

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-203
ADDRESS: 235 BENITA ST
LEGAL DESCRIPTION: NCB 3979 BLK 5 LOT 26
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Carmen Hall/Golden Rule Resources LLC
OWNER: Carmen Hall/Golden Rule Resources LLC
TYPE OF WORK: Rehabilitation, fenestration modifications, window replacement, construction of a rear addition
APPLICATION RECEIVED: April 28, 2023 (Complete on May 19, 2023)
60-DAY REVIEW: July 19, 2023
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work that include the repair of the structure's foundation, in-kind roof replacement and painting.
2. Replace the existing, aluminum windows with new, aluminum windows.
3. Perform fenestration modifications that include increasing both front and side (east & west) window openings and the removal of a side (east) door.
4. Construct a rear addition to feature approximately 800 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

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 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

- 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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 historic structure at 235 Benita was constructed circa 1940 and features traditional architectural elements, including a front gabled roof. The structure features exposed rafter tails, an asphalt shingle roof, aluminum windows and a stucco façade. The structure is found on the 1951 Sanborn Map and is contributing to the Mission Historic District.
- b. **REHABILITATION** – The applicant has proposed to perform rehabilitative scopes of work that include the repair of the structure's foundation, in-kind roof replacement and painting. Generally, staff finds the proposed scope of work to be appropriate and consistent with the Guidelines. The current foundation skirting is stucco/plaster. There is to be no changes in the profile or material of the skirting. All original roof elements, including exposed rafter tails should be preserved. An enclosed soffit should not be installed.
- c. **WINDOW REPLACEMENT** – The structure currently features aluminum windows in a two over two profile. The applicant has proposed to replace all aluminum windows with new, aluminum windows in bronze finish. Generally, staff finds the replacement of the existing aluminum windows with new aluminum windows to be appropriate; however, staff finds that all windows should adhere to staff's standards for replacement windows. The proposed windows should not feature nailing fins.
- d. **FENESTRATION MODIFICATIONS** – The applicant has proposed to perform fenestration modifications that include increasing both front and side (east & west) window openings in size and the removal of a side (east) door. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Generally, staff finds that all window openings should remain as they exist, regarding size. The installation of a window in the existing side façade door opening would be appropriate as the opening would be preserved.
- e. **REAR ADDITION** – The applicant has proposed to construct a rear addition to feature approximately 800 square feet in size. 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. The existing structure features approximately 1,098 square feet, per Bexar County Appraisal District. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- f. **REAR ADDITION (Materials)** – The applicant has proposed materials that include stucco, aluminum windows, and a composition shingle roof. Generally, staff finds the proposed materials to be appropriate. Staff finds that the proposed materials to be appropriate; however, the applicant should incorporate an expansion joint in the stucco to differentiate the addition from the primary historic structure. As noted in finding c, staff finds the proposed aluminum windows to be appropriate; however, windows should not feature a nailing fin in order to be installed at an appropriate depth.
- g. **REAR ADDITION (Architectural Details)** – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines; however, as noted in finding f, staff finds that the applicant should incorporate an expansion joint in the stucco to differentiate the addition from the primary historic structure.

RECOMMENDATION:

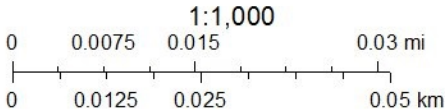
1. Staff recommends approval of item #1, the rehabilitative scopes of work based on finding b with the following stipulations:
 - i. That the existing skirting profile and material remain as is. In-kind repair and replacement is appropriate. An enclosed soffit should not be installed.
2. Staff recommends approval of item #2, the replacement of the existing aluminum windows with new aluminum windows with the following stipulations:

- i. That the proposed windows be supplied in a block frame and that all replacement windows be installed to match the installation depth and profile of the existing windows. Existing window openings are not to be modified in size to accommodate a replacement window.
3. Staff does not recommend approval of item #3, fenestration modifications, as noted in finding d. Staff recommends that all window openings remain as they exist. Staff recommends approval of the conversion of the side door to a window provided that the window opening profile match the existing.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through g with the following stipulations:
 - i. That the proposed windows be supplied in a block frame and that all replacement windows be installed to match the installation depth and profile of the existing windows.
 - ii. That an expansion joint be added where the addition and existing structure join to differentiate the addition from the existing, historic structure.
 - iii. That the rear addition feature architectural details that match the original structure. Stucco should feature a matching finish and rafter tails should be exposed to match those of the historic structure.

City of San Antonio One Stop



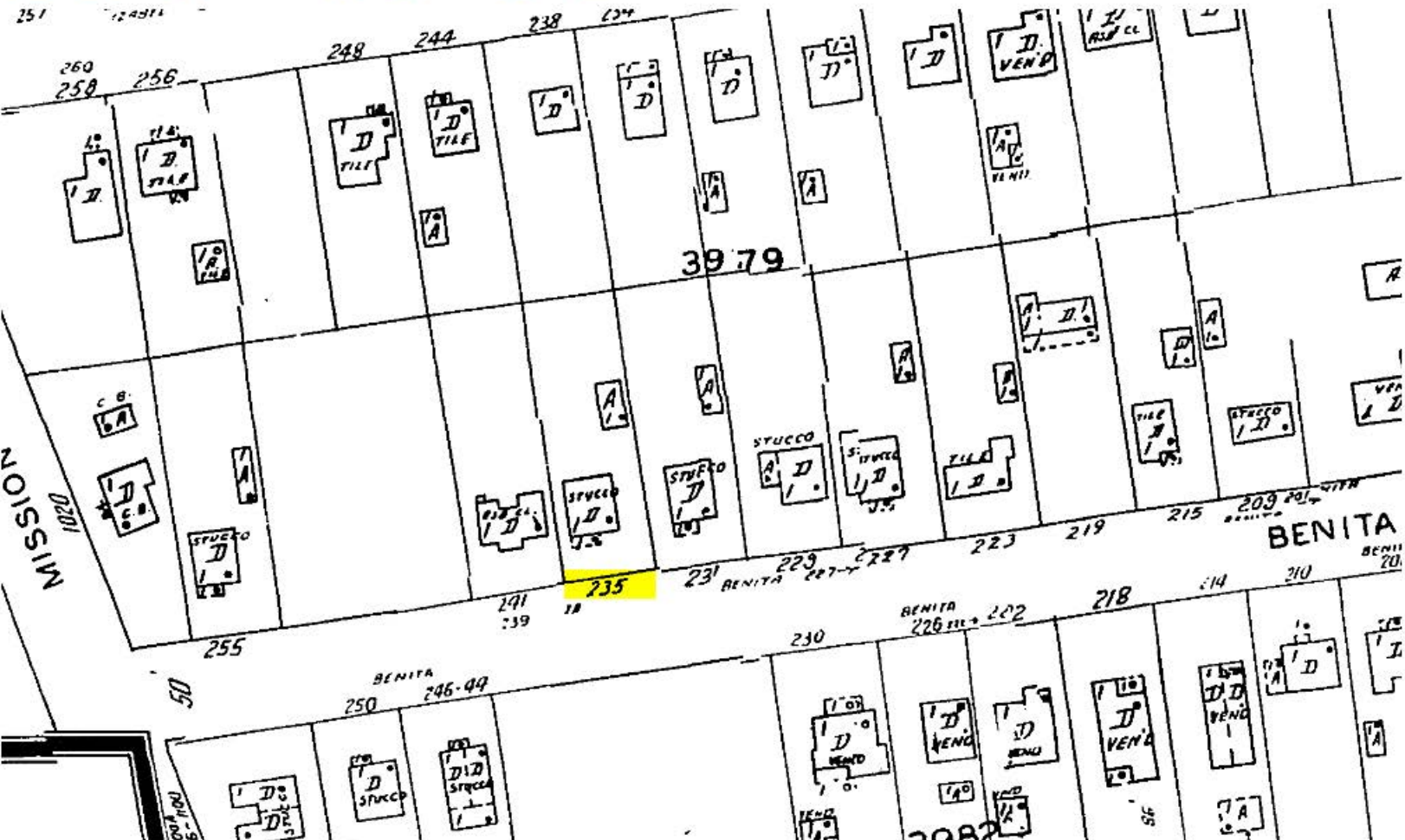
June 1, 2023



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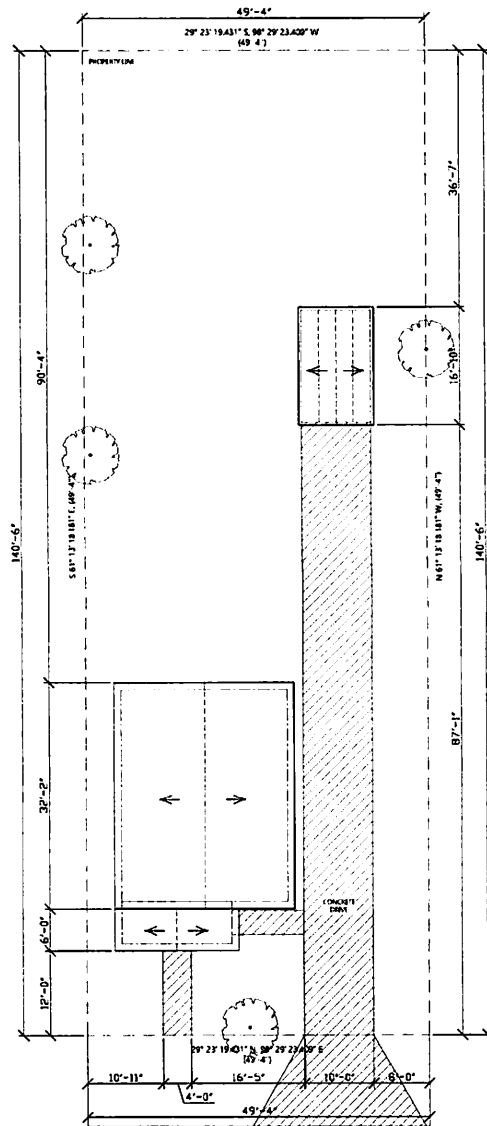




