

HISTORIC AND DESIGN REVIEW COMMISSION

March 19, 2025

HDRC CASE NO: 2025-053
ADDRESS: 110 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 6382 BLK 2 LOT 76, 77, 78, 79 & W 7.5 FT OF 75
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Laura Bustillos/Don b McDonald Architect
OWNER: Rod Keith/HT SAN ANTONIO TRUST
TYPE OF WORK: Conceptual review of a second-story addition on an existing detached rear accessory structure
APPLICATION RECEIVED: February 28, 2025
60-DAY REVIEW: April 29, 2025
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting conceptual approval to construct a second-story addition to an existing 1-story detached rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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.

FINDINGS:

- a. The property located at 110 W Elsmere Pl is a 2-story Spanish contemporary structure built in 2011. The primary structure features hipped clay tile and flat TPO roof forms, a stucco exterior, and a prominent arched window facing W Elsmere. This property contributes to the Monte Vista Historic District. The applicant is requesting conceptual approval to construct a 2-story addition on an existing 1-story detached rear accessory structure. The requested modifications will result in the covering of approximately 122 sf of outdoor space to the existing structure's south, the construction of three support pillars to create one arched and one squared opening facing the rear alley, a continuation of an existing rear stone retaining wall, a new stone wall partition, a rear fence, and a gate between the 1-story massing and a proposed pillar to separate the yard and the covered outdoor space.

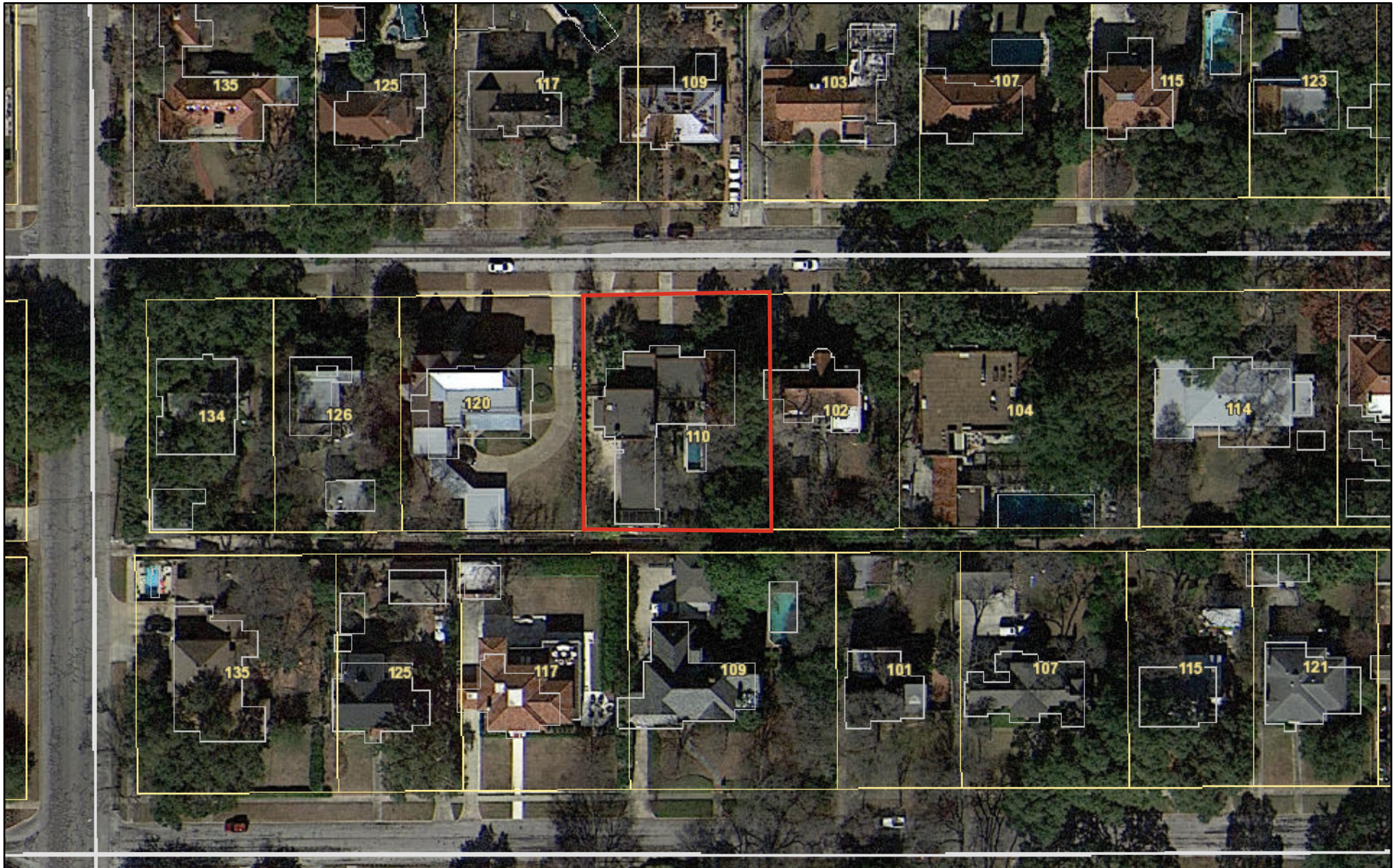
- b. ADMINISTRATIVE SCOPES – The applicant is requesting conceptual approval to install a rear fence and retaining wall at the rear alley and a fence and gate within the proposed covered detached accessory's rear. These scopes of work are approvable administratively and do not require HDRC review.
- c. SECOND-STORY ADDITION – The applicant is requesting conceptual approval to construct a second-story rear addition on an existing detached rear accessory structure. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary structure in regard to its height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint, and should relate to the period of construction of the primary structure. Staff finds the proposed second-story addition conforms to Guidelines.
- d. SECOND-STORY ADDITION (MATERIALS) – The applicant is requesting conceptual approval to construct a second-story rear addition on an existing detached rear accessory structure. In their request, the applicant has noted the project will incorporate the reuse of stone, new brick pavers, a stucco exterior, a TPO flat roof, and wood windows and doors. New Construction 5.A.iii. states to use complementary materials. Final specifications for windows and doors will be required for final review. Staff finds the use of materials found onsite conforms to Guidelines.

