

HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

HDRC CASE NO: 2025-074
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: 2-story addition construction on an existing detached rear accessory structure
APPLICATION RECEIVED: March 21, 2025
60-DAY REVIEW: May 20, 2025
CASE MANAGER: Caitlin Brown-Clancy
REQUEST:

The applicant is requesting a Certificate of Appropriateness 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:

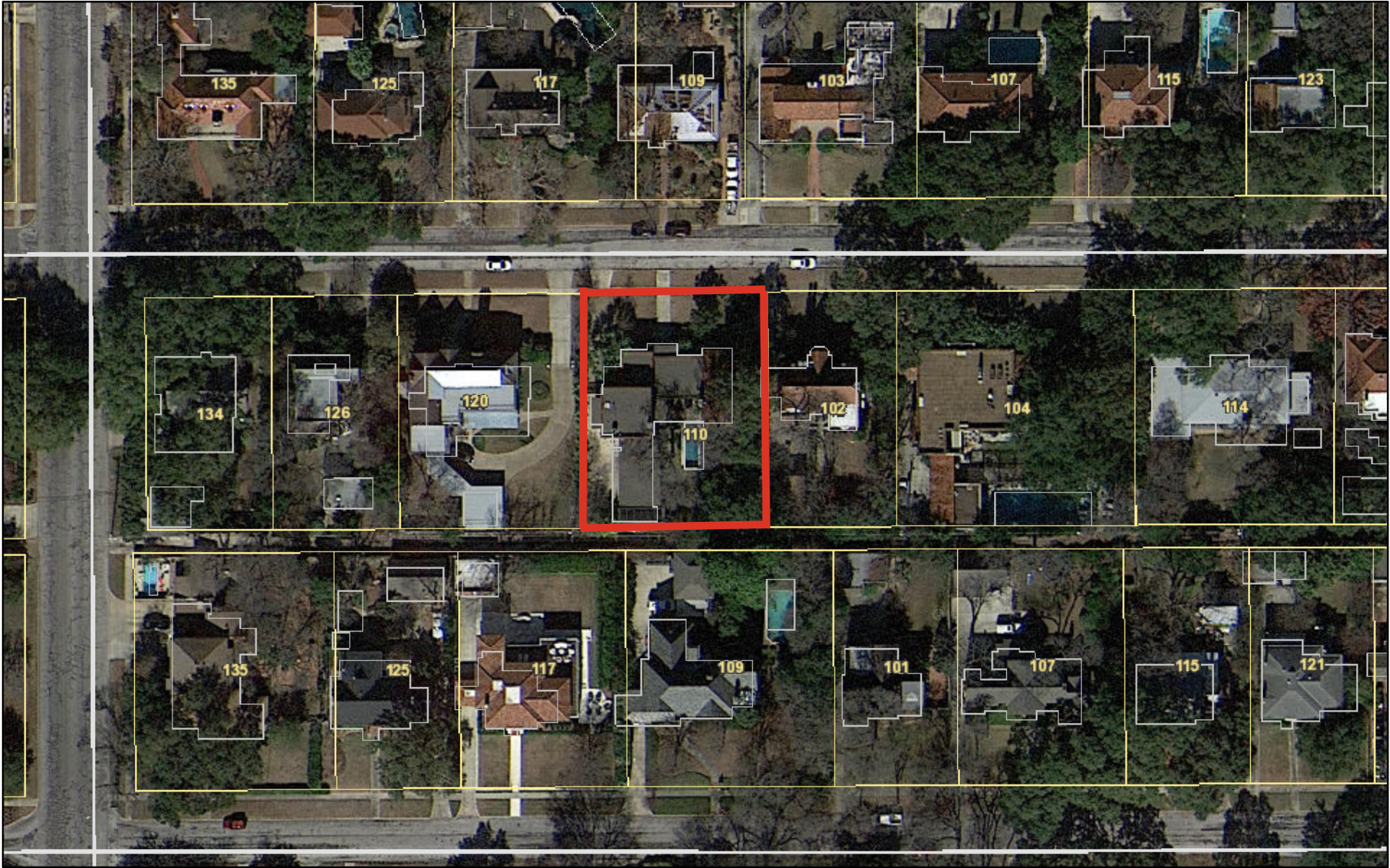
- a. The property located at 110 W Elsmere Pl is a 2-story Spanish contemporary structure built in 2011. The primary structure features hipped clay tile and flat TPO roof forms, a stucco exterior, and a prominent arched window facing W Elsmere. This property contributes to the Monte Vista Historic District. The applicant is requesting 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. CASE HISTORY – This request was conceptually approved by the HDRC on March 21, 2025 with the following stipulations;
1. That the applicant submit window and door specifications to staff prior to final review. **This stipulation has been met.**
 2. That the applicant submit final construction documents prior to final review. **This stipulation has been met.**
 3. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- 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.

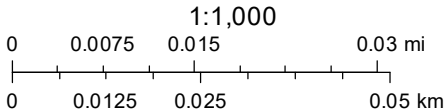
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation; 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.





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



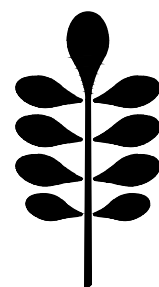
110 W ELSMERE STUDIO ADDITION
South Elevation (Alley)

