

# HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

**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, Individual Landmark  
**APPLICANT:** Jennifer young/wren atelier  
**OWNER:** Thomas Chilton/BUCKTHAL-CHILTON ELIZABETH ANNE &  
**TYPE OF WORK:** Addition  
**APPLICATION RECEIVED:** October 29, 2024  
**60-DAY REVIEW:** December 28, 2024  
**CASE MANAGER:** Caitlin Brown-Clancy

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for 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.

## 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.

#### 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.

## *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 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.
- a. 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:**

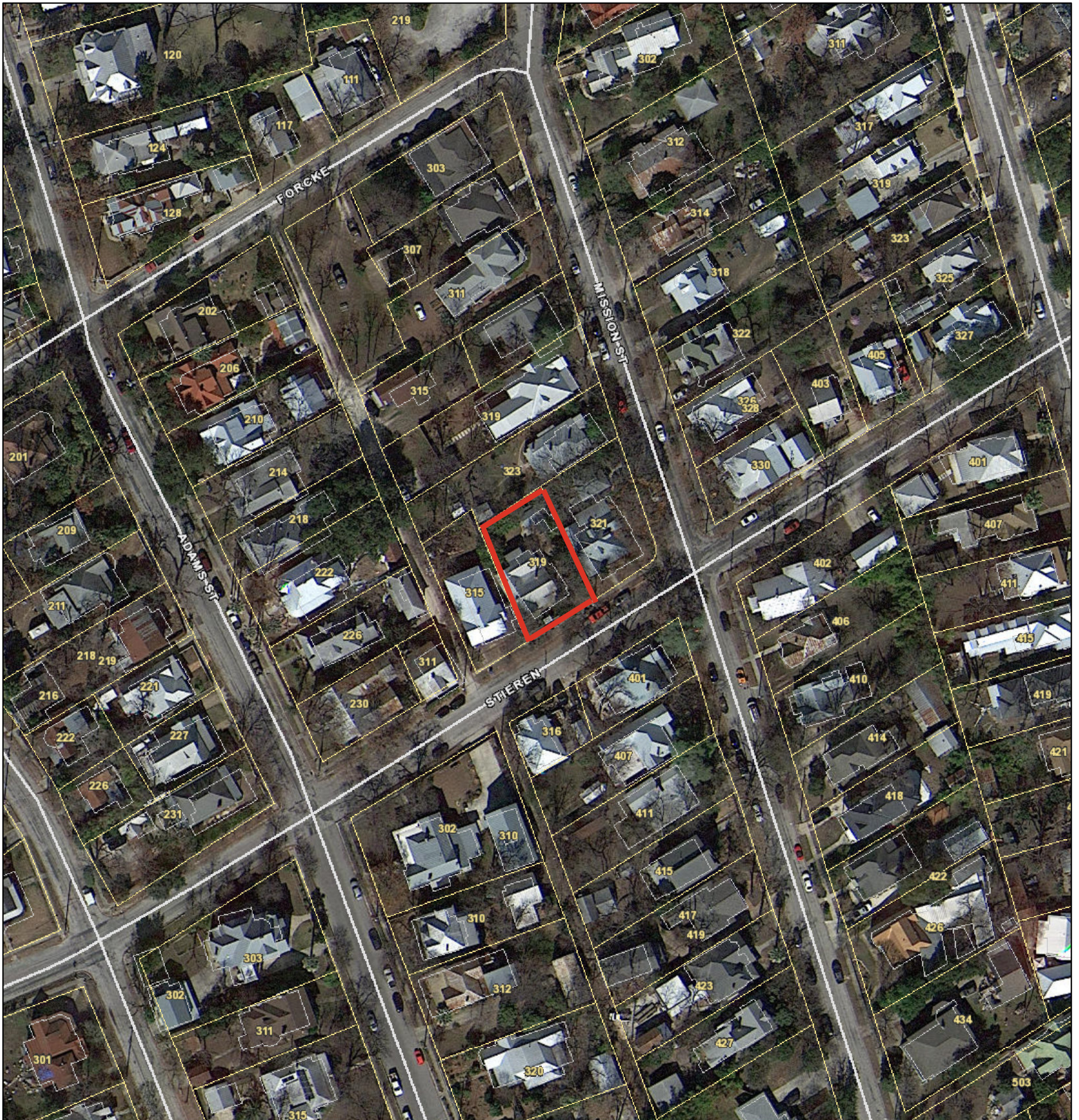
- a. The structure at 319 Stieren is a single-family home first identified on the 1896 Sanborn Map. It is a classic gable front and wing configuration in the Folk Victorian style and features an asymmetrical front porch. The structure is contributing to the King William Historic District.
- b. ADDITION (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. While a rear addition would be more consistent with the guidelines staff finds a side addition appropriate given the unique constraints of the site and required setbacks due to easements.
- c. 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.
- d. SHADE STRUCTURE/CARPORT (DESIGN AND CHARACTER) – the applicant is requesting to install a steel column shade structure over the existing concrete drive to act as a covered parking space. The Guidelines for New Construction state that new outbuildings should relate to the period of construction of the principal building on the lot using complementary materials and simplified architectural details. Staff does not find the proposed design appropriate.
- e. SHADE STRUCTURE/CARPORT (SETBACKS AND ORIENTATION) – The applicant is requesting to locate the shade structure/carport over the existing concrete drive and aligned with the front façade wall plane behind the existing front porch. The Guidelines for New Construction state that historic setback patterns should be followed, and that historic garages and outbuildings are most typically located at the rear of the lot behind the principal building. Staff does not find the proposed setback appropriate.
- f. FENCE – the applicant is requesting to install a new fence and gate in the same location as the existing picket gate/fence. The proposed fence will feature narrow horizontal wooden slats on a steel tube frame. Staff finds the proposed location of fence to be consistent with the Guidelines for Site Elements.

## **RECOMMENDATION:**

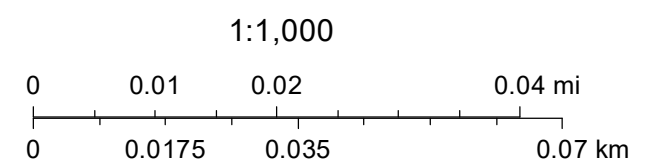
1. Staff recommends conceptual approval to construct an approximately 330 sq. ft.addition to the side of the primary structure based on findings a through c with the following stipulation;
  - a. That the façade facing the right-of-way (ROW) feature fenestration and the windows proposed for the Eastern façade feature traditional proportions and operations.
2. Staff does not recommend approval to construct a shade structure/carport based on findings a,d, and e.
3. Staff recommends approval to construct a horizontal wood slat gate in same location as existing fence/gate based on findings a and f.



# City of San Antonio One Stop



November 15, 2024





# San Antonio 1896, Sheet 40

[Back to Browse Maps](#)

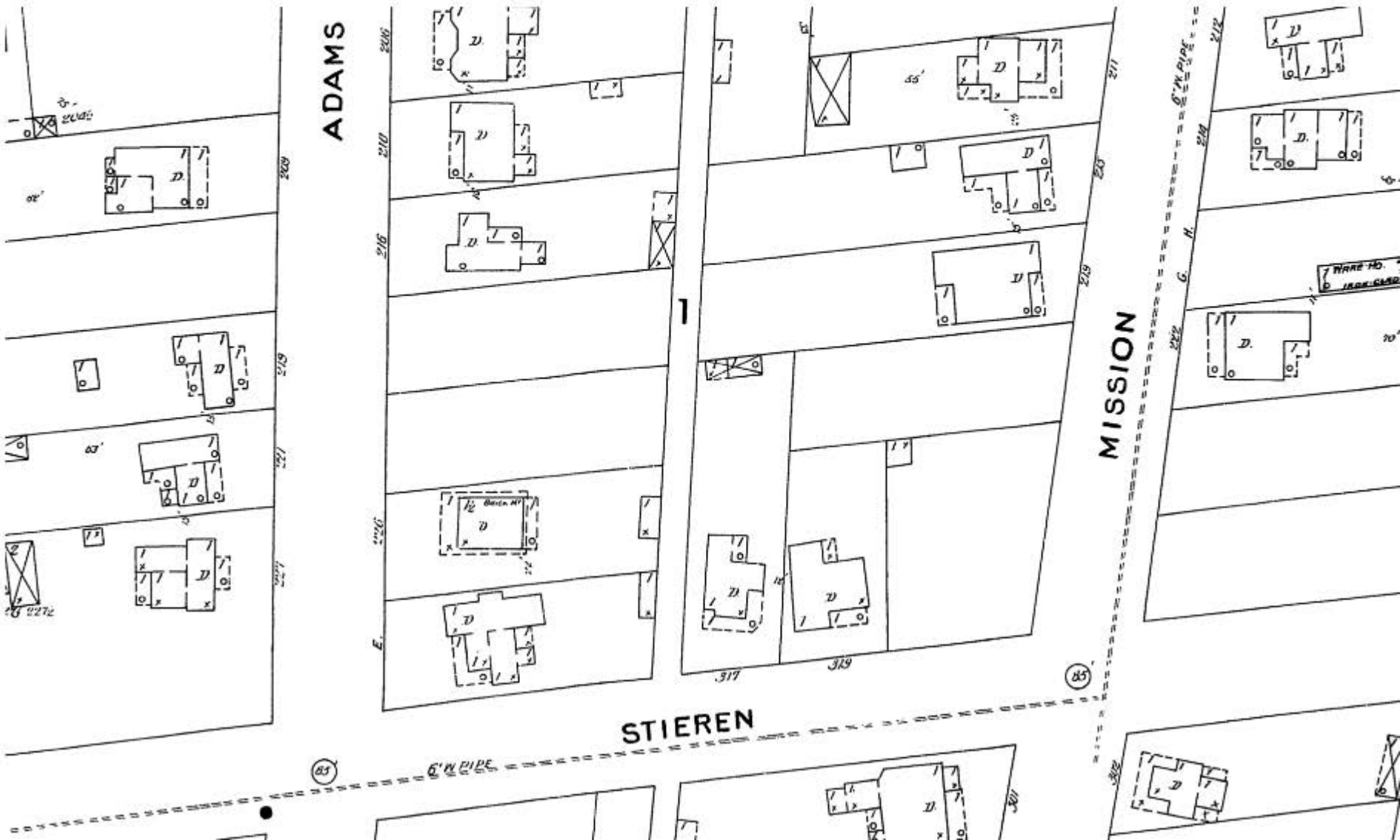
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City: San Antonio

Date: 1896



[Previous](#)

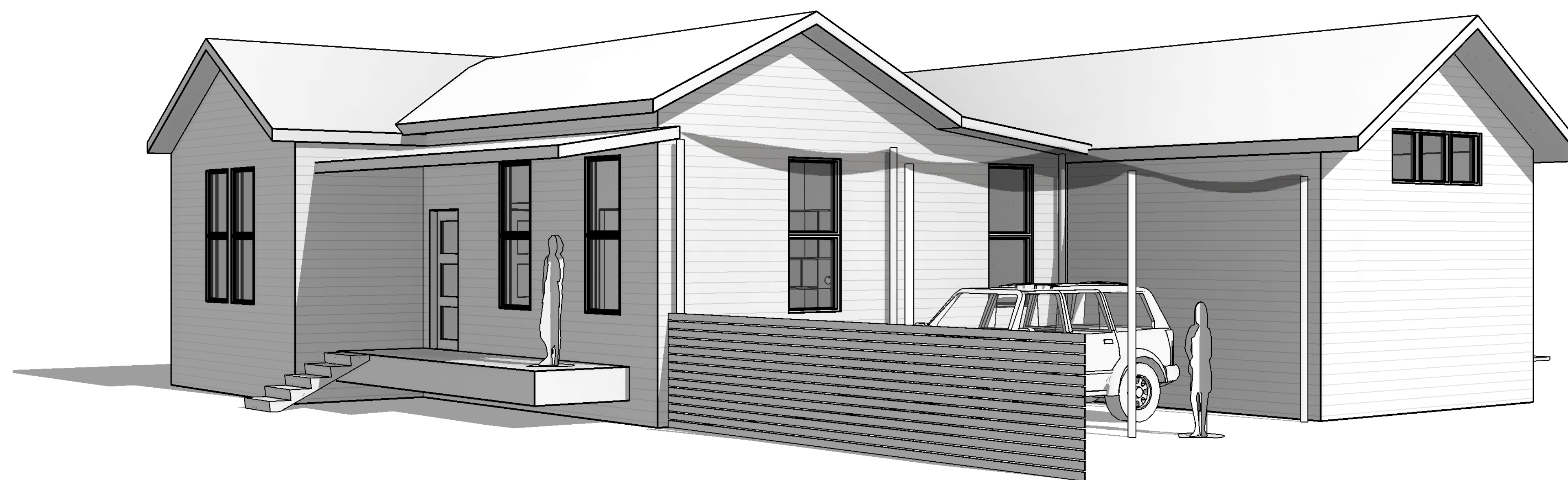












Anne and Thomas Chilton  
319 STIEREN ST  
SAN ANTONIO, TX  
78210

2024.10.28  
HISTORIC DESIGN SUBMITTAL

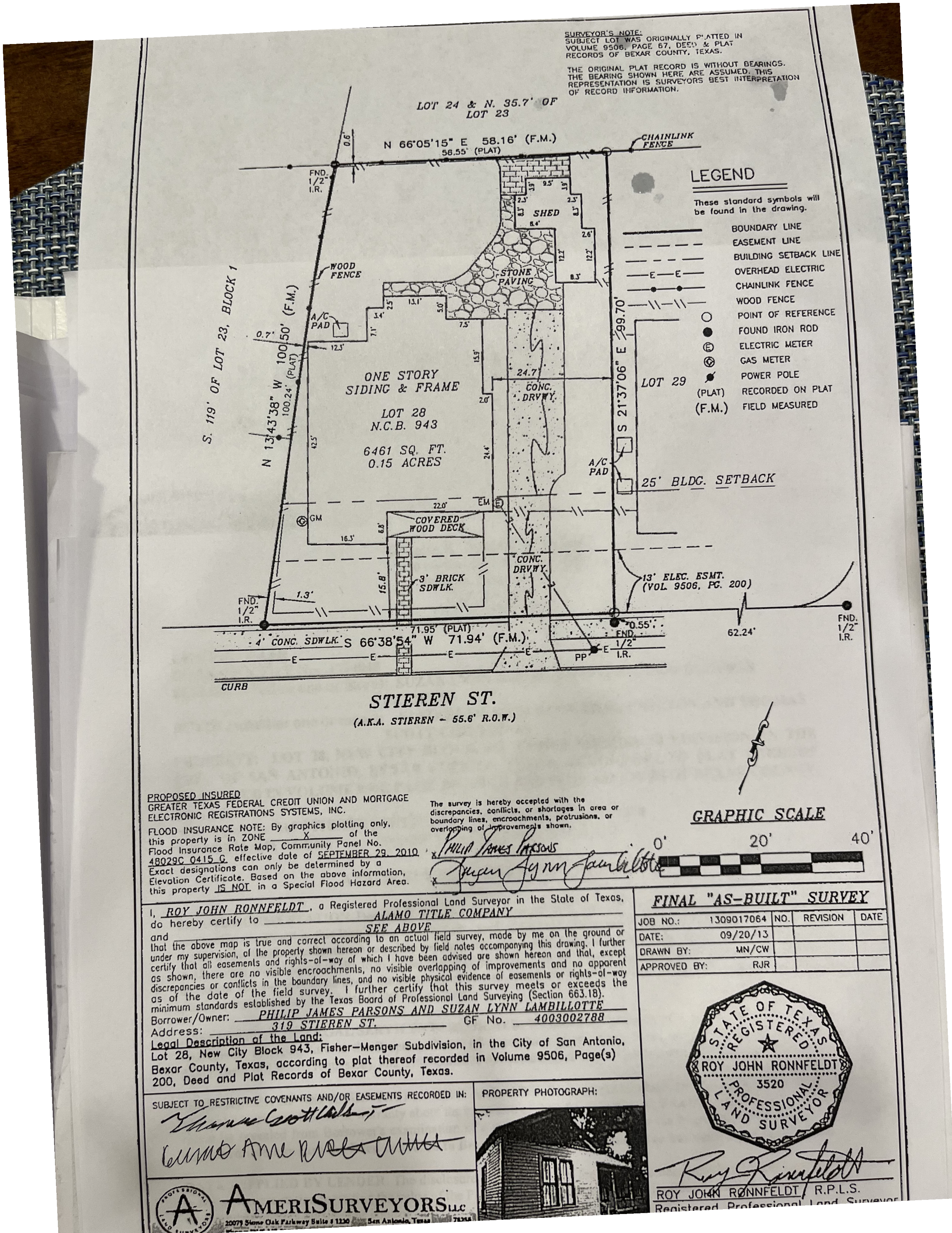


WREN ATELIER, LLC



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.

319 STIEREN

319 STIEREN ST  
SAN ANTONIO, TX  
78210

2024.10.28

PROJ. ARCHITECT jy

SET ISSUE DATES	
DATE	ISSUE

REVISIONS		
NO.	DATE	DESCRIPTION

HISTORIC DESIGN  
SUBMITTAL

PROJECT  
INFORMATION

G002

PROJECT DATA

PROJECT:

PROJECT ADDRESS:

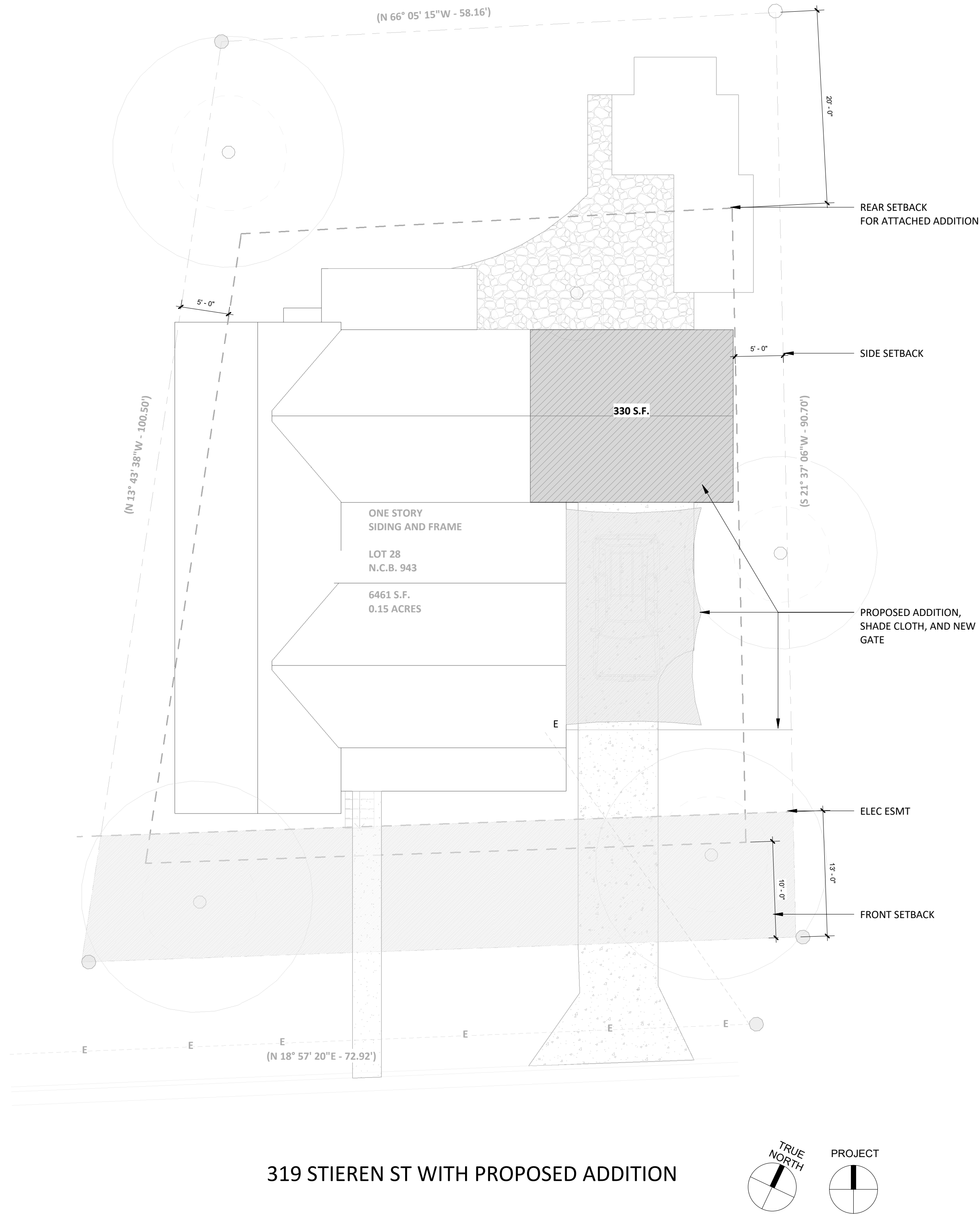
319 STIEREN ST  
SAN ANTONIO, TEXAS  
78210

ZONING: RM-4 S OVERLAY: H HS

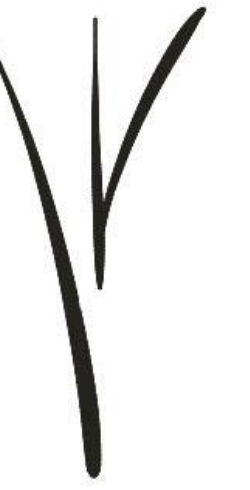
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1 SITE PLAN - 319 STIEREN PERMIT  
SCALE: 1/8" = 1'-0"



WREN ATELIER, LLC

## 319 STIEREN

319 STIEREN ST  
SAN ANTONIO, TX  
78210

2024.10.28

PROJ. ARCHITECT jy

SET ISSUE DATES

DATE	ISSUE

REVISIONS

NO.	DATE	DESCRIPTION

HISTORIC DESIGN  
SUBMITTAL

SITE PLAN

A100



WREN ATELIER, LLC

## 319 STIEREN

319 STIEREN ST  
SAN ANTONIO, TX  
78210

2024.10.28

PROJ. ARCHITECT jy

SET ISSUE DATES  
DATE ISSUE

REVISIONS

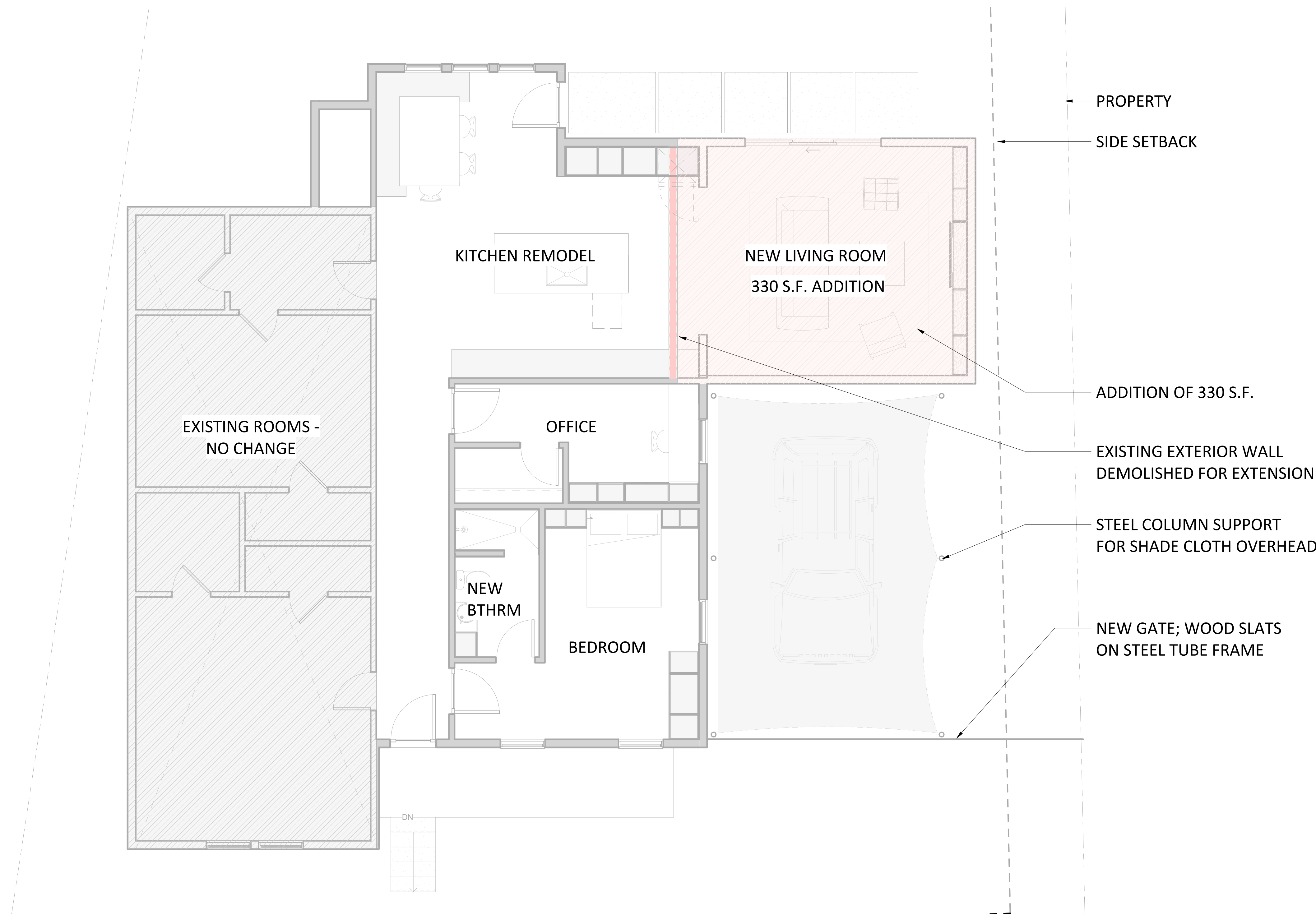
NO. DATE DESCRIPTION

HISTORIC DESIGN  
SUBMITTAL

FLOOR PLAN -  
1ST FLOOR

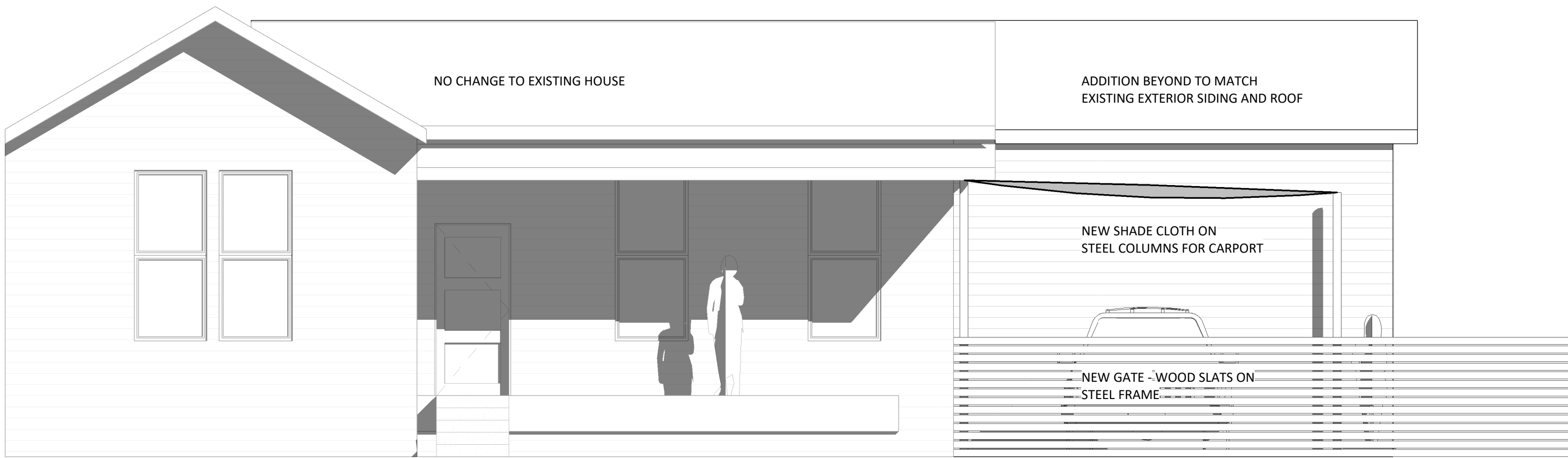
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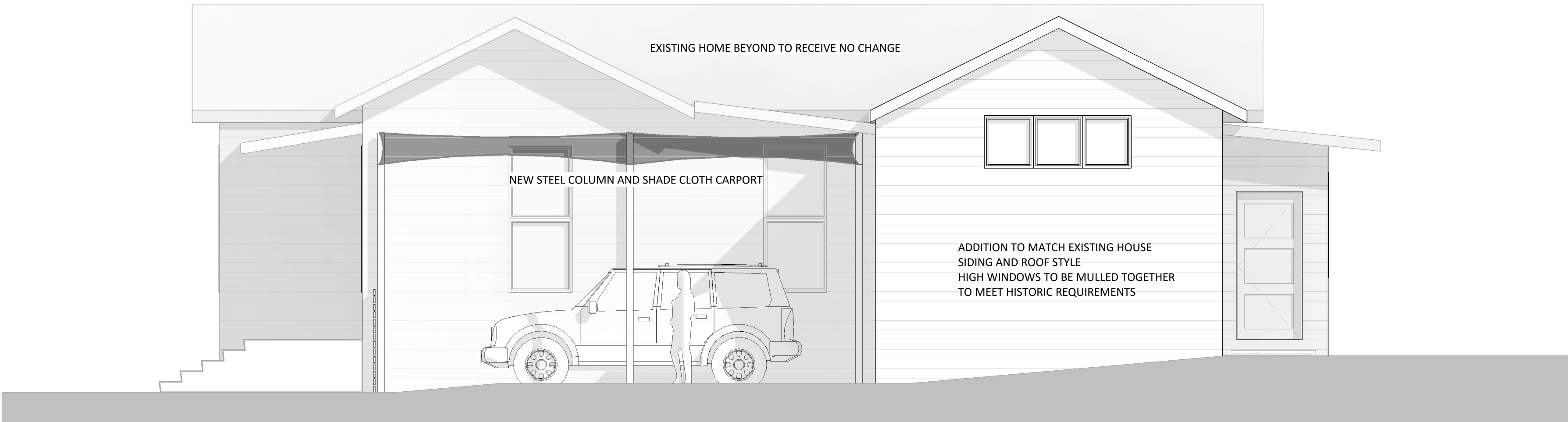


**1 FLOOR PLAN - LEVEL 1 - 1/4" PERMIT**  
SCALE: 1/4" = 1'-0"

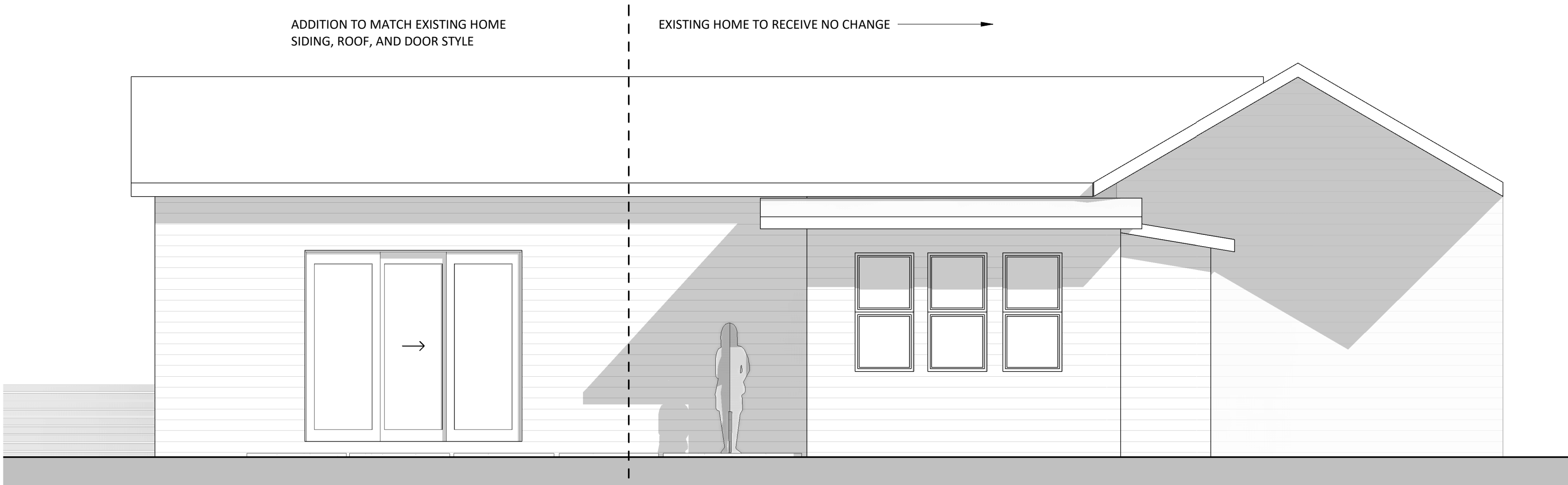




3 EXTERIOR HOUSE SOUTH  
SCALE: 1/4" = 1'-0"



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  
SAN ANTONIO, TX  
78210

2024.10.28

PROJ. ARCHITECT jy

SET ISSUE DATES	
DATE	ISSUE

REVISIONS		
NO.	DATE	DESCRIPTION

HISTORIC DESIGN  
SUBMITTAL

EXTERIOR  
ELEVATIONS

A400













401 Mission (directly across 319 Stieren)