

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2020

HDRC CASE NO: 2020-370
ADDRESS: 10041 ESPADA RD
LEGAL DESCRIPTION: CB 4002-1 P-1
ZONING: FR, HS
CITY COUNCIL DIST.: 3
APPLICANT: Regina and Edward Gonzales/Regina and Edward GONZALES
OWNER: Regina and Edward Gonzales/Regina and Edward GONZALES
TYPE OF WORK: Construction of a new accessory structure
APPLICATION RECEIVED: July 30, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 400 square foot rear accessory structure

APPLICABLE CITATIONS:

4. Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Standard Specifications for Windows in 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 relate 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.
- **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

Sec. 35-339.06. - "MPOD" Mission Protection Overlay Districts.

(c)Protection Angles. (1)The established protection angle for each Mission Protection Overlay District shall apply to the full extent of the district. A protection angle shall originate exactly five and one-half (5.5) feet above the brass monument disc that defines each Mission Protection District as prescribed in section 35-303 and extend outward three hundred sixty (360) degrees and upward at a two-degree angle.

FINDINGS:

- a. The primary structure at 10041 Espada was constructed circa 1960 and is located within RIO-6, the Mission Protection Overlay District (MPOD), and an individual local landmark site related to Mission Espada with other adjacent properties. The property is bounded by the Espada Ditch to the north and west property lines.
- b. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a 400 square foot accessory structure located 44 feet from the north Espada Ditch and the 54 feet from the west Espada Ditch, to feature wood lap siding, shake shingle gable, asphalt shingle roofing, vinyl one-over-one sash windows, and wood doors.
- c. MASSING AND FORM – Per the Guidelines for New Construction 5.A.i., applicants should design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed accessory structure features a front facing gable, a square 20 feet by 20 feet footprint, and approximately 18 feet in height. Staff finds the proposed massing and form consistent with Guidelines and the height is consistent with UDC Sec. 35-339.06. for height limits from protected angles.
- d. BUILDING SIZE – Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The applicant has proposed constructed a 400 square foot rear accessory structure, which his less than 40% of the 960 square foot primary structure.
- e. CHARACTER – Per the Guidelines for New Construction 5.A.iii., applicants should 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. Staff finds that the proposed gable roof, wood and shake shingle siding, sash windows, and wood doors are generally consistent with the Guidelines. Staff finds that the wood lap siding should feature a similar profile and exposure height to that the primary structure (usually between 4 to 6 inches).
- f. WINDOWS AND DOORS – Per the Guidelines for New Construction 5.A.iv., applicants should 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. The proposed accessory structure features vinyl one-over-one sash windows, a full lite wood French door, and a solid 6-panel wood door. Staff finds that the doors are consistent the Guidelines. Staff finds that a one-over-one sash window configuration is appropriate; however, the applicant must submit a final window product that adheres to the *Standard Specifications for Windows in New Construction*.
- g. ORIENTATION – Per the Guidelines for New Construction 5.B.i., applicants should match the predominant garage orientation found along the block. The applicant has proposed to orient the accessory structure parallel to the primary structure which is angled evenly from the north and west portions of the Espada Ditch. Staff finds the proposed orientation appropriate.
- h. SETBACK – Per the Guidelines for New Construction 5.B.ii., applicants should follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. The applicant has proposed a set of 44 feet from the north Espada Ditch property line and the 54 feet from the west Espada Ditch property line. Staff finds the proposed setback generally appropriate; the applicant is responsible for meeting any setback requirement when obtaining a building permit.

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

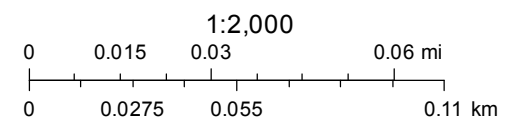
Staff recommends approval based on the findings with the following stipulations:

- i. That a final window product that adheres to the *Standard Specifications for Windows in New Construction* is submitted to staff.
- ii. That the wood lap siding should feature a similar profile and exposure height to that the primary structure.
- iii. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

10041 Espada



September 8, 2020





De Saque St

Espada Rd

Espada Ditch

Espada Ditch

Espada Ditch

San Antonio River

San Antonio River Walk

Espada Rd

10041 Espada Road

Mission San Francisco
De La Espada Catholic...
Oldest Spanish Colonial
mission in Texas

