HISTORIC AND DESIGN REVIEW COMMISSION
October 19, 2022

HDRC CASE NO:	**2022-518**
ADDRESS:	443 CLUB DR
LEGAL DESCRIPTION:	NCB 7014 BLK LOT W 35 FT OF 10 & E 40 FT OF 11
ZONING:	RM-4, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Structure Builders over Texas
OWNER:	ARMANO DAVID & HOHNE SARAH
TYPE OF WORK:	Construction of a 60-square-foot side addition
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 construct a 60-square-foot side addition.

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.

6. 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.

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 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: 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 at 443 Club is a 1-story, single-family residence constructed in the Spanish Eclectic style circa 1940. The property first appears on the Sanborn map in 1951. The footprint has since been modified. The structure features a modified u-shaped plan, a cross gable and hip red barrel tile roof, painted brick cladding, exposed rafter tails, gable end detailing, a deep-set asymmetrical front porch, one-over-one windows, and an open side porch on the west elevation. The property is contributing to the Monticello Park Historic District.
b. MASSING AND FOOTPRINT – The applicant has proposed to enclose the existing side porch to create a 60-square-foot side addition to the west elevation. The Historic Design Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed footprint appropriate.
c. SETBACK – The applicant has proposed to enclose the existing side porch to construct a side addition on the west elevation. The side addition will be set back 32 feet from the front façade wall plane. The addition will be a continuation of the rear wall plane of the west elevation and will maintain the existing 5-foot side setback from the west property line. The addition will be visible from the public right-of-way. Guideline 1.A.i states that residential additions should be sited 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. Staff finds that as the proposed addition is enclosing an existing side porch and features a significant setback from the front façade wall plane, the setback is generally appropriate.
d. ROOF – The applicant has proposed to install a roof pitch to match the home and to install red clay barrel tile roofing to match existing. Guideline 1.A.iii for Additions states that additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal appropriate.
e. FENESTRATION MODIFICATIONS – The proposed addition will require the removal of two (2) existing original wood windows and one (1) door on the west elevation. The applicant has proposed to install a set of three (3) ganged windows on the west elevation of the addition and one (1) window on the front (south) façade of the proposed addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. Staff finds the removal of the windows and door on the west elevation to accommodate the installation of windows on the addition appropriate but finds that the existing windows and door should be salvaged and re-used in the addition or stored on site for future use.
f. MATERIALS – The applicant has proposed to clad the addition in brick to match the home, to install red clay barrel tile roofing to match the existing roof, and to install vinyl replacement windows. Guideline 3.A.i for Additions stipulates that additions should 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. Guideline 3.C.i for Additions states that historic materials that will be covered or removed as a result of an addition should be salvaged and reused where possible. Guideline 3.B.i for Additions states that applicants may 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. Furthermore, 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 the proposed vinyl windows to be inconsistent with the Guidelines and finds that the applicant should re-use the existing windows proposed for removal in the addition and, otherwise, should install fully wood windows that meet staff's standard window stipulations.

g. RELATIONSHIPS OF SOLIDS TO VOIDS – The applicant has proposed to install a set of three (3) ganged windows on the west elevation and a set of windows on the front (south) façade of the side addition. Guideline 2.C.i states that window openings should be incorporated that feature 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. Staff finds that the proposed windows should match the proportions and trim of the historic window openings of the structure.

RECOMMENDATION:

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

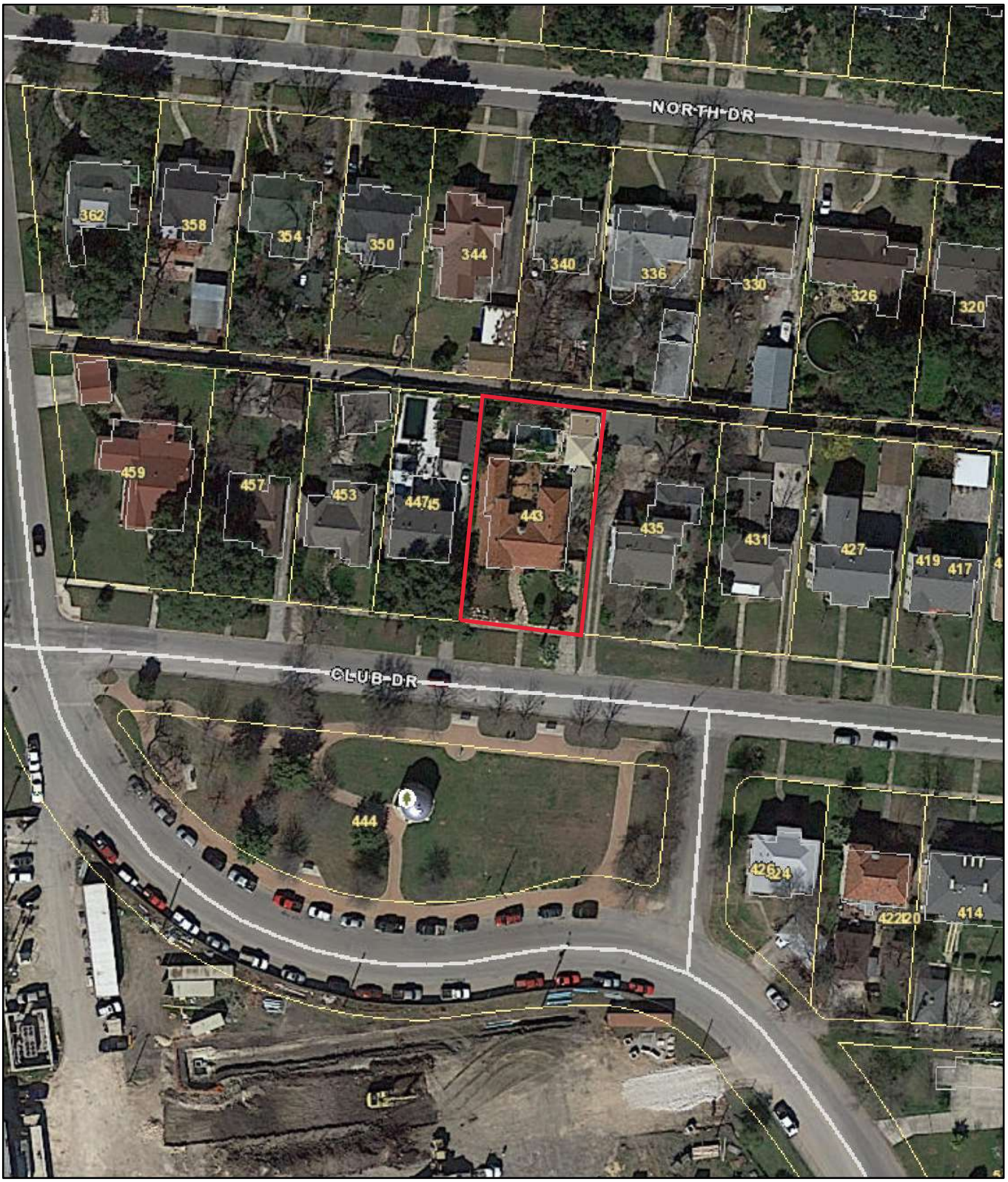
i. That the existing windows and door removed to accommodate the side addition are salvaged and re-used in the addition or stored on site for future use based on finding e.

ii. That the applicant salvages the existing windows proposed for removal and re-uses them in the addition. Where salvaged windows cannot be used, the applicant must install fully wood windows that meet staff's standard window specifications and submit final window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

iii. That the applicant submits updated elevation drawings showing the use of salvaged wood windows or window detailing indicating that the proposed window configuration will match the existing window configuration and trim on the historic structure.

iv. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



October 14, 2022

User drawn lines

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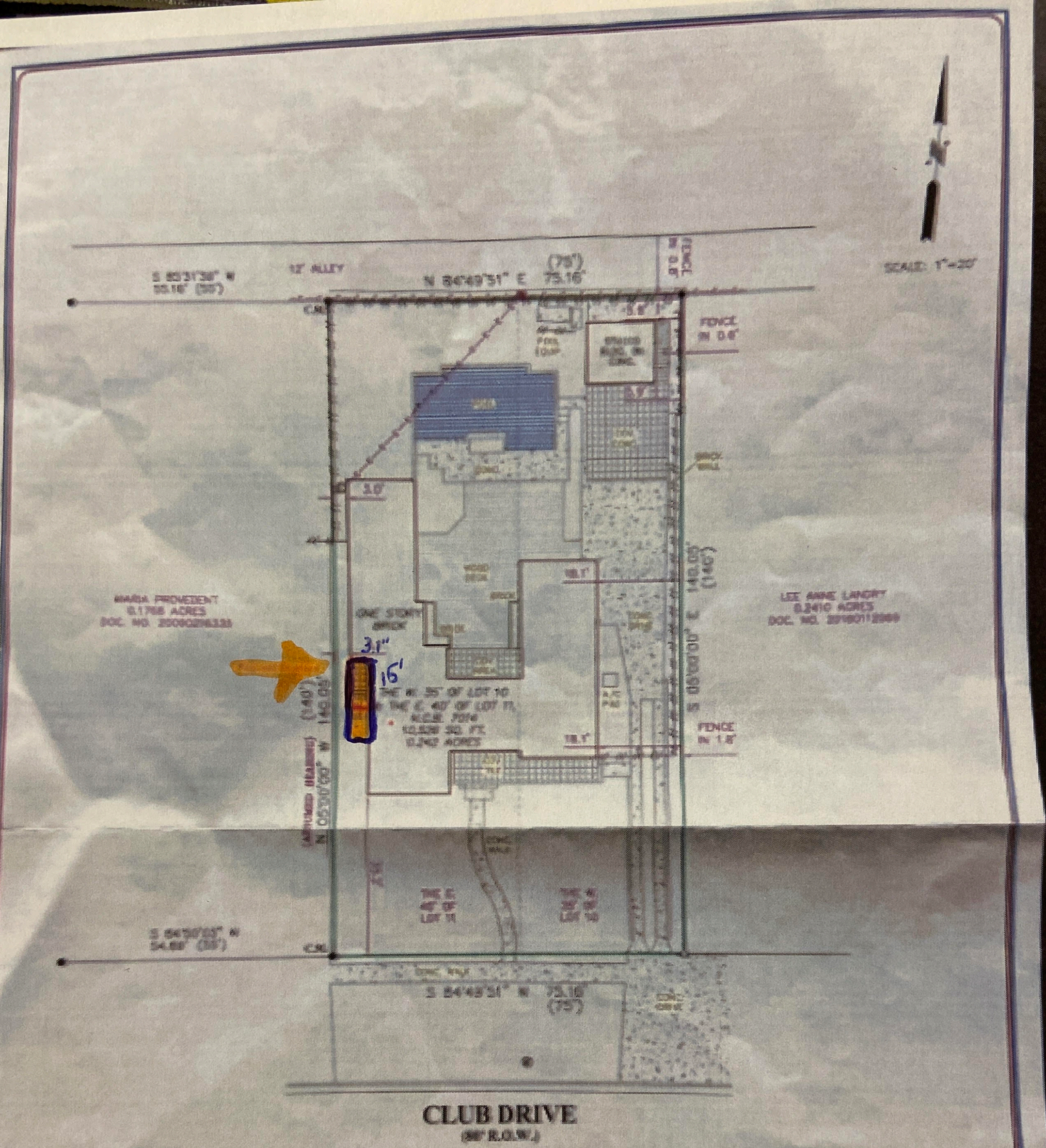
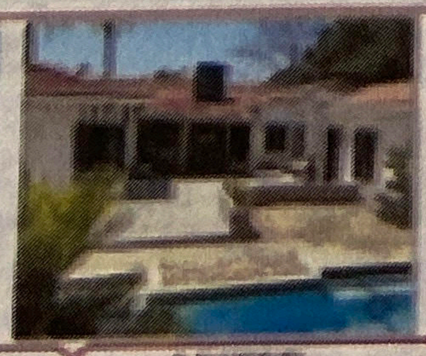
0 0.0125 0.025 0.05 km





Property Address:

443 CLUB DRIVE

Property Description:

THE WEST 35 FEET OF LOT TEN (10) AND THE EAST 40 FEET OF LOT ELEVEN (11), NEW CITY BLOCK 7914, MONTICELLO PARK, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 300, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owners:

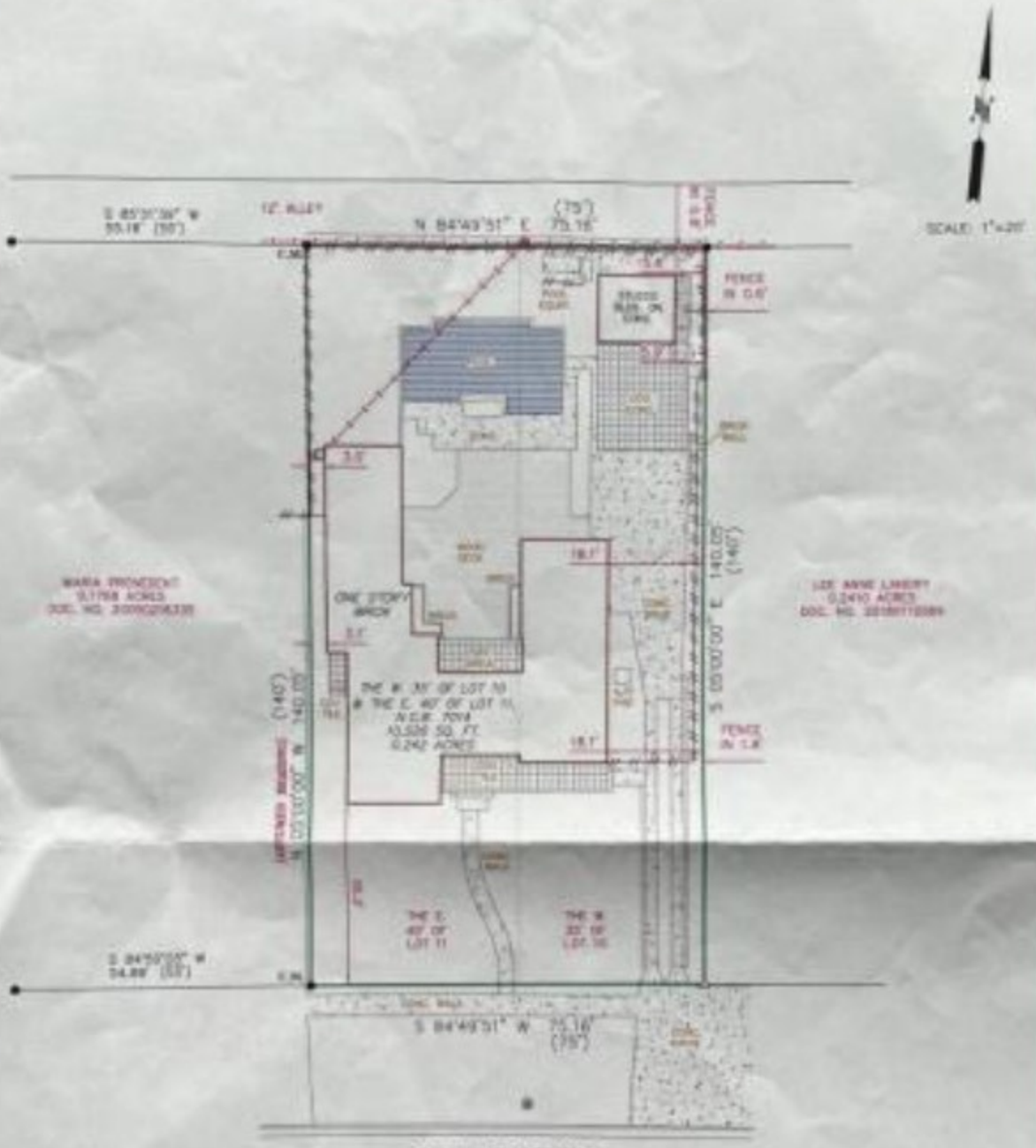
SARAH HOWARD AND DAVID HOWARD

Westar Alamo

LAND SURVEYORS, LLC

LEGEND

STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR



CLUB DRIVE

(50' R.O.W.)

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES OF RECORD AS FOLLOWS: VOL. 3910, PG. 1810, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FIRM REGISTRATION NO. 10101700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1910 MARION, TEXAS 78124
PHONE (210) 372-4000 FAX (210) 372-4001

LEGEND

- ⊙ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD COUNTY MONUMENT
- ⊠ = ELECTRIC METER
- ⊠ = WATER METER
- ⊠ = POWER POLE
- ⊠ = OVERHEAD ELECTRIC

DWN. JR FWD. RJP

FLOOD ZONE INFORMATION IS IN THE RESPONSIBILITY OF ANY INTENDED PURCHASE TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH INFORMATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property lines the subject of this survey appears to be included in a Flood Hazard Area (FHA), identified as Community No. 480045, Panel No. 0260 H, which is Zone X (0.2% Chance) effective date 09-29-2010. The working Flood Zone is assumed that all or a portion of this property may be in Flood Zones X. Because FEMA is a dynamic survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM. As described above, THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THE INTERPRETATION OF THE FLOOD ZONES, which may not agree with the determination of FEMA or State or local officials, and which may not agree with the Exists actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at www.fema.gov/kemp.

Property Address:
442 CLUB DRIVE

Property Description:
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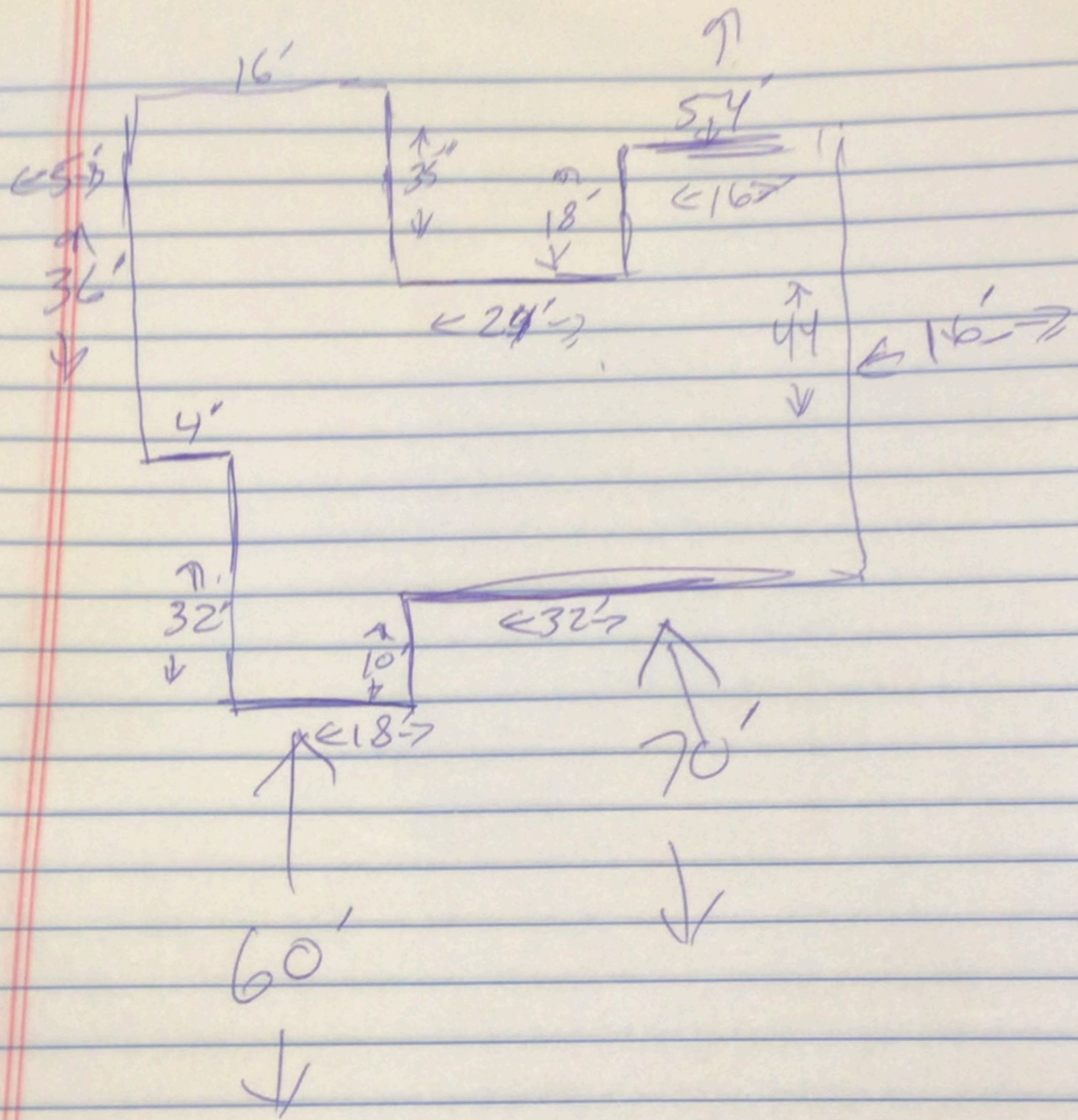
Owner:
SABAN HOME AND DAVID ARMANO

STATE OF TEXAS
REGISTERED
RUDOLF J. PATA, JR.
5386
PROFESSIONAL
LAND SURVEYOR

I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, do hereby certify that the above and represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments or overlapping of improvements on the best of my knowledge and belief, except as shown hereon.

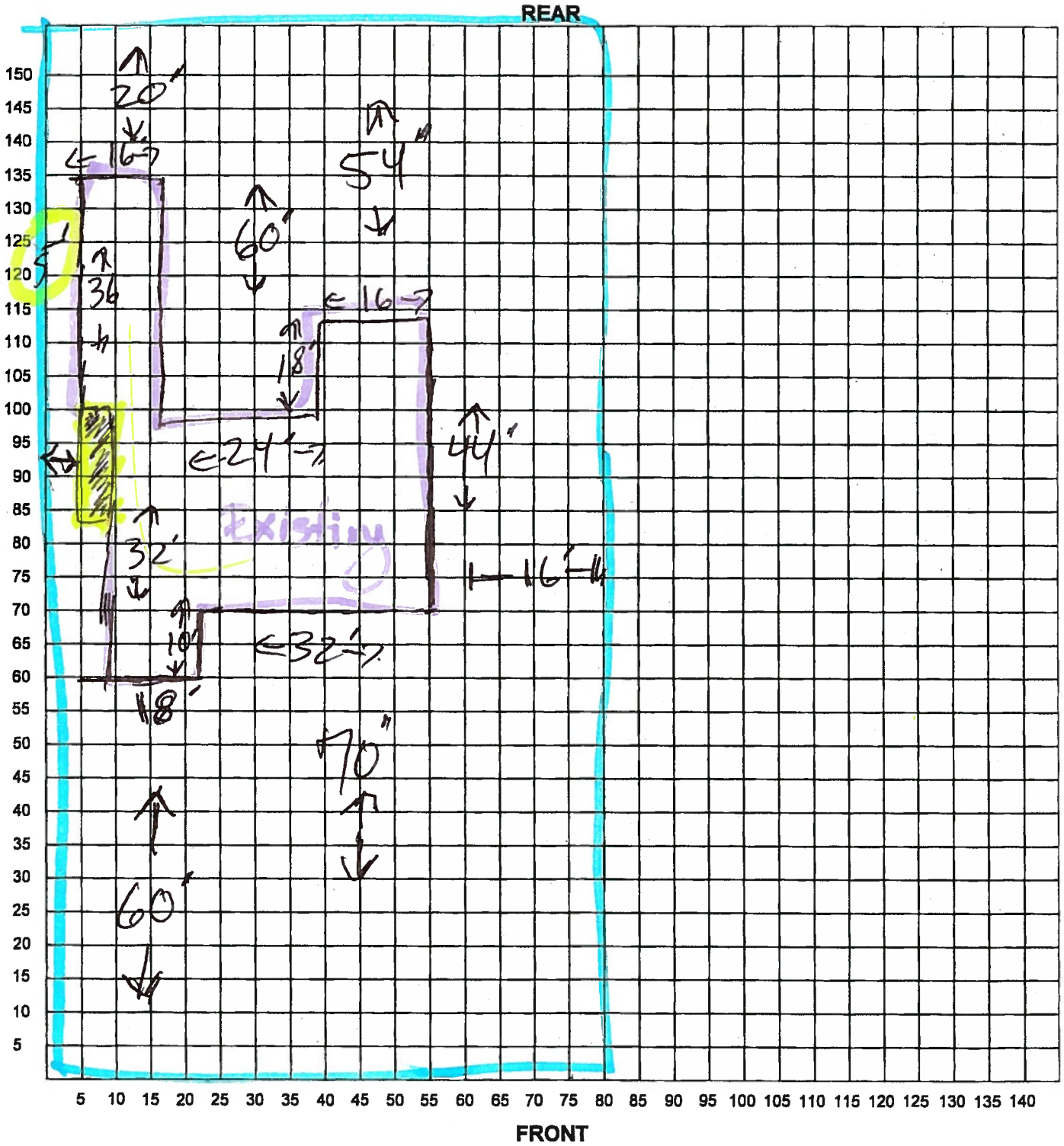
RUDOLF J. PATA, JR.
Registered Professional Land Surveyor



Sarah Hohne - 443 Club Dr, 78201

PLOT PLAN
FOR BUILDING PERMITS

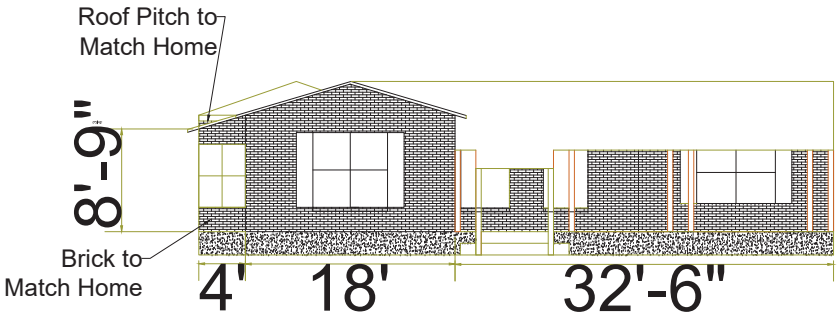
Address: 443 Club Dr. Lot: _____ Block: _____ NCB: _____



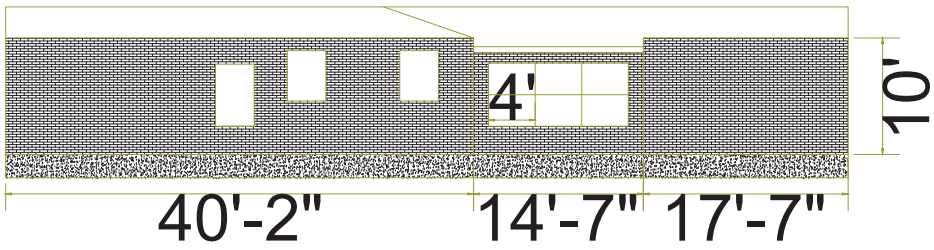
I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 3-Oct-2022 Signature of Applicant: _____

Front Elevation



Left Elevation



SCALE $\frac{3}{32}$" =1'

Structural Builders
443 Club Dr.
San Antonio, TX 78201


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photo courtesy of - Structure Builders - structure-builders.com