

## HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

**HDRC CASE NO:** 2025-111  
**ADDRESS:** 319 MISSION ST  
**LEGAL DESCRIPTION:** NCB 943 BLK 1 LOT 22  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Nathan Manfred/French and Michigan  
**OWNER:** Lindsay Beale/BEALE LINDSAY &  
**TYPE OF WORK:** 2-story rear accessory structure construction  
**APPLICATION RECEIVED:** April 17, 2025  
**60-DAY REVIEW:** June 16, 2025  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,812 sf rear 2-story accessory structure with a garage.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

#### 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.

#### *Standard Specifications for Windows in Additions and New Construction*

- o **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 roof 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.
- o **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- o **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 319 Mission St includes a single-story Folk Victorian-style residence built c. 1904 and first appears on the 1904 Sanborn Map. The property features a decorative front-facing gable, a concrete front porch, and 109 wood siding. This property contributes to the King William Historic District.
- b. **ADMINISTRATIVE SCOPES OF WORK** – The applicant has requested approval to install a swimming pool and hot tub. These scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).
- c. **NEW CONSTRUCTION** – The applicant is requesting approval to construct an approximately 1,812 sf 2-story accessory structure with a garage at the rear of the property. The Guidelines for New Construction 5.A. notes that new outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing primary structure on the lot features a footprint of approximately 2,182 square feet and 1.5-story in height. The proposed 2-story accessory structure features a total footprint of approximately 1,012 square feet, or approximately 46% of the primary structure’s footprint. Accessory structures on the block are predominately 2-stories in height. Staff finds the proposed height and general massing generally appropriate.
- d. **LOT COVERAGE** – The applicant is requesting approval to construct a 2-story detached rear accessory structure with a garage. The lot is approximately 9,978 sf. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. The combined square-footage of the existing primary structure and the proposed rear accessory structure is approximately 3,194 sf or 32% of the total lot coverage. Staff finds that the footprint of the proposed rear accessory structure generally appropriate.
- e. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- f. **ROOF FORM & MATERIAL** – The applicant is requesting approval to construct a 2-story rear accessory structure with a garage featuring a front-facing standing seam metal gable roof over the 1-story massing and a front-facing standing seam metal gable roof over the 2-story massing. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the roof form and material conforms to Guidelines.
- g. **ARCHITECTURAL DETAILS** – The applicant is requesting approval to construct a 2-story accessory structure at the rear of the property featuring a double-bay with two 9’x7’ garage doors facing the rear alley, one-over-one windows, a wraparound concrete porch with 6x6” square columns featuring traditional cap and bases facing the primary structure’s rear, and an exterior staircase on the plan west side of the proposed structure. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed architectural details generally appropriate.

- h. **ARCHITECTURAL DETAILS (MATERIALS)** – The applicant is requesting approval to construct a 2-story accessory structure with a garage at the rear of the property with lapped fiber cement siding featuring a smooth finish and a 5” reveal. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the installation of the lapped fiber cement siding featuring a smooth finish and a 5” reveal generally appropriate.
- i. **ARCHITECTURAL DETAILS (FENESTRATION PATTERN)** – The applicant is requesting approval to install two sliding doors, two single doors, four transom windows, and one second story sliding window on the plan north façade; one door, a pair of ganged one-over-one windows, and one one-over-one window on the plan east façade’s second floor; two single-car garage doors on the plan south façade; and a pair of ganged one-over-one windows and two one-over-one windows on the plan west façade’s second floor with one one-over-one window on the plan west façade’s first floor. New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally appropriate.
- j. **WINDOWS & DOORS (MATERIALS)** – The applicant has not provided staff window, door, or garage door specifications; however, the applicant has noted in the application the windows and doors will feature metal cladding. Per *Standard Specifications for Windows in New Construction*, new windows on new construction 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. New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Window, door, and garage door specifications are required for review prior to the issuance of a Certificate of Appropriateness.

