

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2022

HDRC CASE NO: 2022-346
ADDRESS: 506 STIEREN
LEGAL DESCRIPTION: NCB 2966 (STIEREN STREET REPLAT), BLOCK 1 LOT 18
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: caroline gado
OWNER: APOLLO MAYORAL LLC
TYPE OF WORK: New construction of four, multi-story structures
APPLICATION RECEIVED: September 09, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct four residential structures on the lot addressed 506 Stieren. The proposal includes three, 3-story structures and one, 2-story structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *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.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

7. 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

- 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 506 Stieren is currently vacant, but originally featured a complex of commercial structures constructed circa 1910. It first appears on the Sanborn Map in 1912. The block consists of 1-story and 2-story single-family and multi-family residences and infill construction. The property is contributing to the King William Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant received conceptual approval from the HDRC on August 3, 2022, with the following stipulations:
 - i. That the applicant explores a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood as noted in finding d, e, and k. ***This stipulation has NOT been met.***
 - ii. That the applicant increases the setback of the front unit to be more consistent with the development pattern of the district as noted in findings g and j. ***This stipulation has NOT been met.***
 - iii. That the applicant reduces the height of the front structure to 2 ½-stories as noted in finding f. ***This stipulation has NOT been met.***
 - iv. That the applicant reduces the heights of all three of the rear three structures to be subordinate to the primary structure as noted in finding f. ***This stipulation has been met.***
 - v. That the applicant submits an accurate line-of-sight study from both Stieren and Cedar that illustrates the proposed structures in context with the surrounding block. ***This stipulation has NOT been met.***
 - vi. That detached garages or parking areas be utilized instead of attached garages and carports as noted in finding m. ***This stipulation has NOT been met.***
 - vii. That the applicant modifies the proposed windows to be one over one and submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. ***This stipulation has been met.***

- viii. That the applicant reduces the proposed impervious coverage to be introduced by the proposed buildings and hardscaping where feasible. ***This stipulation has been met.***
 - ix. That the applicant submits a comprehensive landscaping plan for final approval. The landscaping plan should indicate all setbacks with dimensions, all locations and dimensions of proposed hardscaping, and the locations and species of plants. The applicant should indicate all mechanical equipment on the site plans and/or elevations for final approval. ***This stipulation has been met.***
 - x. That the applicant complies with zoning setback requirements or obtains a variance from the Board of Adjustment if applicable.
 - xi. That the details regarding windows, architectural features, and landscaping be further developed for review per the King William Association Architectural Advisory Committee's comments. ***This stipulation has been met.***
 - xii. That the applicant returns to the Design Review Committee prior to returning to the HDRC for final review. ***This stipulation has been met.***
- c. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee on July 12, 2022, prior to conceptual review by the HDRC. The discussion focused on massing, noting the heights of neighboring structures on future submissions, the proposed building orientation, and architectural details in keeping with the historic district. At this time, the applicant has not submitted updated application materials. The applicant returned to the HDRC on September 13, 2022, with updated materials. The DRC discussed scale and massing, orientation, fenestration pattern and window materials, landscaping, and impervious cover.
- d. DEVELOPMENT PATTERN – The applicant has proposed to construct three, 3-story structures and one, 2-story structure at the lot addressed 506 Stieren near the corner of Stieren and Cedar. Cedar Street is historically and presently a residential street and retains a high degree of architectural integrity. The predominant development pattern includes 1-story residential structures along Stieren and Cedar with a few larger, 2 to 2-½ story structures with deeper setbacks on Cedar. There is a 1-story commercial structure to the east at the corner of Stieren and N St Mary's that features the largest footprint and lot coverage in the vicinity.
- e. LOT COVERAGE – Per the submitted conceptual site plan, the front unit along Stieren will have the largest footprint of the four structures, with the three interior structures featuring a similar overall rectangular footprint. The documents include a lot coverage calculation for the building footprint, which states that the overall lot measures 9,234 square feet, the total building footprint measures 3,588 square feet, for a building-to-lot ratio of 38.86%. According to the Historic Design Guidelines, new construction should respond to the existing development pattern of the district and buildings and impervious coverage should not exceed 50% of the lot. Historic lots in the district do not traditionally have four detached structures. The predominant development pattern for residential lots is a larger primary structure and a smaller detached accessory structure in footprint. While the building footprints total less than 50% coverage of the lot, a calculation for total impervious cover is not provided. Staff does not find the proposed footprint consistent with the Guidelines. Staff finds that the applicant should explore a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood.
- f. SCALE & MASSING – The applicant has proposed to construct four detached residential structures, including three, 3-story residential structures and one, 2-story residential structure. The front building along Stieren will feature the tallest height at approximately 34'-6", with the remaining houses stepping down in height as the lot moves south from 33'-3" to 30'-9" to 27'-3". According to the Historic Design Guidelines, new construction should not exceed the height of the majority of existing structures by more than 1-story. The predominant surrounding residential context features 1-story residential and commercial structures. While there is a presence of 2- and 2.5-story historic structures peppered along Cedar St, these taller structures typically feature a deeper setback than the 1-story structures. Staff does not find the proposed height consistent with the Guidelines.
- g. ENTRANCES & PORCHES – The applicant has proposed porch elements on all four structures. The front building along Stieren features a wraparound 2-story porch with a depth of 5 feet. The remaining interior buildings feature porches on the north elevation oriented toward Stieren and covered porches and parking on the west elevations fronting the shared interior driveway with a depth of 5 feet and varying depths for the recessed carports. Per the Guidelines for New Construction, the primary façade of new buildings should be in keeping with established patterns in terms of porches, entrances, orientation, and setbacks. Staff generally finds the front

setback and porch design conceptually consistent, but as noted in finding f, finds the scale and massing inconsistent with the Guidelines. The height of the front building when combined with the narrow setback is also incongruous with overarching development patterns, which typically feature 1-story structures closer to the street and taller structures (2- to 2-½ stories) set further back from the street as noted in finding d.

- h. FENESTRATION PATTERN – The applicant has proposed one-over-one windows of varying proportions and full-lite doors with transoms. The applicant has proposed that the primary structure features a full lite door with transoms and side lites and a garage carriage doors on the west elevation. According to the Historic Design Guidelines, window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proportions of the openings generally appear consistent with neighboring precedents. Staff also finds that the windows should meet standard window stipulations for new construction in terms of material, inset, sill and trim profile, and installation method and that windows should feature true divided lites in lieu of faux grid patterns.
- i. ARCHITECTURAL ELEMENTS – According to the Historic Design Guidelines, architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists should be incorporated. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Staff generally finds the approach to be conceptually appropriate. Staff finds that the applicant should submit final material specifications for the proposed porch columns and railings.
- j. FRONT SETBACK – The applicant has proposed to closely match the existing side and front setbacks of the structures along Stieren between N St Mary’s and Mission St. According to the Historic Design Guidelines, setbacks for new construction should respond to the predominant setback established on the block by contributing historic structures. Staff finds that the frontmost setback may be consistent, but finds that the height of the buildings should be reduced to align with predominant height-setback patterns and relationships as noted in findings d, e, and f.
- k. DRIVEWAY AND PARKING – The applicant has proposed to install a shared common drive along the western edge of the property. The garage on the street-facing structure and carports on the three (3) rear structures are located on the west elevations facing the side drive, embedded within the mass of the structure. The submitted elevation drawings do not accurately reflect proposed conditions, such as the proposed parking pads. Per the Guidelines, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Staff finds the attached garage configuration inconsistent with the Guidelines. Staff finds that detached garage or parking areas should be utilized instead of attached garages and carports on the primary structures.
- l. MATERIALS – Based on the submitted elevations, the applicant has proposed materials that include lap siding, standing seam metal roofing, and wood railings and columns. Staff finds the materials generally appropriate with the stipulations listed in the recommendation.
- m. MECHANICAL EQUIPMENT – The applicant is required to comply with the Historic Design Guidelines related to equipment location and screening.
- n. LANDSCAPING AND HARDSCAPING – The applicant has provided staff with site plans that indicate landscaping and hardscaping proposals, including a fully concrete driveway long the western edge of the property, 4’ wide walkways from the primary right-of-way that connects the structures along the side drive, small gardens, shrubbery, and decomposed granite garden pathways in the front yards of the rear structures. Staff finds that the driveway width should be a maximum of 10’ to be consistent with the Historic Design Guidelines for Site elements and that the applicant should provide the widths of the parking pads. Staff also finds that the applicant should increase landscaping and pervious cover where feasible, including plantings in the decomposed granite garden pathways.

RECOMMENDATION:

Staff does not recommend approval based on findings a through n. The applicant should incorporate the following stipulations prior to returning to the HDRC:

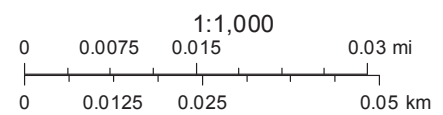
- i. That the applicant explores a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood as noted in finding d, e, and f.
- ii. That the applicant increases the setback of the front unit to be more consistent with the development pattern of the district as noted in findings d and j.
- iii. That the applicant reduces the height of the front structure to 2 ½-stories as noted in finding f.
- iv. That the applicant reduces the heights of all three of the rear three structures to be subordinate to the primary structure as noted in finding f.
- v. That the applicant submits an accurate line-of-sight study from both Stieren and Cedar that illustrates the proposed structures in context with the surrounding block.
- vi. That detached garages or parking areas be utilized instead of attached garages and carports as noted in finding k.
- vii. That the applicant updates the elevation drawings to accurately reflect proposed conditions based on finding k.
- viii. That the applicant submits window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding h. Windows should be fully wood or aluminum-clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The windows should feature true divided lites, faux grids are not permitted.
- ix. That the applicant submits final material specifications for the proposed porch columns and railings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i.
- x. That the applicant reduces the proposed impervious coverage to be introduced by the proposed buildings and hardscaping where feasible and submits an updated site plan showing the widths of the proposed parking pads to staff for review and approval based on finding n. The applicant should indicate all mechanical equipment on the site plans and/or elevations, including condenser units.
- xi. That the applicant includes plantings in the proposed decomposed granite garden pathway and submits an updated landscaping plan to staff for review and approval based on finding m.
- xii. That the applicant complies with zoning setback requirements a obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



July 13, 2022

— User drawn lines

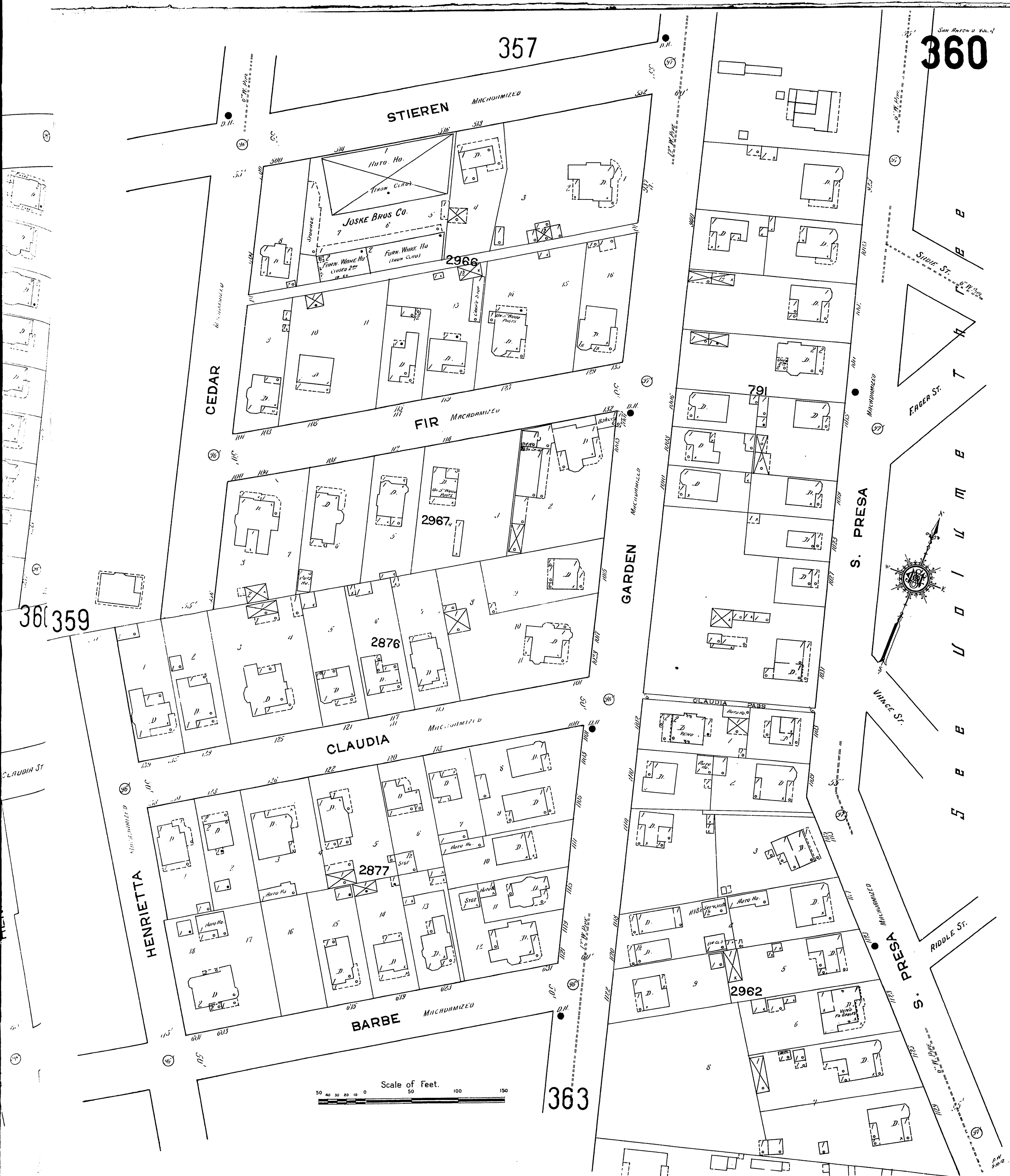


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STIEREN

FIR

CLAUDIA

BARBE

GARDEN

S. PRESA

S. PRESA

RIDDLE ST.

FAGER ST.

STIEF ST.

JUSKE BROS CO.

FURN. WARE HO.

Auto Ho.

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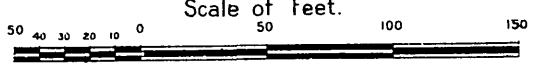
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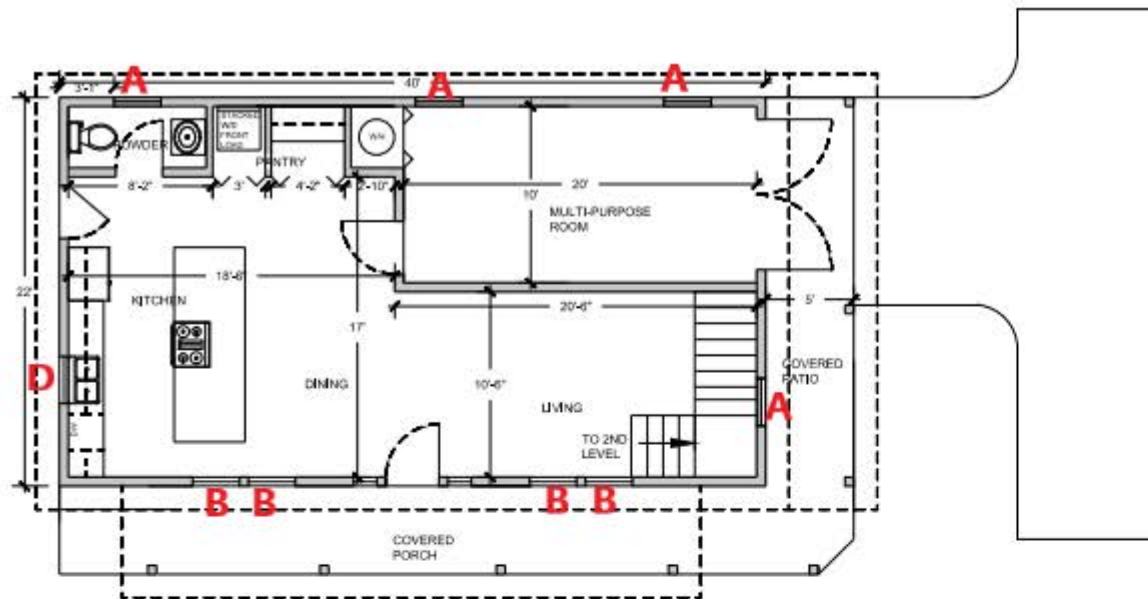
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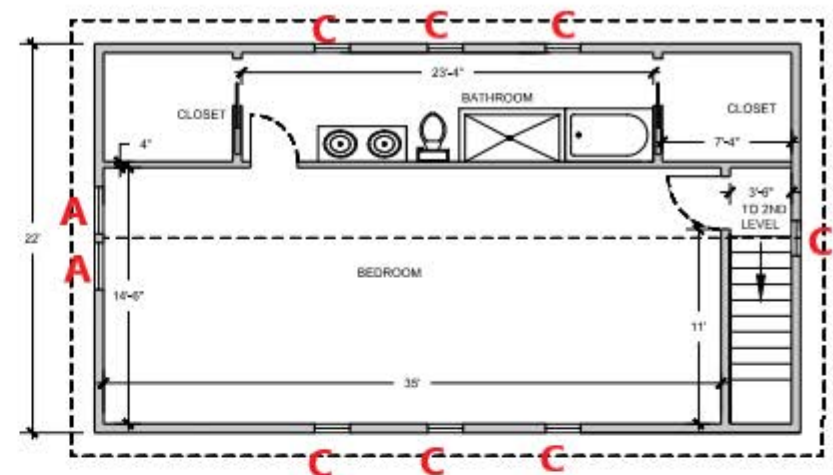
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Scale of Feet.

