HISTORIC AND DESIGN REVIEW COMMISSION
August 21, 2024

HDRC CASE NO:	**2024-275**
ADDRESS:	203 W GRAMERCY PLACE
LEGAL DESCRIPTION:	NCB 3970 BLK C LOT 22 & E 29.3 FT OF 23
ZONING:	R-5
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Dr. Abraham Alecozay
OWNER:	Dr. Abraham Alecozay/ALECOZAY FAMILY LIMITED PARTNERSHIP
TYPE OF WORK:	Garage construction
APPLICATION RECEIVED:	July 01, 2024
60-DAY REVIEW:	August 30, 2024
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 26x26' detached rear garage.

APPLICABLE CITATIONS:
Historic Design Guidelines, Chapter 4, 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 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 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.

FINDINGS:

a. The property at 203 W Gramercy includes a single-story Spanish Revival-style residence built with a detached accessory structure built c. 1942. It first appears in the city directory in 1942, and on Sanborn Fire Insurance maps in 1950, including the detached garage in the current footprint. In 1955, the property appears with the driveway in its current location, with its entrance on the W Gramercy Pl side of the site and extending to the northwest corner of the parcel. The property is located on the northwest corner of E Gramercy Pl and Howard St. The primary structure is clad in stone with a cross-gabled tile roof and one-over-one wood windows. The rear detached accessory structure includes a garage and living area with one-over-one wood windows and vinyl siding. The end-gabled roof is clad in composition shingle. There is an in-ground pool at the northwest corner of the property, on the west side of the detached garage. The property contributes to the Monte Vista Historic District.

b. CONCEPTUAL APPROVAL – This project received conceptual approval from the HDRC on June 5, 2024, with the following stipulations:
   Item 1: Conceptual approval of item 1, construction of a 26'x26' addition to the detached accessory structure, based on finding b, with the following stipulations:
   i. That the applicant submits accurate and to-scale dimensioned construction drawings, including a site plan and roof plan, for final review. ***This stipulation has been met.***
   ii. That the structure is clad in wood Hardie board rather than the vinyl siding proposed. Siding should be installed smooth side out with no more than a 6" reveal, or with a reveal to match that of the existing siding on the accessory structure. ***This stipulation has been met.***
   iii. That the applicant submits manufacturer's specifications for a wood or wood-look garage door. ***This stipulation has been met.***

c. DETACHED GARAGE CONSTRUCTION (LOT COVERAGE) – The applicant has proposed to construct an approximately 676 sqft detached garage. The Bexar County Appraisal District lists the lot size at approximately 14,500 sqft with the current building footprint of approximately 2,660 sqft. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. The combined current building footprint and the proposed detached garage amount to approximately 23% lot coverage. Staff finds that the size of the detached garage is generally appropriate given the lot coverage of similar structures within the immediate area and not exceeding 50% of the total lot area.

d. DETACHED GARAGE CONSTRUCTION (MASSING & FOOTPRINT) – The applicant has proposed to construct an approximately 676 sqft single-story detached garage. The existing primary structure is a single-story structure. The Historic Design Guidelines for New Construction 5.A.i states to design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the proposal generally conforms to Guidelines.

e. DETACHED GARAGE CONSTRUCTION (ROOF FORM) – The applicant has proposed to install a gable roof to the proposed detached garage. The roof form of the garage will be visible from the public right-of-way. New Construction 2.B.i. stipulates to 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. Staff finds the proposed roof form generally appropriate.

f. DETACHED GARAGE CONSTRUCTION (ROOF MATERIAL) – The applicant has proposed to install a composition shingle roof on the proposed detached garage. New Construction 3.A.iii. states to select roof materials

that are similar in terms of form, color, and texture to traditionally used in the district. Staff finds the proposed roof material conforms to Guidelines.

g. DETACHED GARAGE CONSTRUCTION (GARAGE DOOR: SIZE AND PROPORTION) – The applicant is requesting to install one garage door on the front elevation facing Howard St. New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds the installation of the proposed garage door generally appropriate.

h. DETACHED GARAGE CONSTRUCTION (RELATIONSHIP OF SOLIDS AND VOIDS) – The applicant has not included window openings to their proposed detached garage. According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern generally appropriate.

