HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO:	**2022-109**
ADDRESS:	501 CLUB DR
LEGAL DESCRIPTION:	NCB 7070 BLK 9 LOT 1 E 30 FT OF 2
ZONING:	RM-4, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Tom Simmons/SIMMONS THOMAS G
OWNER:	Tom Simmons/SIMMONS THOMAS G
TYPE OF WORK:	Rear window installation
APPLICATION RECEIVED:	February 08, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install three doors to the rear of the façade to create a large opening. The applicant has noted the doors will not be functional.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 1, Guidelines for Maintenance and Alterations
1. Materials: Woodwork
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade 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 the 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.

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.
Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iii. Screens and shutters—Preserve historic window screens and shutters.
iv. 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. 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.
iv. 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.
v. 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.
vi. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

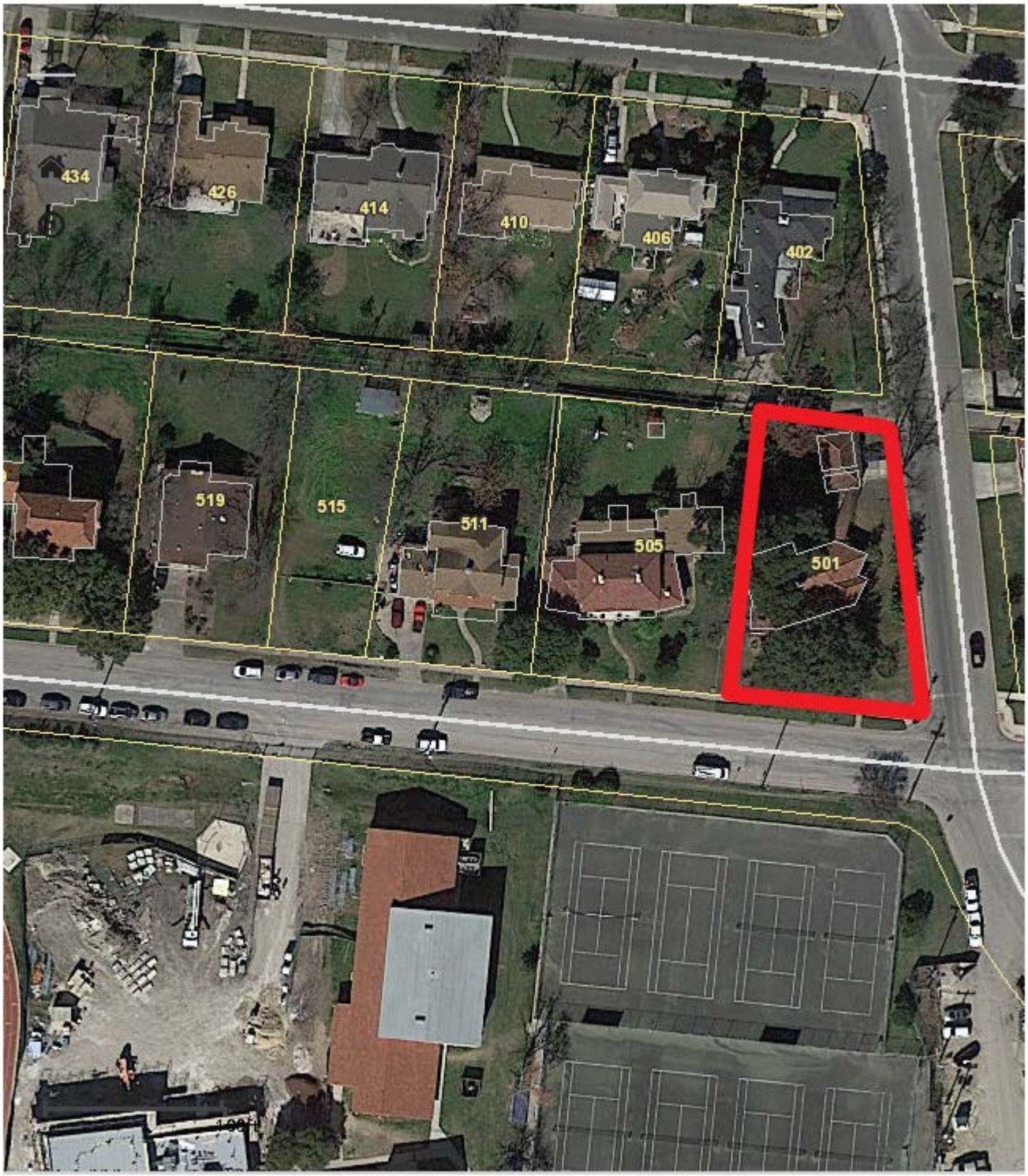
FINDINGS:

a. The historic structure at 501 Club Dr. is located within the Monticello Park Historic District and was constructed circa 1940. At this time, the applicant is requesting a Certificate of Appropriateness for approval to install three doors to the rear of the façade to create a large opening. The applicant has noted the doors will not be functional.
b. REAR FAÇADE MODIFICATION – As noted in finding a, the applicant has proposed to create a new opening in the rear façade. The applicant has proposed to install three doors. The applicant has noted that the proposed doors will not be functional. Generally, staff finds the proposed installation to be appropriate as the modification will not be on a primary façade.

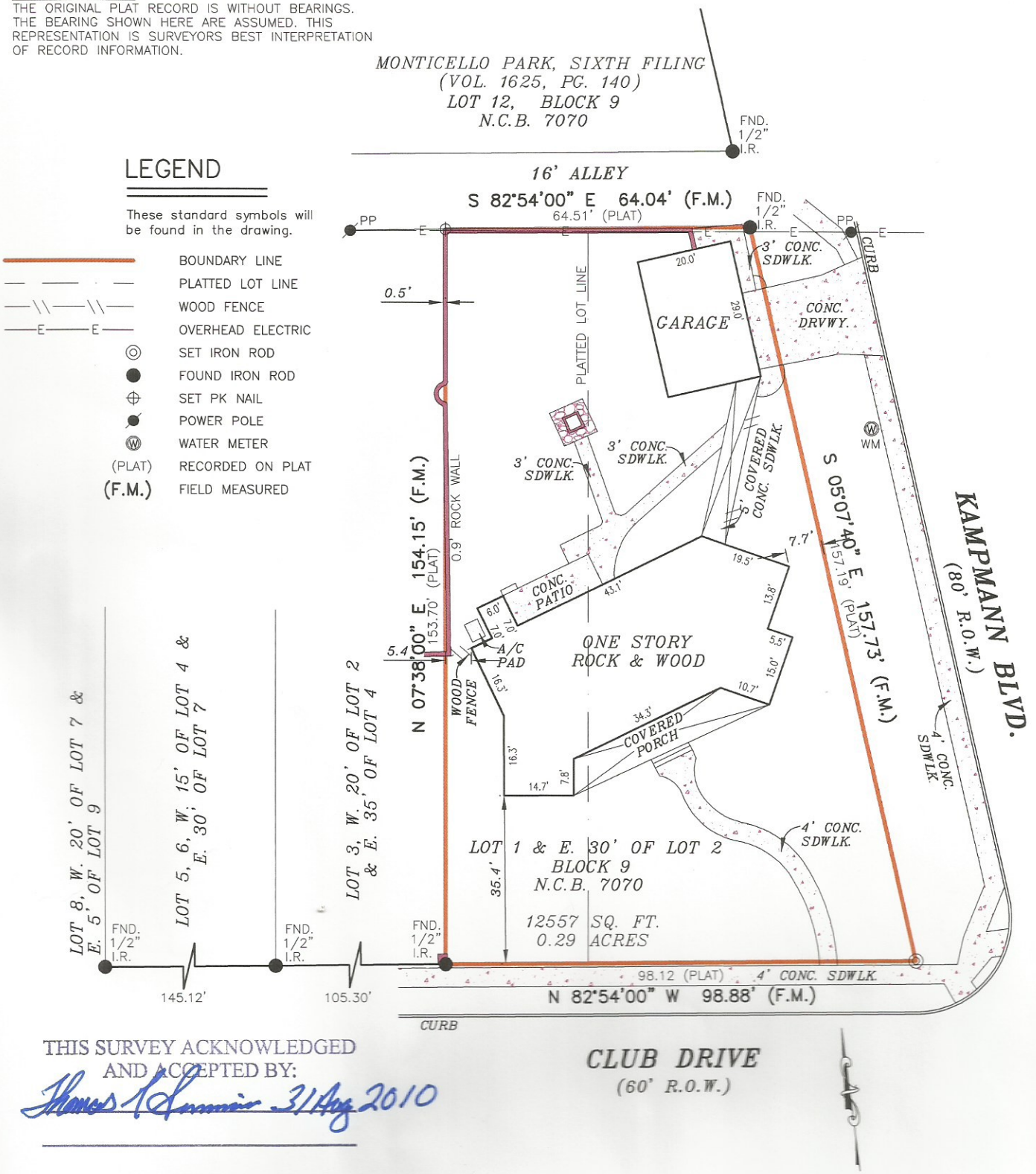
RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

One Stop Map



SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- PLATTED LOT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- SET PK NAIL
- POWER POLE
- WATER METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

THIS SURVEY ACKNOWLEDGED AND ACCEPTED BY:

Thomas J. Lemmin 31 Aug 2010

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48029C 0435 F effective date of JUNE 18, 2007 Exact designations can only be determined by a Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

x _____

x _____

GRAPHIC SCALE

0' 30' 60'

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE COMPANY and WELLS FARGO BANK, N.A. that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Lot(s) 1 & E. 30' OF LOT 2, Block 9, N.C.B. 7070, Survey No. _____, Survey or Subdivision: MONTICELLO PARK, FIFTH FILING

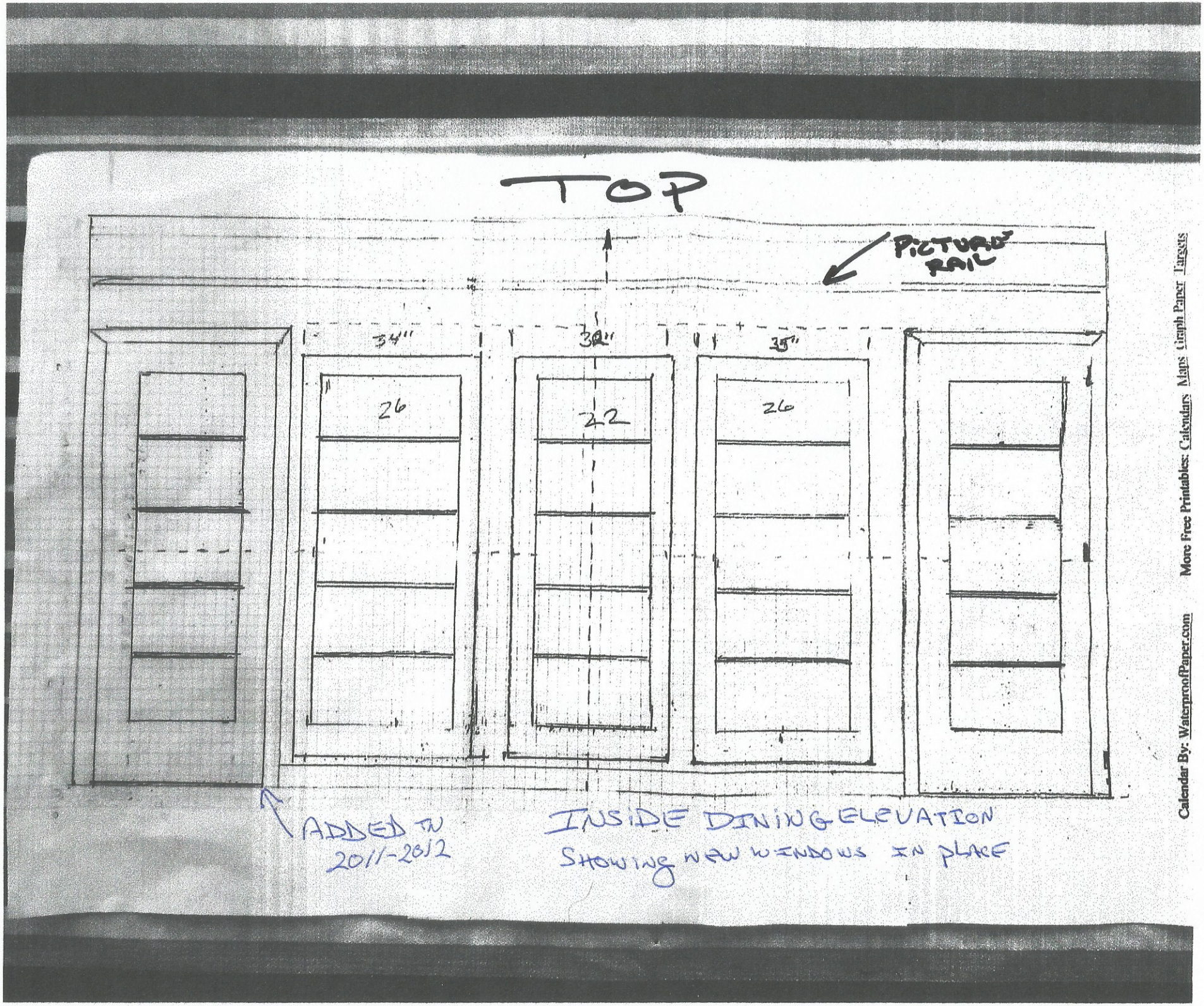
Volume 1625, Page(s) 101, of the Map/Deed and Plat Records of BEXAR County, Texas.

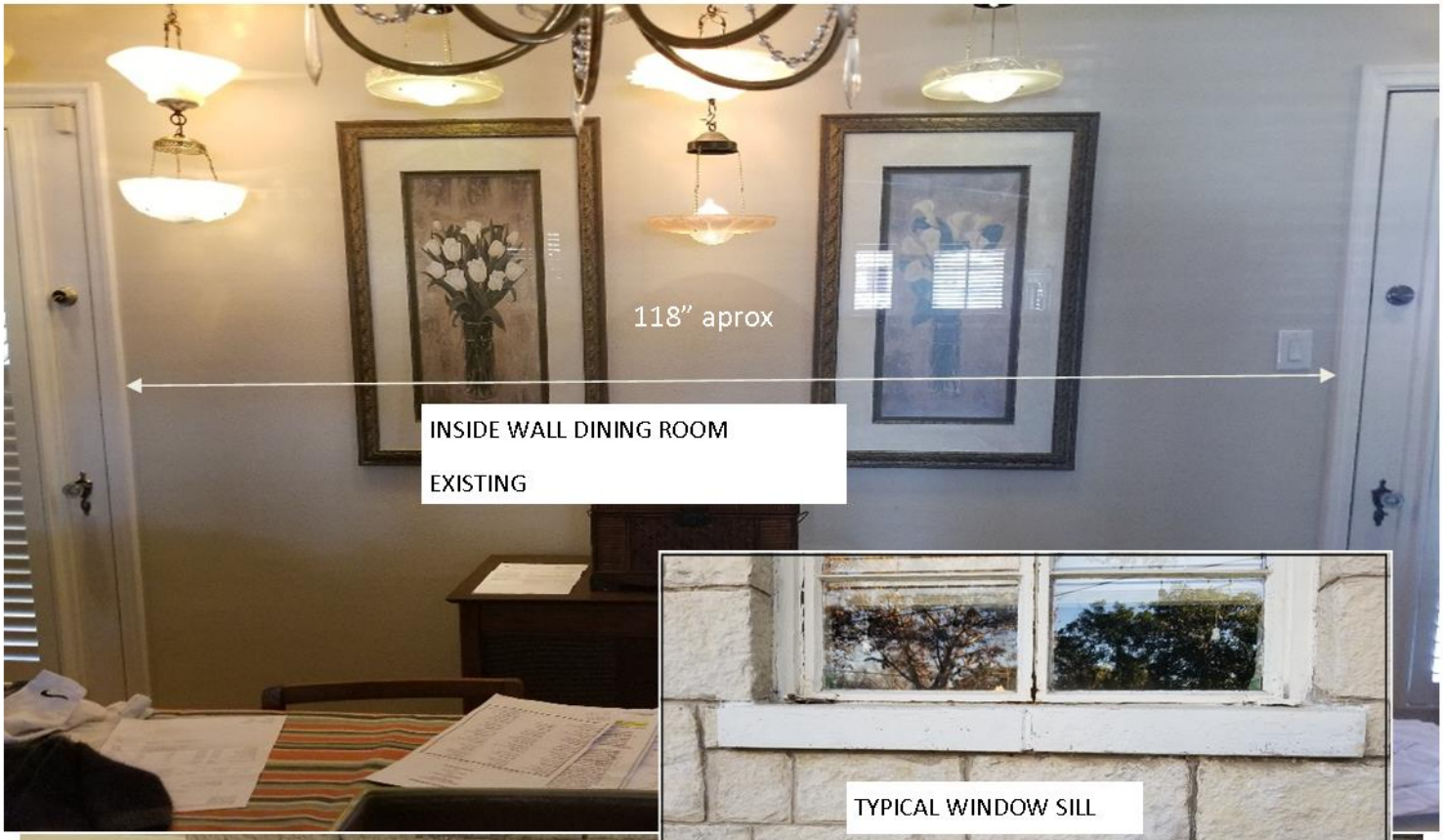
THOMAS GERALD SIMMONS

FINAL "AS-BUILT" SURVEY

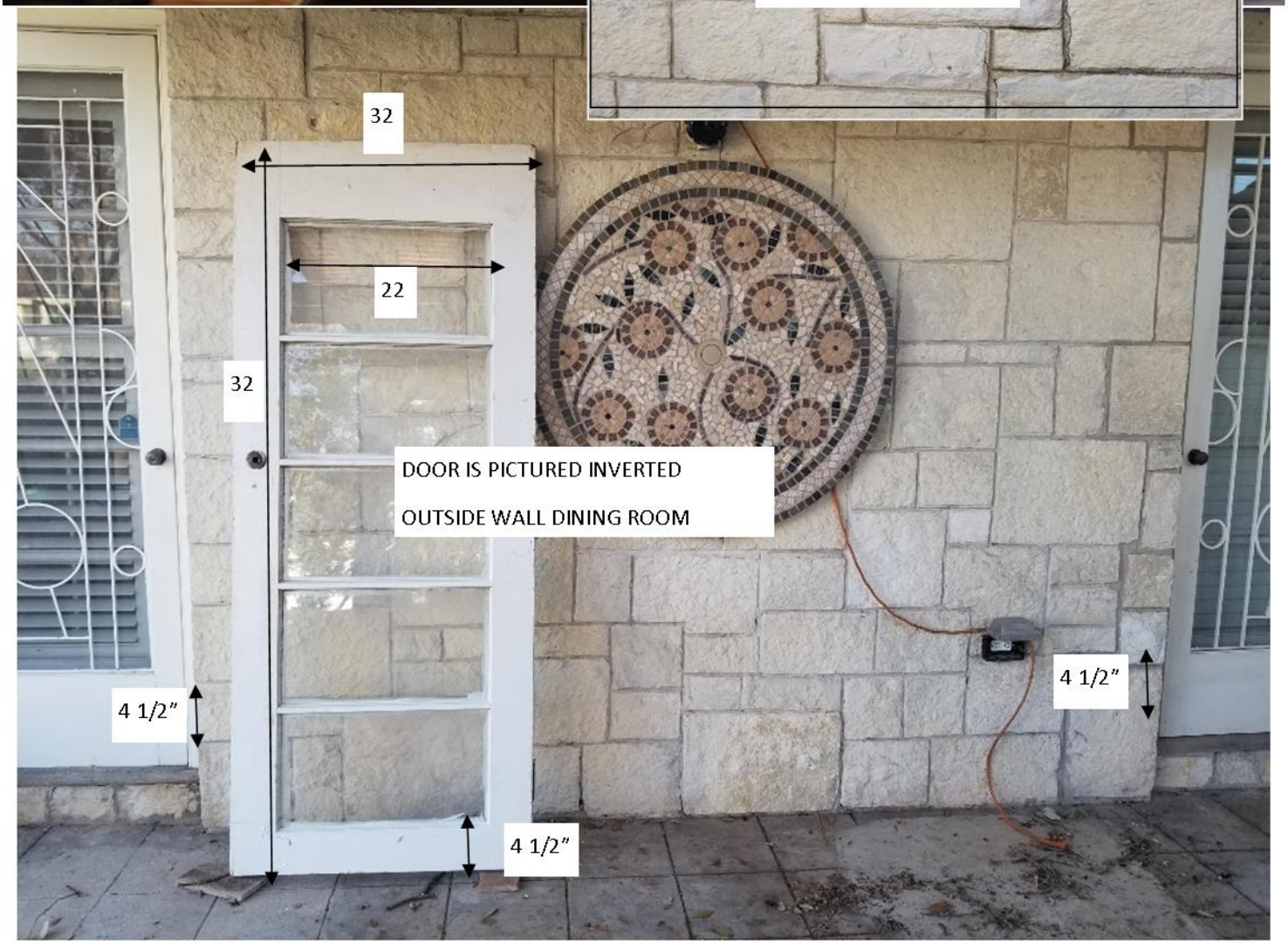
JOB NO.:	1008003585	NO.	REVISION	DATE
DATE:	08/26/10			
DRAWN BY:	MN/RN			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED




118" aprox
INSIDE WALL DINING ROOM
EXISTING

TYPICAL WINDOW SILL


32
22
32
DOOR IS PICTURED INVERTED
OUTSIDE WALL DINING ROOM
4 1/2"
4 1/2"
4 1/2"

Description of work 501 Club Dr.

Name: THOMAS G SIMMONS
Email: sparksinsa@yahoo.com
Phone: 12107014300

If you want to sell me new windows don't waste my time.

HISTORY:
I live in the Monticello Park Historic district. My home is a time capsule cir. 1940. When I make changes to the home, I do so with the most concern for maintaining the integrity of the architecture. The home is limestone on the outside, true dimensional studs sheathed with diagonal placed 1x6 lumber. Inside, the walls are 9 feet tall clade with first generation sheet rock. FYI , the roof is original Ludwicki ceramic tile. I have a 38" door (total width outside to outside trim) at both ends of my 16 foot long dining room; the doors lead to the patio. This leaves an approximately 118" of wall which obstructs the view of the patio and back yard.

CONCEPT:
I have obtained three patio doors from a local flipped home. These doors are 34", 34", and 32" rough and are an exact match to the fenestration in my doors. My idea is to use these doors as non-opening windows spaced proportionally or grouped between the existing doors. The new doors/window panels will need to be cut for their best application to the available space and have their glass replaced with more energy efficient glass. The three doors are currently under contract for stripping repair, and, glass removal. They are expected to be available for trimming and placement 1 Mar 2022.

WHAT IS NEEDED:
I need to have drawings of your proposal and then a written plan outlining how the exterior wall of the house will be dismantled. This task may be outsourced. Then three cased openings will be framed in the inside wall. Demolition and disposal of the exterior rock is not an option, as the dismantled rock will be used to re-clade/repair the outside of the house. All residual stone will stay on the property. The outside window sills on the rest of the house are two piece pre-cast concrete separated in the center of the sill. You will need to source these sills unless the masonry contractor is given this task. Some modifications to style both inside and outside will no doubt need to be made. The overall concept is to end up with the windows looking as though they were always there both inside and out. (80 years)

CONCIRNS:
Of utmost concern is that the glass panes in the existing doors and new windows line up horizontally. The 32" door has a top margin maximum constraint of 4 ½". Based on my measurements all three doors will need to be installed in an inverted orientation and the tops (now bottoms) of the doors cut to meet the bottom sill alignment. The original bottom margin of the three doors/windows have more space in the inverted position for top alignment with the existing in place door frames. Making a significant change to the width of any of the new windows risks upsetting the cemetery of the project since the horizontal width of the fenestration is different between the 32' and 34" panels. Grouping of the openings is also a subject of some discussion since the windows will eventually covered by wood Plantation Shutters matching the rest of the house. Should the windows be grouped in the center of the wall or proportionally spaced? Drawings of these options would be valuable. Perhaps the selected king studs will be the deciding factor.

ORDER OF WORK:
It would seem to me that removing a 10'x 9' section of exterior stone down to 1' level would provide best assess to the framing. At this point the isolation wall will be constructed as outlined below. Removing base boards and the interior sheet rock up to the picture rail and to the existing door frames would be the next step. This would allow determining the location of the king studs and where the window headers will need to be placed. Removal of original outside wood sheathing will be kept to the minimum necessary to install the new window panels. Installation of the jack studs, sill, and, cripples would follow. Once the correct framing/sheathing is in place, the wall is sealed with a moisture barrier fabric, and, metal masonry ties installed in the sheathing for the conveyance of the masonry contractor, the exterior rock could be rebuilt. Steel lentils will be installed over the window openings and pre-cast concrete sills below. Installation of rough window casings, window panels, batt insulation, inside vaper barrier sheetrock, texturing, baseboards and painting would follow.

ADDITIONAL COMMENTS:
Only exterior OIL base paint will be used on the window panels and trim.

Window panels with glass in place ready for final trimming and installation will be furnished by the owner to the contractor.

There are 4 electrical outlets in this wall which the owner will mitigate when and if it becomes necessary.

I am insisting a temporary wall located 3 feet inside the dining room, sheathed on both sides as well as on the connecting surfaces with hard foam insulation be built the length of the dining room for structural support as well as traffic and dirt control.

I would like to start this job in February and **it must be complete by 1 June 2022**.

Also, there is a second smaller job in the kitchen (opening and sheet rocking the above cabinet soffits) is on the near horizon. A dirt abatement plan must be approved by the owner before this project is started. You may choose to accomplish this, should you be the accepted contractor.

All modifications to the exterior will come under the review/approval of San Antonio office of Historic Design and Review.

I am not keen on the practice of arriving late to a job; assessing what is needed for the day's work and disappearing to the Big-Box store for two hours on my dime.