

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 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: November 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct 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 a vacant lot and Historic Aerial Maps and the Sanborn Maps show that the property has been a vacant lot since at least 1951. 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. The proposal received conceptual approval from the HDRC on October 19, 2022, with 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 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 has been met, although the stipulation remains through final approval.***
 - iii. 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 been met.***
 - iv. 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. ***This stipulation has NOT been met. A landscaping plan for the front yard as been submitted for review.***

- v. That the front door arch is evaluated to be more pronounced and that the entire arch is visible and celebrated. ***This stipulation has NOT been met.***
 - vi. The option for the composition shingle roof is not incorporated into the design. The roof must feature barrel clay tile roofing material. ***This stipulation has been met.***
 - vii. That the front facing garage door product selection is made with attention to detail so that the garage doors do not over-dominate. ***This stipulation has been met.***
 - viii. That the driveway & walkway feature a smooth, natural colored concrete. ***This stipulation has been met.***
- 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. The applicant received conceptual approval from the HDRC on October 19, 2022, and returned to the DRC to discuss final changes to the proposal on November 8, 2022. The November 8th DRC discussed foundation and floor heights, the garage door selection, the updated fenestration pattern, floodplain concerns, front entry arch modifications, and the intention to remove the chimney featured in the latest drawings.
- 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 the proposal appropriate.
- 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 final 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 the proposal consistent with the Guidelines.

- i. **WINDOW MATERIALS** – The applicant has proposed to install aluminum-clad divided lite windows that will be recessed two inches from the façade. 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 final 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 arched window, and a solid garage door. The fenestration pattern on the remaining elevation consists of divided lite French doors with arched transoms on the rear elevation, divided lite windows, and a half-lite divided lite door on the side 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 find the proposal consistent with the Guidelines.
- 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. The applicant has submitted drawings showing a prominent central chimney but has expressed that they will not be moving forward with a chimney as proposed. Staff finds the architectural details to be in keeping with the Guidelines and finds that the applicant should update the drawings to feature the final proposed design and all proposed architectural details.
- l. **GARAGE** – The applicant has proposed to construct an attached front-facing, two-bay garage 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 on the west side of the property to meet the proposed garage. Staff finds the proposal appropriate.
- 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 curved 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. The applicant has submitted a landscaping plan for the front yard area surrounding the proposed front walkway only. Staff finds that the applicant should submit a final comprehensive landscaping plan with planting and fencing details to staff for review.

RECOMMENDATION:

Staff does not recommend approval based on findings a through p. Staff recommends addressing the following stipulations prior to returning to the HDRC for final approval:

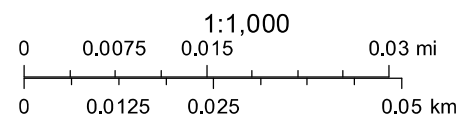
- i. That the applicant submits final window specifications to staff for review prior to returning to the HDRC based on finding i. Wood or aluminum-clad wood windows are recommended. Windows should feature traditional operations, an inset of two (2) inches within facades, and profiles that are found 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.
- ii. That the applicant submits updated drawings showing the finalized front entry design, the new construction without the previously proposed chimney, and any other material and design modifications prior to returning to the HDRC based on finding k.
- iii. That a detached garage is utilized in lieu of the proposed front-facing attached garage based on finding l.
- iv. That the applicant submits a final comprehensive landscaping plan with planting details prior to returning to the HDRC as noted in finding p.

City of San Antonio One Stop



September 29, 2022

— User drawn lines

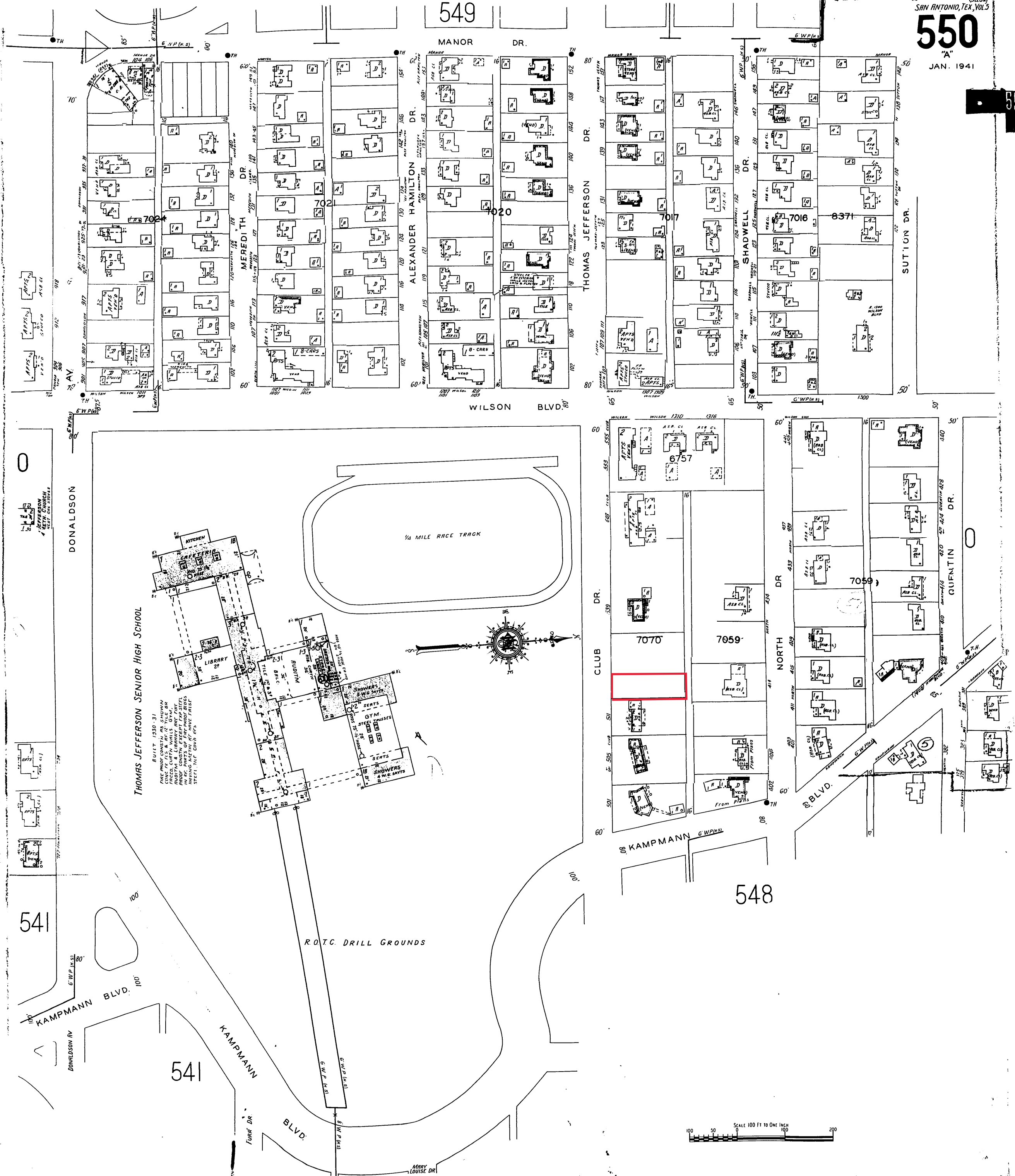




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GARZA DESIGN*BUILD, LLC

For : Mr. and Mrs. Leija.
From : GARZA Design * Build, LLC.

Address : 515 - Club Drive
Regarding : **Conceptual Approval**

Historic Preservation

CASE #2022-505

November 07, 2022

GARZA Design*Build, LLC Is Pleased to Submit this **Responses to Comments** Historic Preservation Regarding **Mr. and Mrs. Leija Proposed New Residence** located at 515-Club Dr / Monticello Park.

Historic Preservation Review Commission **AWARDED** Mr and Mrs Leija **"CONCEPTUAL-APPROVAL"** for Proposed New Residence for 515-Club Drive, Lot #25, Blk # 09, NCB #7070 / Monticello Park on October 19, 22 / Wednesday at 7:00 with **Findings, Recommendations and Commissions Action**

1 : **RECOMMENDATIONS : HISTORIC PRESERVATION DESIGN AND REVIEW COMMISSION :**

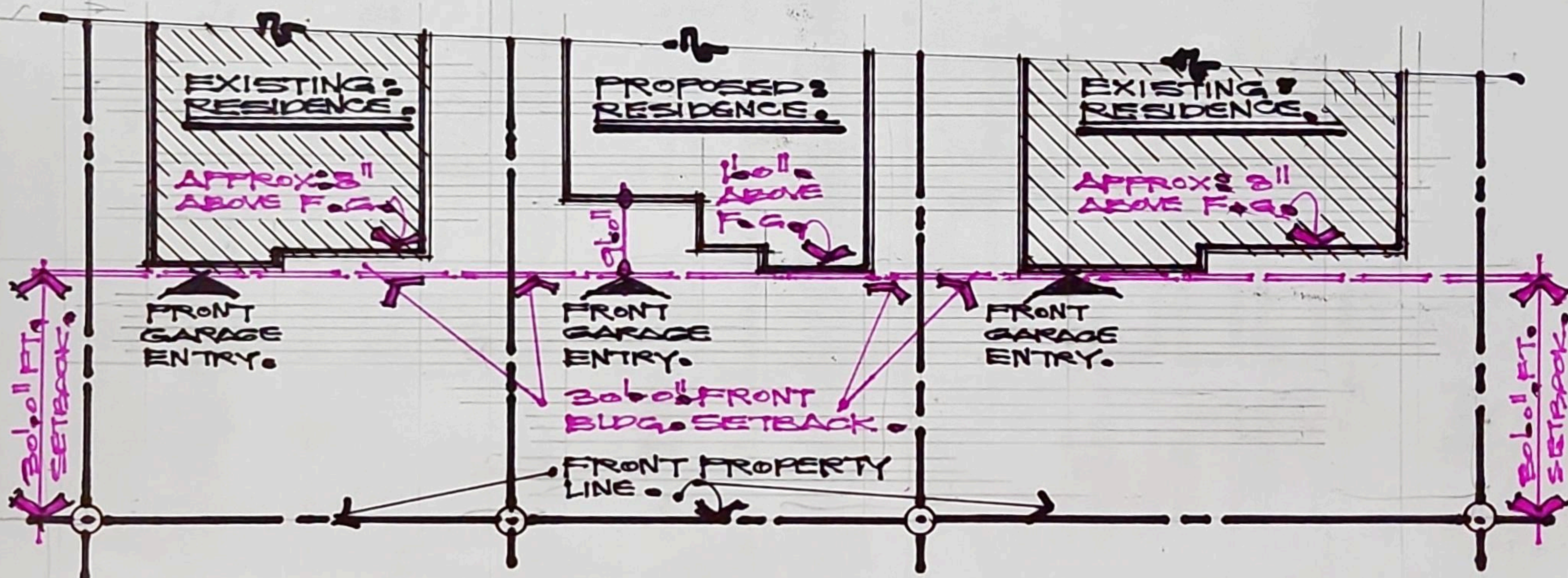
- I : Provide Setback diagram showing the Proposed setbacks in relation to the neighboring structures and Garage
 - * R. : **Setback diagram provided in previous meeting. (Article will be Re-Summitting.)**
- II : Provide Foundation heights of Proposed New Residence Construction and the 02 adjacent existing structures
 - * R. : **Foundation heights provided in previous meeting. (Article will be Re-Submitted.)**
- III : Simplifies the Proposed Front Roof Forms to be more consistent with the existing roof found in the vicinity
 - * R. : **Simplified proposed roof forms provided in previous meeting. (Article previously submitted.)**
- IV : Submit, the Final Proposed Lot (Lot #25) total coverage percentages Covered and Un-Covered Percentages
 - * R. : **Previously submitted. (Article previously submitted.)**
- V : Propose Cladding Material more Appropriate for the immediate block of Club Dr / Up-Dated Materials Specs
 - * R. : **Per discussion of our last meeting, it was understood that our current conceptual design was approved.**
- VI : Submit all Proposed Window Materials Specs, Window Style, 2" recess Window detail and Windows location
 - * R. : **Window specs and style provided in previous meeting. (Article previously submitted.)**
- VII : Submit all Proposed Windows location on the proposed Front, Rear, Right and Left sides exterior elevations
 - * R. : **Window locations provided in previous meeting. (Article previously submitted.)**
- IX : That a Detached Garage is Utilized in Lieu of the Proposed Front Facing Attached Garage based on finding
 - * R. : **Per discussion of our last meeting, it was understood that our current conceptual design was approved.**
- X : Submit Final dimensions for the Proposed concrete driveway showing driveway will Not exceed 10'-0" width
 - * R. : **Previously submitted. (Article previously submitted.)**
- XI : Submit a Final Proposed Landscaping Plan with Planting details and a Proposal to Re-Use existing Stone mats
 - * R. : **Previously submitted. (Article previously submitted.)**

- 0 : **Proposed Garage Doors "02 - Design Options"**
 - * R. : **Refer, to Attached Drawings.**

MR. AND MRS. LEIJA ♦ 515 CLUB DR. ♦ MONTICELLO PARK.

EXHIBIT: I II

GARZA DESIGN • BUILD, LLC ♦ 106 ERSKINE PL. ♦ 210 • 326 • 3736 ♦ 78201.



PROPOSED • EXISTING FRONT SETBACKS AND FIN. HEIGHTS:

SCALE: N.T.S.

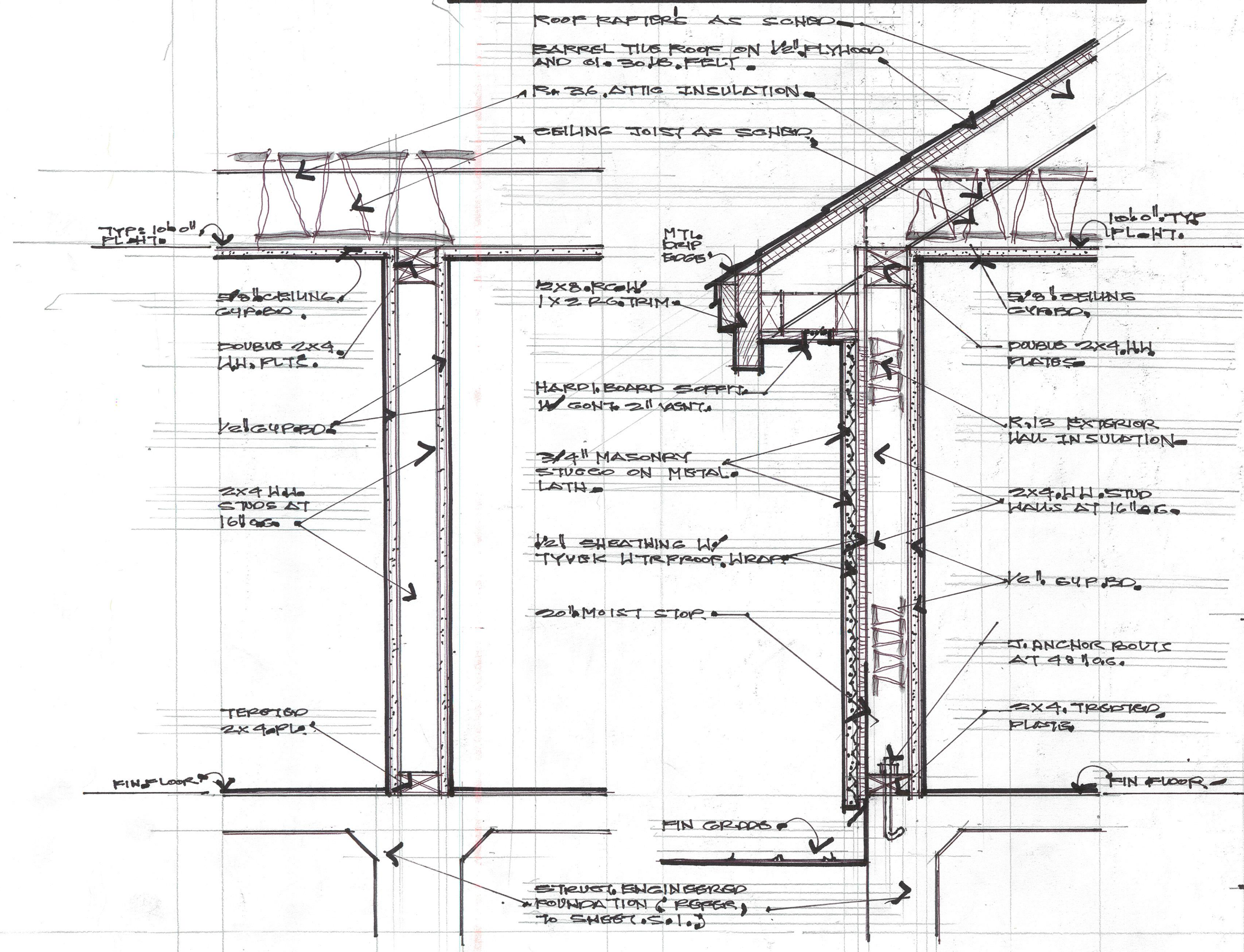
FRONT SETBACK NOTE: EXISTING RESIDENCE AT LEFT AND RIGHT OF PROPOSED ARE ALL AT THE 30' 0" FT. BLDG. SETBACK.

A RESIDENCE FOR MR AND MRS LEIJA 515 CLUB DR/MONTICELLO PK

GARZA

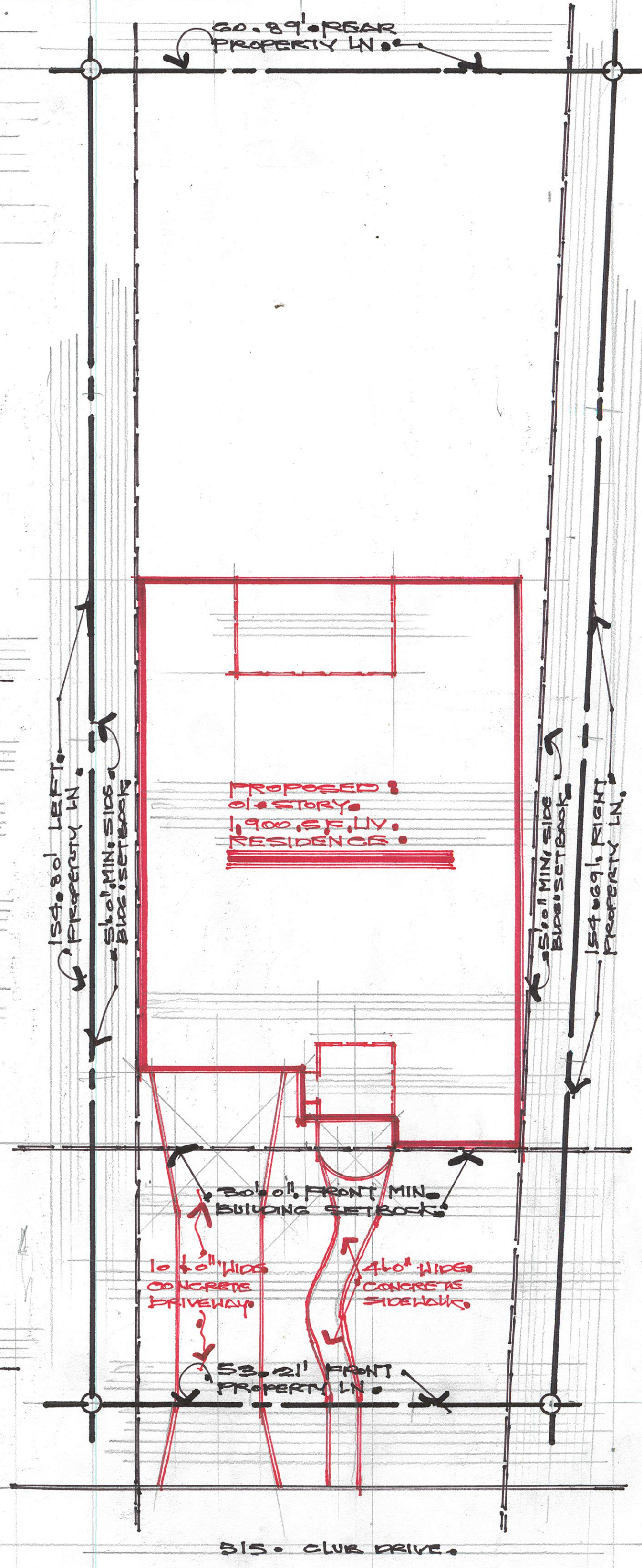
DESIGN • BUILD, LLC

106 • ERSKINE PLACE. 210 • 326 • 3736



TYPICAL INTERIOR WALL SECTION
Scale: 3/4" = 1'-0"

TYPICAL EXTERIOR WALL SECTION
Scale: 3/4" = 1'-0"



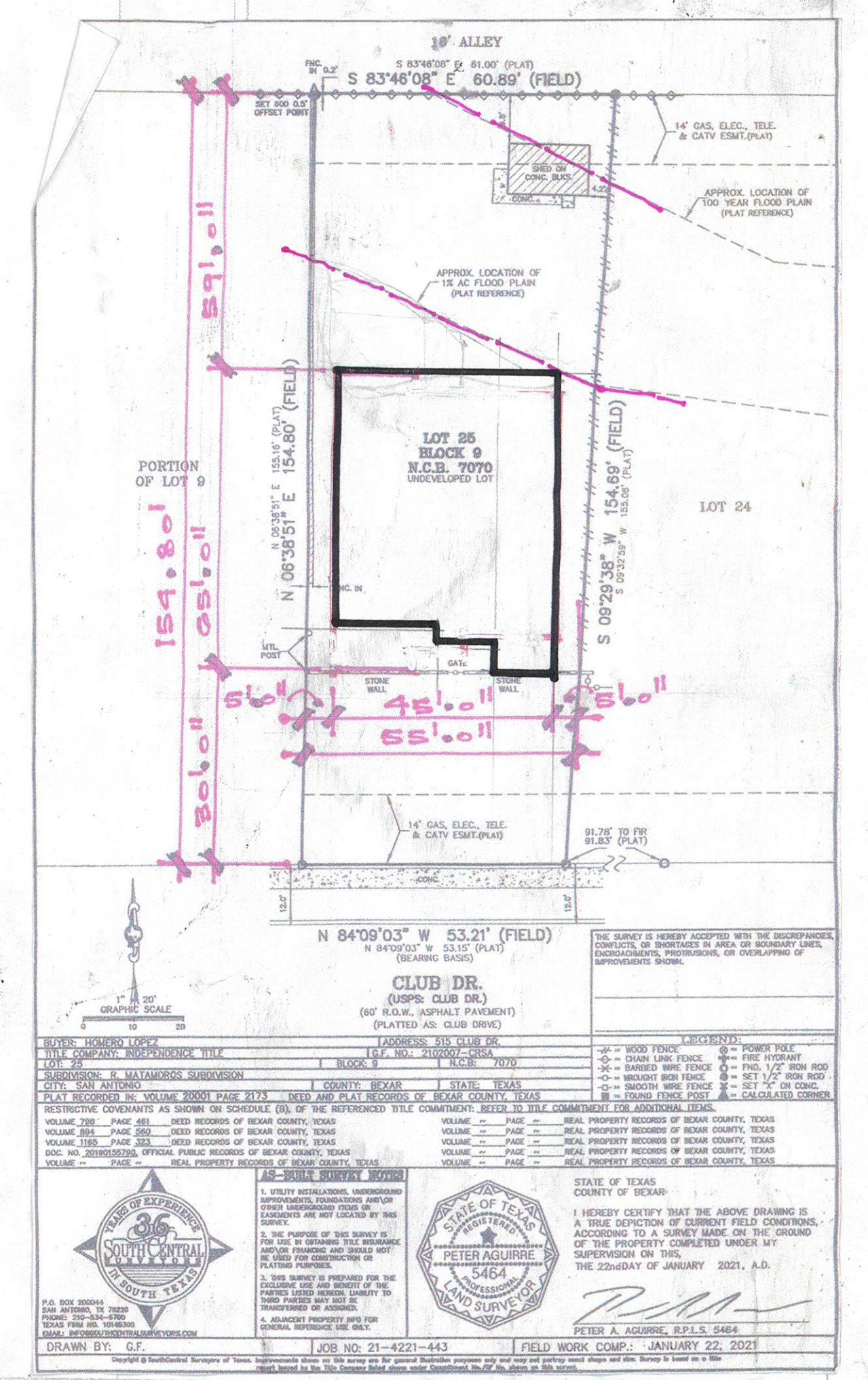
PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

TABLE OF CONTENTS:

- A-1: CONTENTS, LEGAL DESCRIPTION, ORIG. SURVEY, PROPOSED SITE PLAN AND WALL SECTIONS.
- A-2: PROPOSED FLOOR PLAN, ELECTRICAL PLAN, SCHEDULE, TABULATIONS AND NOTES.
- A-3: PROPOSED EXTERIOR ELEV., ROOF PLAN AND GEMNOTE.
- A-4: PROPOSED INTERIOR ELEV., CROSS SECTIONS AND DETS.
- S-1: PROPOSED FOUNDATION PLAN AND FOUNDATION DETAILS.
- S-2: PROPOSED FRAMING PLAN AND ROOF FRAMING PLAN.
- M-1: ENERGY RES. CHECK.

LEGAL DESCRIPTION:

OWNER: MR. AND MRS. LEIJA.
ADDRESS: 515 CLUB DRIVE.
SUBDIV: MONTICELLO PARK.
LOT#: #25 BLK#: #09 NCB#: 7070.
CITY/ST: SAN ANTONIO, TEXAS.
COUNTY/CIP: BEXAR CO./ 78201.



ORIGINAL SITE SURVEY PLAN
Scale: 1" = 20'-0"

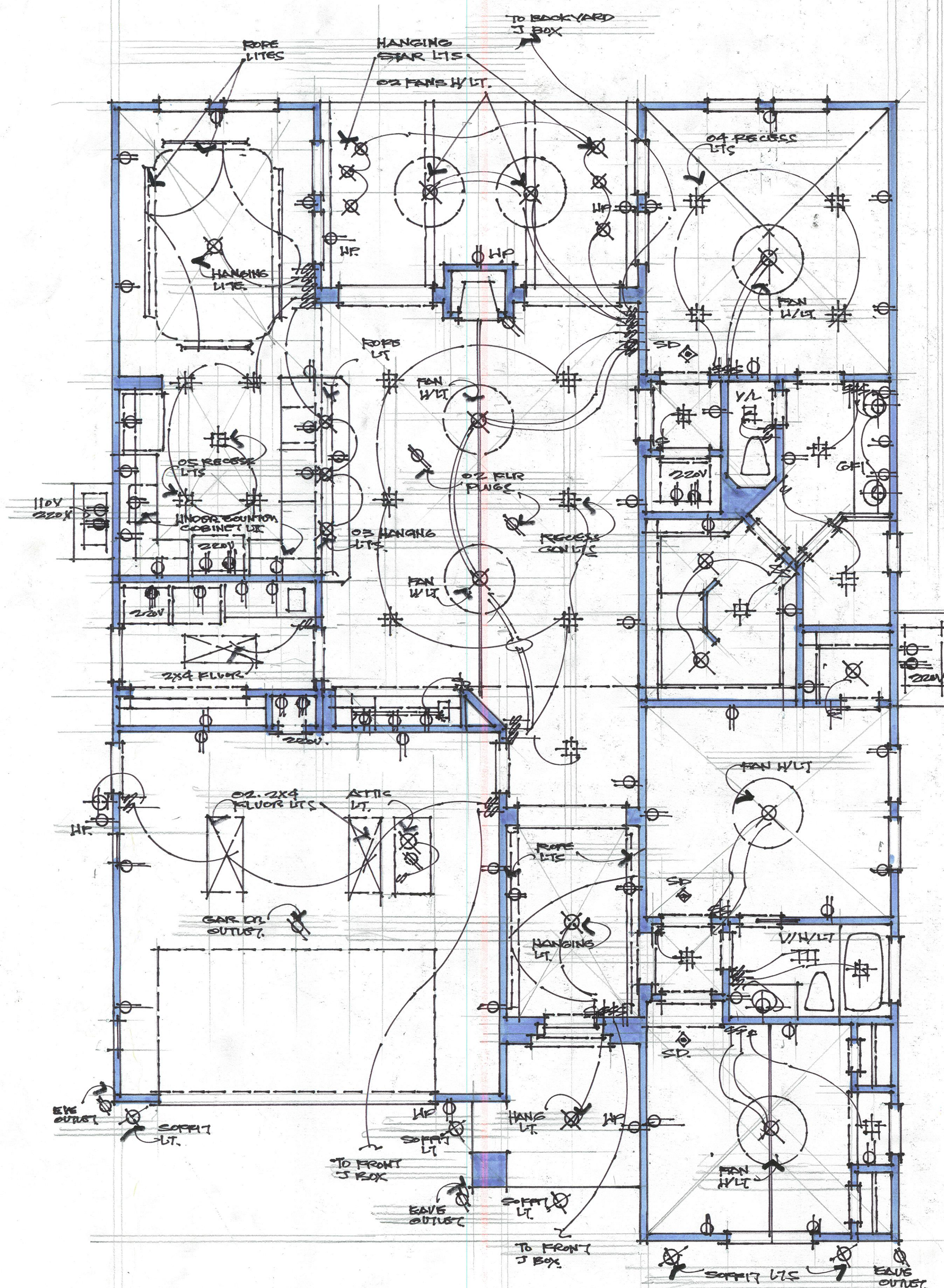
A PROPOSED NEW RESIDENCE FOR:
MR. AND MRS. LEIJA, RESIDENCE
515 CLUB DRIVE, MONTICELLO PK.

A PROPOSED NEW RESIDENCE FOR:
MR. DEAN AND MRS. DELESTE LOZANES.
SIS. OUR DRIVE • MONTICELLO PK.

- GENERAL NOTE'S:**
- 01: PLUMBER TO PROVIDE GAS CONNECTIONS
 - 02: A/C UNITS
 - 03: GAS LANTERNS
 - 04: GAS RANGES
 - 05: GAS DRYER
 - 06: WATER HTS.

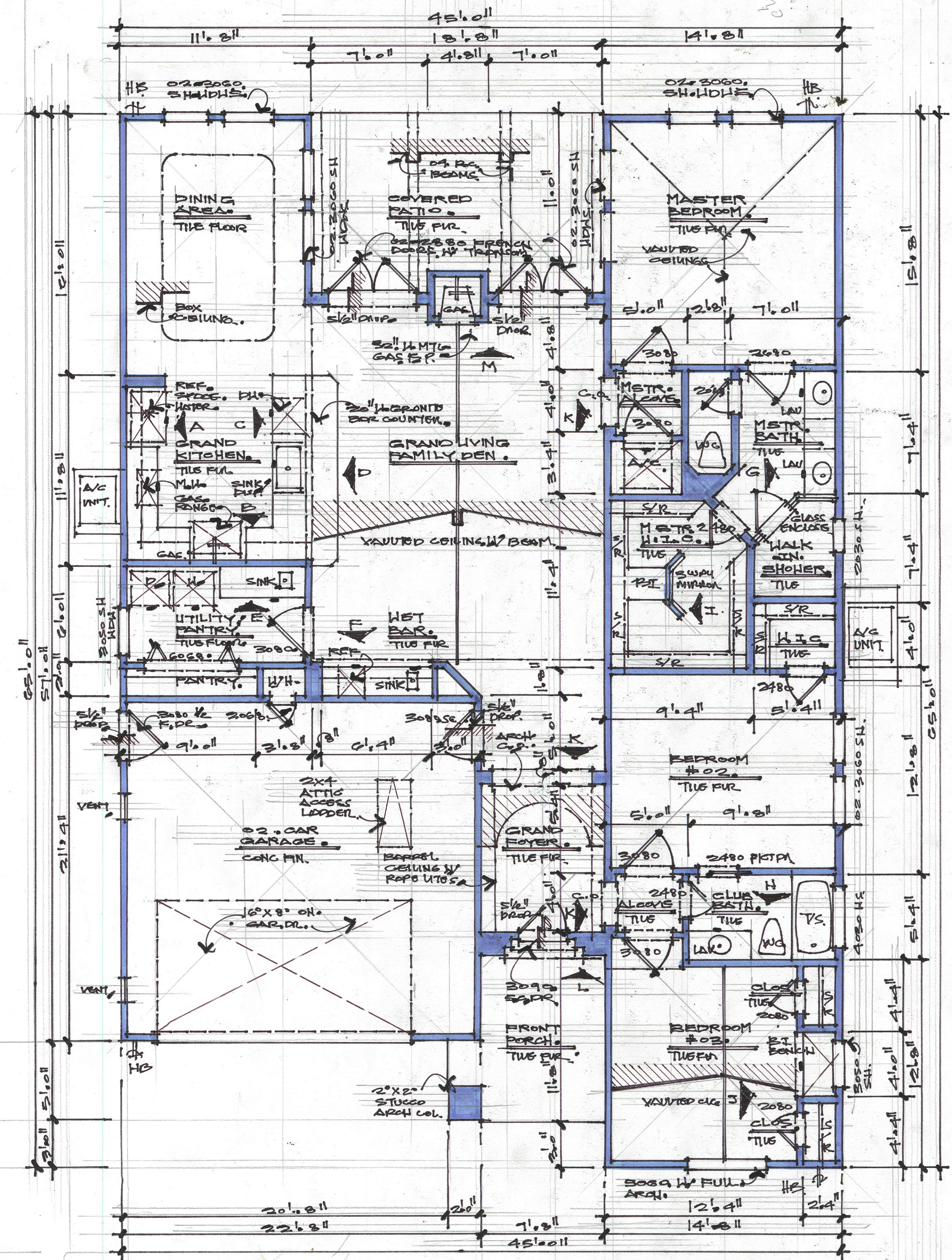
PROPOSED SQ. FT. TABULATION'S:

LIVING AREA .S.F.	: 1,900.S.F.
2-CAR GARAGE.S.F.	: 480.S.F.
FRONT PORCH .S.F.	: 70.S.F.
COVERED PATIO.S.F.	: 200.S.F.
TOTAL AREA SQ. FT.	: 2,650.S.F.



PROPOSED ELECTRICAL PLAN.

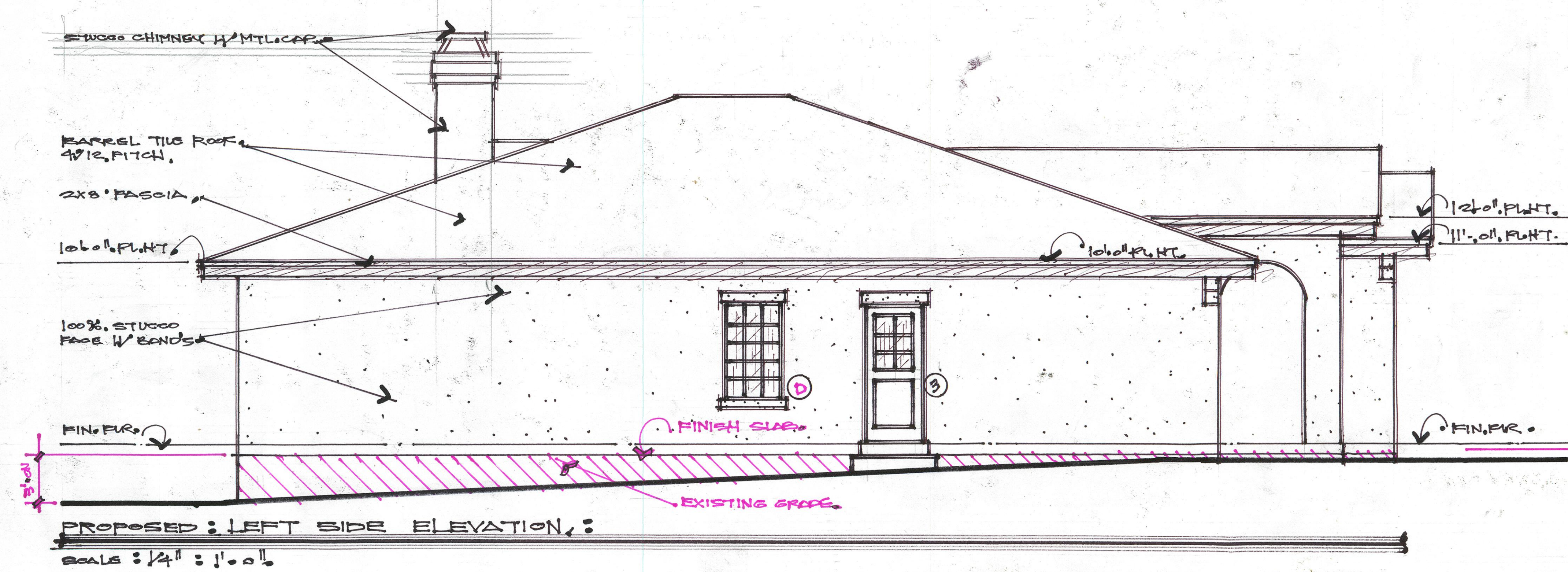
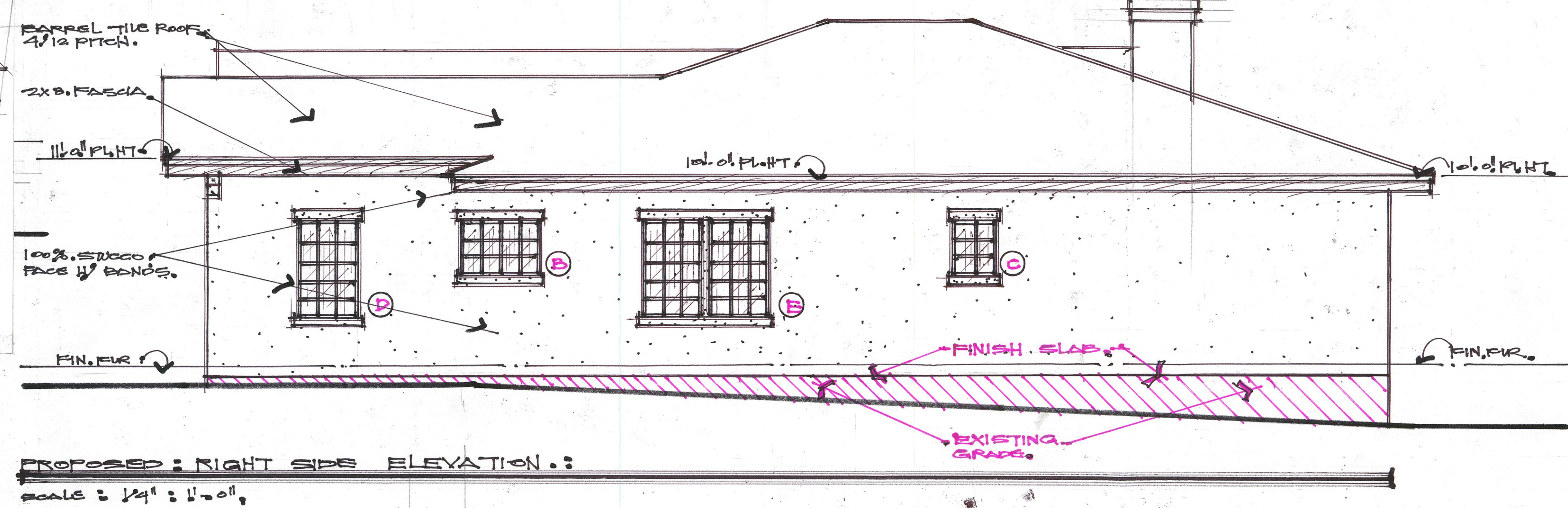
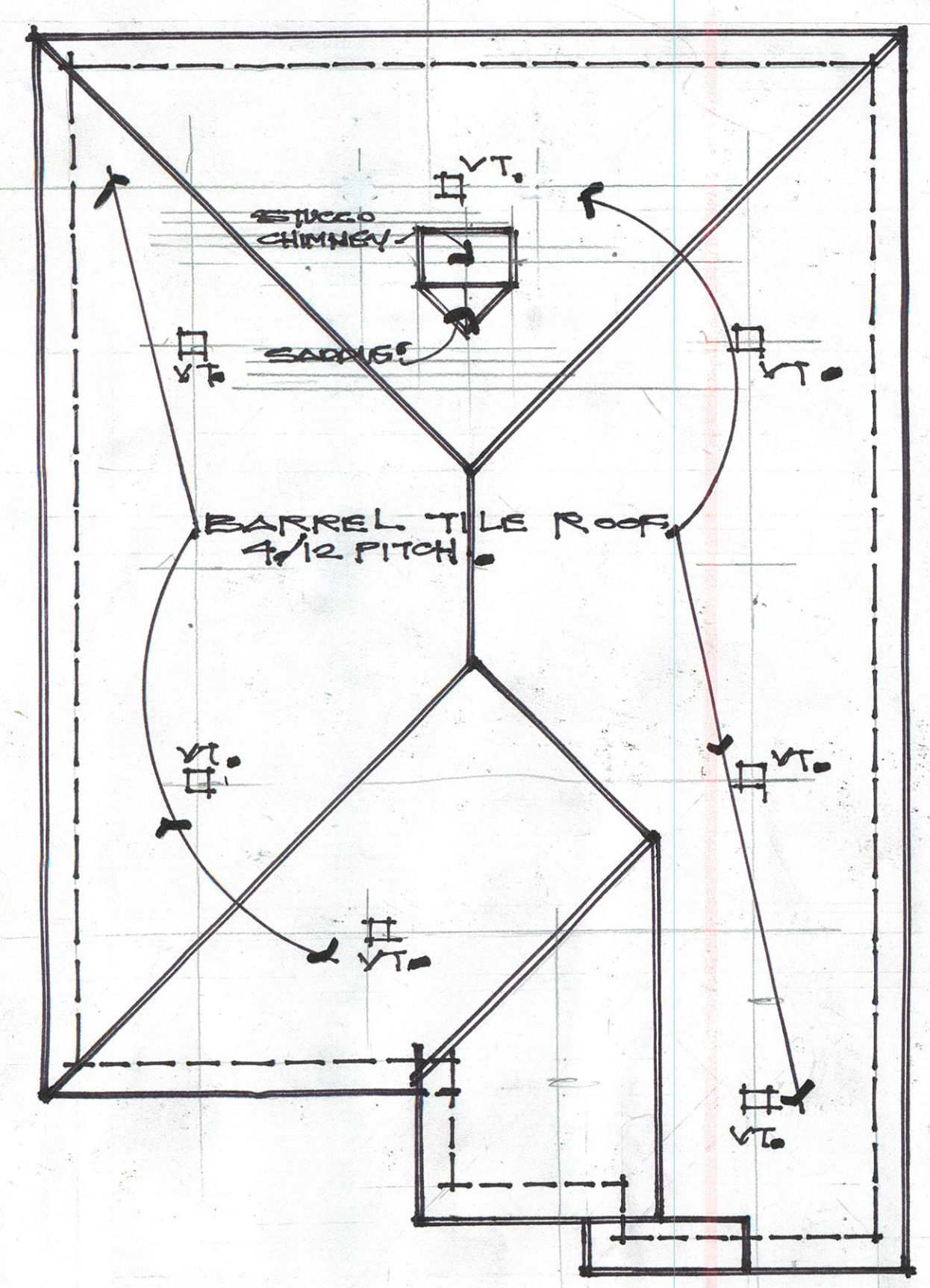
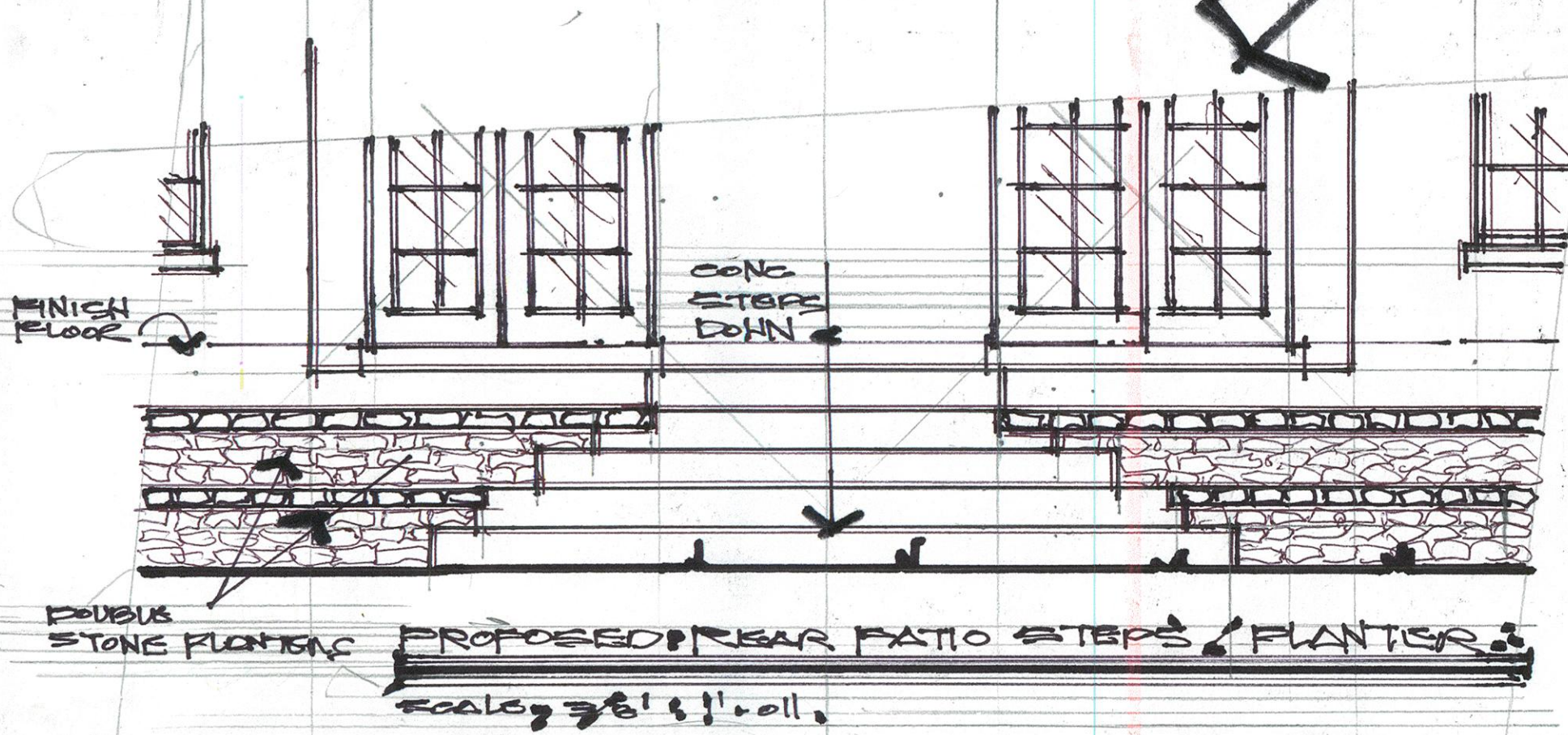
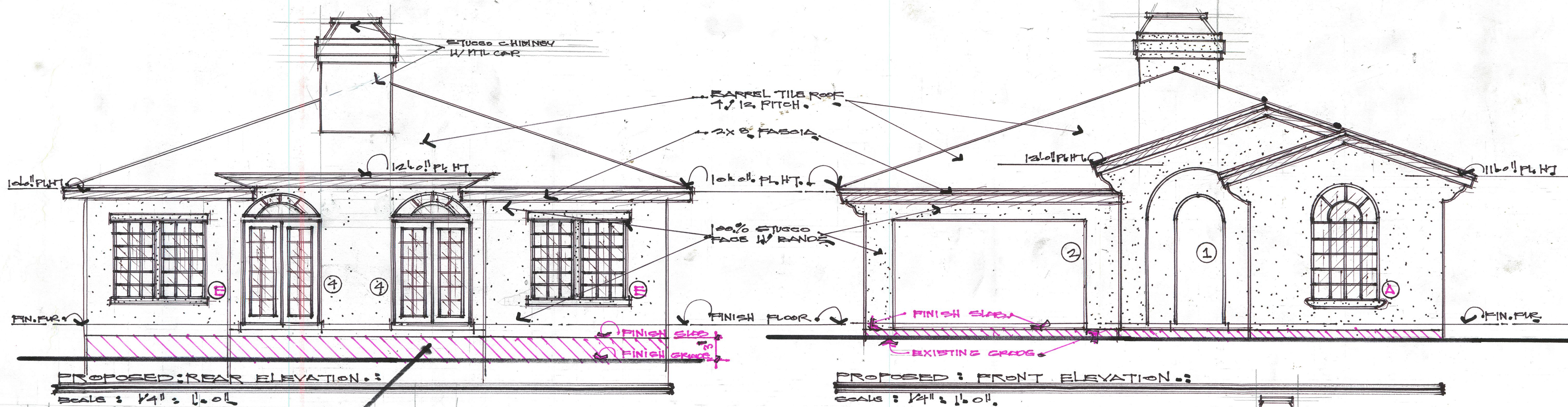
SCALE: 1/4" = 1'-00".

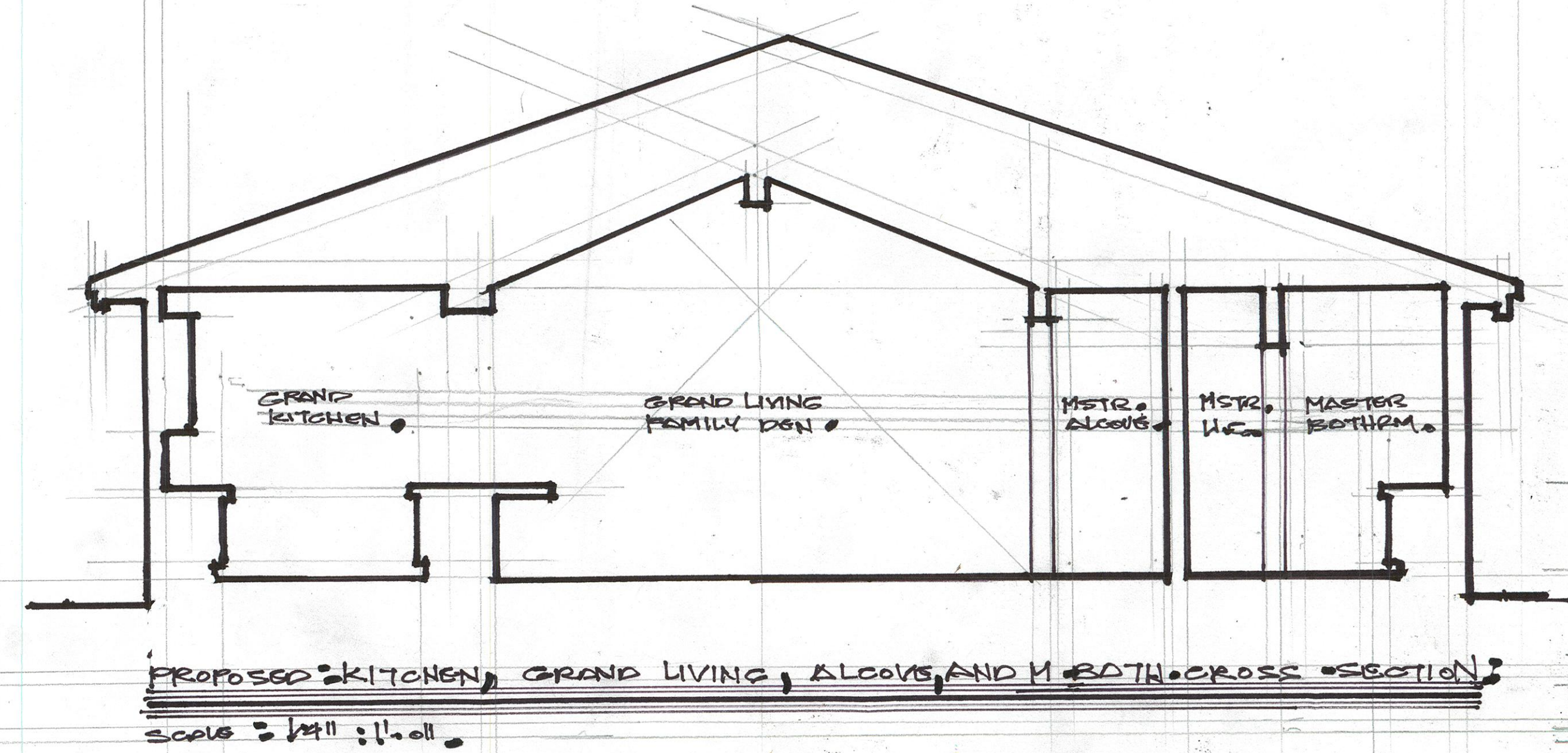
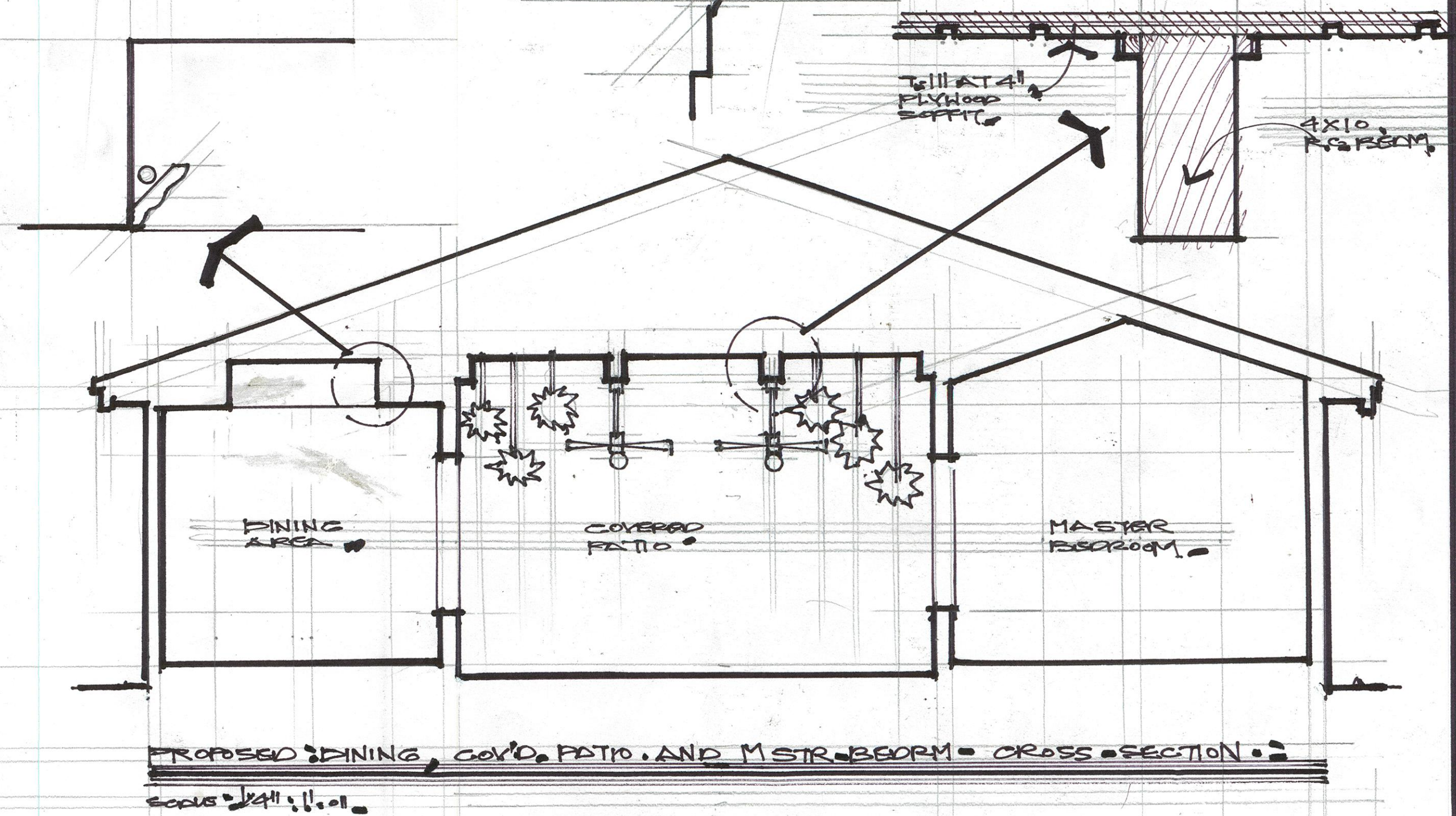
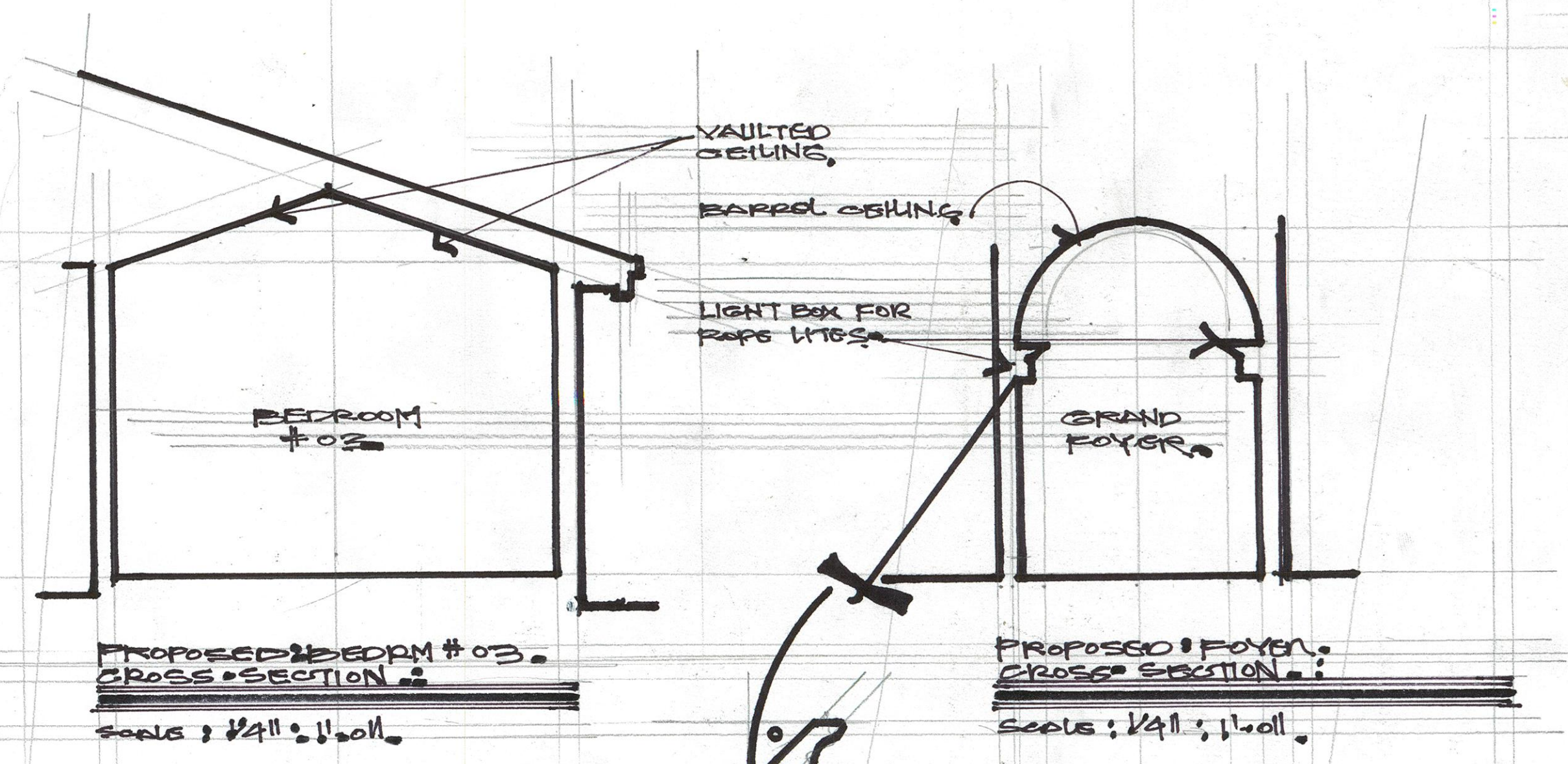


PROPOSED FLOOR PLAN.

SCALE: 1/4" = 1'-00".

A PROPOSED NEW RESIDENCE FOR:
MR. DEAN AND MRS. CELESTIS LUISA.
SIS. CLUB DRIVE. • MONTICELLO PARK.





