

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-520
ADDRESS: 424 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT W 60 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mark Ramirez
OWNER: TRIO INVESTMENT PARTNERS LLC
TYPE OF WORK: window replacement and fenestration changes, construction of a rear two-story deck
APPLICATION RECEIVED: September 23, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson
REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the rear first-floor windows.
2. Replace the rear first-floor door.
3. Construct a two-story rear porch and return the rear second-floor door.
4. Replace one front door with a window.
5. Add a stone wall to the backyard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front façade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

Standard Specifications for Original Wood Window Replacement

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

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted 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 property at 424 Club Dr includes a two-story stone-clad Spanish Eclectic residence with detached two-car carport and accessory dwelling built c. 1936. The house has a standing-seam metal gable-on-hip roof, while the garage has a hipped composition shingle roof and is built partially below grade. The front façade is dominated by a two-story porch under a shed roof. The house has a rear enclosed porch clad in both stucco and Hardi siding with a rear door near the southwest corner. The property is on the corner of Club Dr and Kampmann Blvd and contributes to the Monticello Park historic district.
- b. **VIOLATION:** On August 19, 2022, staff received a report of work happening on the rear façade of the primary structure and garage. Staff took photos of possible violations and noted work done beyond the scope of a Certificate of Appropriateness. On September 7, 2022, staff posed a Stop Work Notice on site for replacement of first-floor windows and a rear door without a Certificate of Appropriateness. The applicant submitted an application for a Certificate of Appropriateness the same day. Both reports are included in this case file.
- c. **WINDOWS:** The applicant proposes to replace the rear first-floor sliding windows with one-over-one wood windows. The rear porch was an addition to the c 1936 stone-clad house that was enclosed in stucco, horizontal siding, and with aluminum-sash sliding windows. Standard Specifications for Windows in Additions and New Constructions states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows on the house are primarily one-over-one wood sash windows. Staff finds this scope of work conforms to guidelines.
- d. **REAR DOOR:** The applicant proposes to replace the rear first-floor door with a solid wood door. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.1 states that doors, hardware, fanlight, sidelights, pilasters, and entablatures should be replaced in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Staff finds this scope of work conforms to guidelines.
- e. **ADDITION: REAR PORCH:** The applicant requests approval to construct a two-story rear porch and to restore a door at the east end of the second floor of existing enclosed porch. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.v states that porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the porch conforms to guidelines and that returning the second-floor door is appropriate. The applicant must ensure the new porch conforms to all setback guidelines as defined by UDC.
- f. **FENESTRATION CHANGES:** The applicant requests approval to remove one door from the primary elevation and replace it with a one-over-one window. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i and ii state that historic doors and windows should be preserved. Staff finds the proposed door removal does not conform to guidelines.

- vi. SITE ELEMENTS: STONE WALL: The applicant requests approval to add a low stone wall to the backyard between the primary structure and the detached garage. Previously, the yard featured what appear to be railroad ties that have since been removed. Historic Design Guidelines for Site Elements 2.B.i states that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. Staff finds the proposed wall conforms to guidelines.

RECOMMENDATION:

Staff recommends approval of item 1, replacement of the rear first-floor windows, based on finding c.

Staff recommends approval of item 2, replacement of the rear first-floor door, based on finding d.

Staff recommends approval of item 3, construction of a two-story rear porch and return of the rear second-floor door, based on finding e, with the following stipulation:

- i. That the applicant meet all setback requires as defined by UDC.

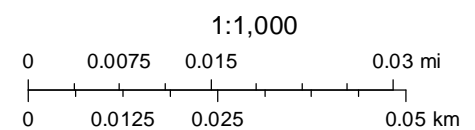
Staff does not recommend approval of item 4, replacement of one front door with a window, based on finding f.

Staff recommends approval of item 5, addition of a stone wall to the backyard, based on finding g.

City of San Antonio One Stop



October 13, 2022















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review only.

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SERR 6
DESIGN

AN ADDITION AT
424 CLUB DR.
MONTICELLO PARK
SAN ANTONIO, TX

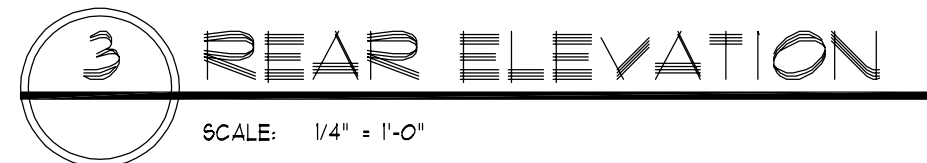
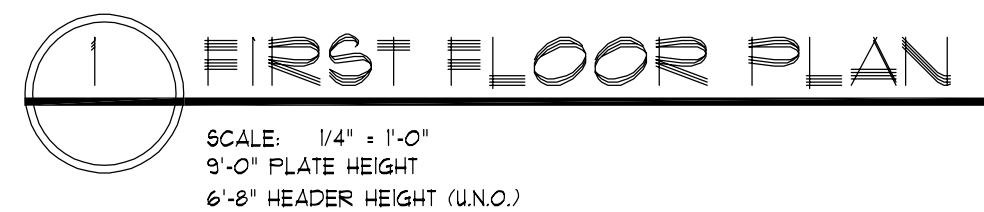
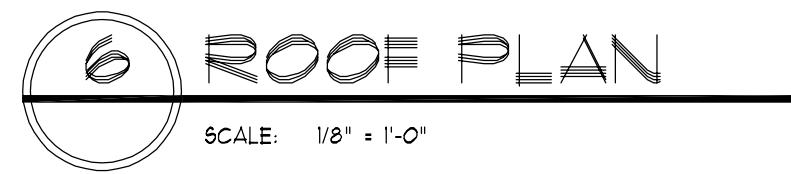
<u>SQUARE FOOTAGES:</u>	
NEW COV'D. DECK	265 Sq.Ft.
NEW UNCOV. BALCONY	265 Sq.Ft.
TOTAL ADDED	530 Sq.Ft.

FLOOR PLANS
ELEVATIONS

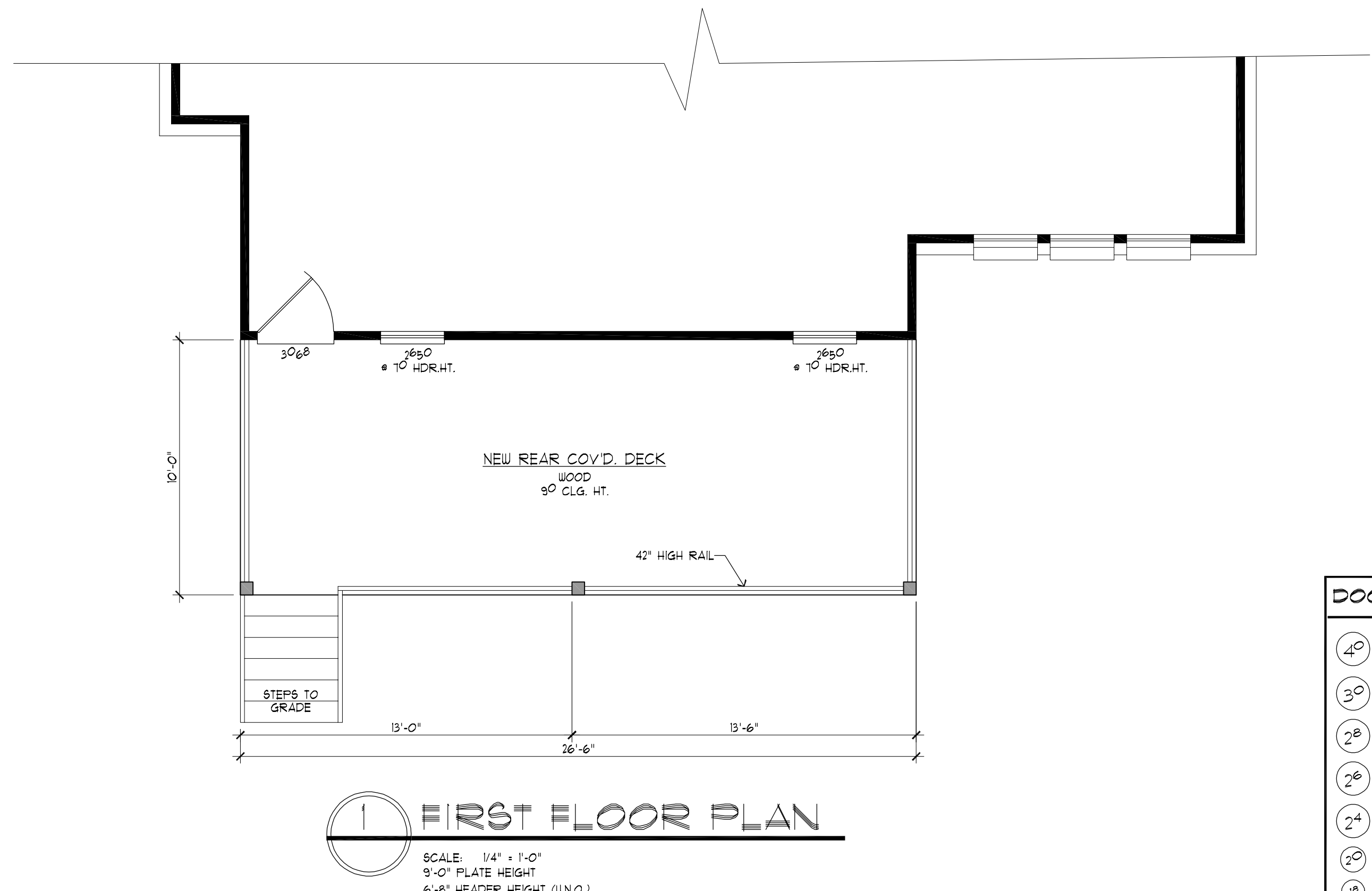
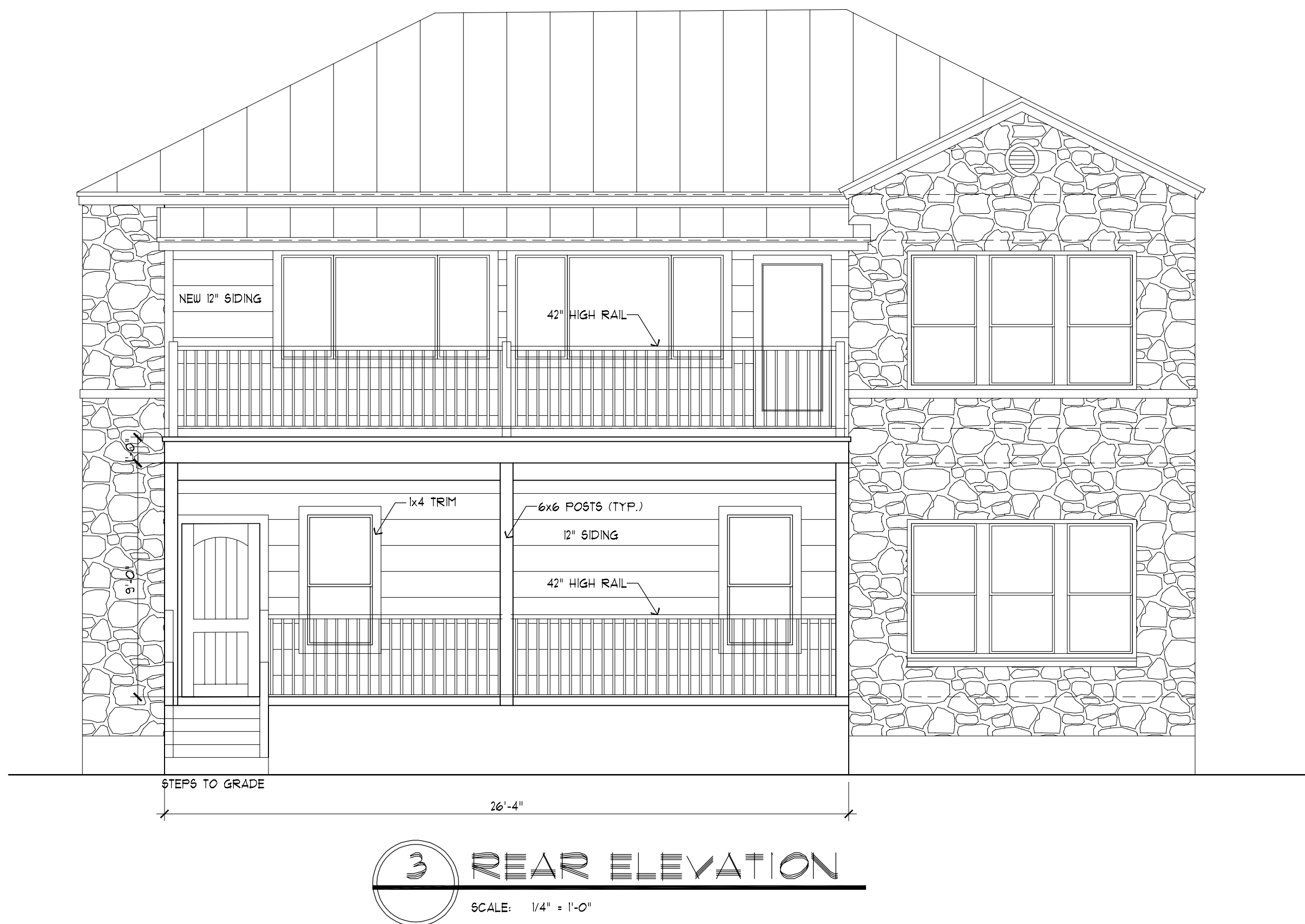
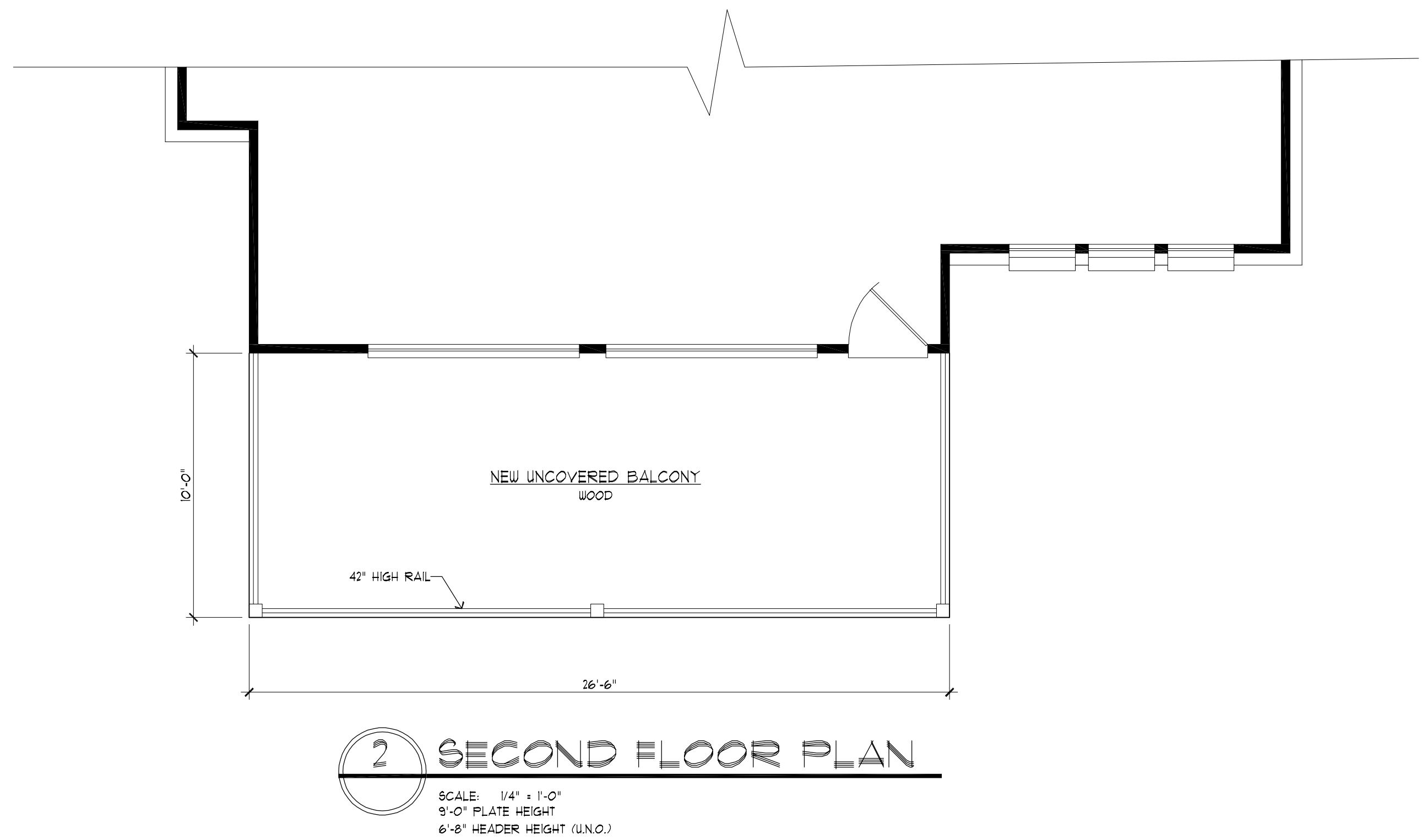
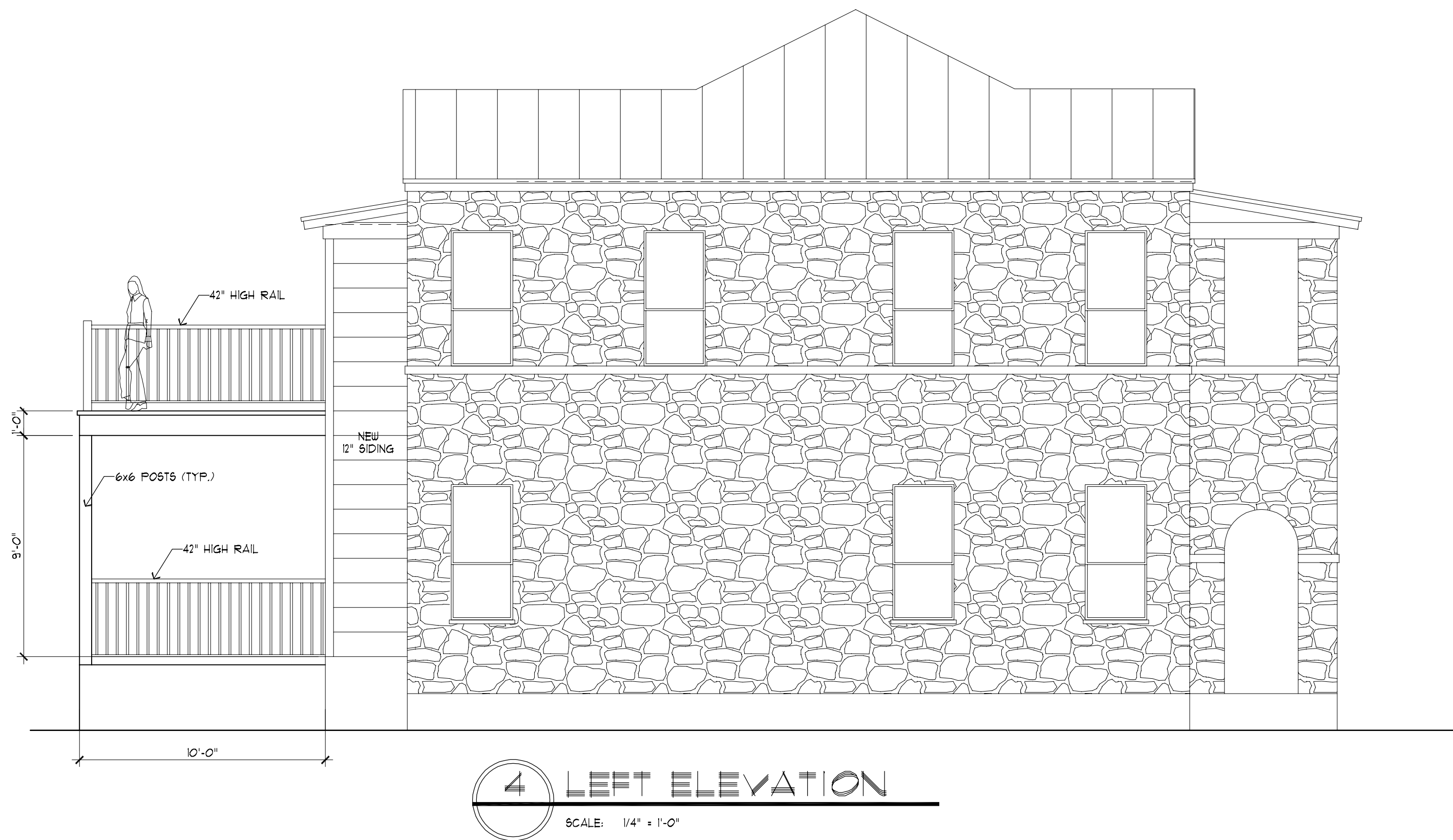
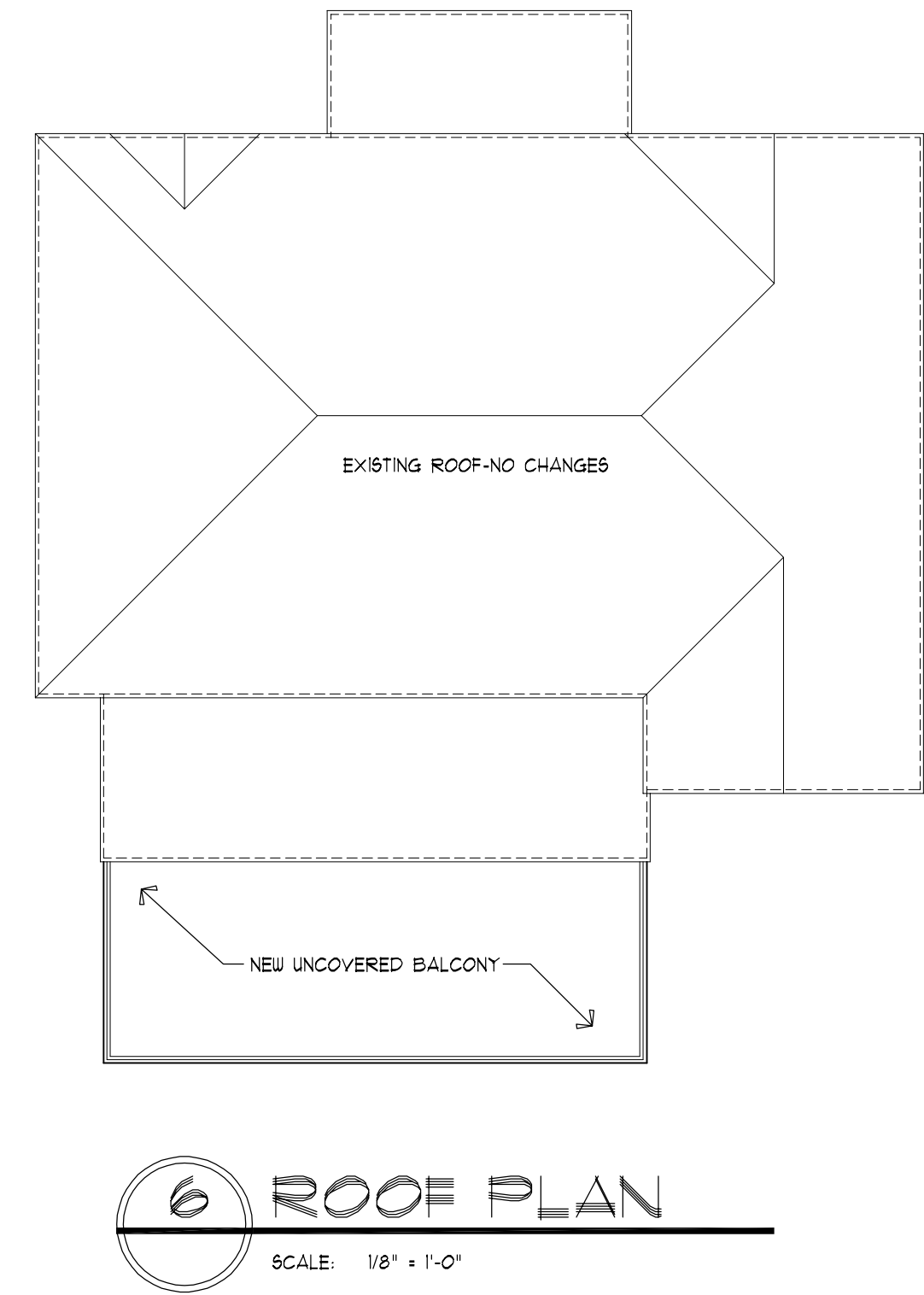
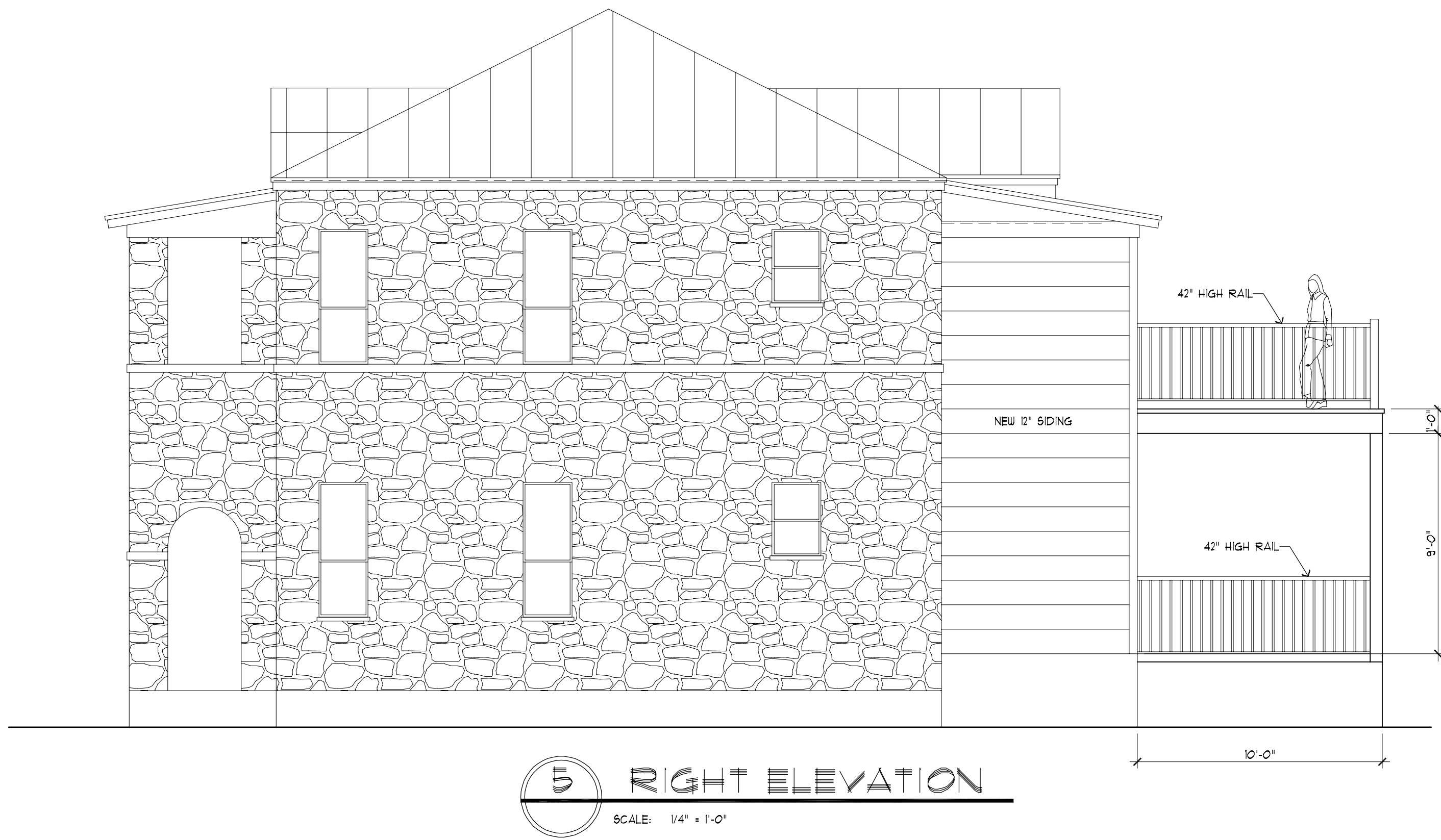
SHEET # 1 OF 3

ADDITION

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DOOR SYMBOL KEY	
40	4'-0" WIDE DOOR
30	3'-0" WIDE DOOR
28	2'-8" WIDE DOOR
26	2'-6" WIDE DOOR
24	2'-4" WIDE DOOR
20	2'-0" WIDE DOOR
18	1'-8" WIDE DOOR
16	1'-6" WIDE DOOR
14	1'-4" WIDE DOOR



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SERR6
DESIGN

AN ADDITION AT
424 CLUB DR.
MONTICELLO PARK
SAN ANTONIO, TX

SQUARE FOOTAGES:
NEW COV'D. DECK 265 sq.ft.
NEW UNCOV. BALCONY 265 sq.ft.
TOTAL ADDED 530 sq.ft.

FLOOR PLANS
ELEVATIONS

SHEET # 1 OF 2

ADDITION

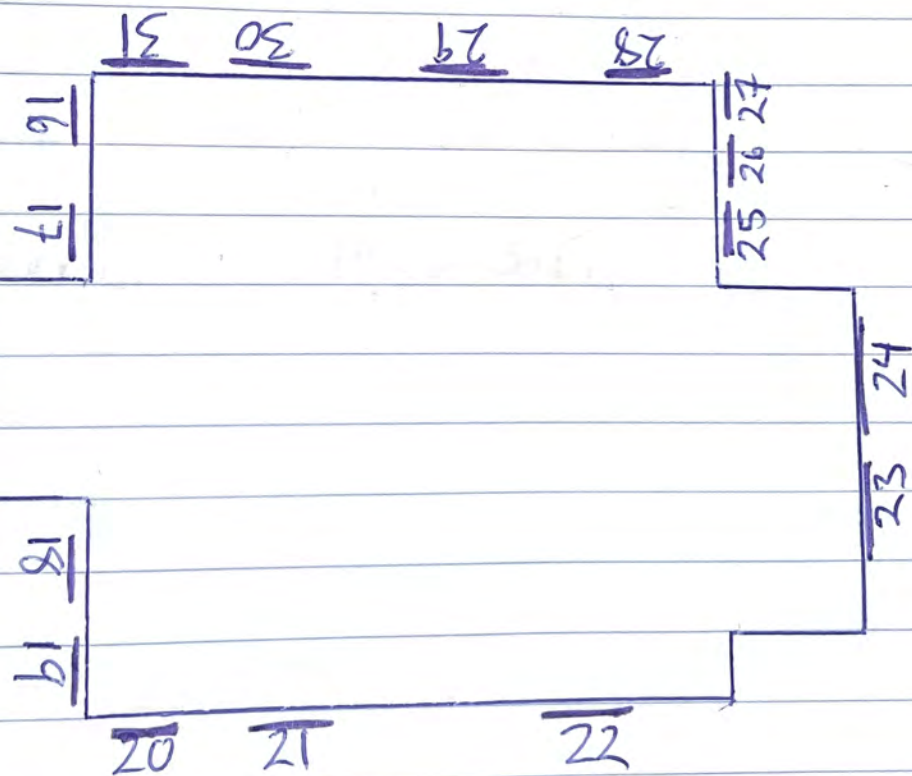
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DOOR SYMBOL KEY	
40	4'-0" WIDE DOOR
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20	2'-0" WIDE DOOR
18	1'-8" WIDE DOOR
16	1'-6" WIDE DOOR
14	1'-4" WIDE DOOR

Back House

Front House

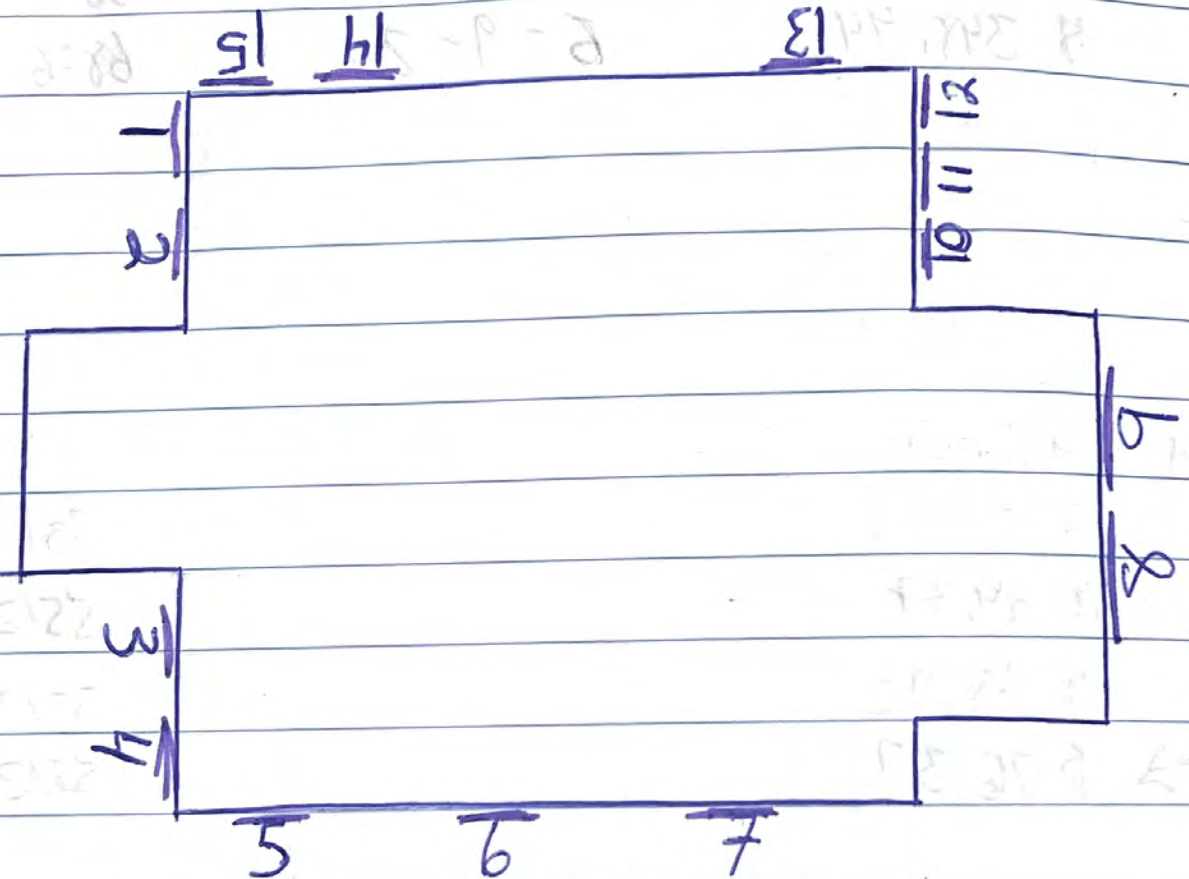
Second Floor



Back House

First Floor

Front House



FRONT OF HOUSE

16 & 17

18 & 19

1 & 2

3 & 4

NO REPLACEMENT
RESTORED ORIGINAL WINDOWS AND
REPLACED GLASS

LEFT SIDE OF HOUSE

28

29

30

31

13

14

15

NO REPLACEMENT
RESTORED ORIGINAL WINDOWS AND
REPLACED GLASS

RIGHT SIDE OF HOUSE



NO REPLACEMENT
RESTORED ORIGINAL WINDOWS AND
REPLACED GLASS

BACK OF HOUSE

23

24

8

9

ONLY REPLACING WINDOWS 8 & 9
ALUMINUM WINDOWS (8FTX4FT) REPLACED WITH
WOOD (DOUGLAS FIR) WINDOWS TO MATCH ALL OTHER EXISTING
WINDOWS (32X64)

BACK OF HOUSE (2)

25

26

27

NO REPLACEMENT
RESTORED ORIGINAL WINDOWS AND
REPLACED GLASS

10

11

12

The image shows the interior of a building during a renovation project. The walls are made of exposed wooden studs, and some areas are covered with insulation or sheetrock. There are two windows on the left side, one of which is partially covered by a wooden frame. A white door is visible in the center-right. The floor is covered with debris, including wood shavings, gravel, and some tools. A yellow bucket is on the left. A dark green semi-transparent box with white text is overlaid in the center.

INSIDE REAR WINDOWS

#8

The image shows the interior of a room during a renovation project. The walls are made of vertical wooden planks. There are two windows: one on the left showing a view of trees and a building, and one on the right showing a view of a body of water and trees. Below the windows, the wall is under construction, with wooden framing and insulation visible. The floor is covered in dark gravel and debris, including wood planks, a yellow bucket, and a hammer. A dark green rectangular box with white text is overlaid on the left side of the image.

INSIDE REAR WINDOWS

#9

PREVIOUS ALUMINUM WINDOW
MATERIAL ON WINDOWS 8 & 9





#29



#28



27

26

25



#30



17



16





21



19

18



11

10

12



13



14



2

1





4



3



#7



#24



#23



#20



Catalog Version 27



Nominal Width = 36"
Nominal Height = 80"
Width = 37.5
Height = 81.625

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Standard Entry Doors Entry Door 37.5 x 81.625	\$721.86	\$721.86	1	\$0.00	\$721.86
Unit 100 Total:		\$721.86	\$721.86		\$0.00	\$721.86

Begin Line 100 Description

---- Line 100-1 ----

Standard Entry Doors Entry Door 37.5 x 81.625
Nominal Width = 36"
Nominal Height = 80"
Width = 37.5
Height = 81.625
Door Type = Oak Woodgrain
Door Swing/Handing = Left Hand Inswing
Sill Type = Composite Adjustable
Slab Type = Panel
Slab Style = Craftsman Panel
Door Finish Type = Prefinished Medium Oak
Frame Options = White PVC Unfinished Jamb
(Standard)

PVC Info = Standard
Frame Size = 4-9/16"
Hardware-Sill Finish = Zinc
Hardware-Bore = Double Bore
Hardware-Backset = 2-3/8"
Hardware-Deadbolt Bore Diameter = 2-1/8"
Hardware-Peepsite Prep = No
Reorder/Replacement = No
Room Location =
Height Code = 80
Width Code = 36
Glass Code = PNLZ

Configuration = D
Style = 1N
Sidelite Code = 9E
Model Number = PNLZ D 1N 9E
Region = Standard
SKU = 806449
Vendor Name = S/O FEATHER RIVER DOOR
Vendor Number = 60065428
Customer Service = 800-375-8120
WarrantyInfo = FR-Exterior-Warranty.png
Catalog Version Date = 06/27/2022
Wrapping-Brickmold = Attached

End Line 100 Description



Catalog Version 27



Nominal Width = 36"
Nominal Height = 80"
Width = 37.5
Height = 81.625

---- Line 200-1 ----

Standard Entry Doors Entry Door 37.5 x 81.625
Nominal Width = 36"
Nominal Height = 80"
Width = 37.5
Height = 81.625
Door Type = Oak Woodgrain
Door Swing/Handing = Right Hand Inswing
Sill Type = Composite Adjustable
Slab Type = Panel
Slab Style = Craftsman Panel
Door Finish Type = Prefinished Medium Oak
Frame Options = White PVC Unfinished Jamb
(Standard)

PVC Info = Standard
Frame Size = 4-9/16"
Hardware-Sill Finish = Zinc
Hardware-Bore = Double Bore
Hardware-Backset = 2-3/8"
Hardware-Deadbolt Bore Diameter = 2-1/8"
Hardware-Peepsite Prep = No
Reorder/Replacement = No
Room Location =
Height Code = 80
Width Code = 36
Glass Code = PNLZ

Configuration = D
Style = 1N
Sidelite Code = 9E
Model Number = PNLZ D 1N 9E
Region = Standard
SKU = 806449
Vendor Name = S/O FEATHER RIVER DOOR
Vendor Number = 60065428
Customer Service = 800-375-8120
WarrantyInfo = FR-Exterior-Warranty.png
Catalog Version Date = 06/27/2022
Wrapping-Brickmold = Attached

End Line 200 Description



36 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab

\$278⁷⁸

by JELD-WEN ★★★★★ (175)

♡ 4.9k

Product Details

Specifications

Questions & Answers

Customer Reviews

Home / Doors & Windows / Exterior Doors / Front Doors / Steel Doors / Steel Doors Without Glass

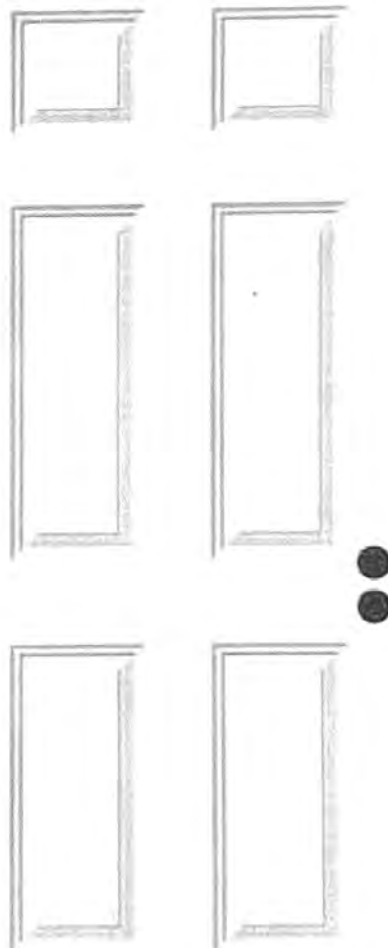
Internet #202036386 Model #THDJW166100317 Store SKU #776781

♡ 4.9k

JELD-WEN

36 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab

★★★★★ (175) Questions & Answers (216)



Live Chat

Feedback

36 in. x 80 in. 6-Panel Primed Premium Steel Front Door Slab

by JELD-WEN ★★★★★ (175)  4.9k

\$278⁷⁸

TOP

Product Details Specifications Questions & Answers Customer Reviews

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Specifications

Dimensions

Actual Door Height (in.)	79
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	35.75 in
Door Height (in.)	79 in

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Fits Opening Width (in.) 35 3/4 to 36 3/8

Nominal Door Height (in.) 79 in

Nominal Door Thickness (in.) 2 in

Nominal Door Width (in.) 36 in

Details

Bore Type Double Bore

Color Family Off White

Color/Finish Primed

Door Configuration Single Door

Door Handing Universal/Reversible

Door Style Traditional

Door Type Exterior Slab

Features Lockset Bore (Double Bore)

Finish Type Primed

Included Instructions

Material Steel

Panel Type 6 Panel

Product Weight (lb.) 44.77 lb

Returnable 90-Day

Suggested Application Front

Live Chat

Feedback

Warranty / Certifications



Investigation Report

Property

Address	424 Club
District/Overlay	Monticello Park
Owner Information	TRIO INVESTMENT PARTNERS LLC


Site Visit

Date	08/19/2022
Time	09:08 AM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Site visit was performed to view the work to the rear facade (rear primary structure door and garage doors).

Action Taken

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	To be determined

Documentation

Photographs	<p>August 19, 2022 at 8:19 AM Kampmann Blvd San Antonio TX 78201 United States</p> 
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Investigation Report





Investigation Report



August 19, 2022 at 8:21 AM
426 Club Dr
San Antonio TX 78201
United States

08/19/2022 09:10 AM



Investigation Report

Property

Address	424 Club Dr
District/Overlay	Monticello Park
Owner Information	TRIO INVESTMENT PARTNERS

Site Visit

Date	09/07/2022
Time	02:04 PM (-5 GMT)
Context	internal report
Present Staff	Jessica Anderson
Present Individuals	None
Contractor/Realtor Companies	Mark Ramirez
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Replacement of rear first-floor windows, door replacement on rear.
Description of interaction	No interaction. Emailed Stop Work Order to Mark earlier today; no response as of time of site visit.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation



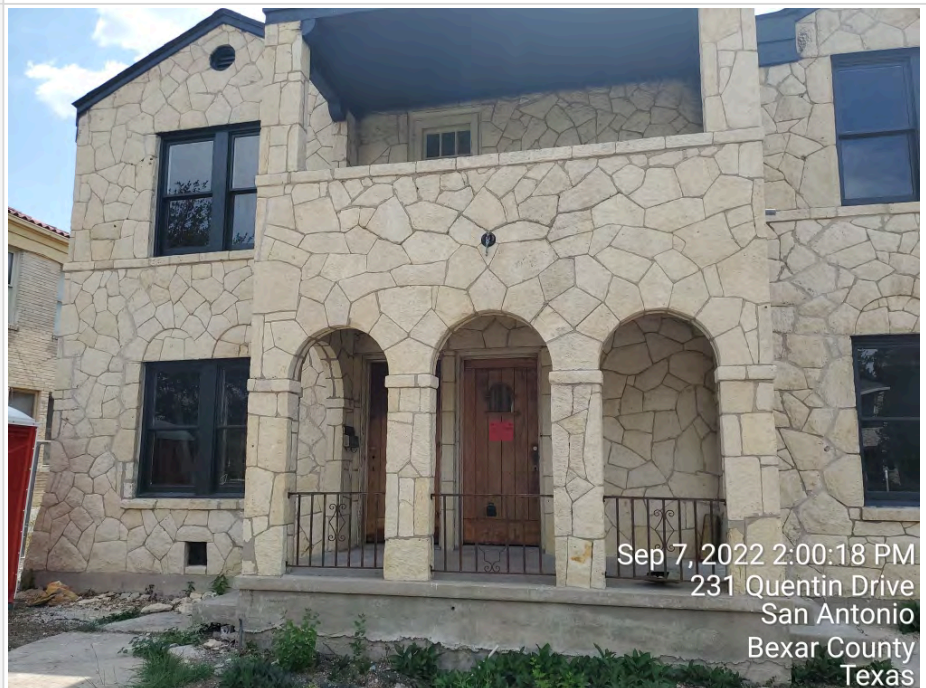
Investigation Report

Photographs



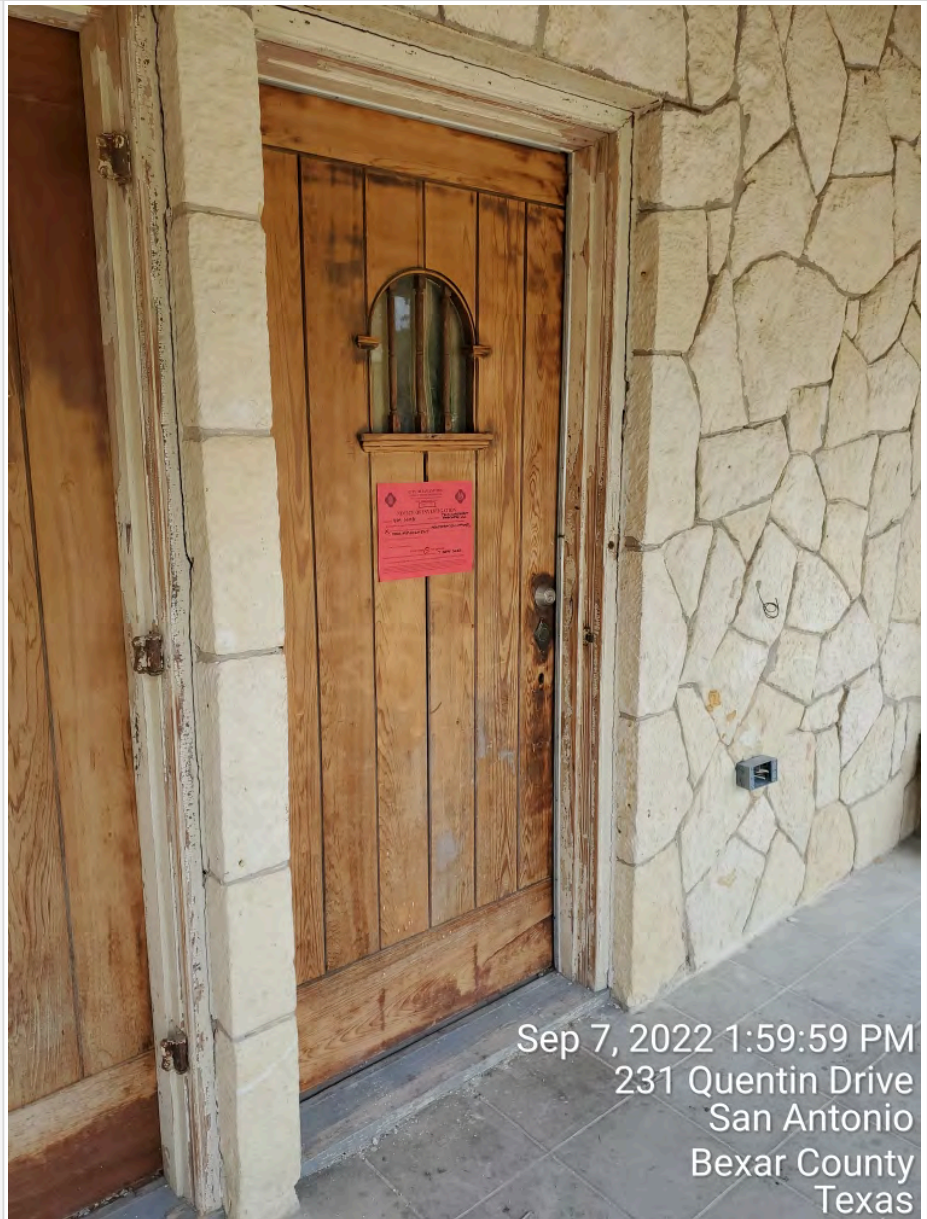


Investigation Report





Investigation Report



Sep 7, 2022 1:59:59 PM
231 Quentin Drive
San Antonio
Bexar County
Texas

09/07/2022 02:11 PM