

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-074
ADDRESS: 413 CLUB DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT W 35 FT OF 4 & E 16.5 FT OF 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Ramiro Reyes
OWNER: Ramiro Reyes
TYPE OF WORK: Window replacement, exterior painting
APPLICATION RECEIVED: February 14, 2019
60-DAY REVIEW: April 13, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace 33 wood windows with vinyl windows.
2. Install wood window screens.
3. Paint the exterior of the building.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

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.

2. Guidelines for Exterior Maintenance and Alterations

FINDINGS:

- a. The historic structure at 413 Club was constructed circa 1940 and first appears on the 1951 Sanborn map. The two-story multi-family structure features subtle Neoclassical architecture forms including a front-facing centered gable over two full height wood columns; other features include brick façade with a different color brick knee-wall, wood sashed windows, and primary turned gable roof featuring composition shingles.
- b. **COMPLIANCE** – On February 12, 2019, staff found that a permit was issued for the replacement of 8 windows prior to receiving a Certificate of Appropriateness. On a site visit on February 15, 2019, staff verified that 33

windows were replaced prior to approval. At this time, the applicant owner is in violation of both work beyond the approval of a permit and work without a Certificate of Appropriateness. An application was submitted on February 14, 2019, to be heard at the next HDRC hearing.

- c. **EXISTING WINDOWS** – Prior to replacement without approval, the property featured 33 wood sashed windows. Staff finds that any existing windows and trim, if in a comparable condition to the windows that were removed, are repairable and should not have been considered for replacement.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to replace 33 wood windows with vinyl windows throughout the structure. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. Staff finds that the windows are character-defining features of the property and can potentially be repaired. The proposed replacement is not consistent with the Guidelines.
- e. **NEW WINDOWS** – The applicant has proposed to install white, single hung vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows are to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and details. Staff finds that the proposed windows are not compatible in style or materials with the original windows. New replacement windows if approved should feature the following specifications: *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 concealed by a wood window screen set within the opening.*
- f. **WINDOW SCREENS** – The applicant has proposed to install wood window screens. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i.x., wood screen window frames should match in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair; the tint of replacement screens should closely match the original screens or those used historically. Staff finds that the proposed window screens are generally consistent with Guidelines.
- g. **PAINT** – The applicant has proposed to paint the exterior of the structure; paint areas and paint color have not been provided at this time. Painting of exterior wood details is eligible for administrative approval; no portions of historic unpainted including masonry should be painted without staff consultation followed by an approval.

RECOMMENDATION:

