

HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO: 2022-555
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: Adrik Garcia Linares/IDEA INTERNATIONAL LLC
OWNER: Adrik Garcia Linares/IDEA INTERNATIONAL LLC
TYPE OF WORK: Window modifications, roof repair and modifications
APPLICATION RECEIVED: November 09, 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. Modify proposed windows on a previously-approved addition.
2. Modify the first-story roof form.
3. Install barrel tile roof to the addition and proposed roof connection.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings

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. The property contributes to the Monticello Park historic district.
- b. **CASE HISTORY:** On March 16, 2022, the Historic and Design Review Commission (HDRC) reviewed and approved plans to reconstruct the rear one-story addition at 400 Club. The proposed addition was to feature the same general location, scale, form, and materiality as a prior non-contributing addition that was removed; the approved plans included 15-lite casement windows similar in size to those found on the two-story part of the house. On November 2, 2022, at a Design Review Committee site visit related to a separate request to replace windows on the two-story part of the house, staff noted that the design for the one-story addition had been modified without review or approval by OHP and/or the HDRC. Specifically, metal casement windows originally proposed and approved were replaced by smaller metal sash windows and the roof form connecting the new addition to the rest of the house had been altered from the approved design. The applicant was instructed to submit a new application for modifications to the previously-approved design.
- c. **ADMINISTRATIVE APPROVAL:** On November 8, 2022, the applicant received administrative approval for the following scopes of work: repair eight casement windows and replace 15 casement windows in kind on the historic portion of the house and replace the sliding garage doors with a split-bay garage with wood-look doors.

On November 17, 2022, the applicant received administrative approval of the following scopes of work: repair the stucco and repoint masonry, repaint stucco and trim in kind (cream and red), replace the wood vents on the primary elevation in kind, sod the backyard, and add gravel to the backyard between the home and walkway. These scopes of work do not require review by the HDRC.

- d. ADDITION (WINDOWS): The applicant proposes to install two 20-lite casement windows to the west side of the addition, two 10-lite casement windows and one eight-lite casement window to the south side of the addition, and one 12-lite casement window to the east side of the addition. Historic Design Guidelines for Additions 4.A.i states that additions should be designed to reflect their time while respecting the historic context, and that character-defining features and details of the original structure such as shapes of window and door openings should be considered in the design of additions. Staff finds the use of casement windows on the addition conforms to guidelines.
- e. ADDITION (ROOF FORM): The applicant proposes a roof form that connects the one-story addition to the rest of the house. As proposed, the new roof form intersects with the existing roof form in a non-traditional manner. Staff finds the proposed roof form generally appropriate. Given multiple roof additions over the years, there are several instances of non-historic roofs tying into one another. Based on photos submitted, there is concern for adequate drainage to support the longevity of the historic home. It would be more appropriate to consolidate and simplify the overall roof forms at the rear to ensure adequate water shed from the historic structure.
- f. ADDITION (ROOF MATERIAL): The applicant proposes installing a barrel-tile roof on the addition and the connection between the addition and the rest of the house. The previously-approved design for the addition included a largely composition shingle roof with a band of barrel tile at the edges to mimic the addition that was removed. Sloped roof forms on the house feature barrel tile. Historic Design Guidelines for Additions 3.A.i states that new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure, Staff finds the proposed barrel tile roof conforms to guidelines.

RECOMMENDATION:

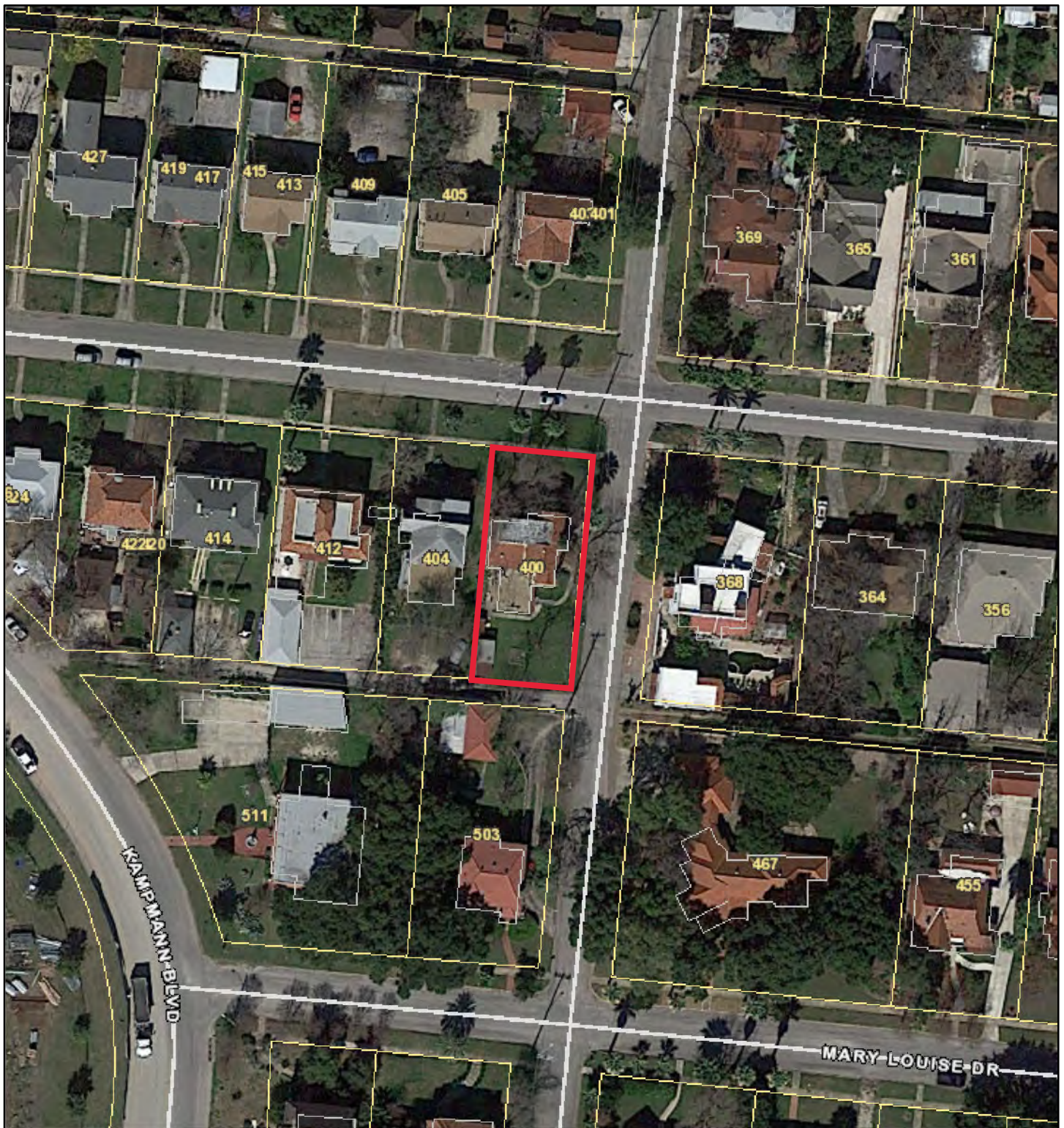
Staff recommends approval of item 1, modification of proposed windows on a previously-approved addition, based on finding d.

Staff recommends approval of item 2, modification of the roof form, based on finding e, with the following stipulation:

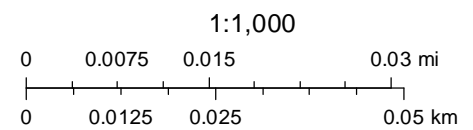
- i. That the applicant proposes a roof form that is as simplified as possible and allows for drainage away from the house.

Staff recommends approval of item 3, installation of a barrel tile roof to the addition and proposed roof connection, based on finding f.

City of San Antonio One Stop



October 13, 2022



3. New Windows on the addition: request to be Steel, similar to main house

ADITTION

WINDOWS
Steel Casement Windows
Colonial Grid
Clear Glass

Materials and design very similar to the existing Windows.