St. Vincent de
Paul Society

Food Distribution
Center - Mission E

Google





Bend

Bend

Bend

9835 Espada Rd
San Antonio, Texas



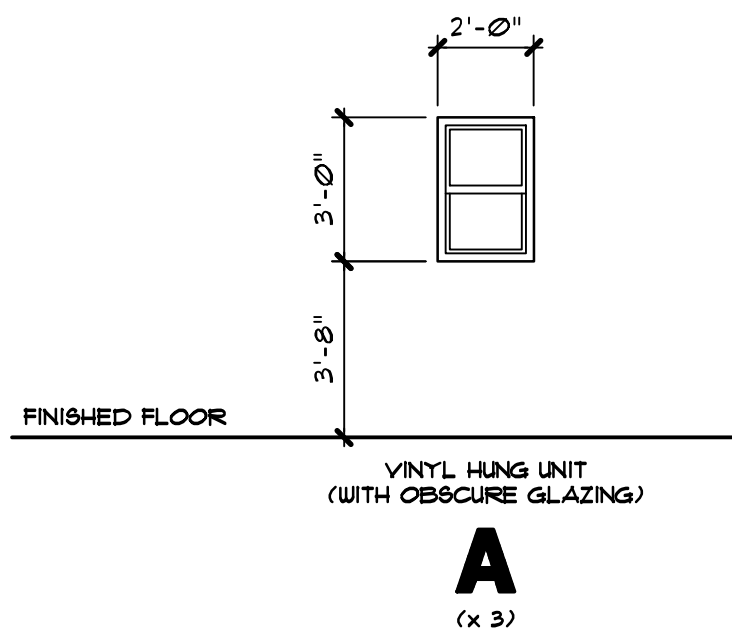
Street View



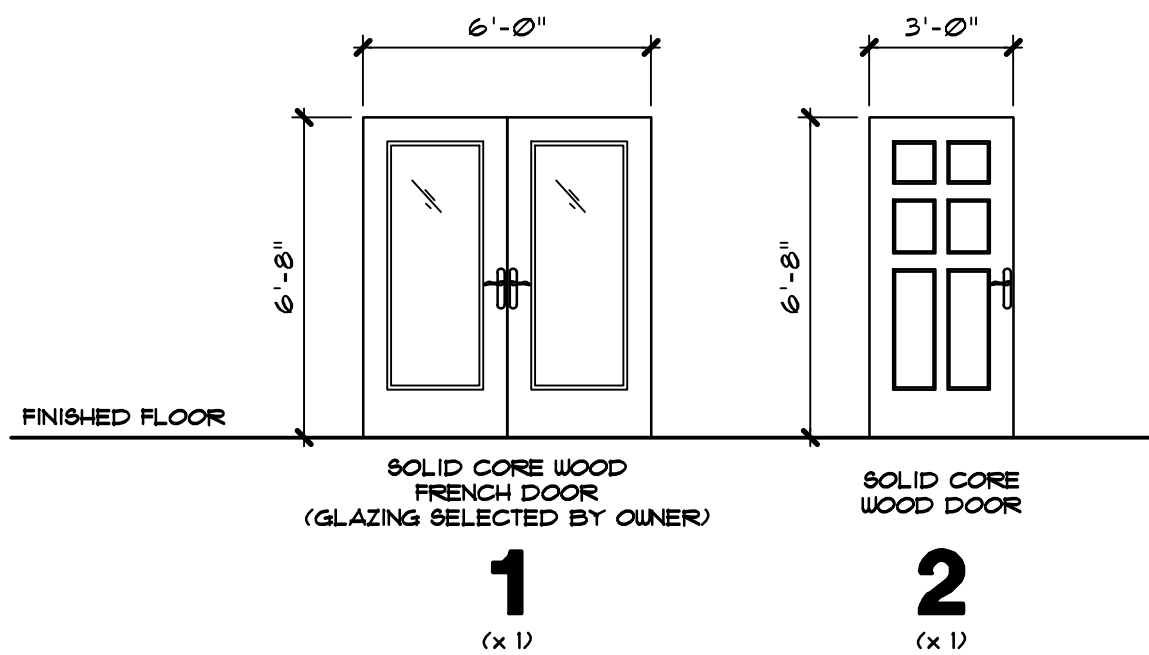
Google







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



2 DOOR TYPES
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

⌀ 120V DUPLEX OUTLET-12" AFF. UNLESS OTHERWISE NOTED.	⊕ WALL MTD. INCANDESCENT FIXTURE.
⌀ GFI OUTLET ON GROUND FAULT CIRCUIT INTERRUPTER - 42" AFF. (UNO.)	⊖ EXHAUST VENT/LIGHT
⌀ WP WEATHER PROOF OUTLET.	⌘ ELECTRICAL SWITCH/DIMMER
⊙ CHANDELIER	⌘ 3 WAY ELECTRICAL SWITCH
	⊙ SMOKE DETECTOR

