

**HISTORIC AND DESIGN REVIEW  
COMPLIANCE AND TECHNICAL ADVISORY BOARD  
February 23, 2024**

**HDRC CASE NO:** 2024-052  
**ADDRESS:** 639 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2914 BLK 3 LOT 21 22, S 10 FT OF 20  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Michael U Villarreal  
**OWNER:** Michael U Villarreal  
**TYPE OF WORK:** Roofing replacement  
**APPLICATION RECEIVED:** January 26, 2024  
**60-DAY REVIEW:** March 26, 2024  
**CASE MANAGER:** Bryan Morales

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing composition shingle roof with a standing seam metal roof.

**APPLICABLE CITATIONS:**

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way.

Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

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

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

**FINDINGS:**

- a. The primary structure located at 639 Mission St is a two-story, single-family Folk Victorian structure constructed c. 1921 and first appears on the 1931 Sanborn map. The structure features a brick and wood exterior, prominent Corinthian columns, a wraparound porch, and a composition shingle roof. This property contributes to the King William Historic District.
- b. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing composition shingle roof with a standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.vi. states to use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the replacement of the roof with a standing seam metal roof conforms to guidelines.

**RECOMMENDATION:**

Staff recommends approval of the request, based on findings a and b, with the following stipulations:

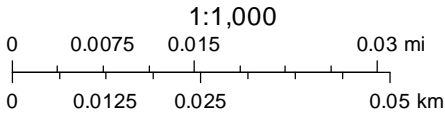
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature 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.



