

# HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-435  
**ADDRESS:** 315 STIEREN  
**LEGAL DESCRIPTION:** NCB 943 BLK 1 LOT S 119 FT OF 23  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** MacDonald House  
**APPLICANT:** James Benfield  
**OWNER:** James and Melanie Benfield  
**TYPE OF WORK:** Exterior modifications, removal of composite shingle roof and installation of standing seam metal, landscaping and hardscaping

## REQUEST:

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

1. Remove one of two existing front doors.
2. Relocate an existing rear door.
3. Replace existing composition shingle roof with standing seam metal.
4. Install new landscaping and hardscaping in the front yard.

## APPLICABLE CITATIONS:

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

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30

percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 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.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

## **FINDINGS:**

- a. The primary structure located at 315 Stieren is a 1-story single family home constructed in approximately 1915 in the Craftsman Bungalow style. The home features a prominent front porch with decorative corbeled brick detail on the column bases, decorative column bracketing, and a side-gabled roof with exposed rafter tails. The home is a contributing structure in the King William Historic District.
- b. **FRONT DOOR REMOVAL** – The applicant has proposed to remove one of two existing front doors. The door to be removed is located on east side of the façade. According to Guidelines 6.A.i for Exterior Maintenance and Alterations, existing openings should be preserved. A Sanborn Map of the area from 1912 reveals that this portion of the home was an addition and not part of its historic configuration. Staff finds the removal acceptable given its non-original nature, but finds that a window should be installed in its place to maintain façade continuity and proportional relationships of the structure's style.
- c. **DOOR RELOCATION** – The applicant has proposed to relocate an existing door on the rear façade. The door will be shifted slightly to the left to accommodate a new interior closet. The rear façade already features a rear addition, and the modification will not be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- d. **ROOF REPLACEMENT** – The applicant has proposed to remove the existing composition shingle roof and replace with standing seam metal. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds metal to be appropriate for the style of the house provided that the specifications for historic metal roofs are met. The roof must use panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish and a crimped ridge seam.
- e. **LANDSCAPING AND HARSCAPING** – The applicant has proposed to install new sod, new bushes, and new lava rocks with concrete pavers. The rocks and pavers will replace an existing concrete walkway, which is heavily degraded. According to the Historic Design Guidelines for Site Elements, walkways should be retained and repaired in place, or replaced in-kind when deteriorated beyond repair. Staff finds the landscaping appropriate but finds the replacement of the concrete walkway with alternate materials inconsistent with the Guidelines.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the front door removal based on finding b with the stipulation that the applicant install a window in its place. The window should match the configuration, proportions, inset, profile, materiality, and screening of the existing historic windows. The applicant must submit final specifications and drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 2, Staff recommends the rear door relocation based on finding c.

Item 3, Staff recommends approval of the installation of standing seam metal roof based on finding d with the stipulation that the applicant complies with the OHP Checklist for Metal Roofs. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

Item 4, Staff recommends approval of the proposed front yard hardscaping and landscaping modifications based on finding e with the following stipulations:

- i. That the applicant installs a new concrete walkway in lieu of lava rocks and pavers as noted in finding e. The walkway should match the width, length, and color of the existing as closely as possible.
- ii. That the applicant submits plant species and a final landscaping and hardscaping plan to staff for approval. The plan should include the final dimensions of the proposed walkway.

