

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO: 2024-288
ADDRESS: 424 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT W 60 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Christine Villarreal/TRIO INVESTMENT PARTNERS LLC
OWNER: TRIO INVESTMENT PARTNERS LLC
TYPE OF WORK: Fenestration Modification | Modify the existing two front door entryways to one, double door entryway
APPLICATION RECEIVED: August 02, 2024
60-DAY REVIEW: October 1, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing front door configuration from two, separate, single leaf doors to a double door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

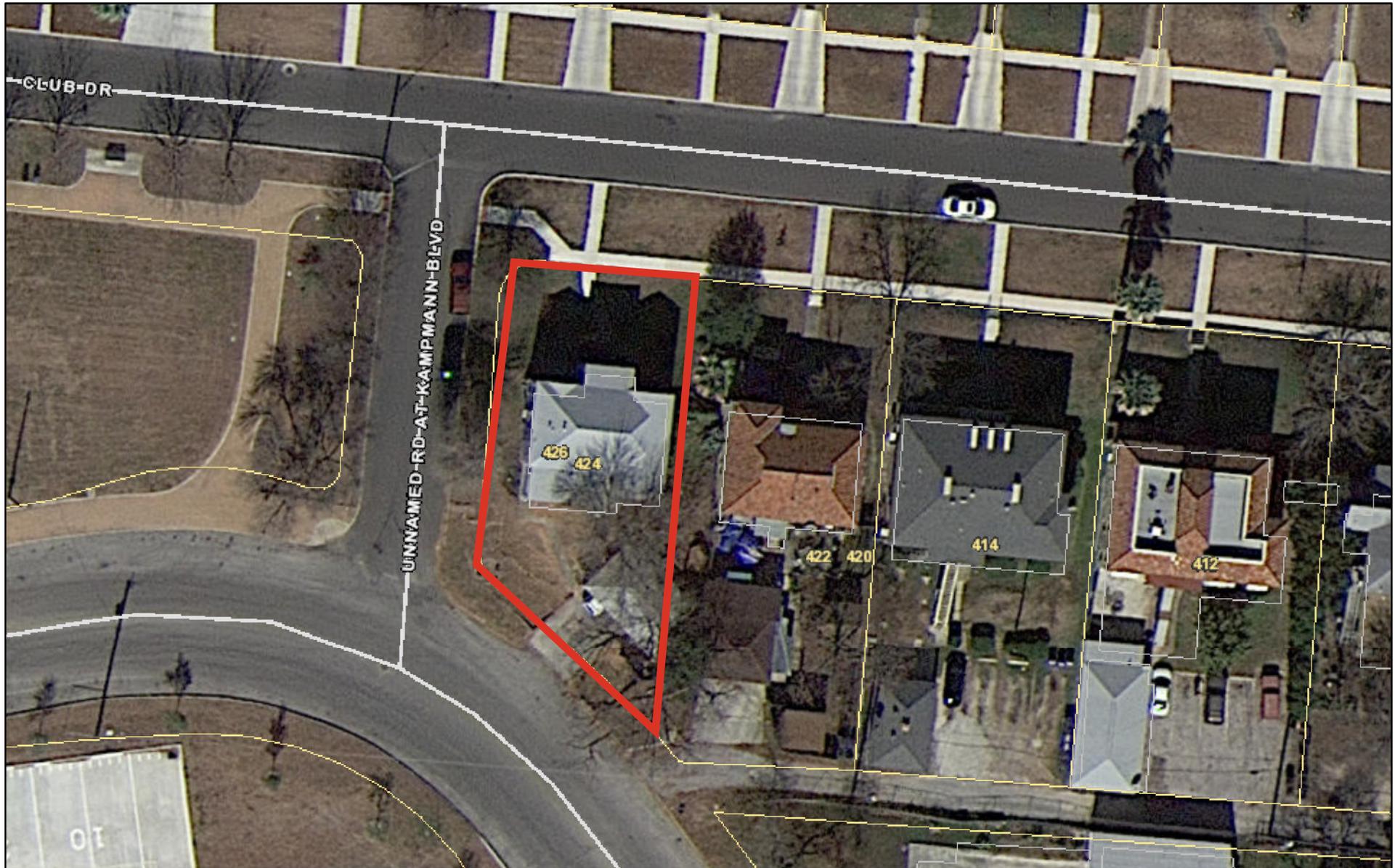
FINDINGS:

- a. The property at 424 Club Dr includes a two-story stone-clad Spanish Eclectic residence with detached two-car carport and accessory dwelling-built circa 1936. The house has a standing-seam metal gable-on-hip roof, while the garage has a hipped composition shingle roof and is built partially below grade. The front façade is dominated by a two-story porch under a shed roof. The house has a rear enclosed porch clad in both stucco and Hardi siding with a rear door near the southwest corner. The property is on the corner of Club Dr and Kampmann Blvd and contributes to the Monticello Park historic district.
- b. CASE HISTORY – A previous request to infill one of the single leaf doors was denied by the HDRC on October 19, 2022. This is a new request by a different property owner.
- c. FENESTRATION MODIFICATION (FRONT DOORS) – The applicant requests approval to the existing front door entrances of the primary structure and replace them with a double door entryway. The Guidelines for Exterior Maintenance and Alterations 6.A.i and ii state that historic doors and windows should be preserved. Staff finds the proposed door removal does not conform to guidelines.

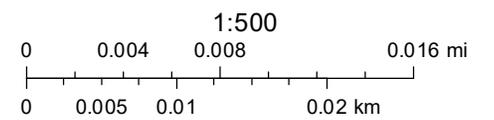
RECOMMENDATION:

Staff does not recommend approval of the modification of the existing front door configuration based on finding b.

City of San Antonio One Stop



August 16, 2024









A rag with vertical stripes in yellow, orange, and black is hanging from the top edge of the left door.

QUIKRETE
MORTAR MIX
Just Add Water!

A black bucket with a white handle and a black lid, sitting on the floor in the corner of the room.



42
PEREZ









CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

October 19, 2022

HDRC CASE NO: 2022-520
ADDRESS: 424 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT W 60 FT OF 4
HISTORIC DISTRICT: Monticello Park
PUBLIC PROPERTY: No
APPLICANT: Mark Ramirez -
OWNER: TRIO INVESTMENT PARTNERS LLC -
TYPE OF WORK: Exterior alterations

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the rear first-floor windows.
2. Replace the rear first-floor door.
3. Construct a two-story rear porch and return the rear second-floor door.
4. Replace one front door with a window.
5. Add a stone wall to the backyard.

FINDINGS:

a. The property at 424 Club Dr includes a two-story stone-clad Spanish Eclectic residence with detached two-car carport and accessory dwelling built c. 1936. The house has a standing-seam metal gable-on-hip roof, while the garage has a hipped composition shingle roof and is built partially below grade. The front façade is dominated by a two-story porch under a shed roof. The house has a rear enclosed porch clad in both stucco and Hardi siding with a rear door near the southwest corner. The property is on the corner of Club Dr and Kampmann Blvd and contributes to the Monticello Park historic district.

b. VIOLATION: On August 19, 2022, staff received a report of work happening on the rear façade of the primary structure and garage. Staff took photos of possible violations and noted work done beyond the scope of a Certificate of Appropriateness. On September 7, 2022, staff posed a Stop Work Notice on site for replacement of first-floor windows and a rear door without a Certificate of Appropriateness. The applicant submitted an application for a Certificate of Appropriateness the same day. Both reports are included in this case file.

c. WINDOWS: The applicant proposes to replace the rear first-floor sliding windows with one-over-one wood windows. The rear porch was an addition to the c 1936 stone-clad house that was enclosed in stucco, horizontal siding, and with aluminum-sash sliding windows. Standard Specifications for Windows in Additions and New Constructions states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows on the house are primarily one-over-one wood sash windows. Staff finds this scope of work conforms to guidelines.

d. REAR DOOR: The applicant proposes to replace the rear first-floor door with a solid wood door. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.1 states that doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced 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. Staff finds this scope of work conforms to guidelines.

e. ADDITION: REAR PORCH: The applicant requests approval to construct a two-story rear porch and to restore a door at the east end of the second floor of existing enclosed porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.v states that porches, balconies, and porte-cocheres should be reconstructed 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. Staff finds the porch conforms to guidelines and that returning the second-floor door is appropriate. The applicant must ensure the new porch conforms to all setback guidelines as defined by UDC.

f. FENESTRATION CHANGES: The applicant requests approval to remove one door from the primary elevation and replace it with a one-over-one window. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i and ii state that historic

doors and windows should be preserved. Staff finds the proposed door removal does not conform to guidelines.

i. **SITE ELEMENTS: STONE WALL:** The applicant requests approval to add a low stone wall to the backyard between the primary structure and the detached garage. Previously, the yard featured what appear to be railroad ties that have since been removed. Historic Design Guidelines for Site Elements 2.B.i states that 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. Staff finds the proposed wall conforms to guidelines.

RECOMMENDATION:

Staff recommends approval of item 1, replacement of the rear first-floor windows, based on finding c.

Staff recommends approval of item 2, replacement of the rear first-floor door, based on finding d.

Staff recommends approval of item 3, construction of a two-story rear porch and return of the rear second-floor door, based on finding e, with the following stipulation:

i. That the applicant meet all setback requires as defined by UDC.

Staff does not recommend approval of item 4, replacement of one front door with a window, based on finding f.

Staff recommends approval of item 5, addition of a stone wall to the backyard, based on finding g.

COMMISSION ACTION:

Approved with stipulations: Approved with stipulations:

Approval of item 1, replacement of the rear first-floor windows, based on finding c.

Approval of item 2, replacement of the rear first-floor door, based on finding d.

Denial of item 3, construction of a two-story rear porch and return of the rear second-floor door.

Denial of item 4, replacement of one front door with a window, based on finding f.

Approval of item 5, addition of a stone wall to the backyard, based on finding g.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with