HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

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:	Amendment to previously approved windows
APPLICATION RECEIVED:	March 28, 2023
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 amend the window product previously approved by the HDRC for new construction.

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 material*s—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 finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 515 Club has been a vacant lot since at least 1951 according to Historic Aerial Maps and Sanborn Maps and is currently under construction. 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. CASE HISTORY – The applicant previously received HDRC approval for the construction of a 1-story, single-family residence at 515 Club. The applicant previously proposed to install aluminum-clad windows featuring true divided lites. The applicant has returned to the HDRC to request to install one-over-one aluminum windows without divided lites on the side and rear elevations and to install a fully wood Pella product for the front arched window that features true divided lites.
c. WINDOW MATERIALS – The applicant has proposed to install one-over-one aluminum windows without divided lites on the side and rear elevations and to install a fully wood Pella product for the front arched window that features true divided lites. 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 to staff for review.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulation:

i. That the applicant installs a fully wood window product for the front arched window that features true divided lites and one-over-one aluminum windows on the side and rear elevations that feature an inset of two (2) inches within facades and 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. Final window product specifications must be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

September 29, 2022

User drawn lines

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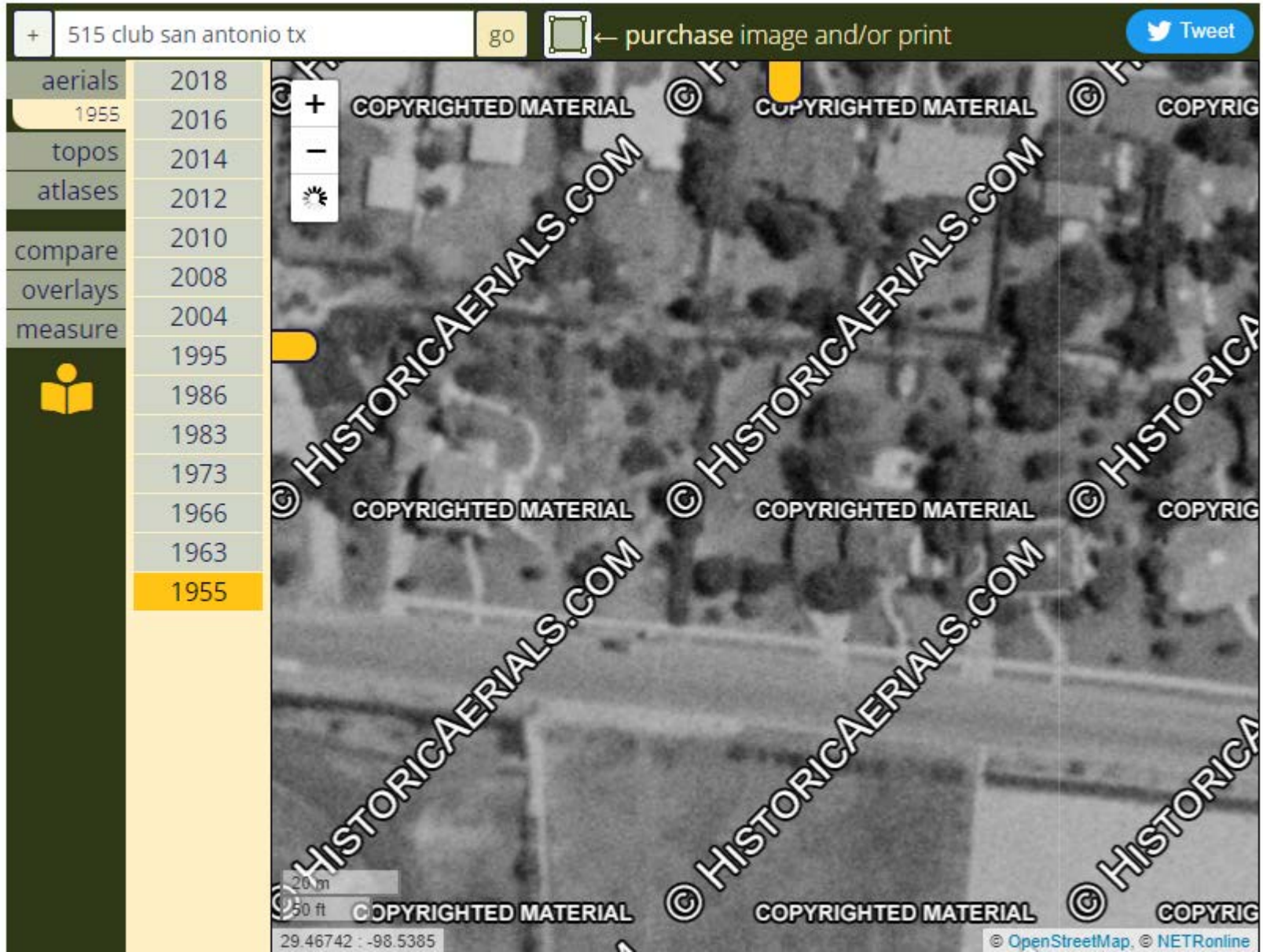
0 0.0125 0.025 0.05 km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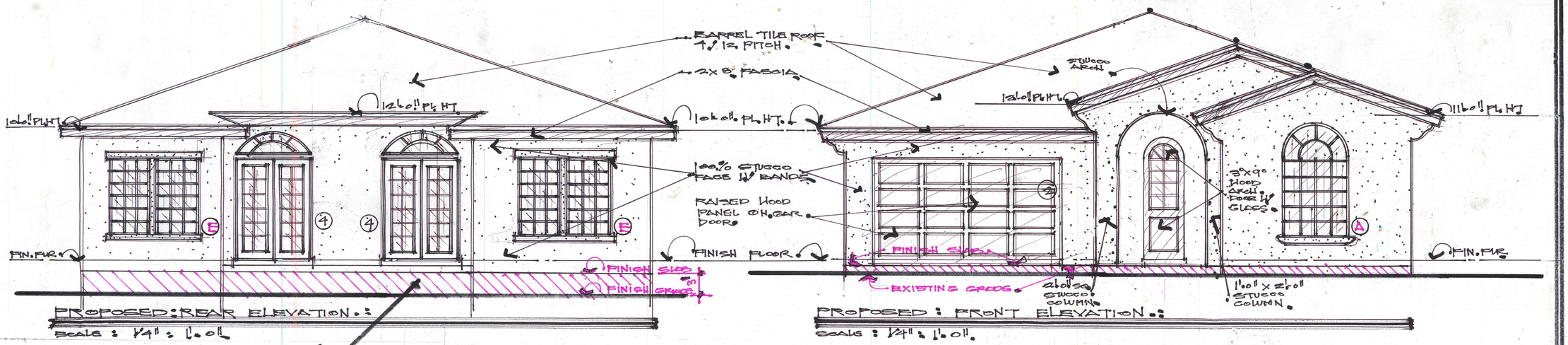
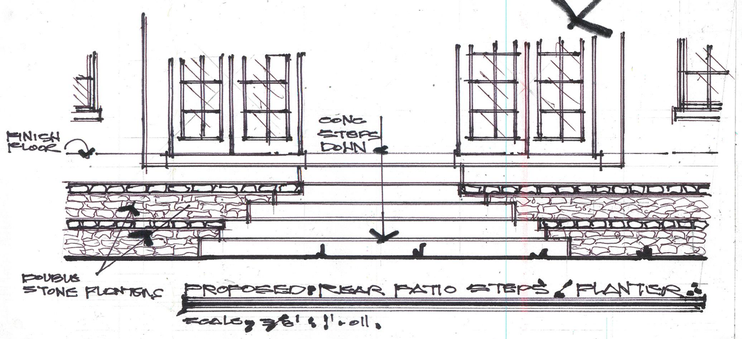
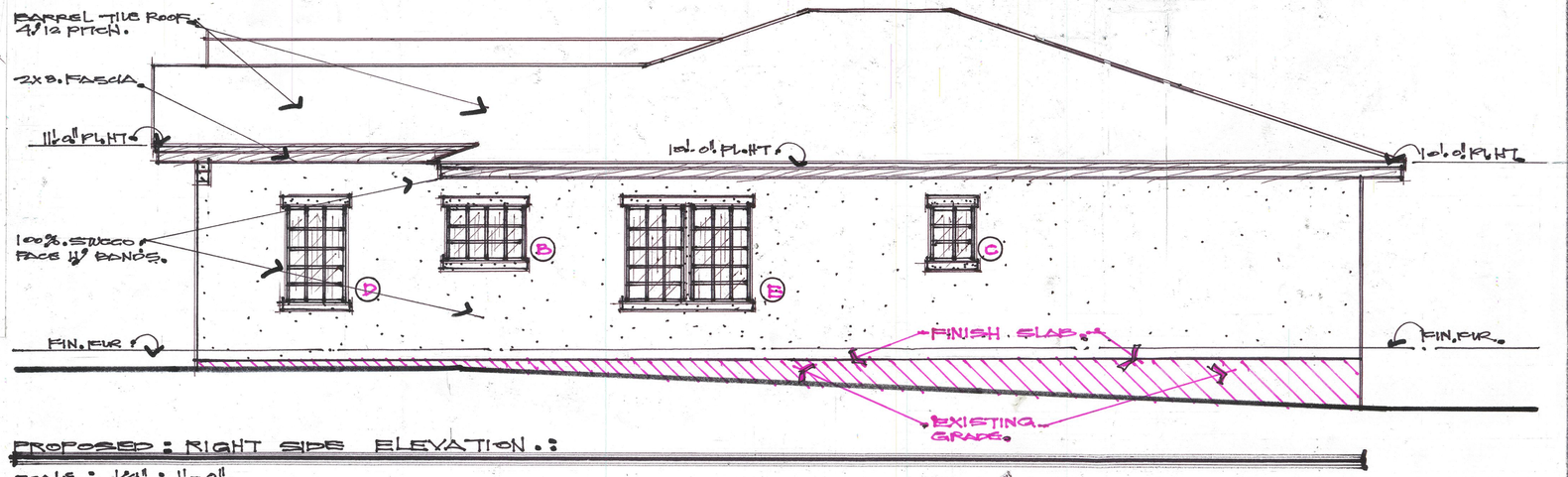
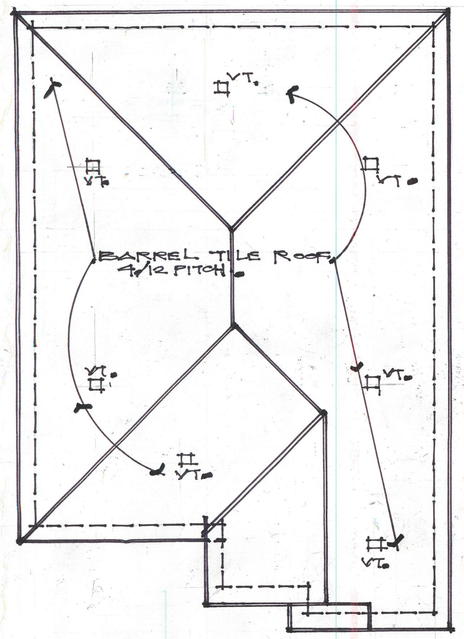
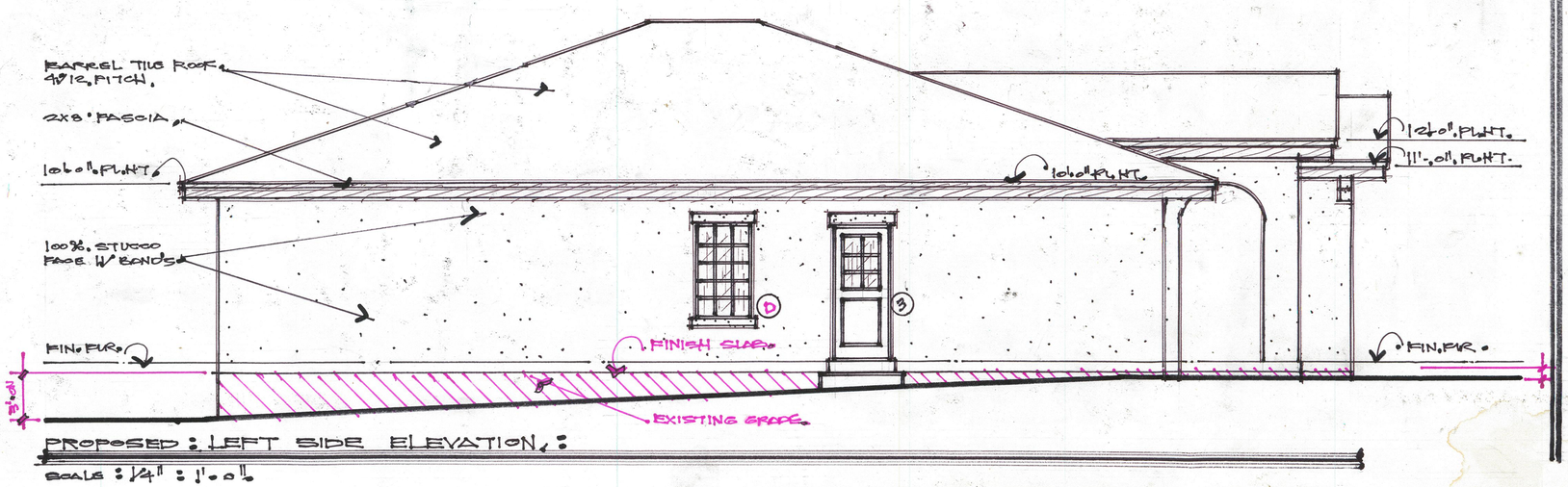










GARZA
DESIGN-BUILD, LLC

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

GARZA DESIGN-BUILD, LLC 106 BREAKING PLACE. 210.324.3736 lettiegarza@hotmail.com SAN ANTONIO, TX. 78201

A-3

SHEET: 03. OF 04.