NOTES:
1. COORDINATE POWER REQUIREMENTS FOR FUTURE PHASES.

GENERAL NOTES

- CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL ANCHORING PURPOSES.
- DIMENSIONS ON FLOOR PLAN ARE TO OUTSIDE OF WOOD STUDS.
- ALL WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2, OR BETTER, REFER TO STRUCTURAL DRAWINGS.

ELECTRICAL GENERAL NOTES

- OWNER TO SELECT ALL LIGHTING FIXTURES, SWITCH PLATES, AND OUTLET PLATES.
- ALL LIGHTING FIXTURES LOCATED OUTSIDE THE AIR CONDITIONED AREA ARE TO BE OUTDOOR LIGHTING FIXTURES.
- ALL GFI OUTLETS ARE AT 42" A.F.F.

WALL LEGEND

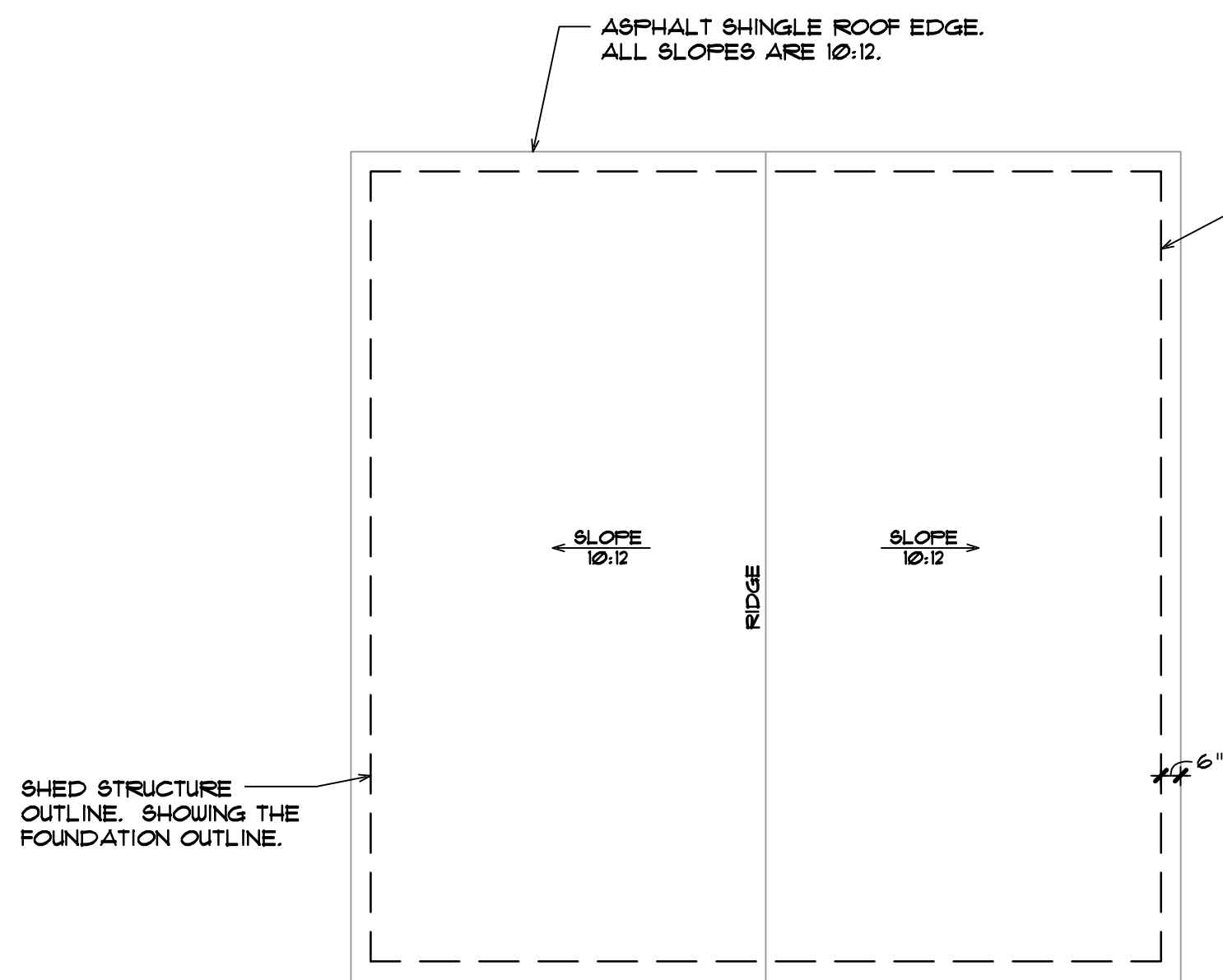
---	NEW INTERIOR WALLS
---	NEW EXTERIOR / THERMAL ENVELOPE WALLS



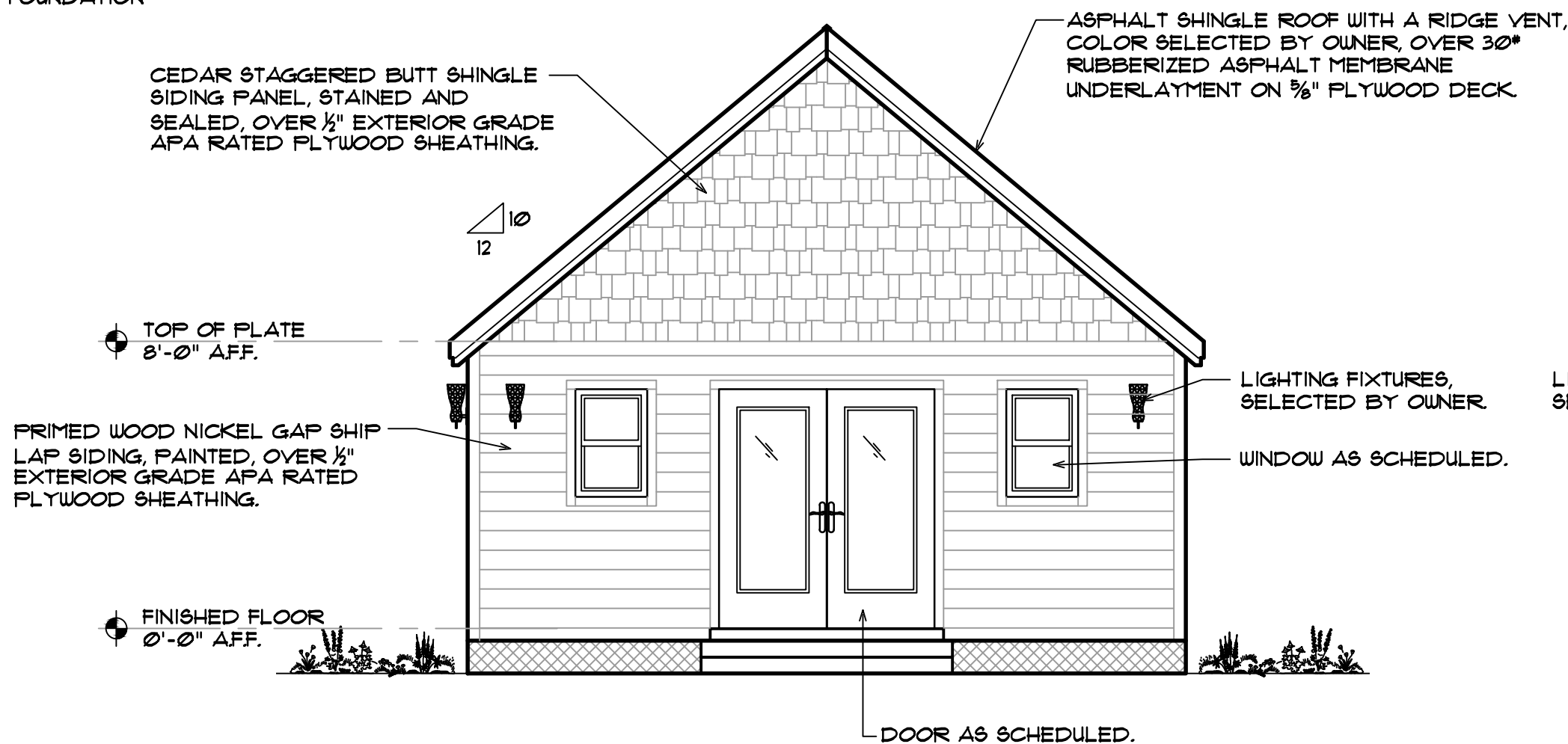
8314 SHOAL CREEK DR
SAN ANTONIO,
TEXAS 78251
TEL. 210 885-9658
EMAIL TMARTEL@HOTMAIL.COM

REVISED ISSUE DATES:

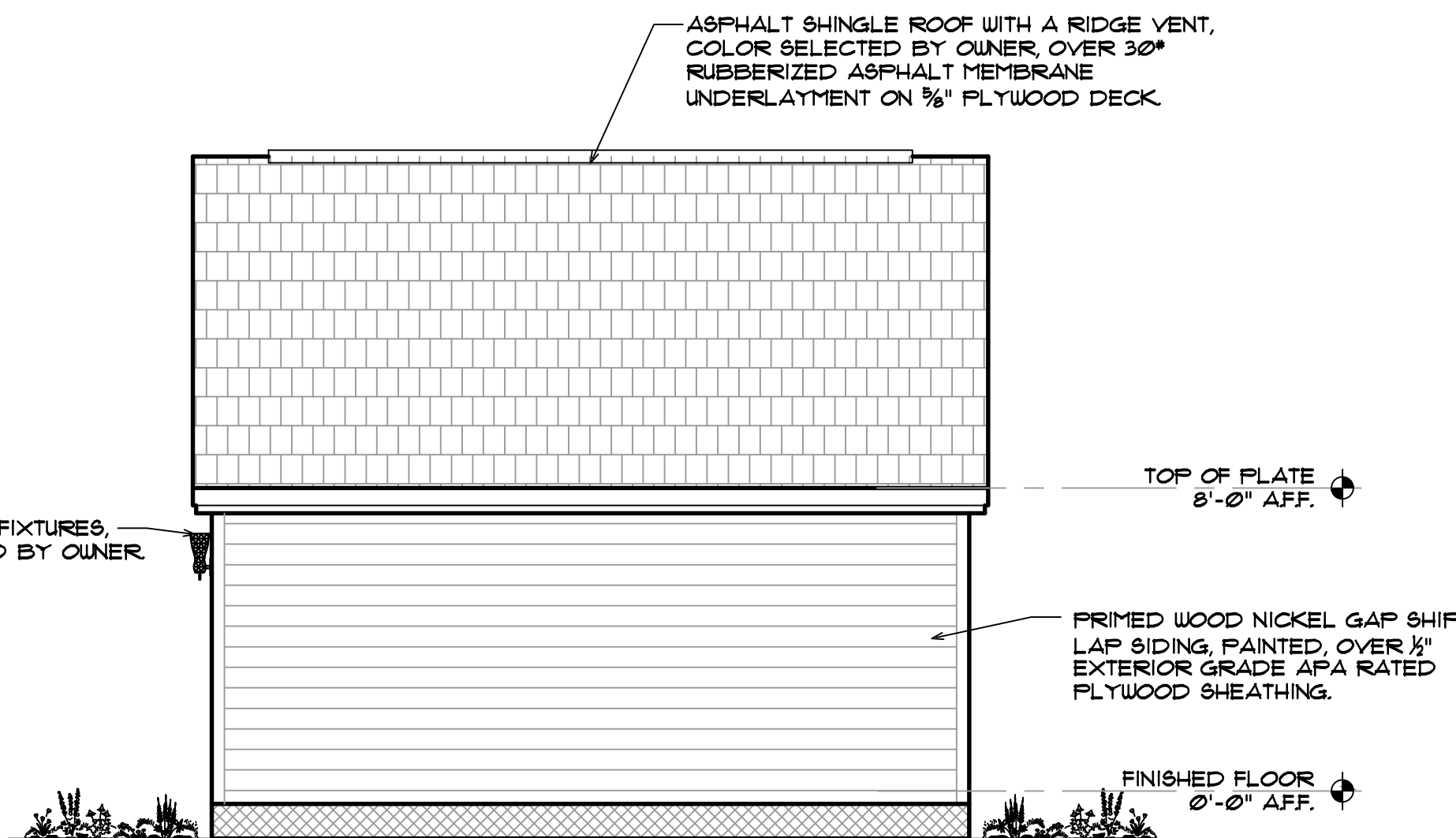
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