

# HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2020

**HDRC CASE NO:** 2020-323  
**ADDRESS:** 435 MISSION ST  
**LEGAL DESCRIPTION:** NCB 946 BLK 2 LOT 26, 27 & 8.1 FT STRIP ALONG THE S SIDE  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Nicholas Melde/Architexas  
**OWNER:** Colin and Tamanna O'Dea/ODEA COLIN M & TAMANNA  
**TYPE OF WORK:** New construction of 2-story residential structure and a 2-story rear accessory structure  
**APPLICATION RECEIVED:** October 30, 2020  
**60-DAY REVIEW:** Not Applicable Due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for final approval to construct a 2-story residential structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 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.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### *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 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. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- 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 primary structure located at 435 Mission is a 1-story, single-family structure constructed between 1957-58 in the midcentury Ranch style. The home features a very low-pitch side gable asphalt shingle roof with wide eaves, thin red brick veneer, steel casement windows, and a concrete slab foundation. The HDRC found the property to be non-contributing to the King William Historic District and eligible for demolition on August 19, 2020.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. This project received conceptual approval from the HDRC on August 19, 2020 with the following stipulations:
  - i. That the applicant increases the proposed front yard setback based on finding f. *This stipulation has been met.*
  - ii. That the applicant submits information regarding lot coverage based on finding i. *This stipulation has been met.*
  - iii. That the applicant submits material specifications to staff for review based on finding j. *This stipulation has been met.*
  - iv. That the applicant submits window specifications to staff for review and approval based on finding k. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. *This stipulation has been met.*
  - v. That the applicant reduces the width of the proposed driveway based on finding n. *This stipulation has been met.*
  - vi. That the applicant submits a landscaping plan to staff for review and approval based on finding q. *This stipulation has been met.*
  - vii. That the applicant returns to the Design Review Committee once plans are further developed and before the applicant returns to the HDRC for final approval for the new construction. *This*



*stipulation has been met.*

- c. **DESIGN REVIEW COMMITTEE** – The applicant presented the application materials for conceptual approval at the Design Review Committee on August 12, 2020. The Commissioners reviewed the request for conceptual approval of new construction. The Commissioners suggested that the applicant should provide the percentage of lot coverage, an elevation showing the massing of adjacent structures and materials expressing the setback, scale and mass, heights of rooflines, and materials proposed in relation to other existing structures. Additionally, the Commissioners recommended that the applicant provide a landscaping plan and provide precedent studies of historic structures with double-height bay windows. The applicant returned to the Design Review Committee on November 25, 2020, with application materials for final approval. The Design Review Committee discussed massing, lot coverage, material specifications, brick specifications, roof and ceiling heights, the rear accessory structure, and precedent studies. The Design Review Committee recommended that the applicant provide precedent photos for existing brick colors and styles in the historic district.
- d. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 2-story, single family residence at 435 Mission. The front of the residence will be oriented toward Mission Street, which is the established orientation on the block. Following conceptual approval with stipulations, the applicant has increased the front yard setback from 20'-10" and 27'-9" to 23'-9" and 30'-8" to meet stipulation i. Staff finds the proposal appropriate.
- e. **SCALE AND MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. This block of Mission Street features mostly 1-story historic structures and about nine 2-story structures. Two-story structures make about approximately 27 percent of this block. This block does not currently feature new construction built after 1960. Staff finds that the proposed scale and massing of the structure appears generally appropriate.
- f. **ROOF FORM** – The applicant has proposed a cross gable roof form. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Mission feature front gable, side gable, cross gable, hip, and pyramidal roof forms. Staff finds the proposal consistent with the Guidelines.
- g. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has proposed to construct a 2,582-square-foot residence with a 712-square-foot rear accessory structure. The existing property is a double lot, which was historically two individual lots. The existing structure on the lot is 2,300 square feet. The proposed lot coverage is 46 percent, including the proposed driveway and rear concrete paving and patio. The applicant is inclined to reduce the lot coverage further by exploring permeable driveway options. Staff finds the proposal appropriate.
- h. **MATERIALS AND TEXTURES** – The applicant has proposed to clad the proposed primary structure in terra cotta or orange red brick with cast stone and wood shingle accents, lap siding and trim, and wood skirting. The applicant has proposed to install a standing seam metal roof. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The adjacent historic structures generally feature wood siding or stucco cladding and composition shingle or metal roofing material. However, brick structures are prevalent in the King William Historic District and the existing structure on the lot is clad in red brick. The proposal is generally appropriate. Staff finds that the applicant should submit final material specification to staff for review and approval.
- i. **WINDOW MATERIALS** – The applicant has proposed to install Pella Architect Series Traditional Hung fully wood windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity.

An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.

- j. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has submitted elevation drawings of the primary structure that feature windows and doors of traditional proportions and traditional fenestration patterns on the front façade. The first story of the front façade also features transoms above the door and window openings. The north and south elevations feature a non-traditional fenestration pattern on the 1-story rear portion of the structure. The north elevation features one 6-pane fixed horizontal window, one 2-pane fixed window, and one 4-pane fixed transom window above an overhead pedestrian door. The south elevation features five 4-pane fixed horizontal windows along a wall span clad in lap siding. The rear (west) elevation features 3 small square fixed windows on a wall span clad in lap siding adjacent to a rear screened porch. The non-traditional fenestration patterns on the rear of the north and south elevations and on the west elevation will not be visible from the public right-of-way. Staff finds the proposal appropriate.
- k. **REAR ACCESSORY STRUCTURE** – The applicant is not requesting approval for the rear accessory structure at this time. The applicant will return to HDRC with a finalized request for the rear accessory structure.
- l. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the applicant has proposed historically appropriate proportions and a design that serves as an overall contemporary interpretation of existing historic structures, including simplified wood front porch columns and rail, wood skirting, window trim, and gable detailing. Staff finds the proposal consistent with the Guidelines.
- m. **DRIVEWAY** – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install a 10-foot-wide driveway composed of pea gravel with a steel edge along the north side of the property. Staff finds the proposal consistent with the Guidelines.
- n. **FRONT WALKWAY** – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a front-yard walkway to the entry door. The applicant has proposed to install a walkway constructed of brick pavers that will be 7 feet, 7 inches wide. The majority of front walkways on the block are full concrete walkways. One property features a tile front walkway. Staff finds the proposal appropriate.
- o. **FENCE INSTALLATION** – The applicant has noted a metal fence on the site plan but has not submitted additional information regarding proposed fencing. Any proposed fencing will require a Certificate of Appropriateness application with information regarding the material, design, location, and height of any proposed fencing.
- p. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- q. **LANDSCAPING PLAN** – The applicant has proposed a landscaping plan that maintains more than 50 percent of the property's green space. The landscaping plan includes the installation of crape myrtles, live oak, Texas redbud, mountain laurel, pecan trees, and planting beds along the front and north elevations. Staff finds the proposal appropriate.

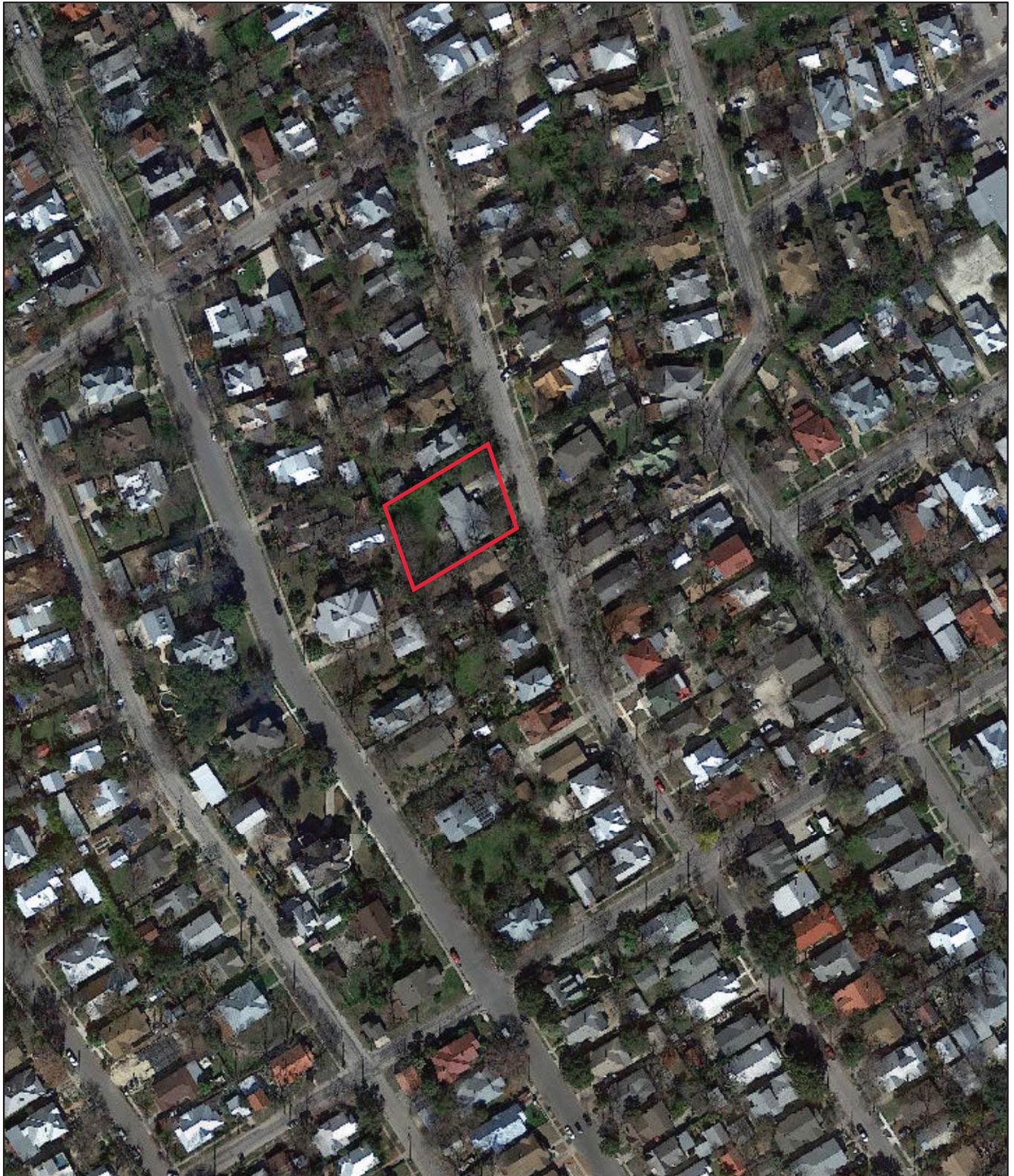
## **RECOMMENDATION:**

Staff recommends approval based on findings a through q with the following stipulations:

- i. That the applicant submits final material specifications to staff for review and approval based on finding h.
- ii. That the applicant installs fully wood windows that meet staff's standard window specifications based on finding i. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iv. That the applicant returns to the HDRC for approval of the rear accessory structure based on finding k.
- v. That the applicant submits a Certificate of Appropriateness application for any proposed fencing based on finding o.

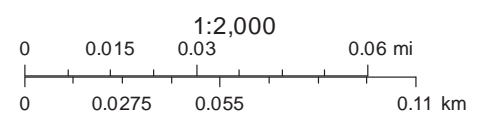


# City of San Antonio One Stop



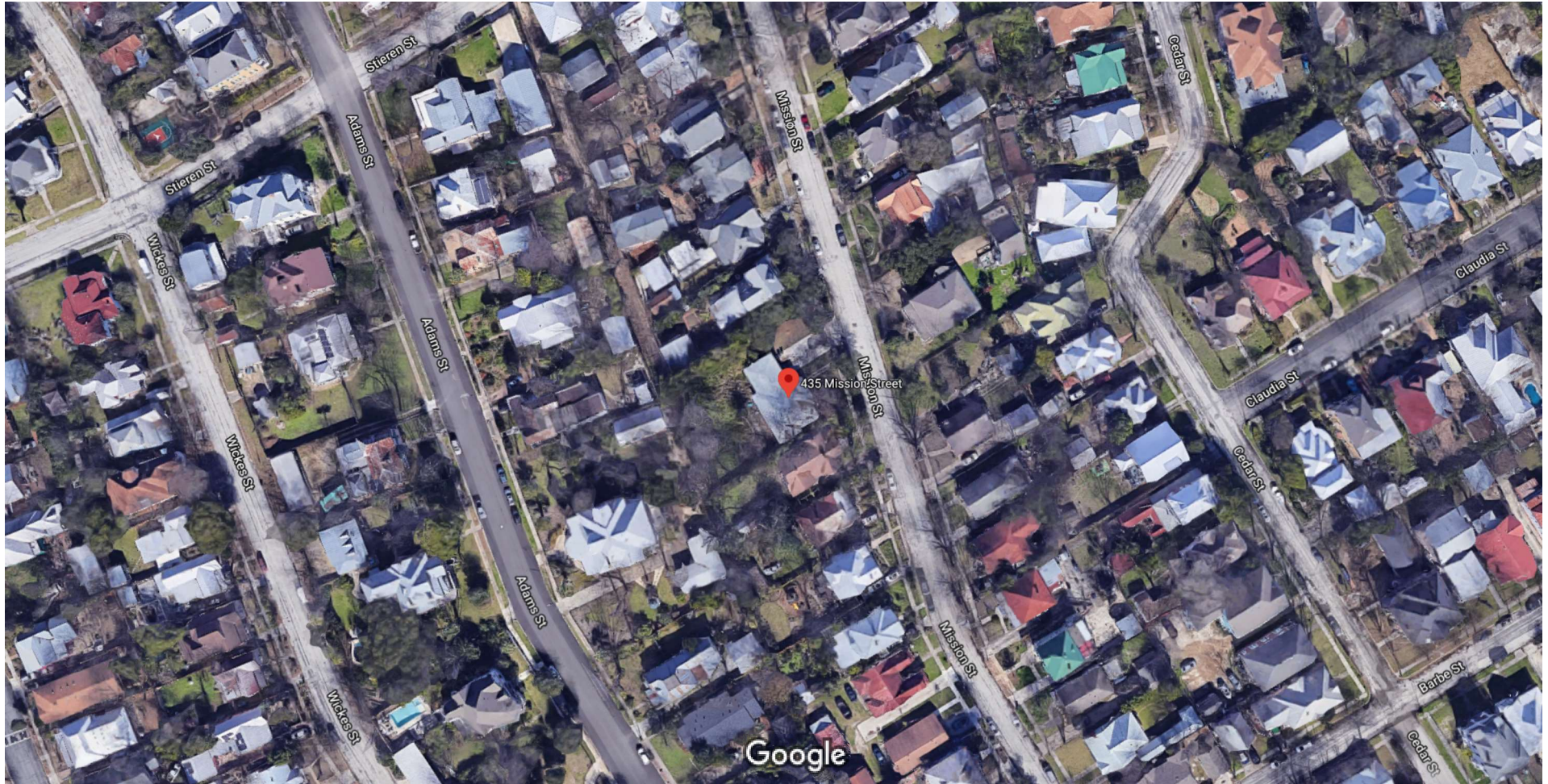
July 27, 2020

— User drawn lines





Google Maps 435 Mission St



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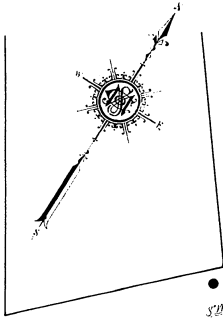


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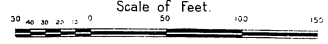
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BARBE

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Scale of Feet.



359

1951







**FIGURE-GROUND DIAGRAM**  
SCALE: 1" = 20'-0"

**O'Dea Residence**

435 Mission Street  
San Antonio, TX 78108  
Owner No.

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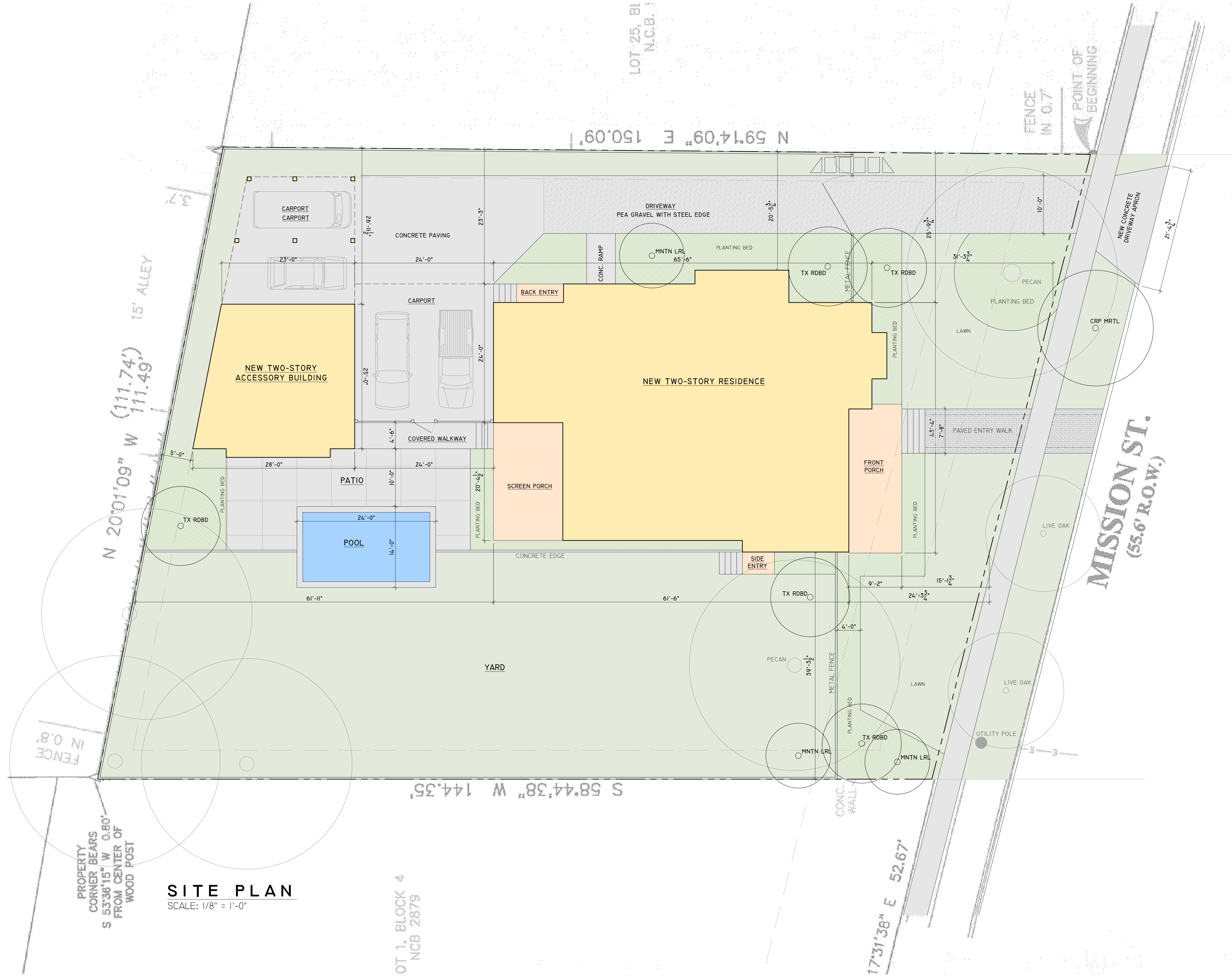
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FIGURE-GROUND MAP

Sheet Number

EX-A





O'Dea Residence

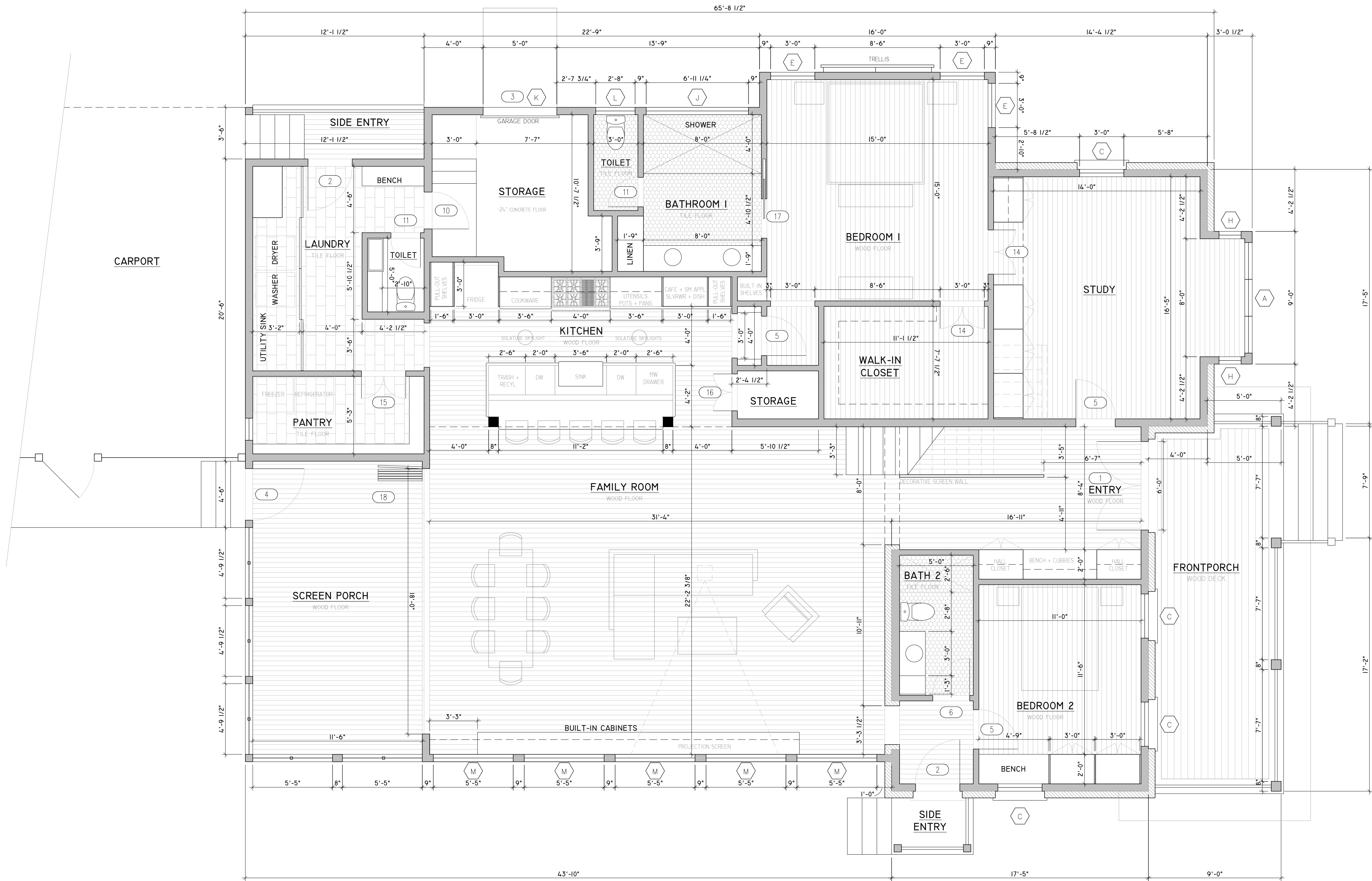
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FIRST FLOOR PLAN

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

O'Dea Residence

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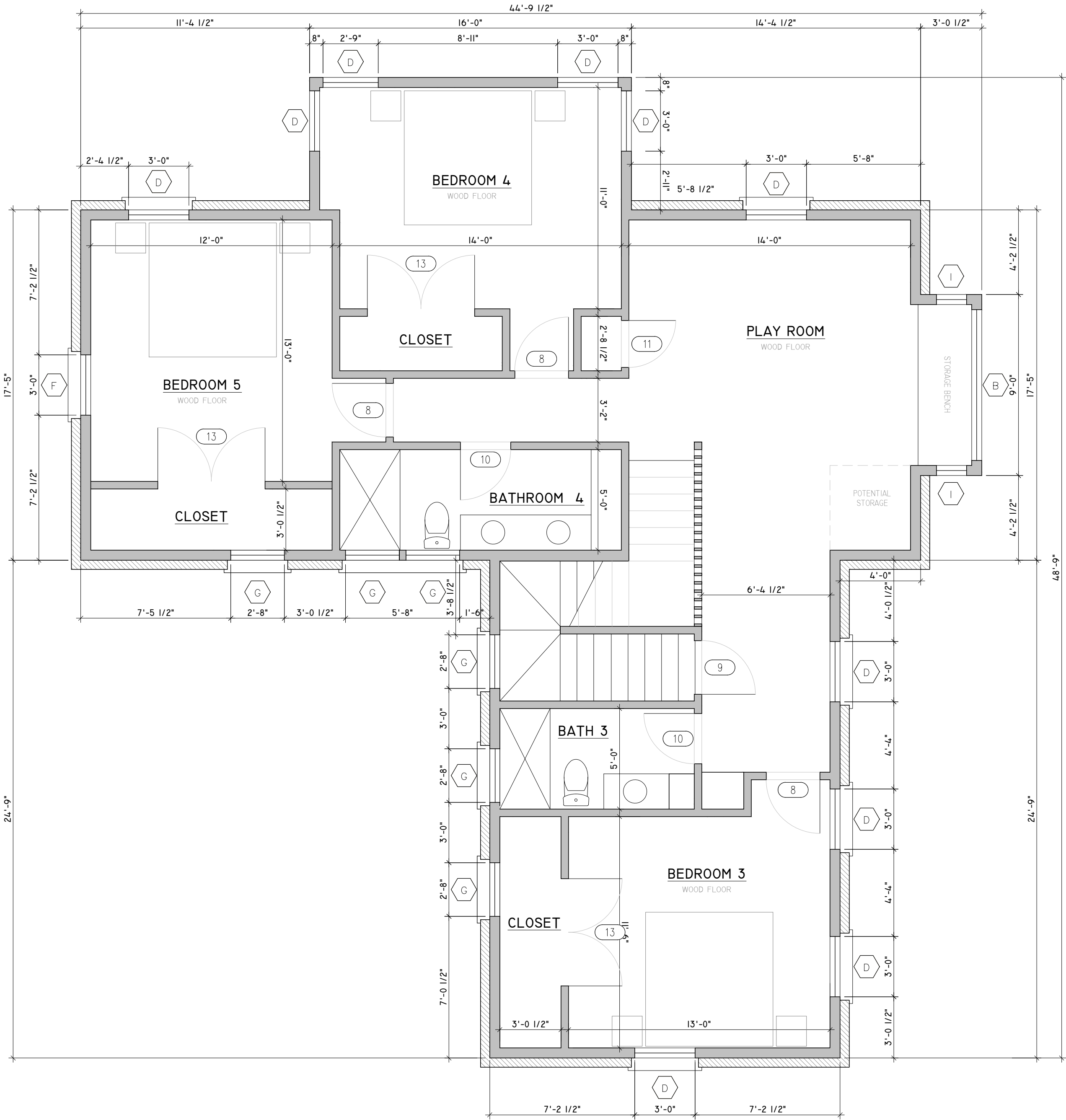
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10/23/2020

Sheet Name  
FIRST FLOOR PLAN

Sheet Number



SECOND FLOOR PLAN

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

O'Dea Residence

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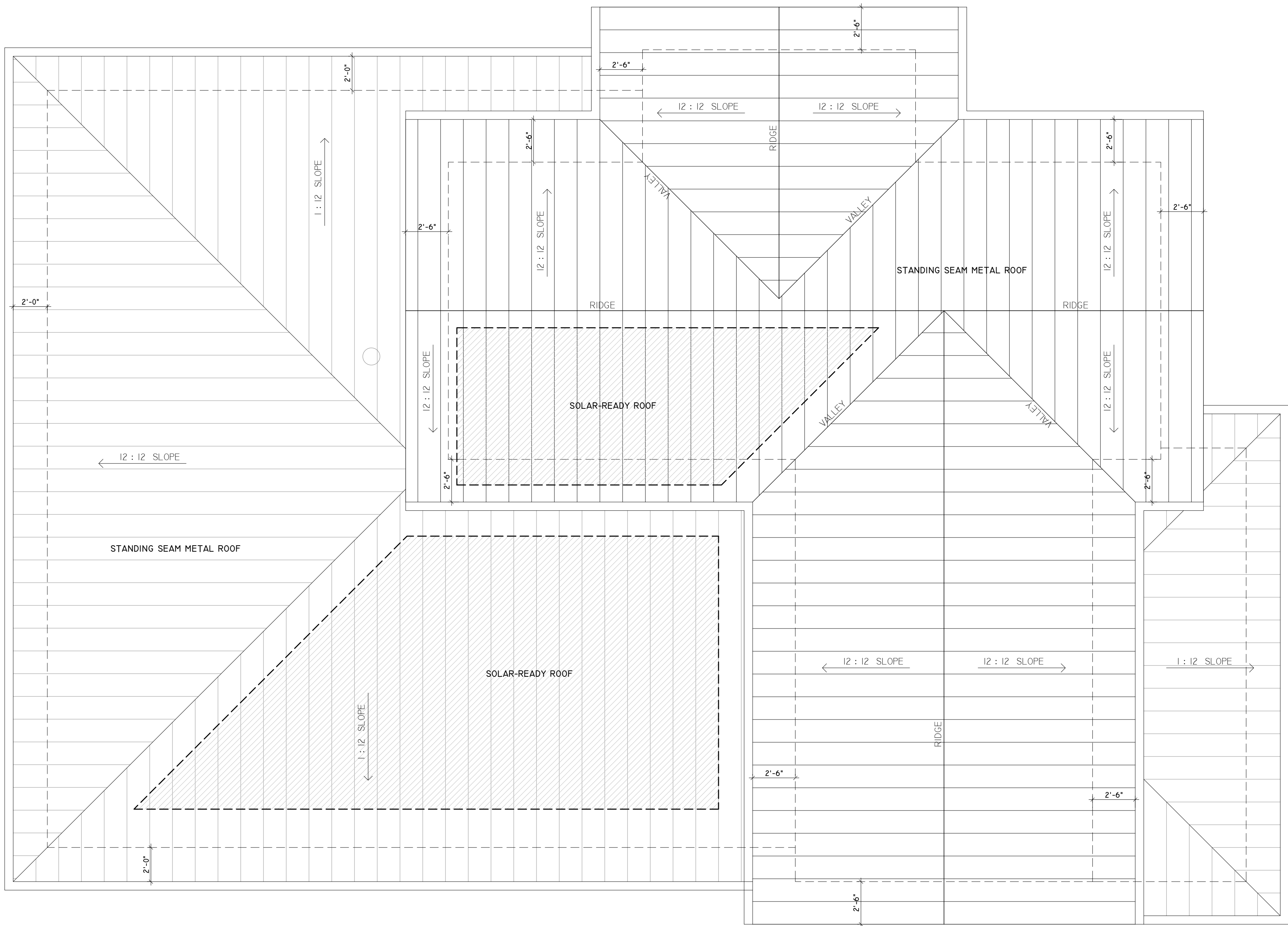
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10/23/2020

Sheet Name  
SECOND FLOOR PLAN

Sheet Number



ROOF PLAN

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

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Sheet Name  
ROOF PLAN

Sheet Number

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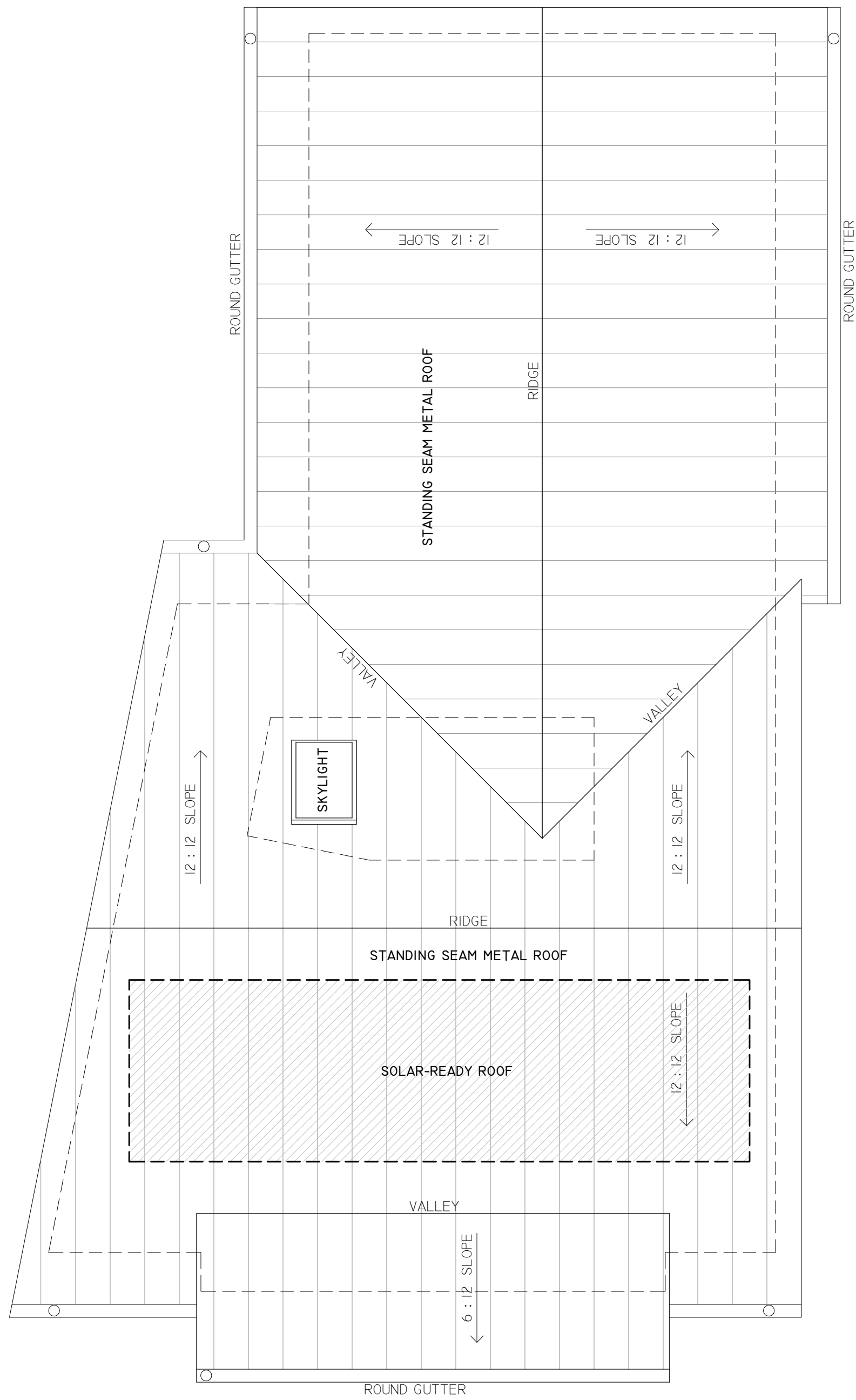
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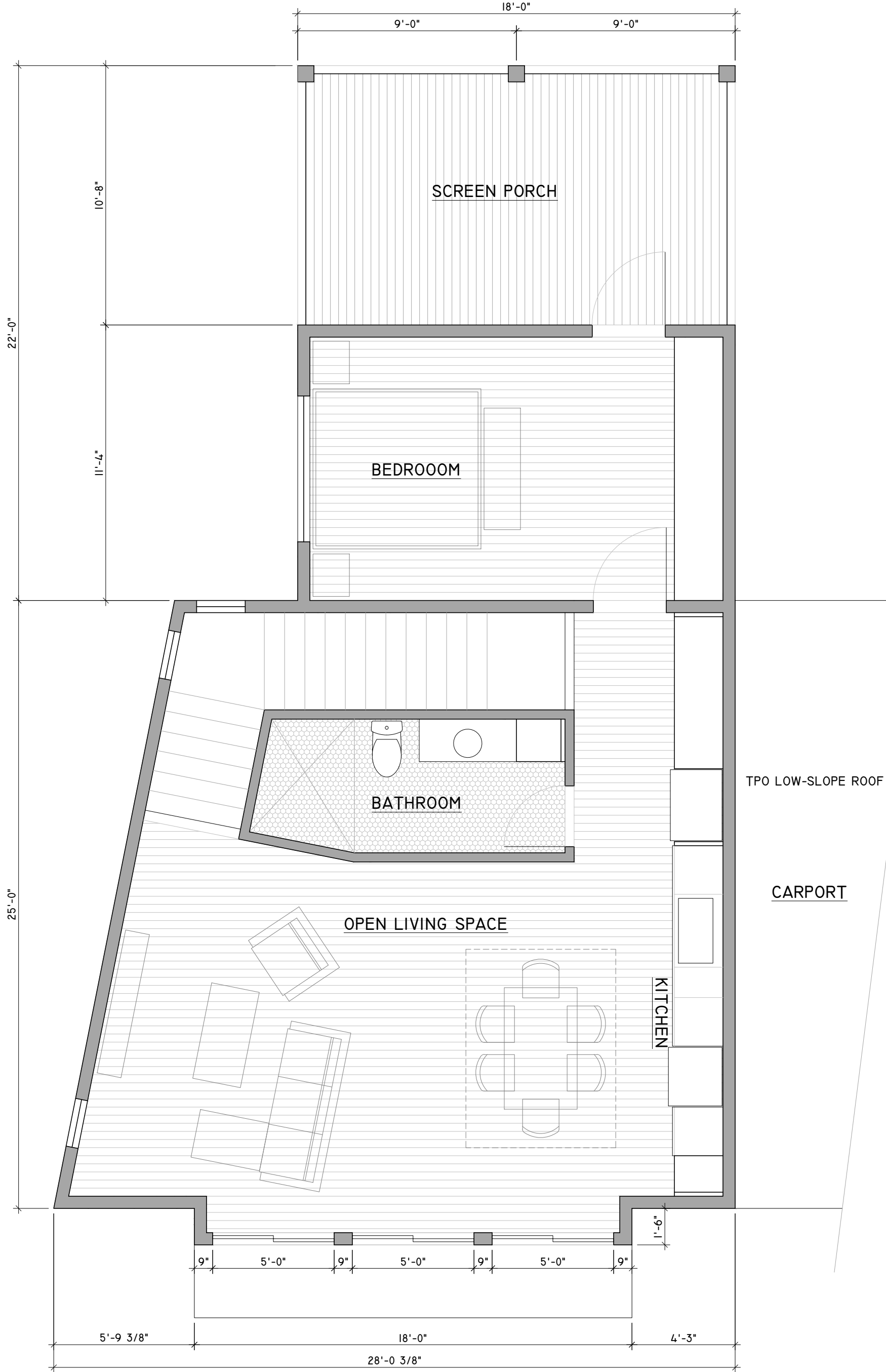
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10/23/2020

Sheet Name  
GUEST HOUSE - FLOOR PLANS

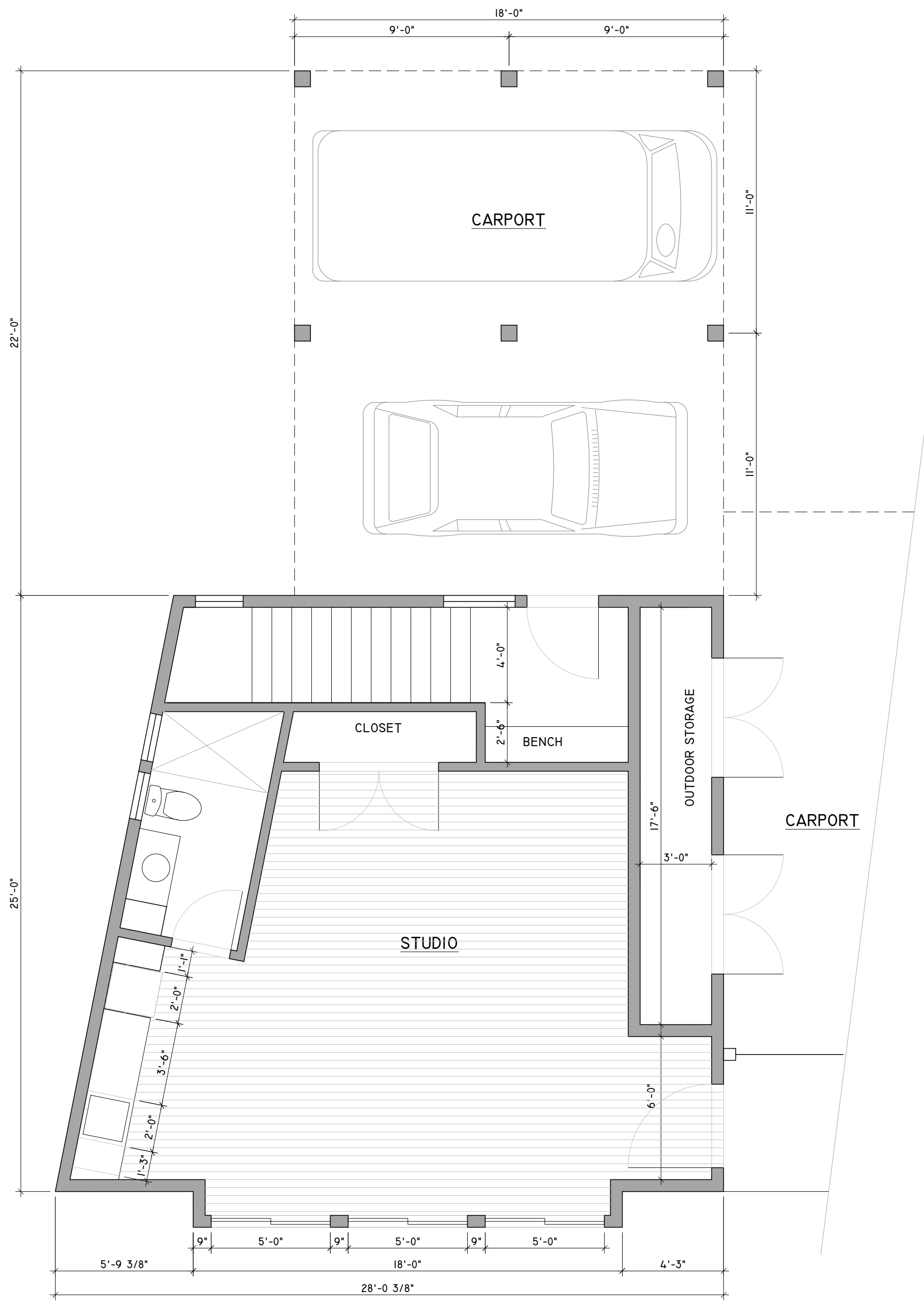
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ACCESSORY DWELLING - ROOF PLAN  
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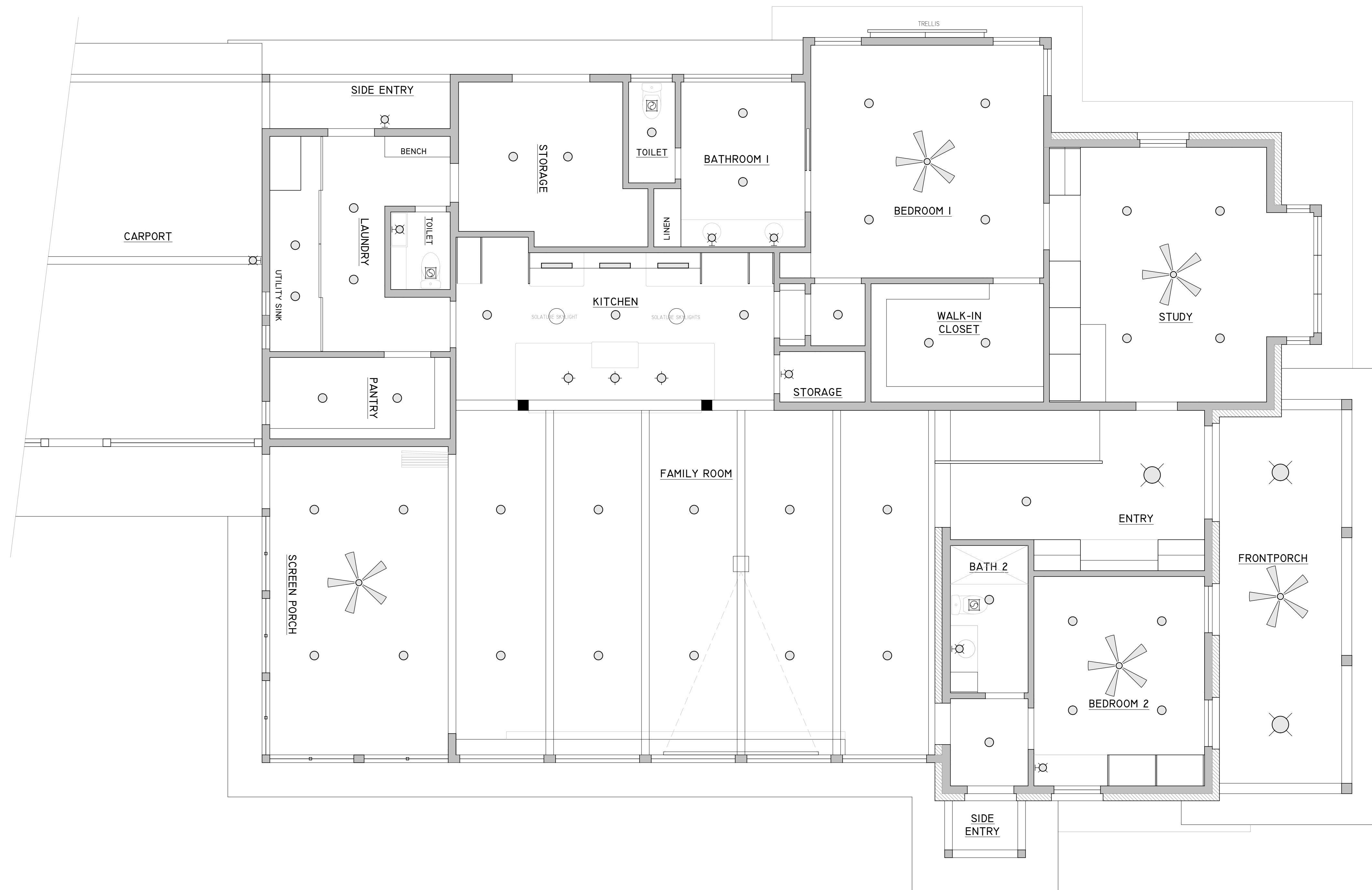


ACCESSORY DWELLING - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ACCESSORY DWELLING - FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"





## CEILING PLAN - FIRST FLOOR

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

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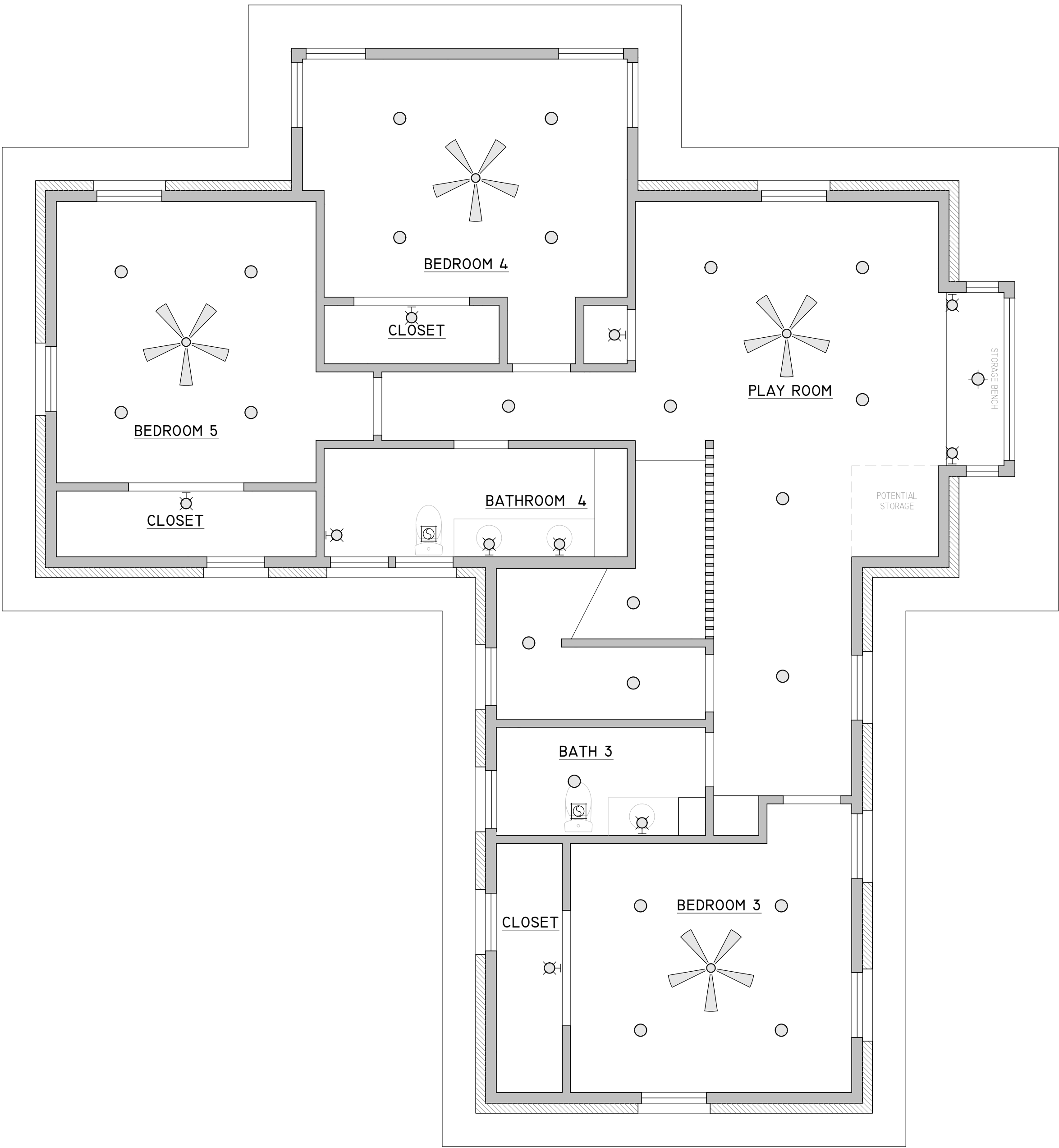
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10/23/2020

Sheet Name  
FIRST FLOOR  
REFLECTED CEILING PLAN

Sheet Number

A2.01



CEILING PLAN - FIRST FLOOR  
SCALE: 1/4" = 1'-0"

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Sheet Name  
SECOND FLOOR  
REFLECTED CEILING PLAN

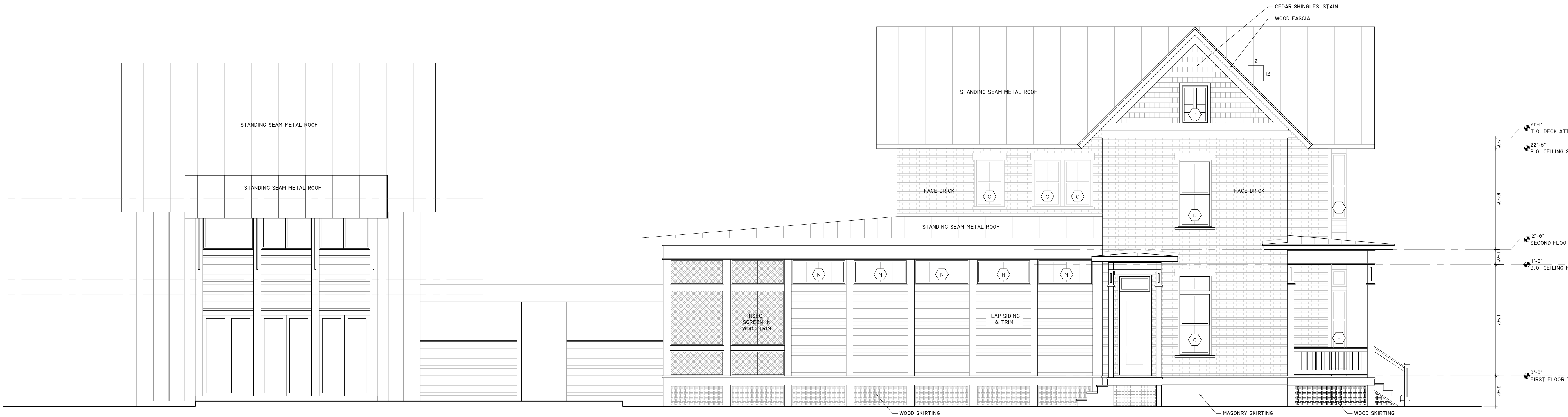
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OVERALL NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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OVERALL SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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Sheet Name  
EXTERIOR ELEVATIONS

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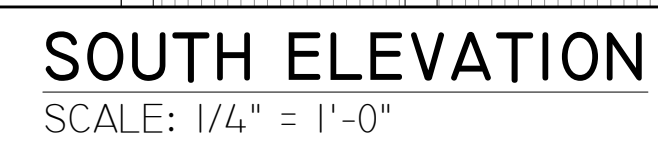
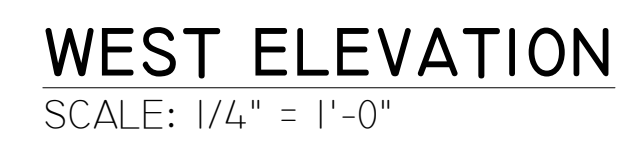
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<b>Architexas No.</b>	<b>Date</b> 10/23/2020
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**Sheet Name**  
EXTERIOR ELEVATIONS

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Sheet Name  
EXTERIOR ELEVATIONS

Sheet Number

**EAST ELEVATION**

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

**NORTH ELEVATION**

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

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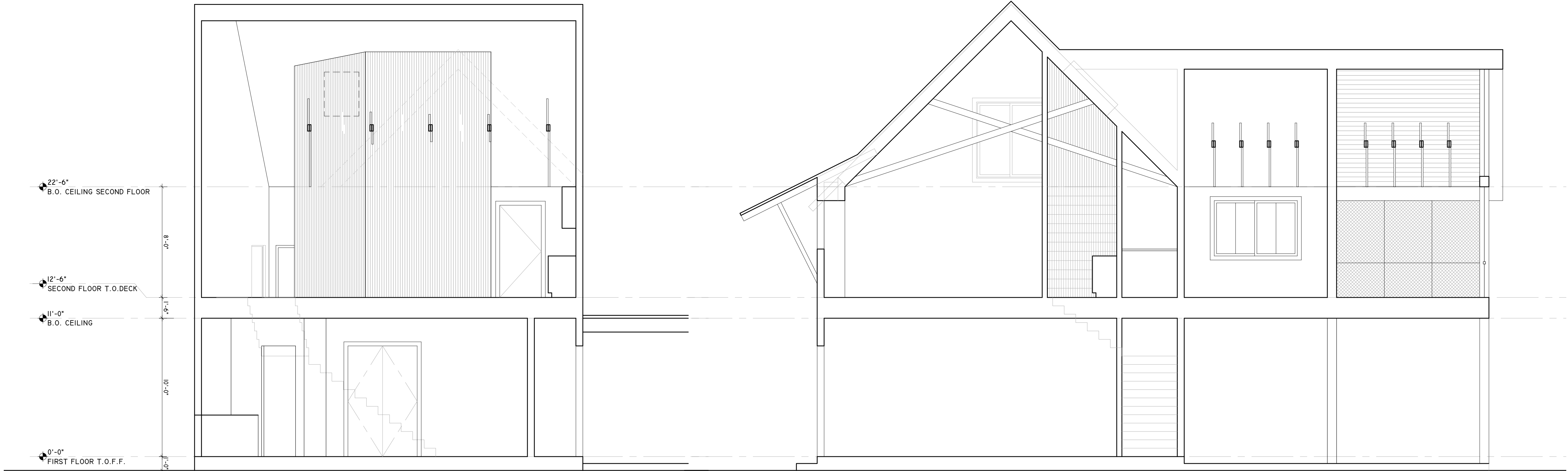
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10/23/2020

Sheet Name  
GUEST HOUSE - EXTERIOR ELEVATIONS

Sheet Number

A3.04



CEILING PLAN - FIRST FLOOR

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

CEILING PLAN - FIRST FLOOR

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

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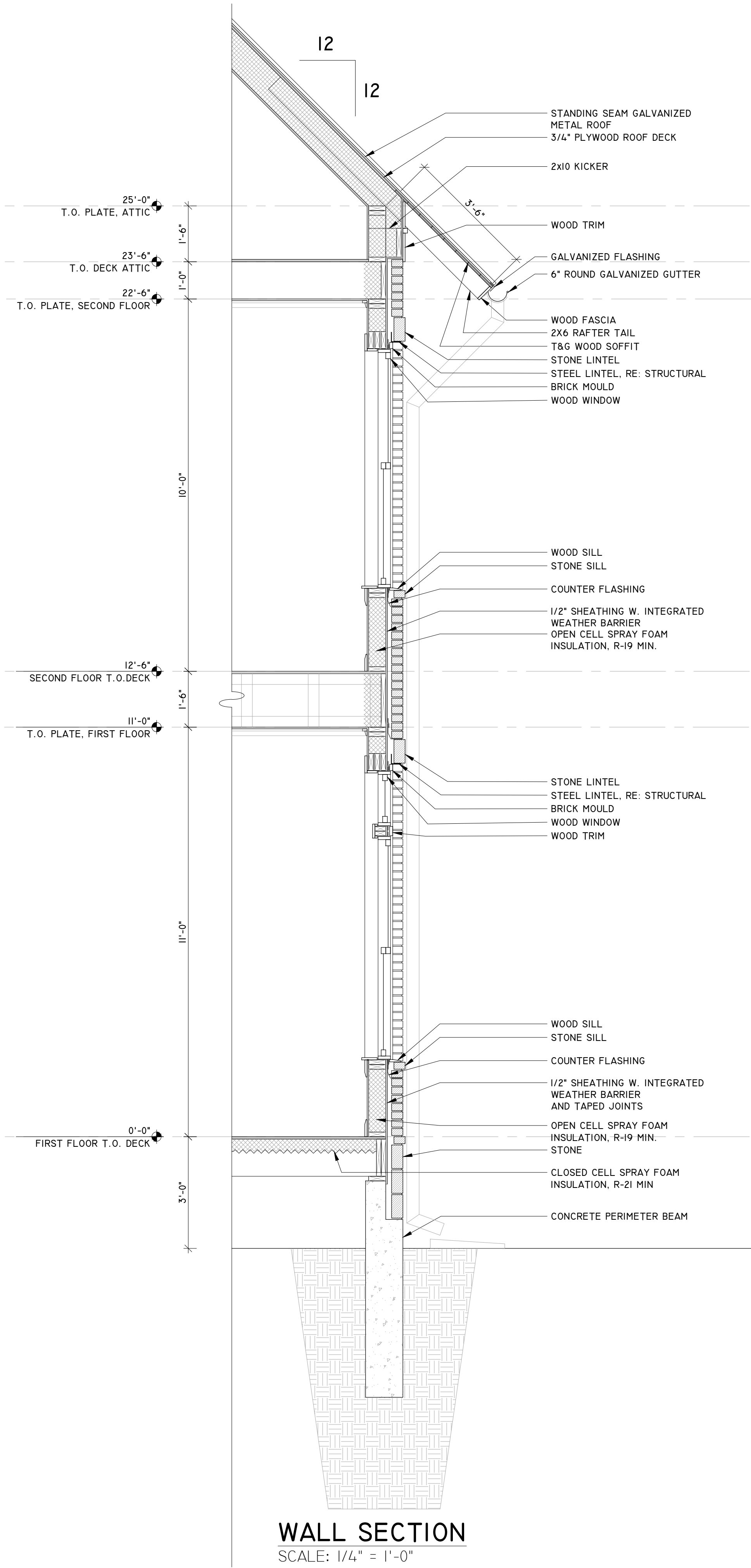
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Sheet Name  
GUEST HOUSE - SECTIONS

Sheet Number





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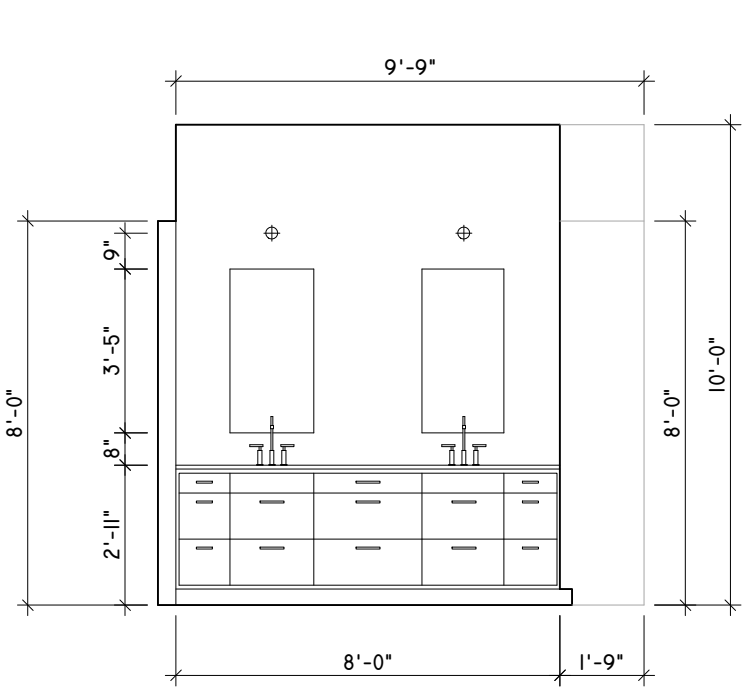
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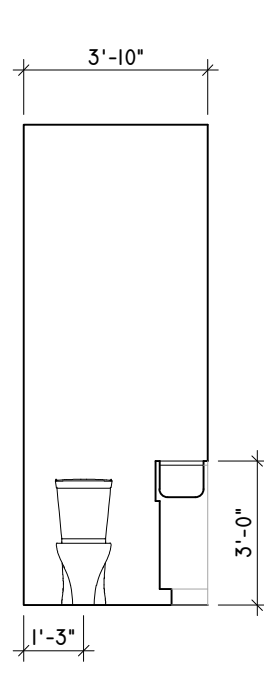
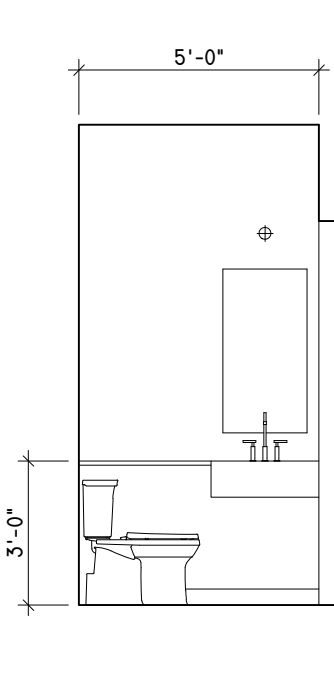
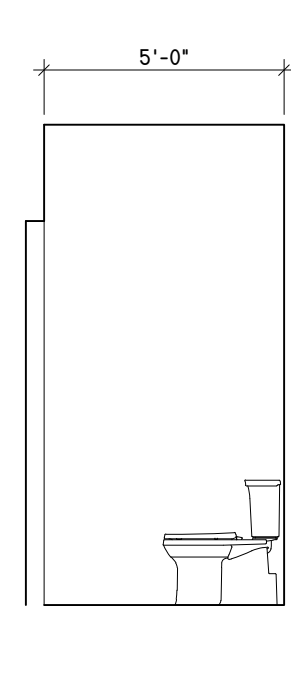
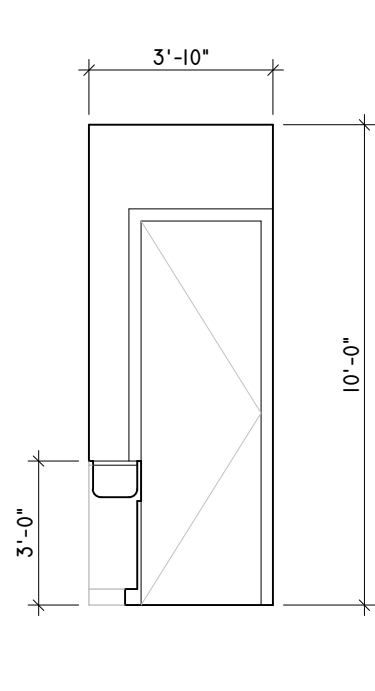
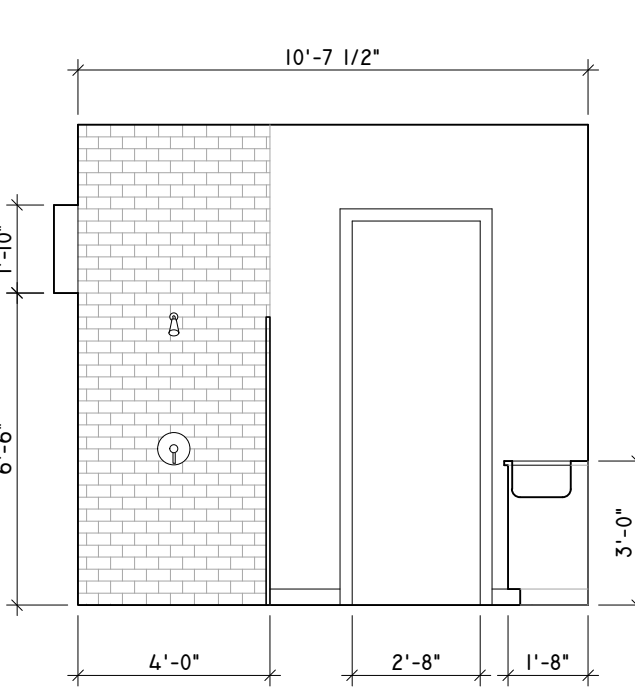
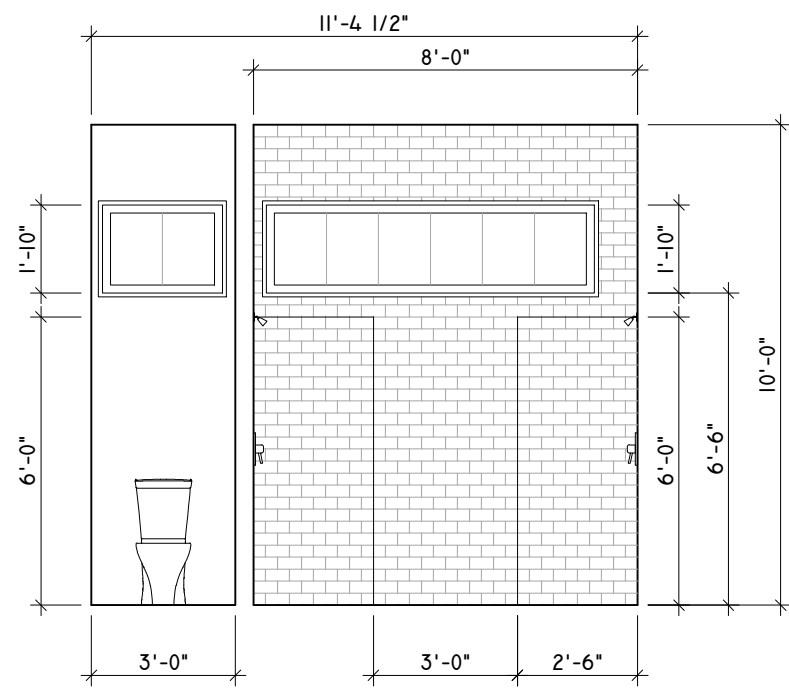
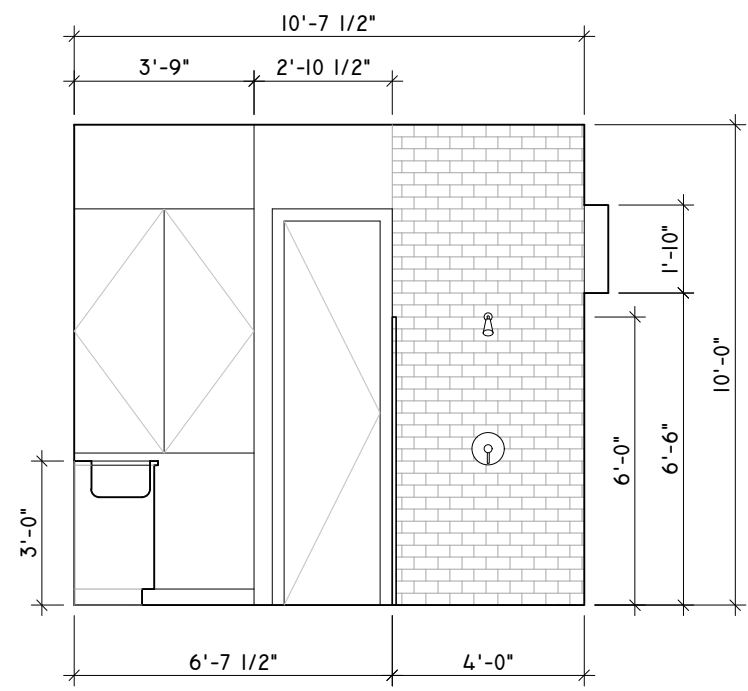
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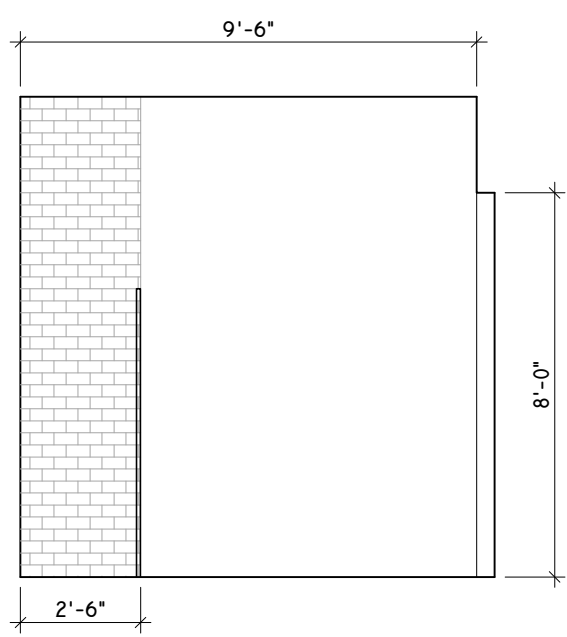




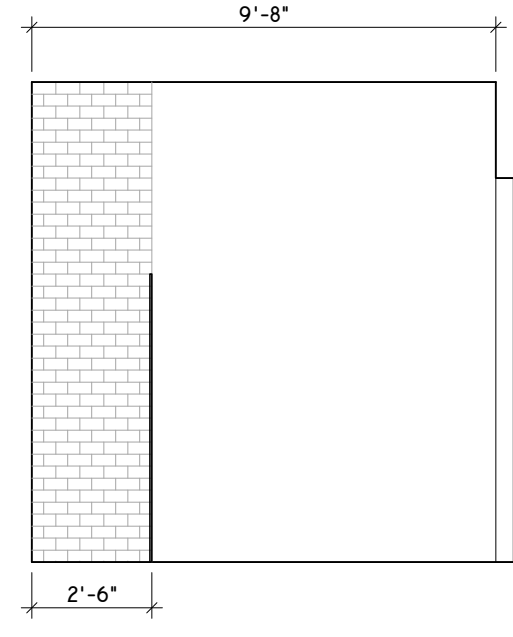
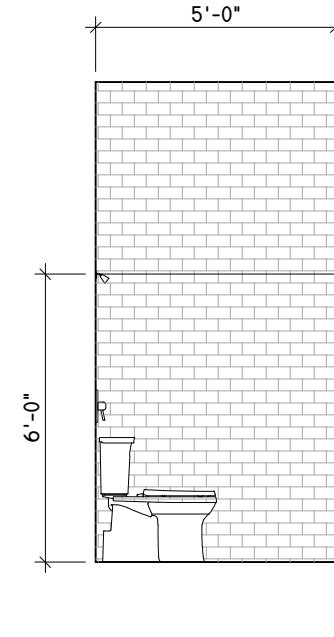
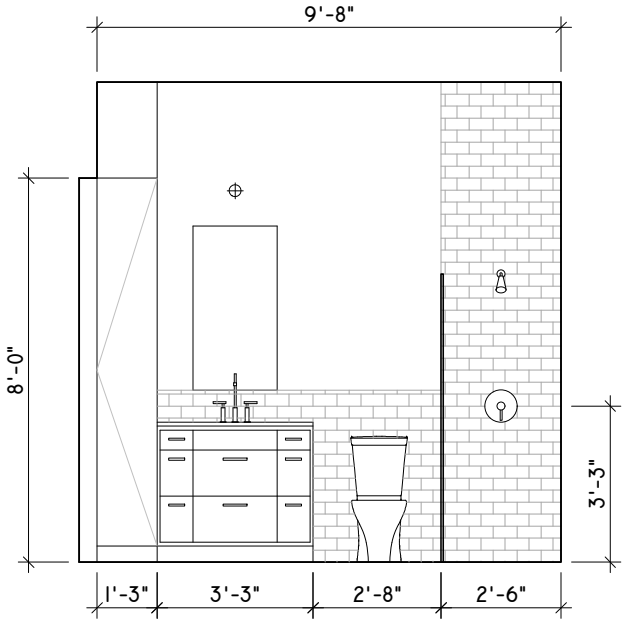
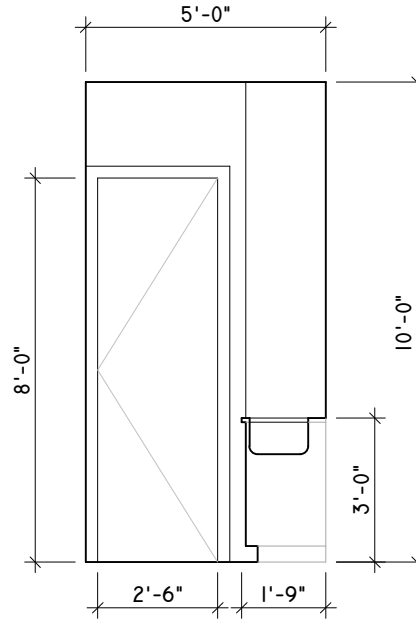
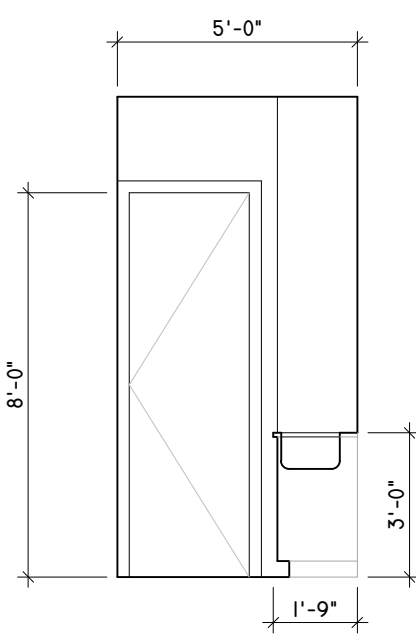
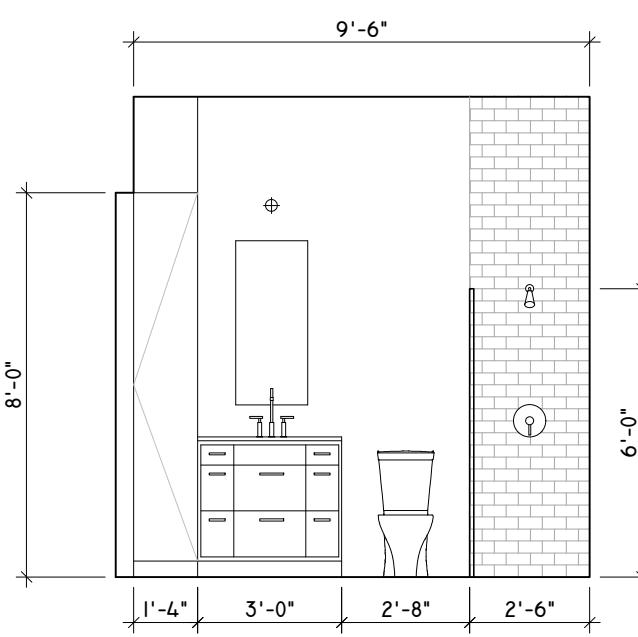
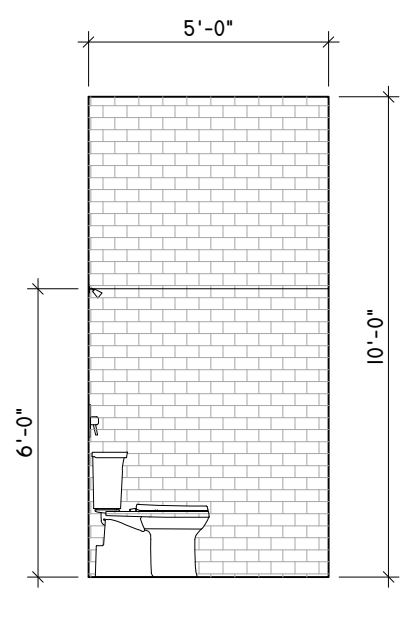
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SCALE: 1/4" = 1'-0"



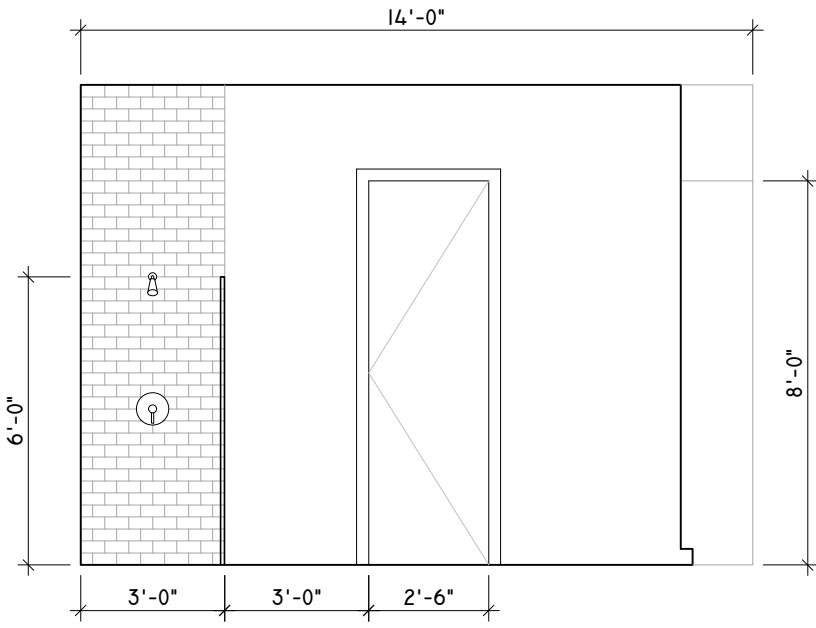
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SCALE: 1/4" = 1'-0"



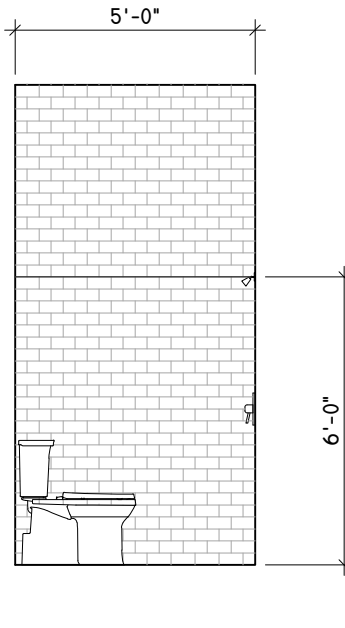
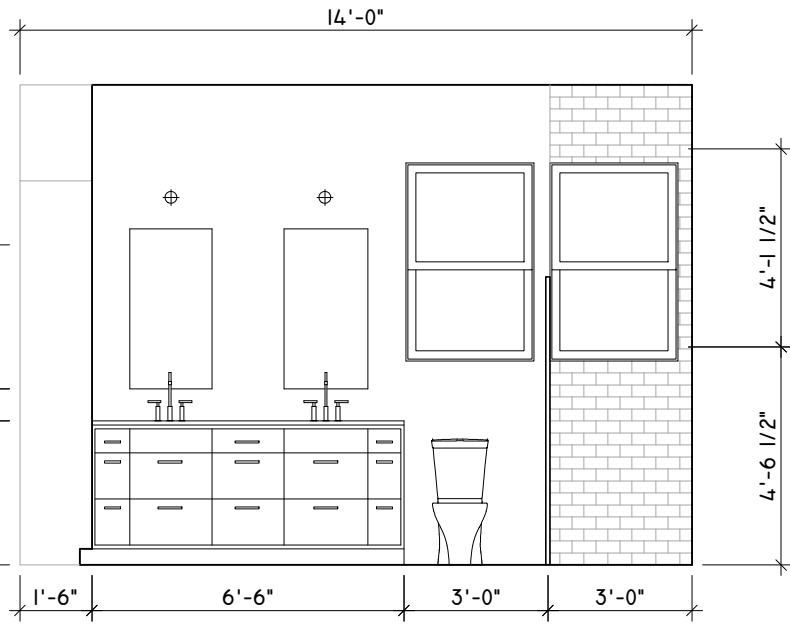
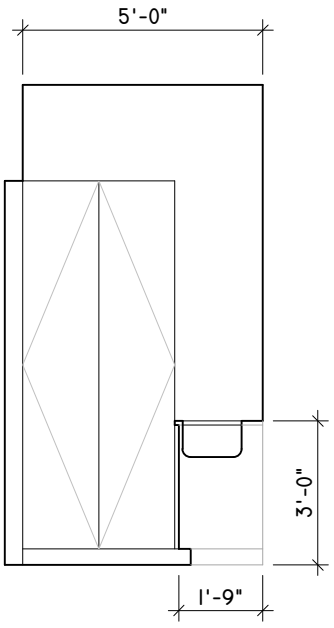
**BATHROOM 2**  
SCALE: 1/4" = 1'-0"



**BATHROOM 3**  
SCALE: 1/4" = 1'-0"



**BATHROOM 4**  
SCALE: 1/4" = 1'-0"



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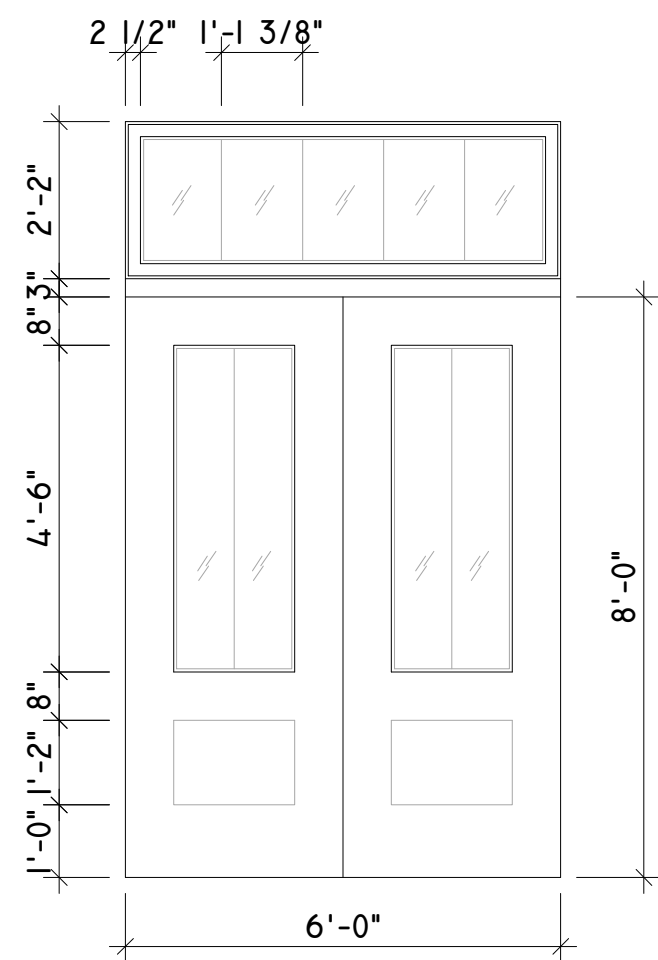
Architexas No. Date  
10/23/2020

Sheet Name  
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Sheet Number

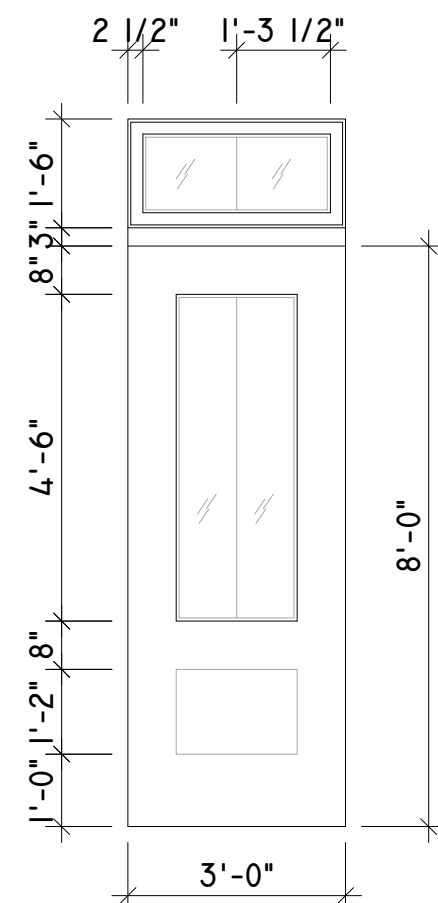
DOOR SCHEDULE

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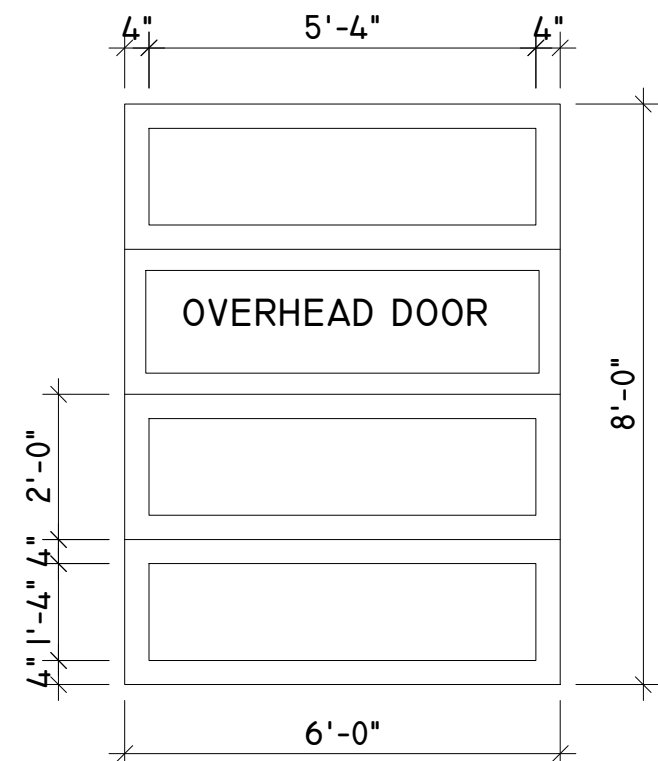
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TYPICAL EXTERIOR DOUBLE DOOR  
SOLID CORE SLAB DOOR  
W/ TRANSOM & GLASS INFILL



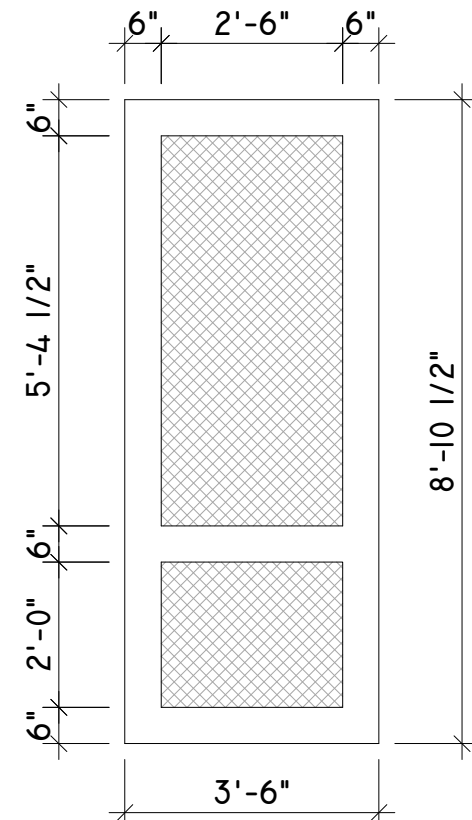
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SOLID CORE SLAB DOOR  
W/ TRANSOM & GLASS INFILL



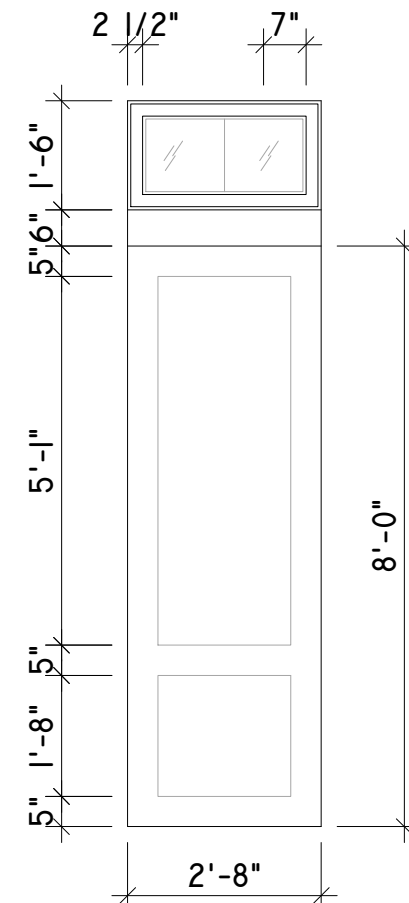
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TYPICAL EXTERIOR GARAGE DOOR



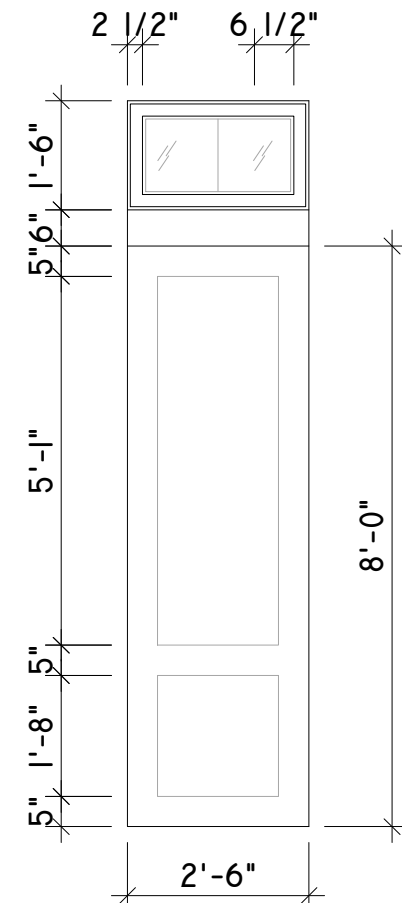
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EXTERIOR SCREEN DOOR



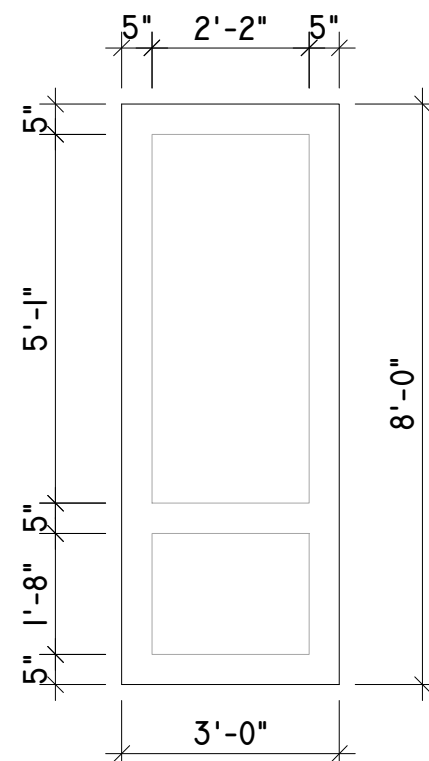
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W/ TRANSOM



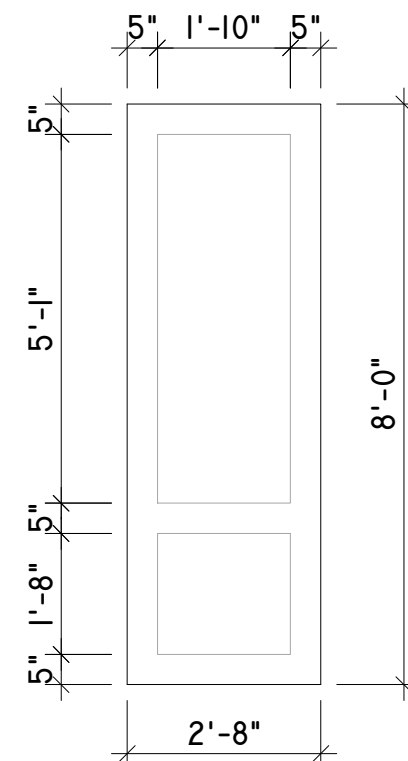
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W/ TRANSOM



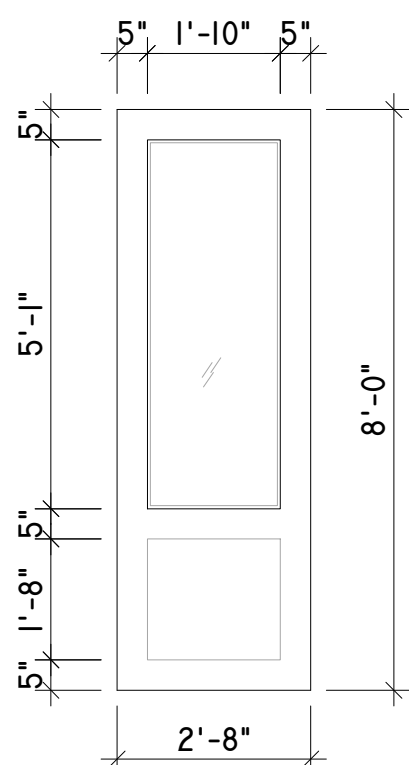
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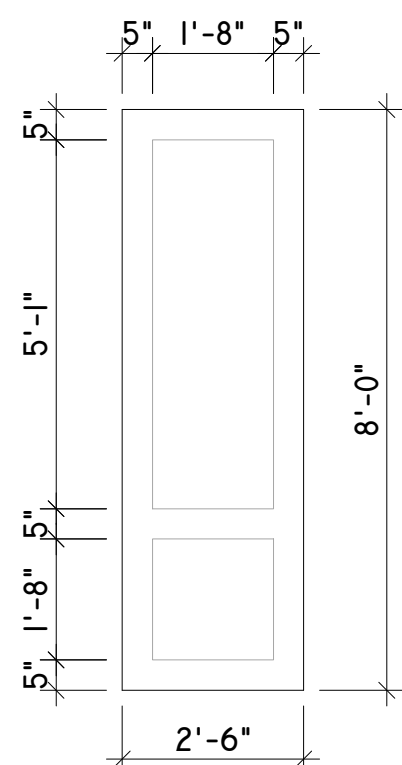
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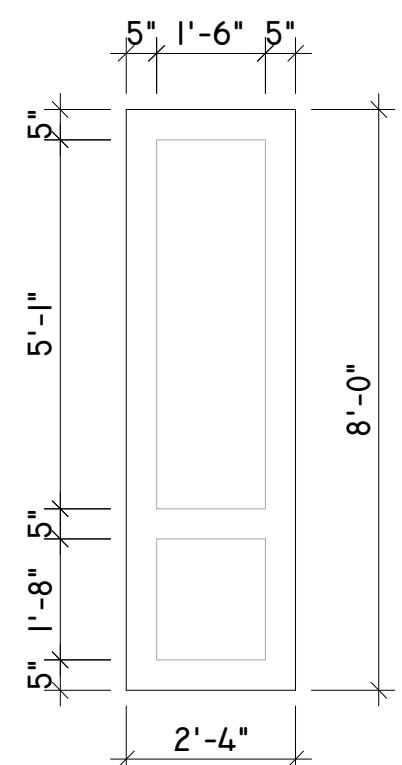
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SOLID CORE SLAB DOOR  
W/ GLASS INFILL



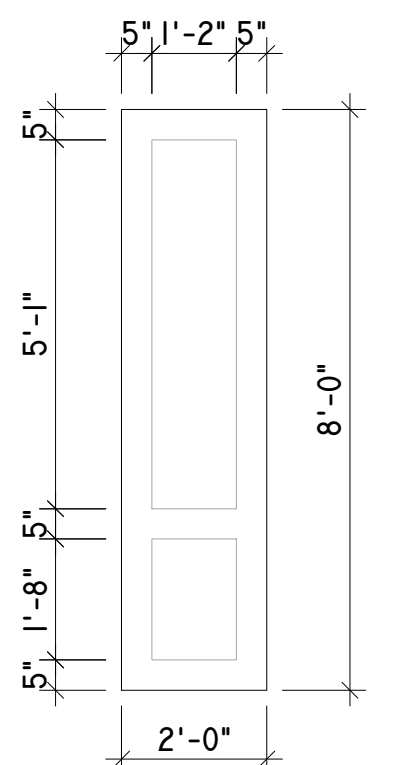
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SOLID CORE SLAB DOOR



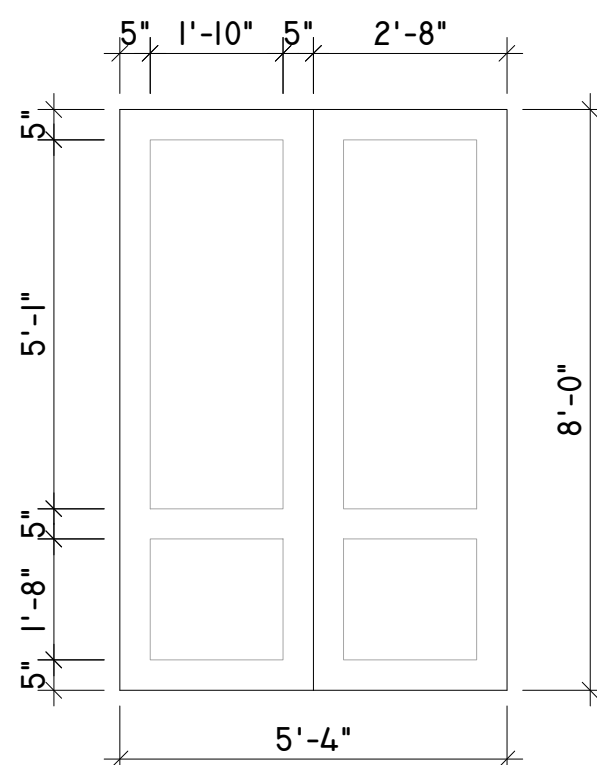
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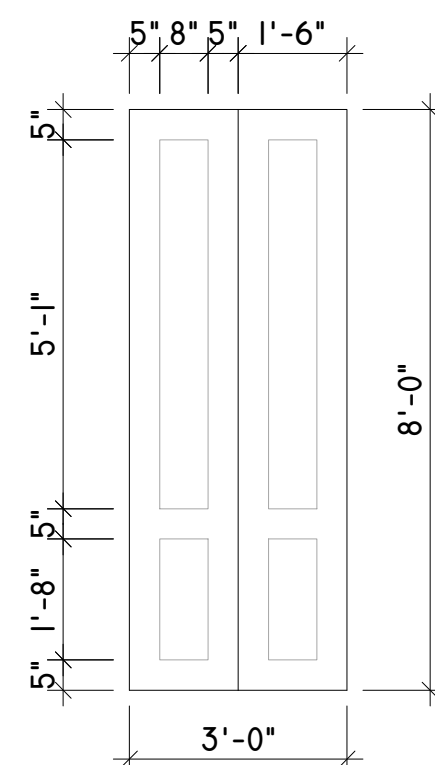
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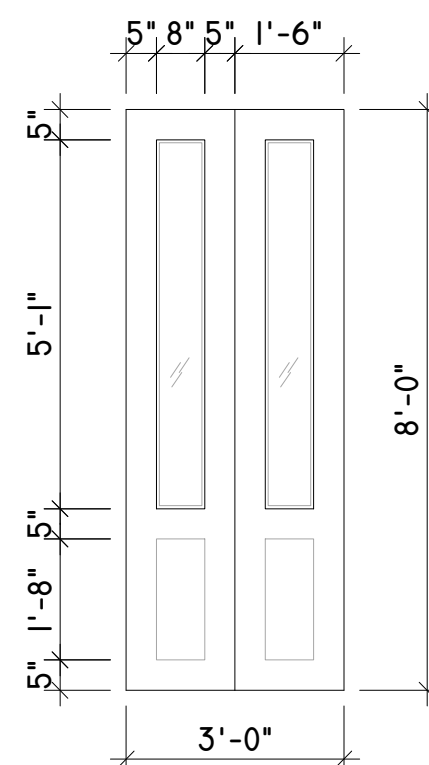
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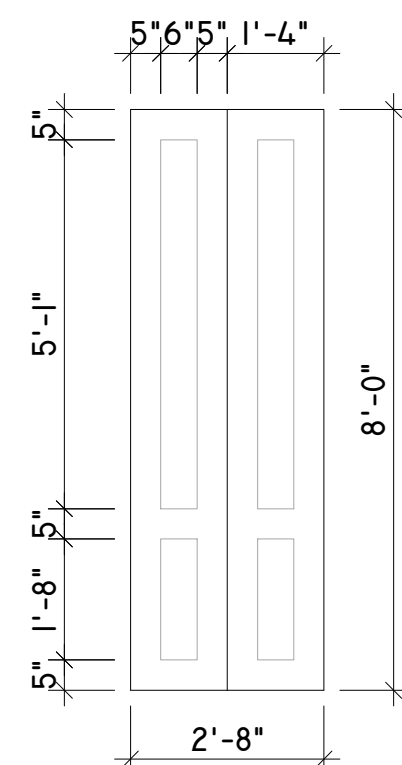
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SOLID CORE SLAB DOOR



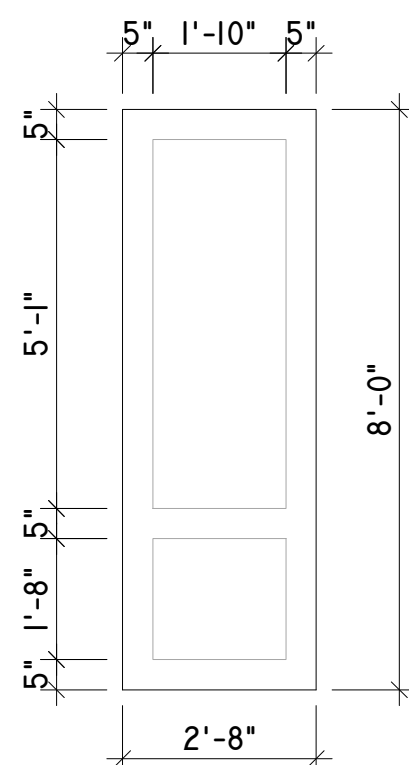
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SOLID CORE SLAB DOOR  
W/ GLASS INFILL



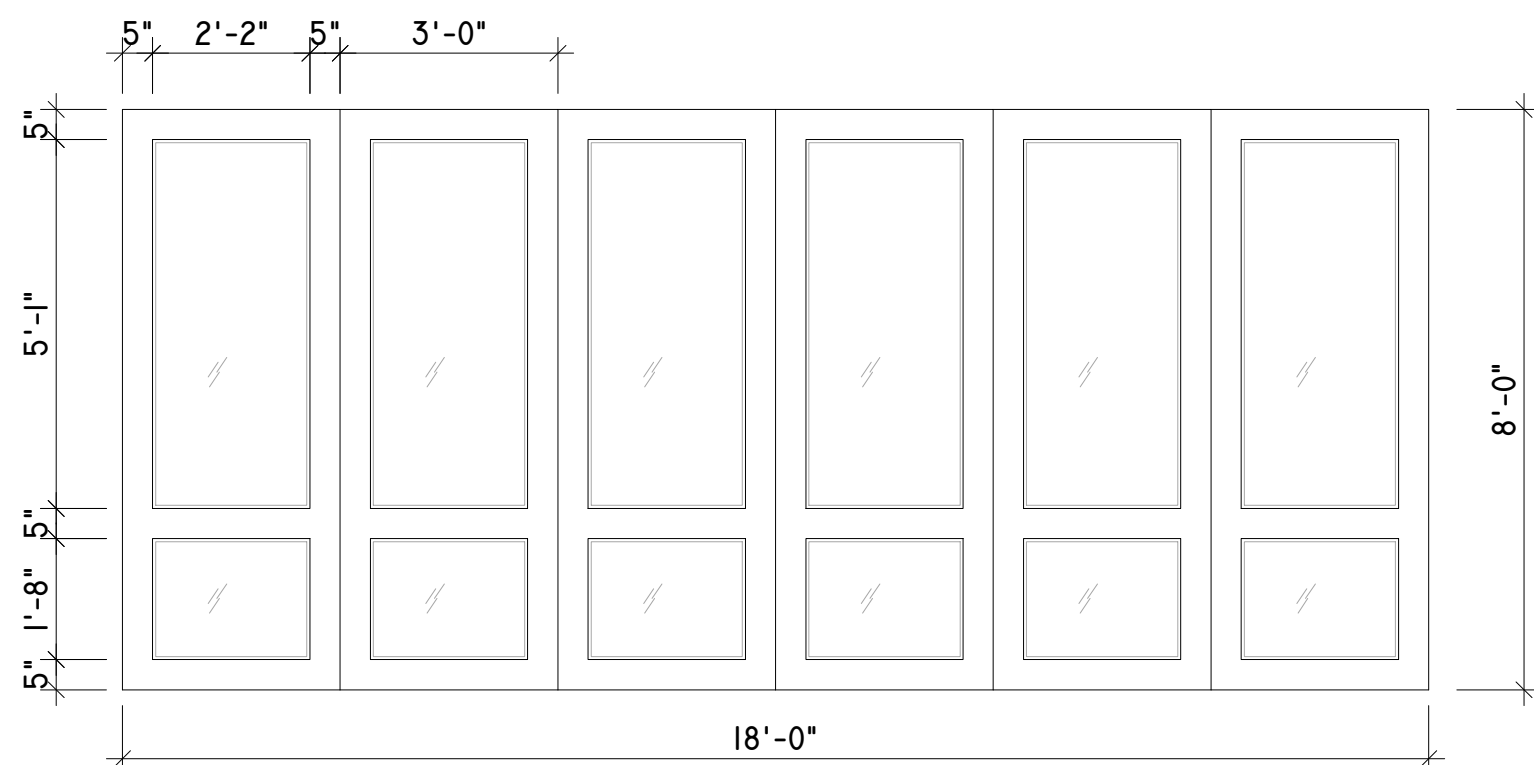
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TYPICAL INTERIOR DOUBLE DOOR  
SOLID CORE SLAB DOOR



17

TYPICAL INTERIOR POCKET DOOR  
SOLID CORE SLAB DOOR



18

EXTERIOR ACCORDION DOOR  
SOLID CORE SLAB DOOR  
W/ GLASS INFILL

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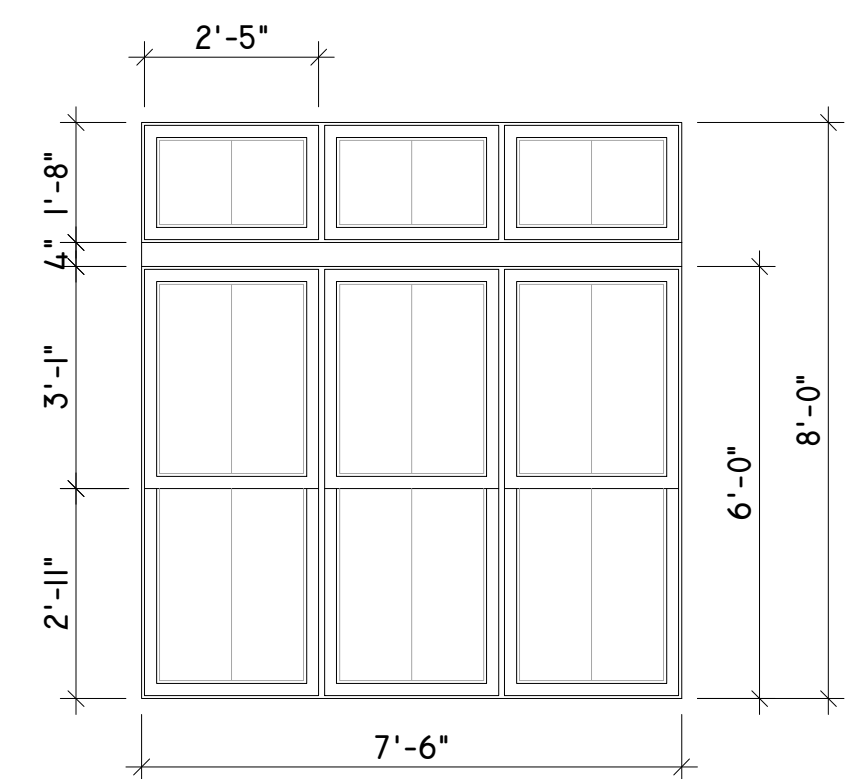
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Sheet Number