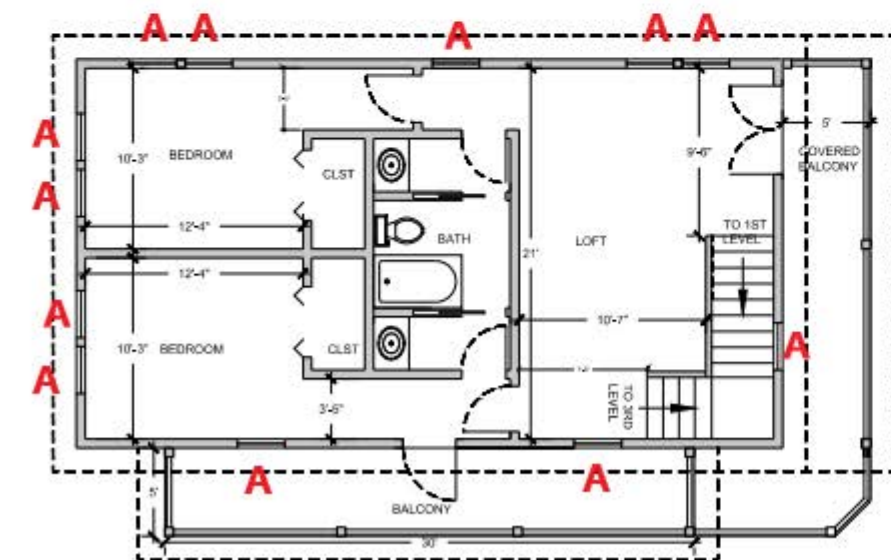




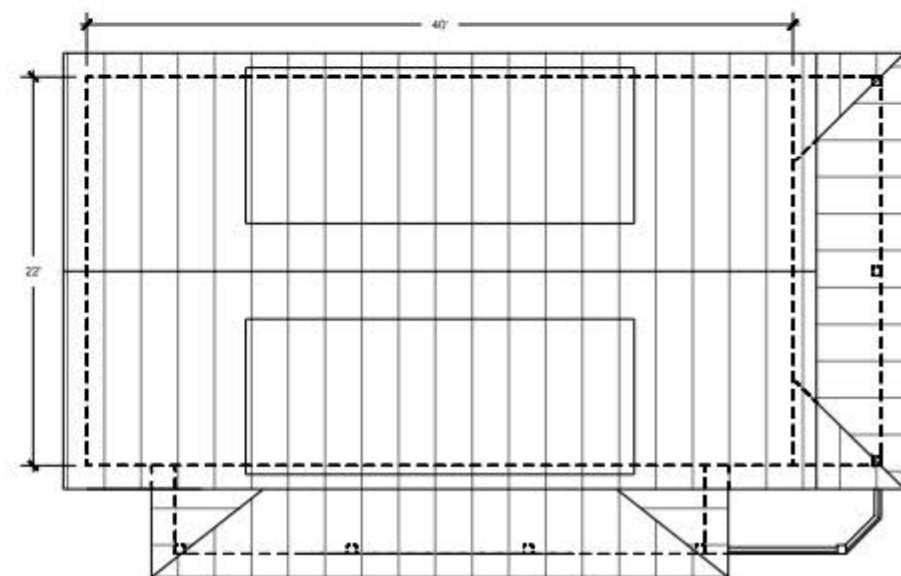
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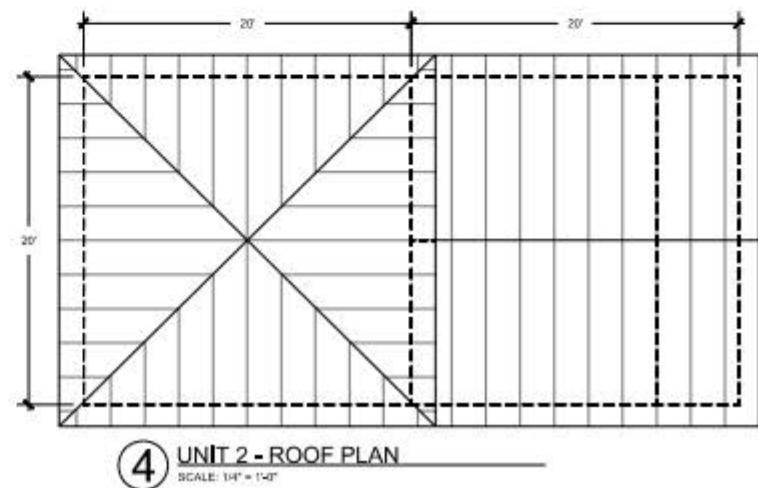
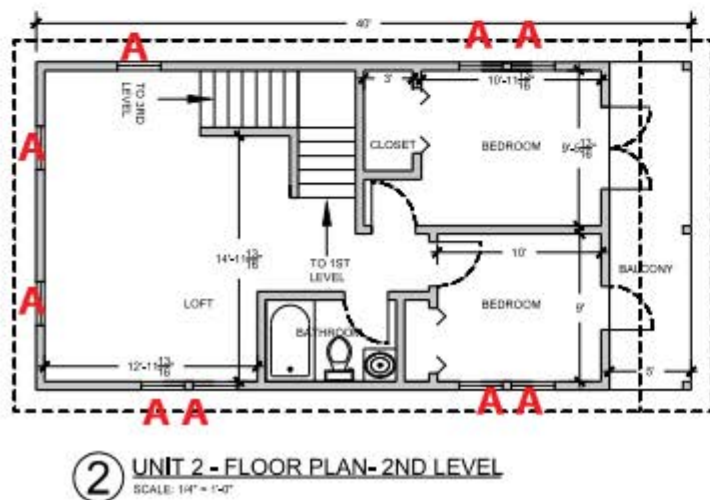
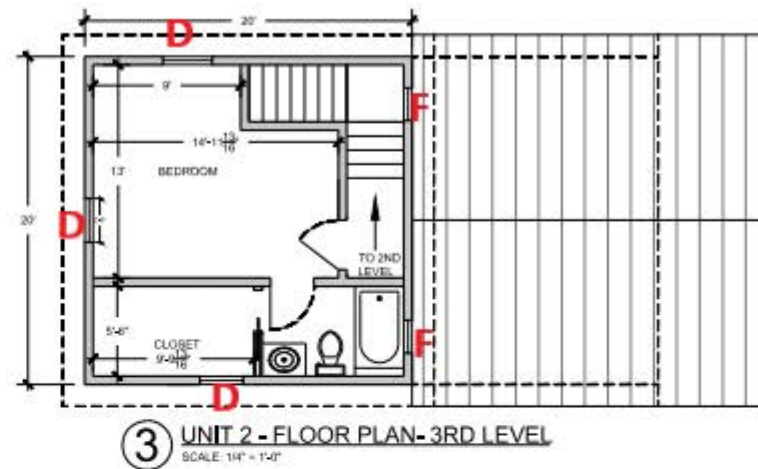
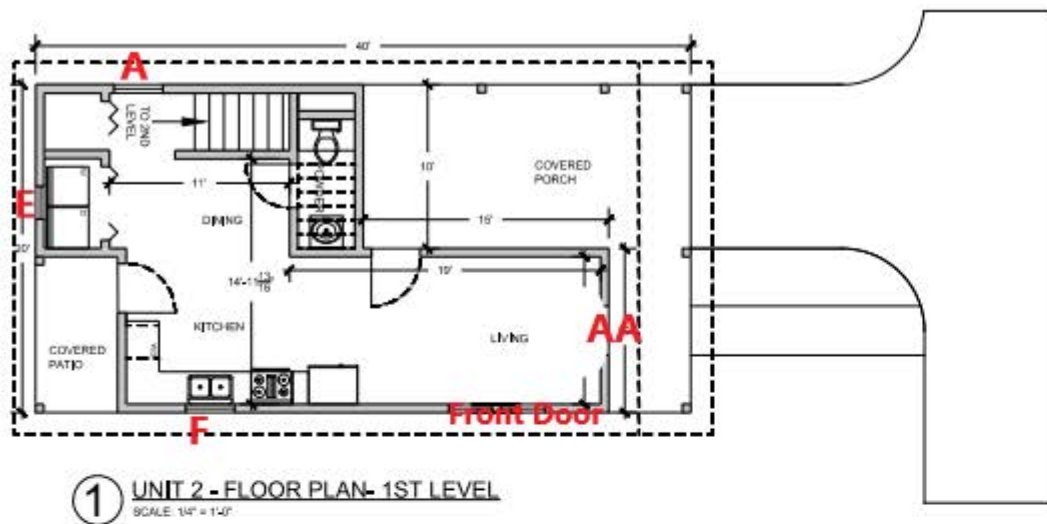
3 UNIT 1-FLOOR PLAN-3RD LEVEL
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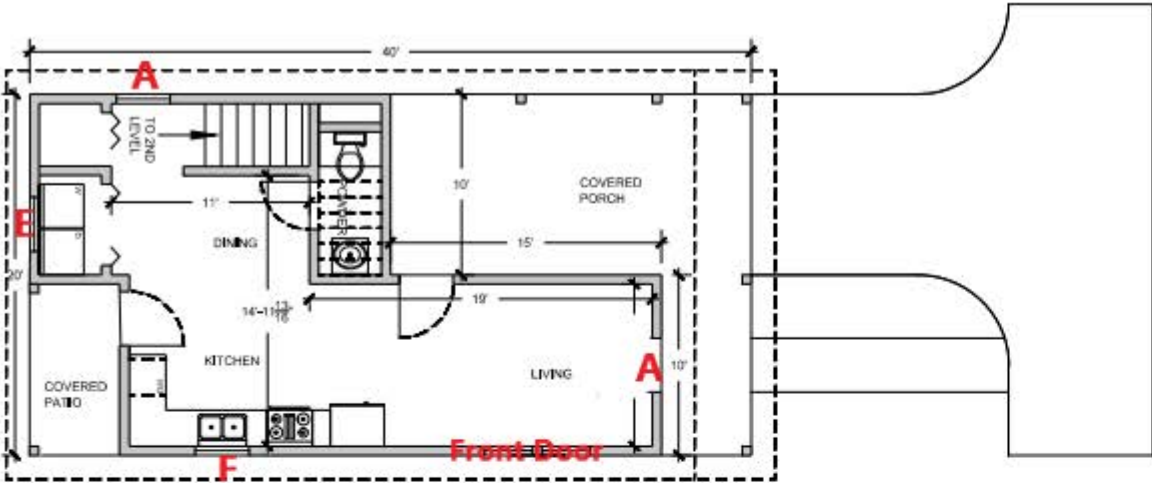


2 UNIT 1-FLOOR PLAN-2ND LEVEL
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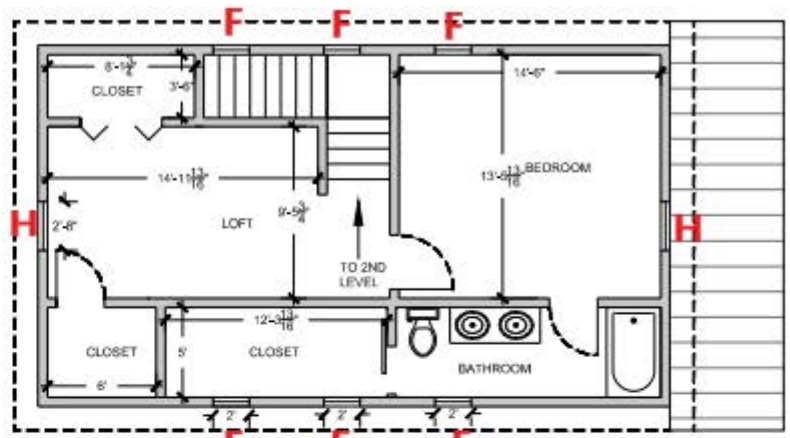


4 ROOF PLAN
SCALE: 1/4" = 1'-0"

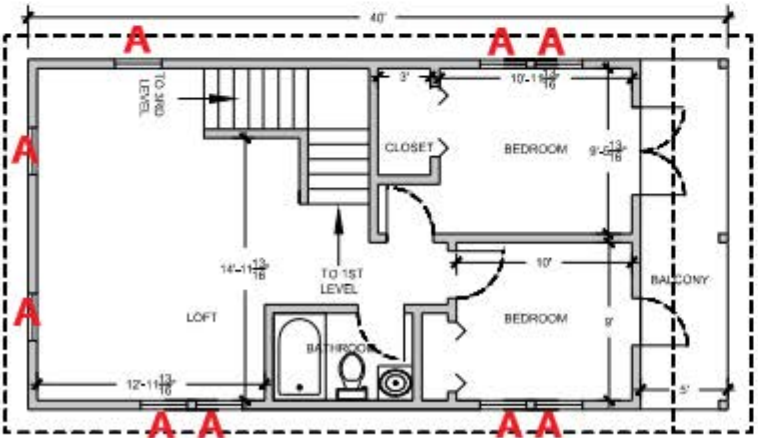




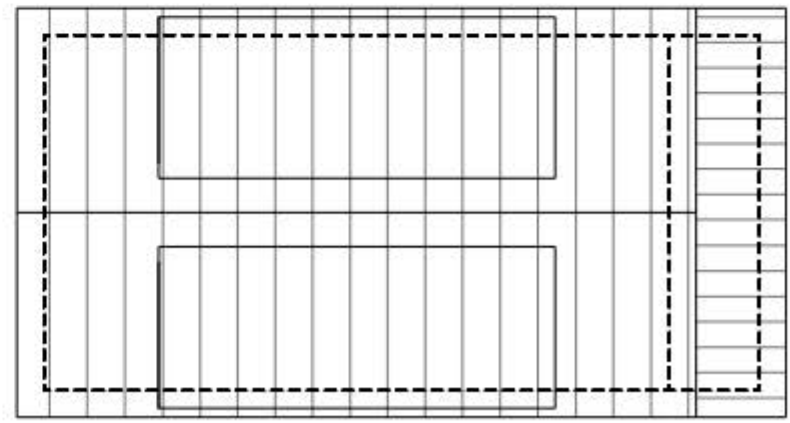
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SCALE: 1/4" = 1'-0"



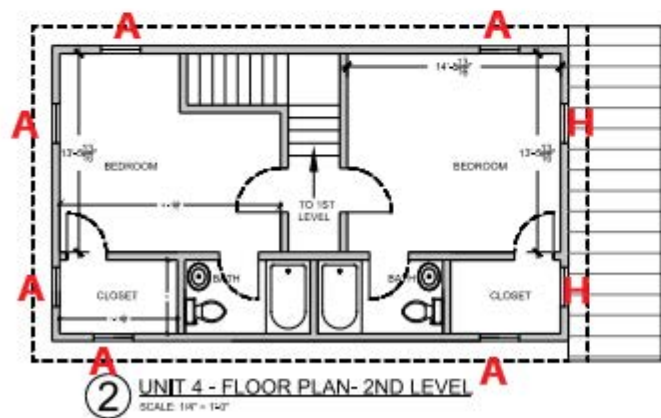
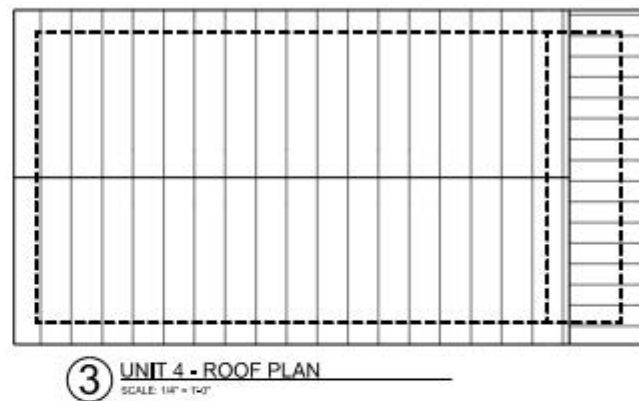
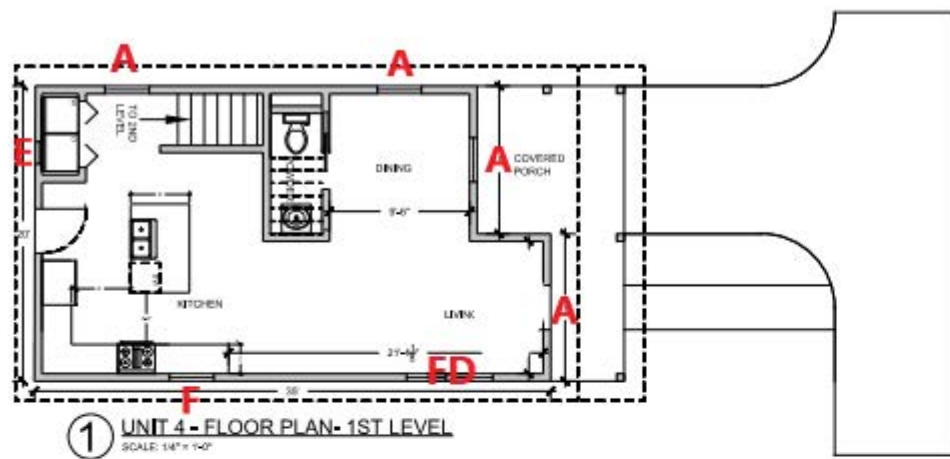
③ UNIT 3 - FLOOR PLAN- 3RD LEVEL
SCALE: 1/4" = 1'-0"

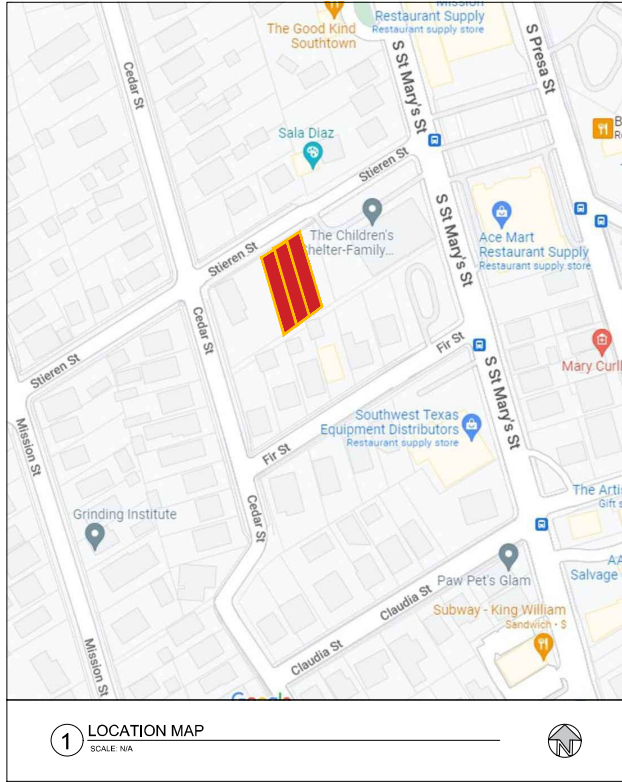


② UNIT 3 - FLOOR PLAN- 2ND LEVEL
SCALE: 1/4" = 1'-0"

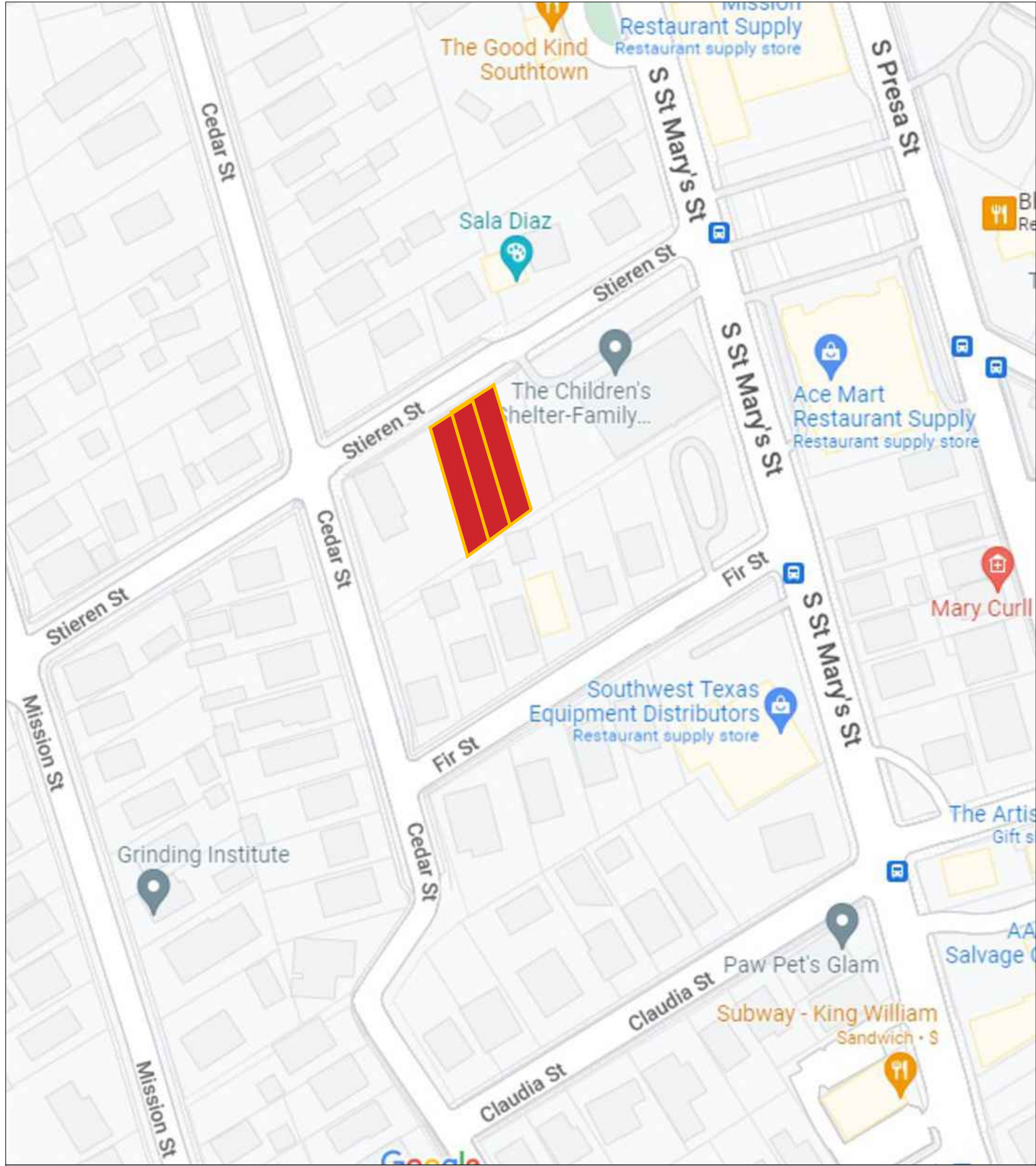


④ UNIT 3 - ROOF PLAN
SCALE: 1/4" = 1'-0"

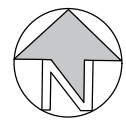




PROJECT: 506 Stieren st	CLIENT: JONES COMPANY	ADDRESS: 506 Stieren St, San Antonio, TX 78210	JOB #A401 DATE: 02/08/22	SHEET#: A9 PAGE 9 OF #
REVISIONS:				