RECOMMENDATION:

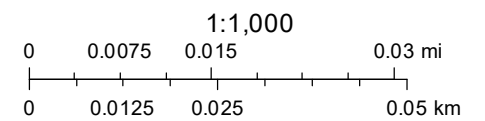
Staff recommends conceptual approval of the request, based on the findings, with the following stipulations:

- i. That the applicant submit window and door specifications to staff prior to final review.
- ii. That the applicant submit final construction documents prior to final review.
- iii. That the applicant meets 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



March 13, 2025



Don B. McDonald, Architect

DESCRIPTION

Elsmere Studio Addition
110 W. Elsmere
San Antonio, Texas 78212

The project involves the addition of a second-floor studio to an existing storage building, seamlessly integrating with the architectural character of the main residence. Designed to complement the home's contemporary Spanish regional style, the studio incorporates key design elements such as stucco finishes, dark-stained wood accents, and arched openings. These features establish a strong visual connection between the new addition and the existing main residence⁴, ensuring a cohesive addition.

Introducing these architectural details, the studio enhances the overall composition of the property, adding depth and richness to the design. The integration of dark wood elements and arched openings not only reinforces the stylistic language of the home but also brings an added layer of sophistication. This addition not only expands the functional space but also strengthens the architectural narrative, creating a balanced and well-integrated extension to the residence.

Don B. McDonald, Architect

Elsmere Studio Addition
110 W. Elsmere
San Antonio, Texas 78212

EXTERIOR MATERIALS & FINISHES

Site Improvements:

New Site walls,	Reuse existing Stone – To Match Existing Stone Wall
Floor and steps:	Concrete – To Match Existing House
New Brick Paving:	To Match Existing House.
Gate:	Cayote Gate - To Match Existing House.
Fence:	Cedar Fence - To Match Existing House.

New House

Roofing:	¼" Slope TPO Roof
Exterior Walls:	Stucco & Color - To Match Existing House
Stone Caps and Sills:	3" Concrete – To Match Existing House
Wood Joist:	Douglas Fir – – Dark Stain – To Match Existing House
Wood Purlins:	Douglas Fir – Dark Stain – To Match Existing House
Wood Decking:	Douglas Fir – Dark Stain – To Match Existing House
Wood Decking:	1x6 T&G – Dark Stain – To Match Existing House
Trim:	Mahogany – Dark Stain – To Match Existing House
Wood Windows & Doors:	Jeld-Wen Material: All Wood - Mahogany Color: Dark Stain – To Match Existing House Stiles: 2.25" Muntin's: 1" Glass: Clear Screen: None Recessed in Exterior Wall: 2"
Floor:	Wood Floor – To Match Existing House