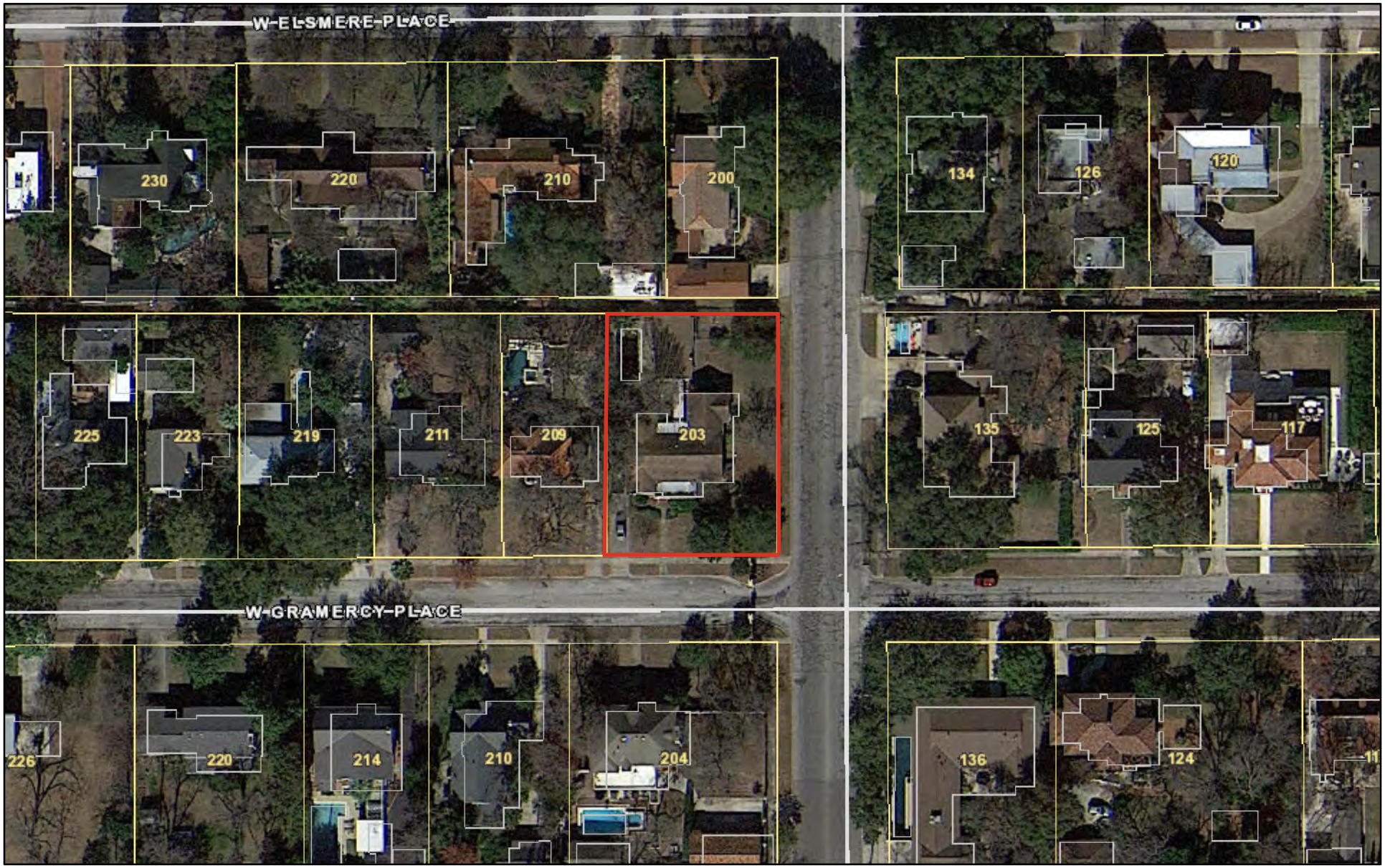
i. DETACHED GARAGE CONSTRUCTION (MATERIALS) – The applicant is requesting to install cement fiber board siding with a 6-inch reveal and a smooth texture facing outward. New Construction 3.A.v. states to not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally 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. Staff finds the installation of the proposed cement fiber board with the requested stipulations generally appropriate.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through i, with the following stipulation:

i. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



August 16, 2024

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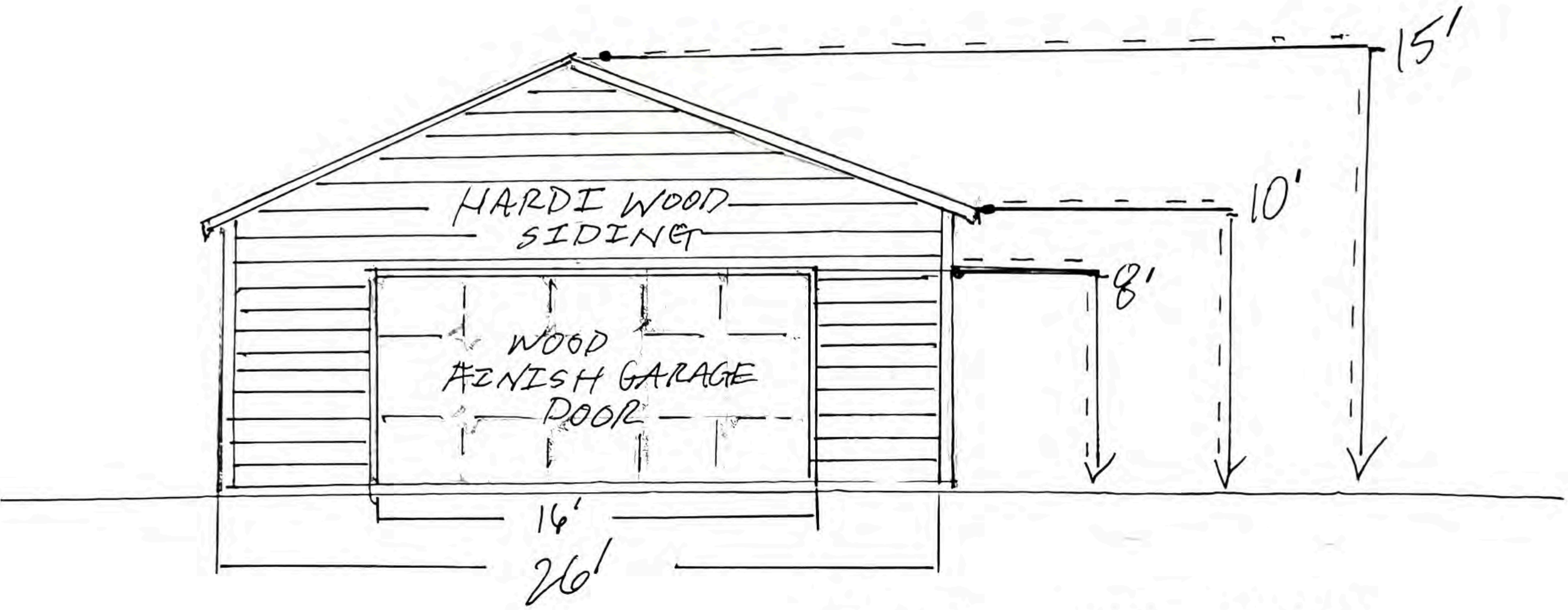
203 W. Gramercy

