-original siding and repair the original wood siding.
- c. This request was reviewed by the Design Review Committee on November 29, 2016. At that meeting, the applicant noted the withdrawal of the proposed flared skirting and the proposed modifications and demolition of the rear accessory structures. The applicant also noted that the proposed rear addition's roof form was to be modified to be consistent with the Historic Design Guidelines. Committee members noted that the applicant's proposal to repair many historic elements was appropriate. Committee members also noted that the applicant's proposed porch reconstruction and column placement was appropriate.
- d. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing asphalt shingle roof with standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. states that metal roof should be used on structures that would have originally featured a metal roof. Staff finds the applicant's proposal appropriate and consistent with the Guidelines. The applicant should ensure that panels 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.
- e. **WOOD WINDOW SCREENS** – The historic structure as well as the two story rear accessory structure both feature wood window screens. The applicant has proposed to repair the existing windows screens and install wood screens where the original screens are missing. Staff finds this appropriate; however, the applicant should match all existing window screens in profile and materials.
- f. **WOOD WINDOW TRIM** – The primary historic structure as well as the two story rear accessory structure both feature wood trim around each window. The applicant has proposed to repair the existing window trim. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. **RIBBON STRIP DRIVEWAY** – The site currently features a curb cut on the north side of the historic structure and a dirt driveway that extends to the rear of the property. The applicant has proposed to install a ribbon strip driveway at this location. Staff finds the location of this driveway appropriate; however, the width of the proposed driveway shall not exceed ten (10) feet in width.
- h. **PORCH RECONSTRUCTION** – As mentioned in finding a, the primary historic structure originally featured a double height front porch which has been enclosed. The applicant has proposed to reconstruct the double height front porch, install columns and front porch railings. Staff finds the reconstruction of the double height front porch appropriate. While the current porch features only three columns, based on the location of the existing porch steps and the existing window and door openings, staff finds this proposal appropriate. Staff finds that additional information regarding specific column design should be submitted; specifically a detailed column

drawing.

- i. REAR ADDITION – The applicant has proposed to construct a second level on the existing rear addition. Staff finds the proposed addition appropriate. The applicant has proposed for the rear addition to feature a shed roof that is subordinate to the roof of the primary historic structure. Staff finds this proposed roof form both separated the addition from the primary historic structure and reduces the massing of the addition.
- j. WINDOW MUNTINS – The historic structure as well as the two story accessory structure feature original wood windows. The applicant has proposed to install muntins on these windows which portrays a false sense of history. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff recommends the applicant preserve the historic windows as they are.
- k. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for the proposed rehabilitation of the primary historic structure. The applicant has provided information regarding the estimated costs and timeline for the project.

RECOMMENDATION:

Staff recommends approval of items #1 through #7 based on findings b through k with the following stipulations:

- i. That the applicant install roof 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.
- ii. That the proposed concrete ribbon strip does not exceed ten (10) feet in width.
- iii. That the applicant provide additional information on the proposed column design and column detailing.

Staff does not recommend approval of item #8 based on finding j.

CASE MANAGER:

Edward Hall

418 Mission

- right elevation (stairs siding)

- dormer, doors
- 1. modifying front of rear accessory
- 2. demolish right rear shed
- 3. install ribbon (18" each)
- 4. shingle to metal → roofing
- 5. alter roof form for addition
- 6. Siding - lap siding not tear drop
(remove cement board)
- 7. front porch modifications
- 8. front door + transoms
- 9. window trim on all
- 10. columns mods - cur
- 11. bell out skirting
- 12. reinstall screens
- 13. recreate muntins on all windows

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BIOGRAPHY

Cory Harrington is a local real estate developer with 13 years of experience. Cory and his Wife Angel own House Buyers Direct. The company focuses on urban and suburban infill and the redevelopment of distressed single family and multi-family properties. We are a principal developer that acquires and maintains a growing portfolio of rental properties, notes, and, in 2017, senior care facilities.

Since 2008, we have successfully purchased and renovated over 100 physically distressed homes in San Antonio and our recent opportunity to purchase and restore a historic home in King William home has inspired us to make it our family's personal residence.

GENERAL SCOPE OF WORK

We believe this home was built in 1930 and it appears to follow the design elements of Traditional Classis Revivalism. Our goal is to restore the exterior and interior to the exact architectural design and historical significance it originally held in 1930.

Unfortunately, in decades' past, the building and outbuilding were converted into a quadplex. However, we have discovered that the original windows, wood work, screens, floors, fixtures, and siding has been preserved, mostly intact. We will restore these materials and, where necessary, we will reproduce nonintact materials to match its original design and function.

PRESERVATION APPROACH

First and foremost, the property will be restored to its original condition and rehabilitated for contemporary use. We plan to revitalize all significant architectural and historical features of the buildings and we shall elect to restore existing materials where possible and replicate materials we are unable to preserve.

In keeping with the Secretary of the Interior's Standards for Rehabilitation, we shall only replace the electrical, plumbing, and HVAC systems of the buildings to meet contemporary needs and we shall ensure that the features that make the buildings historically and architecturally distinctive are preserved as a physical record of its time, place, and original use.

MATERIALS AND USE

Since the property was so heavily altered from its original façade, we shall restore and/or replicate distinctive features, finishes, and construction techniques and craftsmanship that characterize that of a Traditional Classis Revival home of the area. We have enough of the existing structure intact that this goal should be achieved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall

historically relevant Carriage House that will be made to look as if it was built at the same time as the original home.

Our intent with the carriage aspect, is to add a functional use to the ground floor as a garage and storage while enabling us to create a live work space on the 1st floor (2nd story).

NON-CONTRIBUTING- The other outbuilding located in the rear Western corner of the lot is a common storage shed. The is a Non-Contributing building, furthermore, it is completely unrepairable and should be removed completely.

OTHER STRUCTURES

The grounds will be landscaped and a traditional Ribbon driveway is planned to be constructed. We believe the driveway will add a historical look and serve as a space to absorb rain water thereby reducing the potential for run off and flooding.

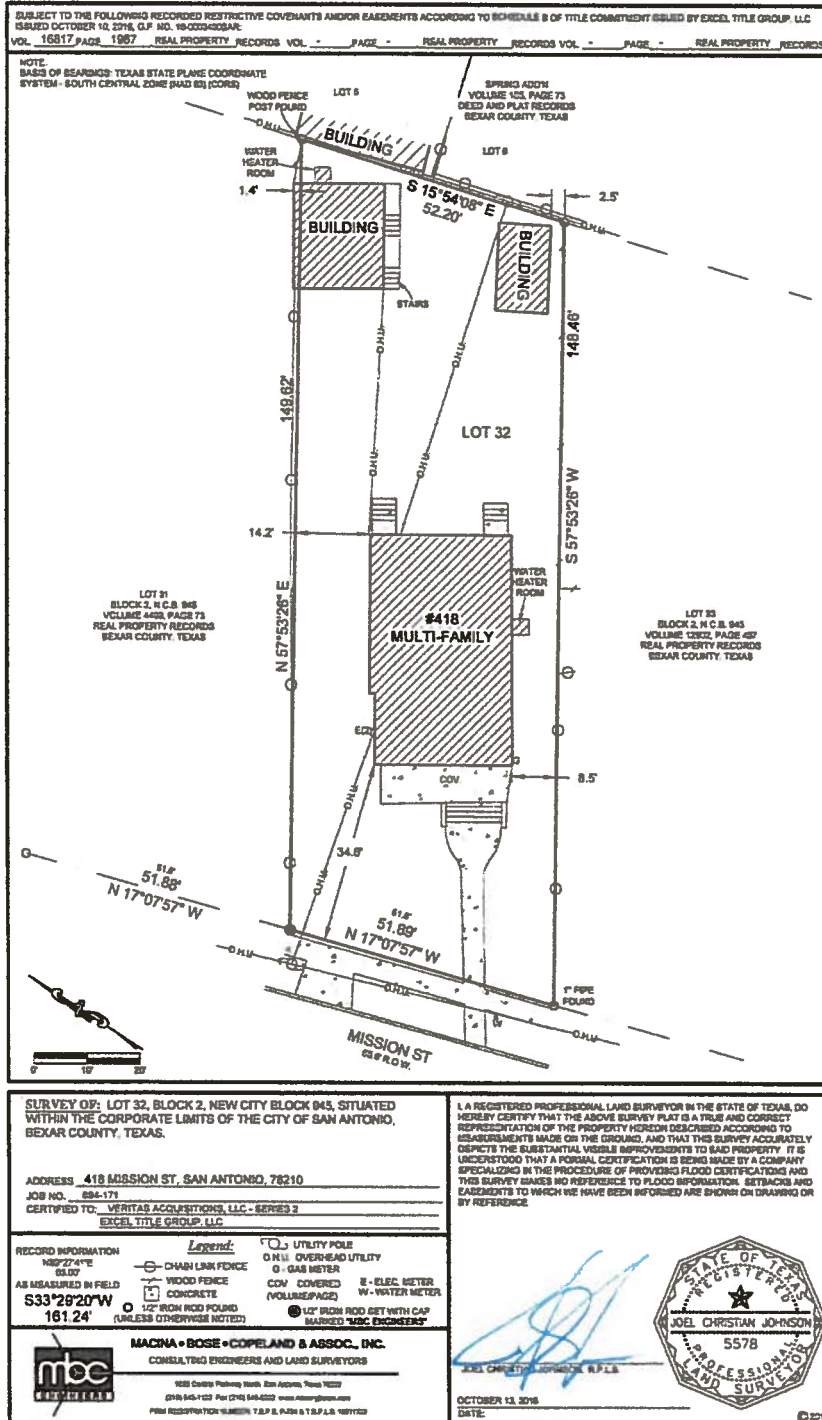
EXISTING STRUCTURAL PHOTOS



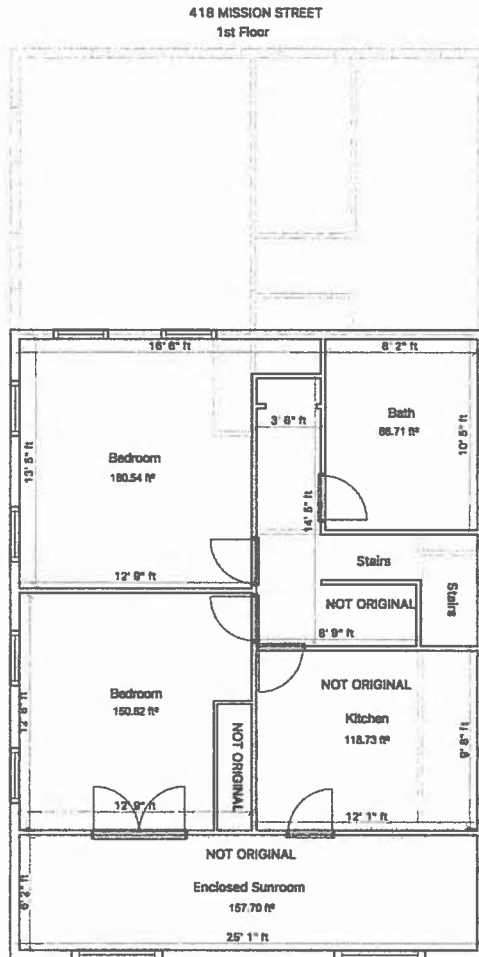
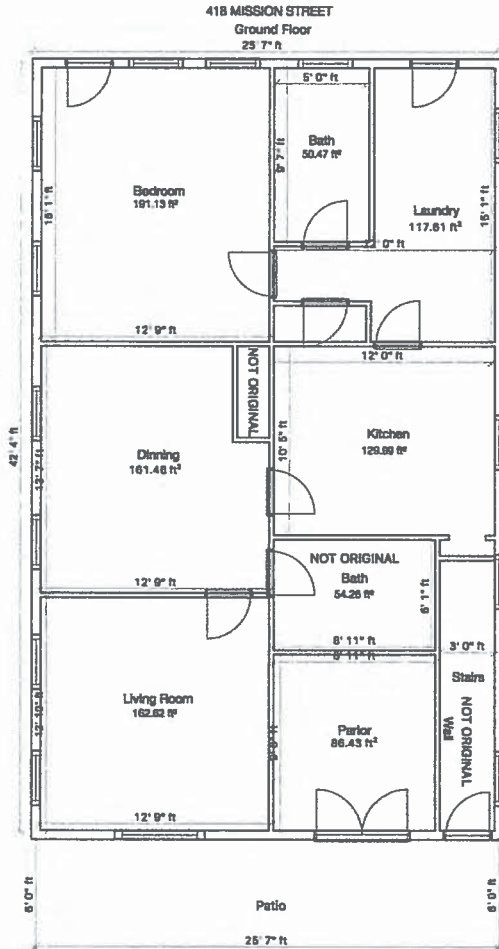