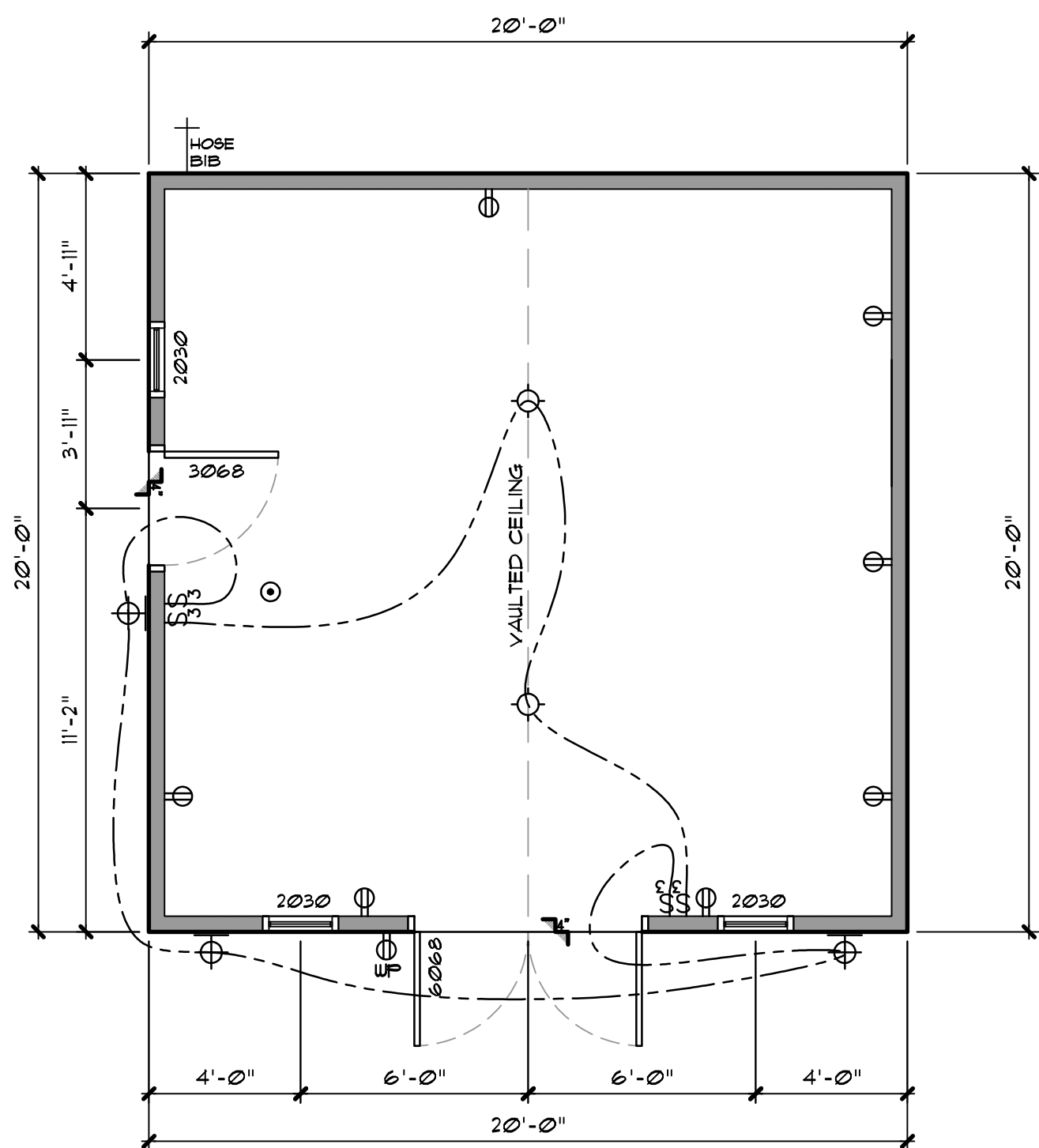
3 ROOF PLAN
SCALE: 1/4" = 1'-0"



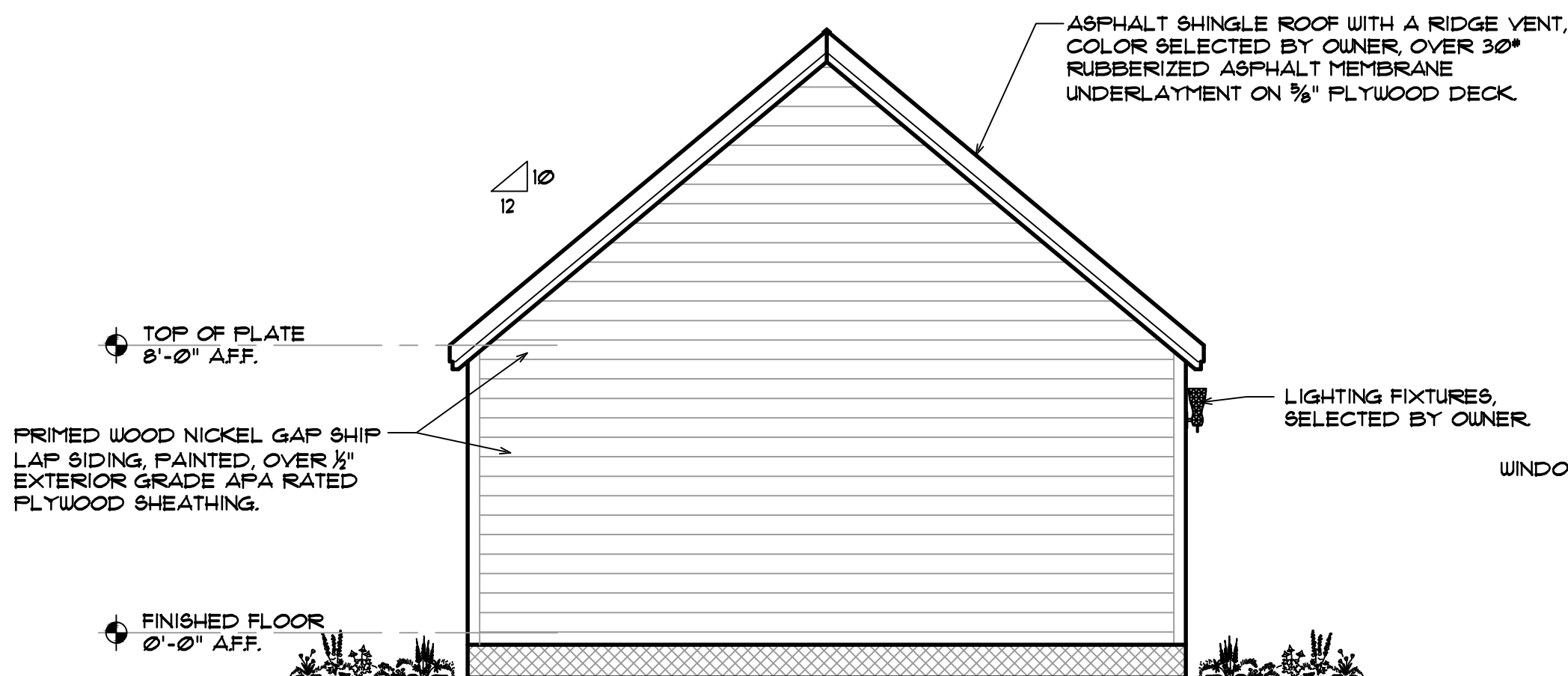
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



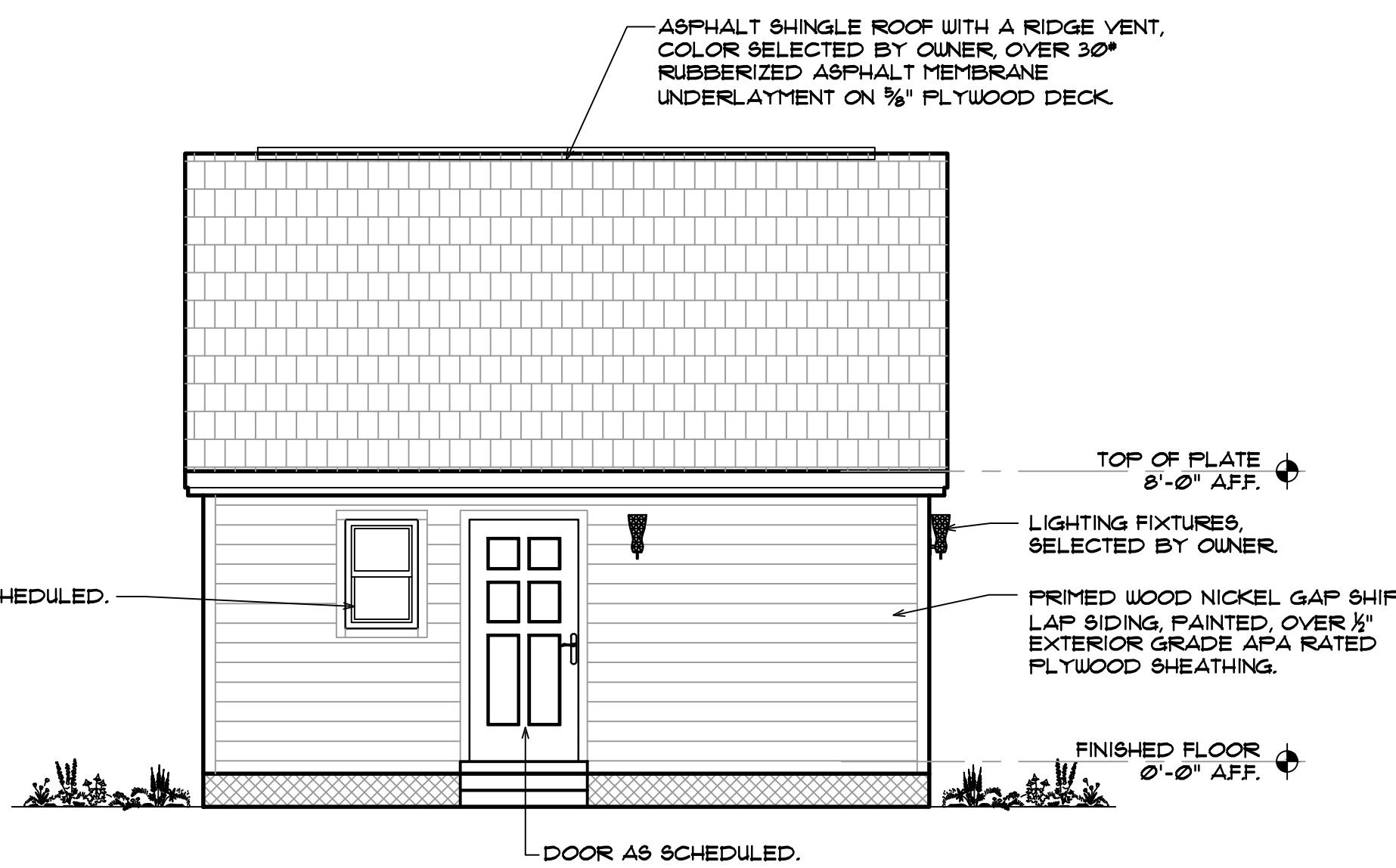
5 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



6 FLOOR PLAN
SCALE: 1/4" = 1'-0"



7 REAR ELEVATION
SCALE: 1/4" = 1'-0"



8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

STORAGE SHED RENOVATION FOR
GINA GONZALES
10041 ESPADA RD.
SAN ANTONIO, TX 78214

FLOOR PLANS

BUILDERS SET

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PROJECT NO. 20-GONALES
ISSUE DATE: 08/25/20
DRAWN BY: AM
REVIEWED BY: AM

A100

ESPADA Ditch

Existing House

COVERED PORCH

MAIN HOUSE

New Proposed Structure
20x20

44 ft

44 ft

Turf

NOTE: This property is
4 Acres

NOTE

THIS SECTION IS APPROX. 2 ACRES
OWNED BY A DIFFERENT INDIVIDUAL

ESPADA RD

ESPADA Ditch

ESPADA Ditch

ESPADA RD

Neighbor

Neighbor

Neighbor

Neighbor

ESPADA
CHUCK

Water

Proposed Structure

Existing