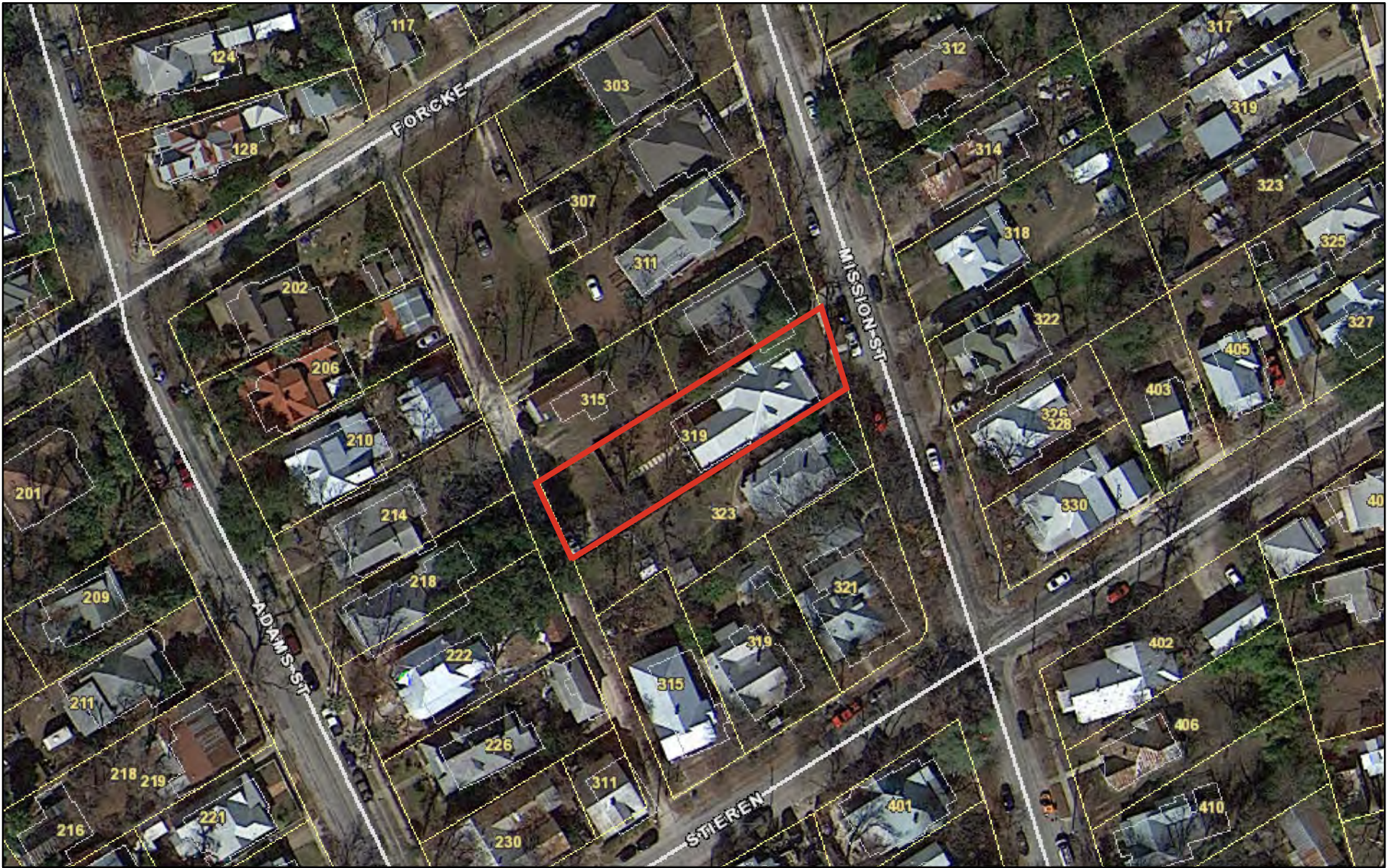
## **RECOMMENDATION:**

Staff recommends approval of the request, based on findings a through j, with the following stipulations:

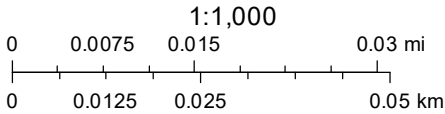
- i. That the applicant installs a fully wood or aluminum-clad wood window that meet staff’s standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found 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.
- ii. That the applicant install 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 match the current finish or 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. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant install a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That new wood columns be a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners.
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.



City of San Antonio One Stop



April 30, 2025





## 319 Mission - Existing Photos



319 Mission - Front of House (East Facing)

## 319 Mission - Existing Photos



Side of House (South Facing)



## 319 Mission - Existing Photos



Rear of House (West Facing)

## 319 Mission - Existing Photos



Side of House (North Facing)



319 Mission - Existing Photos



Rear Yard Facing Alley (West Facing)

## 319 Mission - Existing Photos



Neighboring Alley Facing Two Story ADDU

Height 25'-0"



## 319 Mission - Existing Photos



Neighboring Alley Facing Two Story Garage / ADDU

Height 28'-6"

## 319 Mission - Existing Photos



Neighboring Alley Facing Two Story Garage / ADDU

Height 22'-0"