1 LOCATION MAP
SCALE: N/A



3 LANDSCAPING PLAN
3/32" = 1'-0"



PROJECT:
506 Stieren st

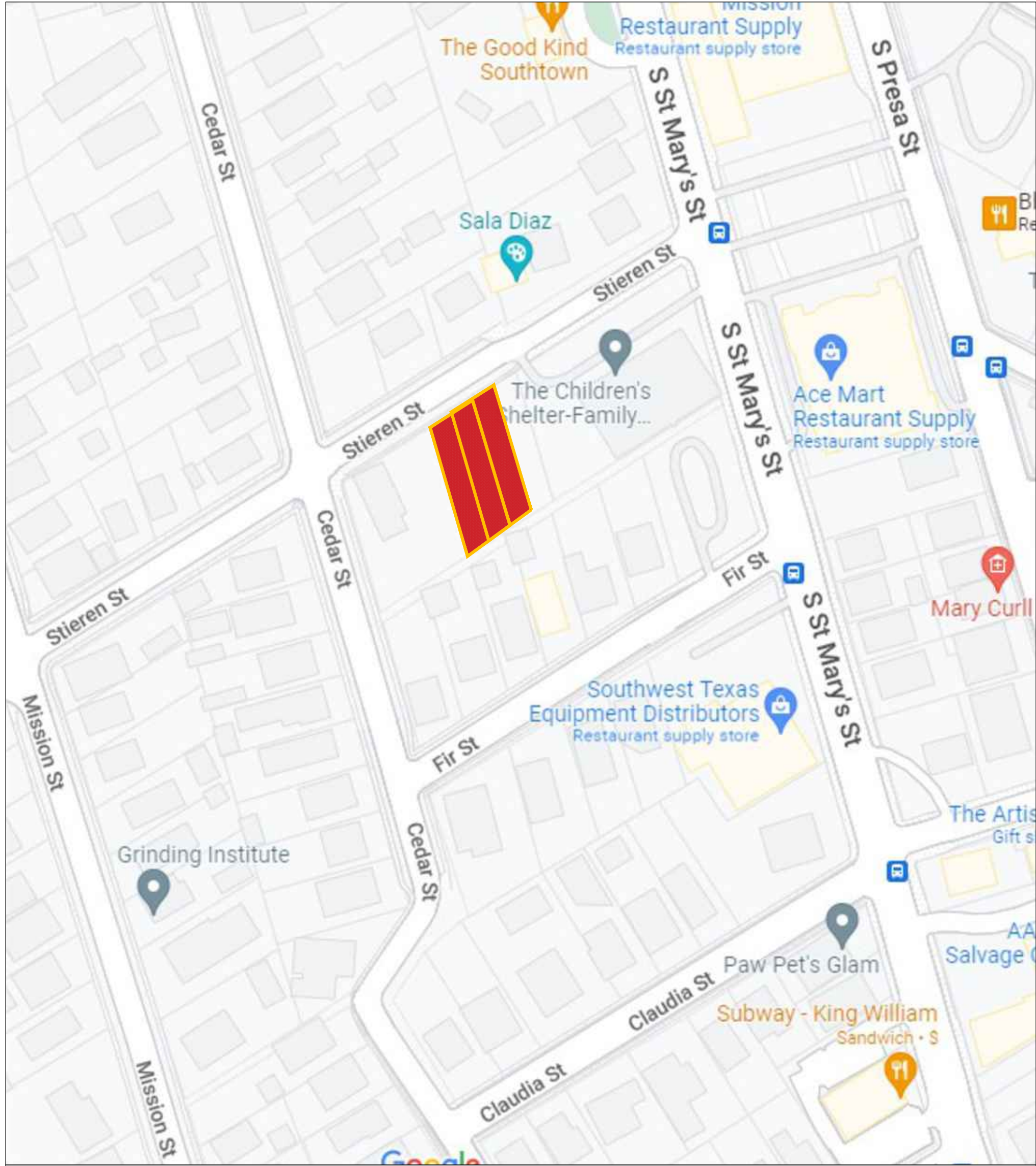
CLIENT:
JONES COMPANY

ADDRESS:
506 Stieren St, San
Antonio, TX 78210

REVISIONS:

JOB #A401
DATE: 02/08/22

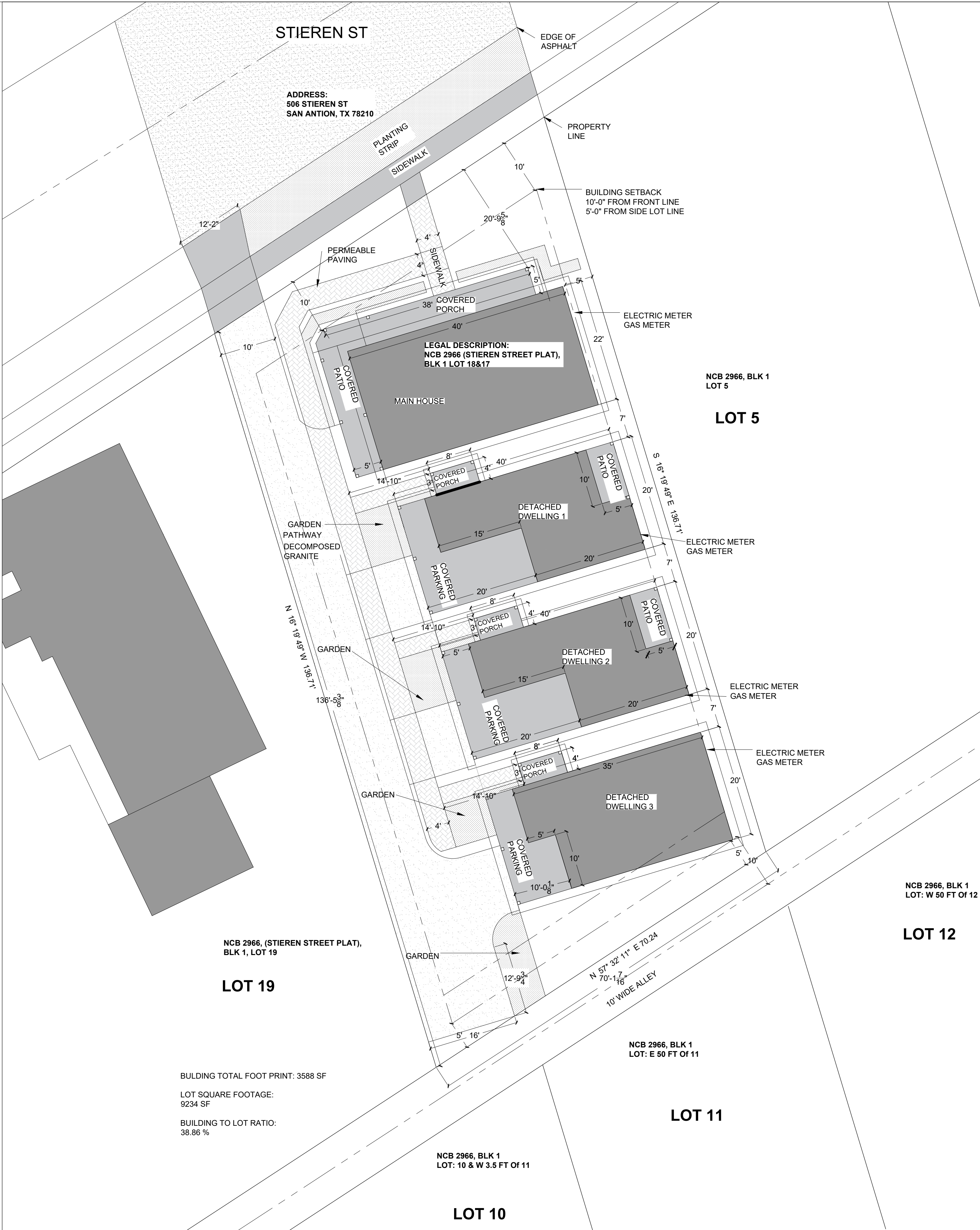
SHEET#:
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1 LOCATION MAP
SCALE: N/A



2 MAIN HOUSE/ACCESSORY UNITS- WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SITE PLAN
3/32" = 1'-0"

PROJECT:
506 Stieren st

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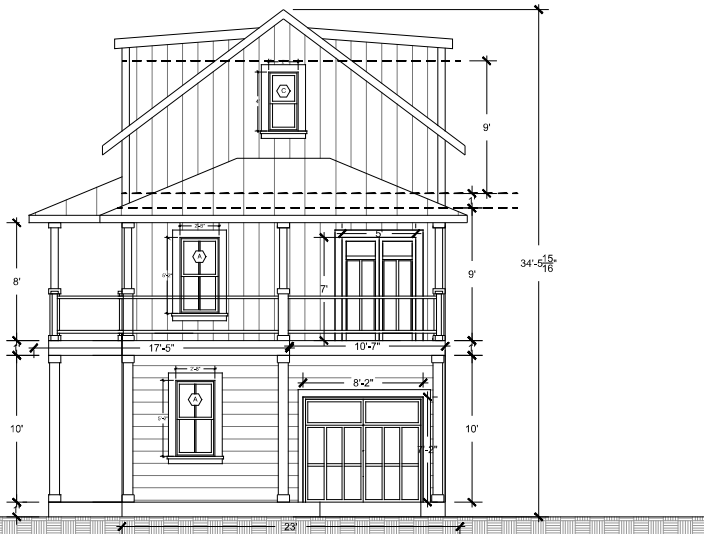
PAGE 9 OF #



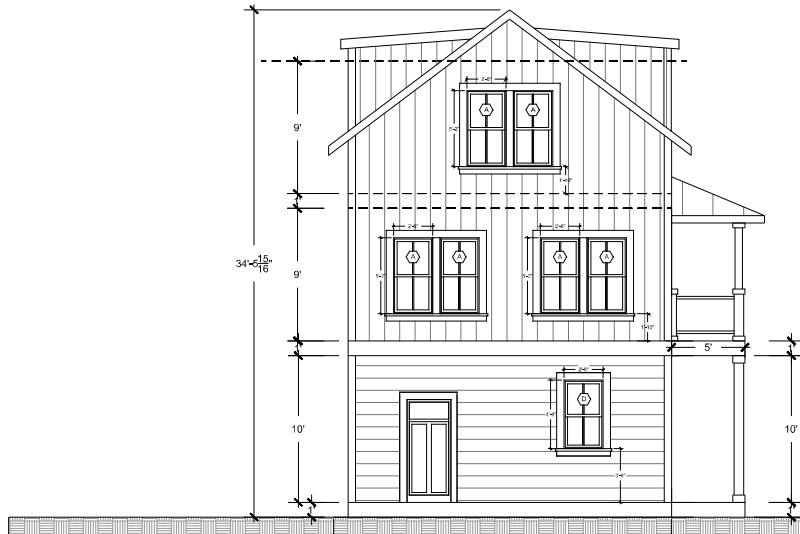
1 UNIT-1 FRONT ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



2 UNIT-1 REAR ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



3 UNIT-1 SIDE ELEVATION- WEST
SCALE: 1/4" = 1'-0"



4 UNIT 1-SIDE ELEVATION- EAST
SCALE: 1/4" = 1'-0"

PROJECT:
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JONES COMPANY

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Antonio, TX 78210

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PROJECT:
506 Stieren st

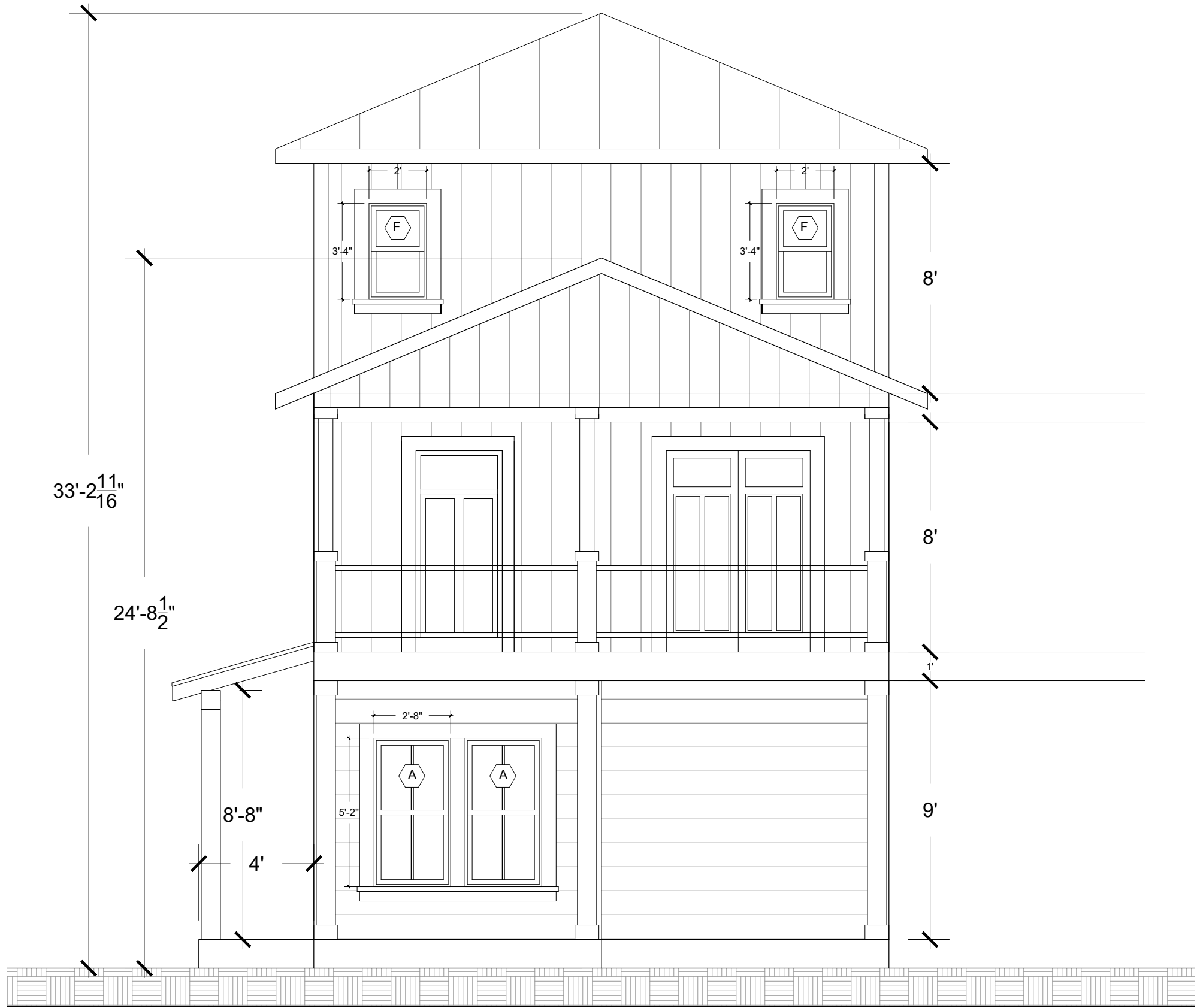
CLIENT:
JONES COMPANY

ADDRESS:
506 Stieren St, San Antonio, TX 78210

REVISIONS:

JOB #A401
DATE: 02/09/22

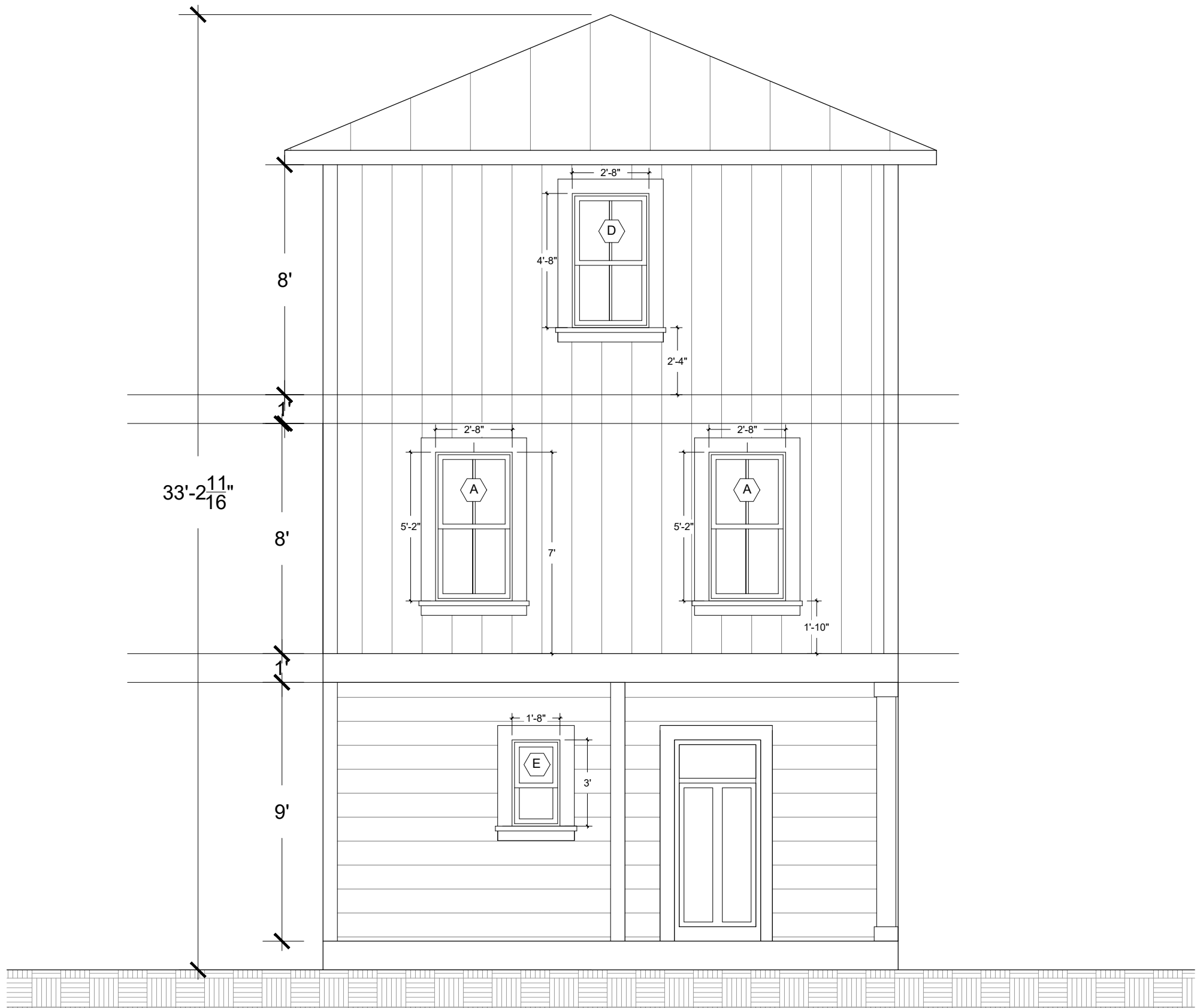
SHEET#:
A3
PAGE 3 OF #



1 UNIT-2 FRONT ELEVATION- WEST
SCALE: 1/4" = 1'-0"



2 UNIT-2 SIDE ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



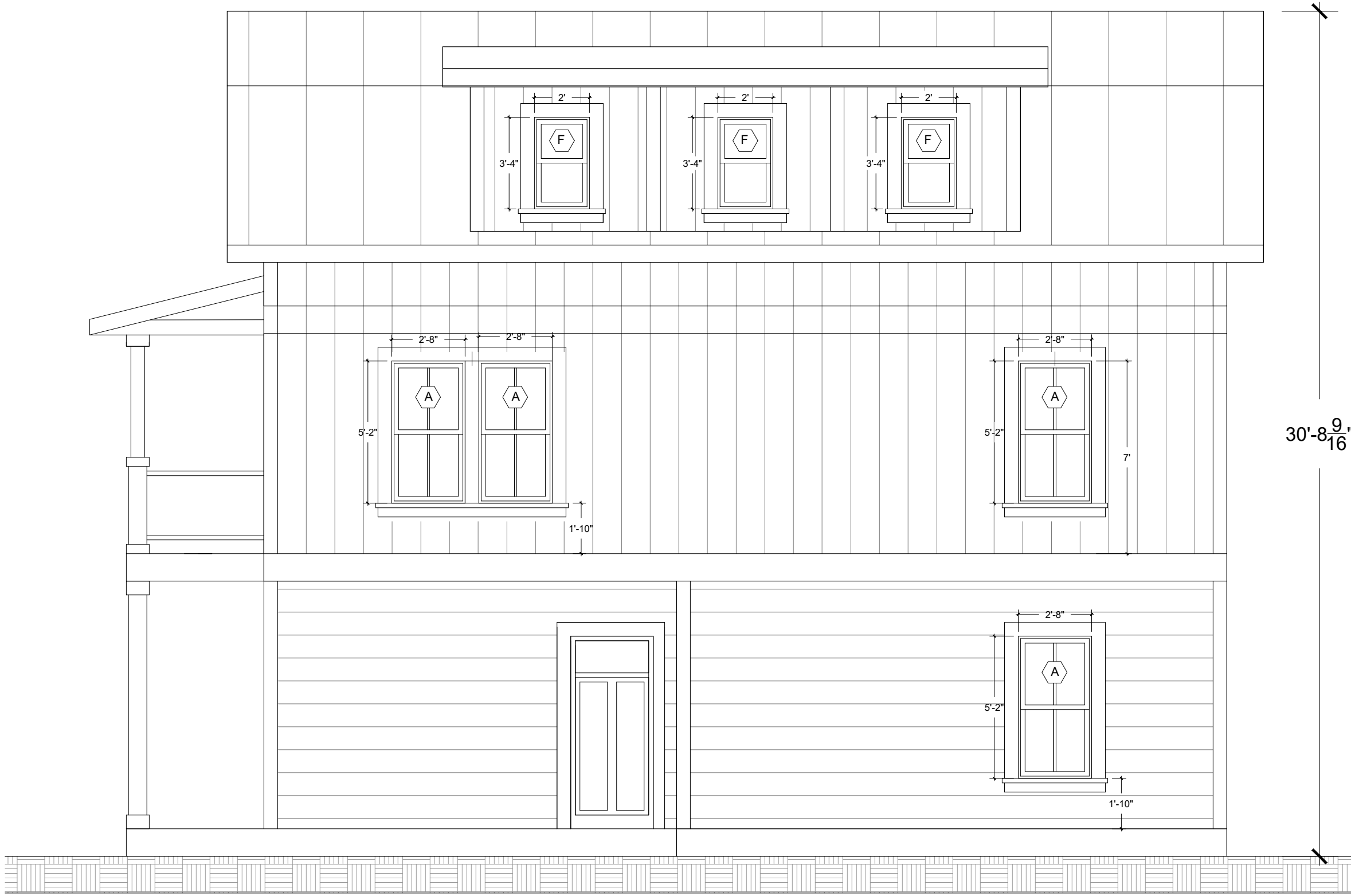
3 UNIT 2-REAR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