Front Elevation



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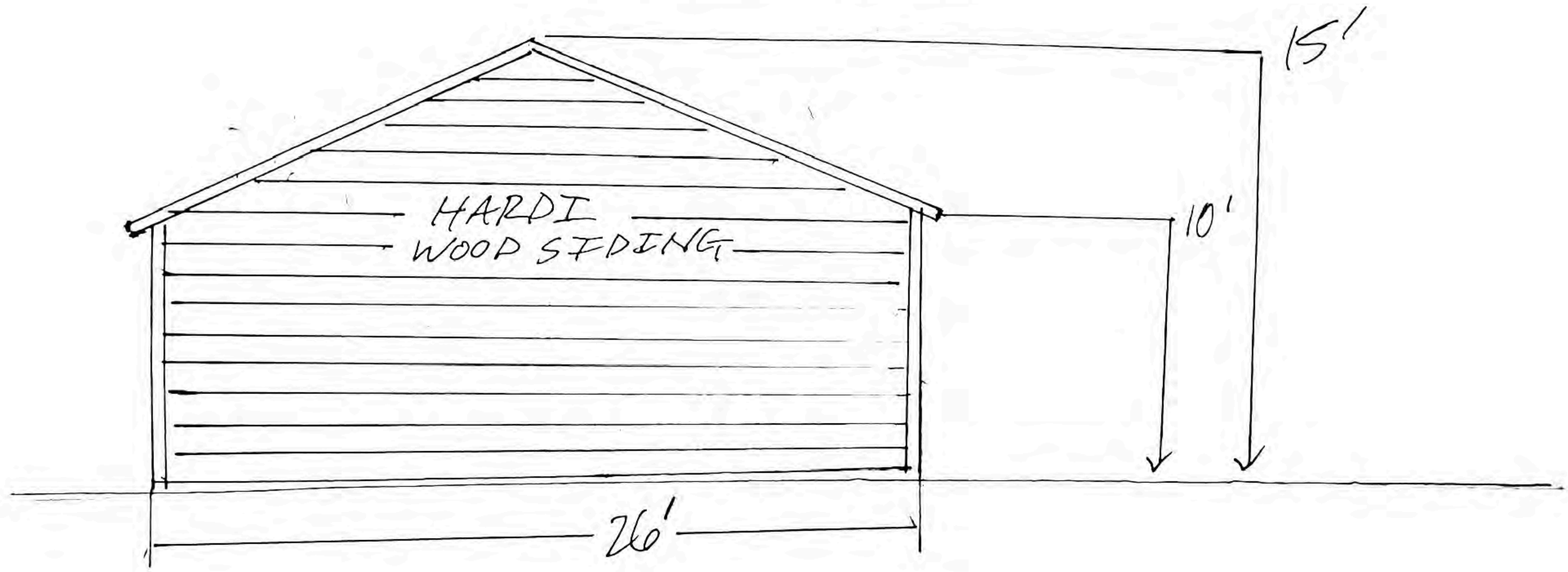
203 W. Gramercy