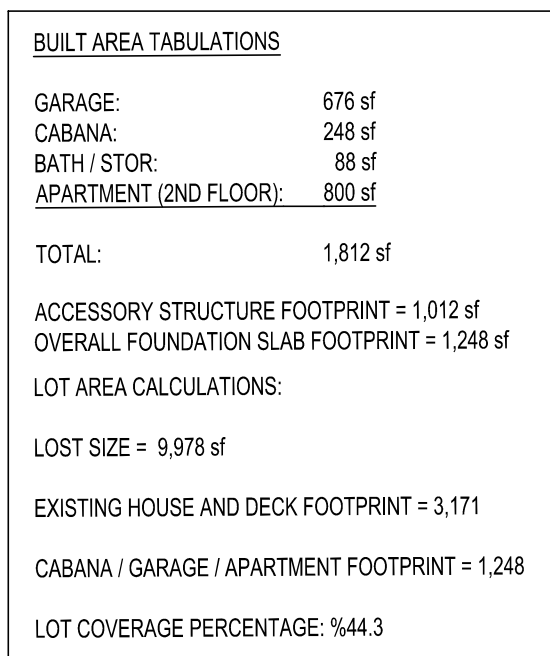
## 319 Mission - Existing Photos



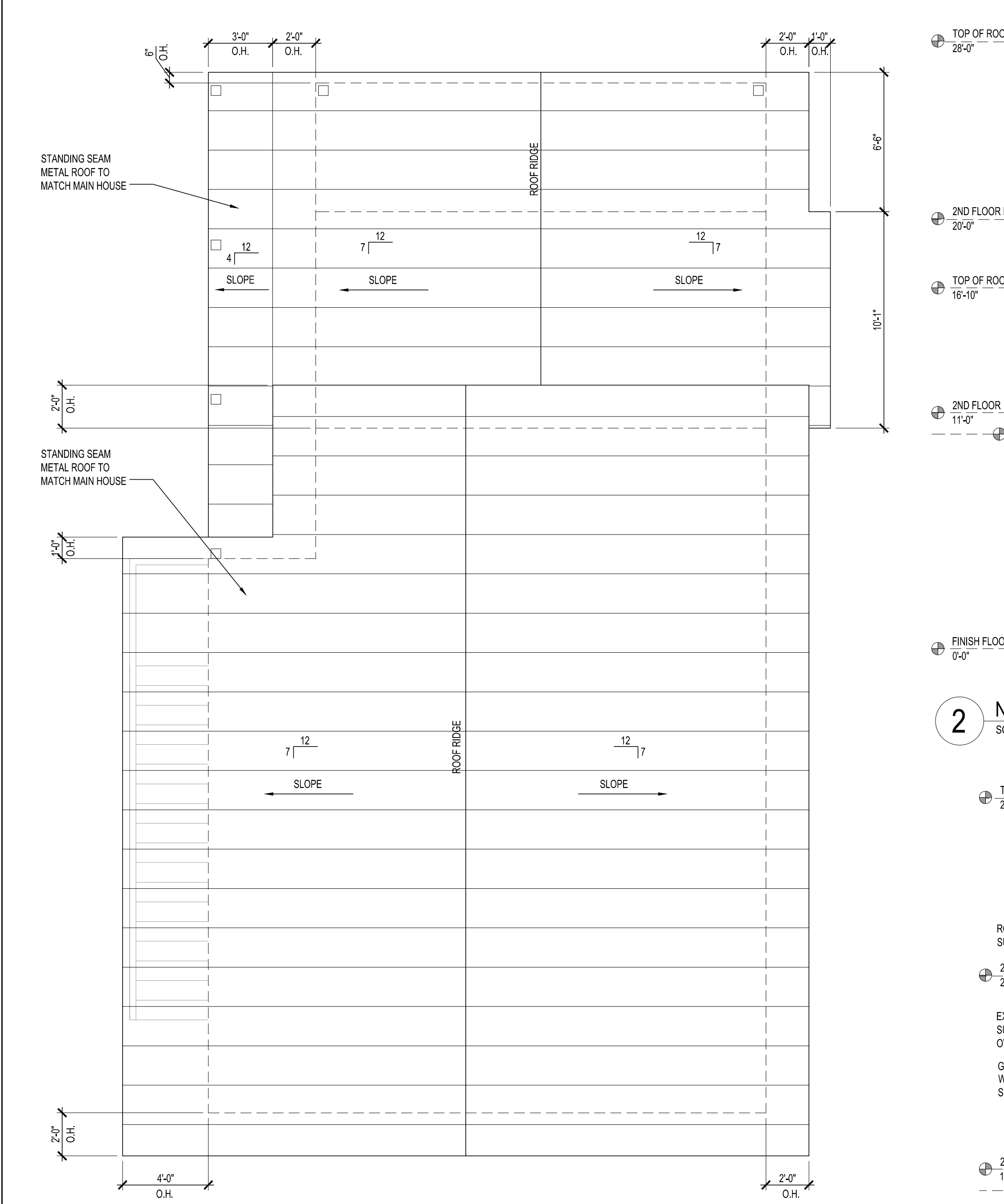
Neighboring Alley Facing Two Story Historic Garage

Height 24'-0"