DON B. MCDONALD
ARCHITECTS

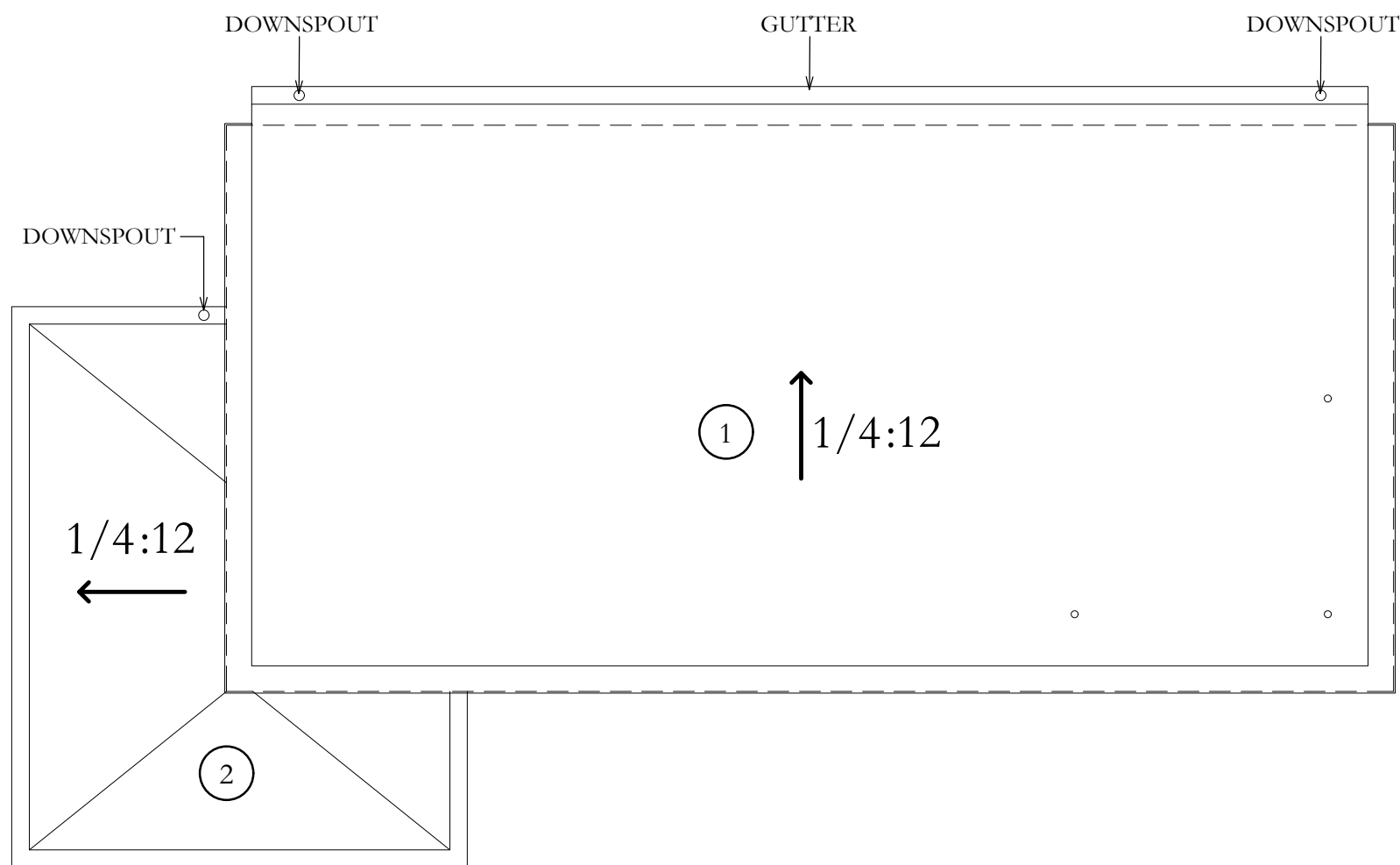


110 W ELSMERE STUDIO ADDITION
South Elevation (Alley)

DON B. MCDONALD
ARCHITECTS

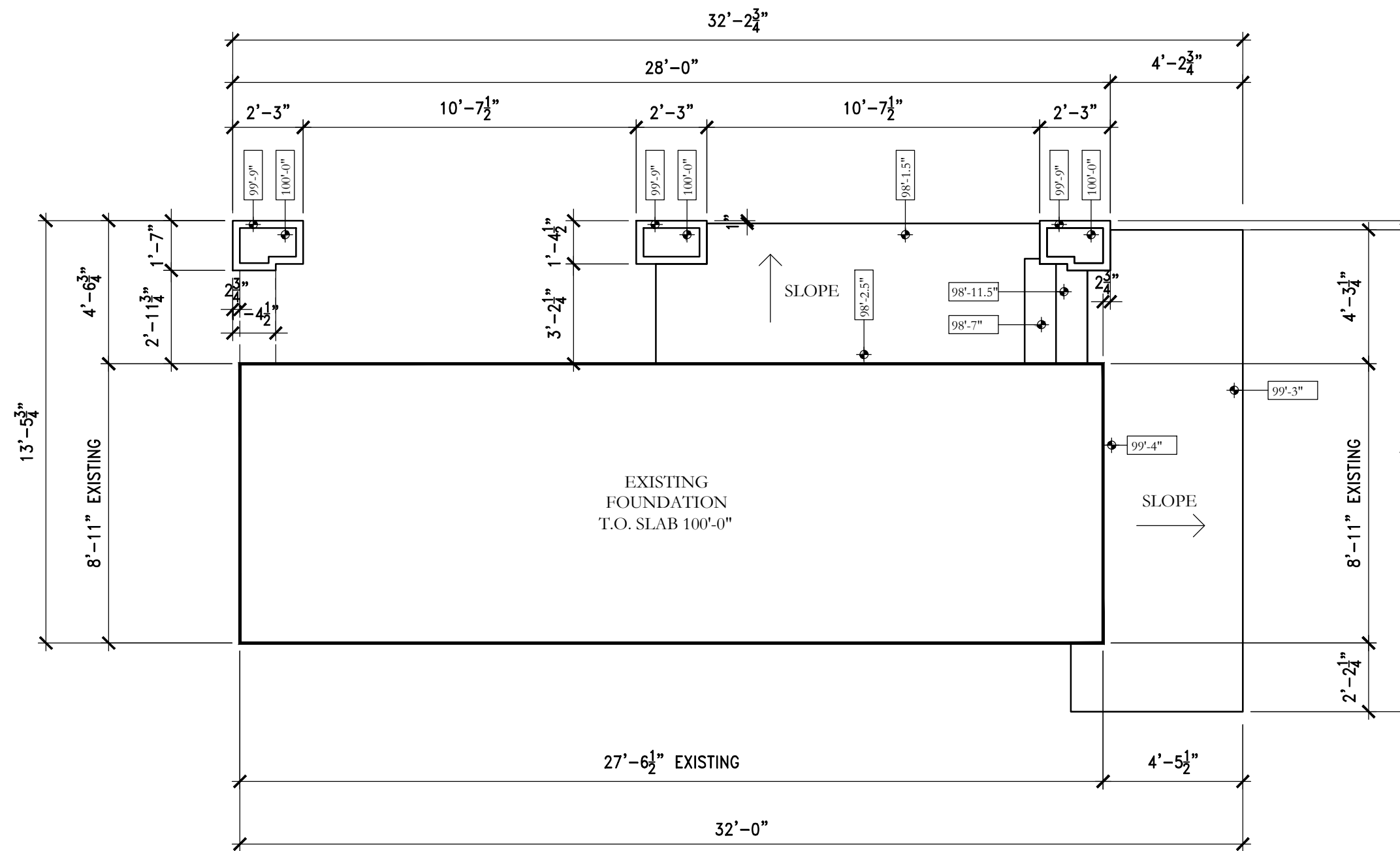


ROOF PLAN LEGEND	
①	EPDM
②	EPDM - ROLLED ROOFING MEMBRANE



4 Studio Addition - Roof Plan

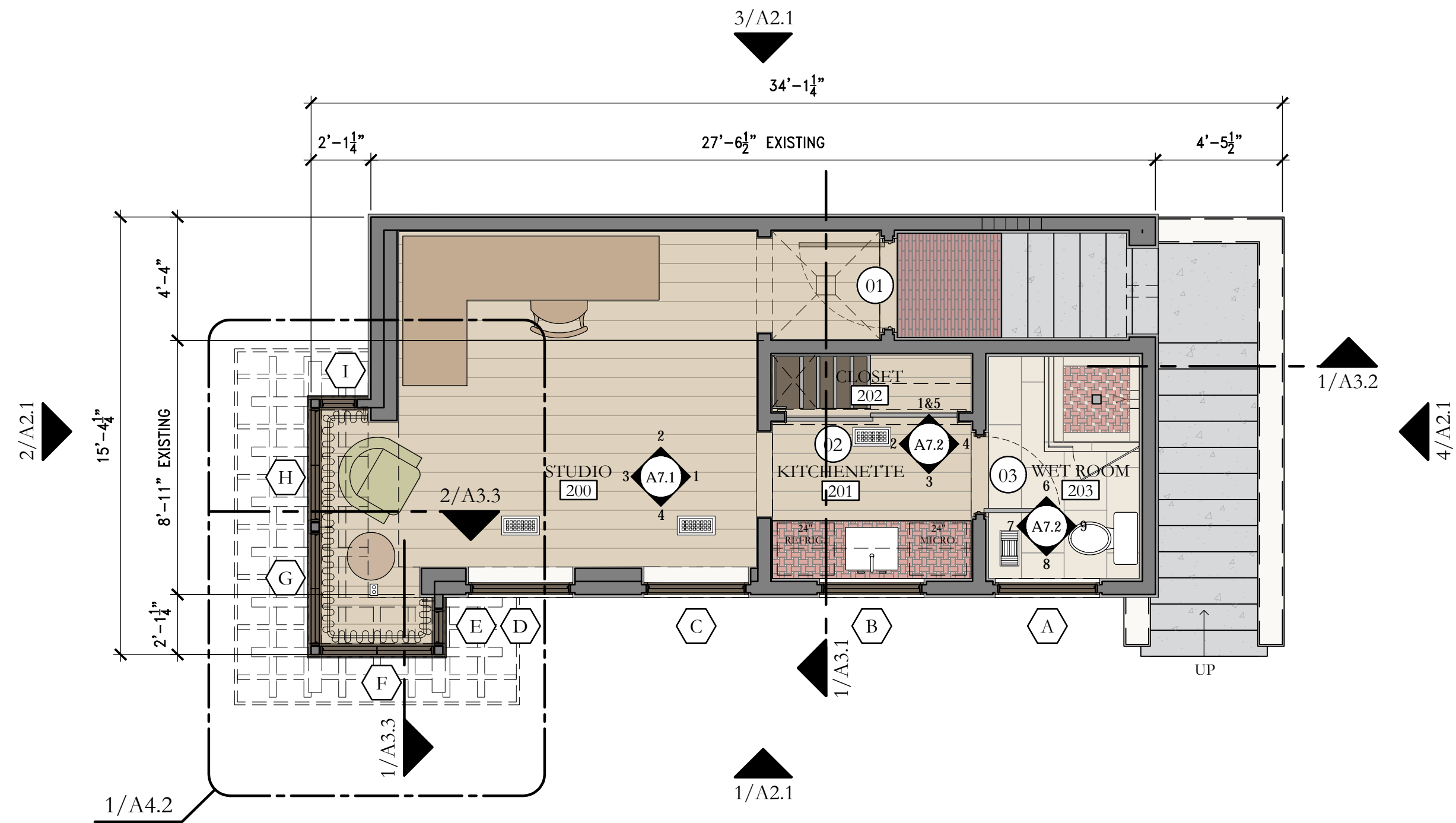
Scale: 1/4"=1'-0"