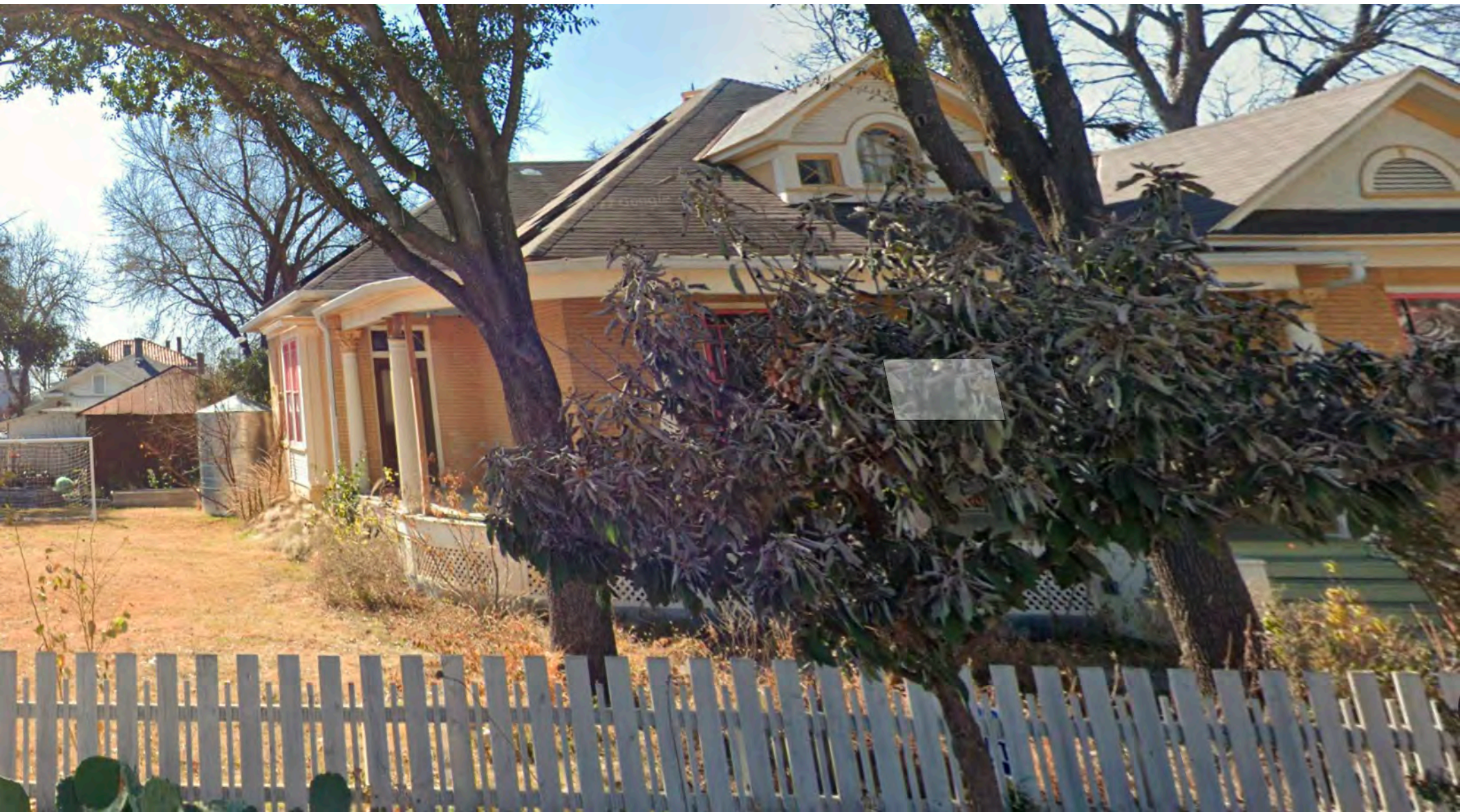
City of San Antonio One Stop



February 16, 2024











< Back to Browse Maps

State: Texas

City: San Antonio

Date: 1911-Mar. 1951 \*

Volume: vol. 4, 1912-Mar. 1951



< Previous Next >

|   |
|---|
| TILE  |
| NUMBER OF STORIES 4<br>NON-COMBUSTIBLE ROOF<br>COVERING OF METAL,<br>SLATE,<br>THE<br>ASBESTOS SHINGLES |
| TWO STORIES AND BASE<br>BRICK BASEMENT ...<br>STONE   |
| COMPOSITION ROOF  |
| FRAME PARTITION   |
| VEN'S   |
| BRICK HT  |
| D = DWELLING  |
| FLAT  |
| LOFT  |
| SKYLIGHT LIGHTING   |

Tile building.

Brick building with brick or metal cornice.

Brick building with frame cornice

- stone front.
- frame side.

Brick veneered building.

Brick and frame building.

Frame building.

" " metal clad

Tenant building occupied by various manuf's  
Fire wall 6 inches above roof.



Stable

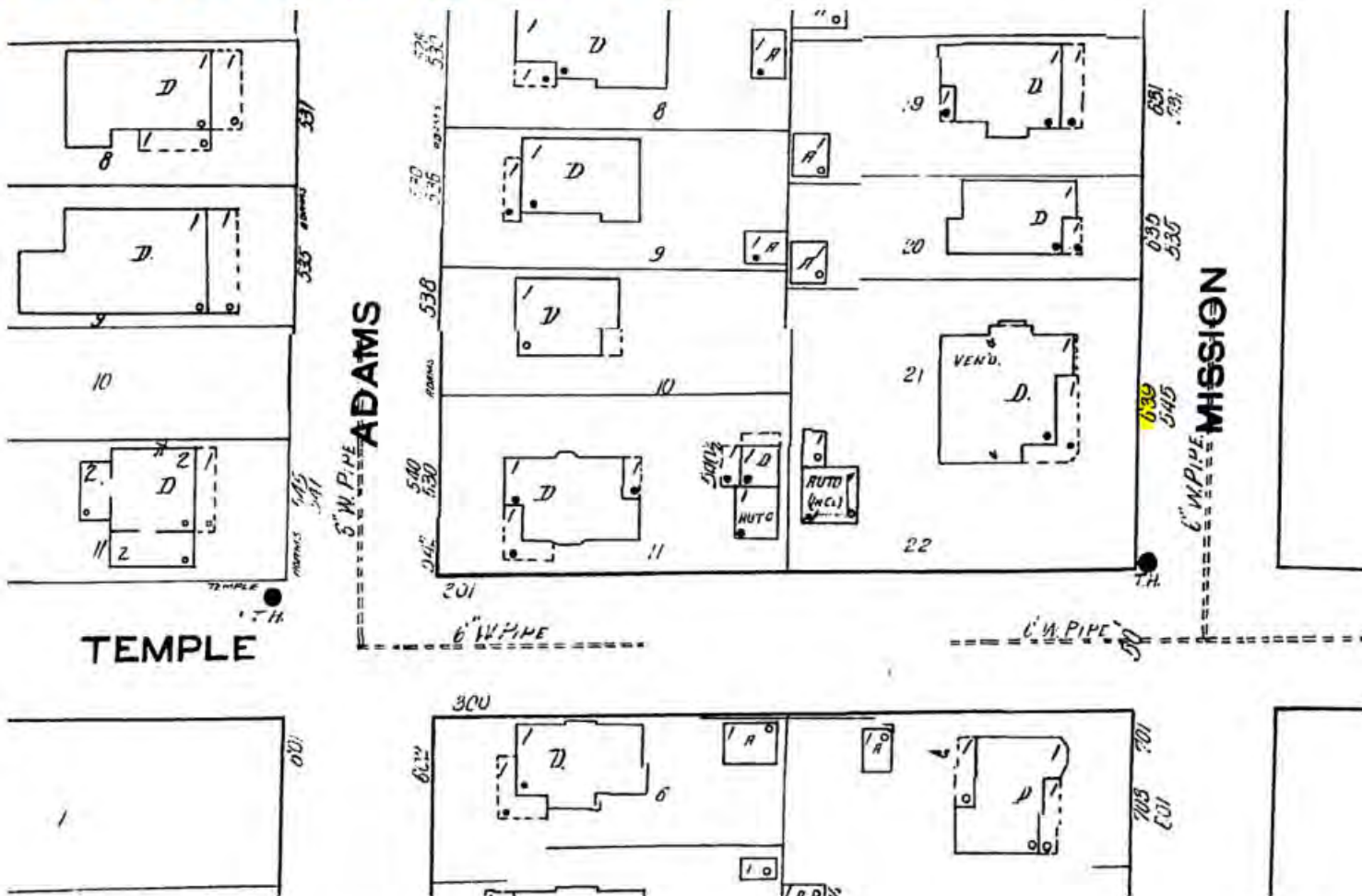
A

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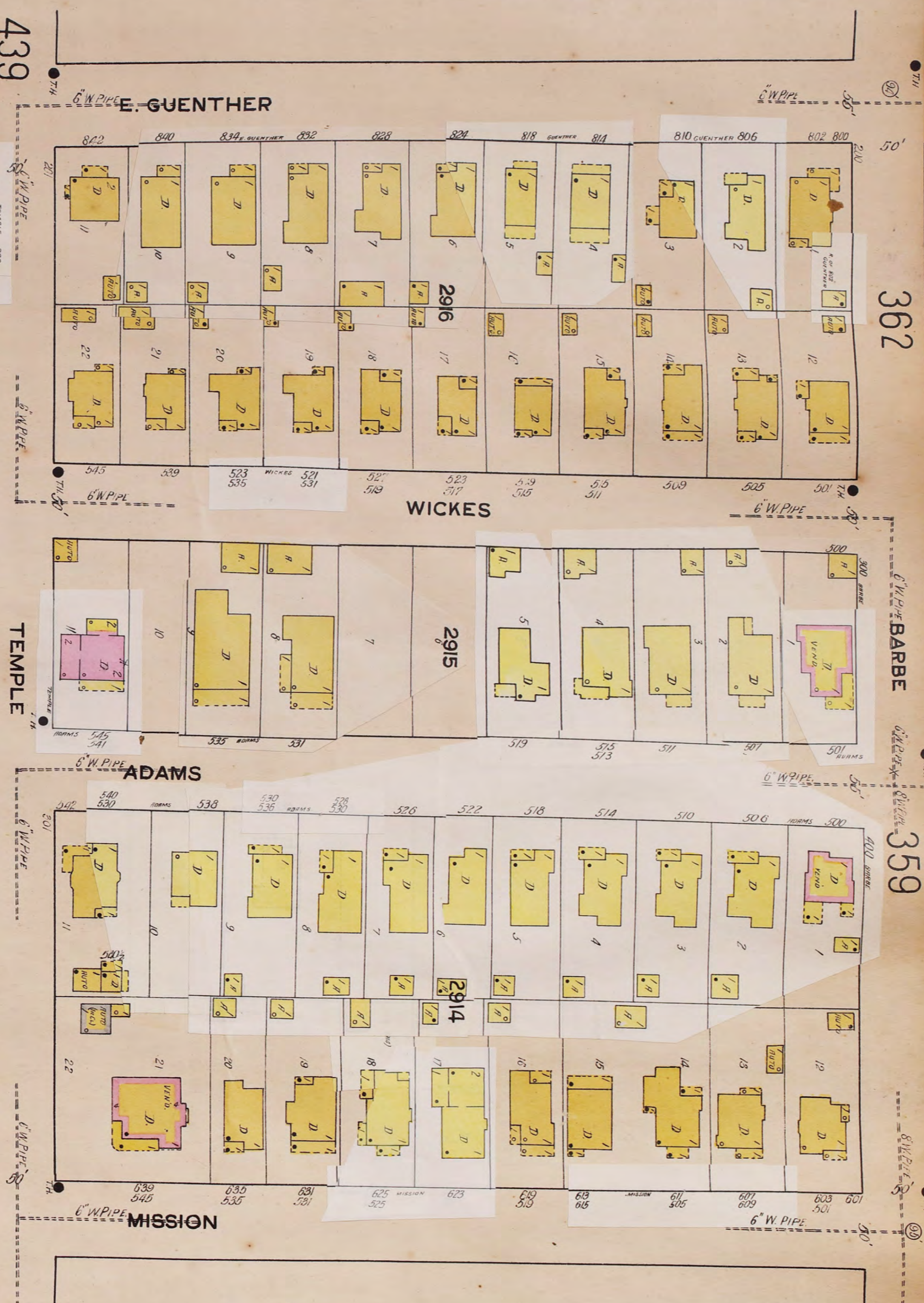
State: Texas City: San Antonio Date: 1911-Mar. 1951 \* Volume: vol. 4, 1912-Mar. 1951



< Previous Next >





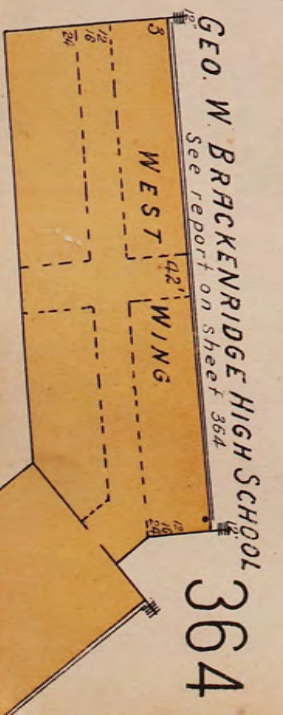


439

363



Scale of Feet.  
0 50 100 150 200







362

359

363

439

364



GEO. W. BRACKENRIDGE HIGH SCHOOL  
See report on sheet 364







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104 LAMAR

Crockett 1015

Crockett 1015

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## APPLER'S STREET AND HOUSEHOLDER DIRECTORY OF SAN ANTONIO

187

### MILAM—Continued

- 408—Karsch Grocery; T5411  
409, upstairs—J C & Nellie Johnson (r)  
413—L & Carmen Rodriguez (r)  
414—E & Addie Lampkins (c) (r)  
416—Fannie Williams (c) (r)  
417—Thos & Helen Andrews (h)  
418—G & Lillian Mitchell (c) (r)  
420—T G Pitts (c) (r)  
422—Rosa Lockett (c) (r)  
500—Mrs M L Seymour (r)  
502—A & Juanita Lopez (r)  
508—J W & Addie Pope (r)  
509—C J & Elizabeth Peters (h)  
512—Vacant  
518—H C & Suzie Shaw (r)  
514—R B & Mabel Harris (h)  
516—F W & Jennie Earnest (r)  
516, rear—T S & Ias Eubanks (r)  
517—E & Nora McMonigal (h); T3129  
518—H W Leathern (h)  
528—L R & Louise Trenton (r)

### MILDRED

- b 4000 Corpus Christi rd, ext e 1 blk  
118—W T & Henrietta Sansom (r)  
120—T & Dona Wynier (r)  
121—A & Isabel Martinez (h)  
122—Mrs Mary M Larson (r)

### MILITARY PLAZA, E SIDE

- (1w) b 600 W Commerce, ext s to Dolorosa  
123—Economy Dry Goods Store; T1423  
126—C W Kakai  
128, upstairs—Hotel Austin; T2792  
128-30—Geo Keene; C604

### MILITARY PLAZA, W SIDE

- (1w) b 700 W Commerce, ext s to Dolorosa (Buy Appler's map)  
101—L Tadin  
105—F Meza  
107—Stowe Produce Co  
109—M Gershowitz  
113—M Bernheim & Co; C422  
115-117—Allensworth-Carnahan Co; C1895  
119—J Branner & Co; C8093  
121-23—Wm Basse Hardware Co; C626  
129—S A Tent & Awn Co; C2403

### MILLARD

- (Kenwood add) b 4401 Main ave, ext w to San Pedro ave  
—L & Annie Johnson (h)  
—Kenwood School  
—Kenwood Methodist Church

### MILLER

- (7w) b 3100 Nopal, ext e to S Geyers (Buy Appler new city map)

### MILLIGAN

- b 108 Pleasanton rd, ext w to Weinberg  
191—A M & Imogene McDonald (h)  
193—J & Mary McCue (r)  
199—G W & Josephine Cooper Jr (r); T3159

### MILLS AL

- (7w) b 720 S Cherry, ext e 1 blk to S Mesquite (Appler's map)  
206—N & Sarah Wells (c) (r)  
209—W & Essie Williams (c) (r)  
212—E M & Stella Chavez (r)  
215—F & Louise Harvey (c) (r)  
217—J & Frances Thomas (c) (r)  
220—B F & Anthony Jackson (c) (h); M3032

### MILTON PLACE

- East of Madeleine Terrace  
—Henry & Kate Terrell (h); C3702

### MINNETONKA

- In College Hts (Buy Appler map)

### MINTER

- (2w) (formerly Olmus), b 4100 W Com, ext s to S Laredo

### MIRABEAU AVE

- b 4000 blk Corpus Christi rd, ext w to Somerset rd  
120—J & Mary Healy (h); C7137  
130—O W & Ella Carraker (h)  
135—Mrs Lucy Randall (h)  
212—T A & Emma Rieber (h)  
249—R B & Louisa Hartfield (r)  
500—E & Margaret Vander Boorten (r)  
501—W F & Fannie Jones (h)  
502—J & Pauline Maier (h)  
520—C & Mary Persya (h)  
600—O C & Agnes Brown (r)  
601—J W & Emily Wersche (r)  
602—A B & Sadie Herring (h)  
603—V & Adeline Rhein (r)  
606—R D & Leona Horton (h); C2588  
607—W & Rica Bohmalk (r)  
610—A & Annie Neumann (r)  
800—H E & Ida Grote (h); C4183  
832—J W & Nina Taylor (h)  
853—O & Ida Brotze (h)  
—A B & Suddie Hering (h)  
—J & Ida Koerber (h)  
—J & Gladys Guesion (r)  
—J & Lillian L. Jaimes (r)  
—O & Olga Kreitz (r)  
—V & Delma Rhein (r)  
—G & Isabel Vander Boorten (r)

### MISSION

- (8w) b 300 Perelda, ext s to Marne ave (Buy Appler new city map)  
H Alamo ..... 100 Barbe ..... 500  
Perelda ..... 107 Temple ..... 600  
Forcke ..... 200 Dittmar  
Stieren ..... 300  
211—G W & Hattie Mann (r)  
215—Vacant  
216—K & Harriet Birkenmeyer (r); C959  
218—W H & Mary B Smith (r); C2510  
219—P F & Bertha J Mueller (h)  
225—Mrs Sarah M Thompson (h); T211  
225, rear—M & Agnes Taylor (c) (r)  
226—Hattie R Crowe (r); G4582  
303—C B & Medora Conrad (h)  
303—R S & Ida M Gormes (h); T3727  
307—P M & Della Perry (r); T6020  
311—Mrs Eleanor Torrey (h); C5108  
312—H & Louise Herbert (r)  
314—H C & Lina Gerhardt (h); C3517  
315—J M & Margaret McKenna (r); C3598  
318—J T & Lucy V Powell (r)  
319—R J & Grace Holmgren (r); T583  
323—G W & Ernestine Baker (h)  
328—H & Lulu Dreiss (h); C6298  
326—G W & Marion Buller (r); C3567  
330—G W Smith (h)  
401—Rev V V & Lillie Boone (r)  
402—J H & Nellie M Smith (h); T612  
406—O G & Katie Miller (r); T3236  
407—J H & Mary Wharton (h)  
410—Mrs Ida Leske (r)  
411—O J & Elise Roway (h); C6616  
414—J J & Dora Miller (h); T5491  
415—A & Augusta Moehring (h); C7498  
418—J G Weisell (r); T5862  
422—M M & Selma Nussels (h); C8680  
428—E E & Elfrida Basse (h); C8077  
426—A H & Ethel Beynon (h); T2188  
427—W R & Lillie Stone (r); T5122  
431—Mrs Julia Grundmann (h); T206  
434—H L & Laura A Bear (h); T3598  
435—B G & Edna Cook (r); T6495  
510—J C & Minnie L Glass (r); M1614  
511—A & Felice Newton (r); M2201  
514—Mrs Celia Kubicki (h); M521  
515—E K & Rosa M Stein (h); M302  
518—P A & Mary Roche (r); M1678  
522—M & Nettie Goldofsky (r); M173  
531—F J P & Hulda Patton (r); M21  
534—F W & Maud Beat (h); M1572  
535—W & Emmy Jennil (r); M1705  
602—E & Ora Hendricks (h)  
607—A & Katherine Cardenas (r); M1608  
611—J N & Katie Ford (h); M1769  
612—Vacant

- 614—O & Gertrude Villemain (h); M1285  
619—I W & Felicitas Tarrillion (h); M1696  
622—G L & Dalton Briggs (h); M1206  
623—O E & Fannie Mae Alexander (h)  
625—M G & Tolora Dean (h); M673  
626—J & Della Reilly (h); M1751  
630—W T & Etta Crow (h); M3883  
631—J & Jennie Barasch (h); M1041  
634—S C & Frankie Carter (h); M1747  
635—J S & Fanny Barr (h); M813  
636—V F & Roselyn Daley (h); M1372  
639—J & Sophie Mueller (h); M2100  
640—H J & Regina Richter (h); M1166  
703—O & Fannie Tolle (h)  
709—J N & Olaf Goforth (h); M2103  
714—O J & Mary Wall (r); M1653  
715—Mrs Ellen Pylon (h); M1778

### MISSION PARK ADD

- (8w) bet Roosevelt ave and Concepcion rd, s E Mitchell

### MISSISSIPPI

- (7w) b 1210 S Walnut, ext e 1 blk to S Cherry (Appler's map)  
110—O C & Johnnie Besch (h); M779  
112—Mrs Margaret Hall (h); M780  
116—L B & Amanda Nelson (r)

### MISTLETOE AVE, E

- (4w) b 2600 Main ave, ext e 1 blk to McCullough ave

- 102—Lee & Lillian Joseph (h); T5449  
105—Mrs Odessa Johnson (r); C8268  
108—E J & Marion B Buckingham (h); C2584  
112—E B & Mattie Flowers (h); C506  
113—Mrs Susie H Clark (r); T2618  
117—Mrs E G Conroy (r); C1573  
123—G B Eggleston (h); T2340  
126—W O & Maude Steubing (h); C5580  
127—Mrs Clotilda Staacke (r); C3514  
133—A O & Edna Burnett (h); C4049  
134—L D Lewis (h); T2806  
143—G S & Electora McFarland (h); C2056  
147—O D & Lucille Edwards (h); T4099

### MISTLETOE AVE, W

- (4w) b 2601 Main ave, ext w to A P track (Buy Appler's city map)

- Main ave ..... 100 1 & G N track .....  
Howard ..... 200 Agander ave ..... 800  
Belknap Pl ..... 800 Blanco rd ..... 900  
San Pedro ave ..... 400 Grant ave ..... 1000  
Breeden ave ..... 500 Michigan ave ..... 1100  
N Flores ..... 800 Capital ave ..... 1200  
Hill ave ..... 700 A P RR tracks  
101—E F & Lillian Glaze (h); C5422  
107—L W & Grace Gosling (h); C9109  
110—J O & Marguerite Hall (r); T1848  
117—Mrs Lydia Prescott (h); C2181  
128—C Y & Clemmie Bailey (r); C504  
124—W E & Alice Mulligan (h); T4248  
125—J C & Nellie K Marshall (h); T6251  
128—W N & Helen Fleming (h); C7844  
129—Mrs Rosa Irwin (h); T2806  
132—Laurel Hts Pharmacy; C8078; T8078  
134—C & Mammie Luetteke (r); T7078  
135—Laurel Hights Groc & Mt Mkt; C3100  
143—G S & Lectora McFarland (r); C2056  
203—H A & Walker Long (r); C3885  
204—Duval & Isabelle C West (h); C1379  
209—T M & Nellie Dugan (r)  
210—R A & Minnie Terry (h); T6798  
215—P H & Agnes Shook (h); C2571  
216—G J & Carrie Hancock (r); C7197  
221—T H & Hattie Wheeler (r); T6064  
222—J W & Elizabeth Wicks (h); T2939  
230—Mrs Sarah B Standart (h); C1245  
234—R S & Levera Blyum (h); T376  
235—M J & Emma Blyum (h); T376  
239—R W & Leo Morrison (h); C4065  
240—D A & Sue M Walker (h); C4805  
805—Mrs Roxana Guster (h); C8481  
806—D W & Carrie Light (h); C2961  
909—S A & Esther Barclay (h); C8745  
911—Georgia A Locke (r); T560  
918—B J & Pearl Wilkinson (h); T2437

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