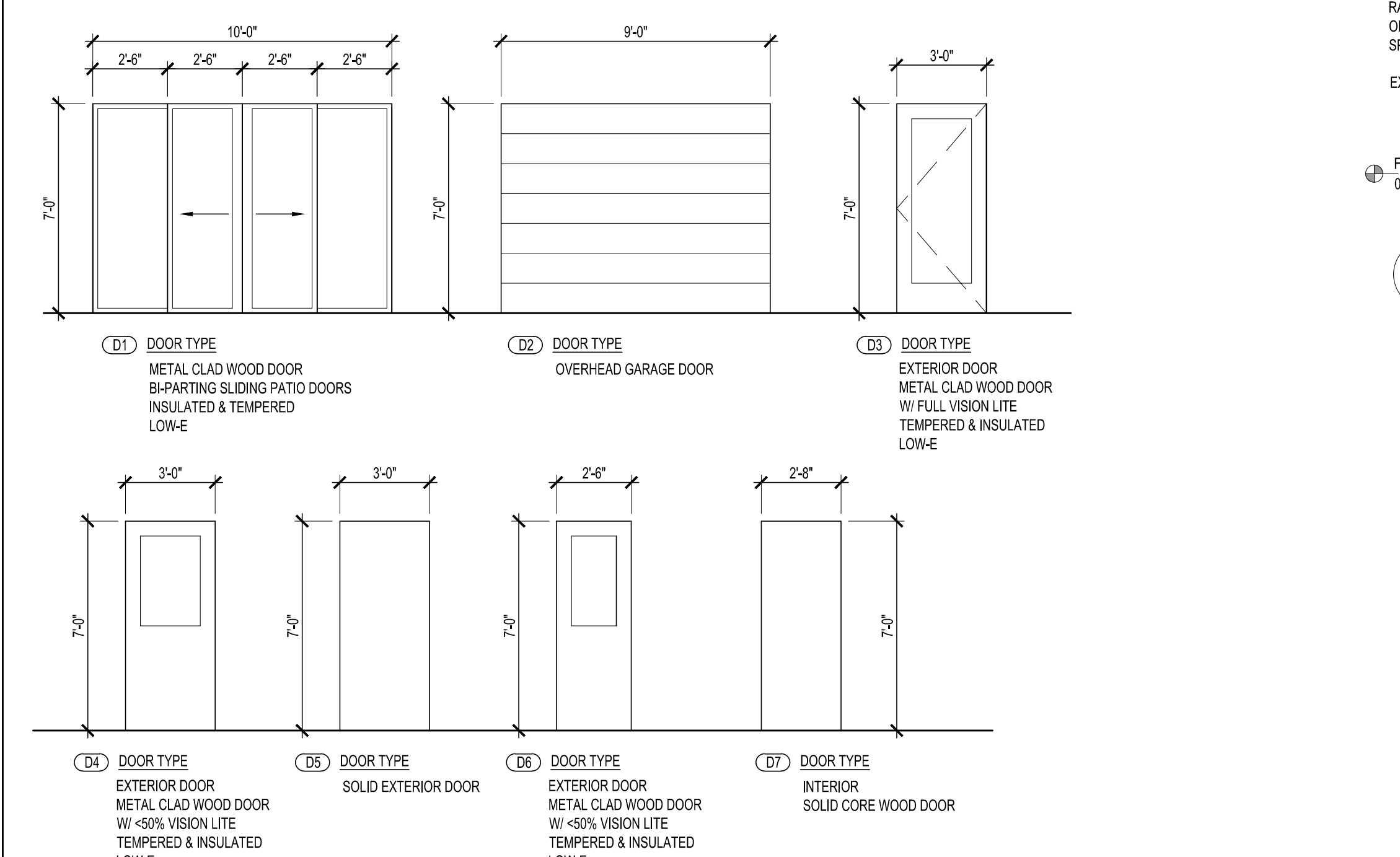




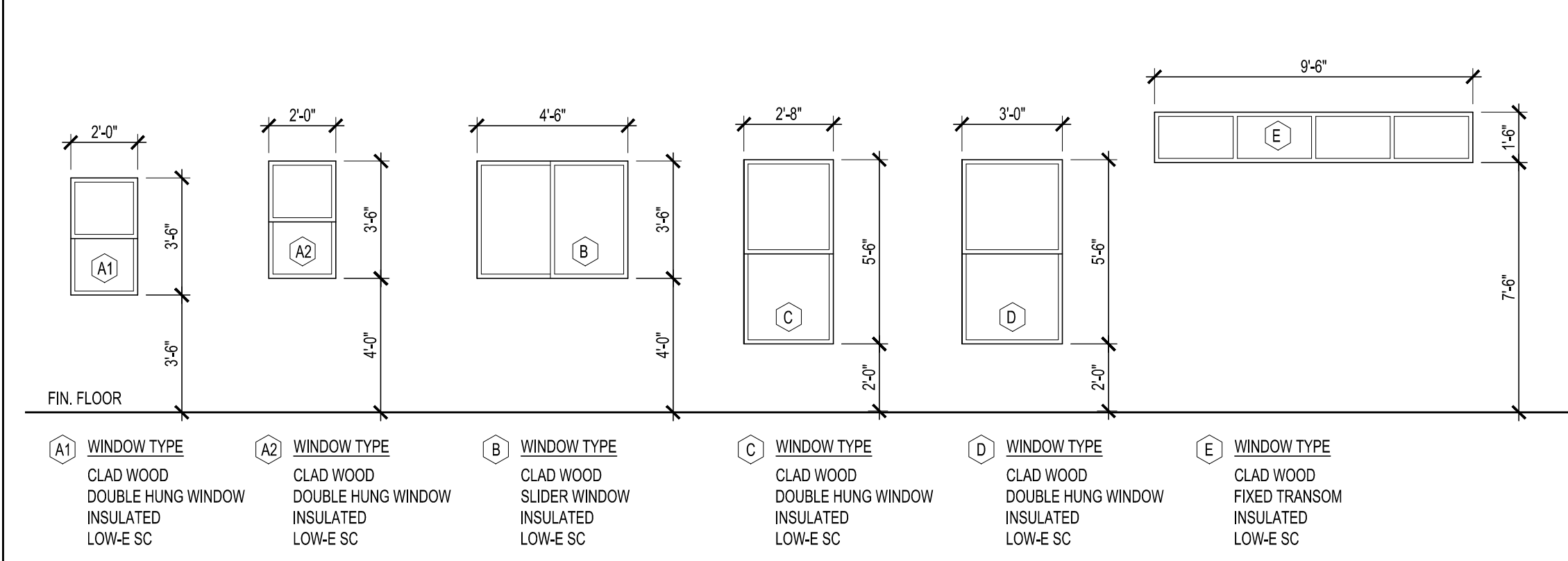




