

# HISTORIC AND DESIGN REVIEW COMMISSION

May 19, 2021

**HDRC CASE NO:** 2021-209  
**ADDRESS:** 302 MISSION ST  
**LEGAL DESCRIPTION:** NCB 944 BLK 1 LOT 28 & N 25 FT OF 29  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Praful Mehta/MEHTA PRAFUL C & KRISHNA P  
**OWNER:** Praful Mehta/MEHTA PRAFUL C & KRISHNA P  
**TYPE OF WORK:** Installation of side deck  
**APPLICATION RECEIVED:** April 14, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to extend the current side patio with a wooden deck to be approximately 16x18 feet with wood railings.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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.

### Standard Stipulations for New Porch Rails and Decking

- **RAILING** - The proposed railings (on the steps) should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.

- COLUMNS - The proposed wood columns should be no wider than 6' square, feature both capital and base trim and chamfered corners.
- DECKING – The proposed porch decking should feature 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane.

## **FINDINGS:**

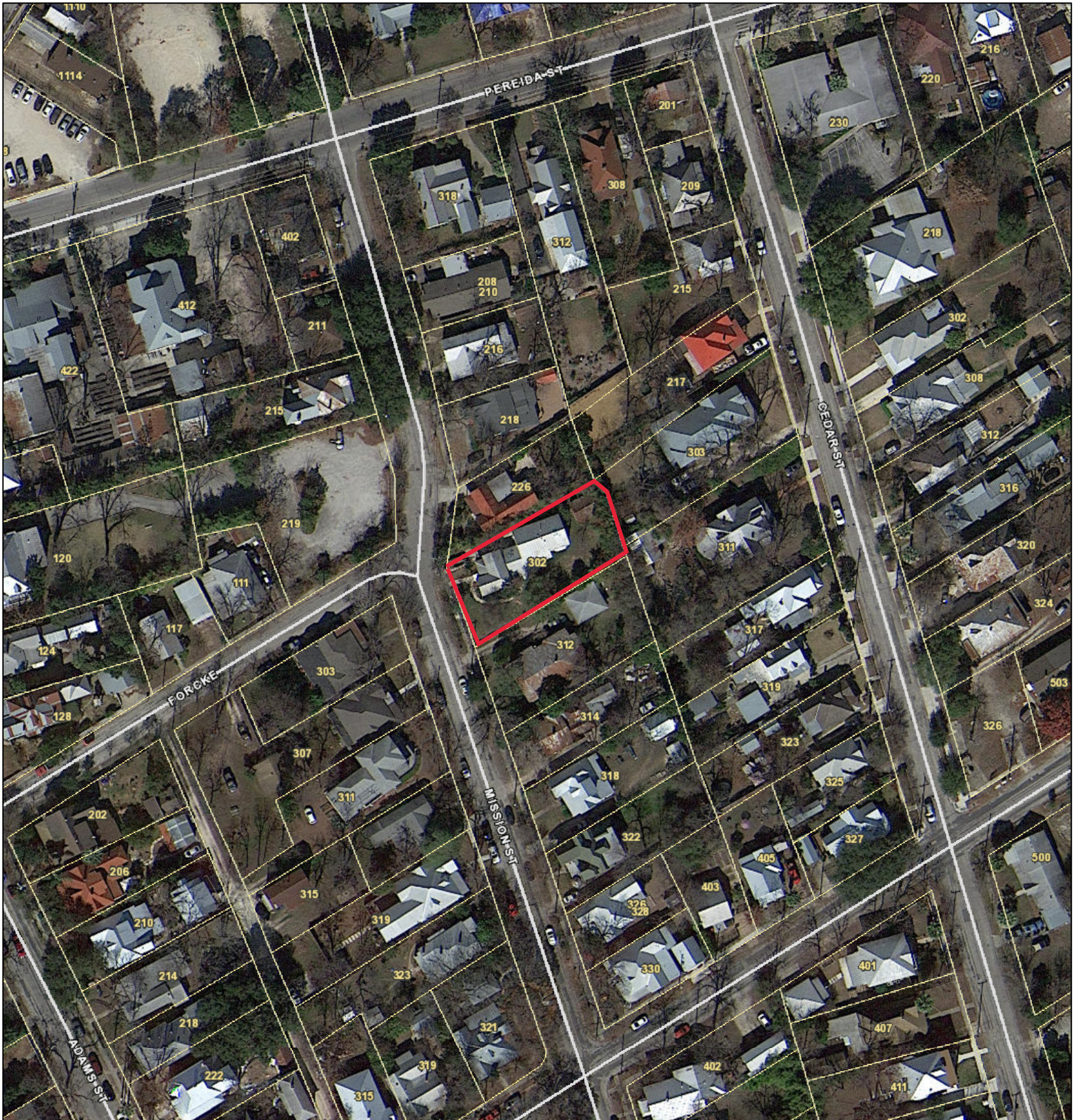
- a. The primary structure at 302 Mission is a 1-story residential structure constructed circa 1910 in the Queen Anne style. The structure features woodlap siding, a cross gable roof configuration, an asymmetrical front porch, and paired two over two wood windows. The structure is contributing to the King William Historic District.
- b. DECK INSTALLATION – The applicant has proposed to install a 288-square-foot uncovered wooden deck at the side of the property. The proposed deck will extend from an existing side recessed porch and will be partially visible from Mission St. The recessed side porch acts as a breezeway between the original structure and a rear addition. Guideline 7.B.iv for Exterior Maintenance and Alterations states that new elements and details should not create a false historic appearance or negatively or irreversibly impact the historic structure. The installed deck would create a reversible condition and will not adversely affect the historic home, and its side location minimizes visibility from the public right-of-way. Staff finds the proposal appropriate.

