

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

HDRC CASE NO: 2023-112
ADDRESS: 322 MISSION ST
LEGAL DESCRIPTION: NCB 944 BLK LOT 33
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Alegra Volpe/ALEGRA VOLPE INTERIORS LLC
OWNER: Alegra Volpe/ALEGRA VOLPE INTERIORS LLC
TYPE OF WORK: Two-story rear addition
APPLICATION RECEIVED: March 17, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a two-story 6'x32' rear addition.

APPLICABLE CITATIONS:

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

- ii. *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

- **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 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:

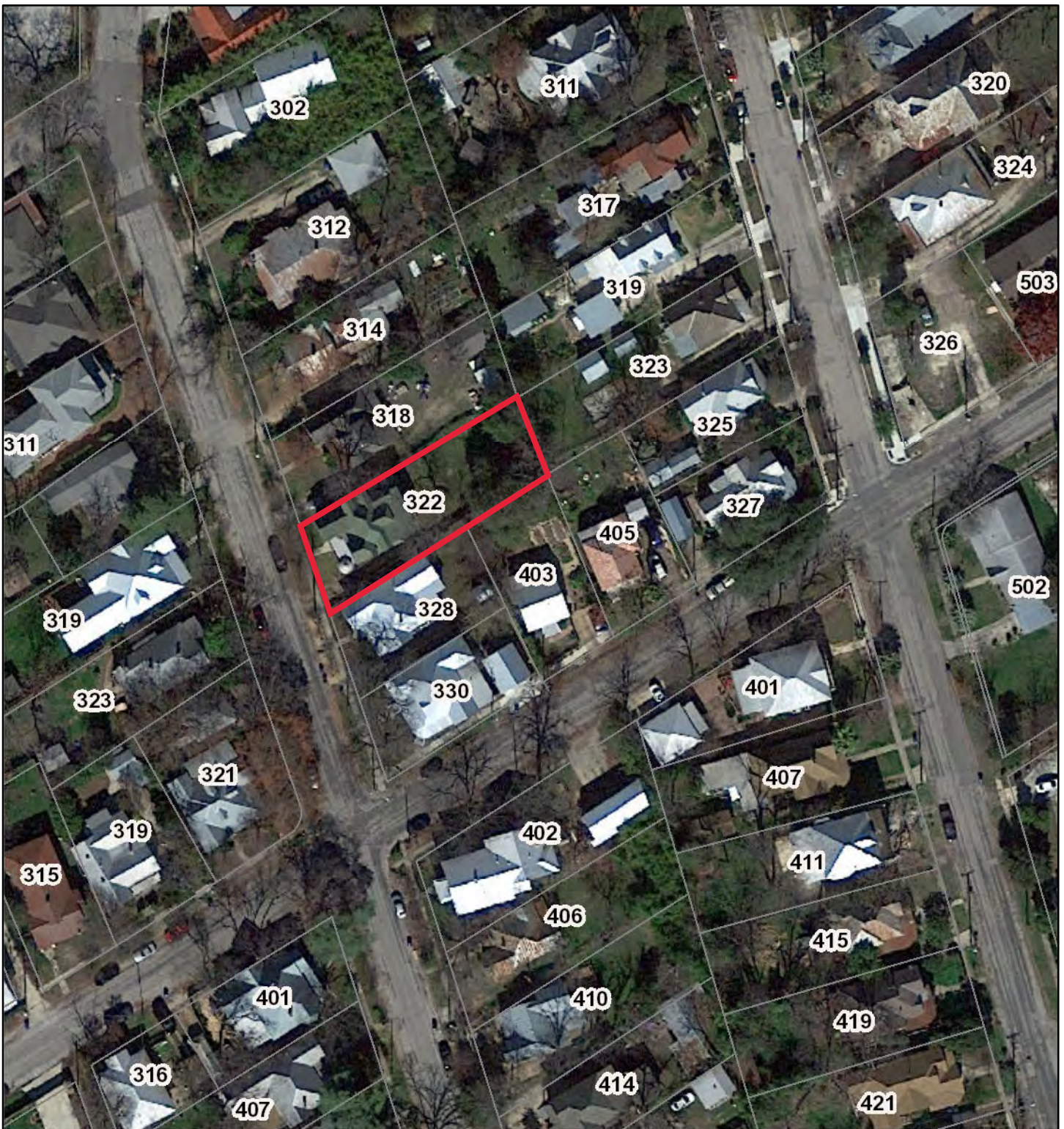
- a. The property at 322 Mission includes a two-story Queen Anne-style residence and detached garage built c 1896 with additions in 1904 and after 1951. The property first appears on Sanborn Fire Insurance maps in 1896 as a 1.5-story home addressed 222 Mission; the cutaway bay and onion dome were added c 1904, and the second story was added after 1951. The house is clad in wood siding and has an inset front porch with an onion dome, spindlework, and turned columns. The gable-on-hip roof is clad in composition shingle with a front-facing dormer and modified front-facing gable over a cutaway bay. Wood windows appear as either one-over-one or four-over-four, and some retain their one-over-one wood window screens. The property contributes to the King William Historic District.
- b. REAR ADDITION: The applicant requests approval to construct a two-story 6'x32' rear addition with a flat roof and dimensional wood siding to match existing. Staff finds the massing, footprint, roof form, and siding of the proposed addition generally appropriate, but that the applicant submit specifications for the proposed rear door for staff review.
- c. WINDOWS: The applicant proposes Pella Reserve sliding aluminum-clad wood windows for the rear addition. Standard specifications for windows in additions state that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows on the existing home are one-over-one and four-over-four wood sash windows. Staff finds the proposed windows do not conform to standard specifications for windows in additions. Should windows removed as part of the proposed addition be in reparable condition, staff recommends salvaging and reusing them in lieu of the proposed sliding windows.
- d. DOOR: The applicant proposes an eight-lite metal door for the rear addition. Historic Design Guidelines for Additions 4.A.i says to 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. The house was built in the Queen Anne style, and a Victorian style door would be more appropriate. Staff recommends a fully wood door with either no window or a half-lite.

RECOMMENDATION:






Staff recommends approval to construct a two-story 6'x32' rear addition, based on findings b and c, with the following stipulations:

- i. That the applicant either proposes a window product that conforms to guidelines, namely a wood or aluminum-clad wood sash window, or salvages windows removed for the proposed addition and incorporates them into the new design.
- ii. That the applicant proposes a door in keeping with the style of the home, namely a Victorian-style wood door with either no window or a half-lite.

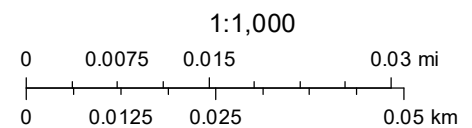
City of San Antonio One Stop

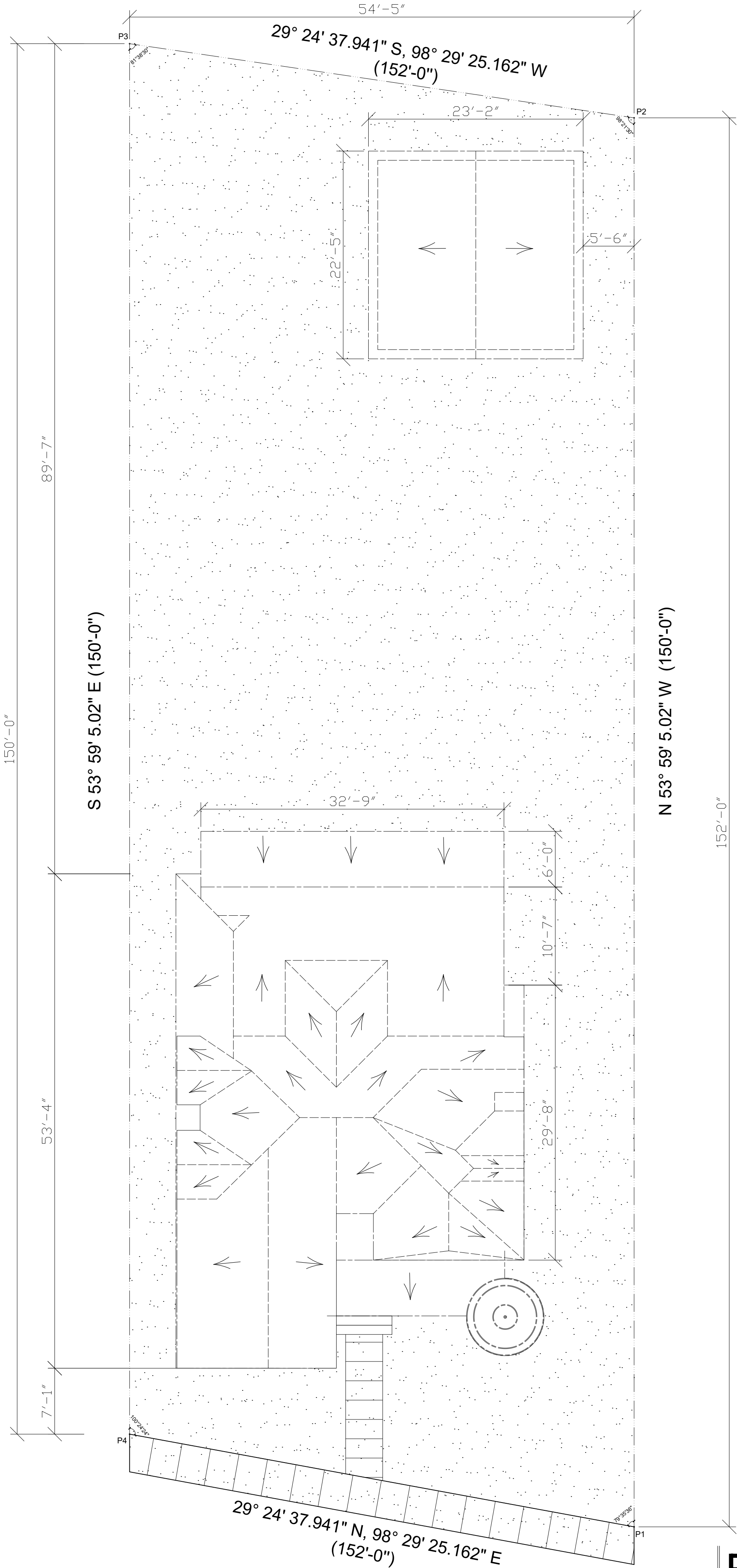


March 28, 2023

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary





FRONT ELEVATION

29° 24' 37.941" N, 98° 29' 25.162" E SCALE 3/16" = 1'-0"



REAR ELEVATION

29° 24' 37.941" S, 98° 29' 25.162" W SCALE 3/16" = 1'-0"

ALL CONSTRUCTION TO COMPLY WITH THE STANDARDS OF THE "SOUTHERN BUILDING CODE" AND/OR UNIFORM BUILDING CODE LATEST EDITION

ALL WALL DIMENSIONS SHOWN ON FLOOR PLAN ARE TO EDGE OF STUD UNLESS OTHERWISE NOTED

CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON THESE PLANS

CONTRACTOR/BUILDER SHALL FIELD VERIFY ALL EXISTING CONDITIONS WHICH AFFECT WORK TO BE DONE, INCLUDING PROPERTY LINES, BUILDING SETBACKS, UTILITY EASEMENTS, ETC. AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION

CONTRACTOR/BUILDER SHALL NOTIFY AND COORDINATE WITH THE OWNER IF ANY DEMOLITION OF OTHER STRUCTURES, TREES, UTILITIES, ETC., IS REQUIRED

POSITIVE DRAINAGE AWAY FROM THE BUILDING MUST BE MAINTAINED DURING CONSTRUCTION AND THEN PERMANENTLY ASSURED AFTER COMPLETION

CONSULT WITH OWNER IF ANY EQUIPMENT MANUFACTURER'S TECHNICAL DATE IS NECESSARY TO DETERMINE CLEARANCES, ROUGH OPENING DIMENSIONS, FLOOR DROPS, ETC.

ALL COLORS SHALL BE AS SELECTED BY OWNER

CONTRACTOR/BUILDER SHALL DETERMINE THE SIZE AND SPECING OF ALL STRUCTURAL MEMBERS

CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNDATION UNLESS A FOUNDATION PLAN WITH AN ENGINEER'S SEAL IS ATTACHED TO THESE PLANS

ALL CABINET ELEVATIONS ARE FOR GENERAL LAYOUT ONLY. DESIGN OF CABINET FRONTS SHALL BE AS SELECTED BY OWNER

VOLPE RESIDENCE

322 MISSION ST, SAN ANTONIO, TX 78210

Proj. No. 21030

DATE 02/27/2023

DRAWN BY MC

INITIAL PRICING SET

PROPOSED
PLANS

A002



29° 24' 37.941" N. 98° 29' 25.162" E SCALE 3/16" = 1'-0"



29° 24' 37.941" S. 98° 29' 25.162" W SCALE 3/16" = 1'-0"

VOLPE RESIDENCE

322 MISSION ST, SAN ANTONIO, TX 78210

Proj. No.	21030
DATE	02/27/2023
DRAWN BY	MC

PROPOSED PLANS

A002



LEFT ELEVATION

S 53° 59' 5.02" E SCALE 3/16" = 1'-0"



RIGHT ELEVATION

N 53° 59' 5.02" W SCALE 3/16" = 1'-0"

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Proj. No. 21030

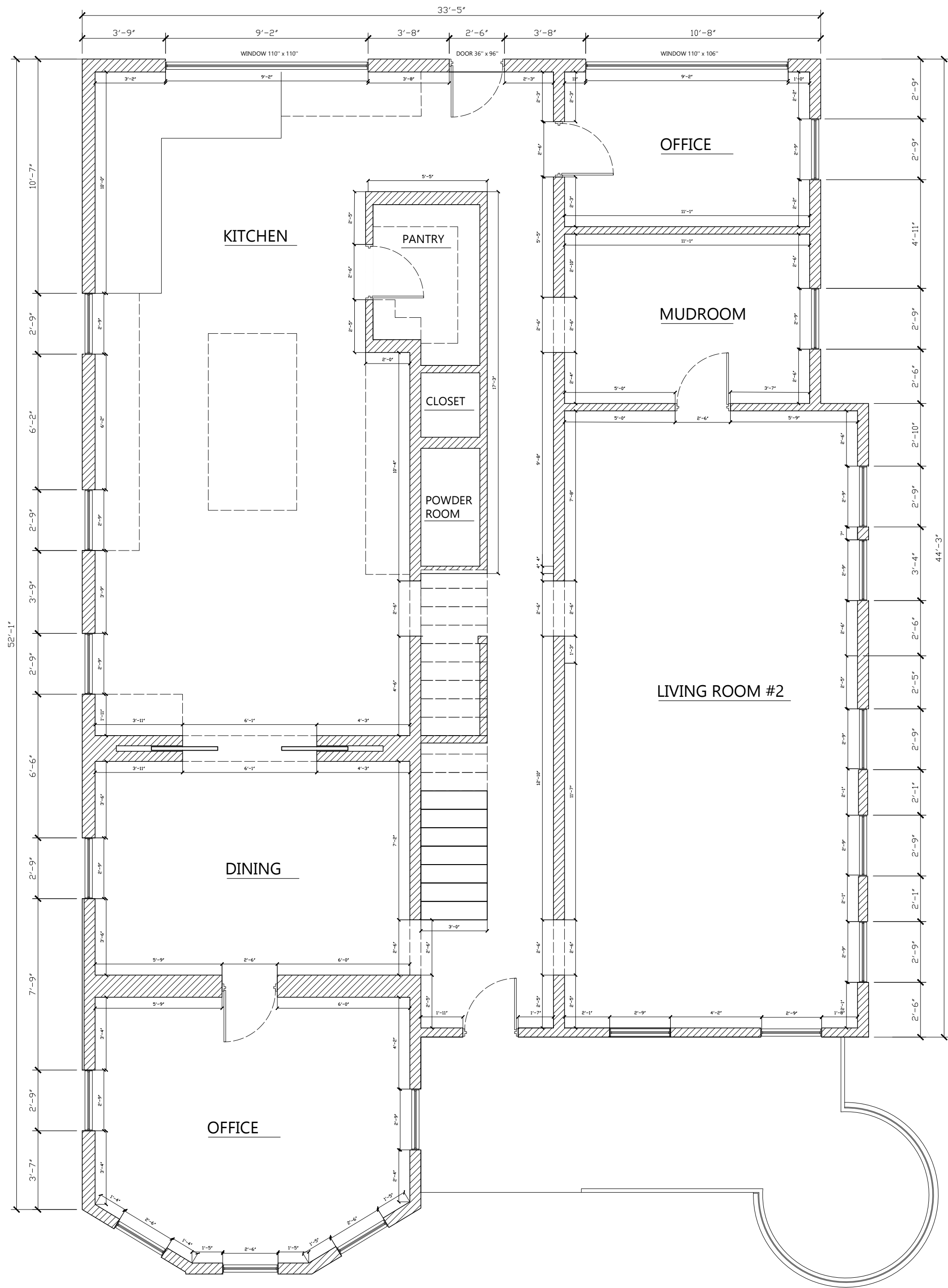
DATE 02/27/2023

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INITIAL PRICING SET

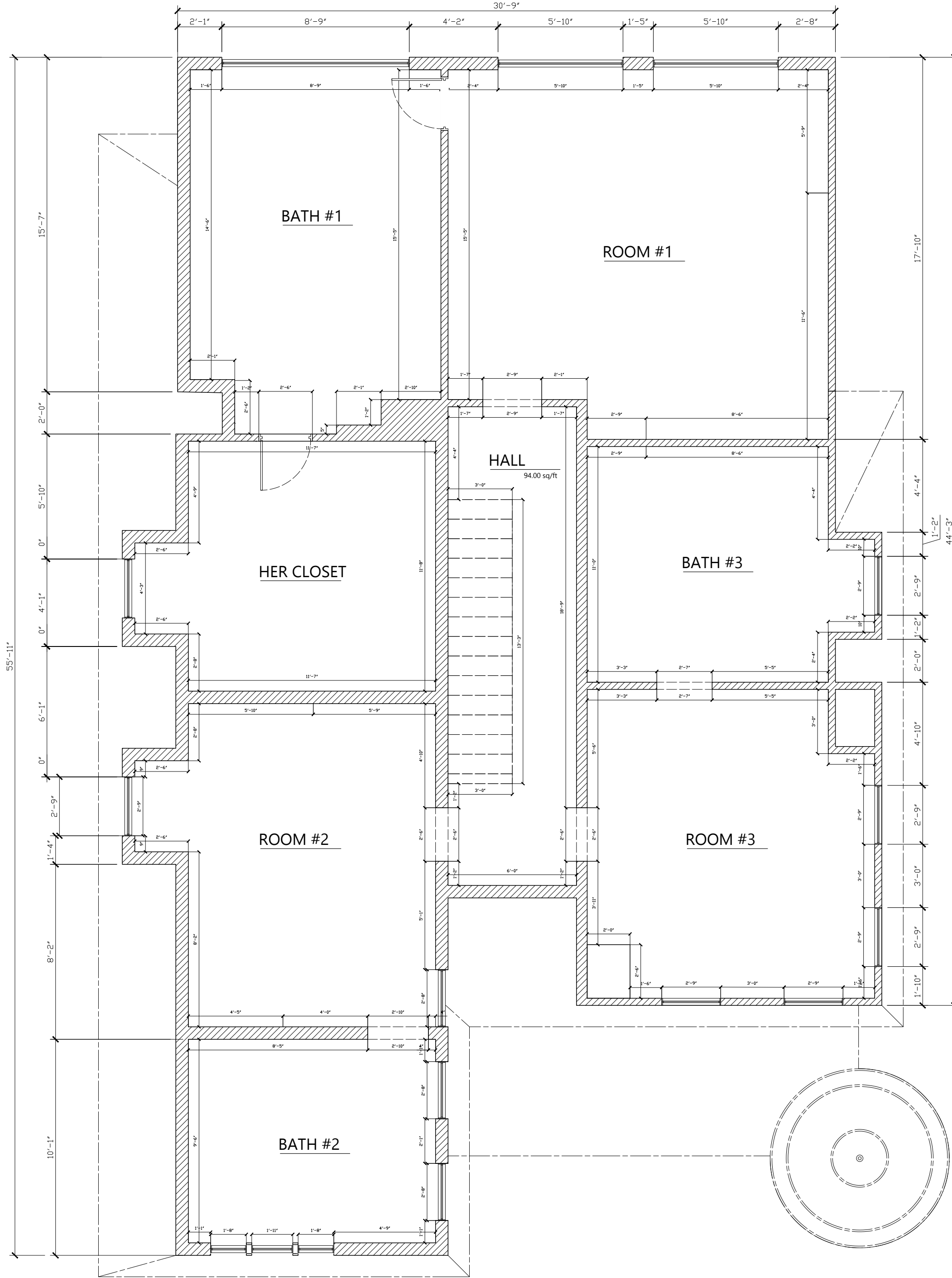
PROPOSED
PLANS

A003



FLOOR PLAN

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

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VOLPE RESIDENCE

322 MISSION ST, SAN ANTONIO, TX 78210

Proj. No.	21030
DATE	03/16/2023
DRAWN BY	MC

INITIAL PRICING SET

PROPOSED
PLANS

A001



XCWN
XCWN
3879
77-1025
P4480742007074
77-1025
Mr. FILLAWOOD
P.O. Box 100
ZNA PELLAWOOD
Special Order
202000 XCWN

CAGE
CGC00374756



Jessica L. Anderson (OHP)

From: Alegra Volpe [REDACTED]
Sent: Tuesday, March 28, 2023 6:22 PM
To: Jessica L. Anderson (OHP)
Subject: [EXTERNAL] Updated Plans for 322 Mission and HDRC Review
Attachments: MISSIONFLOORPLAN_328.pdf; MISSIONELEVATIONS1_328.pdf; MISSIONELEVATIONS2_328.pdf

Hey Jessica!

I pray I didn't miss this deadline for the April 5th hearing. Please see attached for updated plans and specs on the back door.

I can't thank you enough for your guidance on this.

Best,
Alegra Volpe

Pinky's Iron Doors: Air 5 - Single Flat 36 x 96

Left Hand In Swing
Low E Glass - See Thru
Color: Black
6" Jamb



****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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