

HISTORIC AND DESIGN REVIEW COMMISSION

May 21, 2025

HDRC CASE NO: 2025-117
ADDRESS: 115 W KINGS HWY
LEGAL DESCRIPTION: NCB 3257 BLK 1 LOT 4 & E 50 FT OF 3
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Laura Bustillos/Don b McDonald Architect
OWNER: Larry Benson/BENSON LARRY JOHN JR
TYPE OF WORK: Modifications to an existing addition, modifications to an enclosed side porch, site work, construction of a rear addition, construction of an open-air pavilion
APPLICATION RECEIVED: May 02, 2025
60-DAY REVIEW: July 01, 2025
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform modifications to an existing, 2-story rear addition. The applicant has proposed for these modifications to include new façade materials, roof replacement, the removal of non-original construction, and the construction of a circulation element.
2. Perform modifications to an enclosed, second story side porch.
3. Construct an open-air pavilion to be located to the immediate north of the existing swimming pool.
4. Perform site and landscaping work including the construction of a rear yard retaining wall and cedar privacy fencing along property lines.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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 Alterations 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.

A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The historic structure at 115 W Kings Highway was constructed circa 1915 in the Prairie Style and first appears on the 1931 Sanborn Map. The historic structure was designed by Atlee B. Ayres and is contributing to the Monte Vista Historic District.
- b. EXISTING ADDITION MODIFICATIONS— The applicant has proposed to perform modifications to an existing, 2-story rear addition. The applicant has proposed for these modifications to include new façade materials, roof replacement, the removal of non-original construction, and the construction of a circulation element. The applicant has proposed to remove the existing stucco and install wood siding, wood windows, wood trim, and to replace the existing metal roof with a copper standing seam metal roof. Generally, staff finds the proposed modifications to be appropriate and consistent with the Guidelines. While the proposed copper roof will not match the existing standing seam metal roof of the addition, staff finds that it will patina to match the color of the clay tile roof of the historic structure. The roof form of the existing addition will not change.
- c. ADDITION (1-Story Element) – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure’s footprint. Within the request to modify the exterior of the existing addition, the applicant has proposed to construct a 1-story circulation addition, noted on the plan as the conservatory. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- d. ADDITION (Materials, 1-Story Element) – The applicant has proposed materials that include a copper standing seam metal roof, wood siding elements, and wood windows. Generally, staff finds the proposed materials to be appropriate. The existing roof form for the rear addition features a ¼ inch slope. Staff finds the proposed metal installation to be appropriate in this context as its visibility from the right of way will be limited.

- e. EXISTING ENCLOSED PORCH – Currently, the historic structure features an east wing with a second level porch that is currently enclosed. The applicant has proposed to modify the existing enclosure by reconfiguring the enclosure’s fenestration pattern. The applicant has proposed wood façade materials, wood windows and a copper standing seam metal roof. Staff finds these materials to be appropriate and consistent with the Guidelines.
- f. OPEN AIR PAVILION – The applicant has proposed to construct an open-air pavilion to the immediate north of the existing swimming pool and to the east of the historic structure. The pavilion will be cited to be behind the front façade of the historic structure. The applicant has proposed materials that include brick and wood trim. Staff finds the proposed pavilion to be appropriate and consistent with the Guidelines.
- g. SITE WORK – The applicant has proposed site work that includes landscaping, tree planting, the construction of a brick retaining wall in the rear yard, and the construction of cedar privacy fencing along rear property lines. All on site fencing will not exceed six (6) feet in height, per the applicant.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, modifications to an existing, 2-story rear addition and the construction of a 1-story circulation element based on findings b through d, with the following stipulations:
 - i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, and smooth panels.
 - ii. That all windows adhere to the adopted standards for windows in additions. These standards are noted in the applicable citations. Final window specifications are to be submitted to OHP staff for review and approval.
- 2. Staff recommends approval of item #2, modifications to an existing, enclosed second level porch based on finding e, with the following stipulations:
 - i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, and smooth panels.
 - ii. That all windows adhere to the adopted standards for windows in additions. These standards are noted in the applicable citations. Final window specifications are to be submitted to OHP staff for review and approval.
- 3. Staff recommends approval of item #3, the construction of an open-air pavilion, as submitted, based on finding f.
- 4. Staff recommends approval of item #4, site work, landscaping and the construction of a retaining wall and cedar fencing, as submitted, based on finding g.



