

# HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

**HDRC CASE NO:** 2022-498  
**ADDRESS:** 234 CLUB DR  
**LEGAL DESCRIPTION:** NCB 6702 BLK 12 LOT 20, W 25 FT OF 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**APPLICANT:** Adan Ochoa/AO Design, LLC  
**OWNER:** FOX BEATRIZ G  
**TYPE OF WORK:** Deconstruction and reconstruction of rear accessory structure  
**APPLICATION RECEIVED:** September 19, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to deconstruct the existing rear accessory structure and construct a new 1-story rear accessory structure.

## APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-614. - Demolition.*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c) in order to receive a certificate for demolition of the property.

### *(b) Unreasonable Economic Hardship.*

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question

(i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

*(c) Loss of Significance.*

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.  
(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

##### D. LOT COVERAGE

- i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

#### 3. Materials and Textures

##### A. NEW MATERIALS



- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

#### 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.

### 7. Designing for Energy Efficiency

#### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

#### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

#### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### FINDINGS:

- a. The primary structure located at 234 Club is a 1-story, single-family residence constructed circa 1930. The property first appears on the 1934 Sanborn Map. The home features a cross gable composition shingle roof with three front gables, brick cladding, a stucco porch entry, arched openings, and one-over-one windows. The property features a 1-story rear accessory structure that is rectangular in plan and features an L-shaped addition. The rear accessory structure features a side gable composition shingle roof, original wood siding, vertical replacement siding, aluminum windows, and solid entry doors. The original portion of the rear accessory structures first appears in its current location and footprint on the 1934 Sanborn Map. The property is contributing to the Monticello Park Historic District.
- b. DECONSTRUCTION – The applicant is requesting approval to deconstruct the rear accessory structure only. The applicant has proposed to deconstruct the rear accessory structure and construct a new rear accessory structure in a smaller footprint using materials salvaged from the existing structure. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. SITE VISIT – Staff conducted a site visit on October 6, 2022. Staff observed that the rear accessory structure showed signs of significant deterioration in the foundation, roof structure, and cladding material. The original portion of the structure features wood siding and framing that is eligible to be salvaged.
- d. CONTRIBUTING STATUS – The existing rear accessory structure is a 1-story structure that was likely constructed at the same time as the primary structure. The original rear accessory structure appears on the

1934 Sanborn Map in the same location as existing. The original structure has been modified and additions have been constructed over time. A modified rear accessory structure appears on the 1973 Historic Aerial Map. The structure is contributing to the district. The applicant has proposed to deconstruct the existing rear accessory structure. As noted in finding c, staff finds this structure to be contributing to the Monticello Park Historic District and finds its full demolition to be inappropriate; however, staff finds the deconstruction and the use of salvaged materials in the proposed new construction of a rear accessory structure with a footprint similar to the original historic accessory structure to be generally appropriate. Staff finds that if approved, the new construction should begin within 6 months of the deconstruction of the existing structure.

- e. **SETBACKS & ORIENTATION** – The applicant has proposed to construct a 1-story rear accessory structure. The proposed footprint of the rear accessory structure will total 906 square feet, compared to the existing 1,294-square-foot rear accessory structure. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to orient the proposed reconstructed rear accessory structure facing Club Drive to the north, which reflects the orientation of the historic structure currently on the site. The applicant has proposed to set the reconstructed garage along the rear property line with a 5-foot setback from the east property line. The existing structure is currently located on the rear property line with 2-foot side setback from the east property line and a 3-foot, six-inch setback from the west property line. Staff finds the setback and orientation appropriate and consistent with the original portion of the existing accessory structure.
- f. **FOOTPRINT** – The applicant has proposed a footprint of approximately 906 square feet for the accessory structure. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. The proposed rear accessory structure will reduce the lot coverage by approximately 300 square feet. Staff finds the proposal generally appropriate but finds that the applicant should submit the total percentage of lot coverage to staff for review.
- g. **ROOF FORM** – The applicant has proposed a side gable roof form with a front gable porch roof. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the existing rear accessory structure is a side gable roof form, the primary structure features a cross gable and hip roof form with three front gables on the front elevation. Staff finds the proposal appropriate.
- h. **MATERIALS** – The applicant has proposed to construct the rear accessory structure using wood salvaged from the existing rear accessory structure and installing a composition shingle roof, hardiplank siding, and Anderson 100 series windows. Guideline 3.A.i for New Construction states that applicants should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Additionally, Guideline 3.B. states that salvaged materials should be incorporated where possible within the context of the overall design of the new structure. Staff finds that the applicant should salvage the existing wood siding and clad the new accessory structure in the salvaged material and new siding to match.
- i. **MATERIALS: DOORS AND WINDOWS** – The applicant has proposed to install Anderson 100 Series Fibrex composite gliding and single hung windows and a solid wood Arts and Crafts door. The windows on the existing rear accessory structure are non-original aluminum windows that are not appropriate for the new construction. Staff's standard window specifications state that fully wood or aluminum-clad windows are most appropriate, and the windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must 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. Staff finds that new windows that meet staff's standard window stipulations are appropriate.