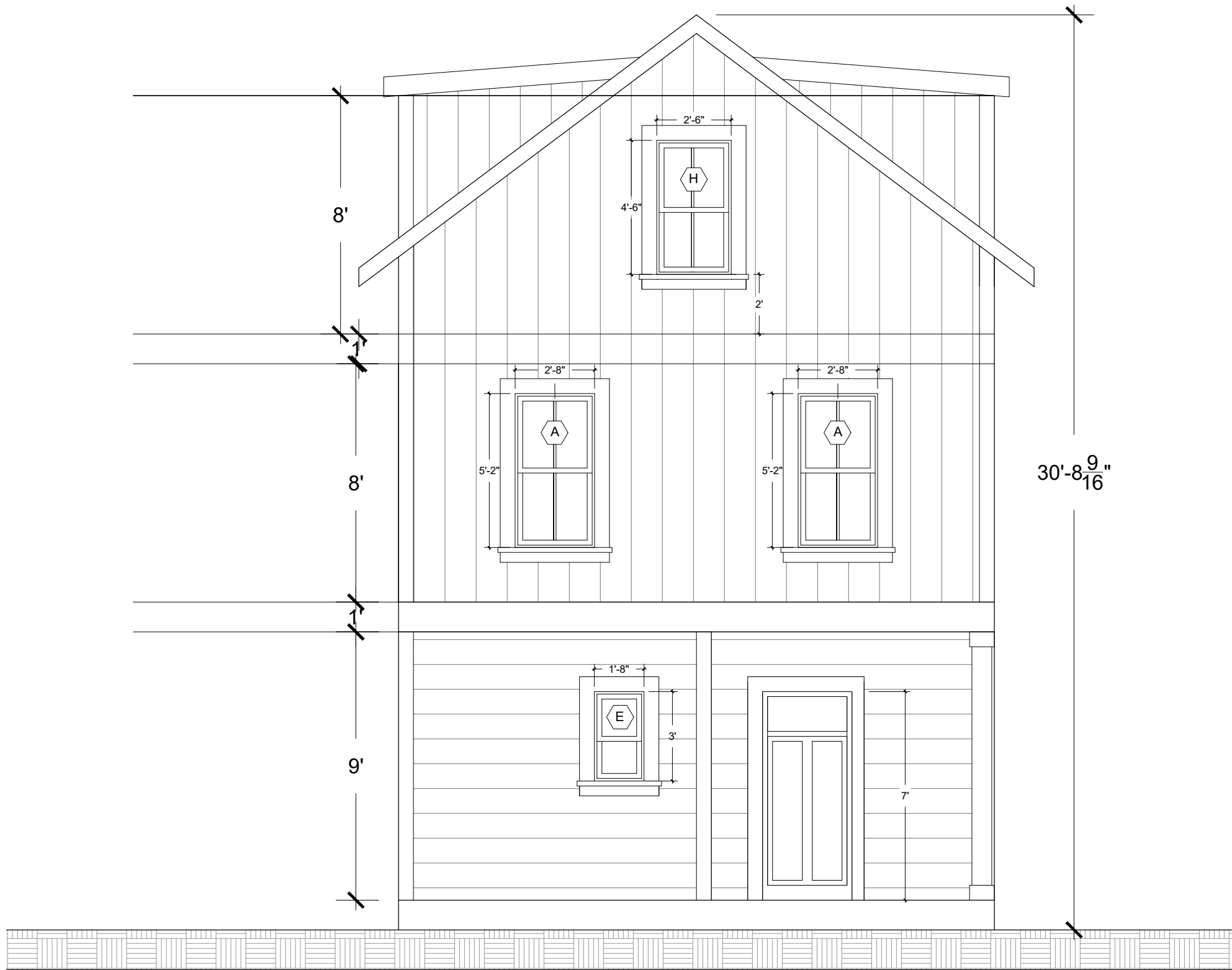
4 UNIT-2 SIDE ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



1 UNIT-3 FRONT ELEVATION- WEST
SCALE: 1/4" = 1'-0"



2 UNIT-3 SIDE ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



3 UNIT 3-REAR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



4 UNIT-3 SIDE ELEVATION- NORTH
SCALE: 1/4" = 1'-0"

PROJECT:
506 Stieren st

CLIENT:
JONES COMPANY

ADDRESS:
506 Stieren St, San Antonio, TX 78210

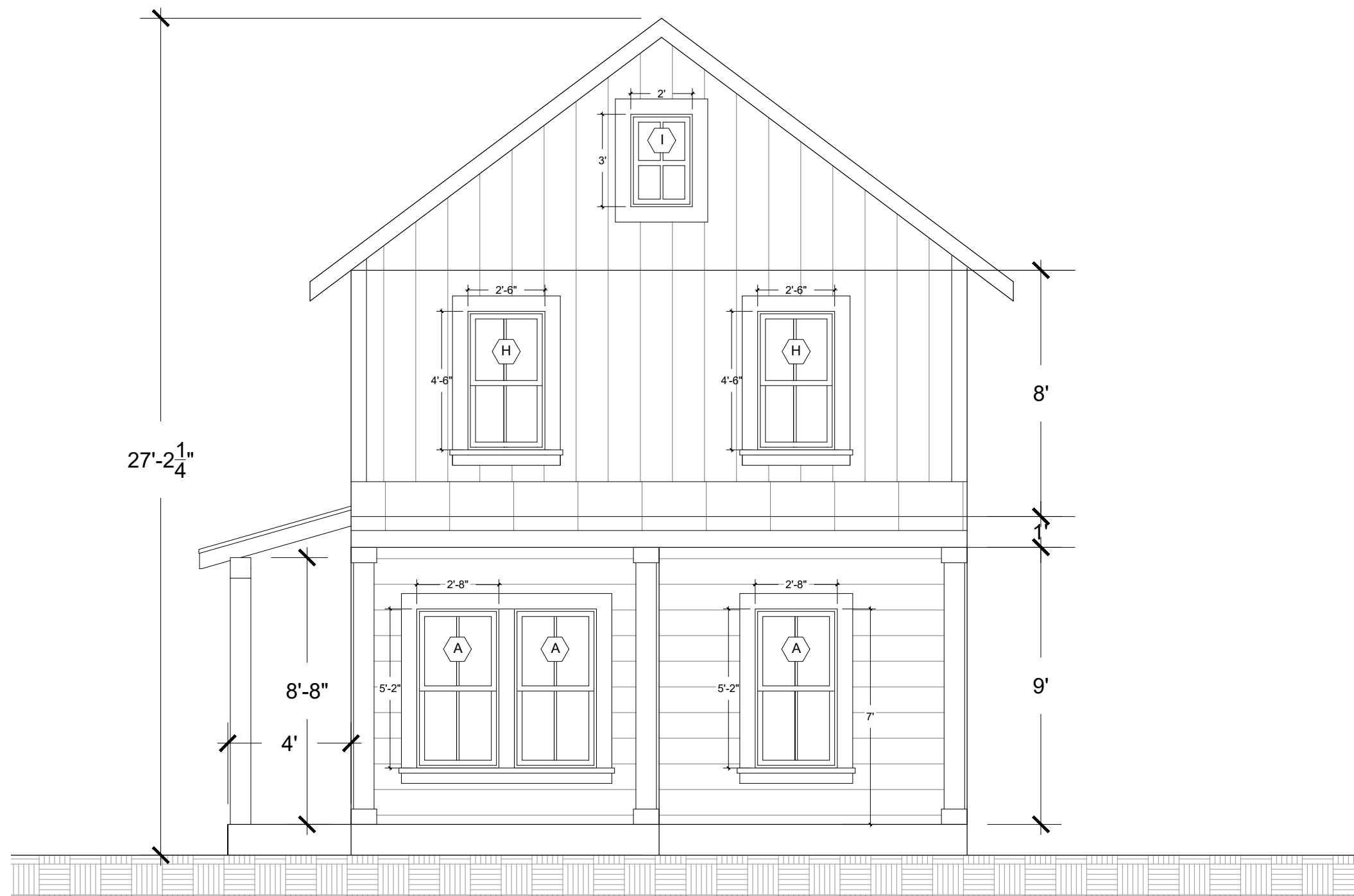
REVISIONS:

JOB #A401
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A5

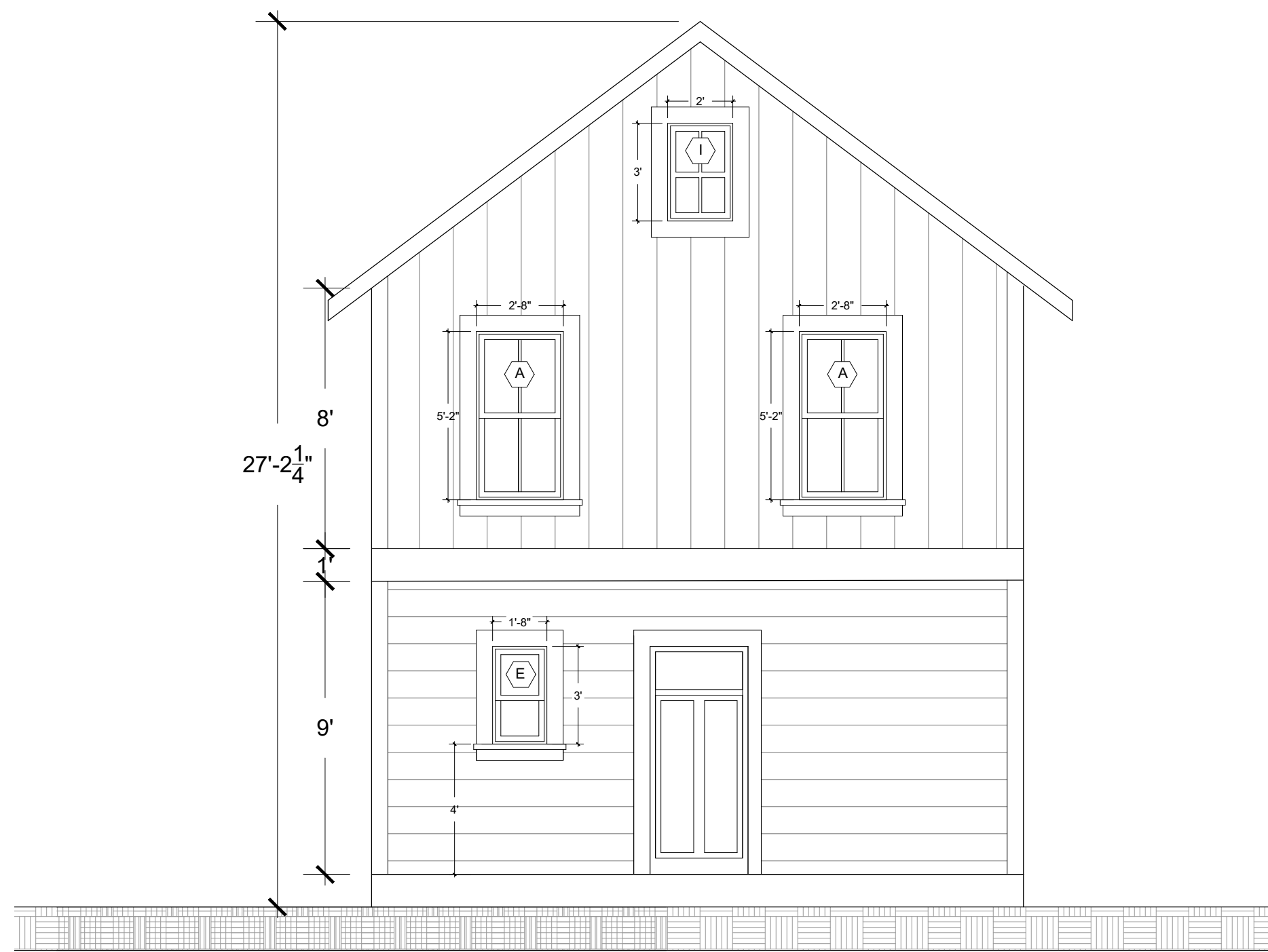
PAGE 5 OF #



1 UNIT-4 FRONT ELEVATION- WEST
SCALE: 1/4" = 1'-0"



2 UNIT-4 SIDE ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



3
SCALE: 1/4" = 1'-0"



4 UNIT-4 SIDE ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"

PROJECT:
506 Stieren st

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506 Stieren Exterior Selections



- **Windows + Doors will be Wood**
- **Metal Roofs**

Unit 101

Siding (Vertical) - Evergreen fog
Siding (Board + Bat Horizontal) - Conservative gray
Trim/windows - Spare White
Black Front door
Garage Door - Evergreen Fog

Unit 102

Siding (Vertical) - Conservative gray
Siding (Board + Bat Horizontal) - Spare White
Trim / corners/ eve - Pure white
Black window and Front door

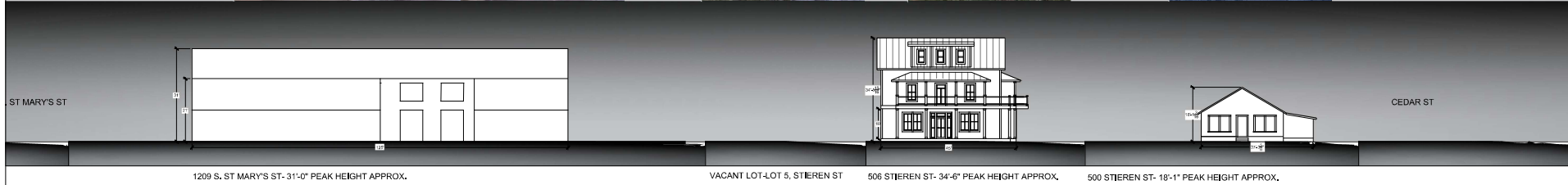
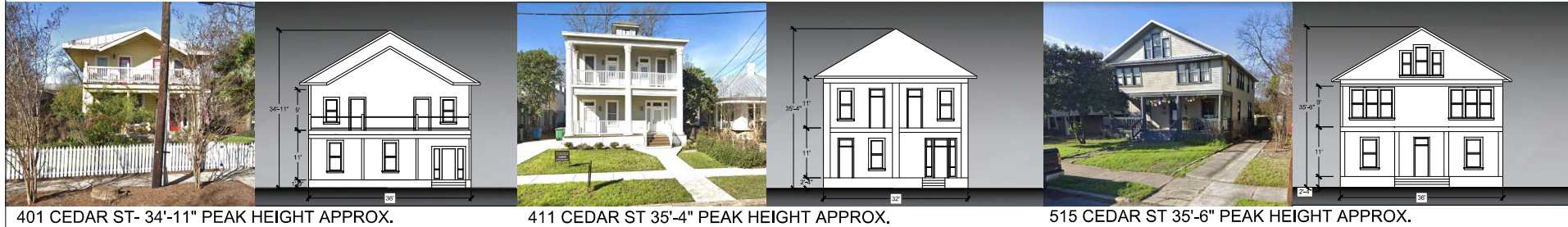
Unit 103

Siding (Vertical) - Spare white
Siding (Board + Bat Horizontal) - Conservative Gray
Trim / corners/ eve - Pure white
Black windows and Front door

Unit 104

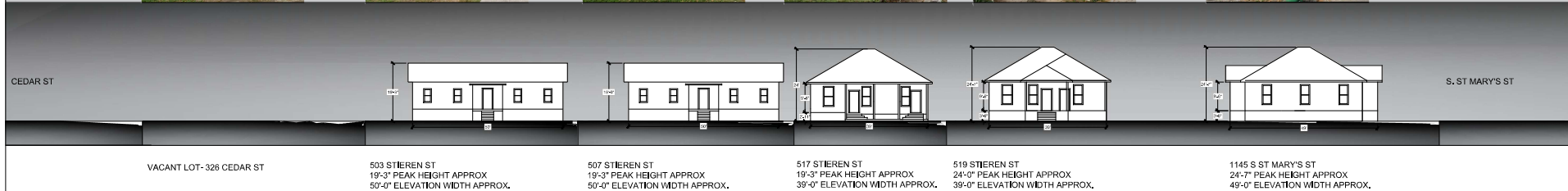
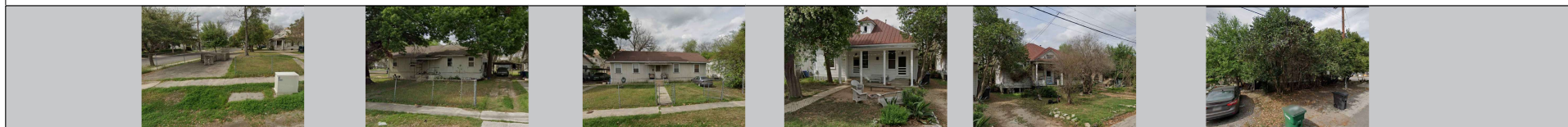
Siding (Board + bat Horizontal) - Spare white
Siding (Vertical) - Spare white
Trim - Pure white
Black windows and Front door

HEIGHT STUDY



1 STIEREN ST - SOUTH STREET ELEVATION

SCALE: 1/16" = 1'-0"



2 STIEREN ST - NORTH STREET ELEVATION

SCALE: 1/16" = 1'-0"

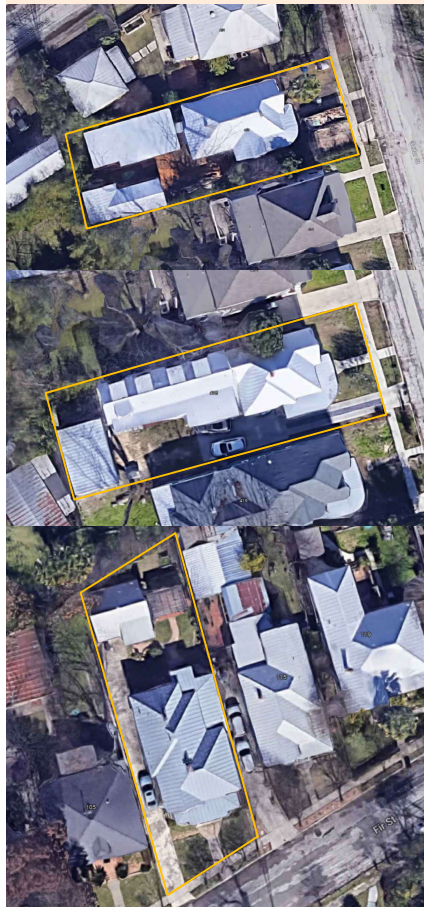
PROJECT:
506 Stieren stCLIENT:
JONES COMPANYADDRESS:
506 Stieren St, San
Antonio, TX 78210

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LOT COVAREGE STUDY

PROPERTIES WITH SIMILAR LOT COVERAGE



407 CEDAR ST
 BUILDING TOTAL FOOT
 PRINT: 3085 SF
 LOT SQUARE FOOTAGE:
 7400 SF
 BUILDING TO LOT RATIO:
 42 %

415 CEDAR ST
 BUILDING TOTAL FOOT
 PRINT: 2955 SF
 LOT SQUARE FOOTAGE:
 7350 SF
 BUILDING TO LOT RATIO:
 40 %

109 FIR ST
 BUILDING TOTAL FOOT
 PRINT: 2518 SF
 LOT SQUARE FOOTAGE:
 6950 SF
 BUILDING TO LOT RATIO:
 36 %



517 STIEREN ST
 BUILDING TOTAL FOOT
 PRINT: 1866 SF
 LOT SQUARE FOOTAGE:
 4792 SF
 BUILDING TO LOT RATIO:
 39 %
 FRONT SETBACK
 20' APPROX.

511 STIEREN ST
 BUILDING TOTAL FOOT
 PRINT: 1460 SF
 LOT SQUARE FOOTAGE:
 6,035 SF
 BUILDING TO LOT RATIO:
 24 %
 FRONT SETBACK
 25' APPROX.

