

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-068
ADDRESS: 321 CLUB DR
LEGAL DESCRIPTION: NCB 6704 BLK 14 LOT 5- 6, E 18 FEET OF 7
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: TREVINO JOHN C & PATRICIA V
OWNER: TREVINO JOHN C & PATRICIA V
TYPE OF WORK: Demolition of existing addition with new construction
APPLICATION RECEIVED: February 02, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing rear addition and construct a new addition in the same location.

APPLICABLE CITATIONS:

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.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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 primary historic structure at 321 Club was constructed circa 1925 in the Colonial Revival style and contributes to the Monticello Park Historic District. The two-story single-family structure features generally symmetrical front fenestration with a centered inset front door, flanked by 4 divided-light windows on each side, and brick masonry façade and chimney. The structure also features a one-story attached garage structure with a wood panel siding, shed roof addition to the immediate rear.
- b. ADDITION – The applicant has proposed to replace the existing 28' by 20' rear addition attached to the side-

flanking garage with a new addition of comparable size, design, and materials.

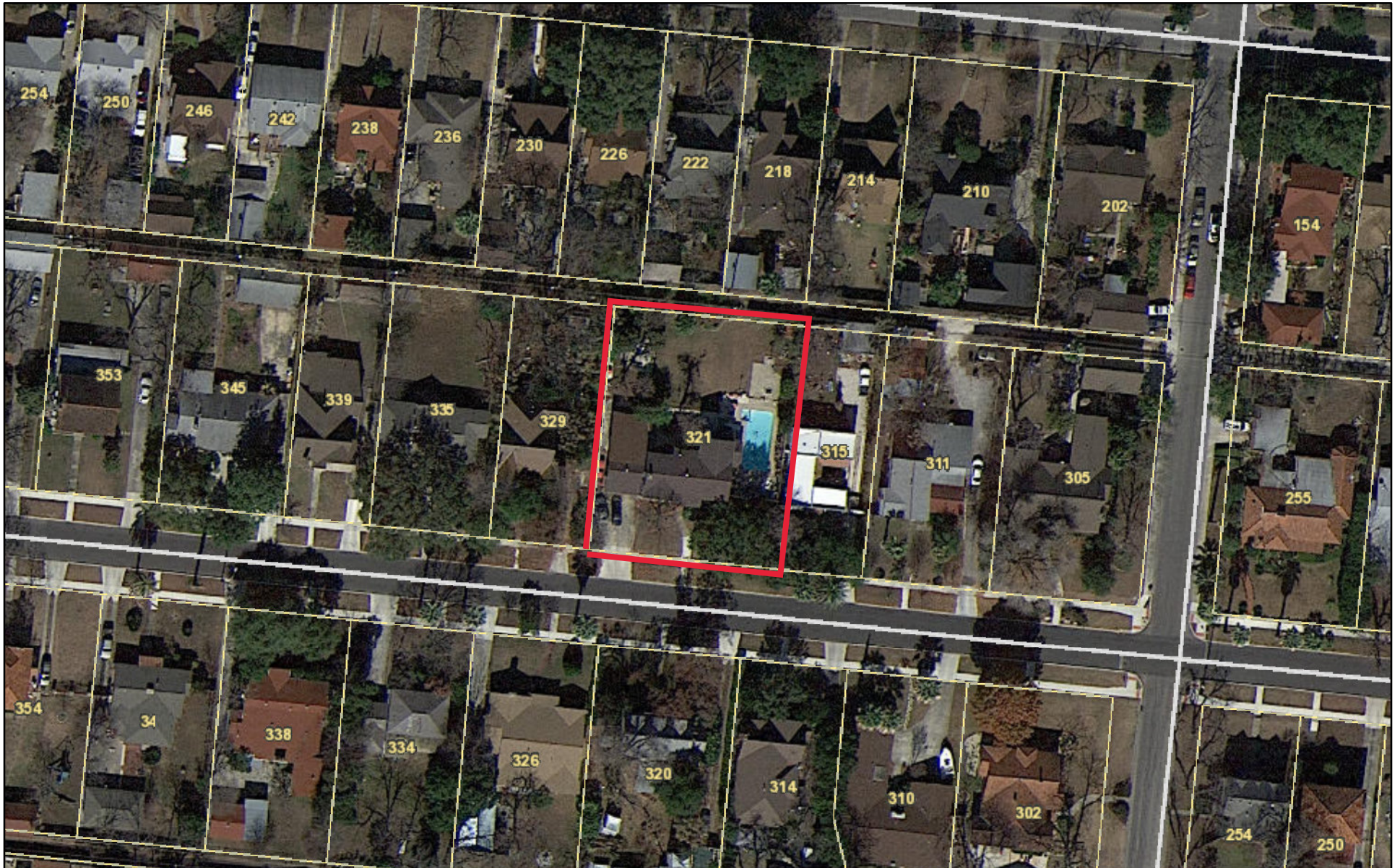
- c. ADDITION VISUAL IMPACT & CONTEXT – Per the Guidelines for Additions 1.A.i., applicants should site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. Staff finds that proposed location of the new addition set behind the garage is minimally visible and appropriate.
- d. ADDITION ROOF FORM – Per the Guidelines for Additions 1.A.iii., applicants should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds replacing the shed roof addition with a rear-facing gable is appropriate.
- e. ADDITION TRANSITION – Per the Guidelines for Additions 1.A.iv., applicants should 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. Staff finds the change in material and the restricting the size of the addition to the width of the side-flanking garage is appropriate.
- f. ADDITION FOOTPRINT – Per the Guidelines for Additions 1.B.iv., 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; and residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the size of the proposed replacement addition to be comparable to the existing addition and is appropriate.
- g. ADDITION HEIGHT – Per the Guidelines for Additions 1.B.v., 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; and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposed maximum height of 14' matching the existing one-story garage is appropriate.
- h. ADDITION MATERIALS – Per the Guidelines for Additions 3.A.i., applicant should 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. The applicant has proposed to utilize cement board siding (eg. Hardie plank) and composition shingle roof. Staff finds the proposed materials are generally appropriate with the stipulation that the cement boarding siding should feature a traditional 4" lap exposure and feature a smooth finish; no faux wood grain is allowed.
- i. ADDITIONAL ARCHITECTURAL DETAILS – Per the Guidelines for Additions 4.A.i., applicants should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure.
- j. ADDITION FENESTRATION & WINDOWS – The applicant has proposed an addition that features a set of French doors, a pedestrian door, and a square picture each matching in head height facing the interior lot and a one-over-one sash window facing the side neighbor. Staff finds the proposed fenestration pattern is generally appropriate with the stipulation that the final window product adheres to the Standard Specifications for Windows in New Construction and Additions.

RECOMMENDATION:

Staff recommends approval based on findings b through j with the following stipulations:

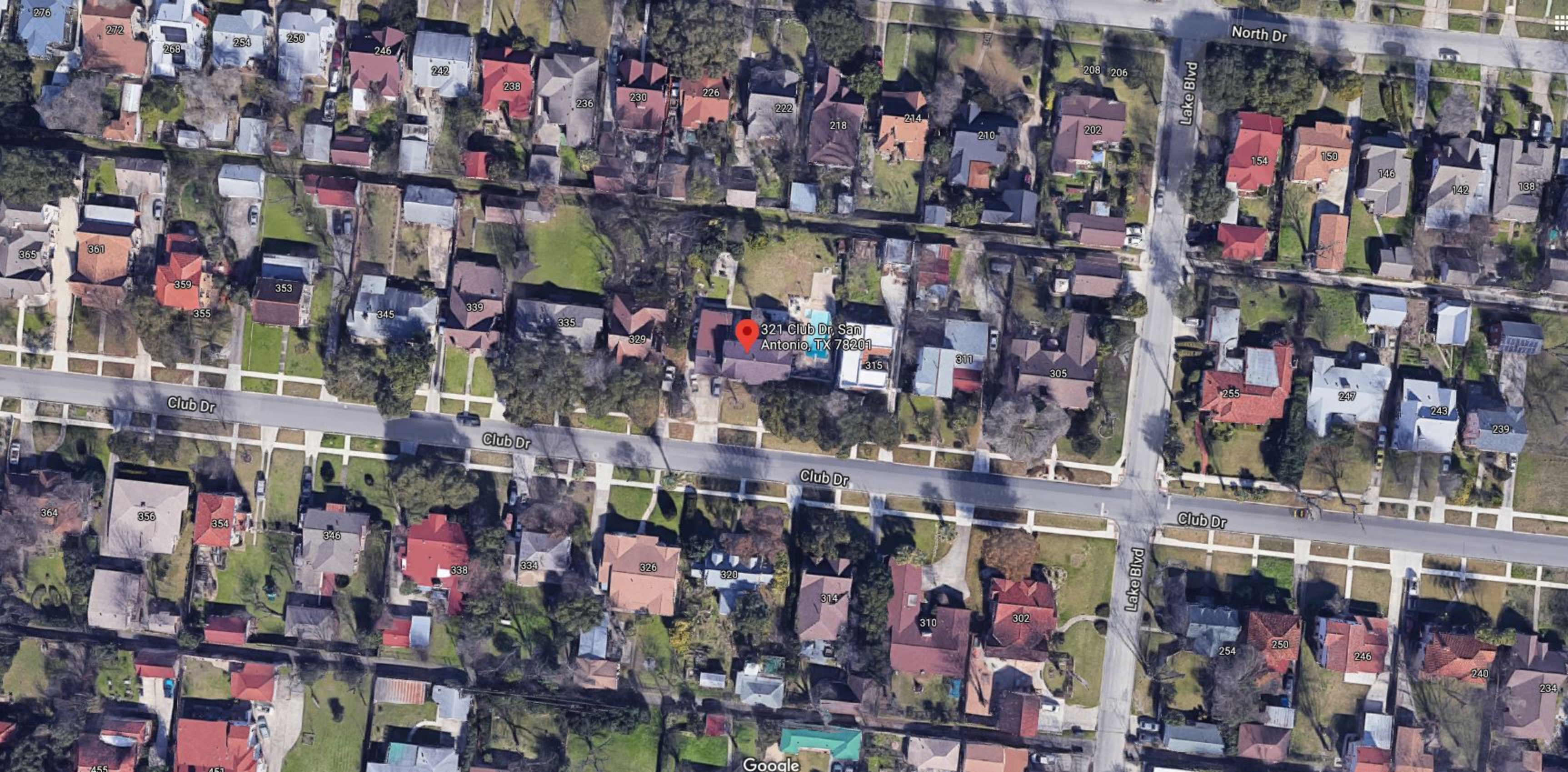
- i. That the siding features a traditional 4-inch lap exposure and a smooth finish; no faux wood grain is allowed.
- ii. That the final window product adheres to the *Standard Specifications for Windows in New Construction and Additions*. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the standard stipulation. 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.

321 Club



March 10, 2021





321 Club Dr, San Antonio, TX 78201

North Dr

Lake Blvd

Club Dr

Club Dr

Club Dr

Club Dr

Lake Blvd

Google



321 Club Dr, San Antonio, TX 78201

326 Club Dr
San Antonio, Texas

Google

Street View



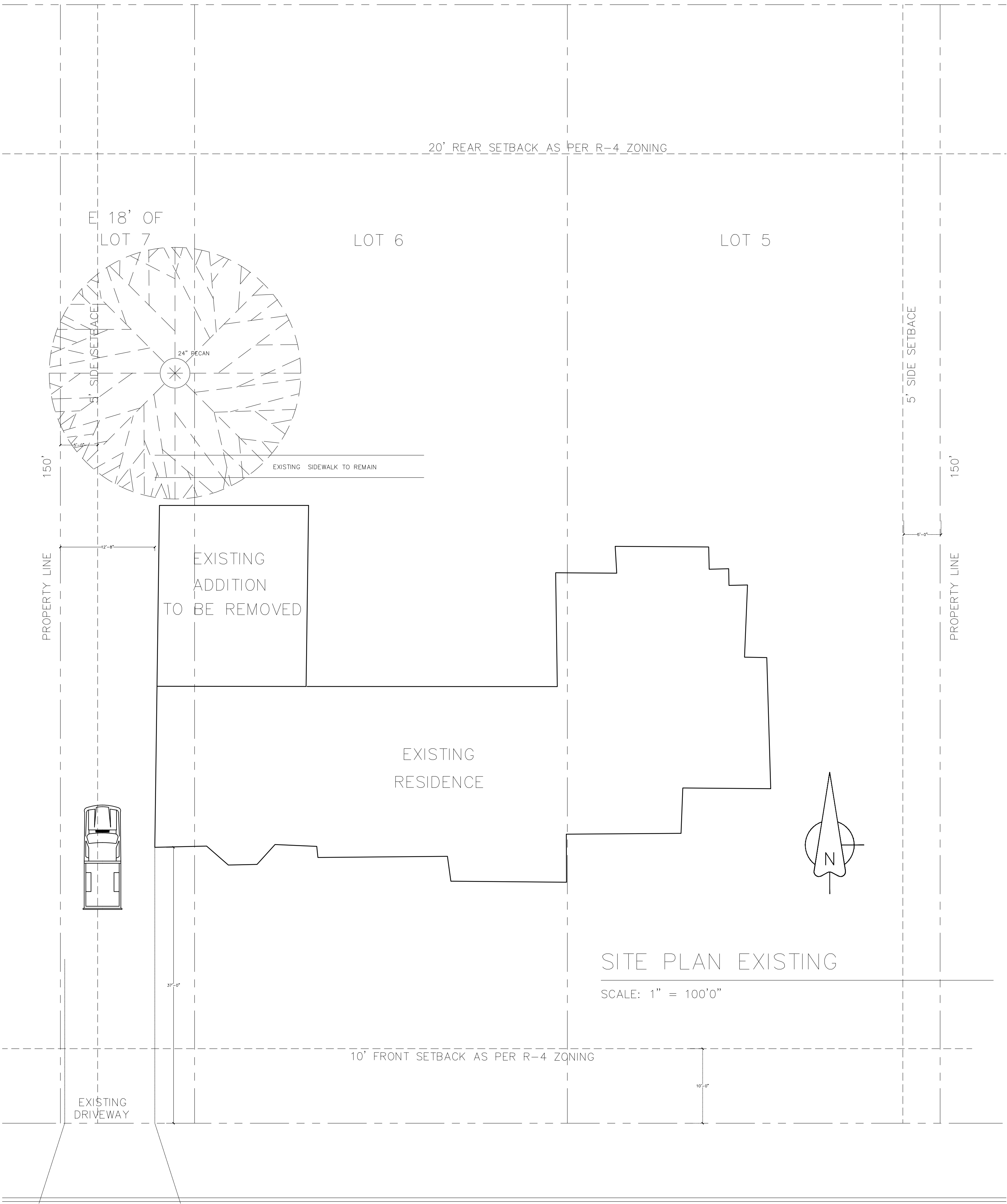
Jac
Quentin Dr
321 Club
Antonio,
Lake Blvd

MONTICELLO
PARK

Demolish existing over 30 year old addition that was built as an attachment to the original 2 story brick home . The structure to be demolished will be replaced with a bedroom and bath. The existing foundation is cracked and not repairable. The wooden structure is rotting with signs of water and termite damage.

We would start with the foundation and include new electrical work, plumbing, roofing, framing. We have design plans and we will meet all city and historic code / requirements .

Concrete slab, wood frame construction, cement board siding, composition roof.

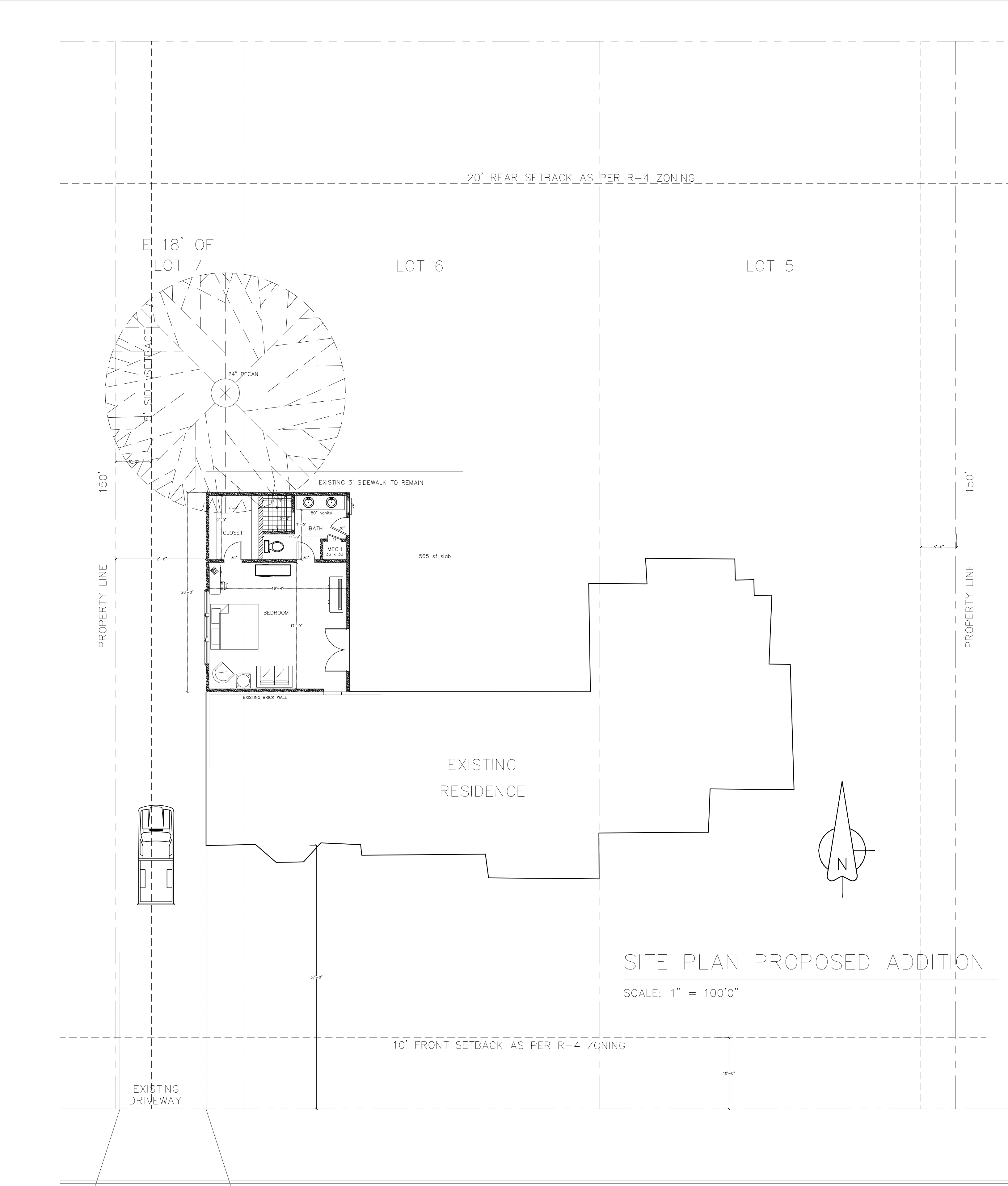


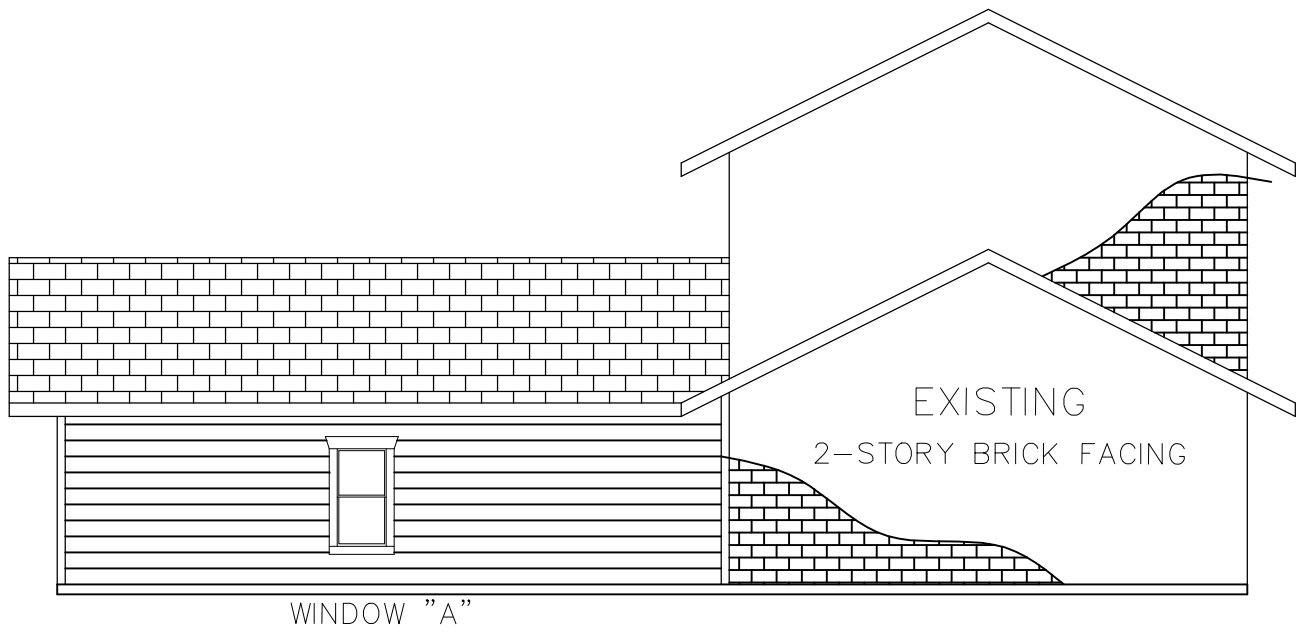
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Drawn by:
J. Jay
Feb. 4, 2021

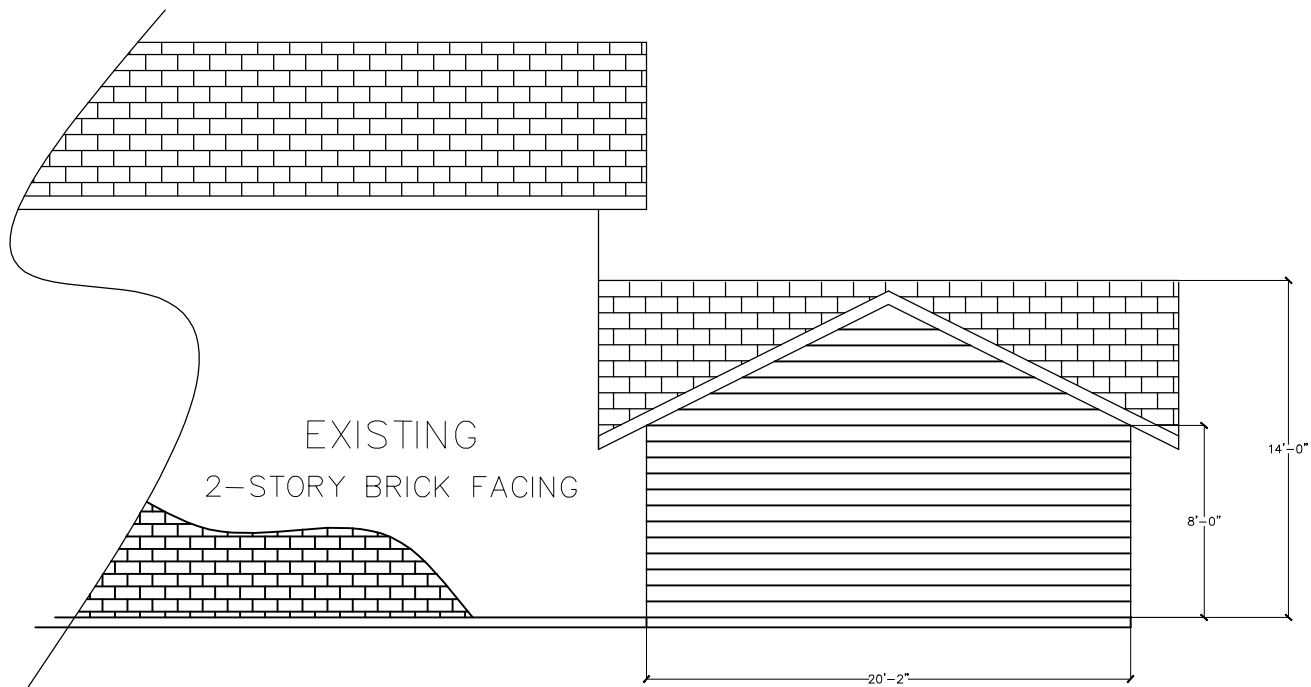
NCB 6704 BLK 14 LOT 5-6
and the E. 18' OF LOT 7
NORTH WOODLAWN TERRACE
VOL. 642 PG. 189 1925

DOUBLE J_J DESIGNS
204 E. WHITE
San Antonio, Texas 78214
210-219-8880

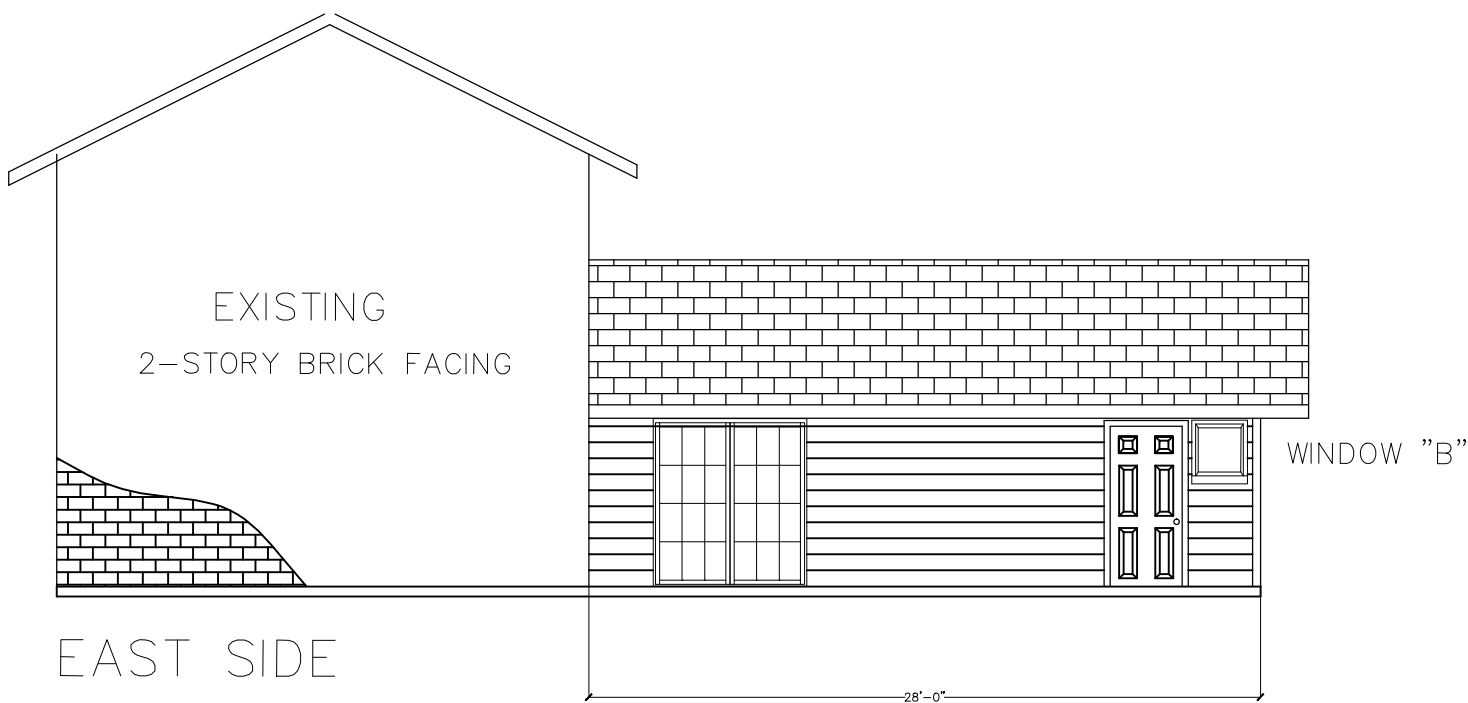




WEST SIDE



SOUTH SIDE

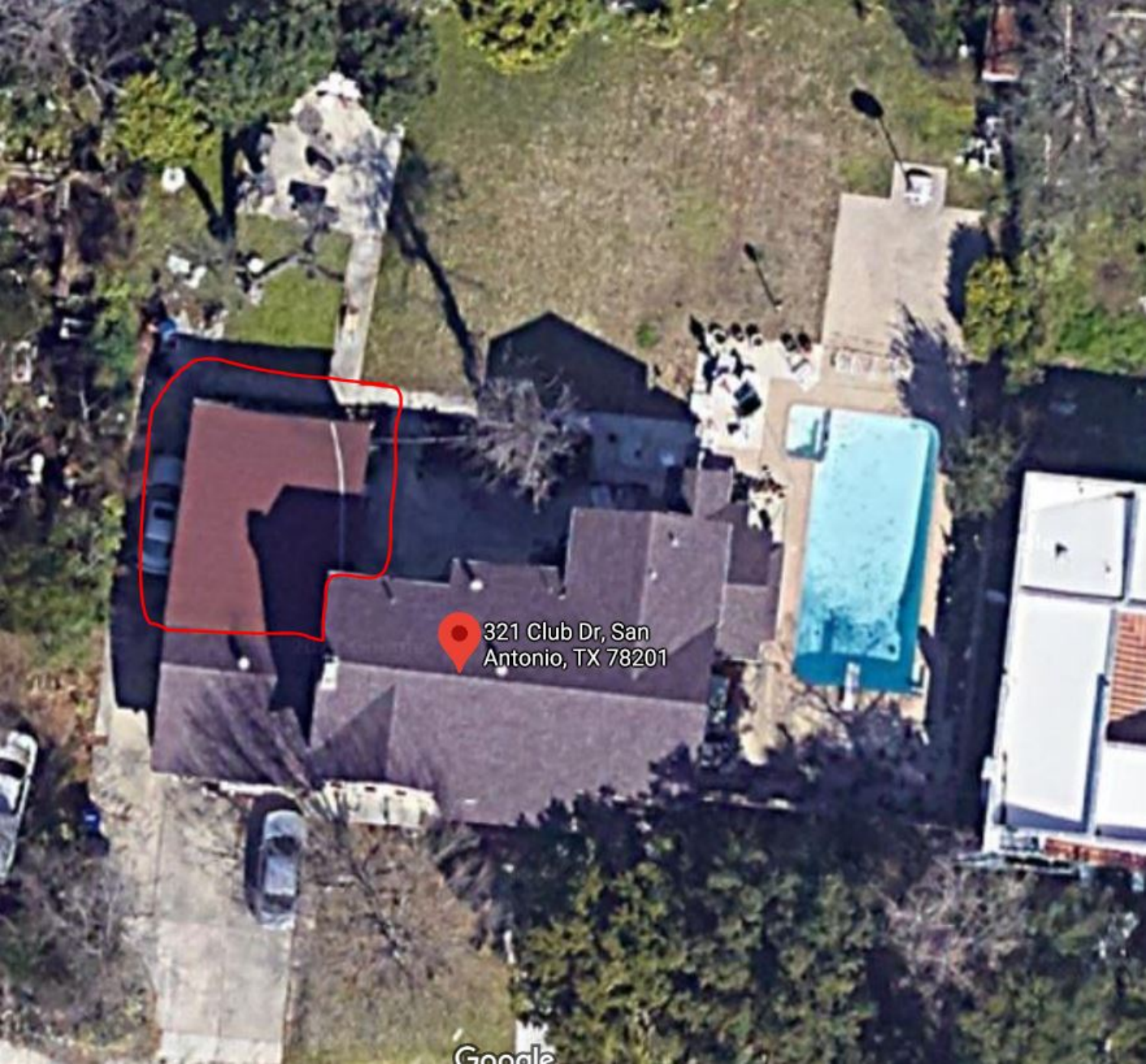


EAST SIDE

WINDOW NOTES:
WINDOW "A": 2' x 4' WOOD FRAME DBL HUNG 2' hi
WINDOW "B": 2' x 2' WOOD FRAME FIXED 4'8" hi

ELEVATIONS PROPOSED ADDITION
SCALE: 1/8" = 1'0"

Drawn by: J. Jay MAR. 8, 2021	NCB 6704 BLK 14 LOT 5-6 E. 18' OF 7 NORTH WOODLAWN TERRACE VOL. 642 PG. 189	DOUBLE JJ DESIGNS 210-219-8880 SAN ANTONIO, TEX. 78214
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321 Club Dr, San
Antonio, TX 78201









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