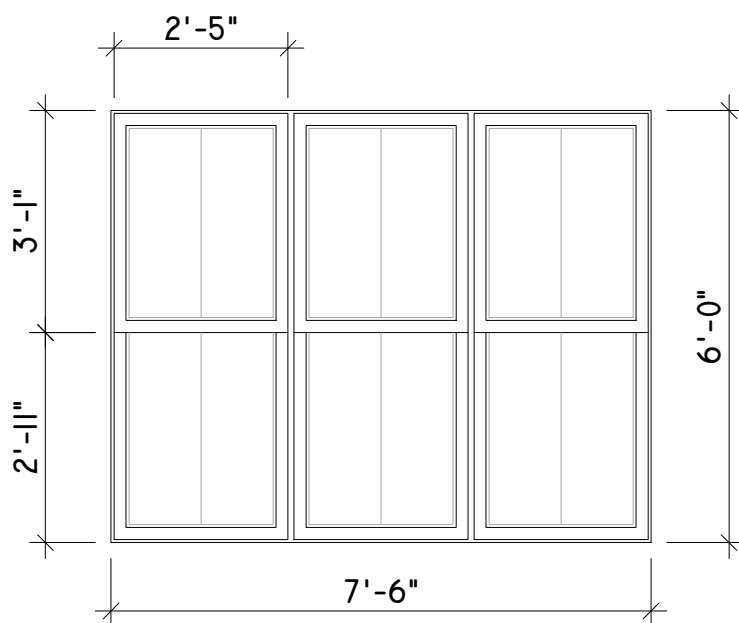
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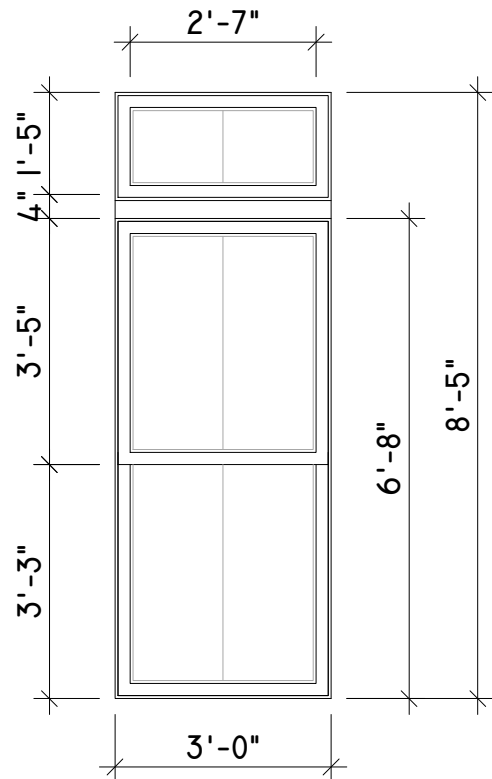
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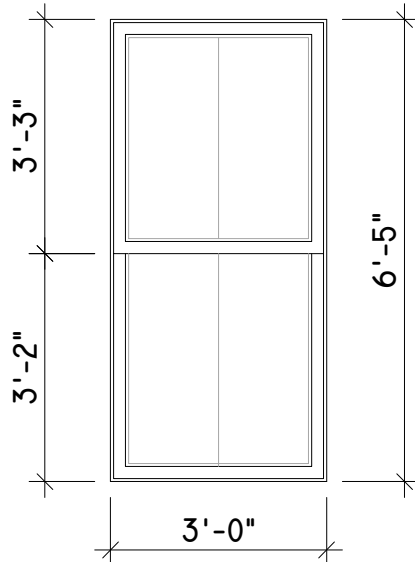
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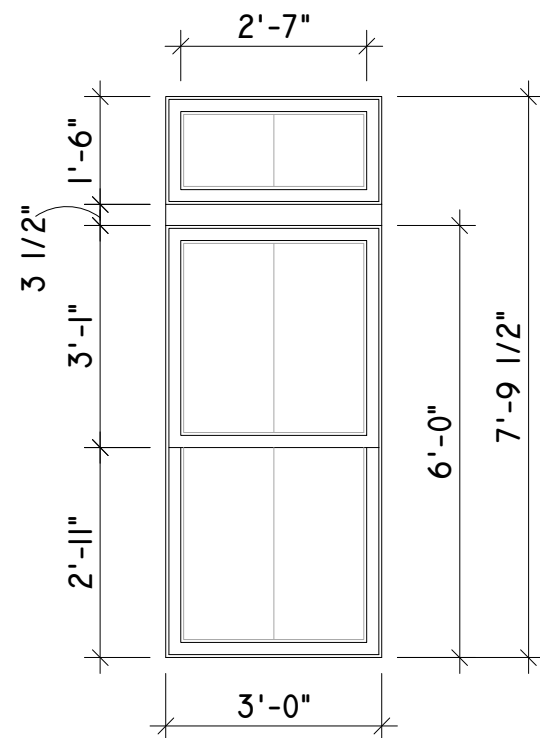
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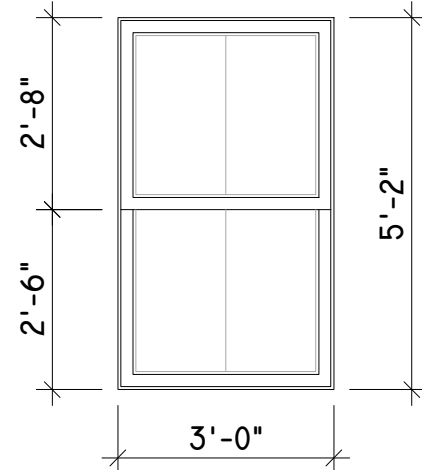
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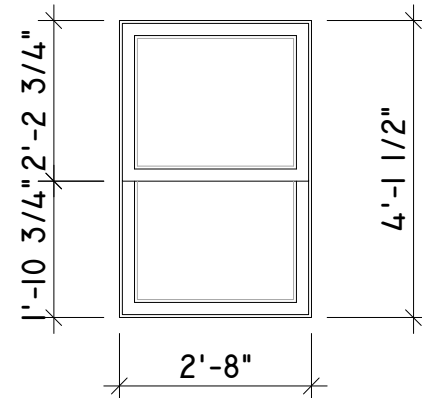
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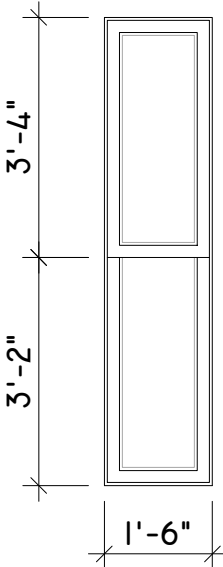
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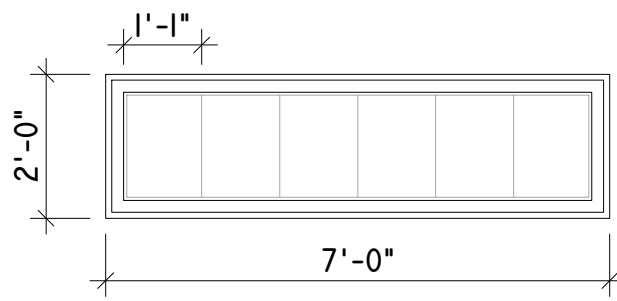
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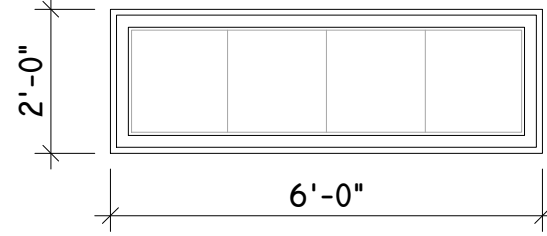
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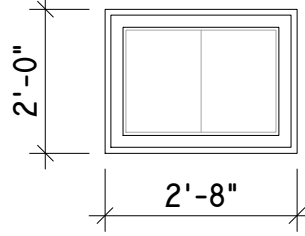
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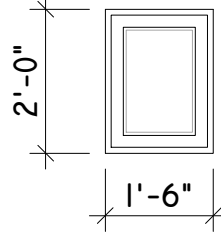
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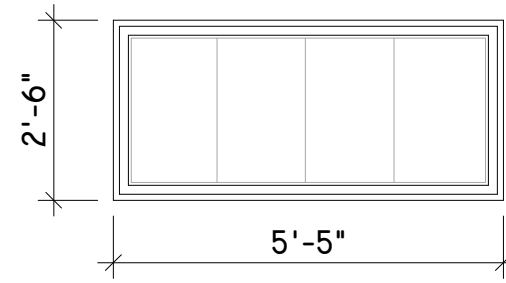
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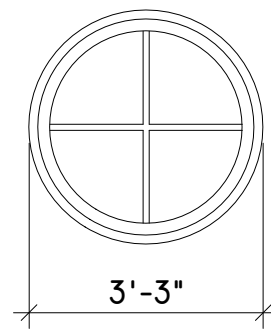
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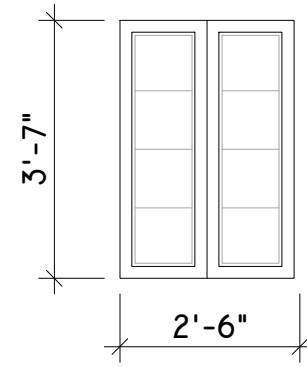
FIXED



FIXED



FIXED



FRENCH  
CASEMENT

Architexas

San Antonio | Dallas | Austin  
www.architexas.com

417 8th Street  
San Antonio, Texas 78215

p 210.998.2422

O'Dea Residence

435 Mission Street  
San Antonio, TX 78108  
Owner No.

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REVISION HISTORY

BID DOCUMENTS

This document is incomplete and may not be used for regulatory approval, permit, or construction.

Nicholas C. Melde  
TX Registration No. 26234

Architexas No. Date  
10/23/2020

Sheet Name  
WINDOW SCHEDULE

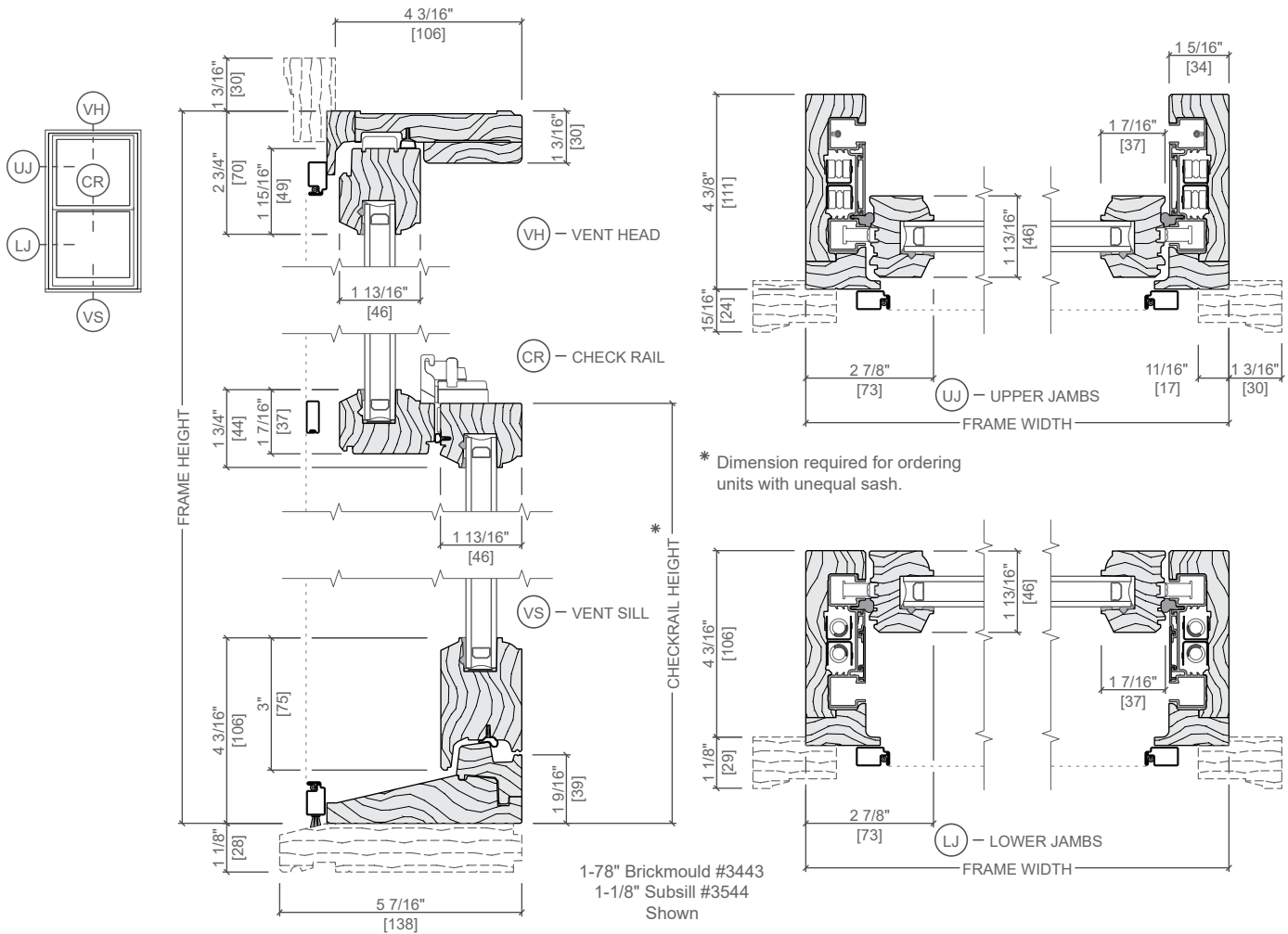
Sheet Number

A6.02

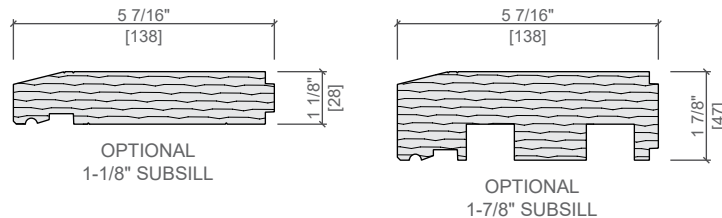
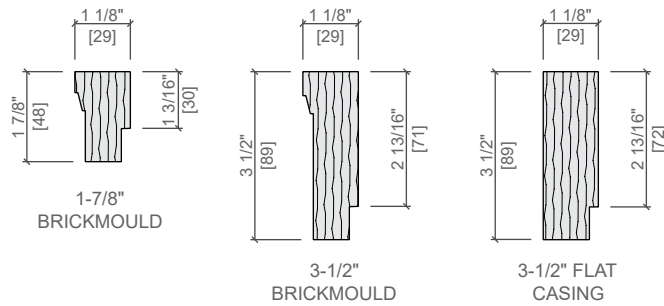


# Architect Series® Traditional Hung Window

## LX Unit Sections - Wood Exterior Putty Glaze Exterior Profile



\* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.