OCTOBER. 12. 22.

SAN ANTONIO, TEX. VOL. 5.

525

ADD'L SHEET
JAN. 1929

528

523

524

522

Scale 100 Ft. to One Inch.

Copyright 1929 by the Sanborn Map Co

Original located at University of Texas at San Antonio Special Collections

1951

TEX 041 (9225A)

SAN ANTONIO, TEX., VOL 5

550

"A"

JAN. 1941

549

MANOR DR.

MEREDITH DR.

ALEXANDER HAMILTON DR.

THOMAS JEFFERSON DR.

SHADWELL DR.

SUTTON DR.

WILSON BLVD.

7024 7021 7020 7017 7016 8371

DONALDSON AV.

THOMAS JEFFERSON SENIOR HIGH SCHOOL

BUILT 1930-31

FIRE PROOF CONSTR. AS SHOWN
CONC. FTGS. & RF. 12" TILE BR
FACED, CURTN WALLS GYM.
AUDTM. & LIBRARY ART CONST.
ROOF TRUSS STEEL CAP CONST.
IN RF. PARTS OF FIRE PROOF BLDGS
HAVING METAL RF. HAVE FRAME
STEEL TILE COVR RFS

KITCHEN
CAFETERIA
LIBRARY
AUDITORIUM
GYM.
STEEL TRUSSES
SEATS
SHOWERS & W.C. SKYTS

¼ MILE RACE TRACK

R.O.T.C. DRILL GROUNDS

541

KAMPMANN BLVD.

548

CLUB DR.

NORTH DR

QUENTIN DR.

7070 7059 6757

KAMPMANN BLVD.

SCALE 100 FT TO ONE INCH

GARZA Design * Build LLC

March 22, 2023 * Proposed Windows Options * 515-Club Drive Residence

Mr. Edward Hall and Rachel Rettaliata, March 22, 2023

GARZA Design * build, LLC wants to Thank you for speaking with me today and taking the time to listen to all my concerns, requests . . . .. as well as offering helpful tips and suggestions

In reference to the windows, I am being told that we need to use true divided light windows that don't come in aluminum form. We are looking at a cost of $35,000.00 vs $5000.00. This is not economically budget feasible or Affordable for my clients. (Daughter and son in law.)

The Following Suggestions from GARZA Design * Build, LLC for your Consideration :

Option 1: Doing all wood windows and paying the $35,000.00 and then requesting from HDRC to have a architectural dimension composition roof instead of the barrel tile roof to offset added cost. In going that route, we will lose the esthetic of the Spanish style home and the cohesiveness of all the other homes in Monticello Park. (This is my least favorite Option.)

Option 2: Keep the barrel tile roof and use 100% aluminum windows with no divided lights.

Option 3: Keeping the barrel tile roof and focusing on using a 01-Pella product Wood true divided light window at the front elevation window. The right side, left side and rear windows will be aluminum with non divided light windows. (This is my Most favorite option)

In short, the home is going to be beautiful and a great addition to Monticello Park, all we ask is that your office (HDRC.) work with us on coming to a solution that meets everyone's needs.

Again **GARZA Design*Build, LLC** want to thank you and Rachel Rettaliata for being very patient with me and Assistance in Advocating for our project. She has been a Valuable Asset.

Please review and if you have anytime with any questions, please call me at 210 – 326 - 3736.

Thank you,

Gilbert Garza

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

To the members for HDRC,

Thank you for giving us the opportunity to hear our words. We appreciate all of your guidance and support you have given us during the building process of our new home.
As you know, one of the main reasons that drew us to the Monticello neighborhood was the historic aspects that represent our city.
It is our mission to continue those values as best as we can coming into our new home. We have taken your suggestions and implanted them into our design process to make sure they fit the standard of the neighborhood. We cannot be more thrilled to become a part of this community soon.
We come here to address the window suggestions. We understand that in one of the last meetings it was recommended that we use true divided light windows as our selections for the house. While we think this is a fantastic idea, it is simply out of our means. My dad obtained several quotes and for true divided light windows it would be an upward of $30,000 + an 8-10 week processing and manufacturing time.
My husband and I are both small business owners in our city and we have worked so hard to get to the point that we are at to finally be able to have our first home together as a married couple. We feel even more fortunate that my dad is the one who gets to build it! Very anxious yet very excited, we decided to take on this process in a neighborhood we feel in love with. We have been flexible with the HDRC guidelines and have compromised on many things that we had originally envisioned. Making us get these windows is unfortunately far out of our budget. Our bank gave us a limit that cannot be surpassed, and we are hitting the very peak of that now, but these windows will set us over. We propose to have the one visible front window be a true divided light but the ones on the side of the house and the back be aluminum. These windows are placed in a position that if only you were walking in between our lot and the 3 feet between the neighbors' fence would you be able to see. If we can't find a solution to the windows, we need to look at compromising our clay barrel tile roof to a composition shingle roof. We believe this will lessen the quality and overall aesthetic of the house. The roof is something that can be seen from all sides at any angle you drive from. It would be such a shame to have to lose the roof we wanted over a few windows that will hardly be seen.

Please don't make us sacrifice a staple piece of our home over a difference in material of windows. Put yourself in our shoes for a second. A newlywed couple building the first home together and having to spend over $30,000 on windows. It is very unfeasible for many.

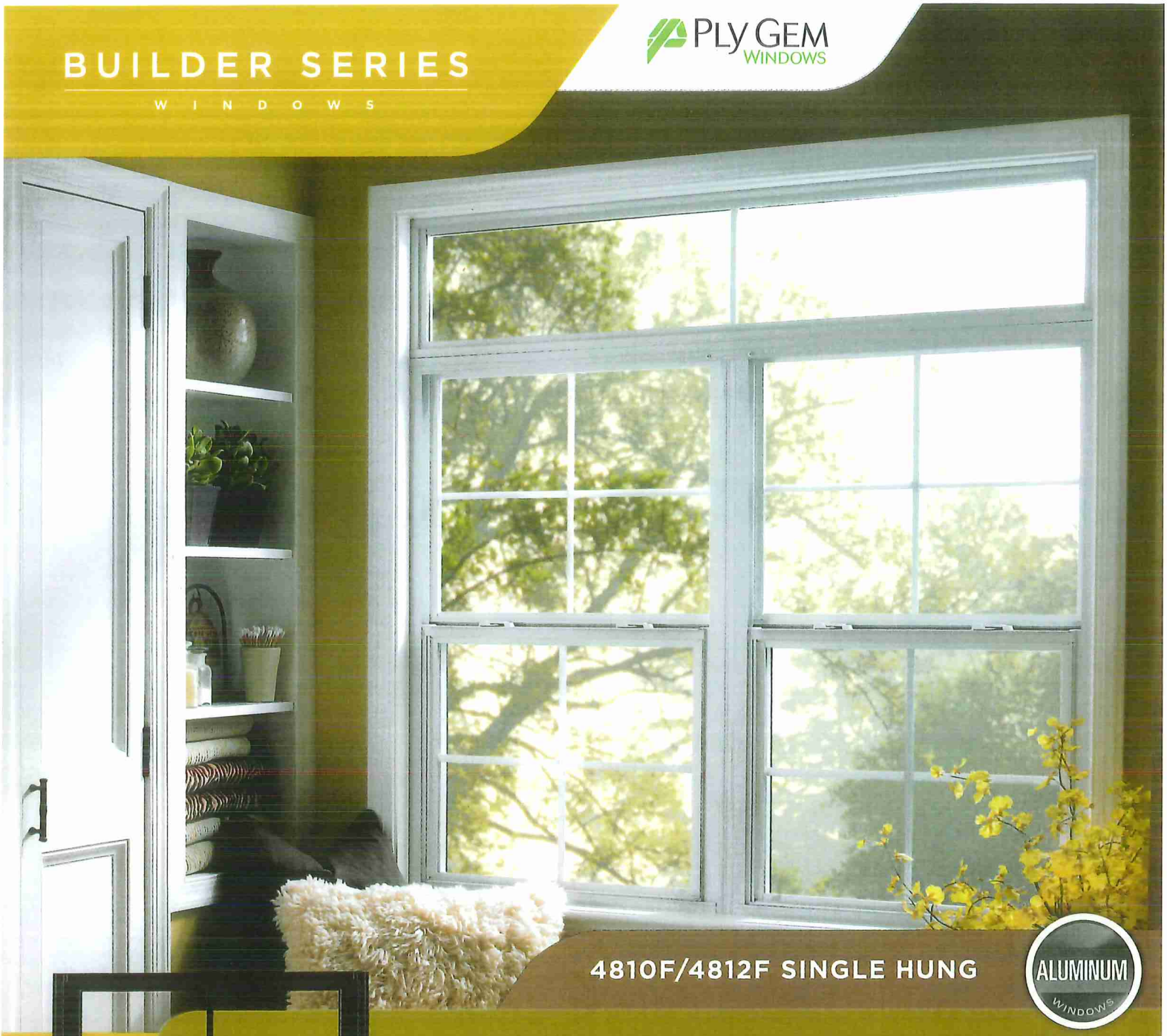
We hope you consider our request. Thank you so much for your time and consideration.

-Celeste & Dean Leija

BUILDER SERIES

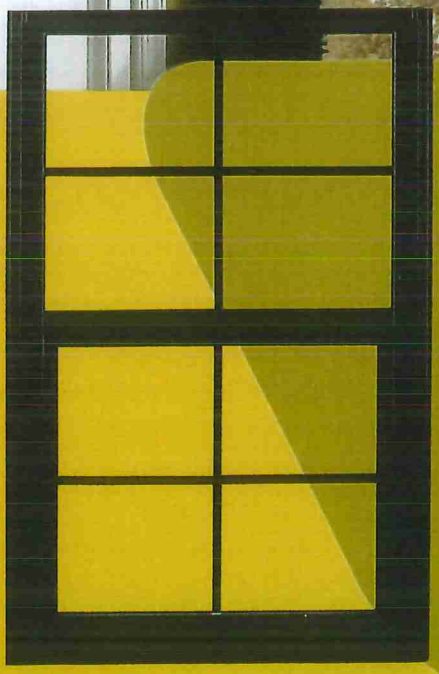
WINDOWS

PLY GEM WINDOWS



4810F/4812F SINGLE HUNG

ALUMINUM WINDOWS



MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy-efficient and offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.