Rear Elevation



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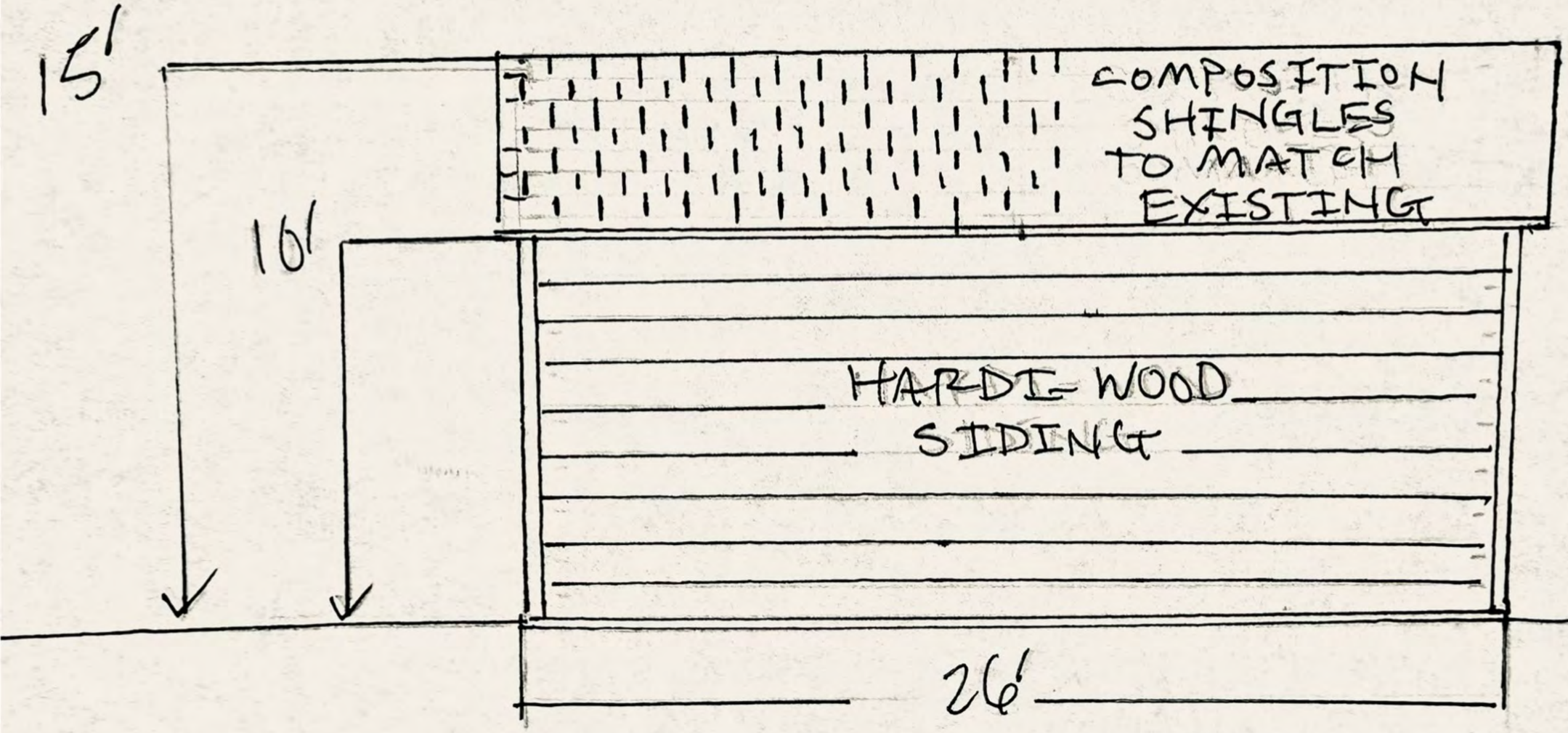
203 W.
Gramercy
Left Side Elevation



