

# HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

**HDRC CASE NO:** 2020-490  
**ADDRESS:** 114 E ELSMERE PLACE  
**LEGAL DESCRIPTION:** NCB 6382 BLK 2 LOT 62 THRU 65.& E 12.5FT OF 66  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** GINGER AYALA/Michael G Imber Architects  
**OWNER:** Randy Smith  
**TYPE OF WORK:** Construction of a 1-story rear addition and a 1-story rear accessory structure  
**APPLICATION RECEIVED:** October 30, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 1-story rear addition measuring approximately 800 square feet.
2. Construct a 1-story rear accessory structure to measure approximately 425 square feet with a covered porch.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

#### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### *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. *Façade 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 principal 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.

#### FINDINGS:

- a. The primary structure located at 114 E Elsmere Pl is a 2-story residential structure constructed circa 1950 in the Mid Century Modern style. The structure features a brick façade, aluminum windows, and a 1-story front porch that extends above the connected garage. The structure is contributing to the Monte Vista Historic District.
- b. **FOOTPRINT** – The applicant has proposed to construct a rear addition to the existing garage, located at the southwestern portion of the property. The addition will extend towards the rear yard and alley will measure approximately 800 square feet. According to the Guidelines, additions should not double the size of the existing structure. The footprint of the addition is consistent with the Guidelines.
- c. **ORIENTATION AND SETBACK** – The addition will be located at the rear of the existing primary structure. The proposed setback from the western property line is 5 feet. and the proposed setback from the alley is approximately 20 feet. According to the Guidelines, setbacks should be consistent with the existing pattern established along the block. The proposed setback is generally consistent with the established pattern in the district. The applicant is responsible for complying with any setback requirements as required by Zoning and obtaining a variance from the Board of Adjustment, if applicable.
- d. **SCALE** – The proposed addition is 1-story in overall height with a flat roof element that brings the height to a visual 1.5 stories. The overall height is approximately 10 feet, with a chimney element that reaches approximately 15 feet. According to the Guidelines, new additions should be limited to the height of the overall structure where feasible. The primary structure is 2 stories in height. Staff generally finds the scale appropriate.
- e. **ROOF** – The applicant has proposed flat roof form with a chimney that extends approximately 5 feet taller than the roofline. The roof will feature metal eaves and flashing. According to the Guidelines, new roof forms should be similar to the primary structure or architecturally appropriate for the style of the home. The overall design is characteristic of Mid Century Modern rooflines. Staff finds the proposal appropriate.
- f. **FENESTRATION** – The applicant has proposed to incorporate steel doors with transoms fronting the rear yard as a transitional hallway element, along with clerestory windows facing west. The façade facing the alley features a brick wall with the chimney and thin vertical windows. Staff finds the fenestration pattern and materiality appropriate for the style of the home and consistent with the Guidelines.
- g. **MATERIALS** – The applicant has proposed to use brick, vertical wood board siding, and steel windows and doors. According to the Guidelines, materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed materials appropriate.
- h. **ARCHITECTURAL DETAILS** – According to the Guidelines, architectural details that are in keeping with the architectural style of the original structure should be incorporated. Details should be simple in design and compliment the character of the original structure. Staff finds the proposal consistent.
- i. **REAR ACCESSORY STRUCTURE** – The applicant has proposed to construct a 1-story rear accessory structure at the southeastern side of the property to measure approximately 425 square feet with a covered porch. The structure's materiality, roof form, and overall fenestration rhythm will echo the proposed addition. Staff finds the proposed rear structure consistent with the Guidelines.
- j. **ADMINISTRATIVE APPROVAL** – The submitted documents include minor exterior alterations to the rear façade of the primary structure, rear landscaping and hardscaping modifications, and the installation of an inground pool. Staff finds these items eligible for administrative approval.

#### RECOMMENDATION:

Items 1 and 2, Staff recommends approval based on findings a through j with the following stipulations:

- i. That the applicant submits final material specifications, including brick, windows, doors, and roofing, to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant complies with all setback requirements as required by the Development Services Department and obtains a variance from the Board of Adjustment, if applicable.









