

**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:**

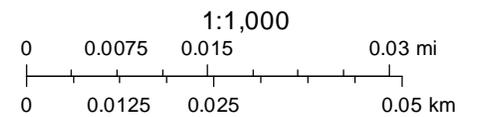
Staff recommends approval of the request, based on findings a and b, with the following stipulations:

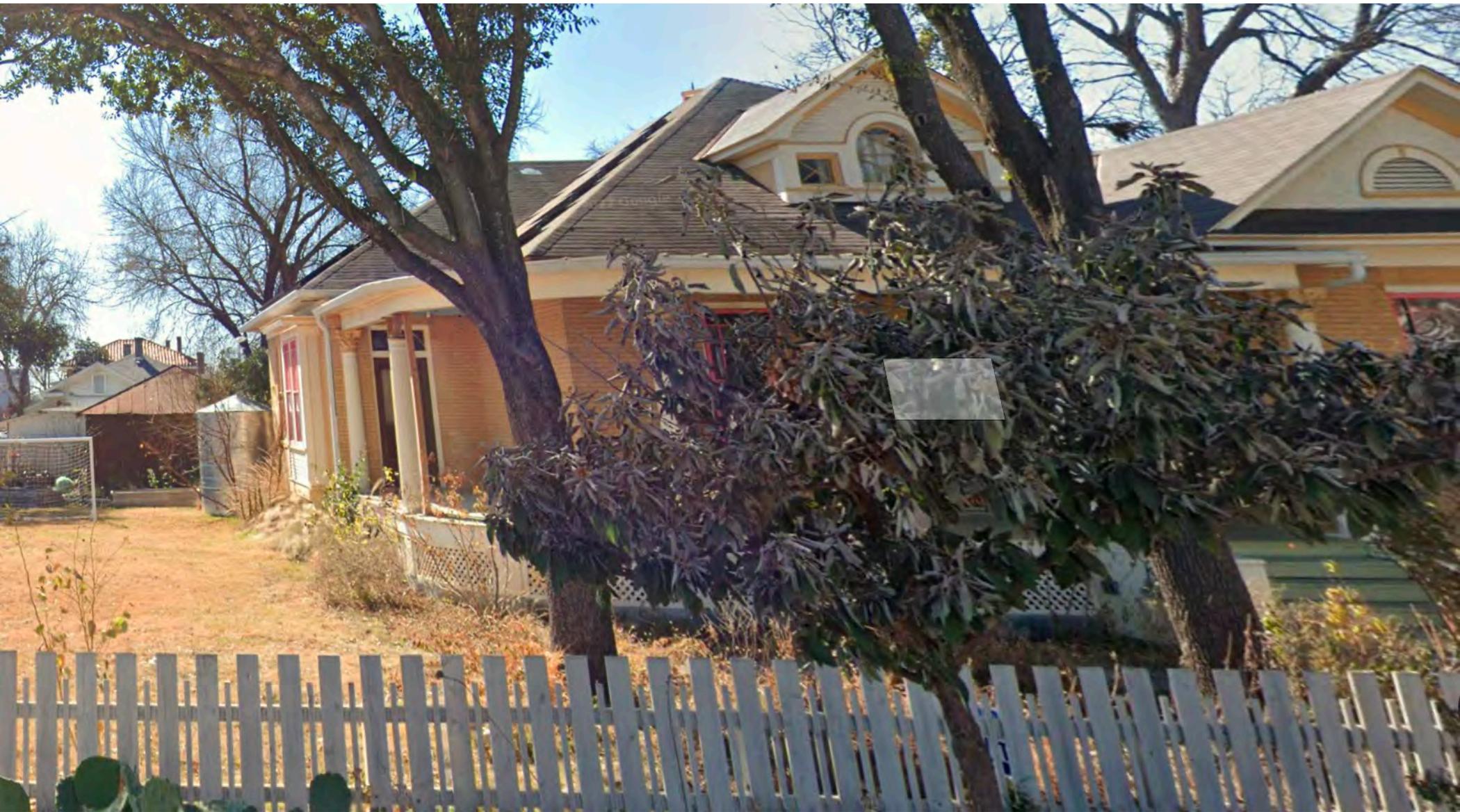
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature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