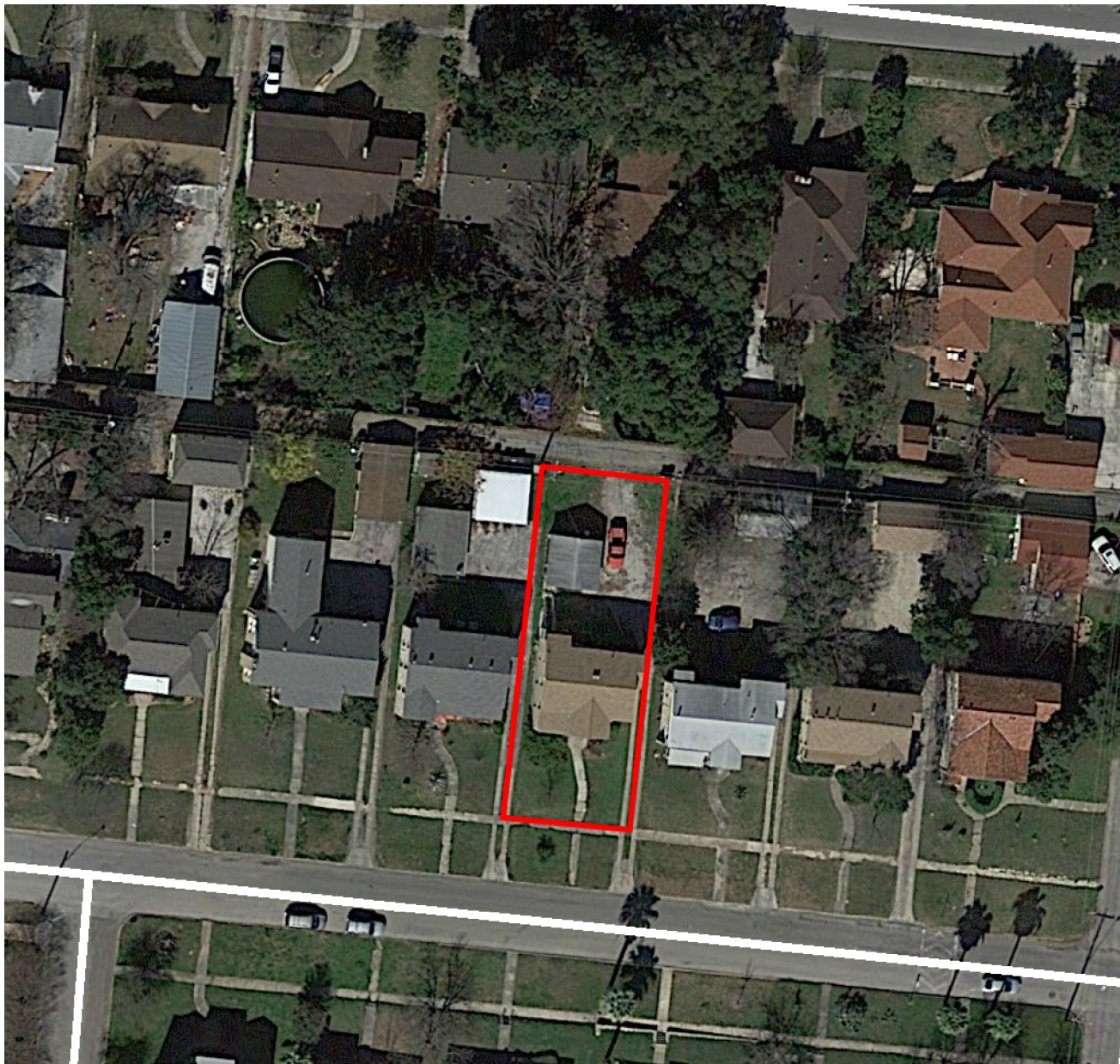
- i. Staff does not recommend approval of window replacement based on findings b through j. If the original wood windows have been permanently discarded, and the commission is compelled to approve window replacement, then staff stipulates that new wood or aluminum-clad wood windows are submitted to staff with the standard specifications: *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 concealed by a wood window screen set within the opening.*
- ii. Staff recommends approval of the installation of wood window screens based on finding j.
- iii. Staff recommends approval of exterior painting only on wood elements based on findings k; no masonry should be painted.

CASE COMMENT:

On February 12, 2019, staff found that a permit for the replacement of 8 windows was issued by DSD prior to receiving a Certificate of Appropriateness from OHP. On a site visit on February 15, 2019, staff verified that a total of 33 windows were replaced. At this time, the applicant owner is in violation of both work beyond the approval of a permit and work without a Certificate of Appropriateness. An application was submitted on February 14, 2019, to be heard at the next HDRC hearing.

CASE MANAGER:

Huy Pham

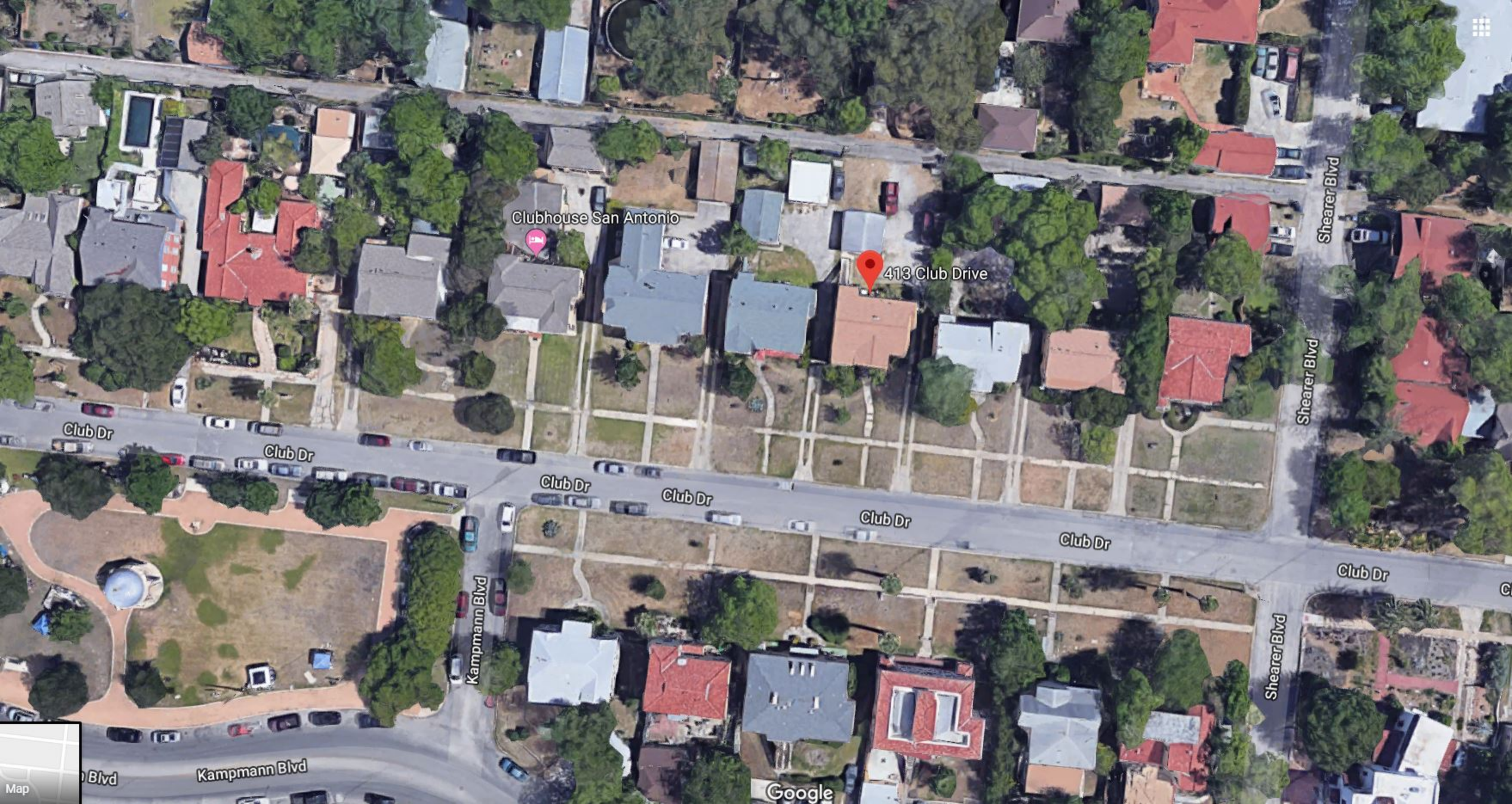


413 Club

Powered by ArcGIS Server

Printed: Feb 26, 2019

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Clubhouse San Antonio

413 Club Drive

Club Dr

Club Dr

Club Dr

Club Dr

Club Dr

Club Dr

Club Dr

Kampmann Blvd

Shearer Blvd

