

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2024

HDRC CASE NO: 2024-039
ADDRESS: 511 MISSION ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 5
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: PHILLIP DECKARD
OWNER: PHILLIP DECKARD
TYPE OF WORK: Balcony modification, column replacement
APPLICATION RECEIVED: February 09, 2024
60-DAY REVIEW: March 2, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Partially enclose the front porch balcony on the northeast elevation.
2. Replace the classic round columns on the first-floor front porch with square columns.
3. Removal of existing balcony railing and replacement with new 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.

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.

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

- 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 the 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 511 Mission St is a 2-story, single-family structure constructed in the Folk Victorian style circa 1930. The structure features a standing seam metal roof with a gable front and wing, a 2-story porch with classic round columns, one-over-one wood windows, and wood siding. The property first appears on the 1931 Sanborn Map with an open side porch on the second story in the existing configuration.
- b. DRC FINDING – On Tuesday, February 13, 2024, staff and commissioners met with the property owners for an on-site visit to discuss the proposed modifications to the second-story front porch enclosure and column modifications.
- c. PORCH ENCLOSURE – The applicant has proposed to partially enclose the second-story balcony. The applicant has proposed to salvage the existing windows from the balcony on the enclosure. The existing second-story front

porch is original to the structure in its current configuration. The applicant has proposed to retain the vertical trim piece, install wood siding to match the existing siding, and a wooden door to the partial enclosure. Guideline 7.B.i for Exterior Maintenance and Alterations states that applicants should refrain from enclosing front porches. Additionally, Guideline 7.B.v for Exterior Maintenance and Alterations recommends that porches are reconstructed based on accurate evidence of the original, such as photographs. The 1931 Sanborn Map shows that the existing footprint of the front façade and the open front porch are original to the structure. The applicant has submitted photographs showing that the second-story balcony was previously enclosed. Staff finds that this was a later modification to the structure and that the enclosure was re-opened to return the front porch to its original configuration as an open second-story porch. The contractor submitted updated documents to staff for review on February 15, 2024, however, the documents submitted do not adequately reflect the request. Staff finds the request inconsistent with the guidelines and requires further documentation to show the dimensions of the proposed enclosure.

d. COLUMN MODIFICATION – The applicant is requesting to replace two existing classic round columns on the front porch with square columns, using the existing base and capitals. Guideline 7.A.i for Exterior Maintenance and Alterations states to preserve porches, balconies, and porte-cocheres. Guideline 7.B.iii for Exterior Maintenance and Alterations states to 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. Staff finds the classical round columns to be most appropriate for the Folk Victorian style of the structure. The applicant has submitted photos showing that square columns were previously installed on the structure. Staff finds that based on the architectural style of the home, the square columns, like the enclosed porch, were likely a later modification to the structure and were not original. Staff finds the request to modify the existing columns is inconsistent with the guidelines.

e. RAILING – The applicant is requesting to remove the existing wood porch railing and install a traditional design railing. Guideline 7.B.v. for Exterior Maintenance and Alterations, states to 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. The proposed railings 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. Staff finds the installation of the front porch railing generally conforms to Guidelines; however, a dimensioned elevation drawing should be submitted to staff for review.

f. ARCHITECTURAL DETAILS – Per the renderings submitted, modifications to the gable shakes and skirting are not requested at this time.

RECOMMENDATION:

Item 1, staff does not recommend approval of enclosing the second-story front porch based on finding a and b. Staff recommends that the applicant submits to-scale measured elevation drawings, and floor plans and roof plans as needed, to demonstrate the proposed scope to staff for review prior to returning to HDRC.

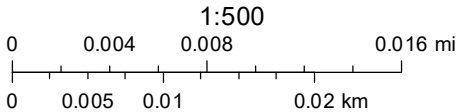
Item 2, staff does not recommend the porch column replacement based on finding c. The current porch columns are consistent with the architectural style of the house.