639 Mission St

< Back to Browse Maps

State: Texas

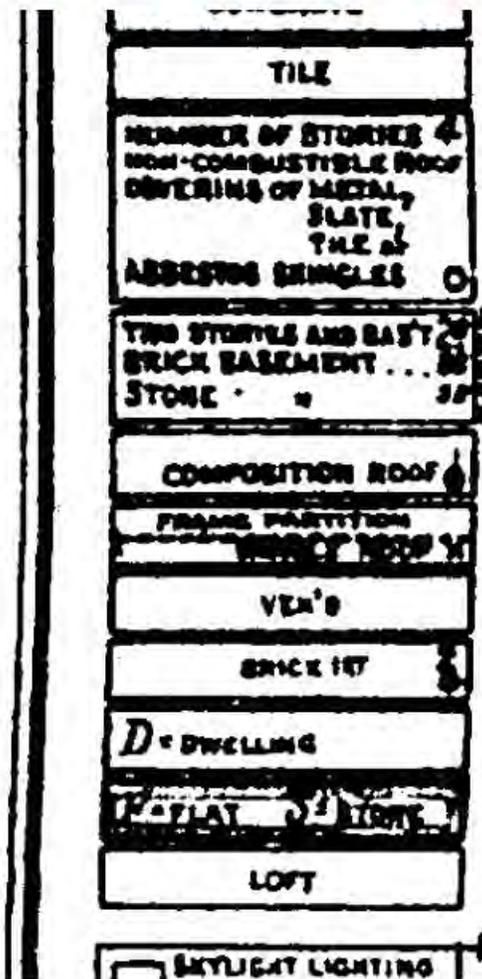
City: San Antonio

Date: 1911-Mar. 1951 \*

Volume: vol. 4, 1912-Mar. 1951



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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

Stable

Tenant building occupied by various manuf's

Fire wall 6 inches above roof. **A**

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State:

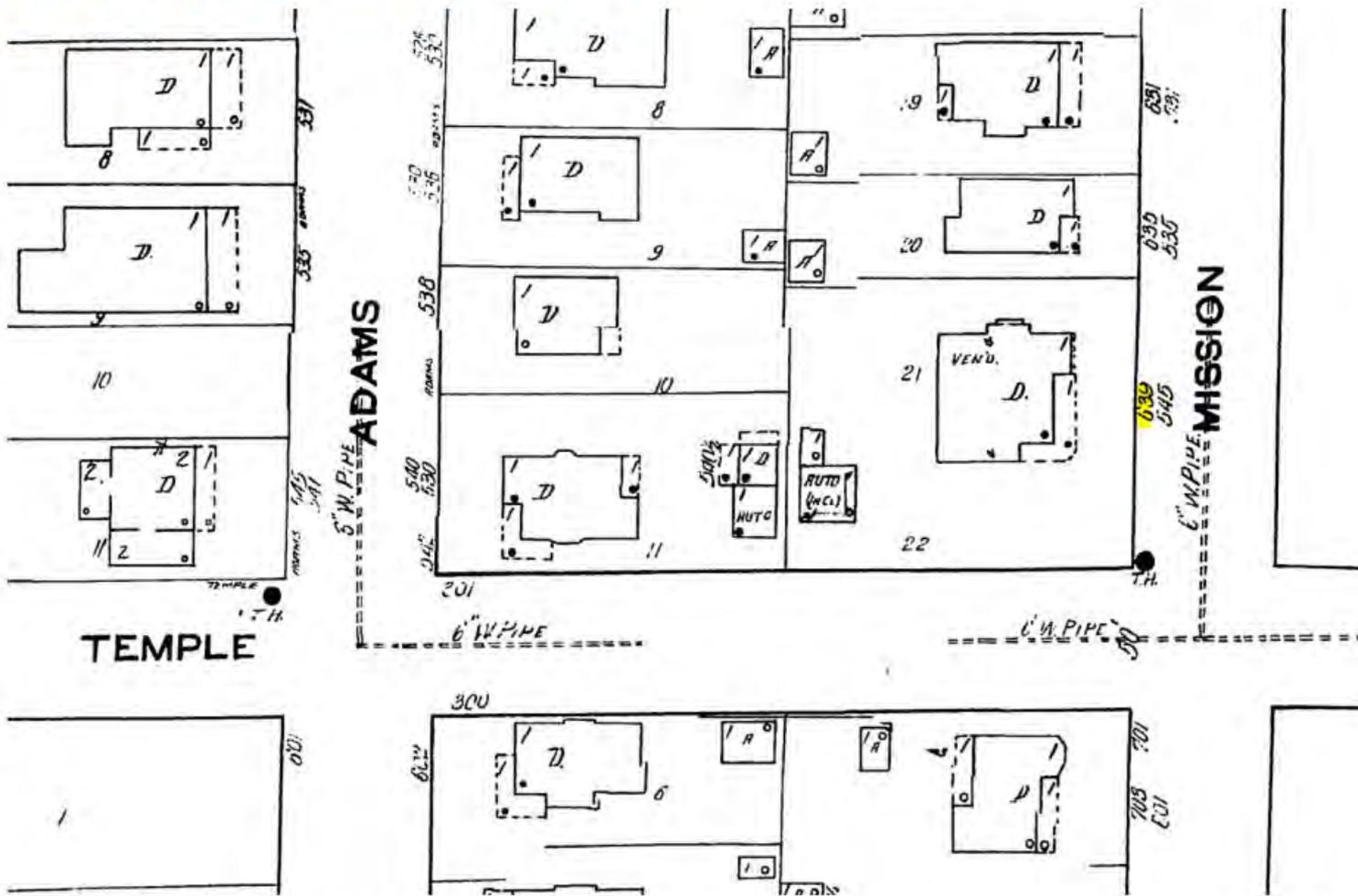
City:

Date:

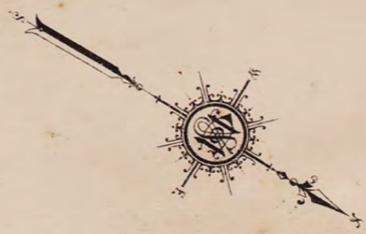
Volume:



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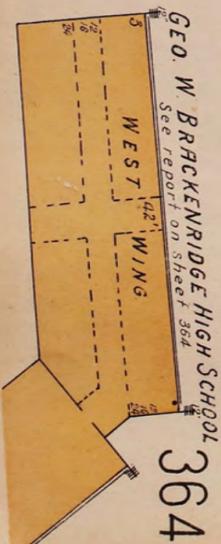


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Original located at San Antonio Public Library Special Collections

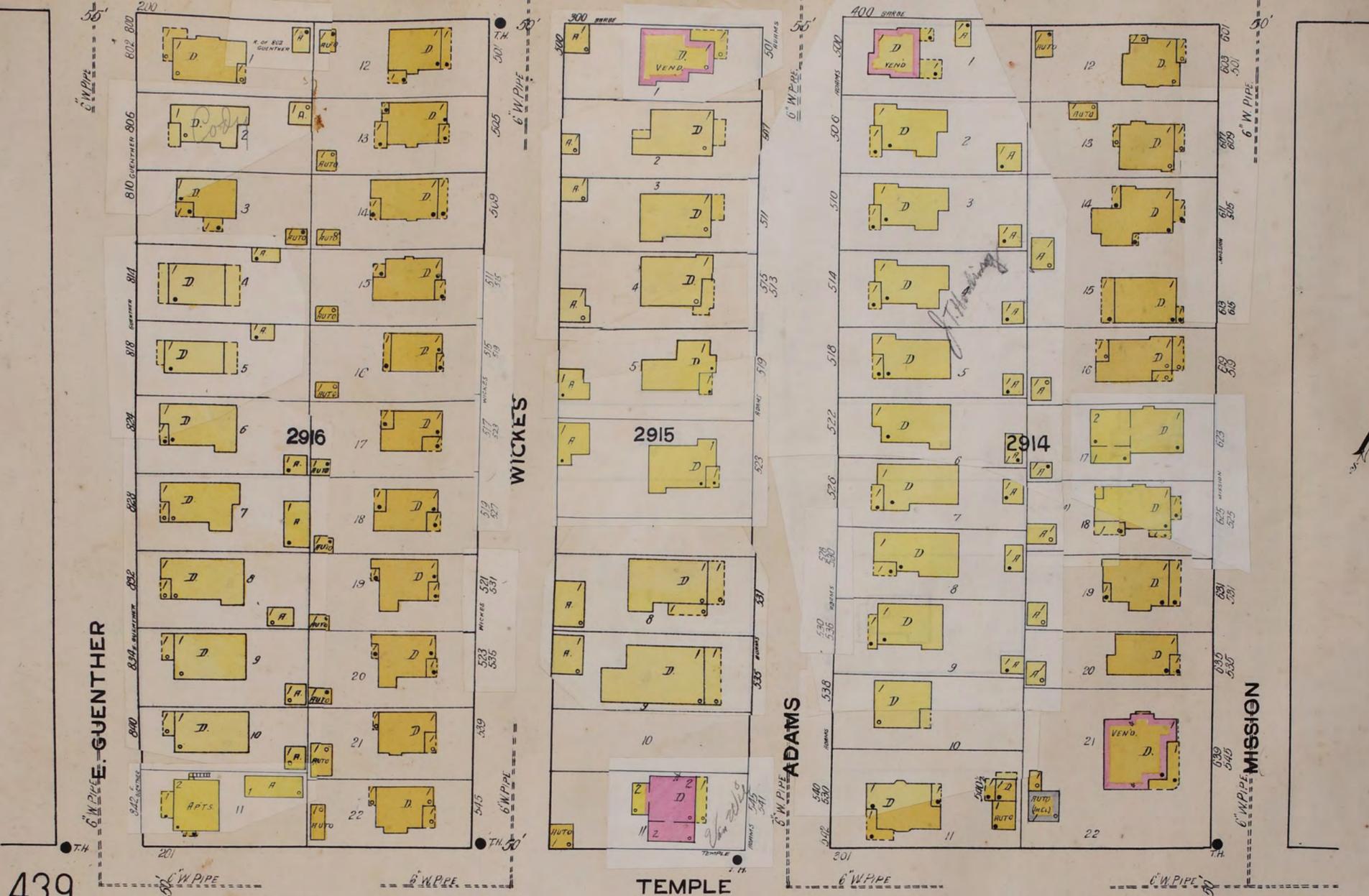


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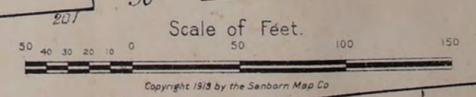
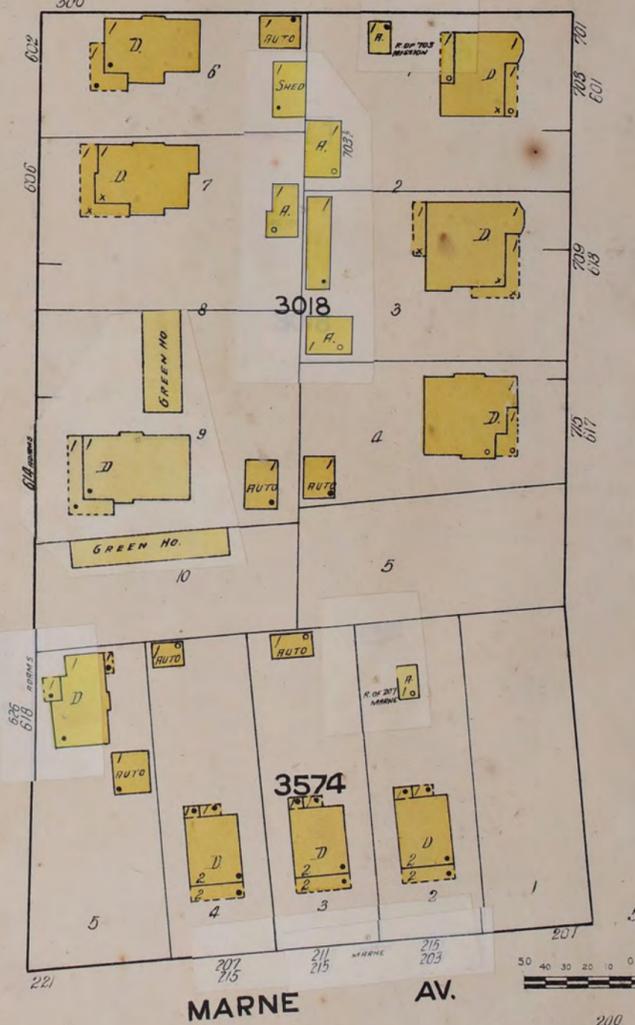
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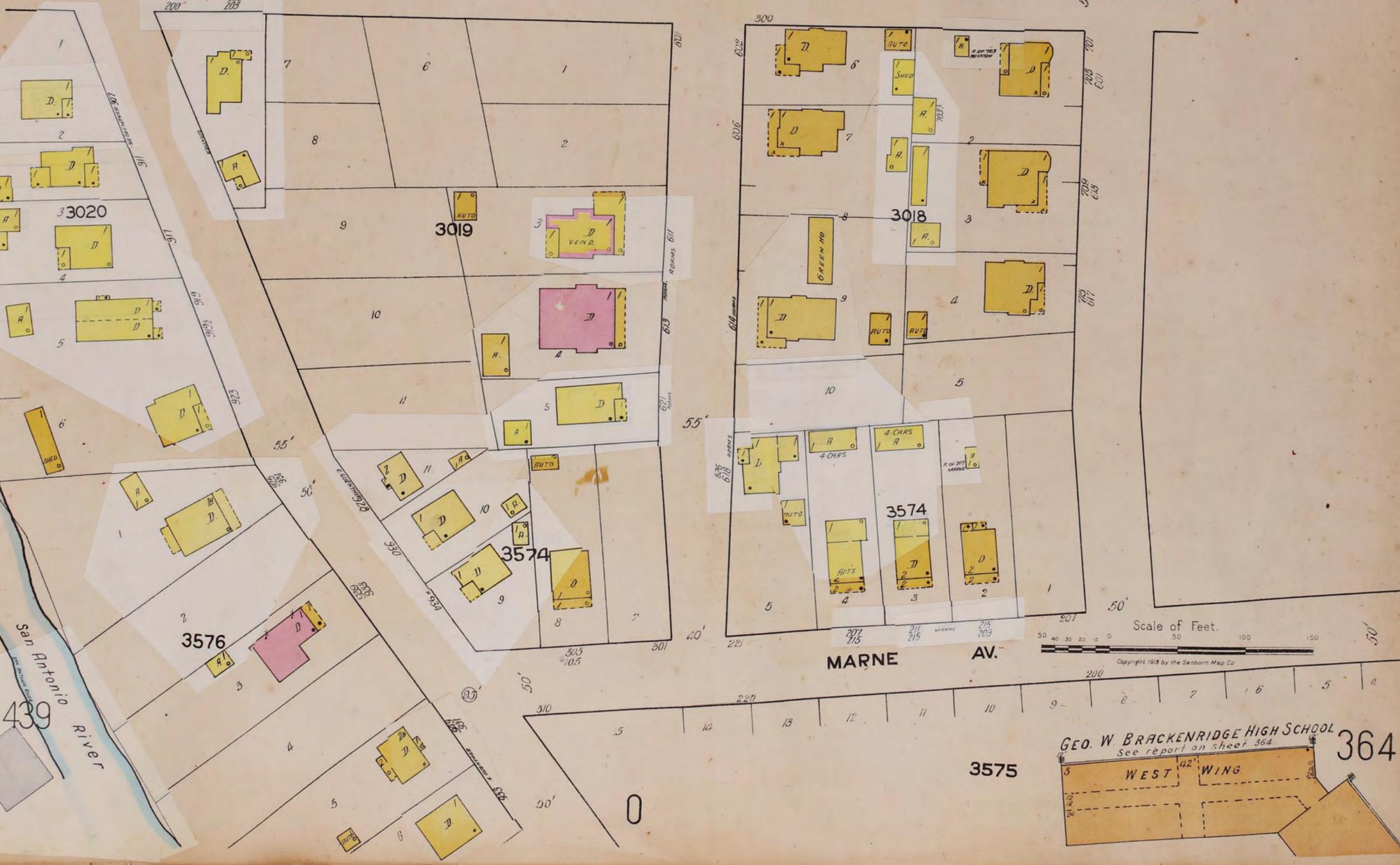


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San Antonio River

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

**PETRICH-SAUR LUMBER CO.**  
 104 LAMAR  
 Crock 1. 045      Crockett 1015

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 Chartered 1868  
 THE OLDEST BANK IN SAN ANTONIO

**APPLER'S STREET AND HOUSEHOLDER DIRECTORY OF SAN ANTONIO** 187

**MILAM—Continued**

- 409—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—Rosie Lockette (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) . . . 77a
- 512—Vacant
- 513—H C & Suzie Show (r)
- 514—R B & Mabel Harris (h)
- 516—F W & Jennie Earnest (r)
- 516, rear—T S & Iss Eubanks (r)
- 517—E & Nora McMonigal (h); T3129
- 518—H W Leathers (h)
- 523—L R & Louise Trenton (r)

- MILDRED**  
 b 4090 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  
 126, 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 Tuzain  
 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 & Awning 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 Gevers (Buy Appler new city map)

- MILLIGAN**  
 b 198 Pleasanton rd, ext w to Weinberg  
 191—A M & Imogene McDonald (h)  
 193—J & Mary McQue (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 4600 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 & Paulina Maier (h)  
 520—O & Mary Peryon (h)  
 600—O C & Agnes Brown (r)  
 601—J W & Emily Wersebe (r)  
 602—A B & Sadie Herring (h)  
 603—V & Adeline Rhein (r)  
 606—R D & Leona Horton (h); C2583  
 607—W & Rica Bohmalk (r)  
 610—A & Annie Neumann (r)  
 600—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 Gueson (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)  
 S 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 Muehler (h)  
 225—Mrs Sarah M Thompson (h); T211  
 225, rear—M & Agnes Taylor (c) (r)  
 226—Hattie E Crowe (r); C4562  
 302—O B & Medora Conrad (r)  
 303—R S & Ida M Goomes (h); T3727  
 307—P M & Della Torrey (r); T6020  
 311—Mrs Eleanor Torrey (h); C5106  
 312—H & Louise Herbert (r)  
 314—H C & Lina Gerhardt (h); C8517  
 315—J M & Margaret McKenna (r); C3598  
 318—J T & Lucy V Powell (r)  
 319—R J & Grace Holmgren (r); T583  
 322—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 & Sallie M Smith (h); T612  
 406—O G & Katie Miller (r); T3226  
 407—J H & Mary Wharton ar (h)  
 410—Mrs Ida Leske (r)  
 411—O J & Elise Rosay (h); C6616  
 414—J J & Dora Miller (h); T5491  
 415—A & Augusta Moehrig (h); C7498  
 418—J G Weisell (r); T5862  
 422—M M & Selma Nueless (h); C8680  
 428—E E & Elfrida Basse (h); C8077  
 426—A H & Ethel Beynon (h); T2198  
 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 ar (h); M2201  
 514—Mrs Celia Kubicek (h); M521  
 515—I K & Rosa M Stein (h); M302  
 518—P A & Mary Roche (h); M1678  
 522—M & Nettie Goldofsky (r); M173  
 531—F J P & Hilda Patton (r); M21  
 534—P W & Maud Best (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  
 613—Vacant

- 614—O & Gertrude Villemain (h); M1285
- 619—I W & Policita Tarrillion (h); M1690
- 622—G L & Dalton Briggs (h); M1206
- 623—O E & Fannie Mae Alexander (h)
- 625—M G & Telora Dean (h); M673
- 626—J & Della Reilly (h); M1751
- 630—W T & Etta Crow (h); M383
- 631—J & Jennie Barasch (h); M1041
- 634—S C & Frankie Carter (h); M1747
- 635—J S & Pansy Barr (h); M813
- 638—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 & Olah Goforth (h); M2109
- 714—O J & Mary Wall (h); M1653
- 715—Mrs Ellen Pryon (r); 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); T5440  
 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  
 128—W O & Maude Steubing (h); C5580  
 127—Mrs Clotilda Staacke (r); C3514  
 133—A C & 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  
 Bellcamp 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 C & Marguerite Hall (r); T1848  
 117—Mrs Lydia Prescott (h); C2181  
 128—C Y & Clemmie Bailey (r); C504  
 124—W E & Alice Milligan (h); T4248  
 125—J C & Nellie K Marshall (h); T6251  
 128—W N & Helen Fleming (h); C7844  
 129—Mrs Rosa Irwin (h); T2306  
 132—Laurel Hts Pharmacy; C8078; T8073  
 134—O & Mammie Luetke (r); T7073  
 135—Laurel Hights Groc & Mt Mkt; C3100  
 143—G S & Lectora McFarland (r); C2056  
 203—H A & Walker Long (r); C3885  
 304—Duval & Isabelle C West (h); C1379  
 209—T M & Nellie Dungan (r)  
 210—R A & Minnie Terry (h); T6799  
 215—P H & Agnes Shook (h); C2571  
 216—G J & Carrie Panoosar (h); C7107  
 221—T H & Hattie Wheeler (r); T6064  
 222—J W & Elizabeth Wisc (h); T2939  
 230—Mrs Sarah B Standart (h); C1245  
 234—R S & Levera Bynum (h); T376  
 235—M J & Emma Bitem (h); T876  
 239—R W & Leo Morrison (h); C4605  
 240—D A & Sue M Walker (h); C4605  
 306—Mrs Roxana Gunter (h); C8481  
 306—D W & Carrie Light (h); C2961  
 309—S A & Esther Barclay (h); C8745  
 311—Georgia A Locke (r); T560  
 313—B J & Pearl Wilkinson (h); T2437

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