

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO: 2024-271
ADDRESS: 254 E SUMMIT AVE
LEGAL DESCRIPTION: NCB 6885 BLK LOT 6, 7 & W 22.92 FT OF 8
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Don McDonald/Don b McDonald Architect
OWNER: Patricia Ruiz/NUNEZ-RUIZ ANA PATRICIA & RUIZ-HEALY PATRICIA FERNANDA
TYPE OF WORK: Carport construction
APPLICATION RECEIVED: July 19, 2024
60-DAY REVIEW: September 17, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one (1) pergola like carport based on the following two options below:

1. Construct a 336-square-foot carport with metal posts and wood rafters, measuring 10-feet in height.
2. Construct a 425-square-foot carport with metal posts, wood rafters, and an approximate 4-foot addition to an existing stone wall, measuring approximately 10-feet in height overall.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Roof Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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 at 254 E Summit is a two-story Colonial Revival residence with a detached one-story accessory structure, both built c. 1950 and makes their first appearances on the 1951 Sanborn map. The primary structure features brick masonry, traditional one-over-one windows, a standing seam metal on a side gable roof with dormers, a side chimney, and a traditional broken triangular pediment entryway. The property contributes to the Monte Vista Historic District.
- b. CARPORT (OPTION 1)– The applicant requests approval to construct a 336-square-foot pergola-like carport with 6x6 metal posts and wood rafters, measuring 10 feet in height. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. According to BCAD, the existing two-story primary structure on the lot features a footprint of approximately 5,200 square feet, including two porches, multiple living spaces, and a wood deck. The carport has a total footprint of 336-square-feet, or approximately 7% of the primary structure’s footprint. Staff finds the proposed footprint of the carport is generally appropriate.
- c. MATERIALS (FRAME) – The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a pergola-like carport featuring 6x6 metal posts to be painted to resemble wood. Staff finds the proposed metal posts should be fully wood or clad in wood to conform to the guidelines.
- d. MATERIALS (ROOF) – The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a pergola-like structure that features exposed rafters for the roof. Staff finds that the proposed roof material and form are appropriate.
- e. CARPORT (OPTION 2)– The applicant requests approval to construct a 425-square-foot pergola-like carport with 6x6 metal posts and wood rafters, and a stone wall measuring approximately 4-foot in height. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. According to BCAD, the existing two-story primary structure on the lot features a footprint of approximately 5,200 square feet, including two porches, multiple living spaces, and a wood deck. The carport has a total footprint of 425-square-feet, or approximately [8%] of the primary structure’s footprint. Staff finds the proposed footprint of the carport is generally appropriate.
- f. MATERIALS (FRAME) – The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a pergola-like carport featuring 6x6 metal posts to be painted to resemble wood. Staff finds the proposed metal posts should be fully wood or clad in wood to conform to the guidelines.

- g. MATERIALS (ROOF) – The Guidelines for New Construction 5.A.iii and iv note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a pergola-like structure that features exposed rafters for the roof. Staff finds that the proposed roof material and form are appropriate.
- h. MATERIALS (STONE WALL) – The applicant has proposed to add 4 feet in height to an existing stone wall on the west side of the property line. At this time, there is an existing stone wall on the west side of the property line and the newly proposed wall will be an addition to the wall to accommodate the larger structure. Guidelines for Site Elements 2. B. iii, states to 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. The existing wall has historically been placed along the west side of the property line. Staff finds that adding additional height to the existing stone wall does not conform to the guidelines and exceeds the proposed height requirements.

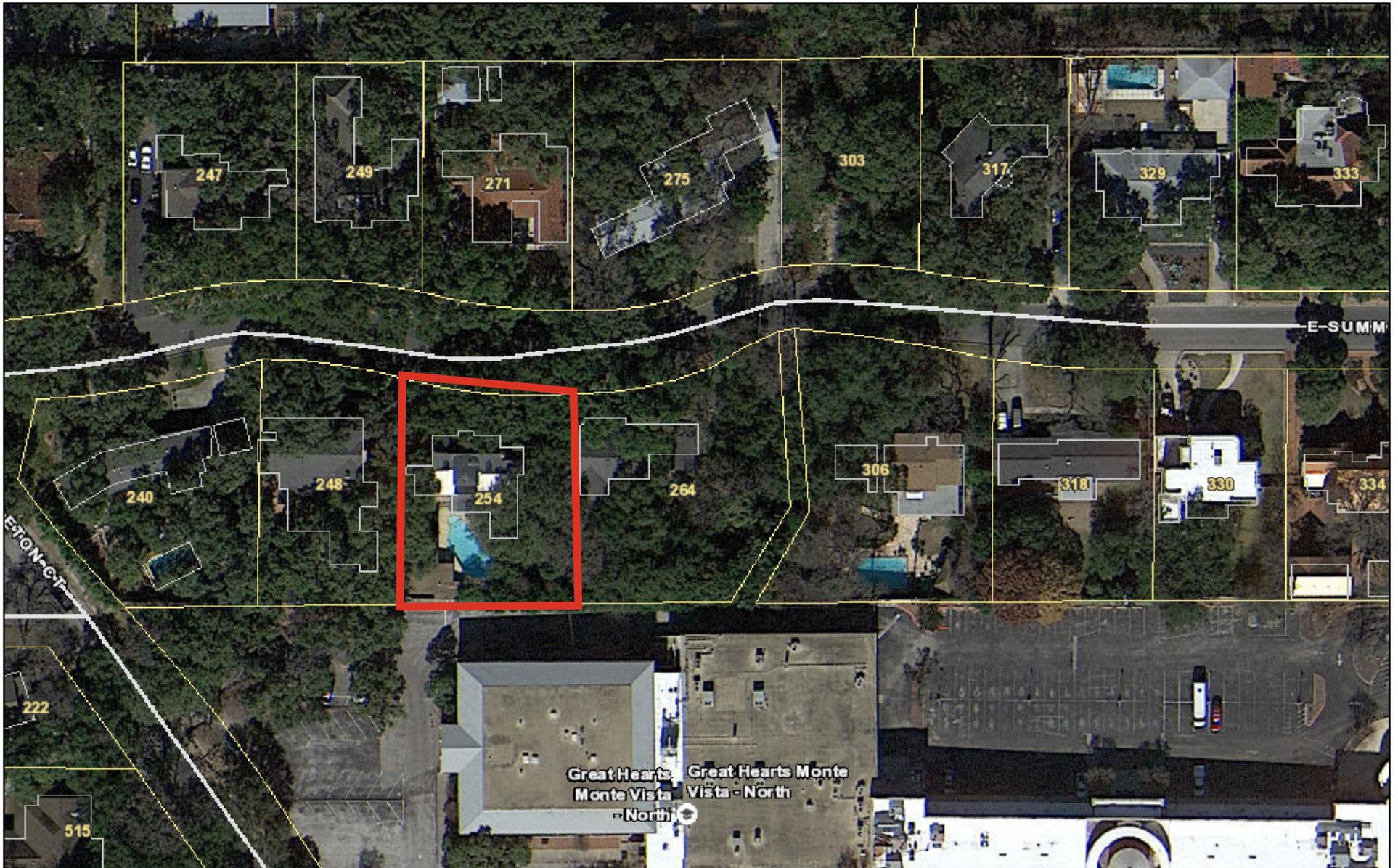
RECOMMENDATION:

Staff recommends approval of either option with the following stipulations:

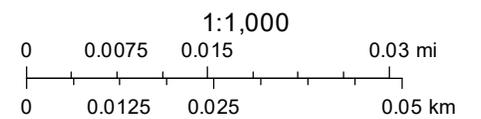
- i. That the applicant proposes a wood or wood-clad frame for the carport, as noted in finding c and f.
- ii. That the stone wall not exceed 6 feet in height or remain at its current height base on finding h.
- iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

The applicant must submit updated drawings that reflect stipulated changes to staff prior to the issuance of a COA.

City of San Antonio One Stop



July 30, 2024















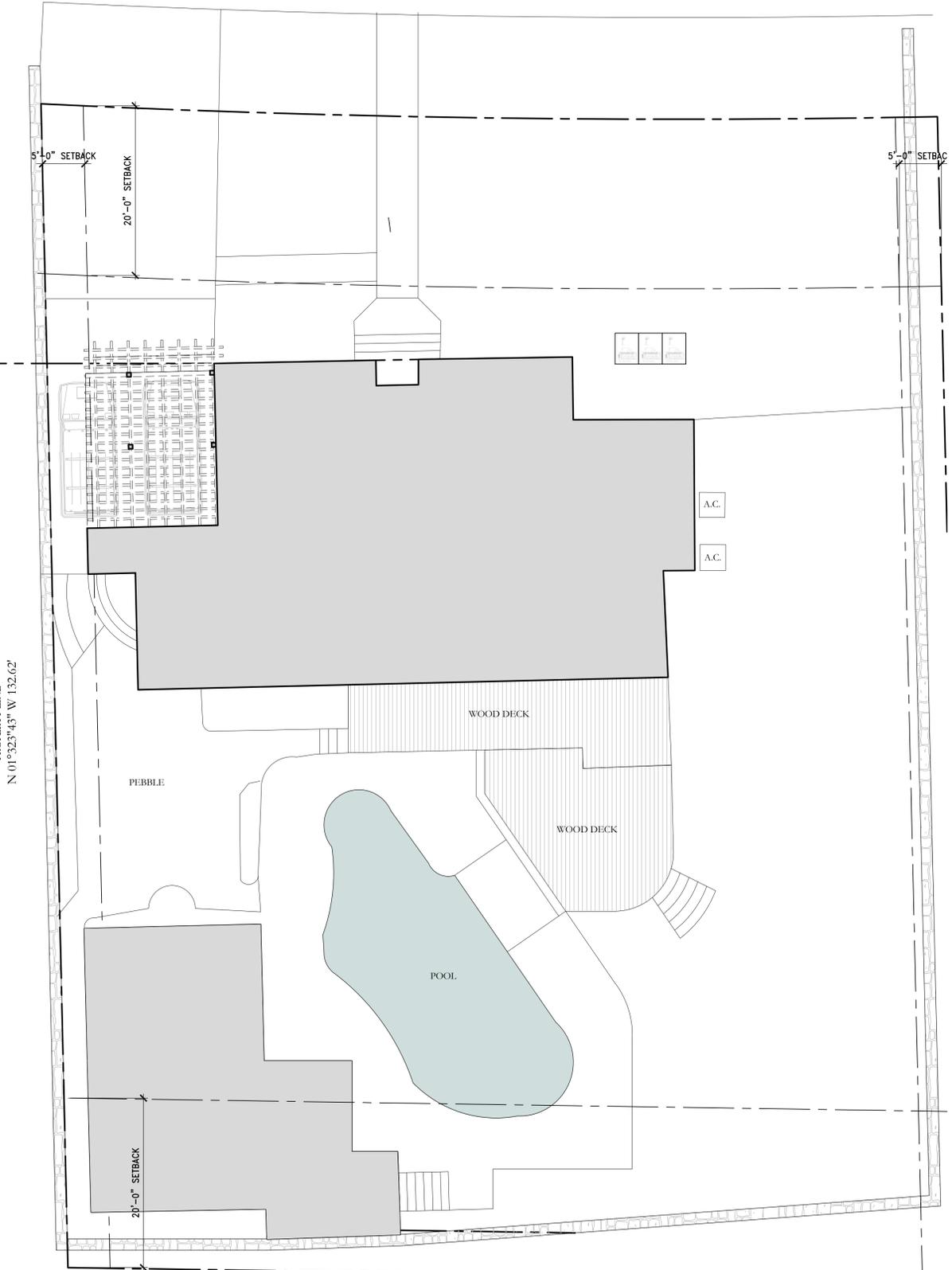




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E. SUMMIT AVENUE

(50' R.O.W.)



LEGAL DESCRIPTION	
PROPERTY ADDRESS	254 E. SUMMIT AVE SAN ANTONIO, TEXAS 78212
BEING	LOTS 6, 7 & W 1/2 OF LOT 8 NCB 6885 13530 SQ. FT. 0.333 ACRES IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS 78212

TOPOGRAPHY LEGEND	
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	ABANDONED TOPOGRAPHY

1 Site Plan

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

North



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San Antonio, Texas, 78212



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REVISIONS	DATE

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07/16/2024



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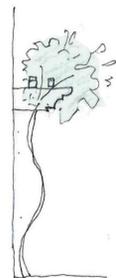
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REVISIONS DATE

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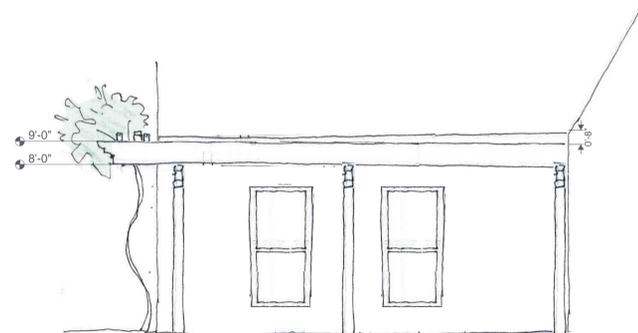
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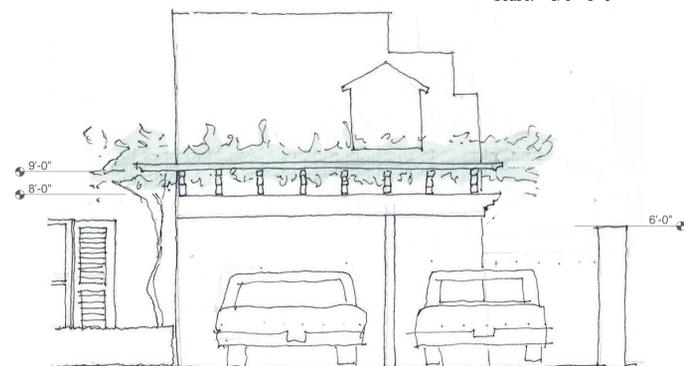
4 Building Section - Option 1

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



3 Building Section - Option 1

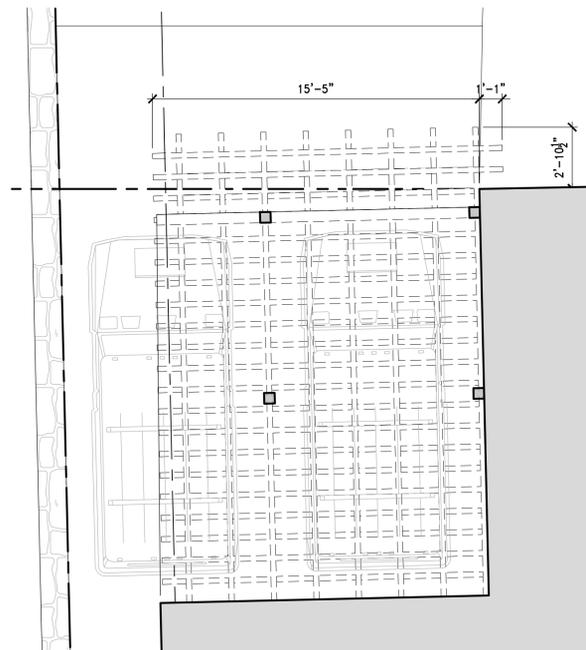
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2 Exterior Elevation Option 1

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

PROJECT INFORMATION	
AREA CALCULATIONS	
CONDITIONED PERGOLA	336 S.F.



1 Floor Plan - Option 1

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



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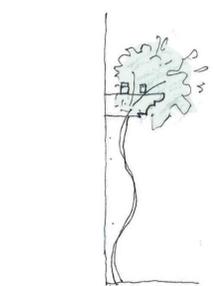


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REVISIONS	DATE

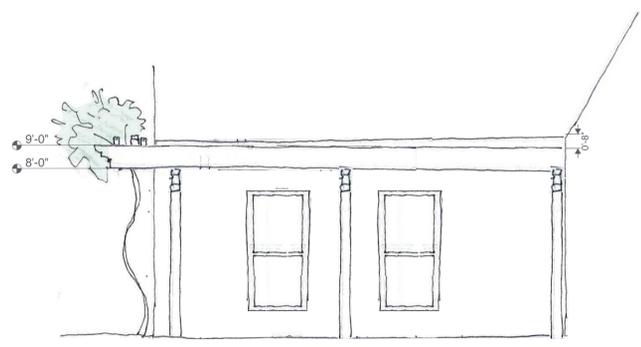
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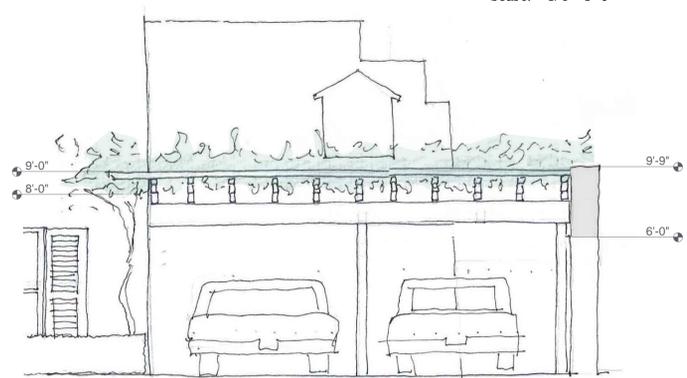
4 Building Section - Option 2

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3 Building Section - Option 2

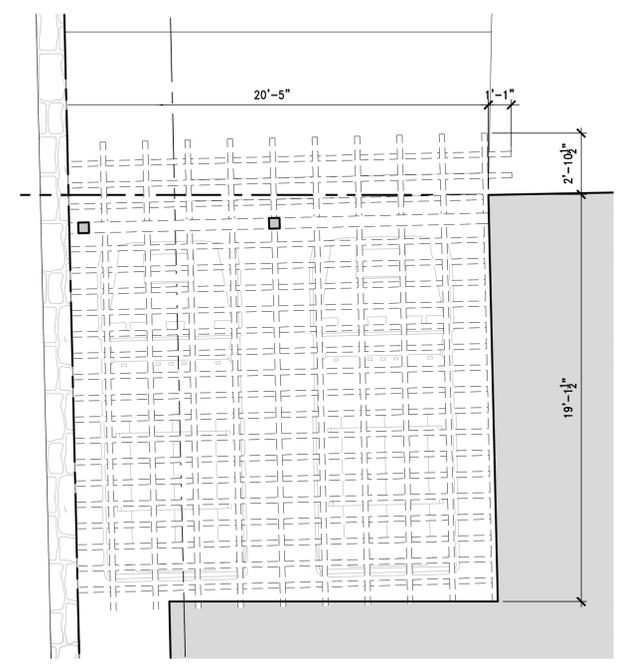
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2 Exterior Elevation Option 2

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

PROJECT INFORMATION	
AREA CALCULATIONS	
CONDITIONED PERGOLA	425 S.F.



1 Floor Plan - Option 2

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

Don B. McDonald, Architect

DESCRIPTION

Carport Addition
254 East Summit Avenue
San Antonio, Texas 78212

A carport, discretely disguised as a Pergola from the street is proposed over the existing drive of the 1930's Georgian Colonial house. This will be the only covered parking on the property. The current Pool House appears to have been the location of the original garage, but structures built over time do not allow for access. Another option for parking to the east side of the property is limited by extremely large trees, difficult terrain and would require extensive impermeable cover.

Columns would be 6x6 square steel posts, painted to read as wood. 6x12 wood beams support 3x10 wood joists that extend proud of the house and terminate in a decorative cut (large cove at bottom and torus at the top third) This decorative rafter projection aligns with, and is a nod to the balcony of the neighbor's house to the east. In this case, the 3x10 joists support a pair of 3x3 wood purlins designed to hold a tangle of wisteria along the façade of the carport. Beyond the face of the house, the 3x10 joists actually support 1x6 T&G wood decking to provide cover for the carport. Four small dimmable stainless mono-point fixtures will tuck between the rafters and provide strategic pools of light. The structure will be painted the same color as the wood of the main house, but a shade 15 percent darker.

Please note that there are two proposals.

1. Proposal 1: Structure will cover a single car and provide driver cover for a second car.
2. Proposal 2: Structure will cover two cars, and require a fire rated stone wall abutting the west property line. The wall would be designed to match the adjacent stone wall.

Don B. McDonald, Architect

Carport Addition
254 East Summit Avenue
San Antonio, Texas 78212

EXTERIOR MATERIALS & FINISHES

Site Improvements:

Floor: Concrete. To match existing

Carport

Roofing: ¼" TPO Room 3' Edge of roof to the South.
Wood Columns: 6X6 Square Steel Post (Painted)
Wood Joist: Douglas Fir (Painted)
Wood Purlins: Douglas Fir (Painted)
Wood Decking: 1x6 T&G Douglas Fir (Painted)