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ENERGY STAR PARTNER

4810F/4812F SERIES SINGLE HUNG

ALUMINUM WINDOWS

20 YEAR GLASS WARRANTY

STANDARD FEATURES

- Thermally broken aluminum frame with polyurethane poured in place and debridged to reduce thermal conductivity of aluminum frame
- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side load removable bottom sash
- Block and tackle balance system
- Energy-efficient Warm Edge insulating glass
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Frame depth available in 2 1/16"
- Integral nailing fin with a 1 3/8" setback for simple installation

WARM EDGE TECHNOLOGY

OPTIONS

GLASS OPTIONS:
Low-E, Low-E^{SC}, HP, HP^{SC}, obscure and tempered

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

PRODUCT CONFIGURATION:
Matching side lites, fixed panels, transoms, segmented transoms and a wide selection of architectural shapes

HARDWARE OPTION:
Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:

WHITE | ADOBE GREY [7] | BRONZE

LOW-E GLASS [1]

HP GLASS

IMPACT RATED [5]

FLORIDA APPROVED [6]

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

4810F SERIES THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED U Factor	SHGC	VT
WARM EDGE				
3/4" Clear	1.64	0.61	0.64	0.67
3/4" Low-E	2.17	0.46	0.31	0.57
3/4" Low-E^{SC}	2.17	0.46	0.24	0.44
3/4" HP Glass	2.33	0.43	0.31	0.57
3/4" HP^{SC} Glass	2.33	0.43	0.23	0.44

4812F SERIES THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED U Factor	SHGC	VT
WARM EDGE				
3/4" Clear	1.59	0.63	0.64	0.66
3/4" Low-E	2.04	0.49	0.31	0.56
3/4" Low-E^{SC}	2.04	0.49	0.24	0.44
3/4" HP Glass	2.17	0.46	0.30	0.56
3/4" HP^{SC} Glass	2.22	0.45	0.23	0.44

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

SINGLE HUNG SELECTION GUIDE

SERIES	NAIL FIN SETBACK	R50	HIGH WIND ZONE	FLORIDA APPROVED	CONSTRUCTION TYPE: WOOD SIDING	BRICK	EIFS
4810F			●	14039	●	●	●
4812F		●	●	14039	●	●	●

1. Available Low-E option.
2. Optional Low-E^{SC} features Solar Cooling optimized Low-E for warmer climates.
3. Optional HP Glass combines Low-E with argon gas fill for high performance.
4. Optional HP^{SC} Glass combines Solar Cooling optimized Low-E with argon gas fill for high performance for warmer climate zones.
5. Impact Rated units are available in select sizes and configurations.
6. Meets Florida building codes for certain zones. Consult your local codes for specific requirements.
7. 4812F is available in white and bronze, not adobe grey.

PLY GEM
BUILDING PRODUCTS. BUILDING SUCCESS.

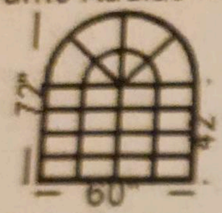
Customer: Garza Design Build

Project Name: Garza Design Build - Monticello Park Project

Quote Number: 16544372

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	None Assigned	**Lifestyle, Direct Set, Fixed Frame Springline, 60 X 72, Without HGP, White**	$2,810.59	1	$2,810.59

Frame Radius = 30"



Viewed From Exterior

Rough Opening: 60 - 3/4" X 72 - 3/4"

PK #
2129

1: 6072 Fixed Frame Direct Set Springline
Frame Size: 60 X 72 X 42
General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.22, VLT 0.50, CPD PEL-N-18-03602-00001, Performance Class CW, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 55, TDI WIN-1574, Year Rated 08|11
Grille: SDL, No Custom Grille, 7/8", Sunburst (4W4H)
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 239".

For more information regarding the finishing, maintena

Proposal - Detailed

Phone: Fax:

Sales Rep Name: Bogart, Justin
Sales Rep Phone: 210-735-2030
Sales Rep E-Mail: jbogart@pellasouthtexas.com
Sales Rep Fax:

Customer Information

Garza Design Build
9229 San

SAN ANTONIO, TX 78231
Primary Phone: (210) 3263736
Mobile Phone:
Fax Number:
E-Mail:
Contact Name:

Great Plains #: 1007178678
Customer Number: 1010953347
Customer Account: 1007178678

Project/Delivery Address

Garza Design Build - Monticello Park Project
9229 San

Lot #
San Antonio, TX 78231
County:
Owner Name:

Owner Phone:

Order Information

Quote Name: Monticello Park Project - Lifestyle

Order Number: 370
Quote Number: **16544372**
Order Type: Non-Installed Sales
Wall Depth:
Payment Terms:
Tax Code: SATGROUPTX
Cust Delivery Date: None
Quoted Date: 3/1/2023
Contracted Date:
Booked Date:
Customer PO #:

Customer Notes: Since we don't offer sliding windows in the wood frame product lines, I designed a vented casement window instead that might work for this application.

Also, we don't offer single hung in lifestyle line, so double hung was quoted, but this is a cheaper option than switching to a line that offers single hungs.

Rachel Rettaliata (OHP)

From:
Sent: Wednesday, March 15, 2023 7:26 AM
To: Rachel Rettaliata (OHP)
Subject: [EXTERNAL] Fwd: HDRC Letter

Good morning Rachel,

This is a letter from my Clients/Daughter & Son in Law, that we would like for it to be read by the HDRC.

Can I be placed on the next meeting either virtually or in person, please.

Thanks, Gilbert Garza

To the members for HDRC,

Thank you for giving us the opportunity to hear our words. We appreciate all of your guidance and support you have given us during the building process of our new home.
As you know, one of the main reasons that drew us to the Monticello neighborhood was the historic aspects that represent our city.
It is our mission to continue those values as best as we can coming into our new home. We have taken your suggestions and implanted them into our design process to make sure they fit the standard of the neighborhood. We cannot be more thrilled to become a part of this community soon.
We come here to address the window suggestions. We understand that in one of the last meetings it was recommended that we use true divided light windows as our selections for the house. While we think this is a fantastic idea, it is simply out of our means. My dad obtained several quotes and for true divided light windows it would be an upward of $30,000 + an 8-10 week processing and manufacturing time.
My husband and I are both small business owners in our city and we have worked so hard to get to the point that we are at to finally be able to have our first home together as a married couple. We feel even more fortunate that my dad is the one who gets to build it! Very anxious yet very excited, we decided to take on this process in a neighborhood we feel in love with. We have been flexible with the HDRC guidelines and have compromised on many things that we had originally envisioned. Making us get these windows is unfortunately far out of our budget. Our bank gave us a limit that cannot be surpassed, and we are hitting the very peak of that now, but these windows will set us over. We propose to have the one visible front window be a true divided light but the ones on the side of the house and the back be aluminum. These windows are placed in a position that if only you were walking in between our lot and the 3 feet between the neighbors' fence would you be able to see. If we can't find a solution to the windows, we need to look at compromising our clay barrel tile roof to a composition shingle roof. We believe this will lessen the quality and overall aesthetic of the house. The roof is something that can be seen from all sides at any angle you drive from. It would be such a shame to have to lose the roof we wanted over a few windows that will hardly be seen.
Please don't make us sacrifice a staple piece of our home over a difference in material of windows. Put yourself in our shoes for a second. A newlywed couple building the first home together and having to spend over $30,000 on windows. It is very unfeasible for many.

We hope you consider our request. Thank you so much for your time and consideration.

-Celeste & Dean Leija

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

GARZA DESIGN*BUILD, LLC

For : Mr. and Mrs. Leija. Address : 5 1 5 - Club Drive
From : **GARZA Design * Build, LLC.** 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**

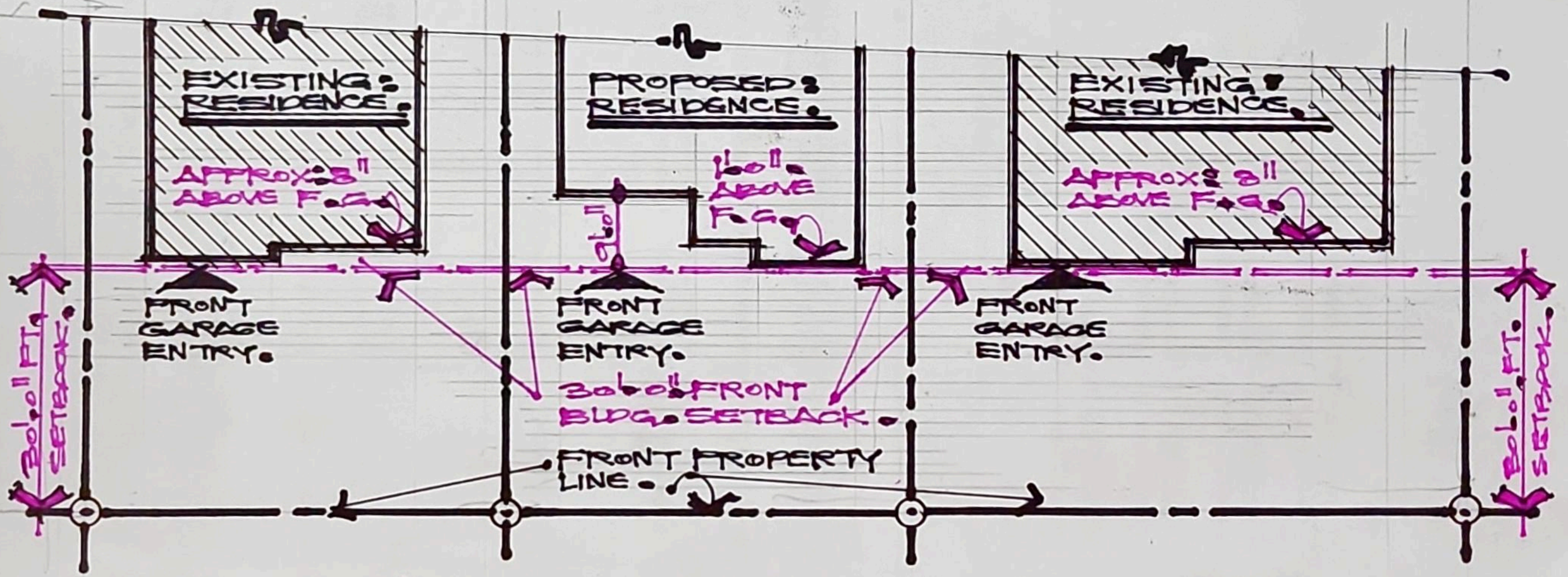
1	:	RECOMMENDATIONS : HISTORIC PRESERVATION DESIGN AND REVIEW COMMISSION :
I	:	Provide Setback diagram showing the Proposed setbacks in relation to the neighboring structures and Garage
* R.	:	Setback diagram provided in previous meeting. (Article will be Re-Summitting.)
II	:	Provide Foundation heights 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.

EXIBIT: I II

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



PROPOSED & EXISTING FRONT SETBACK'S 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.