Shearer Blvd

Shearer Blvd

Google

Kampmann Blvd

Blvd

Map



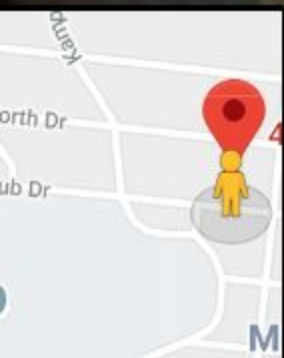
413 Club Drive

Clubhouse San Antonio

Google

Map







Old windows Left
Pre-Window Installation



old windows Front

Pre-window Installation



old windows



New windows Front side

Post-Window Installation



New windows left side

post - window installation



New windows Right side

post window installation



New windows back side

Post Window Installation



New windows

New windows w/ woodsc

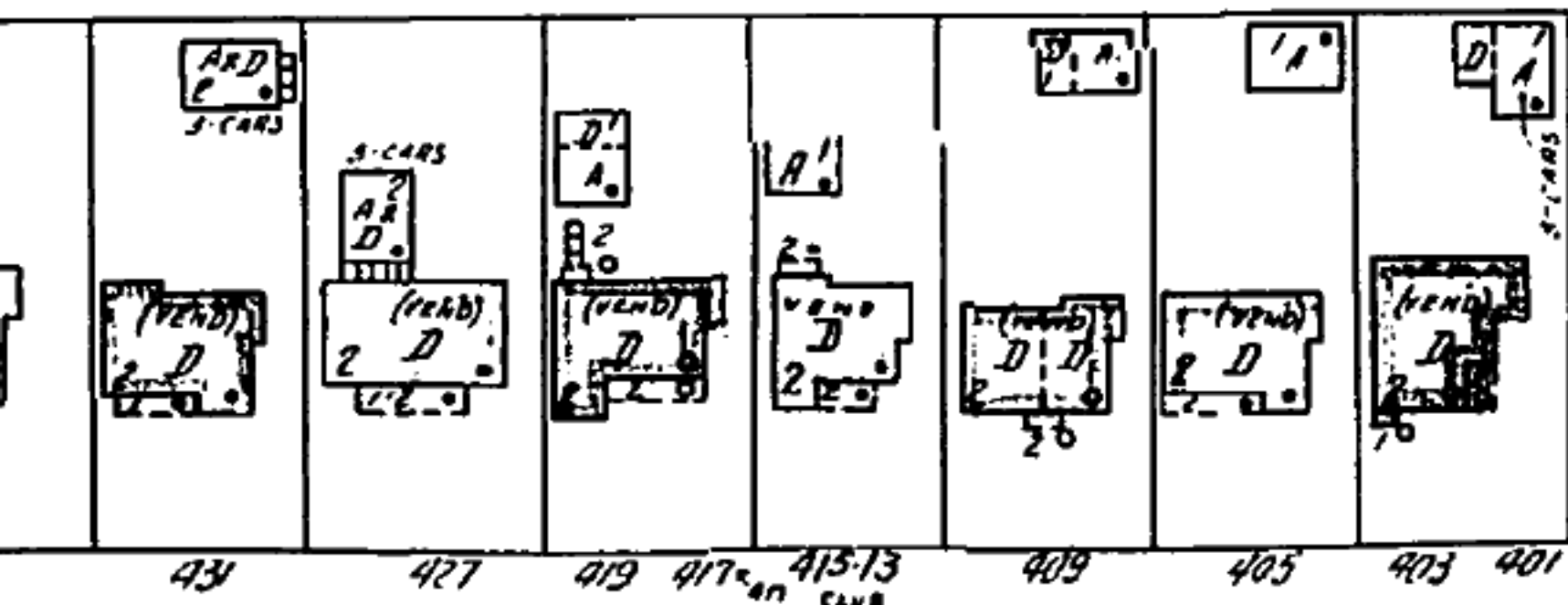
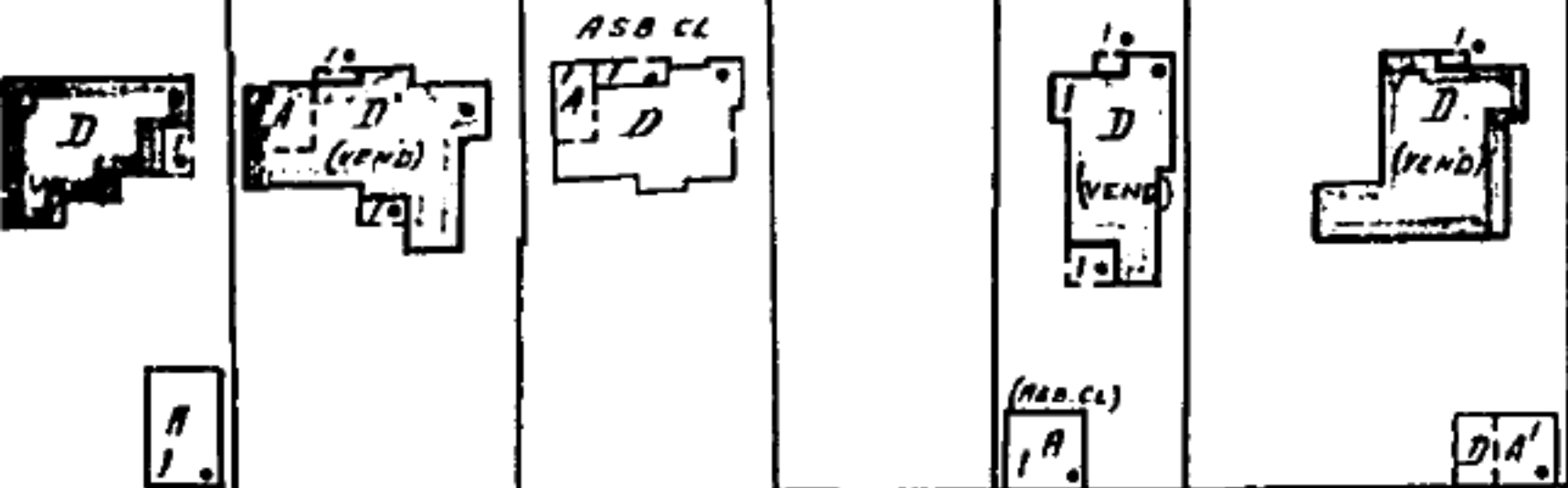