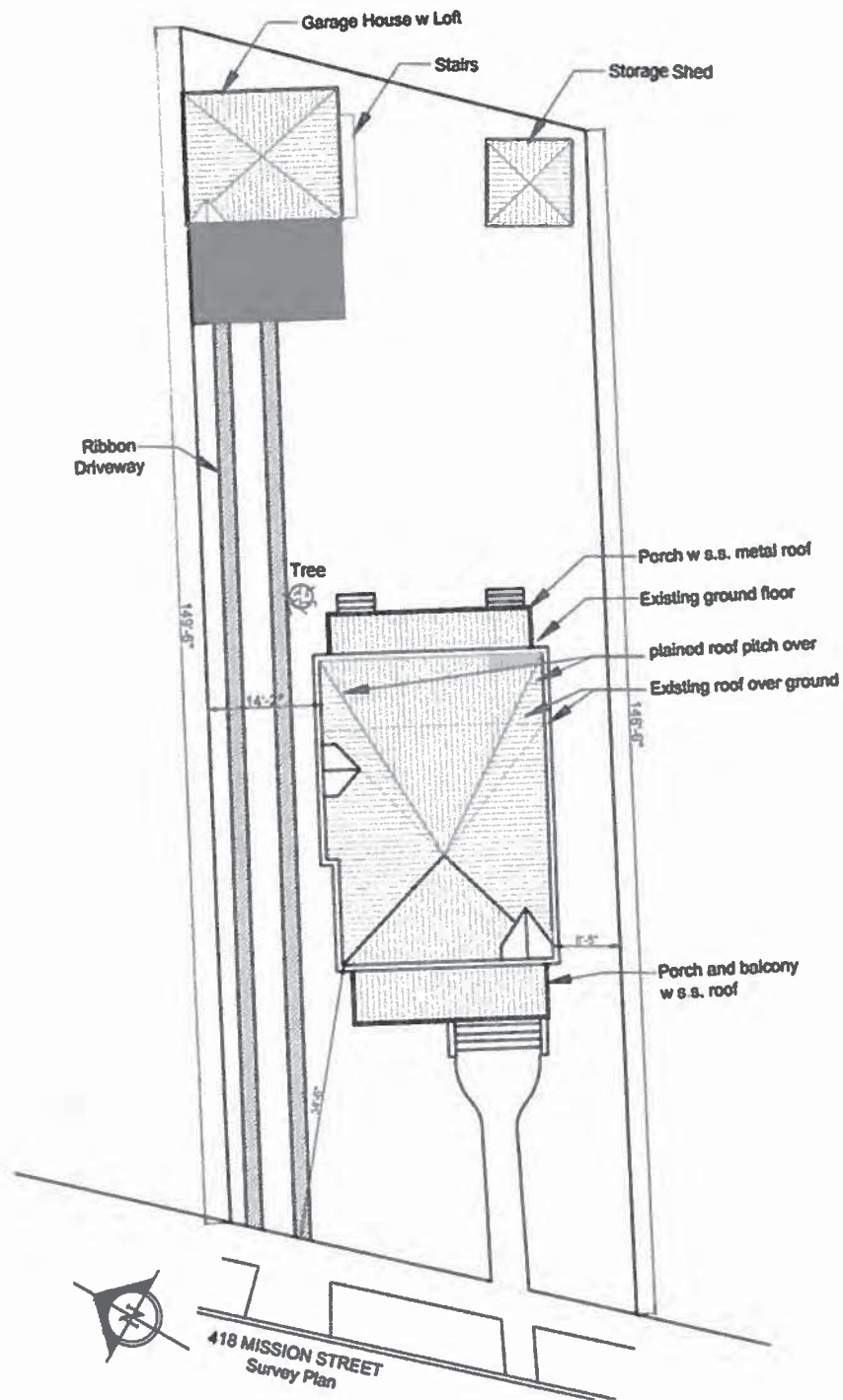
SURVEY



AS-IS FLOOR PLAN



SITE PLAN (Proposed)



REPAIR COST ESTIMATE

Mission

San Antonio, Texas 79210

Job Completion Est March 1, 2017

CLARK

Property located in Historic King William. Two story craftsman with detached studio apartment building. The goal of this project is to completely renovate to it's original appearance. The interior will be restored using original materials, preservation of intact materials and the additon of high end kitchens, lighting, windows and other amenities. The completion will result in a very high quality preservation and strategic modernization.

Total Repair Estimate			Breakdown by Scope of Work					
\$119,745			GENERAL CONDITIONS	\$1,975	EXT. DOORS & WINDOWS	\$5,500	HARDWOOD FLOORING	\$6,800
			DEMOLITION	\$3,000	GARAGE DOORS	\$0	TILING	\$2,000
			STRUCTURAL CONCRETE	\$6,500	LANDSCAPING	\$3,500	PAINTING	\$5,500
			CONCRETE & FLATWORK	\$3,200	MISC. EXT. IMPROVEMENTS	\$2,775	APPLIANCES	\$6,000
			MASONRY	\$0	FRAMING & DRYWALL	\$10,020	PLUMBING	\$9,500
			SIDING	\$9,600	CABINETS & COUNTERTOPS	\$15,200	HVAC	\$6,800
			DECKING AND PATIOS	\$2,500	DOORS & TRIM	\$3,000	ELECTRICAL	\$5,500
			ROOFING	\$10,875	CARPET & RESILIENT	\$0	MISCELLANEOUS	\$0
Breakdown by Work Type								
LAB/EQUIP	MAT'L	SUB						
\$25,450	\$35,920	\$58,375						
Description of Work			QTY	Unit	Totals			Total Cost
					Lab	Mat'l	Sub	
GENERAL CONDITIONS								
Construction Permits < \$10k			4	job	\$0	\$500	\$0	\$500
Construction Permits, 10k to \$25k			1	job	\$0	\$500	\$0	\$500
Engineering Fees			3	hrs	\$0	\$0	\$375	\$375
Final cleaning			40	hrs	\$600	\$0	\$0	\$600
GENERAL CONDITIONS TOTAL					\$600	\$1,000	\$375	\$1,975
DEMOLITION								
Demo bid/allowance			4	ea	\$3,000	\$0	\$0	\$3,000
DEMOLITION TOTAL					\$3,000	\$0	\$0	\$3,000
STRUCTURAL CONCRETE								
Foundation bid/allowance			1	ea	\$0	\$0	\$6,500	\$6,500
STRUCTURAL CONCRETE TOTAL					\$0	\$0	\$6,500	\$6,500
CONCRETE & FLATWORK								
Concrete bid/allowance (front porch-main building)			1	ea	\$0	\$0	\$3,200	\$3,200
CONCRETE & FLATWORK TOTAL					\$0	\$0	\$3,200	\$3,200
SIDING								
Demo existing siding			#####	sf	\$1,200	\$0	\$0	\$1,200
Wood shingle/shake			#####	sf	\$3,600	\$4,800	\$0	\$8,400
SIDING TOTAL					\$4,800	\$4,800	\$0	\$9,600
DECKING AND PATIOS								
Deck bid/allowance			1	ls	\$0	\$0	\$2,500	\$2,500
DECKING AND PATIOS TOTAL					\$0	\$0	\$2,500	\$2,500
ROOFING								
Roofing bid/allowance			1	ls	\$0	\$0	\$10,000	\$10,000
Gutters & downspouts, aluminum			125	lf	\$500	\$375	\$0	\$875
ROOFING TOTAL					\$500	\$375	\$10,000	\$10,875
EXT. DOORS & WINDOWS								
Steel entry door, single			4	ea	\$300	\$700	\$0	\$1,000
New windows, vinyl, average size			20	ea	\$1,000	\$3,500	\$0	\$4,500
EXT. DOORS & WINDOWS TOTAL					\$1,300	\$4,200	\$0	\$5,500
LANDSCAPING								
Landscaping bid/allowance, trees, bushes, flowers			1	ls	\$0	\$0	\$3,500	\$3,500