114E











FRONT OF HOUSE



BACK OF HOUSE



LOCATION OF CASITA



LOCATION OF MASTER BEDROOM ADDITION

EXISTING PHOTOS

OCTOBER 30, 2020

NOT FOR CONSTRUCTION

SMITH RESIDENCE  
MONTE VISTA  
SAN ANTONIO, TEXAS

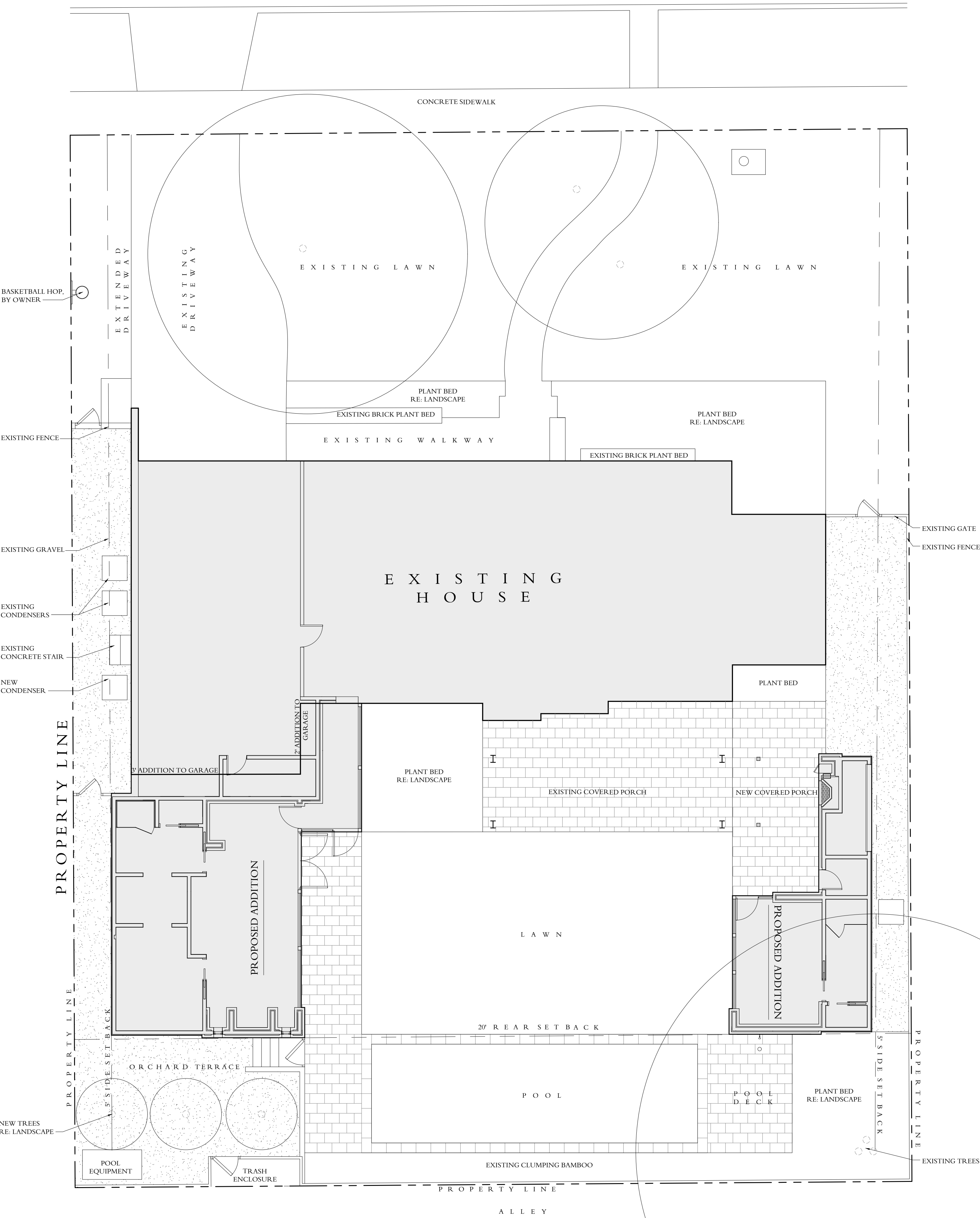
~ R 0.1 ~

MICHAEL G. IMBER  
ARCHITECT  
111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212

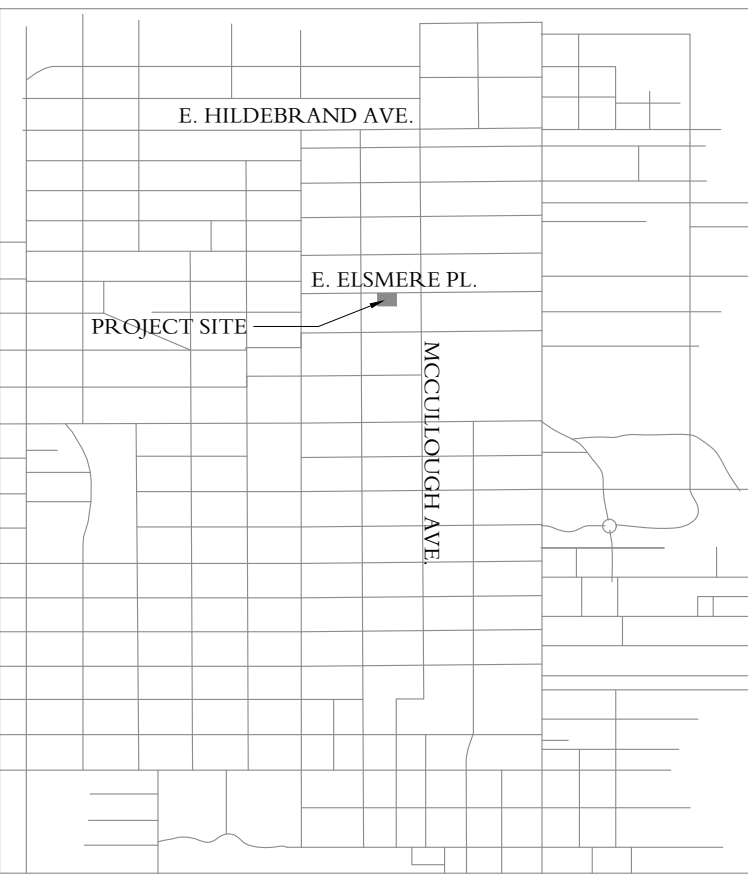
(210) 824-7703 FAX (210) 824-7706

© 2020 Michael G. Imber Architect

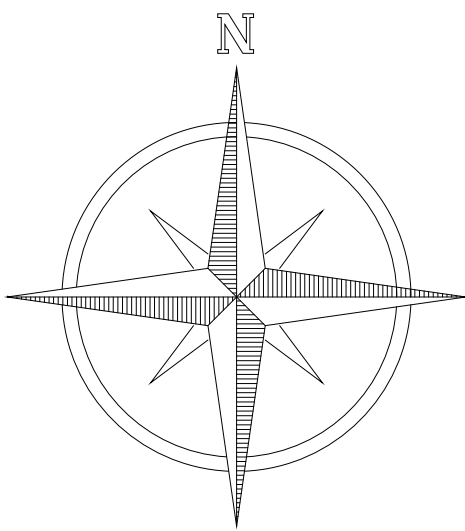




1 SITE PLAN  
SCALE 1/8" = 1'-0"



2 LOCATION MAP



SITE PLAN

OCTOBER 30, 2020

NOT FOR CONSTRUCTION

SMITH RESIDENCE  
MONTE VISTA  
SAN ANTONIO, TEXAS

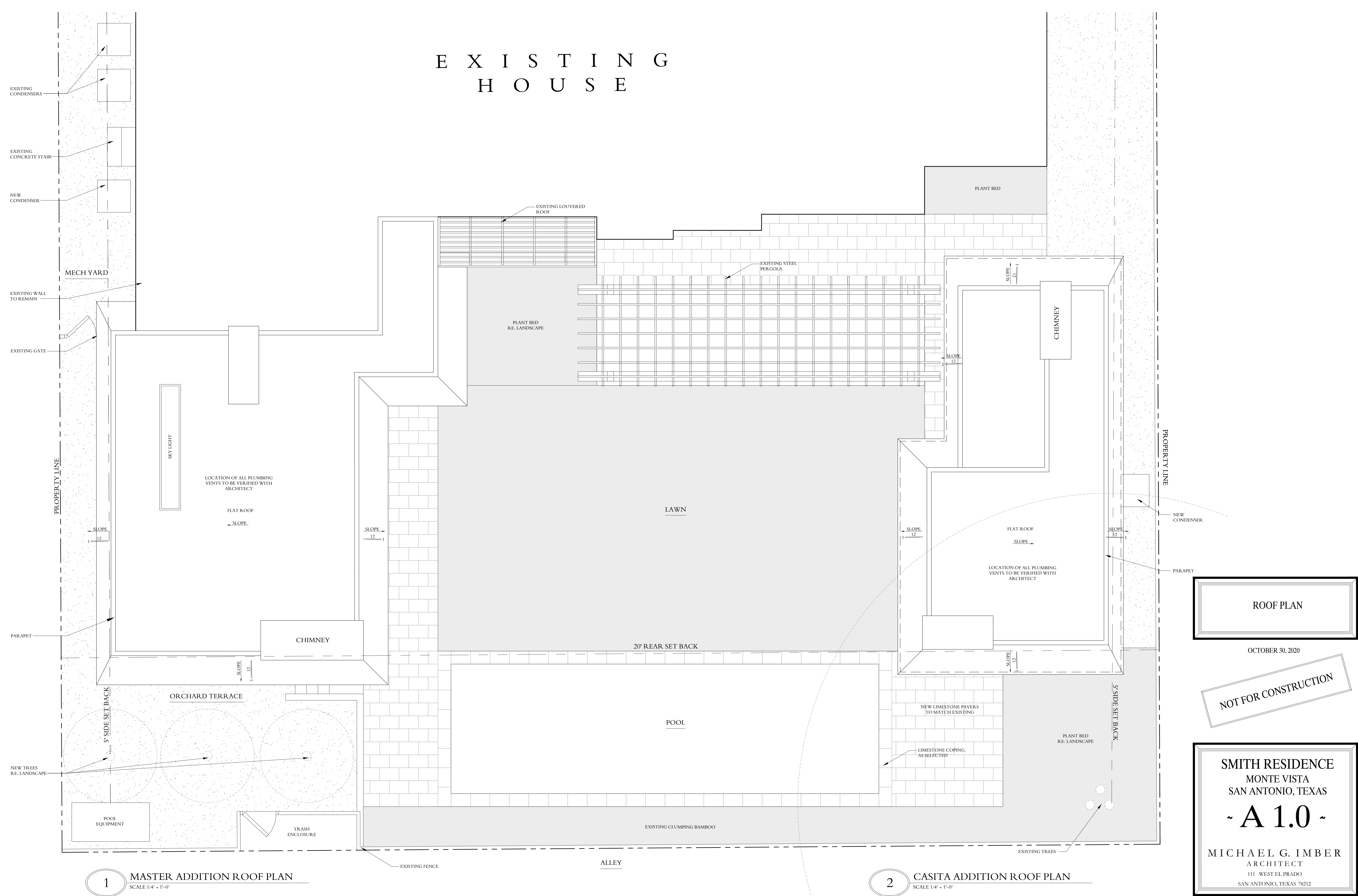
~ A 0.1 ~

MICHAEL G. IMBER  
ARCHITECT  
111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212

(210) 824-7703 FAX (210) 824-7706



E X I S T I N G  
H O U S E



1

MASTER ADDITION ROOF PLAN  
SCALE 1/4" = 1'-0"

2

CASITA ADDITION ROOF PLAN  
SCALE 1/4" = 1'-0"



# EXISTING HOUSE

FINISH FLOOR  
100'-0"

GARAGE  
112  
43'-3" x 21'-9"

FINISH FLOOR  
99'-4"

STORAGE  
106  
5'-0" x 12'-6"

HALL  
100  
17'-1" x 4'-9"

W.C.  
103  
3'-1" x 5'-10"

BATH  
102  
6'-1" x 11'-8"

MASTER BEDROOM  
101  
27'-6" x 12'-4"

VANITY  
104  
9'-10" x 9'-3"

CLOSET  
105  
13'-11" x 11'-8"

NEW LIMESTONE PAVERS  
TO MATCH EXISTING

FINISH FLOOR  
99'-7"

ORCHARD TERRACE

FINISH FLOOR  
97'-7"

POOL  
44'-0" x 13'-4"

EXISTING CLUMPING BAMBOO

ALLEY

EXISTING COVERED PORCH

EXISTING LIMESTONE PAVERS

FINISH FLOOR  
99'-7"

COVERED PORCH

NEW LIMESTONE PAVERS  
TO MATCH EXISTING

FINISH FLOOR  
99'-7"

GUEST BEDROOM  
107  
14'-4" x 11'-7"

FINISH FLOOR  
100'-0"

BOOK  
SHELF/DESK

KITCHENETTE  
BAR

W.C.  
108  
2'-11" x 5'-6"

