

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2021-100  
**ADDRESS:** 415 MISSION ST  
**LEGAL DESCRIPTION:** NCB 946 BLK 2 LOT 22  
**ZONING:** RM-4 H HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Fernando De Leon/One Stop Code Consulting  
**OWNER:** Jake Jazdzewski/JAZDZEWSKI JAKE & MONICA  
**TYPE OF WORK:** Relocation and exterior modifications to rear accessory structure  
**APPLICATION RECEIVED:** February 22, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Relocate the existing multistory rear accessory structure approximately six feet to the southeast.
2. Remove an exterior staircase.
3. Perform various fenestration modifications, to include the removal of a door and awning on the second story with a window, the enclosure of a window on the rear façade with siding, and the installation of sliding doors.
4. Enclose an existing garage bay with siding.
5. Replace all existing windows and doors with new aluminum clad wood windows and doors, with the exception of the half circle window on the front façade.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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

### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

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

## 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.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

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

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

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## FINDINGS:

- a. The primary structure located at 415 Mission St is a 2 ½-story residential structure constructed circa 1915 in the Queen Anne style with Colonial Revival influences. The home features woodlap siding, a full-width single story front porch with Doric columns, and a distinctive steeply pitched front gable flanked by dormers. The structure is contributing to the King William Historic District. The property also features a rear accessory structure with both one and two story masses, also contributing to the district.
- 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 for final approval.
- c. **RELOCATION** – The applicant has proposed to relocate the existing rear accessory structure approximately 6 feet to the southeast to accommodate a new backyard configuration, to include an inground pool that is eligible for administrative approval. Staff generally finds the request to be appropriate due to its limited distance and retention of the historic development pattern of rear structures in the district. The new side setback is not indicated in the plans. The applicant may be required to obtain a setback variance from the Board of Adjustment.
- d. **STAIR REMOVAL** – The applicant has proposed to remove an existing outdoor stair leading to the second story. The applicant has proposed to incorporate an interior staircase to address access and egress. Staff finds the stair removal acceptable.
- e. **FENESTRATION MODIFICATIONS** – The applicant has proposed to replace an existing second story door at the stair landing with a new window to match existing in terms of scale, proportion, configuration, and inset. The awning above the door will also be removed. Staff generally finds the request appropriate, but finds that the door should be retained and reused elsewhere on the structure, or stored on the property. Additionally, the applicant has proposed to remove an existing first floor window and enclose with siding on the back elevation. An existing second story window on this elevation will be retained. Staff generally finds the request acceptable based on its limited visibility from the public right-of-way and the retention of an additional opening, but finds that the window should be retained and reused elsewhere on the structure, or stored on the property. Staff also finds the addition of new sliding doors on an ancillary elevation to be appropriate.
- f. **GARAGE BAY ENCLOSURE** – The applicant has proposed to enclose the open garage bay with siding to create interior space. The garage is the single story mass of the rear accessory structure and faces the primary structure. The garage does not serve a driveway, rear alley, or other parking access or configuration and is located to the west of the driveway in the rear yard. Staff finds the enclosure of the garage bay acceptable due to its limited visibility from the public right-of-way and the fact that the remaining elements of the structure, including all walls, the front half circle window, and the vertical trim pieces, will be retained, rendering the intervention reversible.
- g. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing windows with new aluminum clad wood windows per the submittal documents. The applicant has not provided photographs of the existing window conditions. At this time, staff requires additional information to make an official determination on appropriateness, including a window schedule and photographs of the condition of each existing window. Staff recommends window

repair and restoration unless windows are significantly deteriorated beyond repair. Window repair and restoration is eligible for administrative approval.

## **RECOMMENDATION:**

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

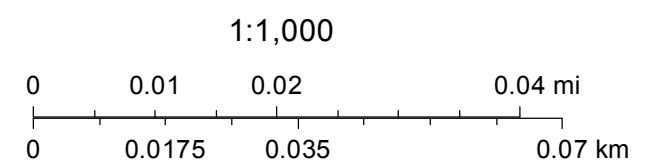
- i. That the applicant retains the existing windows and doors to be removed and reuses them in other openings on the structure, to include the replacement of windows deteriorated beyond repair if applicable, or keeps them onsite for future use as noted in findings e and f.
- ii. That the applicant submits a comprehensive window schedule and photographs of each window requested to be replaced for final approval to determine the appropriateness of window replacement as noted in finding h. Staff strongly encourages window repair and restoration wherever feasible, which is eligible for administrative approval.
- iii. That the applicant submits a detailed plan for structure relocation, to include stabilization measures and foundation details for the structure's new location, for final approval.
- iv. That the applicant provides information on the proposed new siding to be used and all final material specifications for final approval.



# City of San Antonio One Stop



March 12, 2021



















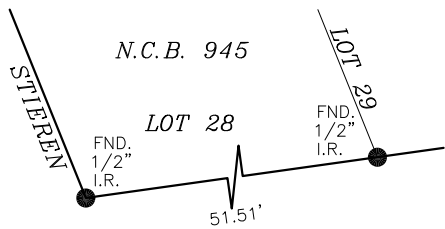






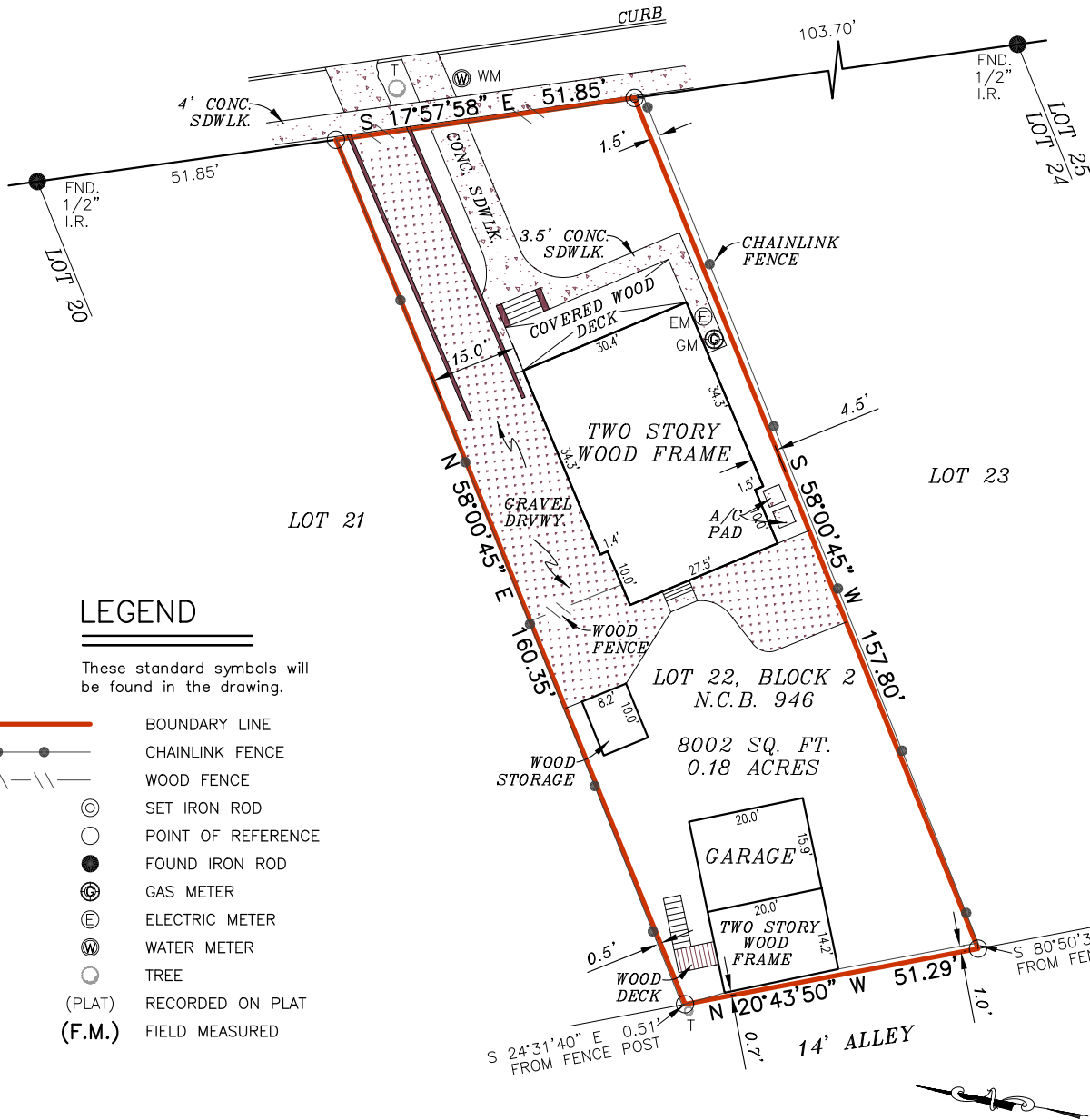






SURVEYOR'S NOTE  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.



### LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- GAS METER
- ELECTRIC METER
- WATER METER
- TREE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

### GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALAMO TITLE COMPANY

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JAKE JAZDZEWSKI & MONICA JAZDZEWSKI  
Address: 415 MISSION ST. GF No. --

**Legal Description of the Land:**  
Lot 22, Block 2, New City Block 946, in the City of San Antonio, Bexar County, Texas.

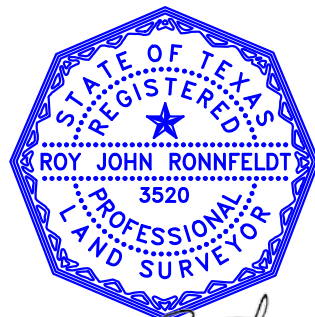
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



### FINAL "AS-BUILT" SURVEY

| JOB NO.:     | 2010072992 | NO.                        | REVISION           | DATE     |
|--------------|------------|----------------------------|--------------------|----------|
| DATE:        | 02/24/13   | 01.                        | ADDED IMPROVEMENTS | 10/28/20 |
| DRAWN BY:    | JD/IK      | (REFER JOB NO. 1302013761) |                    |          |
| APPROVED BY: | RJR        |                            |                    |          |

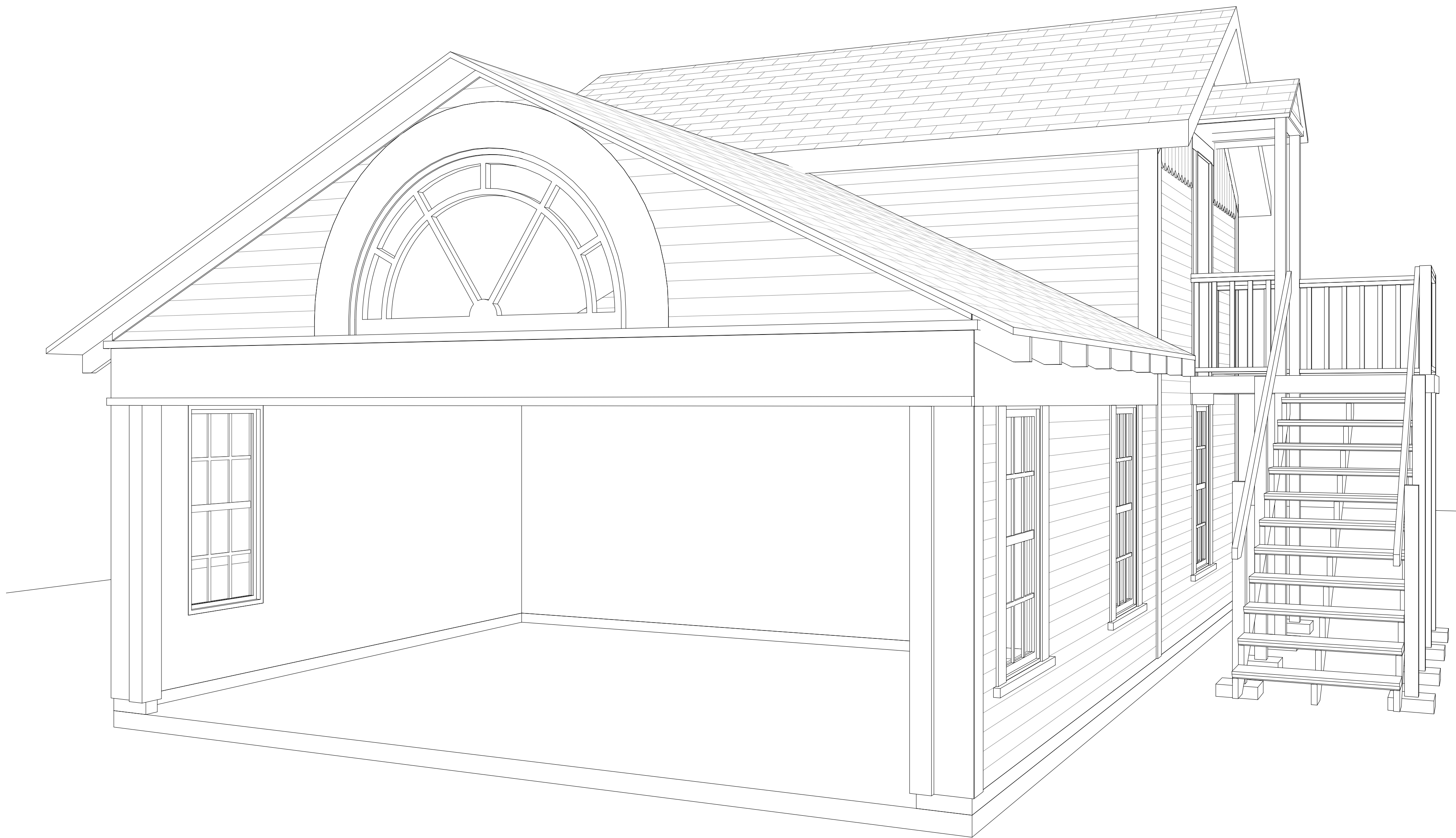


Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



**AMERISURVEYORS LLC**  
1100 NW Loop 410, Suite 546  
Phone: (210) 572-1995  
San Antonio, Texas 78213  
Fax: (210) 572-1993





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PURPOSES

date12/09/20

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ONE STOP CODE  
CONSULTING L.L.C.  
1650 W. HUISACHE AVE.  
SAN ANTONIO, TEXAS  
TEXAS 78201