110 W ELSMERE STUDIO ADDITION
East & North Elevation

DON ^{B.} MCDONALD
ARCHITECTS



110 W ELSMERE STUDIO ADDITION
North & West Elevation

DON B. MCDONALD
ARCHITECTS



110 W ELSMERE STUDIO ADDITION
West Elevation

DON B. MCDONALD
ARCHITECTS



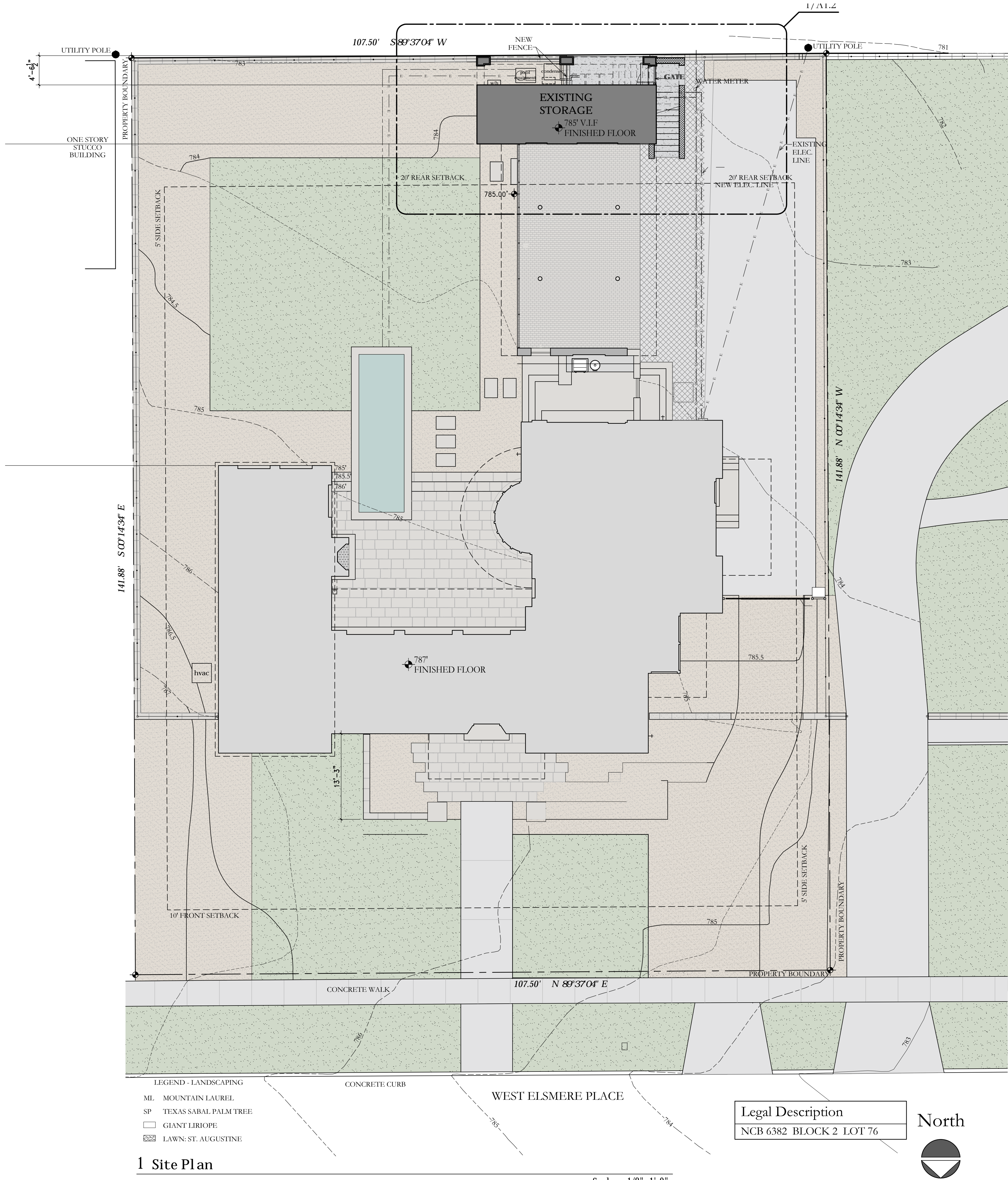
110 W ELSMERE STUDIO ADDITION
South Elevation (Alley)

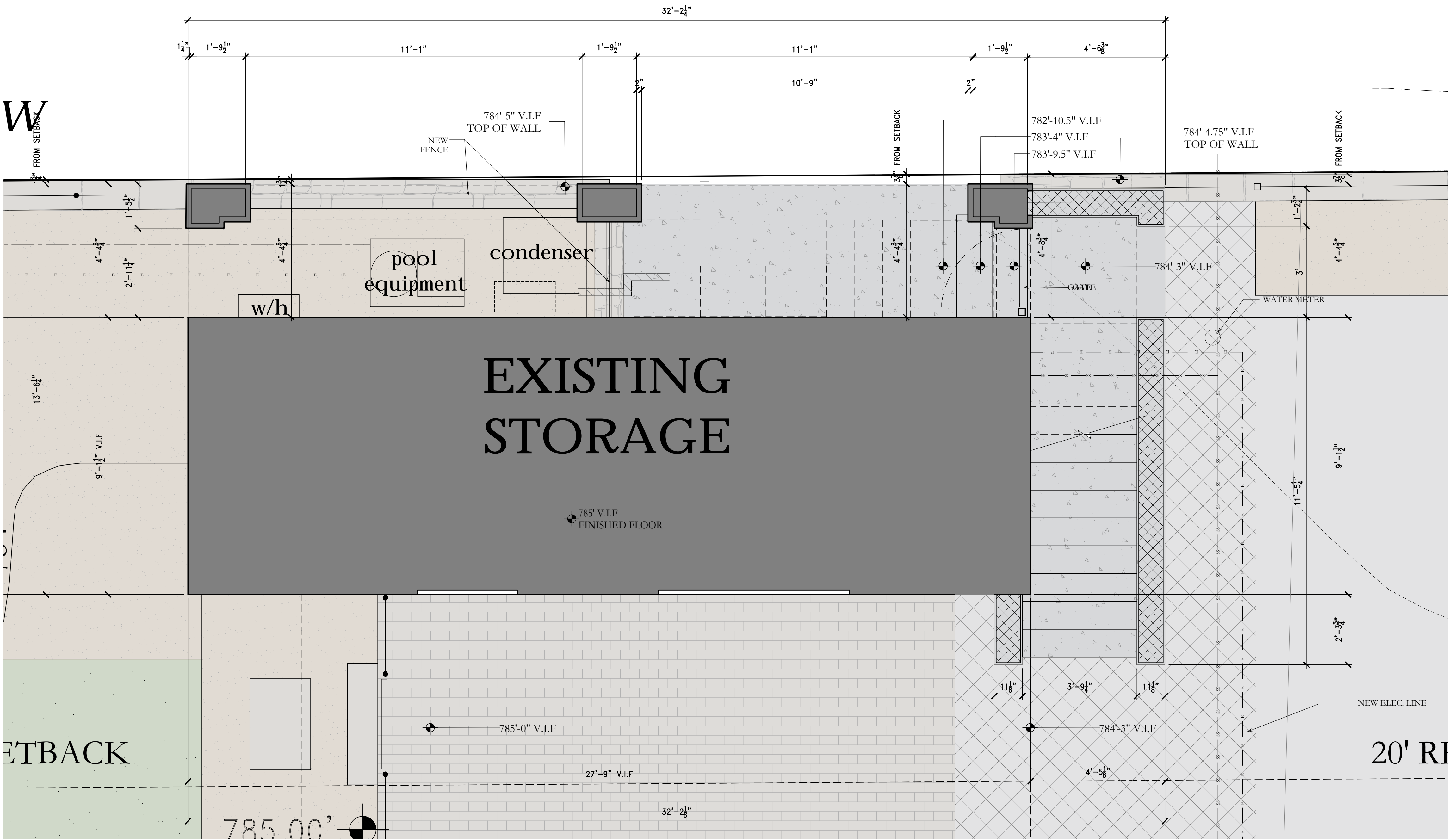
DON B. MCDONALD
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110 W ELSMERE STUDIO ADDITION
South Elevation (Alley)

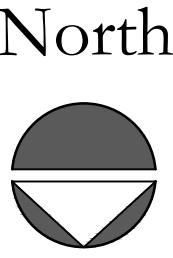
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1 Site Plan

Scale: 1/4"=1'-0"

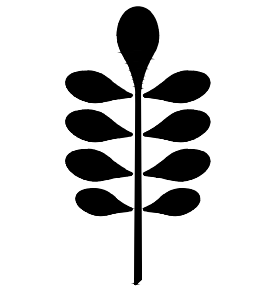


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Elsmere Studio Addition
110 W. Elsmere Pl.
San Antonio, TX

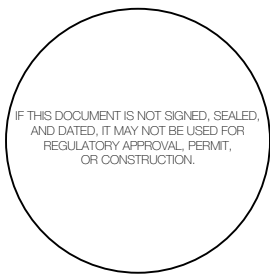


DON B. MCDONALD ARCHITECT
2121 NORTH MAIN AVENUE
SAN ANTONIO, TEXAS 78212
(210) 758-9722

REVISIONS	DATE

JOB NO. 25ESA
DRAWN: BB
CHECKED: XXX

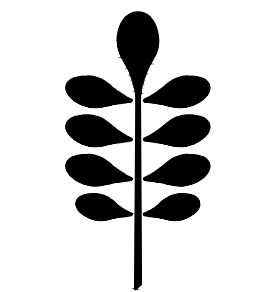
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REVISIONS DATE

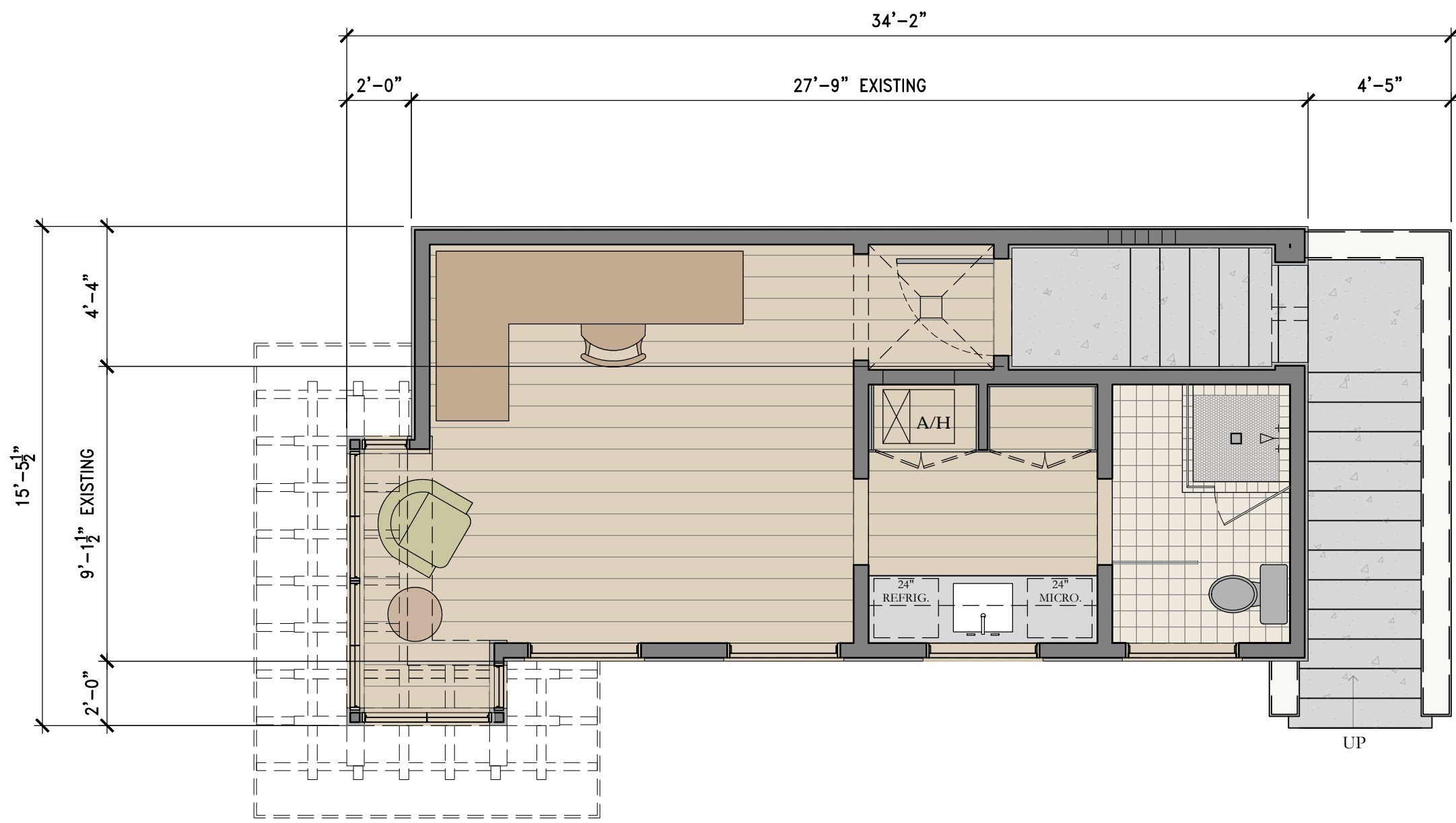
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PROJECT INFORMATION

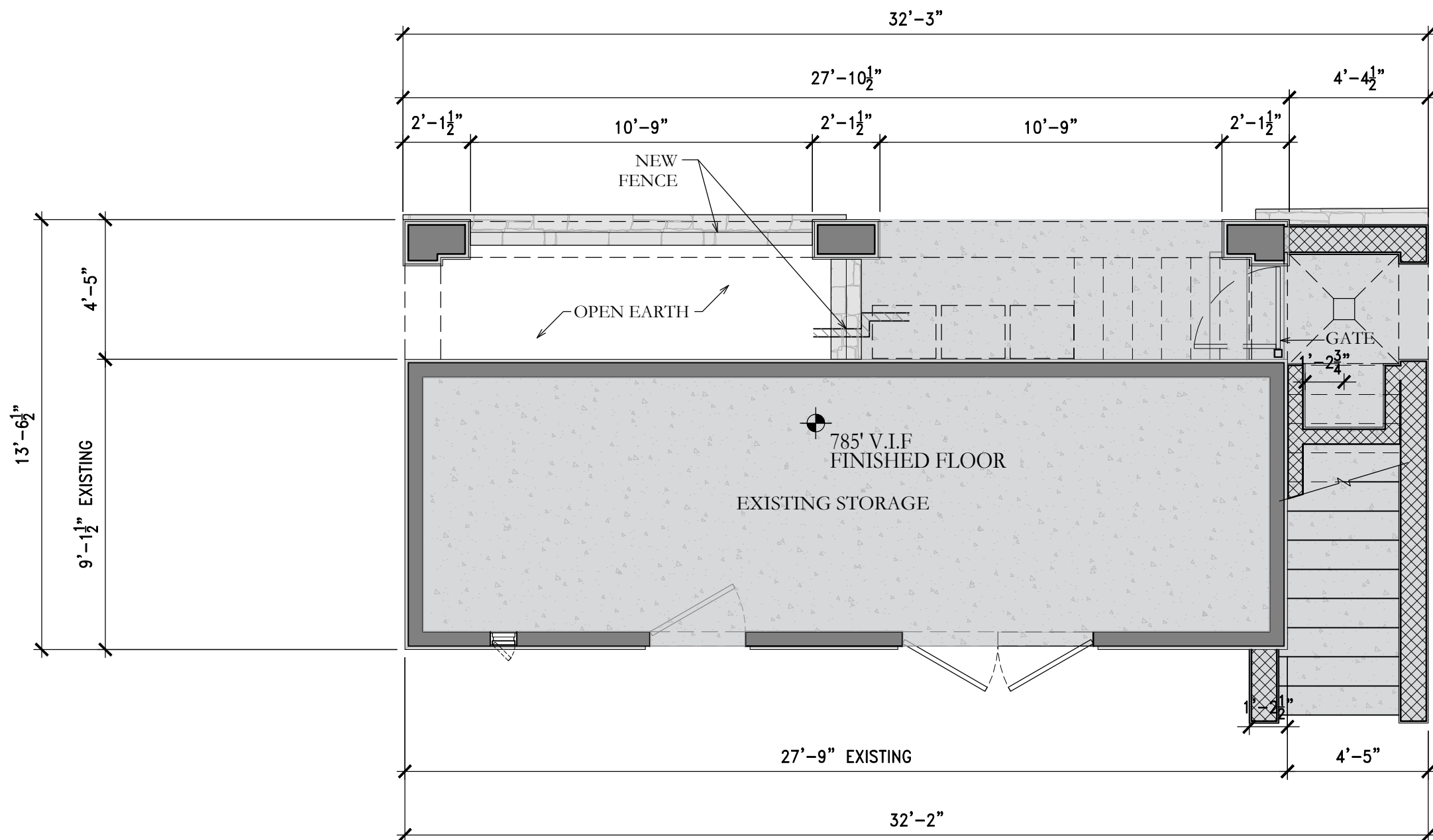
AREA CALCULATIONS

CONDITIONED STUDIO ADDITION	360 S.F.
UNCONDITIONED STUDIO ADDITION	40 S.F.
OUTDOOR STEPS	75 S.F.



3 Studio Addition - 2nd Floor Plan

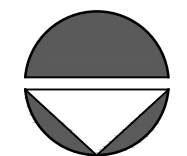
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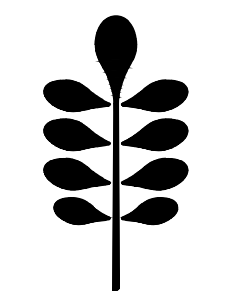


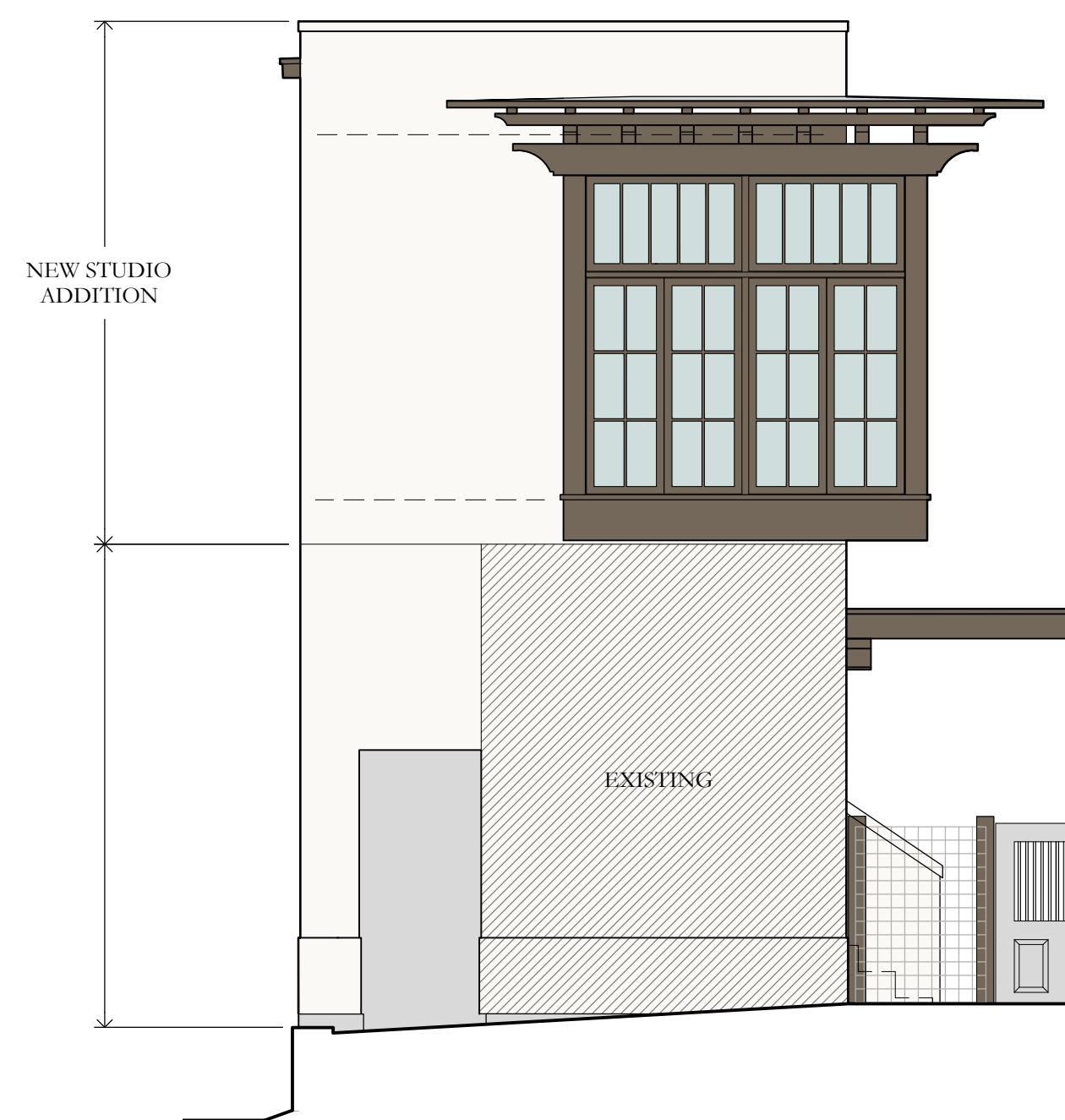
1 Studio Addition - 1st Floor Plan

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North

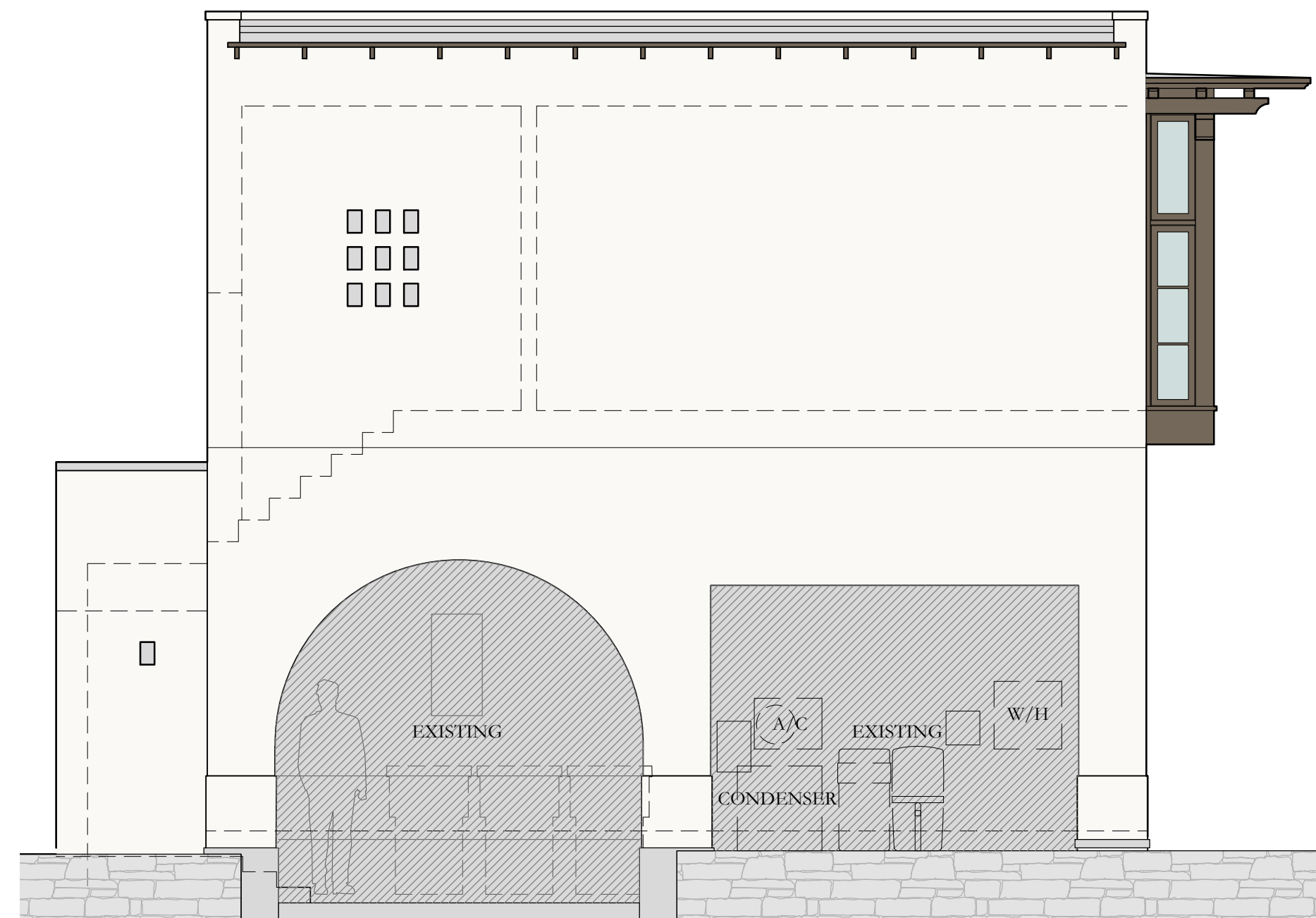






4 Elevation - East

Scale: 1/4"=1'-0"



3 Elevation - South

Scale: 1/4"=1'-0"



2 Elevation - North

Scale: 1/4"=1'-0"



1 Section - Elevation - West

Scale: 1/4"=1'-0"