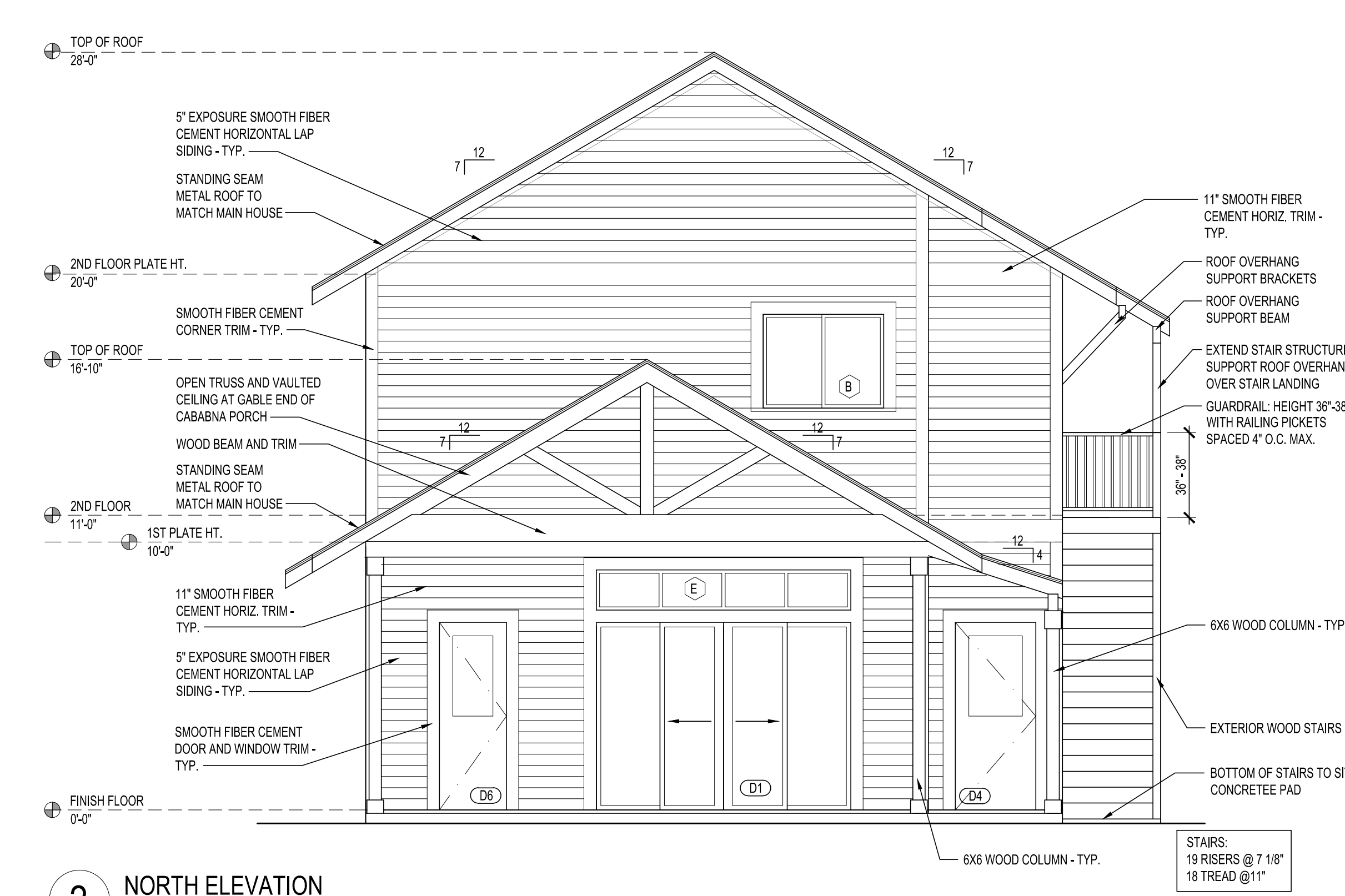
1 CASITA - ROOF PLAN  
SCALE: 1/4" = 1'-0"