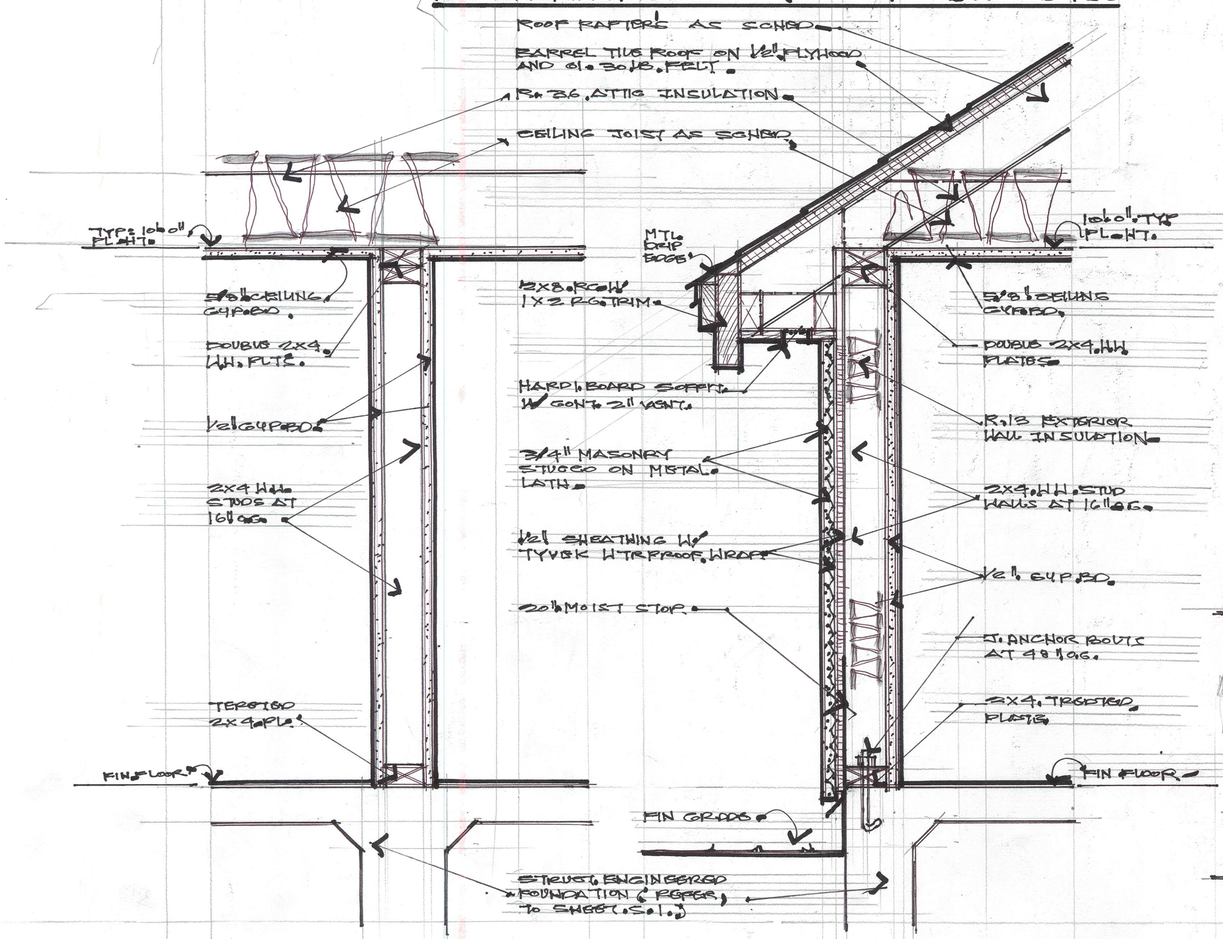
A RESIDENCE FOR MR AND MRS LEIJA

515 CLUB DR/MONTICELLO PK

GARZA

DESIGN · BUILD, LLC

106 · ERSKINE PLACE. ✚ 210 · 326 · 3736

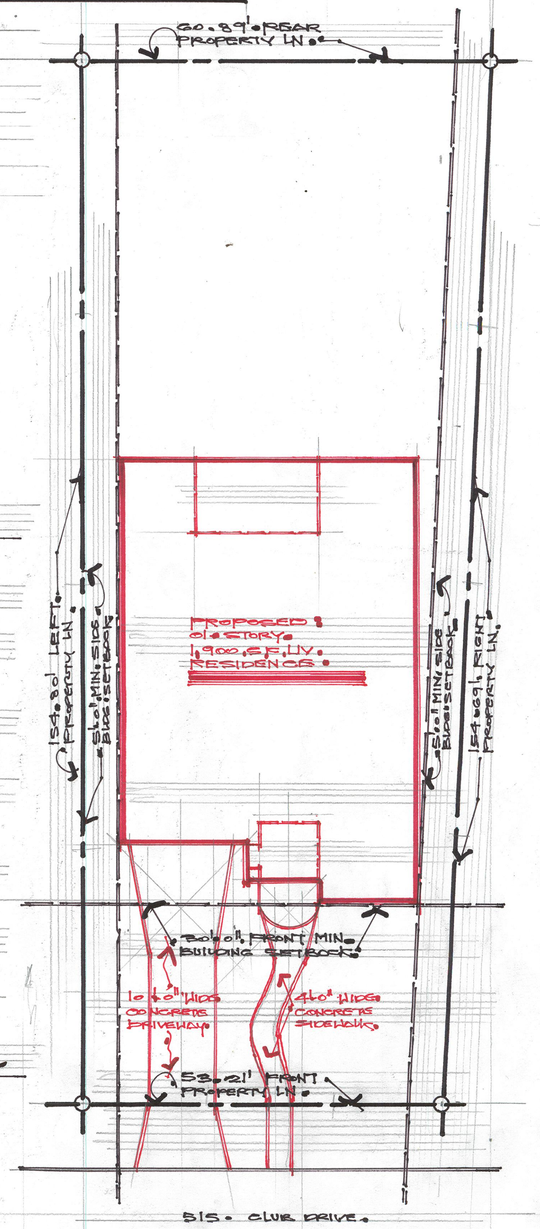


TYPICAL INTERIOR WALL SECTION.

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

TYPICAL EXTERIOR WALL SECTION.

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



515 · CLUB DRIVE.

PROPOSED: SITE PLAN.

SCALE: 3/32" = 1'-0".

TABLE OF CONTENTS:

A-1: CONTENTS, LEGAL DESCRIPT, ORIG. SURVEY, PROPOSED SITE PLAN, AND WALL SECTS.

A-2: PROPOSED FLOOR PLAN, ELECTRICAL PLAN, SQ. FT. TABULATIONS AND NOTES.

A-3: PROPOSED EXTERIOR ELEVS. ROOF PLAN AND GEN NOTES.

A-4: PROPOSED INTERIOR ELEVS. CROSS-SECTIONS AND DETS.

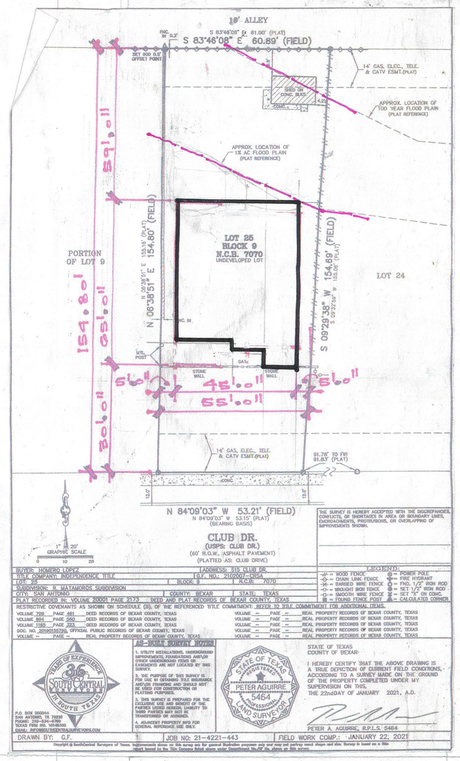
S-1: PROPOSED FOUNDATION PLAN AND FOUNDATION DETAILS.

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.
SUBD'V. : MONTICELLO PARK.
LOT #: #25 BLK #: #9 NCB #: 7070.
CITY/ST. : SAN ANTONIO, TEXAS.
COUNTY/ZIP: BEXAR CO./ 78201.

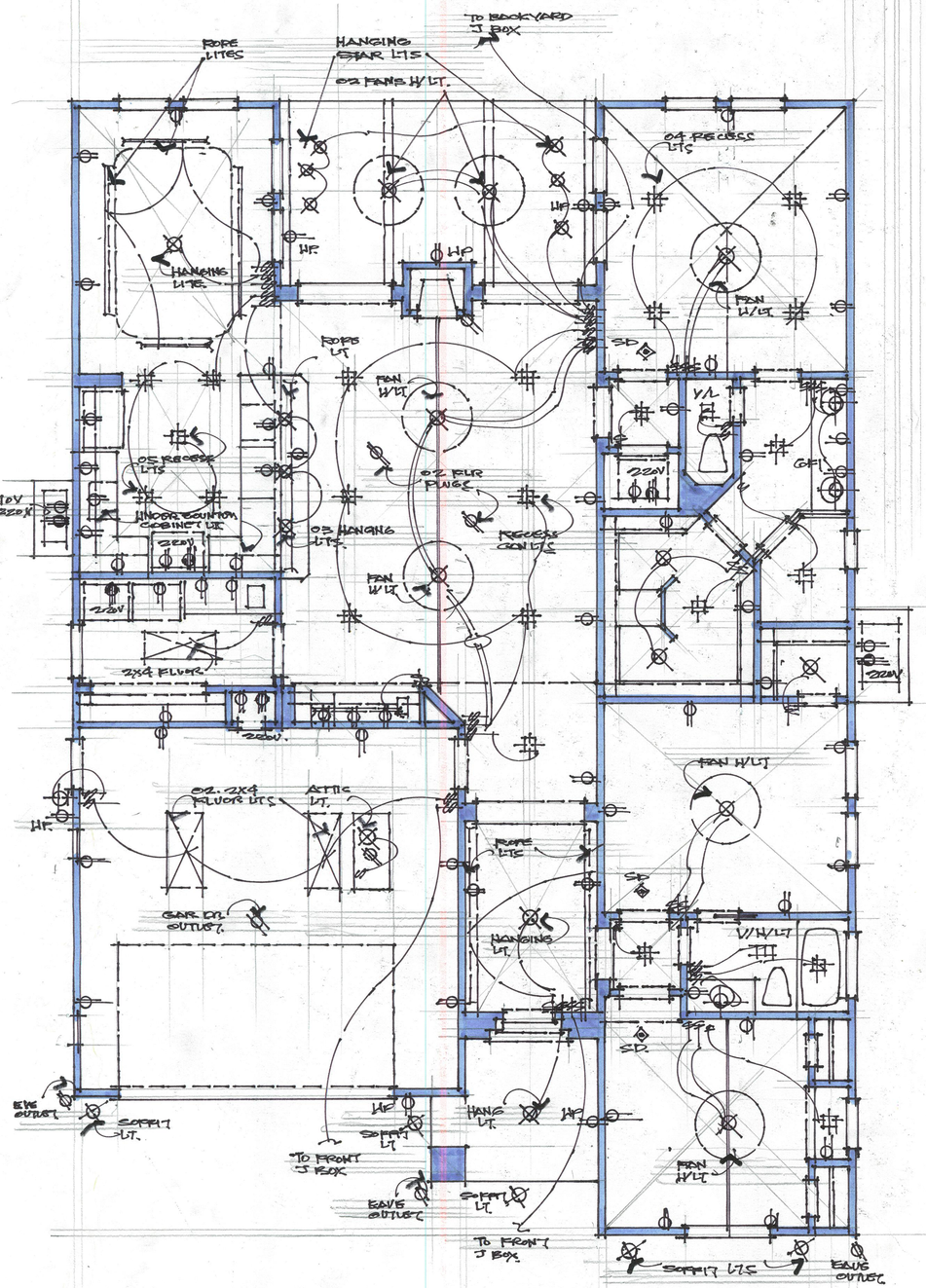

19' ALLEY
S 83°46'08" E 60.89' (FIELD)
14' GAS, ELEC., TELE. & CATV ESMT.(PLAT)
APPROX. LOCATION OF 100 YEAR FLOOD PLAIN (PLAT REFERENCE)
APPROX. LOCATION OF .15 AC FLOOD PLAIN (PLAT REFERENCE)
LOT 25 BLOCK 9 N.C.B. 7070 UNDEVELOPED LOT
PORTION OF LOT 9
LOT 24
154.8'(FIELD) 154.8'(PLAT)
N 06°36'51" E 154.80' (FIELD)
S 09°29'38" W 154.68' (FIELD)
S 09°29'38" W 154.68' (PLAT)
5'-0"
45'-0"
65'-0"
30'-0"
N 84°09'03" W 53.21' (FIELD)
N 84°00'57" W 53.10' (PLAT)
(BEARING BASIS)
CLUB DR.
(USPS: CLUB DR.)
(60' R.O.W.-ASPHALT PAVEMENT)
(PLATTED AS: CLUB DRIVE)
1" = 20' GRAPHIC SCALE
BEARS: BEARING TOPIC
SUBJECT TO: PROFESSIONAL TITLE
OUR JOB NO.
SUBDIVISION: N. MATAMOROS SUBDIVISION
CITY: SAN ANTONIO
PLAT RECORDED IN: VOLUME 9000, PAGE 8124
ADDRESS: 515 CLUB DR.
LEGAL NO.: I BLOCK: 9
COUNTY: BEXAR
STATE: TEXAS
N.C.B.: 7070
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B) OF THE REFERENCED TITLE COMMITMENT. REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.
VOLUME 3591, PAGE 385 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 3591, PAGE 393 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 9000, PAGE 8124 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
DOC. NO. 20060200104, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOLUME -, PAGE - REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
SURVEYOR'S NOTES:
1. UTILITY INSTALLATIONS, UNDERGROUND FOUNDATIONS, FOUNDATIONS, ARTIFICIAL FILLS, AND SUBSURFACE CONDITIONS ARE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF IMPROVEMENTS ABOVE FOUNDING AND SHALL BE NOT CONSTRUED AS ESTABLISHING PROPERTY PLATTING PURPOSES.
3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND NOT BY THE UNDERSIGNED OR ASSIGNS.
4. ADJACENT PROPERTY INFO FOR GENERAL REFERENCE ONLY.
SURVEY DESCRIPTION:
BEING A 0.11 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 9, BLOCK 9, N.C.B. 7070, N. MATAMOROS SUBDIVISION, RECORDED IN VOLUME 9000, PAGE 8124, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.11 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHWEST R.O.W. LINE OF CLUB DRIVE (60' R.O.W.), SAME BEING THE SOUTHEAST CORNER OF LOT 25, BLOCK 9, N.C.B. 7070, FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N 84°09'03" W, 53.21' (FIELD), (N 84°00'57" W, 53.10' (PLAT)) ALONG THE NORTHWEST R.O.W. LINE OF CLUB DRIVE, SAME BEING THE SOUTHEAST LINE OF LOT 9, BLOCK 9, N.C.B. 7070, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N 06°36'51" E, 154.80' (FIELD), (N 06°45'00" E, 154.80' (PLAT)) ALONG THE NORTHEAST LINE OF LOT 9, BLOCK 9, N.C.B. 7070, SAME BEING THE SOUTHWEST LINE OF LOT 24, BLOCK 9, N.C.B. 7070, FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE S 09°29'38" W, 154.68' (FIELD), (S 09°15'00" W, 154.80' (PLAT)) ALONG THE SOUTHEAST LINE OF LOT 25, BLOCK 9, N.C.B. 7070, SAME BEING THE NORTHWEST LINE OF LOT 9, BLOCK 9, N.C.B. 7070, FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 83°46'08" E, 60.89' (FIELD), (S 83°45'00" E, 60.89' (PLAT)) ALONG THE NORTHEAST LINE OF LOT 25, BLOCK 9, N.C.B. 7070, SAME BEING THE SOUTHWEST R.O.W. LINE OF CLUB DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 09°29'38" W, 154.68' (FIELD), (S 09°15'00" W, 154.80' (PLAT)) ALONG THE NORTHEAST LINE OF LOT 25, BLOCK 9, N.C.B. 7070, SAME BEING THE SOUTHWEST R.O.W. LINE OF CLUB DRIVE

GENERAL NOTES:

01: PLUMBER TO PROVIDE GAS CONNECTIONS:
- 02: A/C UNITS.
- 07: GAS LANTERNS.
- 01: GAS RANGE.
- 01: GAS DRYER.
- 02: WATER HTRS.

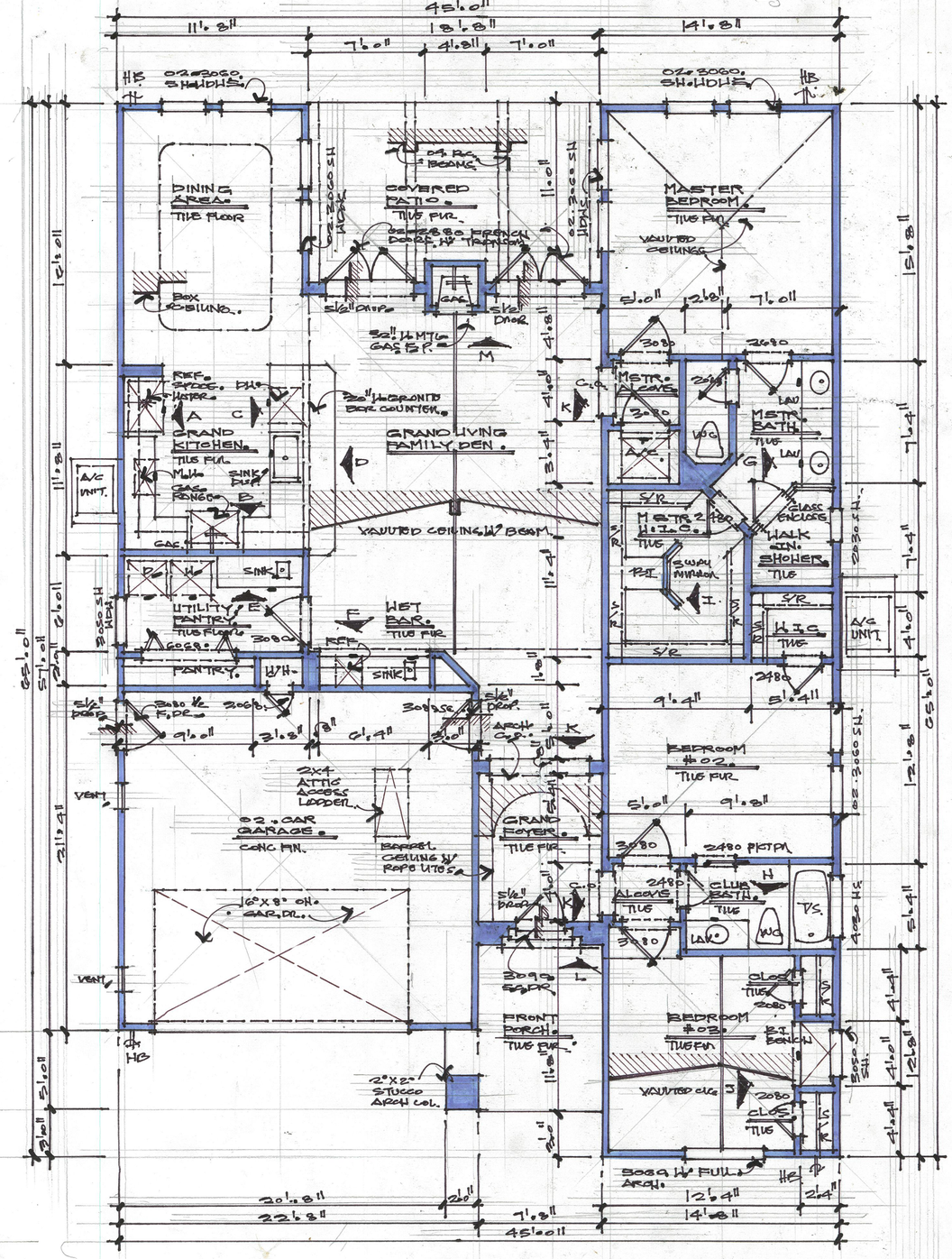
PROPOSED SQ. FT. TABULATIONS:

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



PROPOSED: ELECTRICAL PLAN.:

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



PROPOSED: FLOOR PLAN.:

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

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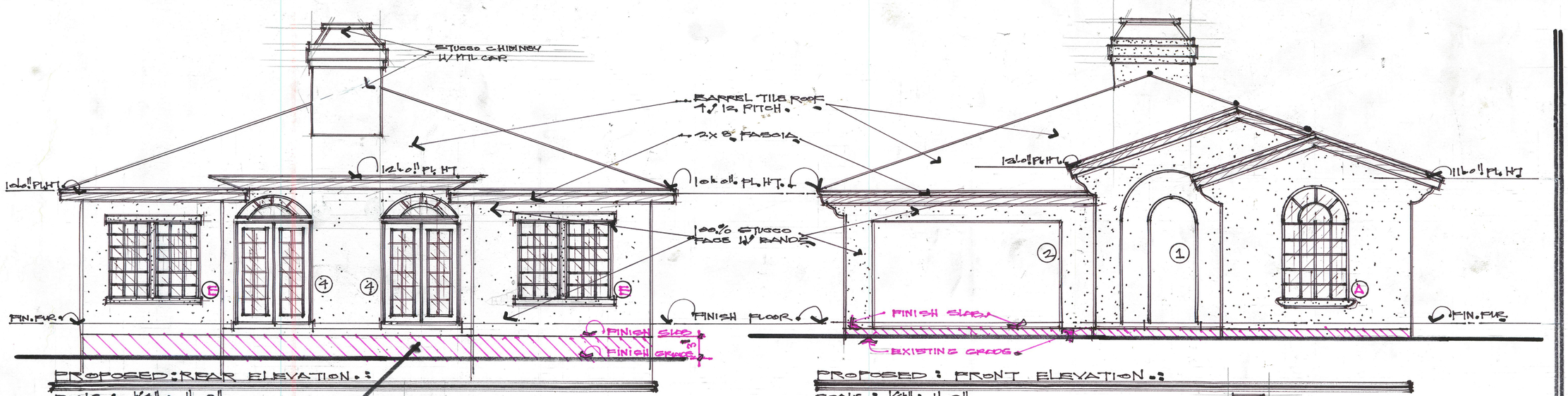
GARZA
DESIGN-BUILD, LLC

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

A-2

SHEET: 02 of 04.
OCTOBER-18-22.

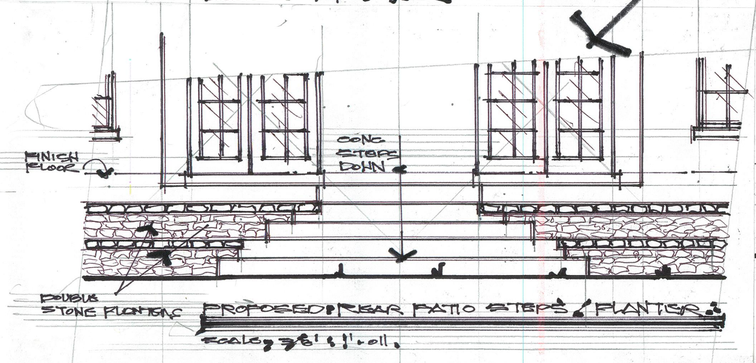


PROPOSED: REAR ELEVATION.:

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

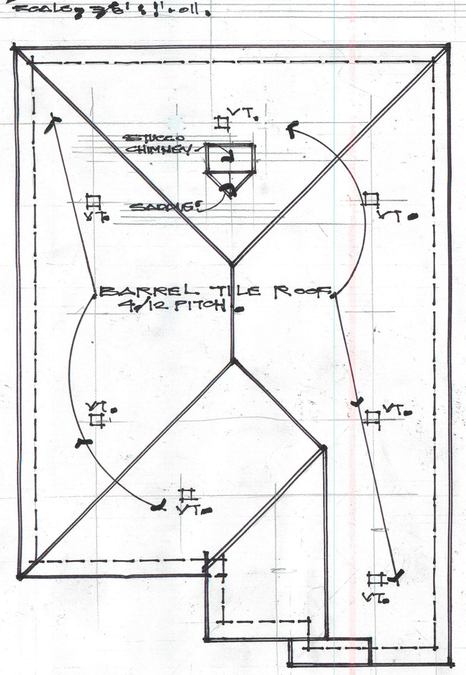
PROPOSED : FRONT ELEVATION.:

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



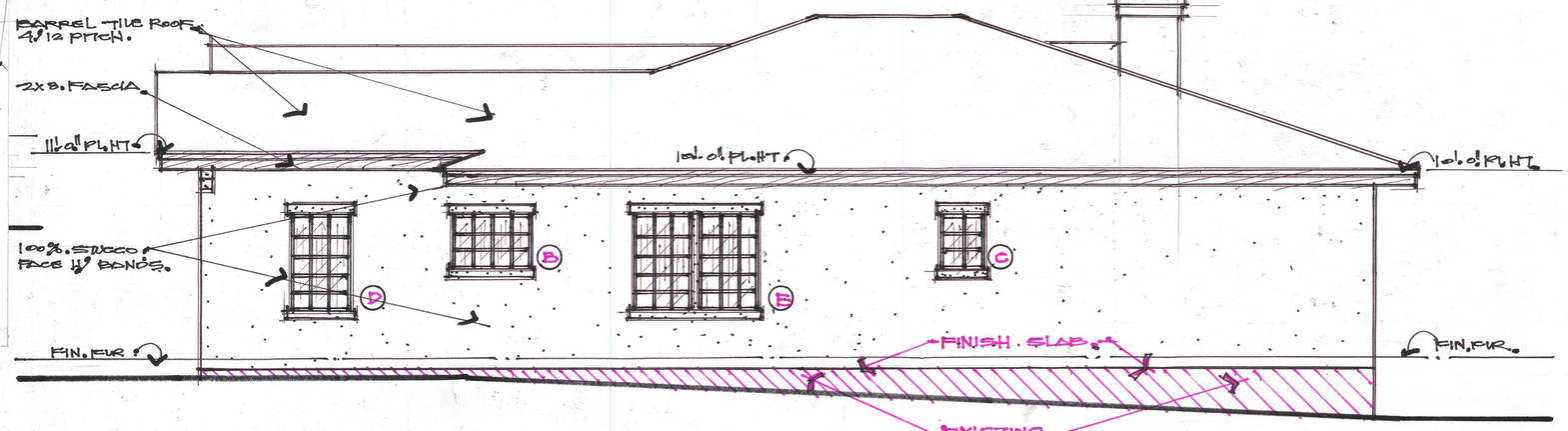
PROPOSED: REAR PATIO STEPS & PLANTER.