SW 7048

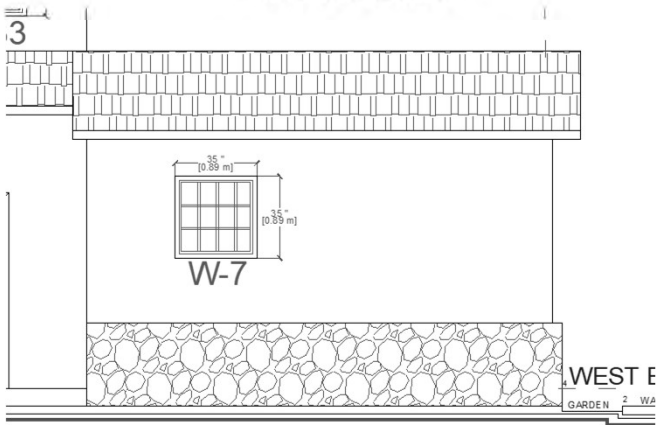
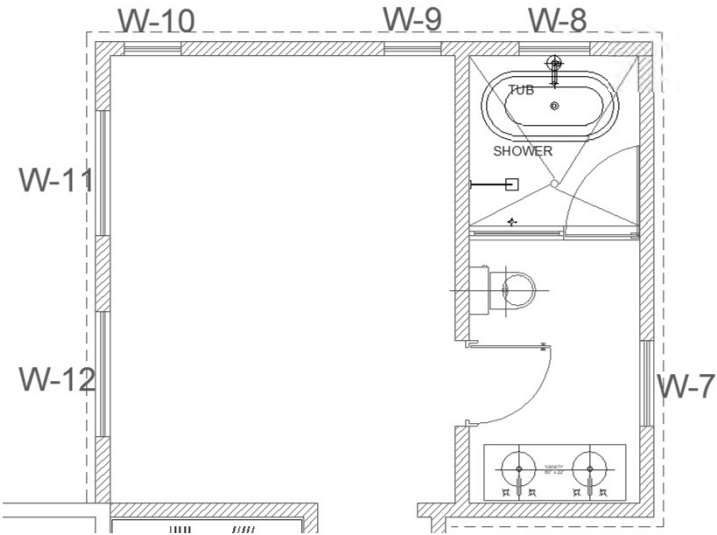
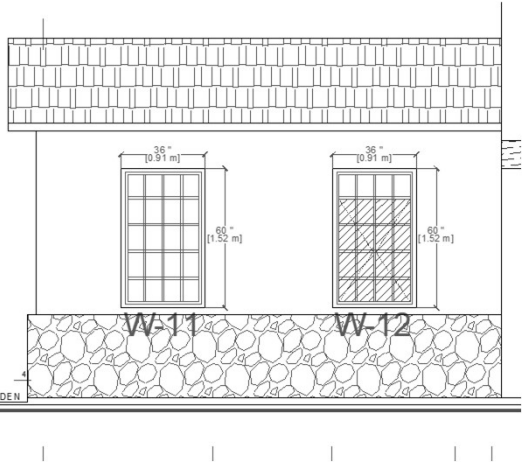
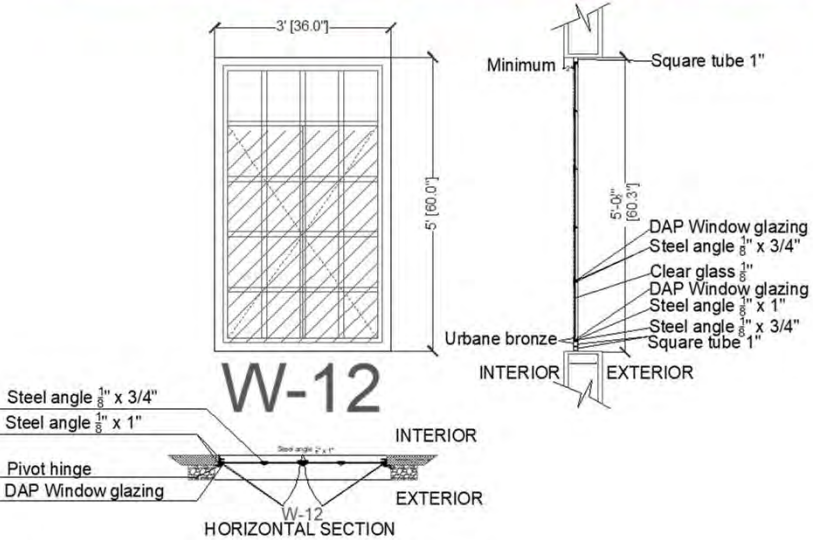
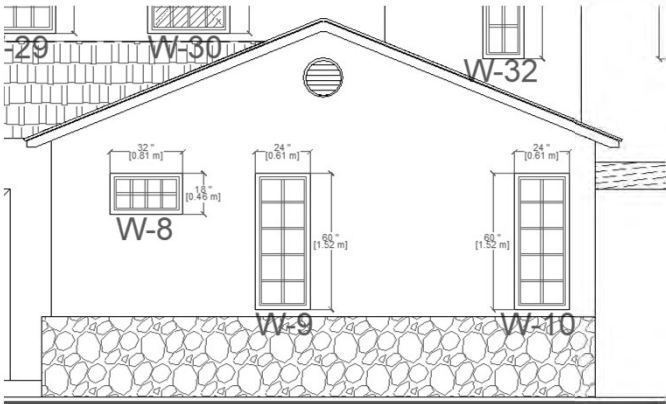
Urbane Bronze