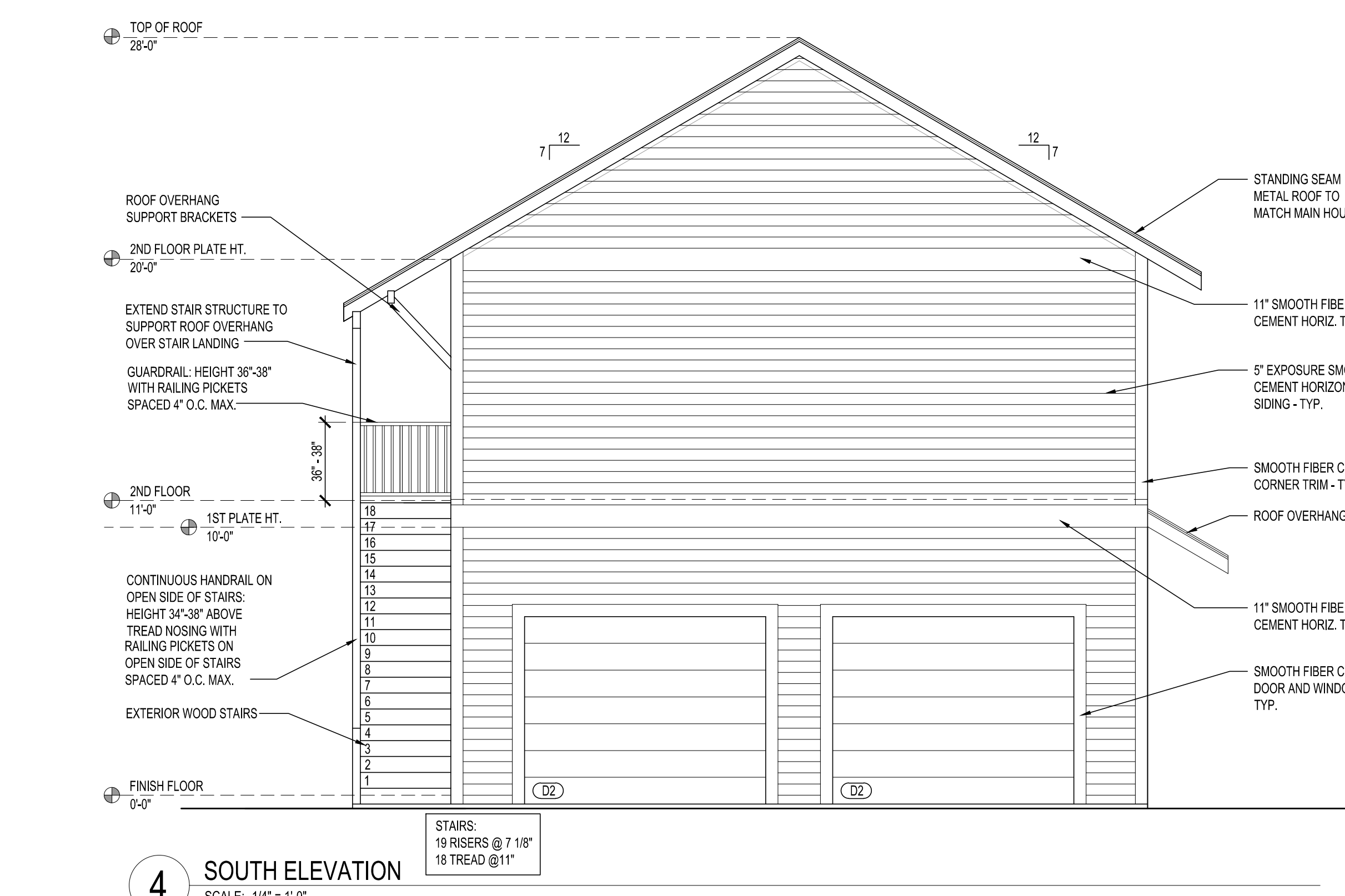
6 DOOR TYPES  
SCALE: 1/4" = 1'-0"



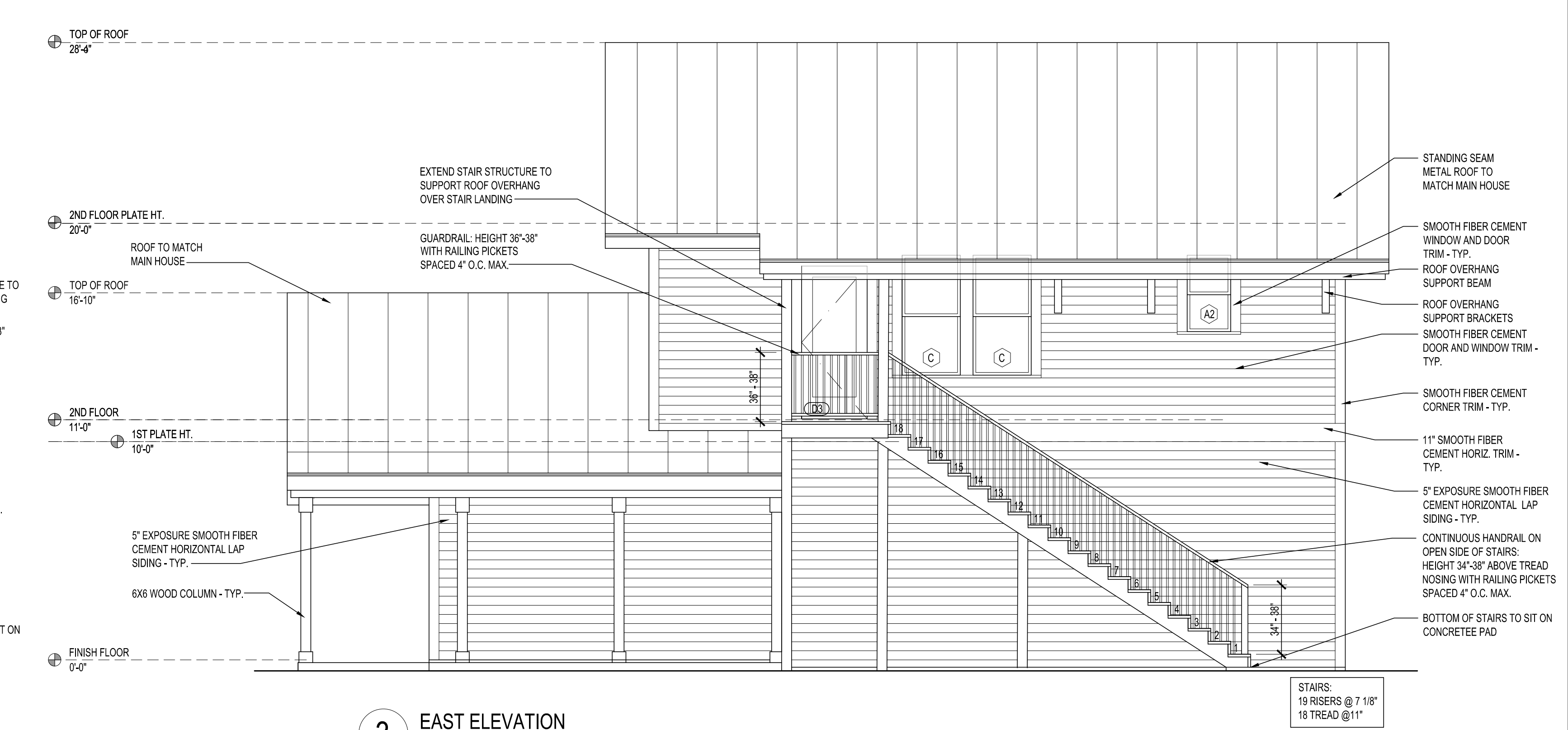
7 WINDOW TYPES  
SCALE: 1/4" = 1'-0"



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



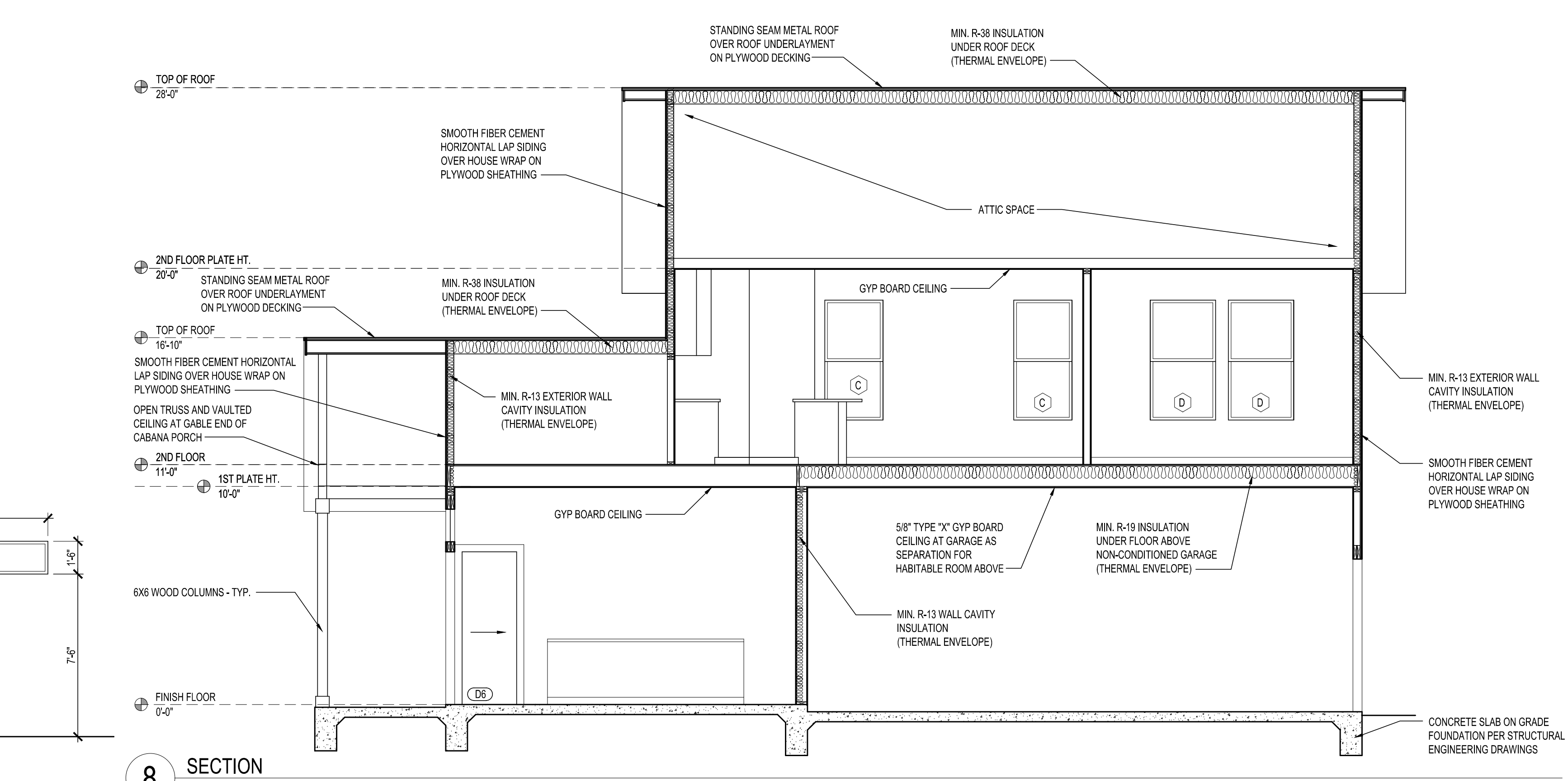
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