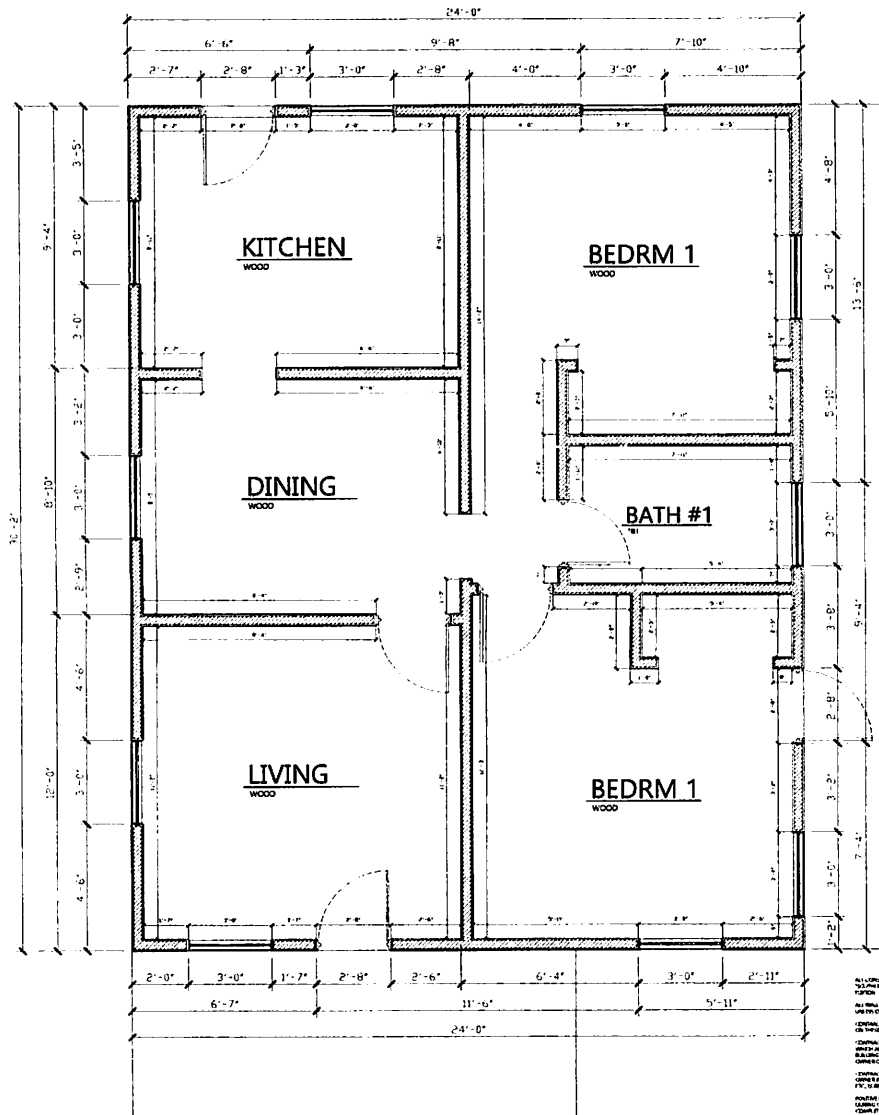




EXISTING



SITE PLAN



FLOOR PLAN

SCALE 1/4" = 1'-0"

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BENITA RESIDENCE

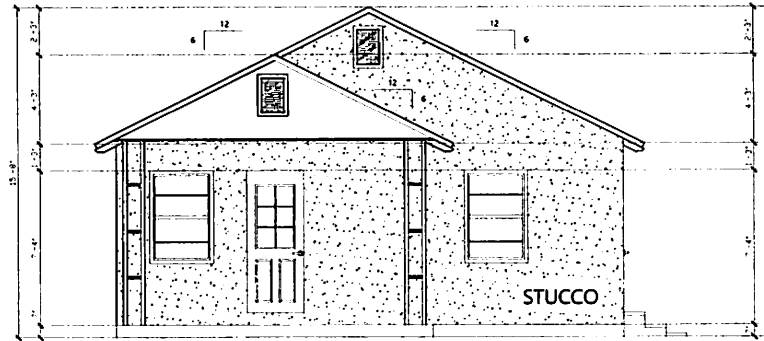
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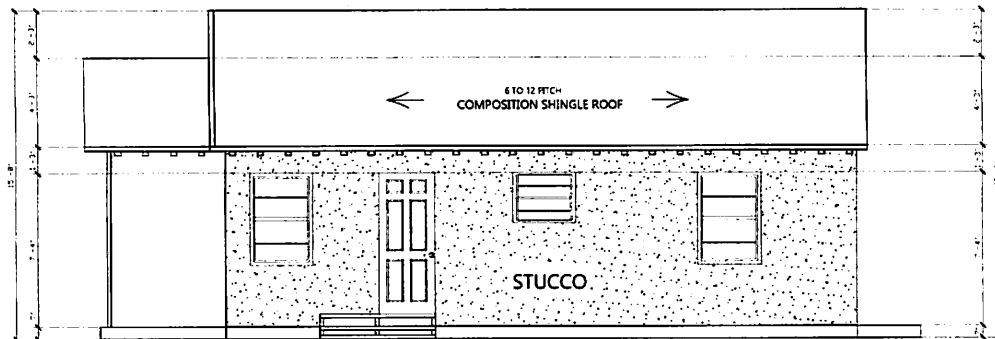
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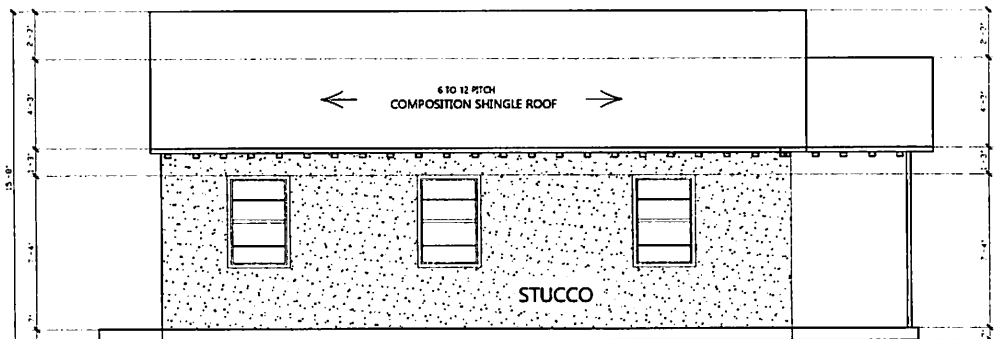
SCALE 3/8" = 1'-0"



4



4



4

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235 BENITA ST, SAN ANTONIO, TX 78210

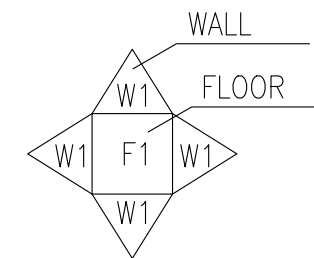
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A002

SITE PLAN

SCALE 1/8" = 1'-0"

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SCALE 1/2" = 1'-0"



ROOM FINISH LEGEND

ROOM FINISH MATERIALS SCHEDULE		FRAMING AND BLOCKING SHALL BE OF NON-COMBUSTIBLE MATERIAL MEETING CODES	
<u>FLOOR</u>		<u>WALLS</u>	
<u>F1</u>	CAPEL TIMBER 6 IN. X 24 IN. MATTE CERAMIC FLOOR AND WALL TILE (0.99 SQ. FT./EACH)	<u>W1</u>	PAINT - POLAR BEAR 75 BY BEHR
<u>F2</u>	OCEANOD AND DOT MATTE WHITE WITH BLACK DOT 12 IN. X 12 IN. GLAZED CERAMIC MOSAIC TILE (1 SQ. FT./EACH)	<u>W2</u>	MAIN HOUSE WILL BE CORN STALK M290-3u BY BEHR AND TRIM AROUND DOOR AND WINDOWS WILL BE: COTTAGE WITH 15u BY BEHR
<u>F3</u>	CONCRETE	<u>W3</u>	WALL TYPE WILL REMAIN STUCCO
<u>MATERIAL TO BE USED</u>			
<u>FRAMING TYPE - WOOD FRAMING</u>			
<u>ROOFING MATERIAL - COMPOSITE ASPHALT SHINGLE, COLOR BLEND GREY</u>			
<u>DOOR</u>			
<u>D 1</u>	36 IN. X 79 IN. UNIVERSAL/REVERSIBLE ELEMENT SERIES 6-PANEL PRIMED WHITE STEEL FRONT DOOR SLAB		
<u>D 2</u>	30 IN. X 80 IN. 4-PANEL RIGHT-HANDED HOLLOW-CORE SMOOTH PRIMED COMPOSITE SINGLE PREHUNG INTERIOR DOOR		
<u>D 3</u>	24 IN. X 80 IN. 4-PANEL LEFT-HANDED HOLLOW-CORE SMOOTH PRIMED COMPOSITE SINGLE PREHUNG INTERIOR DOOR		
<u>WINDOWS</u>			
<u>WS 1</u>	METAL FRAME WITH SINGLE PANE GLASS		
<u>WS 2</u>	30 in. x 54 in. MOBILE HOME SING HUNG ALUMINUM WINDOW - SILVER		
<u>WS 3</u>	30 in. x 27 in. MOBILE HOME SING HUNG ALUMINUM WINDOW - SILVER		