## **RECOMMENDATION:**

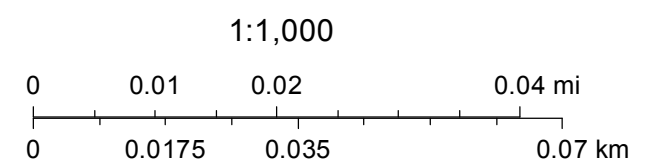
Staff recommends approval based on findings a through b with the following stipulations:

- i. That the proposed railings feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2”x4” members. The proposed railing should not feature an overall height of more than three (3) feet.
- ii. That the proposed porch decking feature 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane.

# City of San Antonio One Stop



May 12, 2021





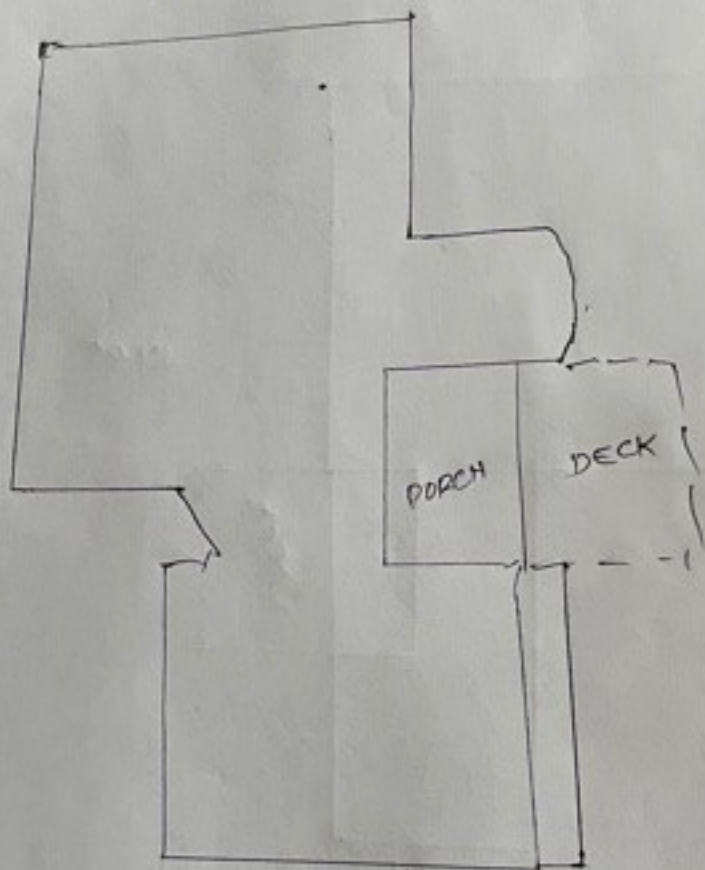












FRONT

FENCE

FENCE

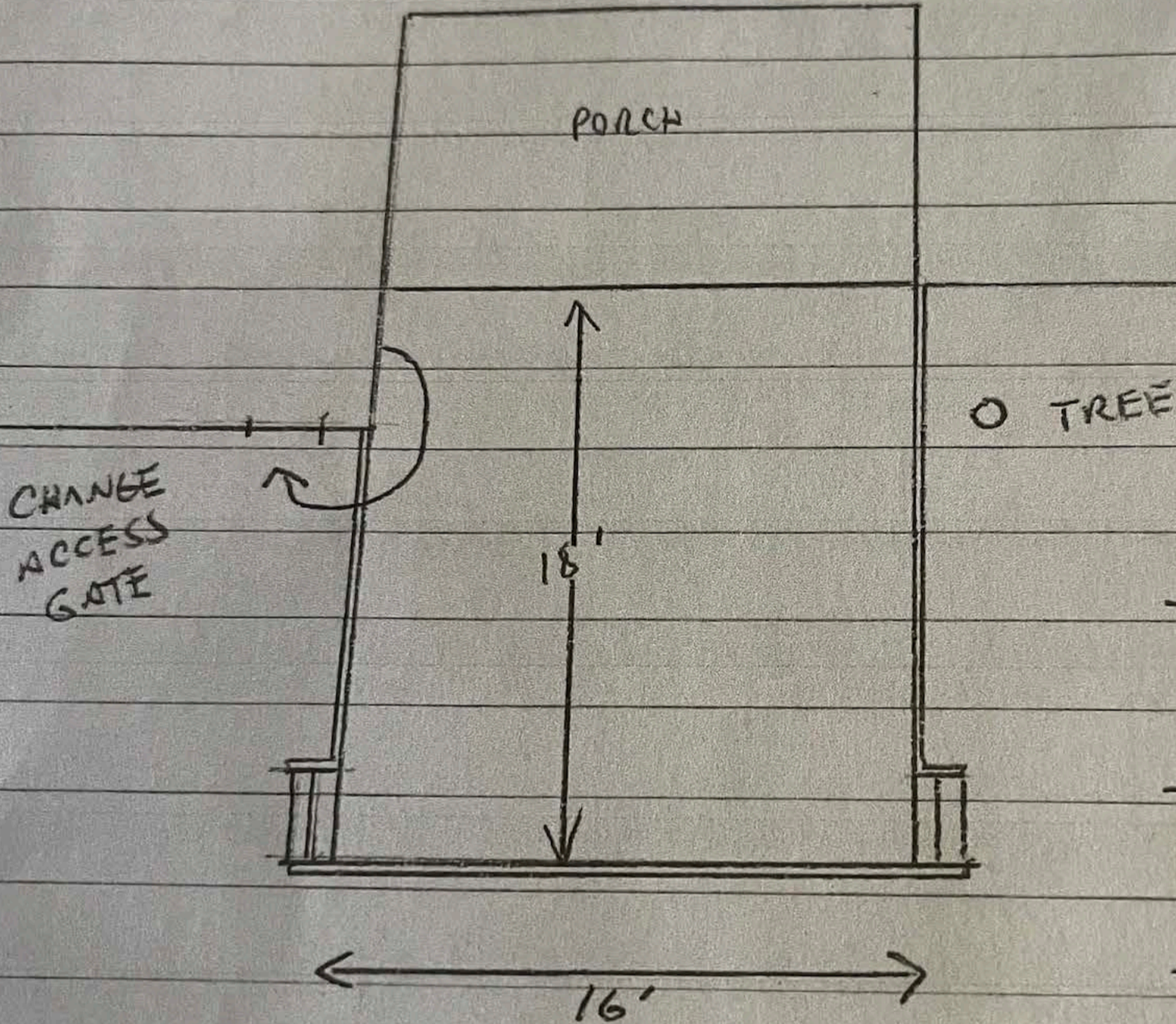
SIDE

5955 SUMMER FES DR.  
SAN ANTONIO, TX 78244  
(210) 269-1133  
wwellsc@hotmail.com

PROPOSAL

MITTED TO: PRAFUL MENTA PHONE: (210) 992-0028 CELL: 4/9/2  
JOB NUMBER OR NAME  
JOB LOCATION: EMPIRE MAIN CONTACT: PMENTA03@NOTA  
STATE: TX ZIP: 78240 JOB PHONE OR

ECTFULLY SUBMIT THE FOLLOWING SPECIFICATIONS AND ESTIMATE FOR:



- PRICES
- 308 SQ FT DECK \$
  - CEDAR S
  - SYNTHET
  - CHANGE

ISH MATERIAL AND LABOR AND COMPLETE THE ABOVE IN ACCORDANCE WITH ABOVE SPEC

SEE PRICES ABOVE DOLLARS

DE AS FOLLOWS: UPON COMPLETION (CASH ONLY)

is specified. All work to be completed in a  
standard practice. Any