HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO:	**2024-337**
ADDRESS:	2900 SAN PEDRO AVE
LEGAL DESCRIPTION:	NCB 3966 BLK 1 LOT 1 & W 30 FT OF 2
ZONING:	R-5,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Christopher Rocha/Master Contracting
OWNER:	Bicoastal Ventures
TYPE OF WORK:	2900 San Pedro/339 Elsmere - Decon/Recon of Accessory Structure, Entrance Relocation, Fence/Wall Installation
APPLICATION RECEIVED:	January 29, 2025
60-DAY REVIEW:	March 30, 2025
CASE MANAGER:	Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Restore a front entrance on the Southern facade of structure at the location of a previously-enclosed front porch. Existing windows will be removed, an arched entry and new staircase will be installed.
2. Install a 6-foot-tall stucco retaining wall along western edge of the property along San Pedro with a wooden driveway gate at rear of property and concrete parking pad at location of existing driveway apron.
3. Install a 6-foot-tall stucco wall aligned with front façade wall plane at the southern corners of structure. Wall at SW corner to feature accessible pedestrian gate.
4. Install new driveway and curb cuts at SE corner of property accessing Elsmere to include retaining wing walls on either side.
5. Deconstruct and reconstruct existing two-story historic accessory at rear of property. New construction is proposed to replicate the existing structure exactly.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller

fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could

potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.
C. STREET ELEMENTS
i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The structure located at 2900 San Pedro was historically a single-family home constructed in the Spanish Revival style and first found on the 1924 Sanborn. The home features traditional stucco cladding with a shingle roof. Historically, the entrance was located at the front of the home facing Elsmere along with a covered patio as noted on the 1924 Sanborn. The home has been modified with the original front porch being enclosed and primary entrances relocated to the side of the home along San Pedro Avenue. The property also features an original accessory structure at the rear of property containing a garage and second story living space as evidenced on the 1924 Sanborn. The property is contributing to the Monte Vista Historic District.

b. CASE HISTORY– This request was conceptually approved by the HDRC on 12/18/24 with the following stipulations;

a. That the walls at the Southern corners proposed at the side yards are set fully behind the front façade wall planes and that an alternate material is explored for the wall at the SE side yard (wood or metal). **This stipulation has been met.**
b. That the applicant submits exterior door specifications and roof material specifications for review by OHP Staff prior to final approval. **This stipulation has been met.**
c. That the proposed driveway / parking pad accessing Elsmere measures no wider than 10'0". **This stipulation has been met.**
d. That the applicant submits detailed landscaping plans which retain the original neighborhood entrance monument to OHP staff prior to final approval. **This stipulation has been met. Staff finds applicant must field verify height of retaining wall at all points of the property line.**

Staff recommends conceptual approval of item 6 to deconstruct and reconstruct the original accessory at the
rear of the property with the following stipulations;
a. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances. **This stipulation has been met**.
b. That the applicant re-use any salvageable materials and reconstruct the accessory structure in the exact same location with the same footprint, design, and fenestration pattern. **This stipulation has been met.**
c. Detailed documentation and final drawings to verify dimensions and architectural details be developed prior to a request for final approval. **This stipulation has *__not__* been met.**

c. DESIGN REVIEW COMMITTEE - The applicant met with the Design Review Committee (DRC) on 10/30/24. Commissioners noted the deteriorated condition of the rear accessory structure while also discussing the proposed re-location of the main entrance, installation of retaining wall along San Pedro and berm, and various fenestration modifications. Notes from both DRC meetings are included in the attached exhibits.
c. FENESTRATION MODIFICATIONS/ENTRANCE - The applicant has requested to modify the fenestration pattern on the front (Southern) façade by removing the non-original fenestration, installing a new front door with arched entry sequence and staircase. This location is a previously infilled covered porch as evidenced by the 1924 Sanborn. This proposed location for a new front entry and stair is appropriate.
d. SIDEYARD RETAINING/PRIVACY WALL - The applicant has proposed installation of a 6'0" tall stucco retaining wall along the Eastern side yard that terminates at the front wall façade plane and features a rear wooden driveway gate accessing San Pedro Avenue. Given the context of the site and existing precedence along San Pedro Avenue staff finds the requested stucco retaining wall and driveway gate appropriate. However, it is unclear in the renderings provided how tall the wall will be and what alterations to the corner condition will be including the final elevation of the existing stone monument.

The Guidelines state that new retaining walls should not exceed the height of the slope it retains. Staff finds that further clarification, such as field verifications, should be provided to understand how tall the wall should be at various points along the property line.

e. SIDE YARD FENCE - This request entails the installation of a 6’0” tall privacy wall at the SE and SW corners of the property terminating at the front façade wall plane. The Guidelines for Site Elements state that privacy fences should be set back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence. Staff finds this request at the SE corner appropriate but recommends setting the wall fully behind the front façade wall plane. Staff recommends the installation of a 6’0” fence at the SW corner of the property but stipulates that an alternate material is explored and that the fence is fully set behind the front façade wall plane.

f. DRIVEWAYS/CURB CUTS - The applicant has requested to install two driveways; One at the rear of the property at the location of existing curb cuts while the second is proposed at the SW corner of the property allowing access to Elsmere. Staff finds both requests appropriate, however, stipulates that the new drive and curb cuts allowing access to Elsmere does not exceed 10’0” in width as the Guidelines for Site Elements state that historic driveways are typically no wider than 10 feet.

g. MATERIAL SALVAGE & DECONSTRUCTION - The applicant is requesting to deconstruct and reconstruct the existing historic ADU in the same location using the same footprint, materiality, fenestration pattern and salvaged materials. 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.

RECOMMENDATION:

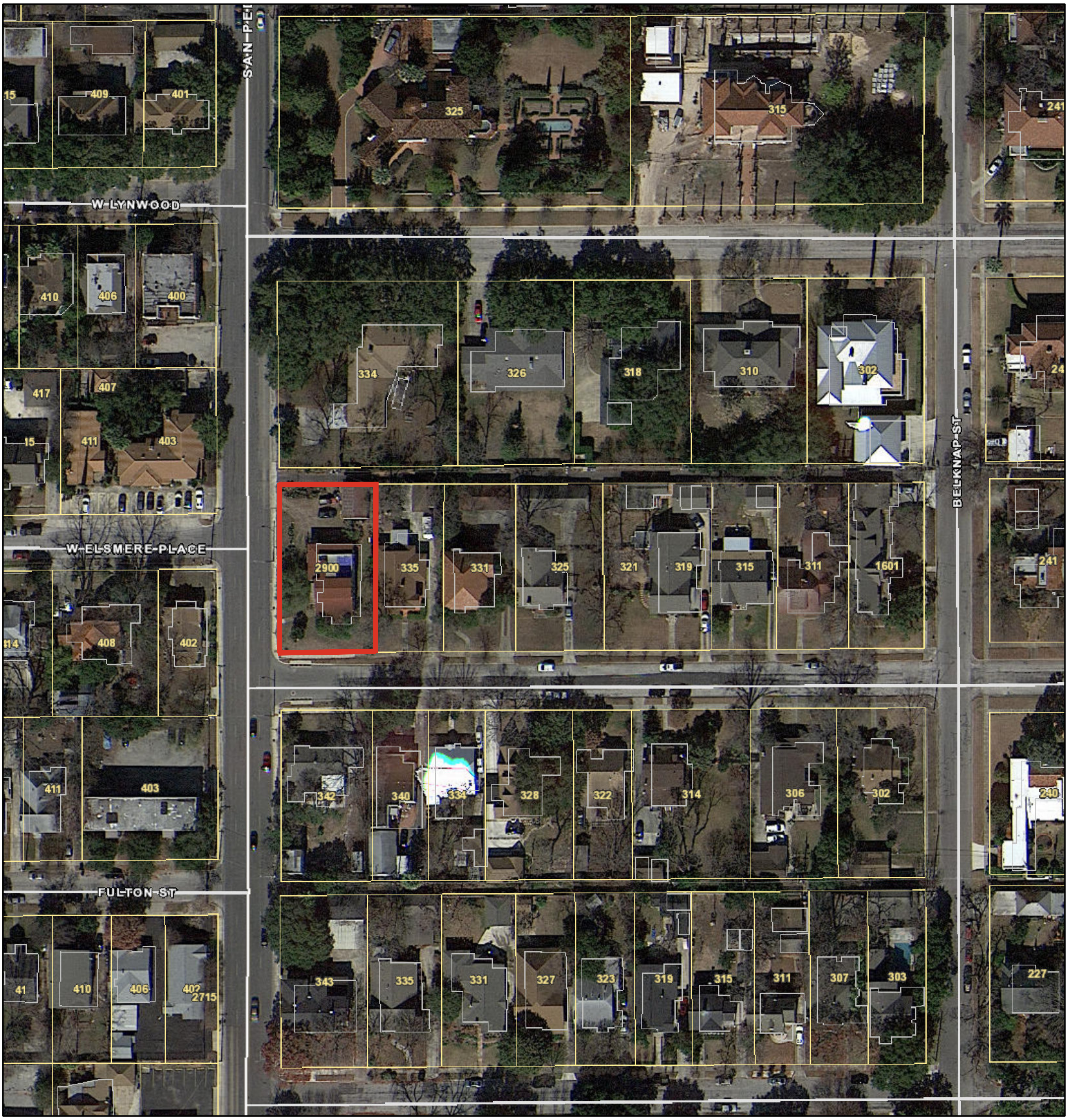
Staff recommends final approval for request items 1 through 5 based on the findings with the following stipulations:

i. That the applicant submits an updated west elevation for the proposed retaining wall that accurately reflects the necessary height of the retaining wall and illustrates any changes to height as the wall runs from south to north based on finding d. The drawings should also confirm any changes to the elevation of the corner stone monument.

ii. Detailed documentation and final drawings to verify dimensions and architectural details of the existing accessory structure be developed prior to the issuance of a COA based on finding g.

iii. That the applicant submit product specifications of the proposed garage door of the rear accessory structure to staff for review prior to the issuance of a COA.

City of San Antonio One Stop



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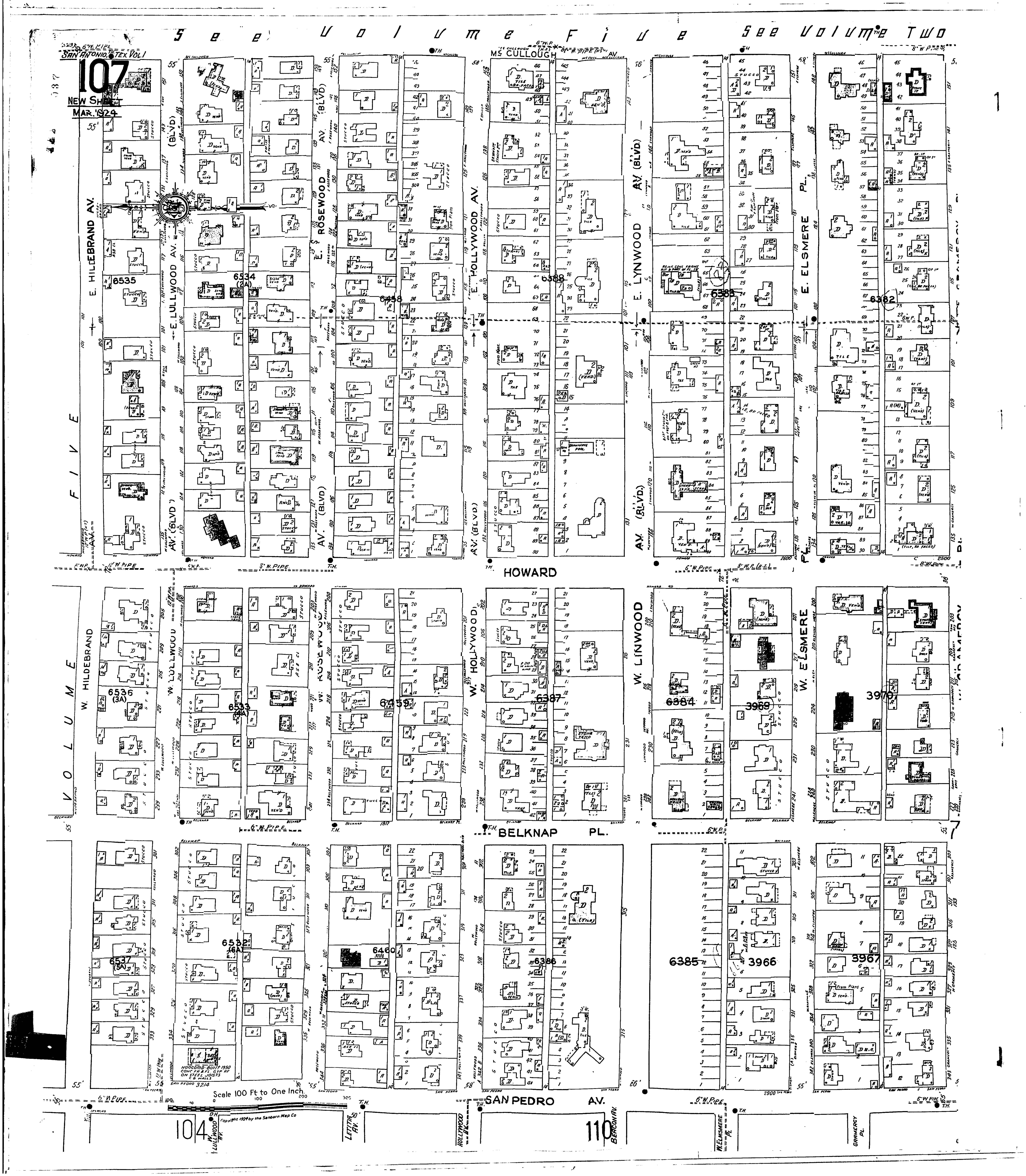
See Volume Five
See Volume Two
San Antonio, Tex. Vol. I
107
New Sheet
Mar. 1924
McCullough
E. Hildebrand Av.
E. Lullwood Av. (Blvd)
E. Rosewood Av. (Blvd)
E. Hollywood Av. (Blvd)
E. Lynwood Av. (Blvd)
E. Elsmere Pl.
Howard
W. Hildebrand
W. Lullwood
W. Rosewood
W. Hollywood
W. Linwood
W. Elsmere
Belknap Pl.
San Pedro Av.
Scale 100 Ft to One Inch.
Copyright 1924 by the Sanborn Map Co.
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110
Lullwood Av.
Letitia Av.
Hollywood Av.
Beacon Av.
W. Elsmere Pl.
Gramercy Pl.
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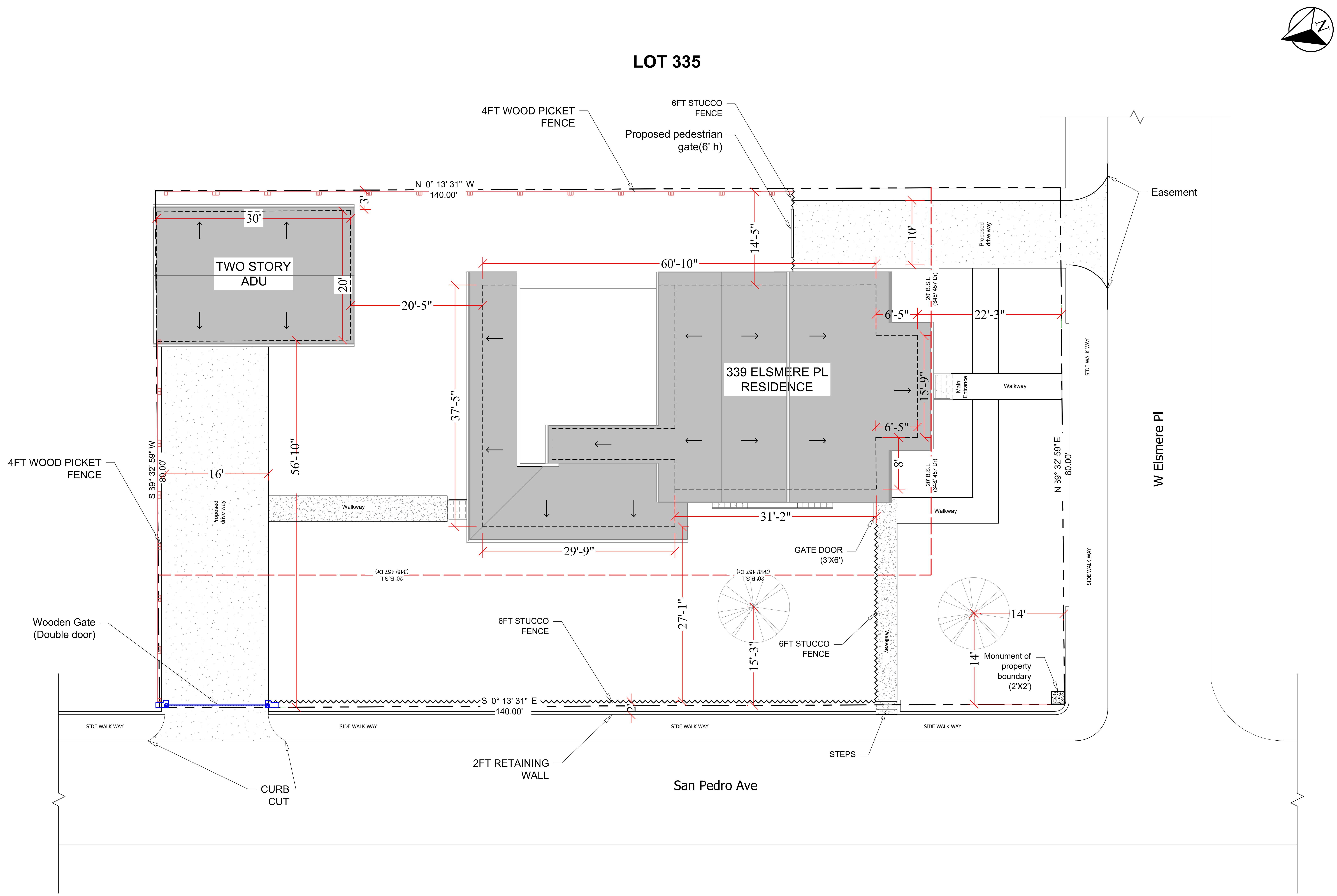

SYMBOL & LEGEND

- ROOF
- SIDE WALK WAY
- DRIVE WAY
- PROPERTY LINE
- PUE MARGIN
- 6FT STUCCO FENCE
- 4FT WOOD PICKET FENCE
- SET BACK LINE
- WALL LINE
- TREE
- WOODEN POCKET FENCE

NOTE:

1. **PROPOSED EXTERIOR FRONT DOOR:** SINGLE SOLID WOODEN DOOR WITH GLASS PANELS, DIMENSIONS AND DESIGN AS PER THE ARCHITECTURAL PLAN.
2. **PROPOSED ROOF MATERIAL:** SPANISH CLAY TILE MEASURING 12 INCHES BY 19 INCHES (OR EQUIVALENT SIZE), INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS.

MASTER CONTRACTING

REV:	DATE:	DESCRIPTION:
0	07/04/2024	ISSUED FOR PERMIT

SHEET TITLE: SITE PLAN

NOTE: SCALE PAGE SIZE 18x24

PROJECT ADDRESS : 339 ELSMERE PL, USA

DRAWINGS PROVIDED BY: **MASTER CONTRACTING (Christopher Rocha, 210-876-7881)**

DATE: 12/07/24

SCALE: 3/16" = 1'

SHEET: A-1

Note:

- **Proposed Exterior Front Door:** Single solid wooden door with glass panels, dimensions and design as per the architectural plan.
- **Proposed Roof Material:** Spanish clay tile measuring 12 inches by 19 inches (or equivalent size), installed as per the manufacturer's specifications.

1 Elevation 1 - a
3/16" = 1'-0"

2 Elevation 2 - a
3/16" = 1'-0"

MASTER
CONTRACTING

Project Address:

339 ELSMERE PL, USA

No.	Description	Date

Project Name
Site Elevations

Project number	US-173
Date	Issue Date
Drawn by	Author
Checked by	Checker

A9

Scale 3/16" = 1'-0"

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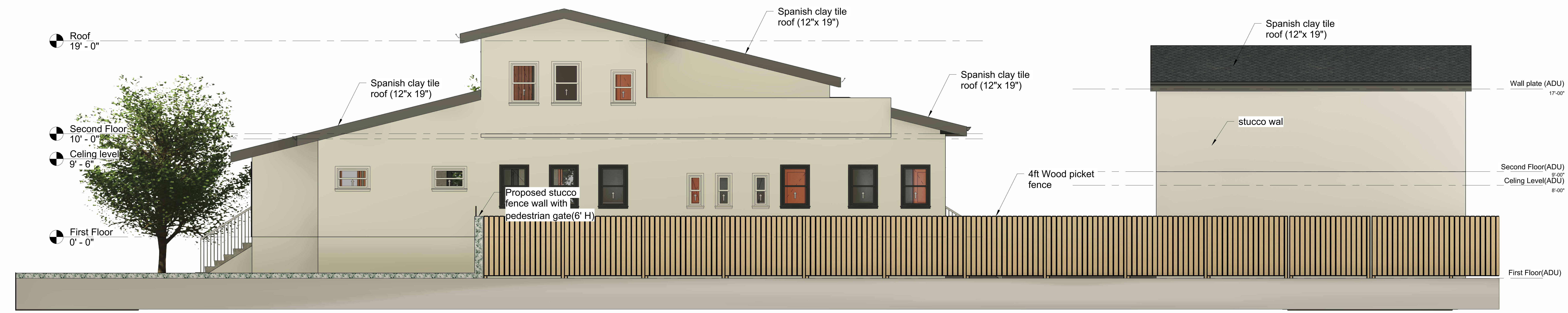
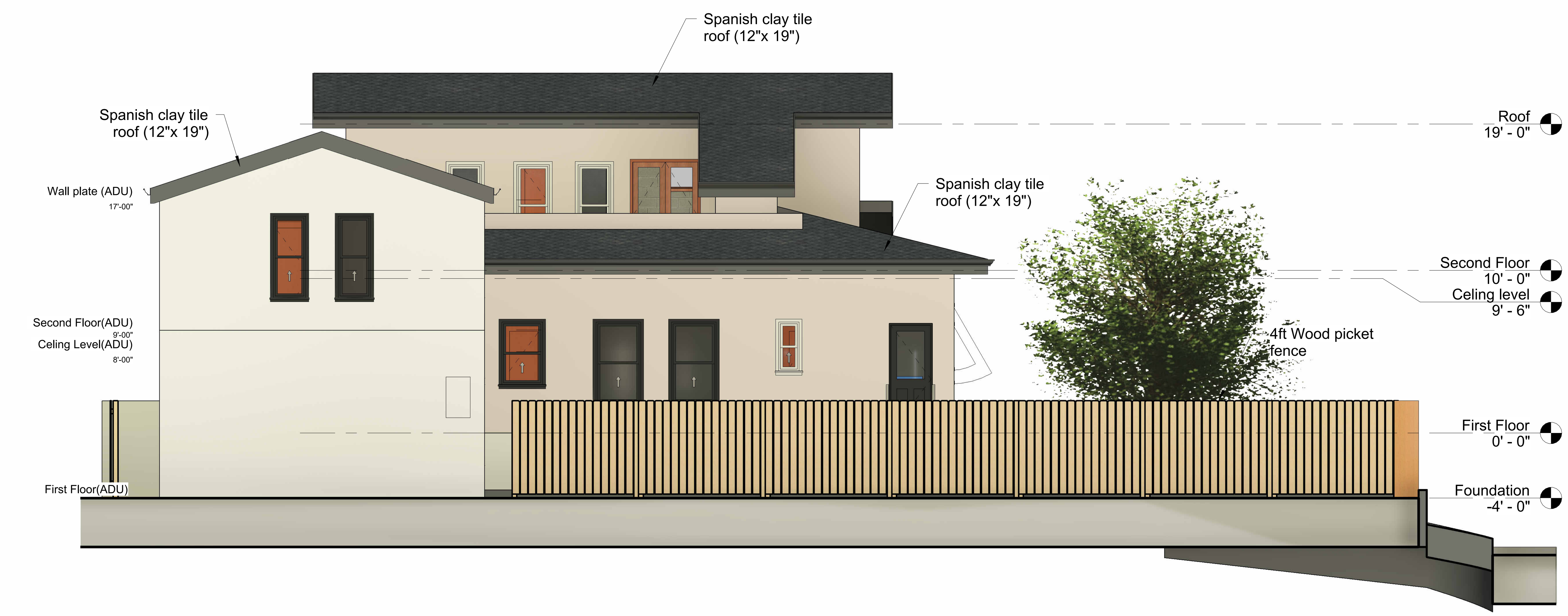


1 Elevation 3 - a
3/16" = 1'-0"



2 Elevation 4 - a
3/16" = 1'-0"

Note:

- **Proposed Exterior Front Door:** Single solid wooden door with glass panels, dimensions and design as per the architectural plan.
- **Proposed Roof Material:** Spanish clay tile measuring 12 inches by 19 inches (or equivalent size), installed as per the manufacturer's specifications.

MASTER
CONTRACTING

Project Address:

339 ELSMERE PL, USA

No.	Description	Date

Project Name
Site Elevation 02

Project number	US-173
Date	Issue Date
Drawn by	Author
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A14

Scale	3/16" = 1'-0"

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339 Elsmere

Additional items as stipulated in the Commission Action letter

ADU:

- Please send a list of ***potential*** salvageable materials as well as indicating their use on the drawings of the ADU (windows, doors, salvaged structural members, wooden floors, etc.)
    1. Existing Shiplap
    2. 3 Interior Doors
    3. Only windows that are in good condition will be salvaged
    4. Salvageable 2x4 studs
    5. Salvageable roof rafters
    6. Flooring Joists
    7. Structural and framing materials
- Product specification for roofing material
    - Spanish clay tile measuring 12 inches by 19 inches (or equivalent size) installed as per the manufacturer's specifications.
- Any exterior product specifications for items that cannot be salvaged and must be replaced
    1. Exterior windows will be made of cedar to match the existing windows that are beyond repair
    2. Roofing material to be a Spanish tile roof or of a similar product
    3. Exterior walls will be stucco to match existing
    4. All exterior doors to be hard wood and of similar existing style

339 Elsmere Pl and ADU stipulations

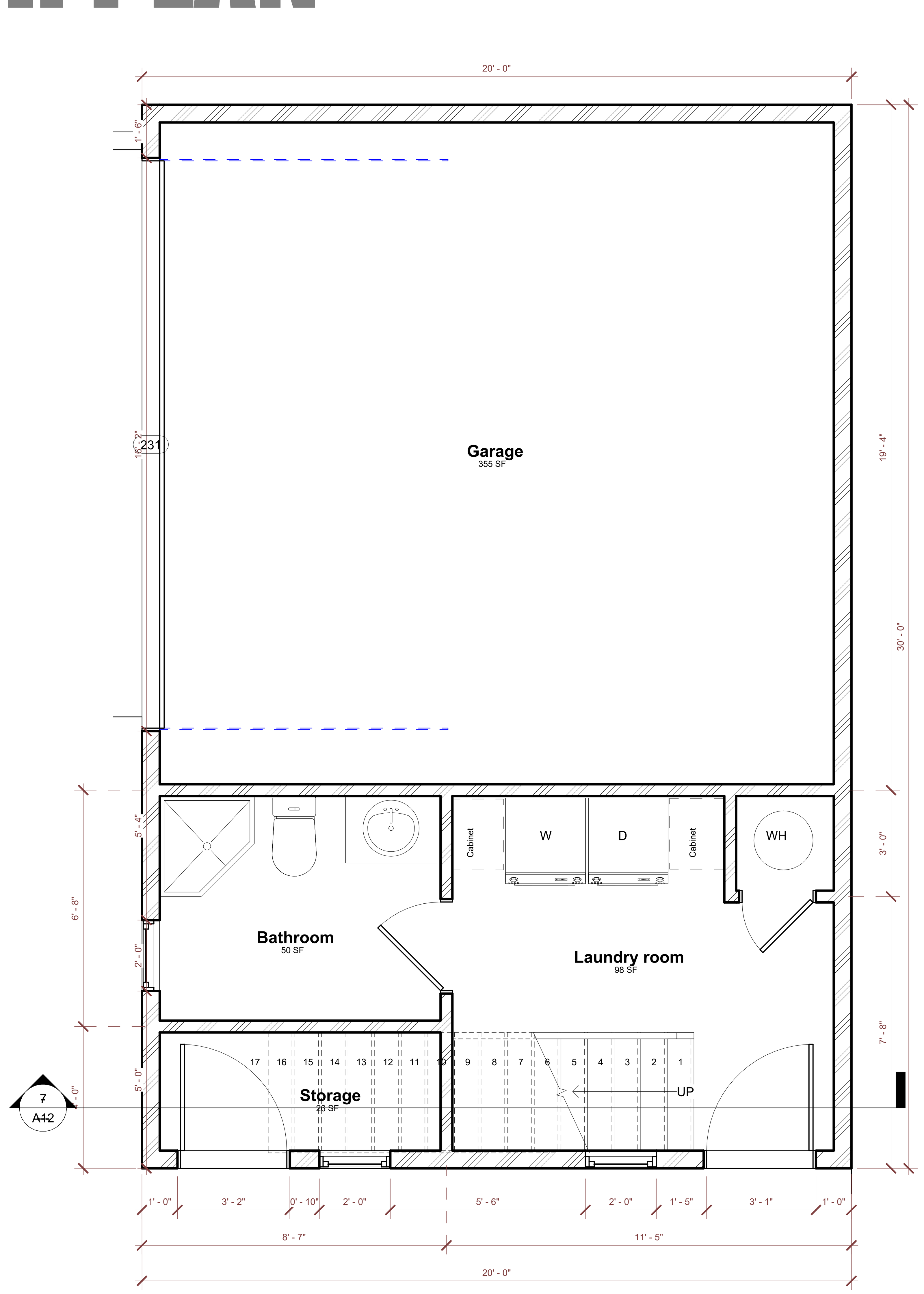
339 Elsemere Pl Stipulations

a. Walls at the southern corner will be fully set behind the front façade wall
b. Exterior Door- Single Exterior solid wooden door with glass panels.
   Roof material specifications- Spanish clay tile, measuring 12inches by 19inches or similar sizing.
c. The proposed driveway will be no wider than 10’
d. Landscaping plans retaining original neighborhood monument will be used.
e. We will remove back exterior door located in the master bedroom.

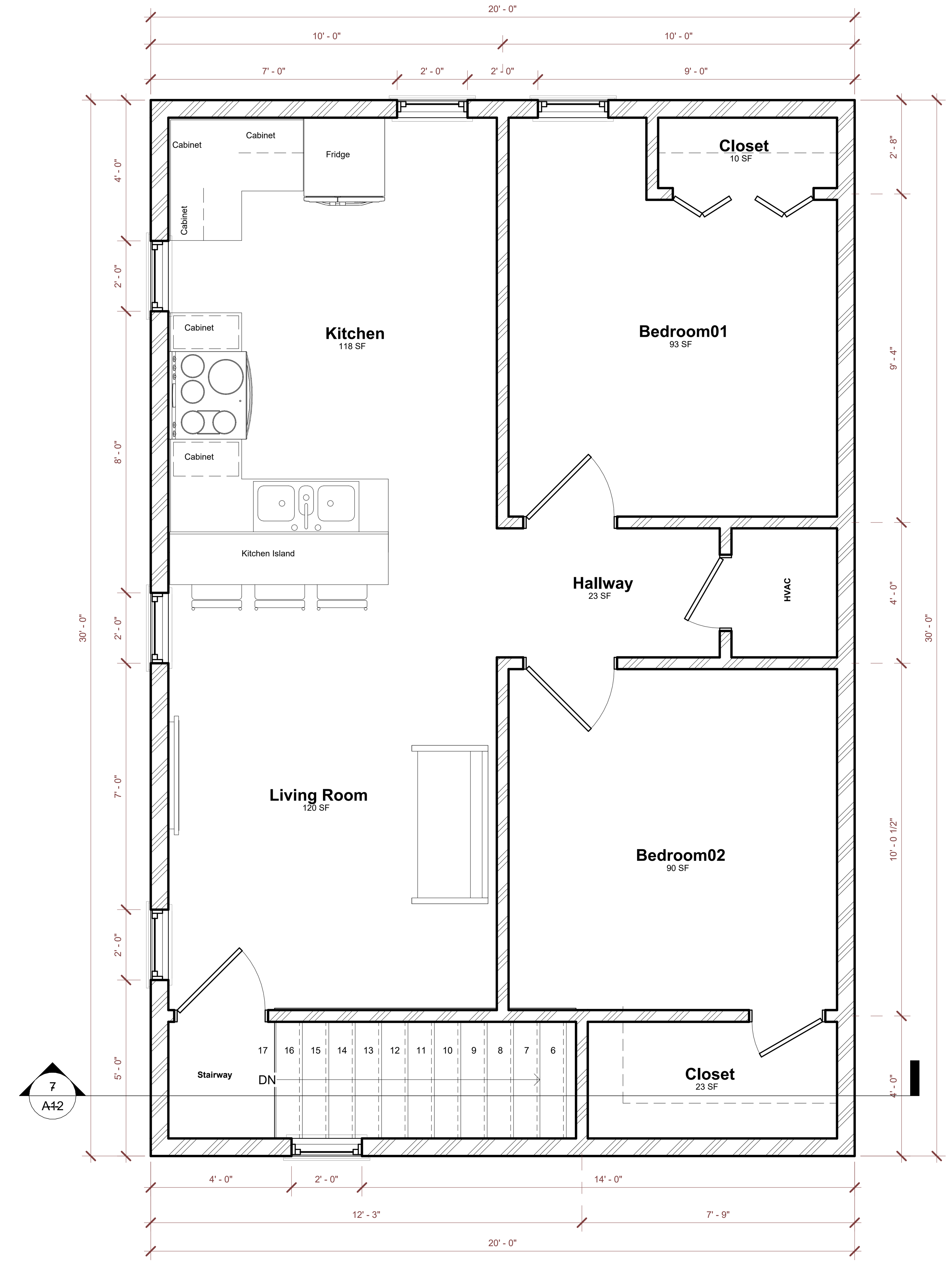
339 Elsmere Pl ADU Stipulations

a. The certified deconstruction contractor will be Kirt Haeberlein (210)322-4861
b. Re-use any salvageable material and reconstruct the accessory in the exact same location with same footprint, design, and fenestration pattern.
c. Detailed documentation and final drawing with dimensions will be submitted.

FLOOR PLAN

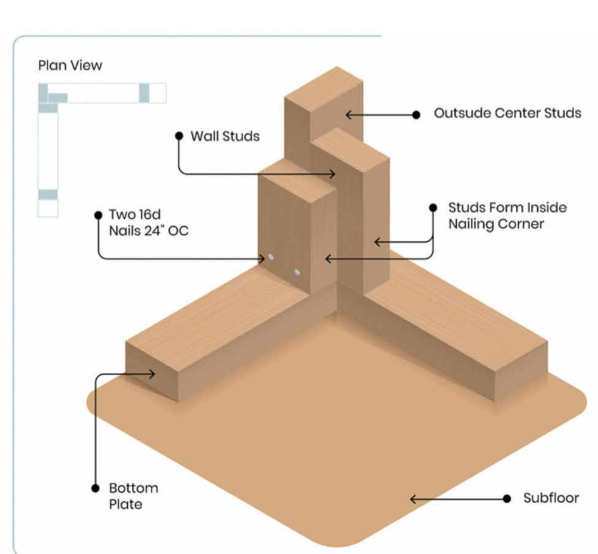


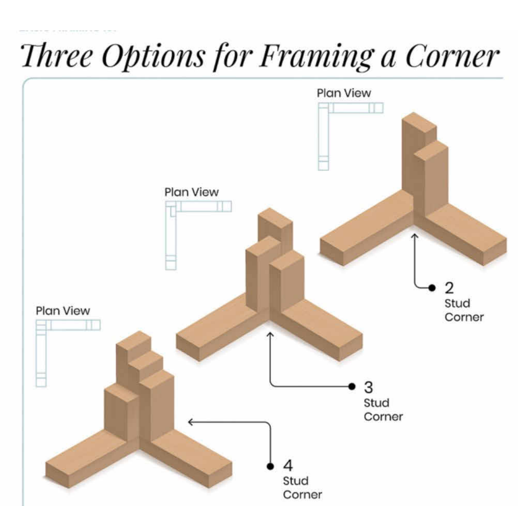
1 First Floor(ADU)
3/8" = 1'-0"

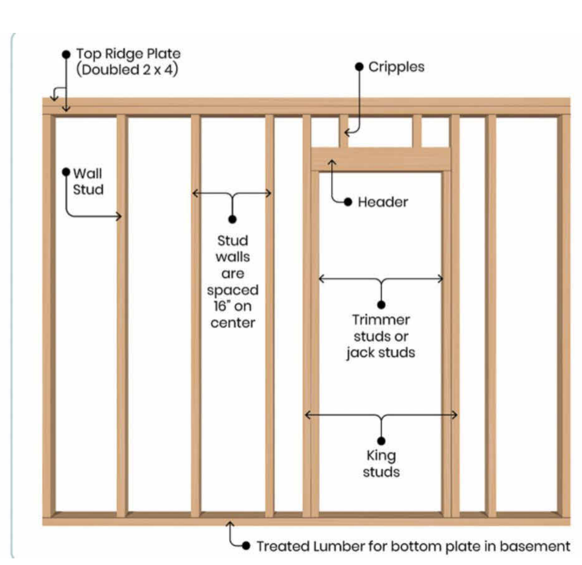


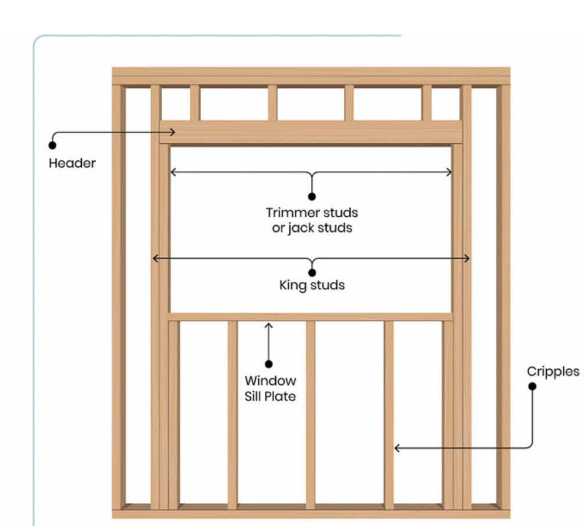
2 Second Floor(ADU)
3/8" = 1'-0"

Construction notes:









MASTER CONTRACTING

Project Address:

339 ELSMERE PL, USA

No.	Description	Date

Project Name
ADU Floor plan

Project number	US-173
Date	Issue Date
Drawn by	Author
Checked by	Checker

A10

Scale 3/8" = 1'-0"

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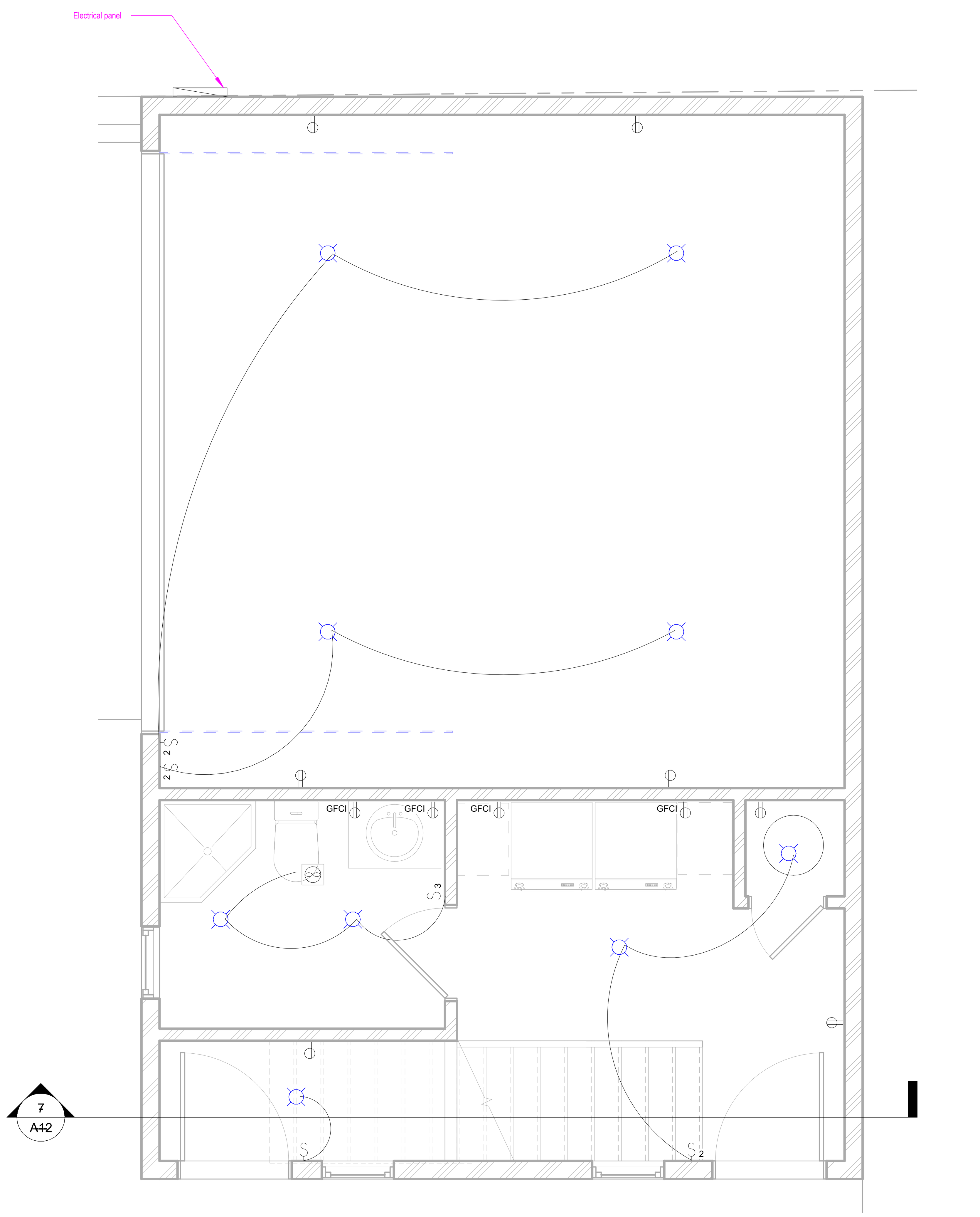
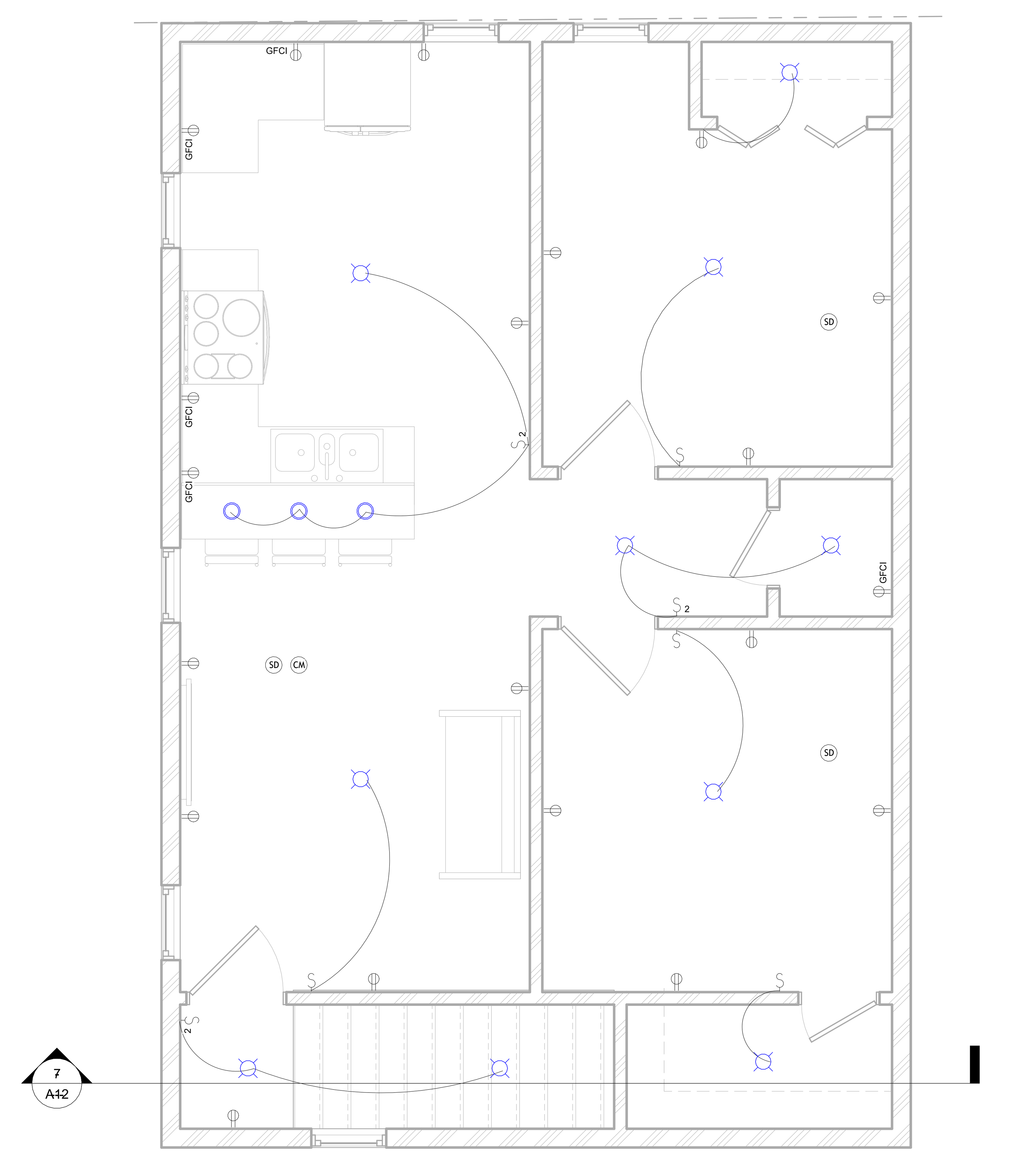
ELECTRICAL PLAN



1 First Floor Electrical (ADU)
3/8" = 1'-0"



2 Second Floor Electrical (ADU)
3/8" = 1'-0"

Note:

- **New Electrical Wiring:**
  All new electrical wiring is to be installed in newly constructed walls only. No new wiring shall be added to existing walls.
- **Outlet Replacement:**
  Existing areas will have outlet replacements only. No additional outlets are to be installed in existing areas.
- **Interior Panel Replacement:**
  The interior electrical panel will be fully replaced as part of this plan.
- **Ceiling Fans:**
  All rooms will be equipped with ceiling fans as specified.
- **Mini-Split System Location:**
  A mini-split unit will be installed in the garage area. The exact location is designated on the plan for optimal coverage.
- **Receptacle Outlets:** All receptacle outlets shall be installed in accordance with the 2023 National Electrical Code (NEC), specifically adhering to:

  Article 210 for ground fault and arc fault protection requirements.
  Article 210.8 for ground fault protection.
  Article 210.12 for arc fault protection.
  Article 210.52(C)(3) for countertop receptacle placement.Ceiling boxes shall comply with Article 314.27(C) for fan or fixture support.

ELECTRICAL SYMBOL & LEGEND

	CEILING FAN WITH LIGHT
C5/TV	TV CONNECTION
GFCI	GFCI PROTECTED OUTLET
	STANDARD OUTLET
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	WALL MOUNTED LIGHT FIXTURE
	RECESSED CEILING CAN
	CEILING CAN
SD	WALL MOUNTED SMOKE DETECTOR
	ELECTRICAL PANEL
	LED STRIP LIGHT
	EXHAUST FAN
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR

MASTER
CONTRACTING

Project Address:

339 ELSMERE PL, USA

No.	Description	Date

Project Name

ADU Electrical Floor plan

Project number	US-173
Date	Issue Date
Drawn by	Author
Checked by	Checker

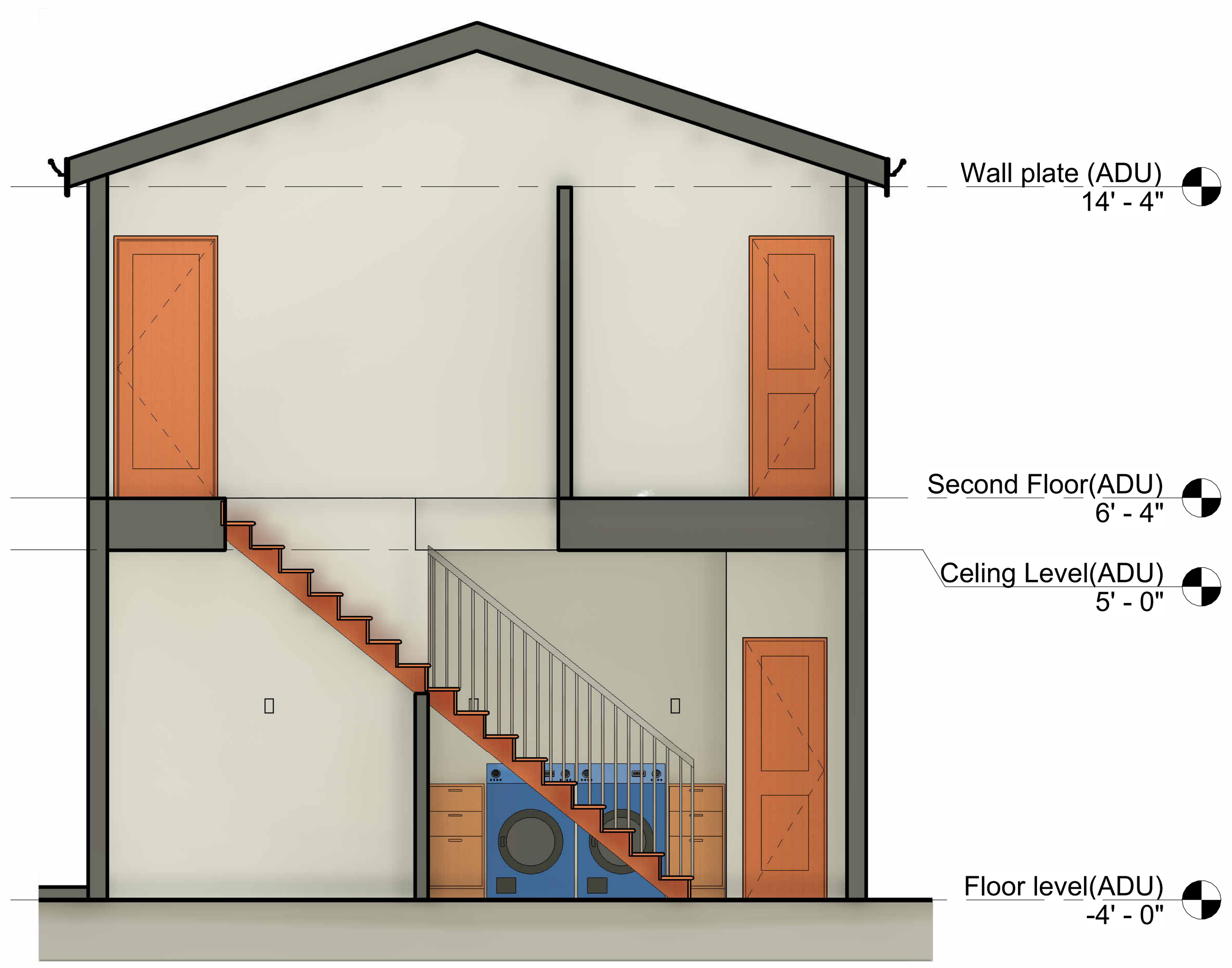
A11

Scale	As indicated

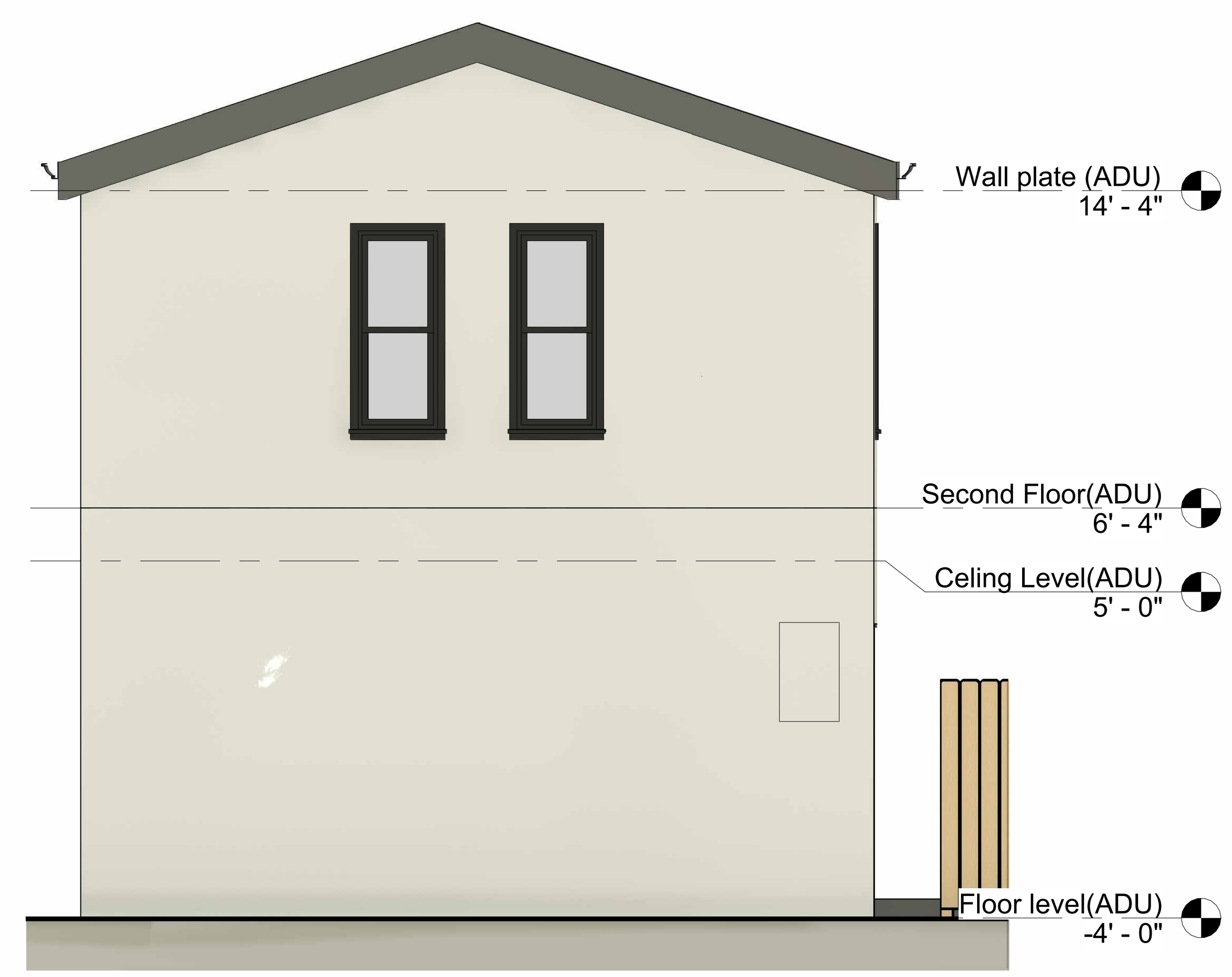
12/27/2024 9:22:55 AM

6 West(ADU) Copy 1
1/4" = 1'-0"

3 East(ADU) Copy 1
1/4" = 1'-0"

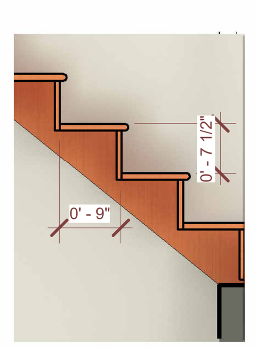


7 Section 2 Copy 1
1/4" = 1'-0"

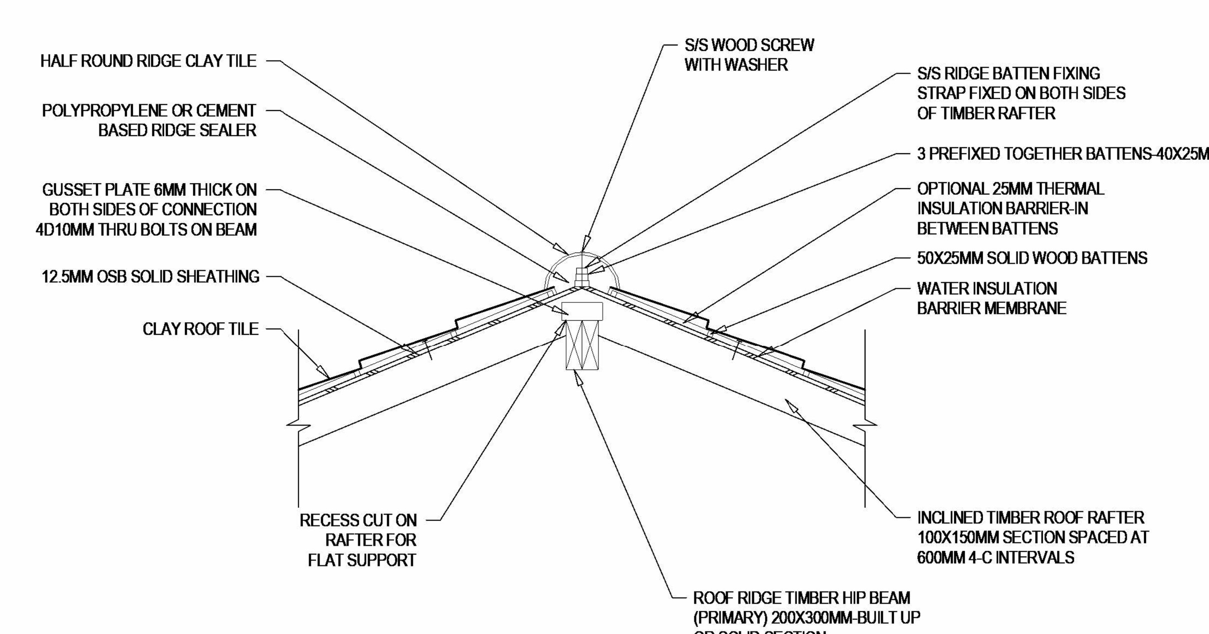


4 North(ADU) Copy 1
1/4" = 1'-0"

5 South(ADU) Copy 1
1/4" = 1'-0"



8 Section 2 - Callout 1 Copy 1
1/2" = 1'-0"



09 ROOF RIDGE DETAILING
N.T.S.

MASTER
CONTRACTING

Project Address:

339 ELSMERE PL, USA

No.	Description	Date

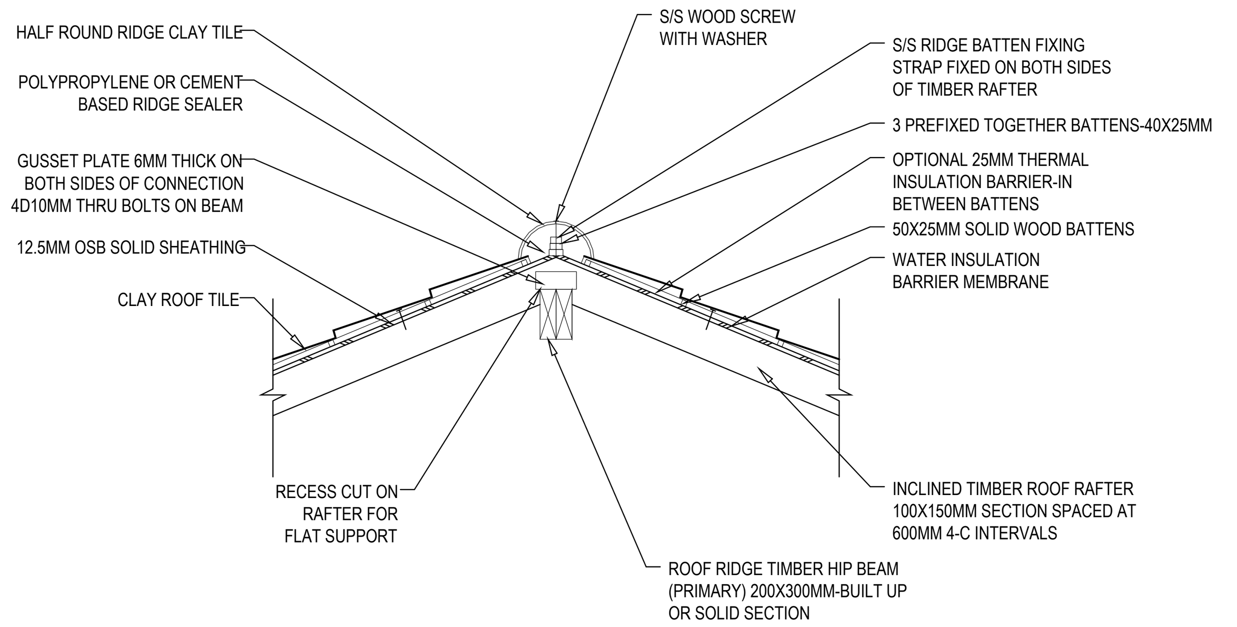
Project Name
ADU Elevations

Project number	US-173
Date	Issue Date
Drawn by	Author
Checked by	Checker

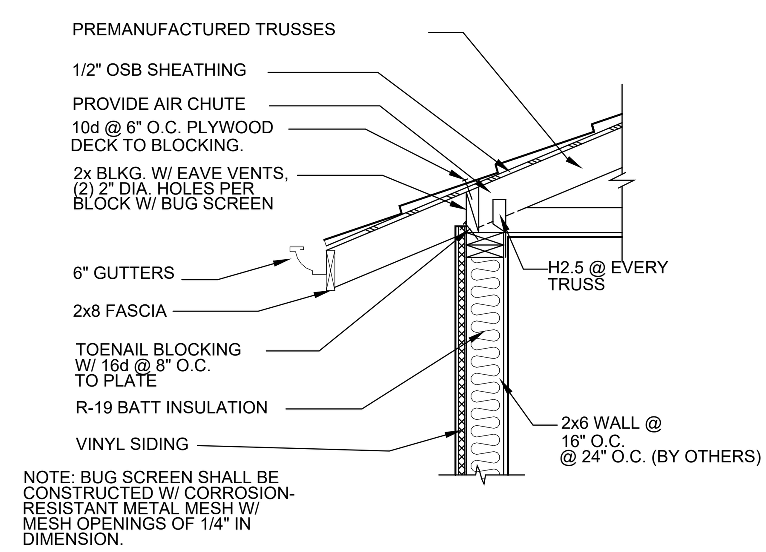
A12

Scale	As indicated

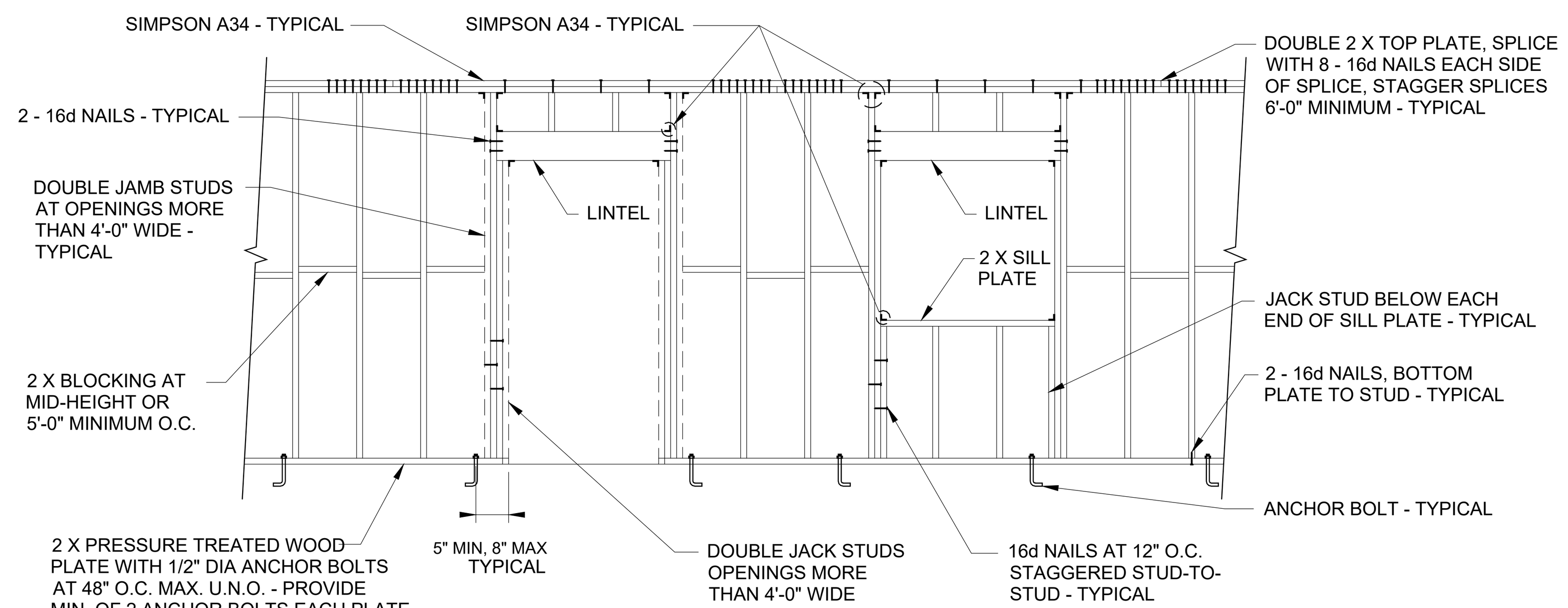
12/27/2024 9:23:01 AM



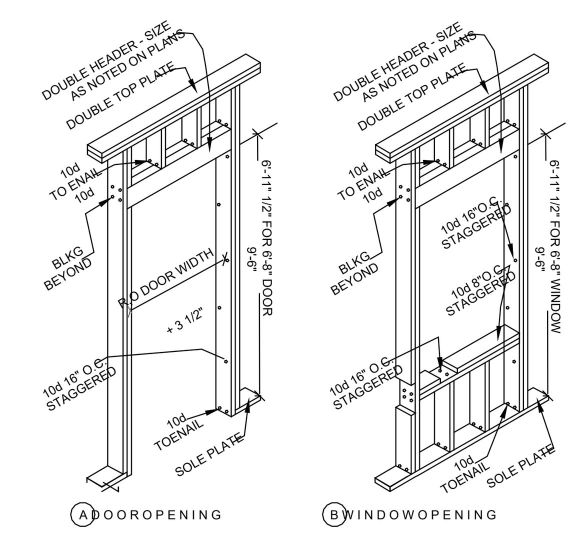
01 ROOF RIDGE DETAILING
N.T.S.



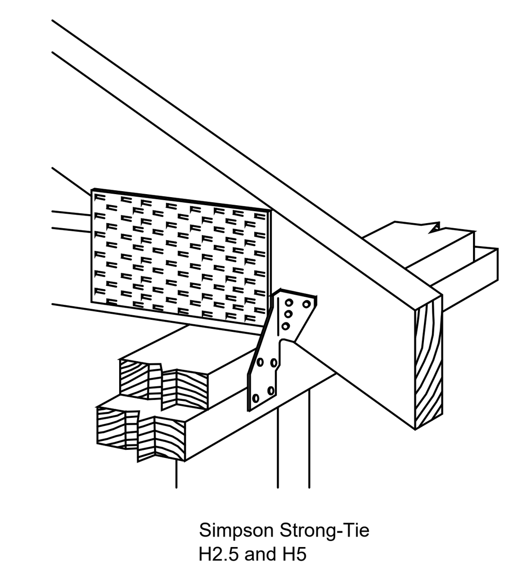
02 EXTERIOR WALL @ TRUSS
3/4" = 1'-0"



03 TYPICAL WOOD STUD WALL FRAMING ELEVATION
3/8" = 1'-0"

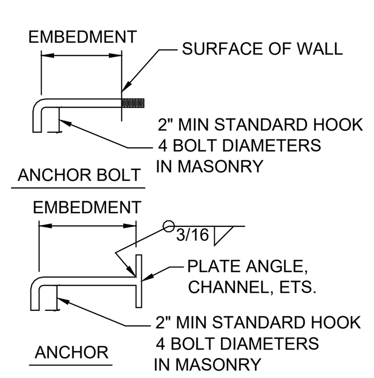


04 FRAMED OPENINGS
N.T.S.



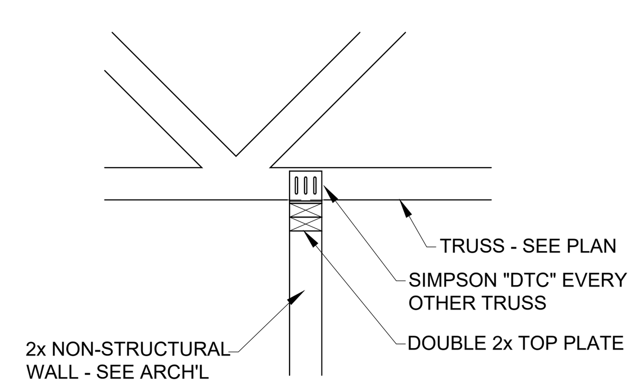
05 NON-STRUCT. WALL @ TRUSS
N.T.S.

BOLT DIAMETER	VERT. BOLT EMBEDMENT LENGTH	HORZ. BOLT EMBEDMENT LENGTH
1/2"	7"	4"
5/8"	7"	5"
3/4"	8"	6"
7/8"	8"	6"
1"	8"	7"

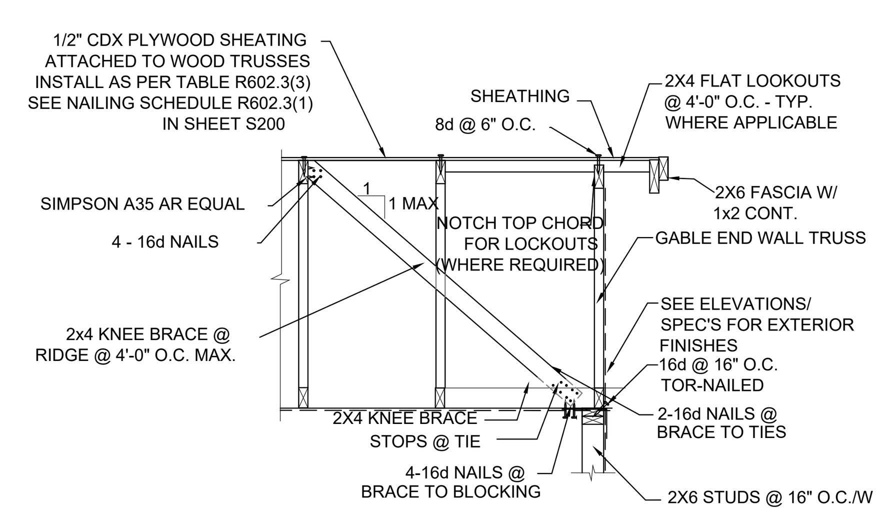


PROVIDE ANCHORS AND ANCHOR BOLTS PER THE SCHEDULE IN CONCRETE OR MASONRY UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ANCHOR BOLTS SHALL BE INSTALLED WITH STEEL WASHERS.

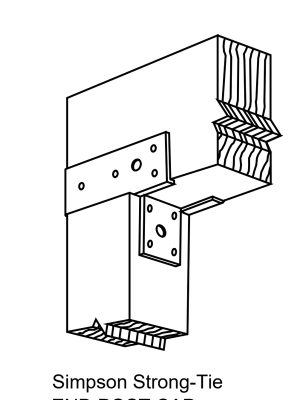
06 TYPICAL ANCHOR BOLT SCHEDULE
3/4" = 1'-0"



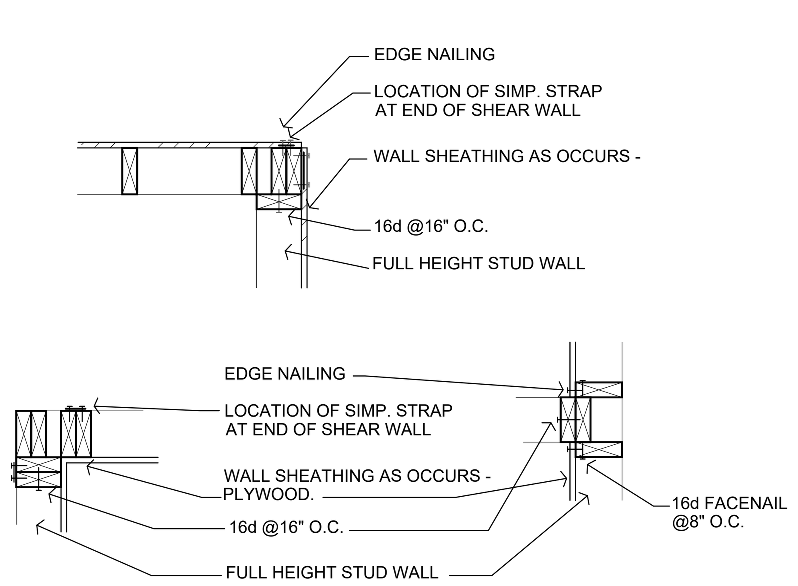
07 NON-STRUCT. WALL @ TRUSS
3/4" = 1'-0"



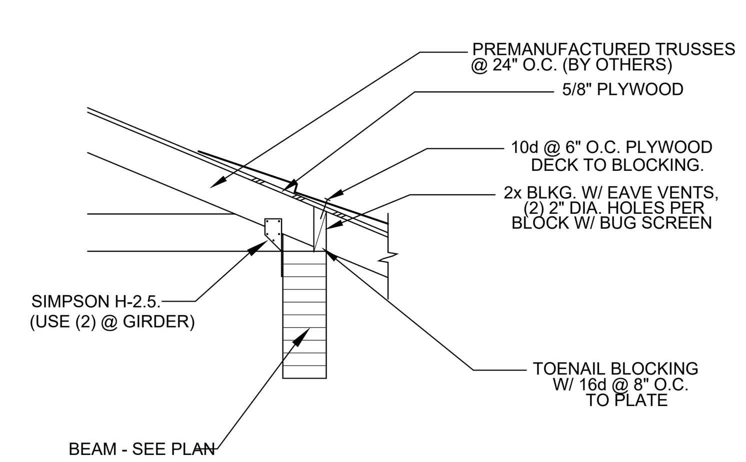
08 GABLE END
N.T.S.



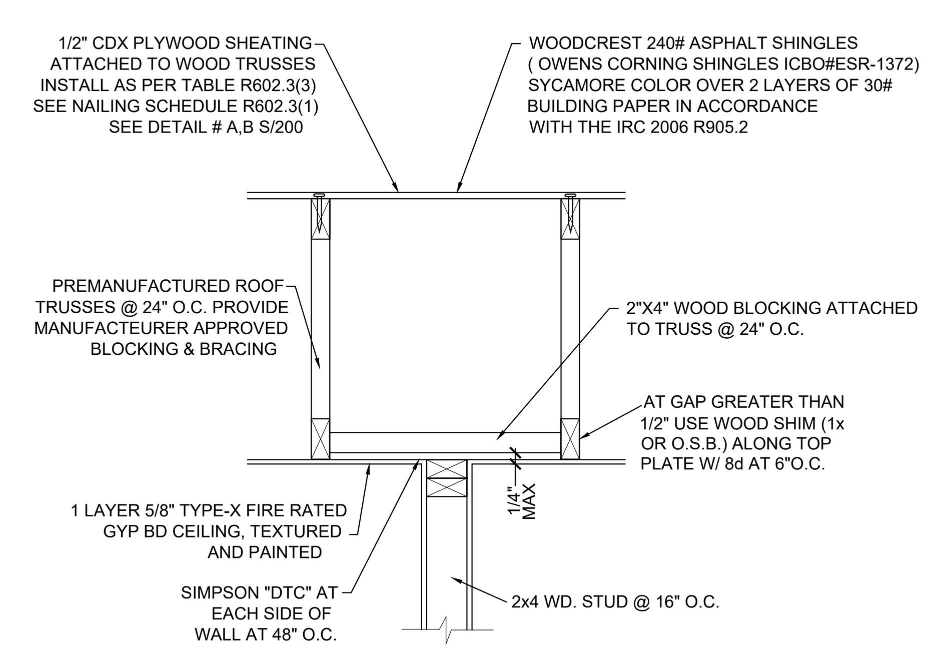
09 POST TO BEAM CONNECTION
N.T.S.



10 TYPICAL SHEATHING @ WALL INTERSECTION
NTS



11 ROOF TRUSS TO BEAM
3/4" = 1'-0"



12 TRUSSES/WALL SHEAR TRANSFER
N.T.S.

MASTER CONTRACTING

Project Address:

339 ELSMERE PL, USA

No.	Description	Date

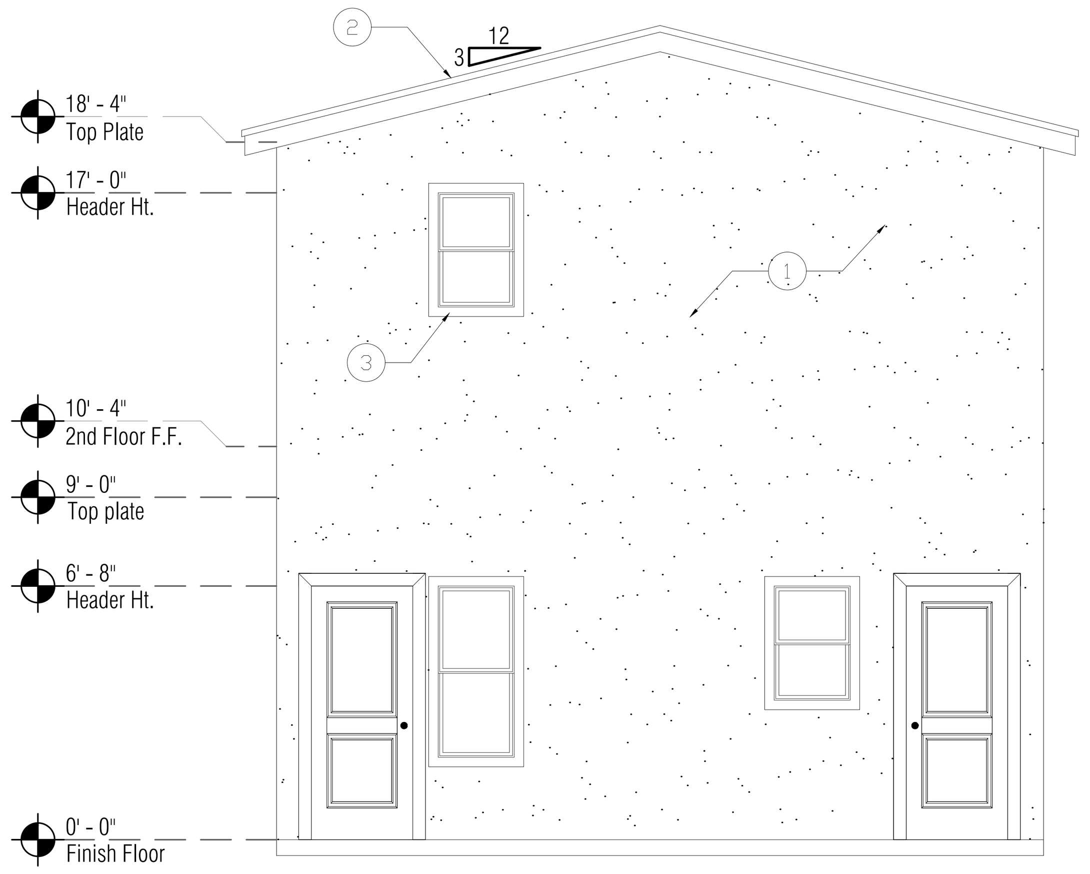
Project Name
ADU detailing

Project number	US-173
Date	Issue Date
Drawn by	Author
Checked by	Checker

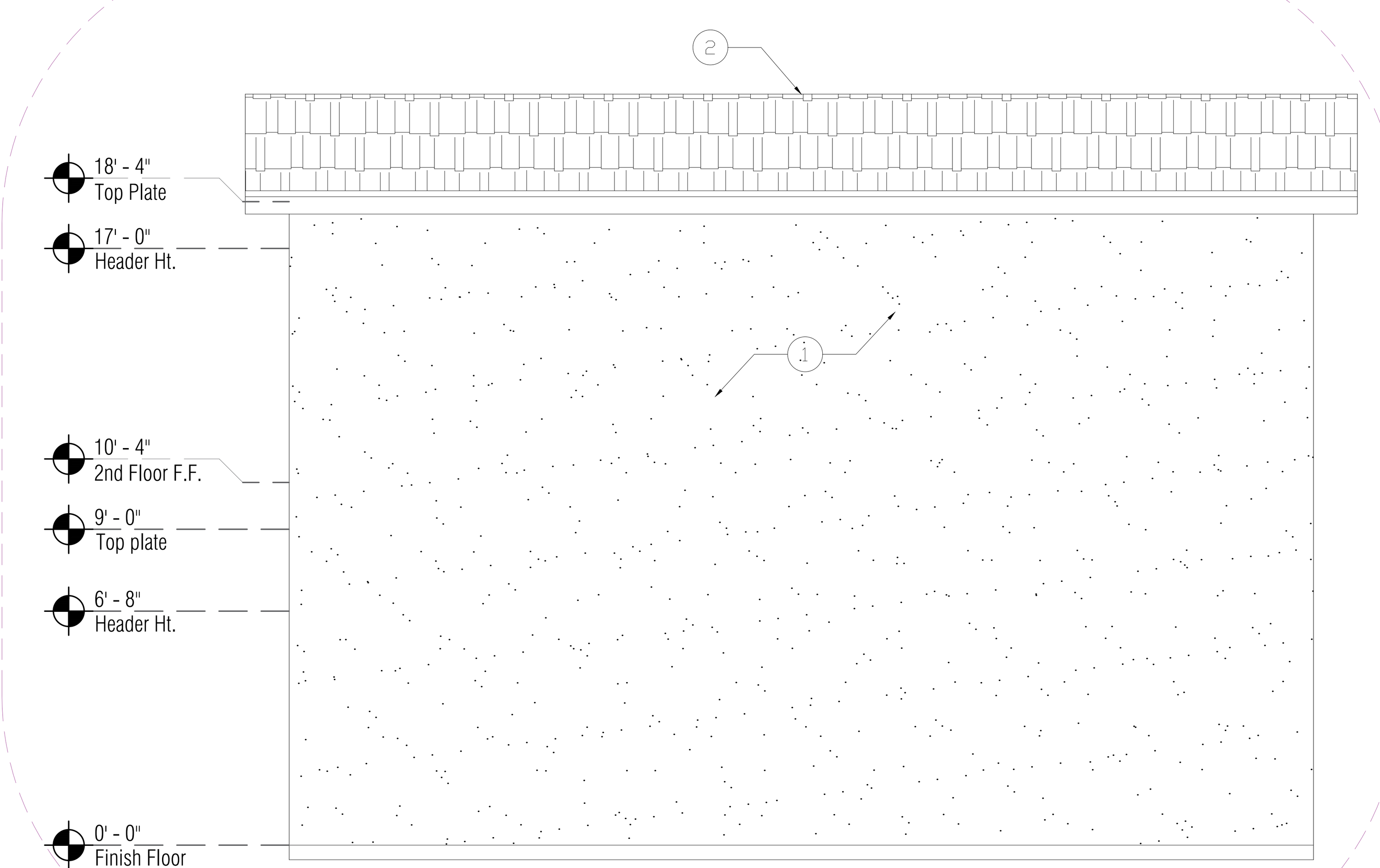
A13

Scale

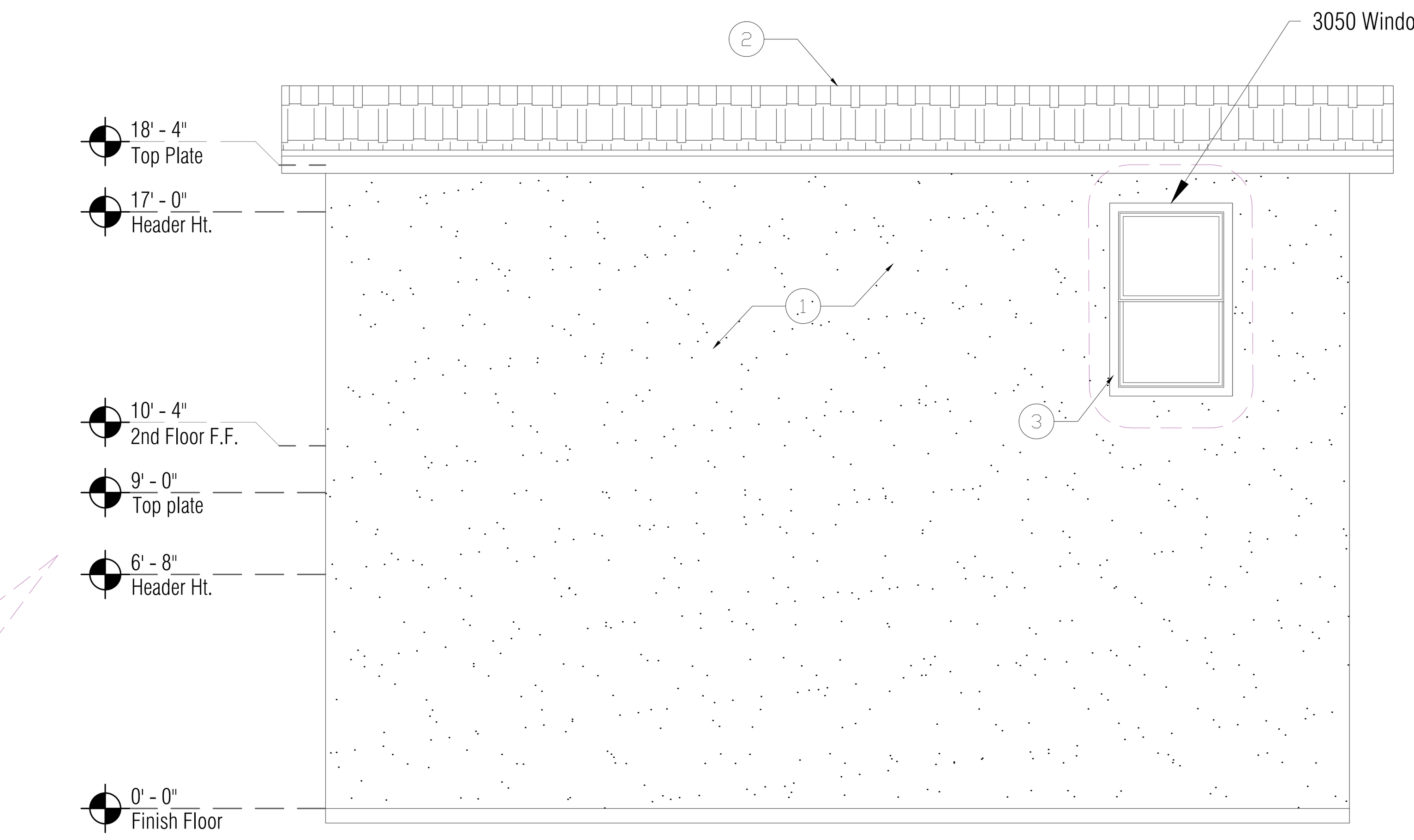
12/27/2024 9:23:01 AM



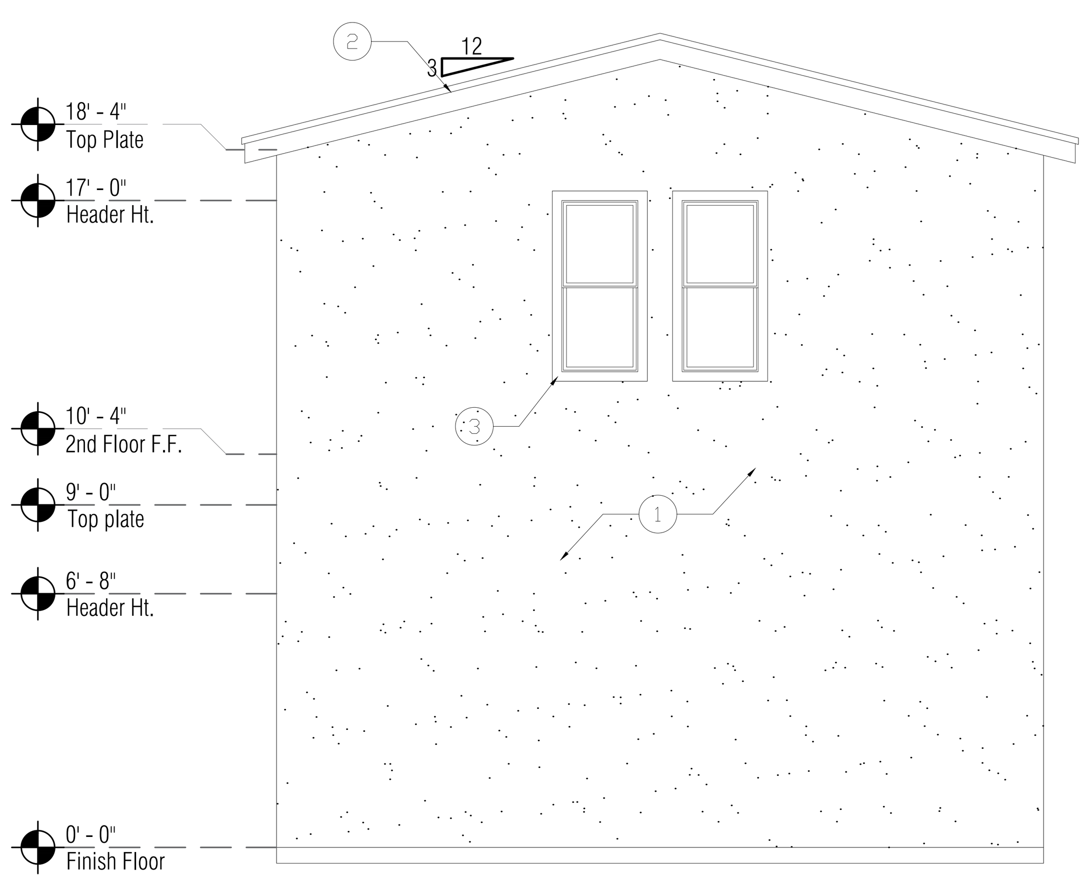
FRONT ELEVATION



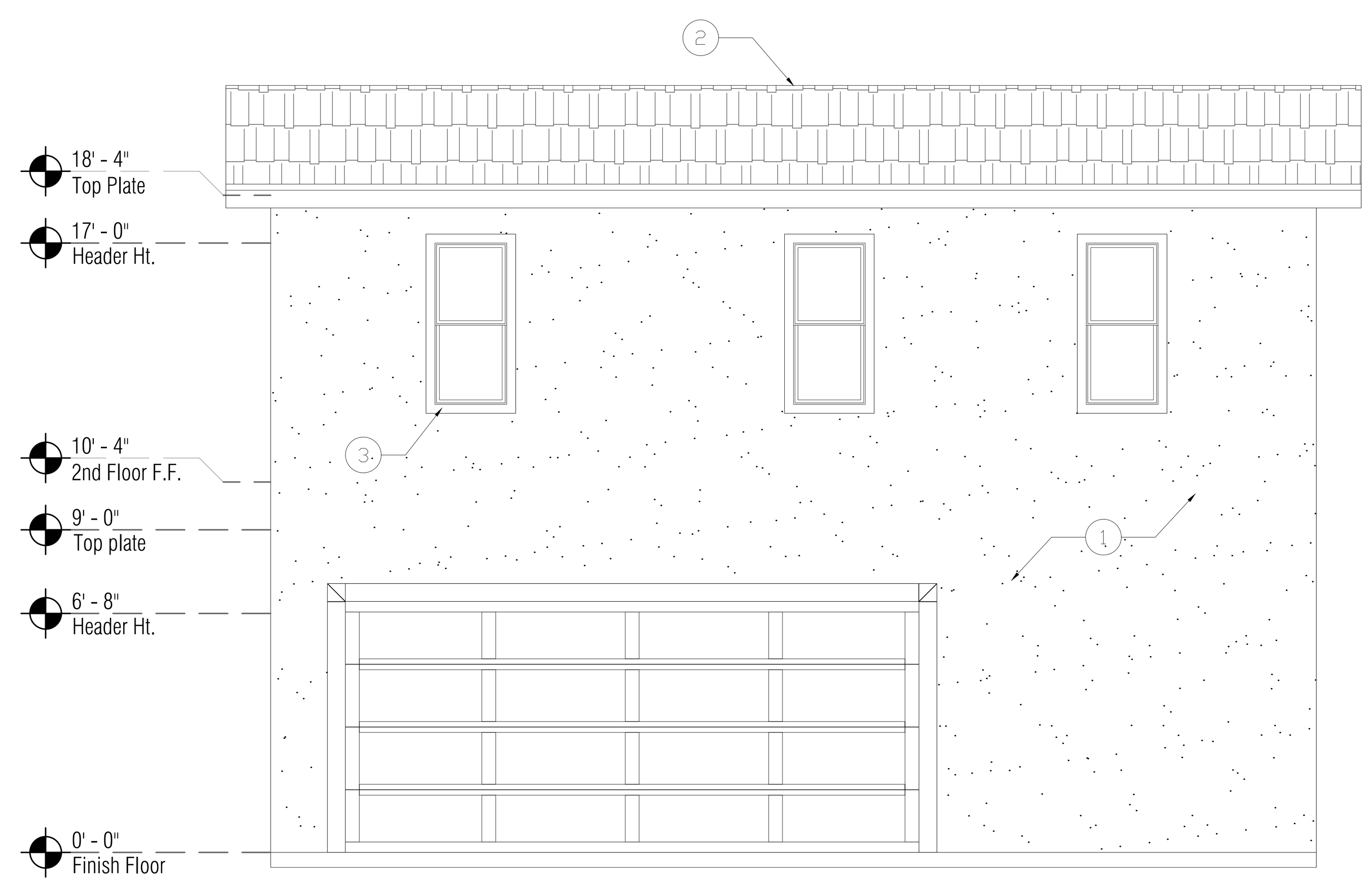
RIGHT ELEVATION



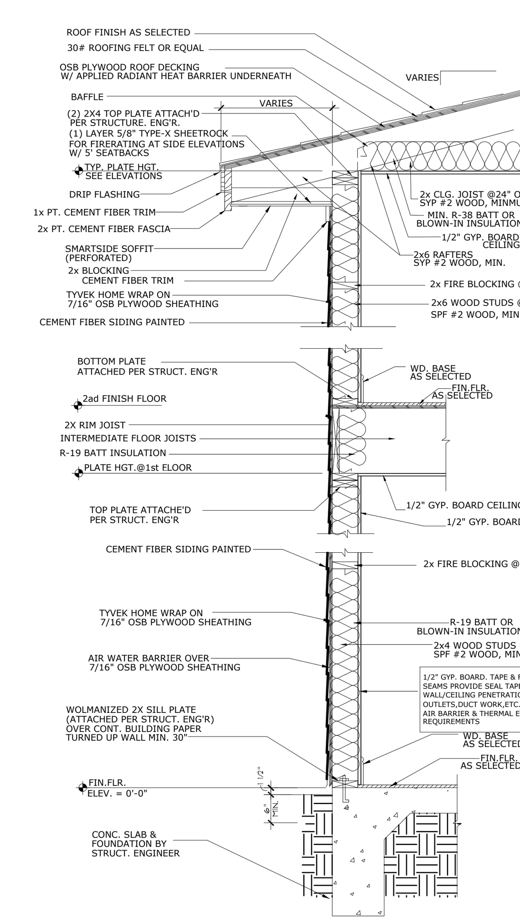
PROPOSED
RIGHT ELEVATION

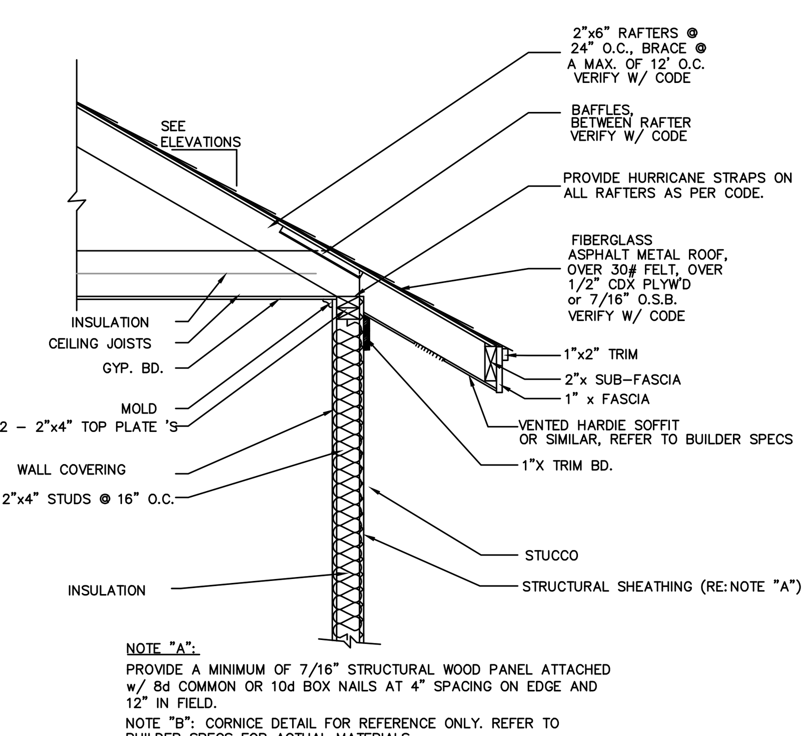


REAR ELEVATION



LEFT ELEVATION

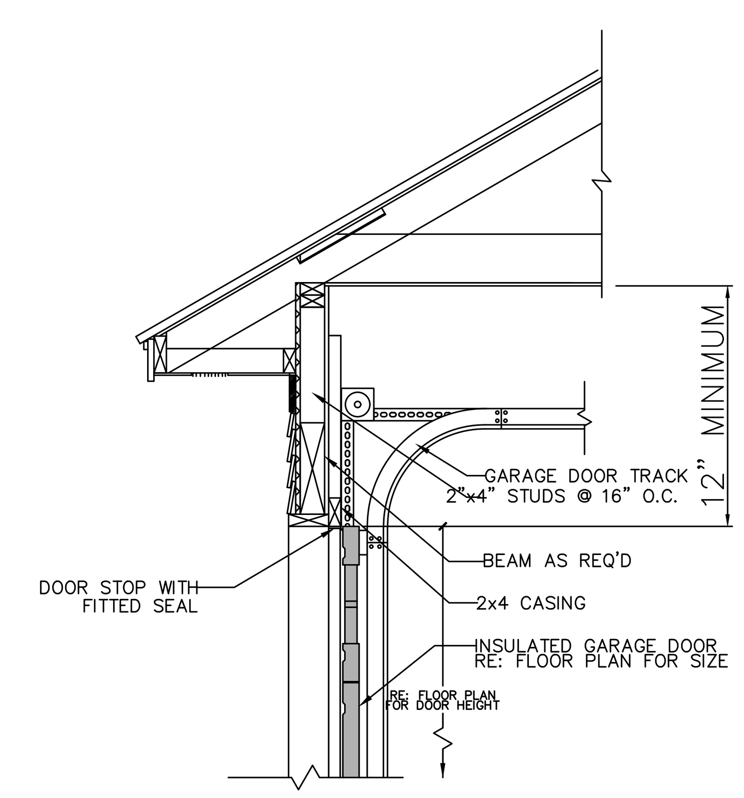




TYP. Cornice detail

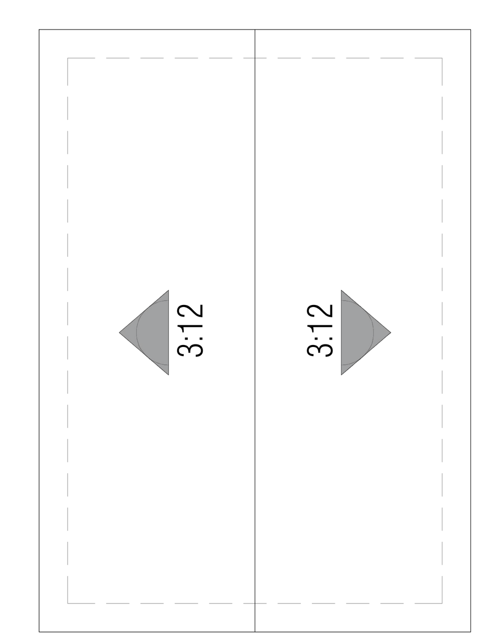
SCALE: N.T.S.

TYP WALL SECTION N.T.S.



Garage Door Clearance

SCALE: N.T.S.



SCALE: 3/32"=1'-0" EXISTING ROOF

KEY NOTES (X)

1) STUCCO AS OWNER PREF
2) SPANISH TILE ROOF
3) DECORATIVE STUCCO ACCENTS

A-04.4 ELEVATION PLAN - ADU

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

Projecta ENGINEERING

PROJECTA ENGINEERING, PLLC
CARMEN C GROTH, P.E. PMP
SAN ANTONIO, TX 78230
PHONE: (210) 380-0060
cgroth@projectaengineering.com

PROJECT

2900 San Pedro Avenue

San Antonio, TX. 78212

DATE: 01/23/2025

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

LIVING AREA: 2,736 SQFT
TERRACE: 573 SQFT
ADU: 1,128 SQFT

PROPOESED ELEVATION PLAN - ADU

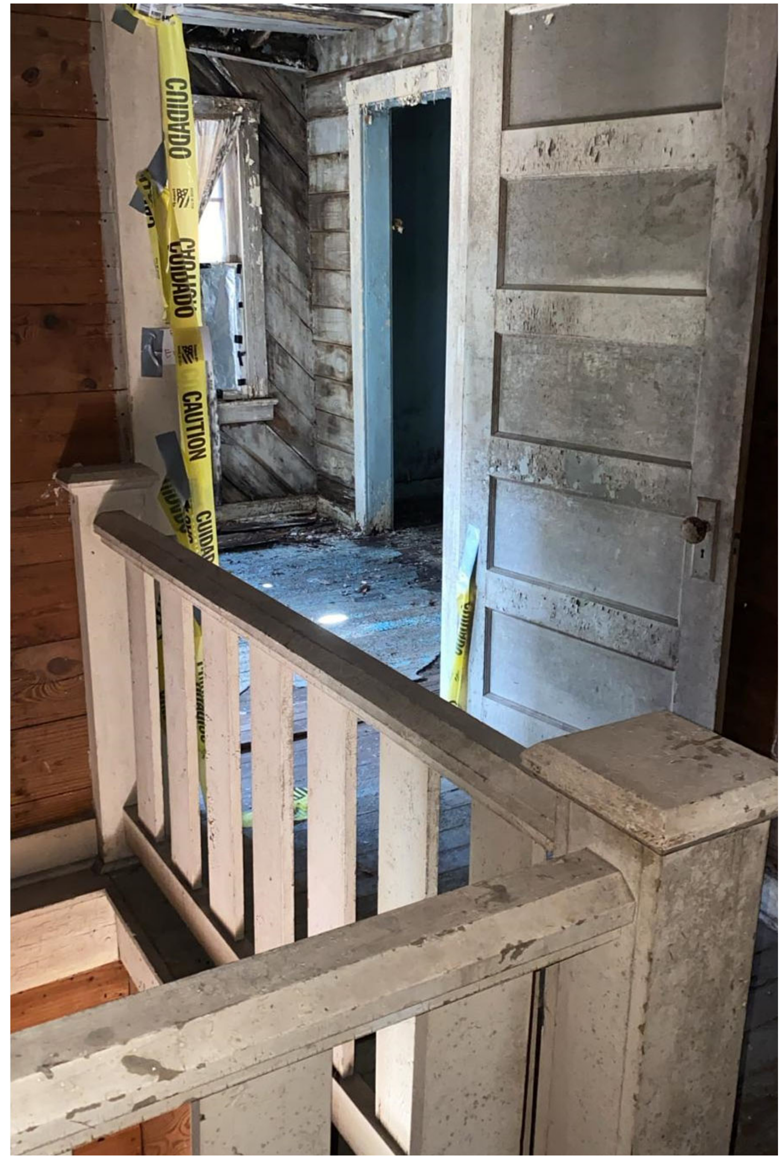
SCALE: 1/4"=1'-0"

A-04.4

PLAN No:

JAN 2025


CAUTION
CUIDADO


CUIDADO
CUIDADO
CAUTION
CUIDADO

339 Elsmere Place

Current Status Pictures

16’ long
Wooden Gate

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 10/30/24

HDRC Case #: 2024-337

Address: 2900 San Pedro

Meeting Location: 2900 San Pedro

APPLICANT: Chris Rocha

DRC Members present: Monica Savino, Jimmy Cervantes

Staff Present: Caitlin Brown-Clancy, Cory Edwards

Others present: N/A

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Restore a front entrance on the Southern facade of structure at the location of a previously-enclosed front porch. Existing windows will be removed, an arched entry and new staircase will be installed.
2. Install a 6-foot-tall stucco retaining wall along western edge of the property along San Pedro with a wooden driveway gate at rear of property and concrete parking pad at location of existing driveway apron.
3. Install a 6-foot-tall stucco wall aligned with front façade wall plane at the southern corners of structure. Wall at SW corner to feature accessible pedestrian gate.
4. Install new driveway and curb cuts at SE corner of property accessing Elsmere.
5. Install retaining wall along southern sidewalk and at SW corner of the front yard and various landscaping modifications.
6. Deconstruct and reconstruct existing two-story historic accessory at rear of property. New construction is proposed to replicate the existing structure exactly.

COMMENTS/CONCERNS:

Commissioners toured the accessory structure at the rear of the property to assess the condition and noted it's poor condition. Commissioners also spent time discussing the site context and the appropriateness of a retaining wall and stucco wall along San Pedro. Re-addressing from San Pedro to Elsmere was brought up for consideration should the applicant choose to re-locate the main entry to the façade facing Elsmere. Commissioners also encouraged applicant to maintain rhythm of existing fenestration.

OVERALL COMMENTS:

- ***Maintain rhythm of existing fenestration***
- ***Consider re-addressing if re-locating primary entrance to Elsmere facade***
- ***Salvage as much historic material as possible should accessory structure be demolished***

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

December 18, 2024

HDRC CASE NO:	**2024-337**
ADDRESS:	2900 SAN PEDRO AVE
LEGAL DESCRIPTION:	NCB 3966 BLK 1 LOT 1 & W 30 FT OF 2
HISTORIC DISTRICT:	Monte Vista
APPLICANT:	Christopher Rocha/Master Contracting - 2818 Burnt Oak
OWNER:	Bicoastal Ventures -
TYPE OF WORK:	Exterior alterations, Fencing, Landscaping/hardscaping/irrigation, Retaining wall, Window replacement/fenestration changes, New Construction of Accessory Building

REQUEST:
The applicant is requesting conceptual approval to:
1. Restore a front entrance on the Southern facade of structure at the location of a previously-enclosed front porch. Existing windows will be removed, an arched entry and new staircase will be installed.
2. Install a 6-foot-tall stucco retaining wall along western edge of the property along San Pedro with a wooden driveway gate at rear of property and concrete parking pad at location of existing driveway apron.
3. Install a 6-foot-tall stucco wall aligned with front façade wall plane at the southern corners of structure. Wall at SW corner to feature accessible pedestrian gate.
4. Install new driveway and curb cuts at SE corner of property accessing Elsmere.
5. Install retaining wall along southern sidewalk and at SW corner of the front yard and various landscaping modifications.
6. Deconstruct and reconstruct existing two-story historic accessory at rear of property. New construction is proposed to replicate the existing structure exactly.

RECOMMENDATION:
Staff recommends conceptual approval of items 1-5 based on findings a through g with the following stipulations;
a. That the walls at the Southern corners proposed at the side yards are set fully behind the front façade wall planes and that an alternate material is explored for the wall at the SE side yard (wood or metal).
b. That the applicant submits exterior door specifications and roof material specifications for review by OHP Staff prior to final approval.
c. That the proposed driveway / parking pad accessing Elsmere measures no wider than 10'0".
d. That the applicant submits detailed landscaping plans which retain the original neighborhood entrance monument to OHP staff prior to final approval.
Staff recommends conceptual approval of item 6 to deconstruct and reconstruct the original accessory at the rear of the property with the following stipulations;
a. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances.
b. That the applicant re-use any salvageable materials and reconstruct the accessory structure in the exact same location with the same footprint, design, and fenestration pattern.
c. Detailed documentation and final drawings to verify dimensions and architectural details be developed prior to a request for final approval

COMMISSION ACTION:
Approved with stipulations:

a. That the walls at the Southern corners proposed at the side yards are set fully behind the front façade wall planes and that an alternate material is explored for the wall at the SE side yard (wood or metal).
b. That the applicant submits exterior door specifications and roof material specifications for review by OHP Staff prior to final approval.
c. That the proposed driveway / parking pad accessing Elsmere measures no wider than 10’0”.
d. That the applicant submits detailed landscaping plans which retain the original neighborhood entrance monument to OHP staff prior to final approval.
a. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances.
b. That the applicant re-use any salvageable materials and reconstruct the accessory structure in the exact same location with the same footprint, design, and fenestration pattern.
c. Detailed documentation and final drawings to verify dimensions and architectural details be developed prior to a request for final approval

Shanon Shea Miller
Historic Preservation Officer