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



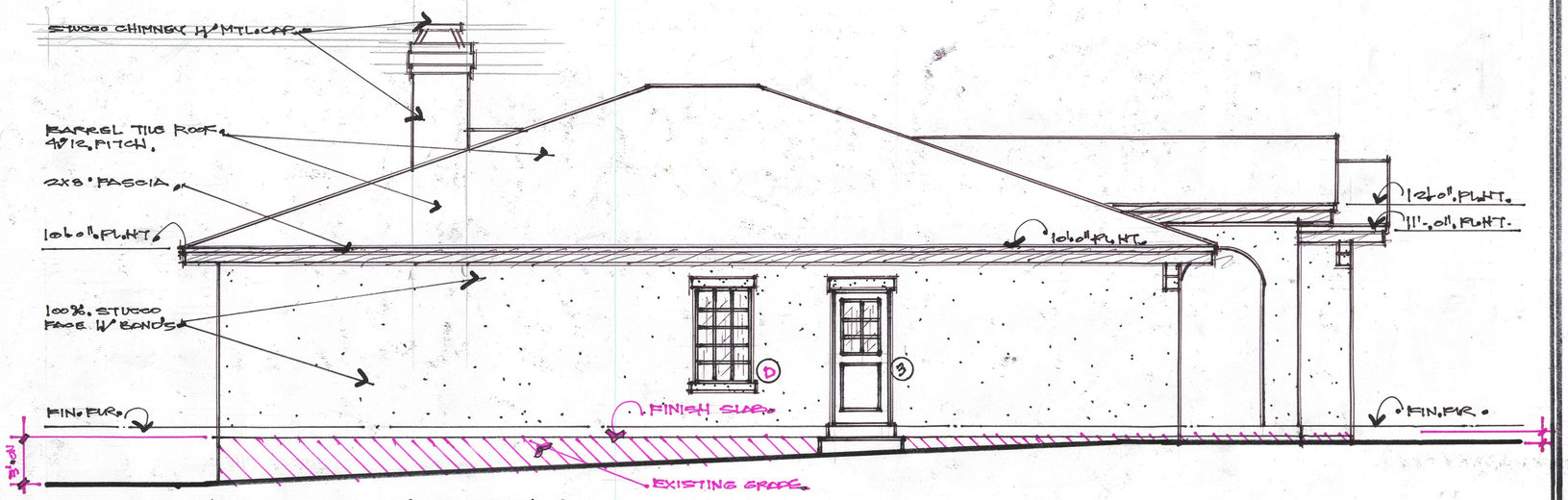
PROPOSED: ROOF PLAN.:

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



PROPOSED : RIGHT SIDE ELEVATION.:

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



PROPOSED : LEFT SIDE ELEVATION.:

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

GARZA DESIGN-BUILD, LLC

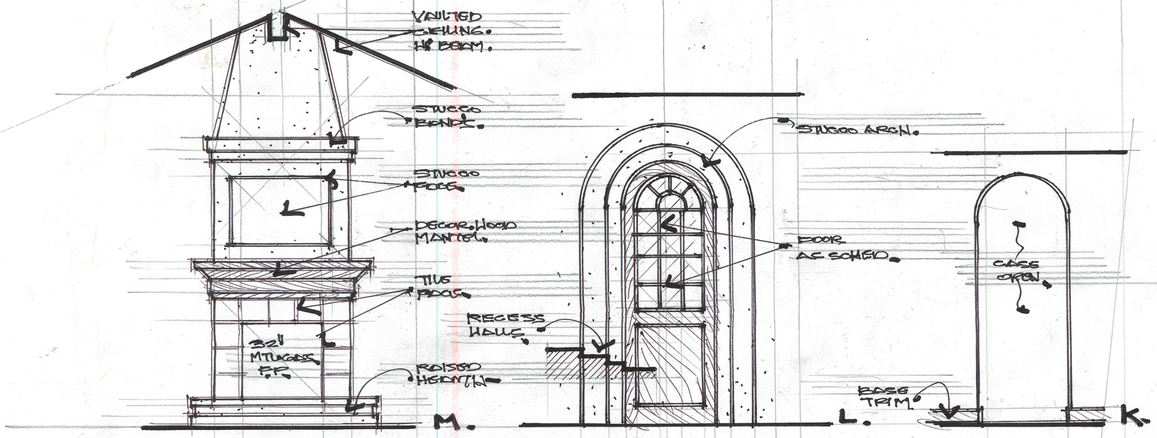
A PROPOSED NEW RESIDENCE FOR:
MR. DEAN AND MRS. CELESTE LEITA.
515 · CLUB DRIVE · MONTICELLO PARK.

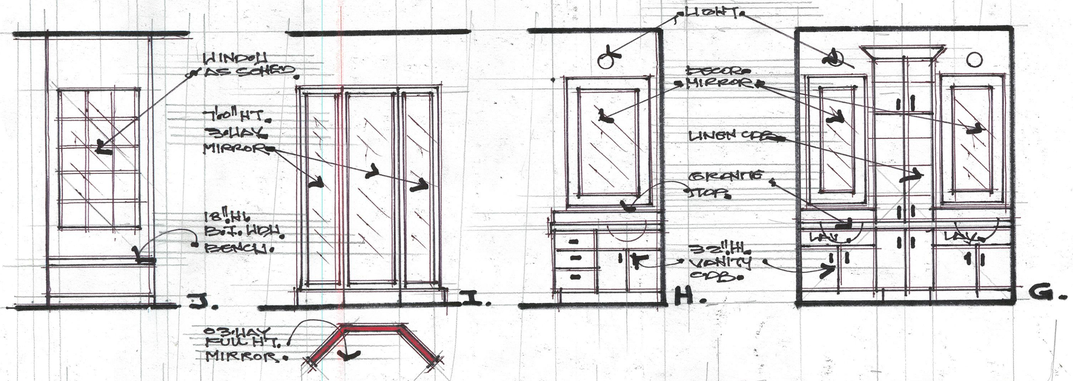
GARZA DESIGN-BUILD LLC · 108 · ERSKINE PLACE · SAN ANTONIO, TX. 78201 · 210 · 326 · 3736 · lettiegarza@hotmail.com

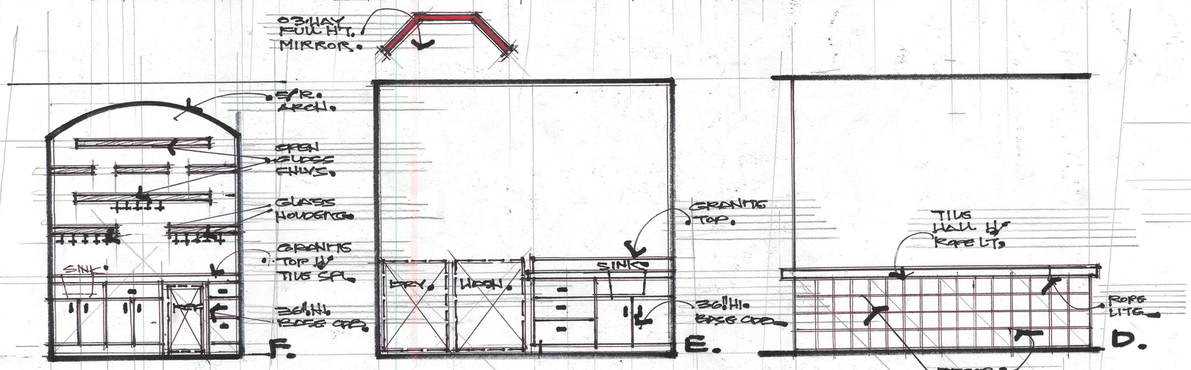
A-3

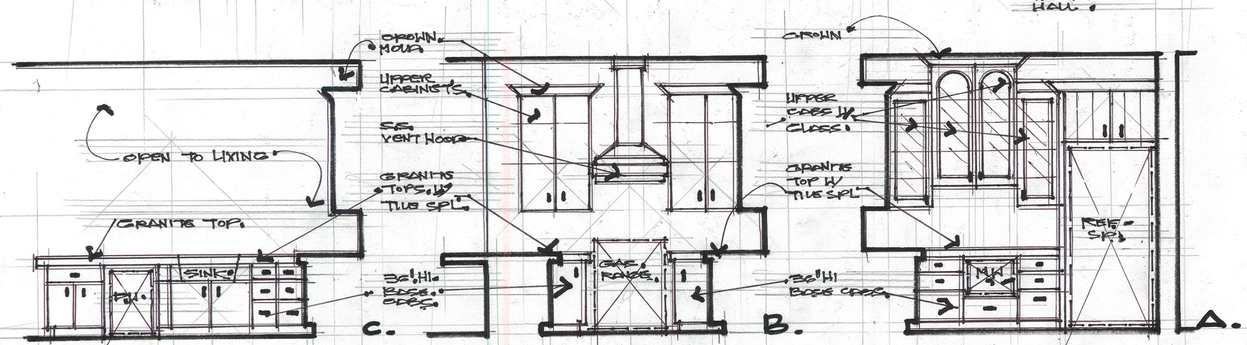
SHEET: 03. of 04.

OCTOBER. 12. 22.





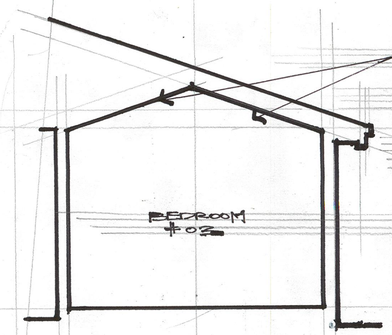




CABINET NOTE: REFER TO CABINETS TO GO CO. FOR CABINETS DETAILS AND DIM.

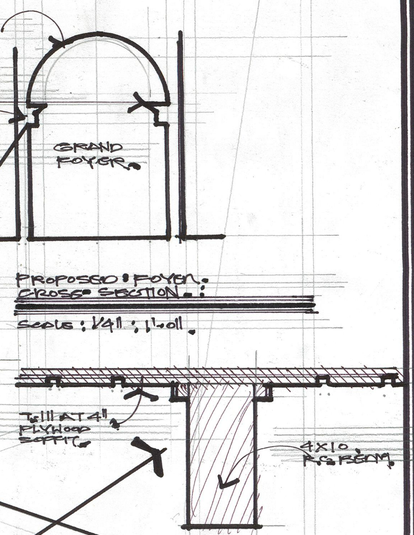
PROPOSED: INTERIOR ELEVATIONS.:

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



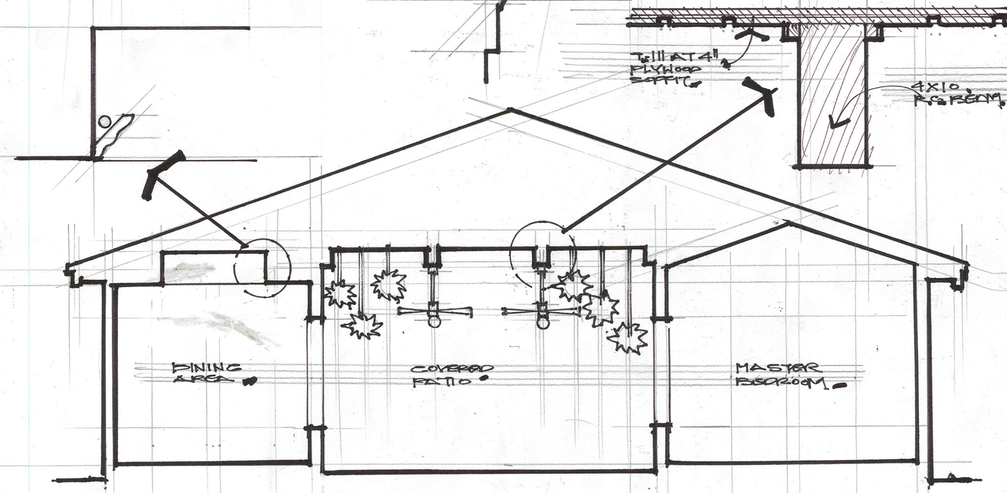
PROPOSED BEDRM #03. CROSS-SECTION.:

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



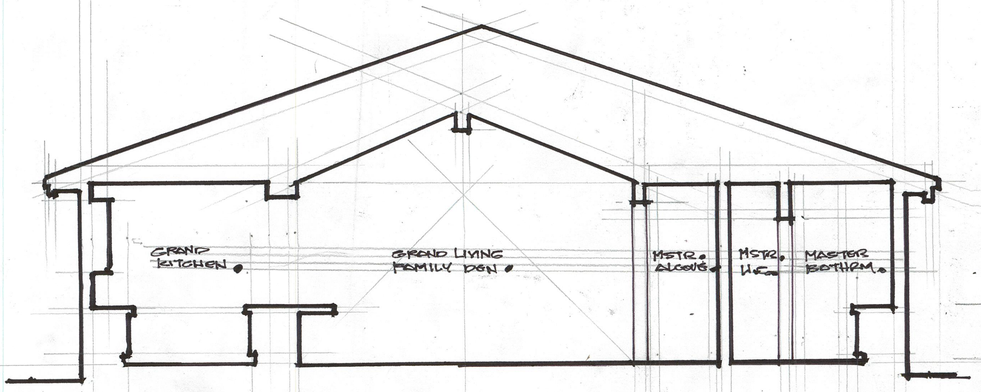
PROPOSED FOYER. CROSS SECTION.:

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



PROPOSED: DINING, COV'D. PATIO, AND M STR. BEDRM. CROSS-SECTION.:

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



PROPOSED: KITCHEN, GRAND LIVING, ALCOVE, AND M BATH. CROSS-SECTION.:

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

GARZA
DESIGN • BUILD, LLC

A PROPOSED NEW RESIDENCE FOR:
MR. DEAN AND MRS. CELESTE LEITA. RES.
515 CLUB DRIVE • MONTICELLO PK.

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A-4

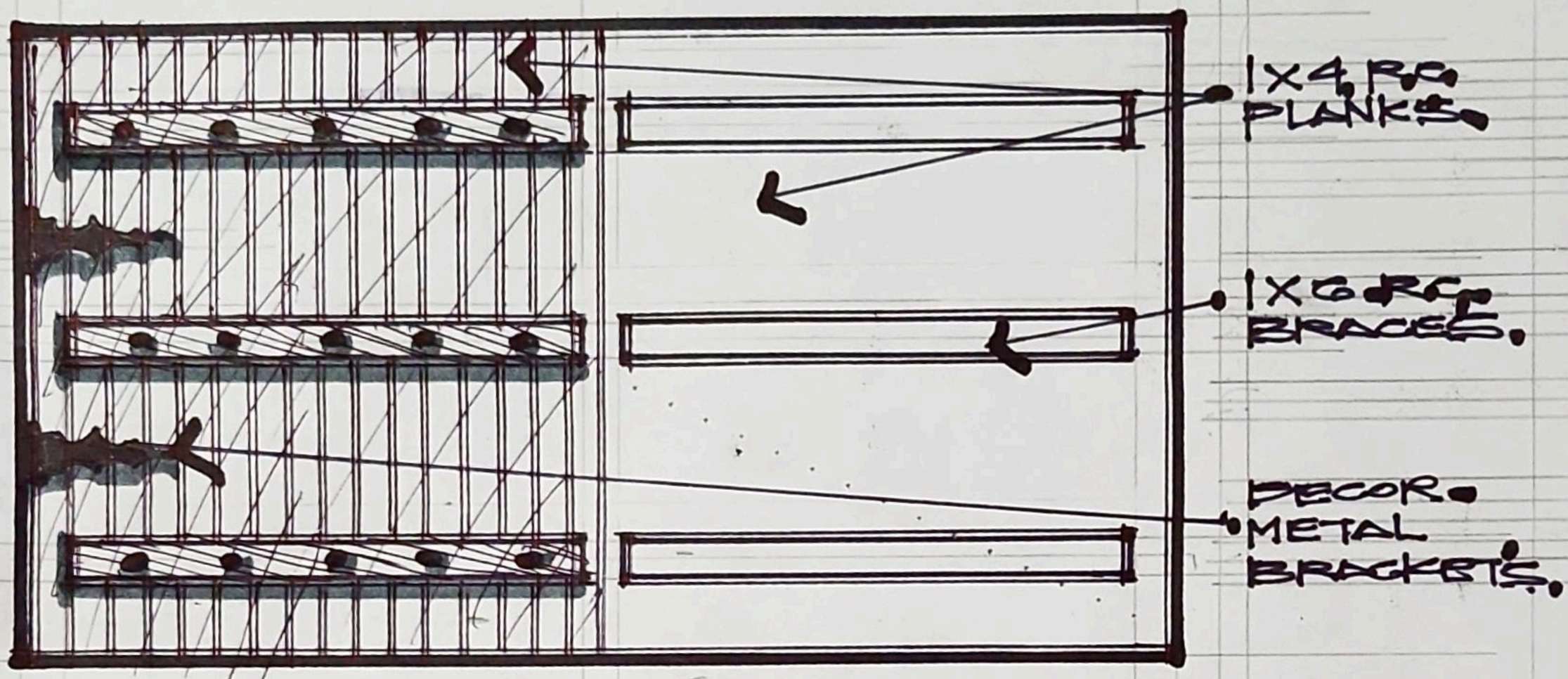
SHEET: 04. of 04.

OCTOBER. 18, 22.

MR. AND MRS. LEIJA ✦ 515. CLUB DR ✦ MONTICELLO

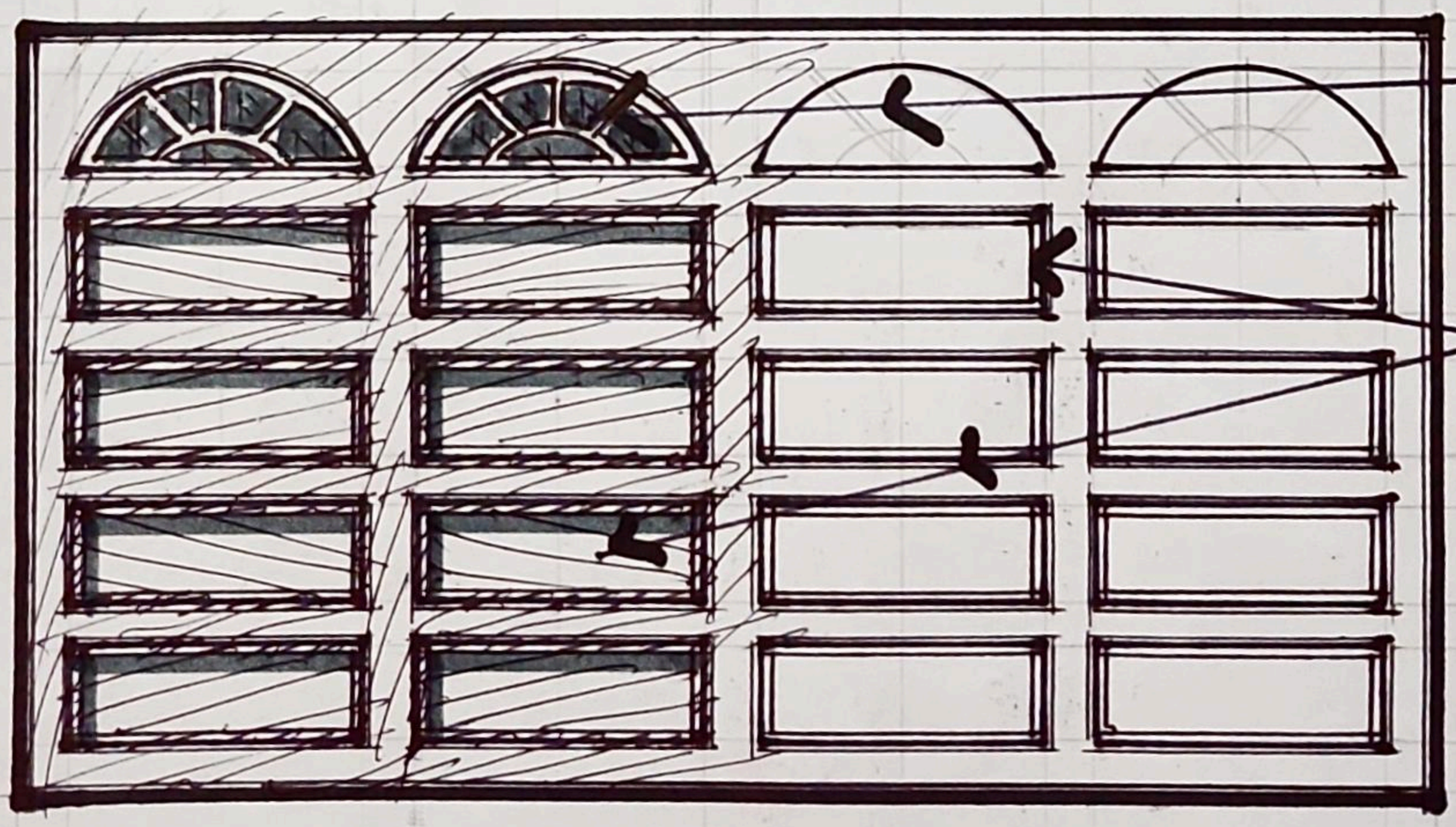
02. PROPOSED: GARAGE DOOR OPTIONS.

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".

12
4

GARAGE FT. WALL
RECESSED BACK.
9'-0"

A PROPOSED "REVISED" FRONT ELEVATION.

REFER TO ATTACHED NOTES FOR REVISED DESCRIPTION.

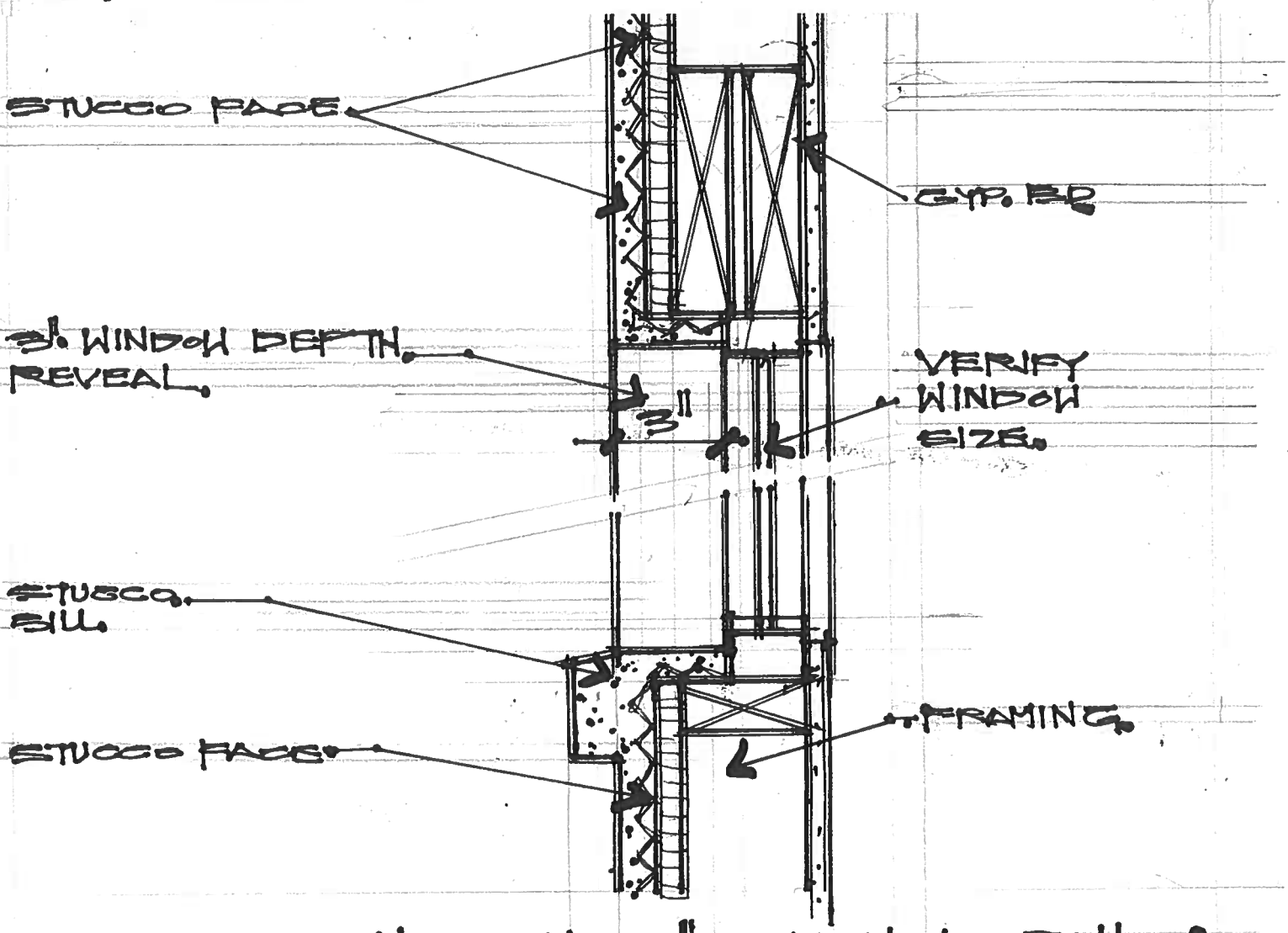
MR. AND MRS. LEIJA 515 CLUB DR. MONTICELLO PK.

GARZA DESIGN BUILD LLC 100 ERSKINE PL 210 826 3736 78201 S.A. TX.

MR AND MRS LEIJA ✦ 515 CLUB DR ✦ MONTICELLO PARK

PROPOSED: WINDOWS W/ 3" REVEAL DETAIL.

• EXHIBIT • II a • VI



PROPOSED: WINDOW 3" REVEAL DETAIL.