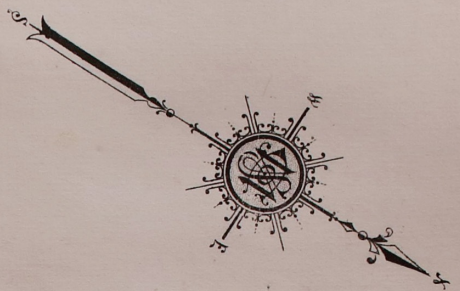
Item 3, staff recommends approval of the balcony railing replacement based on finding e. Dimensioned elevation drawings should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



February 1, 2024





358

STIEREN

357

WICKES MACADAMIZED

ADAMS MACADAMIZED

MISSION MACADAMIZED

CEDAR MACADAMIZED

CEDAR (HENRIETTA) MACADAMIZED

CLAUDIA ST

BARBE

362

363

360

2880

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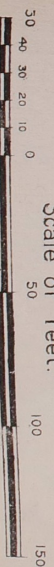
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2879

2878

945

2968



























**PHILLIP "WORAN" DECKARD
511 MISSION STREET, SAN ANTONIO, TX 78210
BALCONY REPAIR AND REMODEL**

REPAIR:

- In pictures 1 and 2 you can clearly see that the balcony sags heavily on the right front corner.
- Pictures 3 and 4 show that the distance from the lower lip on the balcony header measures 112 inches.
- Picture 5 shows the issues with the left side pillar.
- Pictures 6 and 7 clearly show that the right-side measurement is 101 ½" about 10 1/2" shorter than the left side measurement,
- Picture 8 demonstrates how the right-side seems to be collapsing around the right-side pillar.
- Picture 9 shows how steep the pitch is at the balcony floor level.
- Picture 10 and 11 shows how the roof appears to be separating from the house roof structure.
- Pictures 12 and 13 shows the dry rot existing on the balcony floor structure just beyond the railing.

REMODEL:

Prior to 1983, the balcony did not exist. It was bedroom number 2 as marked on the remodeling plan done by the then owner Peggy Butler. The plans were dated September 1983. They took roughly 1/3 of bedroom number 2 and created the balcony. Here is what we want to do:

- After repair we want to convert the balcony back to living space. Picture 14 illustrates what we want to do with the space and how the exterior would look.
- We would keep the general look and siding matching the remainder of the house.
- Picture 15 shows the 2nd floor demolition plan as part of the plans dated September 1983. I have highlighted in yellow the portion of the bedroom converted to the balcony in 1983.
- Pictures 16, 17 and 18 show how the home looked before the balcony conversion. It is clearly seen that bedroom number 2 extended over the front porch.
- Prior to 1983, the home also had square pillars and we plan to convert the porch pillars to square pillars.
- We will keep the shed roof that exists over the balcony and the architectural details of the porch façade.

WALL SECTION

1 1/2" = 1'-0"

19

CONTRACTOR TO VERIFY EXISTING ROOF STRUCTURE IN THIS AREA.

New 2x4 wall

EXTEND NEW BALCONY ROOF TO MATCH EXISTING OVERHANG.

