

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-505
ADDRESS: 515 CLUB DR
LEGAL DESCRIPTION: NCB 7070 (R MATAMOROS SUB), BLOCK 9 LOT 25
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Gilbert Garza/Garza Design-Build LLC
OWNER: Celeste Leija
TYPE OF WORK: New construction of a 1-story, single-family residence
APPLICATION RECEIVED: September 16, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to construct an approximately 2,400-square-foot 1-story, single-family residential structure.

APPLICABLE CITATIONS:

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 principle 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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is

expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

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

FINDINGS:

- a. The property at 515 Club is currently vacant and Historic Aerial Maps and the Sanborn Maps show that the property has been vacant since at least 1951, per the 1951 Sanborn Map. The block consists of 1-story and 2-story single-family residences. The lot at 515 Club is located beside a midcentury 1-story residential structure and a 2-story historic structure. The property is contributing to the Monticello Park Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. This request was reviewed by the HDRC on October 5, 2022, for conceptual approval. The request was referred to a Design Review Committee Meeting.
- c. DESIGN REVIEW COMMITTEE – The applicant's proposal was reviewed at the Design Review Committee meeting on September 27, 2022. The DRC discussed the front-facing garage, the front walkway configuration, alternate cladding materials that would better complement the historic homes in the district, the fenestration pattern, and the existing front retaining wall. The applicant was referred to a second DRC meeting during the October 5th HDRC hearing. The applicant attended the second DRC meeting on October 12, 2022, and the meeting discussion focused on the applicant's updates, fenestration pattern, site conditions, and landscaping plans. Staff previously recommended the following stipulations prior to returning for conceptual approval and the applicant has addressed the following stipulations:
 - i. That the applicant should provide a setback diagram showing the proposed setback in relation to the neighboring structures and the setback for the front-facing garage to staff for review prior to returning to the HDRC based on finding d. ***This stipulation has been met.***
 - ii. That the applicant submits the foundation heights of the proposed new construction and the adjacent structures to staff for review prior to returning to the HDRC based on finding e.
 - iii. That the applicant simplifies the proposed front roof forms to be more consistent with the roof forms found in the vicinity and submits updated elevation drawings to staff for review prior to returning to the HDRC based on finding f. ***This stipulation has been met.***
 - iv. That the applicant submits the final percentage of lot coverage to staff for review prior to returning to the HDRC based on finding g. ***This stipulation has been met.***
 - v. That the applicant proposes a cladding material more appropriate for the immediate block of Club Drive and submits updated material specifications to staff for review prior to returning to the HDRC based on finding h. ***This stipulation has NOT been met. The applicant would like to***

- request approval to install stucco cladding.***
- vi. That the applicant submits window specifications to staff for review prior to returning to the HDRC based on finding i. Wood or aluminum-clad wood windows are recommended. Windows should feature traditional operations, an inset of two (2) inches within facades, and profiles that are found historically within the immediate vicinity. 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. ***This stipulation applies to final approval.***
 - vii. That the applicant updates the proposed fenestration to feature traditional proportions and window configurations commonly found in the district and submits updated elevation drawings to staff for review prior to returning to the HDRC based on finding j. ***This stipulation has NOT been met.***
 - viii. That the applicant simplifies the architectural details that relate to the period of construction on the block to be more in keeping with the Guidelines as opposed to the proposed Spanish Eclectic detailing as noted in finding k. ***This stipulation has been met.***
 - ix. That a detached garage is utilized in lieu of the proposed front-facing attached garage based on finding l. If the HDRC finds the proposed attached garage appropriate, staff recommends that the garage is recessed substantially from the front façade. ***This stipulation has NOT been met, although the garage has been recessed substantially.***
 - x. That the applicant submits final dimensions for the proposed concrete driveway showing that the driveway will not exceed 10 feet in width to staff for review prior to returning to the HDRC for final approval based on finding m. ***This stipulation has been met.***
 - xi. That the applicant submits a final landscaping plan with planting details and a proposal for the existing front retaining wall prior to returning to the HDRC as noted in finding p. ***This stipulation has been met.***
- d. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 1-story, single family residence oriented south toward Club Drive. The existing properties along Club are oriented toward Club. The applicant has proposed a front facade setback of 30'. The front-facing garage features a 9-foot setback from the front facade. The applicant has expressed that the adjacent properties feature 30' setbacks. Staff finds that the applicant should provide an updated setback diagram showing the updated site plan in relation to the neighboring structures to staff to review.
 - e. SCALE AND MASSING – The applicant has proposed to construct an approximately 2,400-square-foot 1-story residential structure with an entry volume and a front-facing garage. According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. This block within the Monticello Park Historic District features 1-story and 2-story historic structures and a 1-story midcentury structure. Staff finds that the proposed scale and massing of the structure appears generally appropriate.
 - f. ROOF FORM – The applicant has proposed a hip form with two front facing gables. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Club Drive feature front gable, cross gable, low-sloped front gable, and hip roof forms. Staff finds the proposal consistent with the Guidelines.
 - g. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has provided a total square footage of 2,700 square feet, including the front porch and rear patio. The living space and attached garage total

2,400 square feet. The applicant has submitted documentation showing that the total percentage of lot coverage is 37 percent. Staff finds the proposal consistent with the Guidelines.

- h. **MATERIALS AND TEXTURES** – The applicant has proposed to construct the residence with 3-coat, stucco cladding and a red barrel tile roof. The applicant has expressed that they would like to install a fully wood garage door and wood or metal-clad windows but has not provided material specifications at this time. Guideline 3.A.i for New Construction stipulates that new construction 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. This immediate block of Club Drive predominately features homes with stone cladding and red clay barrel tile roofs or composition shingle roofs. The neighboring midcentury structure features brick cladding. The district does feature stucco-clad homes as well. Staff finds that a stone cladding may be most appropriate for this block of Club Drive.
- i. **WINDOW MATERIALS** – The applicant has expressed that they would like to install fully wood, aluminum-clad wood, or metal windows but has not submitted material specifications at this time. Staff finds that the proposed 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. Staff finds that all windows installed should feature traditional operations and that the applicant should submit product specifications for review prior to returning to the HDRC.
- 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. The applicant has proposed a fenestration pattern on the front façade that features an arched entry, one large arched window, and a garage door with arched transom lites. The fenestration pattern on the remaining elevation consists of an arched window, arched transoms over French doors, and divided lite and fixed windows of various sizes. The proposed east elevation features a blank wall at the rear half of the elevation. According to Guideline 2.C.ii, no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds that the applicant should update the proposed fenestration to feature traditional proportions and window configurations commonly found in the district.
- k. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed 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. Additionally, Guideline 4.A.ii for New Construction states that applicants should 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. The applicant has proposed to install decorative gas lanterns flanking the front arched window, the front entry, and the garage, and a recessed arched entry. Staff finds the architectural details to be in keeping with the Guidelines.
- l. **GARAGE** – The applicant has proposed to construct an attached front-facing, two-bay carport on the west side of the front facade. Guideline 5.A.i for New Construction states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed garage is setback approximately 9 feet from the front-most portion of the front façade. According to Guideline 5.B.i for New Construction, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages

attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Although three out of the five single-family residential structures on this immediate block of Club Drive feature front-facing garages, residential structures in the Monticello Park Historic District traditionally feature a primary structure along the street and a rear detached accessory structure accessed either from a service alley or by a driveway from the street. Staff finds that a detached garage should be utilized in lieu of the proposed attached front-facing garage.

- m. DRIVEWAY – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The property does not currently feature a driveway, driveway apron, or curb cut. The applicant has proposed to install a fully concrete 10-foot-wide driveway. Staff finds the proposal appropriate and finds that the applicant should update the site plan to reflect changes to the garage location.
- n. SITE WORK – The Guidelines for Site Elements note that front yard walkways and site work should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a 4-foot-wide fully-concrete front walkway from front entry to the sidewalk. Properties on this block feature serpentine fully concrete front walkways from the driveway to the front entry and from the sidewalk to the front entry. Staff finds the proposal generally appropriate.
- o. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- p. LANDSCAPING PLAN – The applicant has not submitted a comprehensive landscaping plan at this time. The property currently features a masonry retaining wall that appears to date to the 1950s per the Historic Aerial Maps, when this property was likely the side yard for the neighboring structure at 511 Club. The applicant has proposed to deconstruct the existing retaining wall and re-use the material to construct stone columns for proposed fencing. Staff finds that the applicant should submit a final landscaping plan with planting and fencing details to staff for review.

RECOMMENDATION:

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

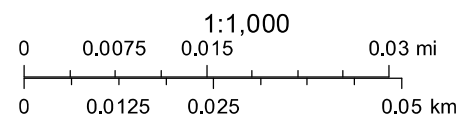
- i. That the applicant provides an updated setback diagram showing the proposed setback in relation to the neighboring structures and the setback for the front-facing garage to staff for review prior to returning to the HDRC for final approval based on finding d.
- ii. That the applicant proposes a cladding material more appropriate for the immediate block of Club Drive and submits updated material specifications to staff for review prior to returning to the HDRC based on finding h.
- iii. That the applicant submits window specifications to staff for review prior to returning to the HDRC based on finding i. Wood or aluminum-clad wood windows are recommended. Windows should feature traditional operations, an inset of two (2) inches within facades, and profiles that are found historically within the immediate vicinity. 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.
- iv. That the applicant updates the proposed fenestration to feature traditional proportions and window configurations commonly found in the district and submits updated elevation drawings to staff for review prior to returning to the HDRC based on finding j.
- v. That a detached garage is utilized in lieu of the proposed front-facing attached garage based on finding l.
- vi. That the applicant submits a final landscaping plan with planting and fencing details and an updated site plan showing all proposed site work to staff for review prior to returning to the HDRC for final approval as noted in finding p.

City of San Antonio One Stop

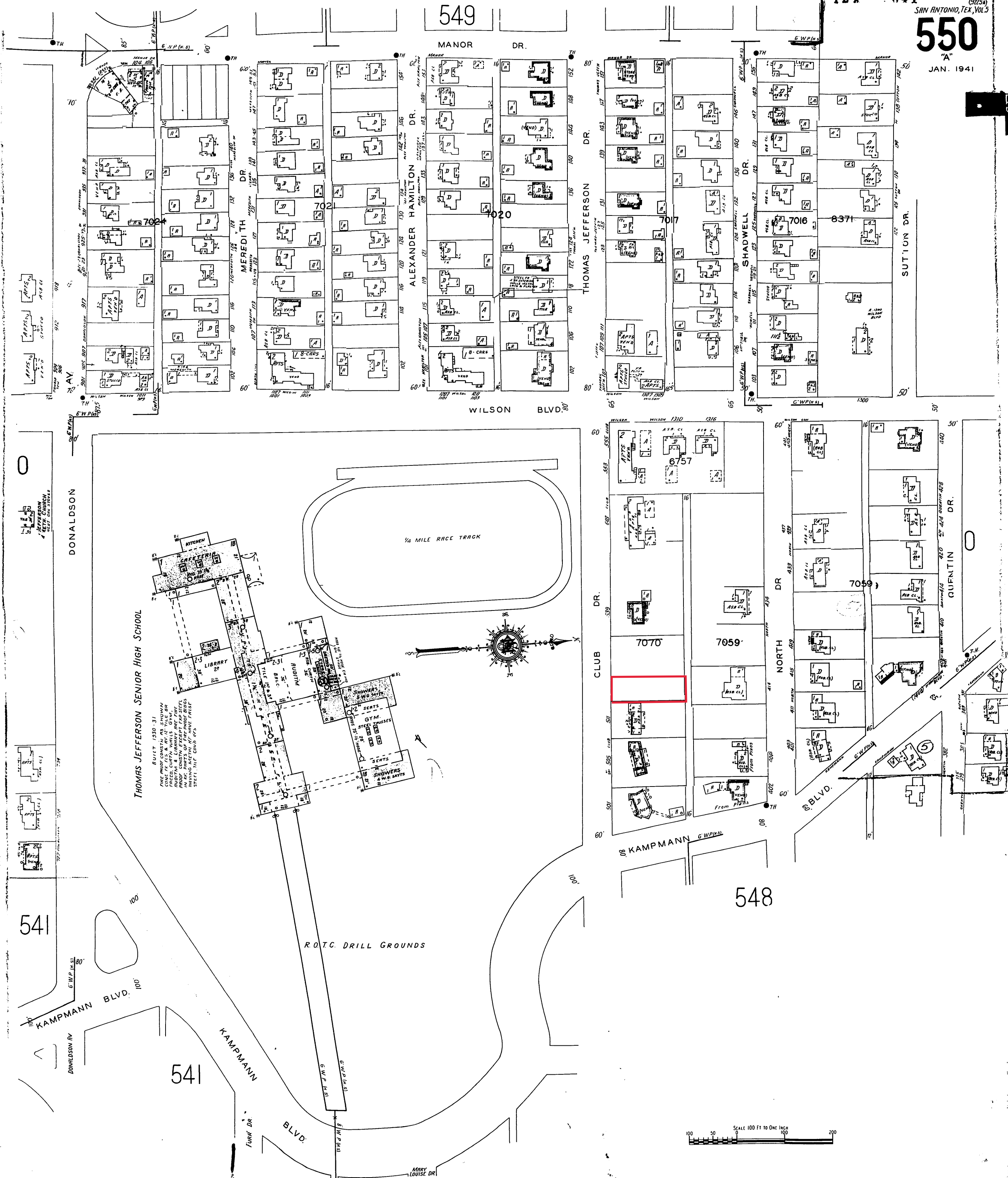


September 29, 2022

— User drawn lines







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20 m

50 ft

29.46742 -98.5385

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* ORIGINAL FLOOR PLAN TO REMAIN AS-IS FOR THIS EXCEPTION
OF PLAN FURRED AND GARAGE FRONT HALL RECESSED BACK 9'0"!!

PROPOSED:
02 CAR GARAGE.

PROPOSED: 10'0" W.
MIN. ON GAR. DR.

PROPOSED
FOYER.

PROPOSED
P3 PORCH.

PROPOSED
BEDRM #02.

PROPOSED
WINDOW SIZE
REDUCED FROM
6'0" W. TO 5'0" W.

* FRONT FACE OF
GARAGE IS
RECESSED 9'0" =
FROM FRONT
BEDROOM FACE.

30'0" FRONT MIN.
BUDG. SETBACK.

FRONT PORCH FLAT
PARAPET ROOF DELETED
AND REPLACED W/
GABLE ROOF.

20'0"

9'4"

14'8"

45'0"

FLOOR PLAN'S WIDTH REMAINS 45'0" AS ORIGINAL.

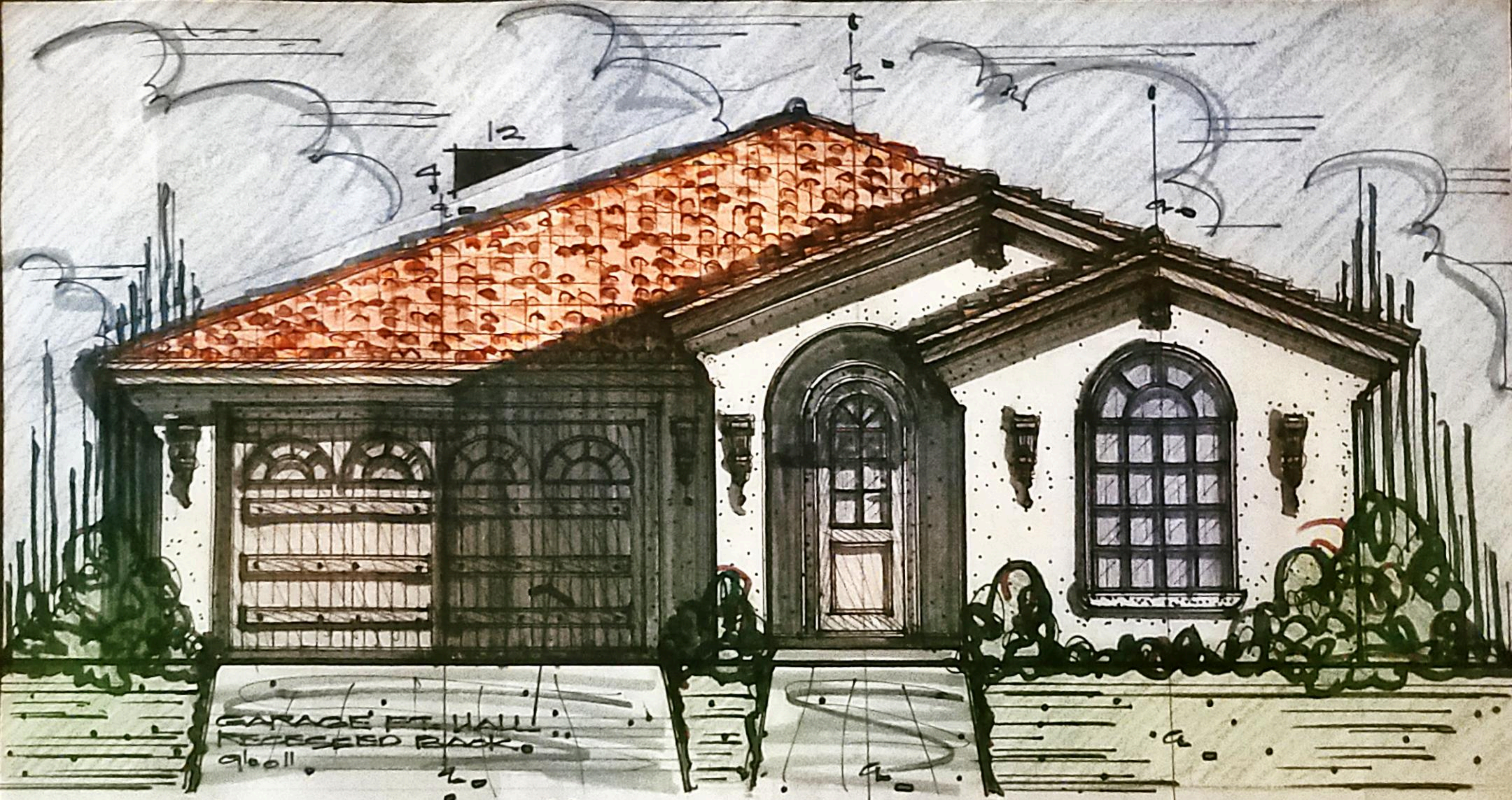
65'0"

FLOOR PLAN'S DEPTH
REMAINS 65'0" AS ORIG.

PROPOSED: **REVISED** FLOOR PLAN (FLOOR PLAN FURRED)

* REFER. TO ATTACHED NOTES FOR REVISED DESCRIPTION.

MR. AND MRS. LEIJA. S/S CLUB DR. MONTICELLO PARK.

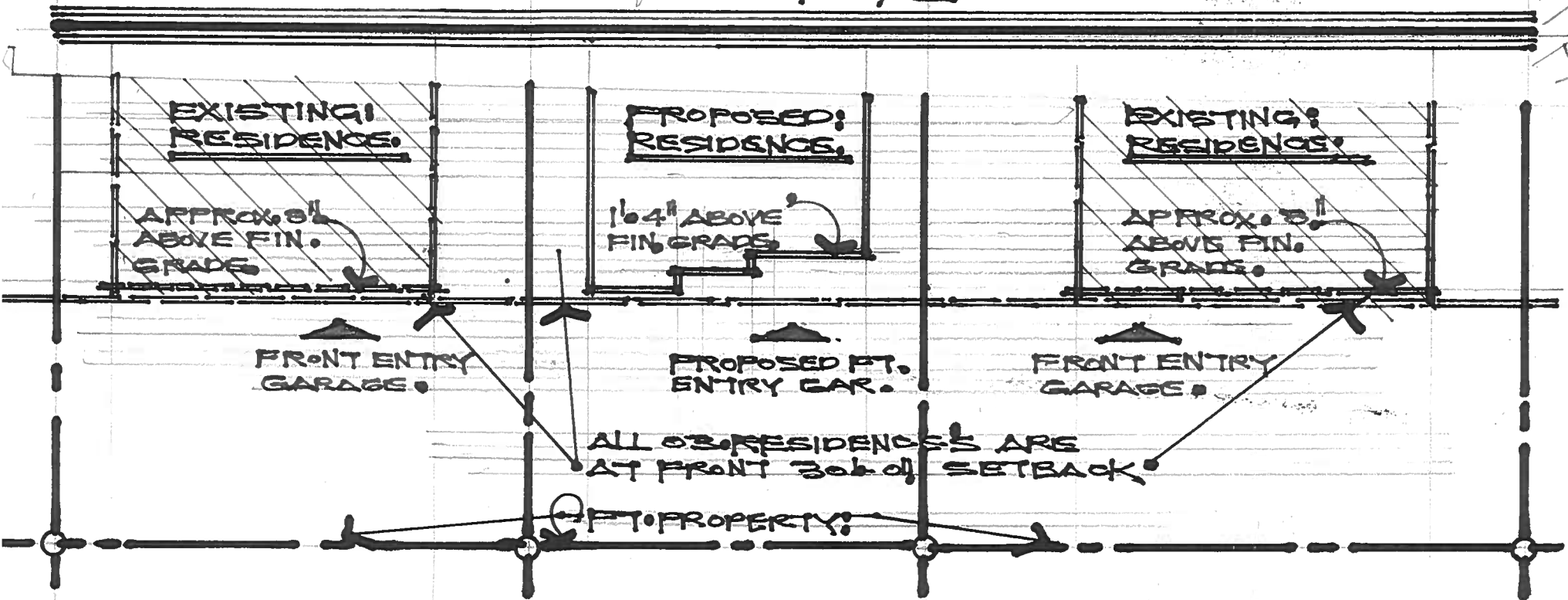


GARAGE FT. HALL
RECESSED BACK.
9/6/11

A PROPOSED: REVISED FRONT ELEVATION.
REFER. TO ATTACHED NOTES FOR REVISED DESCRIPTION.
MR. AND MRS. LEITA SIS. CLUB DR. MONTICELLO PK.

GARZA DESIGN • BUILD, LLC • 100 • ERSKINE FL • 210 • 326 • 3736 • 78201 • S.A. TX.

MR. AND MRS. LEIJA. • SIS. CLUB DRIVE. • MONTICELLO PARK.
PROPOSED: FINISH RESIDENCE HEIGHTS / SETBACKS PLAN.
• EXHIBIT I / II •

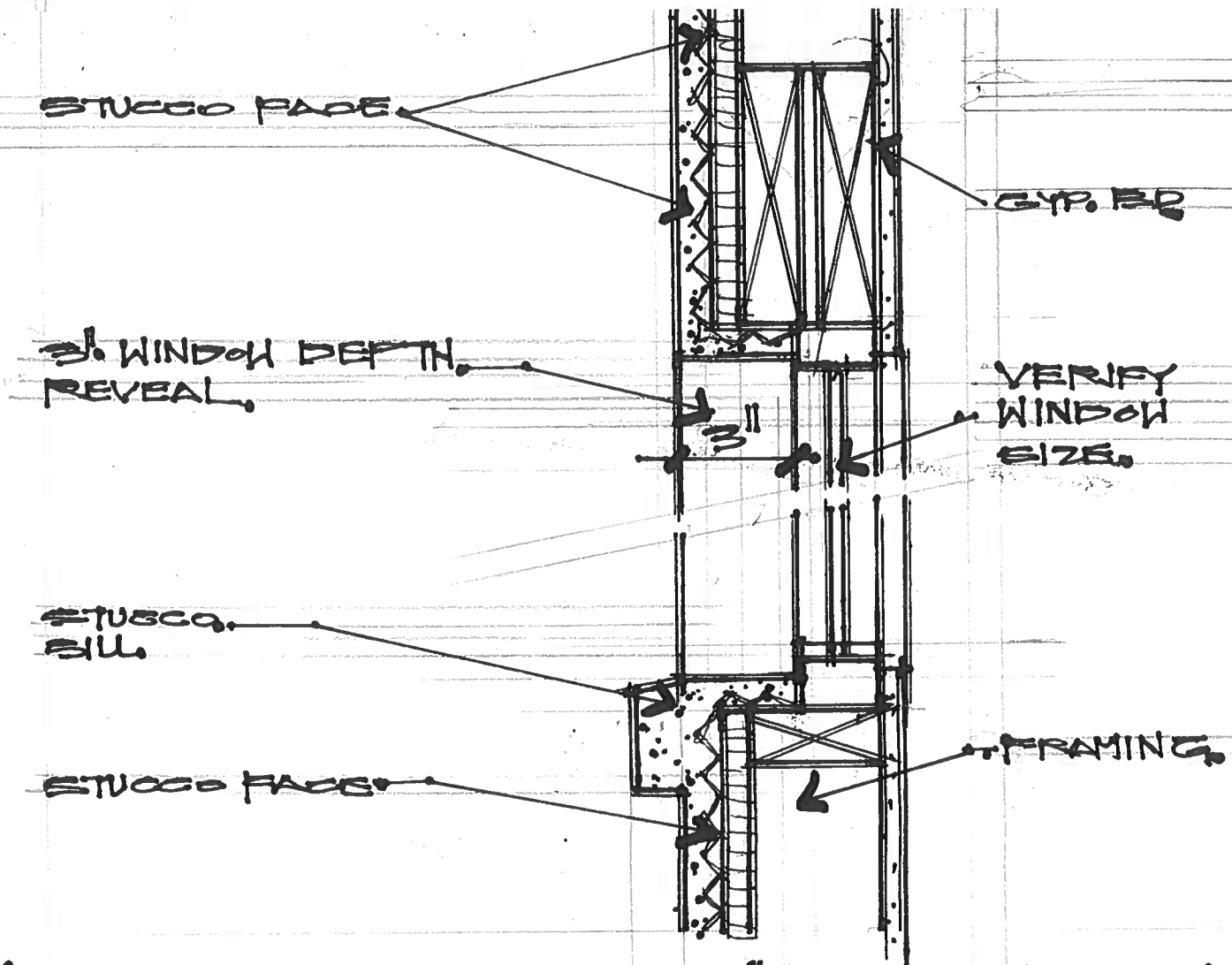


NOTE: ALL RESIDENCES ARE WITHIN 30' 0" BLDG. FT. SETBACK AND
ALL HAVE FRONT ENTRY GARAGES

PROPOSED: FINISH RESIDENCE HEIGHTS / SETBACK PLAN.

SCALE: N.T.S.

MR. AND MRS. LEIJA • SIS • CLUB DR • MONTICELLO PARK •
PROPOSED • WINDOWS W/ 3" REVEAL DETAIL •
• EXHIBIT • TIA • VI



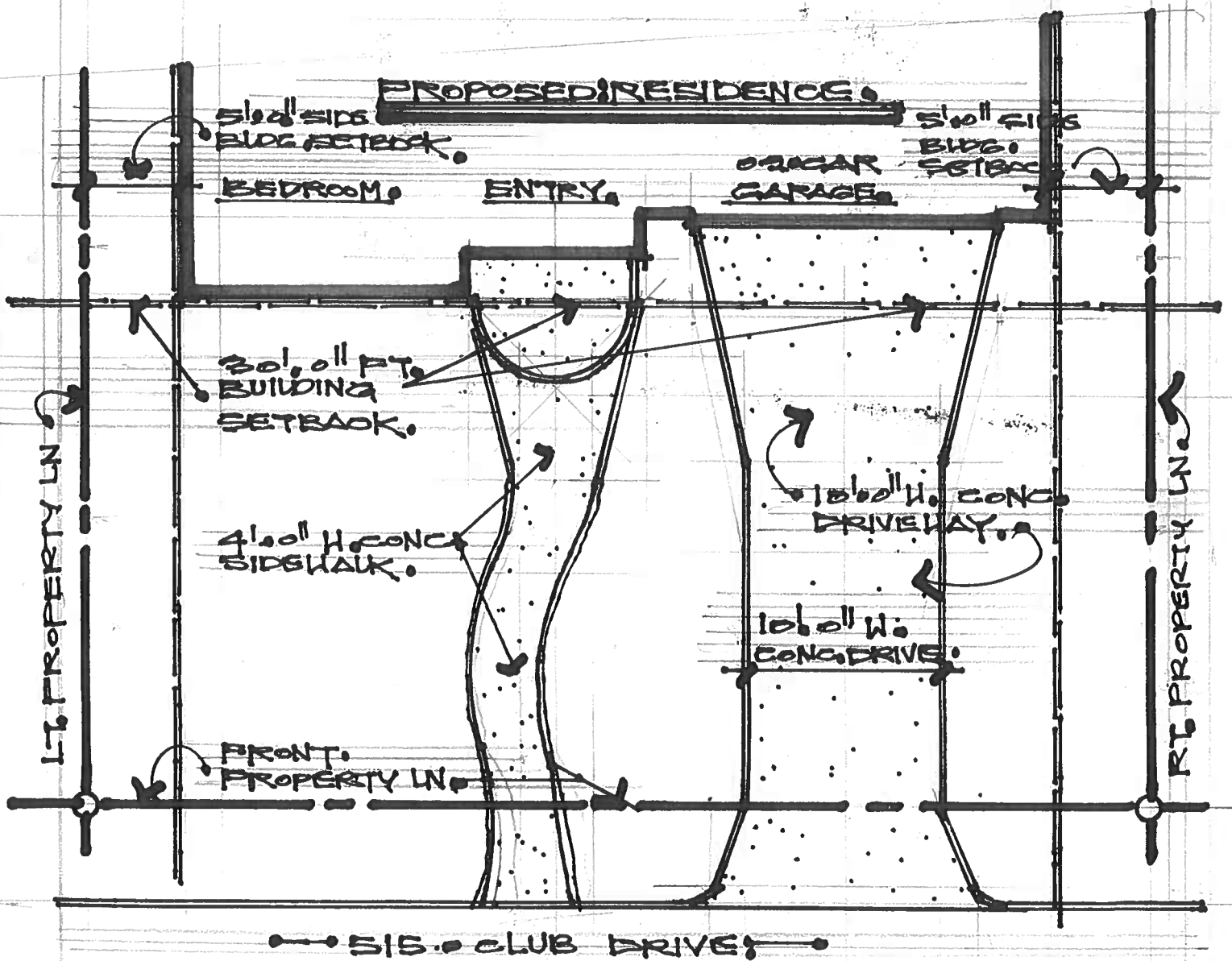
✱ PROPOSED • WINDOW 3" REVEAL DETAIL •
SCALE: 3" = 1' • 0"

✱ PROPOSED • WINDOWS GENERAL • SPEC'S •

01. REFER TO ARCHITECTURAL PLANS FOR ALL WINDOW SIZES, STYLES AND LOCATIONS.
02. WINDOWS TO BE ALUM. • BLACK FRAME, DEL. INSULATED. LOW E" WINDOWS W/ SCREEN.

GARZA DESIGN • BUILD, LLC • 106 • ERSKINE PLACES •
210 • 326 • 3736 • lettlegarza@hotmail.com •

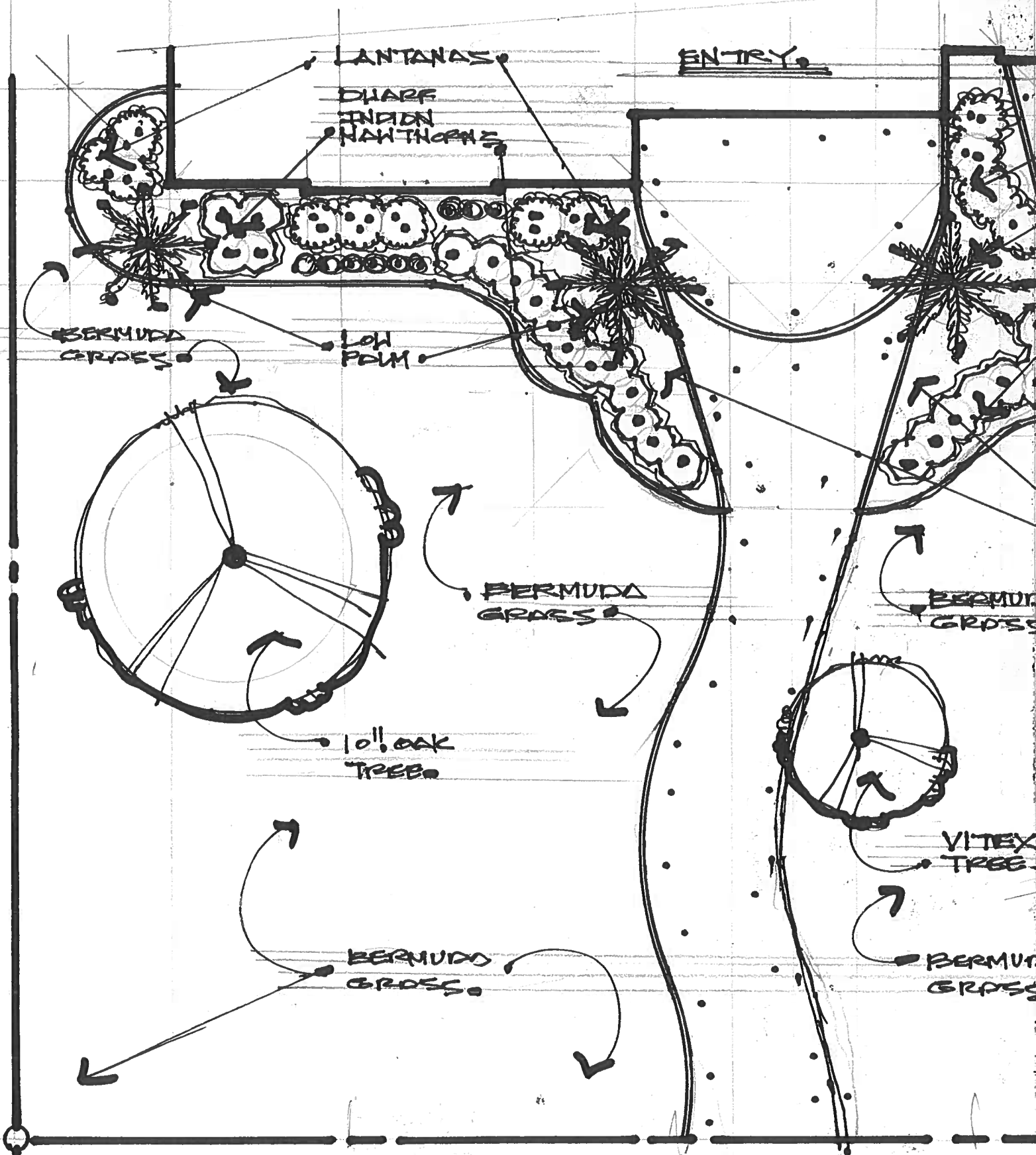
MR. AND MRS. LEITA • 515 CLUB DR. • MONTICELLO PARK.
PROPOSED: 10' 0" WIDE CONCRETE DRIVEWAY.
• EXHIBIT V •



PROPOSED: 10' 0" WIDE CONC. DRIVEWAY PLAN.
SCALE: 1/8" = 1' 0".

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210 • 326 • 5736 • lettieggarza@hotmail.com

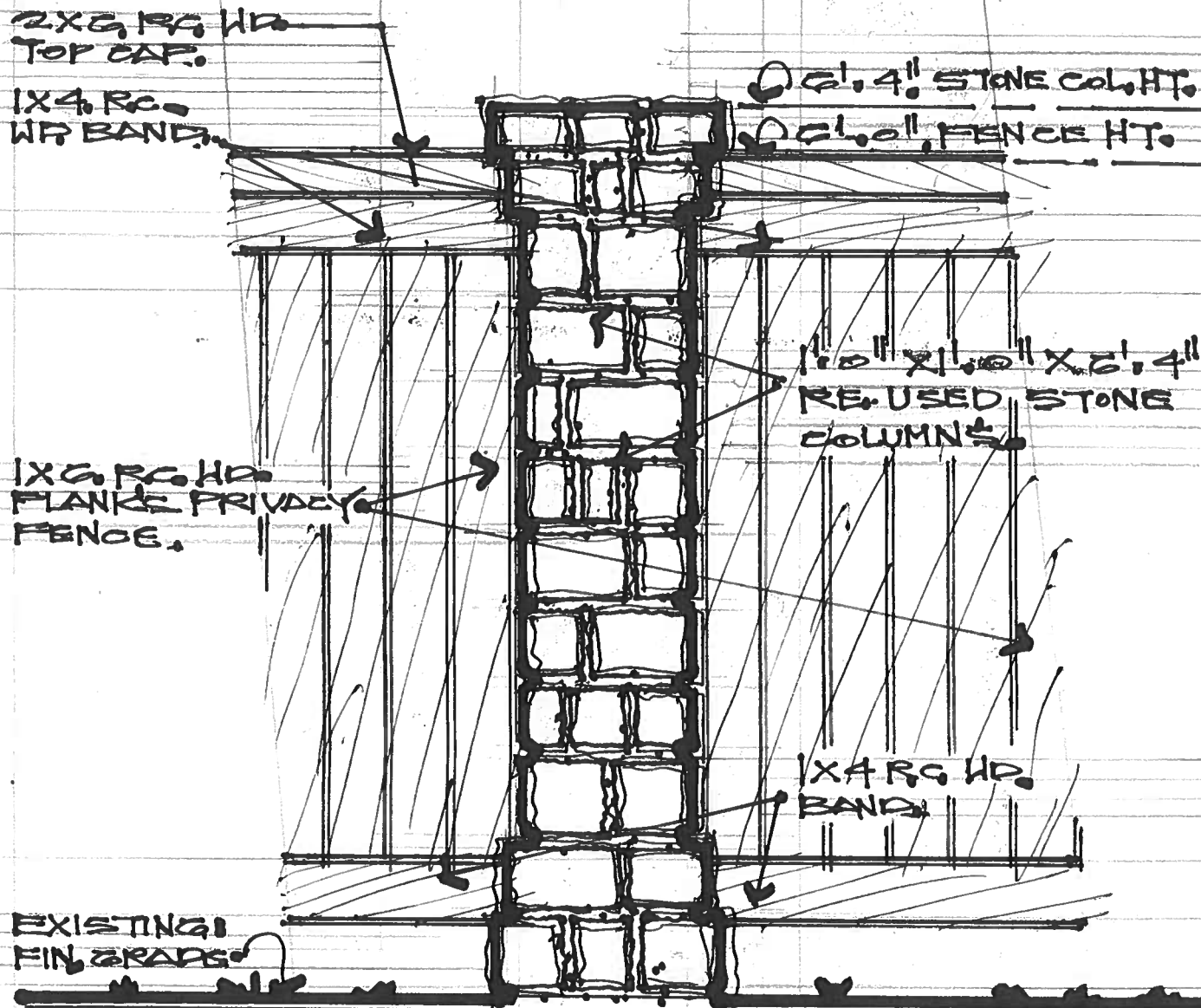
PROPOSED: RESIDENT



PROPOSED: FRONT LANDSCAPING LAYOUT PL

SCALE : 1/4" = 1' = 0 11

MR. AND MRS. LEIJA • 515 • CLUB DR. • MONTICELLO PARK.
 PROPOSAL TO RE • USE EXISTING STONE WALL MATERIAL.
 • EXHIBIT • XI •



NOTE: 04. STONE COLUMNS MATERIALS TO BE
 REFURNISHED FROM EXISTING STONE WALL.

04. PROPOSED STONE COLUMNS ELEVATION DET.
 SCALE: 3/4" = 1'-0"

GARZA Design * Build LLC

October 10, 2022 * Revisions for Consideration * Proposed Residence.

Revisions to Floor Plan and Front Elevation Descriptions :

For : Mr. and Mrs. Leija ,

Address : 515-Club Dr / Monticello Pk

From : GARZA Design*Build, LLC

Regarding : Revisions for Consideration

PROPOSED FLOOR PLAN REVISIONS DESCRIPTION FOR 515 CLUB DRIVE :

1. : Floor Plan is "FLIPPED" to allow 02-Car Garage to be recessed back 9'-0" from 30'-0" Front Building Setback and from front elevation wall.
2. : Overhead Garage Door Proposed is the minimum width of 16'-0" wide.
3. : Proposed Floor Plan footprint will generally remain as is.
 - Refer, to Attached Proposed Floor Plan Drawing for additional Information.

PROPOSED FRONT ELEVATION REVISIONS DESCRIPTION 515 CLUB DRIVE

1. : Front Elevation is "FLIPPED" as per Floor Plan. (Front Garage Wall Recessed 9'-0" back.)
2. : Roof Pitch is Lowered from 8 / 12 pitch to 4 / 12 Pitch.
3. : Front Entry Porch Flat Parapet Roof is Deleted and replaced with Gable Roof.
4. : Front Bedroom #02 Window is reduced from 6'-0" wide to 5'-0" wide.
5. : 02 - Side decorative wing wall are deleted.
6. : All, Stucco banding has been deleted to minimum only.
7. : Small Shed roof over 02-Car Garage door has been deleted.
 - Refer, to Attached Proposed Front Elevation Plan Drawing for additional Information.

Gilbert Garza

GARZA Design*Build, LLC

106-Erskine Place * 210-326-3736 * San Antonio * 78201 * lettiegarza@hotmail.com

GARZA Design * Build LLC

October 04, 2,022 * Historic Information * Proposed Residence.

EXHIBIT

For : Mr. and Mrs. Leija ,

Address : 515-Club Dr / Monticello Pk

From : GARZA Design*Build, LLC

Regarding : Historic Reviews EXHIBITS

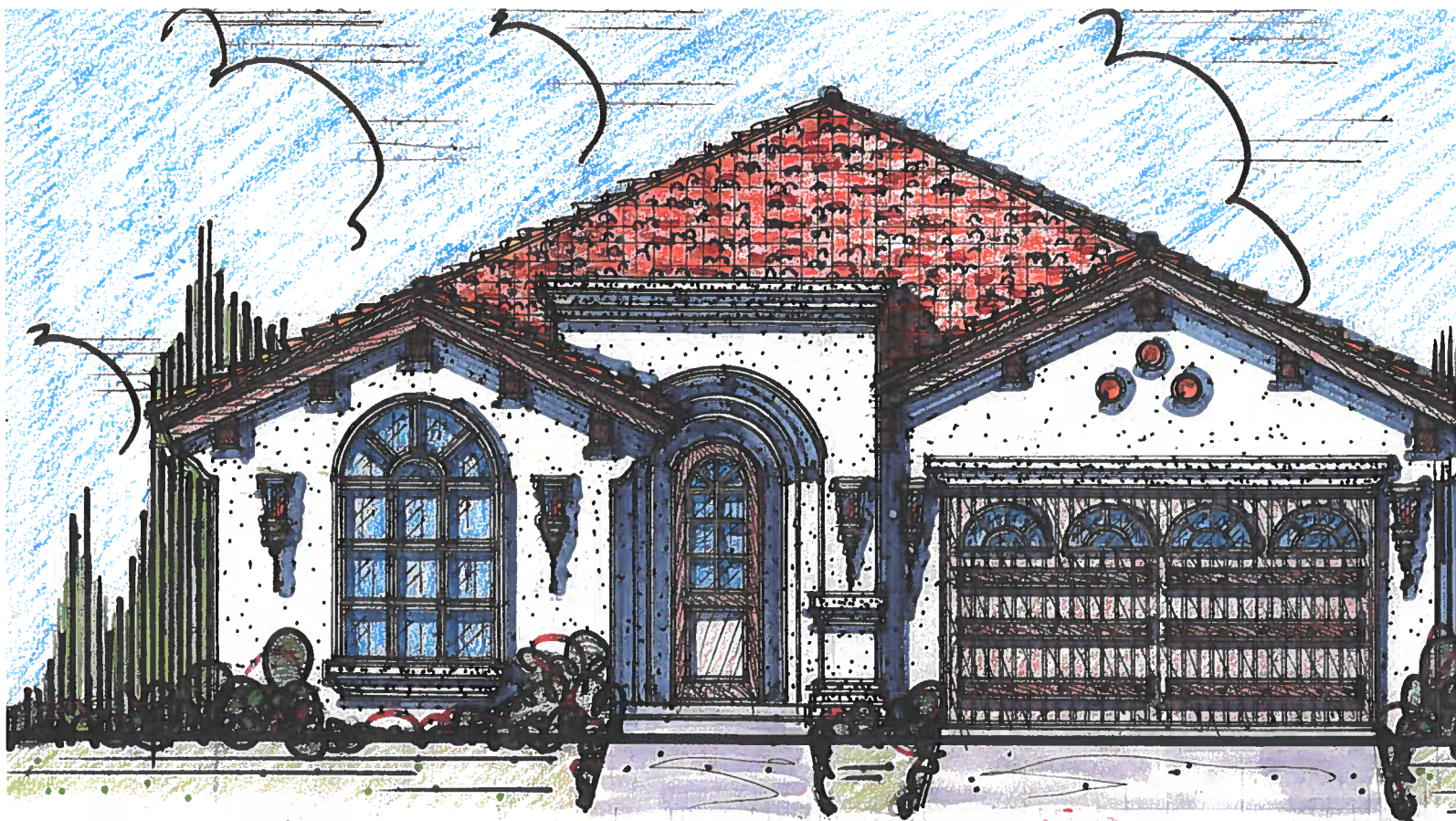
HISTORIC REVIEW TABLE OF CONTENT : 515-CLUB DR / MONTICELLO PK

- | | | | |
|-------|--------------|---|---|
| 1. : | EXHIBIT I | : | Setbacks. |
| 2. : | EXHIBIT II | : | Elevation Heights. |
| 3. : | EXHIBIT III | : | Roof Pitch. |
| 4. : | EXHIBIT IV | : | Lot #25 Overall Covered and Un-Covered Percentages. |
| 5. : | EXHIBIT V | : | Proposed Exterior Specifications. |
| 6. : | EXHIBIT VI | : | Windows Min. 2" Reveal. |
| 7. : | EXHIBIT VII | : | Proposed Rendered Front Elevation. |
| 8. : | EXHIBIT VIII | : | Proposed Rendered Front Elevation. |
| 9. : | EXHIBIT IX | : | Proposed Rendered Front Elevation. |
| 10. : | EXHIBIT X | : | 10'-0" Wide Concrete Driveway. |
| 11. : | EXHIBIT XI | : | Proposed Landscape Layout Plan. |
| 12. : | EXHIBIT XI a | : | Re-Use of Existing Stone Wall Materials. |

Gilbert Garza

GARZA Design*Build, LLC

Previous updates



FRONT ELEVATION FOR MR. MRS. LEIJA

515 • CLUB DRIVE •



MONTICELLO PARK.

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EXHIBIT III / VII VIII IX

Previous updates

GARZA Design * Build LLC

October 04, 2,022 * Historic Information * Proposed Residence.

EXHIBIT IV

For : Mr. and Mrs. Leija ,

Address : 515-Club Dr / Monticello Pk

From : GARZA Design*Build, LLC

Regarding : Historic Reviews EXHIBITS

PROPOSED LOT #25 EXISTING / PROPOSED COVERED AREA PERCENTAGE :

TOTAL Existing Lot # 25 Square Footage :	8,550 S.F.
LESS Proposed Residence Square Footage :	(2,700 S.F.)
LESS Proposed Driveway Square Footage :	(400 S.F.)
LESS Proposed Sidewalk Square Footage :	(100 S.F.)
TOTAL UN - COVERED Square Footage :	5,350 S.F.

TOTAL UN - COVERED PERCENTAGE. 63%

TOTAL COVERED AREA PERCENTAGE. 37%

Gilbert Garza

GARZA Design*Build, LLC

106-Erskine Place * 210-326-3736 * San Antonio * 78201 * lettiegarza@hotmail.com

Previous updates

GARZA Design * Build LLC

October 04, 2022 * Historic Information * Proposed Residence.

EXHIBIT V

For : Mr. and Mrs. Leija ,

Address : 515-Club Dr / Monticello Pk

From : GARZA Design*Build, LLC

Regarding : Historic Reviews EXHIBITS

PROPOSED EXTERIOR MATERIALS SPECIFICATIONS FOR 515 CLUB DR. :

EXTERIOR STUCCO SPECIFICATIONS :

1. : 3/4" Full Masonry Stucco on Metal Lath.
2. : Stucco to be Painted "White" with Elastomeric Paint.

ROOF SPECIFICATIONS :

1. : First Option : Clay Barrel Tile Roof
2. : Second Option : Architectural Dimensional Composition Shingle Roof.
3. : Roof Material Color : Orange Shade.

WINDOWS SPECIFICATIONS :

1. : Windows to be Aluminum, Double Insulated Argon Filled Low "E".
2. : Window Frames Color : "Black."
3. : Refer, to Architectural Drawings for Window Locations and Sizes.

EXTERIOR DOORS SPECIFICATIONS :

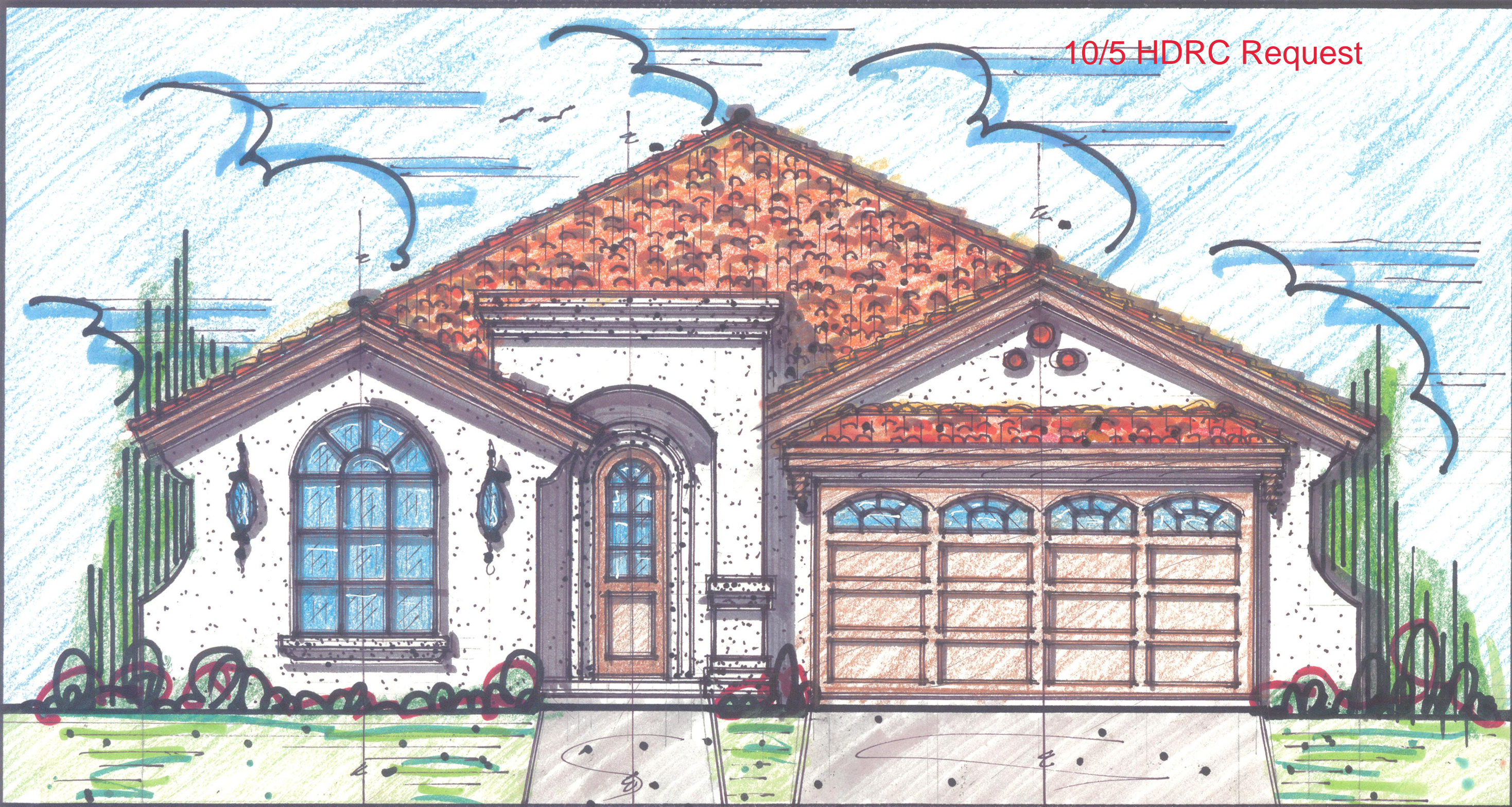
1. : FRONT DOOR : 3'-0" X 9'-0" Arch Top Metal Door w/ Glass Insert.
2. : GARAGE DOOR : 16'-0" X 8'-0" Wood Door w/ Glass Arch Tops.

Gilbert Garza

GARZA Design*Build, LLC

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10/5 HDRC Request



FRONT ELEVATION FOR MR - MRS LEIJA

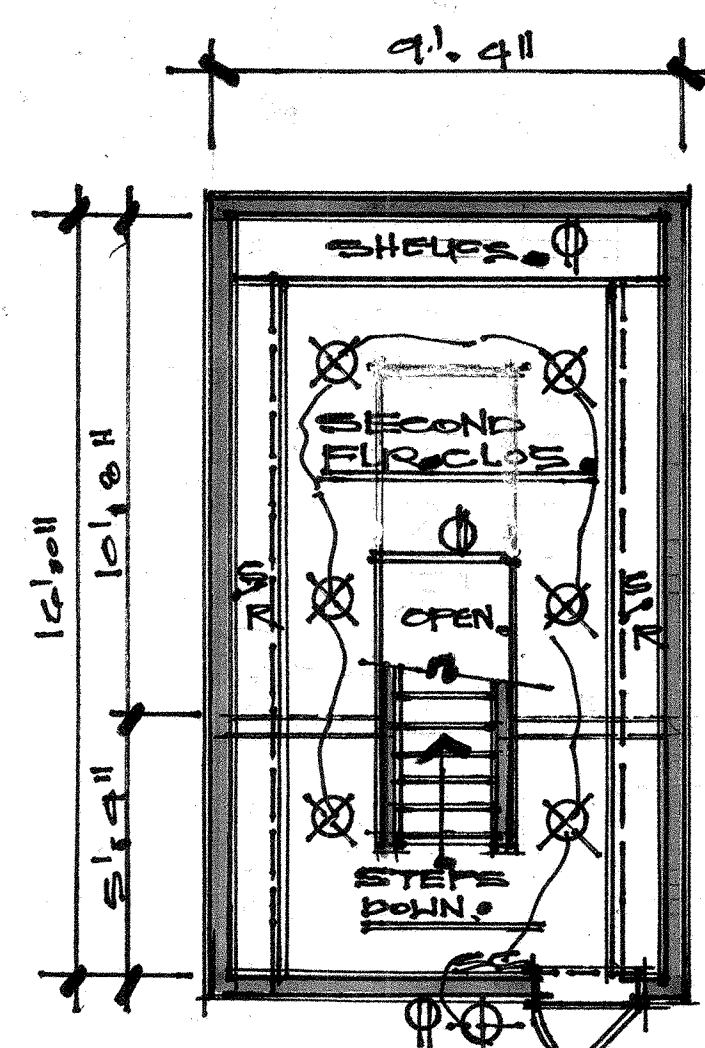
515 • CLUB DRIVE • ♦ MONTICELLO PARK • ♦ SAN ANTONIO • TX •

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**SQUARE FOOTAGE
TABULATION:**

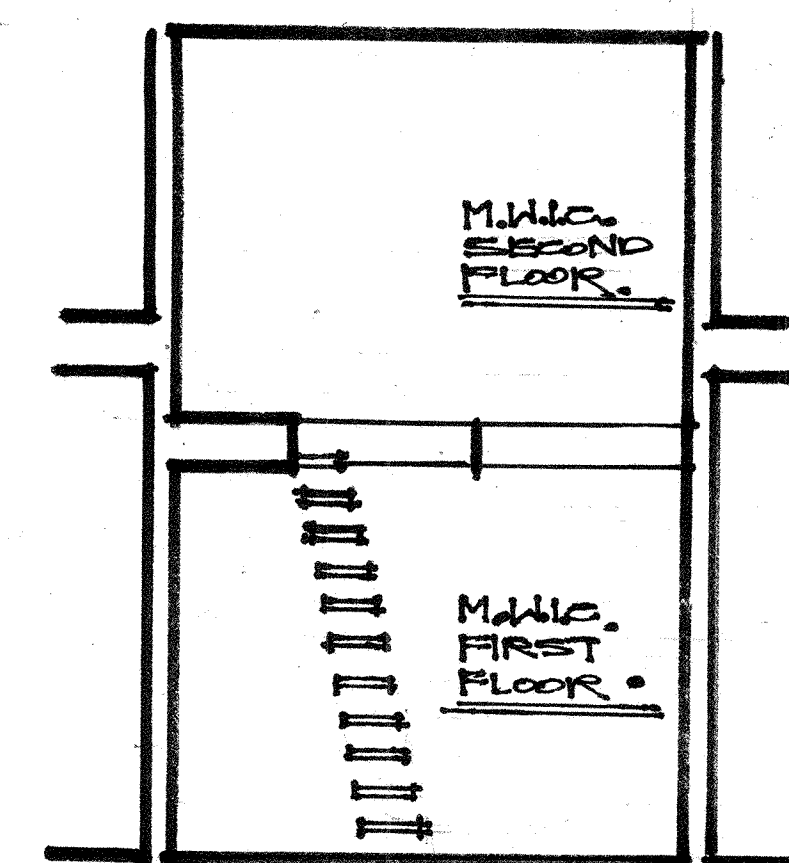
LIVING : 1,875.5 S.F.
PORCH : 75.5 S.F.
GARAGE : 525.5 S.F.
PATIO : 225.5 S.F.
TOTAL : 2,700.5 S.F.

ELECT. SYMBOLS:



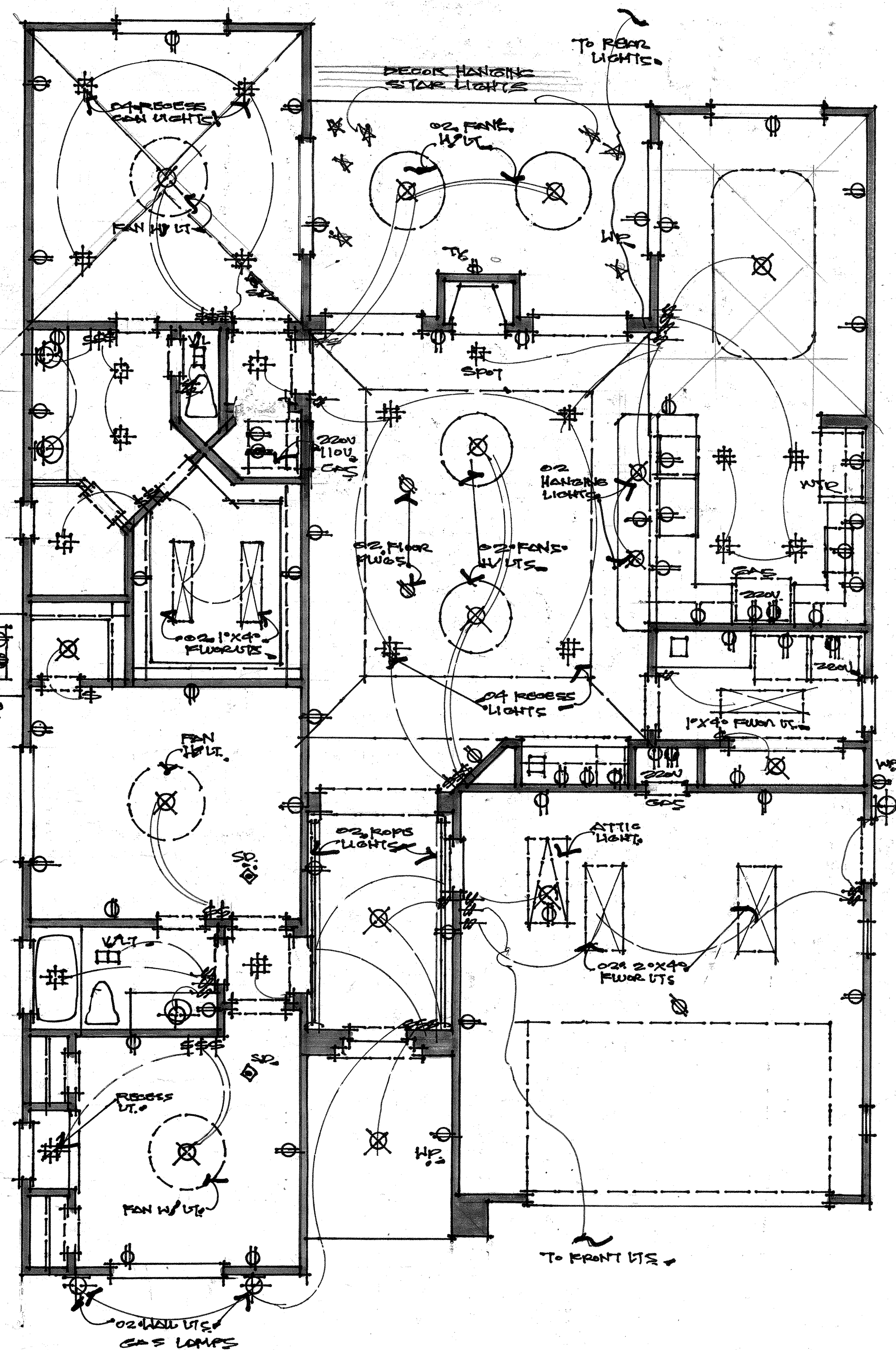
**ATTIC SPACE
SECOND FLOOR PLAN
MASTER W.I. CLOSET**

SCALE: 1/4" = 1'-0"



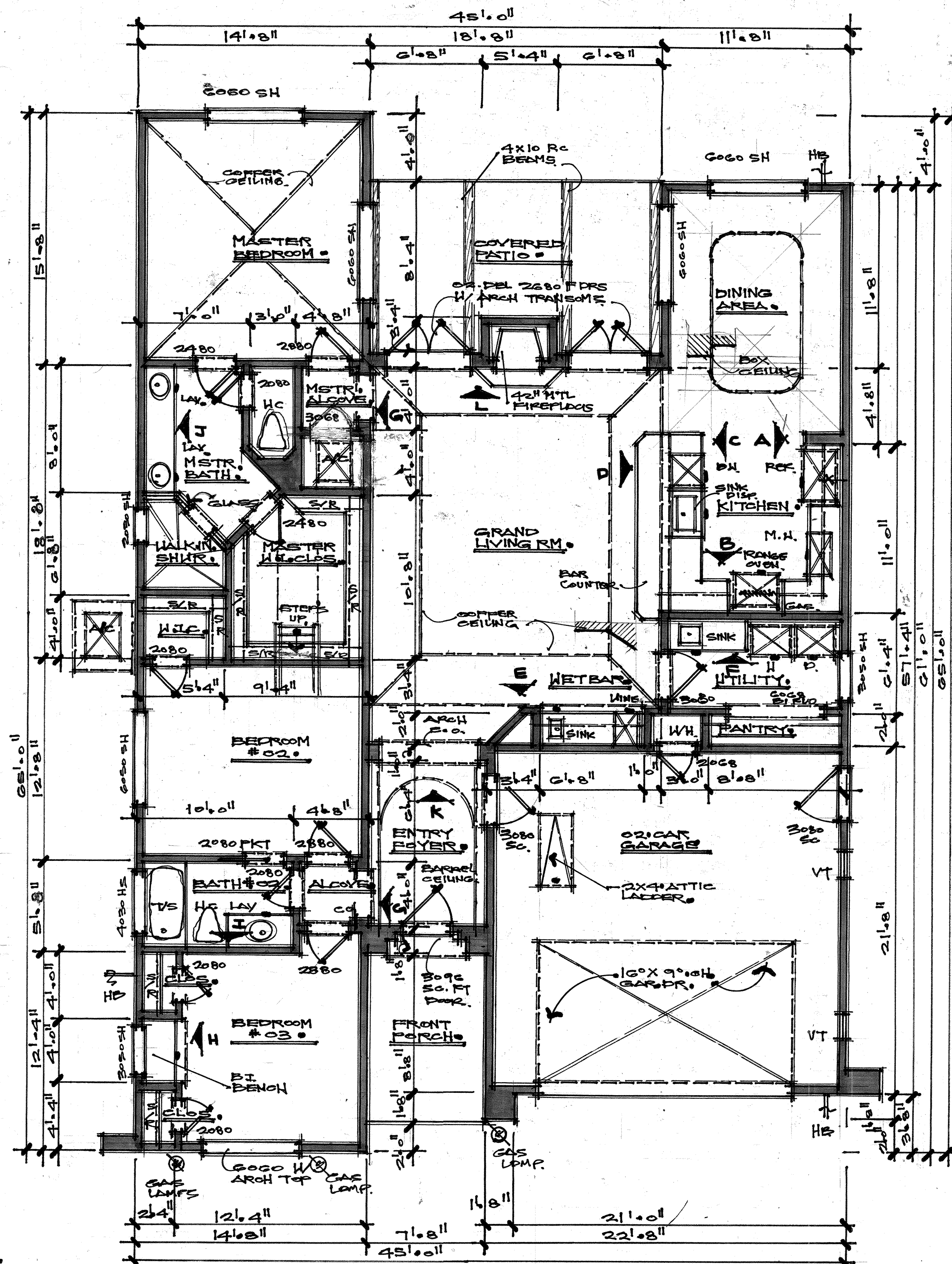
**MASTER W.I. CLOSET
2-STOREY SECTION**

SCALE: 1/4" = 1'-0"



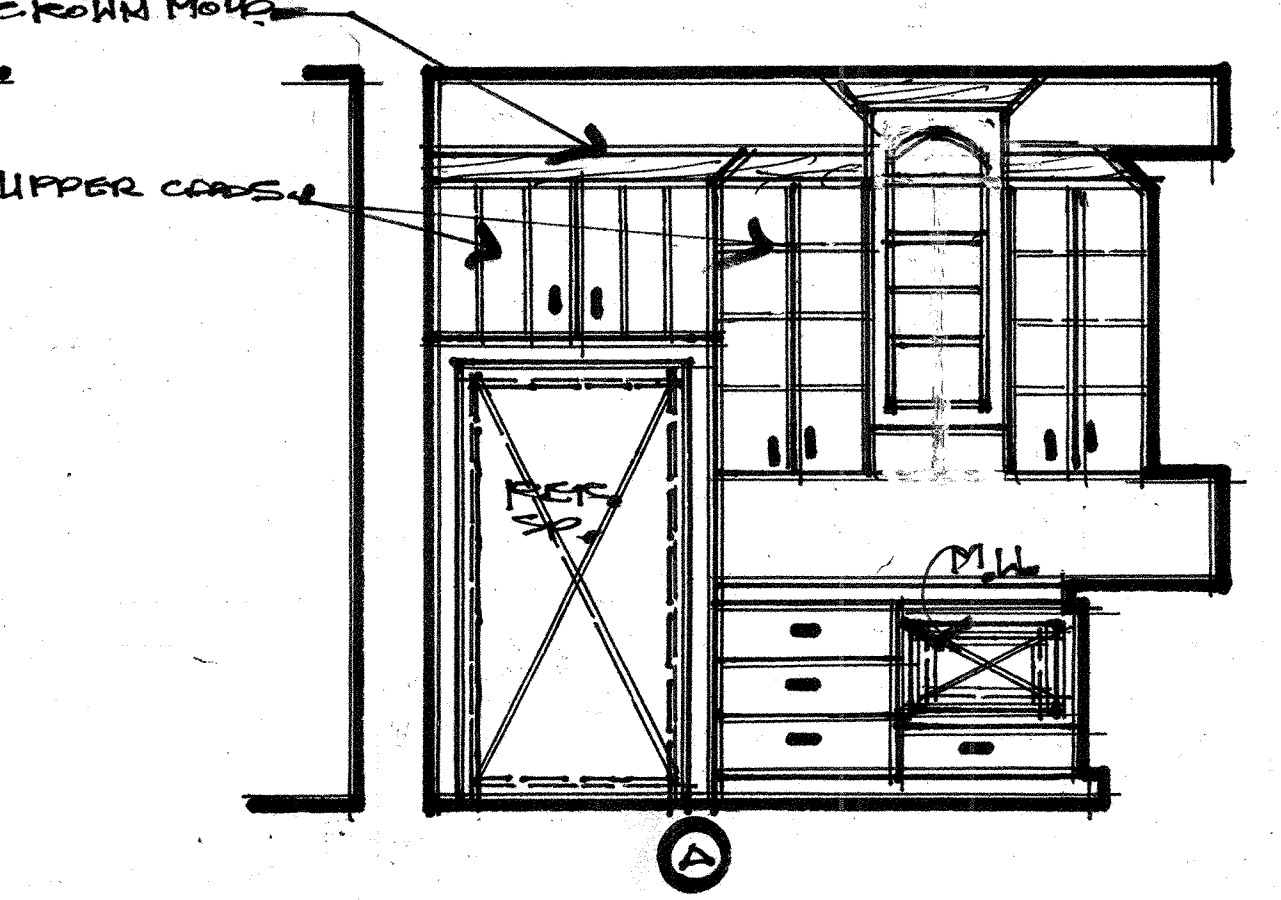
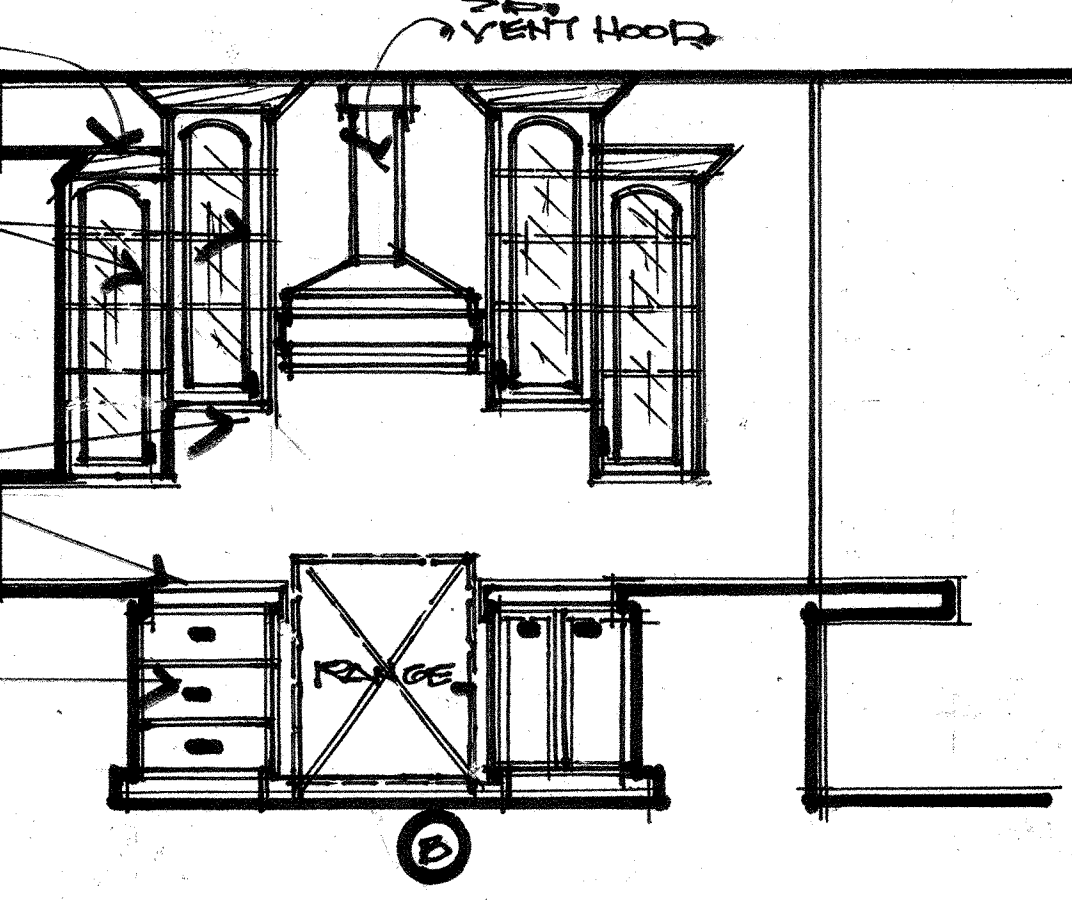
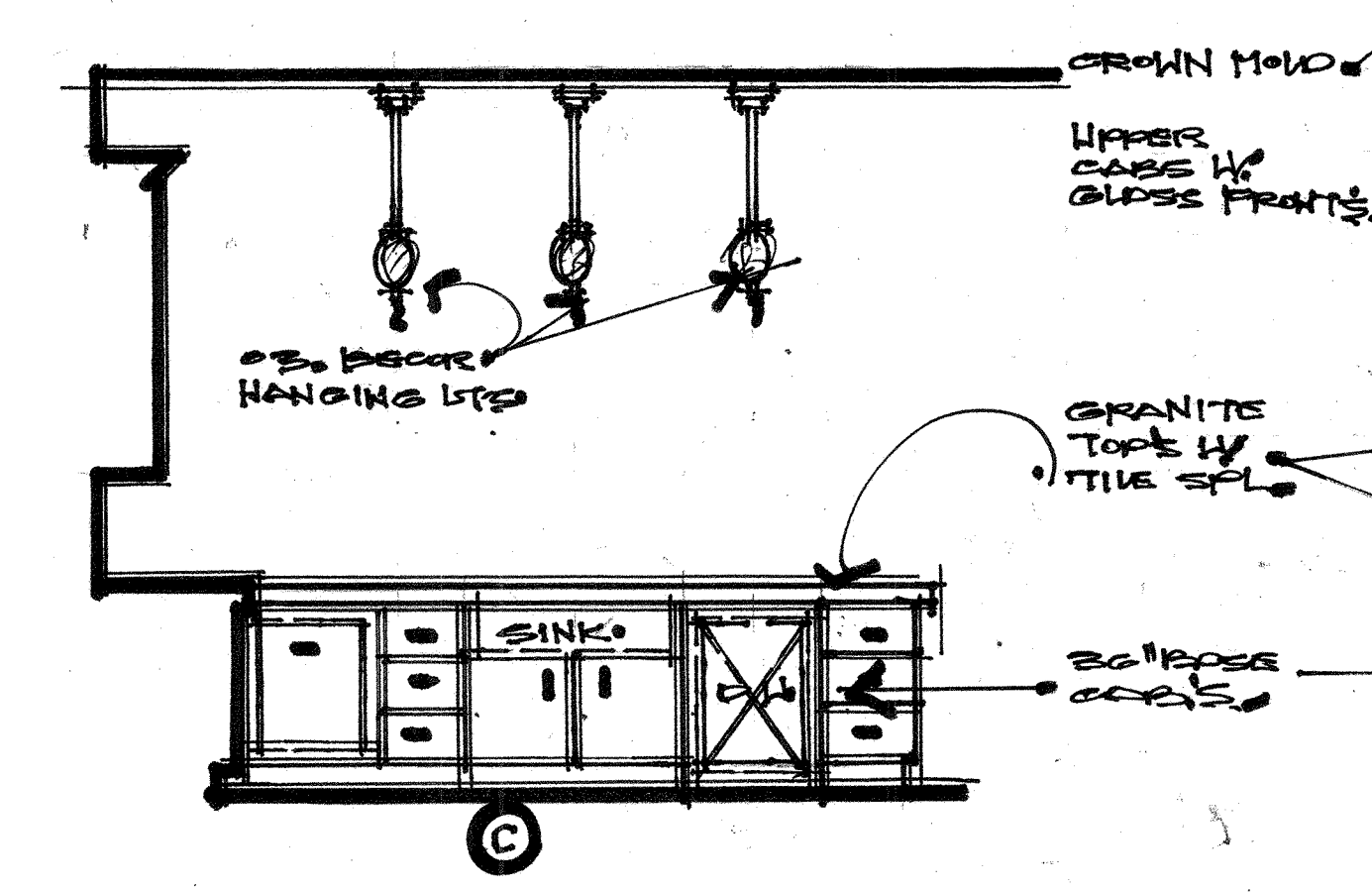
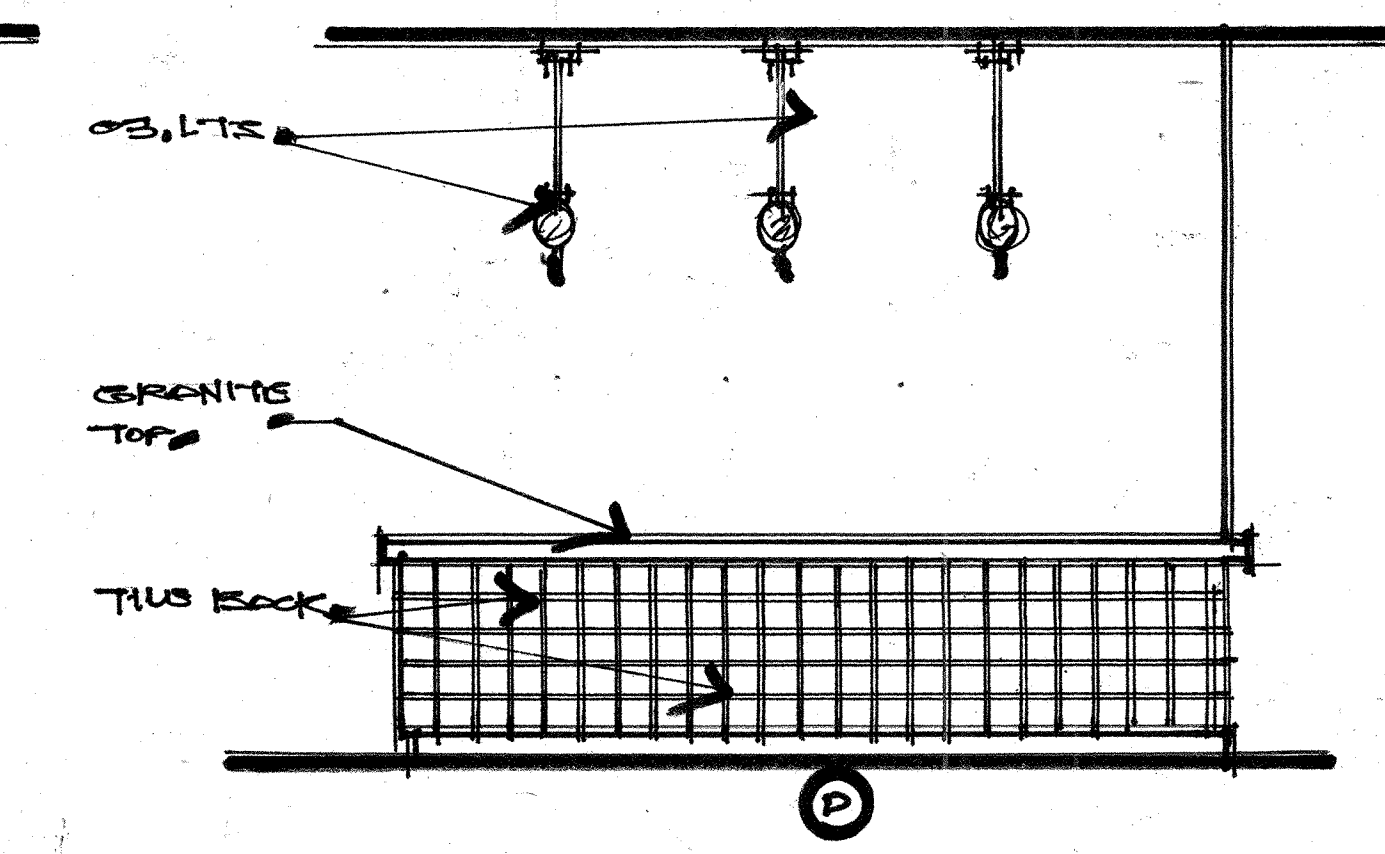
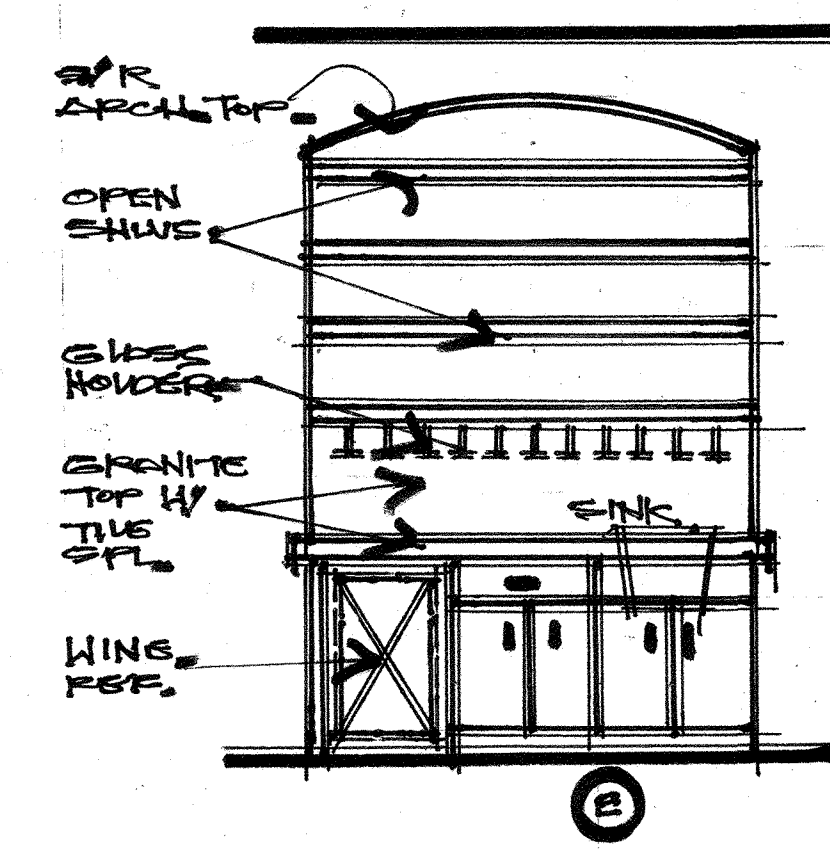
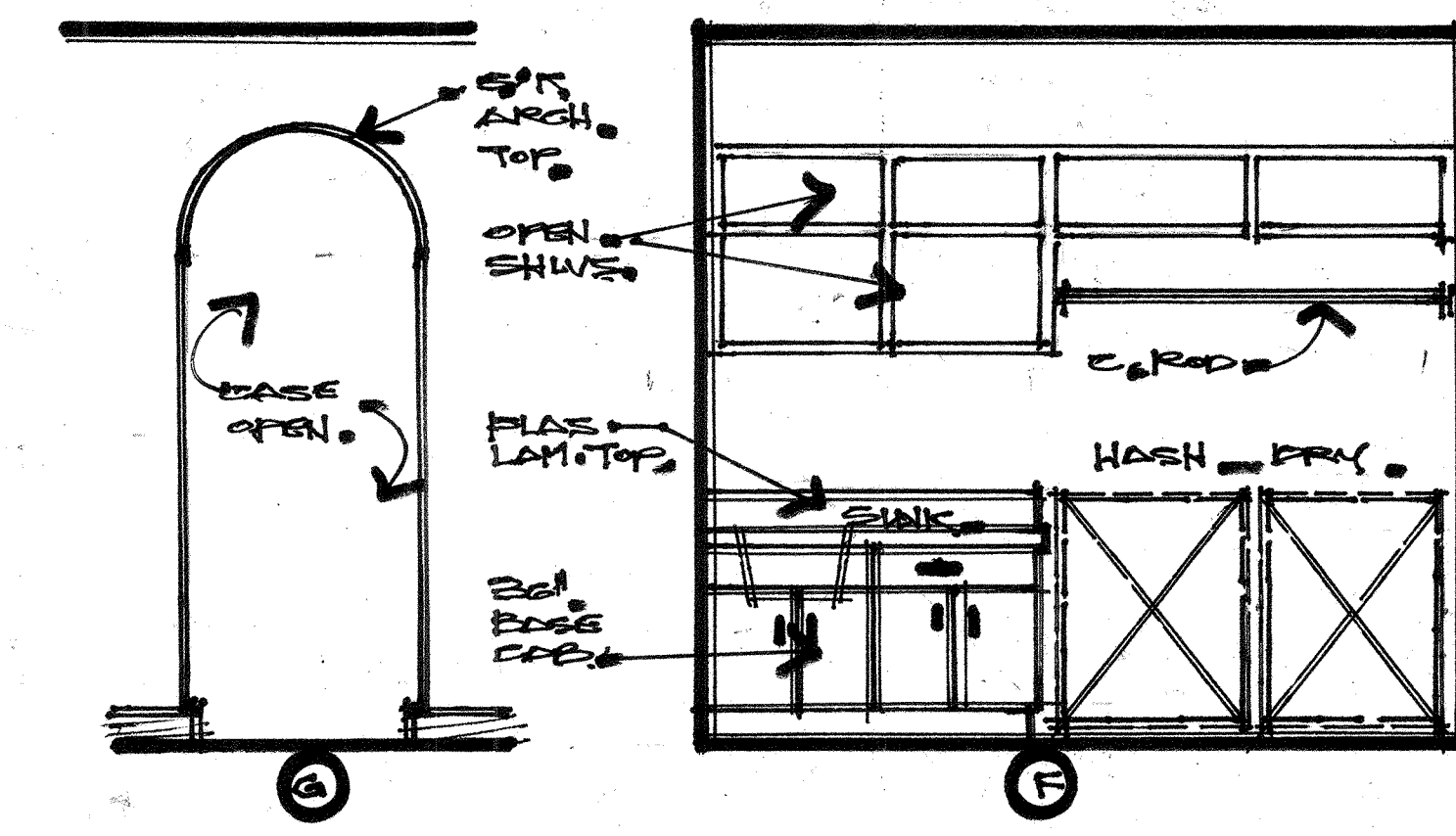
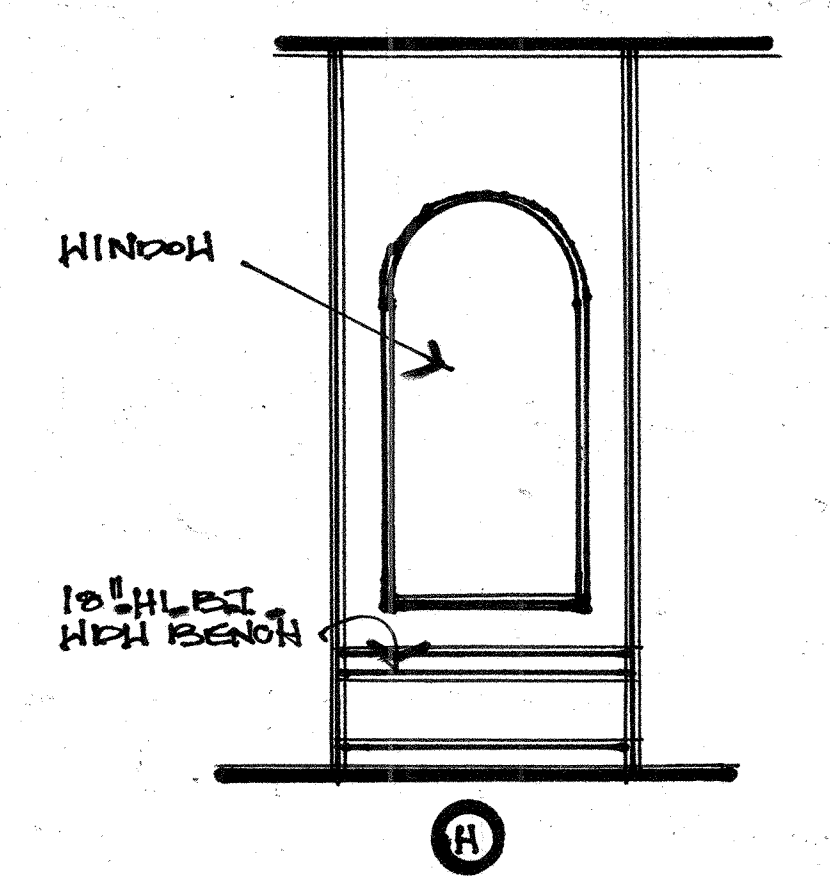
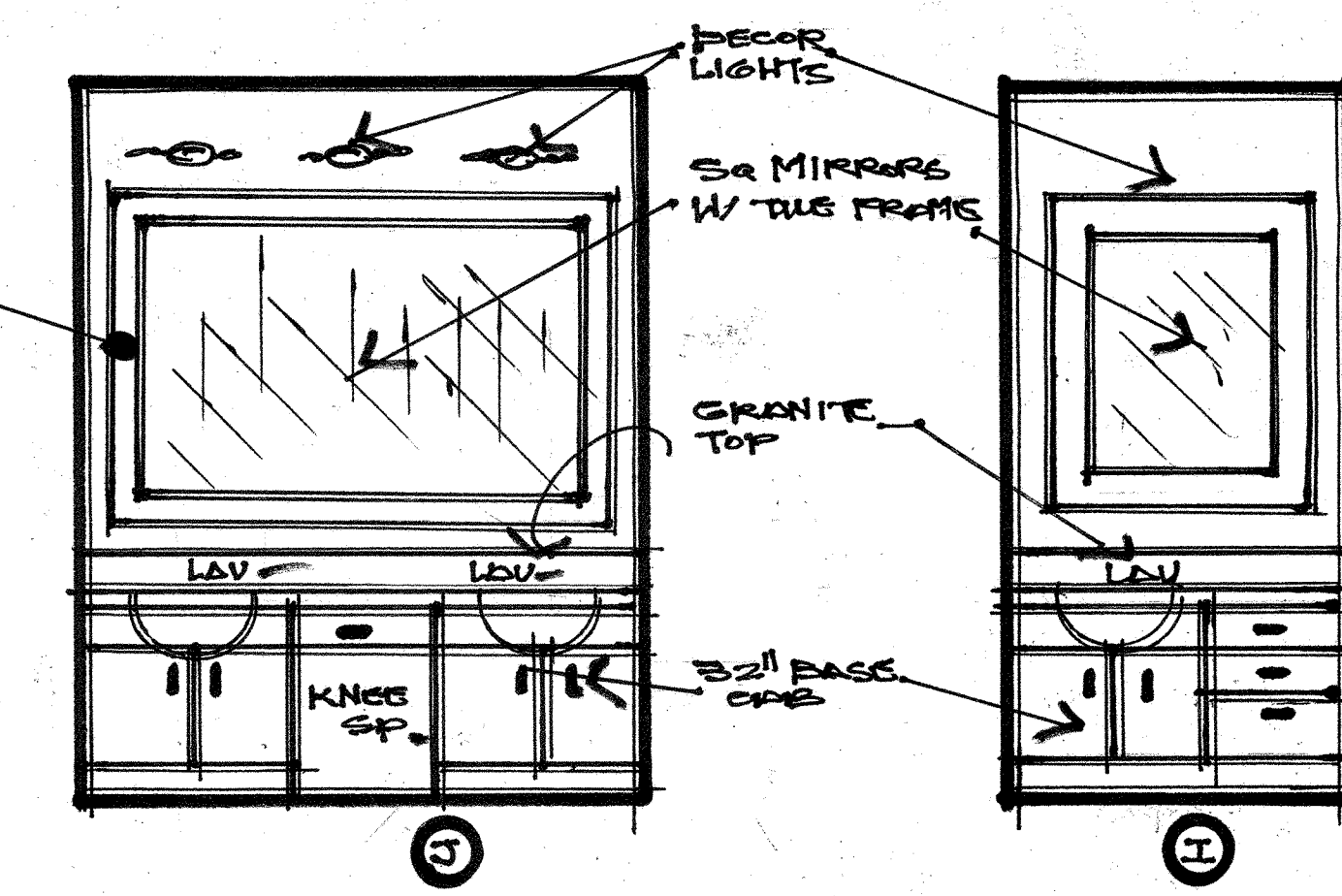
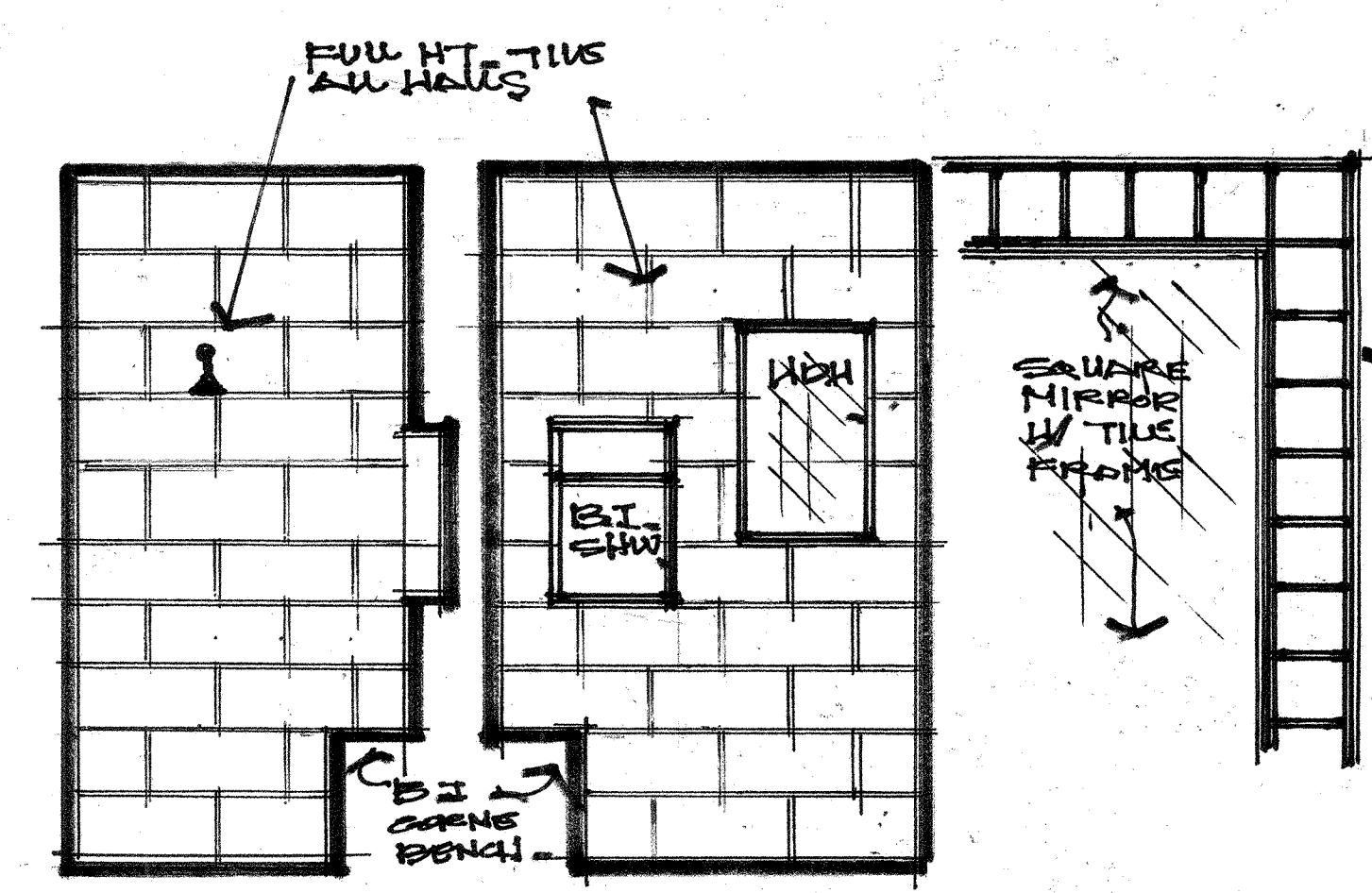
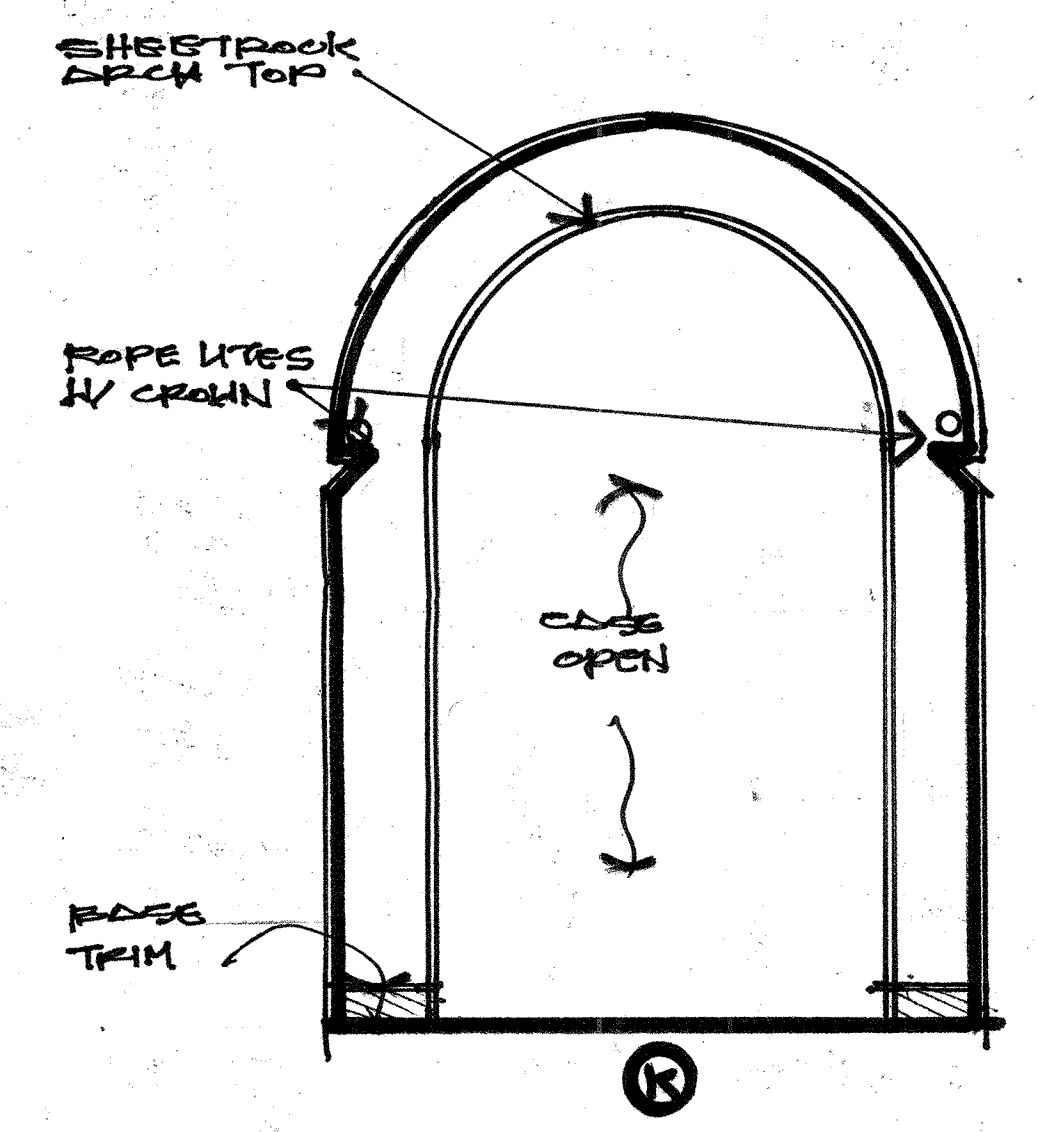
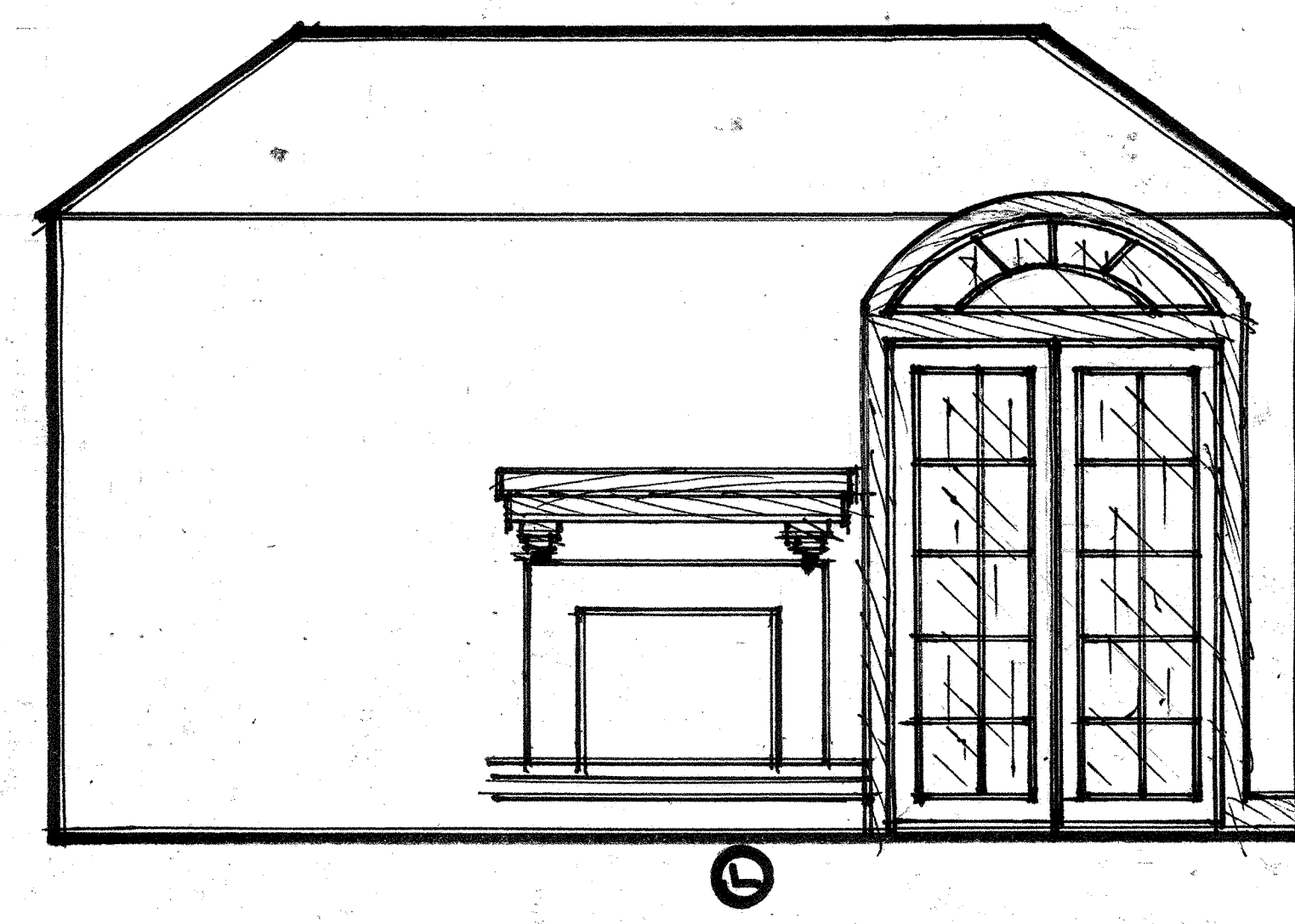
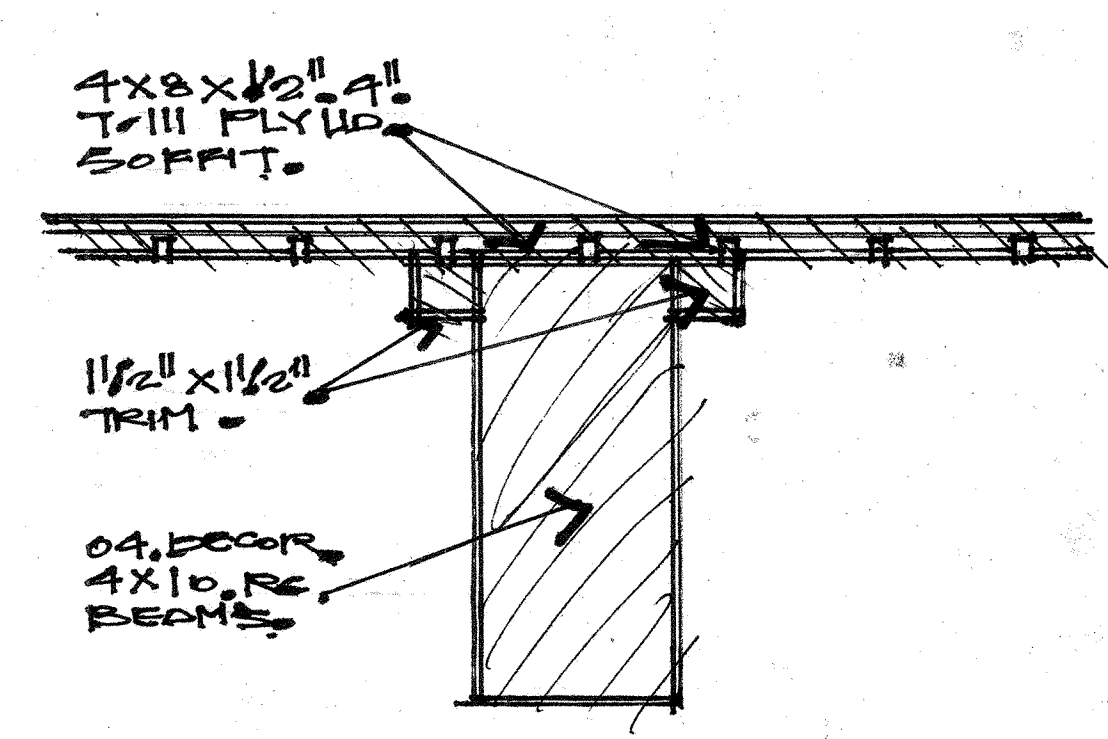
ELECTRICAL PLAN:

SCALE: 1/4" = 1'-0"



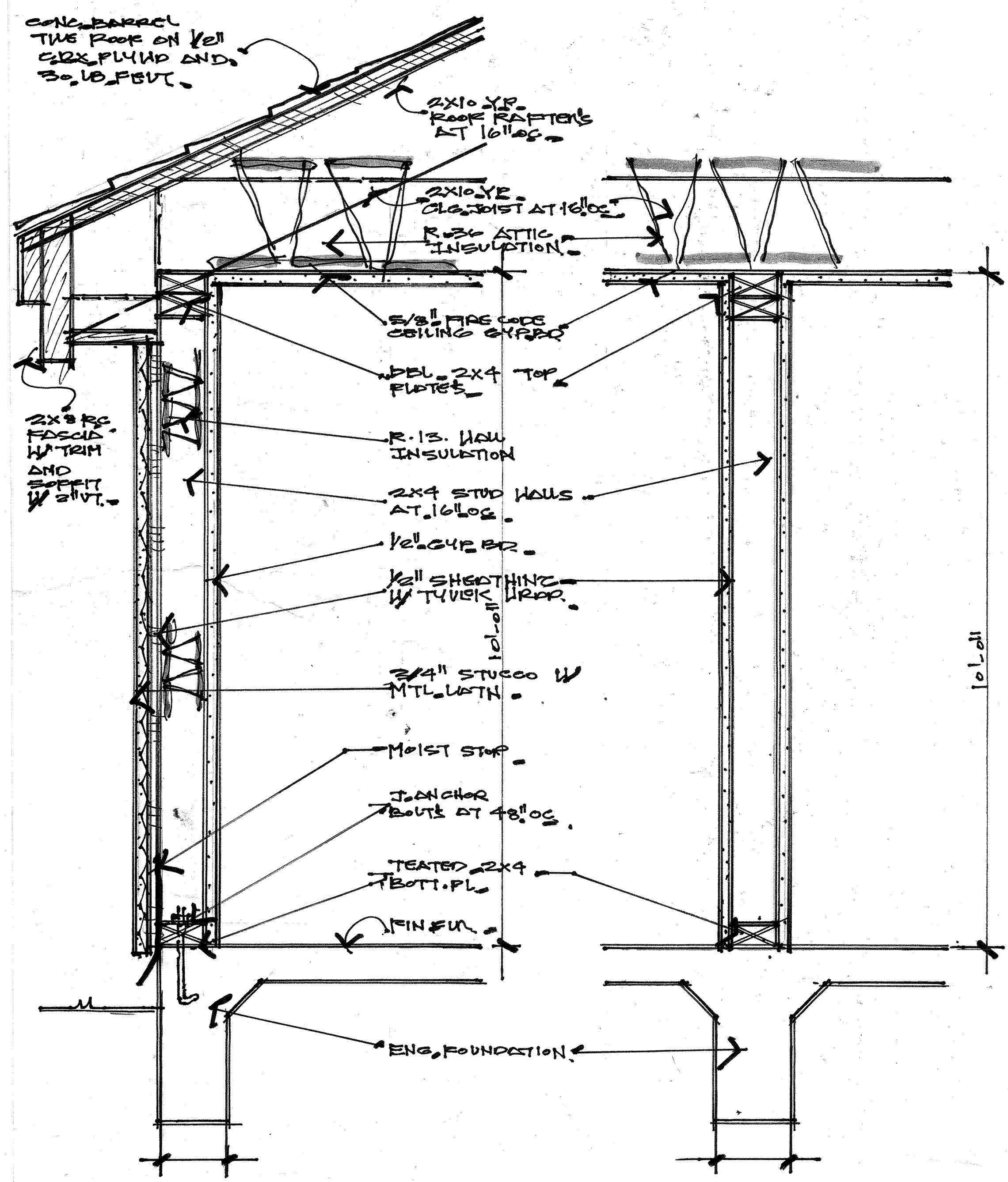
FLOOR PLAN:

SCALE: 1/4" = 1'-0"



INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



TYPICAL ONE STORY EXTERIOR WALL SECTION

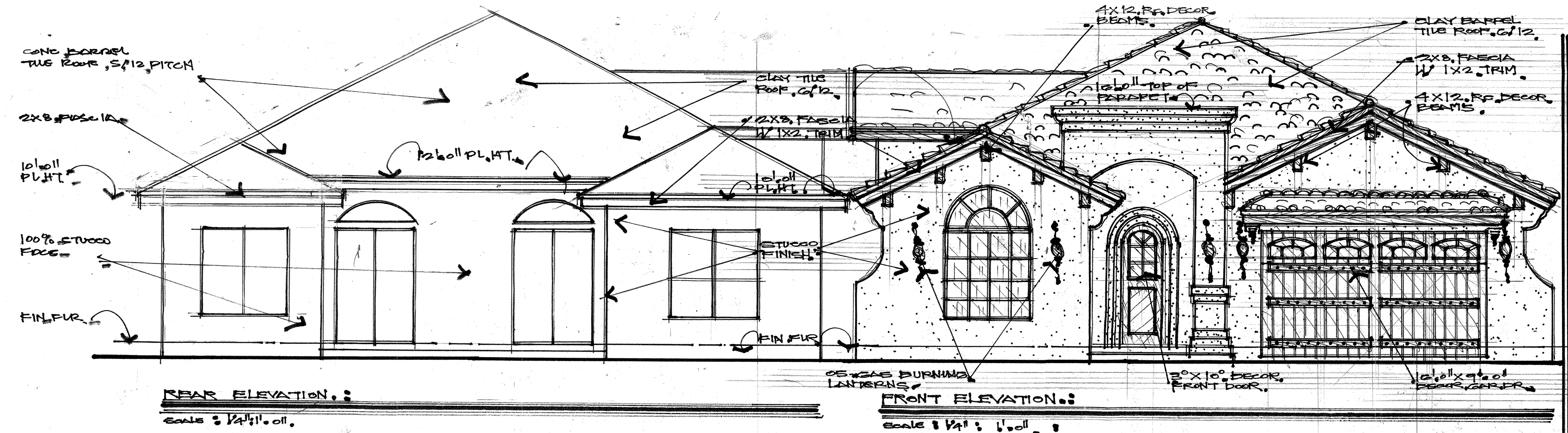
SCALE: 3/4" = 1'-0"

TYPICAL ONE STORY INTERIOR WALL SECTION

SCALE: 3/4" = 1'-0"

A PROPOSED NEW RESIDENCE FOR: MR. DEAN AND MRS. CEUSTE, 1510 S. CUB DRIVE

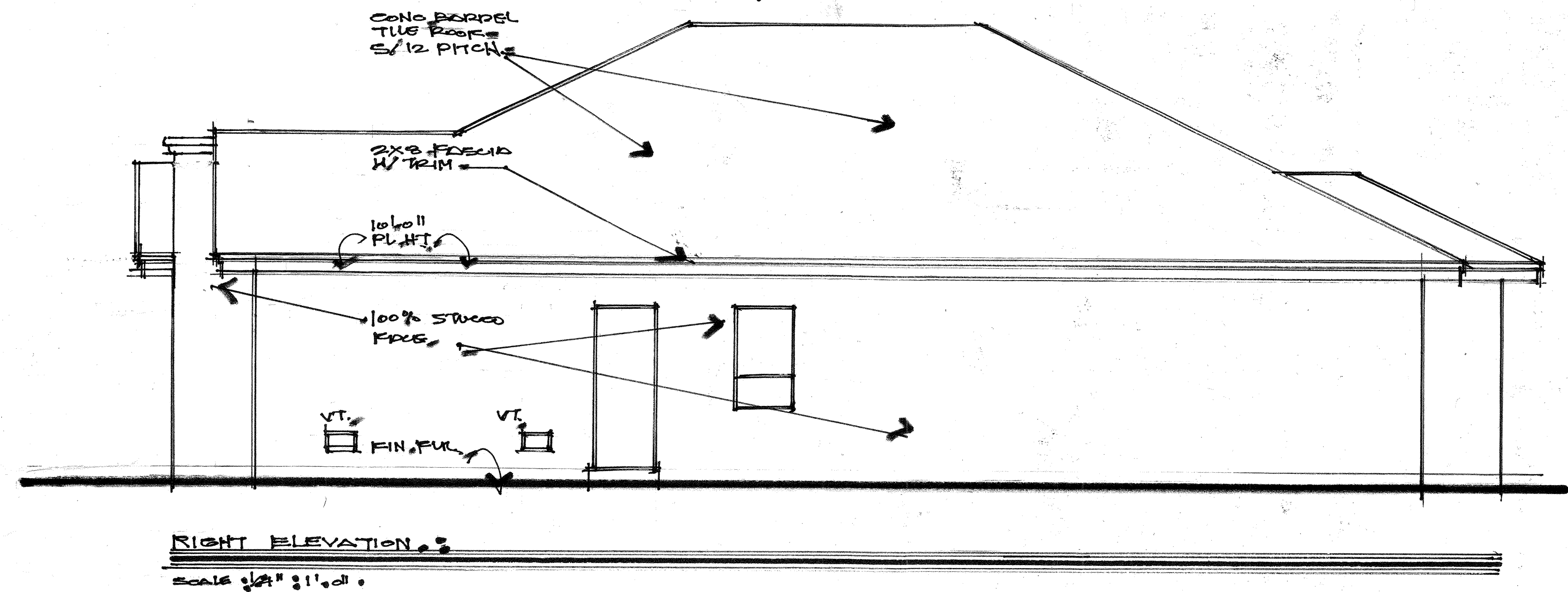
DESIGNER & BUILDER: GARZA DESIGN-BUILD, L.L.C. 106 E. ERIKINE PUECO 210-320-3736 | lettiegarza@hotmail.com 78201-504, TX



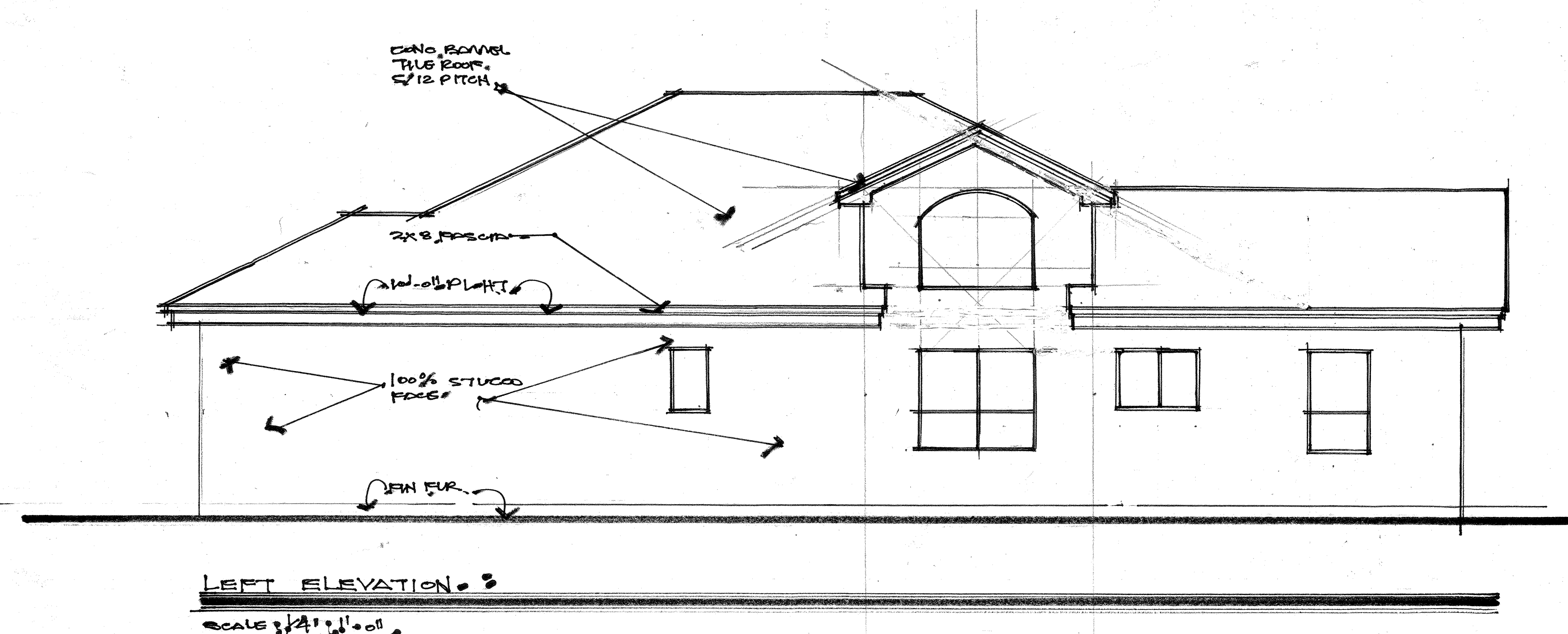
REAR ELEVATION
Scale: 1/4" = 1'-0"

FRONT ELEVATION
Scale: 1/4" = 1'-0"

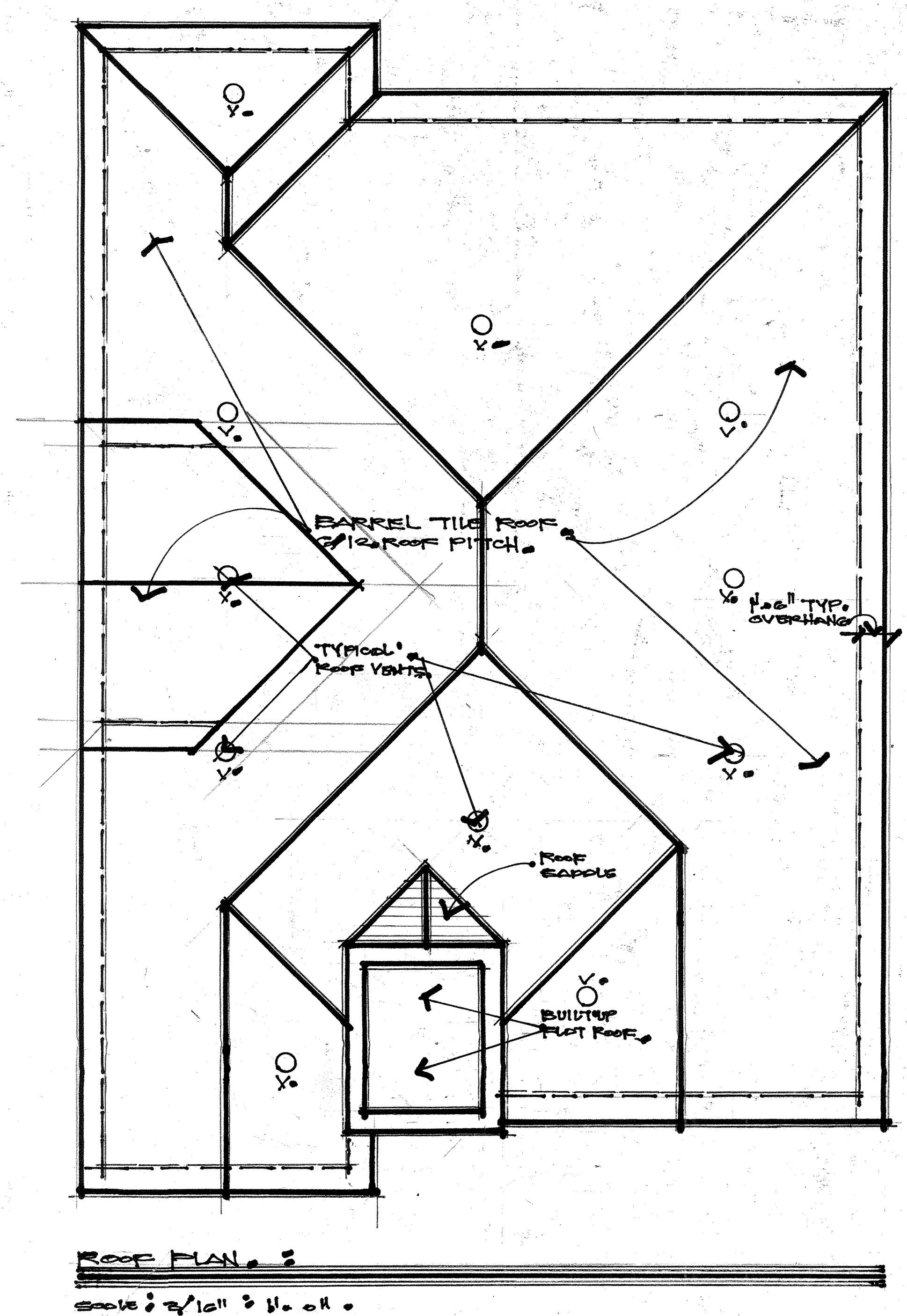
10/5 HDRC Request



RIGHT ELEVATION
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"



ROOF PLAN
Scale: 1/4" = 1'-0"

A RESIDENCE FOR MR AND MRS LEIJA

515 • CLUB DRIVE • MONTIGELLO PK

GARZA

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106 • ERSKINE PL • 210 • 326 • 3736

GARZA
DESIGN • BUILD, LLC

DESIGNER • CONTRACTOR • 210 • 326 • 3736 • letti@garza.com • 78201 • SAN ANTONIO, TEXAS

A PROPOSED NEW RESIDENCE FOR: MR. DEAN AND MRS. CELESTE LEIJA • 515 • CLUB DRIVE

A-1

SHEET: 1 of 4

JUNE • 29, 2022

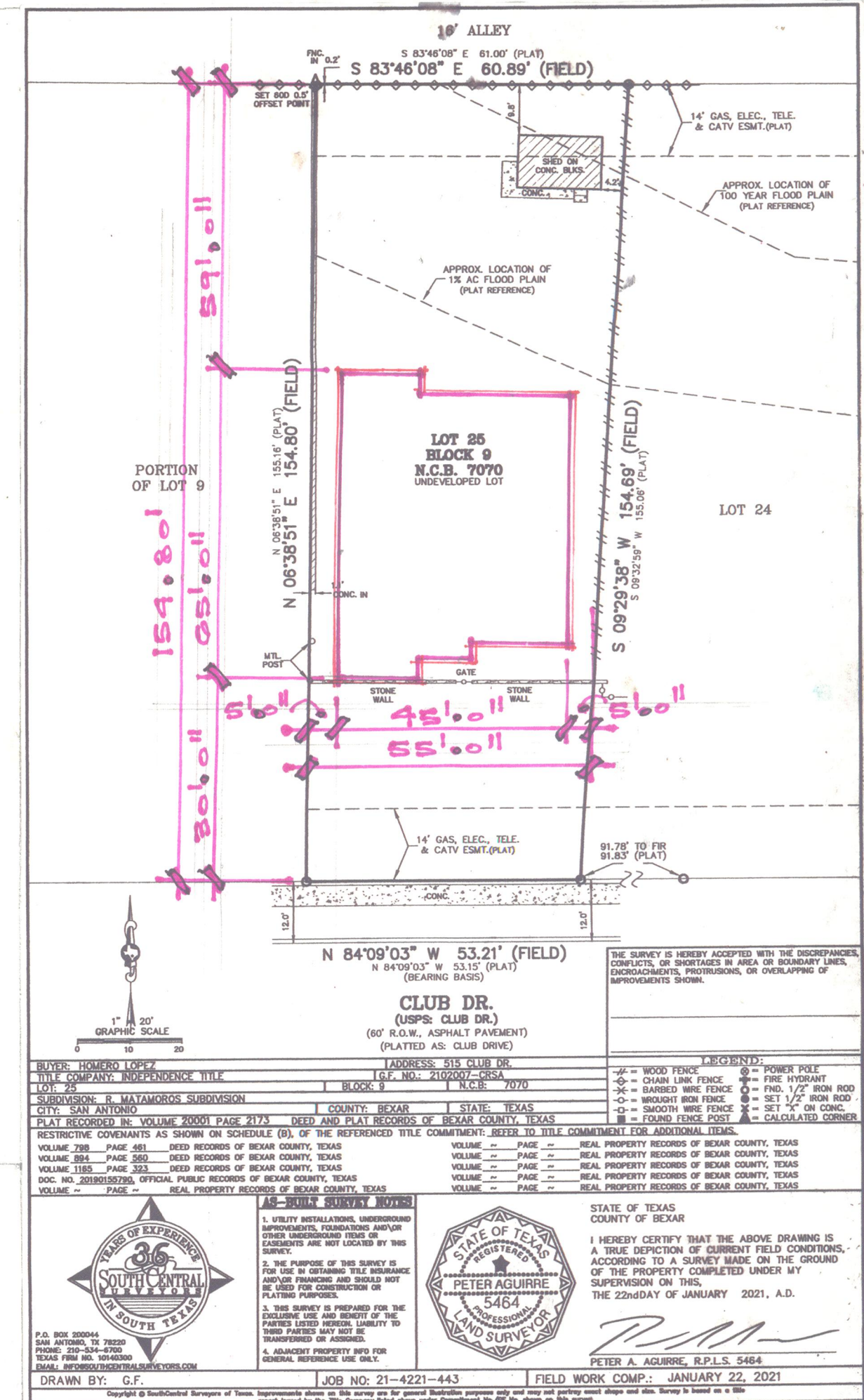
TABLE OF CONTENTS:

- A.1 CONTENTS, LEGAL DESCRIPTION, SITE PLAN, ORIGINAL PLAT, AND GENERAL NOTES.
- A.2 FLOOR PLAN, 30 FT. TABS, ELECTRICAL PLAN, W SYMBOLS.
- A.3 ROOF PLAN, FRONT, REAR, LEFT AND RIGHT ELEVATIONS.
- A.4 INTERIOR ELEVATIONS, CROSS SECTIONS, AND HALL SECTIONS.
- E.1 FOUNDATION PLAN, W DETAILS.
- S.2 FRAMING, WINDBRACE PLANS.
- M.1 ENERGY RES CHECK REPORT.

LEGAL DESCRIPTION:

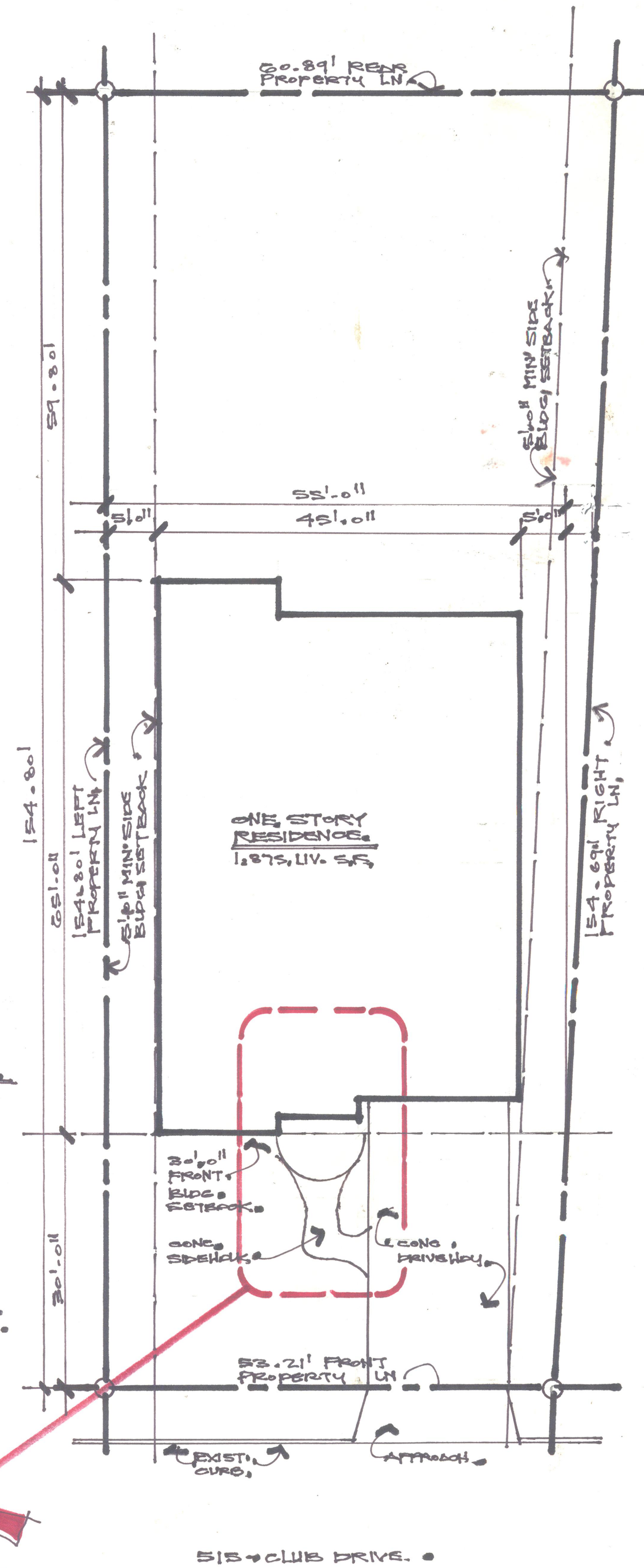
ADDRESS:
SUBD.
OWNER:
LOT #:
N.O.B #:
CITY/ST:
COUNTY/ZIP:

GENERAL NOTES:



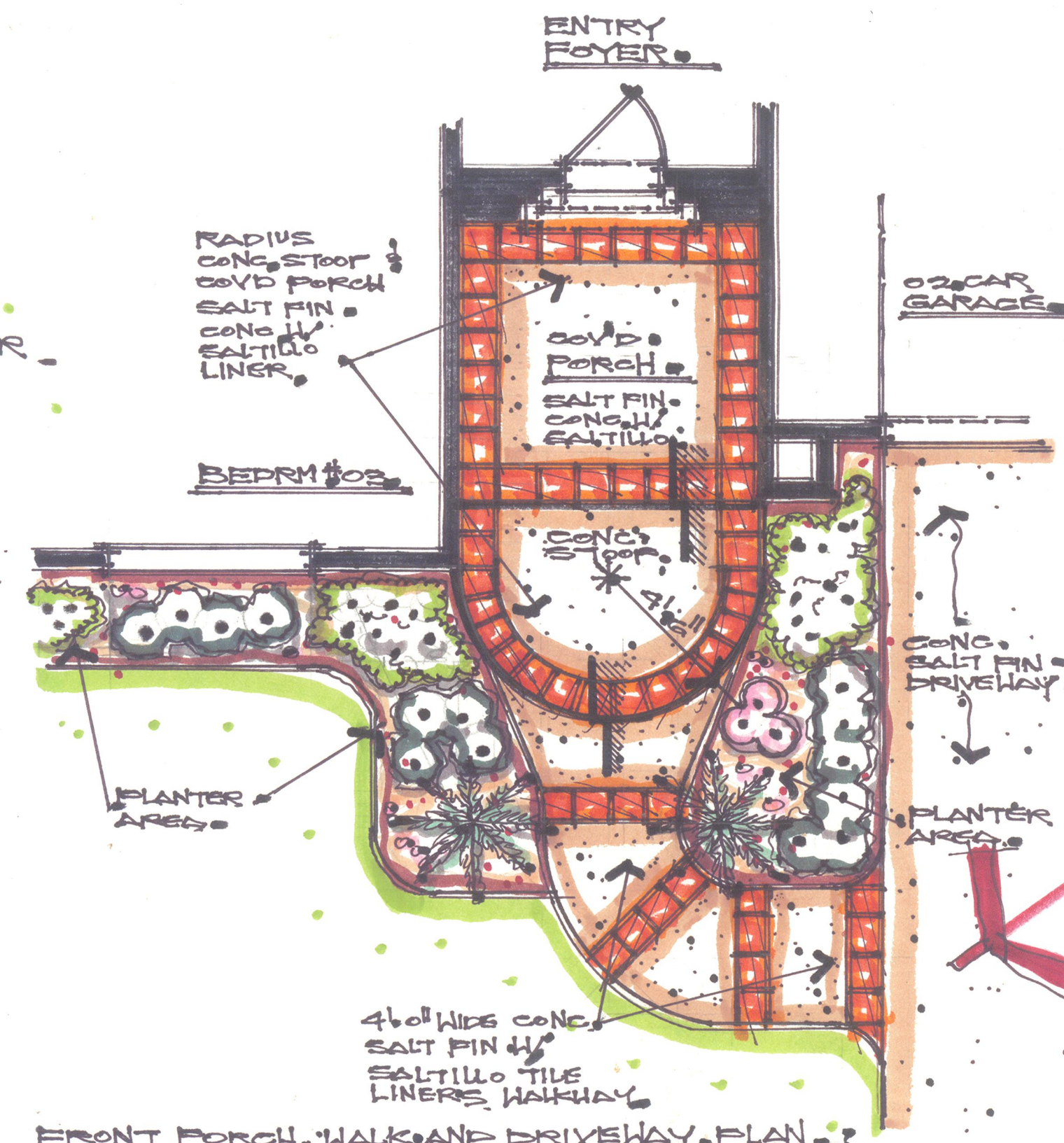
ORIGINAL SITE PLAN SURVEY PLAN:

SCALE: 1/4" = 20.00'



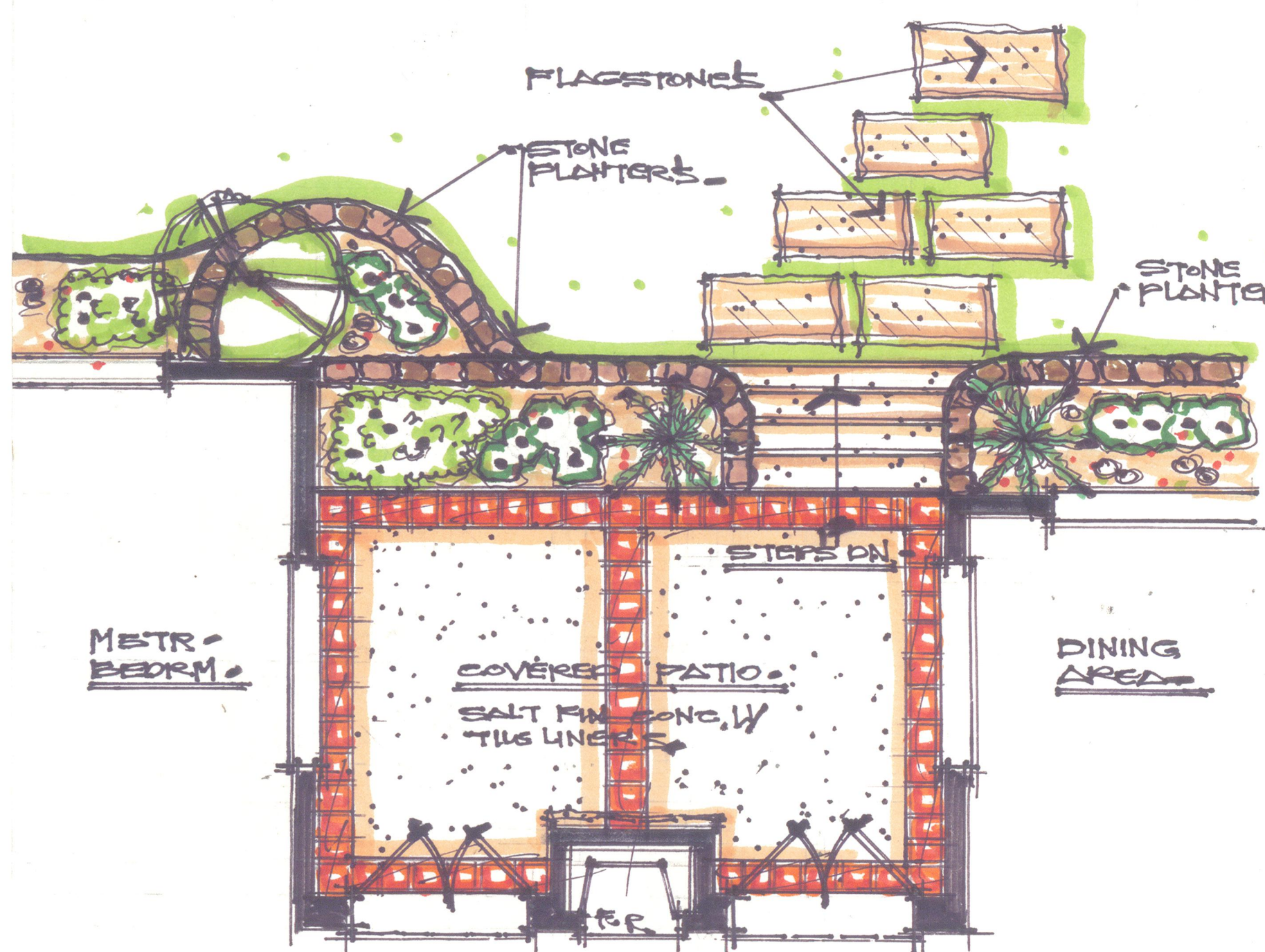
SITE PLAN:

SCALE: 3/32" = 10.00'



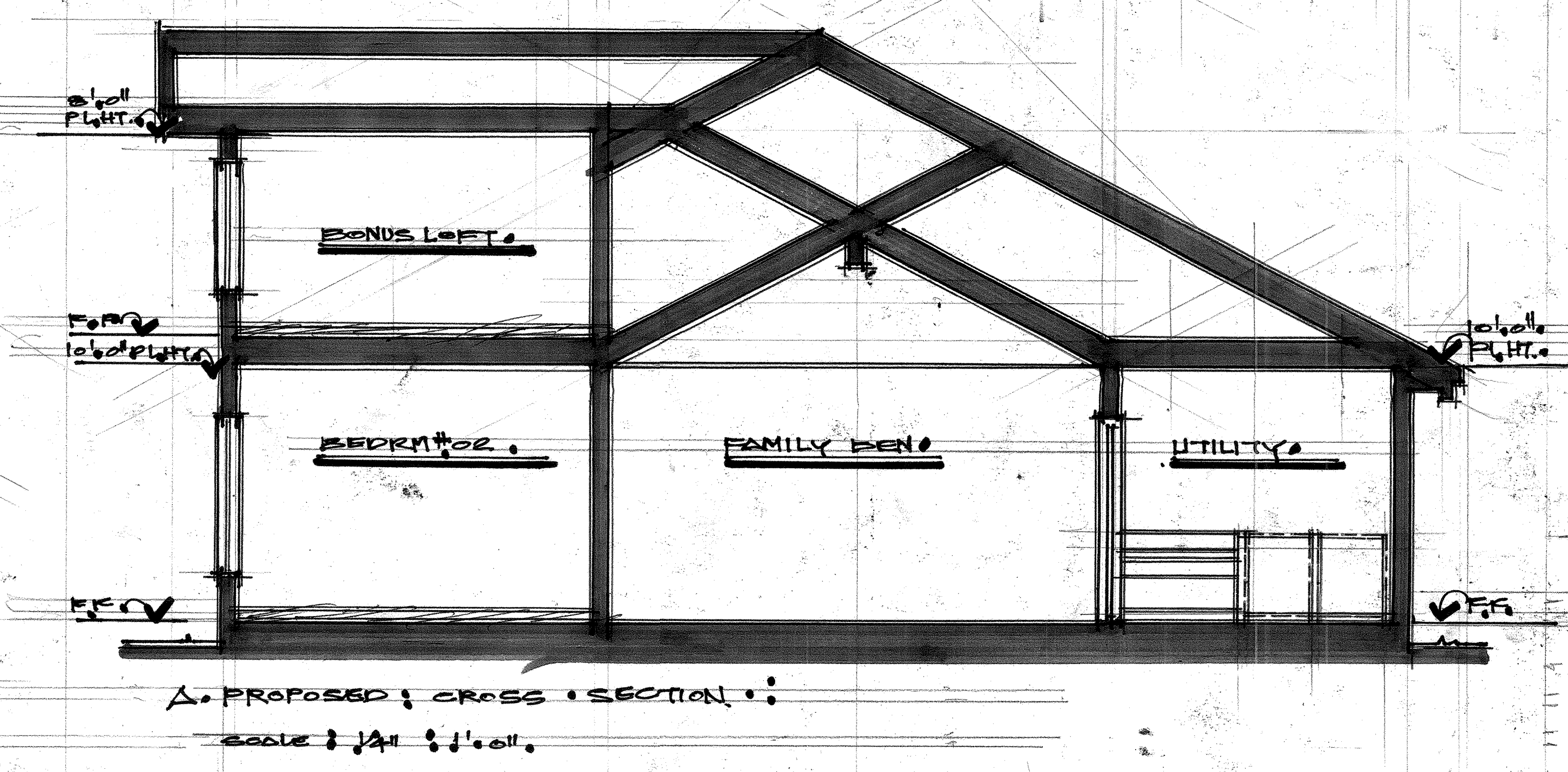
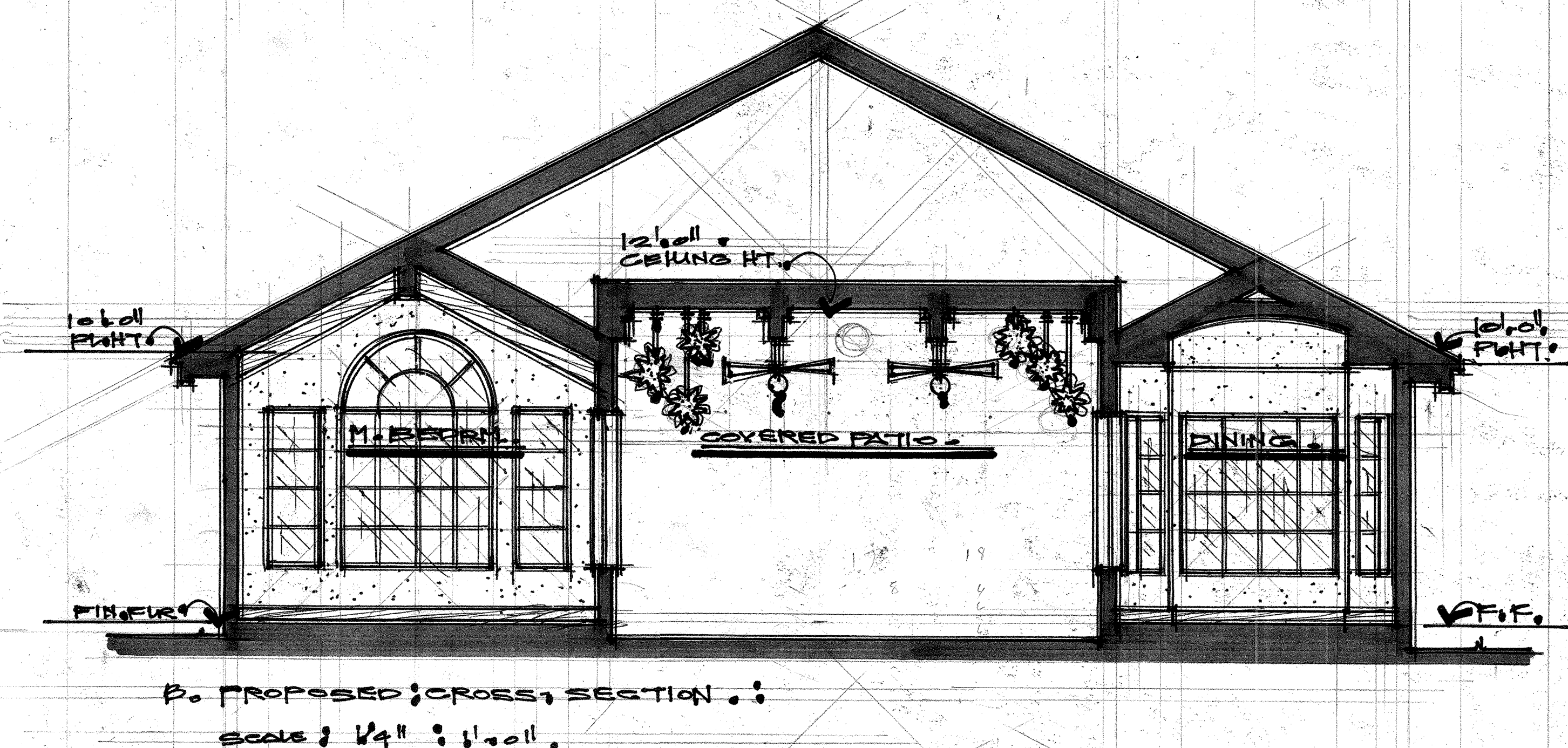
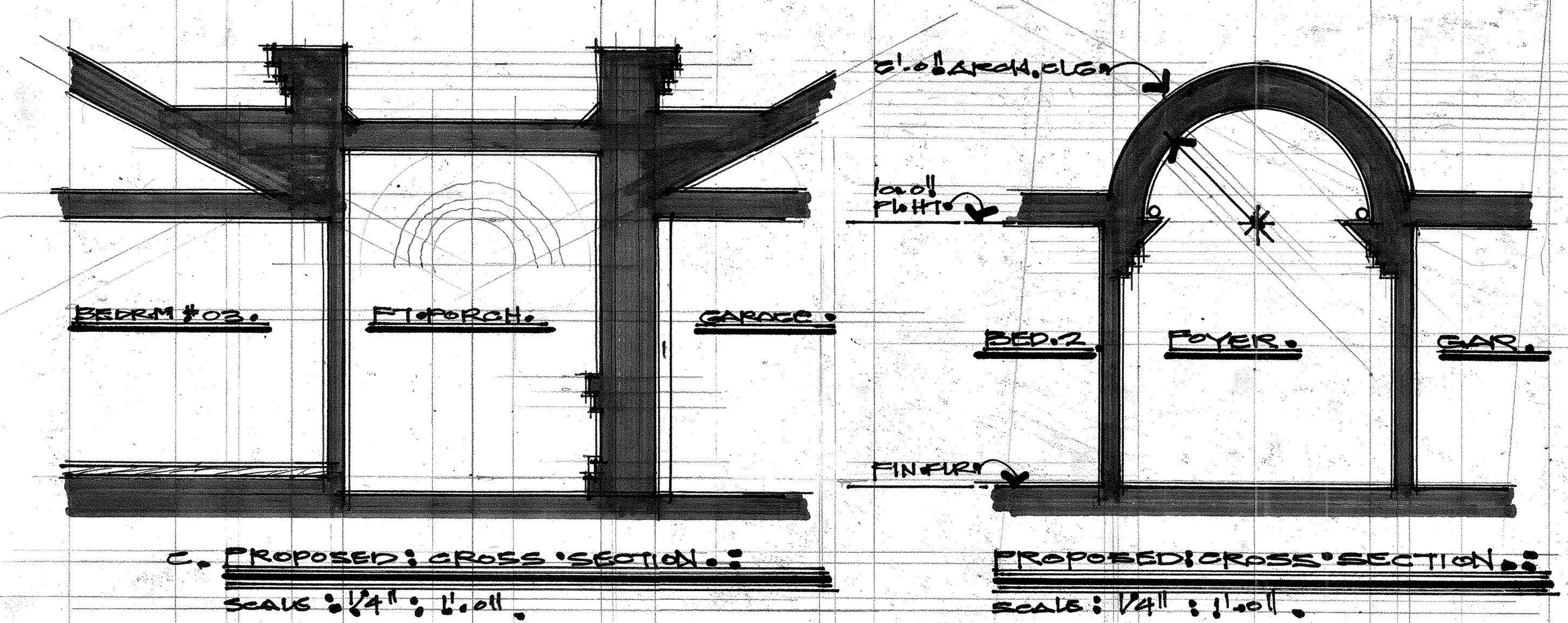
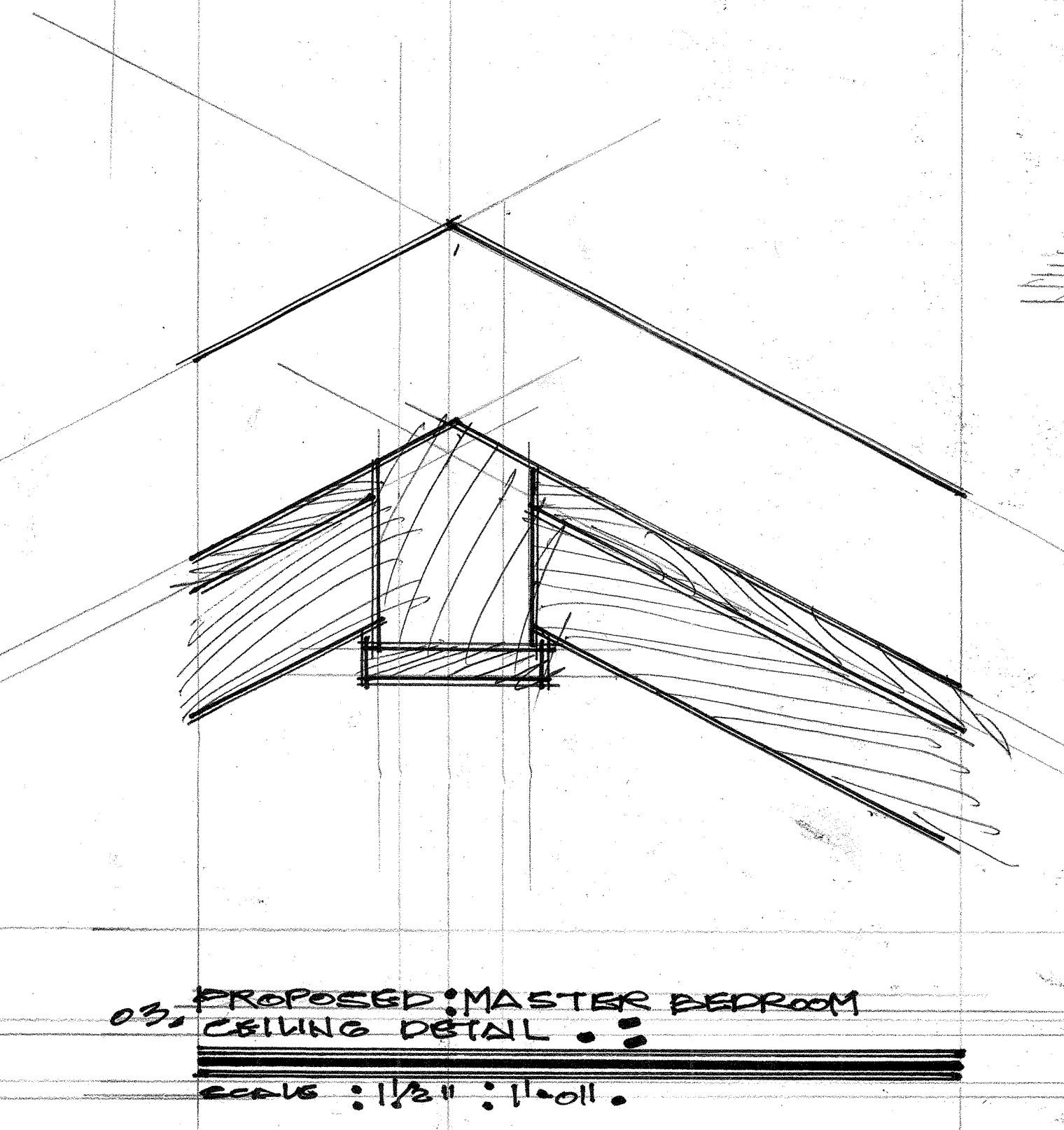
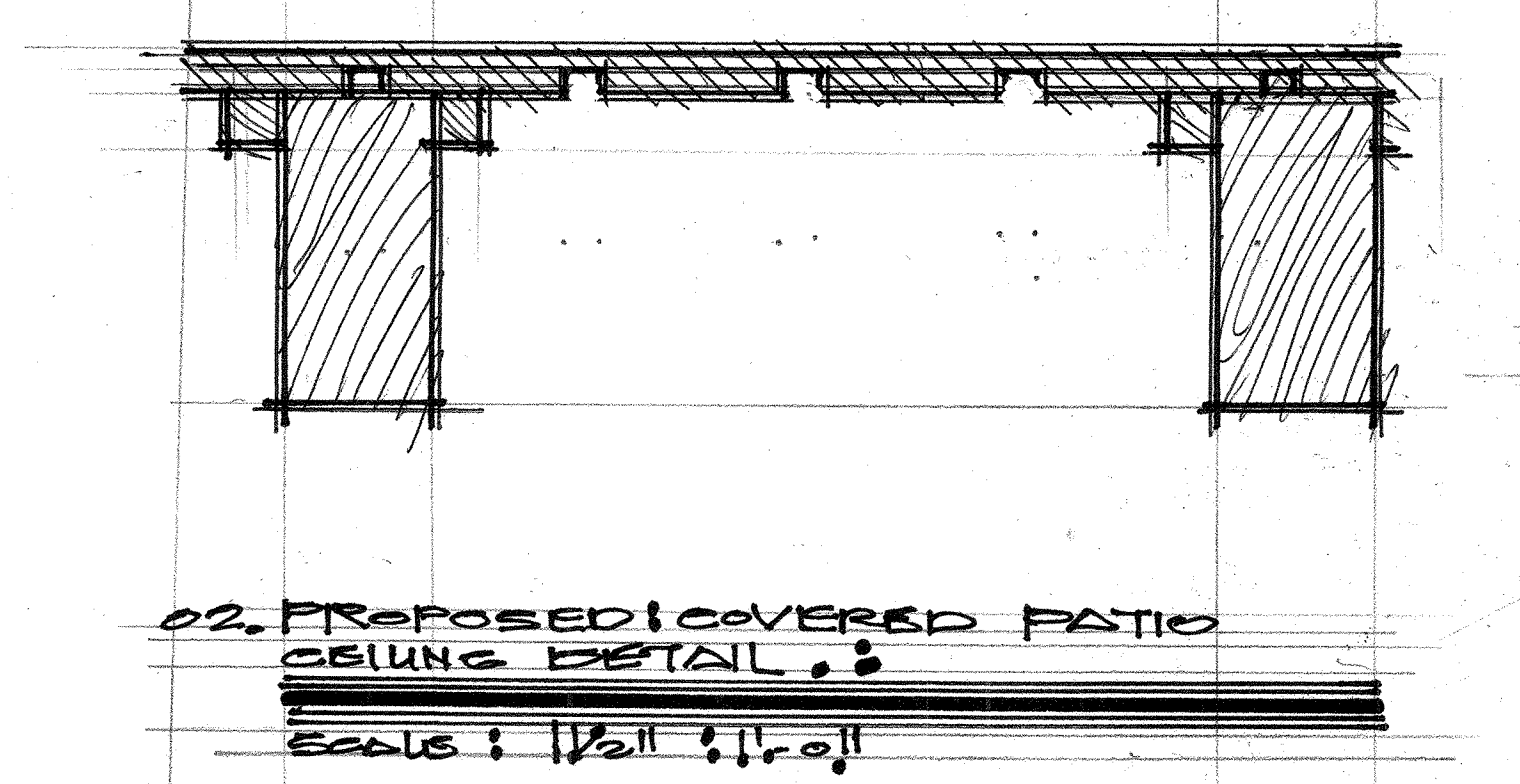
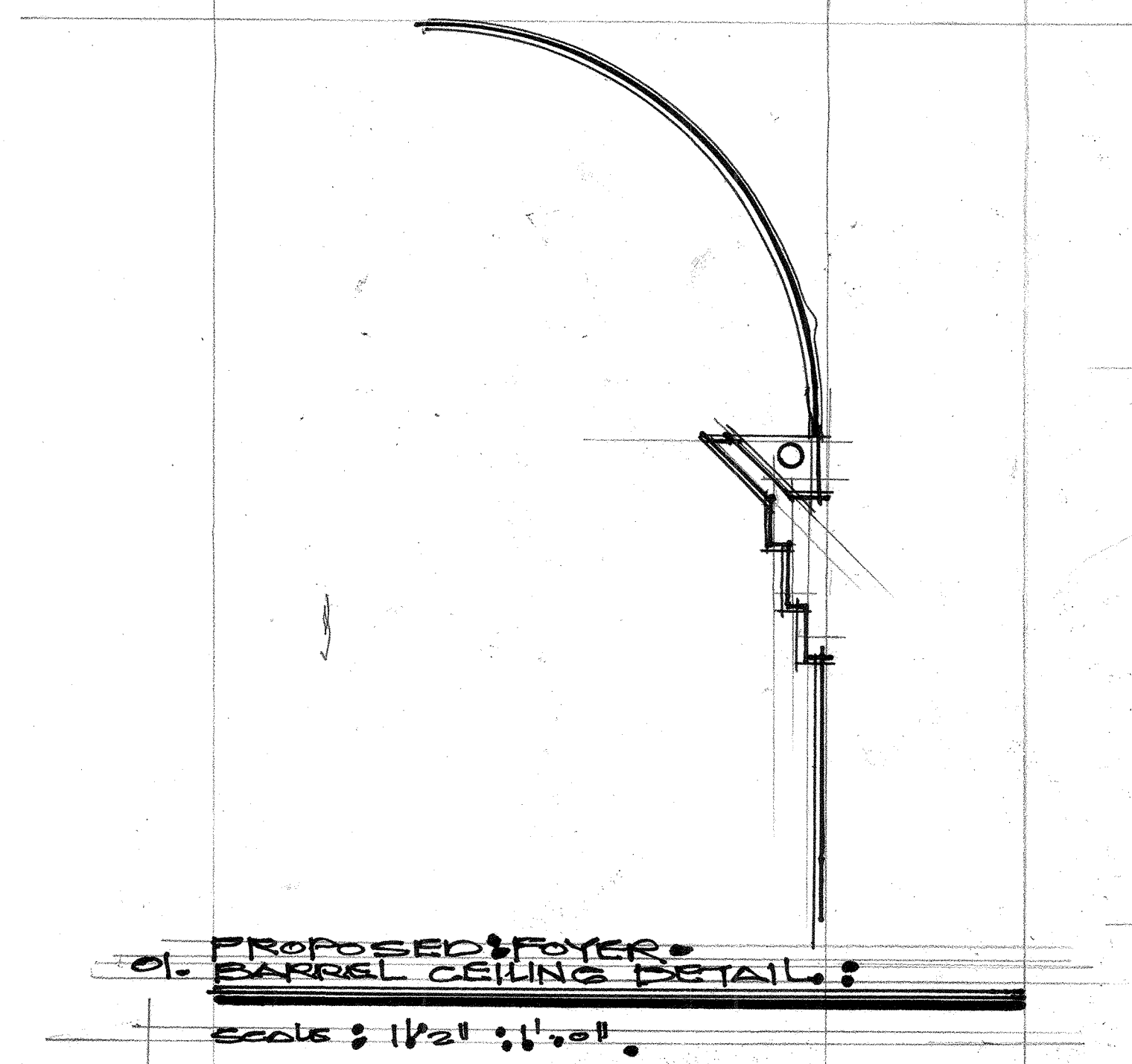
FRONT PORCH, WALK, AND DRIVEWAY PLAN:

SCALE: 1/4" = 10.00'



REAR PATIO FLOOR PLAN:

SCALE: 1/4" = 10.00'



























CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 10/12/2022

HDRC Case #: 2022-505

Address: 515 Club

Meeting Location: WebEx

APPLICANT: Gilbert Garza

DRC Members present: Monica Savino, Jeffrey Fetzer, Roland Mazuca, Lisa Garza, Anne-Marie Grube, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present: Bianca Maldonado

REQUEST: Construction of a 1-story, single-family structure

COMMENTS/CONCERNS:

GG: We have flipped the plan so that we had more room in regard to the floodplain, the garage is now pushed 9 feet behind the front façade wall plane. We have modified the front elevation to simplify the roof lines and have lowered the pitch. It is hard to get any lower due to the clay barrel tiles. The parapet wall has been removed from the entry and the window size has been reduced. The side elevation windows have been chosen for egress purposes.

AMG: The stipulation is mainly discussing the type/shape of windows being proposed. If you look at Mediterranean homes in the district it is a mix of square windows with divided lites. I think that's one of the things we are looking for is the specifications of the windows. On the left elevation, you have 2-over-2 windows that do not look uniform in size. Smaller squares and longer windows with many divided lites would be more consistent. I have a question about the right elevation, which is the garage. Now that the garage is on the other side, how is that related to the neighbor's house? We would like to not see blank walls. Door lites are also not really seen in the neighborhood.

GG: The door is not necessary; I can delete it. I am not proposing a Mediterranean look, I am proposing more of a Spanish style home.

MS: The drawings that we currently have do not show a separate stud pocket or mullion, instead they look like a factory window. Is that what is being proposed?

GG: That is what we need to install per code. It is a horizontal slider with divided lites.

MS: I would encourage you to look at different window manufacturers and their elevation brochures for the windows that meet the egress requirements. There are many other options, that way we have flexibility in the style. Mulled windows vs. Manufactured windows – in this neighborhood nearly all ganged windows are mulled.

JF: Page 21 of the original package shows the type of windows that we are talking about.

JF: As this is coming for conceptual approval, I like what you have done here with massing. It makes the entry and the front bedroom much more prominent. Lowering the pitch has helped the structure. Hopefully, we can work through the windows through the conceptual approval. I would recommend that you bring the windows and manufacturer's information to discuss. Windows are a very important aspect of any design.

MS: I'm glad to see the difference in adjacent setbacks and the finished floor heights, I'm concerned about the slope where your garage meets the slope. It would be helpful to see the context and how your house fits into the elevation.

GG: I can show the front, sides, and rear foundation heights and floor plates and the slope of the lot. I would like to berm around the house.

JC: I think the new elevation looks great and I appreciate him taking comments into consideration. He is trying to conform to the Guidelines, and I know it is a hearty project. I appreciate his efforts.

LG: I am happy to see the garage pushed back, I noticed that the front walkway was extended to the street and I appreciate that. Are you removing the retaining wall?

GG: We will refurbish that stone and repurpose it at columns on each end of the property and hopefully fulfill that obligation.

LG: Conceptually, I think it meets the Guidelines.

BM: The only concern the neighborhood still has, is the profile of the gable roof in the front.

LG: I think this neighborhood has a lot of different styles of homes and I don't think the gable is out of place or oversized or out of scale.

MS: Are you planning on installing any gutters?

GG: I would like to use copper gutters at the front. I think that would look beautiful.

MS: My concern comes from water and rainfall management on the structure.

GG: We are working with a civil engineer, and they are developing a flood mitigation plan.

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 9/27/2022

HDRC Case #:

Address: 515 Club

Meeting Location: WebEx

APPLICANT: Gilbert Garza

DRC Members present: Monican Savino, Roland Mazuca, Jimmy Cervantes, Lisa Garza

Staff Present: Rachel Rettaliata

Others present:

REQUEST: Construction of a 1-story, single-family residence

COMMENTS/CONCERNS:

GG: This project is based on a tiny lot, 55 feet in width, and restricted by depth – 65 feet in depth. Garage at 20 feet. I think we did fairly well with the design based on the elevation. We couldn't do a side elevation or break it up into 2 volumes. The window is based on a precedent as is the flat roof with a parapet and the gable. We are using a 2-barrel tile clay roof, stucco and black wood windows or metal windows. The garage door design is still to be determined. We have lowered the roof pitch over the roof.

LG: What is happening on the right side of the house? Is there landscaping?

GG: There is an existing wood fence. I wanted to put stucco columns on each corner of the property, but we had not gotten with a landscape architect yet. At this time, we do not have a landscaping plan.

LG: Do you have a lot ratio on the plans?

GG: I can do a lot ratio, we do have a 30-foot set back on the front and a 60-foot setback at the rear. I don't have an exact number at this time but it is less than 50 percent.

LG: What is the setback of adjacent structures?

GG: The other houses are at a 30 feet setback, it would be nice if I could do a 25-foot setback.

LG: I noticed that the neighboring houses have front-facing garages, normally we do not allow front-facing garages.

GG: Yes, the neighboring properties do feature front-facing garages as well. The neighbor's garage door features a Home Depot-style door and we are hoping to use a nicer wood garage door.

LG: Historically, houses would not feature a front-facing garage.

GG: This lot is 54 feet at the front, so installing a 12-foot-wide driveway would be challenging.

LG: You could not put a garage in the floodplain?

GG: You could, but it would result in other issues, such as problems with getting flood insurance.

LG: I was looking for the finished floor elevation? Because the way the house looks, many times historic homes are raised for flooding concerns. Raising the floor plate will give you a look that is more consistent with historic homes.

GG: We intend to raise the slab 2 feet from its lowest point. We haven't determined that, and we are working with the civil engineer. We are probably at a foot at the front and 4 feet at the back.

LG: I noticed that the sidewalk is a path from the driveway. I would ask that you consider a walkway that is oriented from the sidewalk to the front door. In this neighborhood there are also more serpentine walkways.

GG: Are the mailboxes on the houses or on the street? I think that we would have considered a walkway from the sidewalk if we were placing a mailbox at the sidewalk.

MS: Lisa has provided sound information. This block is an unusual one because out of 5 houses, only one of them looks historic or has most of its integrity and that is the one located by Kampmann. And 3 or 4 of them have attached garages and 3 look very new. This is tricky due to the floodplain at the rear. Little things can be done to conform more closely

with the Guidelines. Though you have an array of designs and dates, each unit has a masonry veneer.

GG: I am intending to use a ¼-inch full masonry stucco with metal lath and a scratch coat, base coat, and finish coat.

MS: I feel that in spite of the different time periods of the other houses, the one thing that provides continuity is that modular masonry veneer. I would put that forward to you as a consideration to make this project fit in, in a way that is common throughout the historic district. Masonry veneers are indicative of Monticello.

GG: This project is for my daughter and son-in-law and it is very near and dear to my heart. She prefers the stucco houses in Monticello. Do you allow composition shingle roofs?

MS: Yes. I see on the other side of Kampmann, there are 3 other houses that have stucco on them. I am not sure if that is original, one is actually painted brick. So, there are examples of stucco in the neighborhood. As for your roof, if you do a composition shingle it will probably be worth it to do an architectural profile.

GG: The early cost analysis are coming out expensive with the barrel tile roof.

MS: Due to the character and masonry history of this neighborhood, I would consider that masonry wall to be contributing. I would recommend incorporating this wall into the design.

GG: I would like to use that as planters and liners in the driveway, that would be fantastic.

MS: Using the wall in-situ would be nice.

JC: I am envious of your project because we can use new materials in a project that has character in keeping with the historic district. I like what you have designed, I think the stucco adds variety and character with it sitting in the neighborhood. It is tastefully done and has reference to other houses in the neighborhood. Apply those modern techniques. And the garage – there were standardized garage widths. I think what you have is great.

RM: Looking at google maps, looking at the front stone wall – it does not extend to the fence on the property next door. I was just curious, with the incline, where does your lot end?

GG: I just got it surveyed. Right where that stone wall ends, the property stops.

OVERALL COMMENTS: