

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-513
ADDRESS: 400 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Paul Zurita/Zurita Construction & Remodeling
OWNER: IDEA INTERNATIONAL LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: October 04, 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 replace the existing metal casement windows with wood windows and to replace the wood garage doors with an aluminum panel garage door.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 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:** 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.

FINDINGS:

- a. The house at 400 Club Dr is a two-story Minimal Traditional residence with Spanish Eclectic influence built c 1936. The house first appears on Sanborn Fire Insurance maps in 1950 as a single-story home and without the southwest addition. Historic aerials show the southwest addition in 1955, and staff concluded this is likely the year the second story was added as well. The house is on the southwest corner of Club Dr and Shearer Blvd and features a first story primarily clad in stone and a second story and clad in textured stucco. Windows are primarily metal casement windows, and the garage has swinging wood barn doors.
- b. **VIOLATION:** OHP staff received several citizen reports of work outside of approval at 400 Club Dr. Staff performed a site visit August 19, 2022, and observed removal of metal casement windows on the second floor. Contractors on site shared their intent to replace the casement windows with aluminum sash windows. Staff posted a notice of investigation and noted no other work occurring without a Certificate of Appropriateness. The full report is included in this case file.
- c. **WINDOW REPLACEMENT:** The applicant requests to replace existing metal casement windows with aluminum-clad wood windows. Staff finds the request generally appropriate, but recommends the windows feature true divided lights without false muntins. Staff also recommends retention of the existing window dimensions as well as retention of the prominent lintels found above some of the first-story windows.
- d. **GARAGE DOORS:** The applicant requests to replace the existing wood garage doors with an aluminum panel door. Historic Design Guidelines for Exterior Maintenance and Alterations 9.B.i says to ensure replacement of garage doors are compatible with those found on historic garages in the district as well as with the principal structure. Staff finds the proposed aluminum garage door does not conform to guidelines. Per Guideline 9.B.i, since the garage is visible from the right-of-way, staff recommends a door compatible with those found on historic garages in the district, namely a wood-paneled door.

RECOMMENDATION:

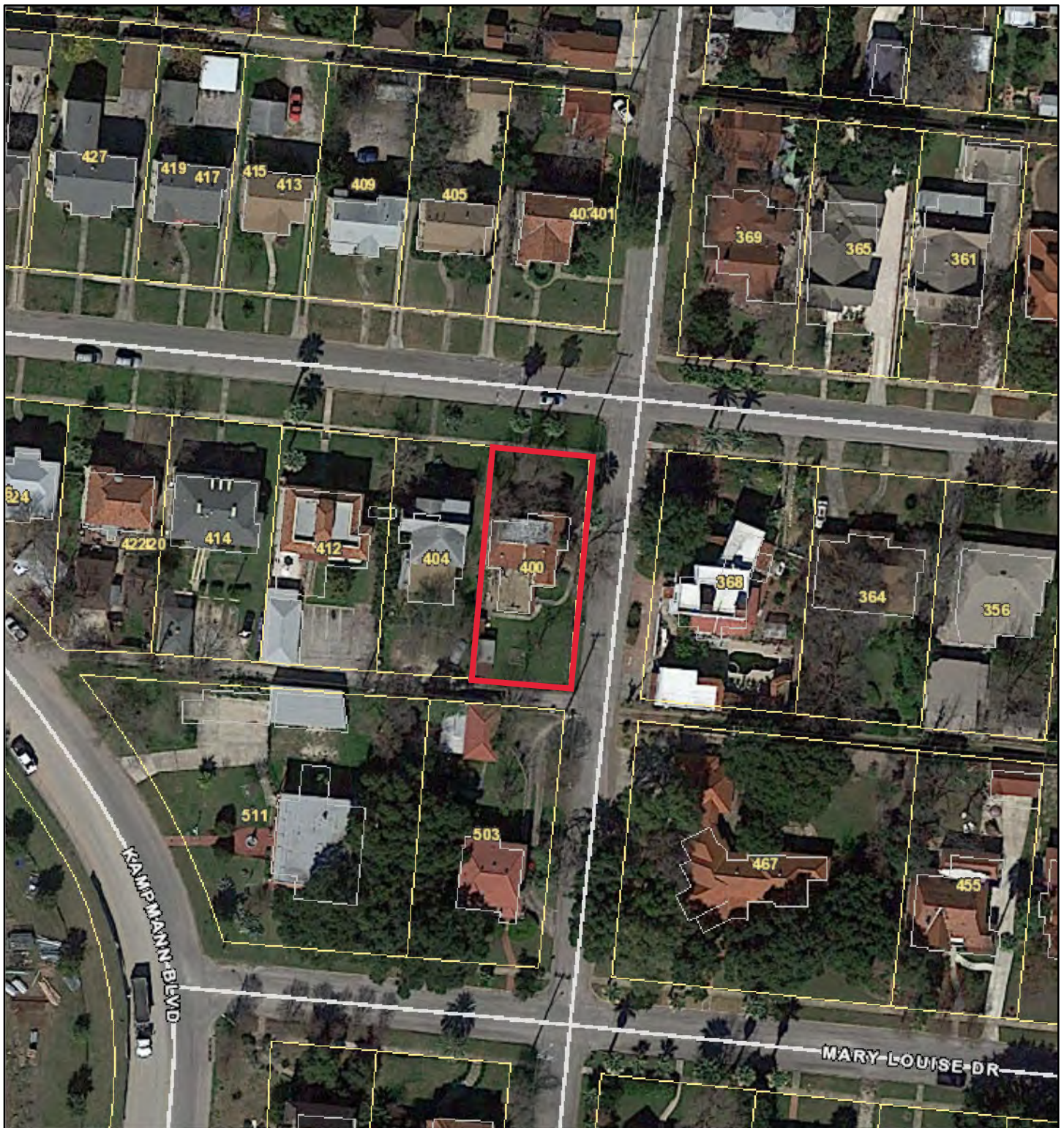
Staff recommends approval of the request to replace metal casement windows with aluminum-clad wood windows based on finding c, with the following stipulations:

- i. That the windows feature true divided lites without false muntins.
- ii. That new windows retain the existing window dimensions.
- iii. That prominent lintels over first-story windows be retained where they are found.

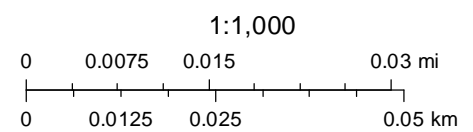
Staff recommends approval of the request to replace the existing wood garage doors based on finding d, with the following stipulation:

- i. That the applicant propose a wood paneled garage door that conforms to guidelines.

City of San Antonio One Stop



October 13, 2022



Zurita Construction & Remodeling
1422 Richland Hills
San Anonio, Texas 78251
Email: gemeloperu@hotmail.com

Project Location: 400 Club Dr. San Antonio, Texas 78228

Scope of Work:

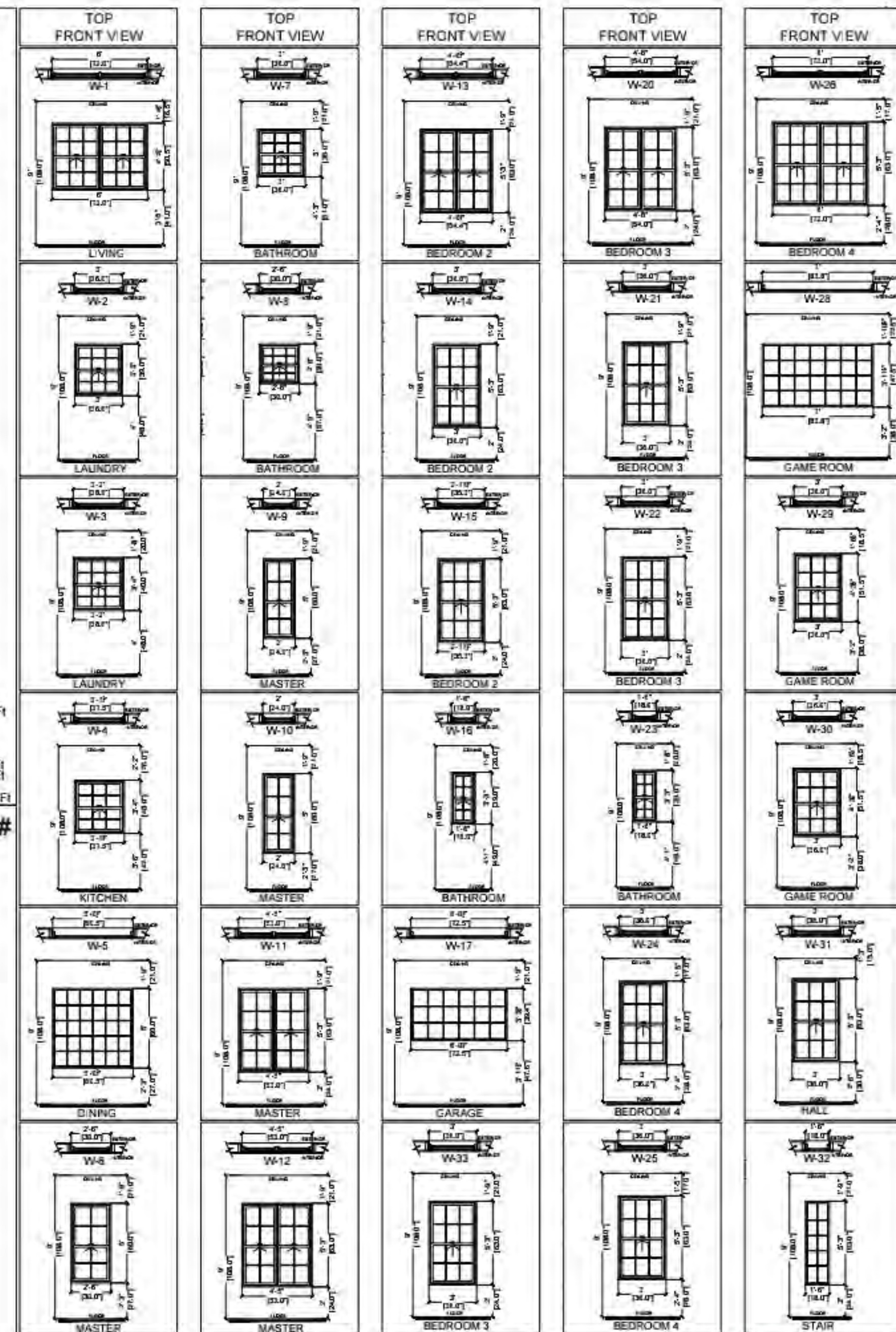
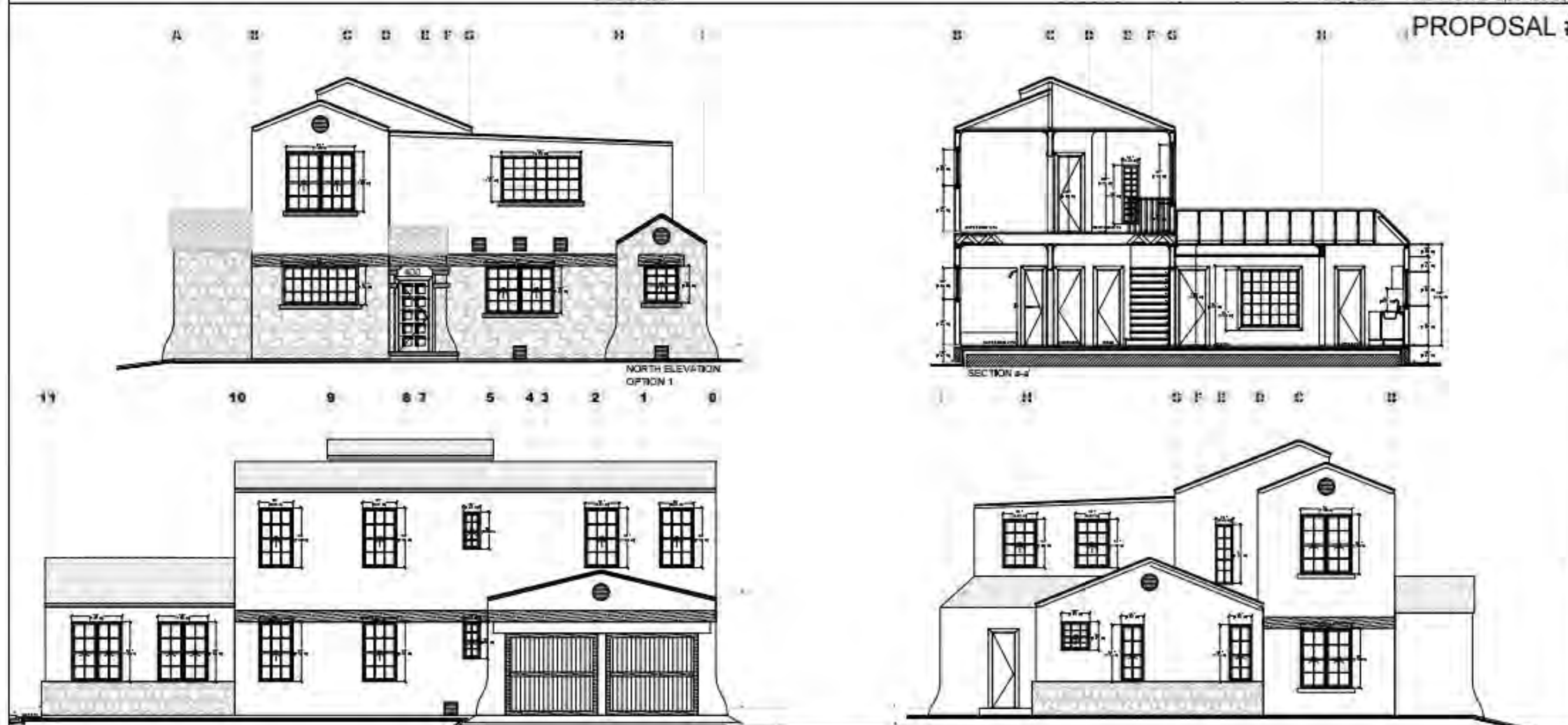
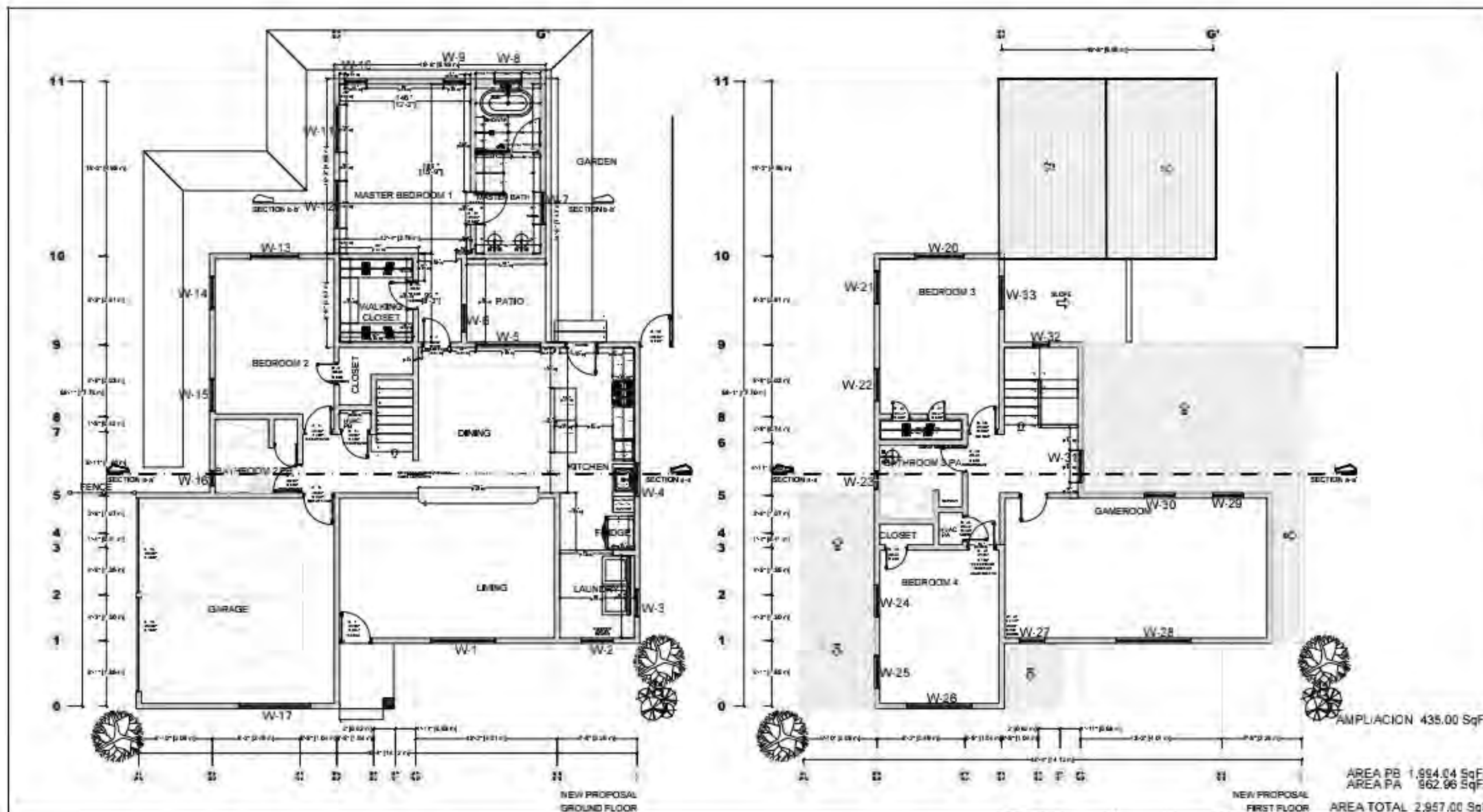
- 1. We were in the process of repairing the windows and we found the wood has rotted out in the majority of the windows and all need to be replaced with new windows. We will be replacing with aluminum windows with wood and wood frame, which the wood will be painted to match existing.**
- 2. We would also like to install a new Aluminum Garage Door (1 door in place of 2) we have attached a pic where the opening of the garage door will be placed with a new wood frame that will be painted to match the existing.**

We have already obtained a COA for the other work being performed under Case #2022-129.

For any questions, please call or email.

Thank you,

Zurita Construction



PROJECT: RESIDENTIAL: FAMILY HOME		DATE: 10/10/2022	
ADDRESS: 400 CLUB DRIVE, SAN ANTONIO, TEXAS, 78203, UNITED STATES		PROJECT: 400 CLUB DRIVE	
DRAWN BY: CES INTERNATIONAL LLC		CHECKED BY: CES INTERNATIONAL LLC	
DATE: 10/10/2022		DATE: 10/10/2022	
DESIGN: CES INTERNATIONAL LLC		SCALE: 1/8" = 1'-0"	
PROJECT: 400 CLUB DRIVE		DATE: 10/10/2022	



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Investigation Report

Property

Address	400 Club
District/Overlay	Monticello Park
Owner Information	IDEA INTERNATIONAL LLC

Site Visit

Date	08/19/2022
Time	09:03 AM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	The non-original metal casement windows of the second floor have been removed.
Description of interaction	<p>Contractors on site noted that the intent is to replace with new aluminum windows. OHP staff spoke with the contractors and notified them of the unapproved scope of work and the requirement for a COA for window replacement. No new windows have been installed.</p> <p>OHP issued a Violation Notice for window work. All other scopes of work appeared to be consistent with the issued COA.</p>

Action Taken

Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with contractor(s), Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs



08/19/2022 09:07 AM

Additional photos were taken on another device.

No