ALL CONSTRUCTION TO COMPLY WITH THE STANDARDS OF THE
UNIFORM 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
AND MAKE NECESSARY WORK TO BE DONE, INCLUDING PROPERTY LINE
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 AROUND THE BUILDING MUST BE MAINTAINED
DURING CONSTRUCTION AND THEN PERMANENTLY ASSURED AFTER
COMPLETION

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

ALL COLORS SHALL BE AS SELECTED BY OWNER

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

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

ALL CABINET ELEVATIONS ARE FOR GENERAL VALUATION ONLY
AND CABINET PRICES SHALL BE AS SELECTED BY OWNER

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DATE 04/12/2023

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INITIAL PRICING SET

PROPOSED PLANS

R001



BENITA RESIDENCE

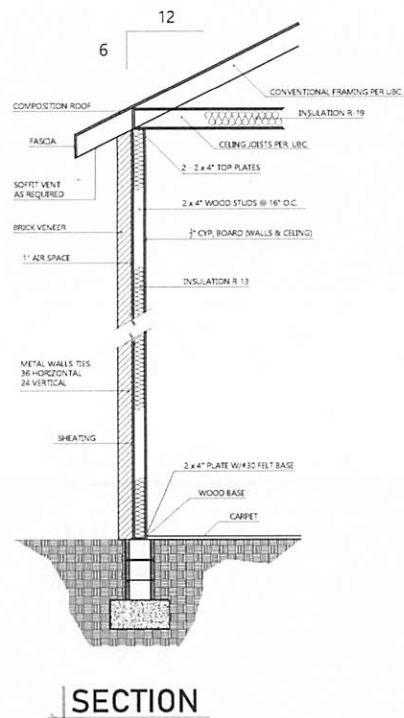
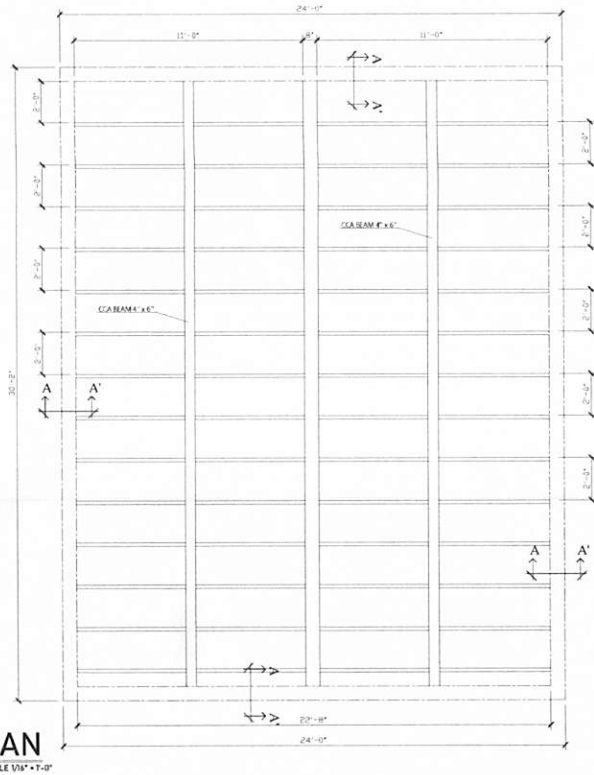
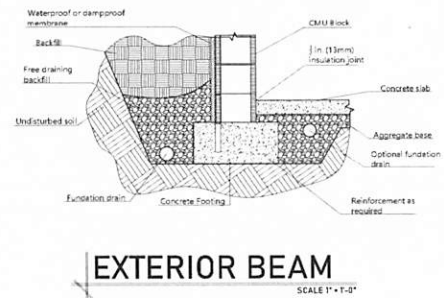
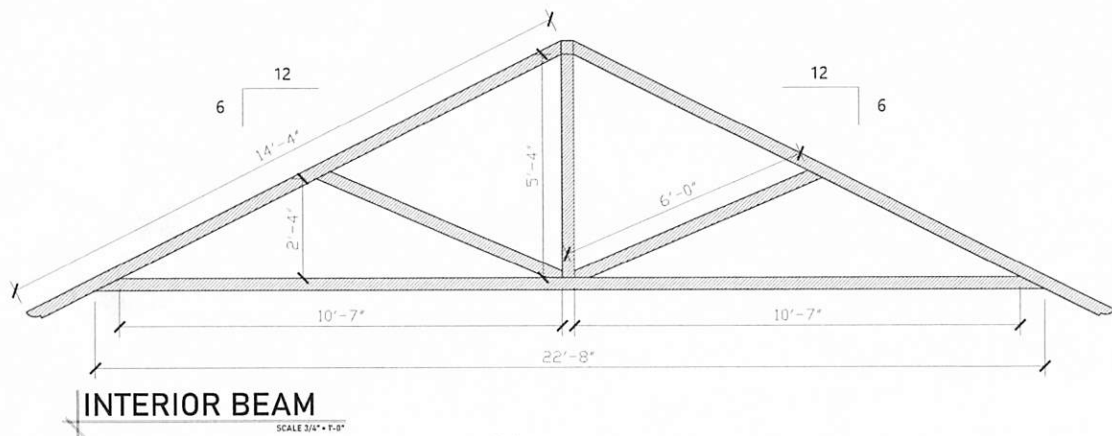
235 BENITA ST, SAN ANTONIO, Tx 78210

