

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-075
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: Mark Fischer/FISCHER KIM A & MARK A
OWNER: Mark Fischer/FISCHER KIM A & MARK A
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: February 20, 2023
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 construct a rear accessory structure at 410 Mission Street, located within the King William Historic District. The proposed rear accessory structure will feature one story in height and a footprint of 240 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for 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.

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

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 primary historic 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. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 410 Mission Street, located within the King William Historic District. The proposed rear accessory structure will feature one story in height and a footprint of 240 square feet.
- b. **MASSING & FORM** – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed a footprint of 240 square feet. This is consistent with the Guidelines and the historic examples found within the district.
- c. **MASSING & FORM** – Regarding overall height, the applicant has proposed for the rear accessory structure to feature one story in height. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- d. **ORIENTATION & SETBACKS** – The Guidelines for New Construction 5.B. notes that the predominant garage orientation and historic setback patterns of the block should be followed. Staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with both the Guidelines and existing structure's location.
- e. **MATERIALS** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure regarding their materials and window and door openings. The applicant has proposed materials that include lap siding, aluminum clad wood windows, and a metal roof. Generally, staff finds the proposed materials to be appropriate. Staff finds that the proposed siding should feature a four to six inch exposure and a smooth finish, if composite and that the proposed roofing should feature standing seam or v-crimp metal panels. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is used, it must be submitted to OHP staff for review and approval and should not feature an end cap.
- f. **MATERIALS (Windows & Doors)** – The applicant has proposed aluminum clad wood windows and full lite glass doors and side lites. Generally, staff finds the profile of the proposed windows and doors to be appropriate. The windows should be consistent with the adopted policy documents for windows regarding installation depth and finish.
- g. **CHARACTER/ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. Generally, staff finds the proposed accessory structure to be appropriate and consistent with both the Guidelines and examples found within the King William Historic District.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulations:

- i. That all siding, if composite, feature a smooth finish and four to six inch exposure.

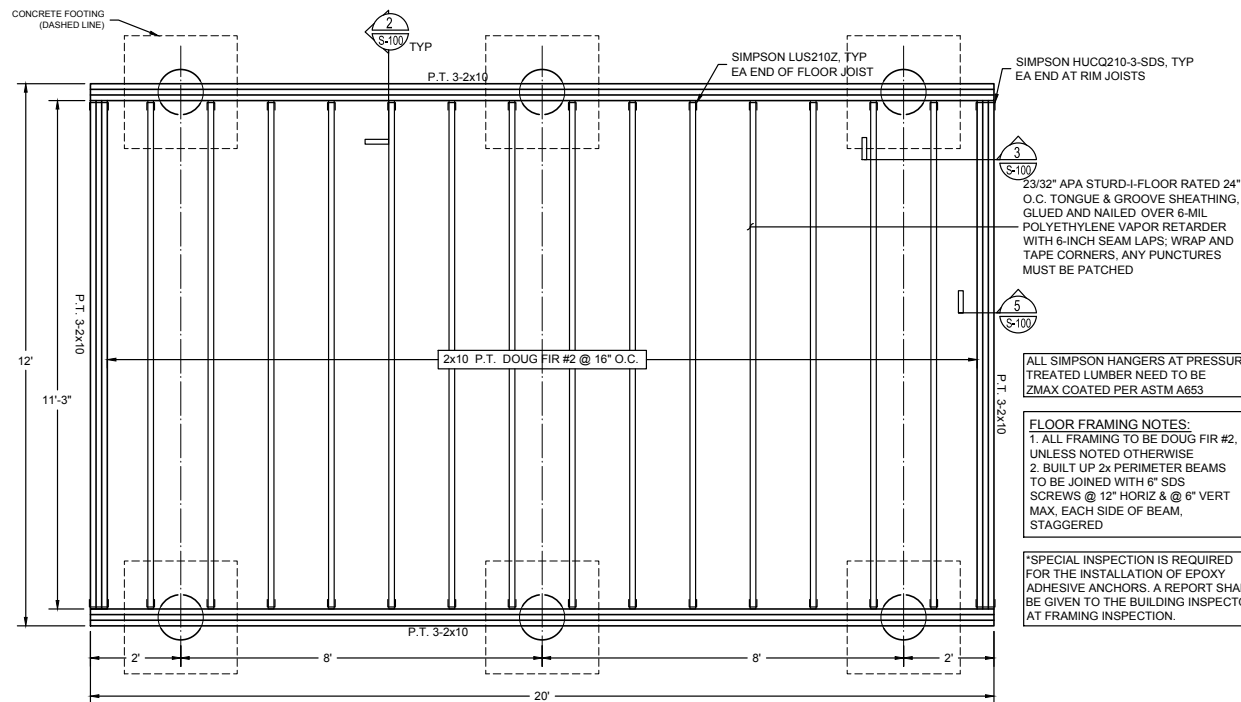
- ii. That all windows adhere to the adopted policy guide for windows regarding installation depth and finish.
- iii. That either standing seam or v-crimp metal roofing be installed. Standing seam metal roofs should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is used, it must be submitted to OHP staff for review and approval and should not feature an end cap.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

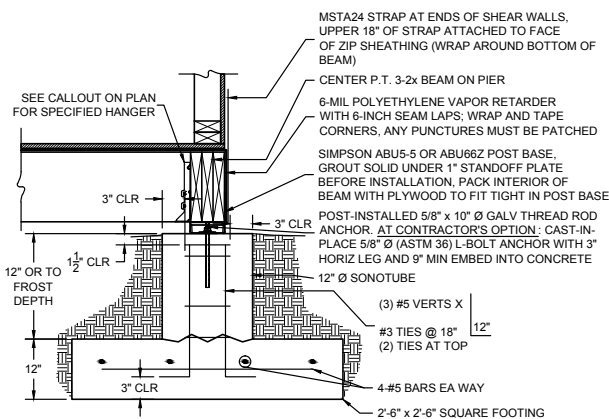
1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



1 50 PSF FLOOR FRAMING AND FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



2 50 PSF ISOLATED PAD FOOTING
SCALE: 3/4" = 1'-0"

FLOOR FRAMING NOTES:

1. ALL FRAMING TO BE DOUG FIR #2, UNLESS NOTED OTHERWISE
2. ALL SIMPSON HANGERS AT PRESSURE TREATED LUMBER NEED TO BE ZMAX COATED PER ASTM A663
3. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.

FOUNDATION NOTES:

INSTALLATION OF THE FOUNDATION FOOTINGS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS OR OTHER MODIFICATIONS TO THE FOOTING DESIGN.

BOTTOMS OF FOOTING HOLES SHOULD BE UNDISTURBED NATIVE CLAY AND KEPT DRY AND FREE OF LOOSE CUTTINGS AND FALL-IN PRIOR TO INSTALLING REINFORCING STEEL AND POURING CONCRETE.

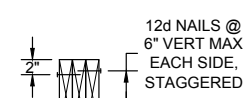
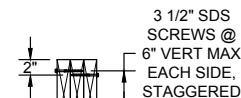
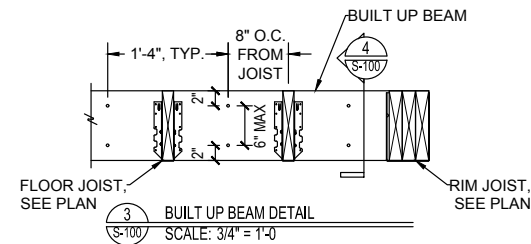
CONCRETE:

ALL CONCRETE CONSTRUCTION SHALL BE PER IBC CHAPTER 19 AND IN ACCORDANCE WITH ACI 301 STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE.

ALL CONCRETE SHALL OBTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.

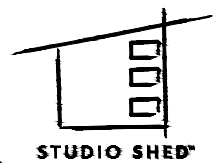
CONCRETE MIX SHALL MEET REQUIREMENTS OF IBC SECTION 1905, SLUMP SHALL BE BETWEEN 4" TO 6". CEMENT SHALL CONFORM TO ASTM C150, TYPE II.

EXCESS CONCRETE AROUND TOPS OF PIERS SHOULD BE CLEARED AWAY BEFORE THE CONCRETE SETS.