2 Studio Addition - Foundation Plan

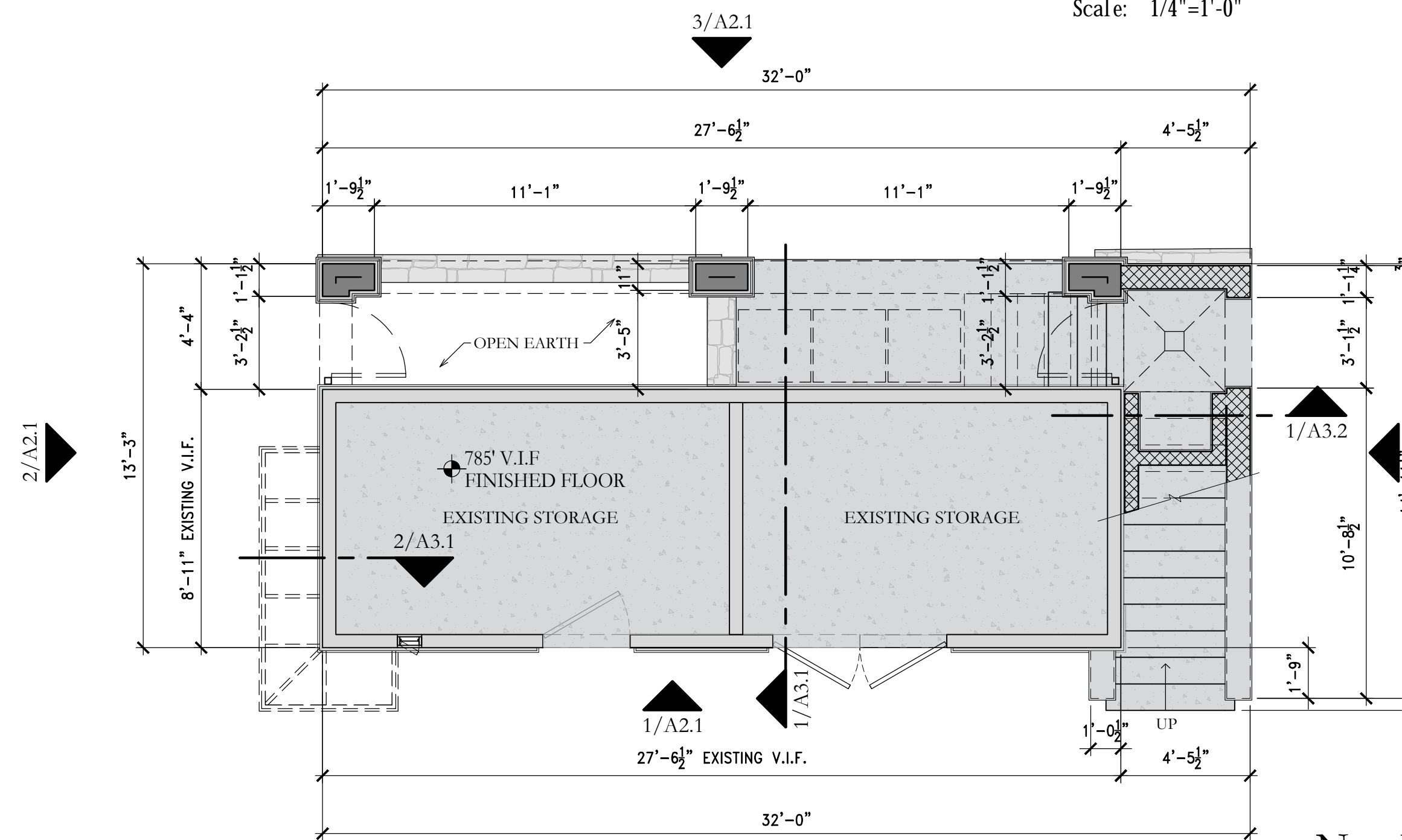
Scale: 1/4"=1'-0"

WALL LEGEND	
	NEW WALL
	EXISTING WALL



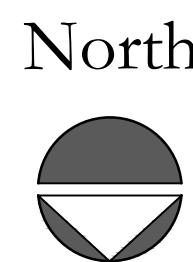
3 Studio Addition - 2nd Floor Plan

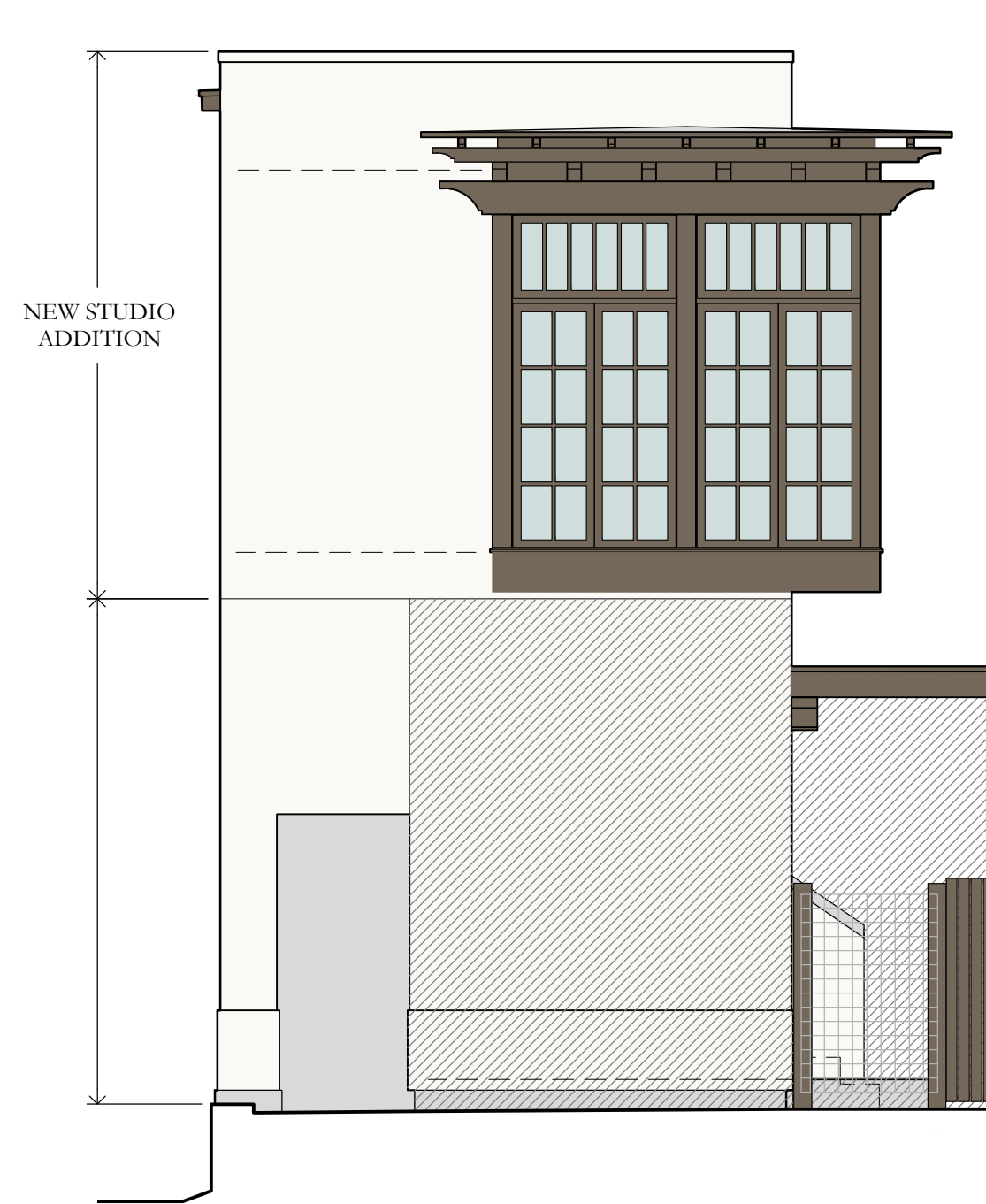
Scale: 1/4"=1'-0"