- j. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Guideline 5.A.iv for New Construction states that window and door openings should be designed to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. The applicant has submitted drawings of the proposed new rear accessory structure that feature four (4) windows with traditional window proportions on the front façade and one (1) narrow window on the west elevation. The applicant has not proposed fenestration on the rear elevation, facing the alley. The elevation drawing for the east elevation does not feature fenestration; however, a window is shown on the east elevation of the site plan. The Historic Design Guidelines for New Construction state that no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. The rear elevation is 35 linear feet and the side elevations are less than 26 linear feet. Staff finds that the applicant should install a window of traditional proportions on the west elevation in lieu of the proposed glider window.
- k. **ARCHITECTURAL DETAILS** – New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposal appropriate.

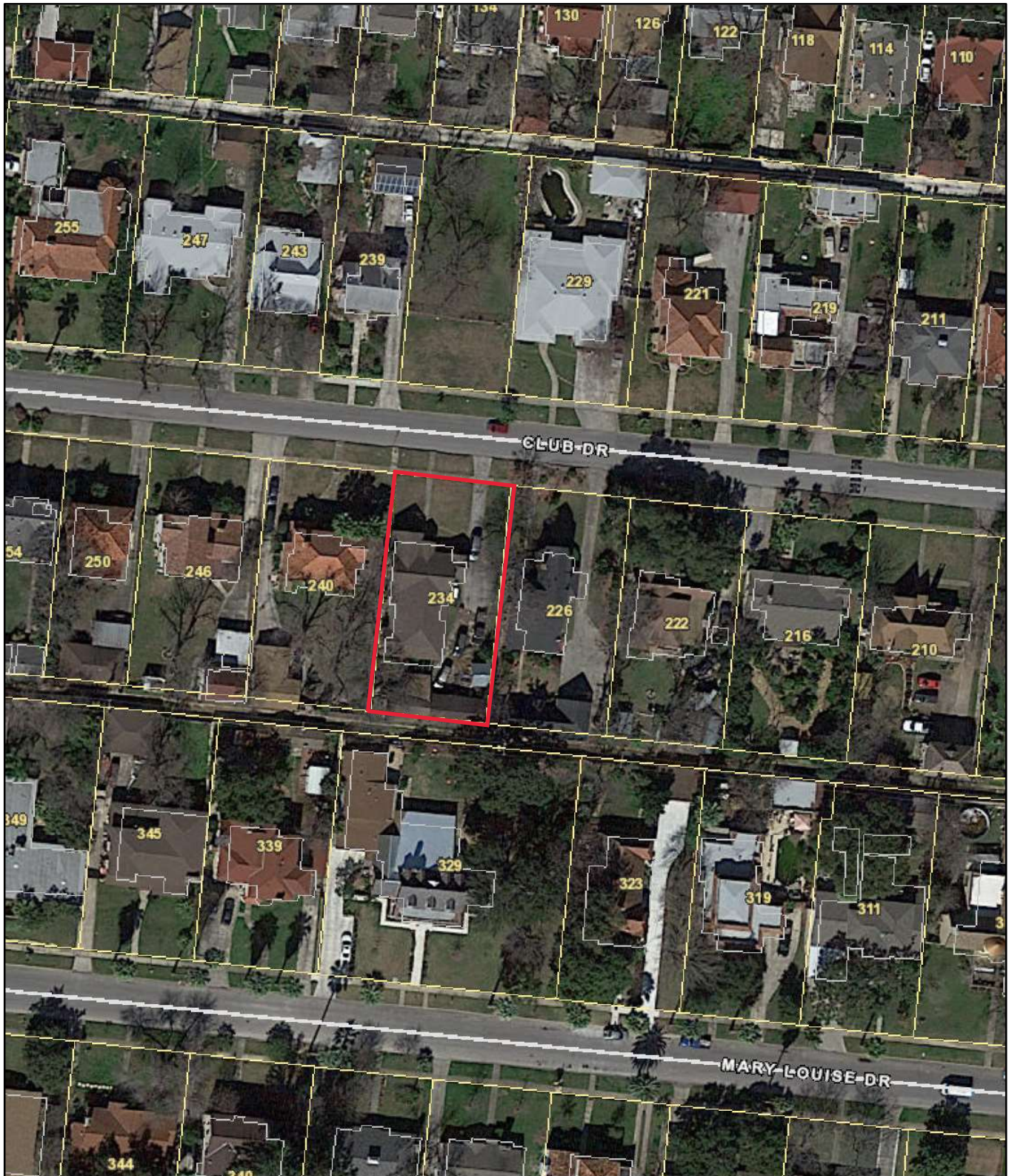
### **RECOMMENDATION:**

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

- i. That the construction of the new rear accessory structure commences within 6 months of the deconstruction of the existing rear accessory structure based on finding d.
- ii. That the existing structure is deconstructed versus demolished and that the existing siding is salvaged where possible to be reused in the new construction based on finding h. Any new siding installed should match the salvaged siding in material, profile, dimension, and finish.
- iii. That the applicant submits the total percentage of lot coverage to staff for review based in finding f.
- iv. That the applicant installs windows that meet staff's standard window specifications and submits final window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must 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. Faux divided lites are not permitted.
- v. That the applicant updates the fenestration to feature a window of traditional proportions on the west elevation in lieu of the proposed glider window based on finding j. The applicant must submit updated elevation drawings to staff for review and approval.



# City of San Antonio One Stop



October 14, 2022

— User drawn lines

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km

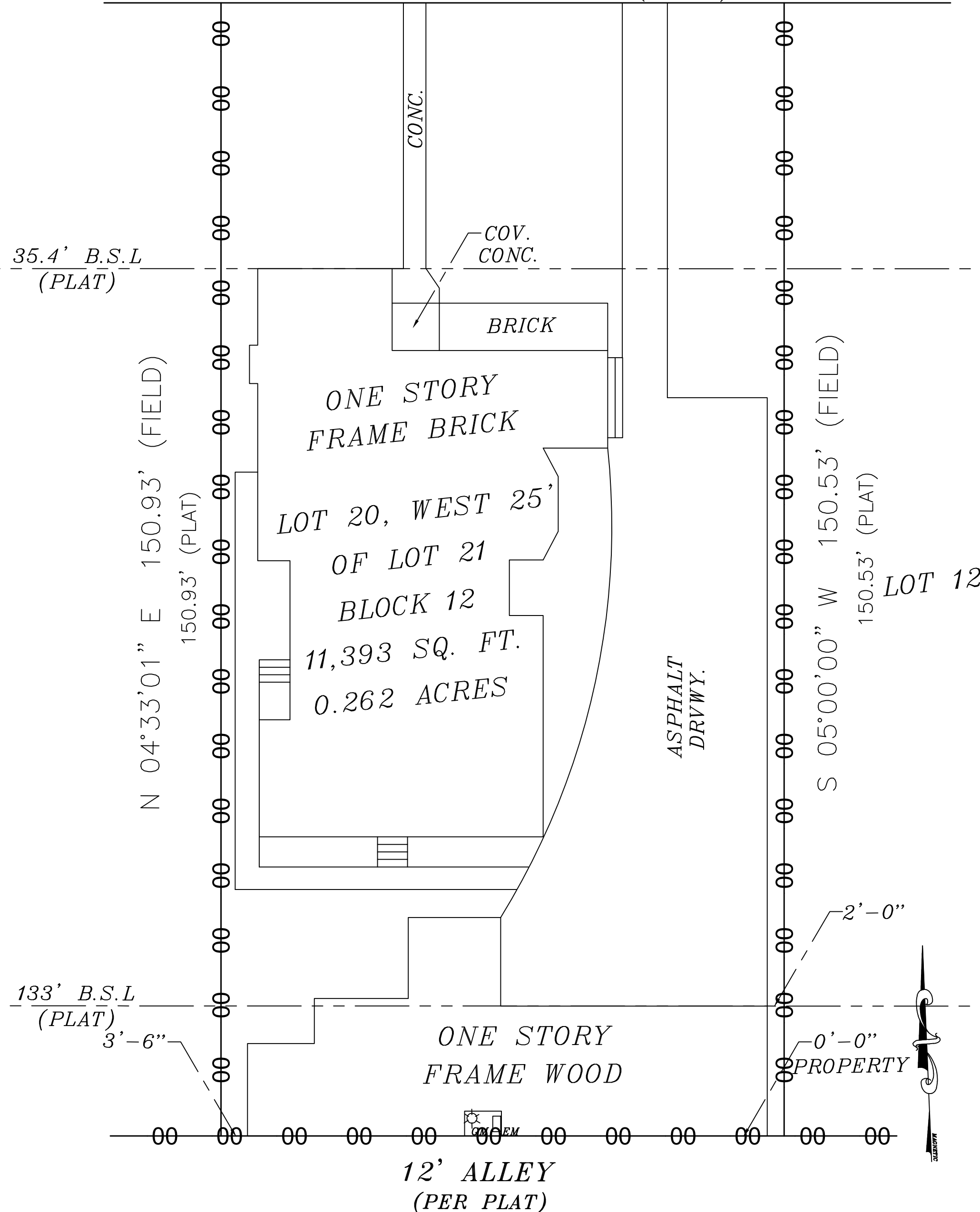








CLUB DRIVE  
(60' R.O.W. - ASPHALT PAVEMENT)  
S 84°42'05" E 76.19' (FIELD)



1 EXISTING SURVEY PLAN  
Scale: NOT TO SCALE

ADDRESS

234 CLUB DRIVE  
LOT 20, WEST 25' OF LOT 21  
BLK 12 N.C.B. XXXX

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS AND SETBACK REQUIREMENTS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2021 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.
13. PROVIDE DETAIL INSTRUCTIONS ON TREE TRIMMING AND/ OR REMOVAL.

EXISTING SITE PLAN

SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 EXISTING SITE PLAN
4	A0.3 NEW SITE PLAN
5	A1.0 OVERALL PLAN
6	A1.1 FLOOR PLAN
7	A2.0 EXTERIOR ELEVATION
8	A2.1 EXTERIOR ELEVATION
9	A3.0 ROOM/ DOOR/ WINDOW
10	M1.0 MECHANICAL- PLAN
11	E1.0 ELECTRICAL- LIGHTING
12	P1.1 SEWER- WATER- GAS
13	S1.0 STRUCTURAL NOTES
14	S2.0 FOUNDATION PLAN
15	S2.1 FOUNDATION DETAILS
16	S3.0 1ST FLOOR BEAM PLAN
17	S3.1 1ST FLOOR FRAMING PLAN
18	S5.0 ROOF RAFTER PLAN
19	S6.0 TYP. WALL FRAMING PLAN
20	S7.0 BRACING PLAN

AO DESIGN, LLC,  
DESIGN DRAWINGS AND SPECS  
AS INSTRUMENTS OF SERVICE  
ARE AND SHALL REMAIN  
EXCLUSIVE PROPERTY OF THE  
DESIGNER WHETHER THE  
PROJECT FOR WHICH THEY  
ARE MADE IS TO BE EXECUTED  
OR NOT AND SHALL BE  
RETURNED TO HIM/ HER UPON  
THE COMPLETION OF THE  
CONSTRUCTION WORK. THEY  
ARE NOT TO BE USED BY THE  
OWNER ON OTHER PROJECTS  
OR EXTENSIONS TO THIS  
PROJECT EXCEPT BY  
AGREEMENT IN WRITING FROM  
THE DESIGNER. ANY  
CHANGERS MADE OUTSIDE THE  
SCOPE OF WORK AND/ OR  
AFTER THE APPROVAL OF THE  
CITY WILL BE THE SOLE  
RESPONSIBILITY OF THE  
CLIENT. ALL M.E.P IS DESIGNED  
AS SCHEMATIC, OWNER IS  
RESPONSIBLE FOR HIRING A  
M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX  
DATE: JUNE 14, 2022  
DRAWN BY: ADAN OCHOA  
DESIGNER: ADAN OCHOA



S 84°42'05" E 76.19' (FIELD)

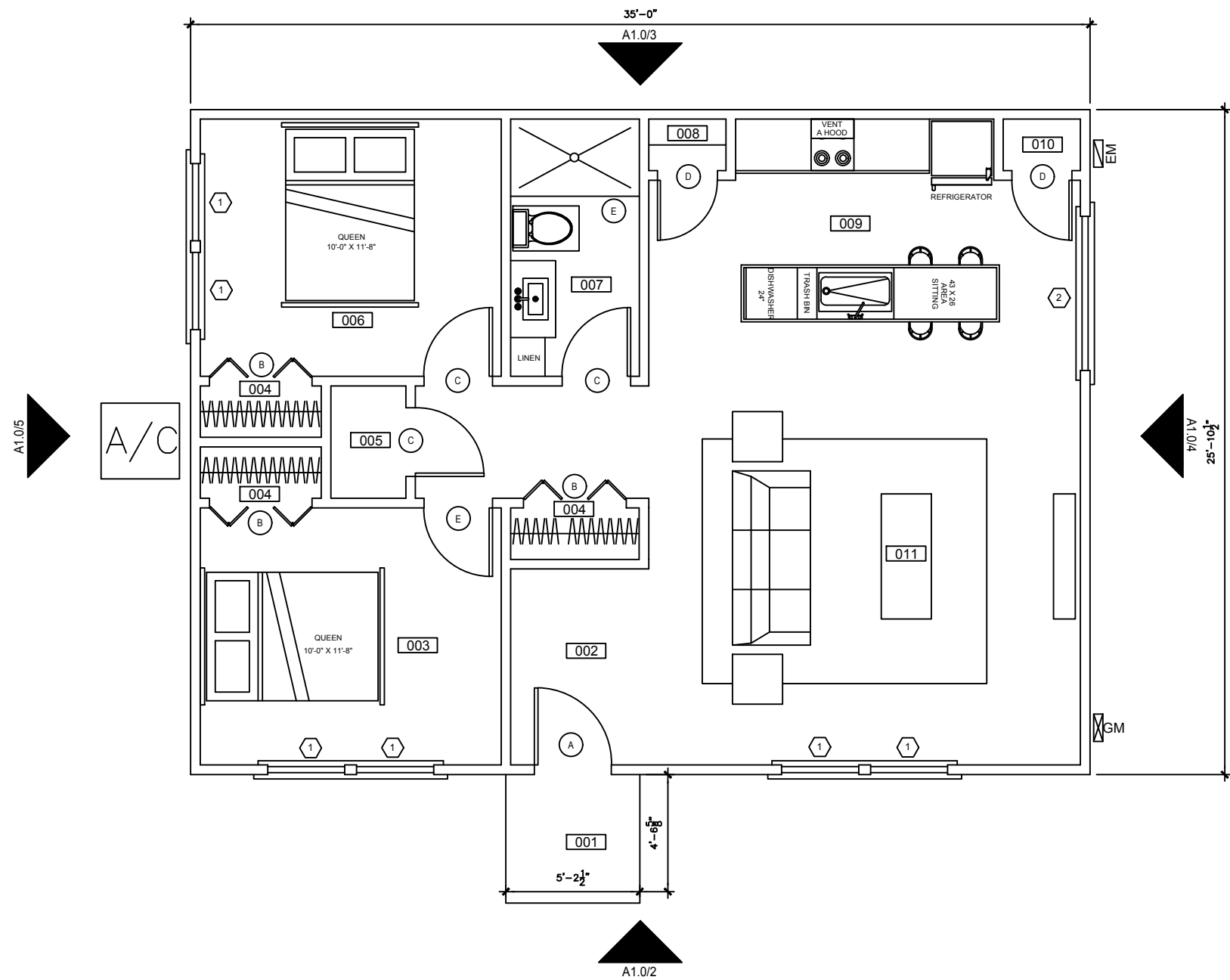


# NEW SITE PLAN

sheet

**A0.3**

4 of 20



1 OVERALL FLOOR PLAN  
Scale: 3/16" = 1'-0"

#### ROOM LEGEND

001 COVERED PORCH	007 SHARED BATHROOM
002 FOYER	008 PANTRY
003 BEDROOM #1	009 KITCHEN/ SITTING AREA
004 CLOSET	010 UTILITY
005 WASHER/ DRYER	011 LIVING ROOM
006 BEDROOM #2	

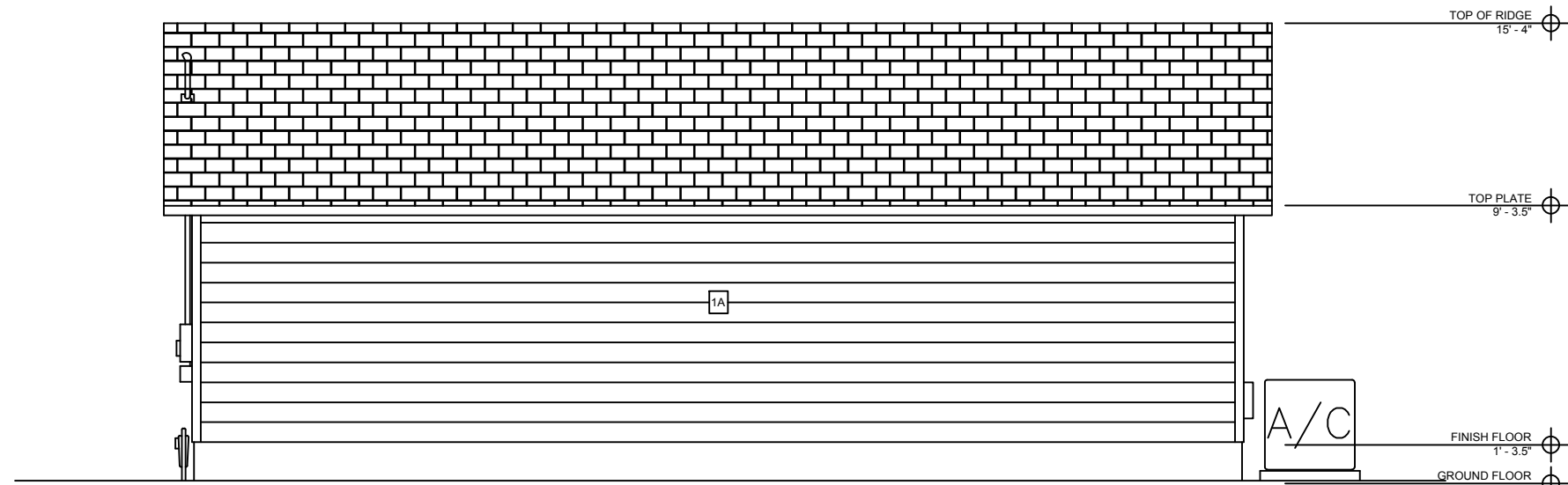
906 SQUARE FEET

#### SYMBOL LEGEND

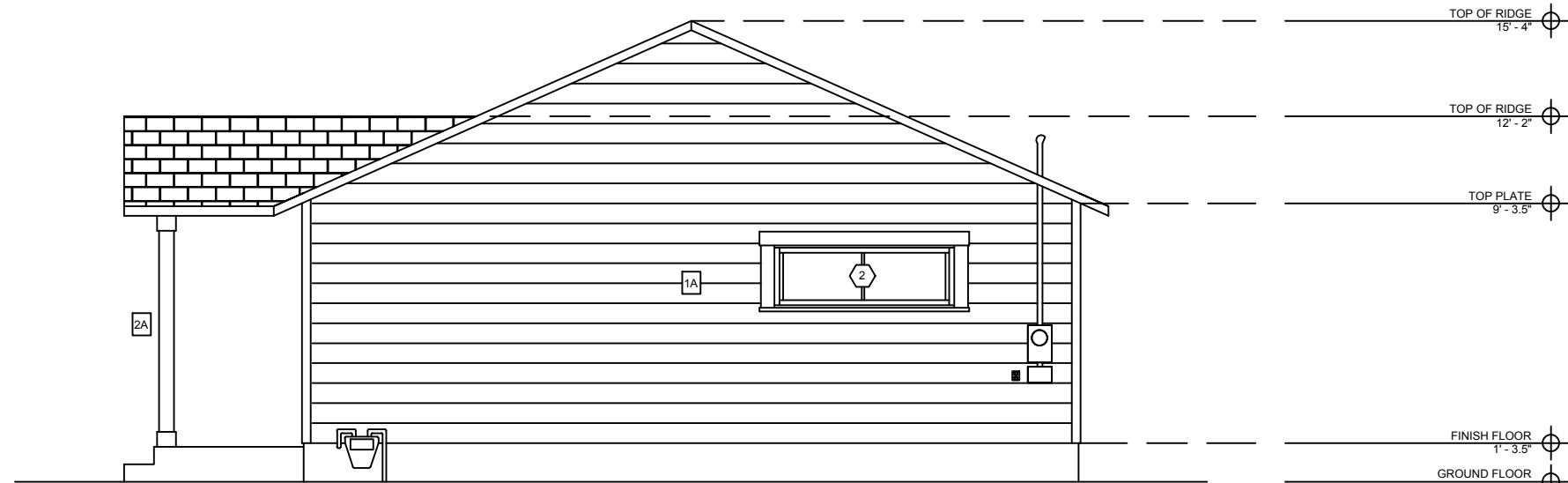
- Ⓐ FLUSH PANEL SOLID WOOD DOOR
- ① ANDERSON 100 SERIES, ONE OVER ONE (3'-0" x 5'-0")
- ② ANDERSON 100 SERIES, GLIDING (6'-0" x 2'-0")
- 1A JAMES HARDIE FIBER CEMENT LAP SIDING (8.25 W)
- 2A 6 X 6 CHAFFERED COLUMN



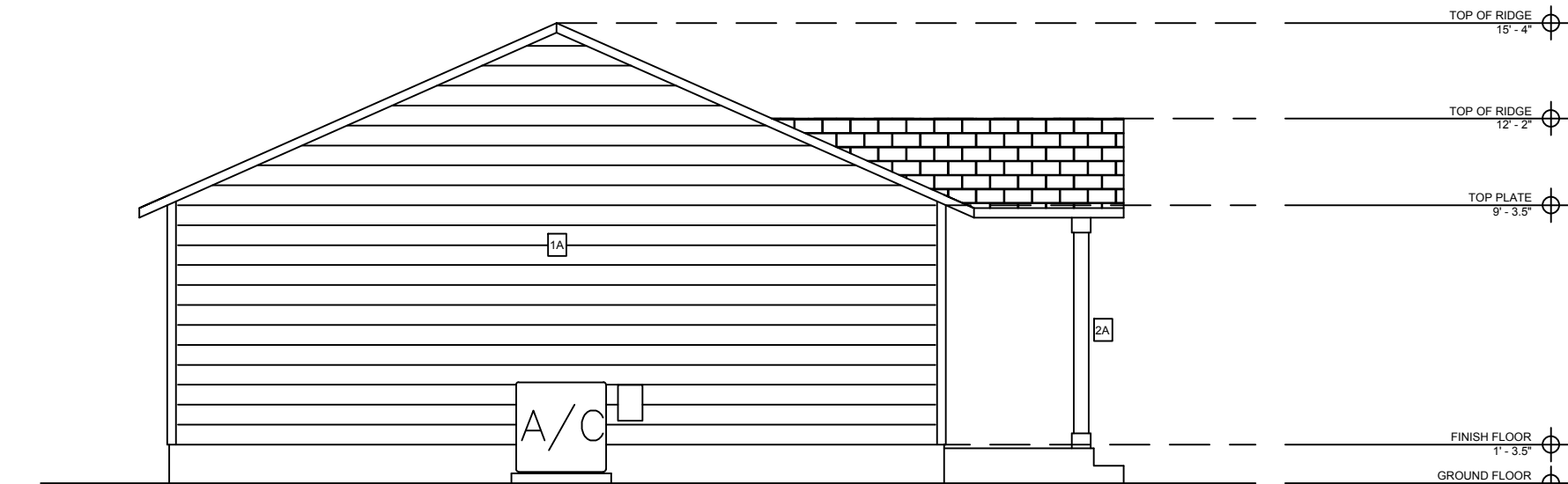
2 SOUTH ELEVATION  
Scale: 3/16" = 1'-0"



3 NORTH ELEVATION  
Scale: 3/16" = 1'-0"



4 EAST ELEVATION  
Scale: 3/16" = 1'-0"



5 WEST ELEVATION  
Scale: 3/16" = 1'-0"

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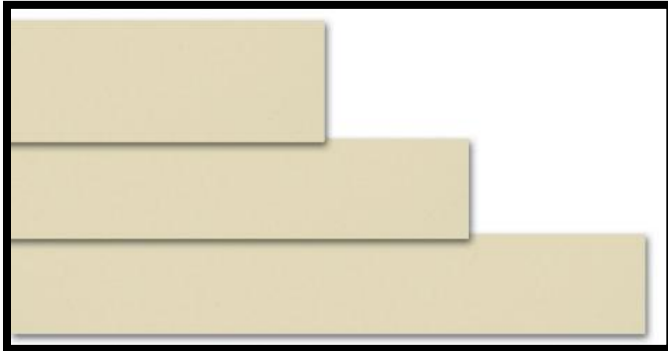
PROJECT NO. XXX-XX  
DATE: SEPTEMBER 07, 2022  
DRAWN BY: ADAN OCHOA  
DESIGNER: ADAN OCHOA

# Specification of Materials

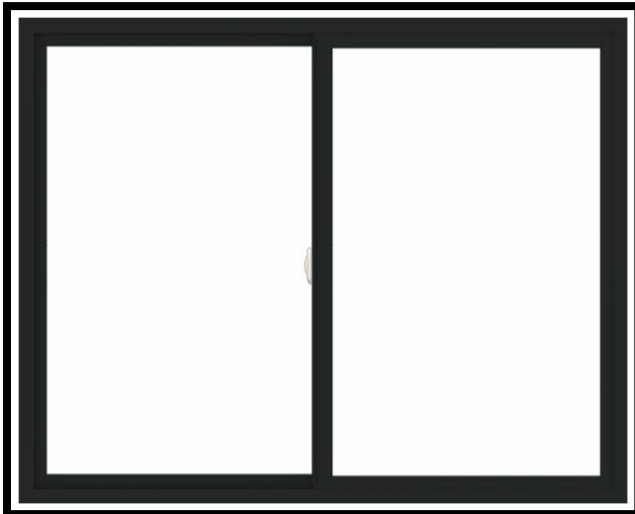
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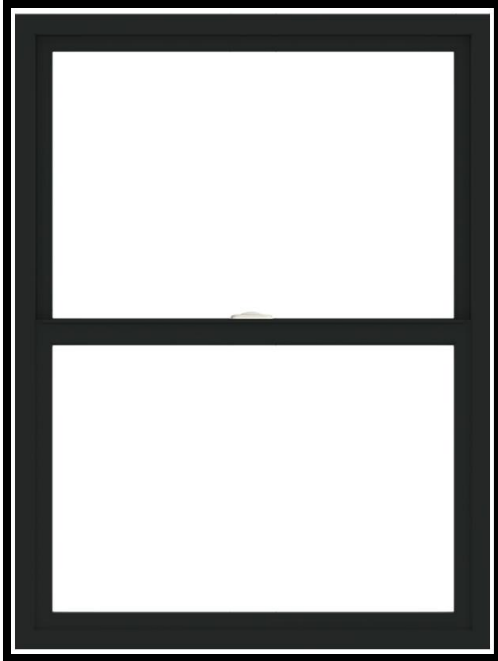
1. 3 Tab Asphalt Shingles (color unknown)



2. Hardi Lap Siding (Smooth) 8" Reveal



3. Anderson Window 100 Series Gliding



4.

Anderson Windows 100 Series Single Hung



5.

Solid Wood Arts and Crafts Door (Color TBD)

# Description of Scope of Work

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Client is requesting to have their backyard casita/ storage room located in the Monticello District be deconstructed and rebuilt as just a casita. Their existing casita/ storage has a current square footage of 1,294, they are wishing to remove the entire structure and would like to rebuild with a square footage of 906. The casita will include: a living room, (2) bedrooms, a shared bathroom and a kitchen. The new structure will sit on a newly constructed concrete foundation. The new structure will use the recycled wood deconstructed from the previous structure. The new structure will include hardiplank siding (smooth), 3-tab asphalt shingles and Anderson 100 Series.

The client would like to "Thank You" for your time and consideration on their project.

























































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