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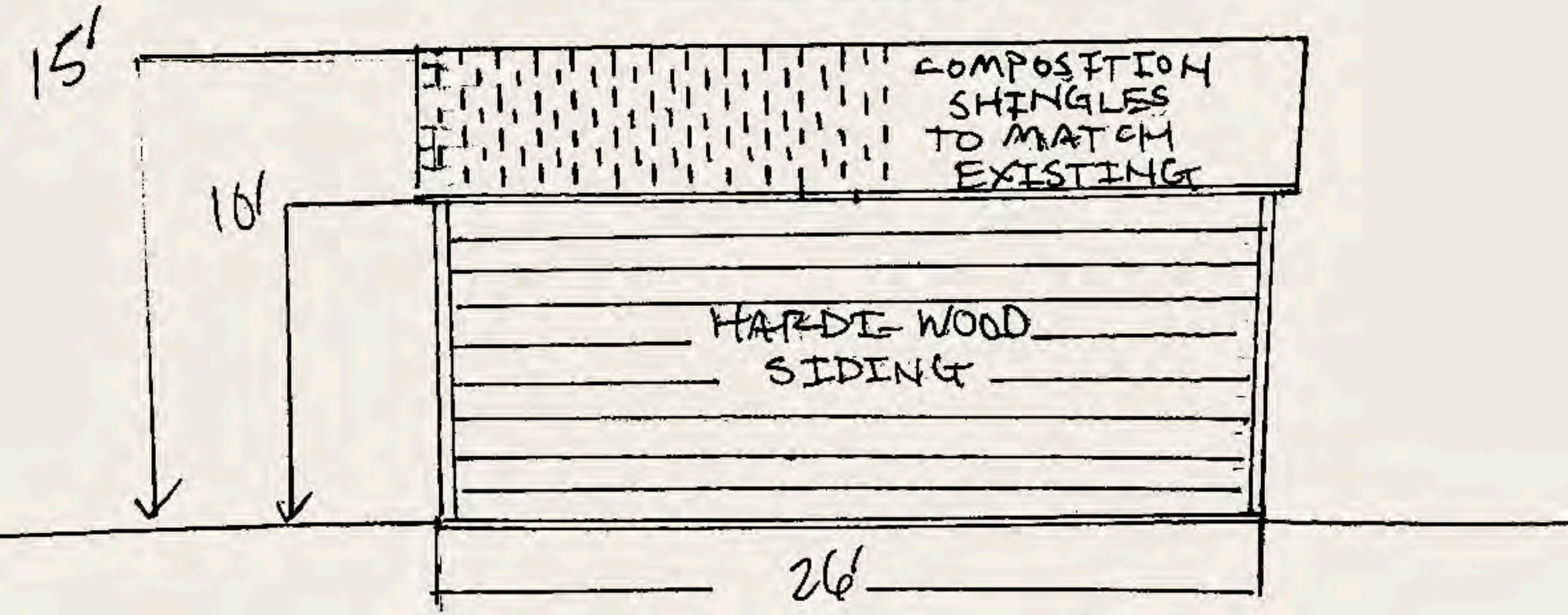
203 W. Gramercy

Right Side Elevation



