

HISTORIC DESIGN REVIEW COMMISSION
February 19, 2024

HDRC CASE NO: 2024-373
ADDRESS: 319 STIEREN
LEGAL DESCRIPTION: NCB 943 BLK LOT 28 FISHER-MENGER SUBD.
ZONING: RM-4 S,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: jennifer young/wren atelier
OWNER: Thomas Chilton/BUCKTHAL-CHILTON ELIZABETH ANNE &
TYPE OF WORK: Addition
APPLICATION RECEIVED: February 4, 2025
60-DAY REVIEW: April 4, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 330 sf addition on the NE corner of existing home.
2. Install a new wooden fence at the Eastern side yard set fully behind the front façade wall plane.

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. *Roof top 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.

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 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review

alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

Standard Specifications for Windows in 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.

FINDINGS:

- a. The structure at 319 Stieren is a single-family home first identified on the 1896 Sanborn Map. It is a classic gable front and wing configuration in the Folk Victorian style and features an asymmetrical front porch. The structure is contributing to the King William Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee on 12/10/24 where Commissioners discussed the location of the addition, material of proposed shade structure, as well as the use of non-traditional window proportions and operations.
- c. CONCEPTUAL APPROVAL – This case was conceptually approved on 1/15/25 with the following stipulations;
 - a. That all proposed fenestration features traditional operations and historical proportions and that fenestration is added to the Southern facade facing the right-of-way (ROW). **THIS STIPULATION HAS BEEN MET**
