

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

HDRC CASE NO: 2023-292
ADDRESS: 1906 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1934 BLK 32 LOT 26
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mark Rodriguez/Sound City Productions
OWNER: Mark Rodriguez/Sound City Productions
TYPE OF WORK: Installation of a rear patio structure
APPLICATION RECEIVED: July 14, 2023
60-DAY REVIEW: September 12, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 240-square-foot rear patio structure with metal posts and metal roof.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *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.

FINDINGS:

- a. The primary structure located at 1906 W Gramercy is a 1-story, single-family structure that was constructed in the Tudor Revival style. The structure features a cross gable composition shingle roof, a steep front facing gable with decorative timbering, wood and stucco cladding, replacement windows, and a projecting bay window with a turret-style roof form. The property is contributing to the Monticello Park Historic District.
- b. CASE HISTORY – On July 17, 2023, OHP staff received a report that a rear patio structure was being constructed on the property and that the existing chain link driveway gate had been removed and replaced with a wrought iron driveway gate. Since the report, the property owner has stopped work on the rear patio structure and has been working with staff to come into compliance. The removal of a chain link fence and replacement with a wrought iron fence is eligible for administrative approval and review by the HDRC is not required.
- c. PATIO STRUCTURE: LOCATION – The applicant has proposed to install a 240-square-foot patio structure at the rear of the property. The application materials show that the proposed patio structure will be attached to the rear elevation and will be installed on an existing concrete slab. Per the submitted drawings, the proposed patio structure will be 9 feet tall and will terminate below the roof line. According to Guideline 1.A.i for Additions, residential additions should be located 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. The patio structure will be located at the rear of the structure and will not be visible from the public right-of-way. Staff finds that the request is appropriate if the condition is reversible, is subordinate to the primary structure, and is an independent structure not attached to the primary structure.
- d. PATIO STRUCTURE: MATERIALS – The applicant has proposed to construct the patio structure using 4"x4" steel posts and a brown R-Panel shed roof. Guideline 3.A.i. for Additions notes that materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used 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. Additionally, the Guidelines for Additions note that original roofs should be matched in terms of form and materials. Staff finds the proposed patio structure to be generally appropriate; however, staff finds that the patio structure should feature wood construction and an alternate roofing material, such as standing seam metal, that is consistent with the Guidelines.

RECOMMENDATION:

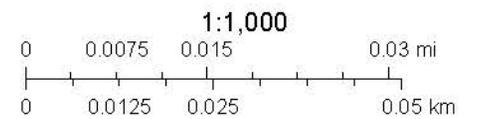
Staff recommends approval, based on findings a through d with the following stipulations:

- i. That the patio structure installation be fully reversible and that it is detached and subordinate to the primary structure based on finding c. An updated site plan and elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the patio cover features wood construction and an alternate roofing material that is more consistent with the Guidelines based on finding d. The applicant must submit updated material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



July 24, 2023

























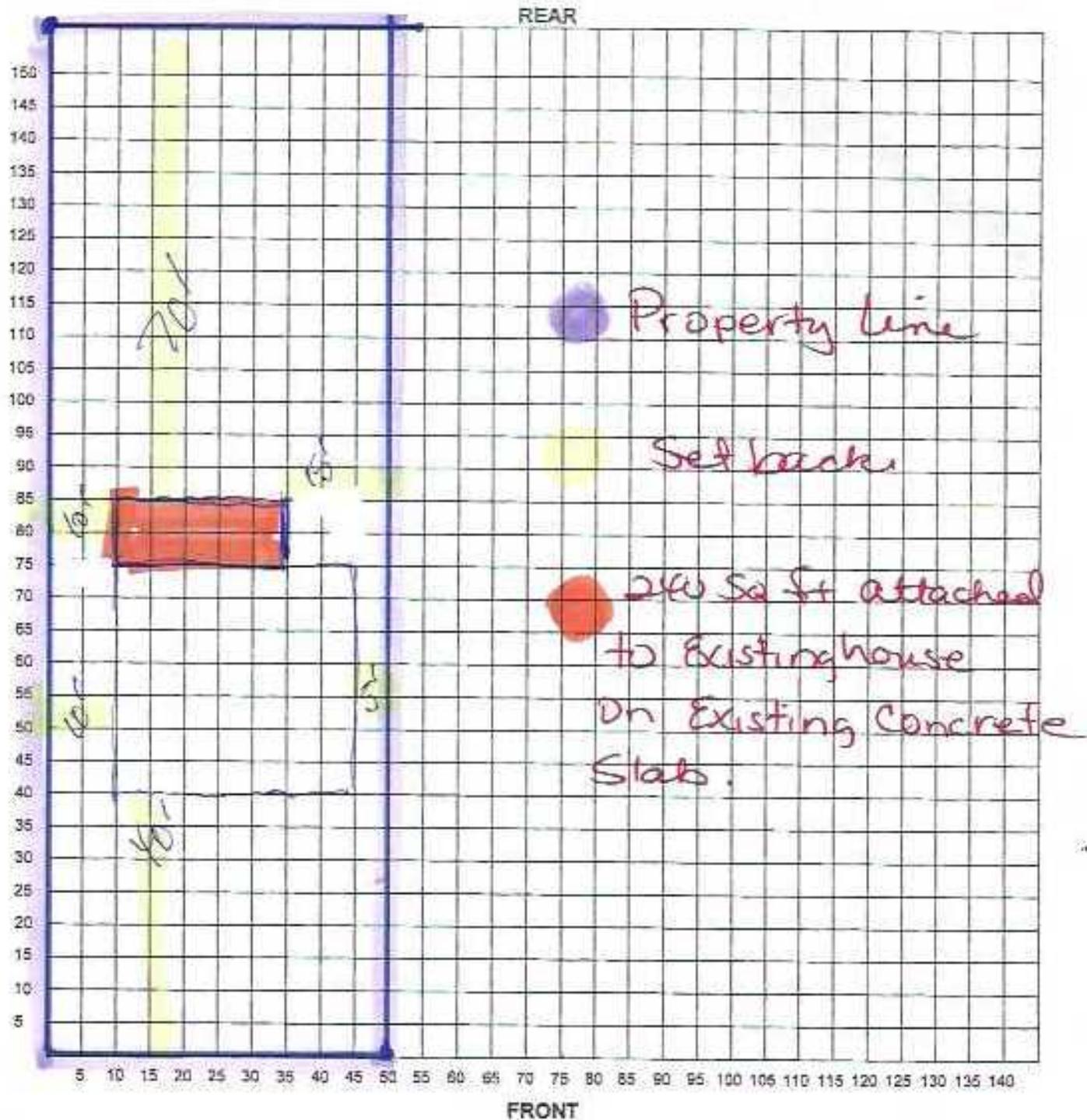
LOT PLAN
FOR BUILDING PERMITS

Address: 1906 W. GRANBY

Lot: _____

Block: _____

NCB: _____

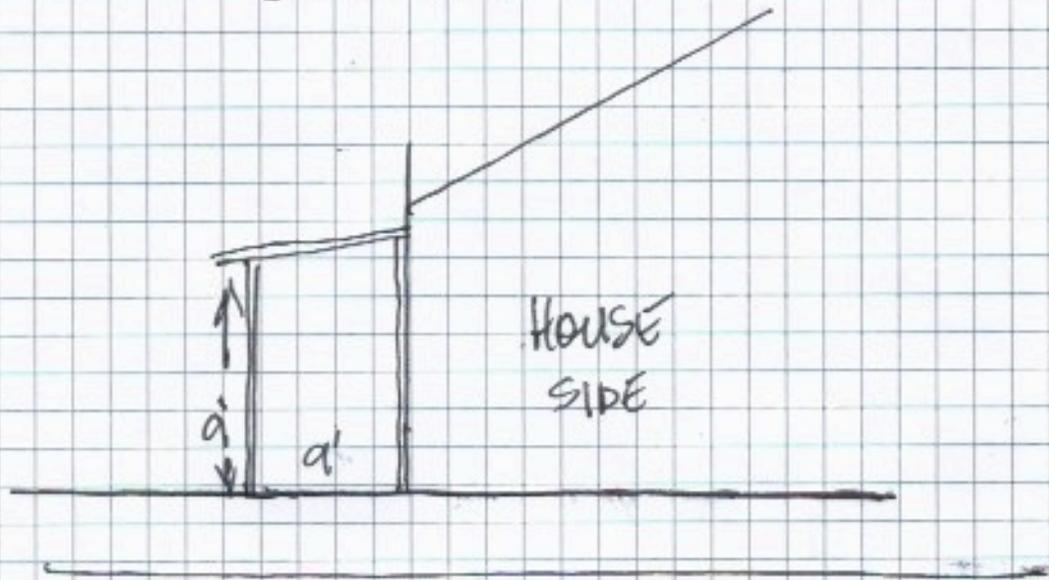


I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 7-17-23

Signature of Applicant: *Will [unclear]*

1906 W. GRAMERCY
SIDE VIEW



MATERIALS

4x4 STEEL POST
BROWN R PANEL (COVER)

GATE - WROUGHT IRON