OUTDOOR  
SHOWER

NEW LIMESTONE PAVERS  
TO MATCH EXISTING

FINISH FLOOR  
99'-7"

LIMESTONE COPING,  
AS SELECTED

PLANT BED  
RE. LANDSCAPE

5' SIDE SET BACK

EXISTING TREES

PROPERTY LINE

NEW CONDENSER

FLOOR PLAN

OCTOBER 30, 2020

NOT FOR CONSTRUCTION

SMITH RESIDENCE  
MONTE VISTA  
SAN ANTONIO, TEXAS

~ A 1.1 ~

MICHAEL G. IMBER  
ARCHITECT  
111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212

(210) 824-7703

FAX (210) 824-7706

© 2020 Michael G. Imber Architect

1

MASTER ADDITION FLOOR PLAN

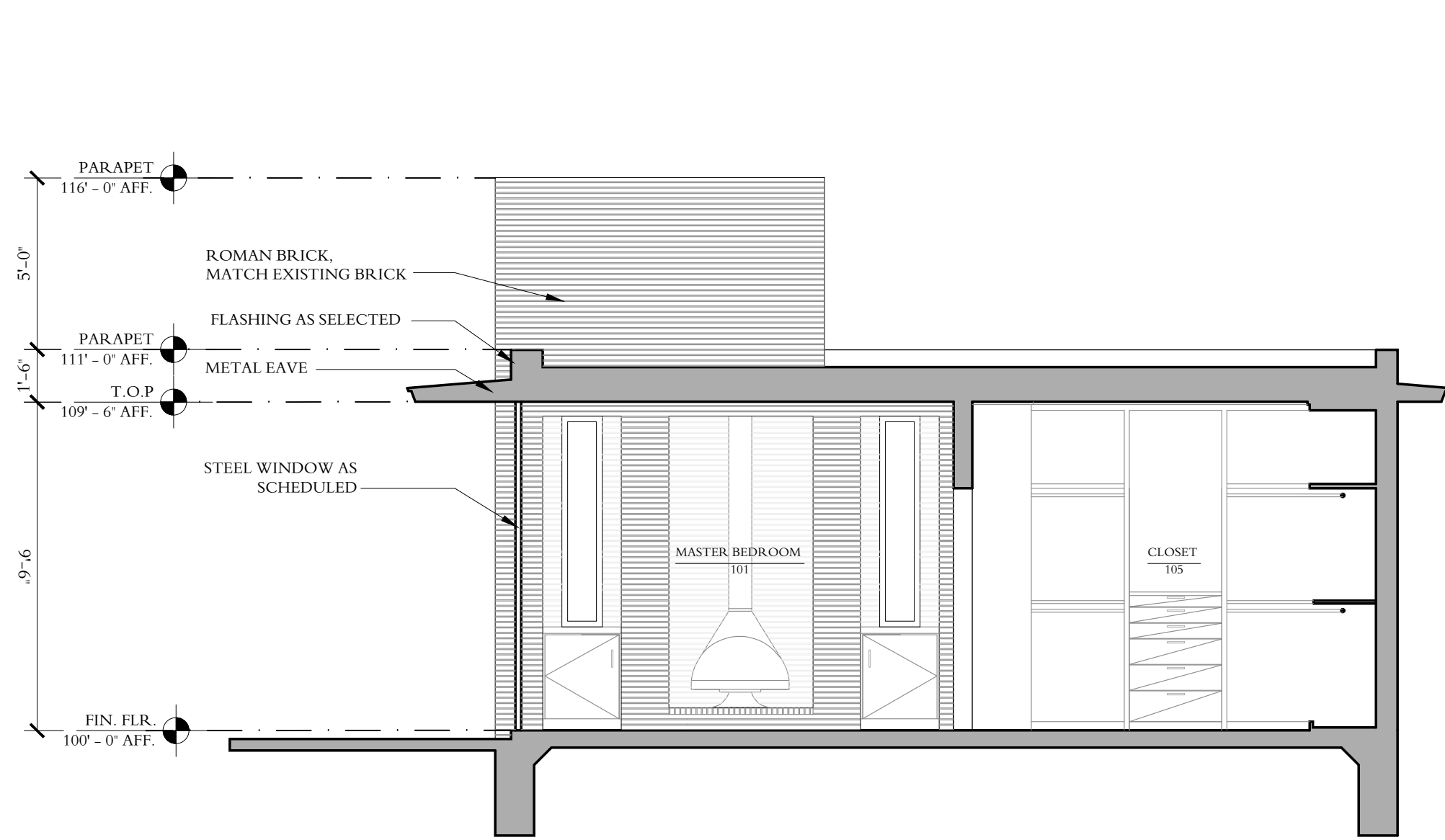
SCALE 1/4" = 1'-0"

2

CASITA ADDITION FLOOR PLAN

SCALE 1/4" = 1'-0"

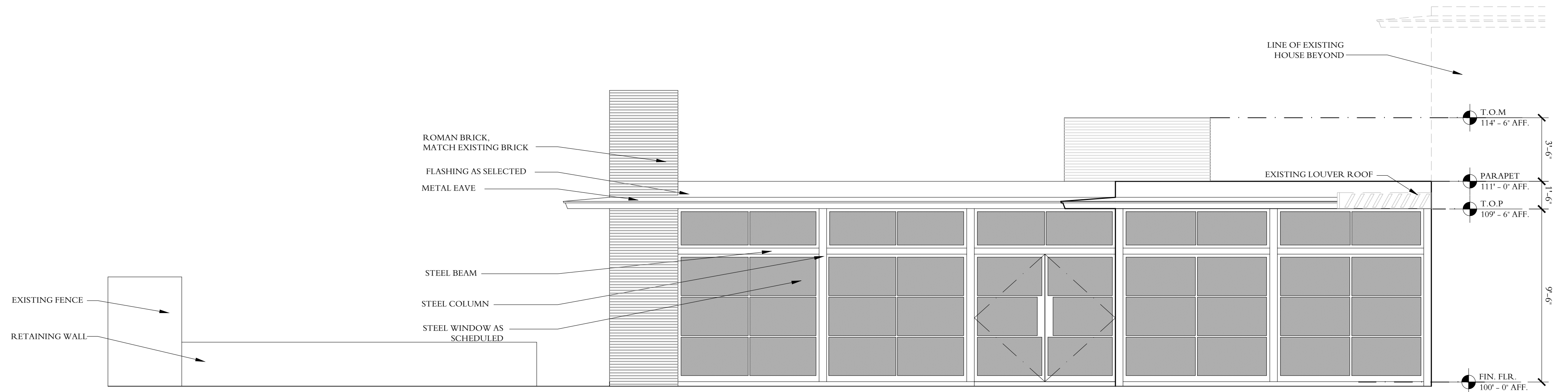




1

MASTER ADDITION - BUILDING SECTION SOUTH

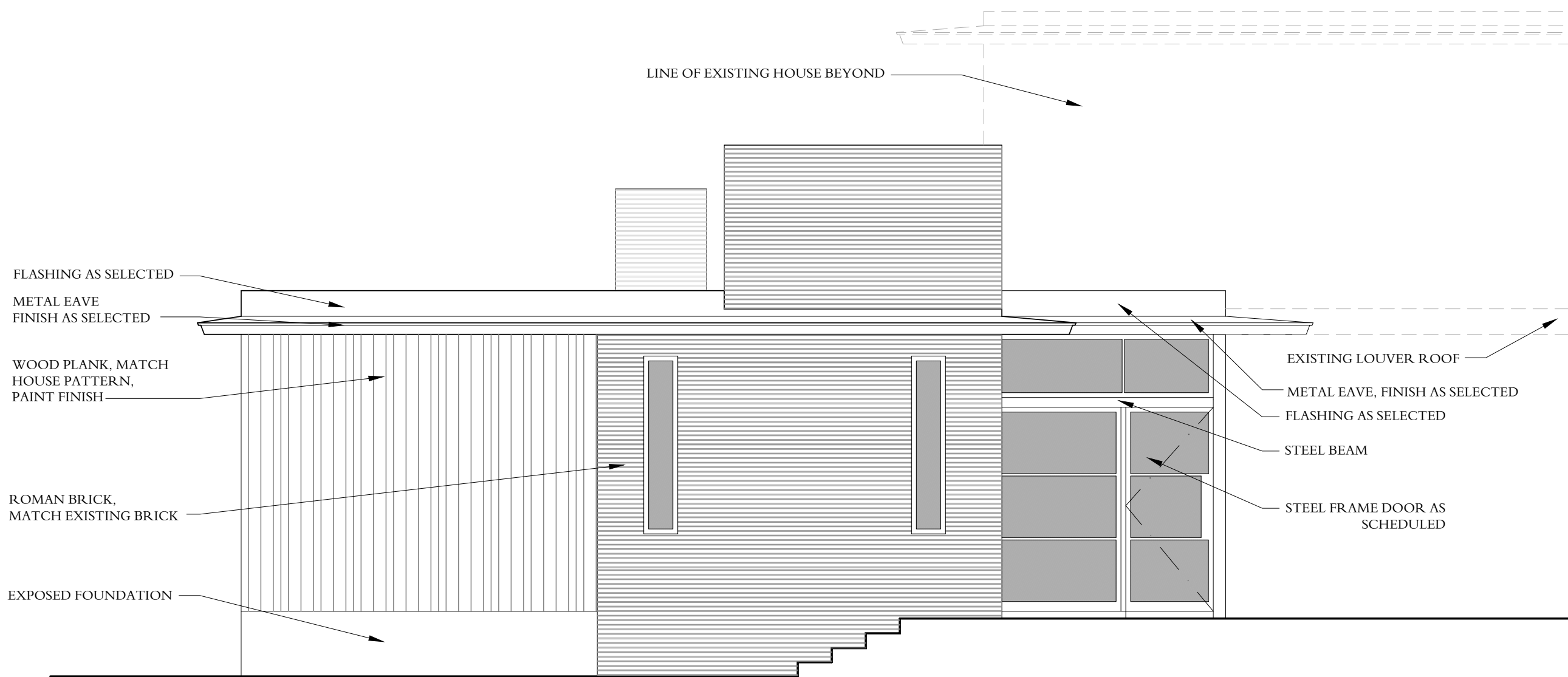
SCALE 1/4" = 1'-0"



2

MASTER ADDITION - EXTERIOR ELEVATION EAST

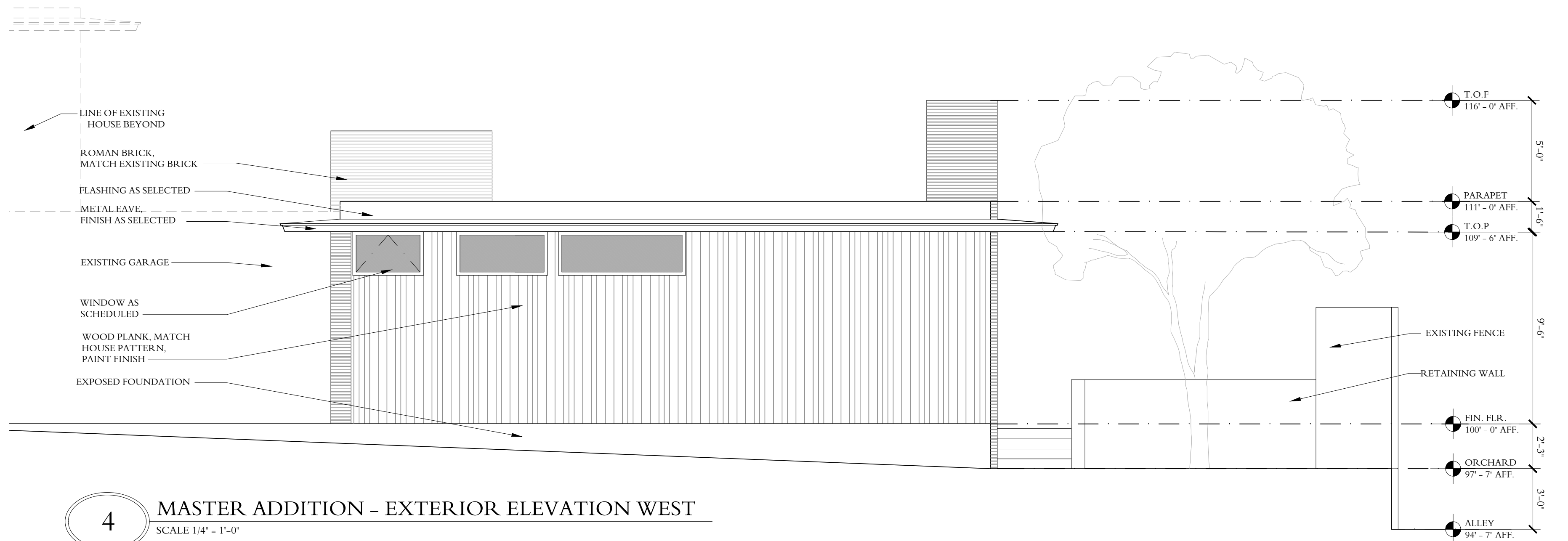
SCALE 1/4" = 1'-0"



3

MASTER ADDITION - EXTERIOR ELAVATION SOUTH

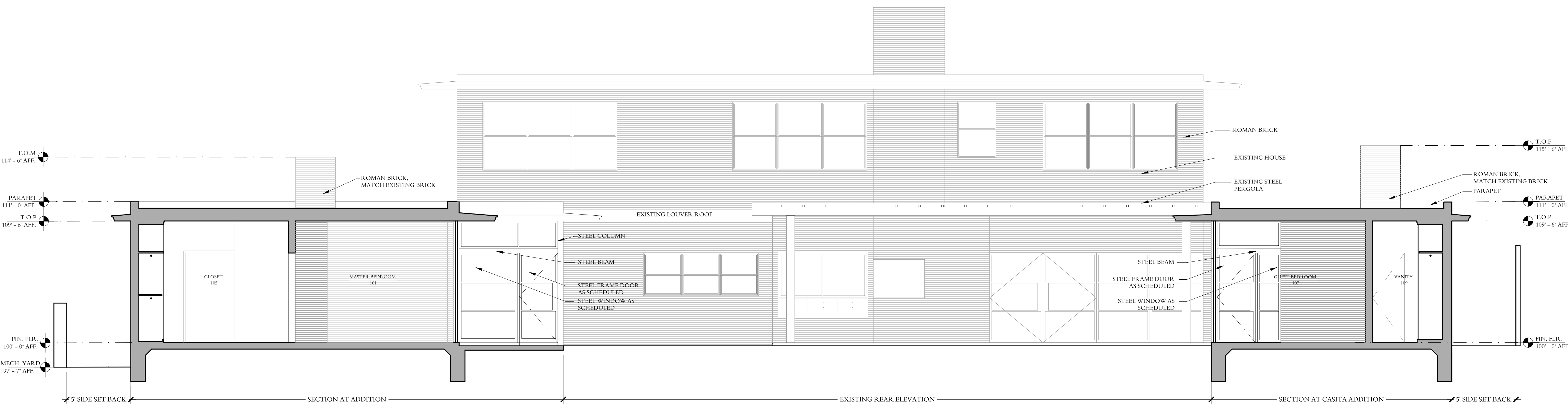
SCALE 1/4" = 1'-0"



4

MASTER ADDITION - EXTERIOR ELEVATION WEST

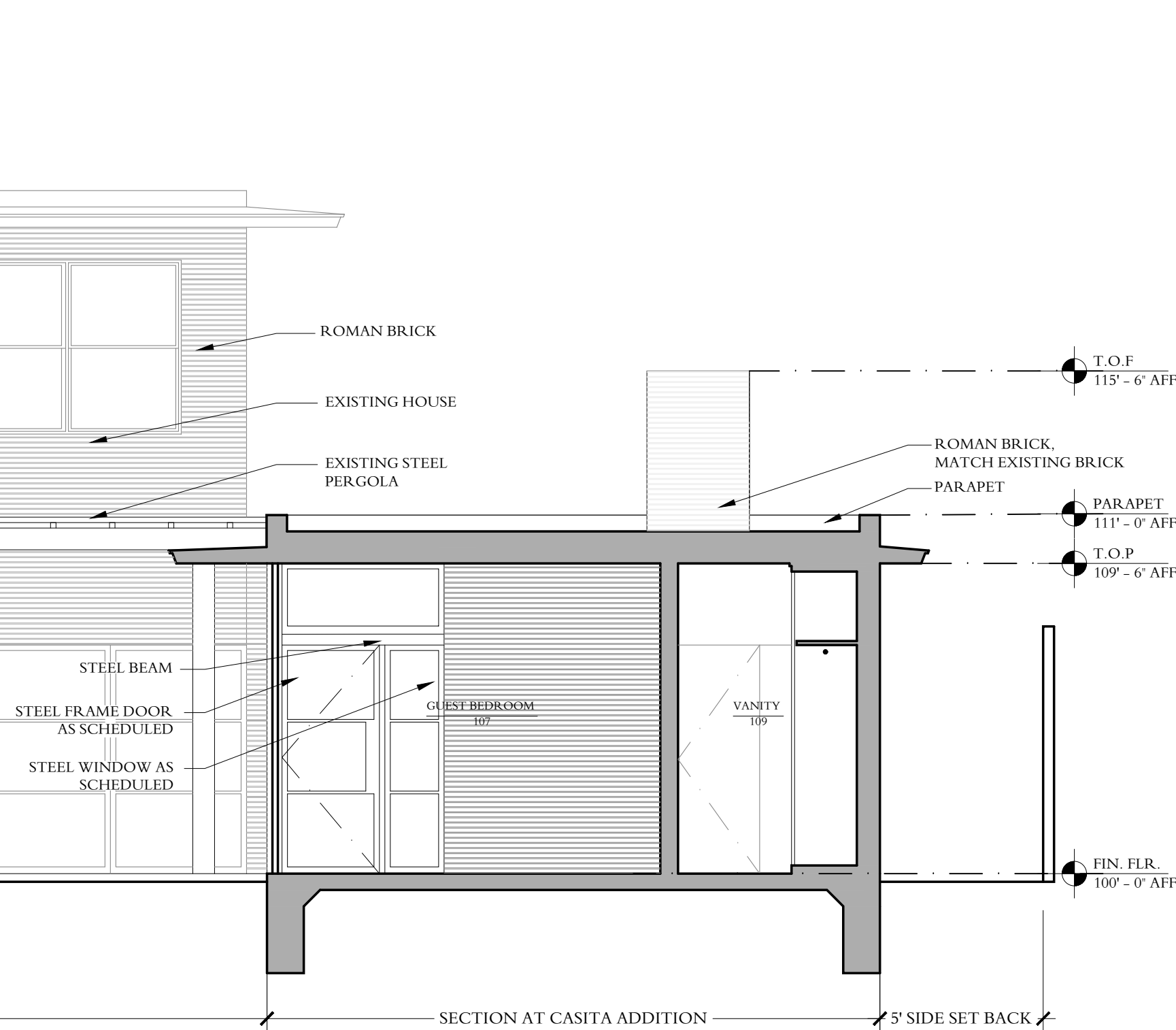
SCALE 1/4" = 1'-0"



5

MASTER ADDITION - BUILDING SECTION NORTH

SCALE 1/4" = 1'-0"



6

CASITA ADDITION - BUILDING SECTION NORTH

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

OCTOBER 30, 2020

NOT FOR CONSTRUCTION

SMITH RESIDENCE  
MONTE VISTA  
SAN ANTONIO, TEXAS

~ A 3.0 ~

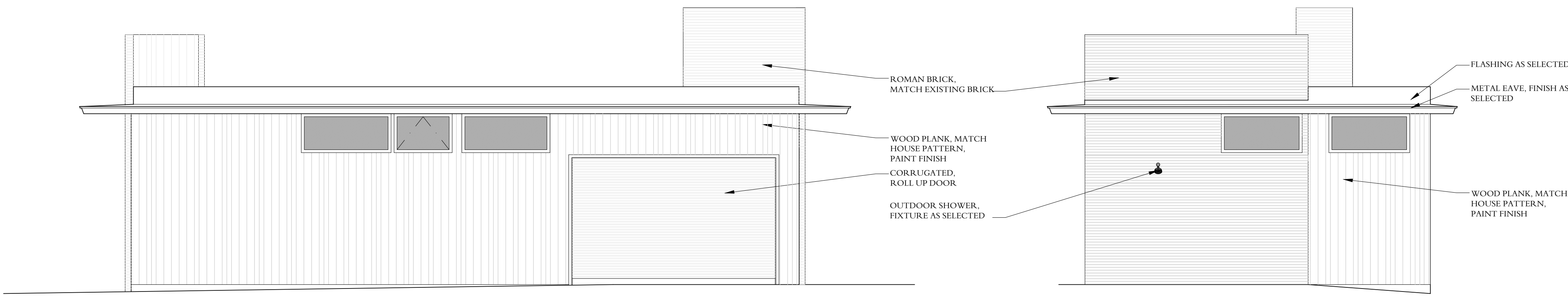
MICHAEL G. IMBER  
ARCHITECT  
111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212

(210) 824-7703

FAX (210) 824-7706

© 2020 Michael G. Imber Architect





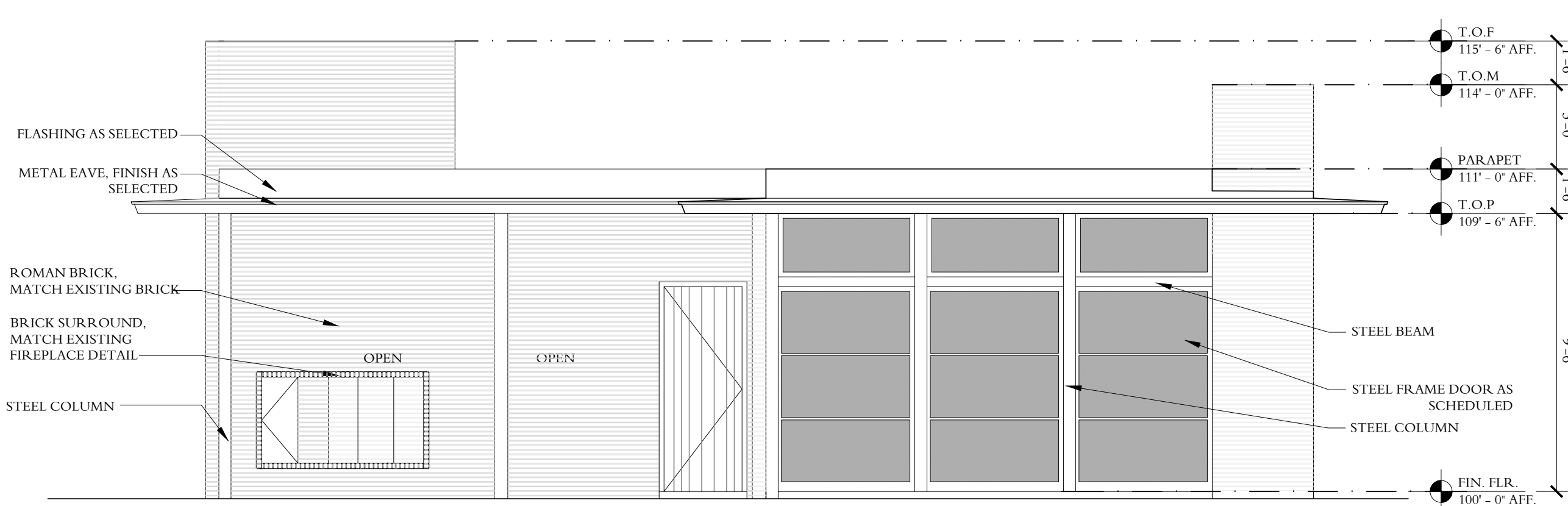
1 CASITA ADDITION - EXTERIOR ELEVATION EAST  
SCALE 1/4" = 1'-0"

2 CASITA ADDITION - EXTERIOR ELEVATION SOUTH  
SCALE 1/4" = 1'-0"

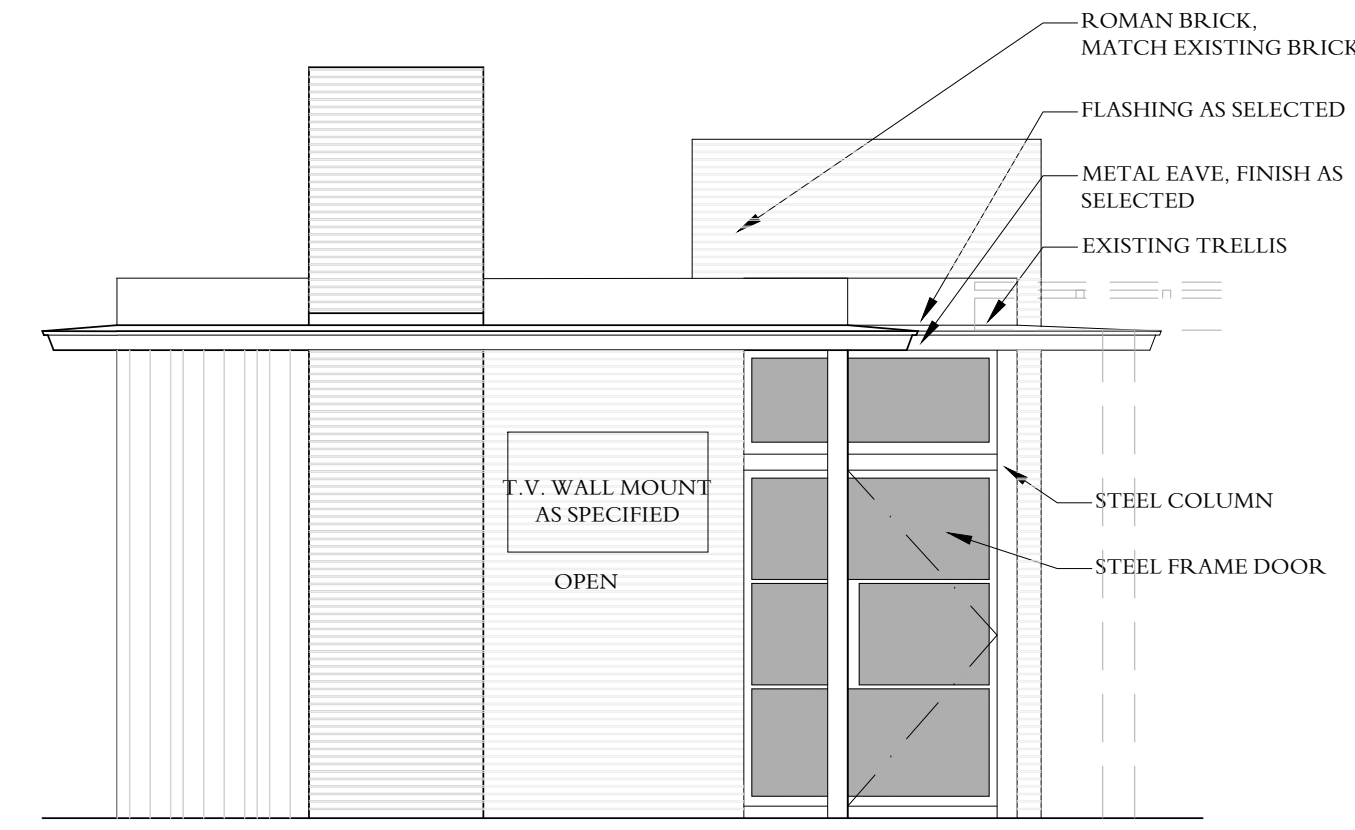
EXTERIOR ELEVATIONS

OCTOBER 30, 2020

NOT FOR CONSTRUCTION



3 CASITA ADDITION - EXTERIOR ELEVATION WEST  
SCALE 1/4" = 1'-0"



4 CASITA ADDITION - EXTERIOR ELEVATION NORTH  
SCALE 1/4" = 1'-0"

SMITH RESIDENCE  
MONTE VISTA  
SAN ANTONIO, TEXAS  
  
~ A 3.1 ~  
  
MICHAEL G. IMBER  
ARCHITECT  
111 WEST EL PRADO  
SAN ANTONIO, TEXAS 78212  
(210) 824-7703 FAX (210) 824-7706