505 STIEREN ST
 BUILDING TOTAL FOOT
 PRINT: 1460 SF
 LOT SQUARE FOOTAGE:
 6,035 SF
 BUILDING TO LOT RATIO:
 24 %
 FRONT SETBACK
 20' APPROX.

1209 S SAINT MARY'S ST
 BUILDING TOTAL FOOT
 PRINT: 23,920 SF
 LOT SQUARE FOOTAGE:
 29,744 SF
 BUILDING TO LOT RATIO:
 80 %

SIMILAR PROPERTIES WITH
 SIMILAR FRONT SETBACK

109 FIR ST 15' APPROX.

104 FIR ST 10' APPROX.

103 FIR ST 10' APPROX.

500 STIEREN ST 5' APPROX.
 CEDAR ST 15' APPROX.

PROJECT:
 506 Stieren st

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 JONES COMPANY

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 Antonio, TX 78210

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122 MADISON ST.
SAN ANTONIO, TX 78204

PHONE: (210) 227-8786
FAX: (210) 227-8030

INFO@OURKWA.ORG
WWW.OURKWA.ORG

July 19, 2022

Historic Design and Review Commission
1901 S Alamo St
San Antonio, Texas 78204

Re: 506 Stieren St. - Case 2022-346 King William Historic District
Conceptual Approval – Construct three – 3 story and one-2 story residential structures

Dear Commissioners,

The King William Association Architectural Advisory Committee reviewed this project with the applicant on several occasions. Over the course of our meetings, the applicant has responded to our comments and returned with updated plans that addressed our concerns. In February 2022 we reviewed the application before it was pulled at the March 1 HDRC meeting. The proposal has been resubmitted and our opinion of the staff findings and recommendations are unchanged and generated the following comments for you to consider.

1. Successful similar, yet larger, projects at the corner of Guenther & S. Alamo and in the 100 Block of Cedar have similar heights, massing, setback and lot coverage, where porches are used as transition elements to one story structures.
2. The project complies with the lot coverage limitation stated in the Guidelines, but the Guidelines are silent on any impervious cover requirement.
3. Since there are no historic structures on this block face of Stieren, the setback of the only residence on the block was used to establish the front yard setback. There are a number of 2 and 2 ½ story residences in the neighborhood along Madison and Cedar that have setbacks of 12 feet or less. RM-4 zoning requires a minimum 10 ft setback. This is not a typical block face in King William and could be a transition project to the nearby commercial properties along S. St. Mary's St.
4. The carports are not enclosed garages, do not face Stieren St. and are located behind the primary structure as directed by the Guidelines. The staff suggestion that detached garages be provided seems inappropriate.

We recommend that Conceptual Approval be granted with details regarding windows, architectural features and landscaping be further developed for review in the application for a Certificate of Appropriateness.

Sincerely,

Mickey Conrad
Chair, Architectural Advisory Committee

Shawn Campbell
President, KWA Board of Directors



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Mullion Options	9

Section Details

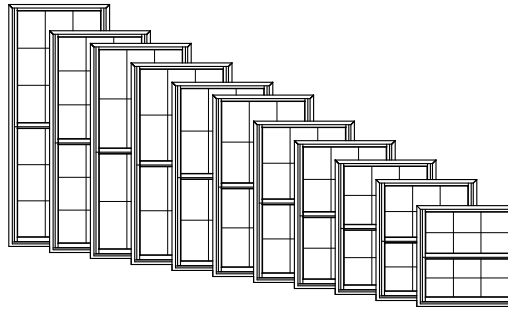
Operator Sections	10
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Sizing Details

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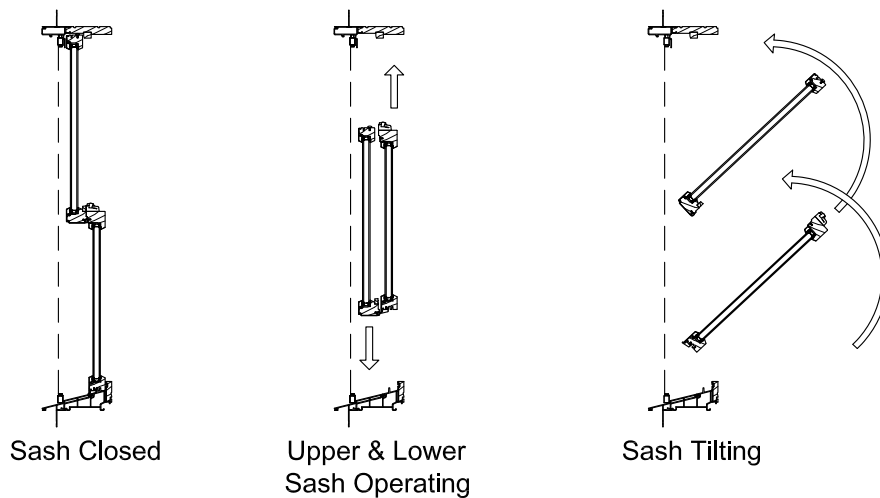


GENERAL INFORMATION



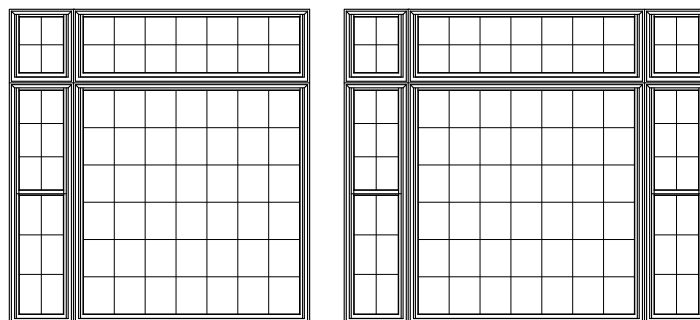
Dimensional Windows

W-2500 Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. W-2500 Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



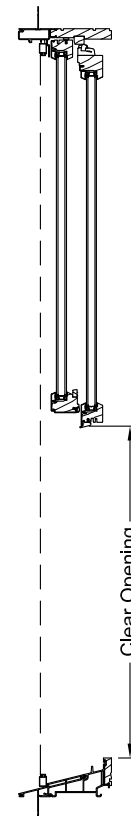
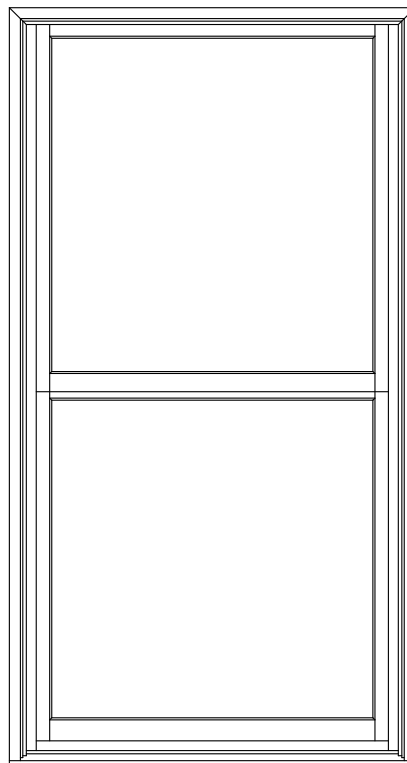
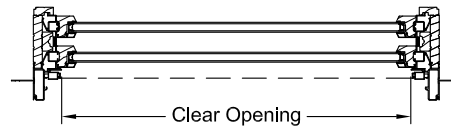
Multiple Assemblies

W-2500 Clad-Wood Double-Hung windows may be mullied beside other clad-wood double-hung or clad-wood picture windows, or below clad transom windows, to fulfill a wide variety of needs.





CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

Vertical = $(\text{Frame Height} / 2) - 3 \frac{5}{8}"$

Horizontal = $\text{Frame Width} - 3 \frac{9}{16}"$

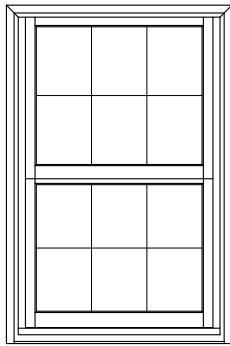


LITE CUT INFORMATION

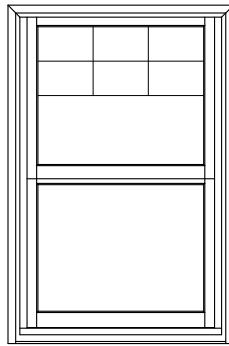
Lite Cut Options

W-2500 Clad-Wood Double-Hung windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

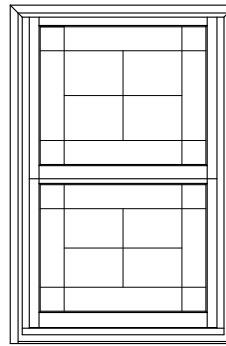
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



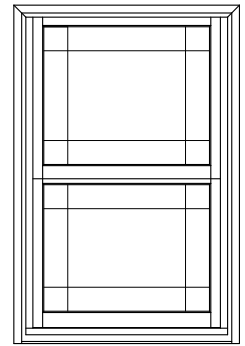
Colonial



Colonial from
Top Down



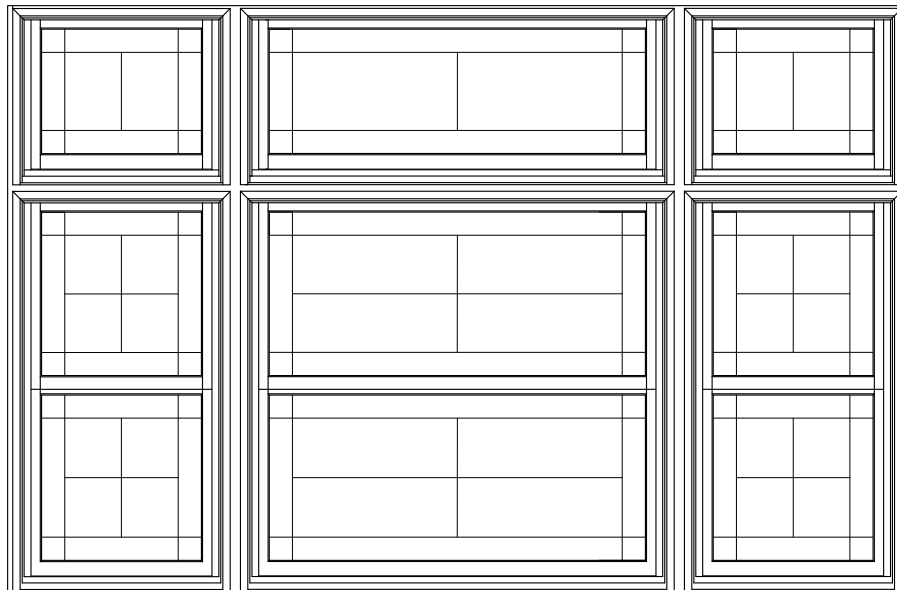
Uneven



Prairie

Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG, and SDL's may be specified with muntin bars aligned.

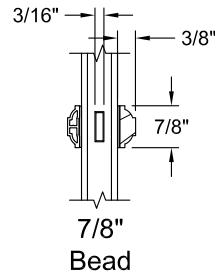




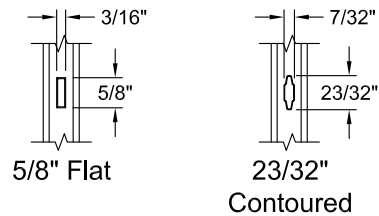
GRID OPTIONS

Exterior ← → Interior

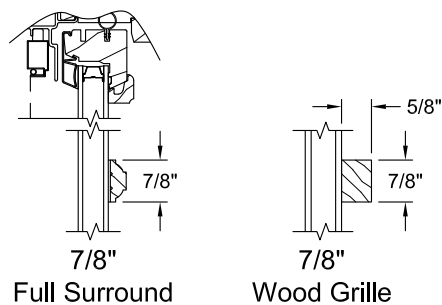
SDL Option



GBG Options



Grille Options





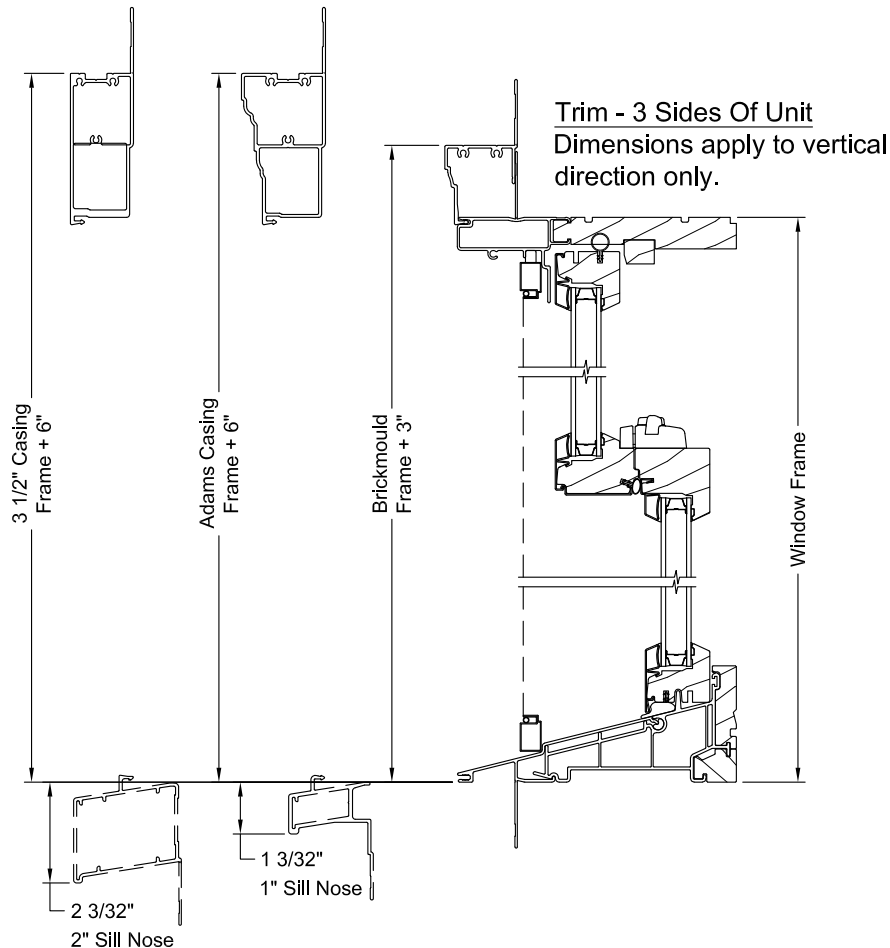
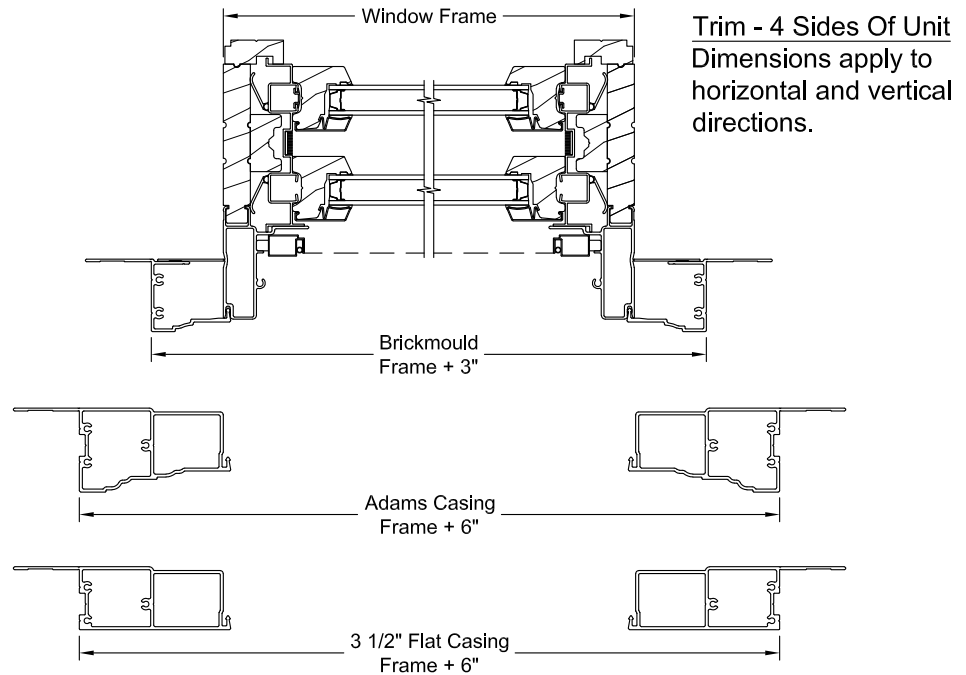
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4"

Masonry Opening

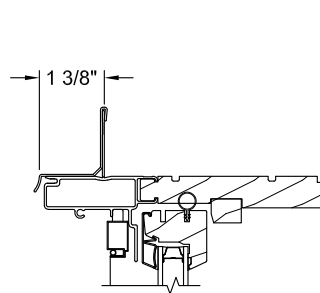
The overall size of the window, including trim, plus 1/2"



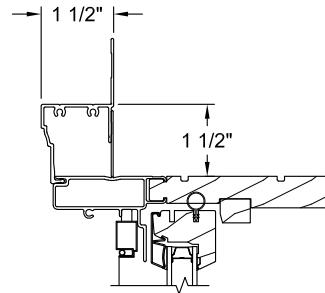


TRIM & SILL OPTIONS

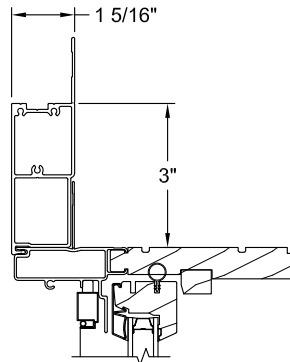
Trim Options



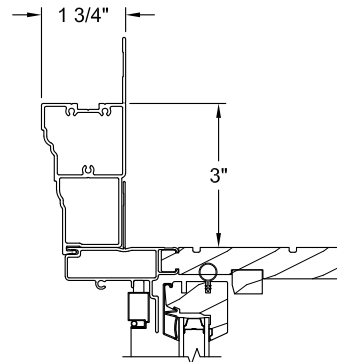
Standard Nail Fin
w/ Drip Cap



Brickmould

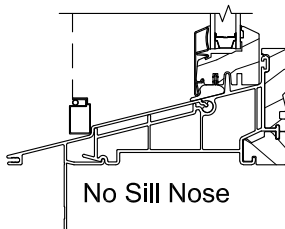


3 1/2" Flat Casing

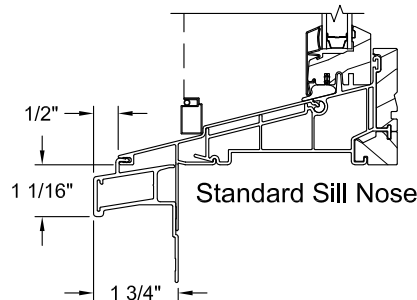


Adams Casing

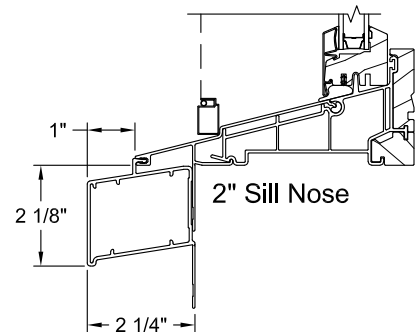
Sill Options



No Sill Nose



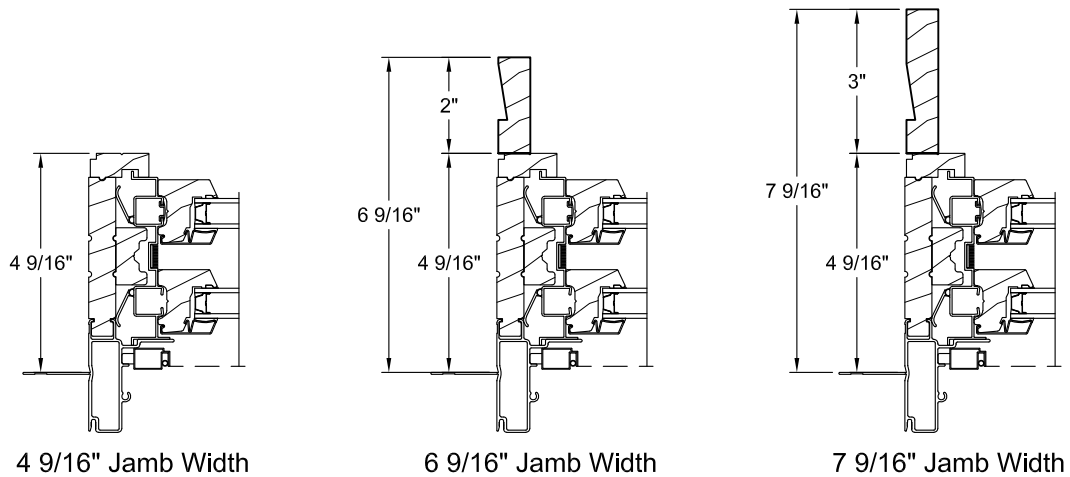
Standard Sill Nose



2" Sill Nose

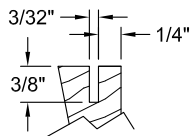


JAMB EXTENDER & PREP FOR STOOL OPTIONS



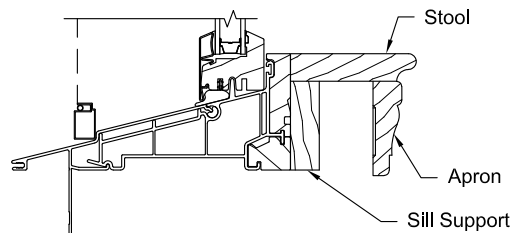
Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

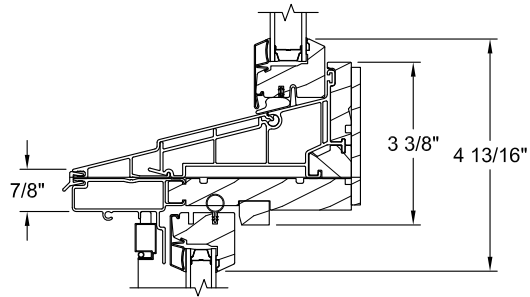
Prep for Stool



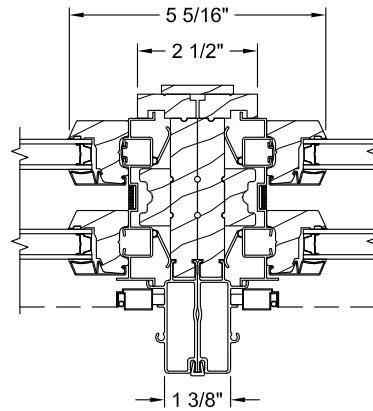
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



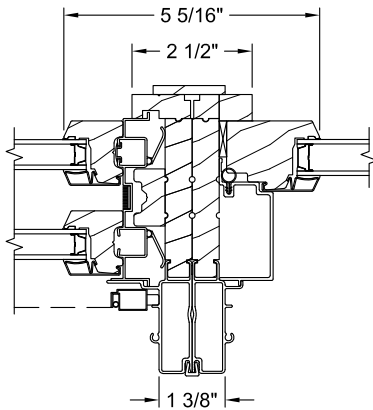
MULLION OPTIONS



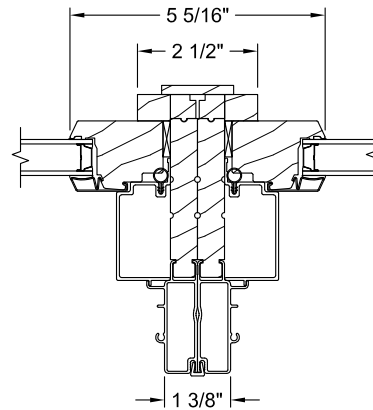
Geometric Insash Transom
Operator



Operator / Operator

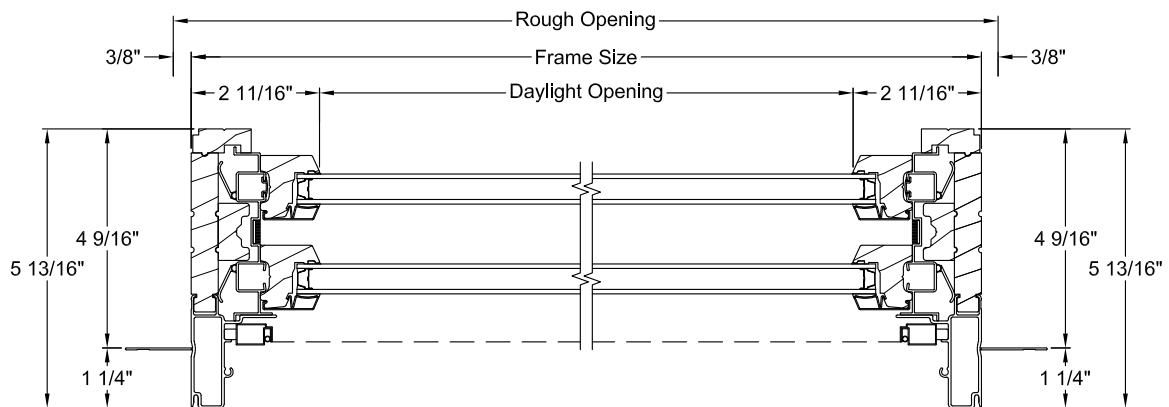


Operator / Geometric Insash



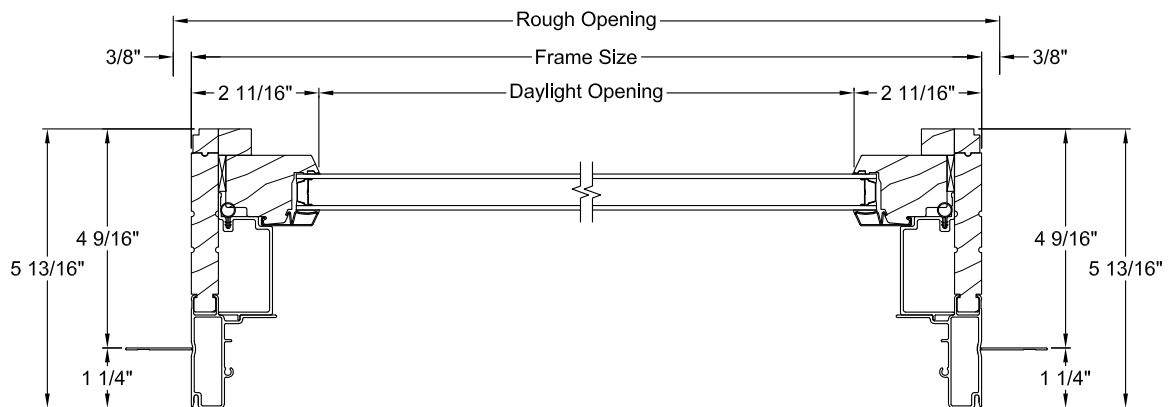
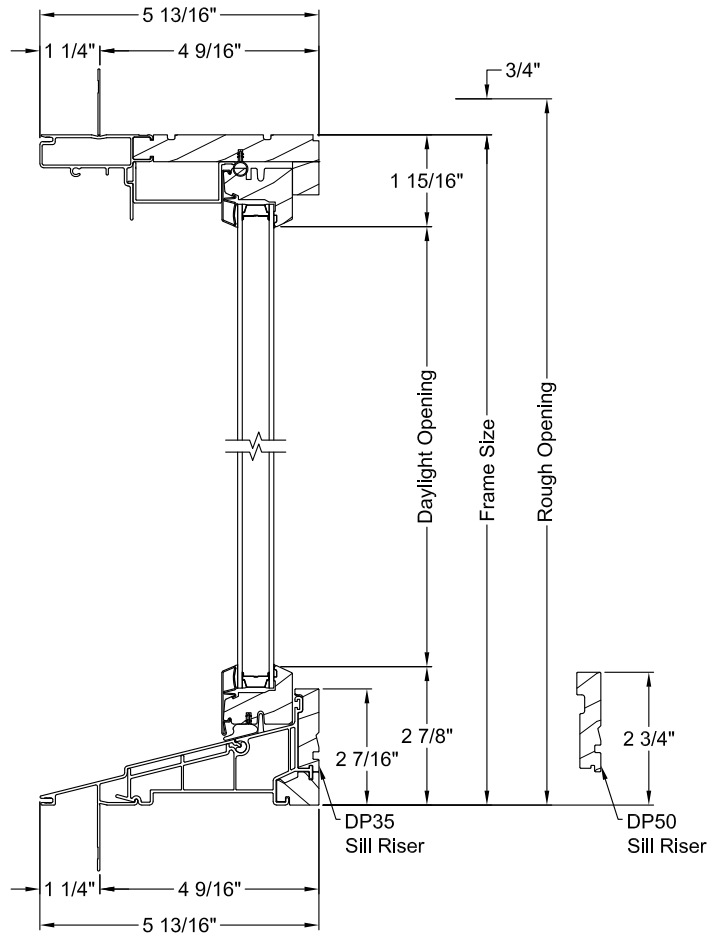
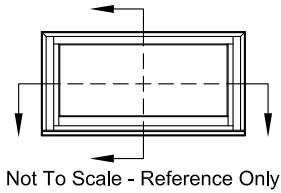
Geometric Insash / Geometric Insash

Not To Scale - Reference Only





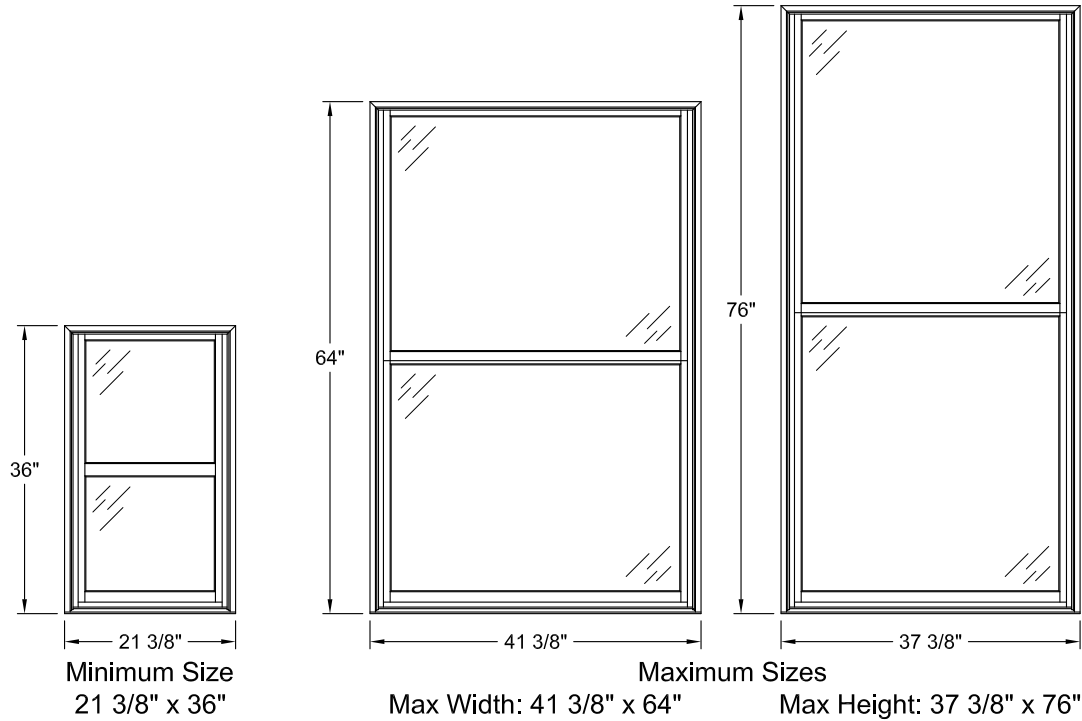
GEOMETRIC INSASH TRANSOM SECTIONS





MIN-MAX SIZING

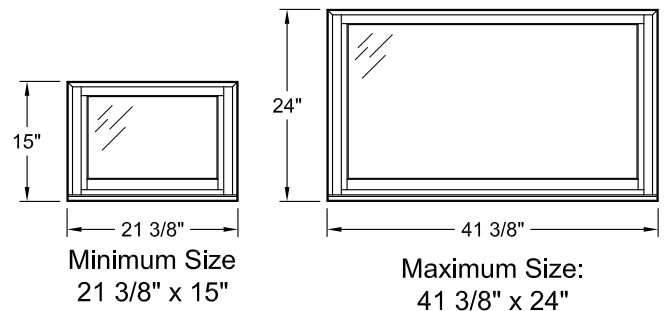
Operator Sizing



Window Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Window Height			
36"	40"	48"	52"
56"	60"	64"	68"
72"	76"		

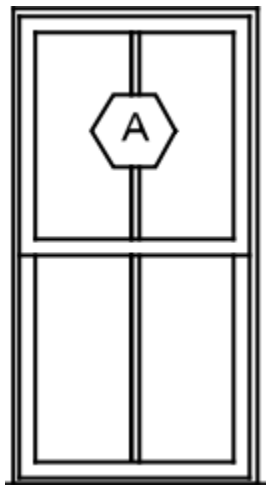
Window Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Window Height - Nominal			
35 1/4"	41 1/4"	47 1/4"	53 1/4"
59 1/4"	65 1/4"	71 1/4"	

Transom Sizing

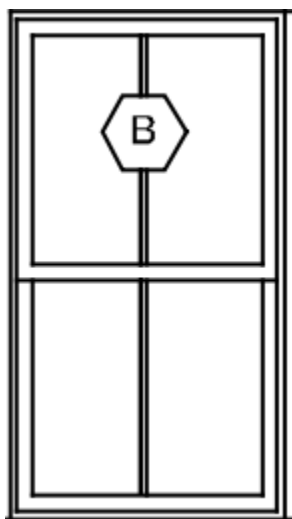


Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Transom Height			
15"	24"		

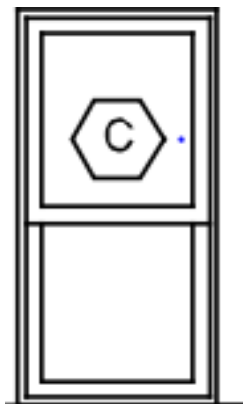
Transom Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Transom Height - Nominal			
17 1/4"			



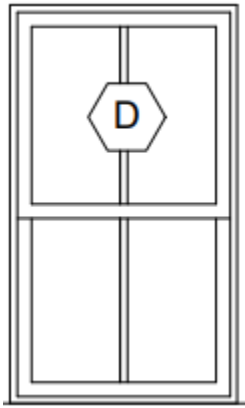
2'-8" x 5'-2"



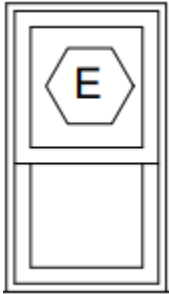
3' x 5'-6"



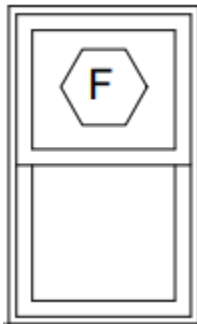
2' x 4'



2'-8" x 4'-8"



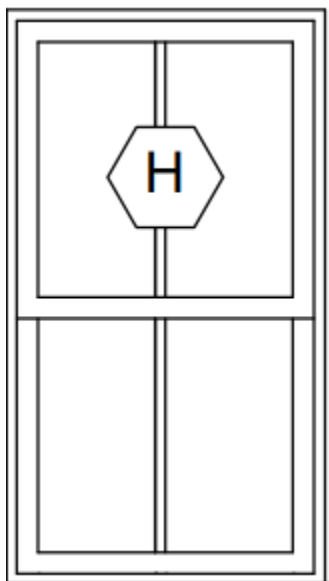
1'-8" x 3'



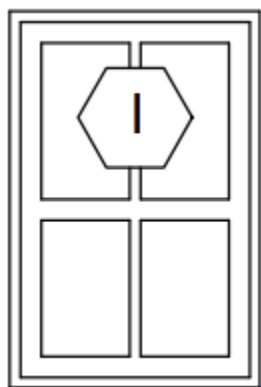
2' x 3'-4"



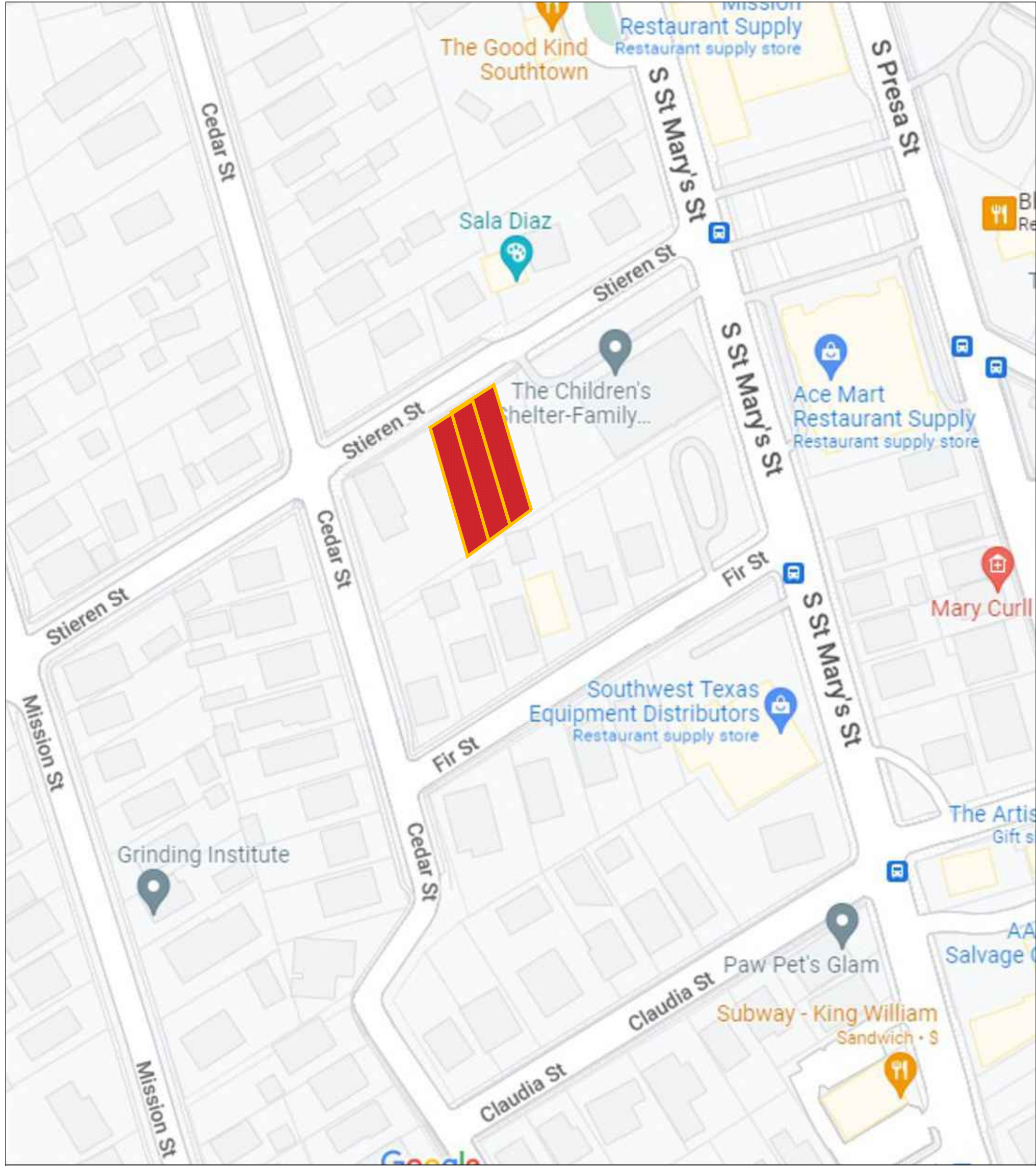
2'-6" x 7'



2'6" x 4'-6"



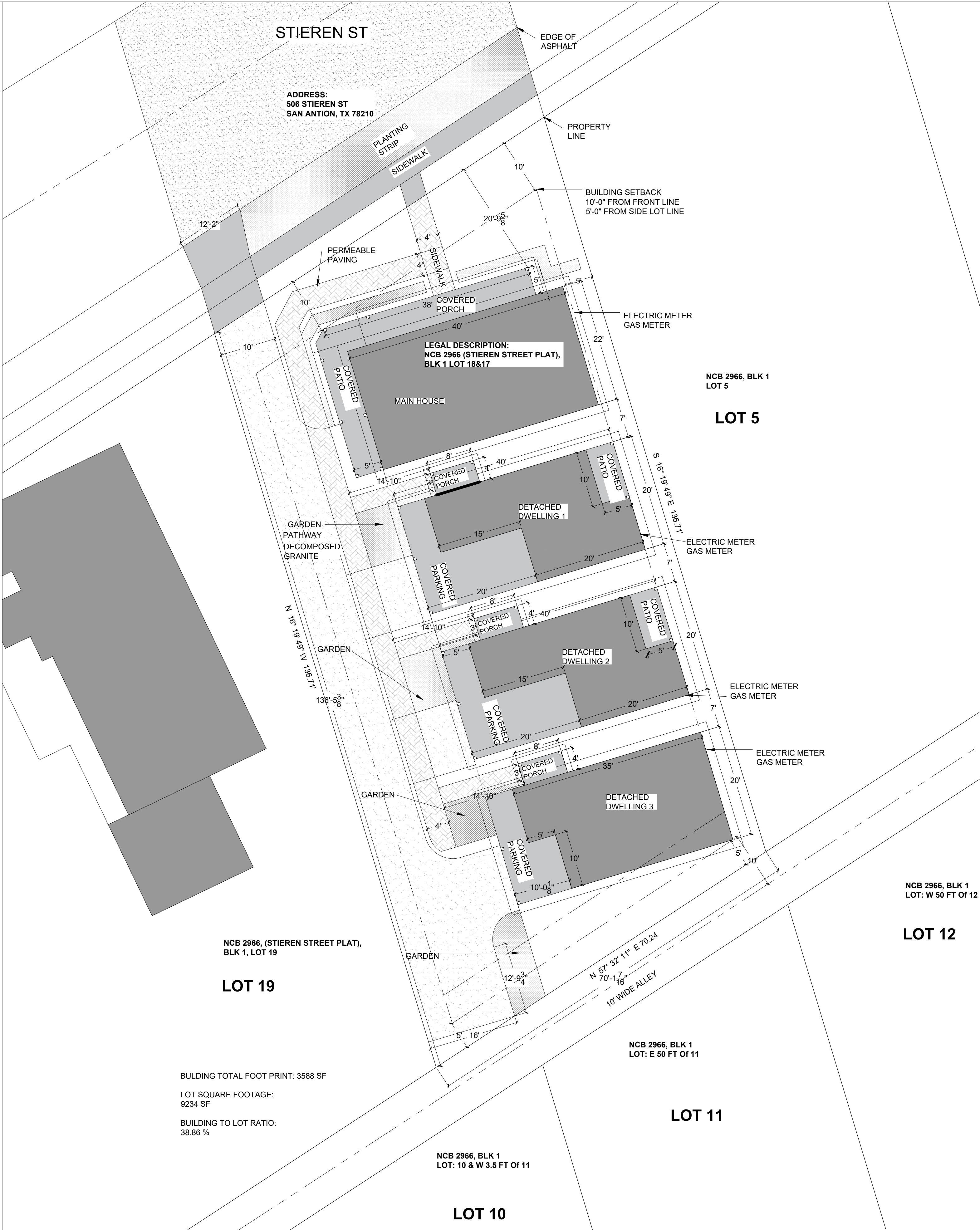
2' x 3'



1 LOCATION MAP
SCALE: N/A



2 MAIN HOUSE/ACCESSORY UNITS- WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SITE PLAN
3/32" = 1'-0"

PROJECT:
506 Stieren st

CLIENT:
JONES COMPANY

ADDRESS:
506 Stieren St, San Antonio, TX 78210

REVISIONS:

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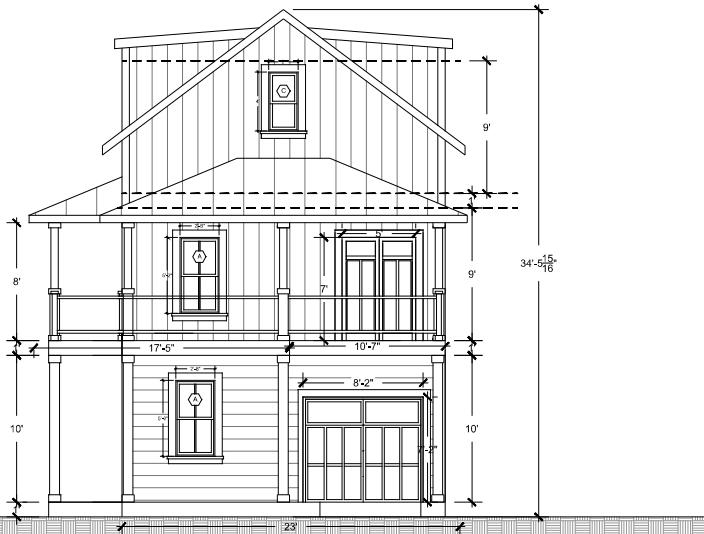
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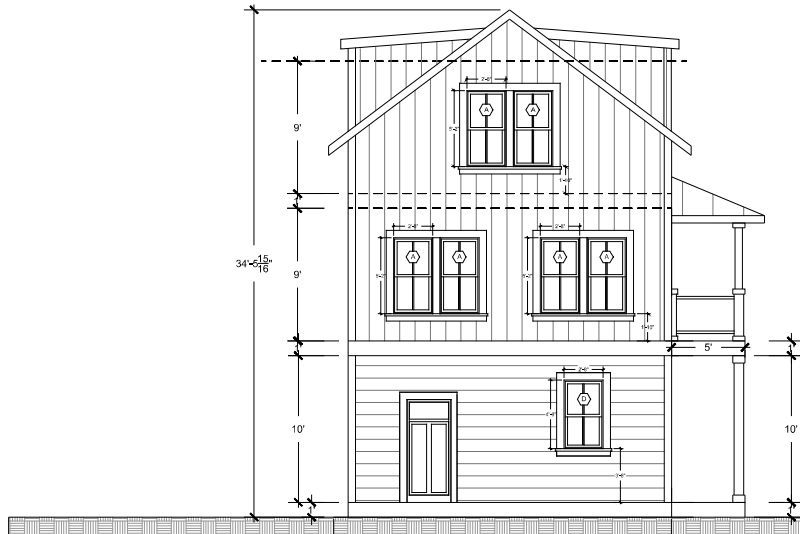
1 UNIT-1 FRONT ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



2 UNIT-1 REAR ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



3 UNIT-1 SIDE ELEVATION- WEST
SCALE: 1/4" = 1'-0"



4 UNIT-1 SIDE ELEVATION- EAST
SCALE: 1/4" = 1'-0"

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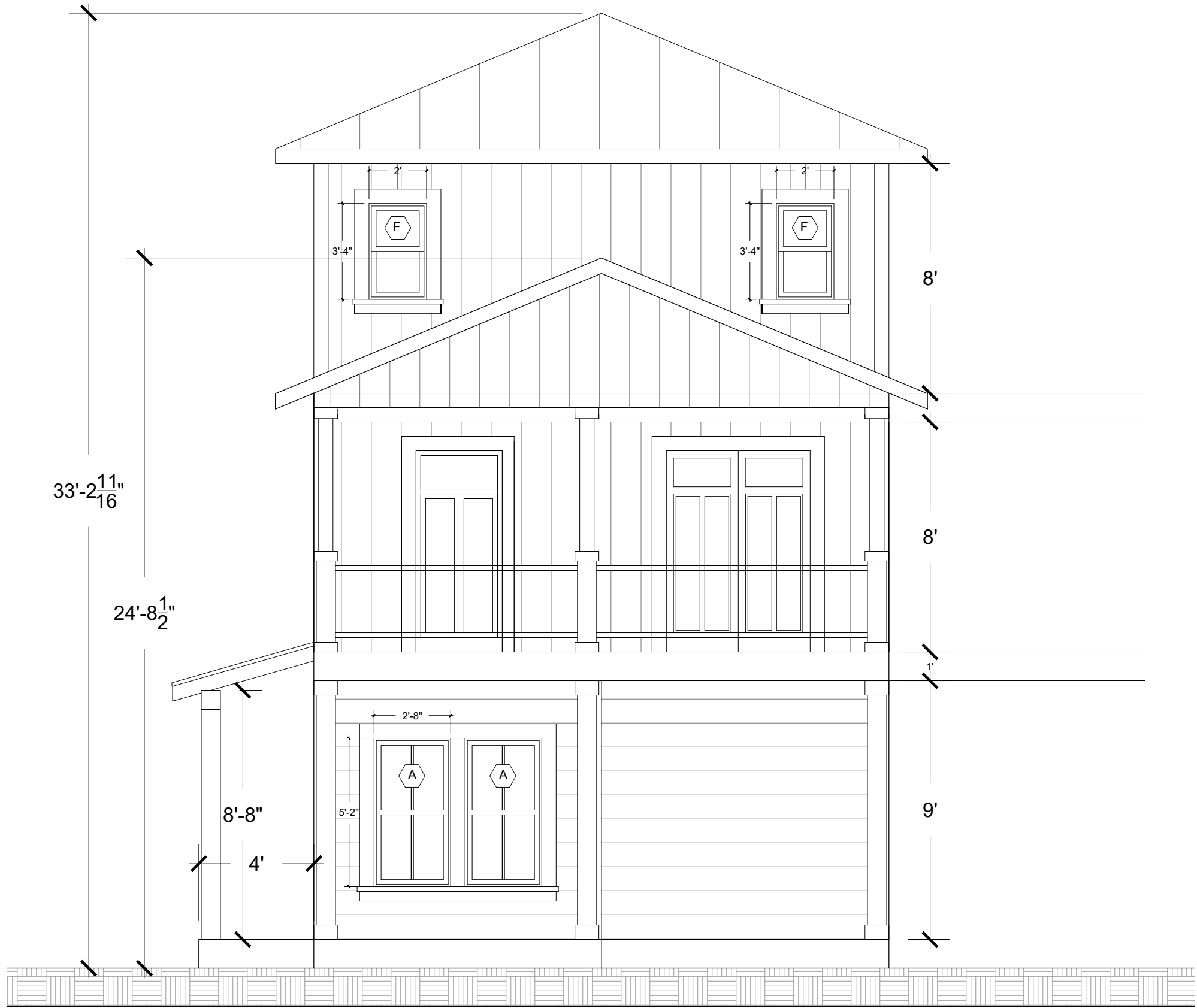
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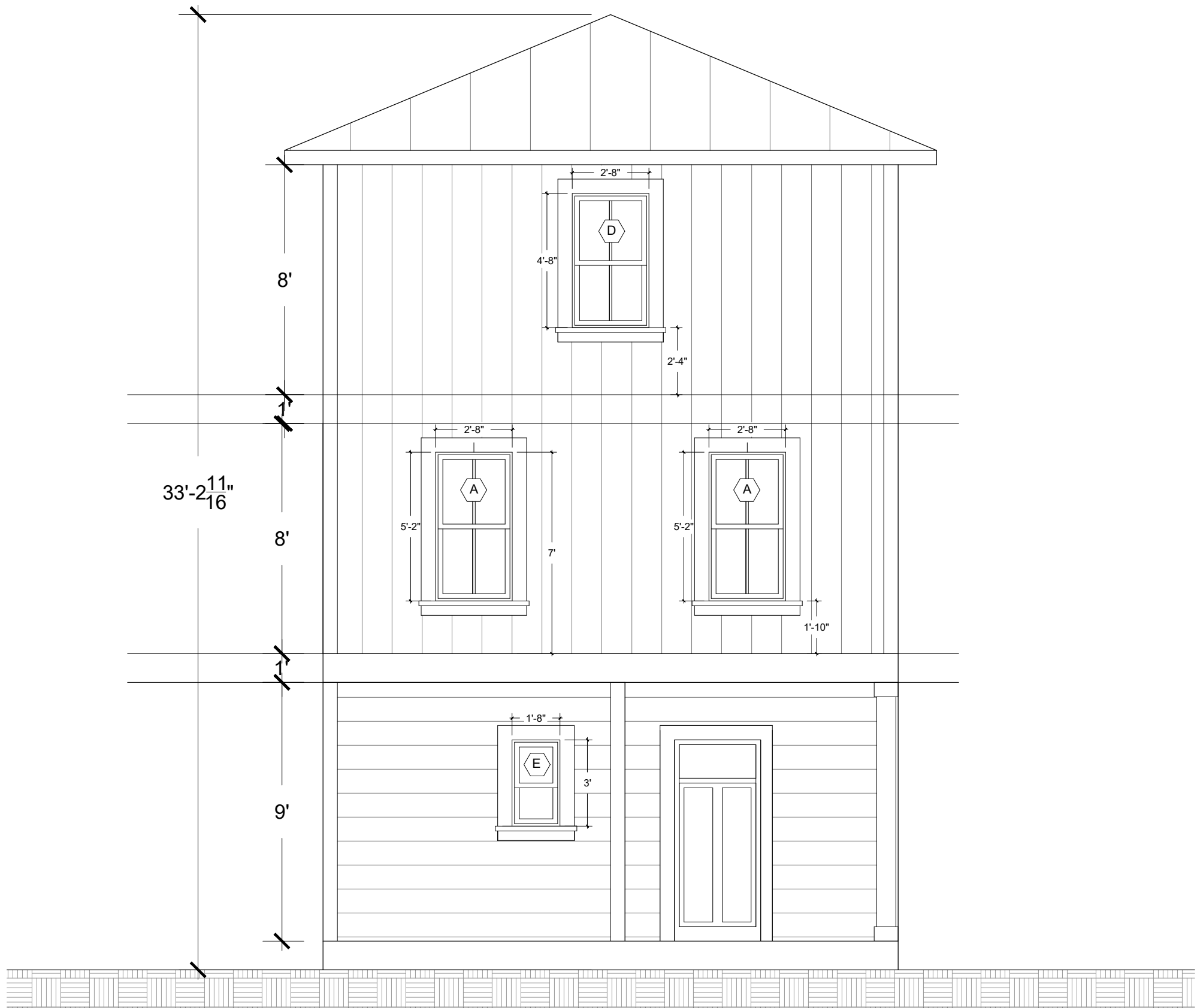
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1 UNIT-2 FRONT ELEVATION- WEST
SCALE: 1/4" = 1'-0"



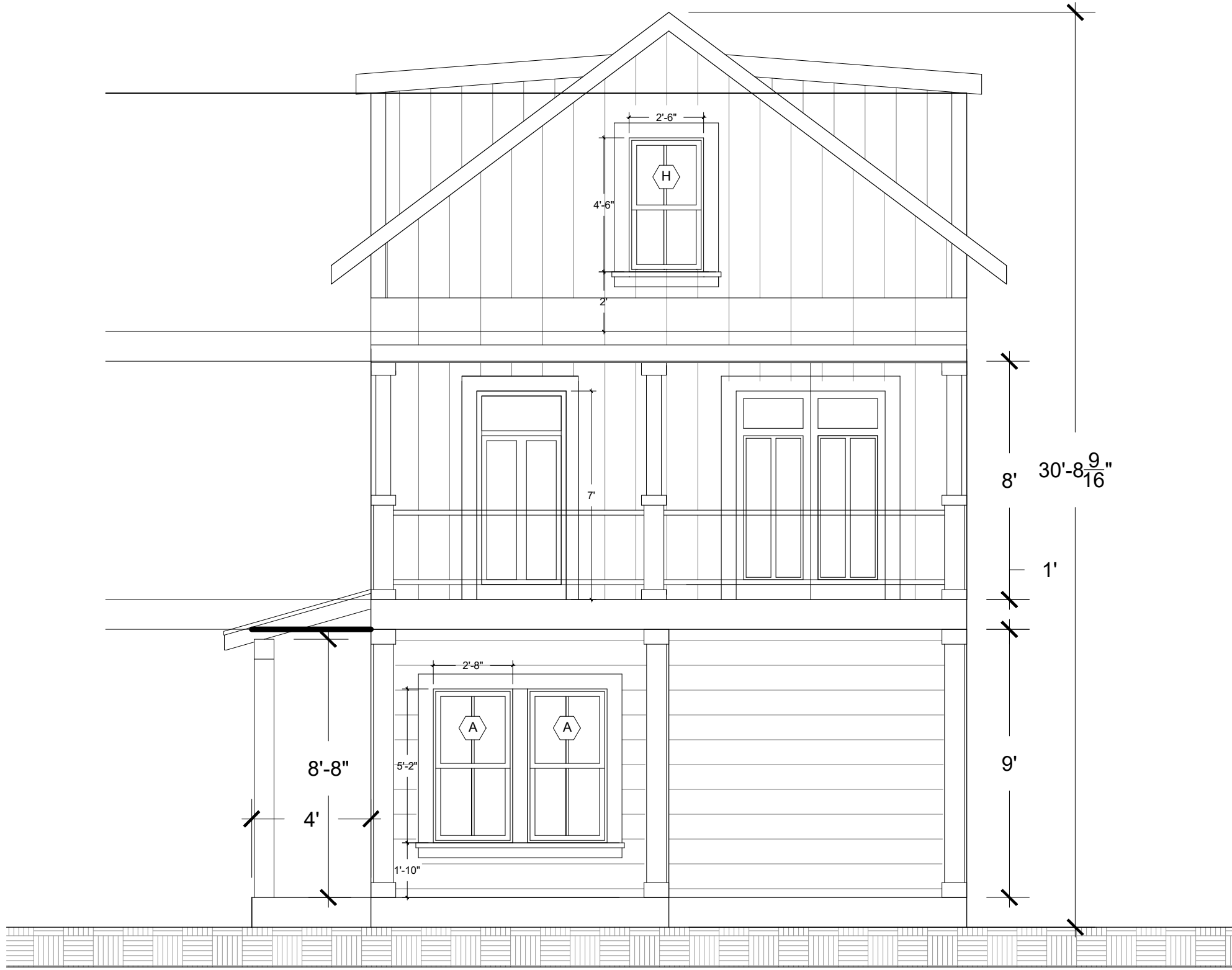
2 UNIT-2 SIDE ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



3 UNIT 2-REAR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



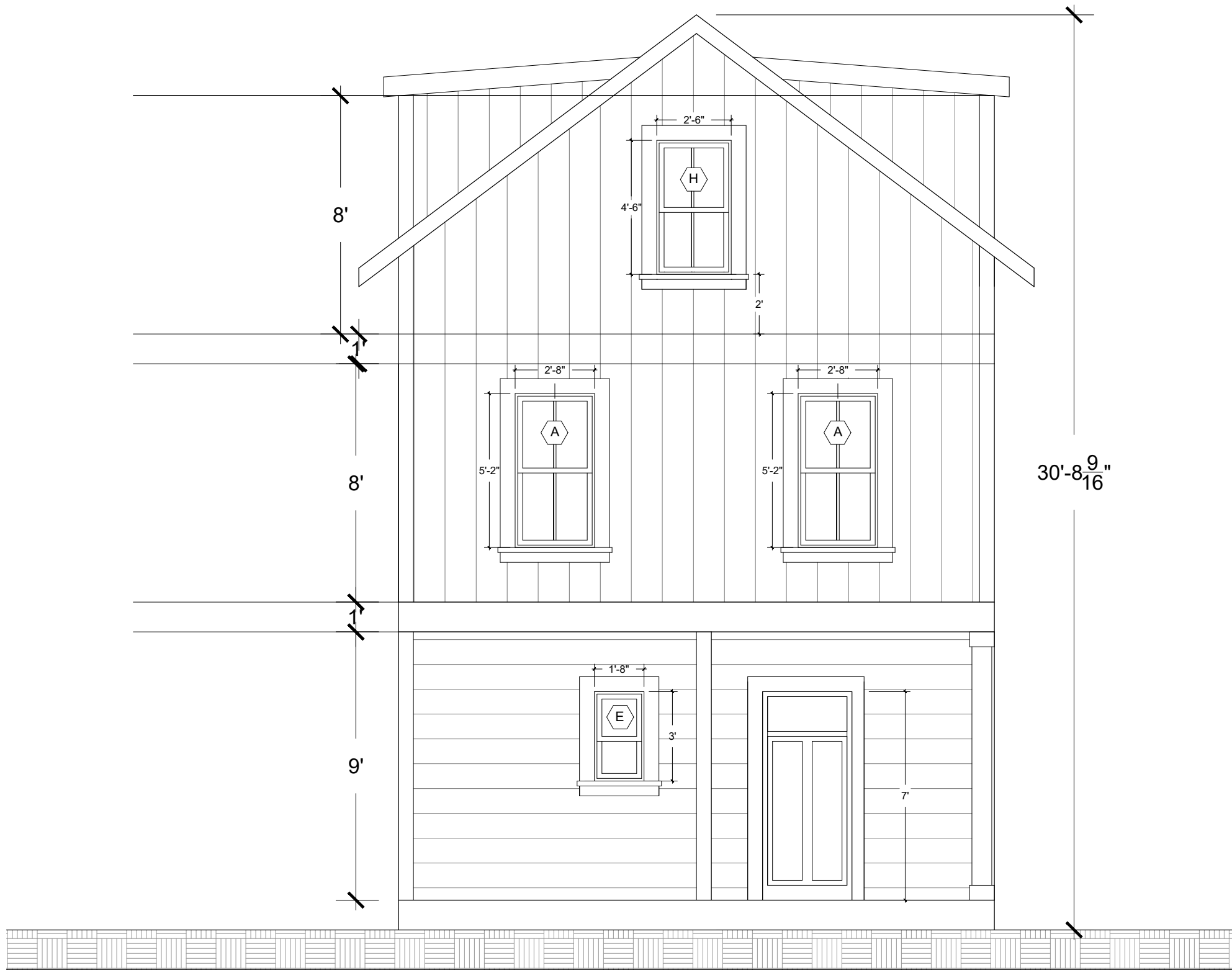
4 UNIT-2 SIDE ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