1 Studio Addition - 1st Floor Plan

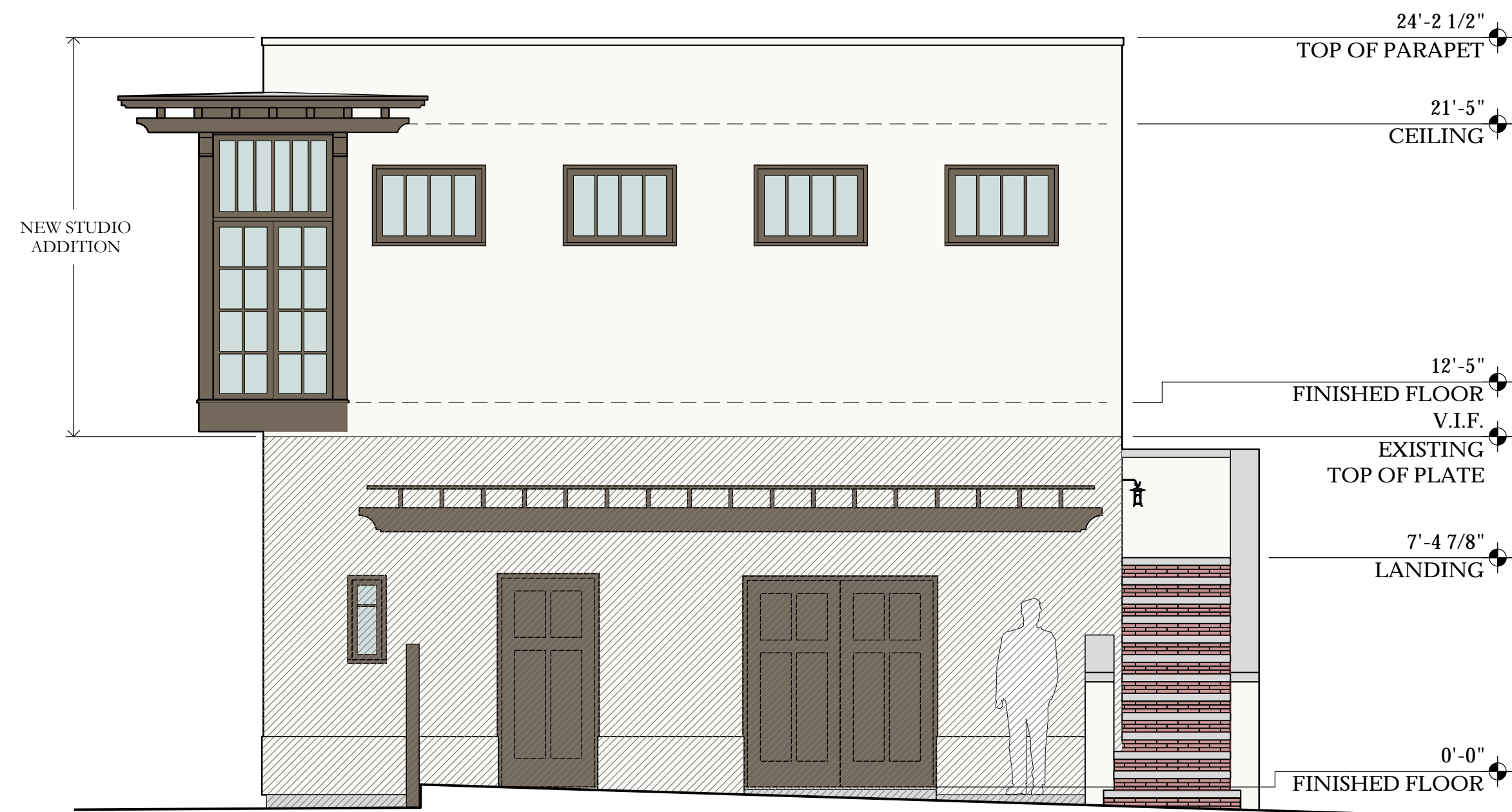
Scale: 1/4"=1'-0"





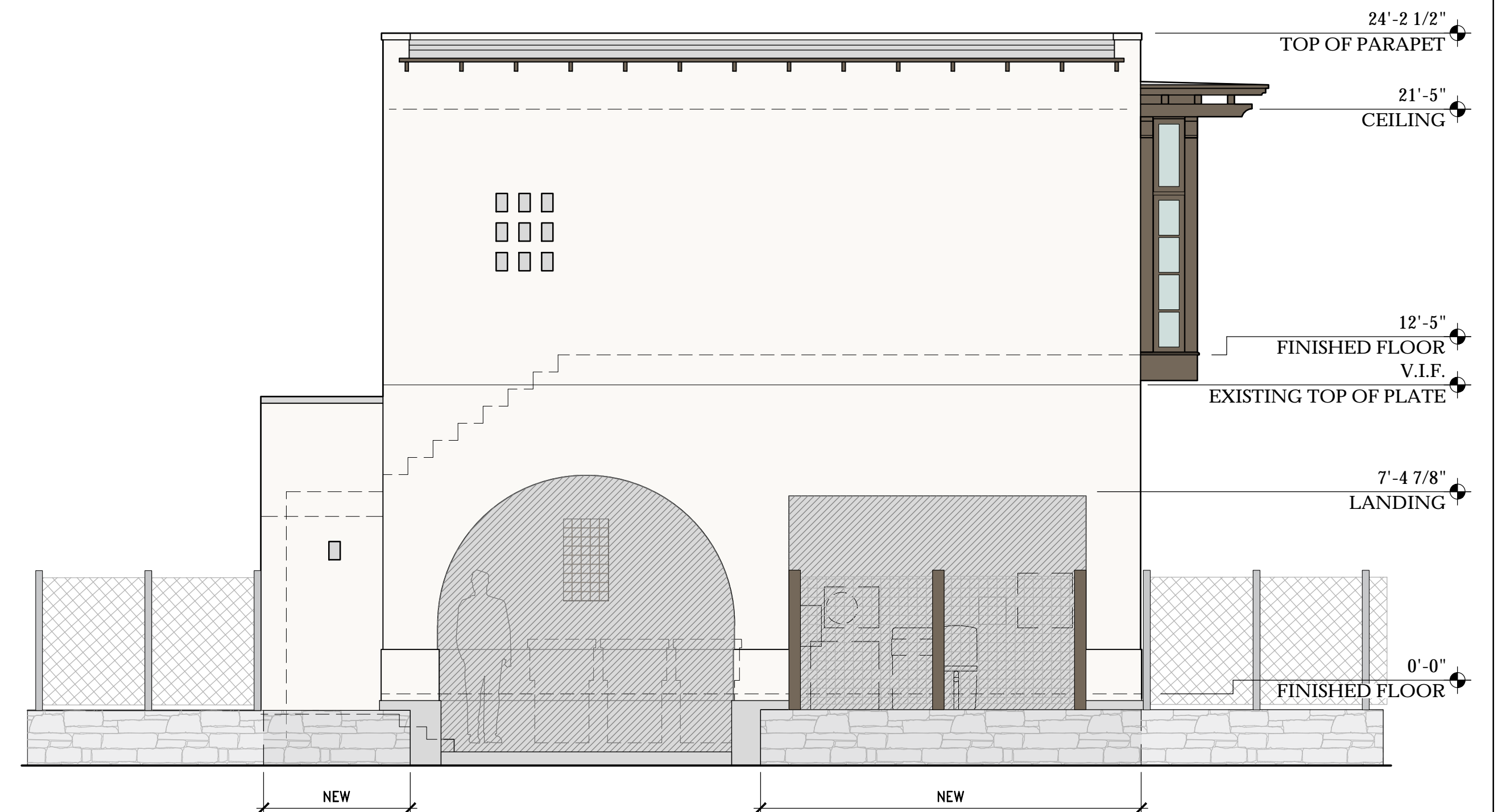
4 Elevation - East

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



3 Elevation - North

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



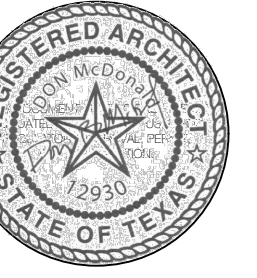
2 Elevation - South

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



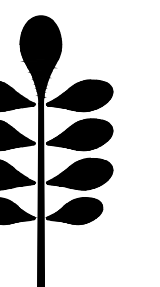
1 Section - Elevation - West

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



DON B. MCDONALD
ARCHITECTS

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

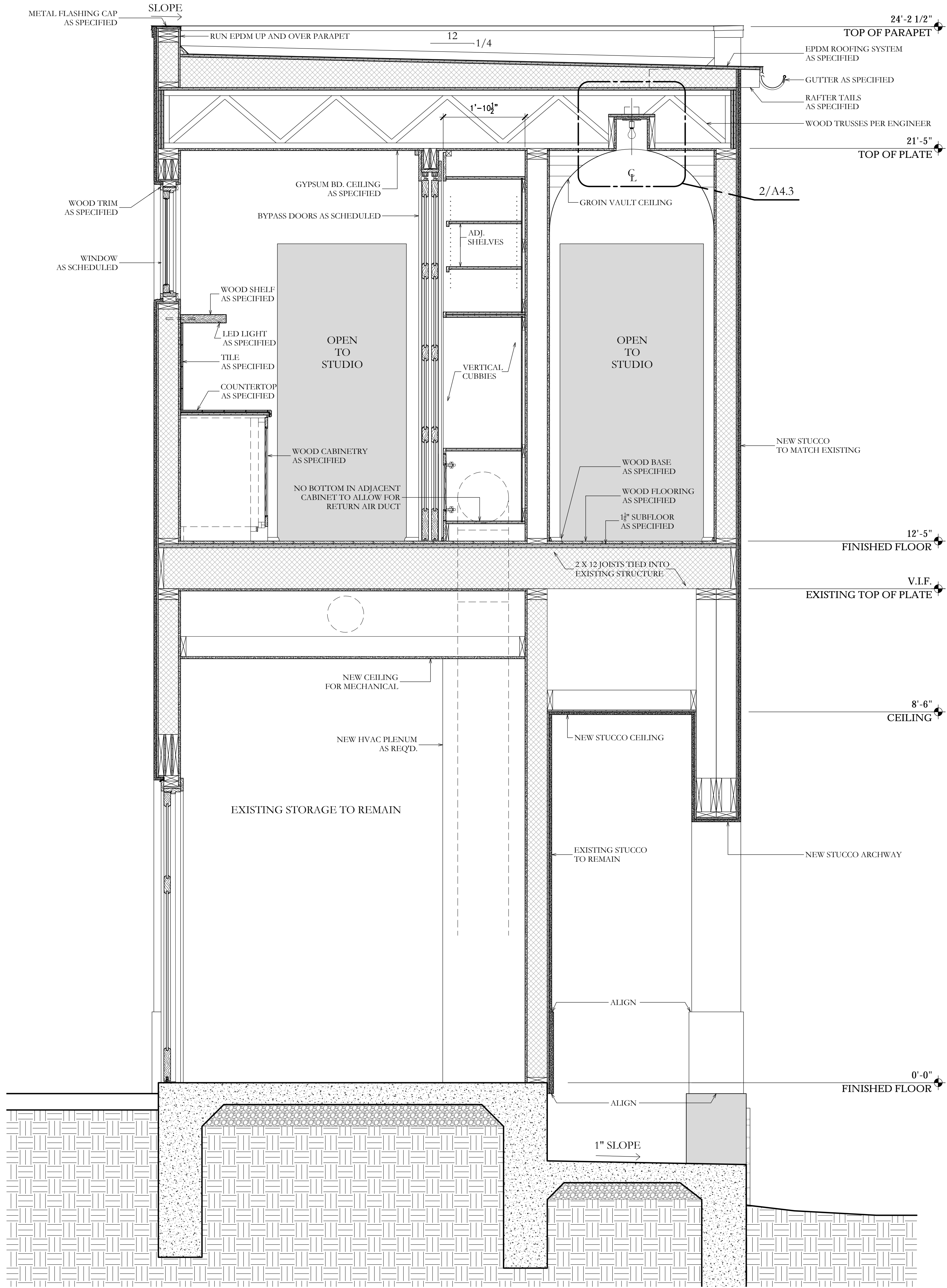


DON B. MCDONALD ARCHITECT
2121 NORTH MAIN AVENUE
SAN ANTONIO, TEXAS 78212
(210) 758-9722

REVISIONS DATE


JOB NO. 25ESA
DRAWN: BB
CHECKED: XXX

A2.1
03/20/2025



1 Building-Wall Section

Scale: 3/4"=1'-0"



© COPYRIGHT 1993 DON B. McDONALD. NO REPRODUCTION, MODIFICATION, OR DISTRIBUTION OF THESE PLANS OR CONSTRUCTION OF THE WORKS DEPICTED HEREIN IS AUTHORIZED WITHOUT A WRITTEN LICENSE AGREEMENT FROM DON B. McDONALD.

DON B. McDONALD
ARCHITECTS

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



DON B. McDONALD ARCHITECT
2121 NORTH MAIN AVENUE
SAN ANTONIO, TEXAS 78212
(210) 738-9722

REVISIONS	DATE

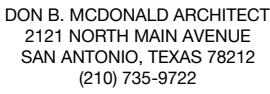
JOB NO. 25ESA
DRAWN: BB
CHECKED: XXX

A3.1
03/20/2025



© COPYRIGHT 2002 DON B. McDONALD.
NO REPRODUCTION, MODIFICATION, OR
DISTRIBUTION OF THESE PLANS OR
CONSTRUCTION OF THE WORKS DEPICTED
HEREIN IS AUTHORIZED WITHOUT A
WRITTEN LICENSE AGREEMENT FROM
DON B. McDONALD.

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



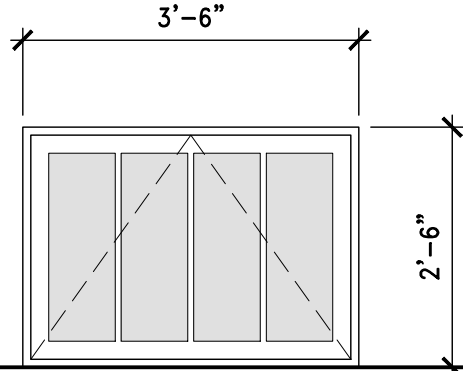
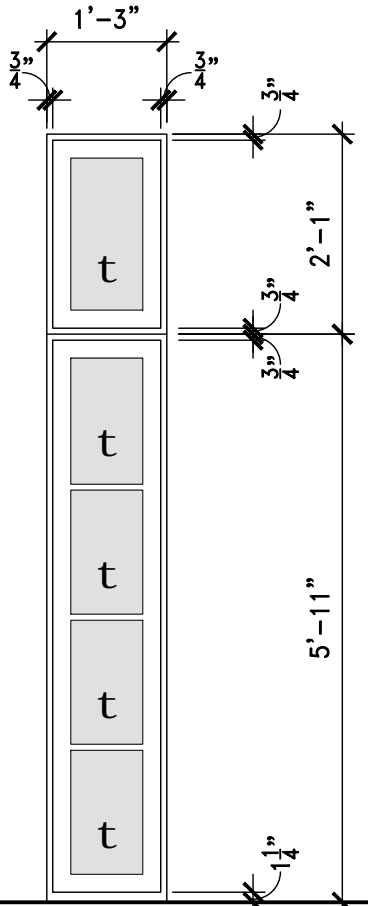
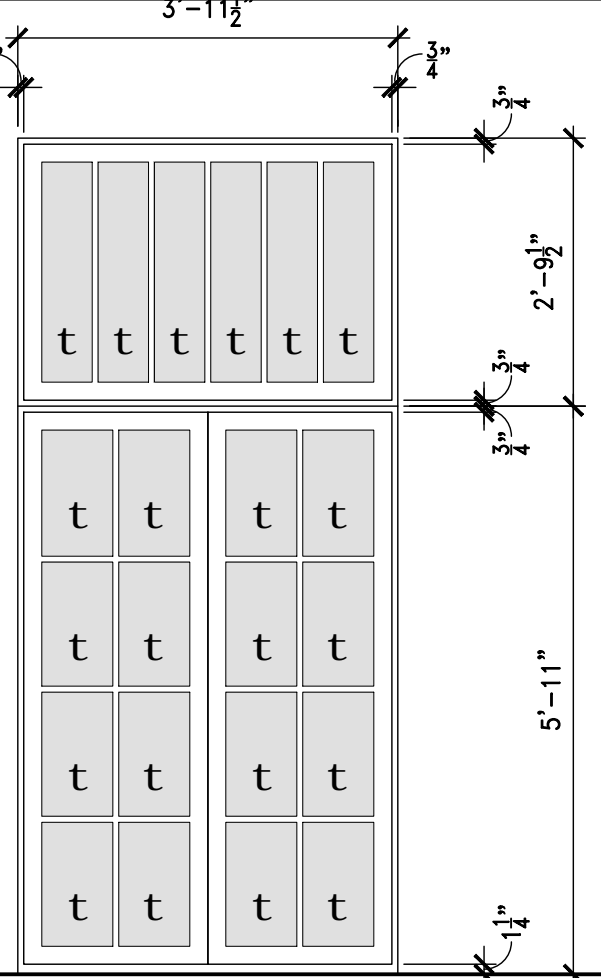
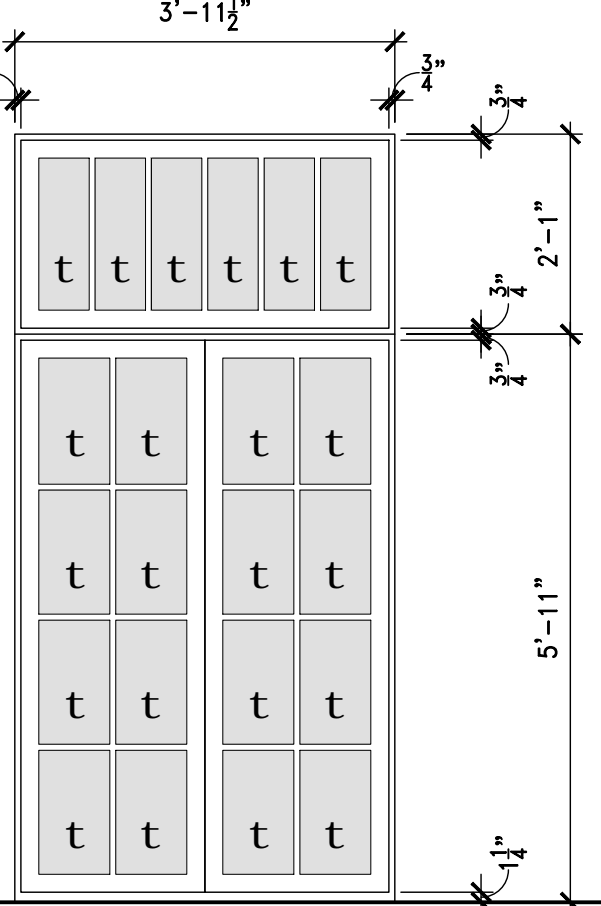
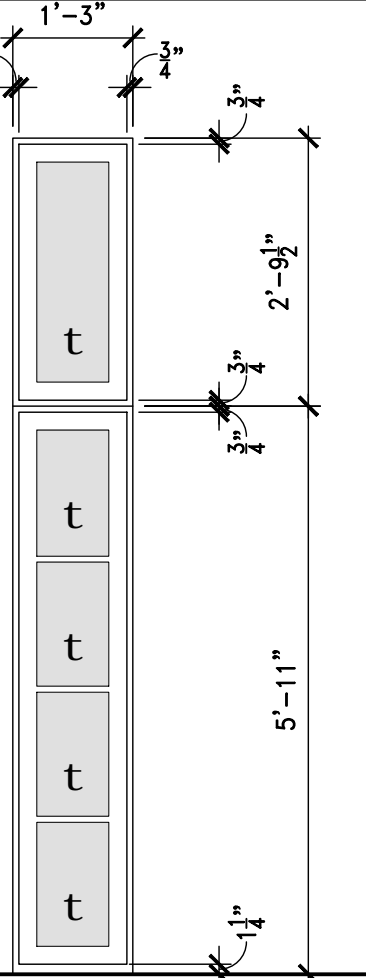
JOB NO. 25ESA
DRAWN: JP
CHECKED: XXX

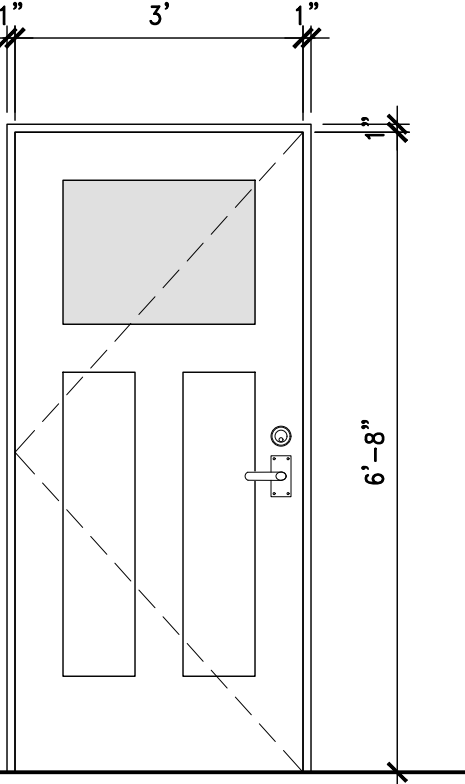
A6.1

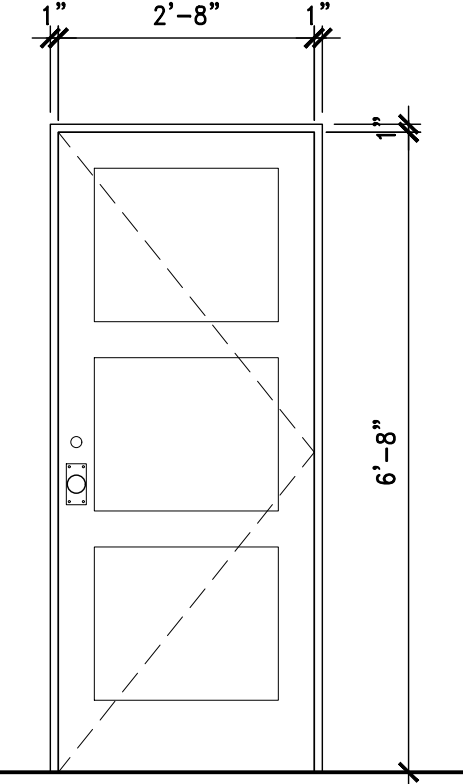
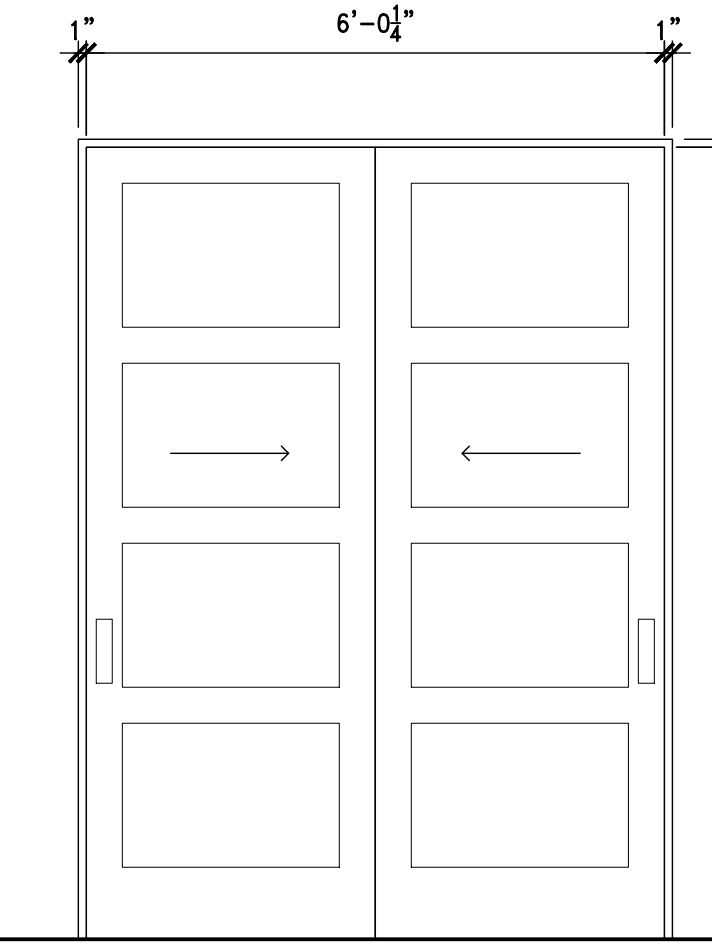
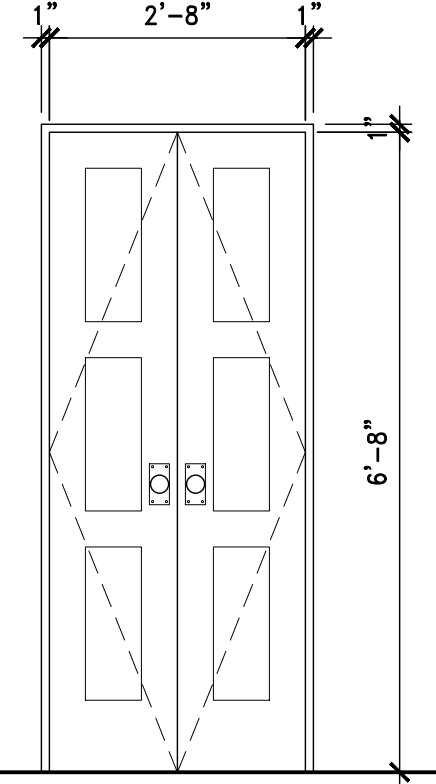
WINDOW & SHUTTER SCHEDULE																		
WINDOW UNITS												FRAME					HARDWARE	REMARKS
KEY	LOCATION	THICKNESS	WIDTH	HEIGHT	ROUGH HEADER HEIGHT (A.F.F.)	R.O. WIDTH	R.O. HEIGHT	TYPE	MATERIAL	FINISH	TRANSOM	HEAD, JAMB, SILL DETAIL	JAMB DEPTH	MATERIAL	FINISH	WEATHERSTRIP	SET (SEE SPECS)	
FIRST FLOOR																		
A	WET ROOM	1 3/4"	3'-6"	2'-6"	8'-2"	3'-7"	2'-7"	1	MAHOGANY	STAINED			3 1/2"	MAHOGANY	STAINED	PER MFR	8	AWNING/JELDWEN
B	KITCHENETTE	1 3/4"	3'-6"	2'-6"	8'-2"	3'-7"	2'-7"	1	MAHOGANY	STAINED			3 1/2"	MAHOGANY	STAINED	PER MFR		AWNING/JELDWEN
C	STUDIO	1 3/4"	3'-6"	2'-6"	8'-2"	3'-7"	2'-7"	1	MAHOGANY	STAINED			3 1/2"	MAHOGANY	STAINED	PER MFR		AWNING/JELDWEN
D	STUDIO	1 3/4"	3'-6"	2'-6"	8'-2"	3'-7"	2'-7"	1	MAHOGANY	STAINED			3 1/2"	MAHOGANY	STAINED	PER MFR		AWNING/JELDWEN
E	STUDIO	1 3/4"	1'-3"	5'-10"	8'-0 3/4"	1'-4"	5'-11"	2	MAHOGANY	STAINED	●		3 1/2"	MAHOGANY	STAINED	PER MFR		TRANSOM/FIXED/JELDWEN
F	STUDIO	1 3/4"	3'-11 1/2"	5'-10"	8'-9 1/4"	4'-0 1/2"	5'-11"	3	MAHOGANY	STAINED	●		3 1/2"	MAHOGANY	STAINED	PER MFR		TRANSOM/FIXED/JELDWEN
G	STUDIO	1 3/4"	3'-11 1/2"	5'-10"	8'-0 3/4"	4'-0 1/2"	5'-11"	4	MAHOGANY	STAINED	●		3 1/2"	MAHOGANY	STAINED	PER MFR		TRANSOM/FIXED/JELDWEN
H	STUDIO	1 3/4"	3'-11 1/2"	5'-10"	8'-0 3/4"	4'-0 1/2"	5'-11"	4	MAHOGANY	STAINED	●		3 1/2"	MAHOGANY	STAINED	PER MFR		TRANSOM/FIXED/JELDWEN
I	STUDIO	1 3/4"	1'-3"	5'-10"	8'-9 1/4"	1'-4"	5'-11"	5	MAHOGANY	STAINED	●		3 1/2"	MAHOGANY	STAINED	PER MFR		TRANSOM/FIXED/JELDWEN
											*REFER TO HEAD DETAILS (A5.X) FOR HEADER HEIGHTS							

EXTERIOR DOOR SCHEDULE																		
DOOR UNITS												FRAME					HARDWARE	REMARKS
KEY	LOCATION	THICKNESS	WIDTH	HEIGHT	ROUGH HEIGHT* (A.F.F.)	R.O. WIDTH	TYPE	MATERIAL	FINISH	GLASS	HEAD, JAMB, SILL DETAIL	JAMB DEPTH	MATERIAL	FINISH	WEATHERSTRIP	SET (SEE SPECS.)		
FIRST FLOOR																		
01	STUDIO	1 3/4"	3'-0"	6'-8"	6'-9 1/2"	3'-3"	A	MAHOGANY	STAIN	●		3 1/2"	MAHOGANY	STAIN	PER MFR.	2		
											* REFER TO HEAD DETAILS (A5 SHEETS) FOR HEADER HEIGHT							

INTERIOR DOOR SCHEDULE																		
DOOR UNITS												FRAME					HARDWARE	REMARKS
KEY	LOCATION	THICKNESS	WIDTH	HEIGHT	ROUGH HEIGHT (A.F.F.)*	R.O. WIDTH	TYPE	MATERIAL	FINISH	GLASS	HEAD, JAMB, SILL DETAIL	JAMB DEPTH	MATERIAL	FINISH	WEATHERSTRIP	SET (SEE SPECS.)		
FIRST FLOOR																		
02	CLOSET	1 3/4"	3'-0" PAIR	8'-3"	8'-4 1/2"	3'-3"	C	MAHOGANY	STAIN			4 7/8"	MAHOGANY	STAIN	PER MFR	3		
03	WET ROOM	1 3/4"	2'-8"	6'-8"	6'-9 1/2"	2'-11"	B	MAHOGANY	STAIN			3 1/2"	MAHOGANY	STAIN	PER MFR	4		
04	BAR	1 3/4"	1'-3" PAIR	6'-8"	6'-9 1/2"	1'-3"	D	MAHOGANY	STAIN			3 1/2"	MAHOGANY	STAIN	PER MFR	1		
											* REFER TO HEAD DETAILS (A5 SHEETS) FOR HEADER HEIGHT							

WINDOW TYPES				
T: Tempered				
				
1 AWNING MANUFACTURED	2 FIXED MANUFACTURED	3 FIXED MANUFACTURED	4 FIXED MANUFACTURED	5 FIXED MANUFACTURED

EXTERIOR DOOR TYPE	
	A MANUFACTURED

INTERIOR DOOR TYPE			
			B MANUFACTURED
	C MANUFACTURED	D MANUFACTURED	

Don B. McDonald, Architect

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

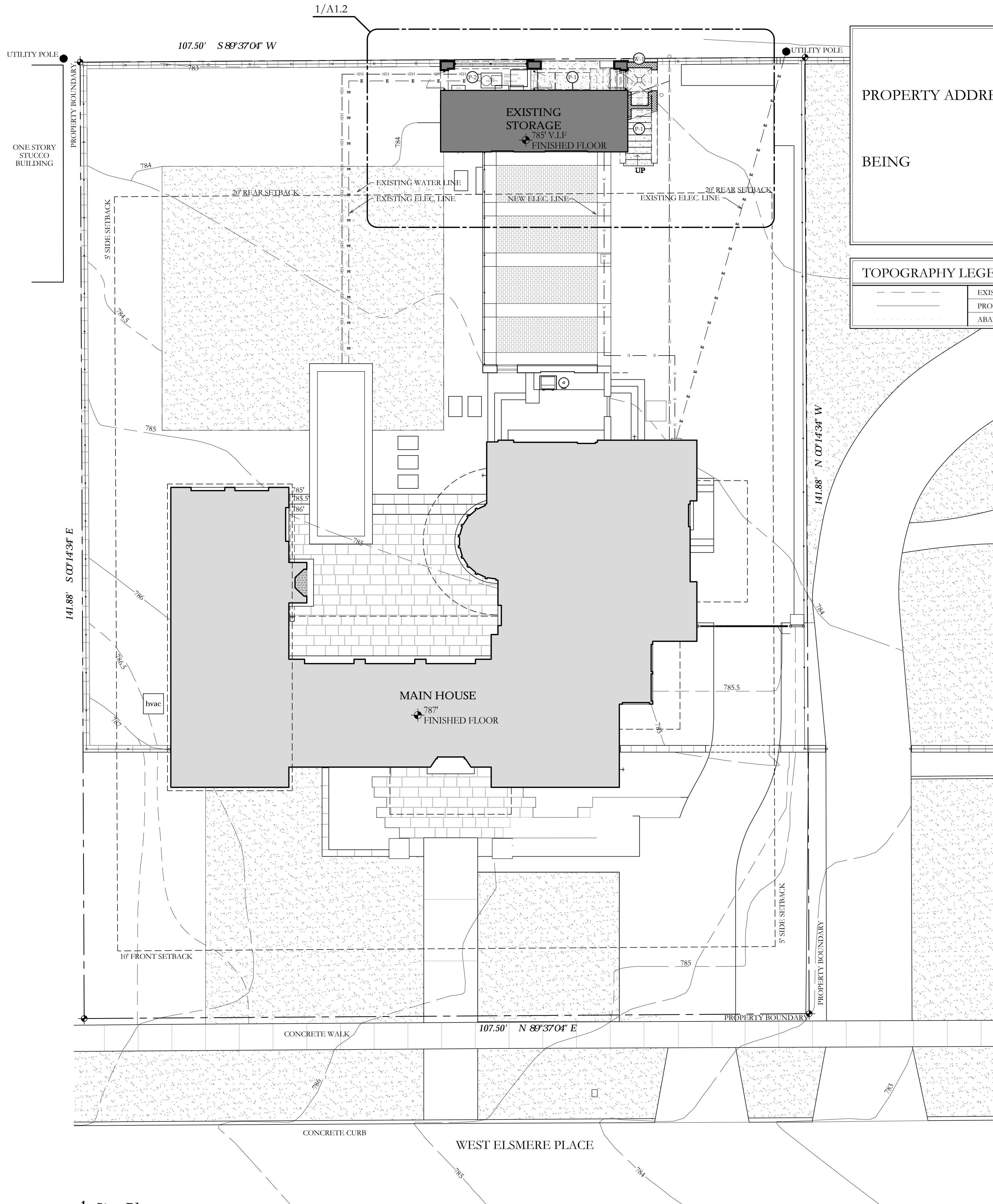
EXTERIOR MATERIALS & FINISHES

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



LEGAL DESCRIPTION

PROPERTY ADDRESS 110 W. ELSMERE PL.
SAN ANTONIO, TEXAS 78012

BEING BEING THE WEST 7.5 FEET OF LOT 75
ALL OF LOTS 76, 77, 78 & 79
BLOCK 2 OF NCB 6382 OF MONTA VISTA
IN THE CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS 78012

TOPOGRAPHY LEGEND

---	EXISTING TOPOGRAPHY
---	PROPOSED TOPOGRAPHY
---	ABANDONED TOPOGRAPHY

PAVING LEGEND

---	(P-1)	CONCRETE
---	(P-2)	GRAVEL
---	(P-3)	BRICK (RE-USE EXISTING BRICK)
---	(W-1)	STONE WALL (RE-USE EXISTING STONE)

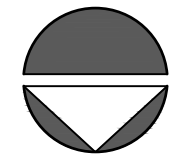
SITE LEGEND

---	ELECTRICAL LINE
---	SEWER LINE
---	WATER LINE
---	PROPERTY LINE
---	CEDAR FENCE
---	WIRE FENCE (TO MATCH EXISTING)

1 Site Plan

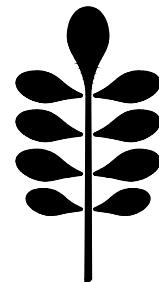
Scale: 1/8"=1'-0"

North



DON B. MCDONALD
ARCHITECTS

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



DON B. MCDONALD ARCHITECT
2121 NORTH MAIN AVENUE
SAN ANTONIO, TEXAS 78212
(210) 728-9722

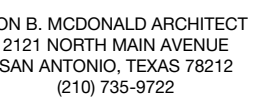
REVISIONS DATE

JOB NO. 25ESA
DRAWN: BB
CHECKED: XXX

A1.1
03/20/2025



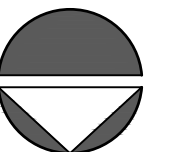
Elsmere Studio Addition
110 W. Elsmere Pl.
San Antonio TX



REVISIONS DATE

JOB NO. 25ESA
DRAWN: BB
CHECKED: XXX

A1.2



1 Enlarged Site Plan

Scale: 1/2"=1'-0"

08 14 02 WOOD DOOR (MANUFACTURED - EXTERIOR)

- A. Scope of Work: Provide and install doors and shutters per construction documents. Contractor is responsible for the delivery of fully functional door system and all necessary parts.
- B. Location: Refer to Door Schedule in Construction Documents.
- C. Material: (Match Existing)
1. Material: Mahogany (Match Existing)
 2. Hardware: Refer to Hardware Schedule.
 3. True Divided Lite: None.
 4. Glazing: Shall be insulating 5/8" double pane, true divided lite. Glazing to have 99.9% U.V. protection rating and 58% heat rejection rating. Match performance of Vista VS60 SpectraSelect window film or approved equal. Minimum U-factor : 0.35, minimum SHGC: 0.25
 5. Finish: Refer to Door Schedule.

Type A



Jeldwen

6201 Glass Panel

Approved Manufacturer or Approved Alternate:
Jeld-wen
www.jeld-wen.com
2645 Silver Crescent Dr
Charlotte, North Carolina 28273
Toll free 1.800.535.3936

6. Door Seals:



Threshold

PEMKO#173B (Mill finish extrude bronze or brass) or approved alternate by door manufacturer.



Bottom Sweep

Resource Conservation Technology #WS25 (Silicon) in #WS56 (Channel)



Drip

Wood drip as per construction documents. Approved Alternate PEMKO #3455DV



Corner Seal

Resource Conservation Technology #WS25 (Silicon) in WS56 (Channel)

T-Astragal Seal

Resource Conservation Technology #WS36 (Bronze)

- A. Installation: Per Manufacturer's instructions.

08 14 03 WOOD DOOR (MANUFACTURED - INTERIOR)

- A. Scope of Work: Provide and install doors and shutters per construction documents. Contractor is responsible for the delivery of fully functional door system and all necessary parts.
- B. Location: Refer to Door Schedule in Construction Documents.
- C. Material: (Match Existing)
1. Material: Mahogany
 2. Hardware: Refer to Hardware Schedule
 3. Tru Divided Lite: None
 4. Glazing: None
 5. Finish: Refer to Door Schedule.

Type B



Jeldwen

K5300 (3 panels)

Type C,D



Jeldwen

K3040 (4 panels)

Approved Manufacturer or Approved Alternate:

Jeld-wen

www.jeld-wen.com

2645 Silver Crescent Dr

Charlotte, North Carolina 28273

Toll free 1.800.535.3936

- D. Installation: Per Manufacturer's instructions.

08 52 01 WOOD WINDOWS (MANUFACTURED)

- A. Scope of Work: Provide and install windows and shutters per contract documents. The contractor is responsible for the delivery of fully functional window system and all necessary parts.
- B. Location: Refer to Window Schedule in Construction Documents.
- C. Material: (Match Existing)
 - 1. Material: Mahogany.
 - 2. Hardware: By manufacturer refer to 08 71 00 Finish Hardware for finish.
 - 3. True Divided Lite: (TDL) 7/8", insulating glass spacers to be dark bronze aluminum spacers or equal.
 - 4. Glazing: Shall be insulating 5/8" double pane, true divided lite. Glazing to have 99.9% U.V. protection rating and 58% heat rejection rating. Match performance of Vista VS60 SpectraSelect window film or approved equal. Minimum U-factor: 0.35, minimum SHGC: 0.25
 - 5. Finish: Refer to paint and stain Schedule.

Approved Manufacturer or Approved Alternate:

Jeld-wen
www.jeld-wen.com
2645 Silver Crescent Dr
Charlotte, North Carolina 28273
Toll free 1.800.535.3936

- D. Installation: Per manufacturer's instructions.