SCALE : 3/8" = 1' 0"

A-4

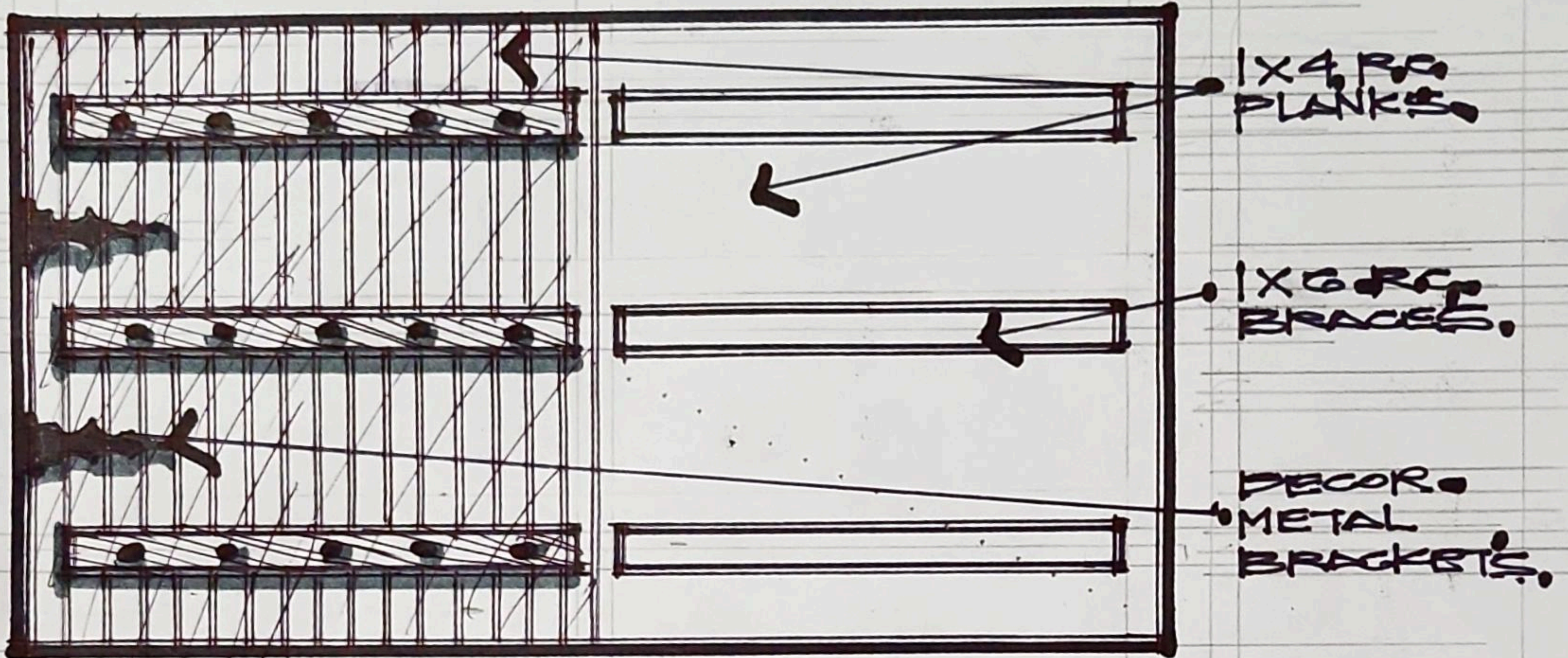
SHEET: 04. of 04.

OCTOBER - 18, 22.

MR. AND MRS. LEITA ♦ 515. CLUB DR ♦ MONTICELLO

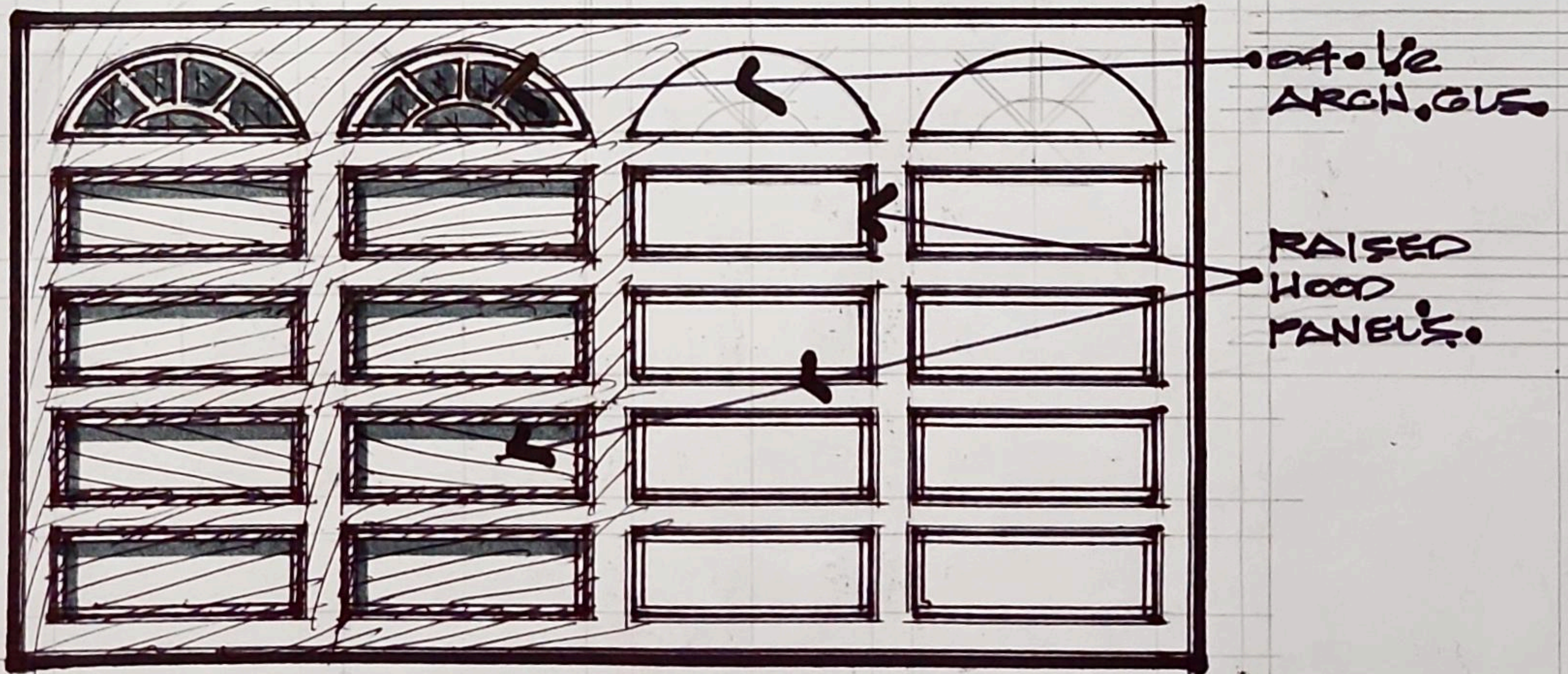
02. PROPOSED: GARAGE DOOR OPTION'S.

GARZA DESIGN • BUILD • LLC ♦ 106. ERSKINE FL ♦ 210. 326 3736



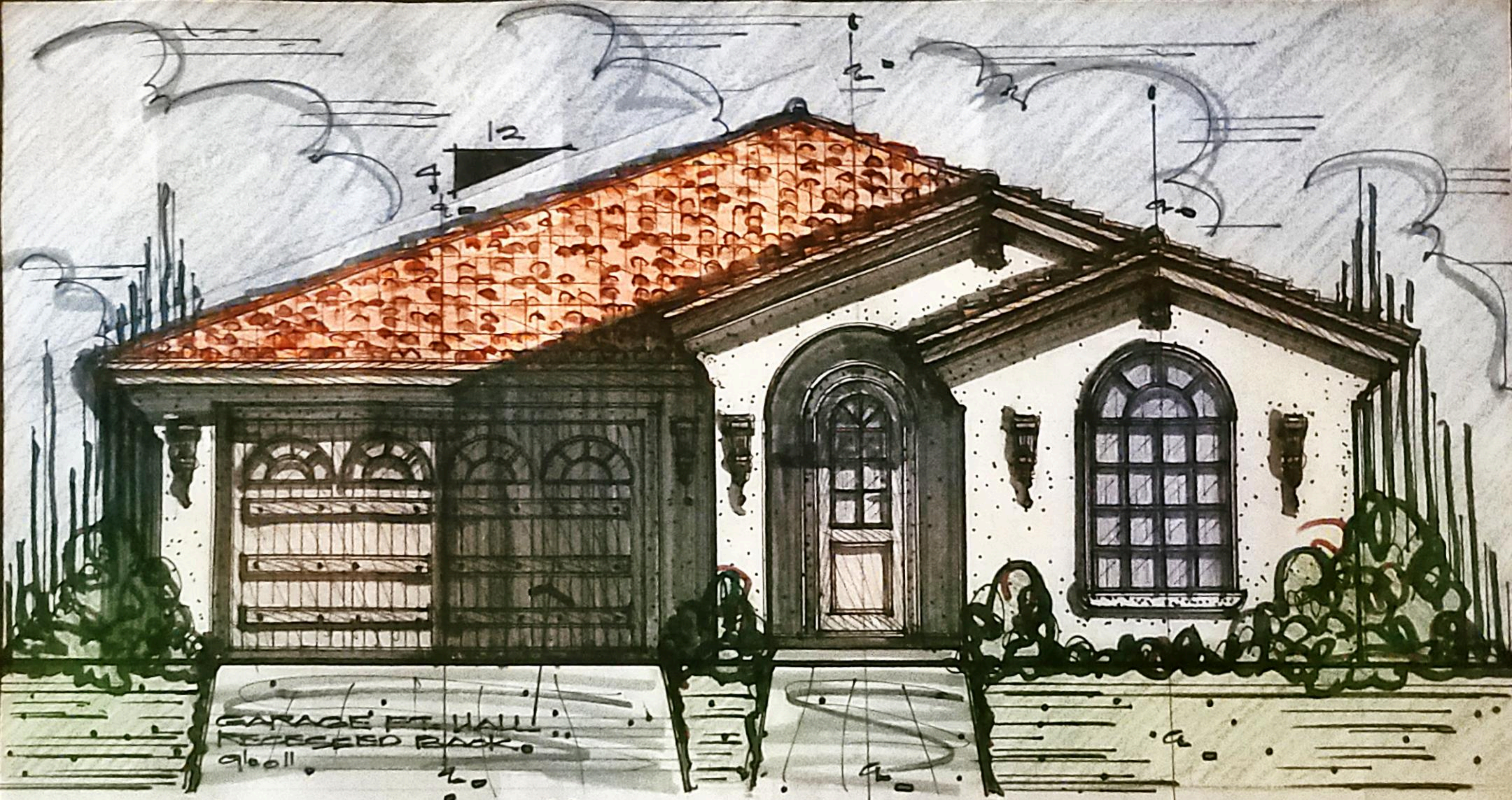
PROPOSED: GARAGE DOOR "OPTION # 02"

SCALE: 3/8" = 1' 0"



PROPOSED: GARAGE DOOR "OPTION # 01"

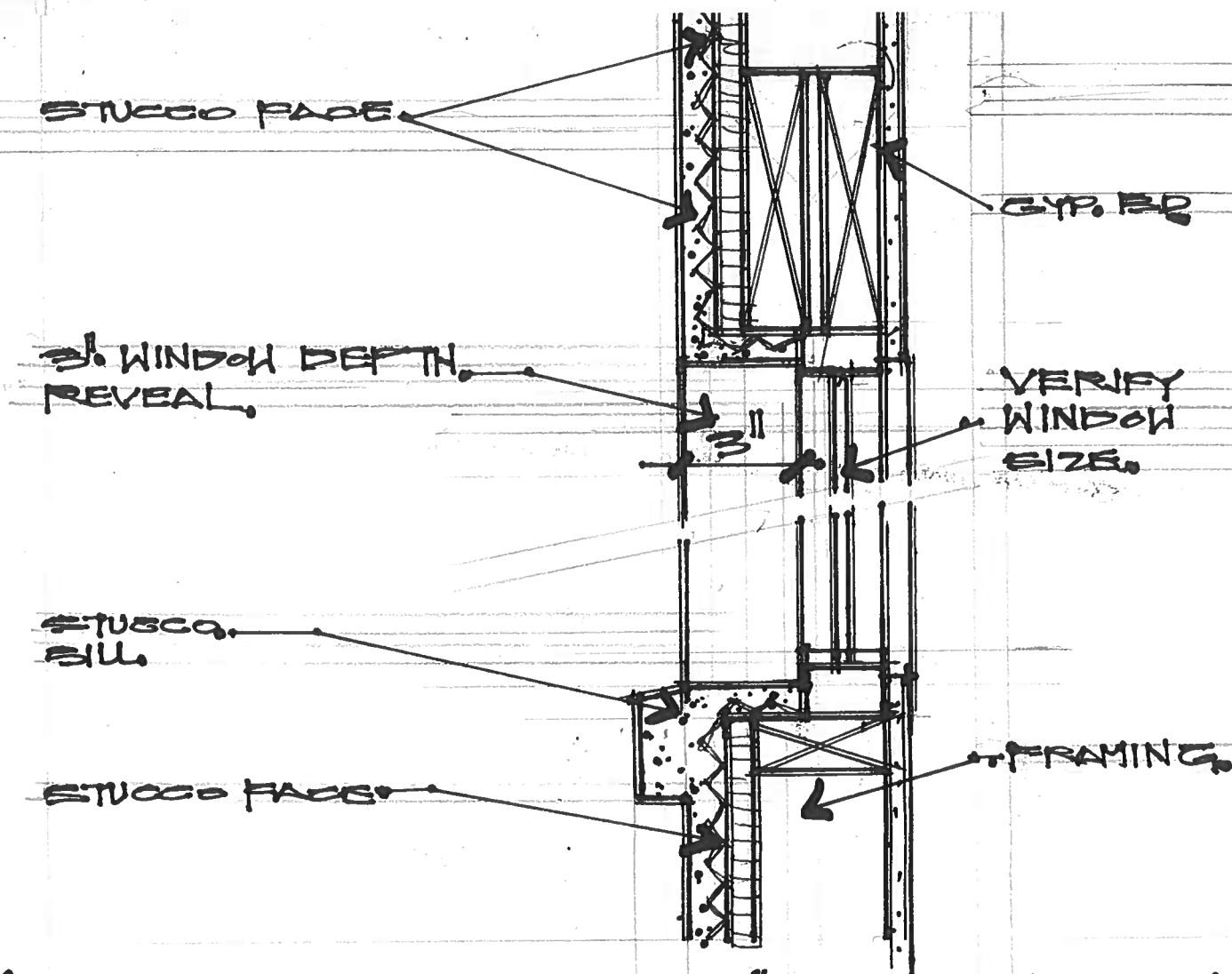
SCALE: 3/8" = 1' 0"



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

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



✱ PROPOSED • WINDOW 3" REVEAL DETAIL •

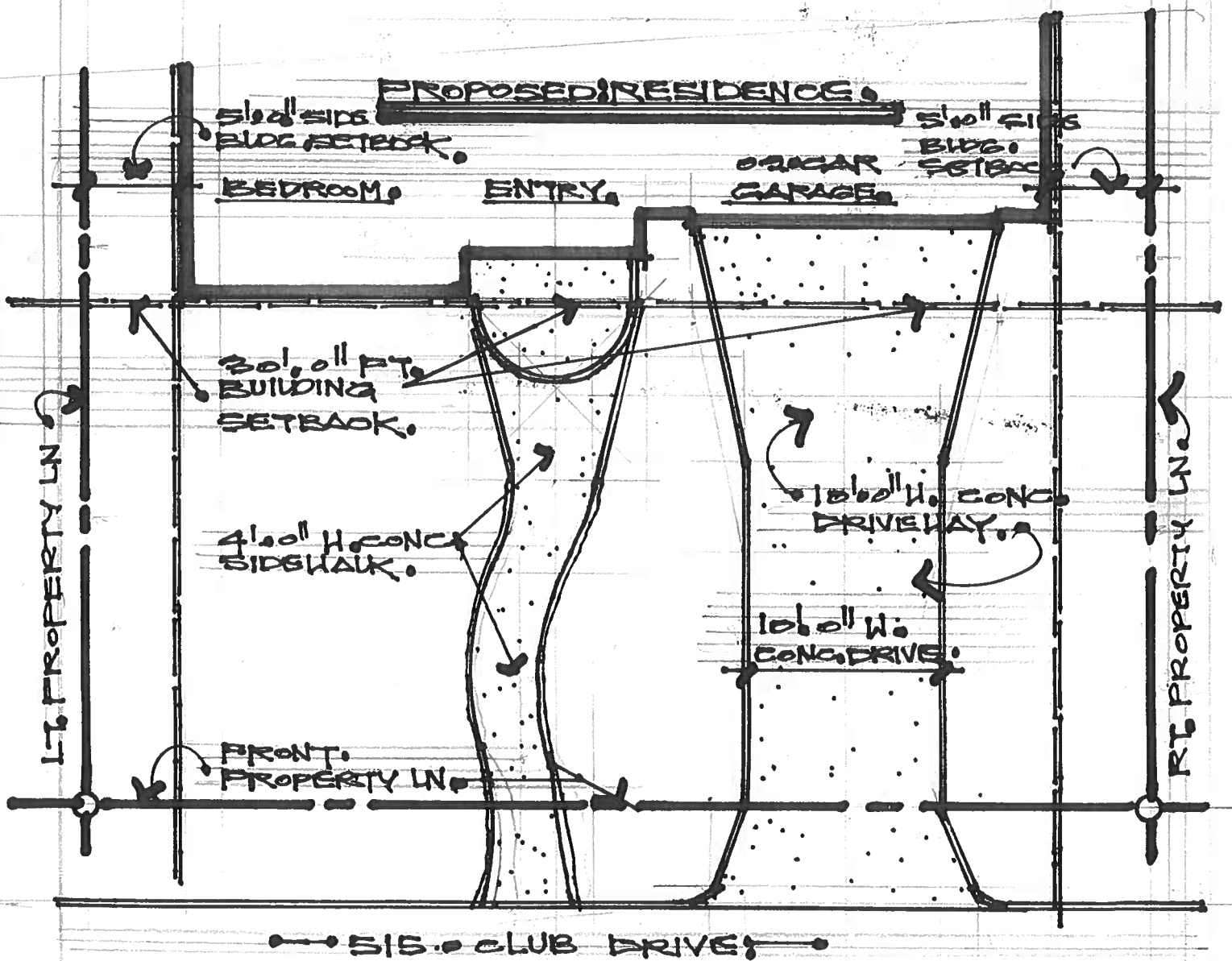
SCALE: 3" = 1' • 0"

✱ 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 •

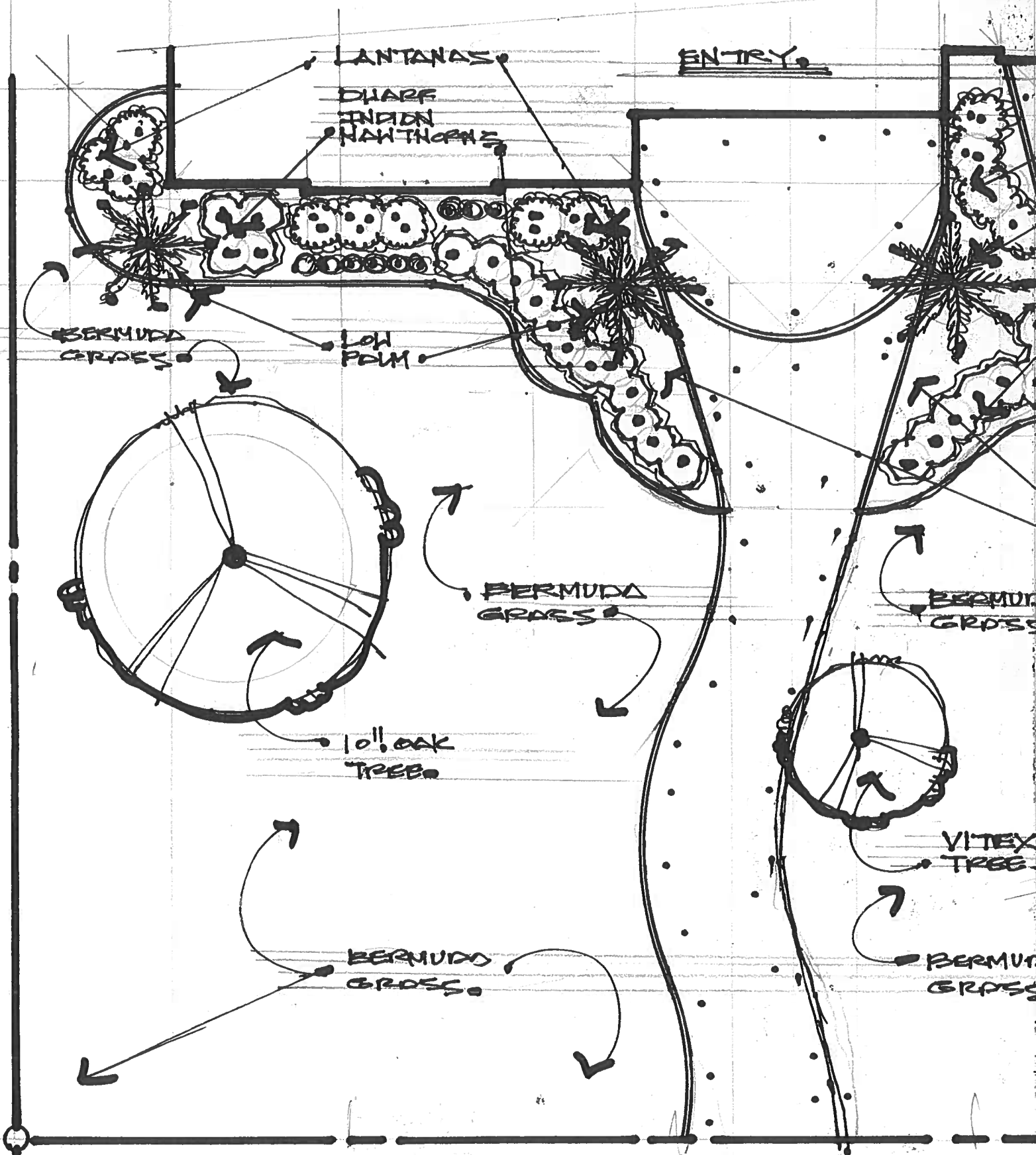
MR. AND MRS. LEITA • 515 CLUB DR. • MONTICELLO PARK.
PROPOSED: 10' 0" WIDE CONCRETE DRIVEWAY.
• EXHIBIT V •



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

GARZA DESIGN • BUILD • LLC • 106 • ERSKINE PLACE •
210 • 326 • 5736 • lettieggarza@hotmail.com

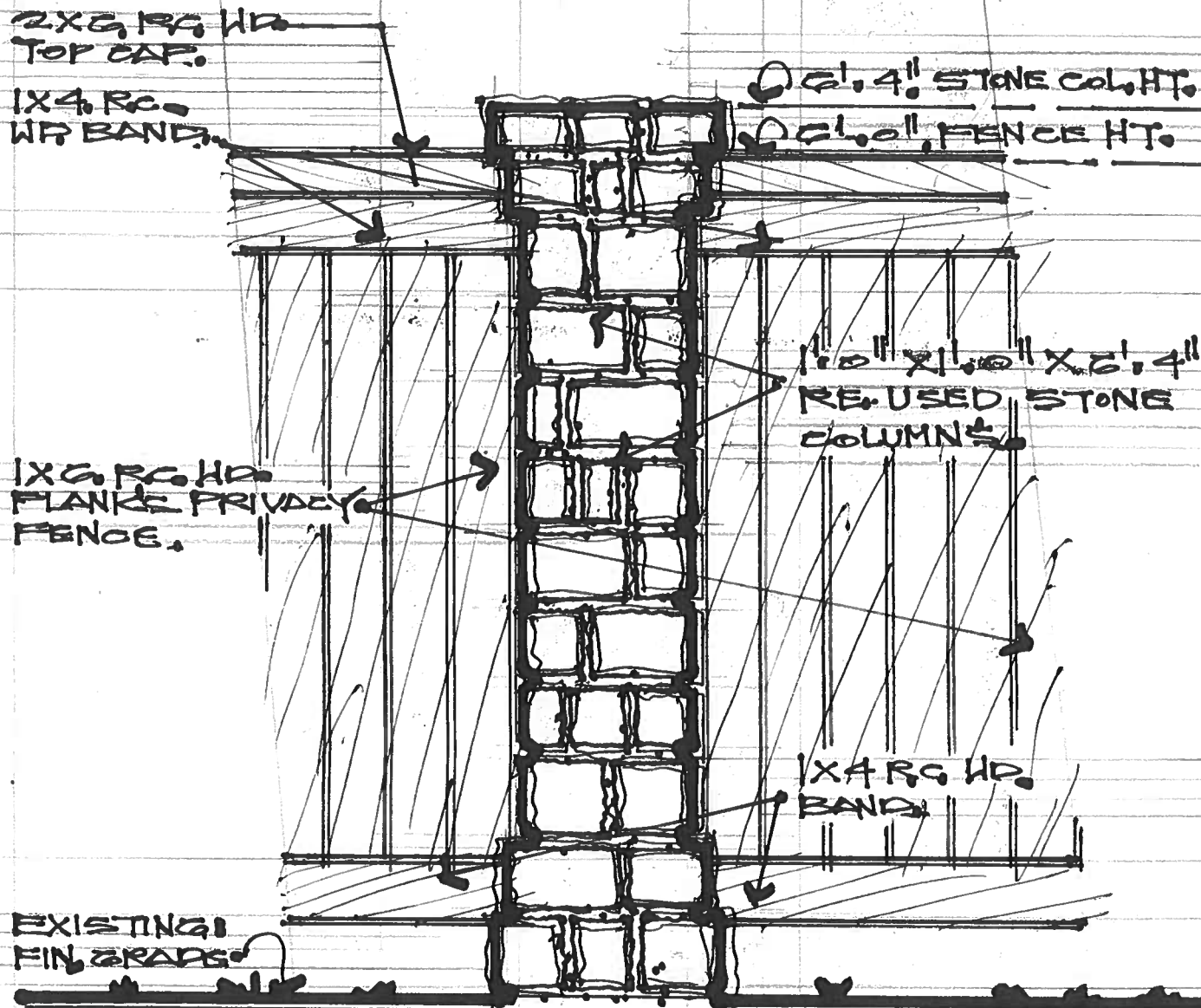
PROPOSED: RESIDENT



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"

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210 • 326 • 3736 • lettieggarza@hotmail.com

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

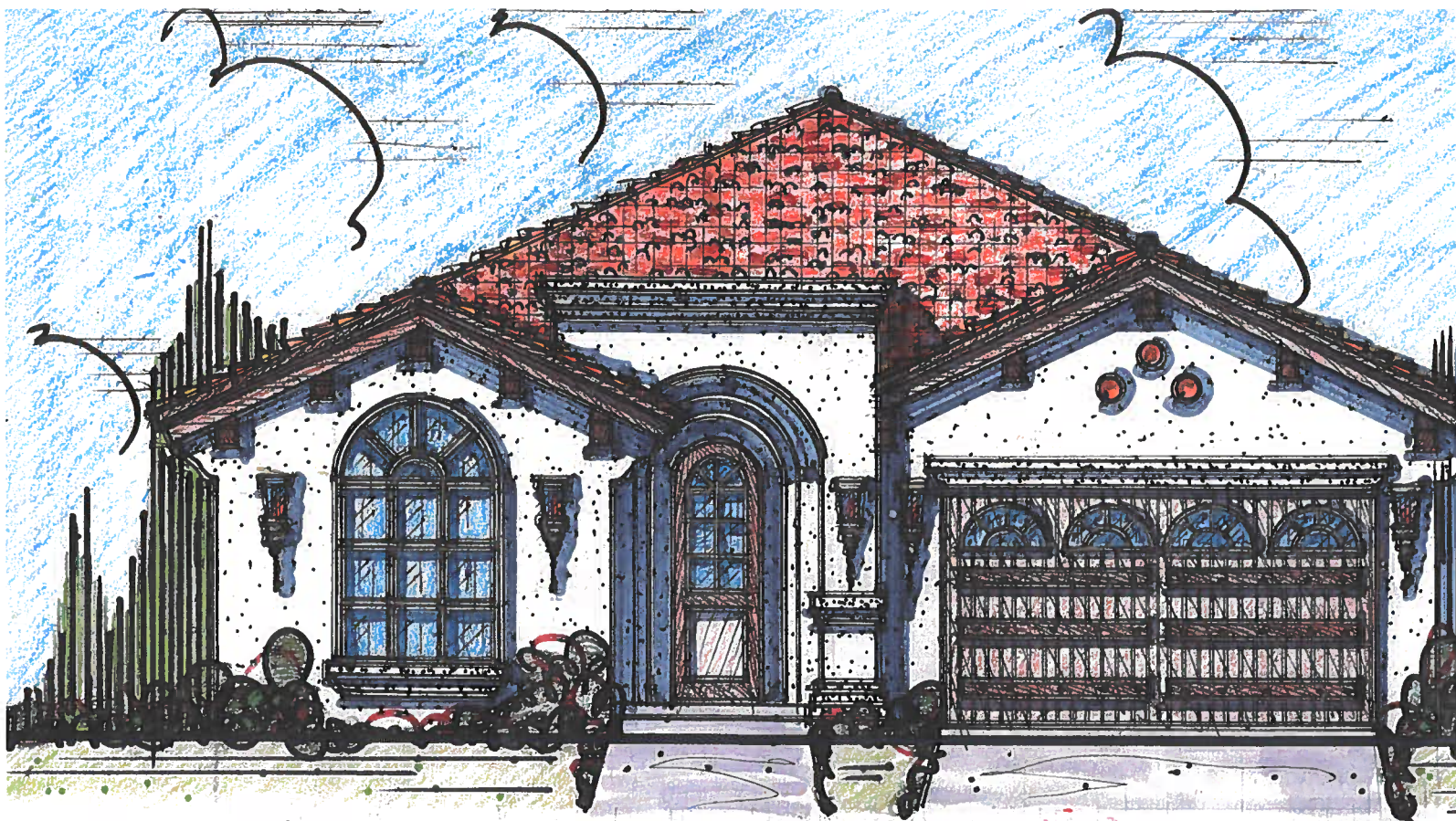
HISTORIC REVIEW TABLE OF CONTENT : 515-CLUB DR / MONTICELLO PK

- | | | | |
|-------|--------------|---|---|
| 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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210 • 326 • 3736 ♦ lettlegarza@hotmail.com ♦ 78201

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 :

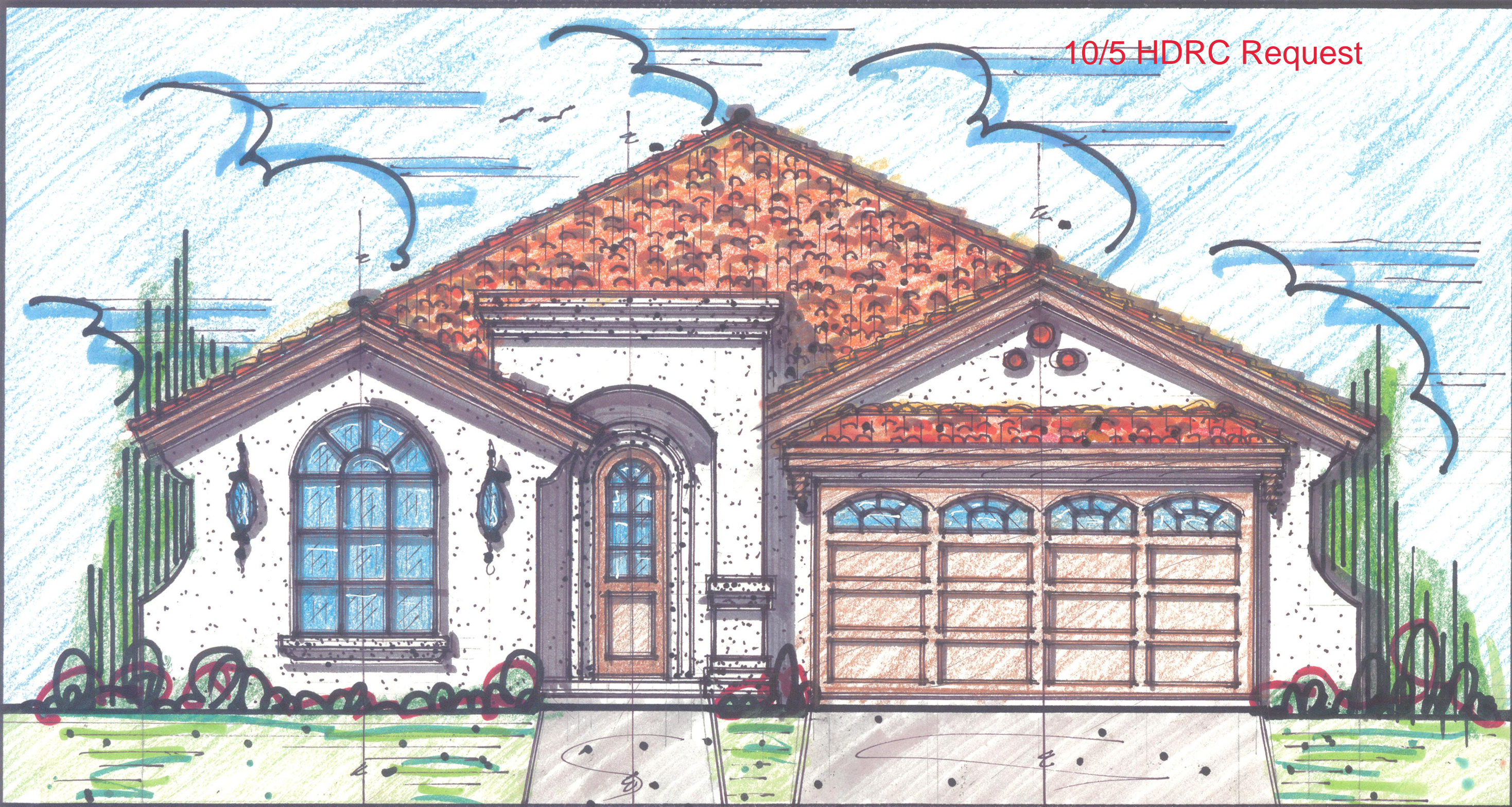
1. : FRONT DOOR : 3'-0" X 9'-0" Arch Top Metal Door w/ Glass Insert.
2. : GARAGE DOOR : 16'-0" X 8'-0" Wood Door w/ Glass Arch Tops.

Gilbert Garza

GARZA Design*Build, LLC

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

10/5 HDRC Request



FRONT ELEVATION FOR MR - MRS LEIJA

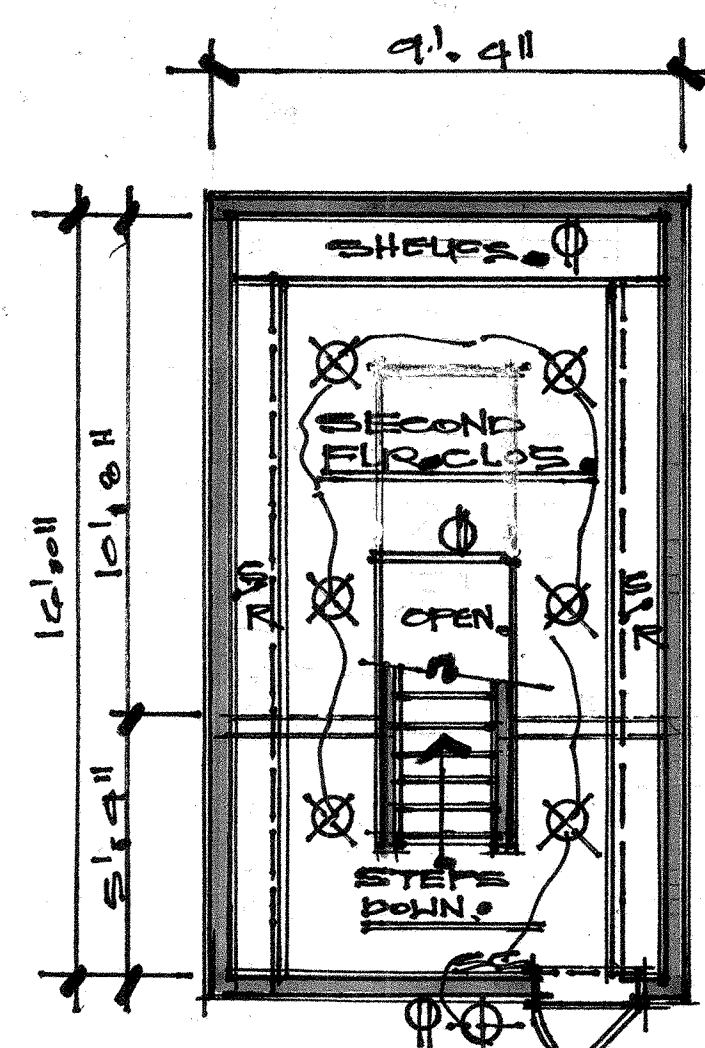
515 • CLUB DRIVE • ♦ MONTICELLO PARK • ♦ SAN ANTONIO • TX •

GARZA DESIGN • BUILD • LLC ♦ 106 • ERSKINE PL. ♦ 210 • 326 • 3736 ♦ lettiagarza@hotmail.com

SQUARE FOOTAGE
TABULATIONS:

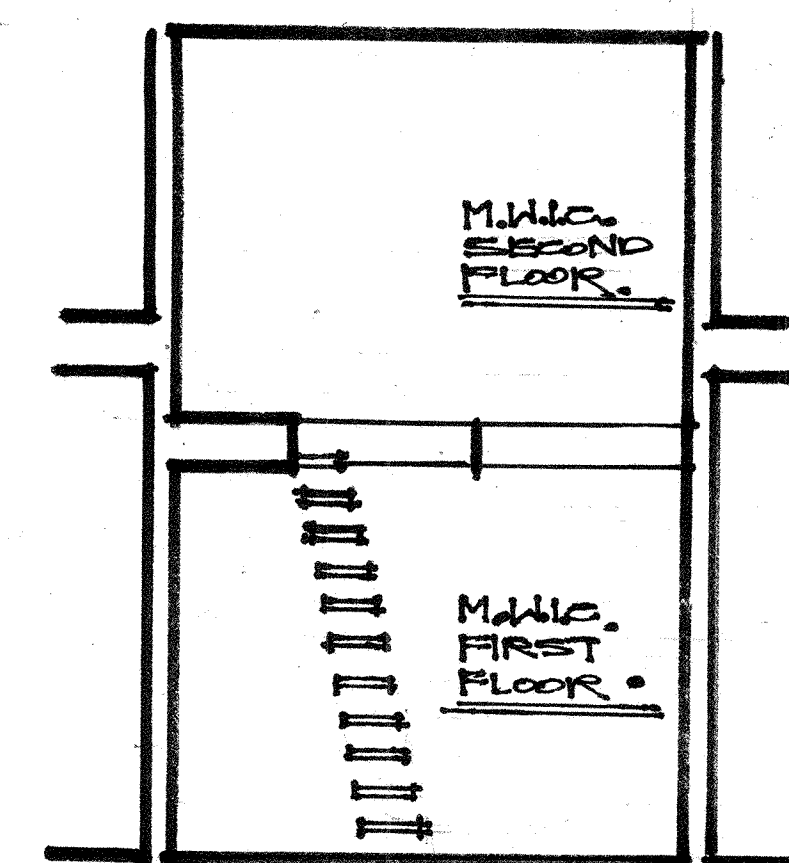
LIVING : 1,875.5 S.F.
PORCH : 75.5 S.F.
GARAGE : 525.5 S.F.
PATIO : 225.5 S.F.
TOTAL : 2,700.5 S.F.

ELECT. SYMBOLS:



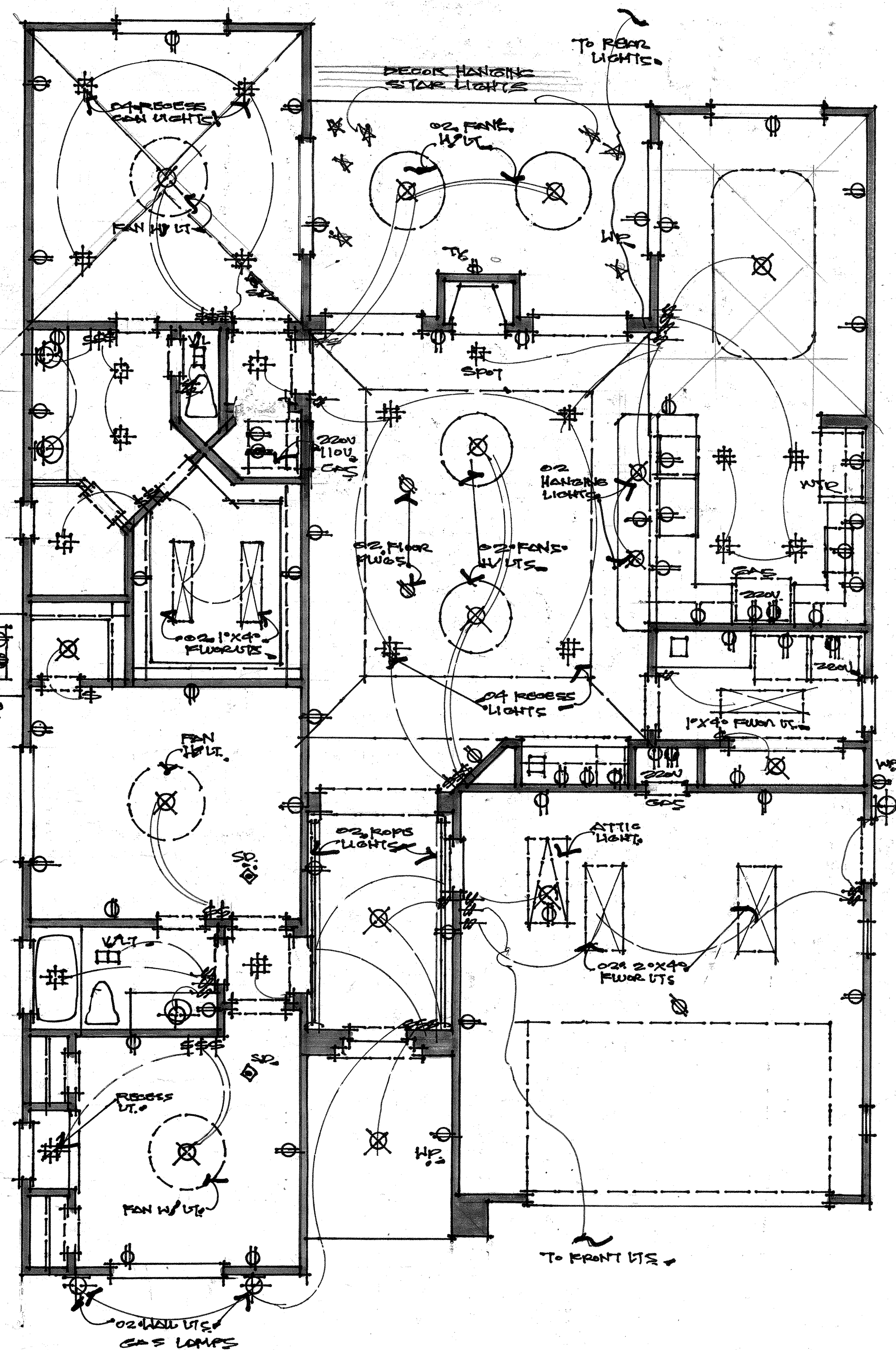
ATTIC SPACE
SECOND FLOOR PLAN
MASTER W.I. CLOSET

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



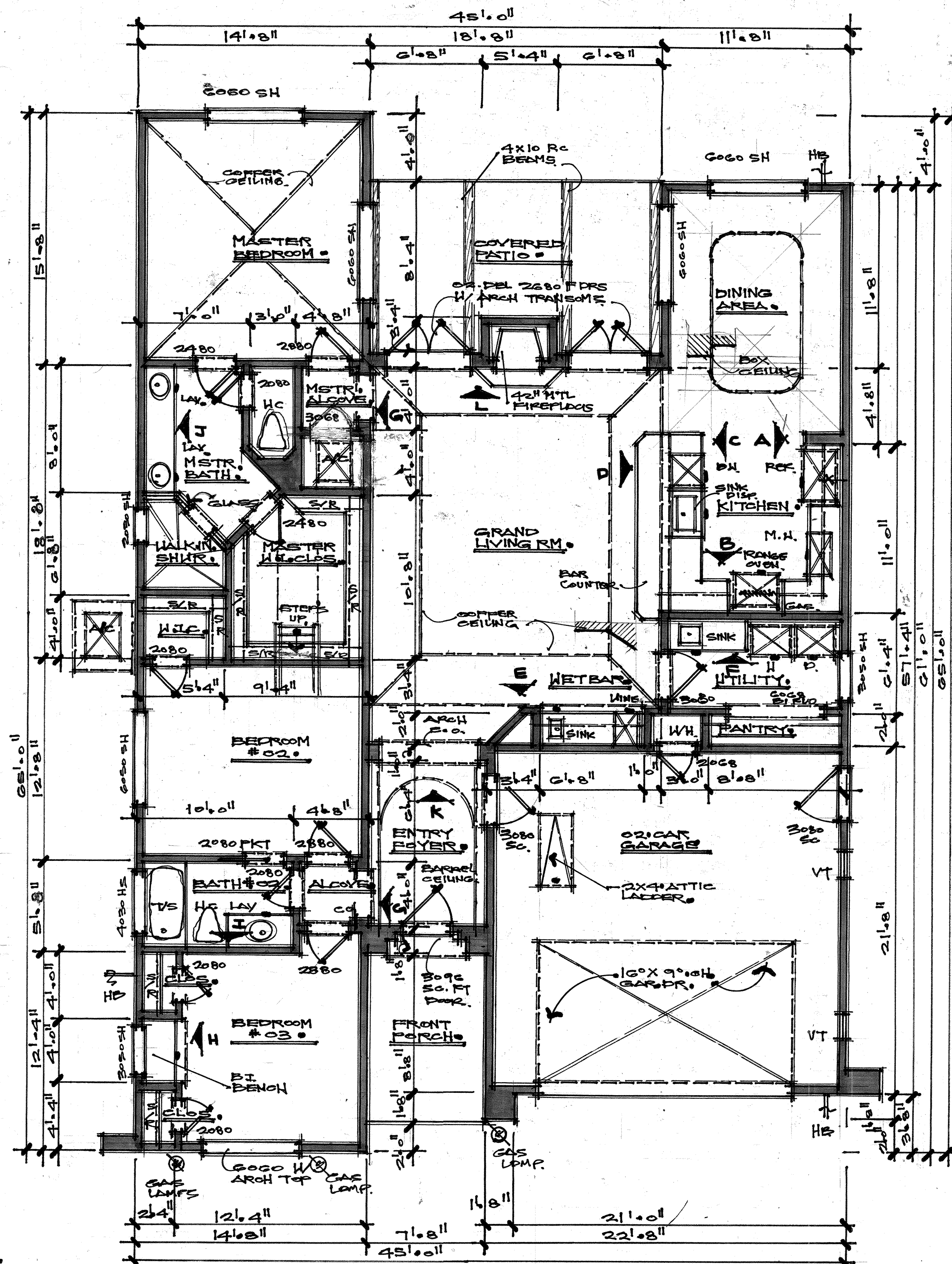
MASTER W.I. CLOSET
2-STOREY SECTION

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



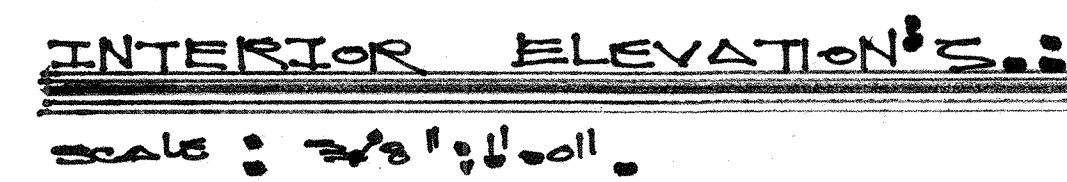
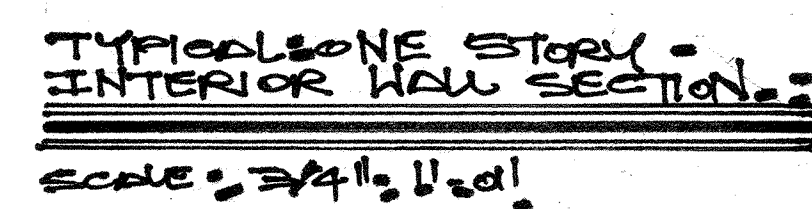
ELECTRICAL PLAN:

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



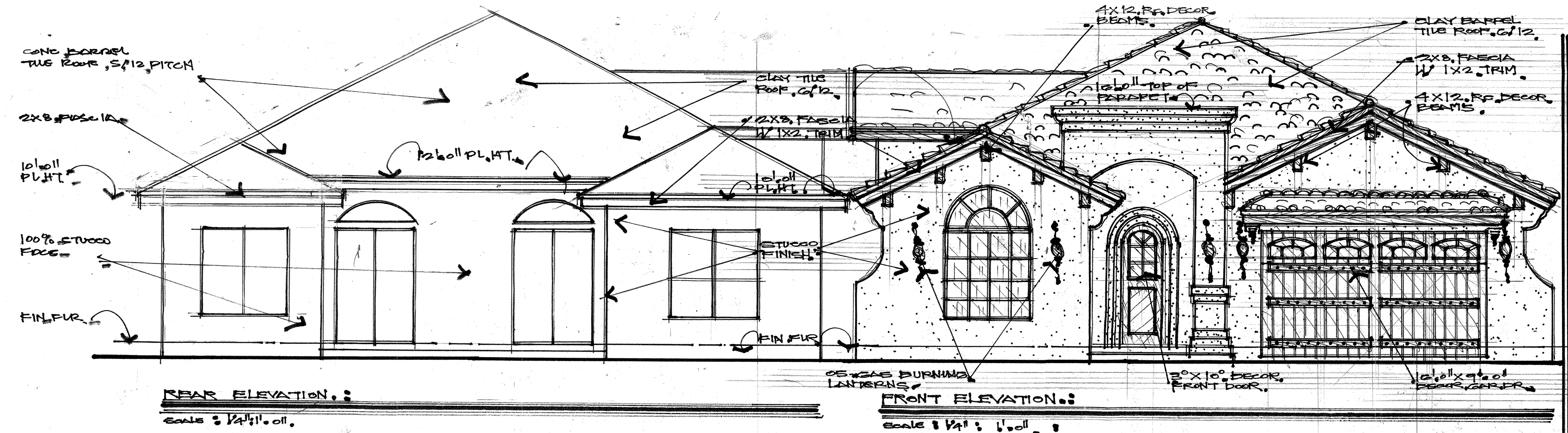
FLOOR PLAN:

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



A PROPOSED NEW RESIDENCE FOR: MR. DEAN AND MRS. CELESTE LEJON • 515 CUB DRIVE •

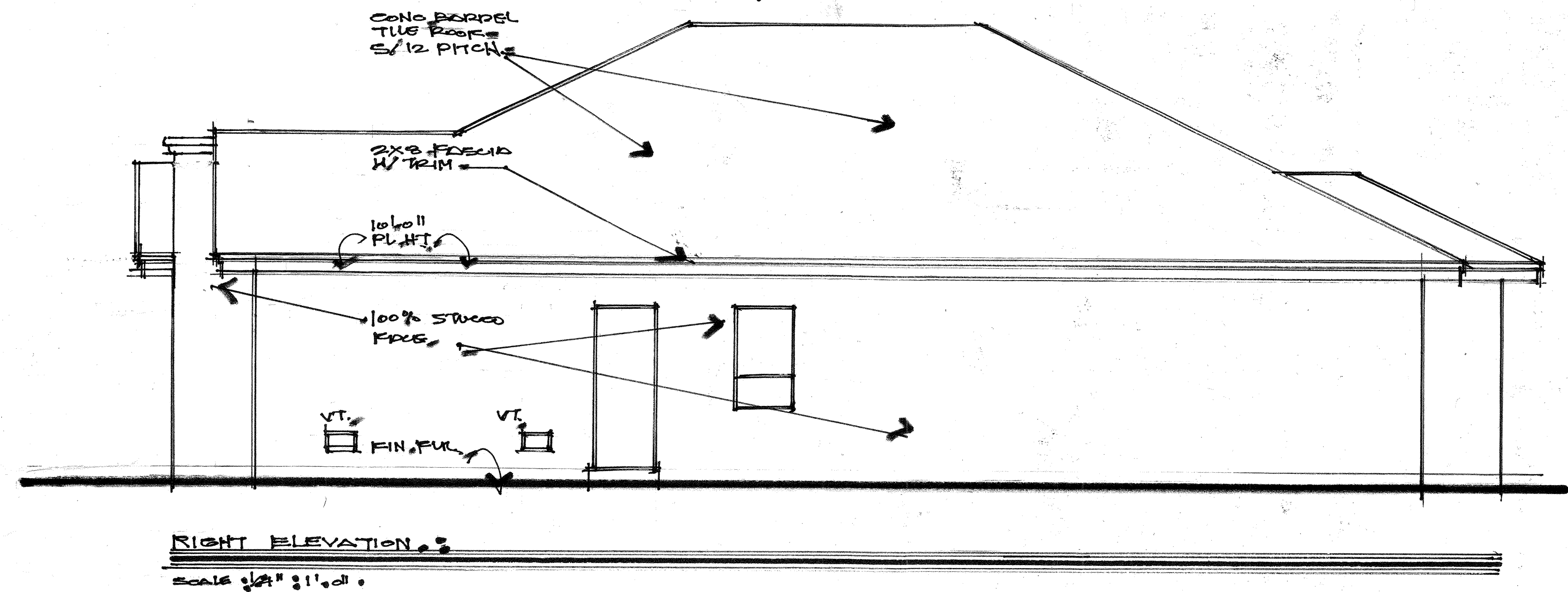
DESIGNER & BUILDER: GARZA DESIGN-BUILD, LLC • 106 E. ERIKINE PUECO • 210-320-3736 • lettiegarza@hotmail.com • 78201 • S.O.A. TX.



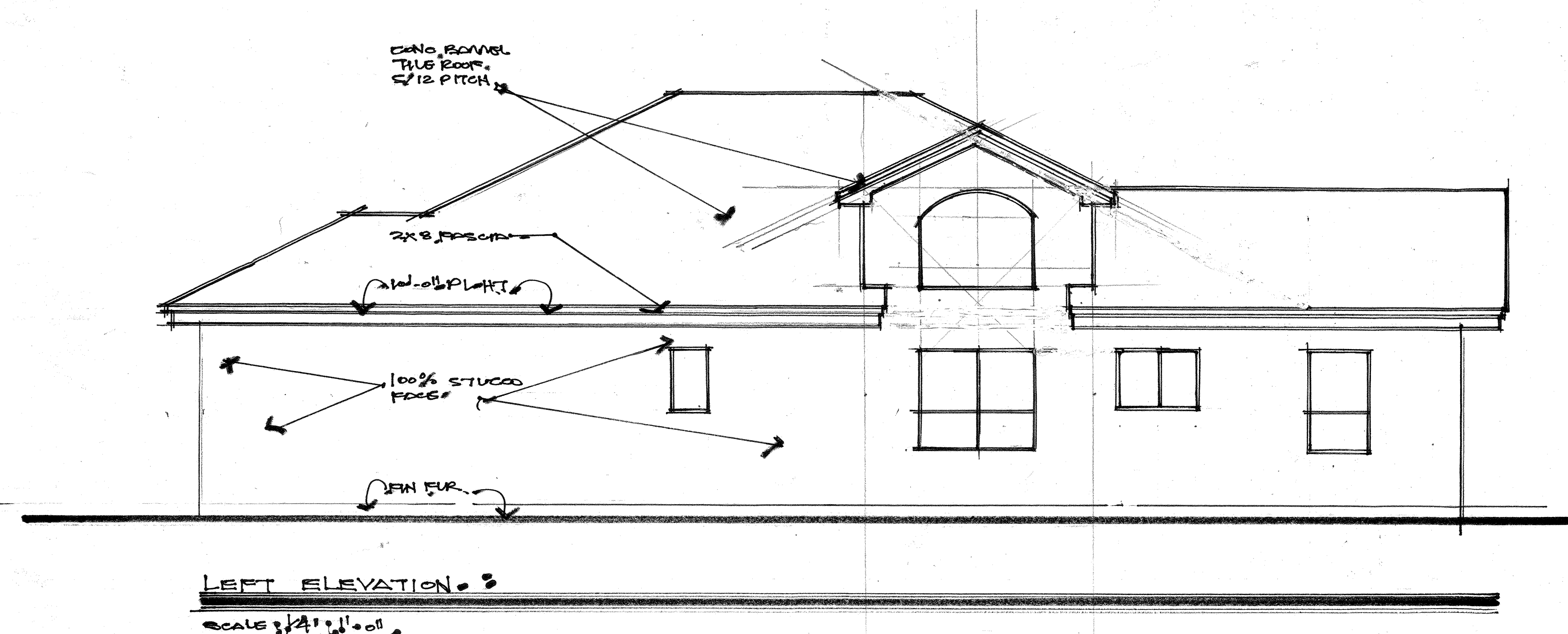
REAR ELEVATION
Scale: 1/4" = 1'-0"

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

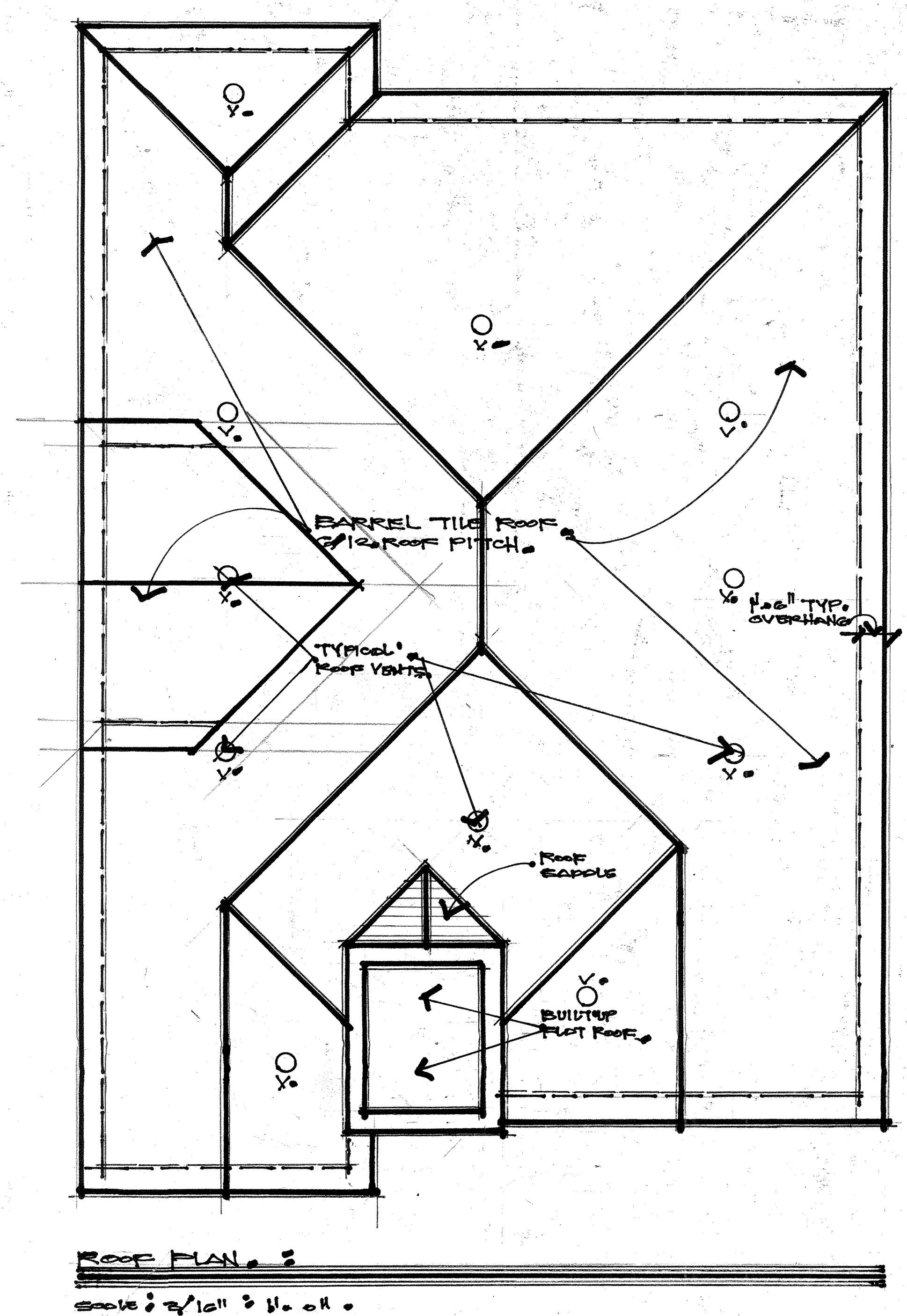
10/5 HDRC Request



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

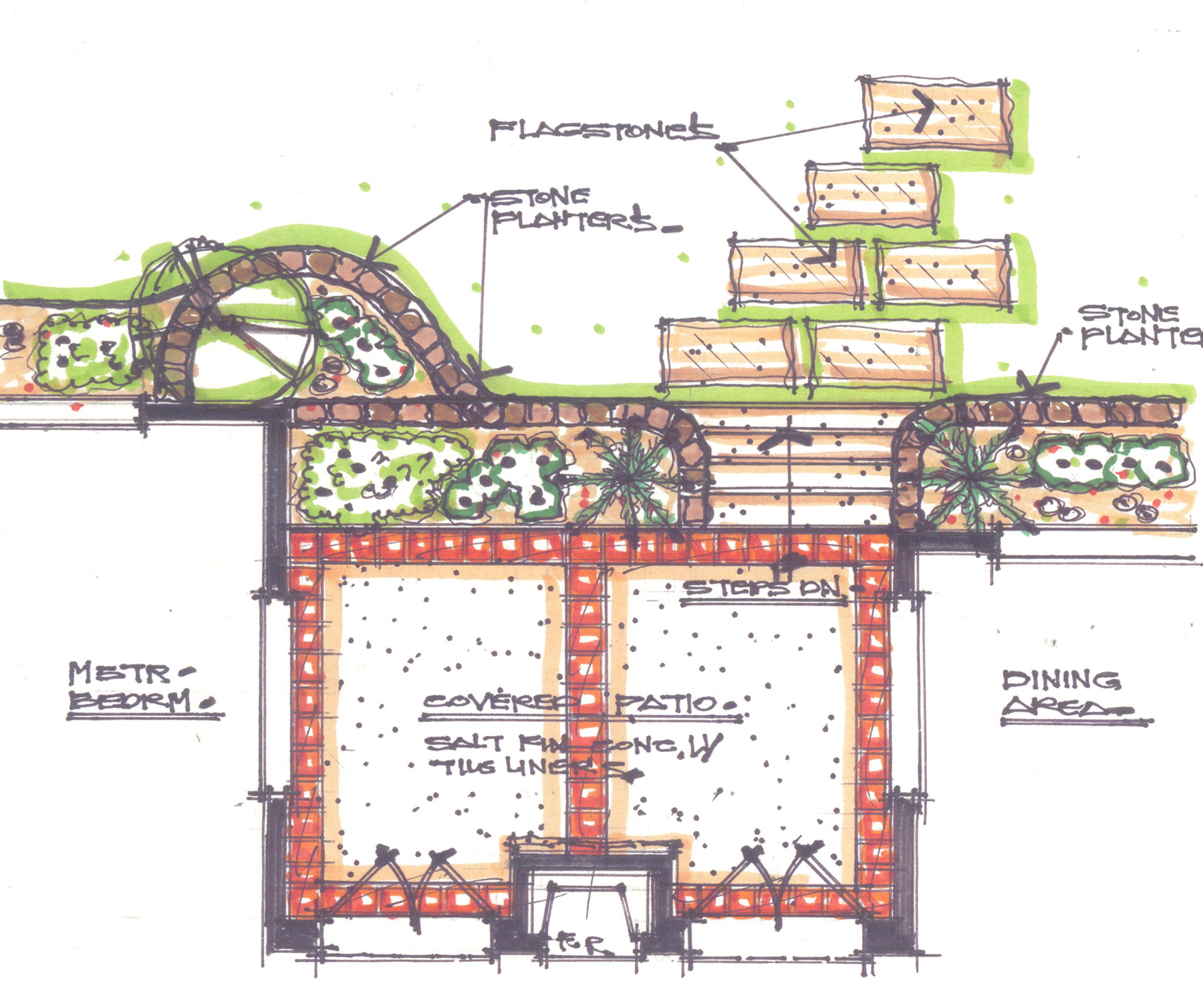
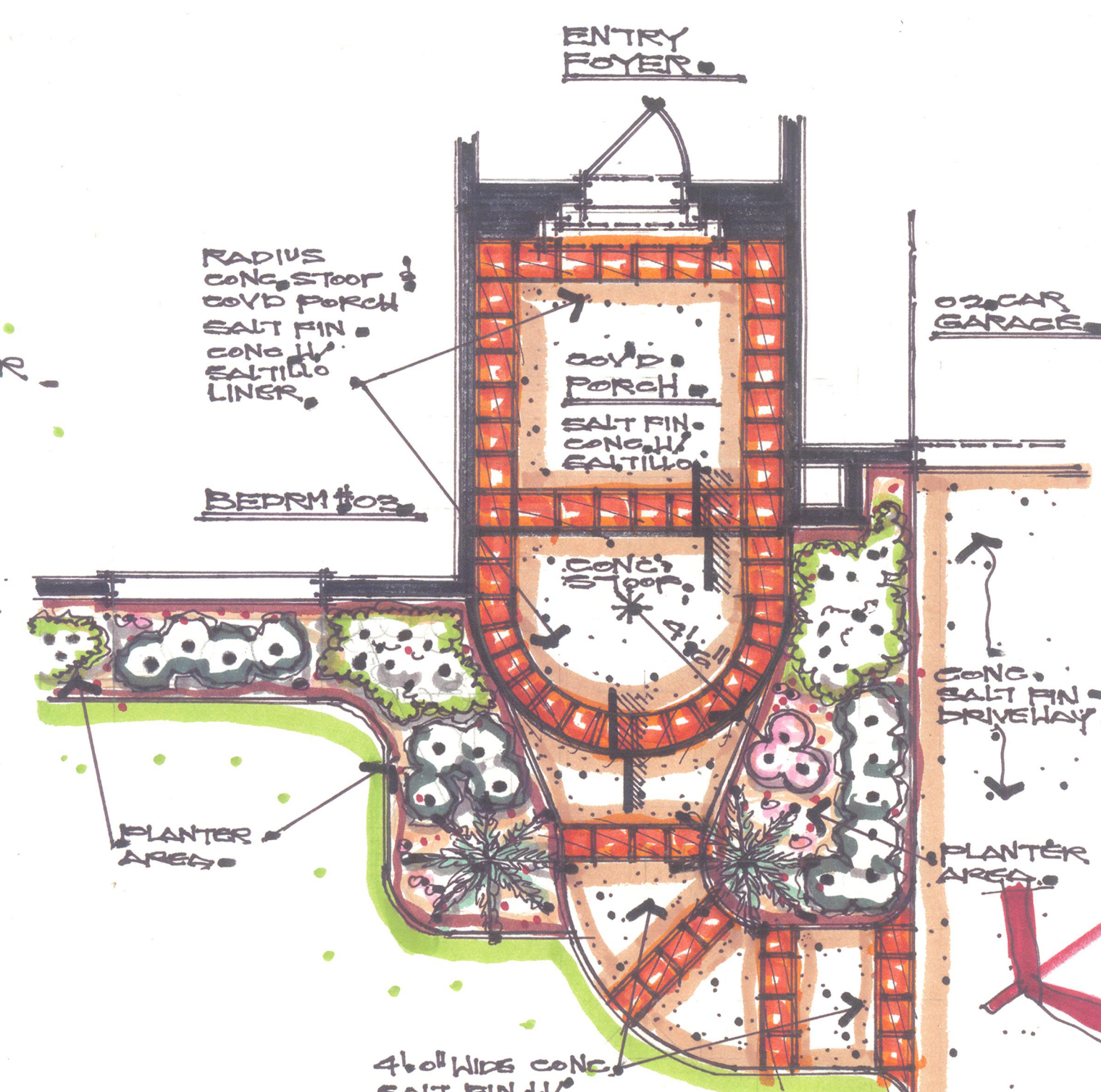
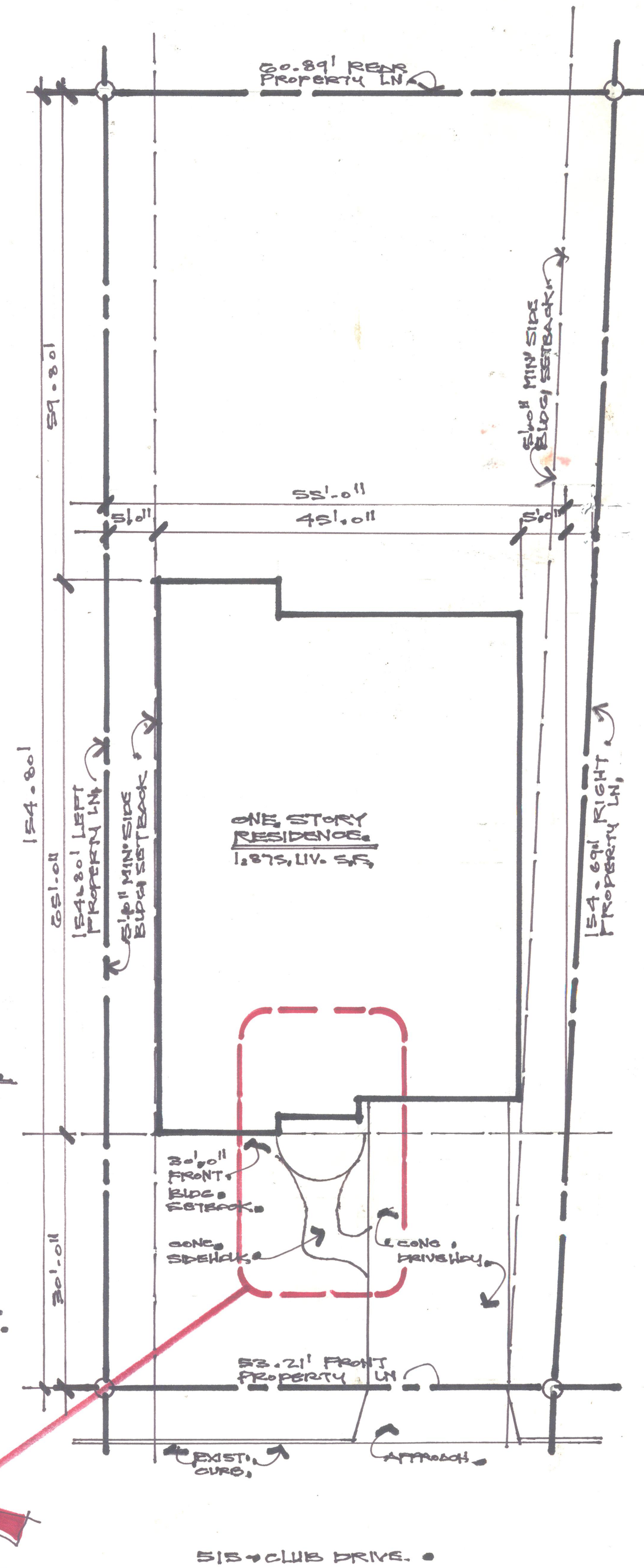
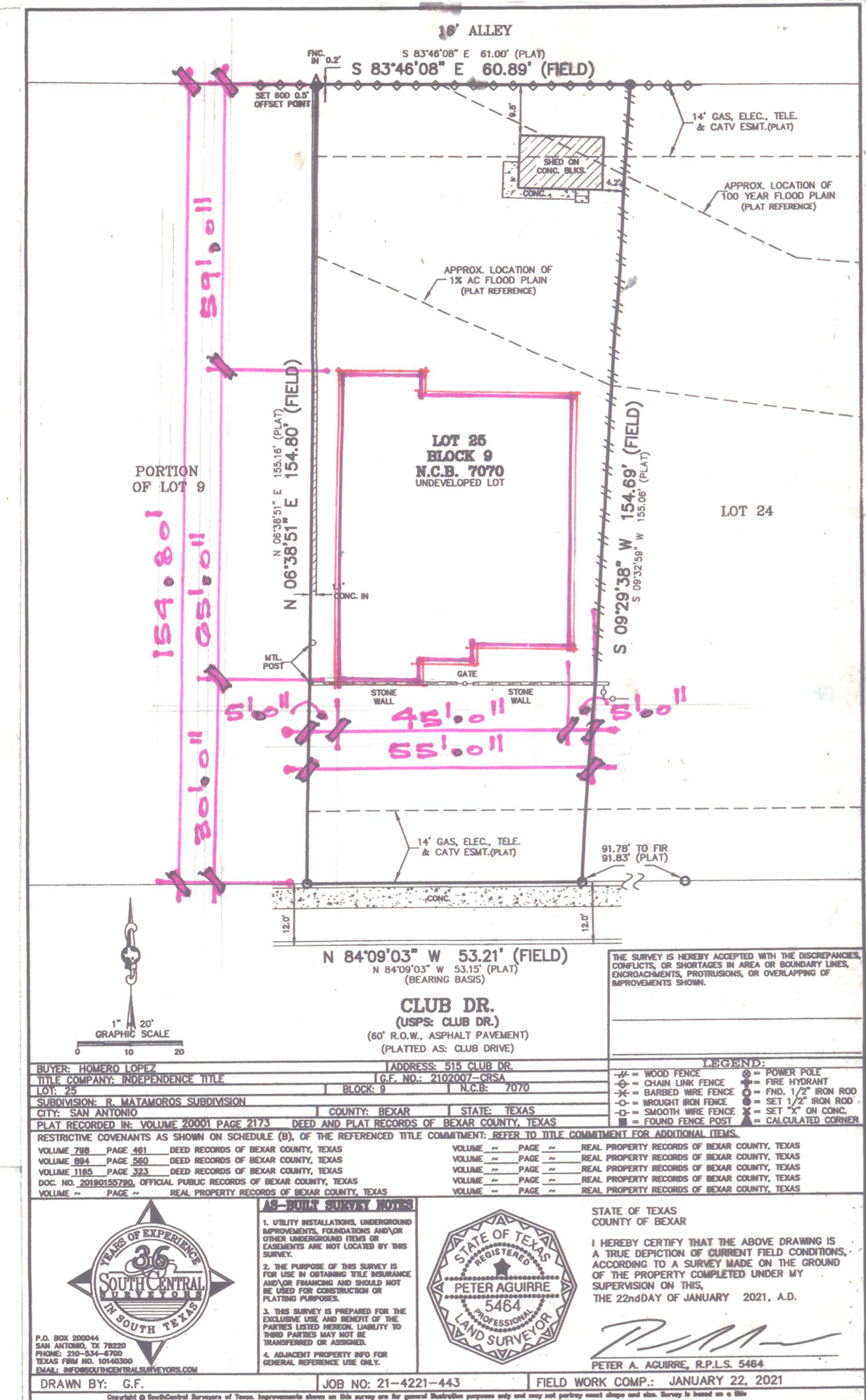
TABLE OF CONTENTS:

- 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 PLAT SURVEY PLAN:

SCALE: 1" = 20.0'

SITE PLAN:

SCALE: 3/32" = 1.0'

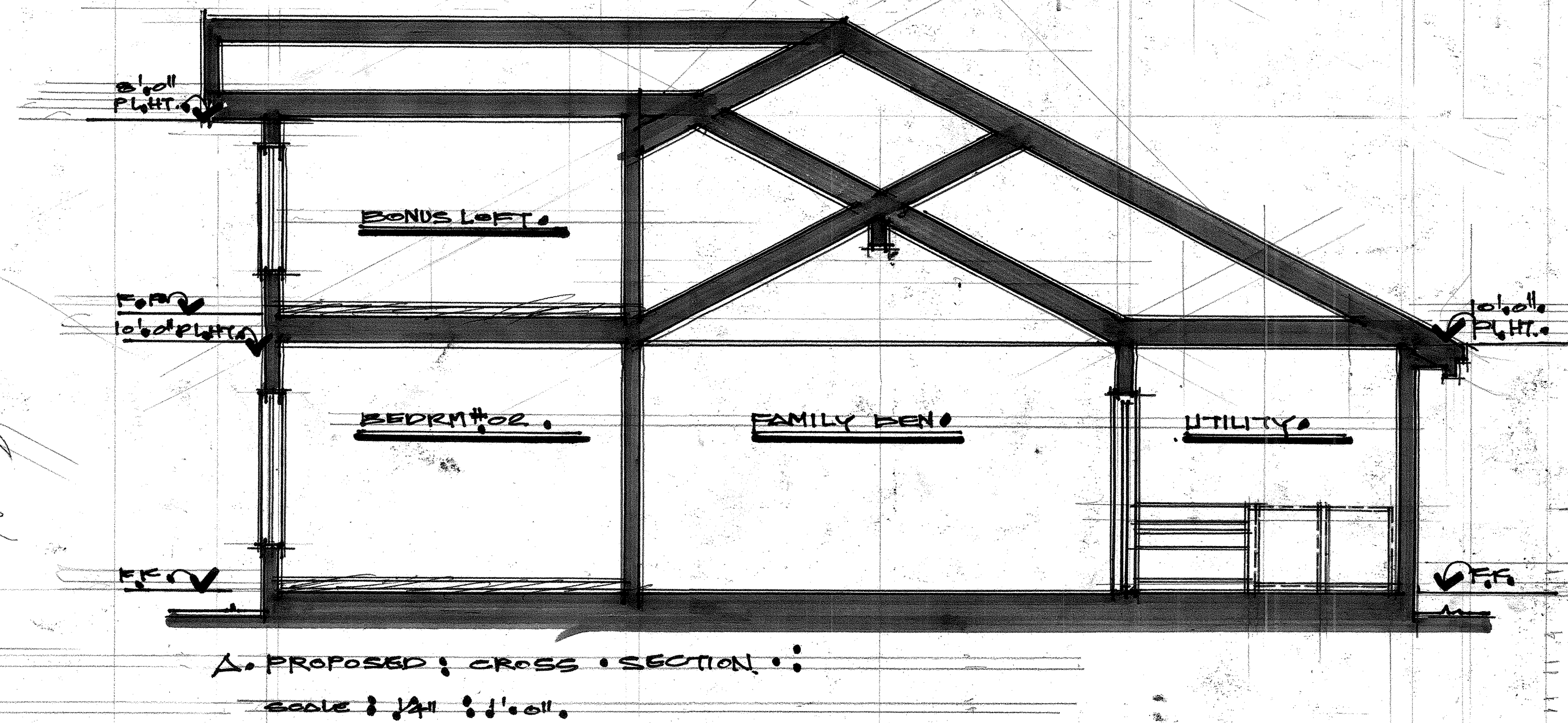
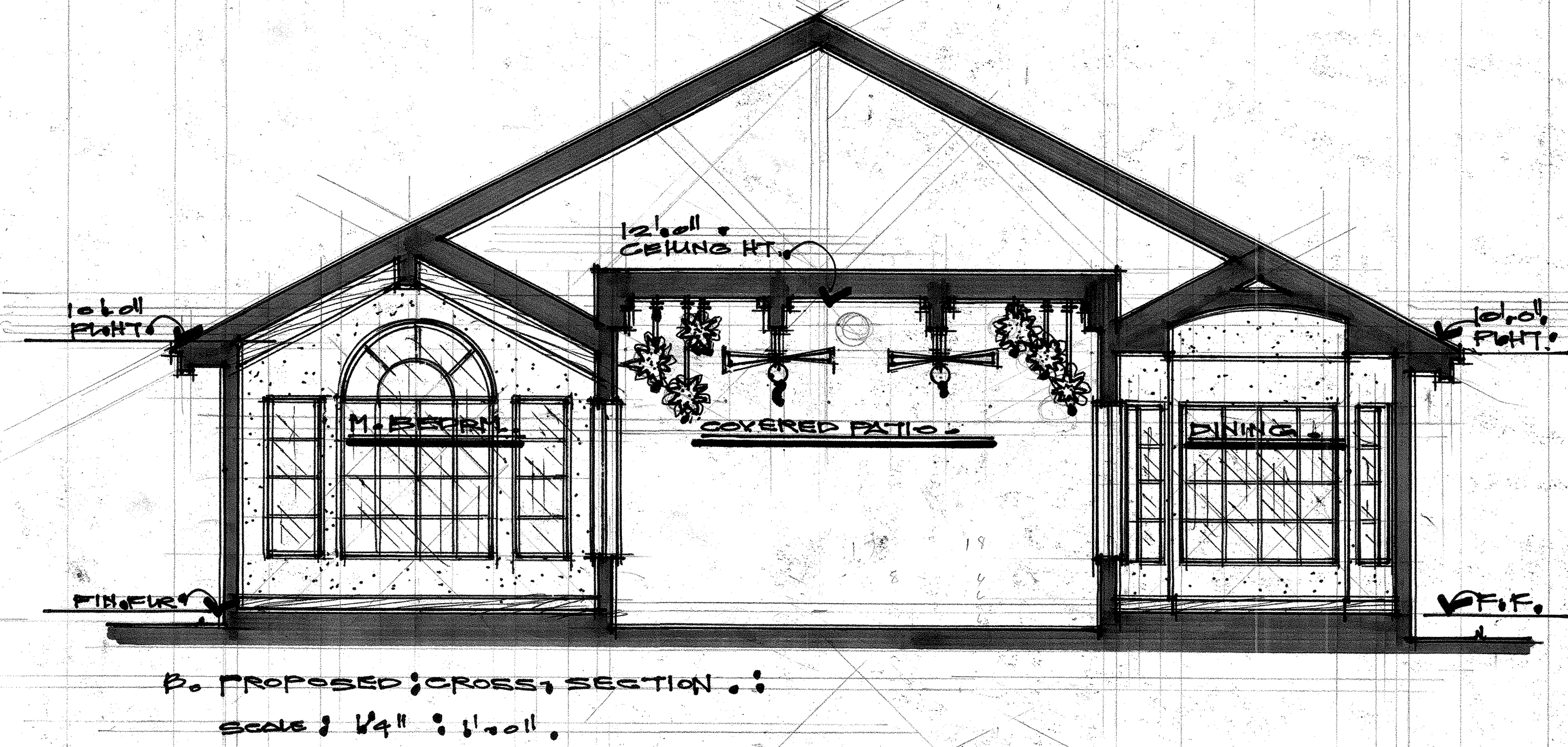
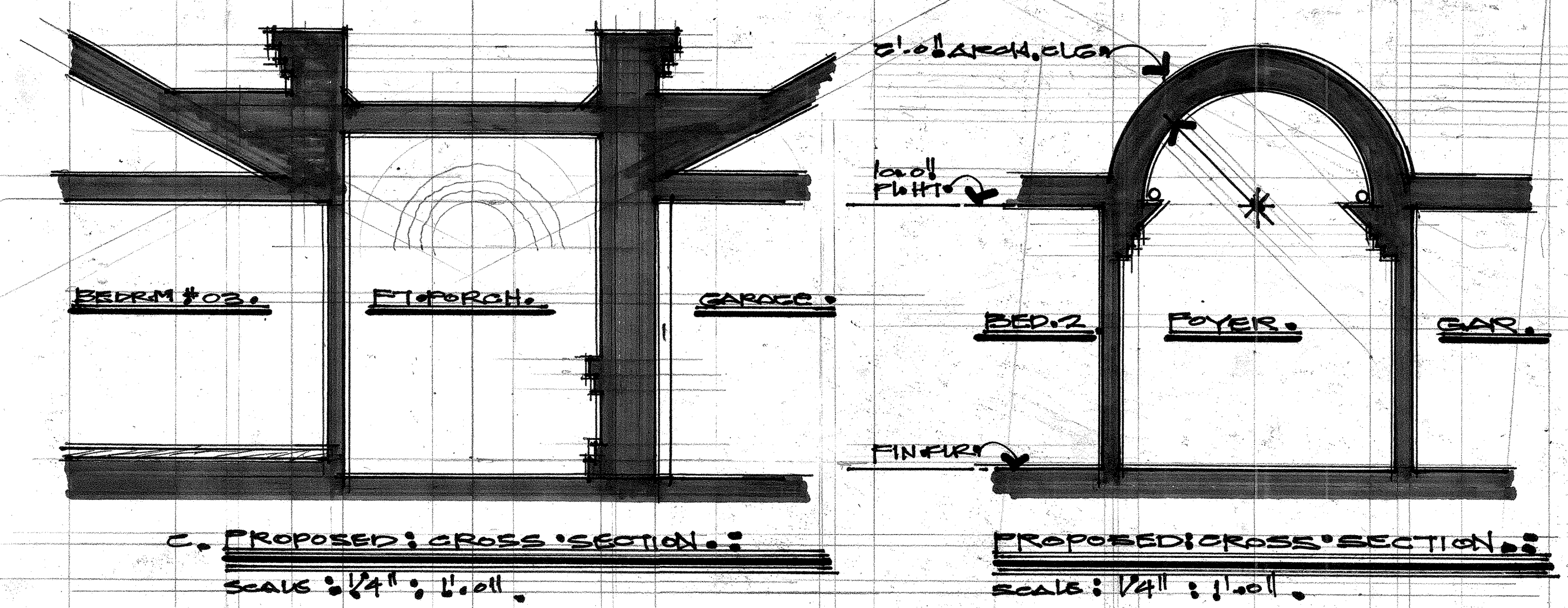
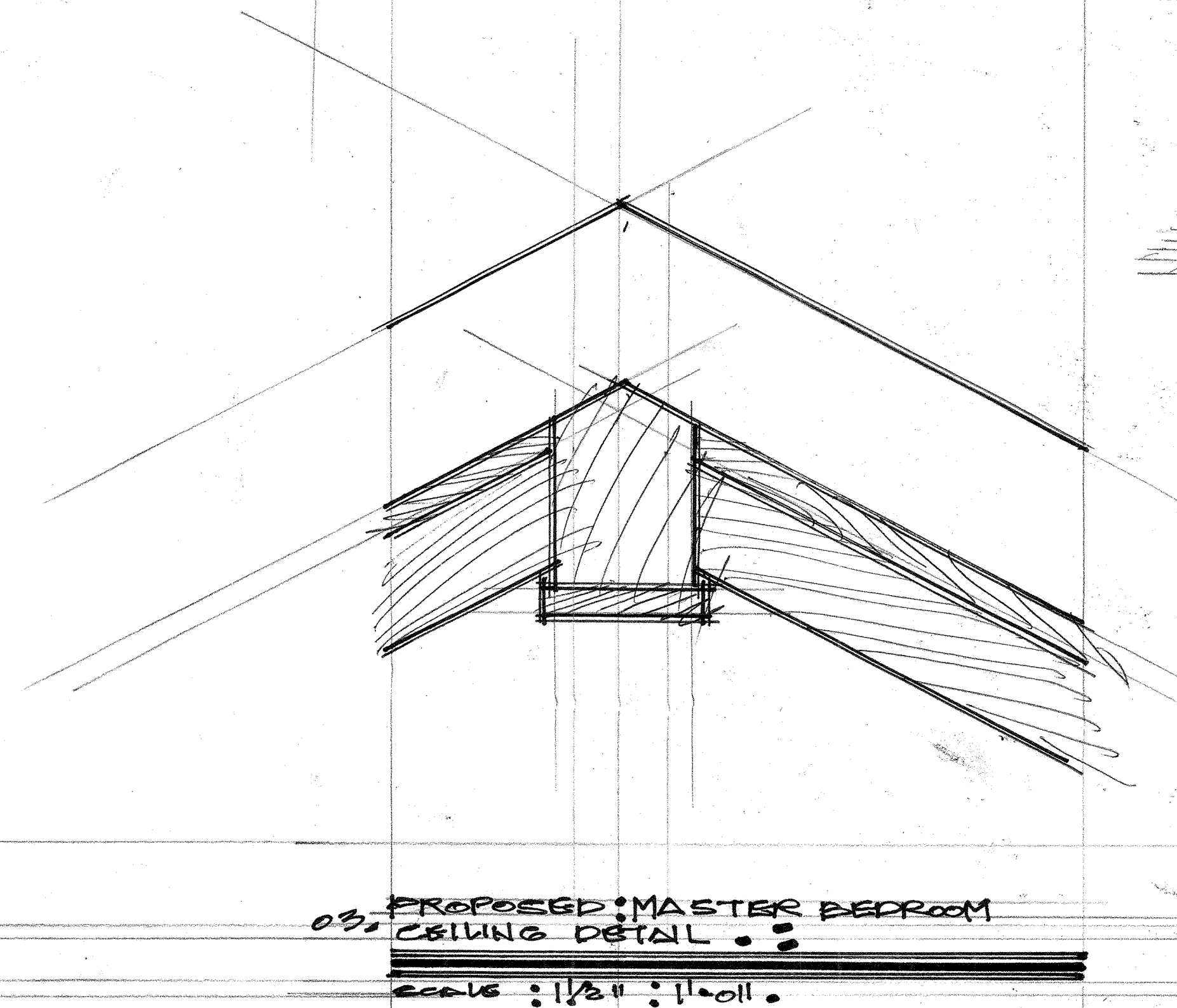
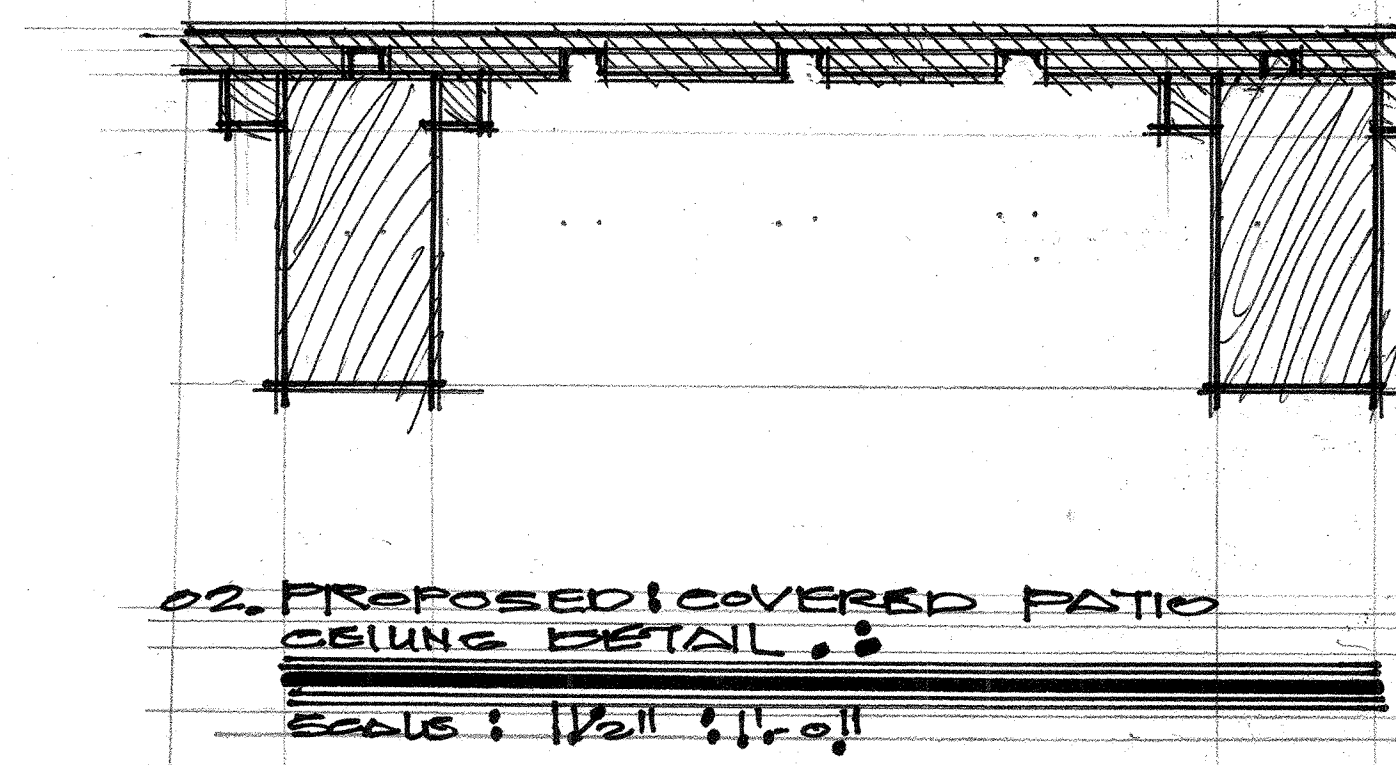
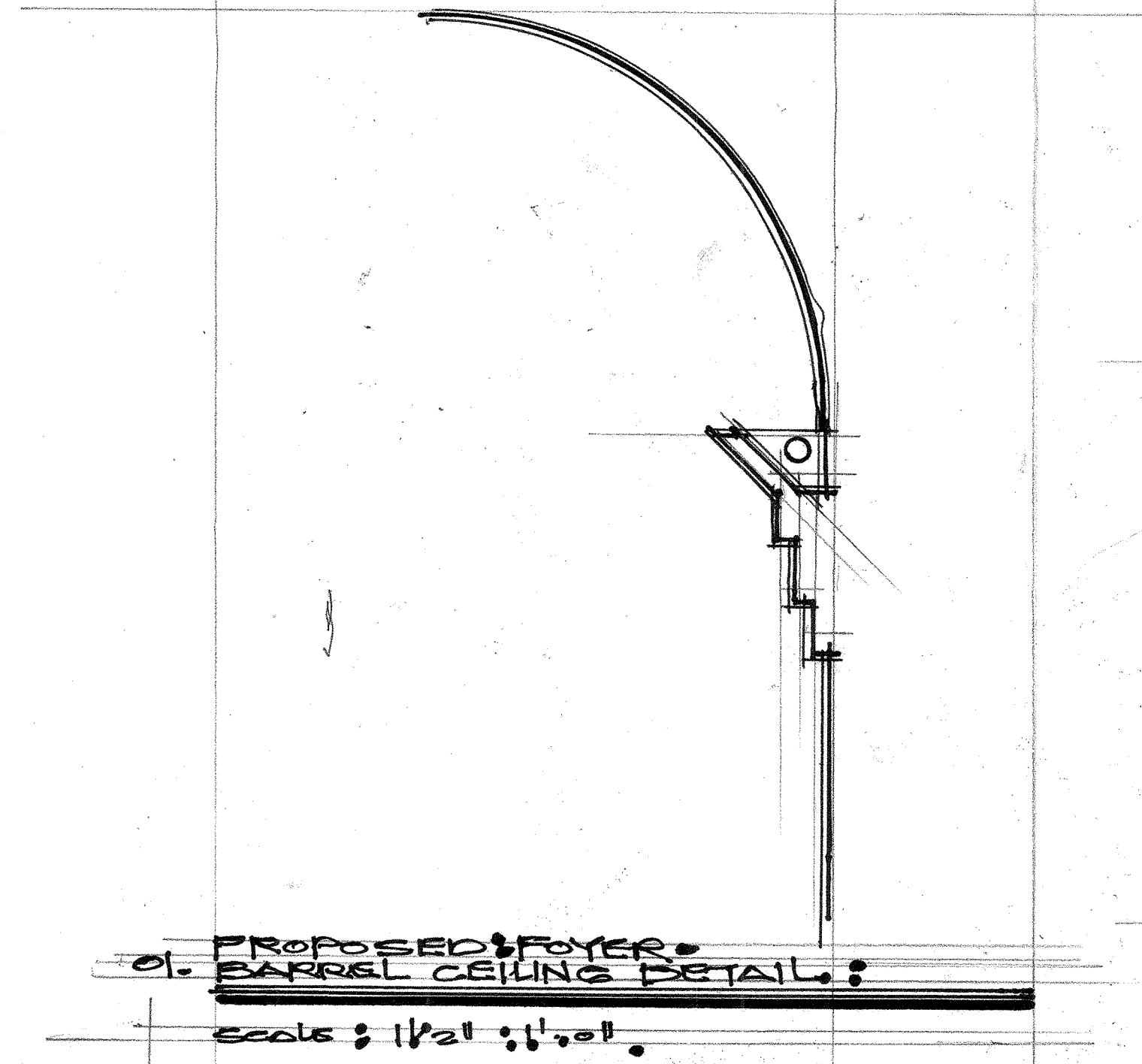
FRONT PORCH, WALK, AND DRIVEWAY PLAN:

SCALE: 3/32" = 1.0'

GRAND LIVING:

REAR PATIO FLOOR PLAN:

SCALE: 3/32" = 1.0'

























297



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:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 11/08/2022

HDRC Case #: 2022-505

Address: 515 Club

Meeting Location: WebEx

APPLICANT: Gilbert Garza

DRC Members present: Monica Savino, Jeffrey Fetzer, Lisa Garza

Staff Present: Rachel Rettaliata

Others present: Bianca Maldonado, Carol Rea, Pam Carpenter

REQUEST: Final approval for the construction of a 1-story, single-family structure

COMMENTS/CONCERNS:

GG: [review of modifications to proposal, including garage door specs]

MS: What is the front elevation like on surrounding house, in terms of the top of finished floor relative to the exterior grade?

GG: The 2-story house to the east is 4 inches out of grade, almost flush and it is flat on the ground. The house to the west is higher, about 8 inches.

MS: Are all of them flush from the concrete stoop? I think that is an important architectural element depending on the context on the block.

GG: At the front, I will be within 4 inches.

MS: I would also recommend not altering the existing grade as much as possible. We want to make sure that it looks like it belongs in Monticello.

JF: Looking on Google Earth and the house on the left, the front porch is basically level to the driveway with a small threshold into the house and the one on the right has a long porch across the entire front and the sidewalk to the porch looks to be about 6-8 inches. There is not a large grade difference between the sidewalks and entries.

GG: I don't want to have any steps up to the house.

LG: I see that you reduced the width of the driveway.

GG: 80% of the driveway is at 10 feet

LG: Were there any other changes?

GG: It has morphed into several different designs. The roof pitch was dropped. The windows have changed. From the front elevation, the foundation height will probably reach 8 inches.

LG: I think that it is good that it is not on-grade.

JF: Let's look at the front doors. Looking at the other houses on the block, all of them but one have paneled doors without windows, similar to the one on the bottom without the windows.

GG: I want the doors to be fully wood.

JF: I think the example on the bottom and switching out the arches with another raised panel will be appropriate.

GG: To me metal doors look new, so I would prefer wood panel doors.

JF: You can get a nice detail with the wood panels.

MS: At this point, I would be curious to know if the MPNA has any questions or comments?

PC: I wanted to ask about the front door detail?

GG: I think the arched door in the color rendering would look nice in the arched entry. I would even like to see some stained glass in there. A 10-foot round arched door would look nice.

PC: I think the foreground when you walk into that covered area, I think that what will be executed in construction will be different from the rendering when the arch hits that eave. I

would like that arch to follow around fully. Maybe there is a pilaster, and the arch gets to be fully articulated.

GG: I agree with fulfilling the arch, but I don't have the room for it.

PC: If you lower the arch to follow the door, you will have room for the full arch. I think it could not impact the foyer if the portal is reduced.

GG: Architecturally, I have a problem with that. Then it will be like walking through a tunnel, rather than an inviting space. I could bring in a column, it would not be as thick as the other side. If I had an 8-foot opening.

JF: One thing you could do would be a free-standing column on the left and the pilaster on the right. It would have some structure that the arch comes and sits on.

GG: I could probably make it 8-to-10 foot. I don't want it to be a tunnel.

JF: I can understand what the neighborhood is mentioning, and I think it would look more appropriate if you could see the arch all around and then it won't look like the arch is on the roof.

GG: It is deceiving bc there is a 6-inch difference.

BM: We did send the applicant's daughter an example on the 100-block of Furr to show how important it is to have that full arch. We also reached out to the floodplain administrator and learned there's a dedicated drainage easement and it the wood fence was constructed without a permit, and we wanted to make sure it was brought to your attention. The fence is now considered an obstruction.

GG: It needs to be a breakaway fence, but I think that fence in question is the neighbor's property.

JF: The address on Furr is 135 Furr, it is a little stucco house with a clay tile roof and an arched entry. You can see the entire arch.

GG: My daughter didn't want to do a chimney, so I am going to do a rear flue cap. Fireplaces are made now so the flue can go directly behind the fireplace box. The chimney will be deleted. I can remedy that with a rear exhaust flue directly to the back of the fire box.

JF: Thank you for taking the comments into account.

CR: About the garage door, I think we were thinking that a simpler door would be best (a wood door with panels). I've had some experience with arches, the roof will be slanting and rainwater will pour onto the sidewalk outside of the front door.

GG: We are planning to install copper gutters and there is an eave dying into the wall and the one-foot column on the right side. The gutter will hit the wall, catch the water from the gable and will attach to the front and will cover the corners.

CR: We would like to see that in a drawing.

GG: The gutter is not a necessity at this point, if I don't do a gutter, it will be due to budget constraints.

OVERALL COMMENTS: