

HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

HDRC CASE NO: 2025-035
ADDRESS: 2011 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 1942 BLK 30 LOT 3
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mark Wilson
OWNER: Mark Wilson/WILSON MARK THOMAS SWYGARD
TYPE OF WORK: Demo/New Construction of Rear Accessory
APPLICATION RECEIVED: February 11, 2025
60-DAY REVIEW: April 14, 2025
CASE MANAGER: Caitlin Brown-Clancy
REQUEST:

The applicant is requesting conceptual approval to remove the existing detached garage and construct a new two-story rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

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 overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. 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 facade 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 facade 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.

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.

FINDINGS:

- a. The property at 2011 W Summit hosts a primary structure and detached garage built circa 1942 in the minimal traditional style. The primary structure features a front-gable and wing configuration with an asymmetrical front porch while the detached garage is simple in design and features a front gable and two garage bays. Both the primary structure and detached garage first appear on the 1950 Sanborn Map.
- 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 for final approval.

- c. **EXISTING DETACHED GARAGE** – The detached one-story garage that currently exists at 2011 W Summit measures roughly 400 sf. The structure features a front facing gable asphalt shingle roof and two bays. It first appears on the 1950 Sanborn map along with the primary structure.
- d. **MASSING & SIZE** – The applicant is requesting to construct a two-story detached rear accessory structure with a 676 sf building footprint and a ridge line at 22'5" high. The first floor will serve as a garage while the second an apartment. The Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The proposed new construction measures 676 sf while the primary structure measures 1,534 sf amounting to 44 percent. Staff finds the applicant should reduce the building footprint to measure 40% or less of the primary structure's building footprint. Additionally, staff potentially finds the ridge height at 22'5" appropriate as the lot is flanked by a two-story structure on the West side and a 1.5 story structure on the East side. However, staff finds the applicant should design the structure to be no taller than the tallest adjacent accessory structure and should submit final drawings to staff for review prior to returning to the HDRC for final approval.
- e. **ORIENTATION & SETBACK** – The applicant is requesting to locate the proposed structure at the NE corner of the lot while observing 5'0" rear and side setbacks. Guideline 5.B.ii states that new garages should follow the historic setback pattern of similar structures along the streetscape or district while historic garages are most typically located at the rear of the lot, behind the principal building. While staff finds the location at the rear of the lot appropriate staff finds the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- f. **ROOF (FORM)** – The applicant is requesting to construct a structure that features an asymmetrical front gabled roof, and a primary side-gabled roof punctuated with a dormer featuring a shed roof and a dormer at the rear roof. Guideline 2.B.i states that roof forms consistent with those predominantly found on the block should be incorporated into new construction. The 2000 block of W Summit features roof forms consisting of front gable, side gable and hip roof forms. Staff finds the proposed roof forms consistent with the Guidelines.
- g. **ROOF (MATERIAL)** – The applicant is requesting to install an asphalt shingle roof. Guideline 3.a.iii states that roof materials that are similar in terms of form, color, and texture traditionally seen in the district should be used. Staff finds the installation of an asphalt shingle roof appropriate.
- h. **WINDOWS** – While the applicant has not specified a window product, the renderings provided feature a sashed window product with external grilles. Guideline 5.A.v states that window and door openings should be designed 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. Windows found within the district and on the primary structure are typically wooden and sashed. Staff finds the applicant should submit window specifications demonstrating adherence to the Specifications for windows in new construction for review prior to returning to the HDRC for final approval.
- i. **DOORS** - While the applicant has not specified a garage door or exterior door product, the renderings provided feature garage doors paneled like a wooden garage door and windows at the top of the garage door reminiscent of those found on historic carriage houses. Staff finds the applicant should submit all door product specifications to staff for review prior to returning to the HDRC for final approval.
- j. **SIDING** – While the applicant has not specified siding materials, the renderings provided feature horizontal siding with cedar shake details at the gables and dormer. Guidelines 3.A.i and iv state that materials that complement the type, color, and texture of materials traditionally found in the district should be used and for any contemporary materials not traditionally used in the district, such as Hardie Board or other fiberboard siding, should be visually similar to traditional materials in dimension, finish, and texture. Staff finds the applicant should submit all siding specifications to staff for review prior to returning the HDRC for final approval.

- k. **CHARACTER** – Guideline 5.A.ii states that new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has provided renderings that suggest details which include separate garage bays, open rafters, and a traditionally detailed baluster. Staff finds the general character of the proposed new construction relates to the period of construction of the primary structure as well as those characteristics found throughout the district.
- l. **MATERIAL SALVAGE & DECONSTRUCTION** – The applicant is requesting to remove the existing detached rear garage. Staff has identified the structure to have existed on the 1950 Sanborn map and believes it was built at the same time as the primary structure. The applicant has cited a sinking structure due to an inadequate foundation which was poured later. In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1945, are required to be deconstructed if designed historic. This property is subject to the City's deconstruction ordinance and the accessory structure must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). Per the ordinance, the assigned Certified Deconstruction Contractor must complete a Pre-Deconstruction and Post-Deconstruction Form, which require a pre-deconstruction salvage inventory; a final itemized list, with quantities and photos of materials salvaged and their destination (for reuse on site, moved to be sold, donated, etc); documented diversion rate of the overall project; and transaction receipts or weight tickets for all materials taken to a transfer facility, material recovery facility, and/or landfill. Materials should be reused on site, when possible. The applicant has provided renderings which generally appear to replicate the existing conditions. Given the level of deterioration that has occurred on the structure, staff finds the proposal to be appropriate. Detailed documentation and final drawings to verify dimensions and architectural details will be required prior to final approval.

Standard Specifications for Windows in Additions and New Construction

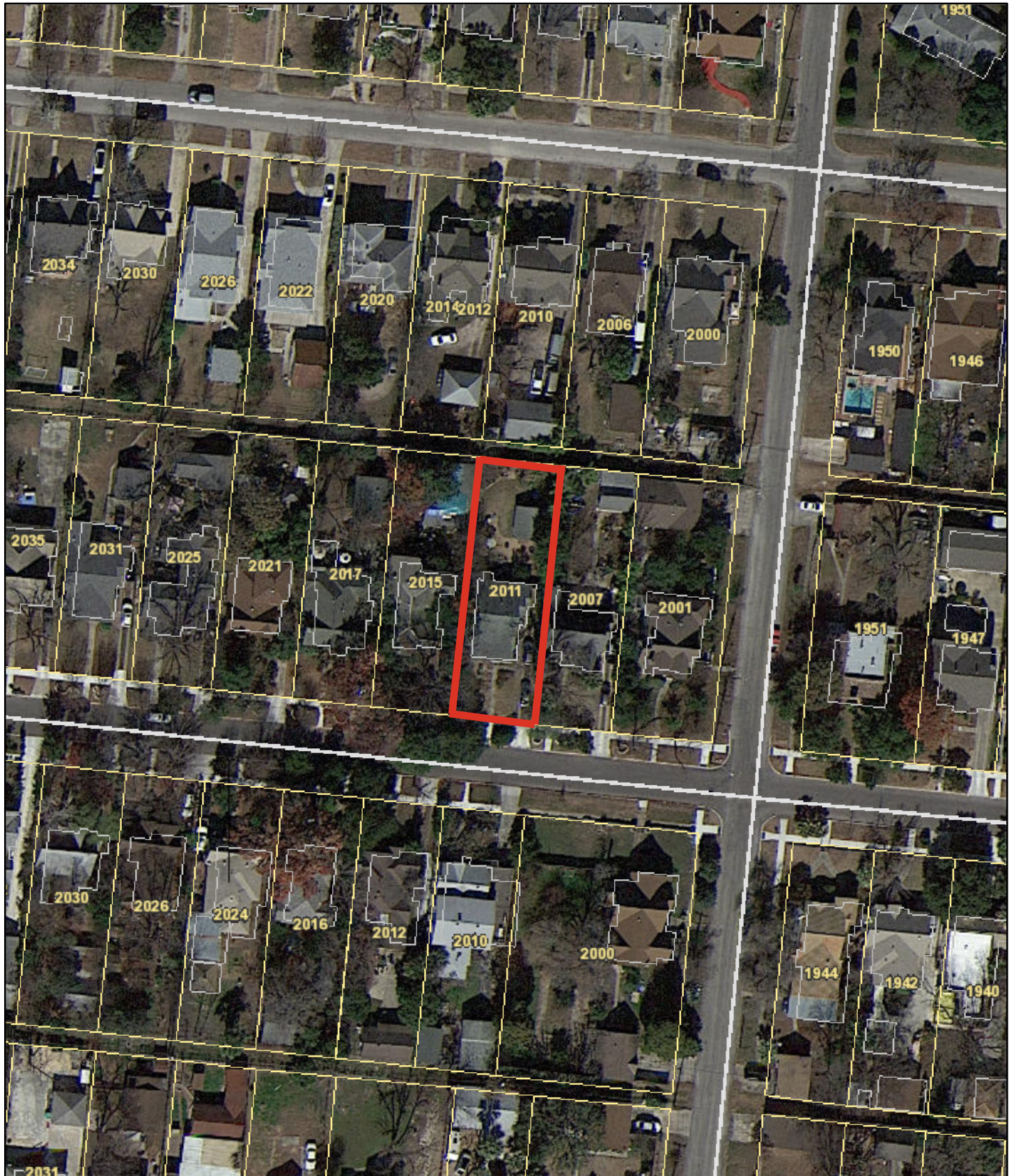
- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. 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.
- **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.