JAZDZEWSKI RESIDENCE

415 MISSION  
SAN ANTONIO, TX 78210

date:12/09/20

drawn by:-

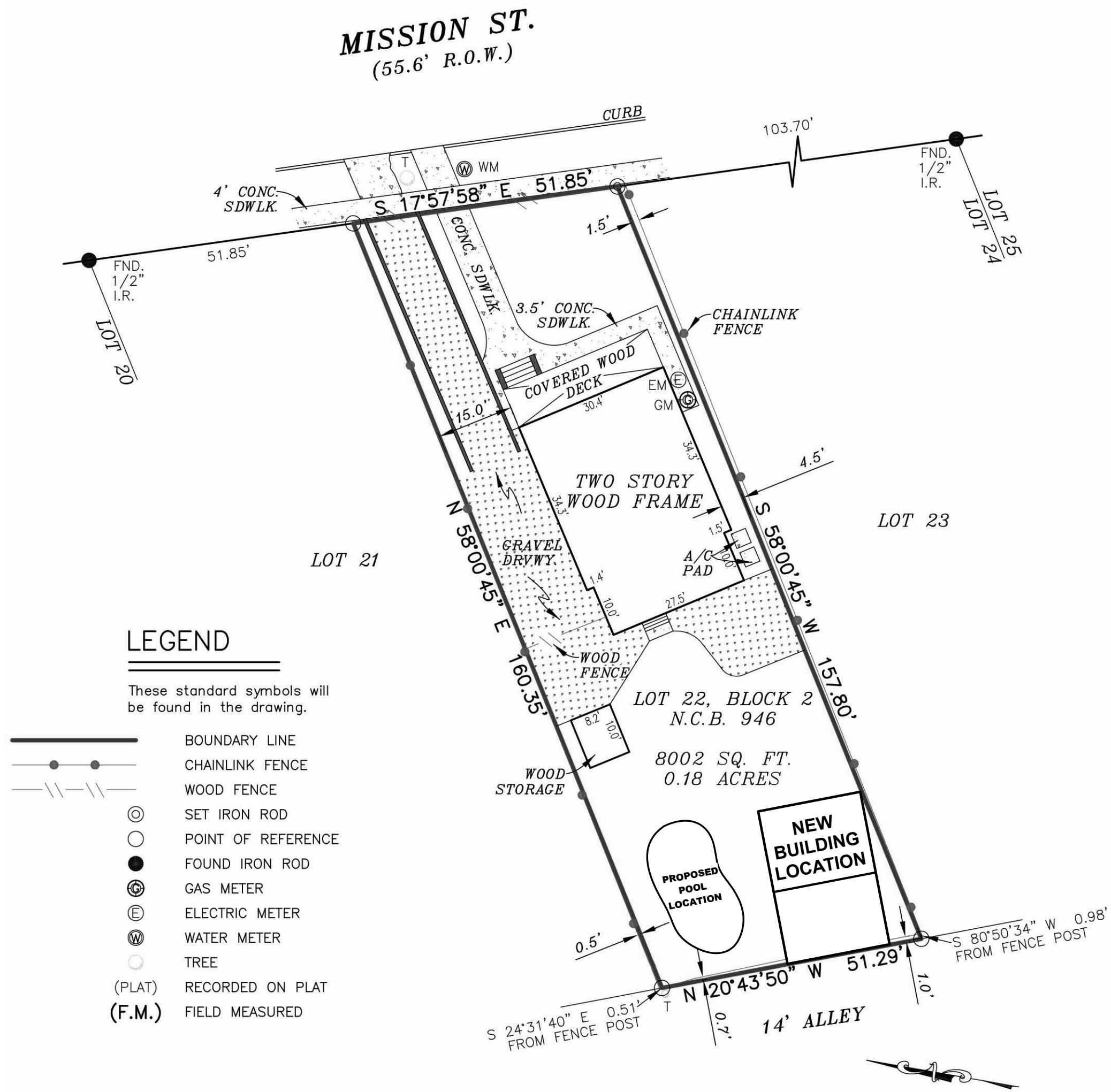
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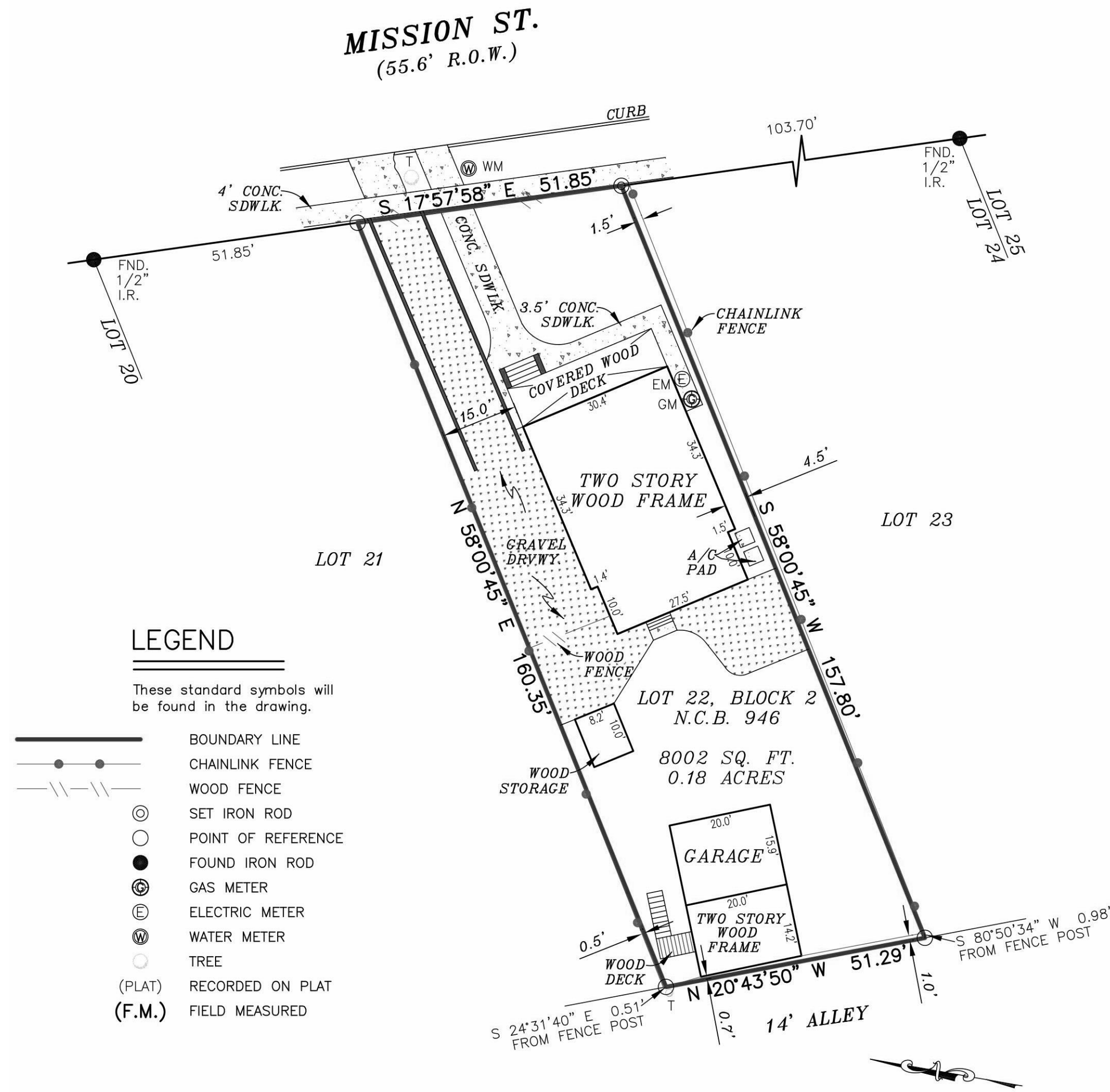
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number:

A1





**2 SITE PLAN - NEW IMPROVEMENTS**  
SCALE: 1" = 20'-0"



**1 SITE PLAN - EXISTING**  
SCALE: 1" = 20'-0"

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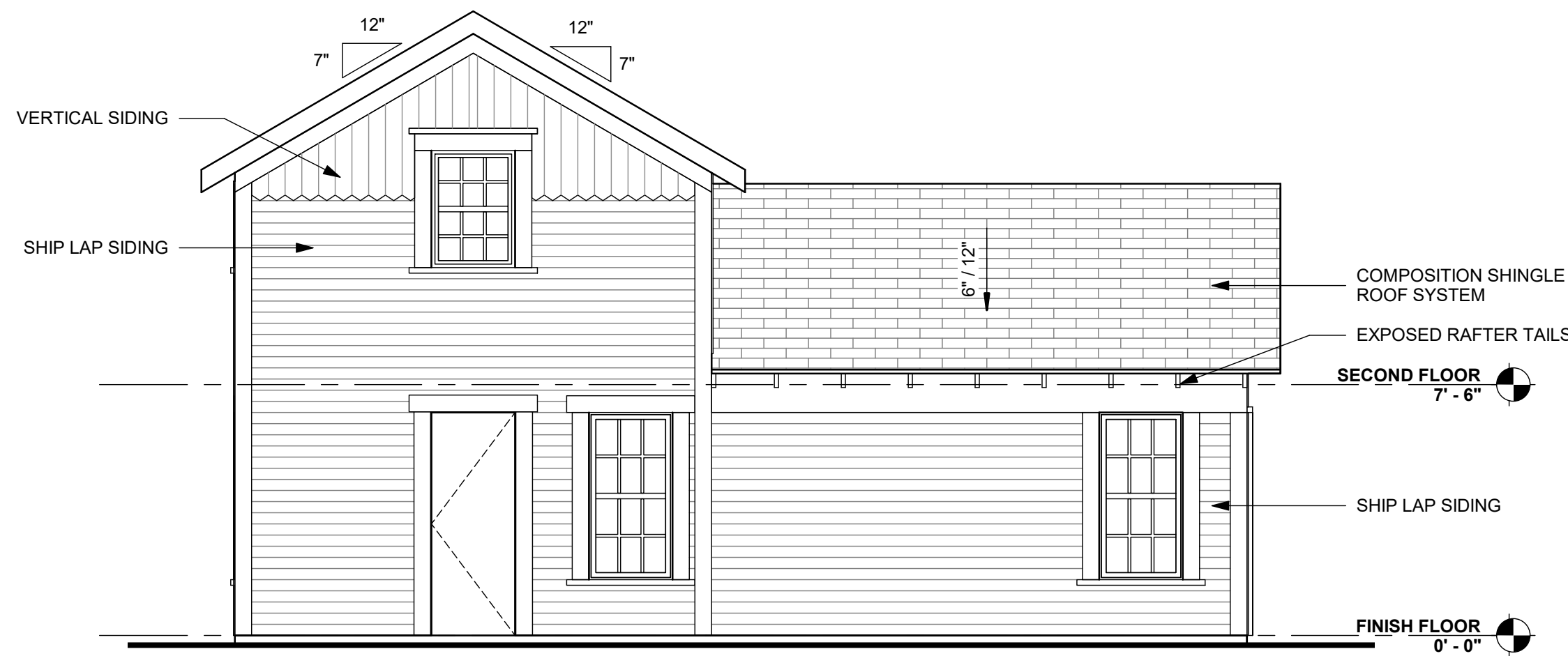
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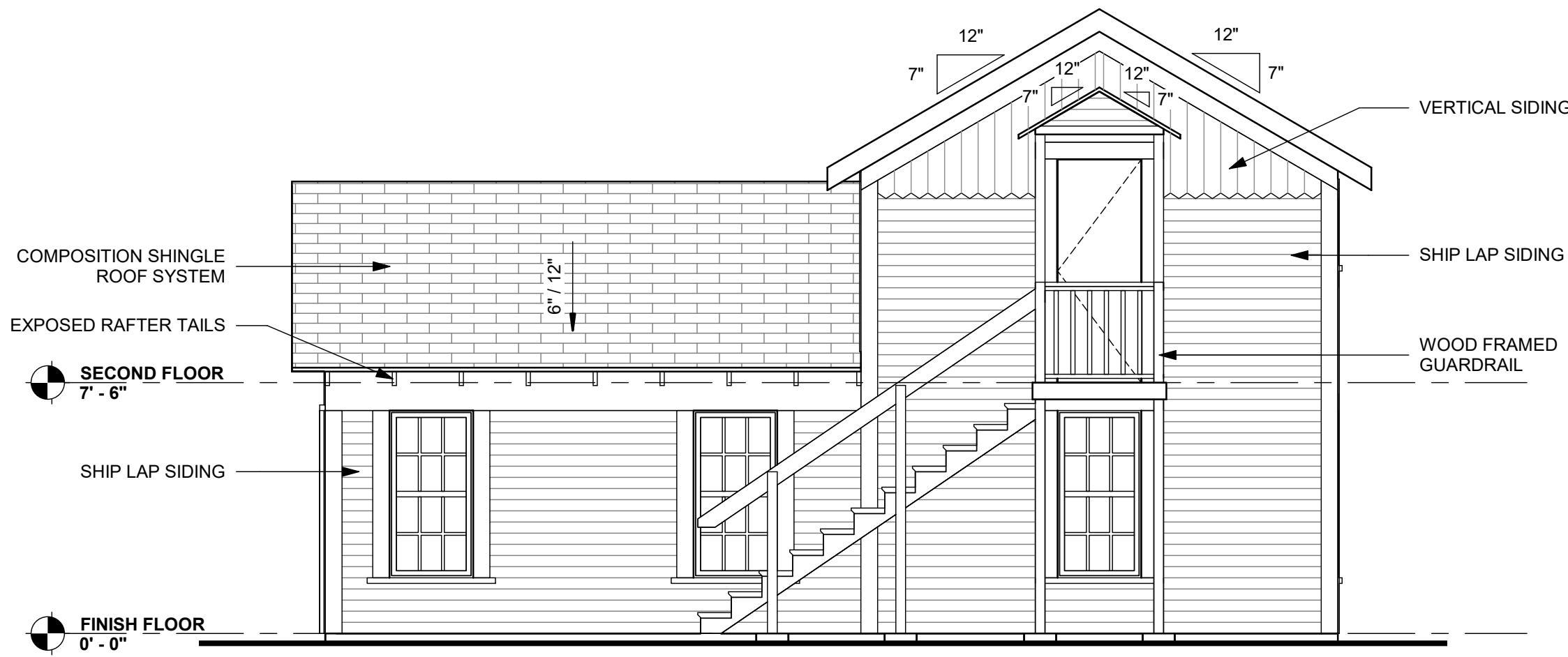
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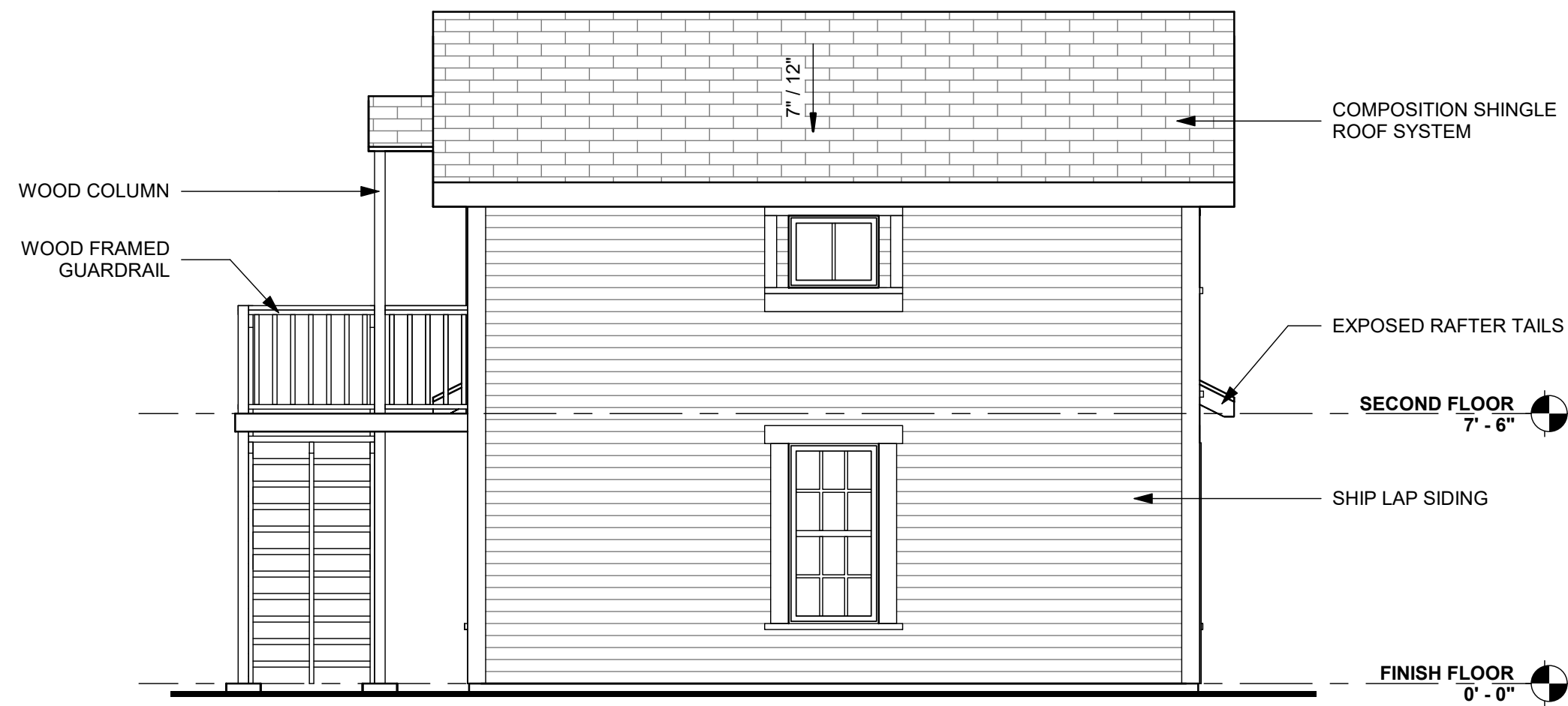




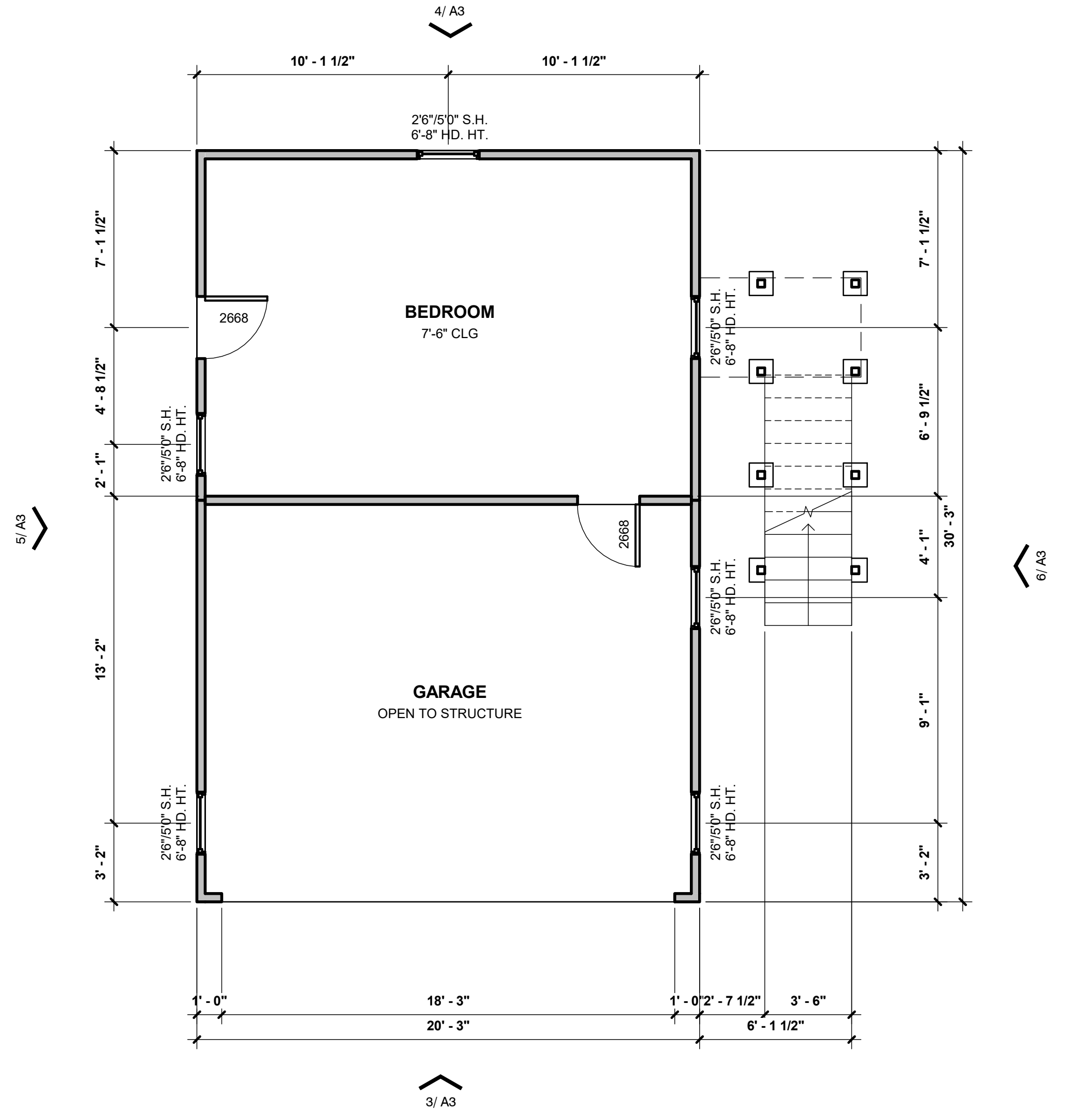
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**6 RIGHT ELEVATION - EXISTING**  
A3 SCALE: 1/4" = 1'-0"