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
LANDSCAPING TOTAL			\$0	\$0	\$3,500	\$3,500
MISC. EXT. IMPROVEMENTS						
Wood fencing	150	lf	\$750	\$2,025	\$0	\$2,775
MISC. EXT. IMPROVEMENTS TOTAL			\$750	\$2,025	\$0	\$2,775
FRAMING & DRYWALL						
Attic insulation, blown-in	#####	sf	\$1,200	\$720	\$0	\$1,920
Drywall bid/allowance, case by case	2	ls	\$1,500	\$0	\$0	\$1,500
Skim coating/texturing walls	#####	sf	\$2,400	\$600	\$0	\$3,000
Skim coating/texturing ceilings	#####	sf	\$3,000	\$600	\$0	\$3,600
FRAMING & DRYWALL TOTAL			\$8,100	\$1,920	\$0	\$10,020
CABINETS & COUNTERTOPS						
Countertop bid/allowance	4	bid	\$0	\$0	\$10,000	\$10,000
Vanity cabinet	8	ea	\$1,200	\$4,000	\$0	\$5,200
CABINETS & COUNTERTOPS TOTAL			\$1,200	\$4,000	\$10,000	\$15,200
DOORS & TRIM						
Finish carpentry bid/allowance	1	est	\$0	\$0	\$3,000	\$3,000
DOORS & TRIM TOTAL			\$0	\$0	\$3,000	\$3,000
HARDWOOD FLOORING						
Lacing new hardwood to match existing, case-by-case	200	sf	\$2,000	\$800	\$0	\$2,800
Restore original flooring (repair/replace)	#####	sf	\$3,000	\$1,000	\$0	\$4,000
HARDWOOD FLOORING TOTAL			\$5,000	\$1,800	\$0	\$6,800
TILING						
Tiling bid/allowance	4	ls	\$0	\$0	\$2,000	\$2,000
TILING TOTAL			\$0	\$0	\$2,000	\$2,000
PAINTING						
Exterior painting, bid/allowance	1	ls	\$0	\$0	\$2,500	\$2,500
Interior painting, bid/allowance	1	ls	\$0	\$0	\$3,000	\$3,000
PAINTING TOTAL			\$0	\$0	\$5,500	\$5,500
APPLIANCES						
Appliances, Bid/Allowance	4	ls	\$0	\$6,000	\$0	\$6,000
APPLIANCES TOTAL			\$0	\$6,000	\$0	\$6,000
PLUMBING						
Plumbing, bid/allowance	1	ls	\$0	\$9,500	\$0	\$9,500
PLUMBING TOTAL			\$0	\$9,500	\$0	\$9,500
HVAC						
HVAC, bid/allowance	1	ls	\$0	\$0	\$5,000	\$5,000
HVAC Finish Work, per hour	20	hrs	\$0	\$0	\$1,300	\$1,300
Programmable thermostat	4	ea	\$200	\$300	\$0	\$500
HVAC TOTAL			\$200	\$300	\$6,300	\$6,800
ELECTRICAL						
Electrical, bid/allowance	1	ls	\$0	\$0	\$5,500	\$5,500
ELECTRICAL TOTAL			\$0	\$0	\$5,500	\$5,500
TOTAL REPAIR ESTIMATE			\$25,450	\$35,920	\$58,375	\$119,745



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: NOVEMBER 29, 2016 HDRC Case# 2016-460

ADDRESS: 418 MISSION Meeting Location: 1901 SALAM6

APPLICANT: CORY HARRINGTON

DRC Members present: MICHAEL GUARINO, JOHN LAFTOON

Staff present: EDWARD HALL

Others present: ANGEL HARRINGTON

REQUEST: EXTERIOR MODIFICATIONS, REHABILITATION AND DEMOLITION
OF A REAR ACCESSORY STRUCTURE.

COMMENTS/CONCERNS: MG! PORCH RECONSTRUCTION IS AN APPROPRIATE
PROPOSAL AS IS THE INSTALLATION OF ~~REAR~~ REPAIRED COLUMNS/
PORCH ELEMENTS. THE REPAIRED WOOD COLUMNS SHOULD MATCH IN
PROFILE/MATERIALS. MG! SPEAK WITH THE NEIGHBORHOOD
ASSOCIATION; THE ACCESSORY STRUCTURES SHOULD POTENTIALLY BE
REVISED (PROPOSAL) PRIOR TO ATTENDING THE HDRC. PROPOSAL FOR
THE PRIMARY HISTORIC STRUCTURE IS GENERALLY APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

11/29/16

Date