 - b. That the historical windows removed due to the addition are retained on-site or used in the addition. **THIS STIPULATION HAS BEEN MET**
 - c. Staff recommends approval to construct a wooden gate in same location as existing fence/gate based on findings a and f. **THIS STIPULATION HAS BEEN MET**
- d. ADDITION (LOCATION) – The applicant is requesting to construct a single story 330 sqft. side-gabled addition to the Northeastern side of the home featuring materials that match existing materials of historic home. The Guidelines for Additions, 1.A.i state that additions should be sited to minimize views from the public right-of-way. However, given the context of the site and a rear easement which prevents new construction at the rear staff finds the location appropriate.
- e. ADDITION (WINDOWS)- The project includes demolition of one exterior wall and three historic windows. The new addition will feature three ganged windows of non-historic proportions on the Eastern façade, and a sliding door on the Northern façade opening to the backyard. The *Standard Specifications for Windows in New Construction* states that windows used in new construction should

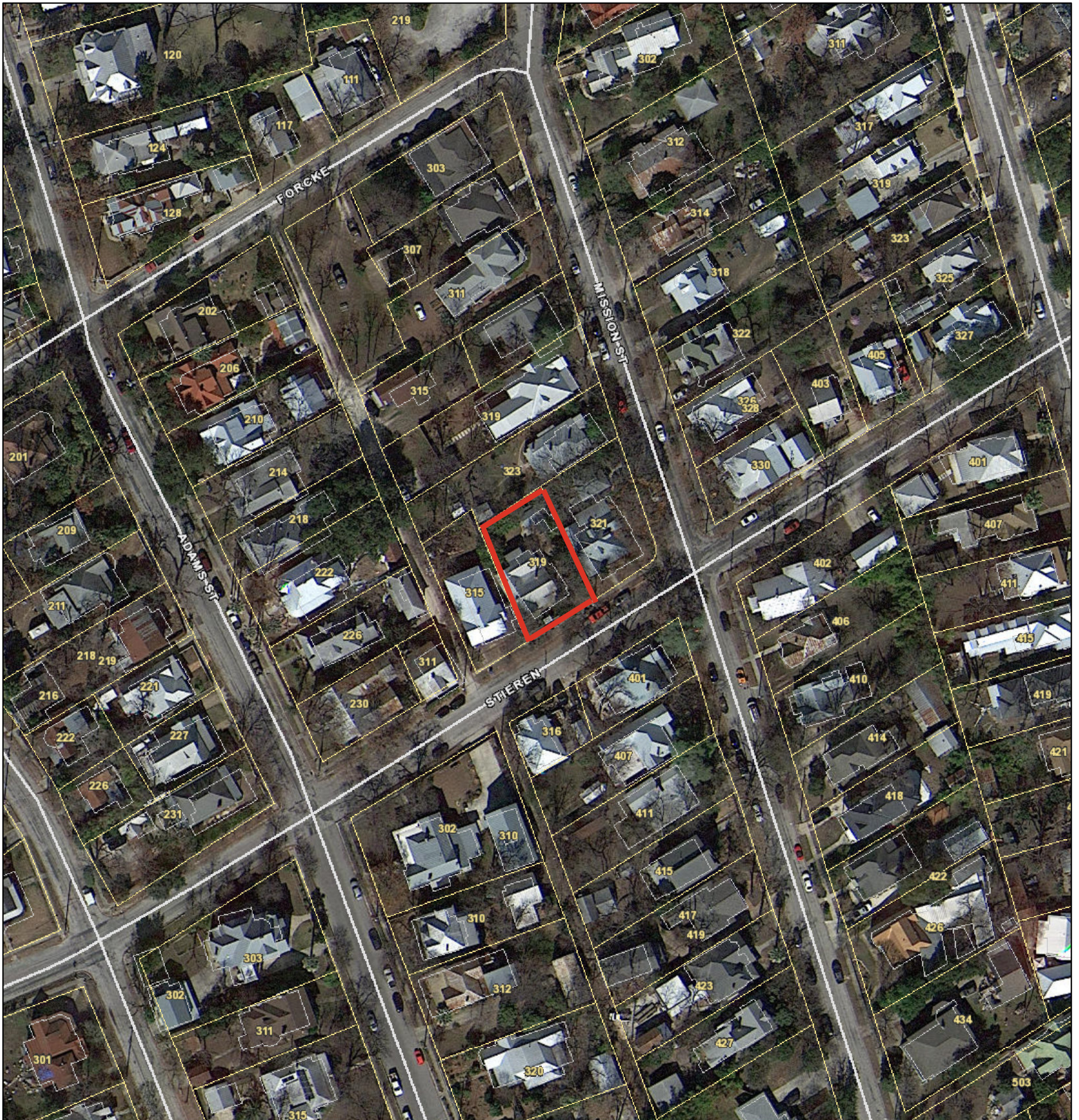
be similar in appearance to those commonly found within the district in terms of size, profile, and configuration, in addition to featuring traditional dimensions and proportions as found within the district. Lastly, the *Guidelines for Additions Chapter 3, 3.c.i.* stipulates that historic materials should be salvaged and reused if removed because of an addition. Staff does not recommend approval of the current proportion of the proposed windows on the eastern façade of the addition. Additionally, staff recommends the introduction of additional fenestration on the Southern façade facing the street.

- f. FENCE – the applicant is requesting to install a new fence and gate in the same location as the existing picket gate/fence set fully behind the front façade wall plane . The proposed fence will feature vertical wooden slats on a steel tube frame. Staff finds the proposed location of fence to be consistent with the Guidelines for Site Elements.

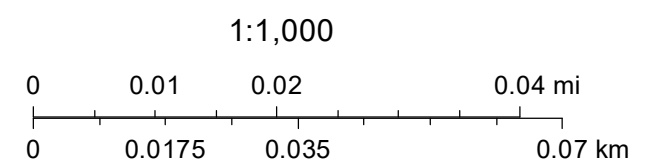
RECOMMENDATION:

Staff recommends approval to construct a 330 sf addition on the NE corner of existing home and to install a new wooden fence at the Eastern side yard set fully behind the front façade wall plane based on the findings.

City of San Antonio One Stop



November 15, 2024



San Antonio 1896, Sheet 40

[Back to Browse Maps](#)

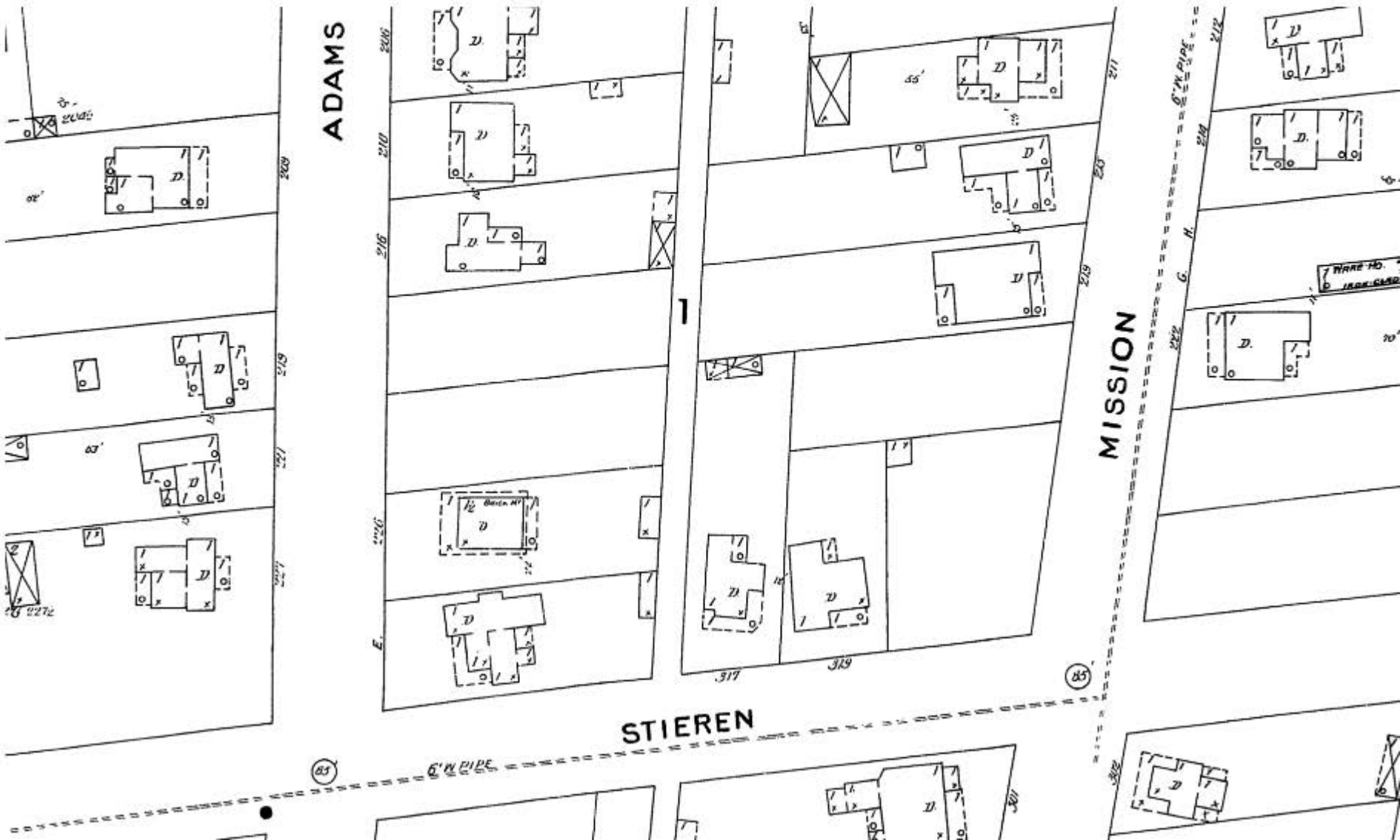
State: Texas

City: San Antonio

Date: 1896



[Previous](#)









Anne and Thomas Chilton
319 STIEREN ST
SAN ANTONIO, TX
78210

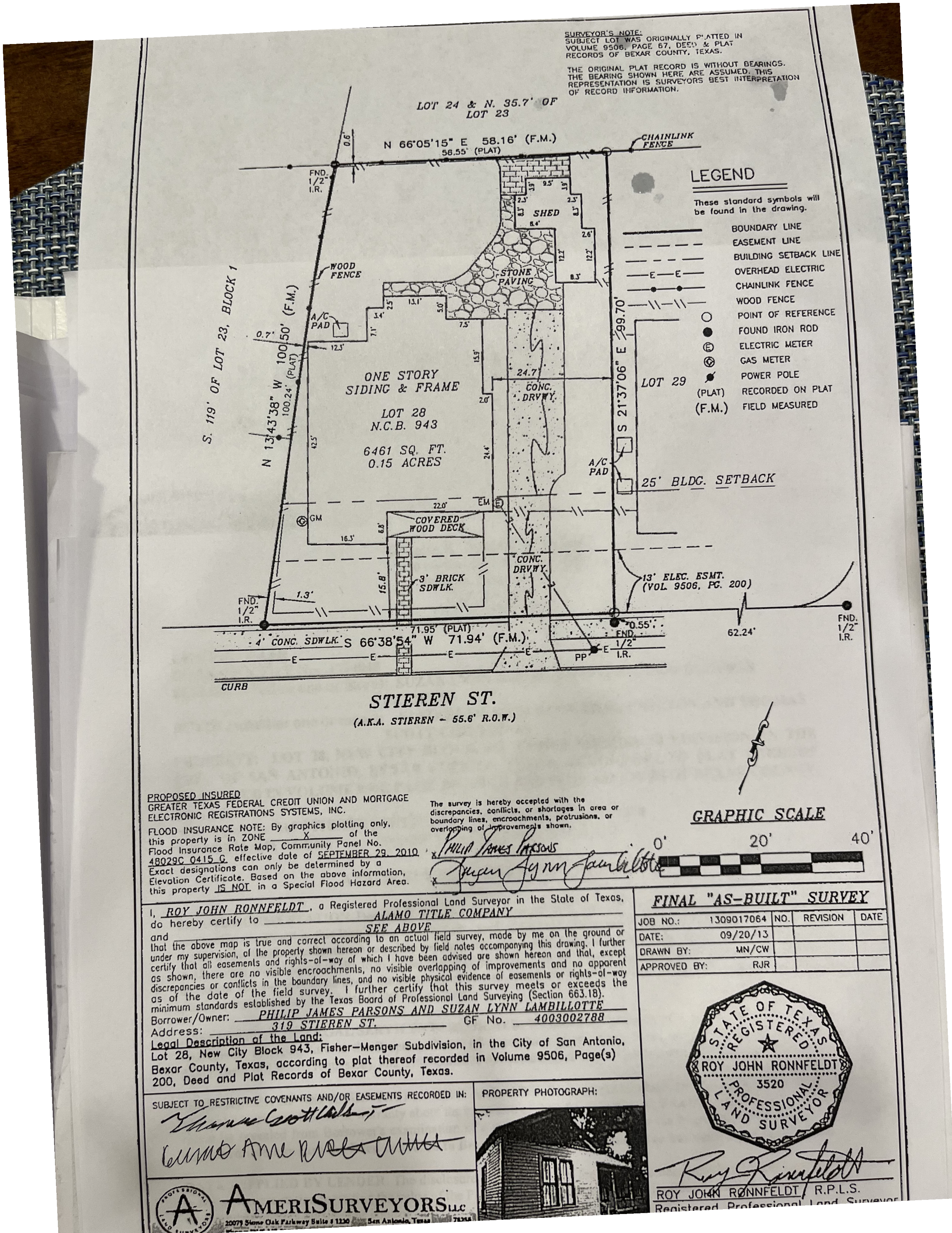
2025.02.06
HISTORIC DESIGN SUBMITTAL



WREN ATELIER, LLC

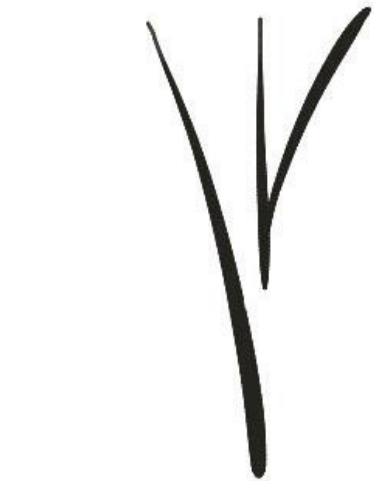
PROJECT PLAT

GENERAL PROJECT NOTES



GENERAL PROJECT NOTES

- REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
- DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
- ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
- SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, BUILDING MATERIALS, AND OTHER CONTINUOUS SEALANTS.
- COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITY. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR PRIOR TO STARTING WORK. WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND UTILITIES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.



WREN ATELIER, LLC

319 STIEREN

319 STIEREN ST
SAN ANTONIO, TX
78210

2025.02.06

PROJ. ARCHITECT jy

SET ISSUE DATES
DATE ISSUE

REVISIONS
NO. DATE DESCRIPTION

PROJECT DATA

PROJECT:

PROJECT ADDRESS:

319 STIEREN ST
SAN ANTONIO, TEXAS
78210

ZONING: RM-4 S OVERLAY: H HS
BUILDING USE: RESIDENTIAL

HISTORIC DESIGN
SUBMITTAL

PROJECT
INFORMATION

G002



WREN ATELIER, LLC

319 STIEREN

319 STIEREN ST
SAN ANTONIO, TX
78210

2025.02.06

PROJ. ARCHITECT **jy**

SET ISSUE DATES
DATE ISSUE

REVISIONS

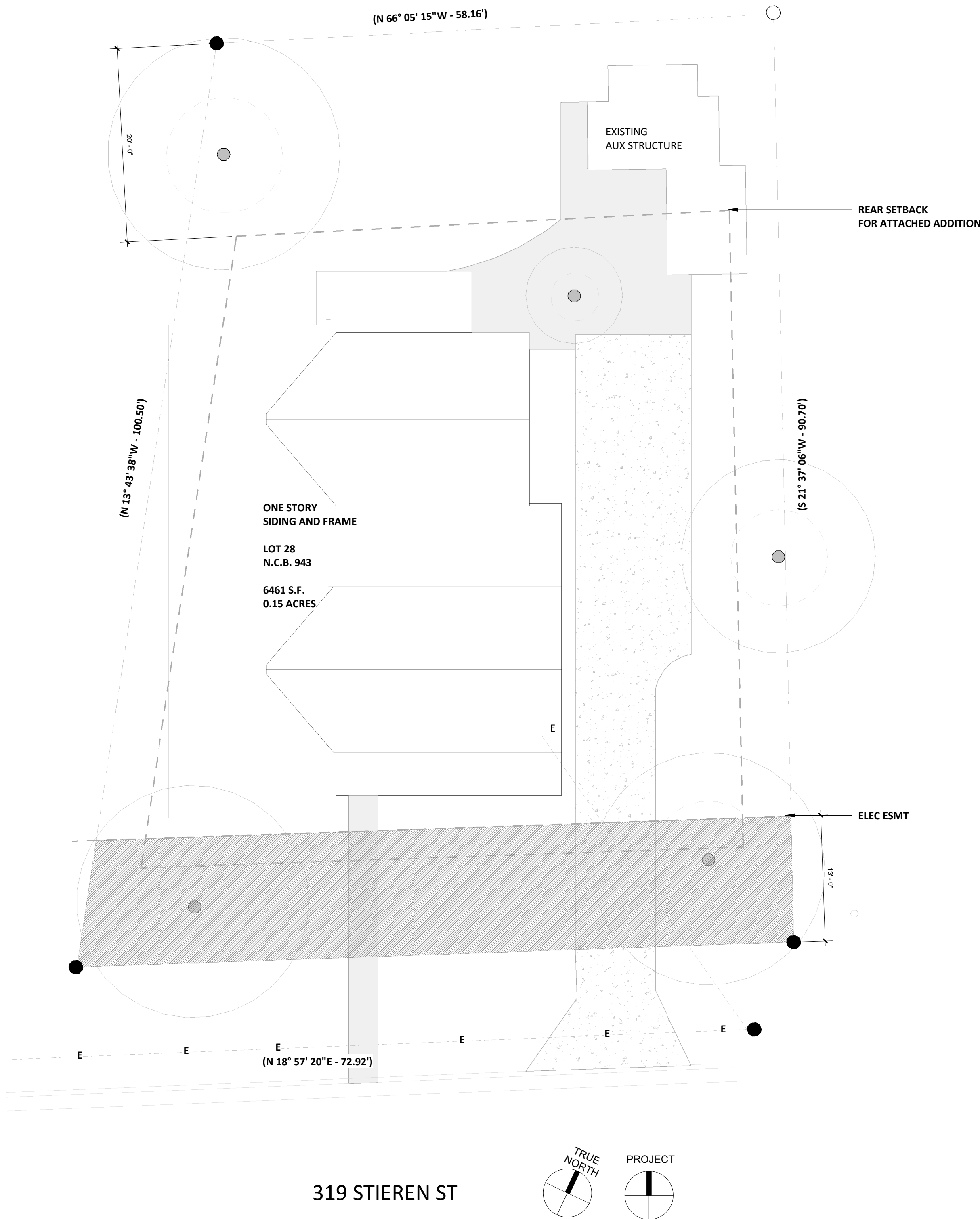
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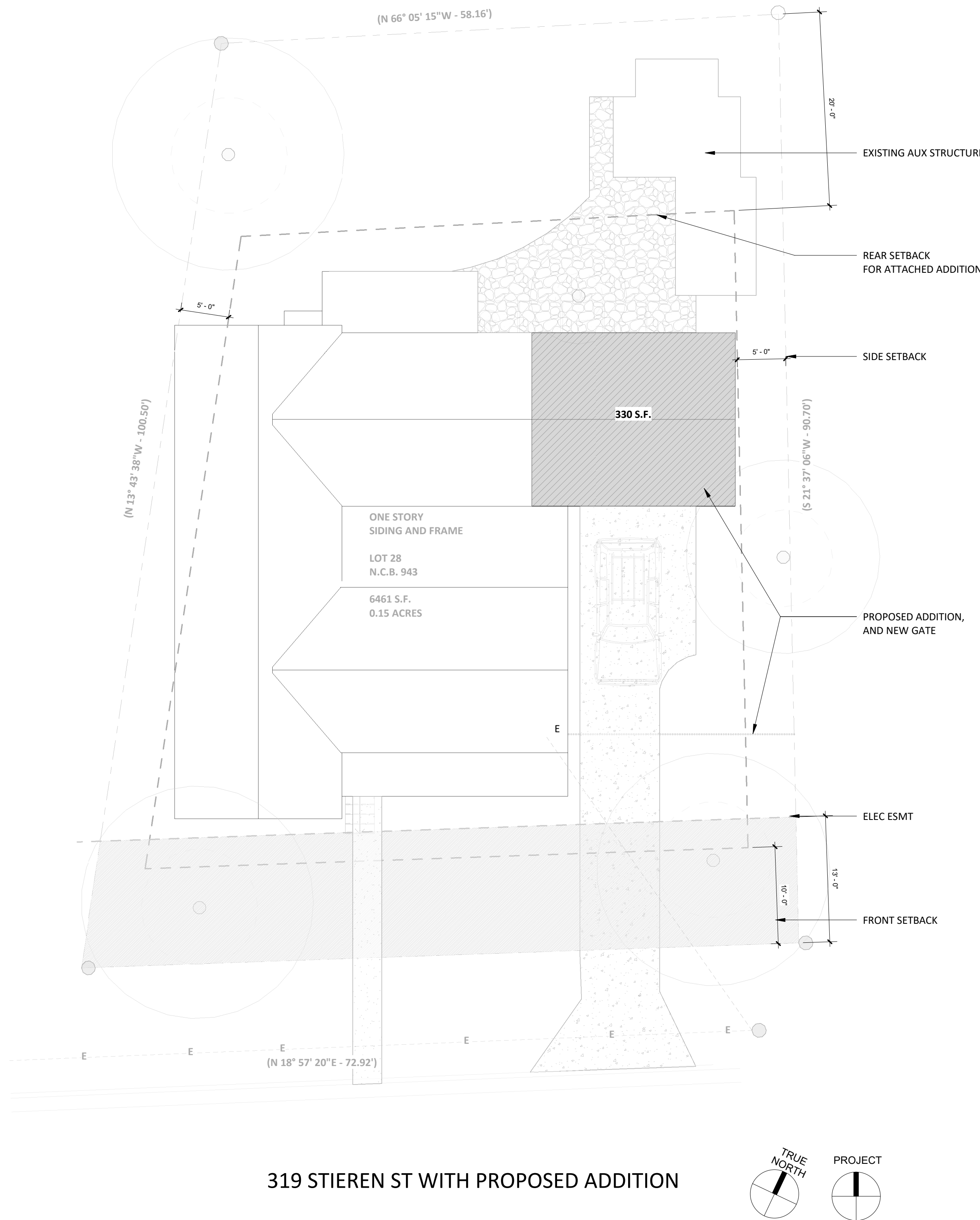
SITE PLANS

A100

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2 SITE PLAN - 319 STIEREN - EXISTING
SCALE: 1/8" = 1'-0"



1 SITE PLAN - 319 STIEREN WITH ADDITION
SCALE: 1/8" = 1'-0"



WREN ATELIER, LLC

319 STIEREN

319 STIEREN ST
SAN ANTONIO, TX
78210

2025.02.06

PROJ. ARCHITECT jy

SET ISSUE DATES
DATE ISSUE

REVISIONS

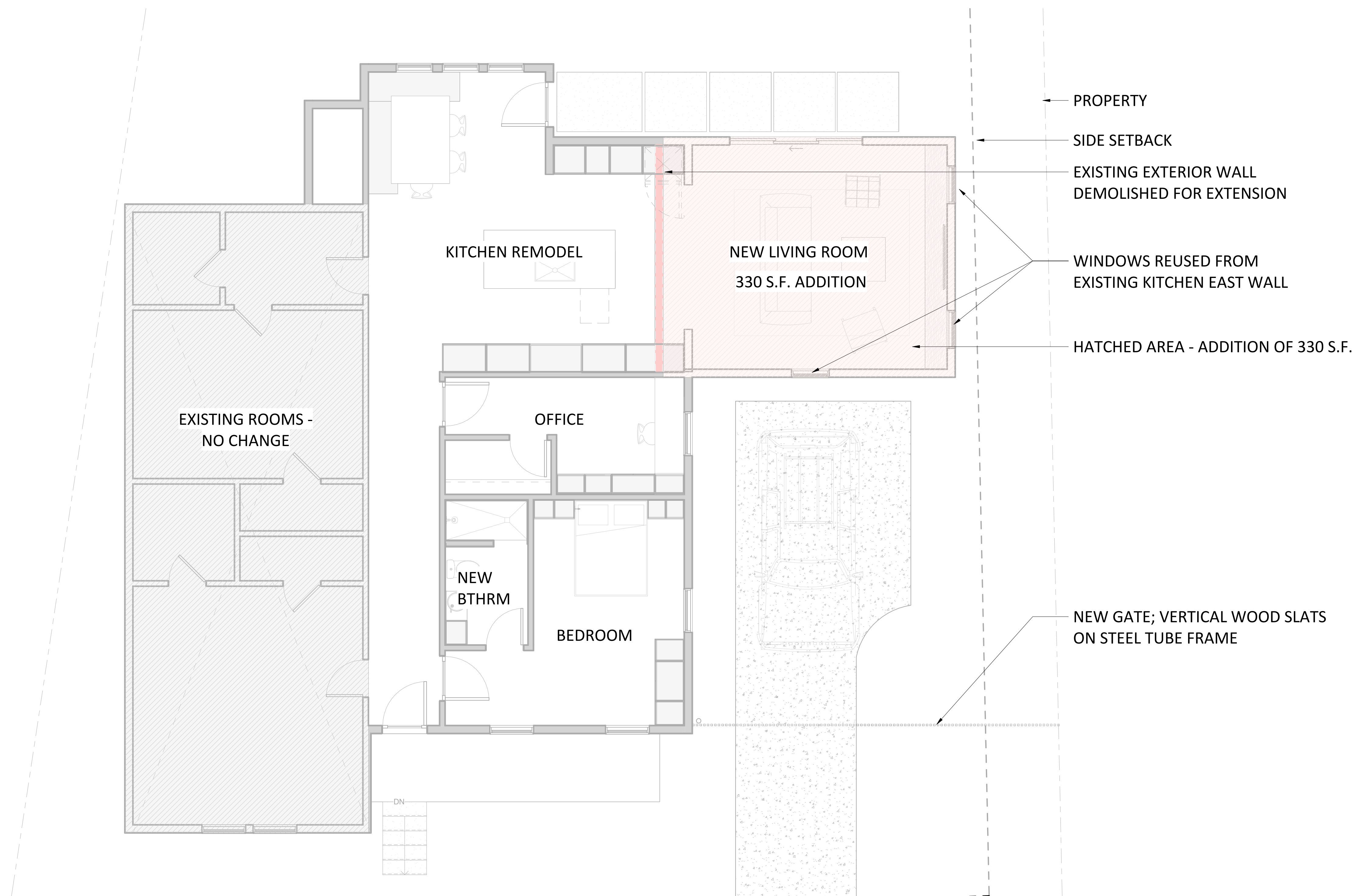
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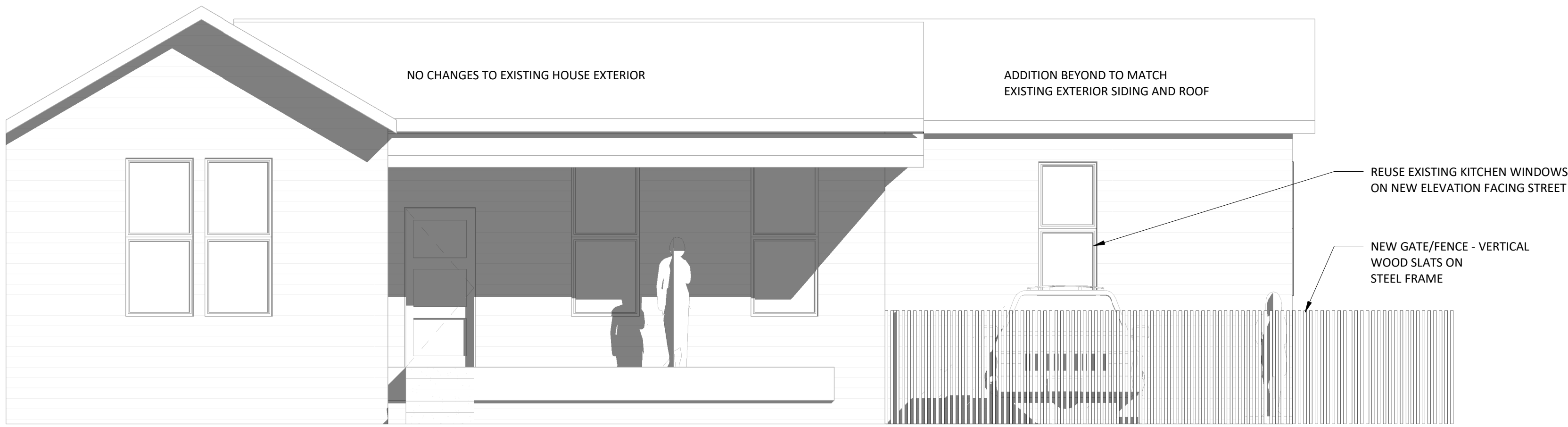
FLOOR PLAN -
REFERENCE

A200

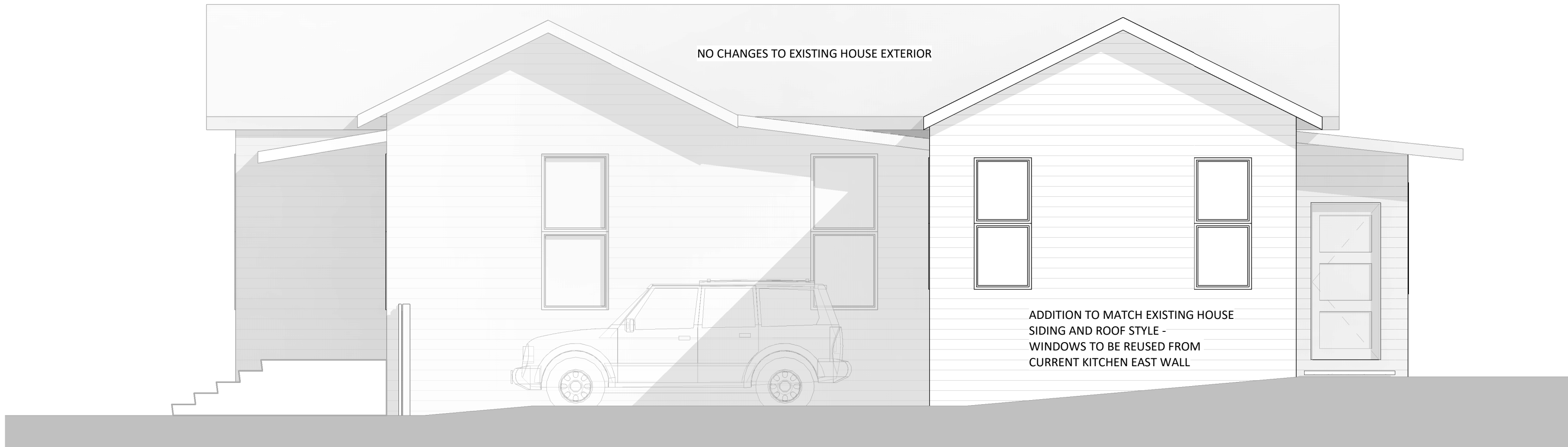
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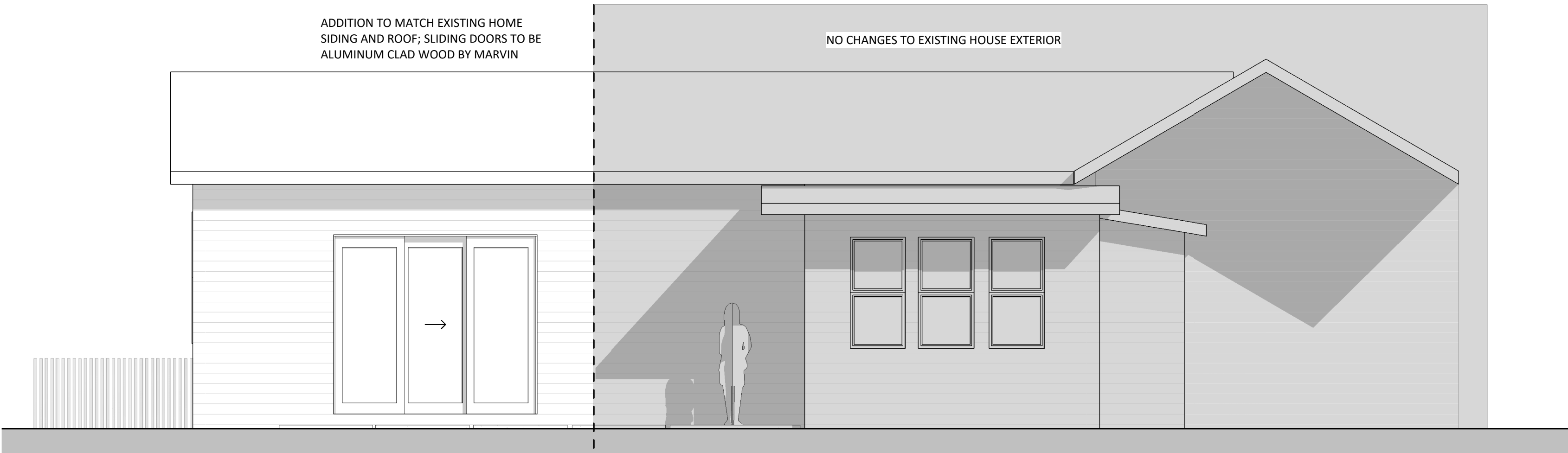
1 FLOOR PLAN - LEVEL 1 - LABELED FOR PRESENTATION
SCALE: 1/4" = 1'-0"



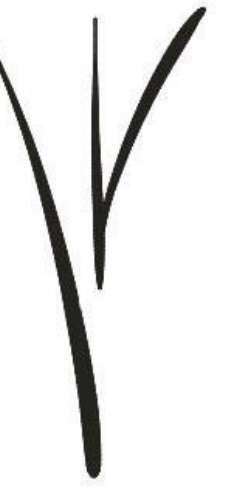
3 EXTERIOR HOUSE SOUTH
SCALE: 1/4" = 1'-0"



2 EXTERIOR HOUSE EAST
SCALE: 1/4" = 1'-0"



1 EXTERIOR HOUSE NORTH
SCALE: 1/4" = 1'-0"



WREN ATELIER, LLC

319 STIEREN

319 STIEREN ST
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78210

2025.02.06

PROJ. ARCHITECT jy

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

HISTORIC DESIGN
SUBMITTAL

EXTERIOR
ELEVATIONS

A400



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 12/10/24

HDRC Case #: 2024 -373

Address: 319 Stieren

Meeting Location: Virtual

APPLICANT: Jennifer Young

DRC Members present: Roland Mazuca, Jeffrey Fetzer

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a 330 sq ft addition on the NE corner of existing home.
2. Install a shade covered carport with steel columns at the SE corner of the property over existing concrete driveway.
3. Install a new horizontal wood slat gate in same location as existing picket wooden gate/fence across drive.

COMMENTS/CONCERNS:

Fetzer – Agrees with location of addition due to site constraints. Expressed concern re: lack of fenestration on Southern façade. Expressed some openness to the shade cloth proposition, however, mentioned that it might be a hard sell.

Mazuca – Asked for clarification of the proposed material of shade cloth. Agreed with Commissioner Fetzer's concerns re: lack of fenestration on Southern façade.

OVERALL COMMENTS:

- ***Add fenestration to Southern facade***
- ***Location of addition to the side makes sense***
- ***Shade cloth perhaps not the most appropriate material for a carport***