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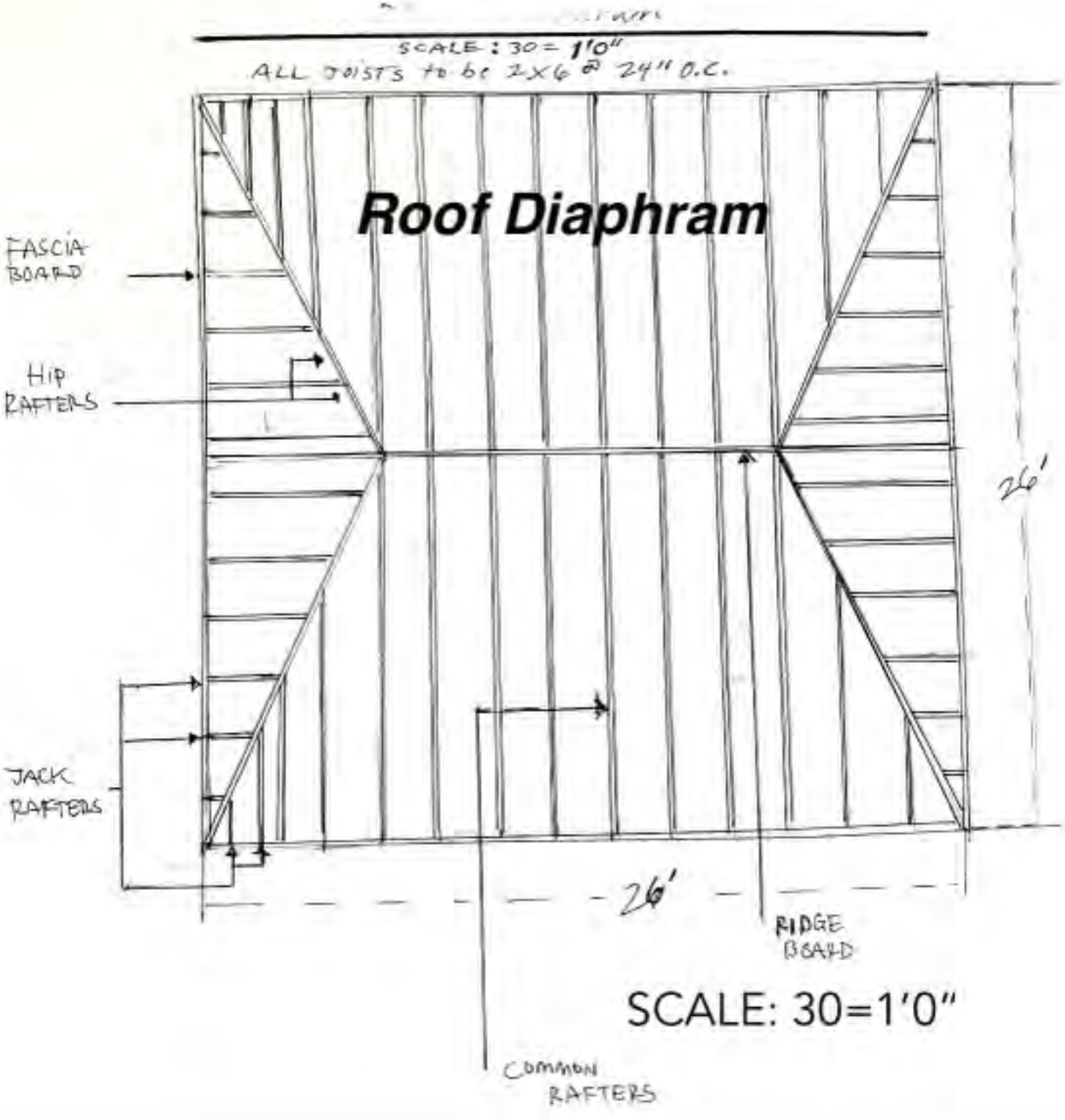
203 W. Gramercy