RECOMMENDATION:

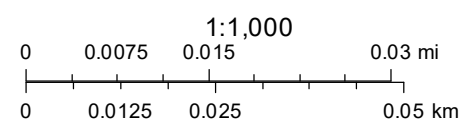
Staff recommends conceptual approval to deconstruct the existing rear accessory and to construct a new 2-story rear accessory structure with the following stipulations;

1. That the applicant deconstruct the existing detached garage in accordance with the Deconstruction Ordinance.
2. That the applicant reduce the proposed building's footprint to measure 40% or less in square footage than the primary building's footprint, reduce the overall height to be no taller than the tallest adjacent rear accessory structure and submit scaled and dimensioned drawings to include plans and elevations based on findings a through c.
3. That the applicant submit all product and material specifications to include windows, garage door, exterior door and siding products based on findings a, e and f.
4. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable based on finding d.

City of San Antonio One Stop



April 9, 2025

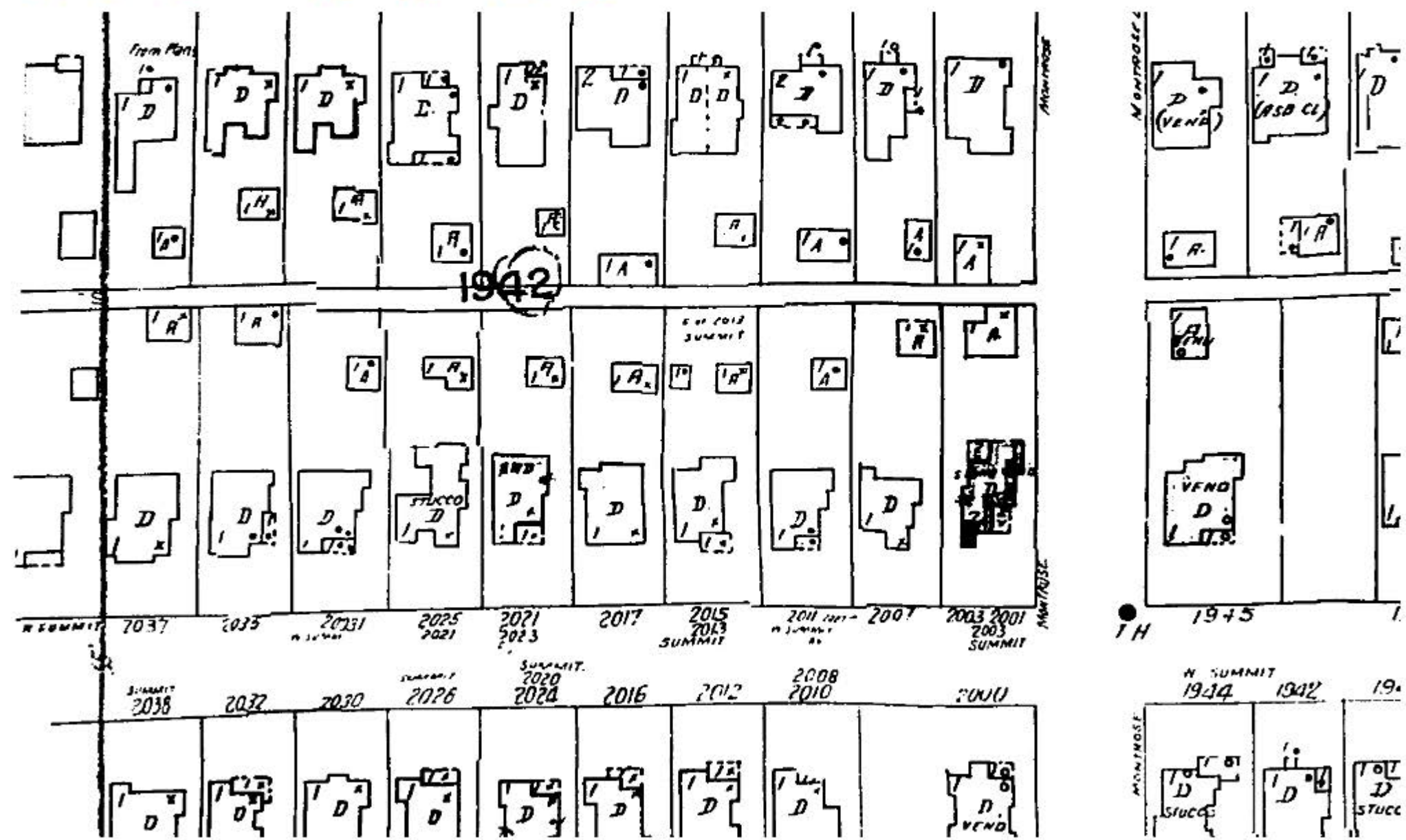


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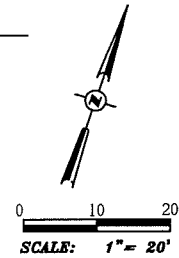
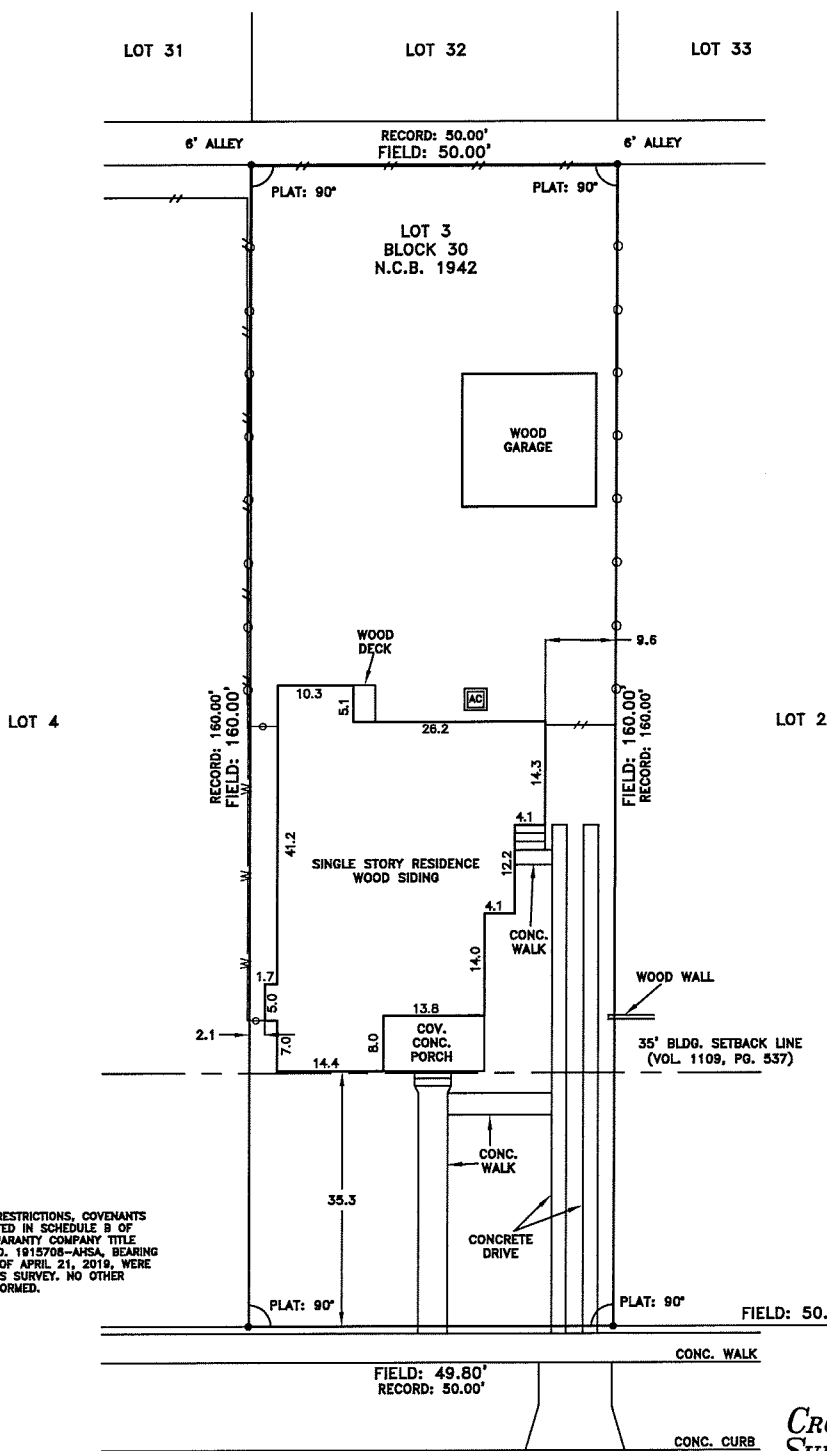
State: City: Date: Volume:



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WOODLAWN TERRACE



NOTE: ONLY THOSE RESTRICTIONS, COVENANTS AND EASEMENTS LISTED IN SCHEDULE B OF TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT, G.F. NO. 1915708-AHSA, BEARING AN EFFECTIVE DATE OF APRIL 21, 2019, WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

SUMMIT AVE.
(60' RIGHT-OF-WAY)

**CROSS BRANCH
SURVEYING, LLC**

2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102

T.S.P.L.C. FROM REG. NO. 10180790

CROSS BRANCH SURVEYING DOES NOT
MAKE OR WARRANT ANY FLOOD ZONE
DETERMINATION.

*SCHEDULE B EXCEPTIONS
VOLUME 1109, PAGE 537
VOLUME 1649, PAGE 469
DEED RECORDS
VOLUME 16817, PAGE 1967
REAL PROPERTY RECORDS

BUYER: MARK THOMAS SWYGARD WILSON
LOT 3 BLOCK 30 NEW CITY BLOCK 1942
SUBDIVISION WOODLAWN TERRACE
VOLUME 642 PAGE 140 DEED & PLAT RECORDS
ADDRESS: 2011 W. SUMMIT AVE.
CITY OF SAN ANTONIO, TEXAS COUNTY, TEXAS.
TITLE INFORMATION PROVIDED BY: TITLE RESOURCES
(G.F.) REFERENCE: 1915708-AHSA
D.B. D.M. S.B. A.O./A.O.



STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 19th day of MAY, 2019 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5904

WORK ORDER NO. 19-5-BA













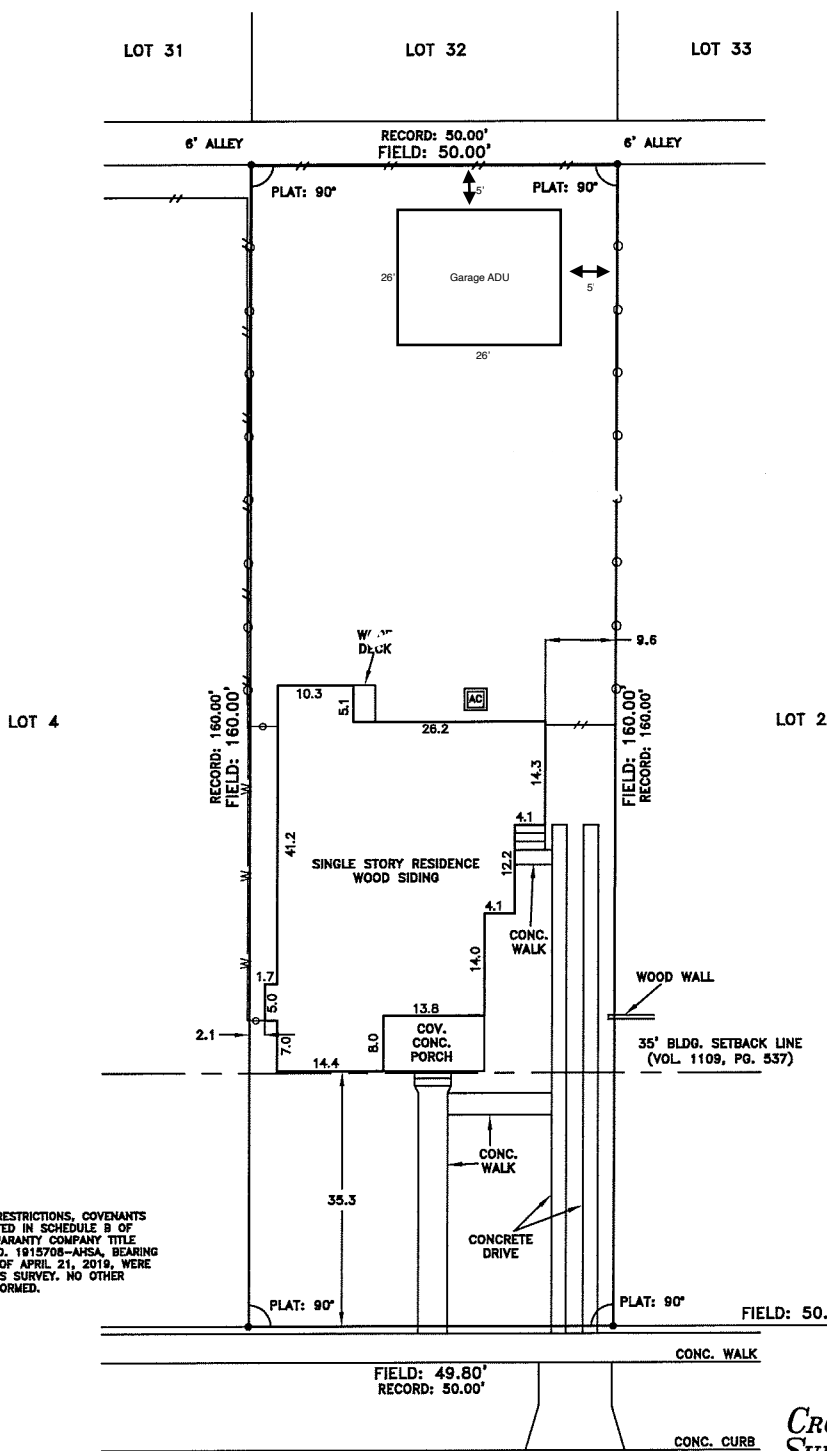








WOODLAWN TERRACE



0 10 20
SCALE: 1" = 20'

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SUMMIT AVE.
(60' RIGHT-OF-WAY)

CROSS BRANCH SURVEYING, LLC

2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1103

T.E.P.L.C. FIRM REG. NO. 10180790

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REAR ELEVATION