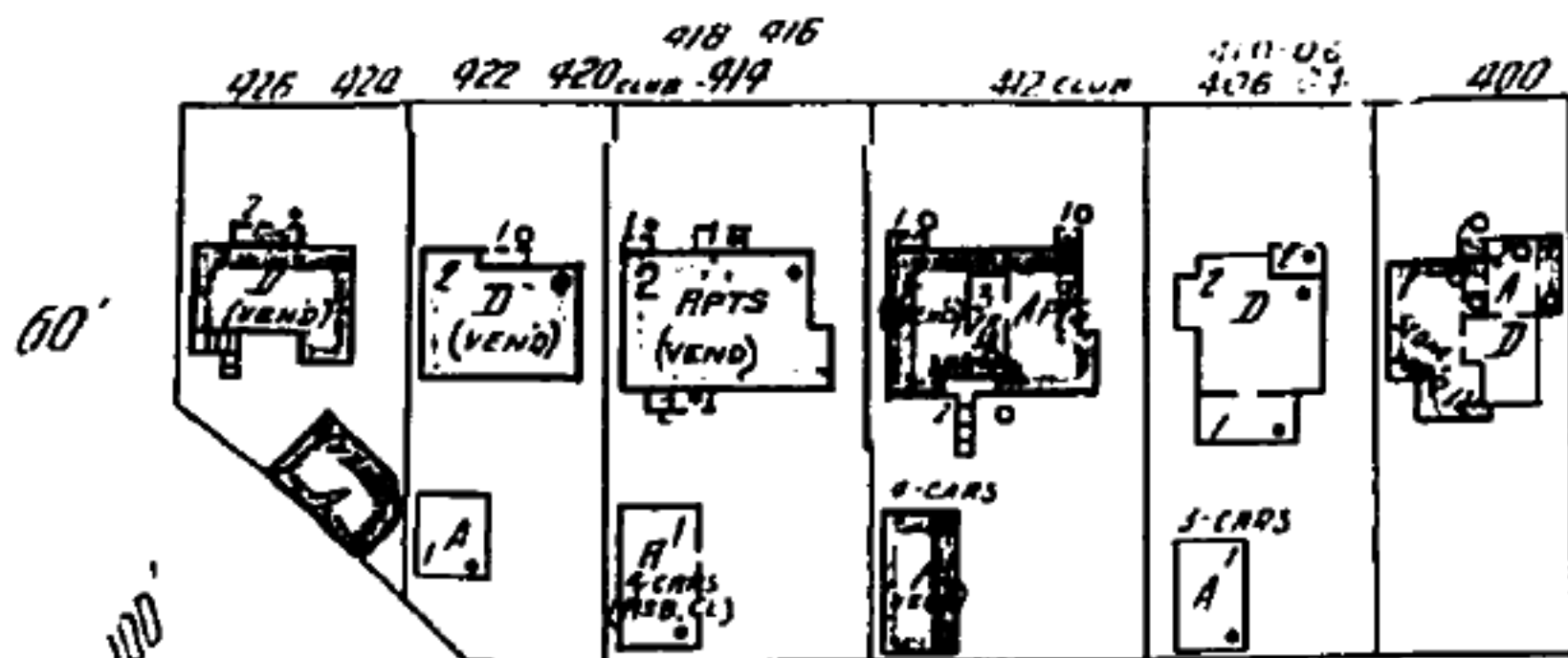
New windows w/ New trim



New windows
with wood screens



CLUB 80

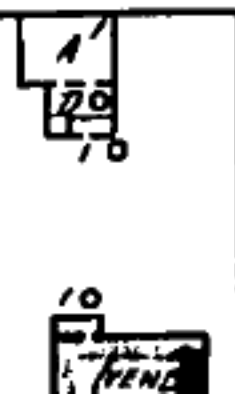


60'

100'

BLVD.


7013





Investigation Report

Property

Address	413/415 Club
District/Overlay	Monticello Park
Owner Information	REYES RAMIRO
Location Map	
Lat: 29.4665494904872 Long: -98.5353411464694	

Site Visit

Date	02/15/2019
Time	11:34 AM (-6 GMT)
Context	follow-up, citizen report
Present Staff	Huy Pham, Other
Present Individuals	Crew member(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Windows have been replaced with vinyl windows; some are covered with wood or aluminum screens. Some work was occurring on the rear accessory structure and interior of the property.
Description of interaction	Two crew members were on site who spoke Spanish. Staff provided a stop work order with Spanish translation and posted a Notice of Investigation on the front facade.

Action Taken



Investigation Report

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Spoke with contractor(s) and/or crew
Deadline to contact office	02/15/2019
Will post-work application fee apply?	Yes

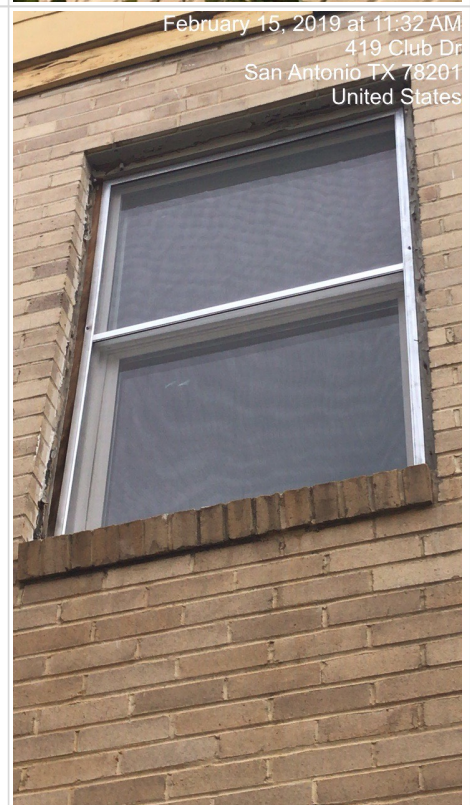
Documentation

Photographs



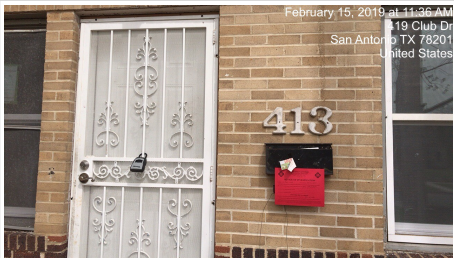


Investigation Report





Investigation Report





Investigation Report

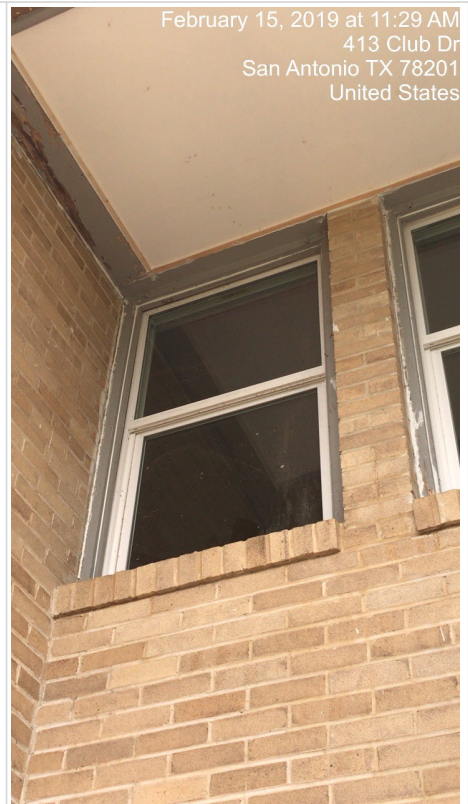




Investigation Report



February 15, 2019 at 11:31 AM
409 Club Dr
San Antonio TX 78201
United States



February 15, 2019 at 11:29 AM
413 Club Dr
San Antonio TX 78201
United States



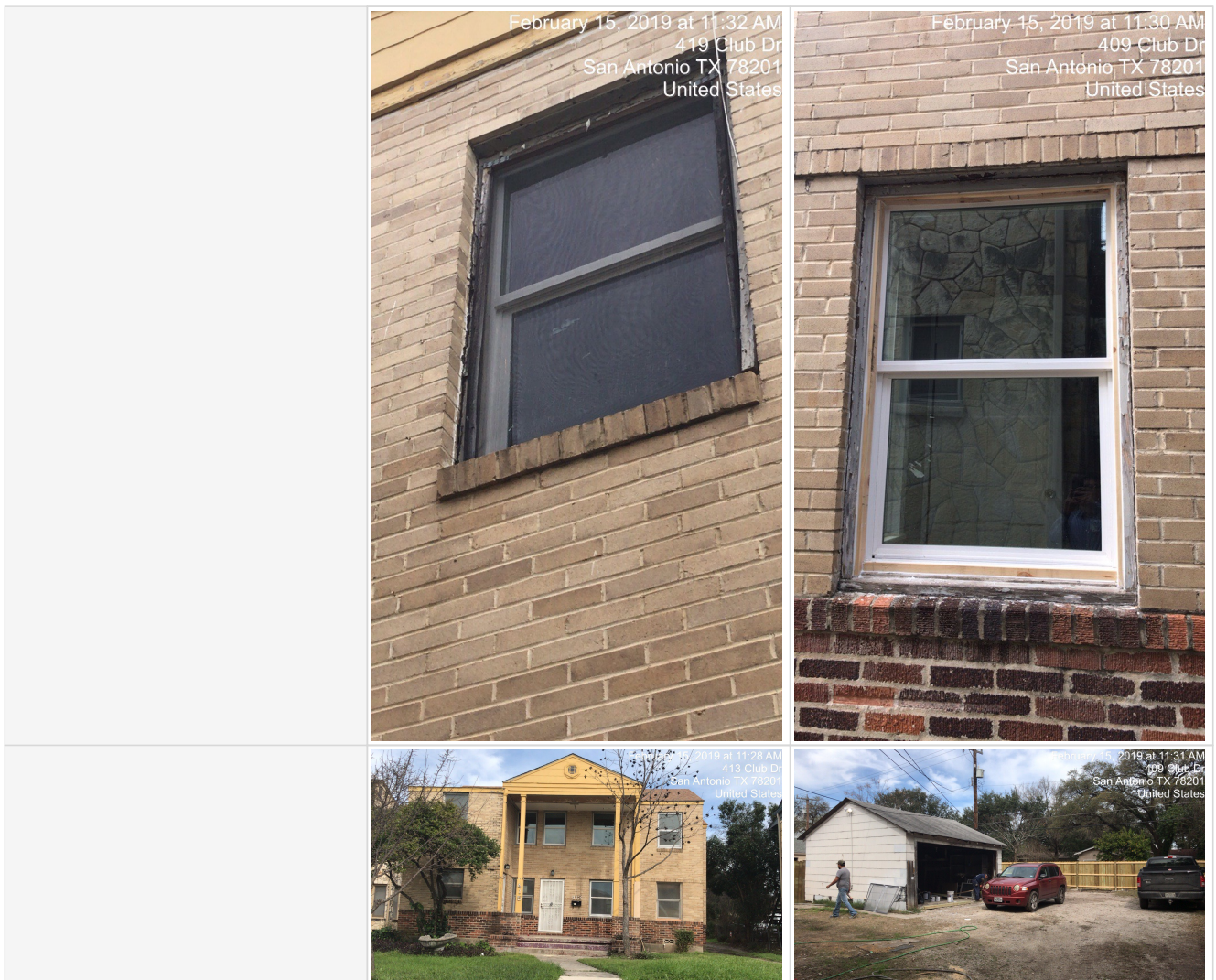
February 15, 2019 at 11:29 AM
413 Club Dr
San Antonio TX 78201
United States



February 15, 2019 at 11:31 AM
409 Club Dr
San Antonio TX 78201
United States



Investigation Report






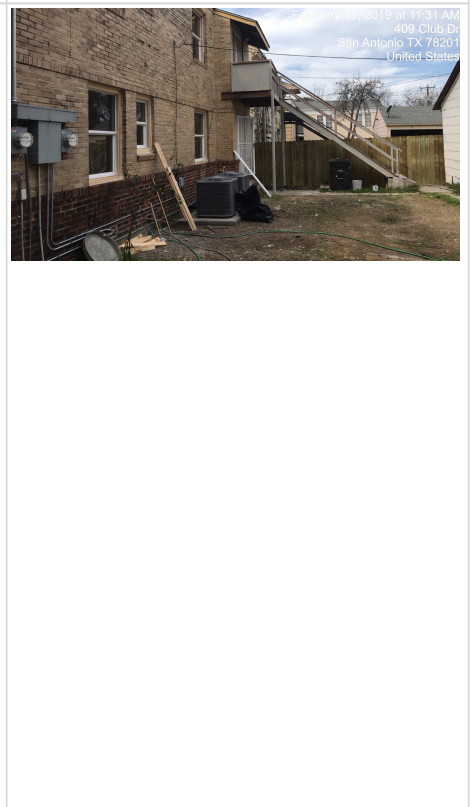


Investigation Report





Investigation Report

	 <p>February 15, 2019 at 11:32 AM 419 Club Dr San Antonio TX 78201 United States</p>	 <p>February 15, 2019 at 11:32 AM 419 Club Dr San Antonio TX 78201 United States</p>
	 <p>February 15, 2019 at 11:29 AM 413 Club Dr San Antonio TX 78201 United States</p>	 <p>February 15, 2019 at 11:31 AM 409 Club Dr San Antonio TX 78201 United States</p>
02/15/2019 11:41 AM		