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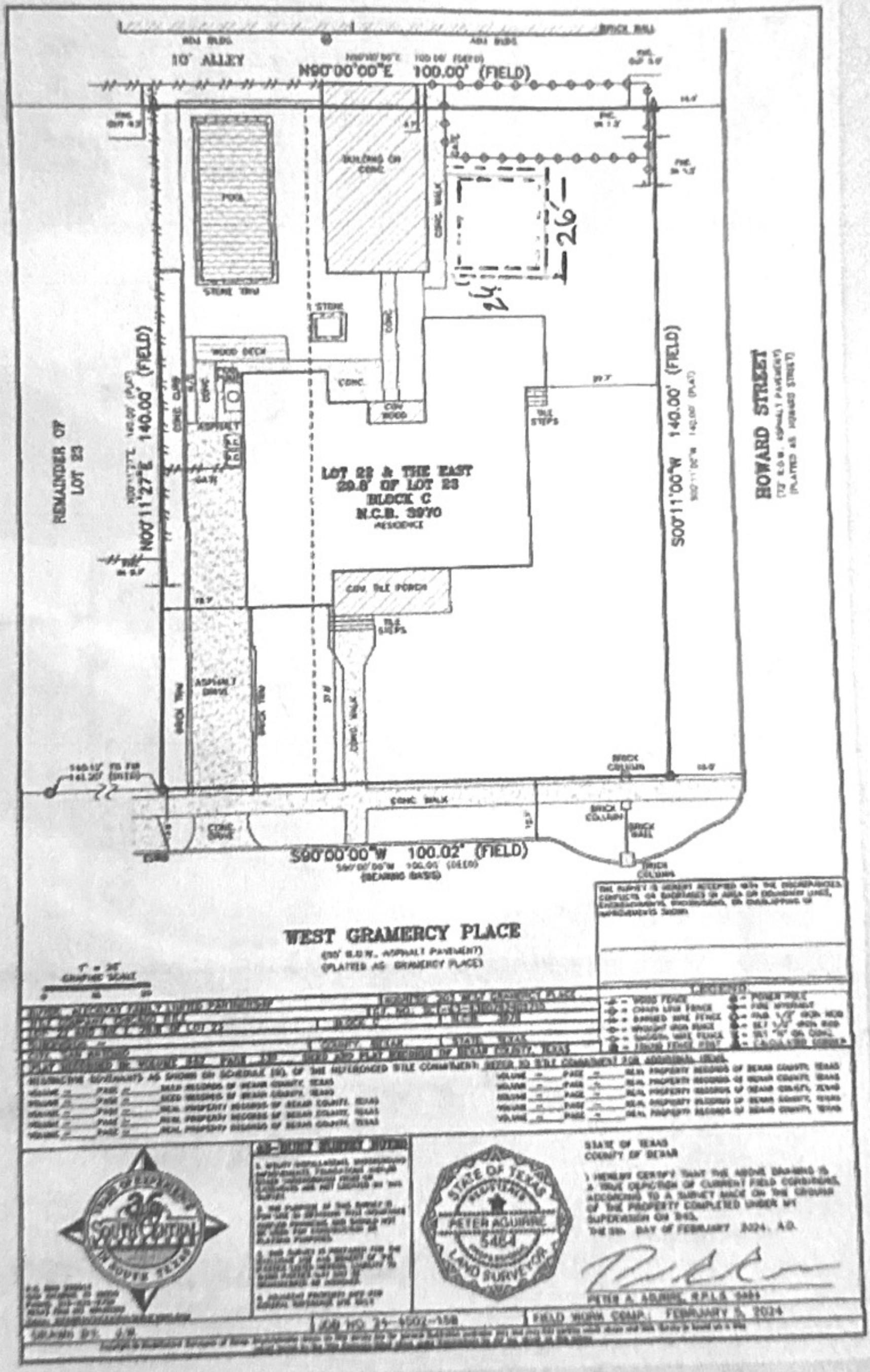
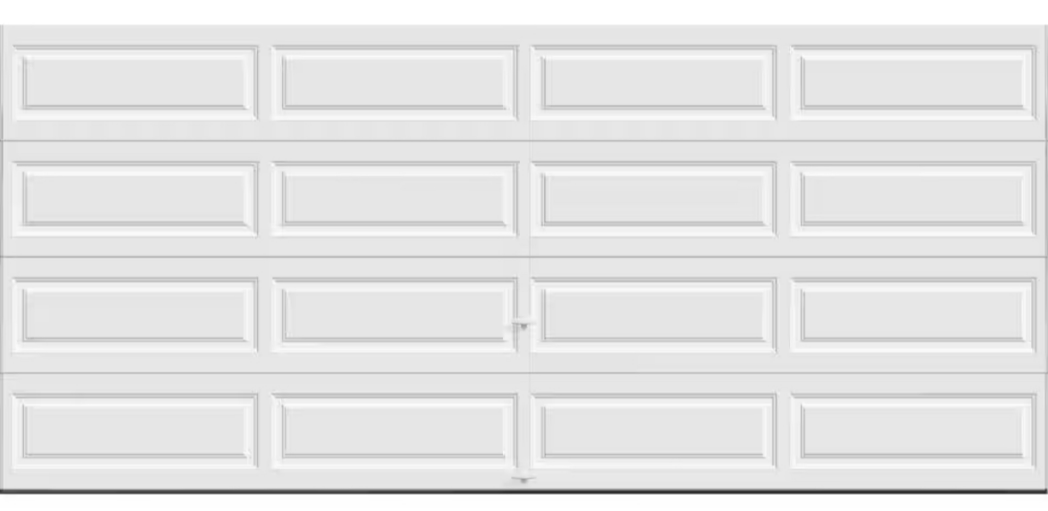


EXISTING SITE PLAN

Existing Front Elevation

203 W Gramercy

Garage will be detached from residence and butted up to rear detached accessory structure but will not be attached. New separate foundation for garage.



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