EagleViewImage
Captured: Mar 20, 2025

20 ft
10 m

E Kings Hwy N

Don B. McDonald, Architect

DESCRIPTION

115 Kings Hwy Addition
San Antonio, Texas 78212

The proposed project includes the addition of a conservatory on the north side of the residence, providing a connection between the first floor and the basement. An additional expansion is planned for the east side of the home, replacing a non-original renovation from the early 1990s.

Our intent is to clearly distinguish the new construction from the historic structure while maintaining architectural harmony. The additions will feature wood detailing, painted in a dark brown color carefully selected to complement the existing brick. This color choice is consistent with tones found in traditional Craftsman and Prairie-style homes, aligning with the character of the original architecture.

The exterior improvements also include a new pavilion, designed with brick to match the residence and incorporating the same dark brown accents. These enhancements aim to respect the historic integrity of the property while sensitively updating it for modern use.



115 W. KING HWY ADDITION
South Elevation - Street View

DON B. MCDONALD
ARCHITECTS



115 W. KING HWY ADDITION
West Elevation Front

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115 W. KING HWY ADDITION
West Elevation Middle

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115 W. KING HWY ADDITION
West Elevation Rear

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115 W. KING HWY ADDITION
North Elevation

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115 W. KING HWY ADDITION
East Elevation

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115 W. KING HWY ADDITION
East Elevation & Pool

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115 W. KING HWY ADDITION
East Elevation & Patio




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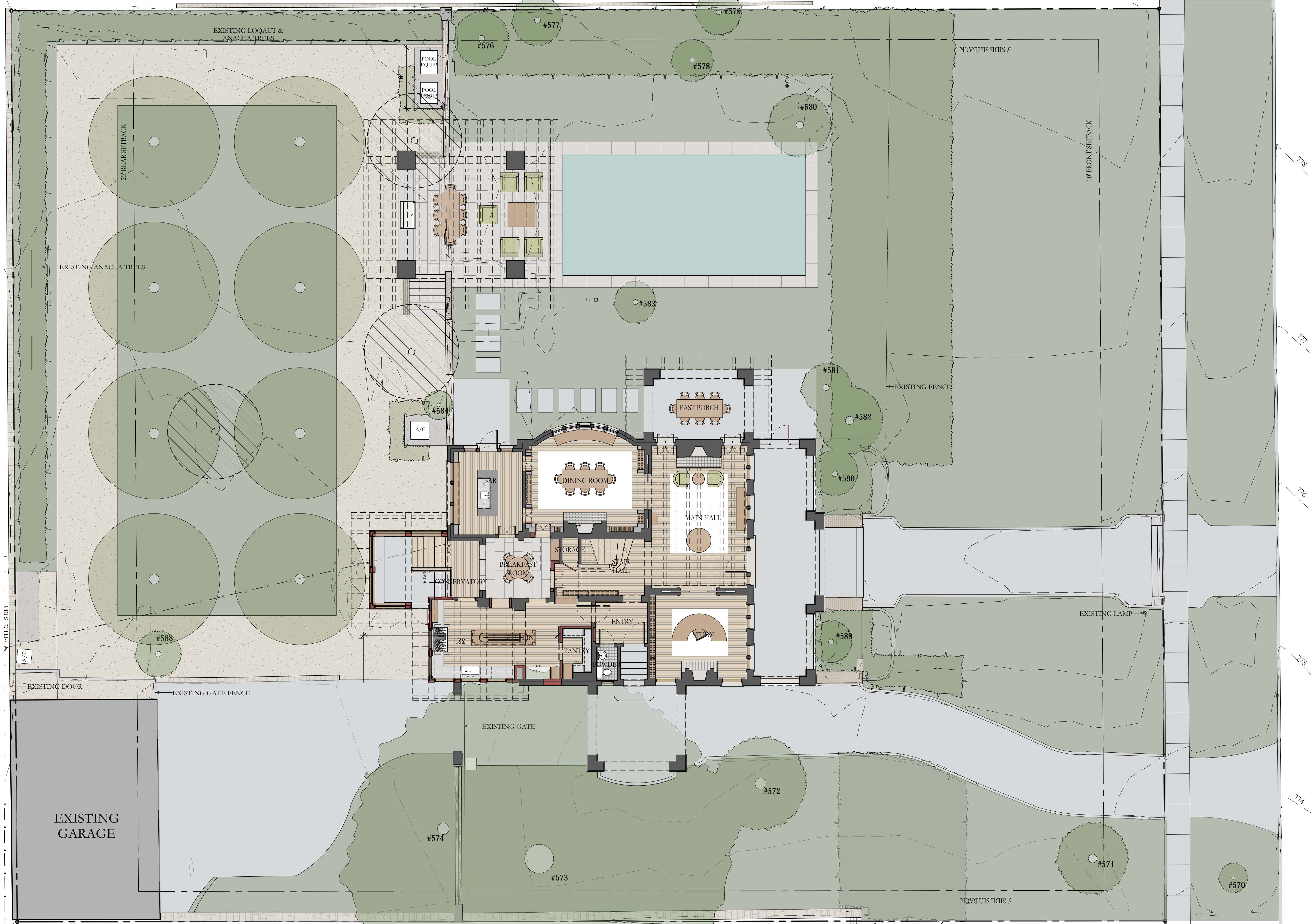
115 W. KING HWY ADDITION
Pavilion Location & Pool

DON B. MCDONALD
ARCHITECTS

TREE TABLE			
POINT #	DESCRIPTION	POINT #	DESCRIPTION
570	REDBUD 7"	580	OAK 15"
571	OAK 17"	581	SAGO PALM 11"
572	PECAN 22"	582	ANACUA 10"
573	OAK 57"	583	MT. LAUREL 10"
574	OAK 23"	584	MT. LAUREL 7"
576	LOQAUT 13"	588	CHINABERRY 11"
577	LOQAUT 12"	589	SAGO PALM 10"
578	PALM 10"	590	SAGO PALM 11"
579	ANACUA 11"		

LEGEND	
	NEW TREE
	EXISTING TREE
	DEMO TREE

WALL LEGEND	
	NEW WALL
	EXISTING WALL

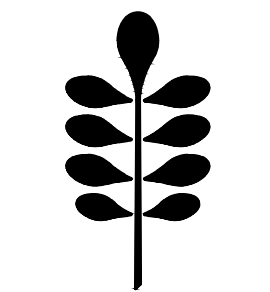


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BENSON RESIDENCE
115 WEST KINGS HIGHWAY
SAN ANTONIO, TX 78212

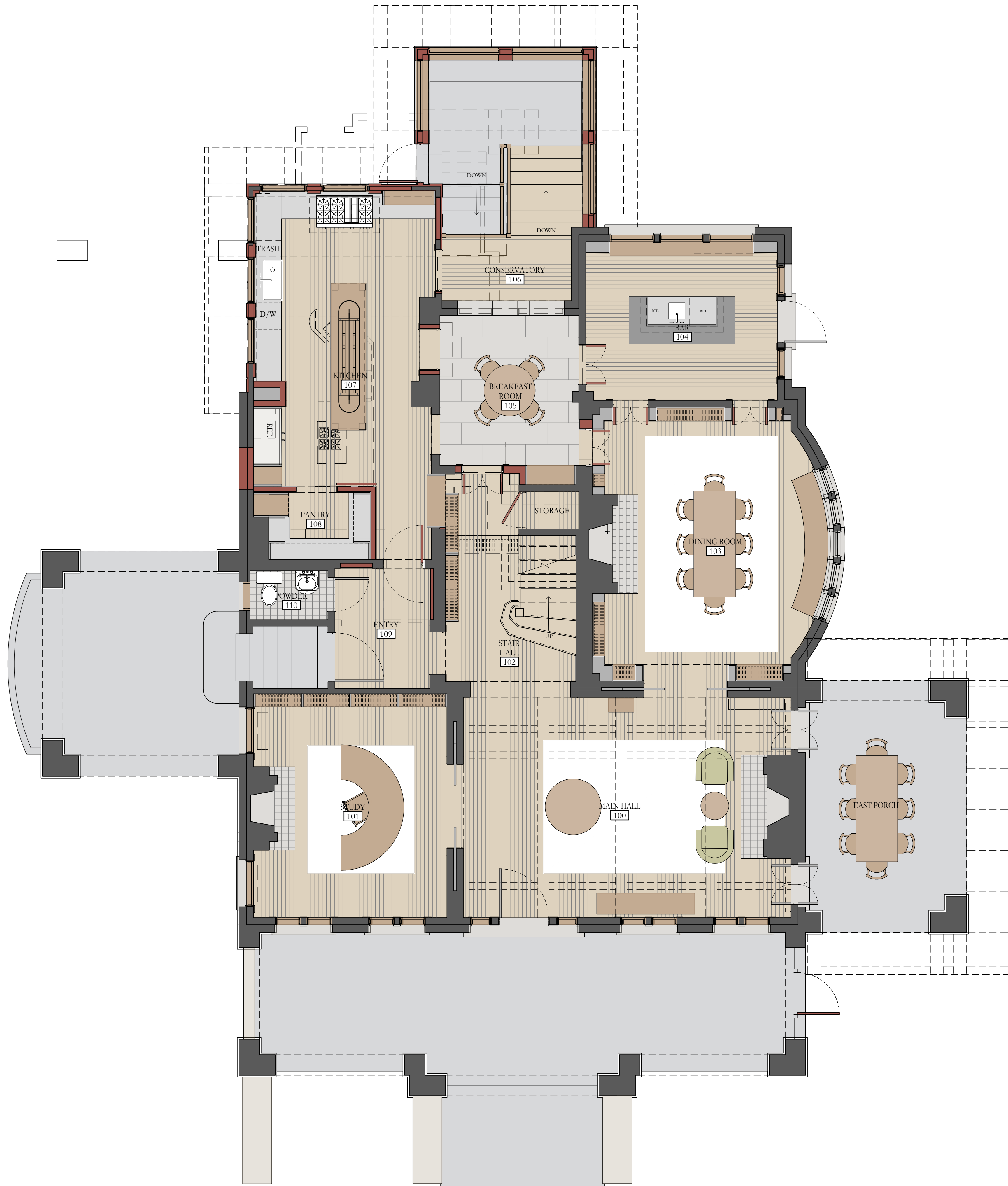


DON B. MCDONALD ARCHITECT
2121 NORTH MAIN AVENUE
SAN ANTONIO, TEXAS 78212
(210) 798-9722

REVISIONS DATE

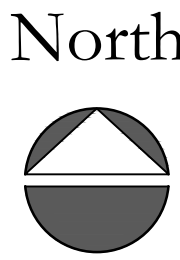
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05.01.2025



1 First Floor Plan

Scale: 1/4"=1'-0"



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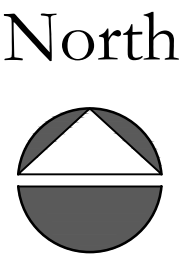
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1 Second Floor Plan

Scale: 1/4"=1'-0"



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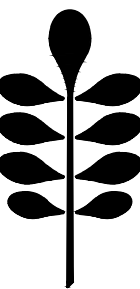
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REVISIONS	DATE

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CHECKED: LB

A1.5
05.01.2025





4 Elevation - South

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



3 Elevation - West

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



2 Elevation - North

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



1 Elevation - East

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

Don B. McDonald, Architect

EXTERIOR MATERIALS & FINISHES

115 W. Kings Hwy Addition
San Antonio, Texas 78212

Site Improvements:

New Pavilion:	New Brick – To Match Existing Brick Wall
New Site walls:	New Brick – To Match Existing Brick Wall
Stone Floor and steps:	Limestone – To Match Existing House Stone Color and Cast Concrete
Gate:	Cedar
Fence:	Cedar Fence

Additions Conservatory & Master Bath

Roofing:	¼” Slope Copper Standing Seam
Wood Joist:	Douglas Fir – Paint/Dark Brown – To Match Existing House Brown Brick Color
Wood Purlins:	Douglas Fir – Paint/Dark Brown – To Match Existing House Brown Brick
Wood Decking:	Douglas Fir – Paint/Dark Brown – To Match Existing House Brown Brick
Wood Decking:	1x6 T&G DG– Paint/Dark Brown – To Match Existing House Brown Brick
Trim:	Mahogany – Paint/Dark Brown – To Match Existing House Brown Brick Color
Wood Windows & Doors:	Dynamic Fenestration Material: All Wood - Mahogany Color: – Paint/Dark Brown – To Match Existing House Brown Brick Stiles: 2.25” Muntin’s: 1” Glass: Clear Screen: Copper Recessed in Trim Wall: 1.5”
Floor:	White Oak - Wood Floor – To Match Existing House