Interior / Exterior

Locator Number: 245-C7

View Details

BATHROOM MASTER	W-7		35.31	35.35	35.31	35.31	NO
TUB	W-8		32.75	32.28	17.87	17.87	NO
MASTER BEDROOM	W-9		23.97	23.50	59.33	59.76	NO
MASTER BEDROOM	W-10		23.85	23.85	59.33	59.68	NO
MASTER BEDROOM	W-11		35.51	35.51	59.44	59.44	NO
MASTER BEDROOM	W-12	OPENS	35.35	35.43	59.96	59.36	NO

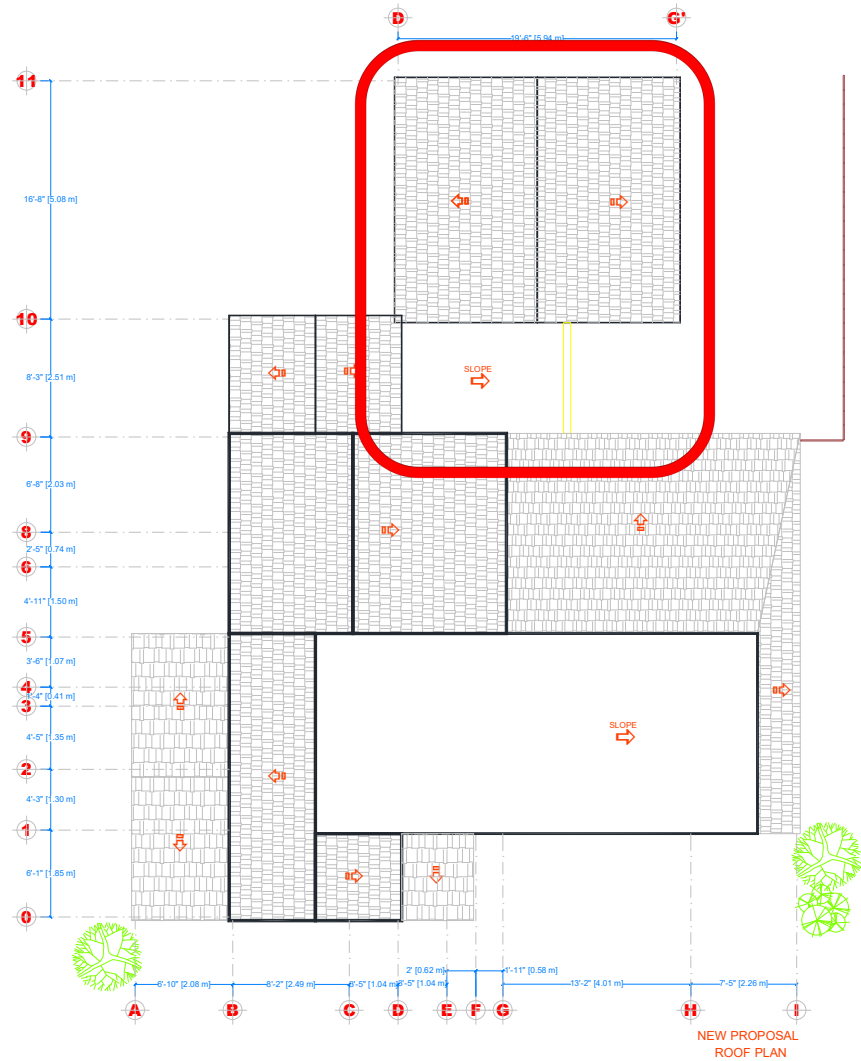


4. Roof

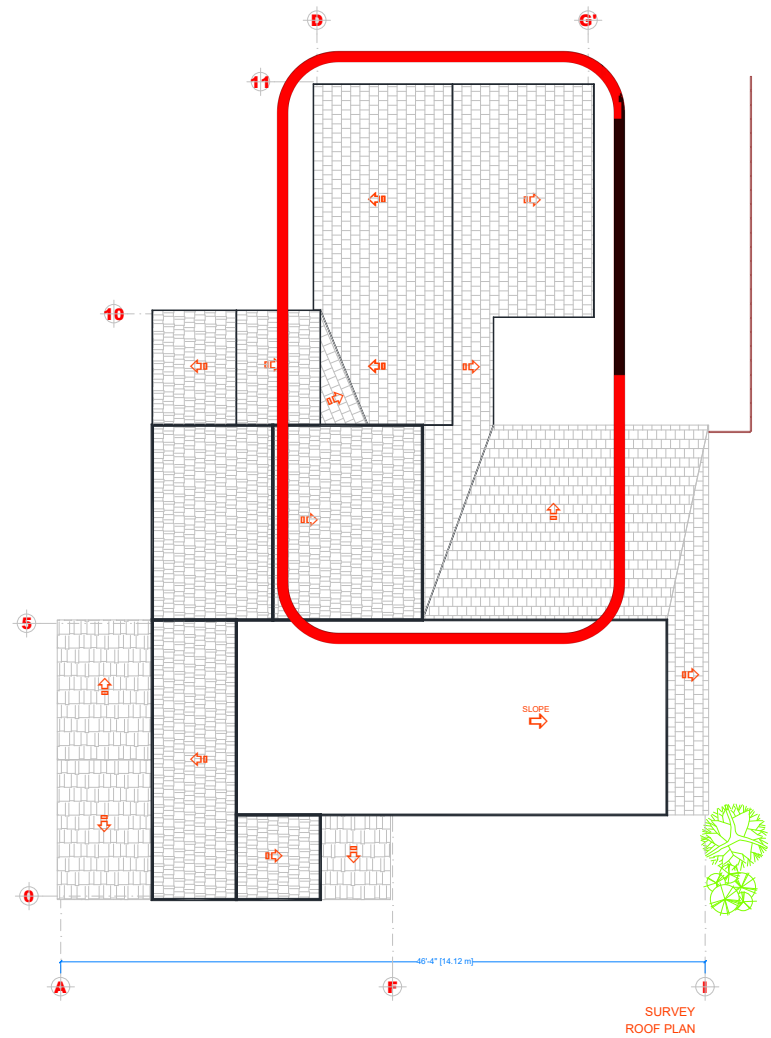
- Roof project adjustment to connect old house and addition

ADITTION

SUBMITTED



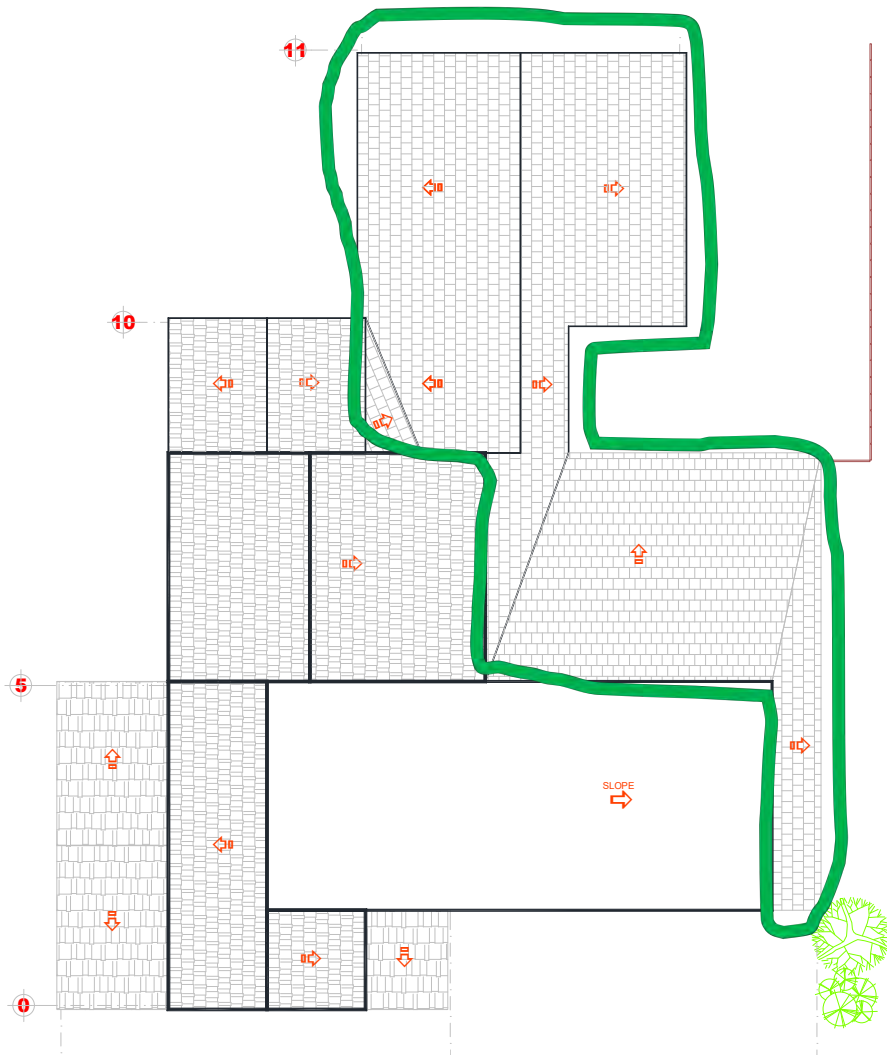
ADJUSTMENT



5. Roof

ADDITION AND EXISTING OLD HOUSE

- Request to use new roof tiles for the roof addition and the old house



Old Tile: Spanish Historic Red



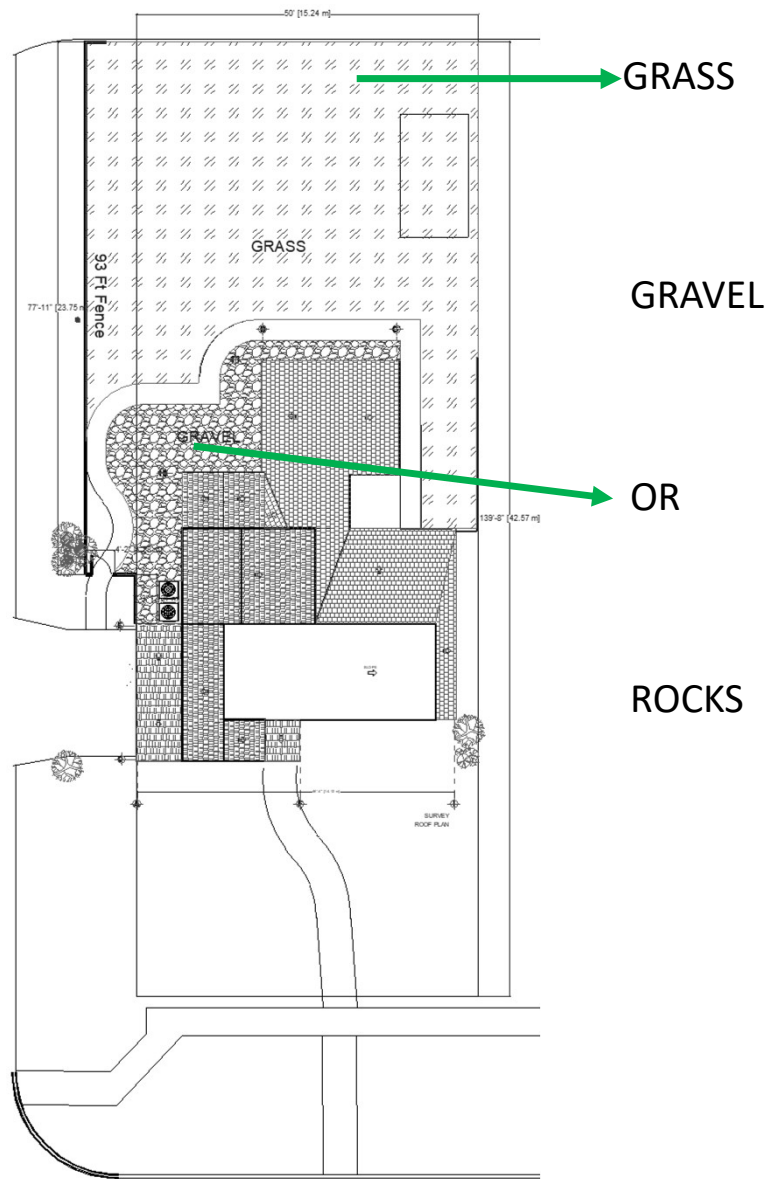
New Tile
Clay Mex
Spanish
Red Wine



Red Wine

4. Exterior back Yard: new grass and some areas with gravel or mulch (see plan)

EXISTING OLD HOUSE



Vigoro 0.5 cu. ft. Bagged Pond Pebble Landscape Rock



Rain Forest 0.4 cu. ft. 1 in. x 3 in. Royal Tan River Pebbles

















DOG SHINGLE

UNDERLAYMENT

ASTM D7267 / 4989 • PE 90078 • CAN / CSA A123-10

NO NAILS ONLY
STAPLES

DOG SHINGLE

SYNTHETIC UNDERLAYMENT

ASTM D7267 / 4989 • PE 90078 • CAN / CSA A123-10

NO NAILS ONLY
STAPLES

DOG SHINGLE

UNDERLAYMENT

ASTM D7267 / 4989 • PE 90078 • CAN / CSA A123-10

NO NAILS ONLY
STAPLES

DOG SHINGLE

SYNTHETIC UNDERLAYMENT

ASTM D7267 / 4989 • PE 90078 • CAN / CSA A123-10

NO NAILS ONLY
STAPLES

GAF Storm Guard

Leak Barrier

NO NAILS ONLY
STAPLES

Sep 9, 2022 at 11:09:26 AM
652-698 Shearer Blvd
San Antonio TX 78201
United States



Sep 9, 2022 at 11:09:40 AM
653-699 Shearer Blvd
San Antonio TX 78201
United States



Sep 9, 2022 at 11:09:46 AM
653-699 Shearer Blvd
San Antonio TX 78201
United States





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

November 8, 2022

ADDRESS: 400 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT 9
HISTORIC DISTRICT: Monticello Park
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Paul Zurita/Zurita Construction & Remodeling -
OWNER: IDEA INTERNATIONAL LLC -
TYPE OF WORK: Exterior alterations, Window replacement/fenestration changes

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to repair eight casement windows on the historic portion of the house, replace 15 windows with new casement windows on the historic portion of the house, and replace the sliding garage doors with a split-bay garage with wood-look doors.

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

DATE: 11/8/2022 5:02:41 PM

ADMINISTRATIVE APPROVAL TO: Repair eight casement windows on the historic portion of the house, replace 15 windows with new casement windows on the historic portion of the house, and replace the sliding garage doors with a split-bay garage with wood-look doors. This approval does not include windows on the reconstructed addition.

APPROVED BY: Jessica Anderson

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

November 17, 2022

ADDRESS: 400 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT 9
HISTORIC DISTRICT: Monticello Park
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Adrik Garcia Linares/IDEA INTERNATIONAL LLC -
OWNER: Adrik Garcia Linares/IDEA INTERNATIONAL LLC -
TYPE OF WORK: Landscaping/hardscaping/irrigation, Repair and Maintenance, Painting

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to repair the stucco and repoint stone masonry, repaint the stucco and trim in kind (cream and red), replace the wood vents on the primary elevation in kind, sod the backyard, and add gravel to the backyard between the home and walkway.

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

DATE: 11/17/2022 4:24:12 PM

ADMINISTRATIVE APPROVAL TO: Approval to repair the stucco and repoint the stone masonry, repaint the stucco and trim in kind (cream and red), replace the wood vents on the primary elevation in kind, sod the backyard, and add gravel to the backyard between the home and walkway.

The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

The painting of any historically unpainted masonry is not requested or approved at this time.

Replacement vents must be identical to the existing vents in design, materials (wood), and dimensions.

Rocks used in landscaping must be less than 2" in diameter and natural-colored (not black). The applicant must incorporate plantings into the gravel bed.

APPROVED BY: Jessica Anderson

Shanon Shea Miller
Historic Preservation Officer

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