

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-560
ADDRESS: 410 MISSION ST
LEGAL DESCRIPTION: NCB 945 BLK 2 LOT 30
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Elaine Lutton/Lutton Properties LLC
OWNER: Elaine Lutton/Lutton Properties LLC
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: October 28, 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 construct an addition at the rear of the primary structure to measure approximately 250 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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 410 Mission is a 1-story residential structure constructed circa 1910 in the Folk Victorian style. The structure has been modified over time and features an infilled front porch, front gable addition, and decorative pilasters and bracketing. The structure is contributing to the King William Historic District.
- b. **FOOTPRINT** – The applicant as proposed to construct a new 1-story addition to the primary structure totaling approximately 250 square feet. The existing primary structure's square footage is approximately 1,400 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal meets this guideline.
- c. **ORIENTATION AND SETBACK** – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and

should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent.

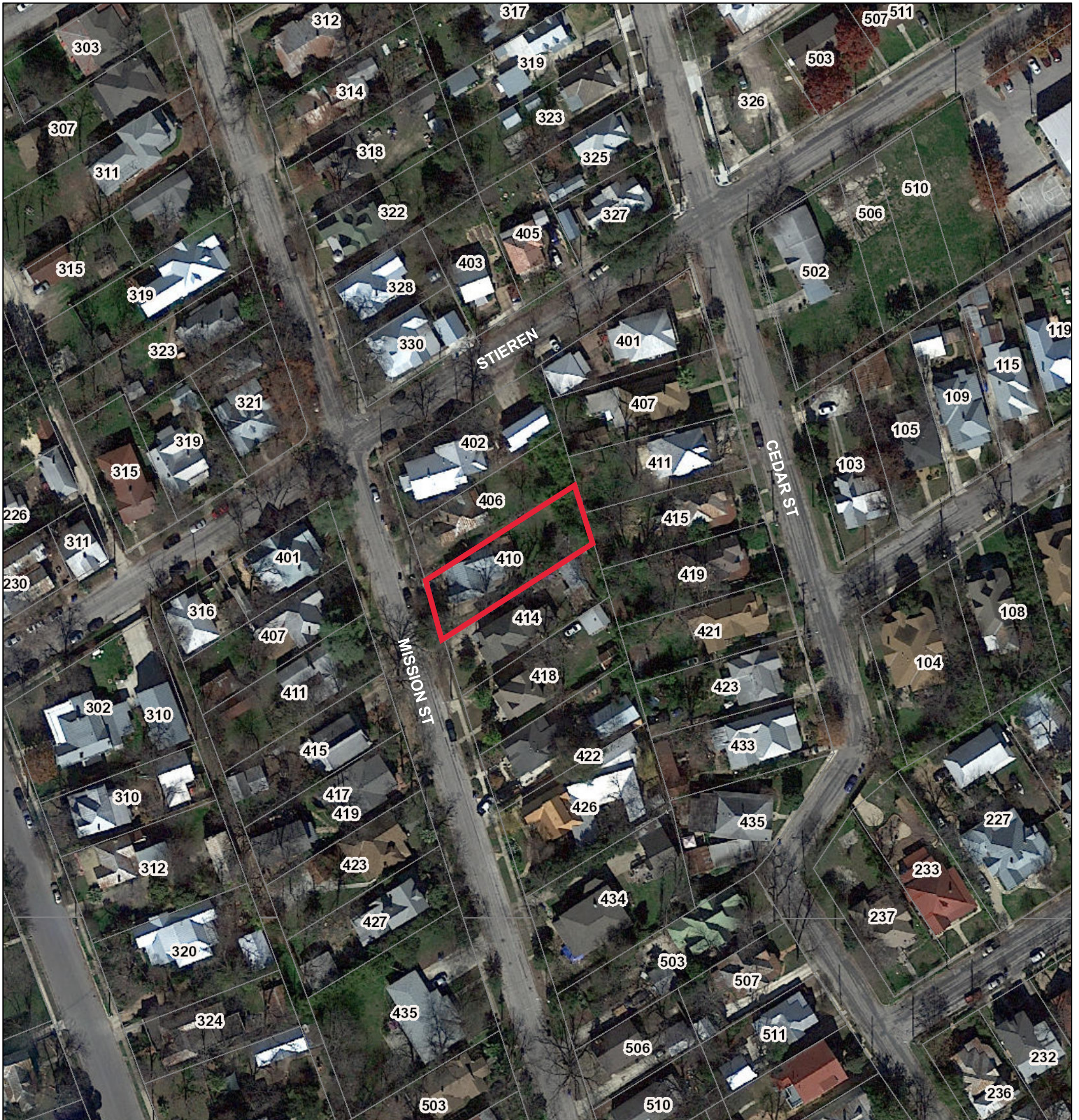
- d. **SCALE** – The proposed addition is 1-story and will be subordinate to the primary historic structure's tallest ridge in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds that a 1-story addition that is subordinate to the primary structure is consistent with the Guidelines.
- e. **FENESTRATION** – According to the Historic Design Guidelines, openings in additions should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant is requesting one over one Jeld Wen 2500 series windows that are consistent with one over one configurations, recesses, and insets found on the primary structure and within the district.
- f. **MATERIALITY** – The applicant has proposed to use woodlap siding, wood windows, and a standing seam metal roof. A vertical trim piece will be installed at the locations of the addition on either side façade to indicate the addition as new. Staff generally finds the material palette appropriate with the stipulations listed in the recommendation.
- g. **ROOF FORM** – The proposed 1-story rear addition will extend from an existing pitch gable roof with a low-sloping shed roof that extends to the east. The roof will be shorter than the primary structure's tallest ridge and will not be visible from the public right-of-way. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the request generally consistent with the Guidelines given the existing conditions of the structure.
- h. **ARCHITECTURAL DETAILS** - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Staff finds the request consistent.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through s with the following stipulations:

- i. That the applicant submits final window specifications for the addition to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- ii. 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. All chimney, flue, and related existing roof details must be preserved.
- iii. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.
- iv. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.

City of San Antonio One Stop



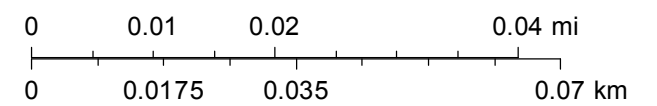
November 12, 2021

1:1,000

CoSA Addresses

CoSA Parcels

BCAD Parcels











3
(VOL. 3995, PG. 1838)
JUAREZ, SUSIE E. &
LUCIO E.

4
(VOL. 3820, PG. 683)
HARRISON, DORA A



29
(VOL. 3984, PG. 1036)
LOZANO, MARY JO &
ETAL

31
VOL. 3820, PG. 73
CARRANZA, JOSE A &
MARGARET

SCALE: 1"=20'

CONC. CURB
410 MISSION STREET
(55.6' R.O.W. / 30.2' P.V.M.)

LOT NO. 30 BLOCK NO. 2 CITY OF SAN ANTONIO
SECTION OR UNIT N.C.B. NO. 345 VOL. PG.
STREET ADDRESS 410 MISSION STREET
COUNTY: BEXAR SURVEY FOR: SOUTHWEST PARTIAL REFERENCE

STATE OF TEXAS, COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING
TO THE ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE
ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJACENT PROPERTY
AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS
SHOWN ABOVE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA IDENTIFIED
BY F.E.M.A. FLOOD INSURANCE COMMUNITY - PANEL NUMBER: 48-01-0001-0001
CONC: X MAP REVISION DATE: 2/16/96

LOCATION ON MAP DETERMINED BY SCALE, ACTUAL FIELD ELEVATION, NOT DETERMINED
UNLESS REQUESTED FISHER ENGINEERING, INC. DOES NOT WARRANT, NOR SUBMIT TO
THE ACCURACY OR SCALE OF SAID MAP.

THE ANGLES ON THIS SURVEY PLAT ARE BASED OFF OF THE RECORDED SUBDIVISION PLAT
ANGLE ALONG THE COMMON PROPERTY LINE OF: 12.7' 12.4'

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ✕ "X" CUT ON CONC.
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EDGE OF PAVEMENT
- WOVEN WIRE FENCE
- ▷ ZERO LOT LINE