4 BUILT UP BEAM SECTION
SCALE: 3/4" = 1'-0"

5 RIM JOIST SECTION
SCALE: 3/4" = 1'-0"



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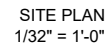
SIGNATURE SERIES

JOB #:

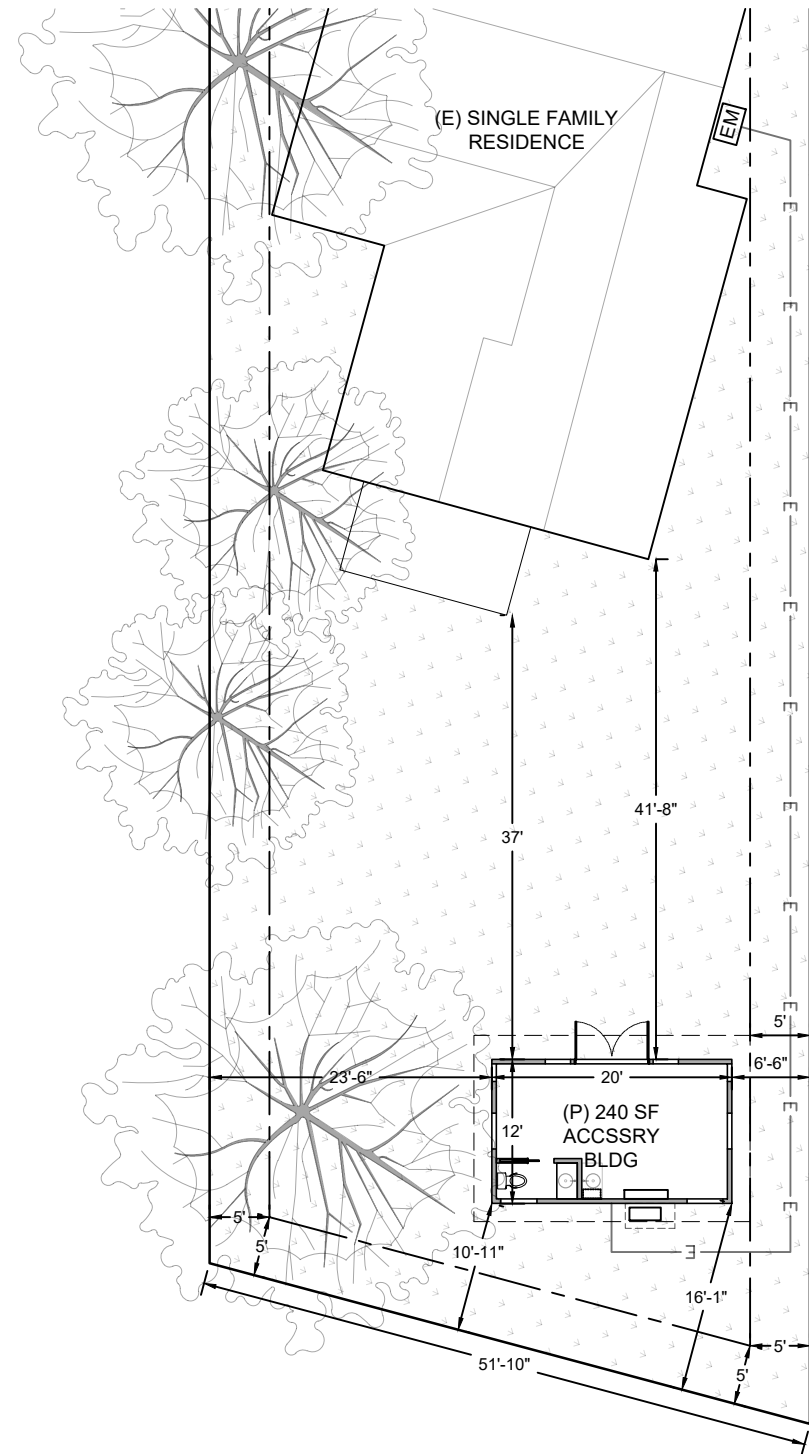
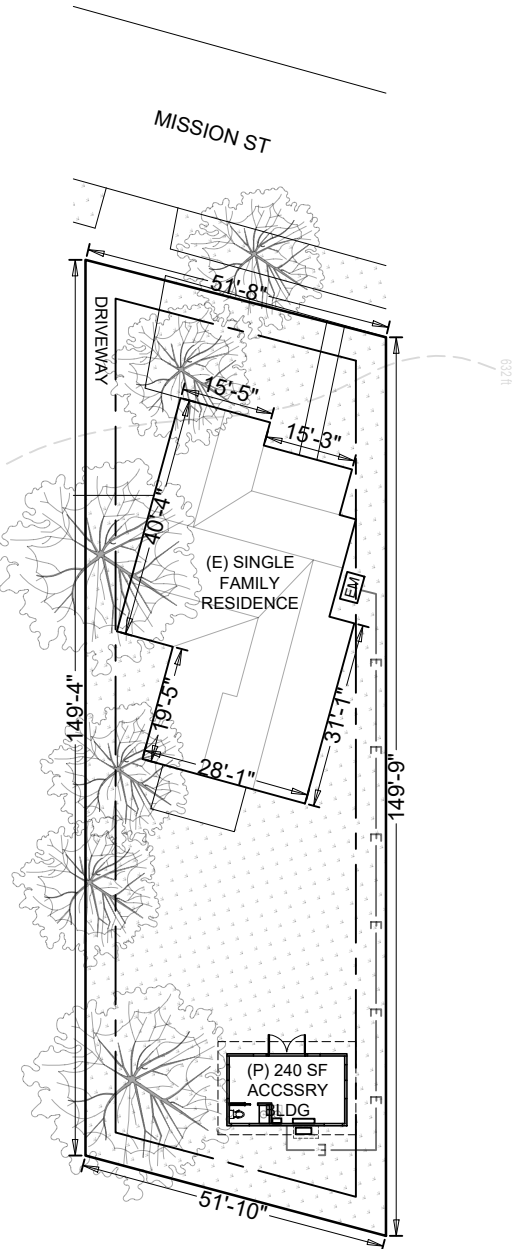
PROJECT NAME:

ADDRESS:

WOOD FRAMED
FOUNDATION
12x20 LS

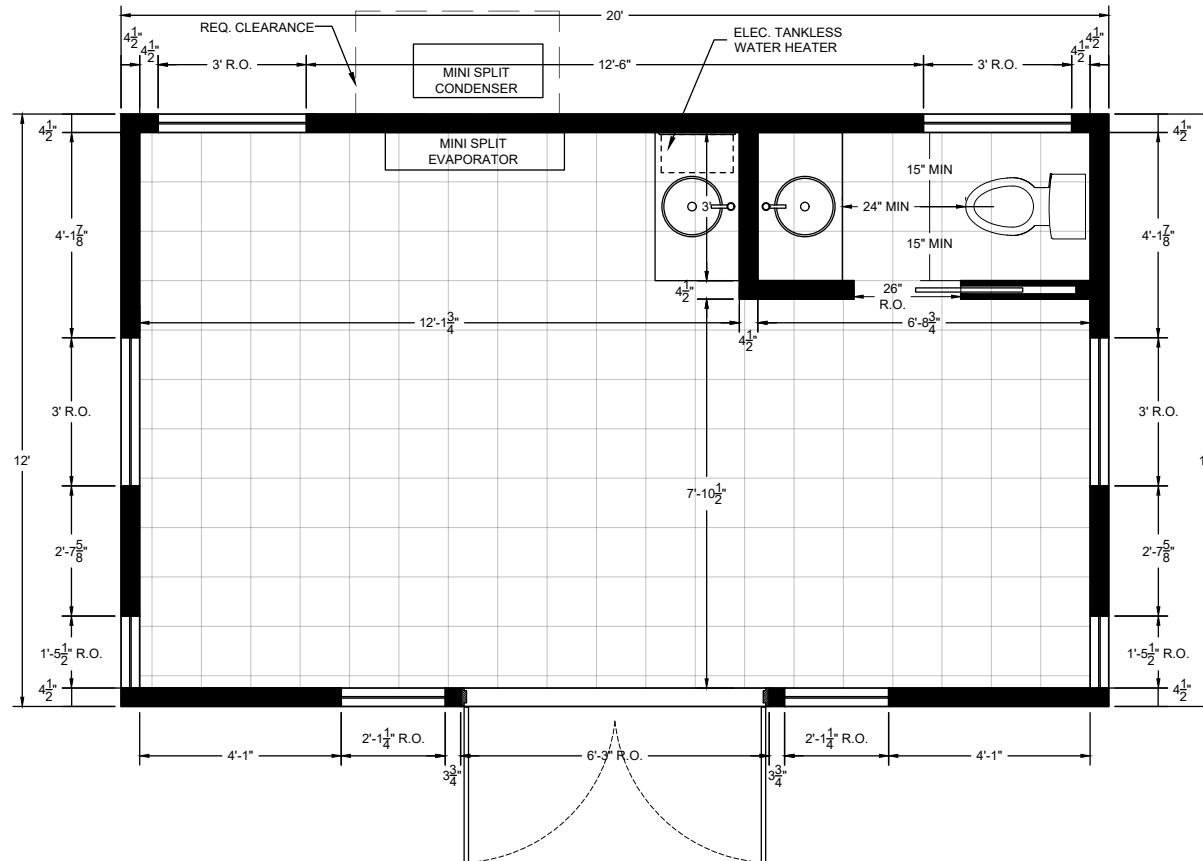


410 Mission St
San Antonio TX 78210

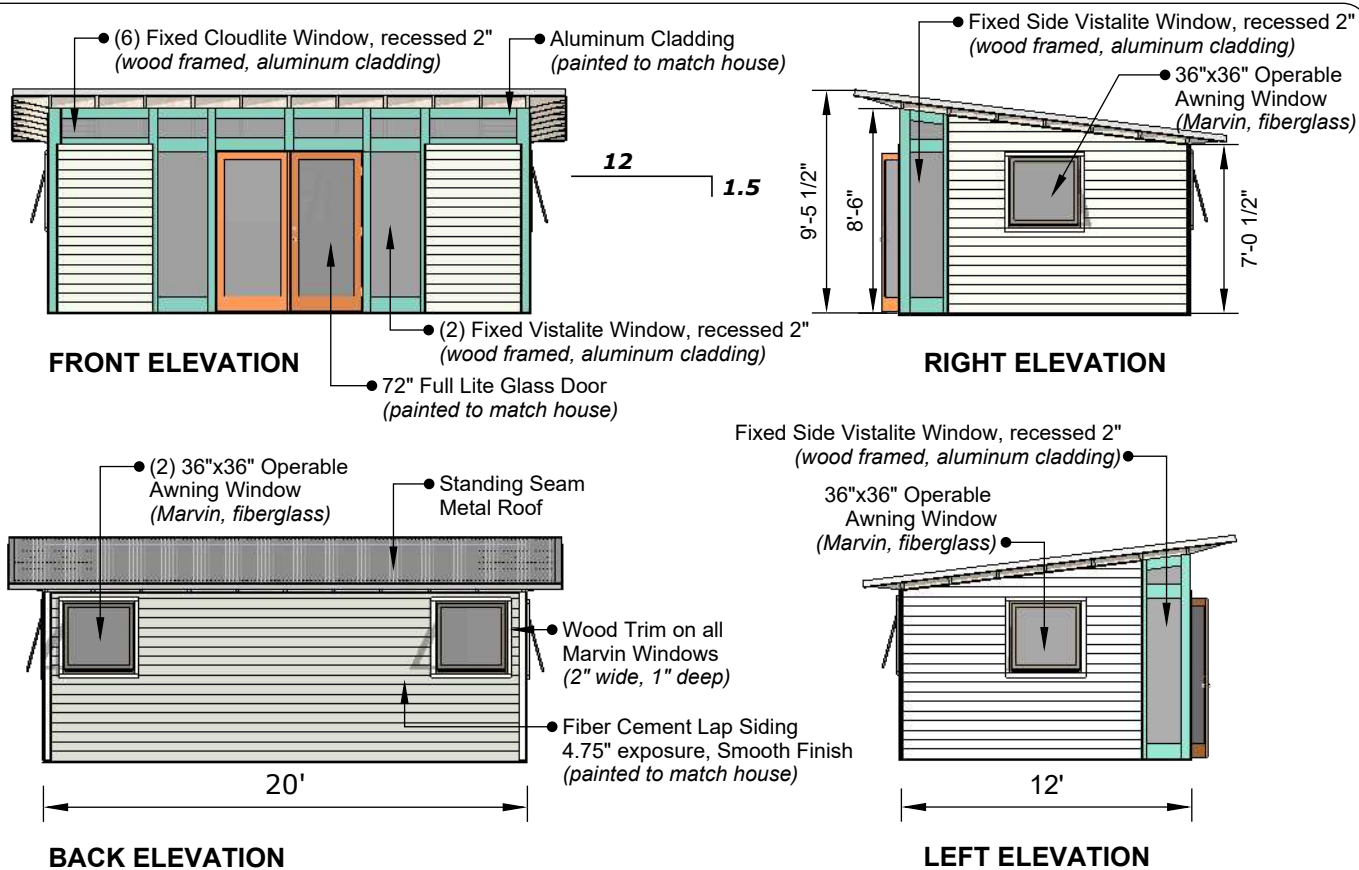


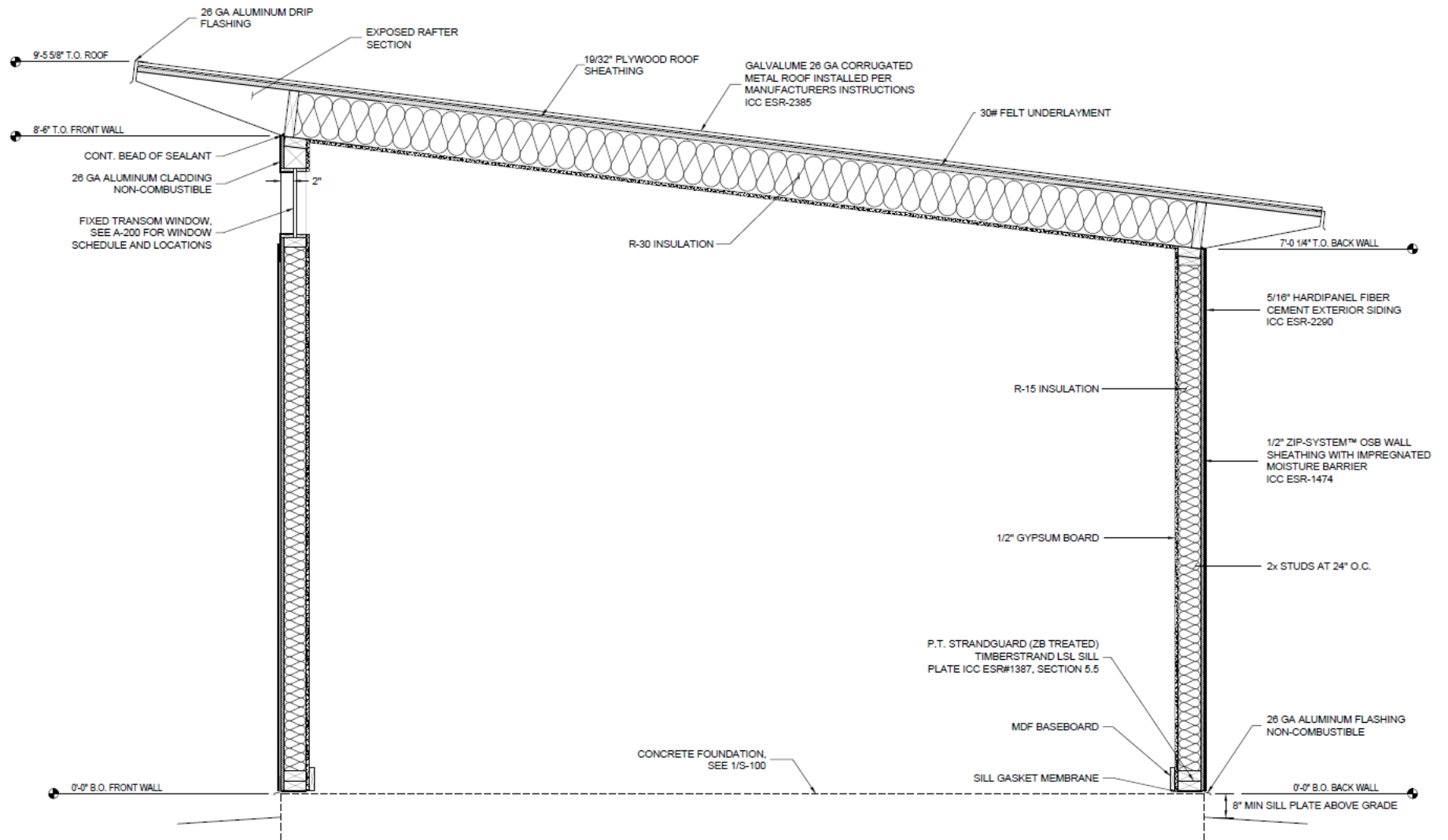
SITE PLAN DETAIL
1/16" = 1'-0"

Signature: _____ Date: _____



SCALE: 1/8" = 1'-0"





1 TRANSVERSE SECTION
 A-300 SCALE: 1" = 1'-0"



















