

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO: 2022-221
ADDRESS: 329 CLUB DR
LEGAL DESCRIPTION: NCB 6704 BLK 14 LOT W 32 FT OF 7 & E 25 FT OF 8
ZONING: R-6 H
CITY COUNCIL DIST.: 7
HIST. DIST. NAME: Monticello Park
APPLICANT: Mike Garcia
OWNER: Manuel Garcia/CENTEX REI LLC
TYPE OF WORK: Exterior alterations, repair and maintenance, window replacement
APPLICATION RECEIVED: March 22, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace front concrete porch
2. Replace second-story windows
3. Remove a window in the front east gable
4. Replace existing window screens
5. Add shingles to front gables
6. Modify front walkway
7. Add an approximately 600 square-foot roof on an existing accessory structure

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
 - i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
 - ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
 - iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
 - iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
 - v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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.

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.

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 applicant is requesting a Certificate of Appropriateness for approval to :
 - 1. Replace front concrete porch
 - 2. Replace second-story windows
 - 3. Remove a window in the front east gable
 - 4. Replace existing window screens
 - 5. Add shingles to front gables
 - 6. Modify front walkway
 - 7. Add an approximately 600 square-foot roof on an existing accessory structure
- b. 329 Club is a 1.5-story, single-family Tudor Revival residence built c. 1929 with a detached stone structure in the rear built after 1955. The property first appears in city directories in 1929. The house has a gable-on-hip roof and is clad in brick with wood shingles in the front gables and wood siding in non-primary gables. Because of tree coverage in historic aerial photography, staff is unable to determine an approximate build date for the rear stone structure, but it does not appear on 1952 Sanborn maps. The property contributes to the Monticello Park historic district.
- c. VIOLATION: Office of Historic Preservation staff performed a site visit on March 18, 2022, and observed that the following scopes of work were performed without a Certificate of Appropriateness: replacement of front concrete porch, replacement of second-story windows, removal of a window in the front east gable, replacement of existing window screens, addition of shingles to front gables, and front walkway modification. OHP staff issued a stop work order at that time. No permits were issued by Development Services Department.
- d. ADMINISTRATIVE APPROVAL: At the site visit on March 18, 2022, staff observed a new concrete rear patio and a new full-width concrete driveway; the latter replaced a previously existing full-width concrete driveway. These scopes of work are eligible for administrative approval and it is not necessary for the Historic and Design Review Committee (HDRC) to review these scopes of work.
- e. PORCH: Per images submitted by the applicant in September 2021, the front porch included a scored concrete design with two lengths of metal railing at the porch edge. The replacement porch observed by staff at the site visit on March 18, 2022, was smooth with no pattern, and the metal railings had been removed. Staff finds that the applicant should score the front concrete porch and return the metal railings to match conditions shown in the September 2021 photos.

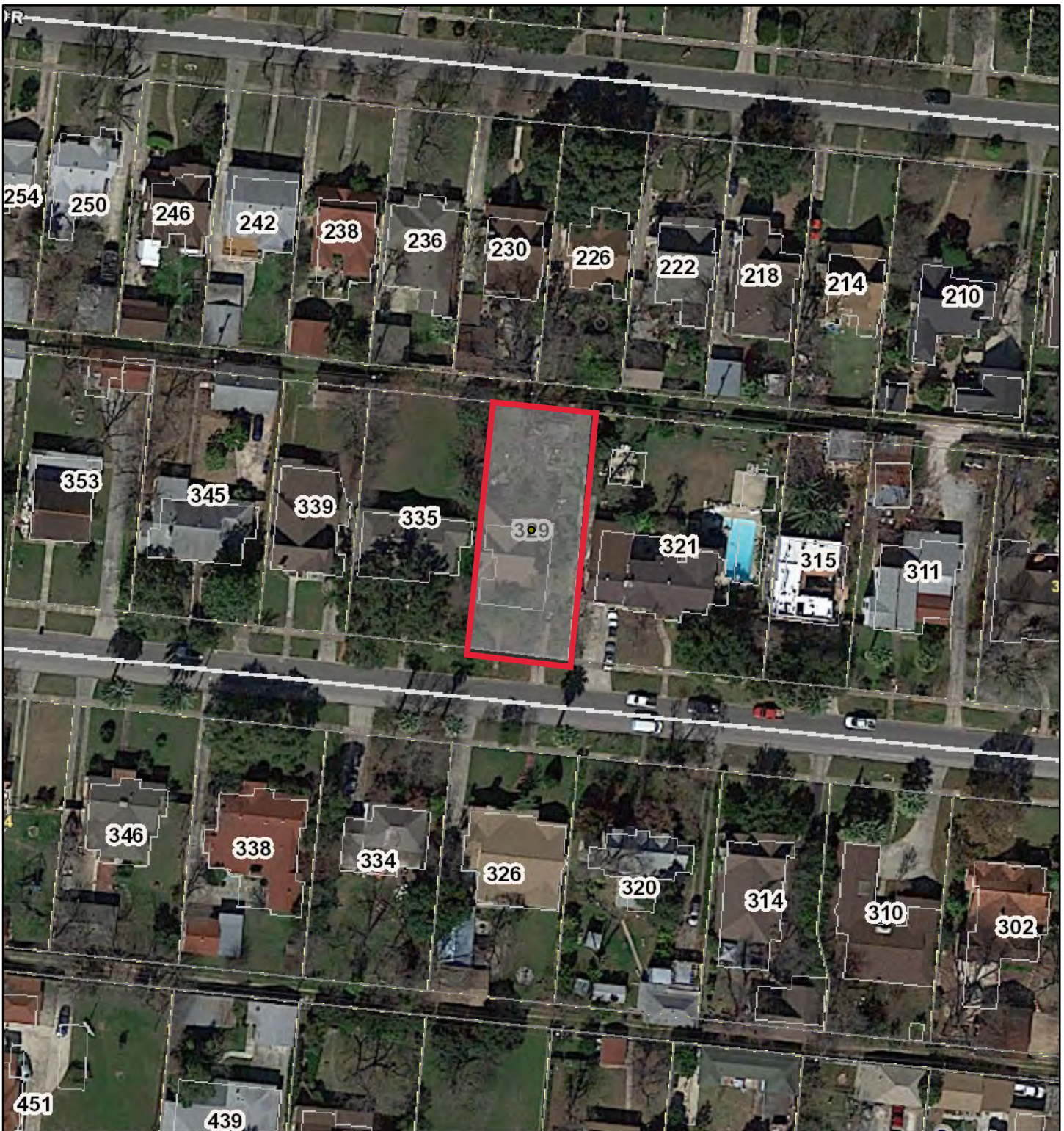
- f. **WINDOW REPLACEMENT:** The applicant reports replacing existing aluminum windows on the second floor due to concerns about their condition as well as to meet egress requirements per a building inspector. Four windows were replaced with Ply Gem 300 Series aluminum single-hung windows in bronze measuring 35.25"x47.25". Photos of the east elevation submitted by the applicant as part of another request in September 2021 show a square metal-sash window; staff was unable to determine exact dimensions of the previous window. The replacement window is rectangular. Photos of the west elevation submitted by the applicant in September 2021 do not clearly show the second-story window; they are obscured by trees. Replacement of aluminum windows in-kind may be appropriate provided that the windows adhere to staff's standards for replacement windows. The windows that have been installed do not meet staff's standards for replacement windows, as they feature faux divided lites. Staff finds that windows that are consistent with staff's standards for replacement windows should be installed.
- g. **FENESTRATION CHANGES:** Per images submitted by the applicant in September 2021, and in addition to the change in size of the second-story east window, a two-over-two metal sash window located in the east gable on the primary elevation has since been removed and replaced by the wood slatted vent. The second-story windows appear to be the result of interior changes over time and are not original to the structure. Staff finds this change appropriate.
- h. **WOOD SCREEN REPLACEMENT:** On September 21, 2021, staff administratively approved the repair of existing wood window screens. Per images submitted by the applicant at that time, previously existing wood screens were only included on the first floor. Wood screens on the primary elevation were eight-over-six, with the lites in the upper sash of the screen set in an arched pattern. Wood screens on non-primary elevations were six-over-one. The new window screens are six-over-six, are installed on both floors, and are constructed using black solar screen. Staff finds the replacement screens inappropriate in style as they do not match the historic screen designs seen in photos submitted by the applicant in September 2021. Where screens were not previously found, staff finds that following the style of the previous screens found on non-primary elevations by installing six-over-one wood screens is appropriate. Additionally, staff finds the use of solar screen materials in the wood screens inappropriate and finds that a screen style that more closely matches what is seen in the September 2021 photos should be installed.
- i. **GABLE DESIGN:** Per photos submitted by the applicant in September 2021, the primary gables were clad in wood paneling to match non-primary gables. The applicant has since installed wood singles in the primary gables. Staff finds this to be inappropriate and finds that the previous condition should be returned.
- j. **FRONT WALKWAY DESIGN:** The applicant removed short sections of the existing concrete walkway from a staircase to the front porch so that the sidewalk appears as large concrete pavers. The applicant proposes a design for the front walkway that incorporates brick borders separating each concrete paver and along both sides of the path. The Guidelines for Site Elements note that existing concrete walkways should be repaired in-kind. Staff finds the proposed modifications to be inappropriate.
- k. **LANDSCAPING:** Staff recommends the applicant submit a full landscaping plan that is consistent with the guidelines, where at least 50% of the front yard features either natural grass turf or vegetative ground covering.
- l. **ACCESORY STRUCTURE:** The applicant proposes to add an approximately 600 square foot (18.75'x32') end-gabled roof with composition shingles on 6"x6" wood posts to the top of the existing stone structure in the rear. Generally, staff finds this scope of work to be appropriate; however, the applicant should submit more detailed drawings prior to the issuance of a COA.

RECOMMENDATION:

1. Staff recommends approval of item #1, replacement of the front concrete porch, with the following stipulations:
 - i. That the new concrete patio be scored to match previous conditions.
 - ii. That the metal railings are reinstalled or replicated.
2. Staff does not recommend approval of item #2, window replacement, as installed. Staff recommends the applicant install windows consistent with staff's standards for replacement windows. Window product specifications should be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, removal of a window in the front east gable, based on finding g.
4. Staff does not recommend approval of item #4, wood screen replacement, based on finding h. Staff recommends the original first-story screens be returned and repaired or replaced in kind, with lite patterns to match historic configurations, and that where screens were not previously found, the new screens be six-over-one to match previous conditions. If screens are replaced or installed where not previously found, staff recommends use of a screen style that more closely matches previous conditions and does not recommend the use of solar screen.

5. Staff does not recommend approval of item #5, gable design modification. Staff recommends returning the gables on the primary elevation to their previous condition.
6. Staff does not recommend approval of item #6, modification of front walkway based on finding j. Staff recommends the front walkway be returned to its previous condition.
7. Staff recommends approval of item #8, modifications to the accessory structure, with the following stipulation:
 - i. That the applicant submit more detailed drawings of proposed changes to the accessory structure prior to the issuance of a COA.

City of San Antonio One Stop



April 14, 2022

drawGraphics_poly



User drawn polygons



CoSA Parcels

BCAD Parcels

CoSA Addresses

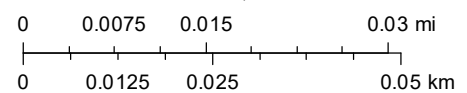


Community Service Centers



Pre-K Sites

1:1,000



















Mar 18, 2022 11:55:24 AM
329 Club Drive
San Antonio
Bexar County
Texas



Mar 18, 2022 11:55:28 AM
329 Club Drive
San Antonio
Bexar County
Texas



















SEPTEMBER 2021

Street View



SEPTEMBER 2021

E Side





Front
entrance

SEPTEMBER 2021



W Side

SEPTEMBER 2021



Back

SEPTEMBER 2021

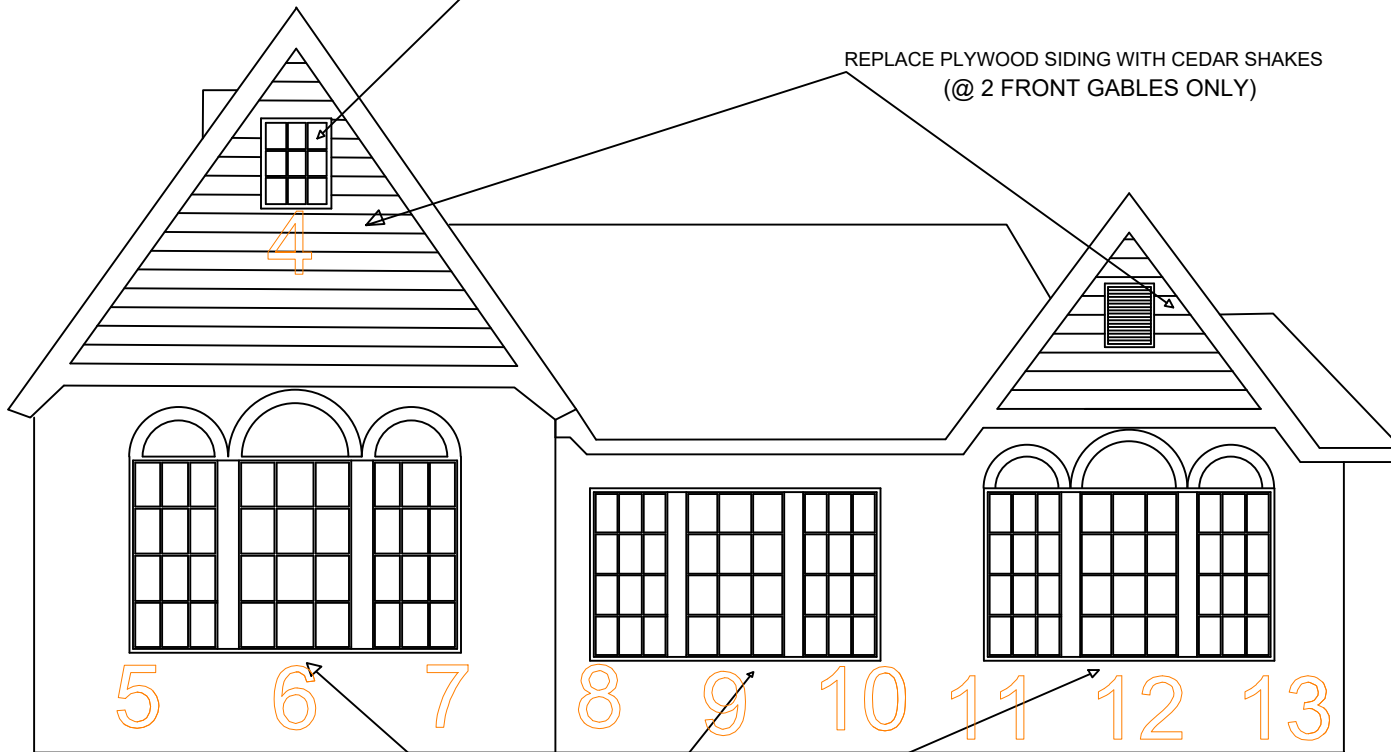
EXTERIOR FRONT ELEVATION

REPLACE EXISTING 24"X 36" ALUMINUM WINDOW W/ NEW 300 SERIES
BRONZE ALUMINUM SINGLE HUNG PLY GEM WINDOW

&

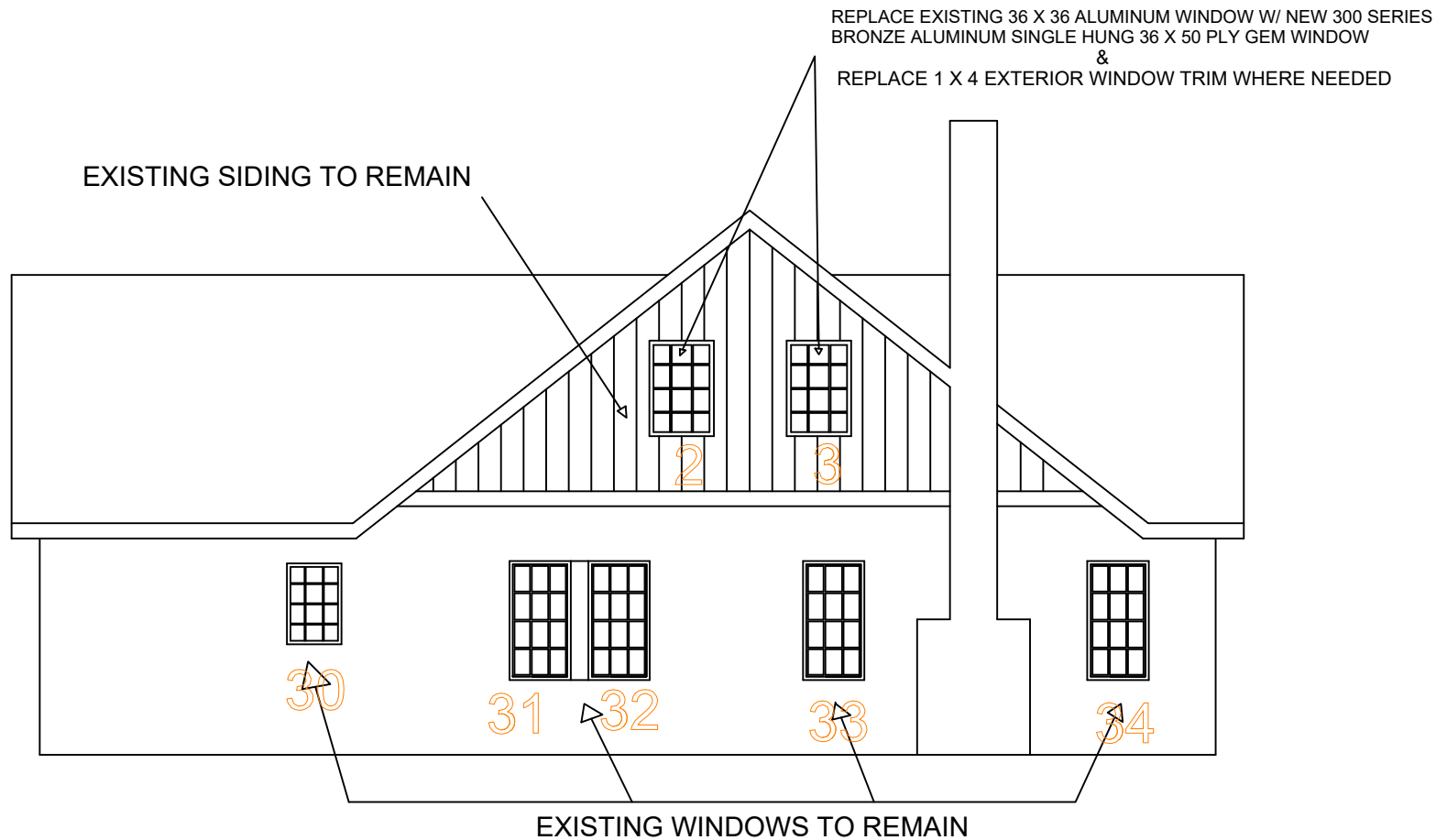
REPLACE 1 X 4 EXTERIOR WINDOW TRIM WHERE NEEDED

REPLACE PLYWOOD SIDING WITH CEDAR SHAKES
(@ 2 FRONT GABLES ONLY)

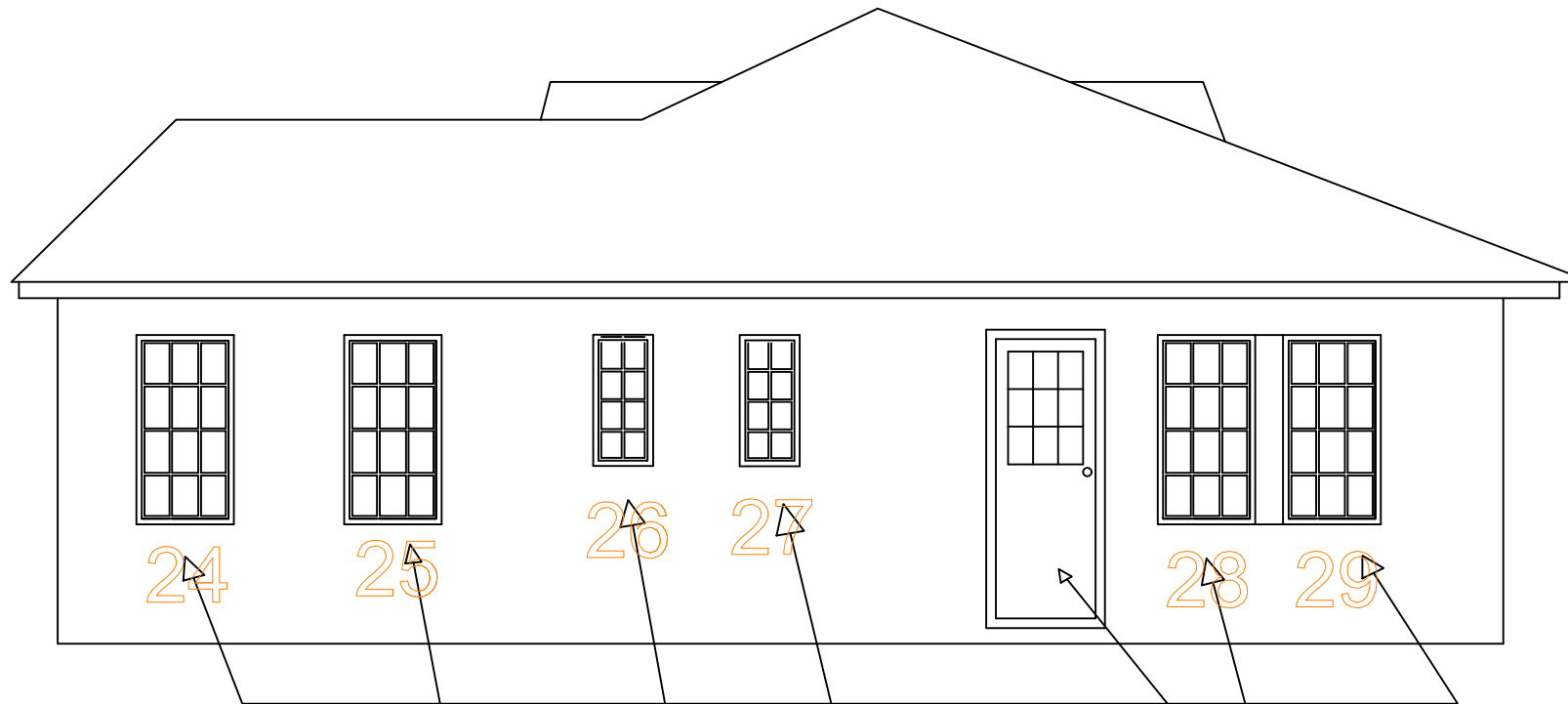


EXISTING WINDOWS TO REMAIN

EXTERIOR LEFT SIDE ELEVATION



EXTERIOR REAR ELEVATION



EXISTING WINDOWS TO REMAIN

EXISTING REAR DOOR TO REMAIN
REPAIR DOOR TRIM AS NEEDED

EXTERIOR RIGHT SIDE ELEVATION

REPLACE EXISTING 36 X 36 ALUMINUM WINDOW W/ NEW 300 SERIES
BRONZE ALUMINUM SINGLE HUNG 36 X 50 PLY GEM WINDOW
&
REPLACE 1 X 4 EXTERIOR WINDOW TRIM WHERE NEEDED

SECTION BB

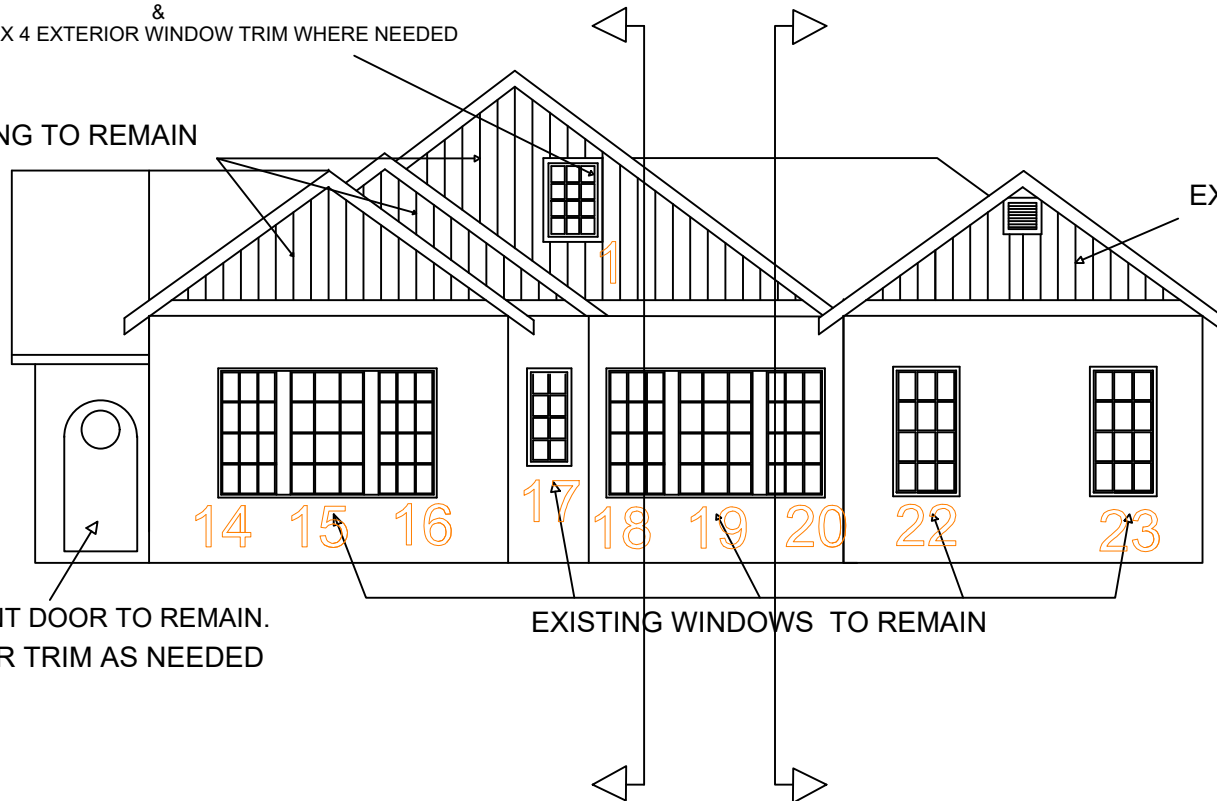
EXISTING SIDING TO REMAIN

EXISTING SIDING TO REMAIN

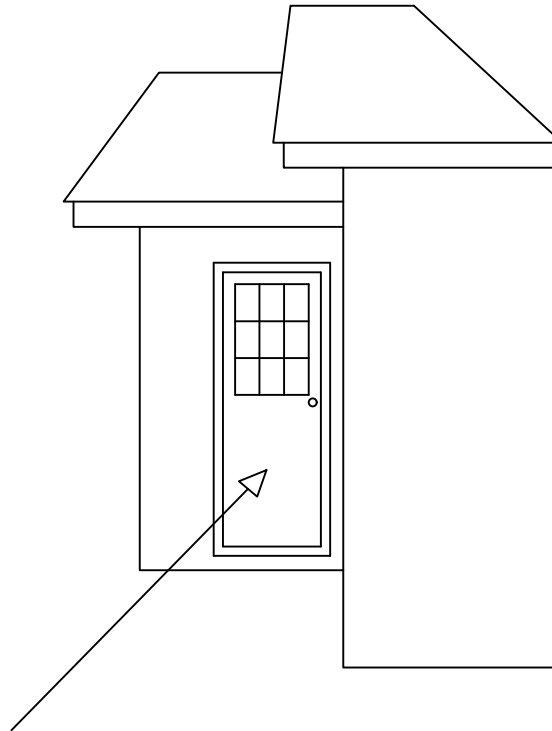
EXISTING FRONT DOOR TO REMAIN.
REPAIR DOOR TRIM AS NEEDED

EXISTING WINDOWS TO REMAIN

SECTION AA



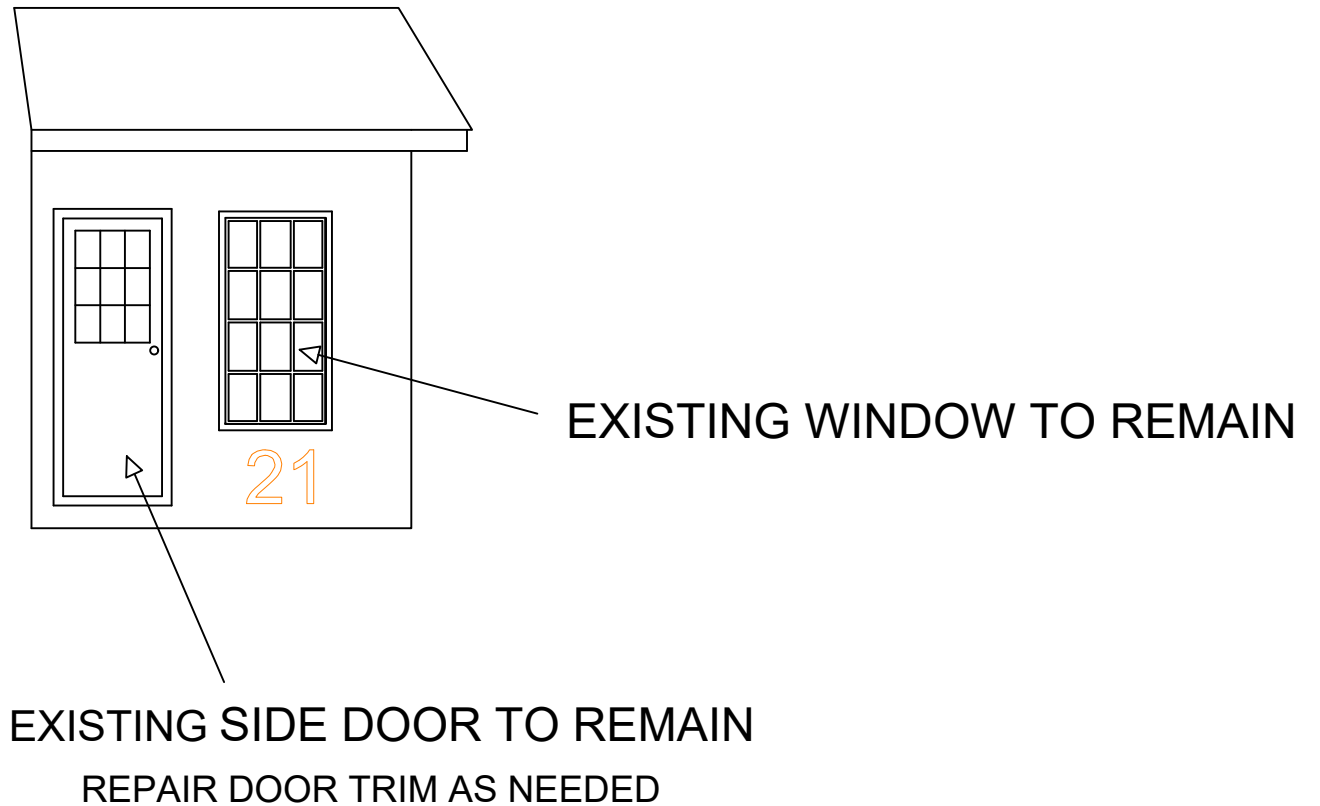
SECTION AA



EXISTING SIDE DOOR TO REMAIN

REPAIR DOOR TRIM AS NEEDED

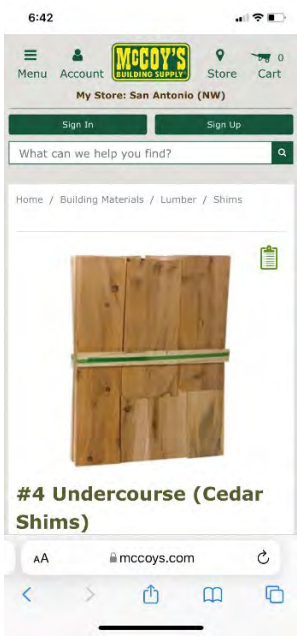
SECTION BB







Proposed walkway treatment






Shingles






You're shopping
Cambray 
 **OPEN** until 10 pm


Delivering to
78229 



Cart | 0 items 

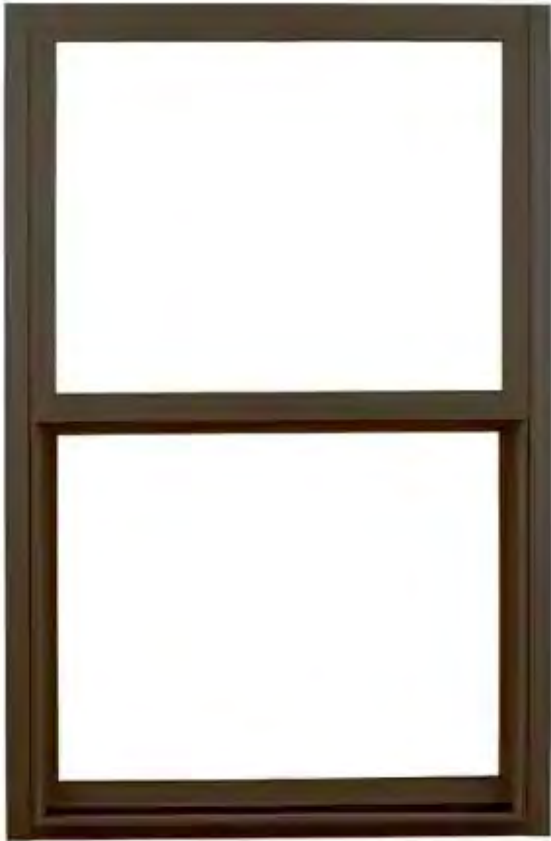
Home / Doors & Windows / Windows / Single Hung Windows

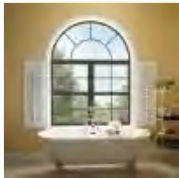


Internet #203647817 Model #310F Store SKU #644407 Store SO SKU #752649




35.25 in. x 47.25 in. 300 Series Bronze Aluminum Single Hung Window with LowE Glass, Screen Included

★★★★★ [Questions & Answers \(2\)](#)





Hover Image to Zoom

 2

Live Chat

Feedback

https://www.homedepot.com/p/Ply-Gem-35-25-in-x-47-25-in-300-Series-Bronze-Aluminum-Single-Hung-Window-with-LowE-Glass-Screen-Included-3... 1/10

\$159⁰⁰



Save up to \$100 on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

How to Get It

Delivering to: **78229** | [Change](#)



Store Pickup

Pickup
Today (8.3 mi)
FREE



Ship to Home

Not available for this
item



Scheduled Delivery

As soon as
Tomorrow
Starting at **\$8.99**

Not in stock at Cambray

4 in stock at **Bitters Rd** (8.3 mi away)

[Check Nearby Stores](#)

Live Chat

Feedback

-

1

+

Add to Cart

— or —

Buy now with **PayPal**



WE'RE HERE TO HELP

Speak to a Virtual Associate today
about Doors or Windows

[Request Appointment](#)

Or CALL 1-833-HD-APRON (1-833-432-7766)

Monday-Sunday 9AM-8PM EST

[What to Expect](#)

Frequently Bought Together



+



Price for both:

\$358⁰⁰[Add both to cart](#)

This item: 35.25 in. x 47.25 in. 300 Series Bronze Aluminum Single Hung Window with LowE Glass, Screen Included
\$159.00



Ply Gem 35.25 in. x 59.25 in. 300 Series Bronze Aluminum Single Hung Window with LowE Glass, Screen Included
\$199.00

[Live Chat](#)[Feedback](#)

Product Overview

Made of durable aluminum, 300 series windows offer a combination of reliable performance and value. Multiple styles and color options including dark bronze along with a narrow frame design and energy-efficient glass options come together to meet the needs of your home.

Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

✕ Get Everything You Need (2)



GREAT STUFF PRO
20 oz. Window and Door
Insulating Spray Foam Sealant

★★★★★ (163)

\$13⁹⁸ ~~\$14.76~~
Save 78¢ (5%)

Add To Cart

DAP
Dynaflex 230 10.1 oz. White
Premium Elastomeric...

★★★★★ (930)

\$5⁴⁸

Add To Cart

Specifications

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	2.4375
Product Depth (in.)	2.4375 in
Product Height (in.)	47.25 in
Product Width (in.)	35.25 in
Rough Opening Height (In.)	48 in
Rough Opening Width (In.)	36 in
Width (in.) x Height (in.)	35.25 x 47.25

Details

Exterior Color/ Finish	Bronze
Exterior Color/Finish Family	Bronze
Features	Insect Screen
Frame Material	Aluminum
Frame Type	Nail Fin
Glass Type	Low-E Glass
Glazing Type	Double-Pane

Live Chat

Feedback

Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	Bronze
Included	Hardware,Screen
Interior Color/Finish Family	Bronze
Lock Type	Standard Lock
Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	35 lb
Solar Heat Gain Coefficient	.33
U-Factor	.53
Window Type	Other
Window Use Type	New Construction


Live Chat

Feedback

Warranty / Certifications


Energy Star Qualified	Not Qualified
Manufacturer Warranty	20 yr glass

Customers Who Viewed This Also Viewed




Ply Gem 35.25 in. x 59.25 in. 300 Series Bronze

★★★★★ (5)




Ply Gem 35.25 in. x 59.25 in. 300 Series Bronze

★★★★★ (10)




Ply Gem 35.25 in. x 47.25 in. 300 Series White

★★★★★ (3)



Ply Gem 35.5 in. x 59.5 in. 500 Series Black Vinyl Single


★★★★★



Best Seller

Ply Gem 35.5 in. x 59.5 in. 500 Series White Vinyl Single

★★★★★ (73)



Ply

>

★

















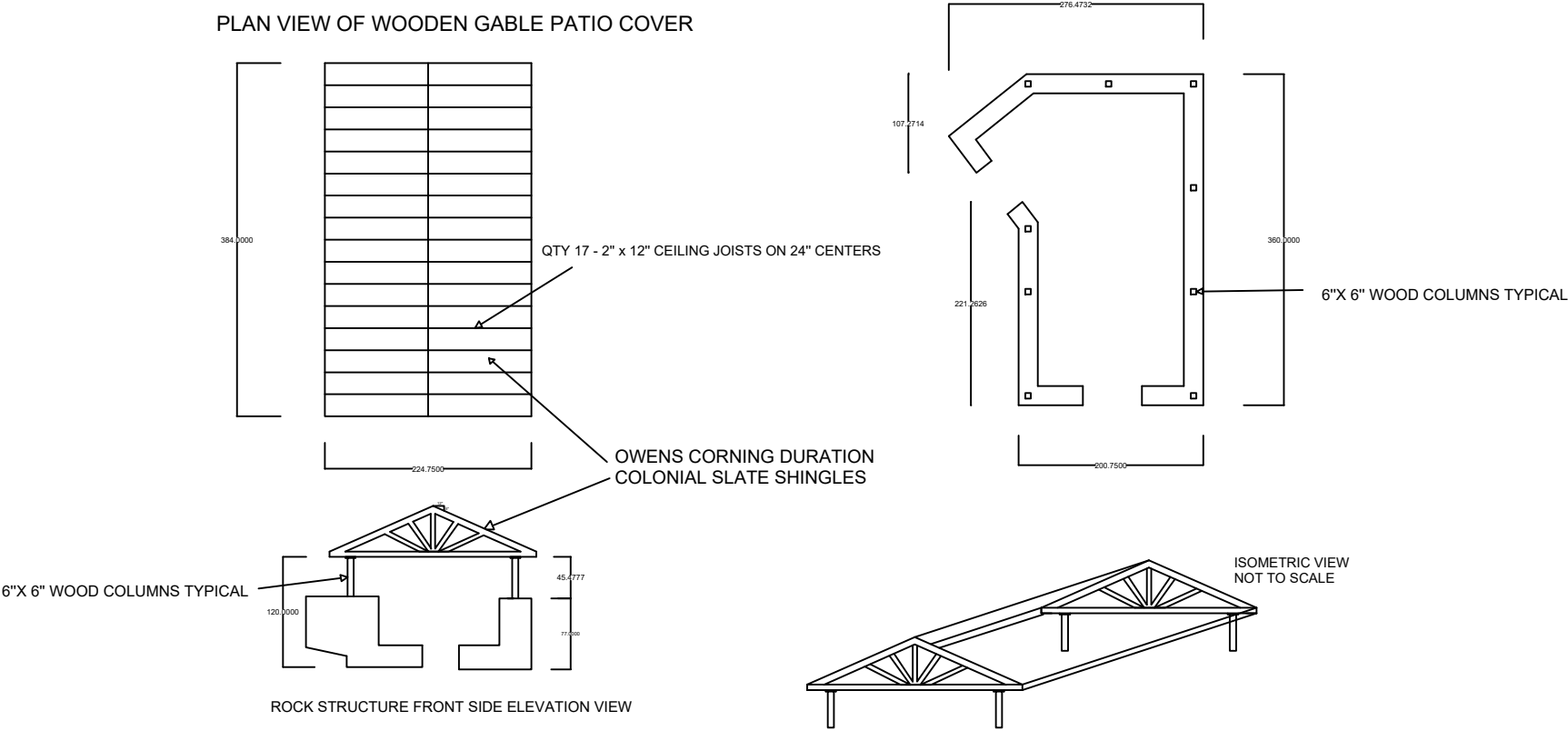




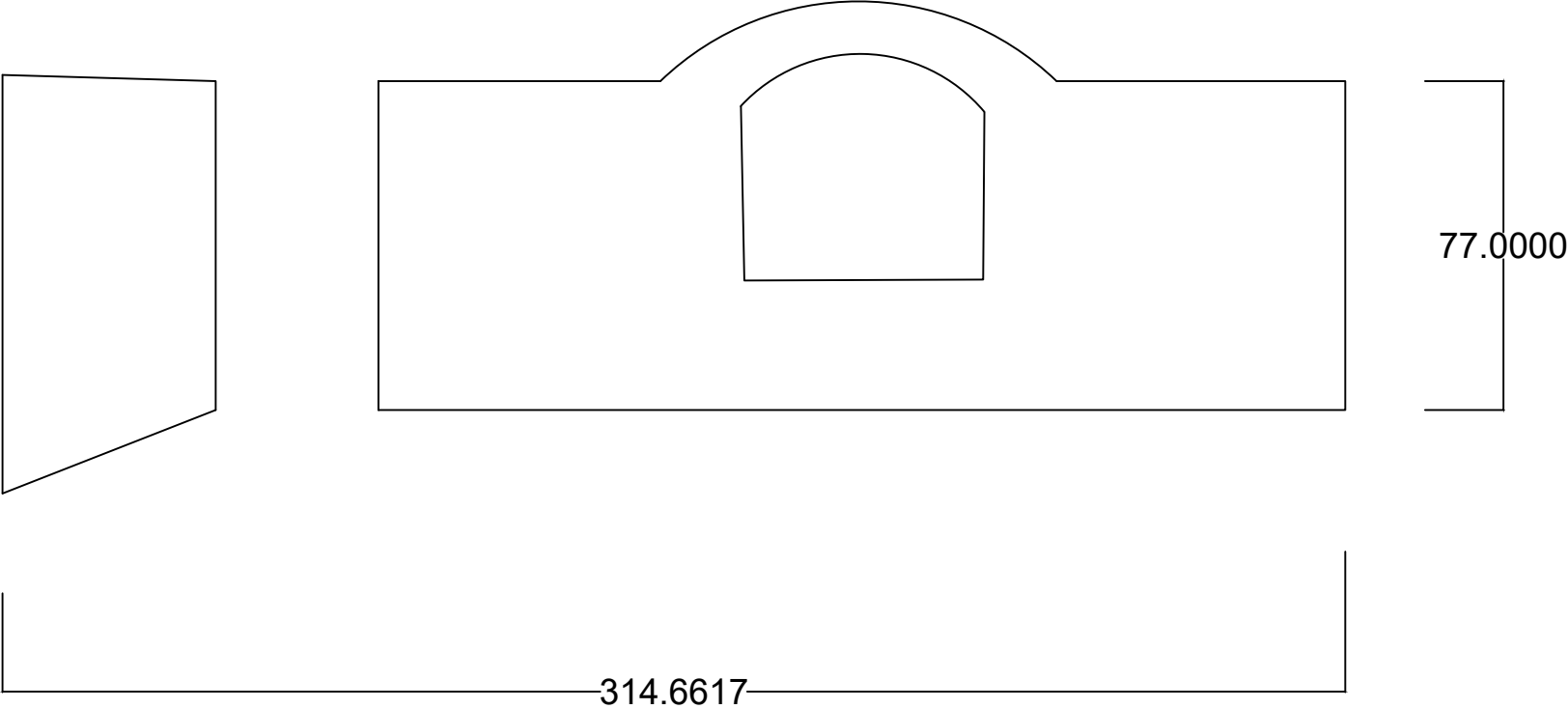
ROCK STRUCTURE WOODEN GABLE PATIO COVER PLANS

PLAN VIEW OF EXISTING ROCK STRUCTURE

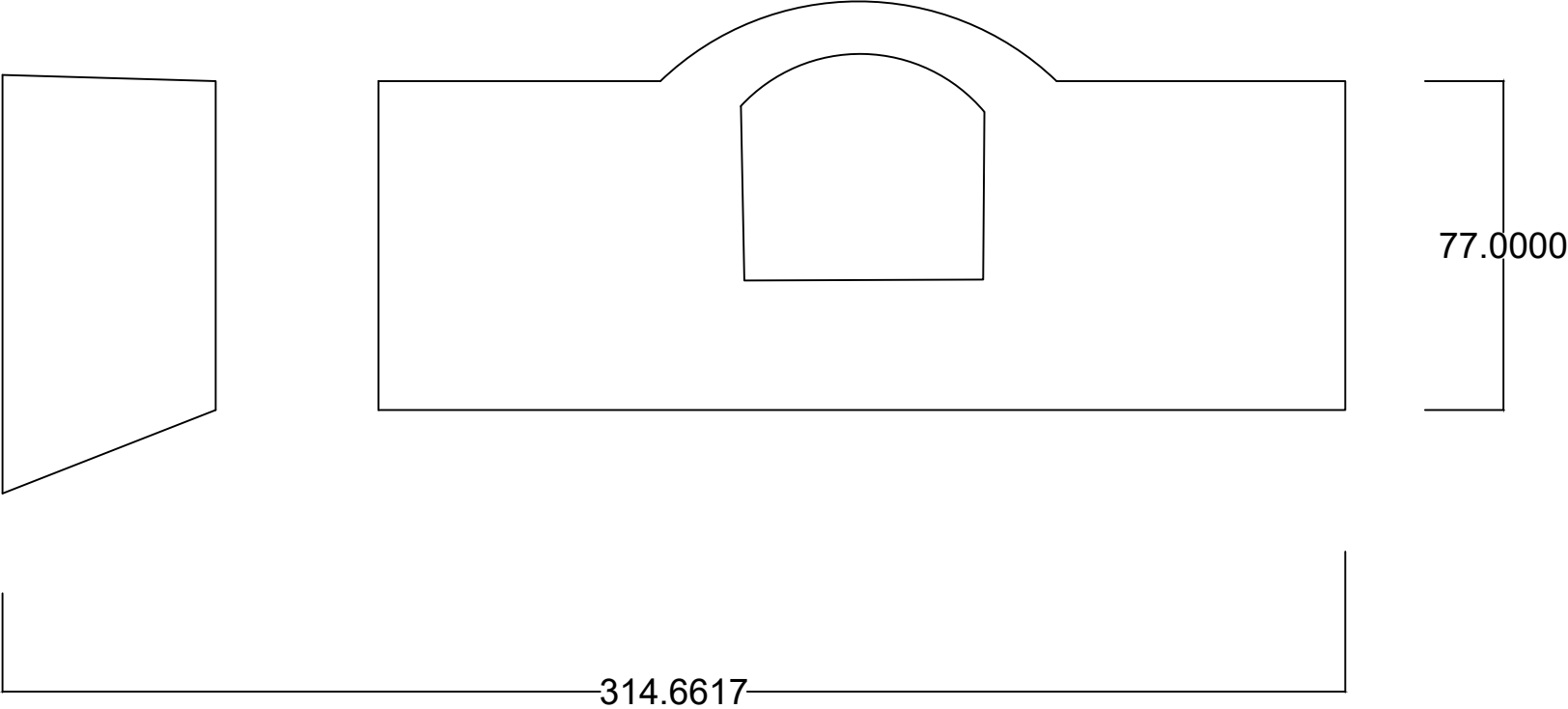
PLAN VIEW OF WOODEN GABLE PATIO COVER



ROCK STRUCTURE LEFT SIDE

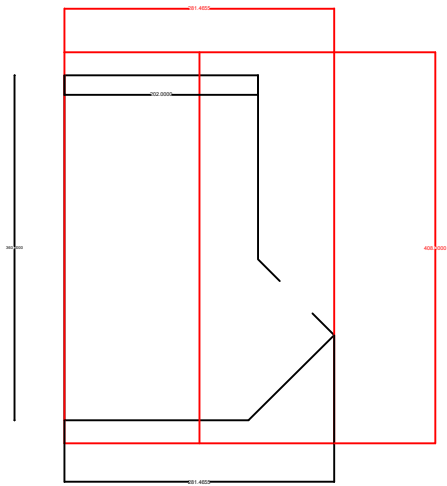


ROCK STRUCTURE LEFT SIDE

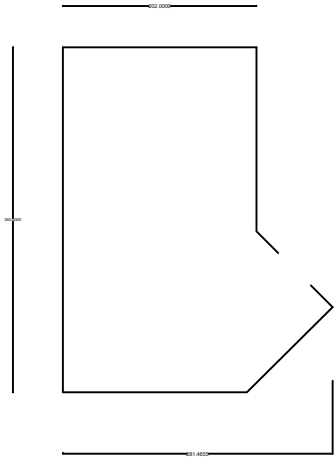




ROCK STRUCTURE AND PROPOSED PATIO COVER



ROCK STRUCTURE



PROPOSED PATIO COVER