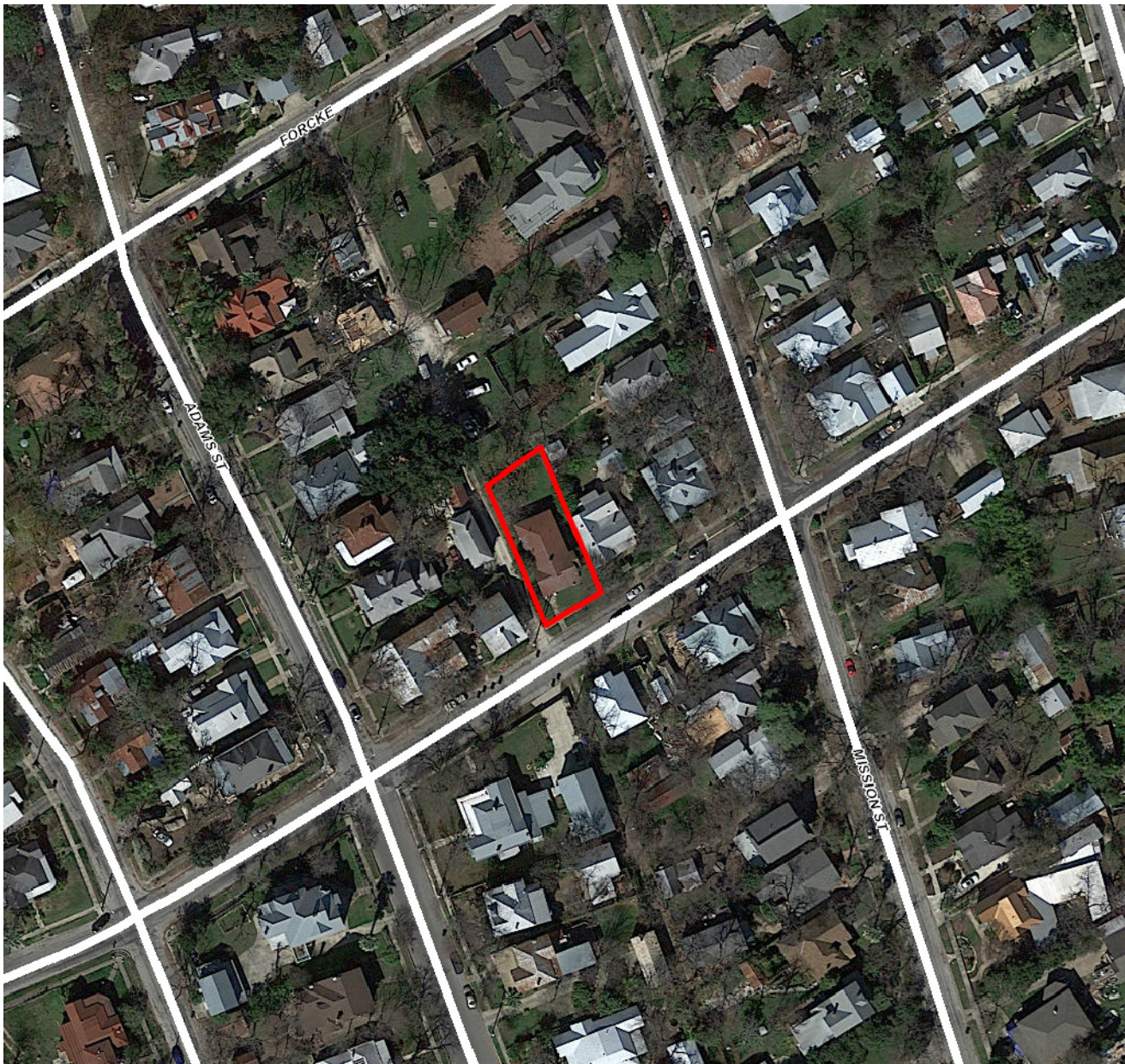
## **CASE MANAGER:**

Stephanie Phillips

**CASE COMMENTS:**

Work was started prior to receiving a Certificate of Appropriateness. A stop work order was issued on Friday, August 18, 2017.





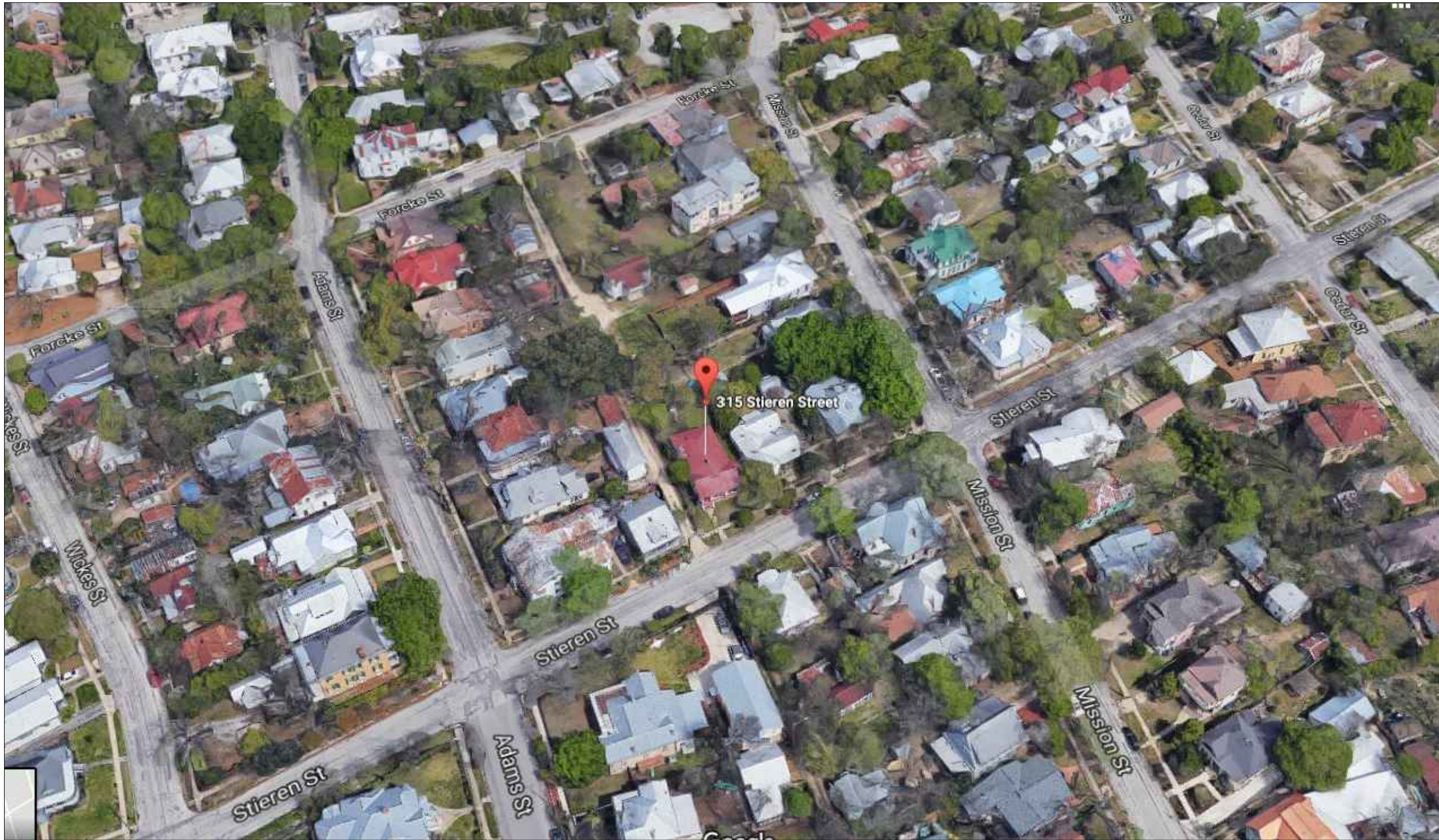
## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 25, 2017

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Location Map

315 STIEREN ST., SAN ANTONIO, TX 78210  
LOT 6 119' OF 23, BLOCK 1, NCB 943  
ACEQUIA MADRE NAT/LOC HIST (SA)



Existing Front Elevation



Existing Front Elevation





315

Property of  
City of San Antonio



SAN ANTONIO, TEX.  
**358**

**352**

**351**

S. ALAMO  
MICHIGANIZED

PEREIDA  
MICHIGANIZED

WICKES  
MICHIGANIZED

ADAMS  
MICHIGANIZED

MISSION  
MICHIGANIZED

FORCKE  
MICHIGANIZED

STIEREN  
MICHIGANIZED

**357**

**359**

**315**

**931**

**932**

**942**

**943**

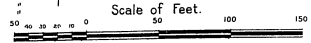
E. 12th ST.

S. ALAMO ST.

FWP

FWP

Scale of Feet.



**1912 SANBORN MAP**





Proposed Front Elevation SCALE: 1/4"=1'-0"



Existing Front Elevation SCALE: 1/4"=1'-0"

JOB NO:  
Sketch

Drawn By:  
SORIANO

Date:

AUG. 1, 2017

a design for

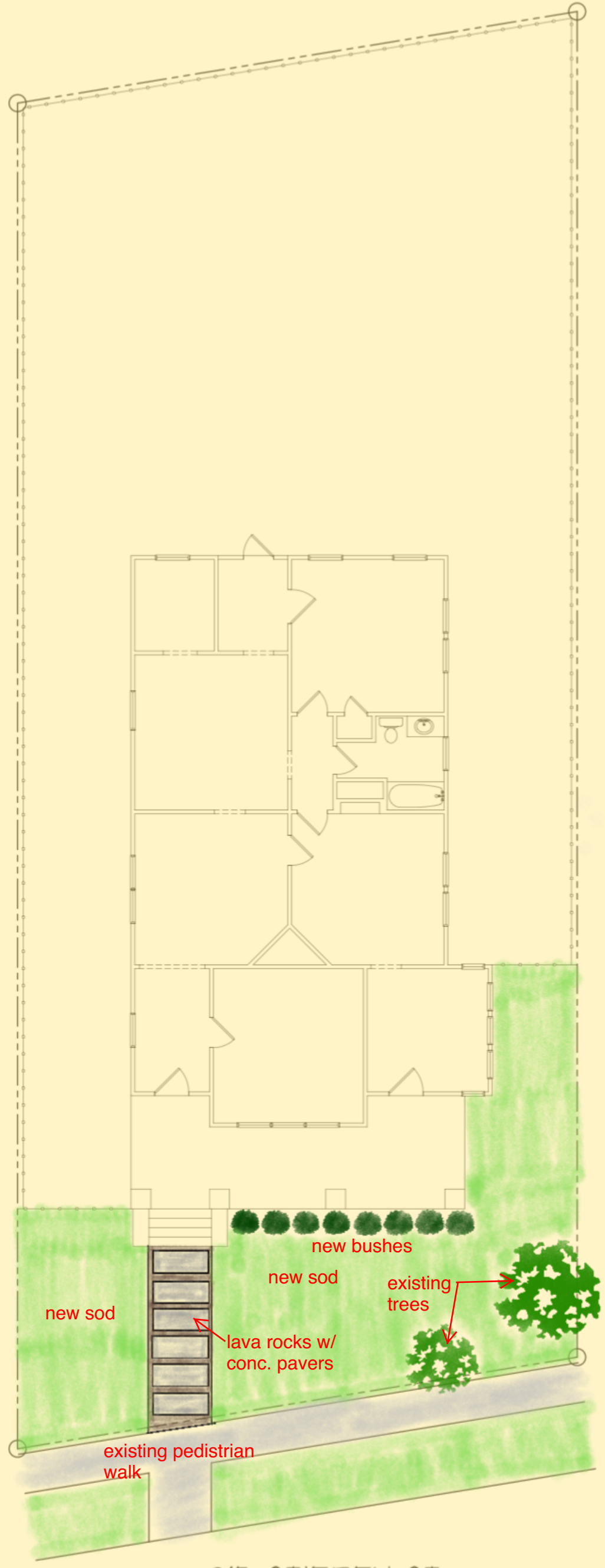
315 Stieren St.



f. e. soriano designs

\* San Antonio, Texas \* (210) 393-2291 \* email houseplans@att.net \*





LANDSCAPE PLAN

SCALE: 1"=10'-0"

aACEQUIA MADRE NAT/LOC HIST  
LOT S 119 FT OF 23 BLK 1 NCB 943  
BEXAR COUNTY, TEXAS