SLOPE 2" 1" PER FT

2x4-24"OC NOTE 92

SEE NOTE 103
2x10-16"OC

NEW WALL TO BE CONSTRUCTED

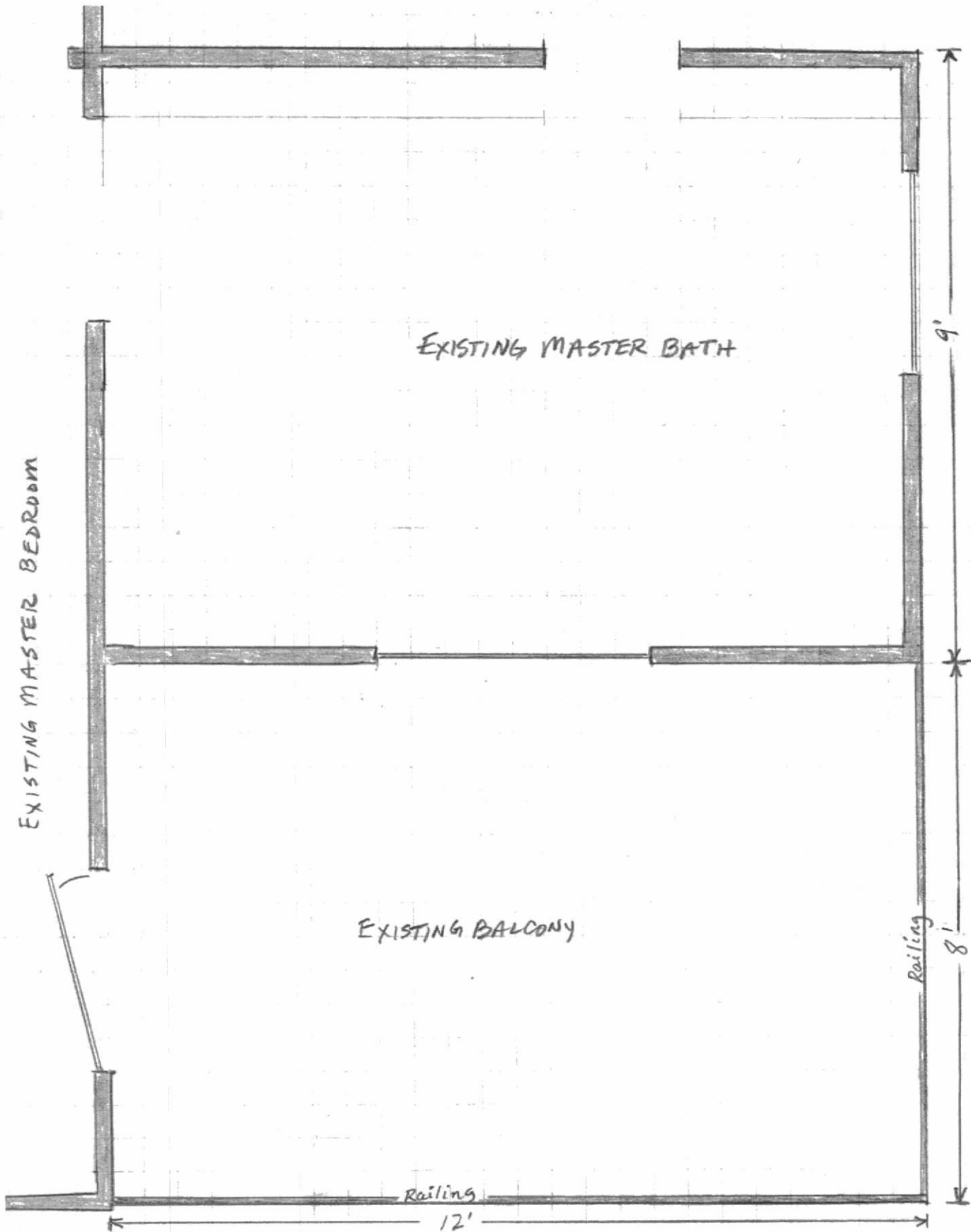
STRUCTURAL CONDITIONS TO REMAIN

EXISTING

EXISTING SLOPE

601

CONSULTANT



DECKARD & FRANQUELIN RESIDENCE
511 MISSION ST, SAN ANTONIO, TX

SCALE: $\frac{1}{2}'' = 1'$

EXISTING FLOOR PLAN



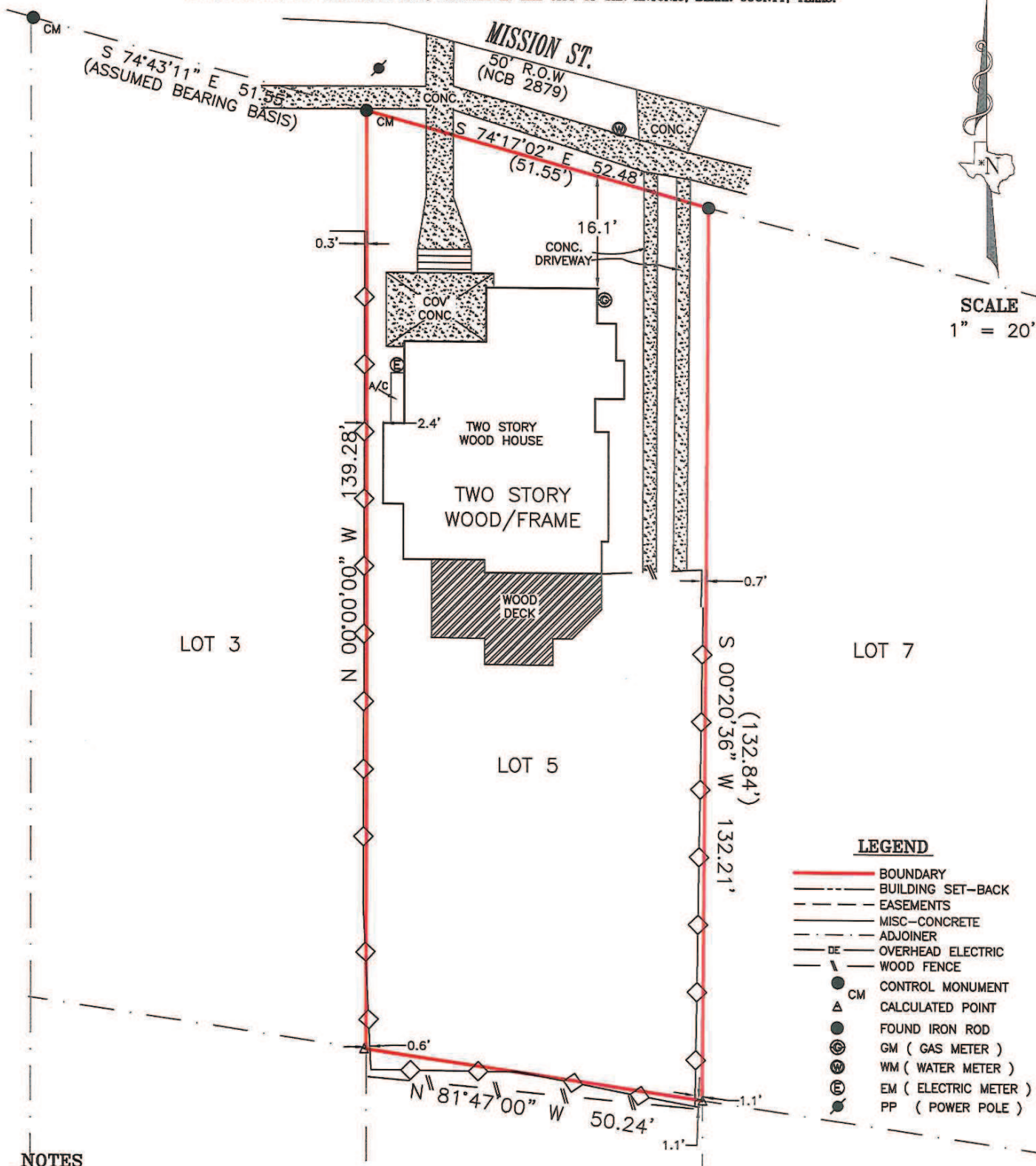
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: PHILIP PARSONS AND SUZAN LAMBILLOTTE
ADDRESS: 511 MISSION STREET
CITY, STATE, ZIP: SAN ANTONIO, TX 78210
TITLE COMPANY: ALAMO TITLE COMPANY
GF NUMBER: SAT-03-40000S1700151-SA



LEGAL DESCRIPTION

LOT 5, BLOCK 4, NEW CITY BLOCK 2879, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



NOTES

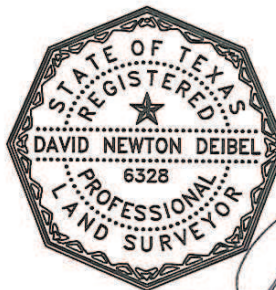
1. BEARINGS SCALED FROM AND DISTANCES BASED ON RECORD NCB 2879, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY.

B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

ACCORDING TO FEMA MAP NO.48029C0415G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I David Newton Deibel, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



DAVID NEWTON DEIBEL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6328

This survey is based on a title report issued by the title company listed above. Commitment No./GF No # shown above. This survey is hereby acknowledged and accepted as is

X
X

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DATE: 05/11/17 JOB NO. 170502424 FIELD: A.S. BOUNDARY: N.S. DRAWN: S.B. REVIEW: DND REVISION DATE: --- TEXAS FIRM #10194244

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2



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8



9



10





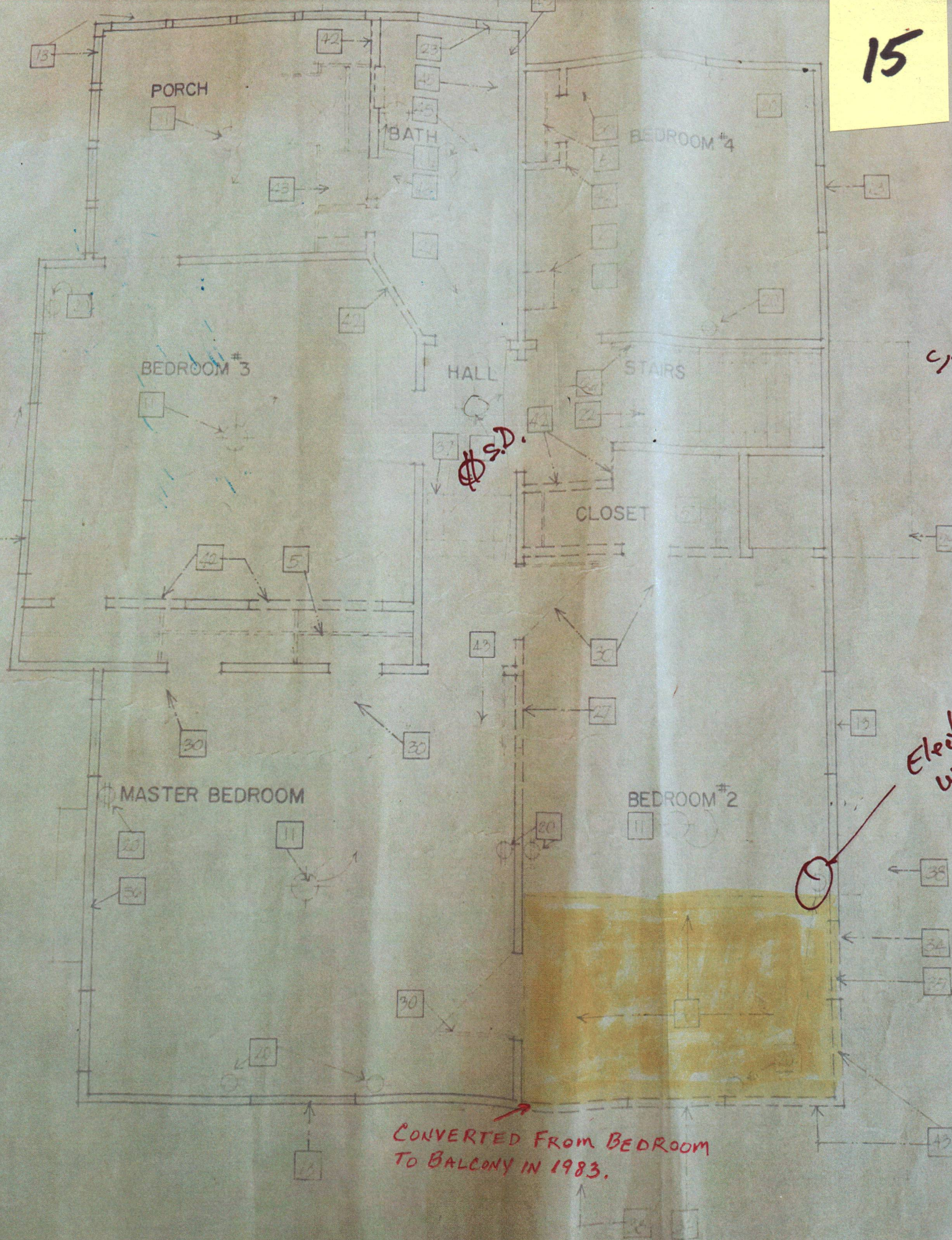
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13

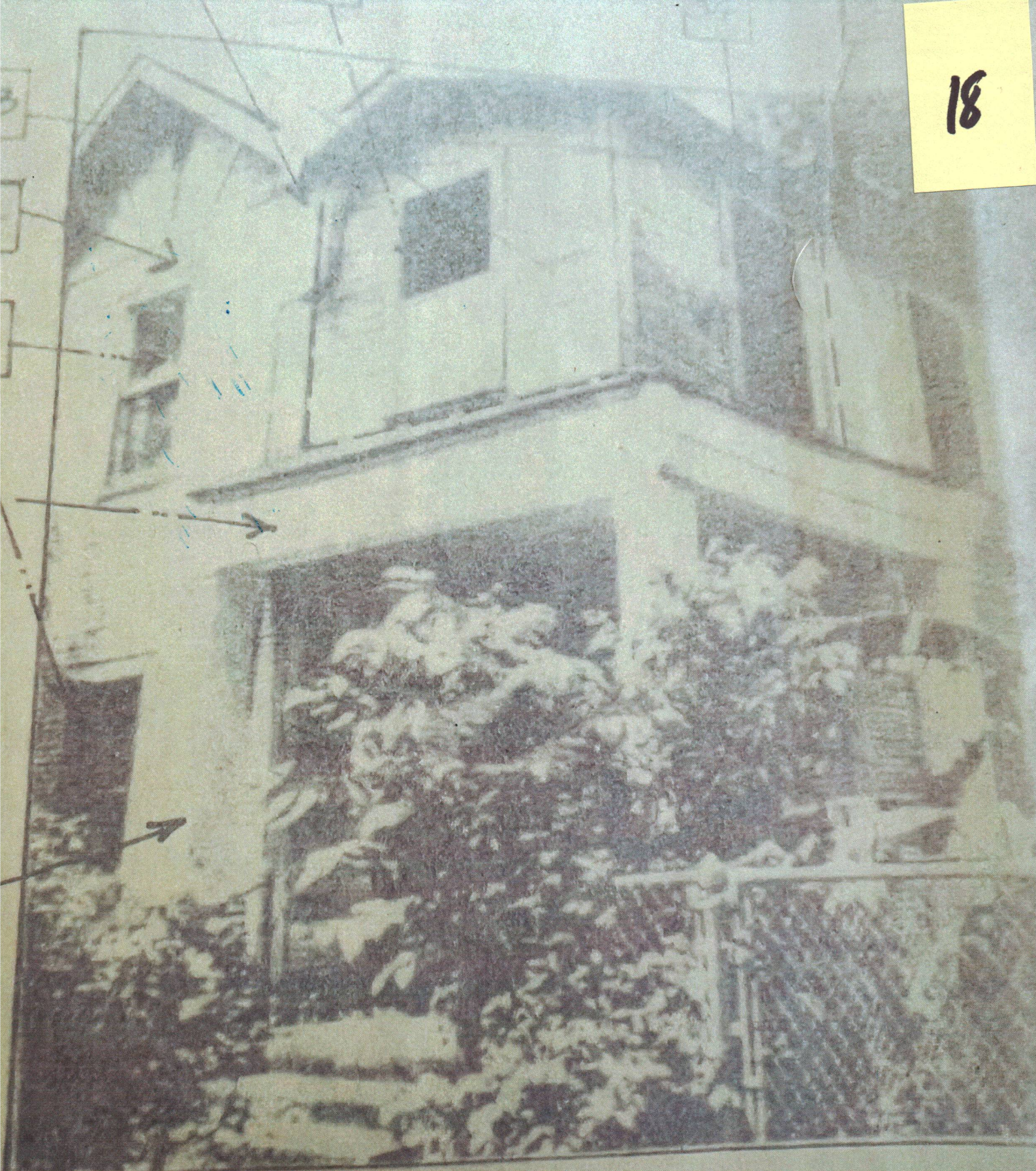


15



CONVERTED FROM BEDROOM
TO BALCONY IN 1983.

18



DP 6

10

09

49









Address: 511 Mission St

Updates:

- 1) Support Columns for the first-floor porch will be replaced from circle style to square style (as depicted in the attached picture).
- 2) All porch handrails will be changed out to reflect a more "Square style" and all balusters will be updated to a "square style" baluster.
- 3) 2nd floor porch will be enclosed except for a 2' x 12' area as depicted in the side elevations. This will give the appearance of a porch. The current window will be saved to be reused as a window in the porch. The current door will be removed and replaced with small door (22x72) to maintain the porch appearance.

Notes:

- As the contractor/homeowner starts construction and the casing around the porch is open should the original trim be in tack, then the goal will be to retain this trim. However, should it not be salvageable we will work with OHP to determine the best course of action.
- Contractor/Homeowner will also work with OHP should any changes to the exterior be structurally required.



Front Elevation



Side Elevation