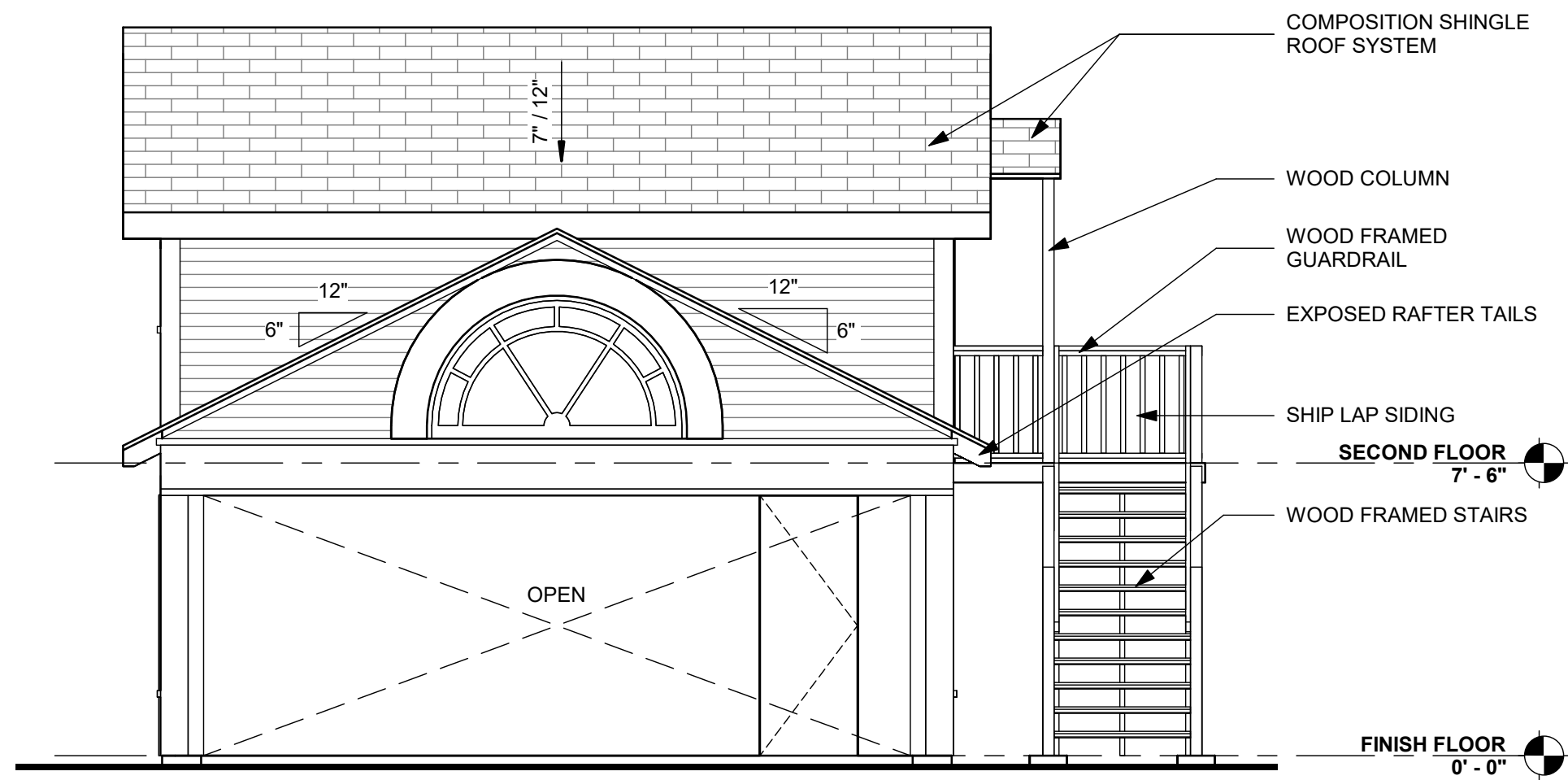


**4 BACK ELEVATION - EXISTING**  
A3 SCALE: 1/4" = 1'-0"



**1 FLOOR PLAN - EXISTING**  
A3 SCALE: 1/4" = 1'-0"

| AREAS     |        |
|-----------|--------|
| BEDROOM = | 289 SF |
| GARAGE =  | 330 SF |



**3 FRONT ELEVATION - EXISTING**  
A3 SCALE: 1/4" = 1'-0"

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drawn by: --

drawing title:  
EXISTING FLOOR PLAN &  
ELEVATIONS

drawn number:

A3

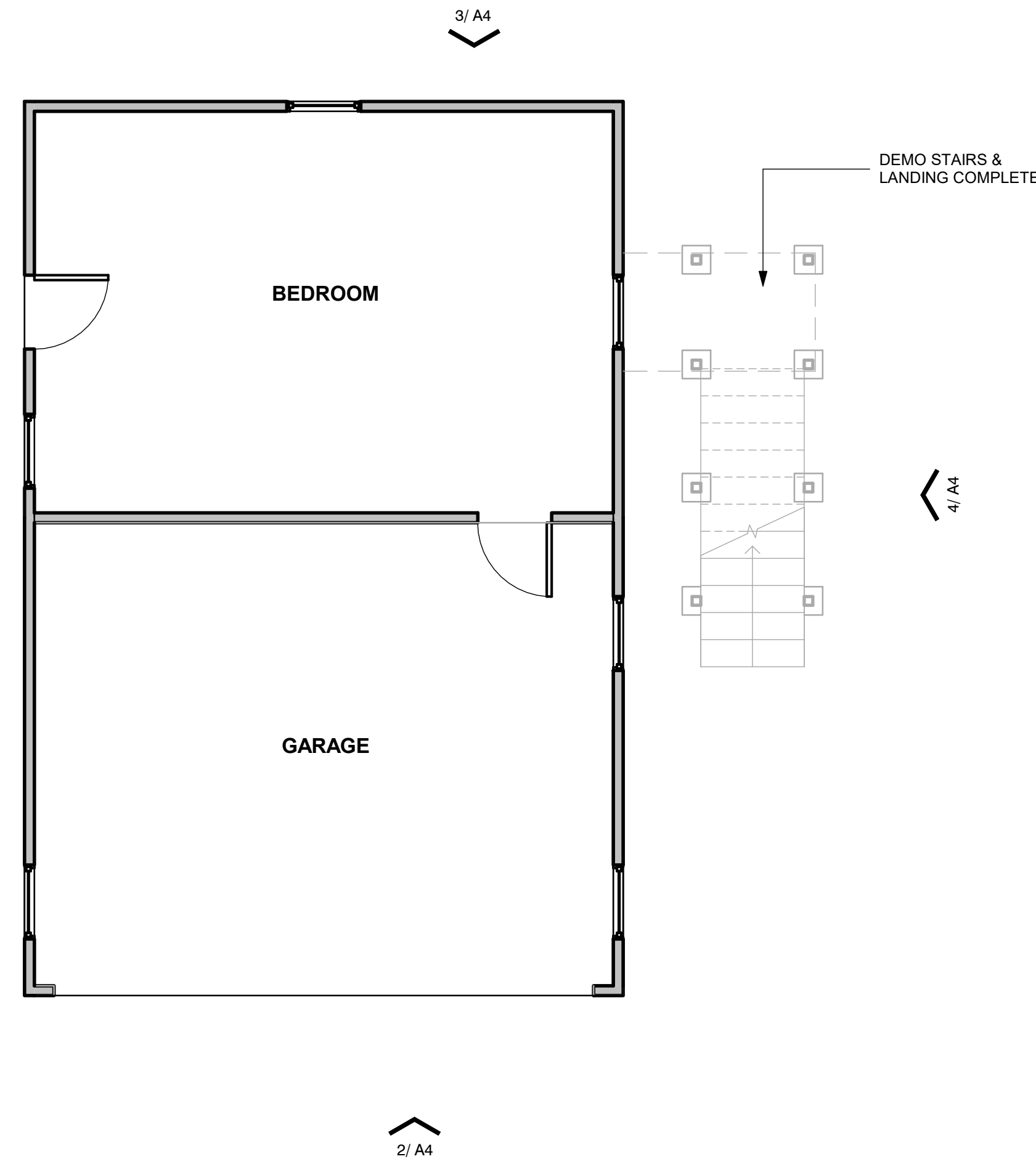




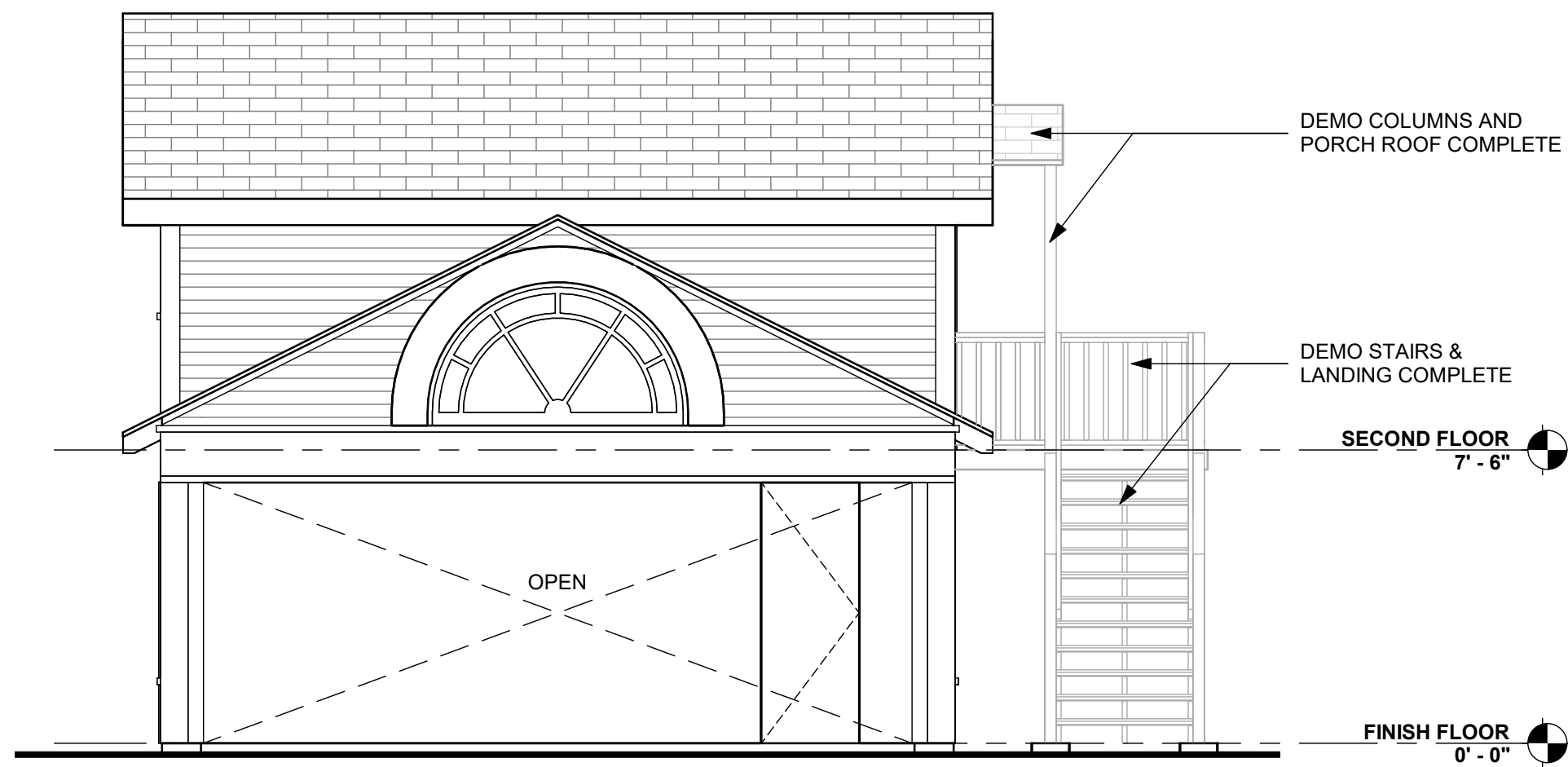
**3 BACK ELEVATION - DEMO**  
SCALE: 1/4" = 1'-0"