1 UNIT-3 FRONT ELEVATION- WEST
SCALE: 1/4" = 1'-0"



2 UNIT-3 SIDE ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



3 UNIT 3-REAR ELEVATION- EAST
SCALE: 1/4" = 1'-0"



4 UNIT-3 SIDE ELEVATION- NORTH
SCALE: 1/4" = 1'-0"

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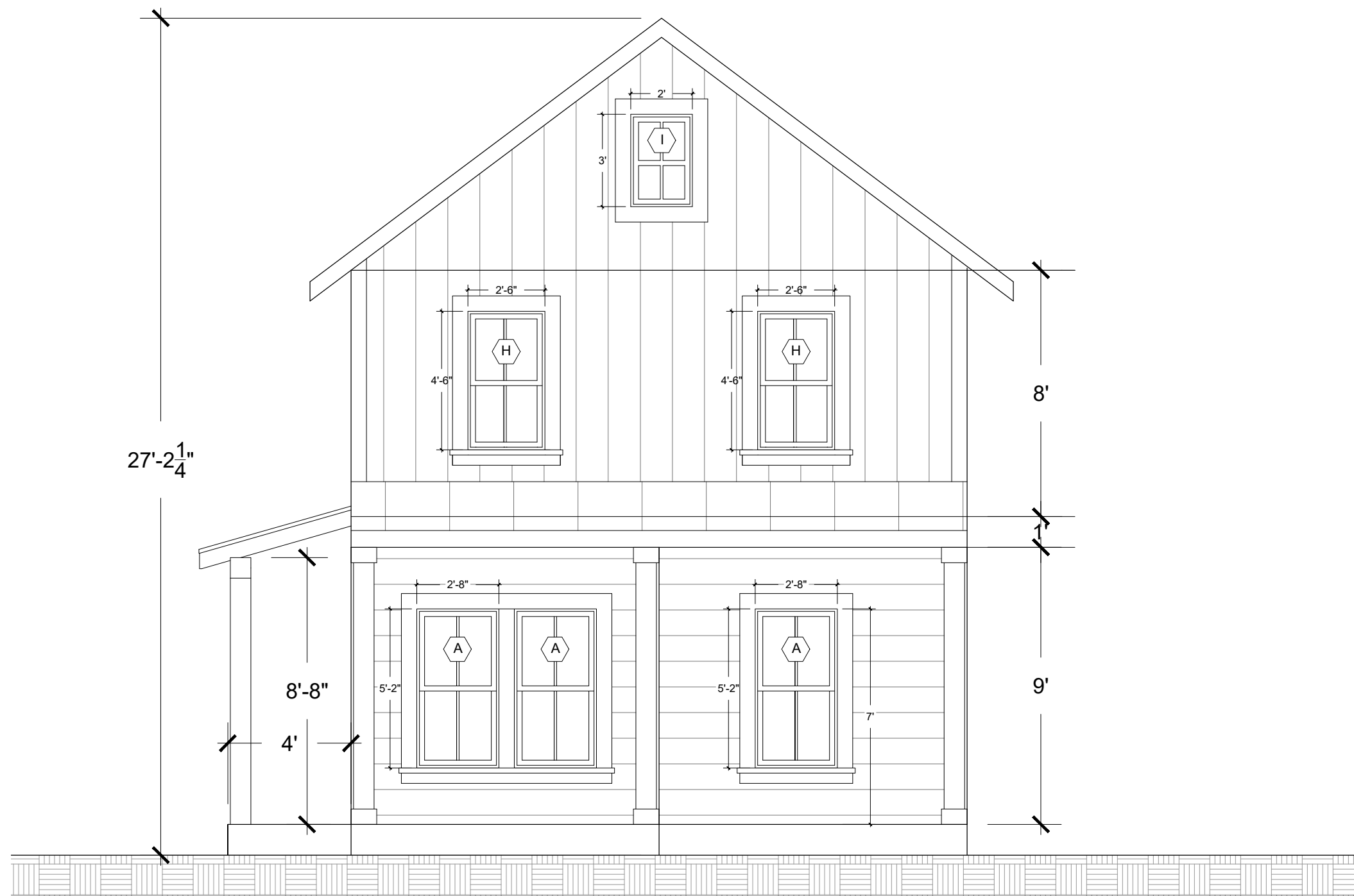
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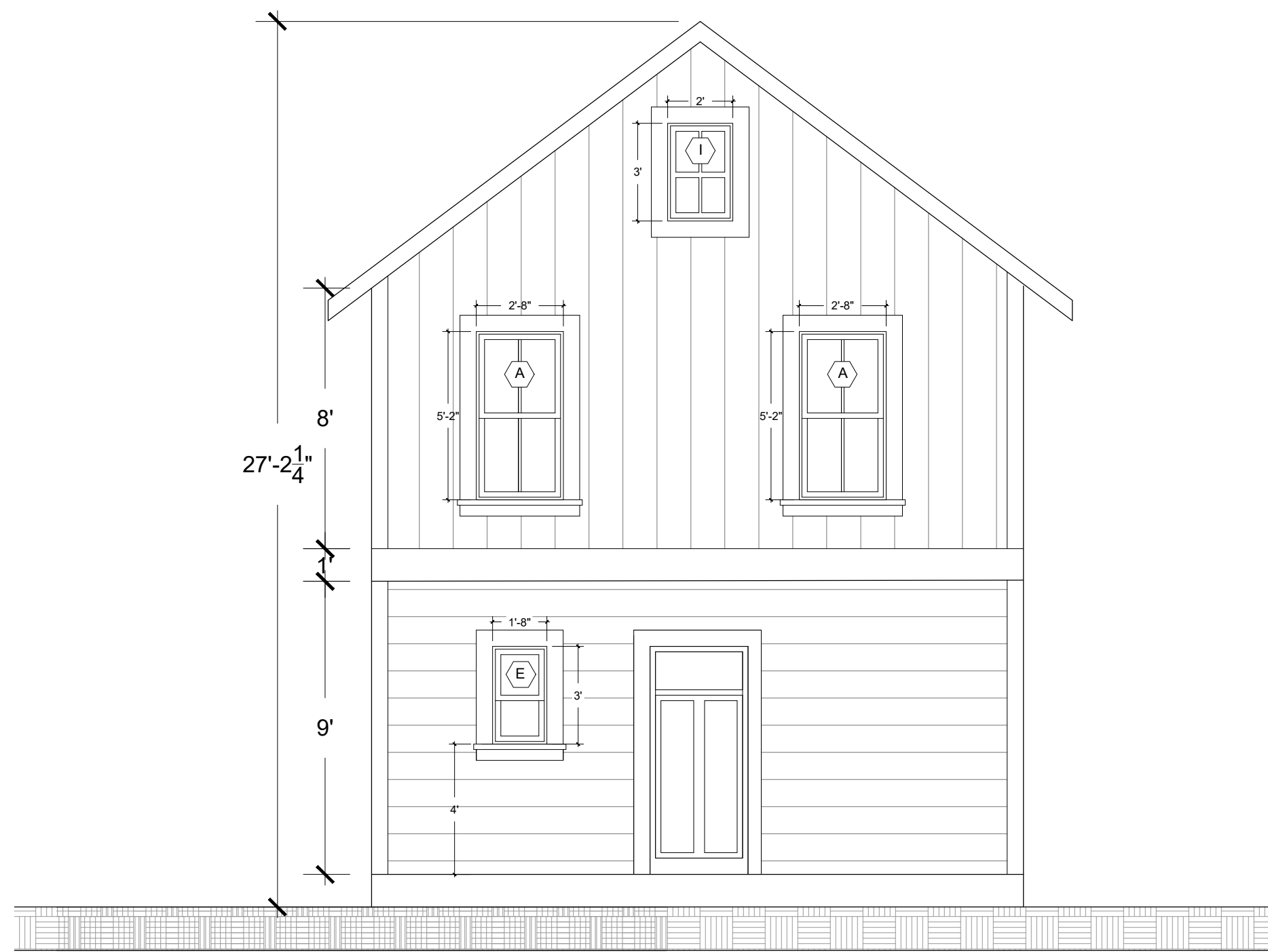
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1 UNIT-4 FRONT ELEVATION- WEST
SCALE: 1/4" = 1'-0"



2 UNIT-4 SIDE ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



3
SCALE: 1/4" = 1'-0"



4 UNIT-4 SIDE ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"

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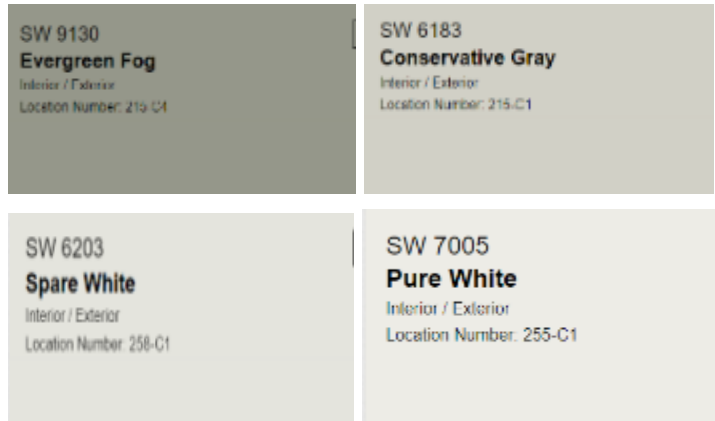
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506 Stieren Exterior Selections



- **Windows + Doors will be Wood**
- **Metal Roofs**

Unit 101

Siding (Vertical) - Evergreen fog
Siding (Board + Bat Horizontal) - Conservative gray
Trim/windows - Spare White
Black Front door
Garage Door - Evergreen Fog

Unit 102

Siding (Vertical) - Conservative gray
Siding (Board + Bat Horizontal) - Spare White
Trim / corners/ eve - Pure white
Black window and Front door

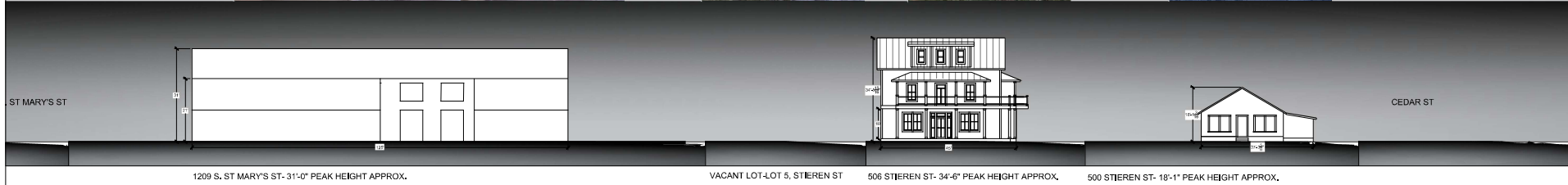
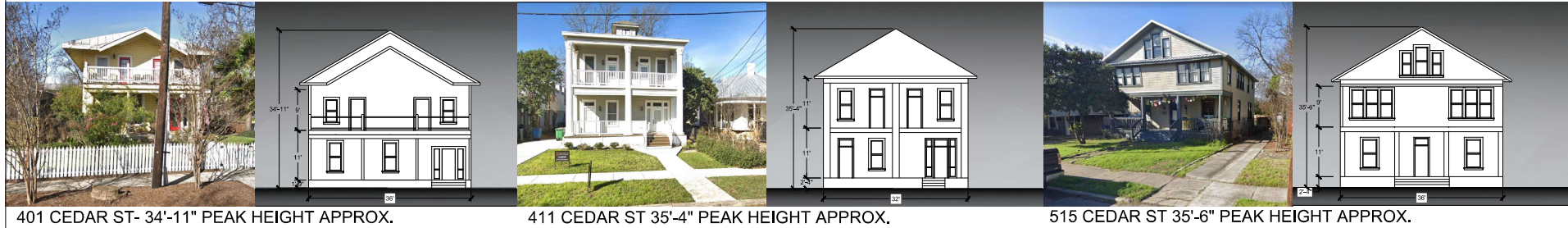
Unit 103

Siding (Vertical) - Spare white
Siding (Board + Bat Horizontal) - Conservative Gray
Trim / corners/ eve - Pure white
Black windows and Front door

Unit 104

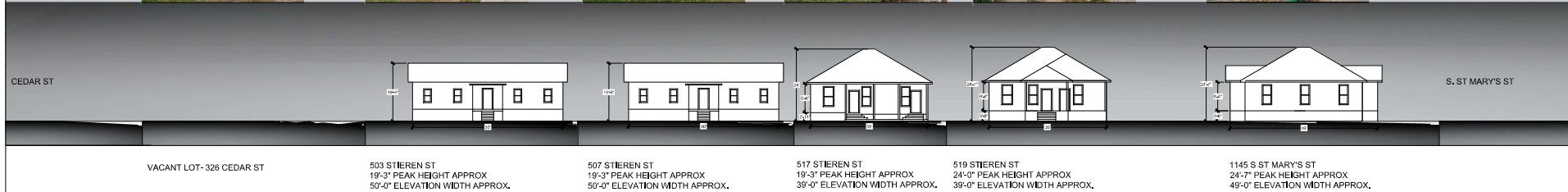
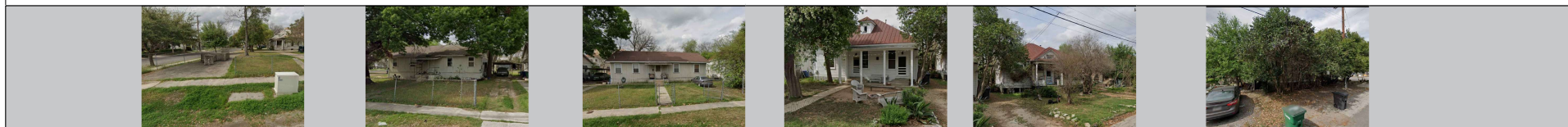
Siding (Board + bat Horizontal) - Spare white
Siding (Vertical) - Spare white
Trim - Pure white
Black windows and Front door

HEIGHT STUDY



1 STIEREN ST - SOUTH STREET ELEVATION

SCALE: 1/16" = 1'-0"



2 STIEREN ST - NORTH STREET ELEVATION

SCALE: 1/16" = 1'-0"

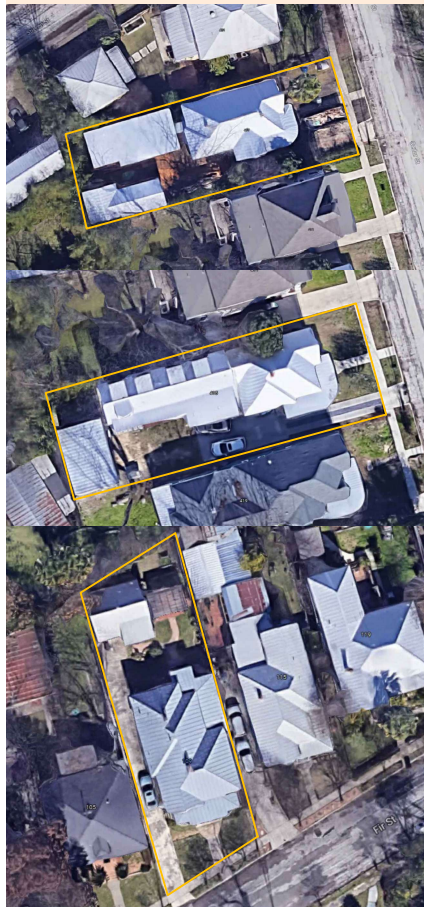
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LOT COVAREGE STUDY

PROPERTIES WITH SIMILAR LOT COVERAGE



407 CEDAR ST
 BUILDING TOTAL FOOT
 PRINT: 3085 SF
 LOT SQUARE FOOTAGE:
 7400 SF
 BUILDING TO LOT RATIO:
 42 %

415 CEDAR ST
 BUILDING TOTAL FOOT
 PRINT: 2955 SF
 LOT SQUARE FOOTAGE:
 7350 SF
 BUILDING TO LOT RATIO:
 40 %

109 FIR ST
 BUILDING TOTAL FOOT
 PRINT: 2518 SF
 LOT SQUARE FOOTAGE:
 6950 SF
 BUILDING TO LOT RATIO:
 36 %



517 STIEREN ST
 BUILDING TOTAL FOOT
 PRINT: 1866 SF
 LOT SQUARE FOOTAGE:
 4792 SF
 BUILDING TO LOT RATIO:
 39 %
 FRONT SETBACK
 20' APPROX.

511 STIEREN ST
 BUILDING TOTAL FOOT
 PRINT: 1460 SF
 LOT SQUARE FOOTAGE:
 6,035 SF
 BUILDING TO LOT RATIO:
 24 %
 FRONT SETBACK
 25' APPROX.

505 STIEREN ST
 BUILDING TOTAL FOOT
 PRINT: 1460 SF
 LOT SQUARE FOOTAGE:
 6,035 SF
 BUILDING TO LOT RATIO:
 24 %
 FRONT SETBACK
 20' APPROX.

1209 S SAINT MARY'S ST
 BUILDING TOTAL FOOT
 PRINT: 23,920 SF
 LOT SQUARE FOOTAGE:
 29,744 SF
 BUILDING TO LOT RATIO:
 80 %

SIMILAR PROPERTIES WITH
 SIMILAR FRONT SETBACK

109 FIR ST 15' APPROX.

104 FIR ST 10' APPROX.

103 FIR ST 10' APPROX.

500 STIEREN ST 5' APPROX.
 CEDAR ST 15' APPROX.

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122 MADISON ST.
SAN ANTONIO, TX 78204

PHONE: (210) 227-8786
FAX: (210) 227-8030

INFO@OURKWA.ORG
WWW.OURKWA.ORG

July 19, 2022

Historic Design and Review Commission
1901 S Alamo St
San Antonio, Texas 78204

Re: 506 Stieren St. - Case 2022-346 King William Historic District
Conceptual Approval – Construct three – 3 story and one-2 story residential structures

Dear Commissioners,

The King William Association Architectural Advisory Committee reviewed this project with the applicant on several occasions. Over the course of our meetings, the applicant has responded to our comments and returned with updated plans that addressed our concerns. In February 2022 we reviewed the application before it was pulled at the March 1 HDRC meeting. The proposal has been resubmitted and our opinion of the staff findings and recommendations are unchanged and generated the following comments for you to consider.

1. Successful similar, yet larger, projects at the corner of Guenther & S. Alamo and in the 100 Block of Cedar have similar heights, massing, setback and lot coverage, where porches are used as transition elements to one story structures.
2. The project complies with the lot coverage limitation stated in the Guidelines, but the Guidelines are silent on any impervious cover requirement.
3. Since there are no historic structures on this block face of Stieren, the setback of the only residence on the block was used to establish the front yard setback. There are a number of 2 and 2 ½ story residences in the neighborhood along Madison and Cedar that have setbacks of 12 feet or less. RM-4 zoning requires a minimum 10 ft setback. This is not a typical block face in King William and could be a transition project to the nearby commercial properties along S. St. Mary's St.
4. The carports are not enclosed garages, do not face Stieren St. and are located behind the primary structure as directed by the Guidelines. The staff suggestion that detached garages be provided seems inappropriate.

We recommend that Conceptual Approval be granted with details regarding windows, architectural features and landscaping be further developed for review in the application for a Certificate of Appropriateness.

Sincerely,

Mickey Conrad
Chair, Architectural Advisory Committee

Shawn Campbell
President, KWA Board of Directors



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 9/13/2022

HDRC Case #: 2022-346

Address: 506 Stieren

Meeting Location: WebEx

APPLICANT: Caroline Gado

DRC Members present: Monica Savino, Roland Mazuca, Lisa Garza

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction of four, multi-story residential structures

COMMENTS/CONCERNS:

CG – We have updated the landscaping plan. We have submitted window specs. And we are looking for guidance for architectural details.

MS – I was not a part of the original DRC. I am looking at the elevations and my comments in regard to windows. I am wondering about the type of windows and the choice of the divided lite. The 2-over-2 with the vertical dimension is generally seen on Victorian structures. In some cases, it may not be necessary for every window. If some of the houses had simple 1-over-1 windows, it might make more sense.

LG – 2-over-2 windows, I don't disagree with Monica. The development pattern of this is quite different and the infill section talks in length about following traditional development patterns. Constructing an interior street is not consistent with the development pattern is not traditional.

CG – The land developer and the owner are pushing for this set up. We have talking about detached parking. And we have discussed massing and lot ratio.

JC – Can we speak to the setbacks and the spacing between each unit?

CG – The spacing between each structure is about 7 feet.

MS – This is not the transitional lot. I think that you should be looking to the historic district to set precedent. Taking the large house, turning it 90 degrees and pulling it back, plus one or two smaller building that appear as accessory units.

LG – You may want two main units facing the street with two rear units. You could fit 4 units in this lot, it is just the wrong layout and orientation.

CG – If we move units around on this property, do all the units need to face Stieren?

MS – Depending on your marketing or sales formula, you could take the larger unit in the front and turn that into a duplex. The idea is not to put houses together to create a large mass, but to strategically create a unit that appears a single-family structure.

[Discussion regarding the existing alley and whether or not that could be used for a rear drive]

MS – For this project, what is the width of that lot?

CG – I believe that it is 56 feet wide. It is two lots and there is an open lot next to us.

OVERALL COMMENTS: