

# HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

**HDRC CASE NO:** 2022-129  
**ADDRESS:** 400 CLUB DR  
**LEGAL DESCRIPTION:** NCB 7013 BLK LOT 9  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Adrik Garcia  
**OWNER:** Adrik Garcia  
**TYPE OF WORK:** Reconstruction of 1-story rear addition  
**APPLICATION RECEIVED:** February 18, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct a 1-story rear addition. The proposed addition will be feature the same general location, scale, form, and materiality as a prior non-contributing addition that was removed.

## 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. *Rooftop 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.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### *Standard Specifications for Original Wood Window Replacement or Existing Windows*

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

### *Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
  - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The primary structure located at 400 Club is a 2-story residential structure constructed circa 1925 in the Spanish Eclectic style. The story floor features a cut limestone veneer façade and the second story features a stucco façade with a barrel tile roof. The structure is located at the intersection of Club and Shearer Blvd and is contributing to the Monticello Park Historic District.
- b. PARTIAL DEMOLITION - A prior non-contributing 1-story rear addition was granted administrative approval for demolition in March 2022 due to the highly deteriorated nature of the structure, which created an immediate life safety issue. The applicant is requesting to construct a new addition in the same general location, footprint, and scale as the prior addition.
- c. FOOTPRINT – The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. As noted in findings a and b, a prior non-contributing 1-story addition used to stand in the same general location and footprint as the presently requested addition. Staff finds that the proposal generally meets this guideline.
- d. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the primary historic structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent. The applicant is responsible for complying with all setback requirements as required by Zoning
- e. SCALE – The proposed addition is 1-story and will generally match the height and scale of the prior addition. The Historic Design Guidelines state that new additions should be subordinate to the primary structure in height. Staff finds that a 1-story addition is appropriate.



- f. FENESTRATION – According to the Historic Design Guidelines, openings in additions should use traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds the proposed fenestration sizes, proportions, and locations appropriate with the stipulations listed in the recommendation.
- g. MATERIALITY – The applicant has proposed to use stone veneer and stucco siding with barrel tile roofing to match the primary structure, and, per the elevations, steel casement windows. Staff finds the proposed material palette consistent with the Guidelines with the stipulations listed in the recommendation.
- h. ROOF FORM – The proposed 1-story rear addition will utilize a gable roof. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that a 1-story addition is generally appropriate.
- i. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature 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. Staff finds the architectural details consistent.

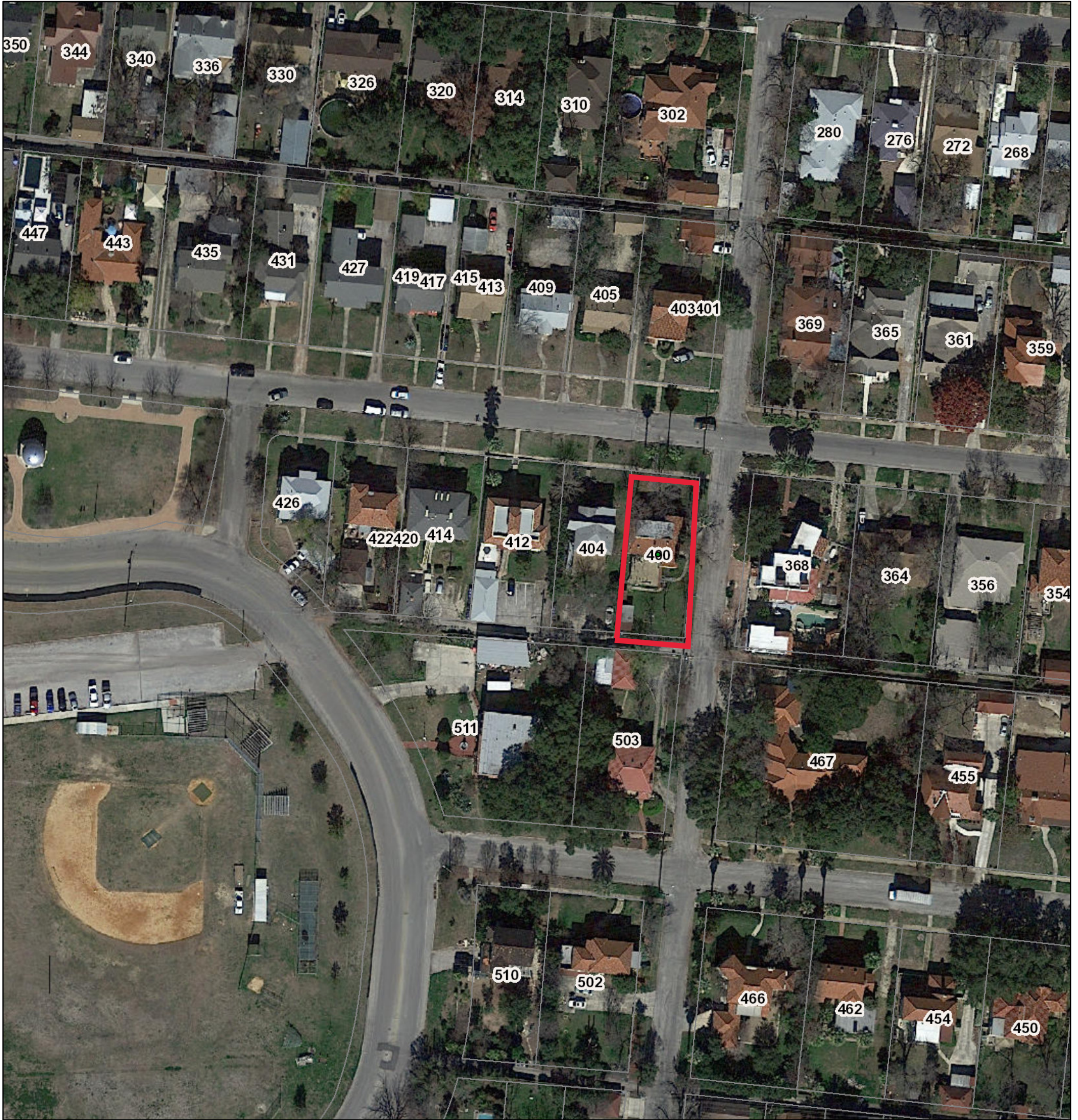
## **RECOMMENDATION:**

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

- i. That the applicant submits specifications for all exterior materials for staff review and approval, including roofing, stone veneer, stucco, and windows. EFIS or a similar product shall not be utilized in lieu of stucco. No faux stone product is permitted. Stone pattern shall closely match the former addition and/or the stone pattern of the primary historic structure.
- ii. That the applicant submits window specifications prior to the issuance of a Certificate of Appropriateness. Windows should be wood, aluminum clad wood, or steel casement with an inset that matches those found on the primary historic structure. White color is not allowed, and color selection should be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- iii. That the applicant comply with all setback requirements as required by the Development Services Department – Zoning Division and obtains a variance from the Board of Adjustment if applicable.



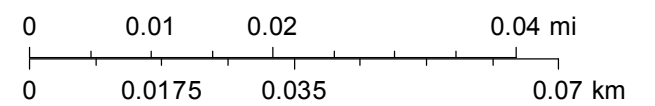
# City of San Antonio One Stop



March 11, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



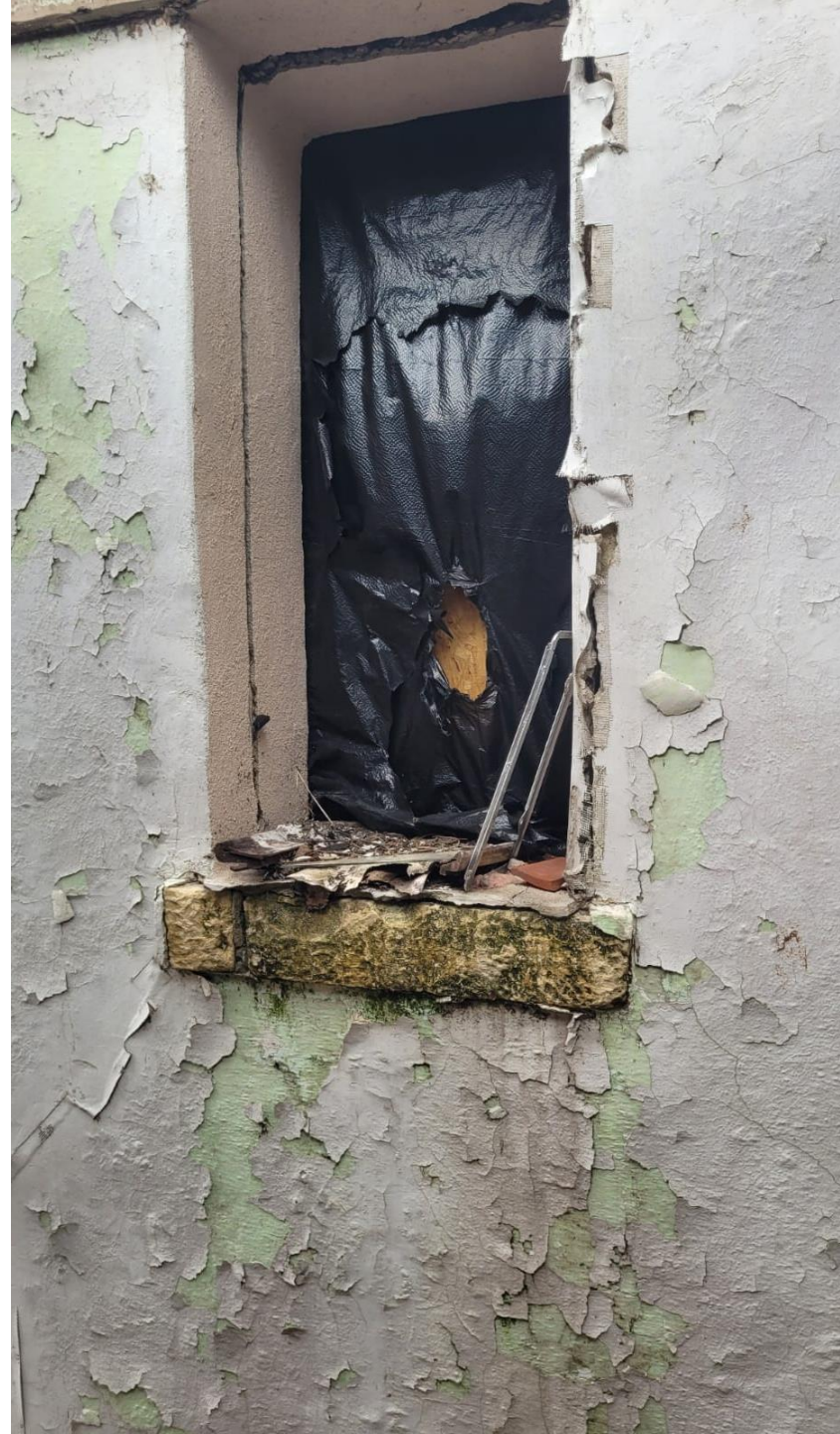


























Facade: Club Drive Street



☐ Window to be repaired, same style like others







Facade: Shearer Blvd



Door to be repaired



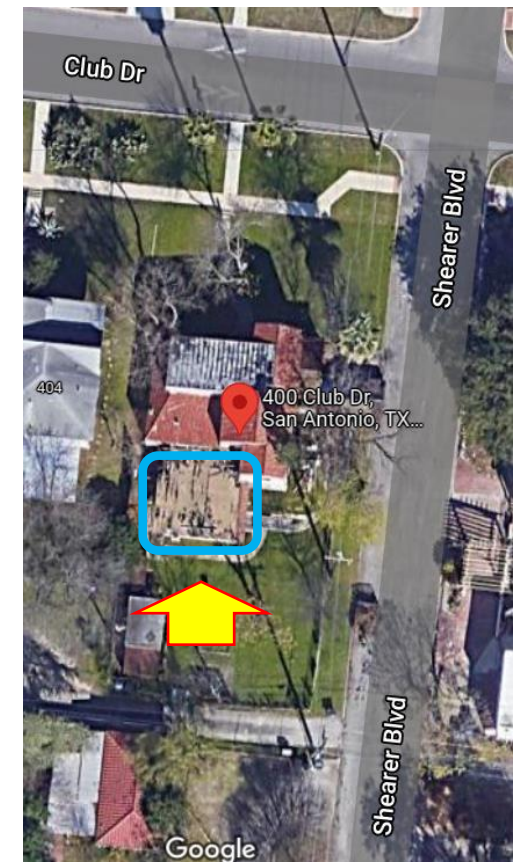




## Facade: Back Corridor

☐ Addition to be demolish and rebuild

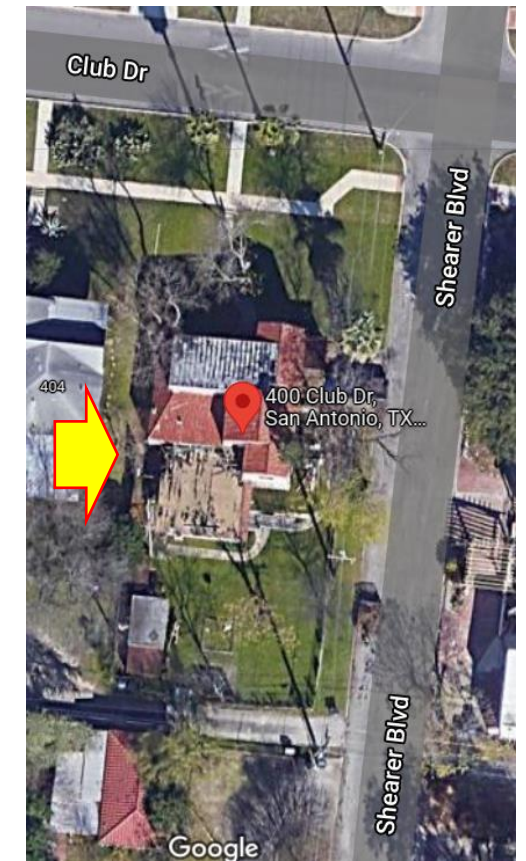
☐ Windos will be the same design







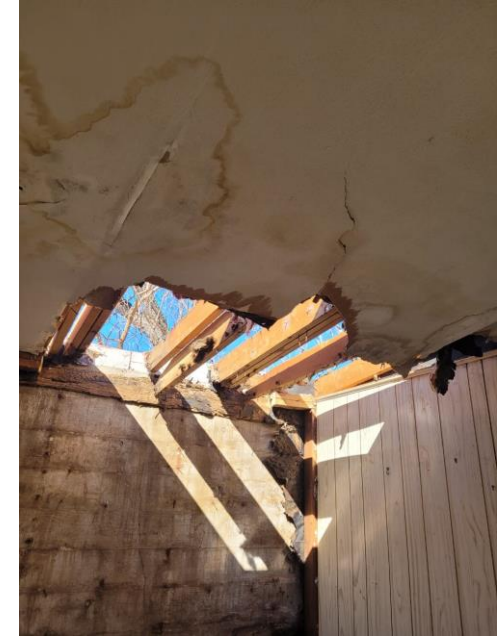
Facade: right neighbor





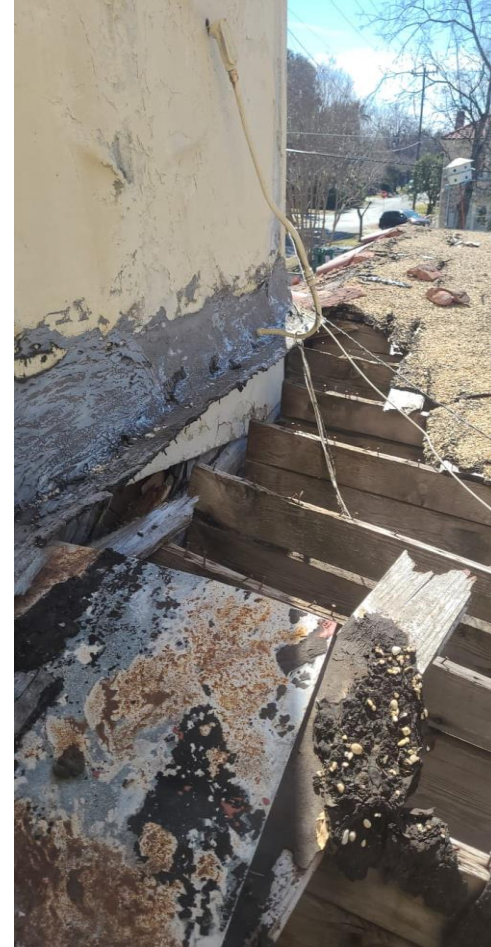


☐ Details on Roof to be Repaired

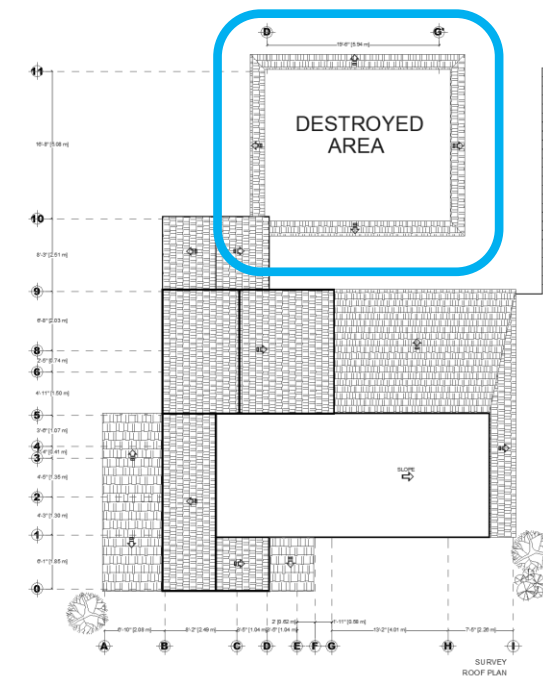


We are going to use the same roof tile





☐ Old Addition to Demolish



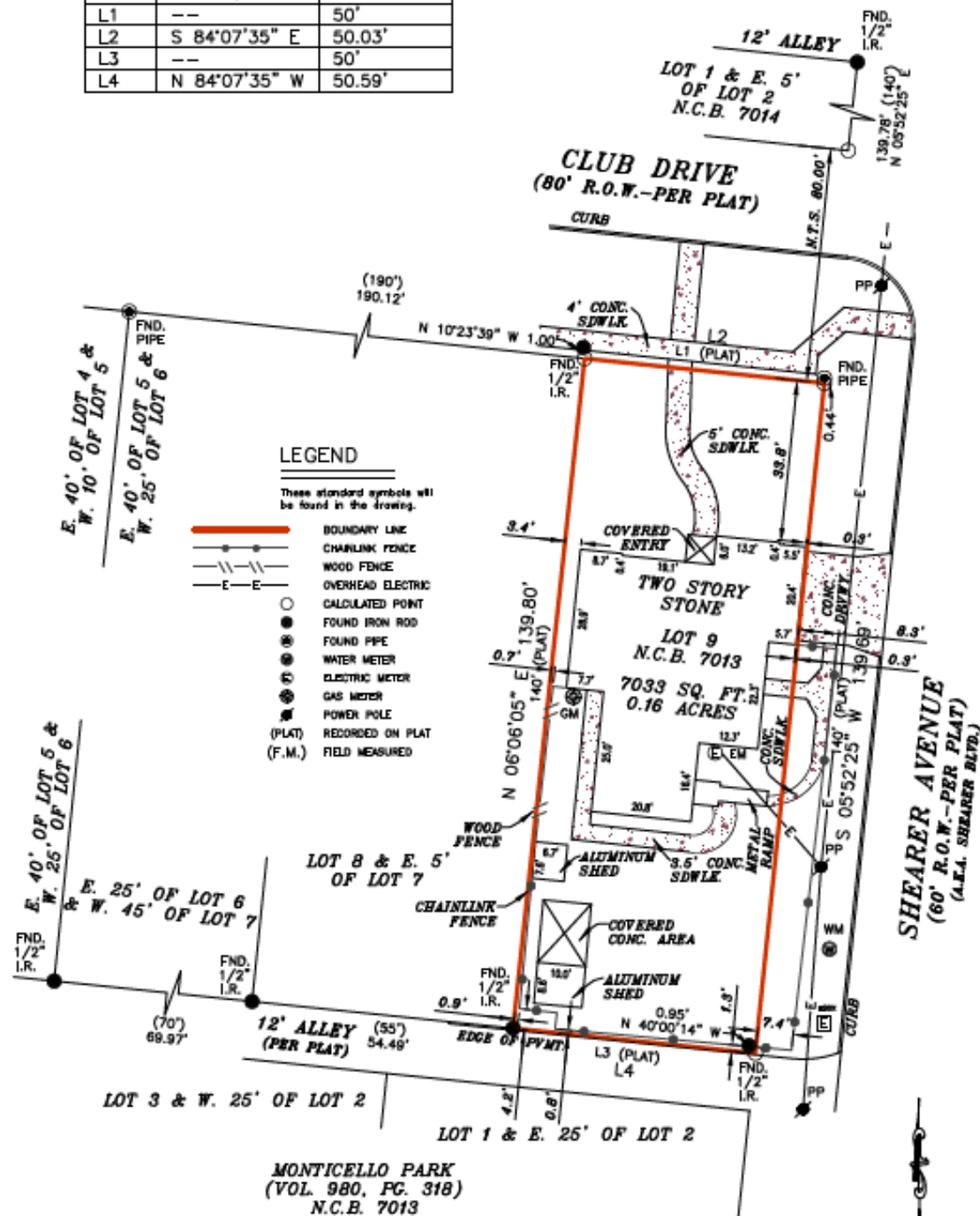


Doors and windows to be repaired





LINE	BEARING	DISTANCE
L1	--	50'
L2	S 84°07'35" E	50.03'
L3	--	50'
L4	N 84°07'35" W	50.59'



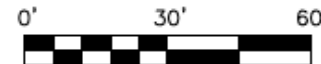
## SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48028C 0383 H, effective date of JUNE 19, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

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

## GRAPHIC SCALE



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **KEY TITLE GROUP** and **IDEA INTERNATIONAL LLC**

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. 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).

Borrower/Owner: **IDEA INTERNATIONAL LLC**  
Address: **400 CLUB DR.** GF No. **ATGAHSA-21-2799**

Legal Description of the Land: Lot 9, New City Block 7013, MONTECELLO PARK, lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, according to map or plat thereof, recorded in Volume 980, Page 380, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 980, PAGE 380, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
VOLUME 980, PAGE 318, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

## PROPERTY PHOTOGRAPH:



P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.MERISURVEYORS.COM

## FINAL "AS-BUILT" SURVEY

JOB NO.:	2112085601	NO.	REVISION	DATE
DATE:	12/20/21			
DRAWN BY:	JD/CP/AF			
APPROVED BY:	RJR			

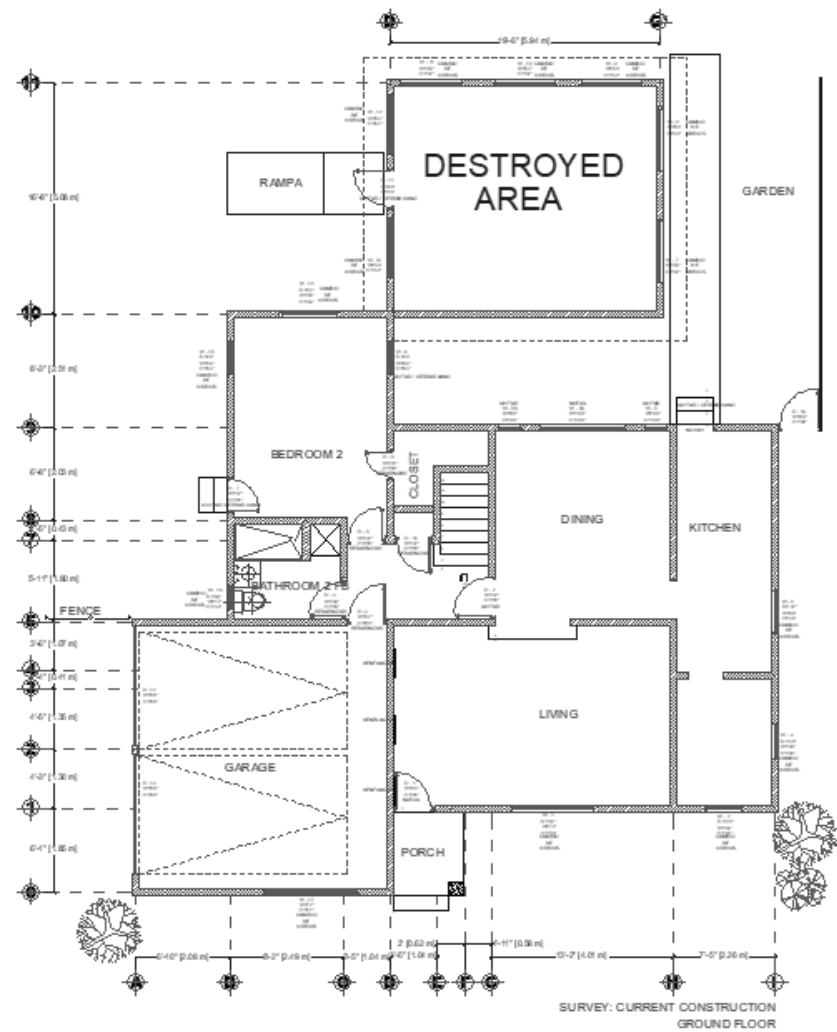


*Roy John Ronnfeldt*  
**ROY JOHN RONNFELDT / R.P.L.S.**  
Registered Professional Land Surveyor  
Registration No. **3520**

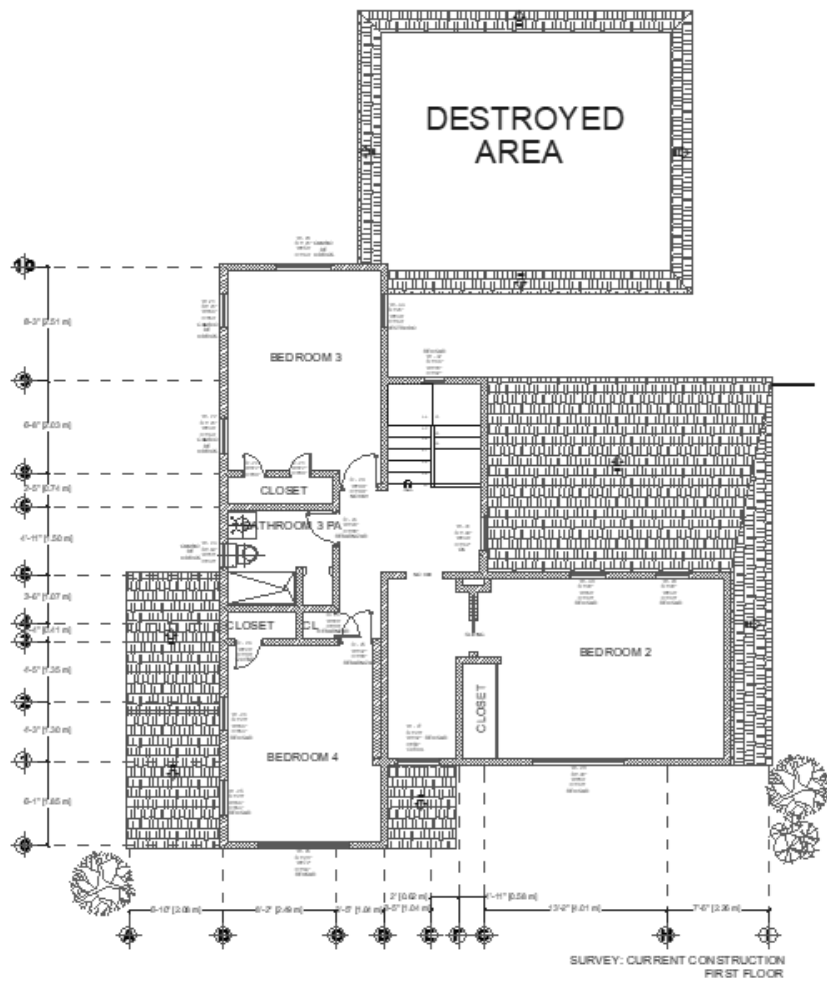
Copyright © MeriSurveyors LLC. RPLM REGISTRATION NUMBERS 10146400, 10183905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@merisurveyors.com



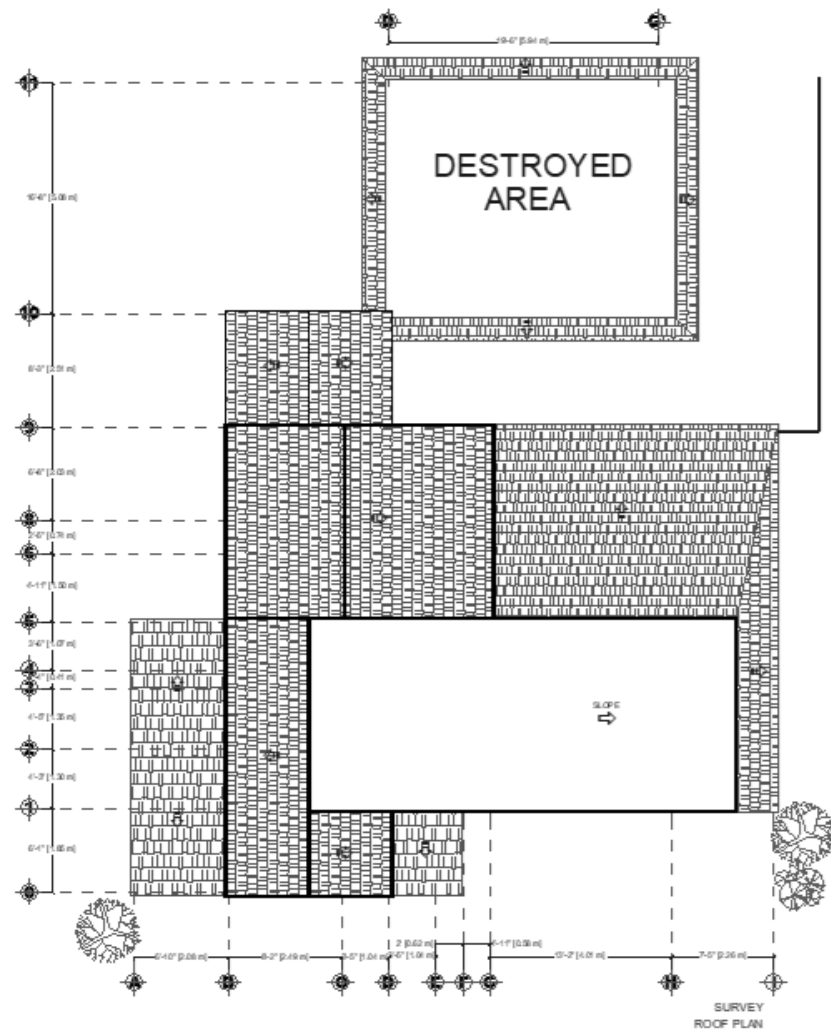
Ground Floor



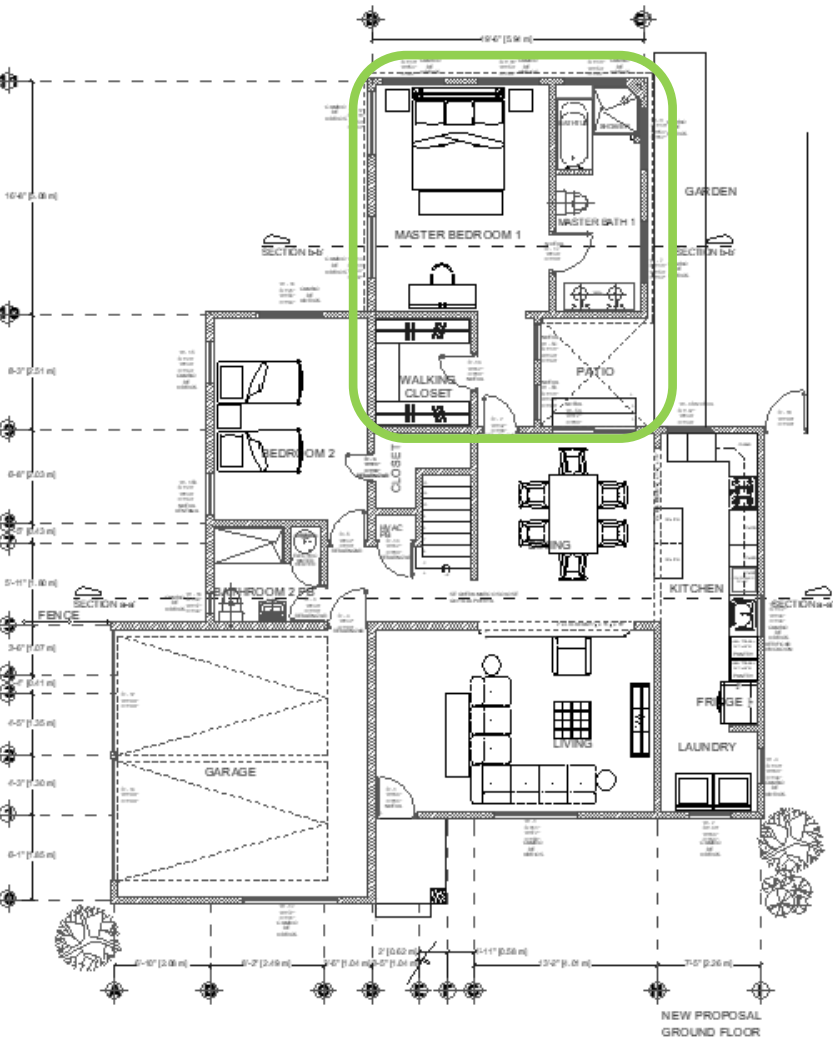
First Floor



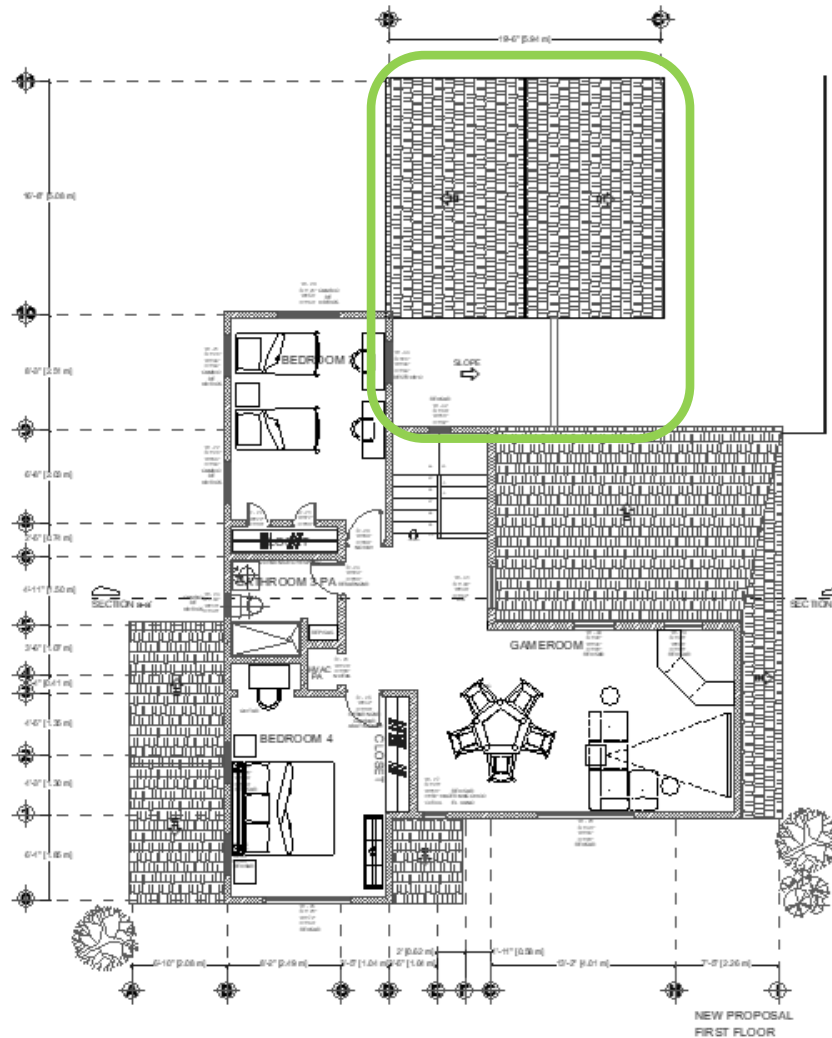
Roofs



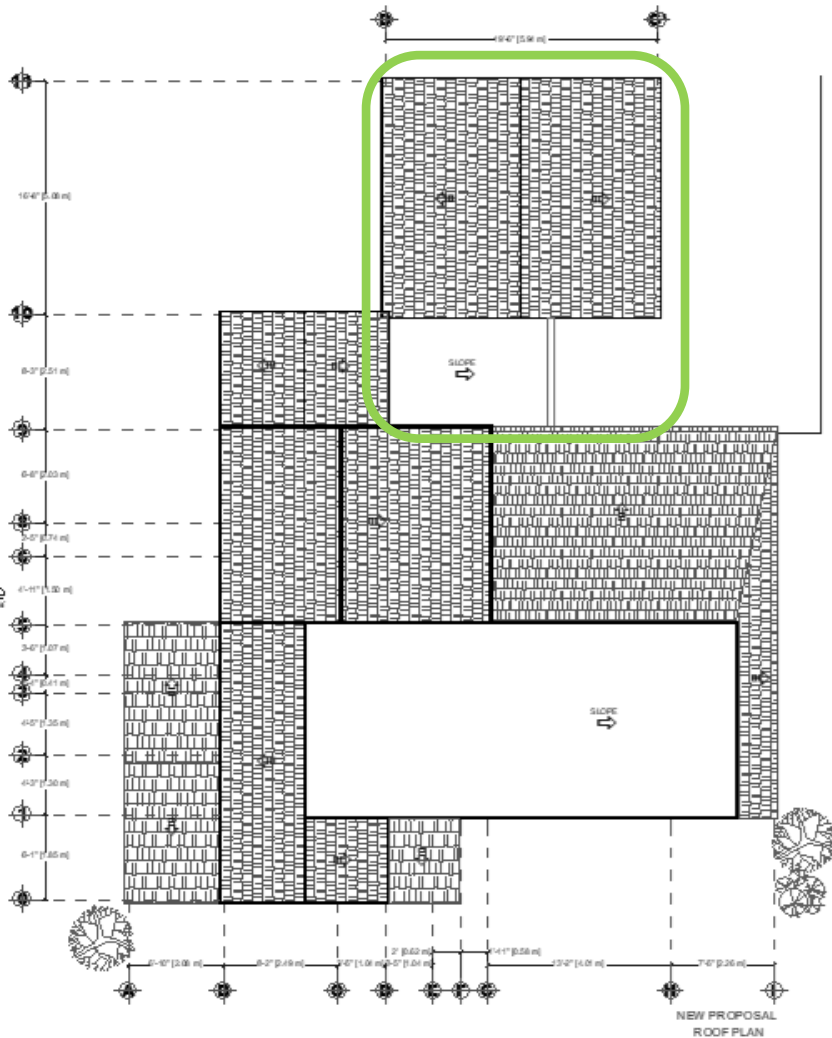
Ground Floor

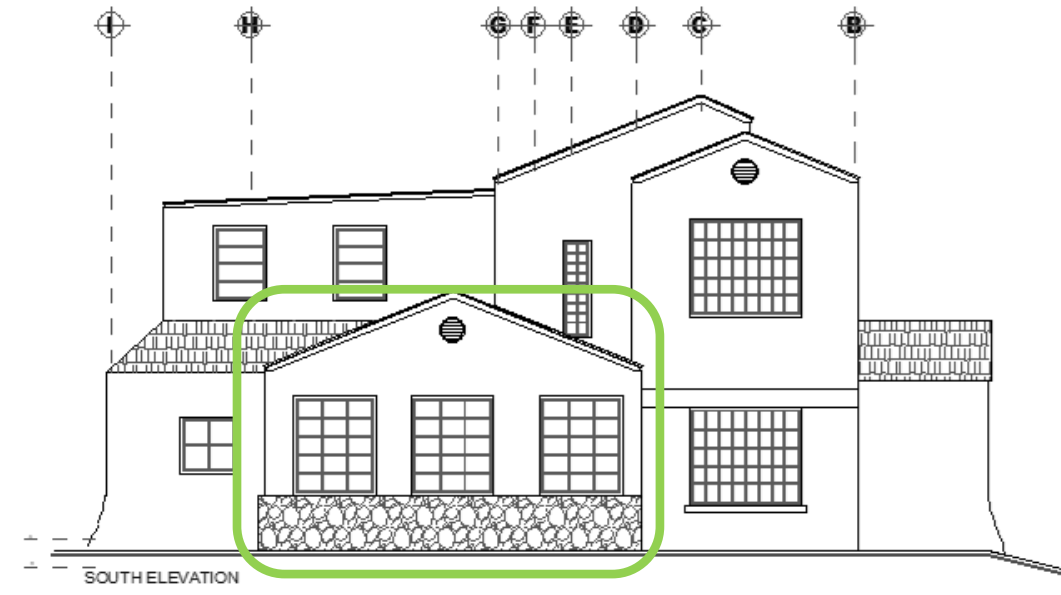
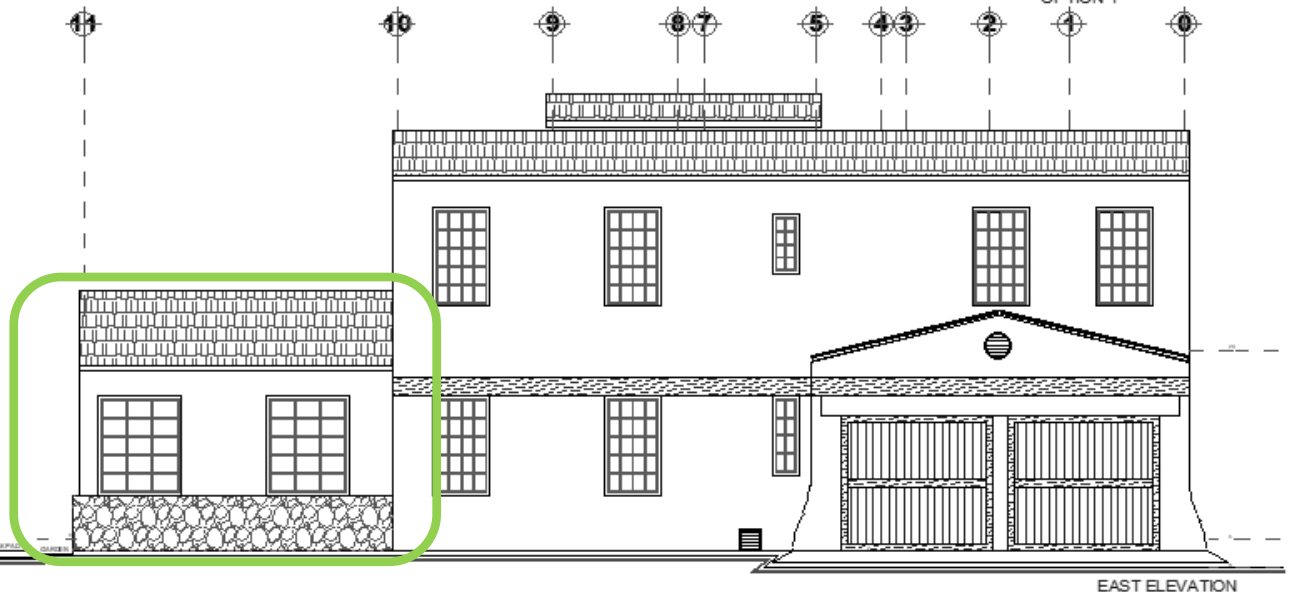
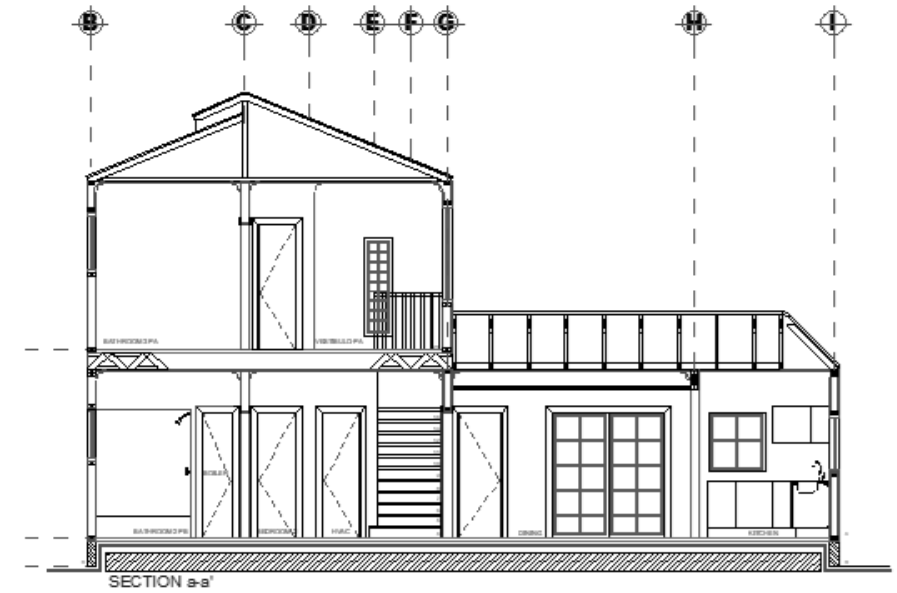
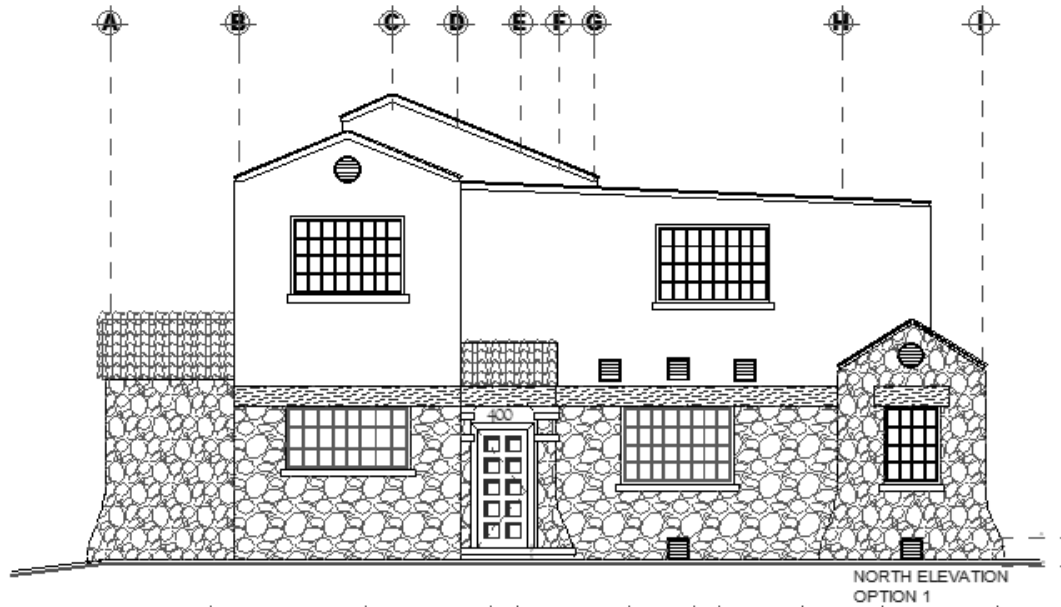


First Floor



Roofs





  Addition to be rebuild