

# HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2024

**HDRC CASE NO:** 2024-197  
**ADDRESS:** 203 W GRAMERCY PLACE  
**LEGAL DESCRIPTION:** NCB 3970 BLK C LOT 22 & E 29.3 FT OF 23  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Abraham Alecozay/ALECOZAY FAMILY LIMITED PARTNERSHIP  
**OWNER:** Abraham Alecozay/ALECOZAY FAMILY LIMITED PARTNERSHIP  
**TYPE OF WORK:** Addition to an accessory structure, installation of a driveway and curb cut  
**APPLICATION RECEIVED:** April 30, 2024  
**60-DAY REVIEW:** June 29, 2024  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a 26'x26' addition to the rear detached accessory structure.
2. Install a second driveway with curb cut on the Howard St side of the property.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### B. SCALE, MASSING, AND FORM



- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

#### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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 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. **ADDITION (GARAGE):** The applicant requests approval to construct a single-story 26'x26' addition to the southeast corner of the detached accessory structure that meets the setback created by the east elevation of the primary structure without going past it. Drawings and a written scope of work submitted by the applicant show an end-gabled composition shingle roof, vinyl siding, and a white aluminum garage door. The applicant did not provide a roof plan for review or to-scale measured drawings for review. Historic Design Guidelines for Additions 1.B.i says to design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass. Guideline 3.B.i says do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure. The applicant did not provide sufficient documentation for final review, so staff recommends conceptual review of the proposed addition. Staff finds the proposed addition generally appropriate, but that accurate and to-scale dimensioned construction drawings, including a site plan and roof plan, must be submitted for final review. Additionally, the applicant should propose an exterior cladding that conforms to guidelines, namely a wood or Hardie product installed smooth side out with no more than a 6" reveal or installed with a reveal to match that of the existing siding on the accessory structure. The applicant must also provide manufacturer's specifications for a garage door that is wood or wood-look.
- c. **DRIVEWAY AND CURB CUT:** The applicant proposes to install a second driveway with a new curb cut on the Howard St side of the property. The new driveway would be 26' wide at the proposed addition to the accessory structure, tapering to 16' before flaring to 20' at the street. The curb cut proposed is 20' wide. Historic Design Guidelines for Site Elements 5.B.i says to 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. Guideline 5.B.ii for Site Elements states that applicants should avoid introducing new curb cuts where not historically found. Guideline 5.C.i says to retain historic curbing wherever possible. The property retains its historic driveway and curb cut location and configuration, with an existing driveway extending from W Gramercy Pl. Per historic aerials, the driveway used to extend to the northwest corner of the parcel, creating a parking pad and entrance to the garage from the west side of the existing structure. The parking pad/driveway area has since been used for an in-ground pool, and the driveway ends south of the pool. Staff finds the request to install a second driveway and curb cut does not conform to guidelines. Additionally, any new driveway should not exceed 10 feet in width and the driveway apron should not exceed 12 feet in width.



## **RECOMMENDATION:**

Staff recommends 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.
- 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.
- iii. That the applicant submits manufacturer's specifications for a wood or wood-look garage door.

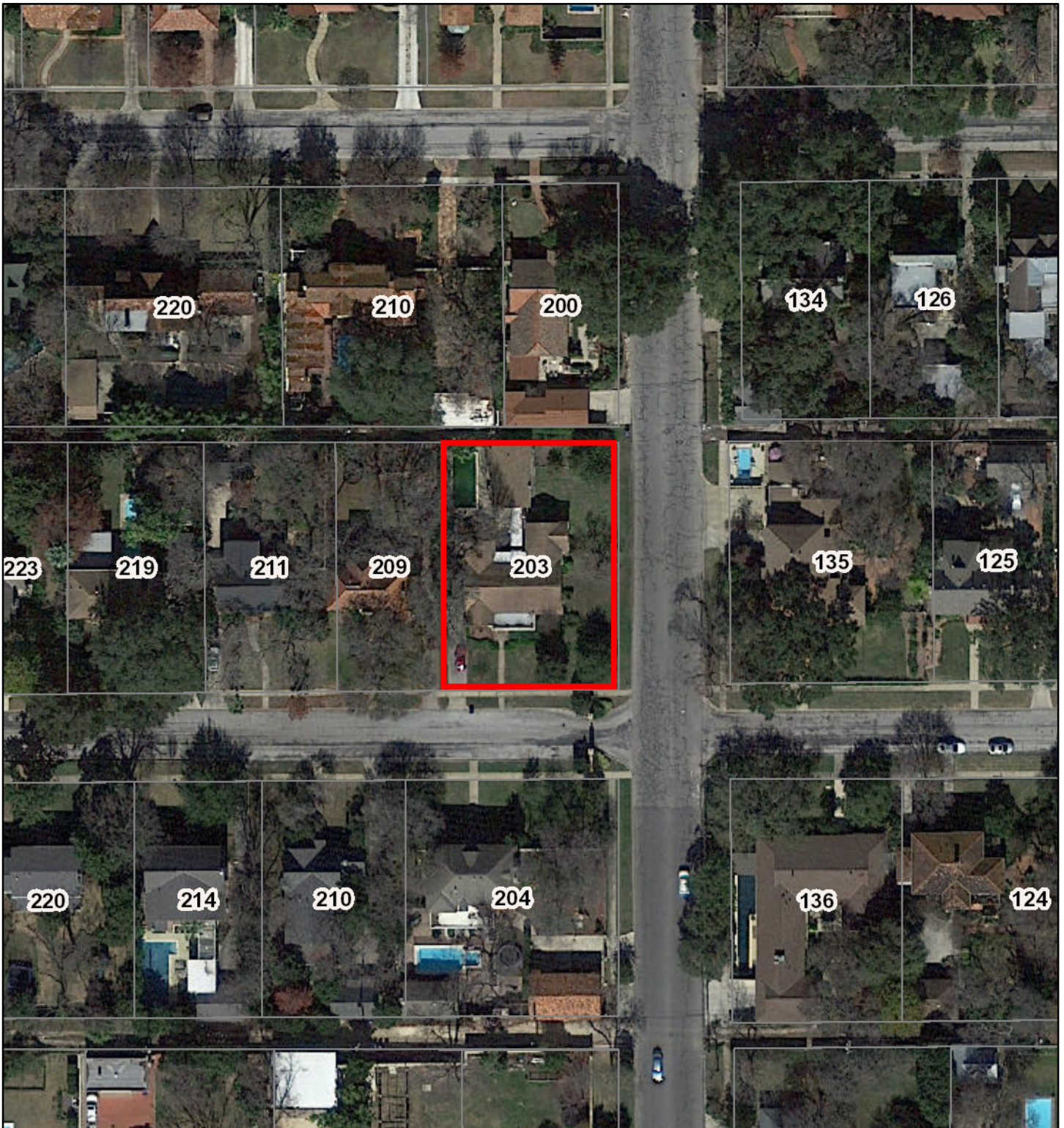
Staff does not recommend approval of item 2, installation of a second driveway with curb cut on the Howard St side of the property, based on finding c.

If the HDRC is compelled to approve item 2, staff recommends the following stipulation:

- i. That the driveway does not exceed 10 feet in width and that the driveway apron does not exceed 12 feet in width, based on finding b.

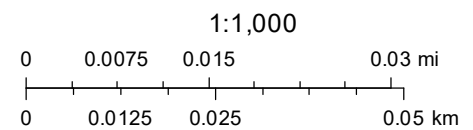


# City of San Antonio One Stop



May 31, 2024

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Recorded Plats
- Preliminary Plats





203 W Gramercy

Certificate of Appropriateness submitted.

Constructing a new one story, 26'x33' detached garage to the left side of existing residence on new 4" concrete slab with an 8ft garage door opening.\*

Garage door to be standard double car garage, 8ft in height made out of aluminum, white in Color.

Roof of garage to consist of composition shingles to match existing residence, rustic brown.

Exterior of garage to match body of existing residence, off white vinyl siding.

Trim color will also match the existing residence, dark brown.

No windows nor additional openings to the garage.

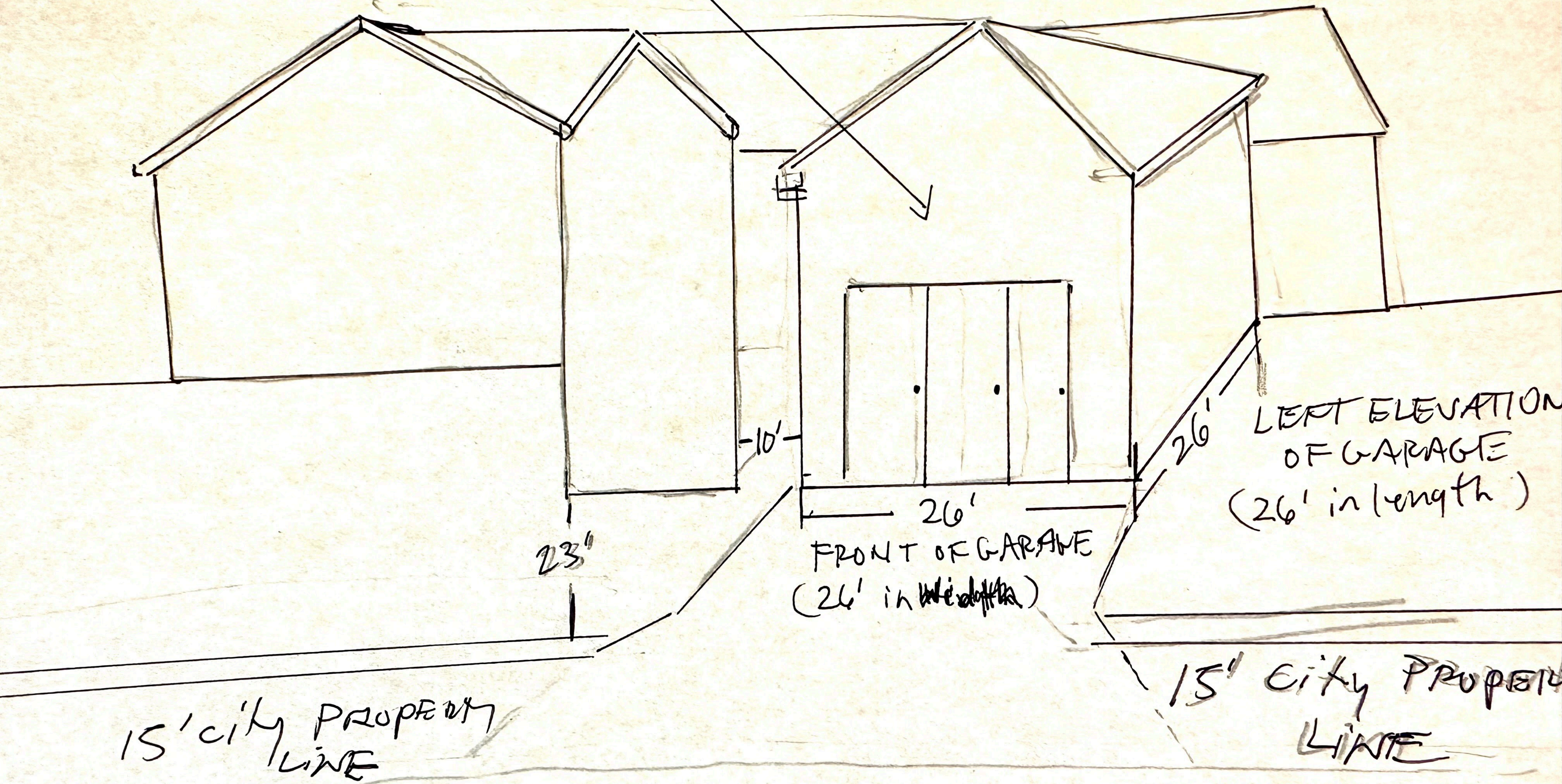
Interior of garage to be insulated, sheetrocked and painted white.

Images of existing elevations, proposed site plan, and and proposed drawing of garage submitted.

\* STAFF NOTE: Applicant has updated requested footprint to 26'x26'.

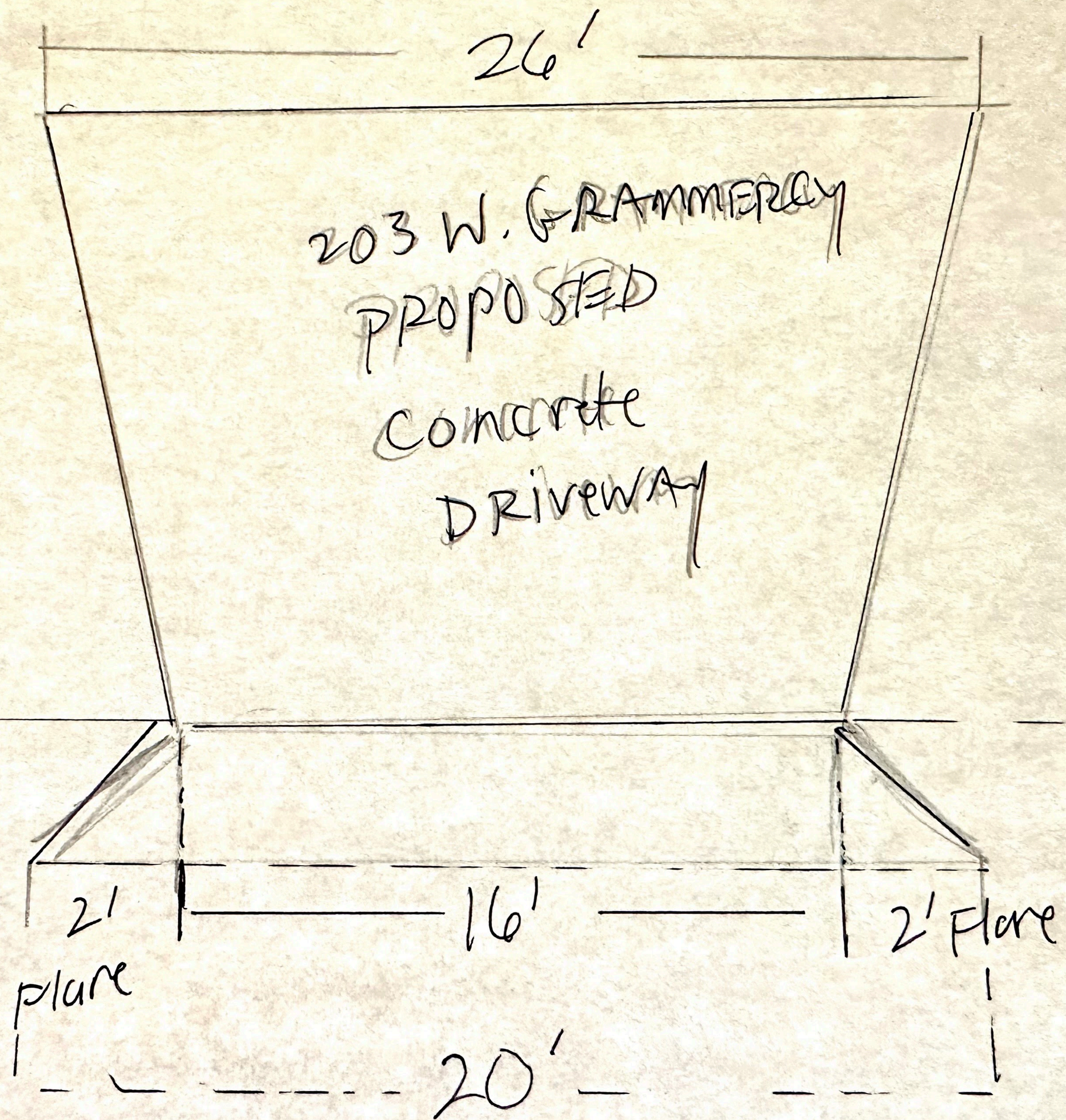


PROPOSED ONE-STORY  
26' wide X 26' Long GARAGE  
on new foundation



HOWARD ST

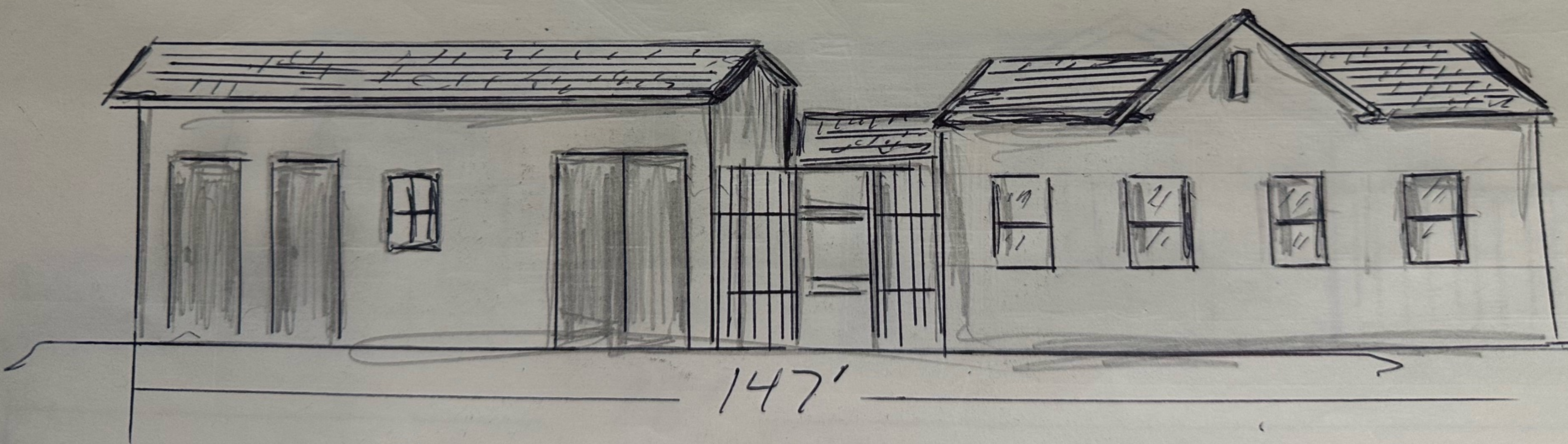




203 W. GRAMMERLY  
PROPOSED  
concrete  
DRIVEWAY

26'  
2' flare  
16'  
2' Flare  
20'

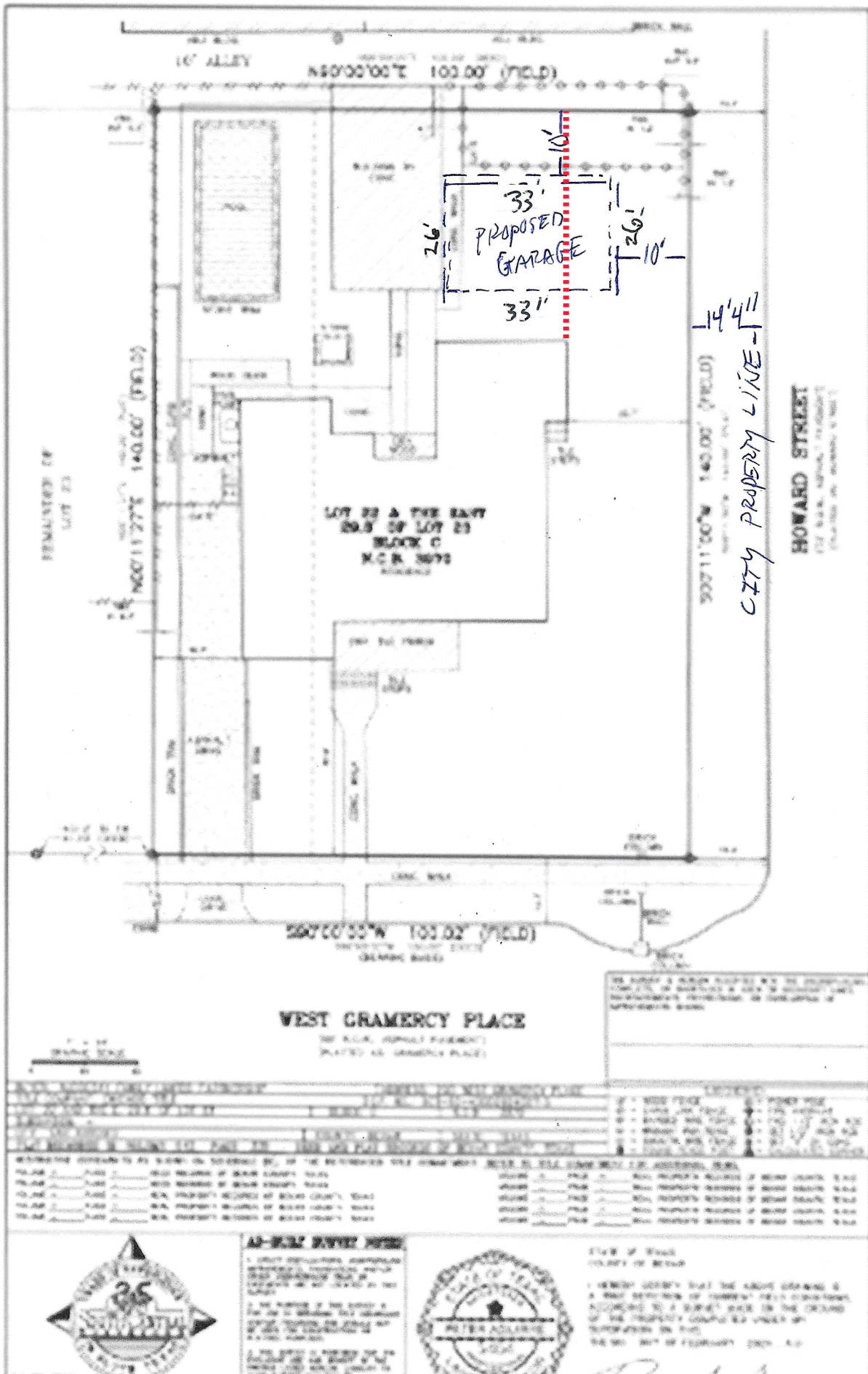




LEFT ELEVATION  
\*(TO REMAIN AS IS)\*



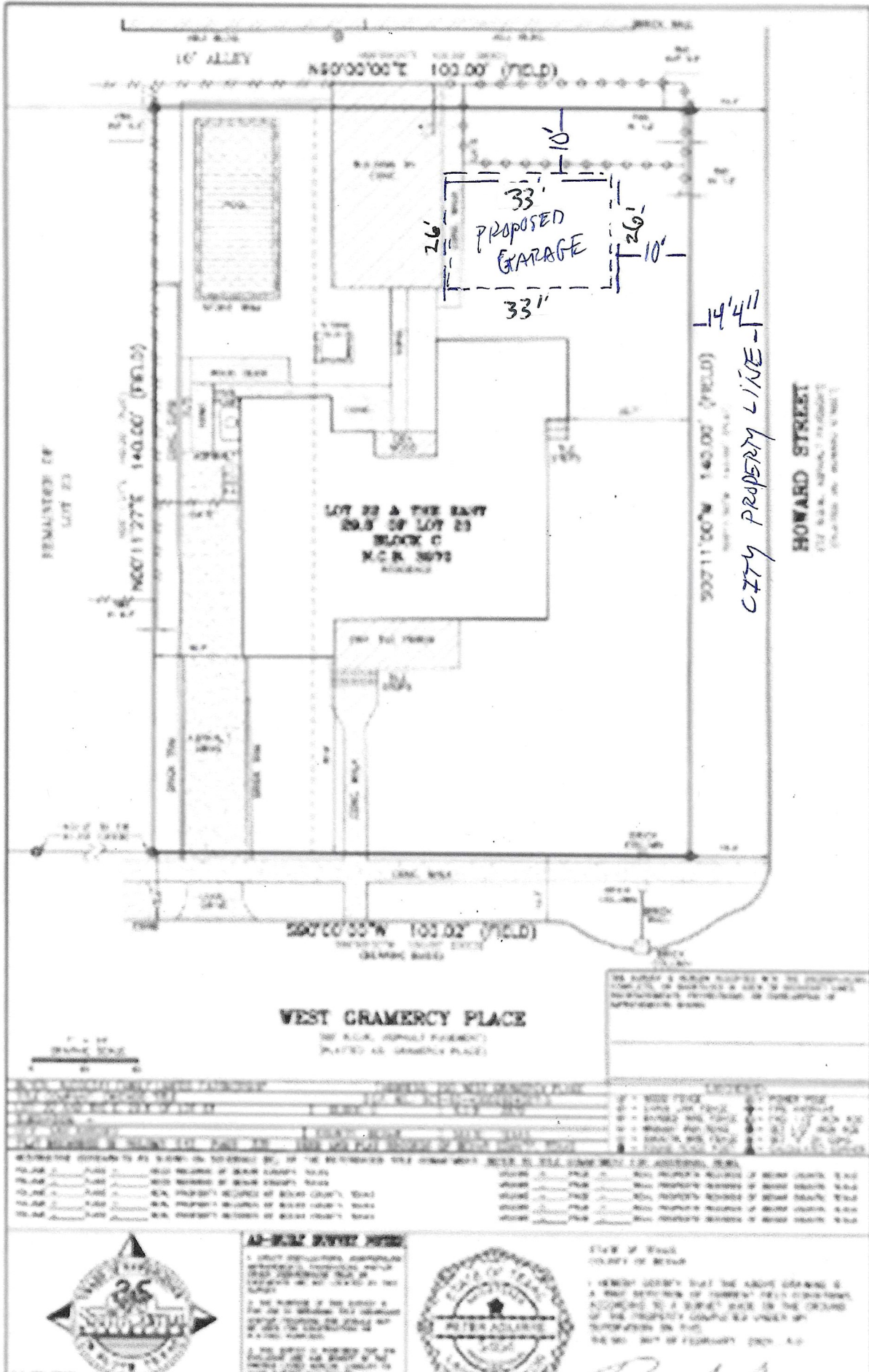
STAFF NOTE: Red line indicates setback suggested by staff.  
Applicant has since updated proposed footprint to 26'x26'.



PROPOSED 30X33 ONE STORY GARAGE  
on concrete foundation



STAFF NOTE: Applicant has updated requested footprint to 26'x26'.



PROPOSED 30X33 ONE STORY GARAGE  
on concrete foundation



aerials

1955


topos

atlases

compare

overlays

measure



2020

2018

2016

2014

2012

2010

2008

2004

1995

1986

1983

1973

1966

1963

1959

1955

+

−



20 m

50 ft

29.46119

−98.49658

© OpenStreetMap

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203 W Gramercy existing color photos of all elevations.







Existing Right Side Elevation



# Existing Left Side of Property





## Existing Rear Elevation





























