

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-180
ADDRESS: 1122 MISSION RD
LEGAL DESCRIPTION: NCB 3982 BLK 8 LOT S IRRG 90 FT OF 27, 28 & 29
ZONING: R-4, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Micah-jade Washington /Buhtlr
OWNER: Jerry/Olga Torres/TORRES JERRY VIDAL & ELIDA ALMARAZ
TYPE OF WORK: Siding replacement, window replacement, roof replacement, construction of a rear addition, exterior modifications
APPLICATION RECEIVED: March 23, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing, shingle roof with a new shingle roof.
2. Modify the roof pitch and profile of the existing structure.
3. Replace the existing wood skirting and install stucco skirting to match existing stucco skirting on site.
4. Replace the damaged siding and stucco with new to match and the installation of siding on the front facade
5. Replace all existing, aluminum and vinyl windows with new vinyl windows.
6. Construct a 300 square foot, rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement 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.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 1122 Mission Road was constructed circa 1960 and is contributing to the Mission Historic District. The structure has been modified heavily from its original form, including the construction of multiple additions, window replacement, the installation of stucco, fenestration modifications, roofing modifications and various site elements.
- b. ROOF REPLACEMENT – The applicant has proposed to replace the existing, shingle roof with a new shingle roof. Staff finds the proposed scope of work to be appropriate and consistent with the Guidelines.
- c. ROOF PROFILE MODIFICATIONS – The applicant has proposed to increase the pitch of the existing roof slope. The Guidelines for Exterior Maintenance and Alterations 3.B.ii. note that the original shape, line, pitch and overhand of historic roofs should be preserved. Houses within the Mission Historic District commonly feature roofs with steeper pitches than what is found at 1122 Mission Road. Staff finds that modifications to the existing roof form may be appropriate provided that the applicant submits dimensioned, to-scale construction documents noting the proposal.
- d. SKIRTING – The applicant has proposed to replace the existing stucco and wood skirting with stucco skirting. Given that both types of skirting currently existing on site, staff finds that stucco skirting is appropriate provided that the entire skirting is one consistent profile and finish.
- e. SIDING/STUCCO REPAIR – The applicant has proposed to repair existing siding and stucco. The structure currently features facades that are entirely covered in siding and those that are entirely covered in stucco. Staff finds that the applicant may maintain siding and stucco in current locations. The installation of siding on the front façade, as noted by the applicant, is appropriate, provided it matches the existing siding on site in profile and dimension.
- f. WINDOW REPLACEMENT – The applicant has proposed to replace all existing, aluminum and vinyl windows with new vinyl windows. Generally, staff finds the proposed window replacement to be appropriate;

however, staff finds that windows should feature a block frame, no internal grilles or muntins, and a dark finish. Currently, the applicant has proposed windows with an aluminum finish and nailing fins. No window section has been submitted to staff for review. The proposed windows should be consistent with staff's standards for replacement windows. Aluminum windows may be appropriate.

- g. REAR ADDITION – The applicant has proposed to construct a 300 square foot, rear addition.
- h. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the overall footprint of the addition to be appropriate; however, staff finds that complete construction documents should be submitted to determine an appropriate roof profiles and architectural details.
- i. REAR ADDITION (Materials) – The applicant has proposed materials that include wood siding and aluminum windows. Staff finds the use of wood siding to be appropriate; however, staff finds that windows that are consistent with staff's standards for windows in new construction and additions should be used.
- j. ROOF FORM – The Guidelines for Additions 2.A.iii., roof forms should utilize similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way. Generally, staff finds the proposed roof form to be appropriate.
- k. ARCHITECTURAL DETAILS – As noted in finding h, staff finds that complete construction documents should be submitted to determine an appropriate roof profiles and architectural details.

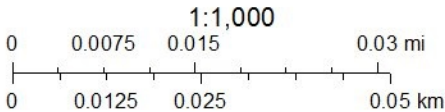
RECOMMENDATION:

1. Staff recommends approval of item #1, roof replacement, in-kind, based on finding b.
2. Staff recommends the applicant provide additional information, including a roof plan and elevation documents for the proposed roof pitch modifications, as noted in finding c.
3. Staff recommends approval of item #3, skirting replacement, based on finding d with the stipulation that the entire structure feature a uniform skirting profile, whether in stucco or wood.
4. Staff recommends approval of item #4, stucco and siding repair and installation with the stipulation that all work be done in-kind, and that new siding match the existing in profile.
5. Staff recommends the applicant install replacement windows that are consistent with staff's standards for replacement windows. Window specifications, including window sections should be submitted to OHP staff for review and approval. Windows should feature a block frame, no internal grilles or muntins, and a dark finish.
6. Staff recommends approval of item #6, the construction of a 300 square foot rear addition with the following stipulations:
 - i. That complete construction documents should be submitted to determine an appropriate roof profiles and architectural details.
 - ii. That windows that are consistent with staff's standards for windows in new construction and additions be installed.
 - iii. That the proposed composite siding match the exposure of the existing, wood siding, and feature a smooth finish.

City of San Antonio One Stop



April 1, 2022



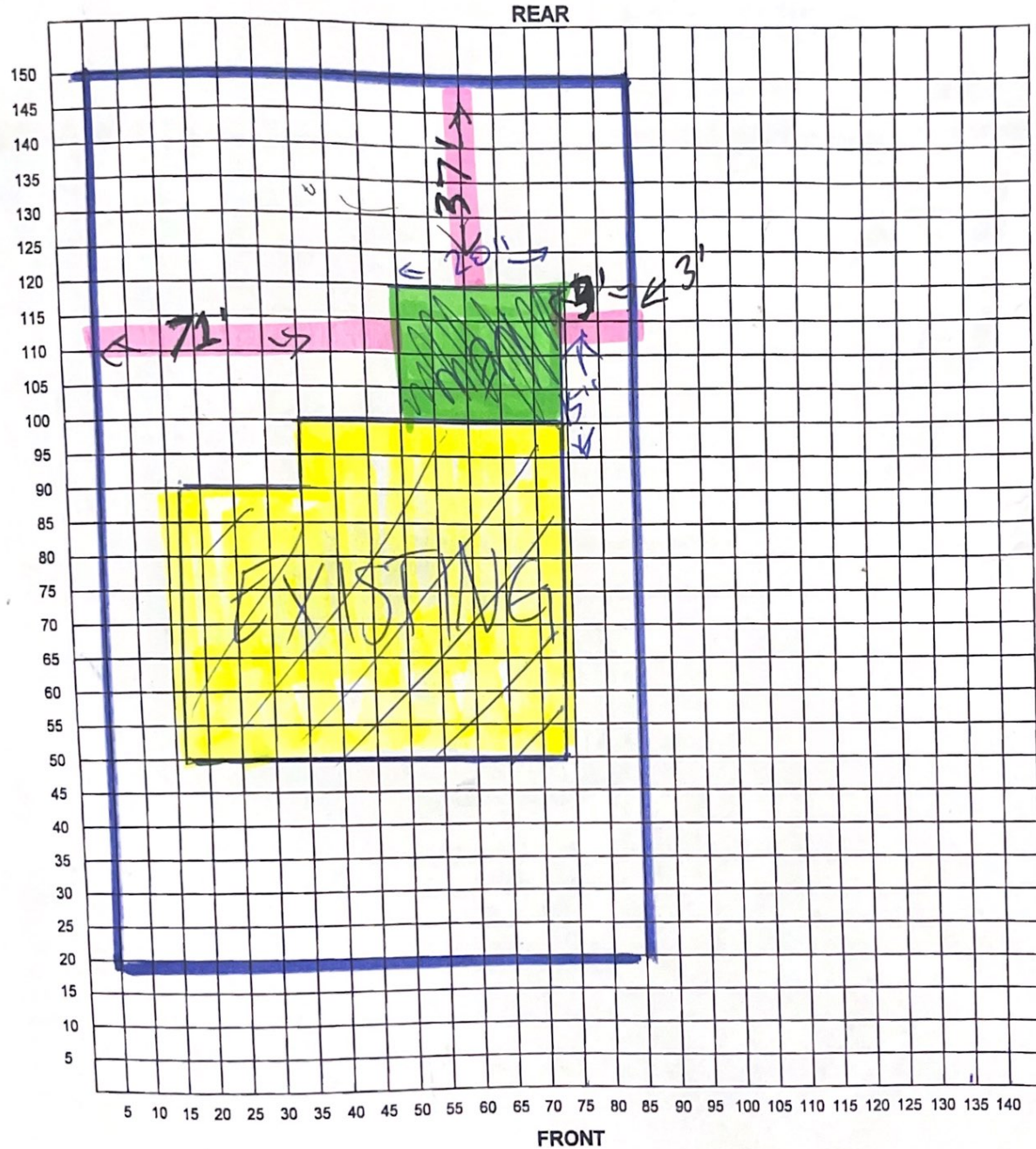
PLOT PLAN FOR BUILDING PERMITS

Address: 1122 mission rd

Lot: _____

Block: _____

NCB: _____



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____

- - Properly line
- - 300 sq ft Addition to Rear
- - Setbacks
- - Existing















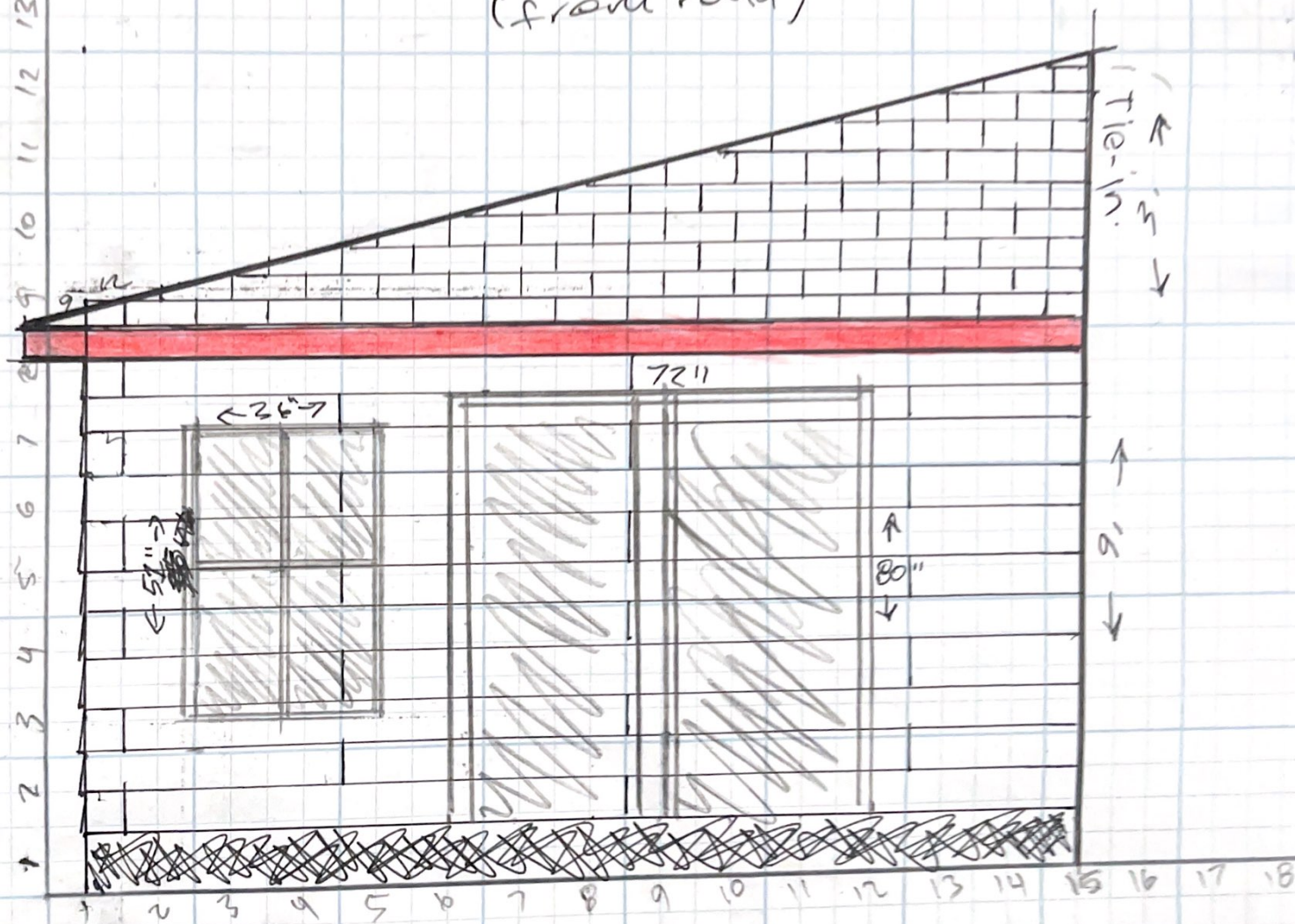




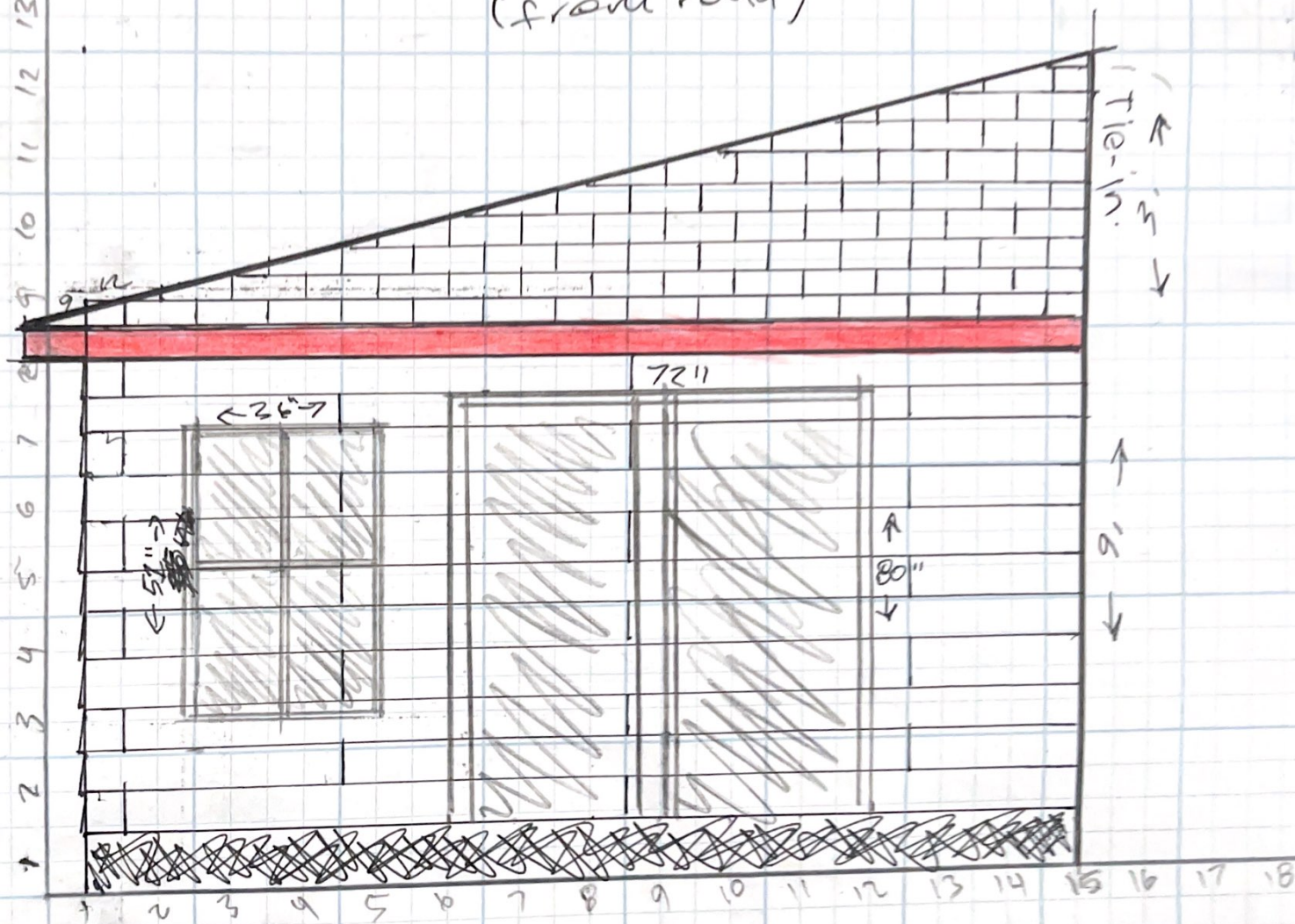


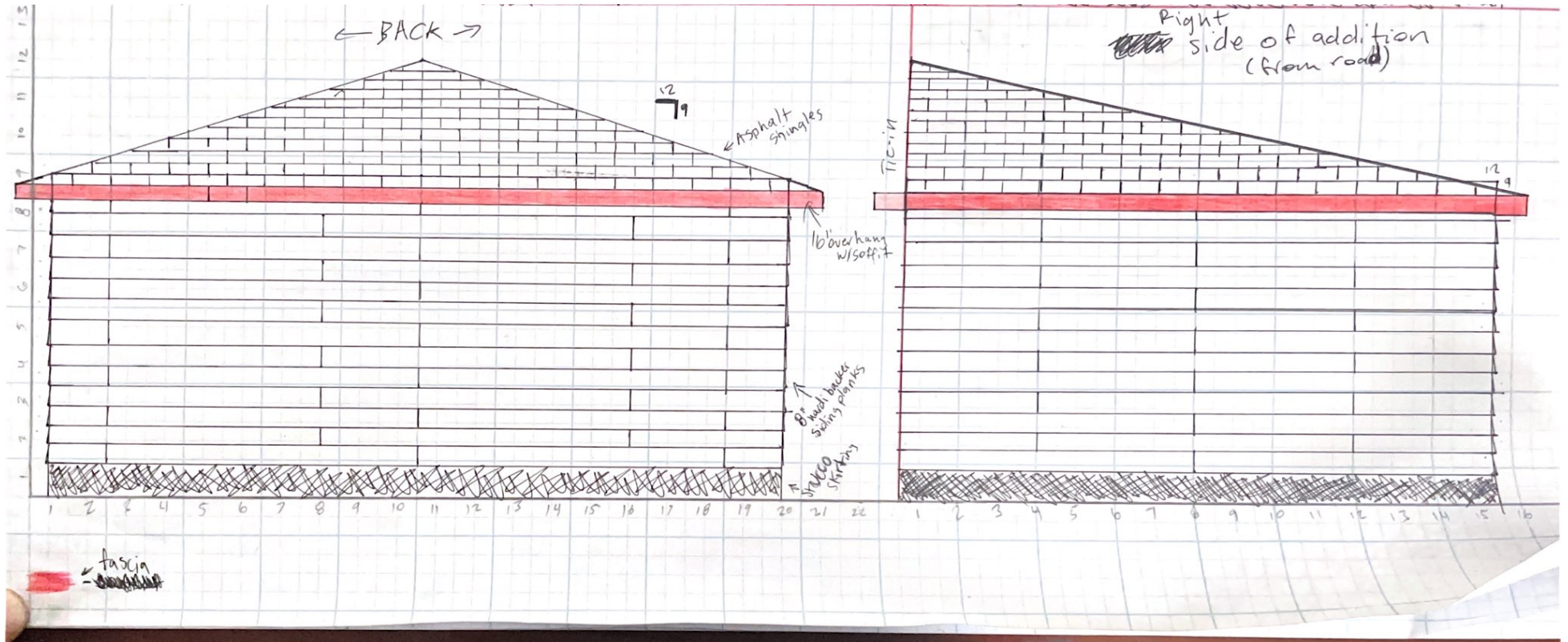


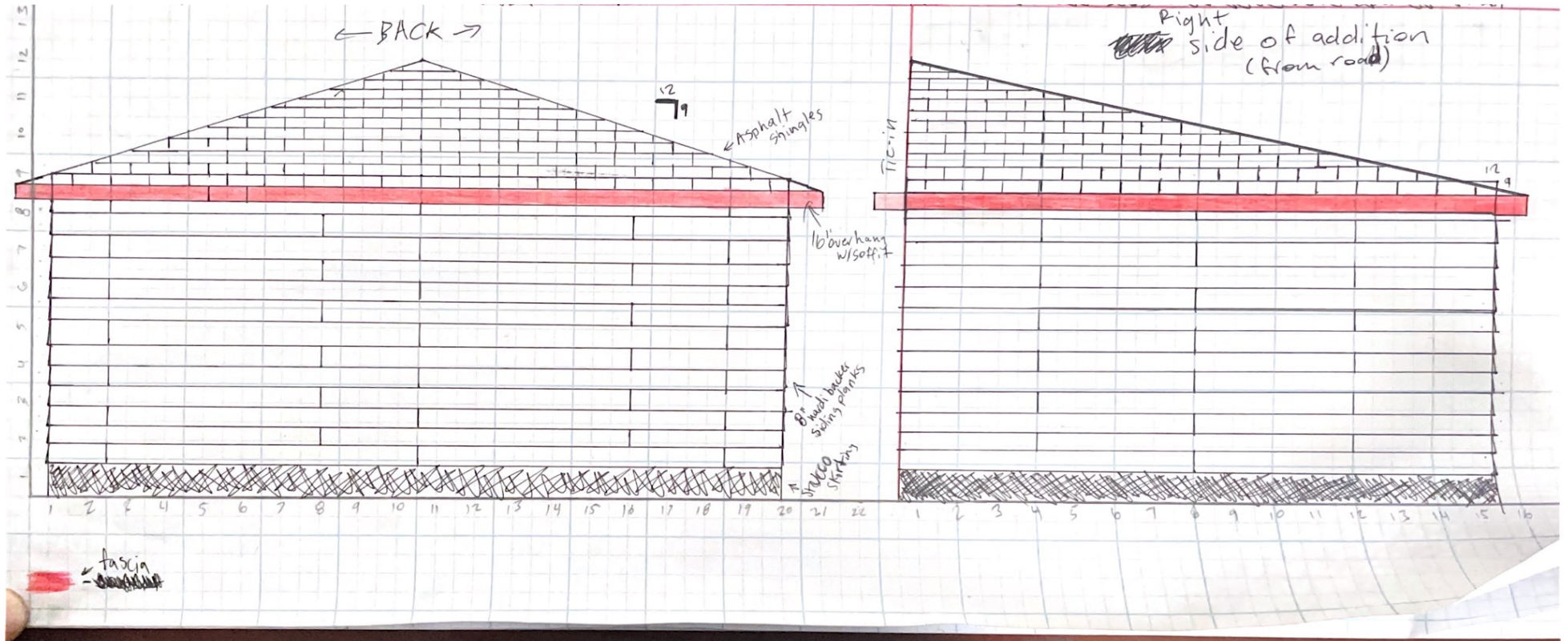
LEFT SIDE of addition
(from road)



LEFT SIDE of addition
(from road)







Rachel Rettaliata (OHP)

From: Office Of Historic Preservation
Sent: Friday, March 04, 2022 2:35 PM
To: rachel@sapreservation.com
Subject: FW: [EXTERNAL] 1122 Mission road addition, elevation drawing etc.

From: Micah-jade washington <buhtlrhomeimprovement@gmail.com>
Sent: Friday, March 04, 2022 2:20 PM
To: Office Of Historic Preservation <OfficeOfHistoric.Preservation@sanantonio.gov>
Subject: [EXTERNAL] 1122 Mission road addition, elevation drawing etc.

Specifications on materials to be used include:

- Concrete.
- Pressure treated pine.
- Whitewood studs.
- Os.
- Radiant barrier os.
- Tyvek home wrap.
- "ProArmor" roof liner
- Asphalt shingles
- Epoxy floor coating.

Details of material removal for addition include: •Remove existing 10" overlap siding on home.

- Remove existing "black construction paper"(house wrap).
- Remove existing plywood ("os")

Window specifications:

Frame Profile	Flat
ENERGY STAR Certified North/Central Zone	×
Meets CA Forced Entry Requirements	×
Lock Type	Sweep
Miami Dade Approved	×
Frame Material	Aluminum
Nail Fin	Integrated
Grid Profile	N/A
Paintable	×

Grid Pattern	None
Hurricane Approved	×
Hardware Color/Finish	Black
Obscure Glass	×
Common Size (W x H)	36-in x 52-in
Frame Profile	Flat
ENERGY STAR Certified North/Central Zone	×
Meets CA Forced Entry Requirements	×
Lock Type	Sweep

Meets Egress Requirement	×
Actual Height (Inches)	51.5
Exterior Color/Finish	Black
Ventilation Latches	N/A
Interior Color/Finish	Black
J Channel	N/A
Mulling	N/A
ENERGY STAR Certified Southern Zone	×
Glazing Type	Double pane

Solar Heat Gain Coefficient (SHGC)	0.33
Tilting	×
Project Type	New construction
Glass Insulation	Low-E
ENERGY STAR Certified Northern Zone	×
U Value	0.52
Tilt Mechanism	N/A
Lowe's Exclusive	✓
Sound Transmission Control (STC) Rated	×

Grid Width	N/A
UNSPSC	30171600
Texas Department of Insurance Approved	×
High Altitude Rated	×
Rough Opening Height (Inches)	52
Jamb Depth (Inches)	2.6
Warranty	Limited lifetime
Balance System	Block and tackle
Argon Gas Insulated	×

Sent from my iPhone

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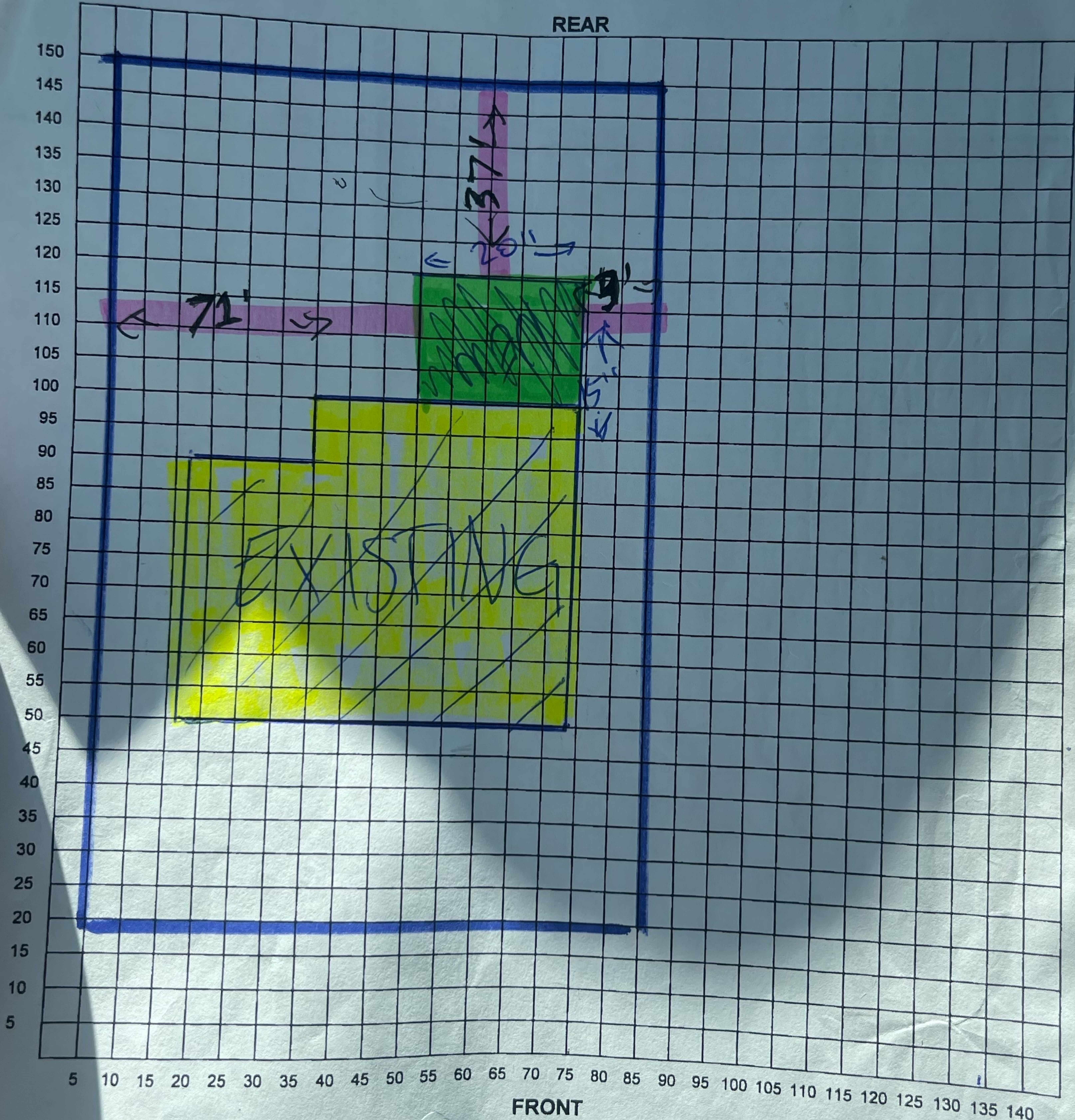
PLOT PLAN FOR BUILDING PERMITS

Address: 1122 Mission Rd

Lot: _____

Block: _____

NCB: _____



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____

- - Proper by line
- - 300 sq ft Addition to Rear
- - Setbacks
- - Existing







































