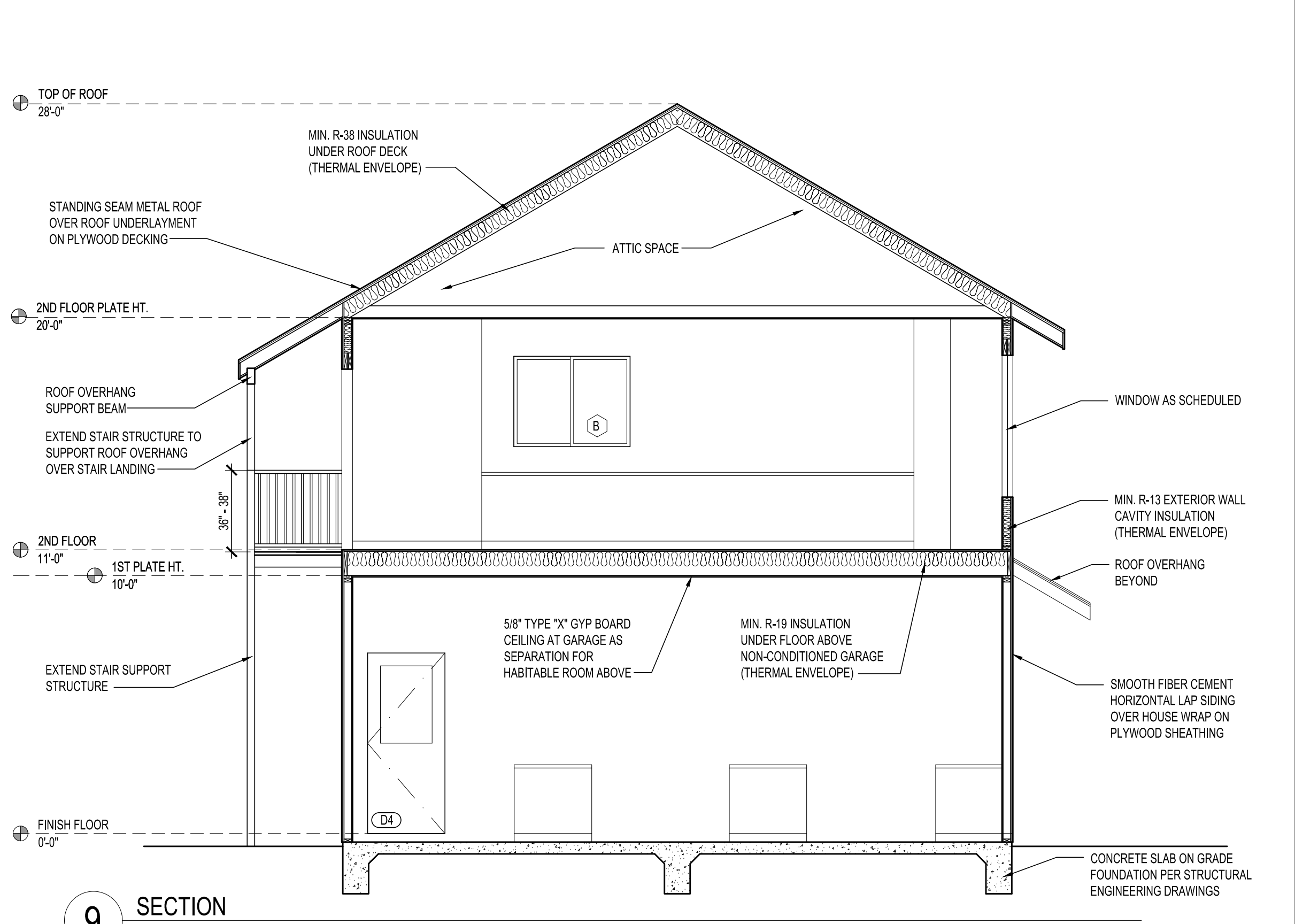
3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



5 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



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