FISHER ENGINEERING, INC.
PH 210-308-9991 FAX 210-308-9148

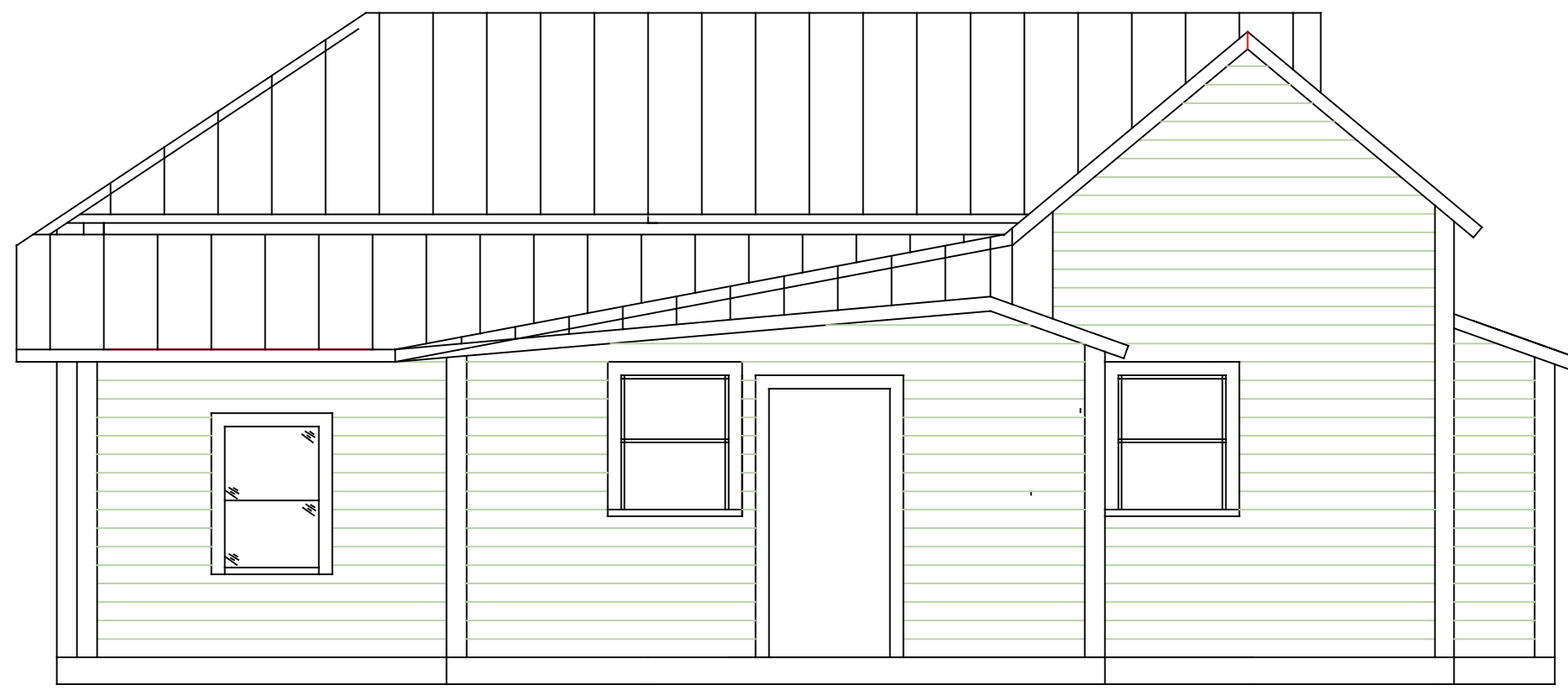
FISHER ENGINEERING, INC.
BY JACK O. EVANS (AGENT)

Jack O. Evans
JACK O. EVANS, S.H.-VEYOR

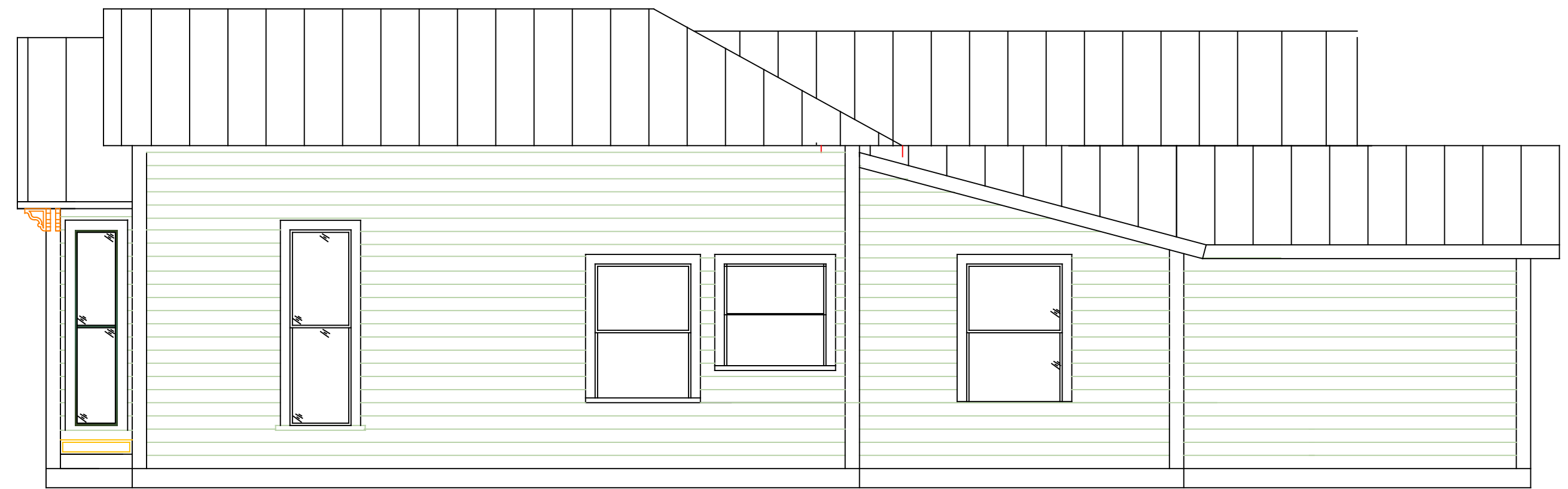
REGISTERED PROFESSIONAL LAND SURVEYOR #1523 11/10/96

BORROWER:
WATCH TOWER BIBLE & ...

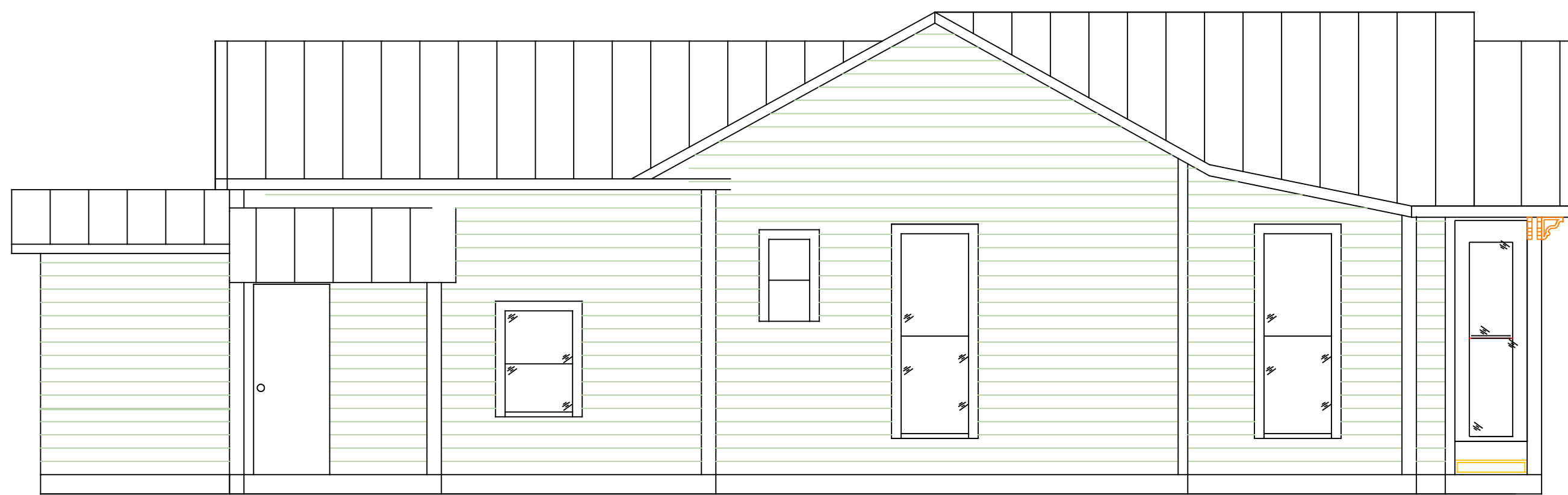
960520



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

EXISTING 410 MISSION STREET

PLAN NAME:
LUTTON
RESIDENCE

REVISIONS			
NO.	DESCRIPTION	DATE	APPR.
01		DATE	
02		DATE	
03		DATE	
04		DATE	
05		DATE	
FILE		FILE	FILE

SEAL:

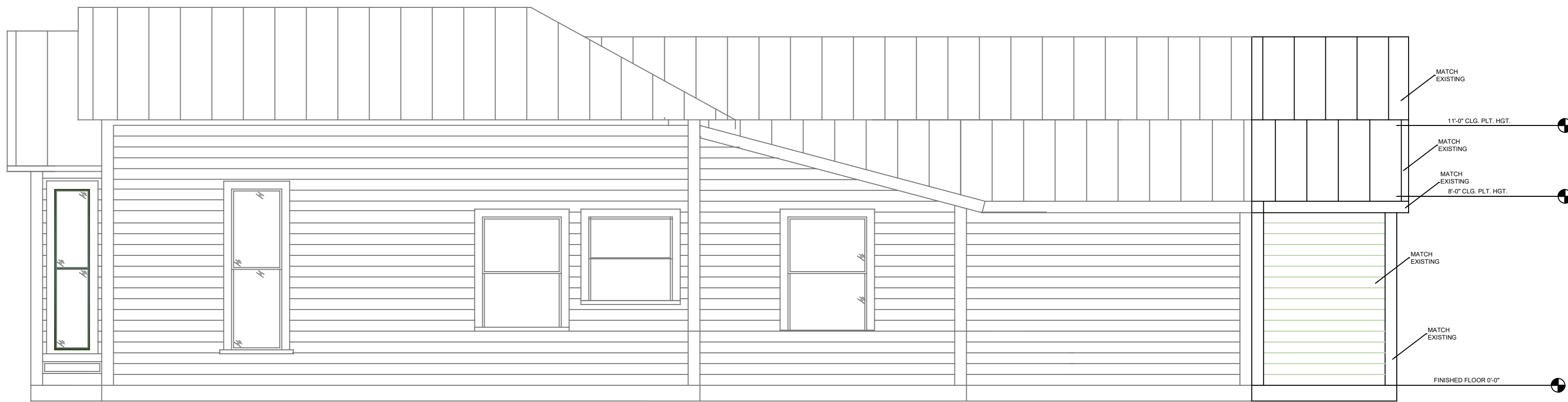
MAE
MORTENSEN ARCHITECTURAL ENGINEERING
SUITE 380, 78229
SAN ANTONIO, TX 78229
PHONE # (210) 801-4330
TPELS FIRM # 16119

ELEVATION_PLAN ELAINE_LUTTON			
SHEET TITLE:	ADDRESS: 410 MISSION ST.	LOT: 30	N.C.B.: 945
	SUBDIVISION: SUBDIVISION	CITY: SAN ANTONIO	COUNTY: BEXAR
	PLAN NO.: ELEVATION-1	The use of this drawing is limited to the property described in the title block. Any other use of this drawing is prohibited without the expressed written consent of MAE, Mortensen Architectural Engineering, PLLC.	

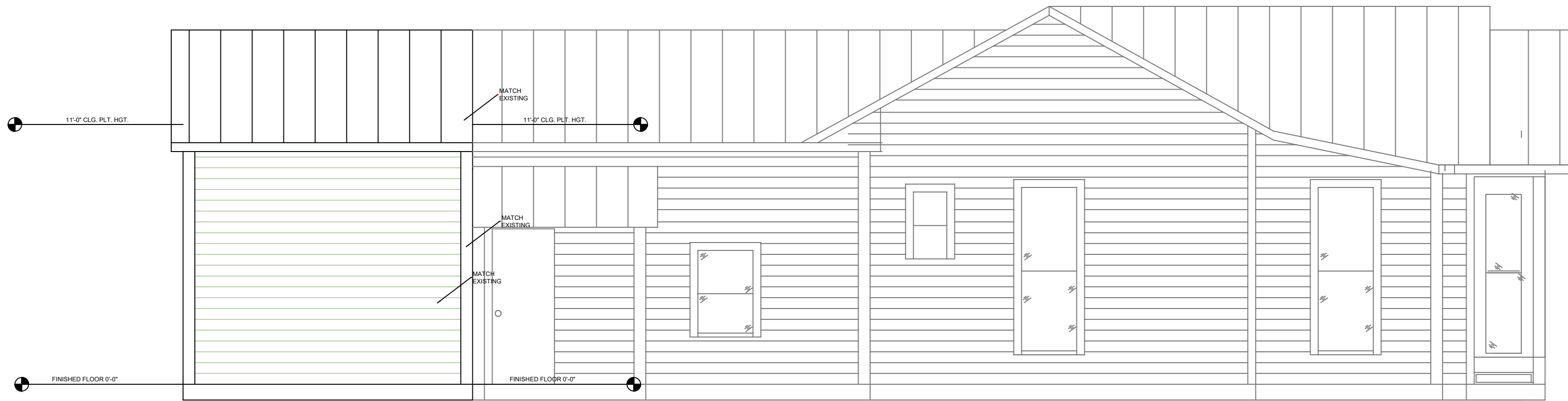
JOB NO:	21-255
DATE:	10/28/21
DESIGNER:	CWL
CHECKED:	SMM
DRAWN:	CWL

SHEET:
A-01

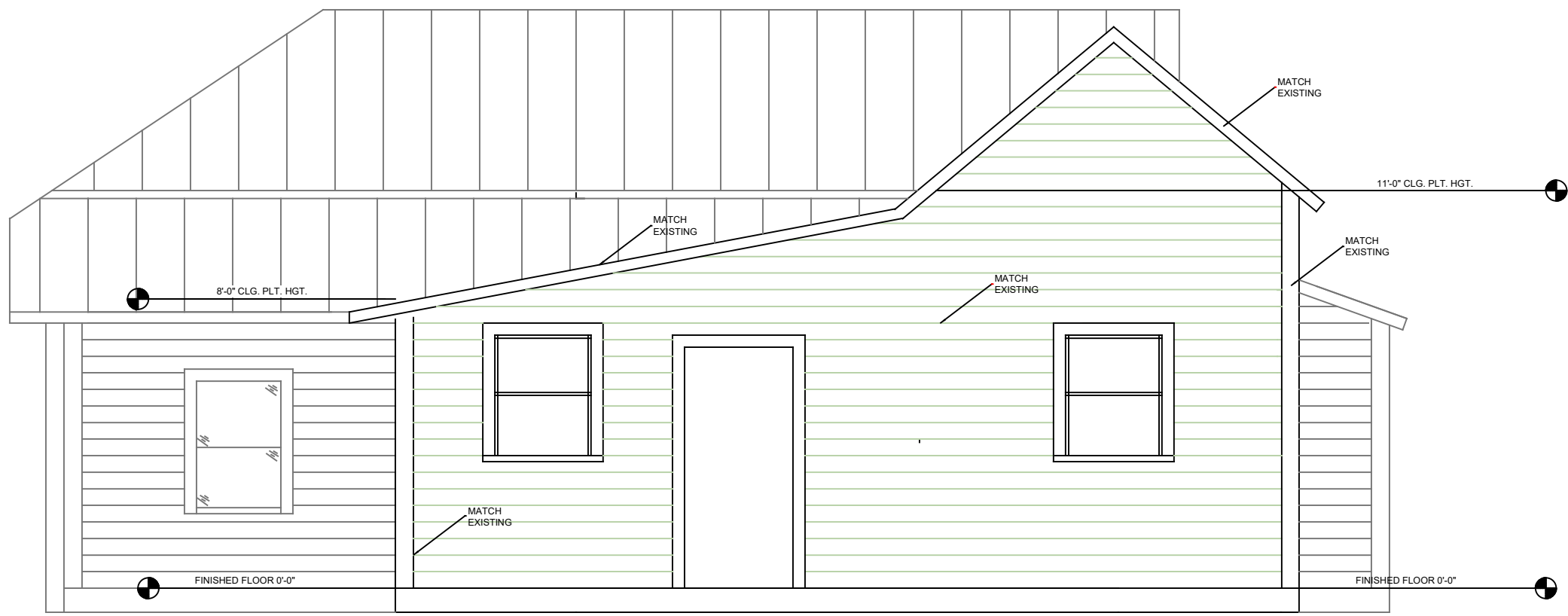
EXISTING 410 MISSION STREET WITH NEW ADDITION



RIGHT ELEVATION
WITH NEW ADDITION

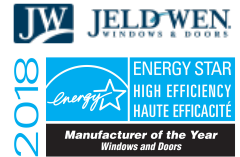


LEFT ELEVATION
WITH NEW ADDITION



BACK ELEVATION
WITH NEW ADDITION

PLAN NAME: LUTTON RESIDENCE				REVISIONS			
NO.		DESCRIPTION		DATE		APPR.	
01				DATE			
02				DATE			
03				DATE			
04				DATE			
05				DATE			
FILE		FILE_NAME					
<div>MAE</div> <div>MORTENSEN ARCHITECTURAL ENGINEERING 8452 FREDERICKSBURG RD SUITE 380 SAN ANTONIO, TX 78229 PHONE # (210) 801-4330 TPELS FIRM # 16119</div>							
SHEET TITLE: ELEVATION_PLAN ELAINE_LUTTON							
ADDRESS: 410 MISSION		LOT: 30		BLOCK: 2		N.C.B.: 945	
SUBDIVISION: SUBDIVISION		CITY: SAN_ANTONIO		COUNTY: BEXAR			
PLAN NO: ELEVATION-2		The use of this drawing is limited to the property described in the title block. Any other use of this drawing is prohibited without the expressed written consent of MAE, Mortensen Architectural Engineering, PLLC.					
JOB NO: 21-255		DATE: 10/28/21		DESIGNER: CWL		CHECKED: SMH	
DRAWN: CWL							
SHEET: A-02							



Mike Perkins

QUOTE BY : Mike Perkins

SOLD TO : ELAINE

PO# :

Ship Via : Ground

QUOTE # : JW211001CF6 - Version 0

SHIP TO :

PROJECT NAME: 410 MISSION STREET


REFERENCE :

U-Factor Weighted Average: 0.27

SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 35 X 58			
	Pocket Opening : 35 1/2 X 58 1/4	W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Pocket Unit, French Vanilla Exterior, Natural Interior, With-Plow White Jambliner, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh French Vanilla Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.761(3/32 / 3/32), Clear Opening:31.5w, 25.7h, 5.6 sf U-Factor: 0.27, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-698-01056-00004 PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW	\$762.68	4	\$3,050.72
Line 2		Frame Size : 35 X 35			
	Pocket Opening : 35 1/2 X 35 1/4	W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Pocket Unit, French Vanilla Exterior, Natural Interior, With-Plow White Jambliner, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh French Vanilla Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.761(3/32 / 3/32), Clear Opening:31.5w, 14.2h, 3.1 sf U-Factor: 0.27, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-698-01056-00004 PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW	\$613.71	1	\$613.71

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3		Frame Size : 35 X 35			
	Rough Opening : 35 3/4 X 35 3/4	W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, French Vanilla Exterior, Natural Interior, Nail Fin (Standard), Vinyl DripCap, 4 9/16 Jamb, With-Plow White Jambliner, Exterior Jambliner Edge Cover, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh French Vanilla Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.625(3/32 / 3/32), Clear Opening:31.4w, 14h, 3 sf U-Factor: 0.26, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-850-01804-00001 PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW			
	Viewed from Exterior. Scale: 1/2" =1'		\$475.18	1	\$475.18
Line 4		Frame Size : 24 X 35			
	Rough Opening : 24 3/4 X 35 3/4	W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, French Vanilla Exterior, Natural Interior, Nail Fin (Standard), Vinyl DripCap, 4 9/16 Jamb, With-Plow White Jambliner, Exterior Jambliner Edge Cover, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh French Vanilla Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.625(3/32 / 3/32), Clear Opening:20.4w, 14h, 1.9 sf U-Factor: 0.26, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-850-01804-00001 PEV 2021.3.0.3624/PDV 6.420 (09/10/21)CW			
	Viewed from Exterior. Scale: 1/2" =1'		\$385.38	1	\$385.38
			Total:		\$4,524.99
			SALES TAX (8.2500%):		\$373.31
			Net Total:		\$4,898.30
			Total Units:	7	

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.