FRONT OBLIQUE + SIDE YARD



REAR VIEW + SIDE YARD



FRONT VIEW



FRONT OBLIQUE + DRIVEWAY



SIDE + REAR VIEW FROM DRIVEWAY





FRONT VIEW OF EXISTING HOUSE



CONTEXT - AERIAL VIEW



CONTEXT - STREET VIEW FACING SOUTH



CONTEXT - STREET VIEW FACING NORTH



MATERIAL + COLOR SCHEME EXAMPLE



CONTEXT - RED/TERRACOTTA BRICK HOME ON ADAMS STREET



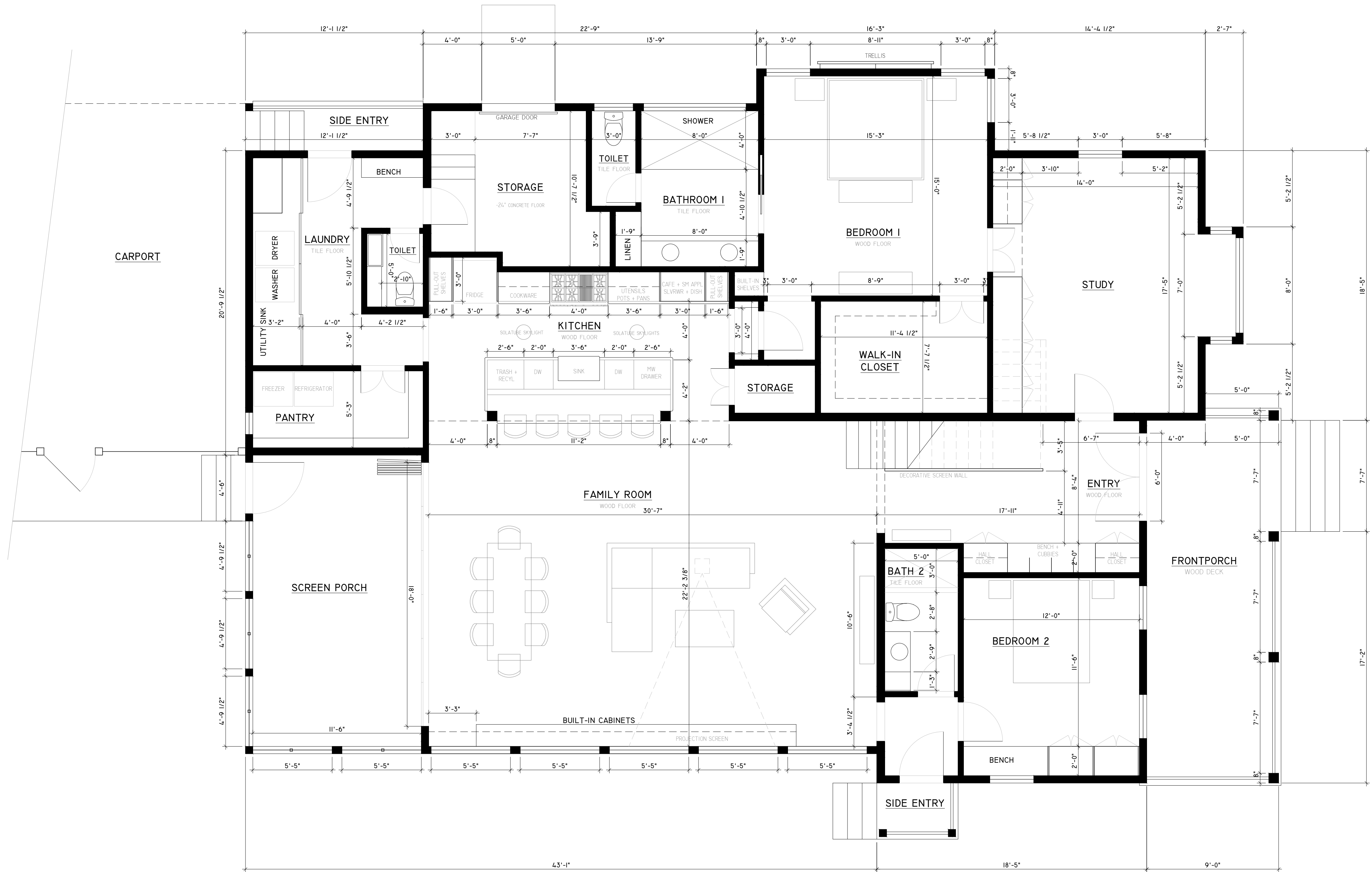


**FIGURE-GROUND DIAGRAM**  
SCALE: 1" = 20'-0"







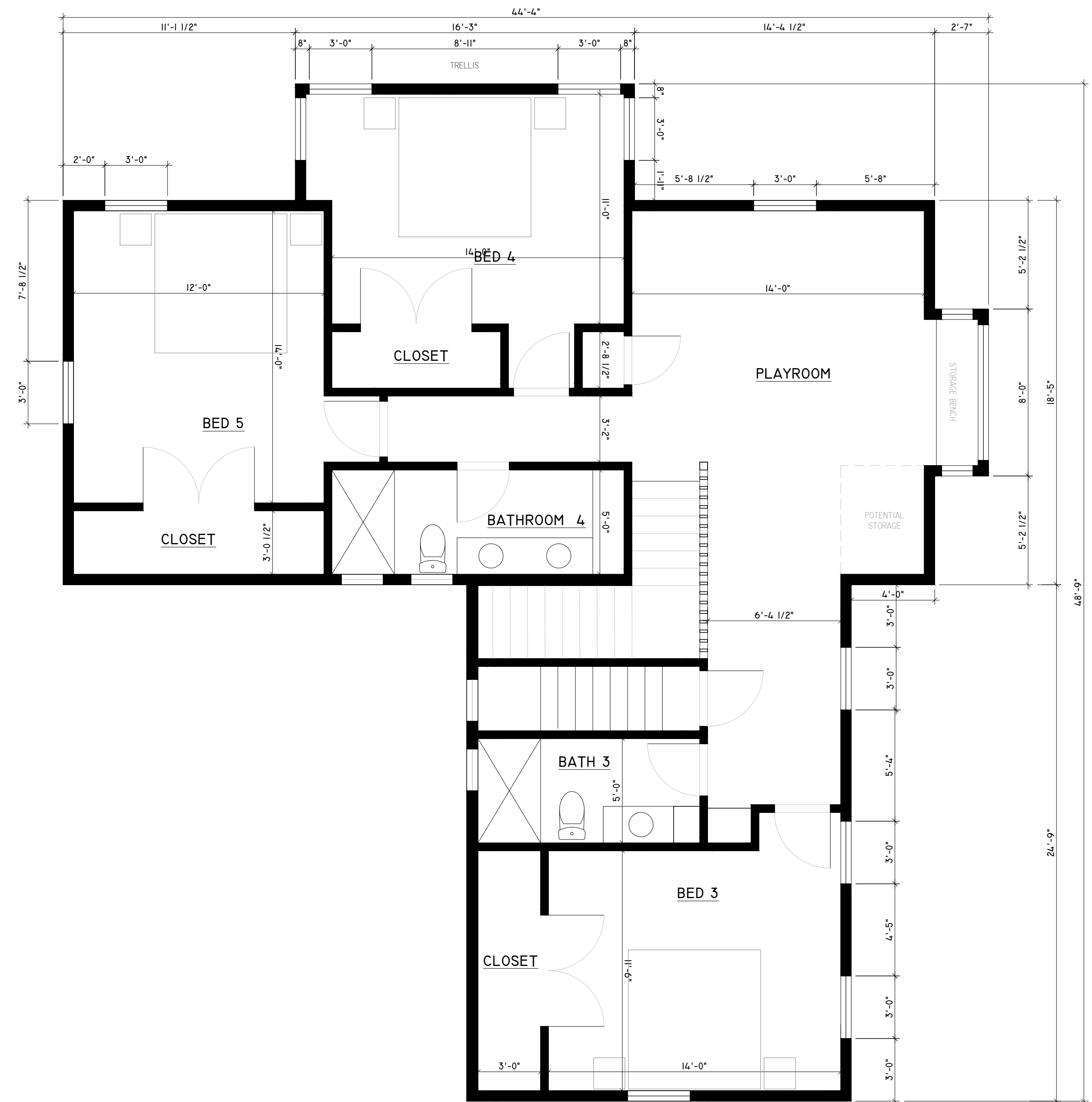


FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**O'DEA RESIDENCE**  
435 MISSION STREET  
SAN ANTONIO, TEXAS 78210

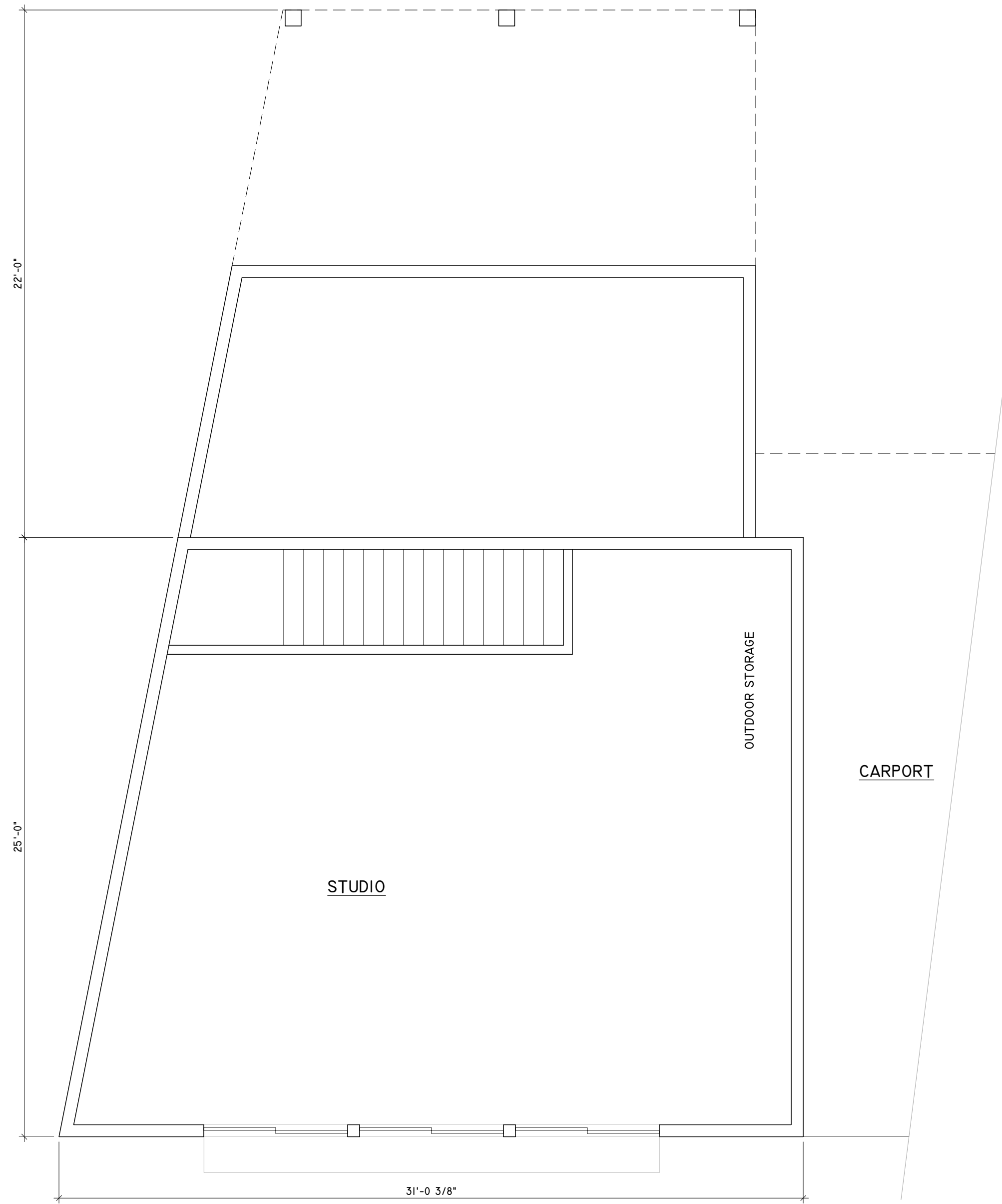
A-4



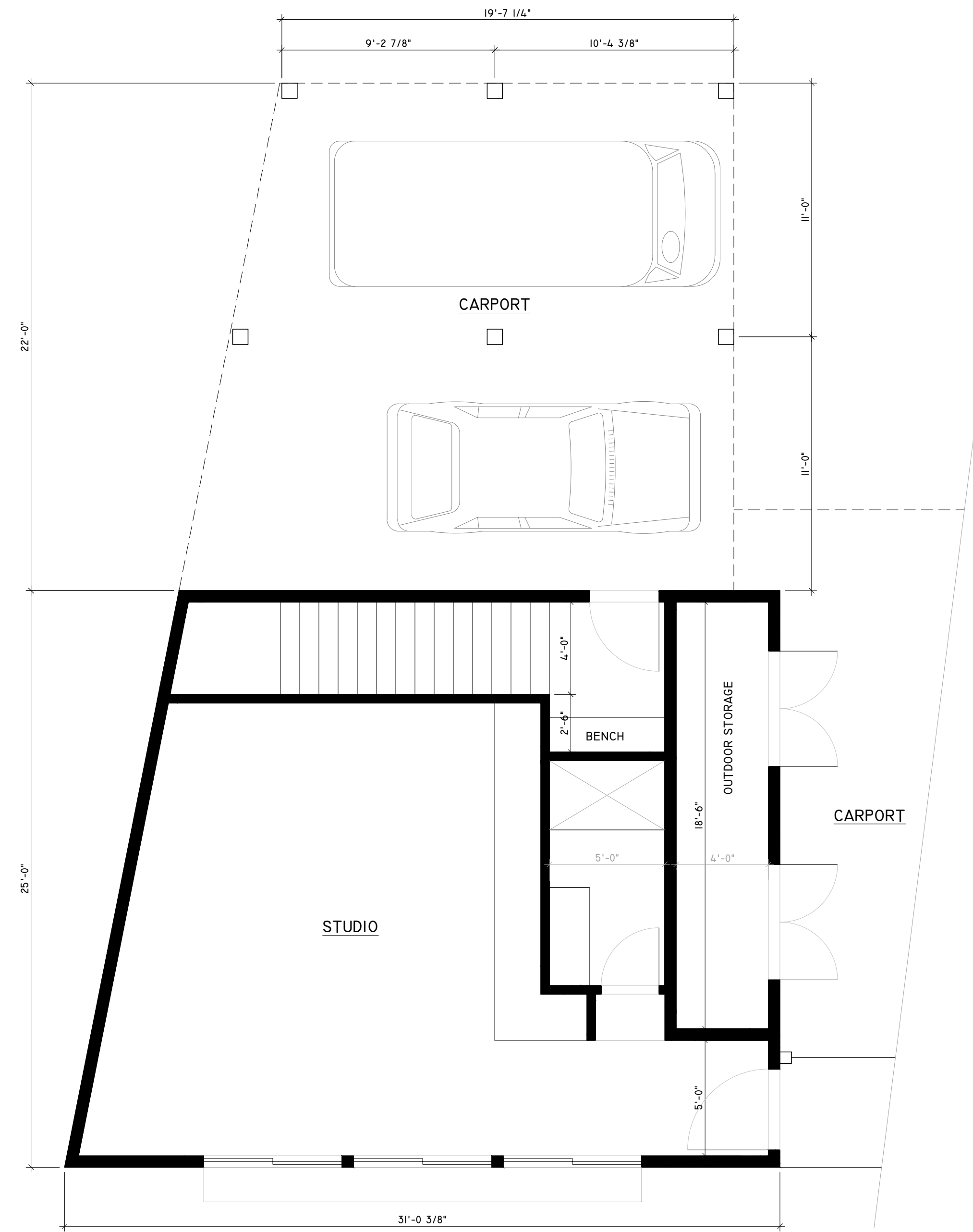
## SECOND FLOOR PLAN

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





ACCESSORY DWELLING - SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



ACCESSORY DWELLING - FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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

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

DATE: 08/12/2020 HDRC Case# 2020-323

ADDRESS: 435 Mission Meeting Location: Webex

APPLICANT: Nick Melde

DRC Members present: Jeffrey Fetzer

Staff present: Rachel Rettaliata, Jessica Anderson, Stephanie Phillips

Others present: \_\_\_\_\_

**REQUEST:** Review of contributing status with new construction

**COMMENTS/CONCERNS:** \_\_\_\_\_

JA: Explained the decision to ask HDRC to review property for non-contributing status

in tandem with replacement plans, to avoid the possibility of a vacant lot in a HD.

JA explained the finding of the 2019 Historic Assessment completed on the property.

JF: Questions regarding existing structure, condition, other homes on block, and  
additional midcentury homes in the district.

NM: Existing property is currently occupied by renters - a thorough structural  
assessment has not been conducted.

NM: Regarding new construction - proposal falls more in line with the prevailing style

**OVERALL COMMENTS:**

and scale of the street, fits within the massing and is a contemporary take on the  
turn-of-the-century style of the neighborhood, material choice is a homage to the red  
brick of the existing house and the red brick makes a statement in the neighborhood.  
Chose a carport instead of a garage concept to avoid front-facing garage doors.

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date



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

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

**COMMENTS/CONCERNS:**\_\_\_\_\_

JF: I can't speak for the Commission on demolition, mid-century infill exists in the neighborhood and unfortunately, this infill is at risk. The fact that it is habitable and is a contributing structure, I haven't made my mind up yet. In terms of new design, we will look at the predominant setback, scale, and mass in relation to other existing structures - there are quite a few 1-story structures on this streetscape. We will need a street elevation showing the adjacent properties to look at scale, heights of rooflines. Going to a narrower drive is advantageous and the carport is advantageous. We will want to know that materials of the adjacent structures on the block - are there any brick structures on the block?

NM: There are mainly wood frame homes, there are 2 single-story brick structures on the block. JF: Commission would like to see the elevation of Mission Street with this proposal, materials available, photos of immediately adjacent properties, we will request a landscape plan.

***OVERALL COMMENTS:***

The approach to reference historic structures without mimicking them is admirable, you may receive push back for the double height bay window, precedent images of double bay windows on historic structures may help. Staff will need the percentage of lot coverage.

NM: Square footage of the main structure is 2,582 square feet and the accessory footprint is 712 square feet. The existing structure is 2,300 square feet.

The King William Association generally supports the proposal for new construction and requested a deeper setback for the main building and to contextualize the habitable space over the carport on the accessory structure.

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date





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



1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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INFO@OURKWA.ORG  
WWW.KINGWILLIAMASSOCIATION.ORG

January 15, 2019

Office of Historic Preservation  
1901 S Alamo St  
San Antonio, Texas 78204

Re: 435 Mission— *King William Historic District*  
Request for Non-Contributing Determination for the Structure

Dear OHP,

The King William Association Architectural Advisory Committee reviewed this property and is of the opinion that the structures does not contribute to the historic character of the King William Historic District.

Best Regards,

Mickey Conrad  
Chair, Architectural Advisory Committee

John Doski  
President, KWA Board of Directors



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

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

DATE: 11/24/2020 HDRC Case# 2020-323

ADDRESS: 435 Mission Meeting Location: WebEx

APPLICANT: Nick Melde

DRC Members present: Jeffery Fetzer

Staff present: Rachel Rettaliata

Others present: \_\_\_\_\_

**REQUEST:** Construction of a new 2-story, single-family residence

**COMMENTS/CONCERNS:** \_\_\_\_\_

NM: Since conceptual approval, we've increased the setback by 3 feet, took the increased setback out of the rear accessory structure in the rear. The lot coverage is 46%, including the driveway and paving, we are considering reducing that further with a permeable driveway.

Window specs are for Pella all-wood Architect Series windows. For the exterior brick option, clients are not inclined to

use beige brick, prefer terra cotta or orange red brick. They have expressed interest in the brick blend used on the HEB on S Flores.

JF: In terms of brick color - go through the neighborhood and photograph brick buildings to show the wide range of brick and stone. Submit precedent images of properties of similar color.

NM: There is a Craftsman style home at the end of Adams at Eagleland that has a brick blend. not quite what we would like to propose.

**OVERALL COMMENTS:** \_\_\_\_\_

JF: Just a personal opinion, but an industrial appearance seems a little counter-intuitive because it is a single-family residence, that tells me that a more uniform color brick would be more appropriate for a design like this.

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date





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

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

**COMMENTS/CONCERNS:**\_\_\_\_\_

NM: Intent of the blended brick is to make it look more worn. I may recommend that we look for a tumbled terra cotta, but stick with a solid color and medium-to-gray mortar.

JF: Is there brick on the accessory structure?

NM: Clad in smooth board-and-batten and smooth Hardie lap siding.

JF: If the accessory structure had brick, you may look at doing a more industrial look there.

NM: I can propose that to my client.

JF: One question I've got is the height of the accessory structure, with the tall 12:12 pitches, the accessory structure looks really tall.

NM: What we could do is re-orient that cross-gable and maybe try to continue that gable that's over the carport and

***OVERALL COMMENTS:***

screen porch, that would decrease the overbearing height of the accessory building. I would like to get the primary structure approved as soon as possible and postpone the approval for the accessory structure until a later time.

JF: Send an email to staff putting the request to approve only the primary structure in writing.

JF: Dropping the height of the accessory structure, are there any other 2-story accessory structures on this block that you could provide precedent images for?

NM: There are plenty off of Adams, I will check on this block.

NM: Ceiling height for the second floor is at 8 feet, we could go to 7 feet as well, we could shorten the massing, the goal would be to reduce that by 3-to-4 feet?

JF: The first level of the accessory structure, is that all carport?

NM: No, there is a studio space and the ceiling height is 9-10 feet.

JF: You might look at lowering the ceiling heights in the accessory structure, to make it look subordinate to the main house.

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date