**4 RIGHT ELEVATION - DEMO**  
SCALE: 1/4" = 1'-0"



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



**2 FRONT ELEVATION - DEMO**  
SCALE: 1/4" = 1'-0"

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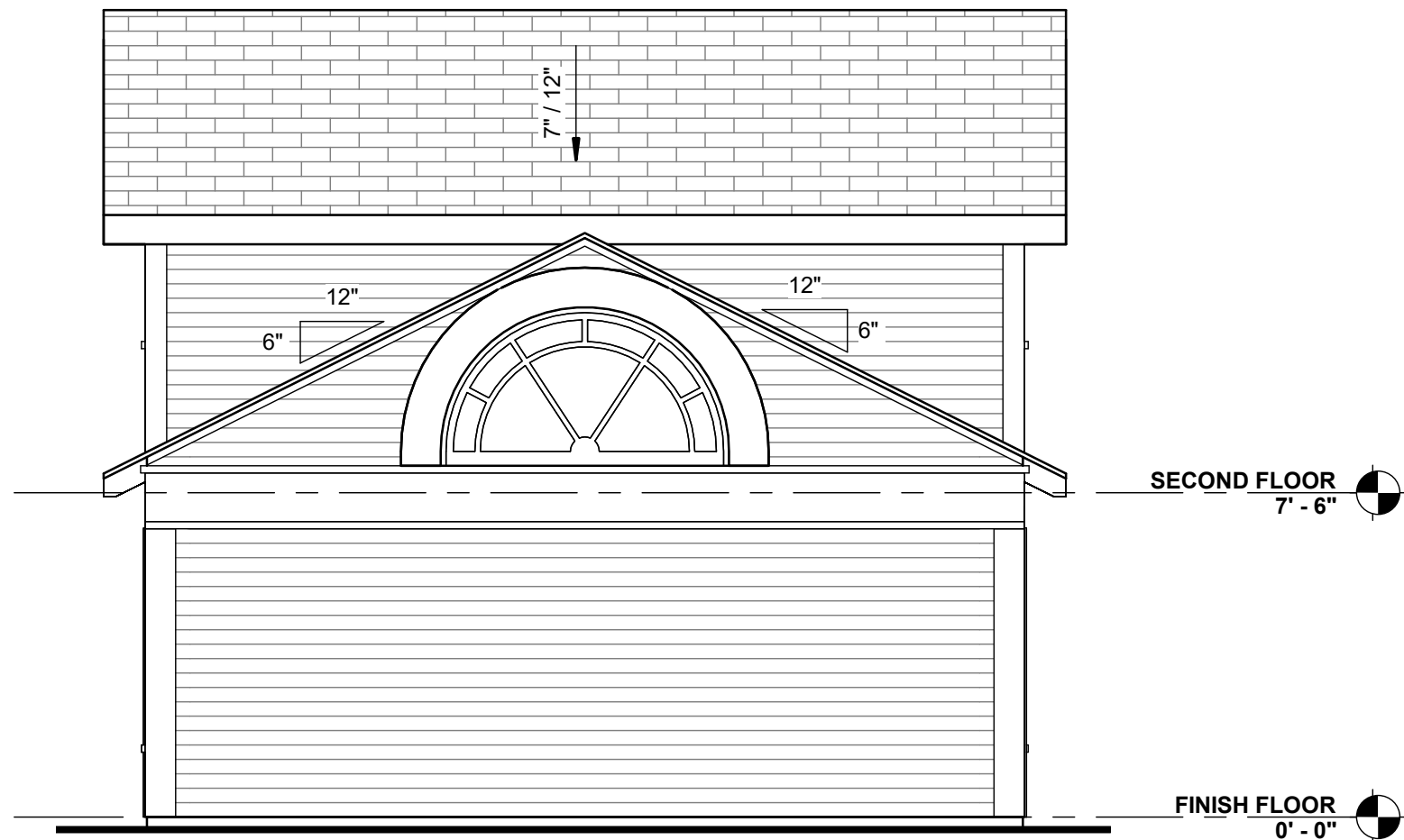
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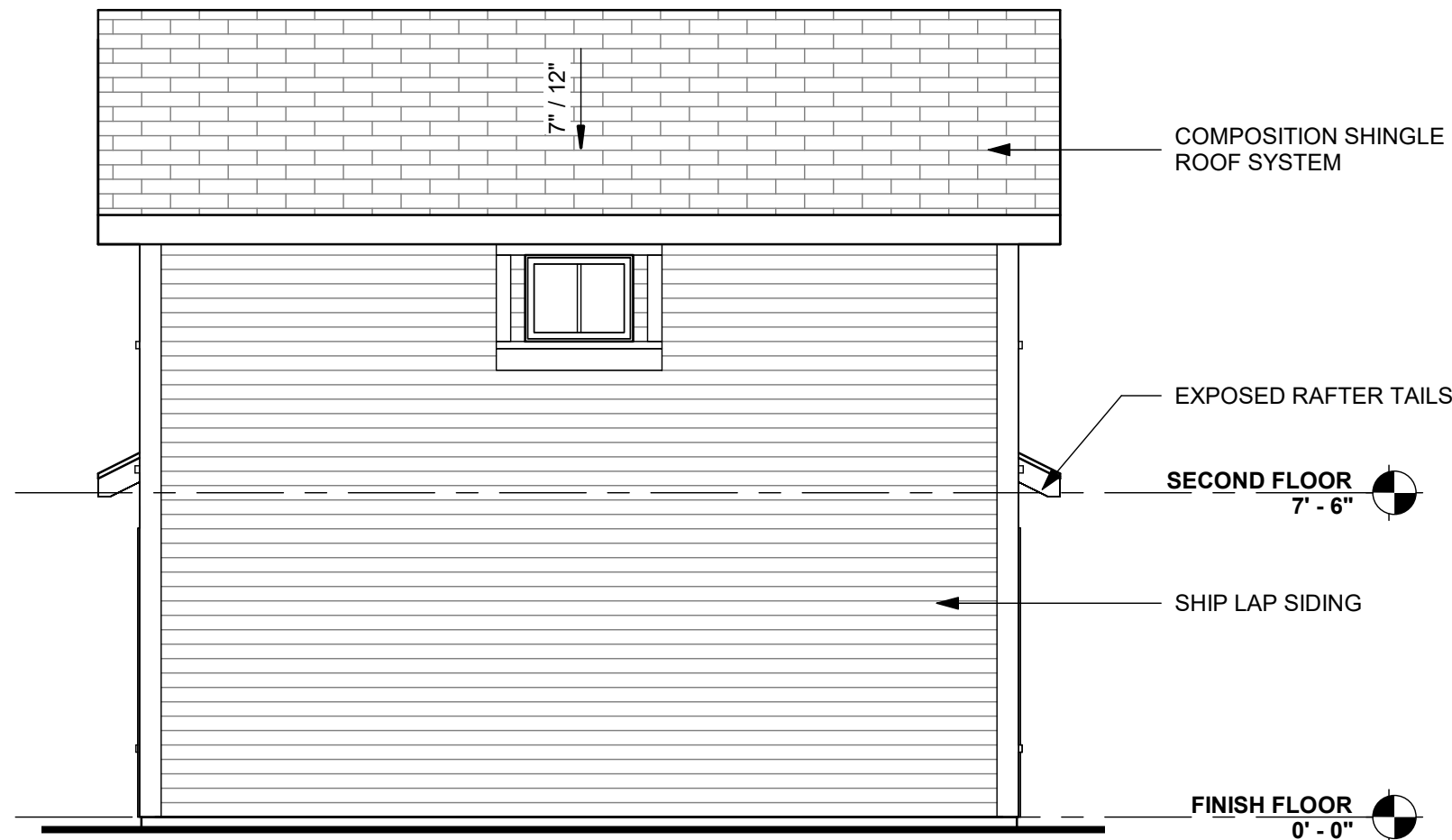
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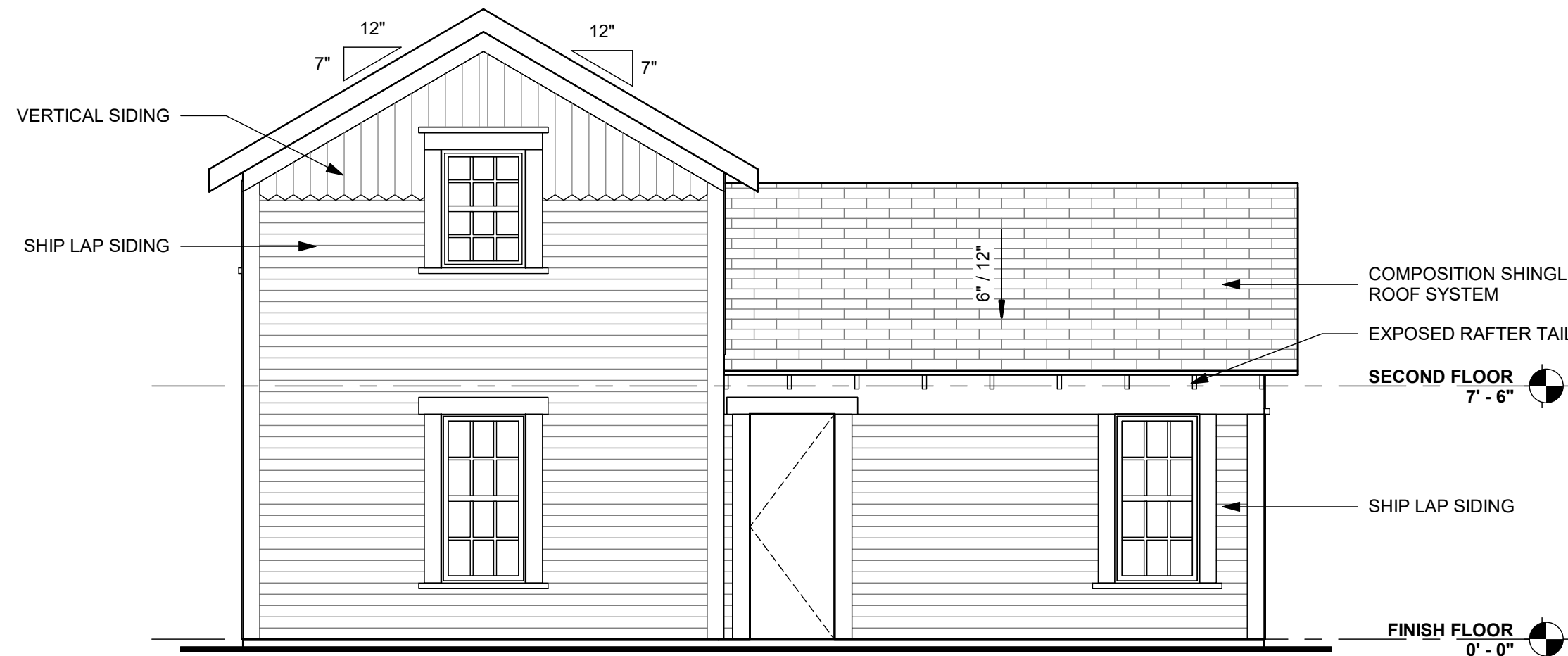




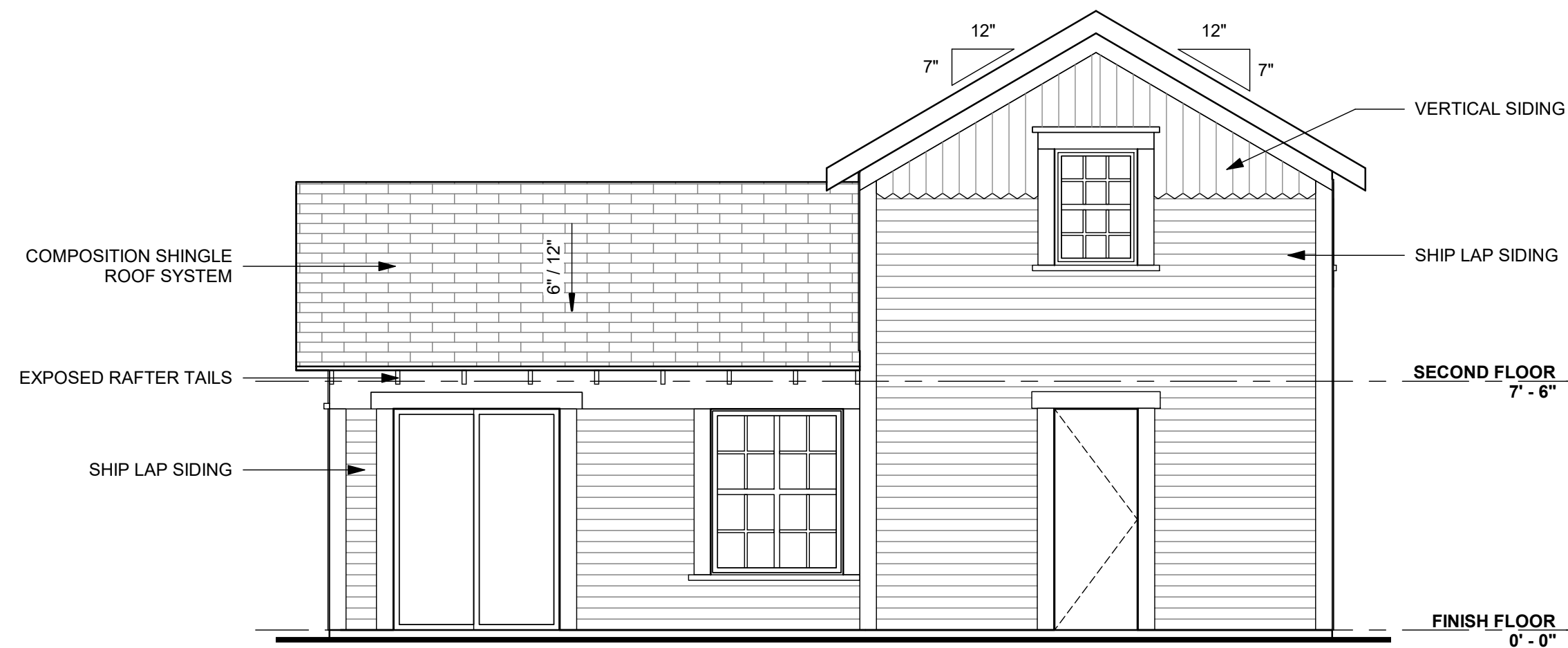
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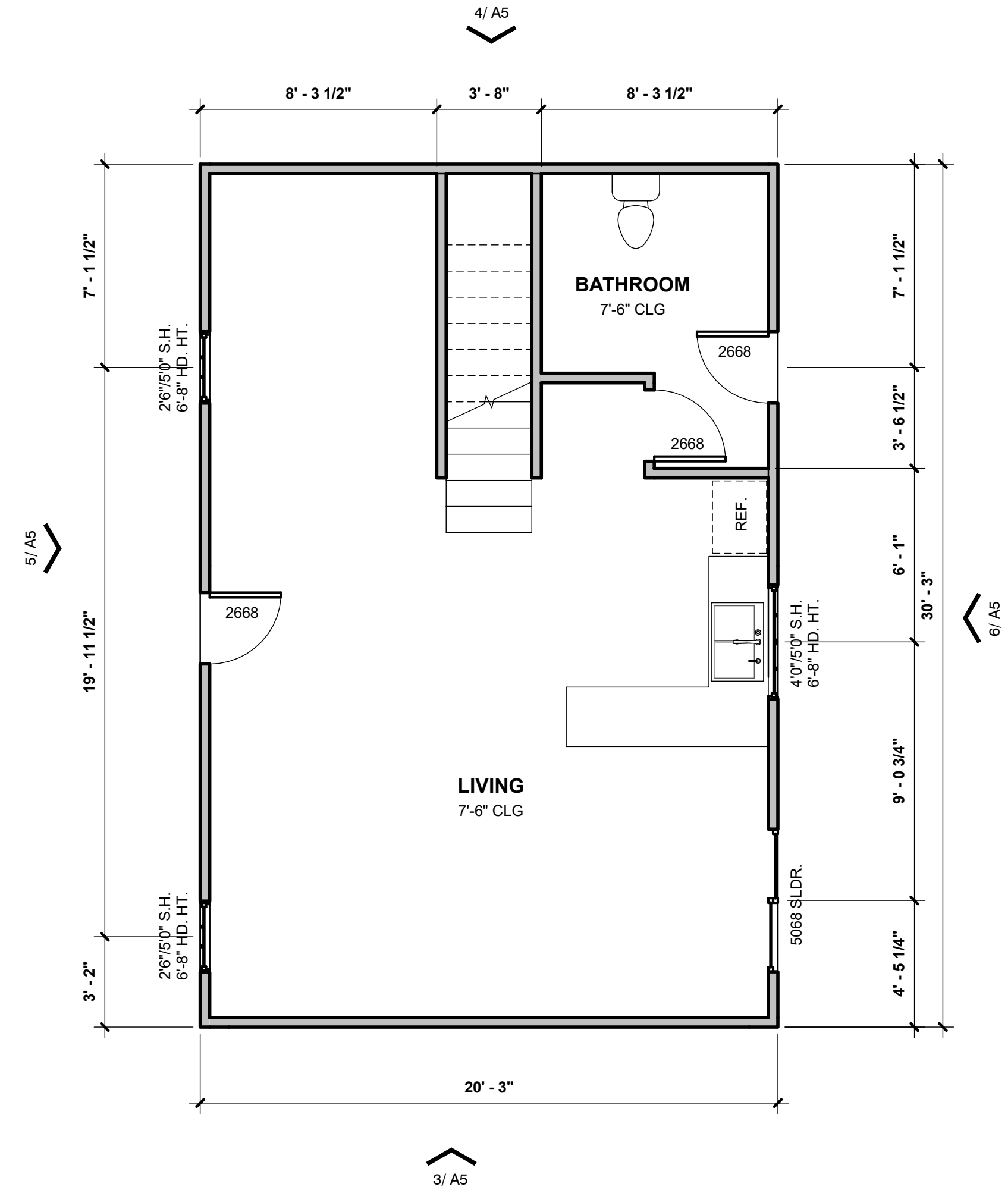
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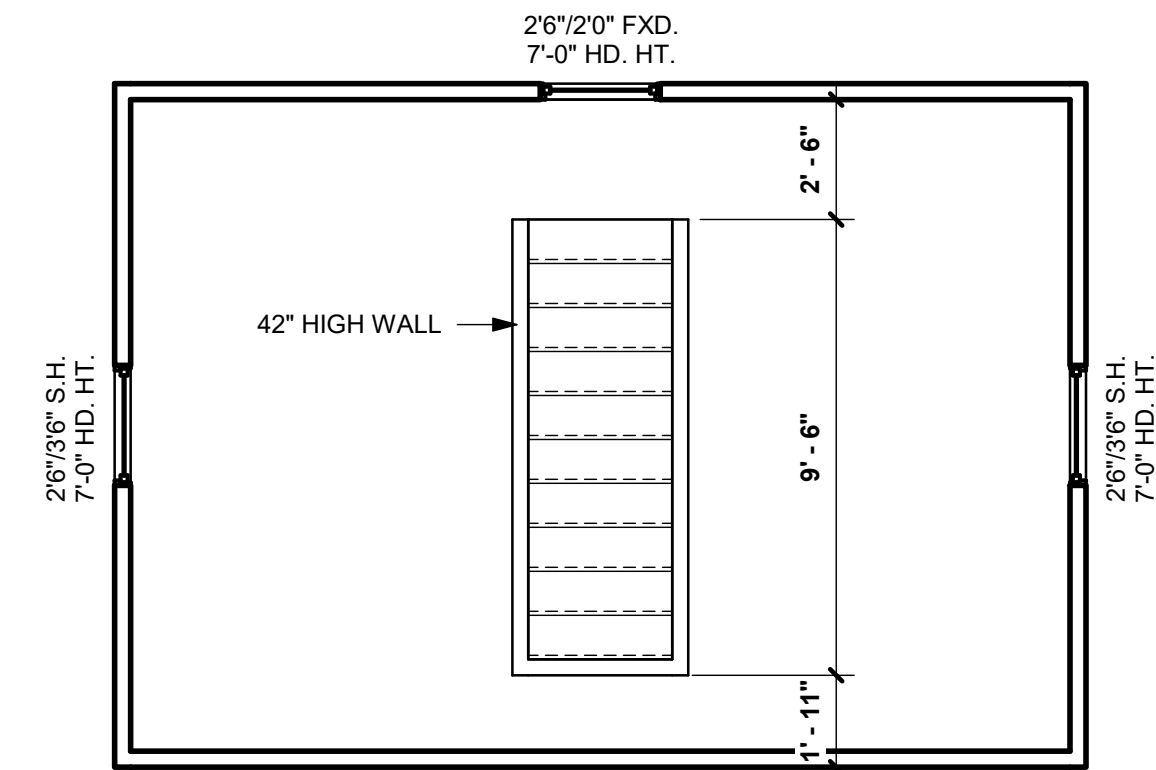
5 LEFT ELEVATION - NEW IMPROVEMENTS  
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6 RIGHT ELEVATION - NEW IMPROVEMENTS  
A5 SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - NEW IMPROVEMENTS  
A5 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR - NEW IMPROVEMENTS  
A5 SCALE: 1/4" = 1'-0"

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415 MISSION  
SAN ANTONIO, TX 78210

date: 12/09/20

drawn by:  
Author

drawing title:  
PROPOSED REMODEL /  
PLANS & ELEVATIONS

drawn  
number:

A5



## Windows

x4

All Wood Single Hung (no inset design)  
2 Upstairs/2 Downstairs (This style matches back of main house)



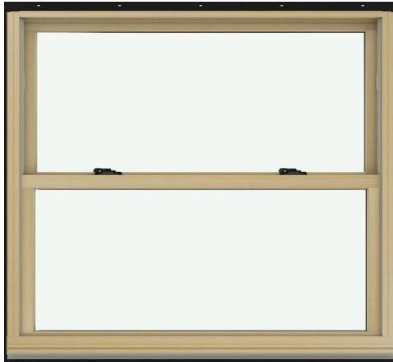
x2

Wood Elongated Awning Window  
2 windows (Alley Back Wall)



x1

all wood single hung  
1 upstairs center (Alley back alley)



x1

Pass Through Folding Window  
1 Open to Pool Side Bar  
[Pass Through Window](#)



Doors

3 paint colors

x1

Pass Through Folding Patio Door  
1 open to Pool side  
[Pass Through Window](#)

x1

Wood Single Window 2 panel  
1 main entry door opposite side of house from pool



\*\*Clear Glass\*\*

\*\*Round door knob\*\*

x1

All Wood multiple panels  
1 pool side exterior bathroom entry



\*\*Round Door knobs\*\*



|            |                      |
|------------|----------------------|
| MAIN       | Sherwin Wi<br>DCL019 |
| TRIM       | Sherwin Wi<br>DCL026 |
| DECORATIVE | Sherwin Wi<br>DCR100 |



## Exterior Colors

ors (main/trim/decorative (inset))



Williams (Sullivan's Island)

Williams (Charleston White)

Williams (Beach Flower)