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PROPOSED PLANS

R002

Proposed



ALL CONSTRUCTION TO COMPLY WITH THE STANDARDS OF THE
"NATIONAL BUILDING CODE" AND "NATIONAL BUILDING CODE LATEST
EDITION"

ALL FINAL DIMENSIONS SHALL CONFORM TO PLAN AND TO FACE OF SHED
LATER ON OTHERWISE NOTED

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS SHOWN
ON THESE PLANS

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING STRUCTURES
WHICH ARE NOT TO BE DEMOLISHED, INCLUDING PROPERTY LINES
AND ADJACENT BUILDINGS. CONTRACTOR SHALL NOTIFY THE OWNER OF
THE EXISTENCE OF ANY OBSTRUCTIONS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH OBSTRUCTIONS
(TREES, ETC.) IF REQUIRED

PROTECT ADJACENT AREAS FROM THE BUILDING MUST BE MAINTAINED
UNTIL THE BUILDING IS COMPLETE AND THEN PROBABLY REQUIRED UNTIL
COMPLETE

COMPLETE WITHIN CHARTER OF ANY EQUIPMENT OR MACHINERY, TECHNICAL
DRAWINGS, SPECIFICATIONS, AND ALL OTHER INFORMATION, INCLUDING
NECESSARY, FUTURE SUPPLIES, ETC.

ALL DECISIONS SHALL BE BY ARCHITECT OR OWNER

CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE SIZE AND LOCATION OF
ALL STRUCTURAL WALLS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL
DESIGN OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN
ENGINEER'S SIGN AND DATED TO THESE PLANS

ALL CHARTER EQUIPMENT AND MACHINERY SHALL BE NOTED ONLY
ON THE PLANS AND NOT ON THE PLANS

BENITA RESIDENCE

235 BENITA ST, SAN ANTONIO, TX 78210

Proj. No	21030
DATE	04/12/2023
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INITIAL PRICING SET

PROPOSED PLANS

A003