SCALE: 3" : 1" - 0"

PROPOSED: WINDOWS GENERAL SPECS

01. REFER TO ARCHITECTURAL PLANS FOR ALL WINDOW SIZES, STYLES AND LOCATIONS.

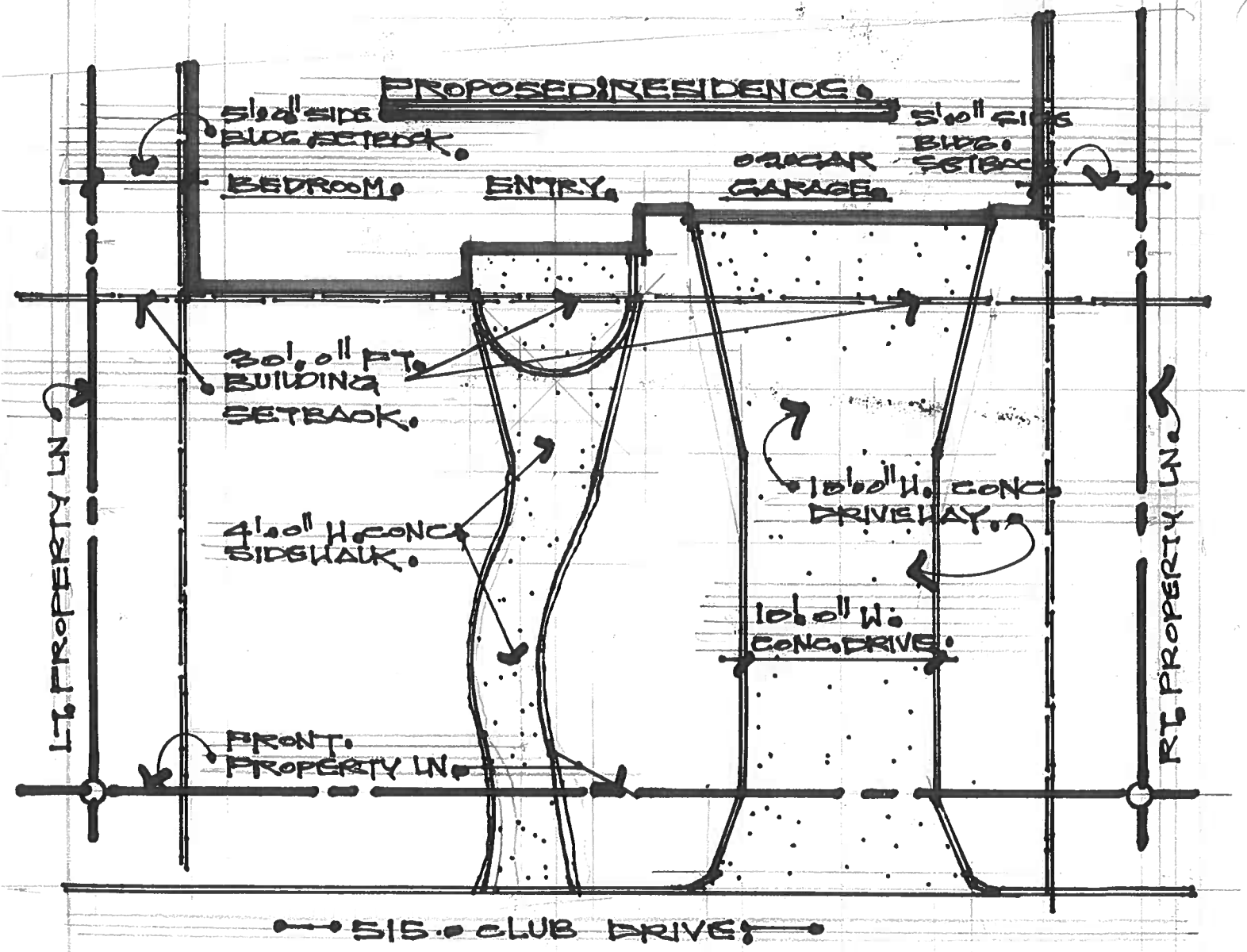
02. WINDOWS TO BE ALUM./ BLACK FRAME, DBL. INSULATED. LOW "E" WINDOWS W/ SCREEN.

GARZA DESIGN-BUILD, LLC ✦ 106 ERSKINE PLACE
210-326-3736 ✦ lettiegarza@hotmail.com

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

PROPOSED: 10'.0" WIDE CONCRETE DRIVEWAY.

• EXHIBIT "A" •



PROPOSED: 10'.0" WIDE CONC. DRIVEWAY PLAN.

SCALE: 1/8" : 1'-0".

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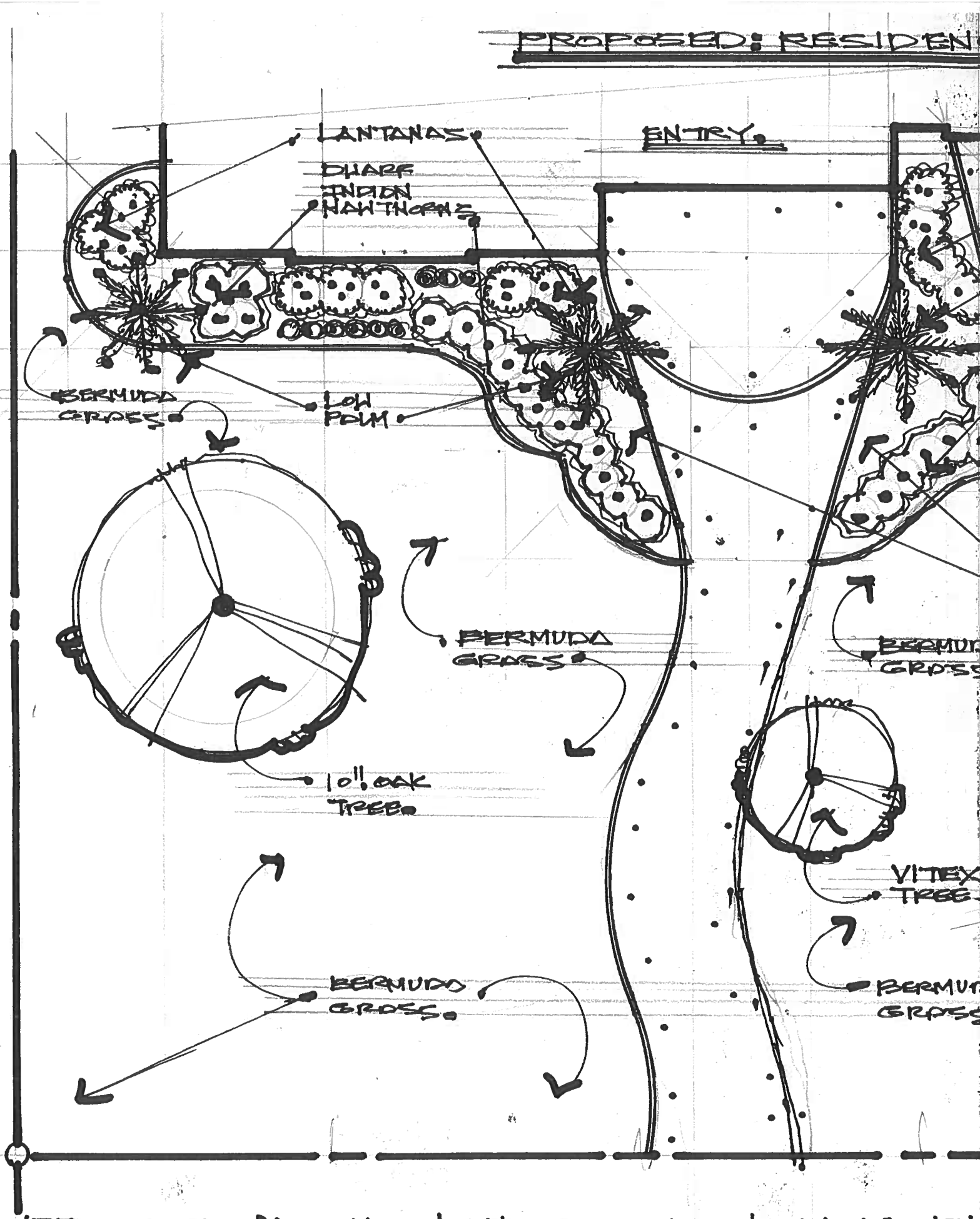
210.326.5736 ✦ lettiegarza@hotmail.com



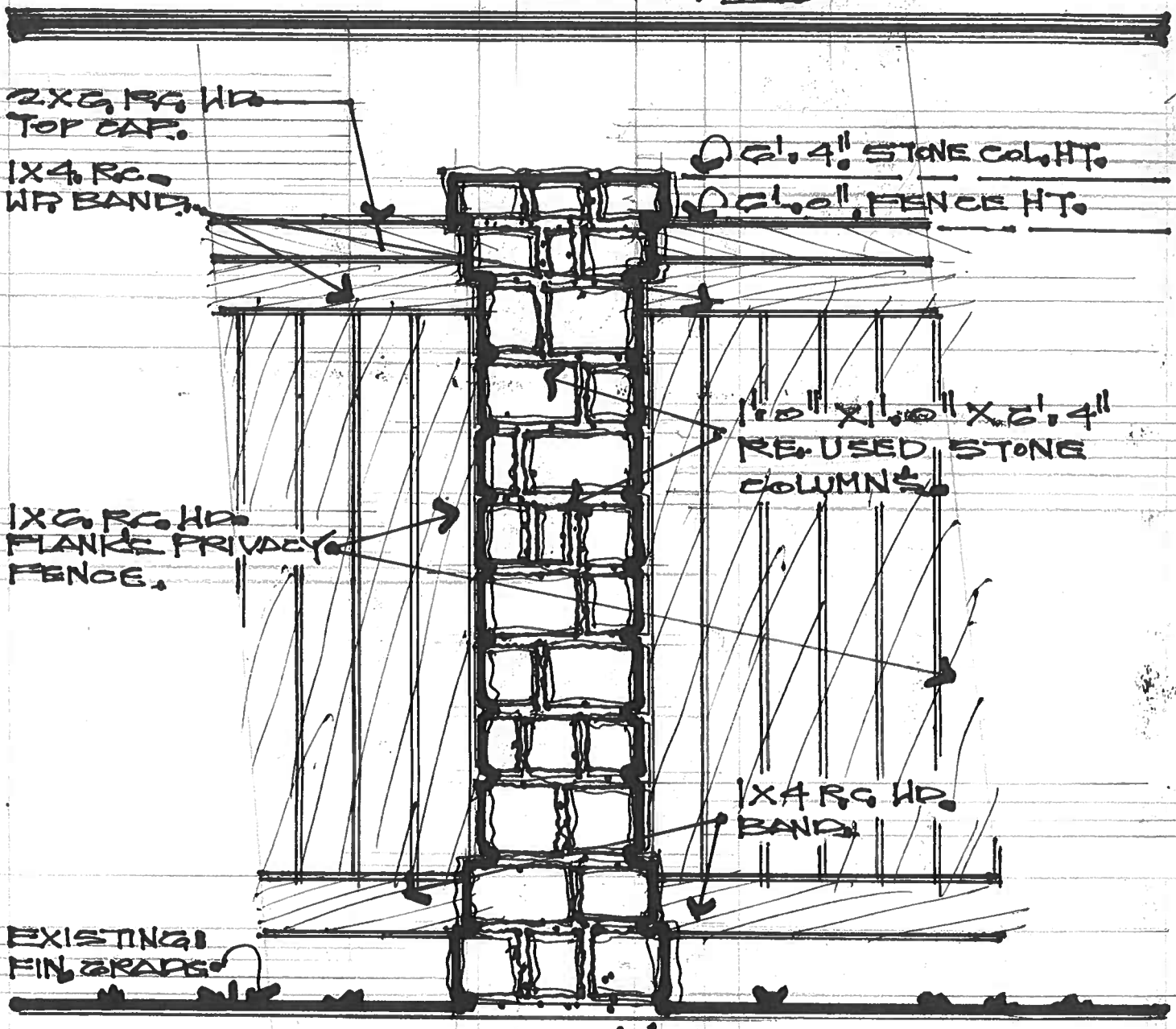
PROPOSED: FRONT LANDSCAPING LAYOUT PL

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

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

PROPOSAL TO RE-USE EXISTING STONE WALL MATERIAL.

• EXHIBIT • XIa •



NOTE: 04. STONE COLUMNS MATERIAL'S TO BE REFURBISHED FROM EXISTING STONE WALL.

04. PROPOSED STONE COLUMNS ELEVATION DET.

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

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210 • 326 • 3736 • lettiegarza@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 ,

From : **GARZA Design*Build, LLC**

Address : 515-Club Dr / Monticello Pk

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

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GARZA Design * Build LLC

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

EXIBIT

For : Mr. and Mrs. Leija ,

From : **GARZA Design*Build, LLC**

Address : 515-Club Dr / Monticello Pk

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

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Submitted October 3rd

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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 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 propert 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: