

## HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

**HDRC CASE NO:** 2020-112  
**ADDRESS:** 602 KAMPMANN BLVD  
**LEGAL DESCRIPTION:** NCB 9078 BLK LOT 18  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Jeffrey Olivarri /OLIVARRI RAY J & ANGELITA Z  
**OWNER:** Jeffrey Olivarri /OLIVARRI RAY J & ANGELITA Z  
**TYPE OF WORK:** Front door replacement  
**APPLICATION RECEIVED:** February 25, 2020  
**60-DAY REVIEW:** April 24, 2020  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the front set of doors with new steel doors.

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

#### 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.

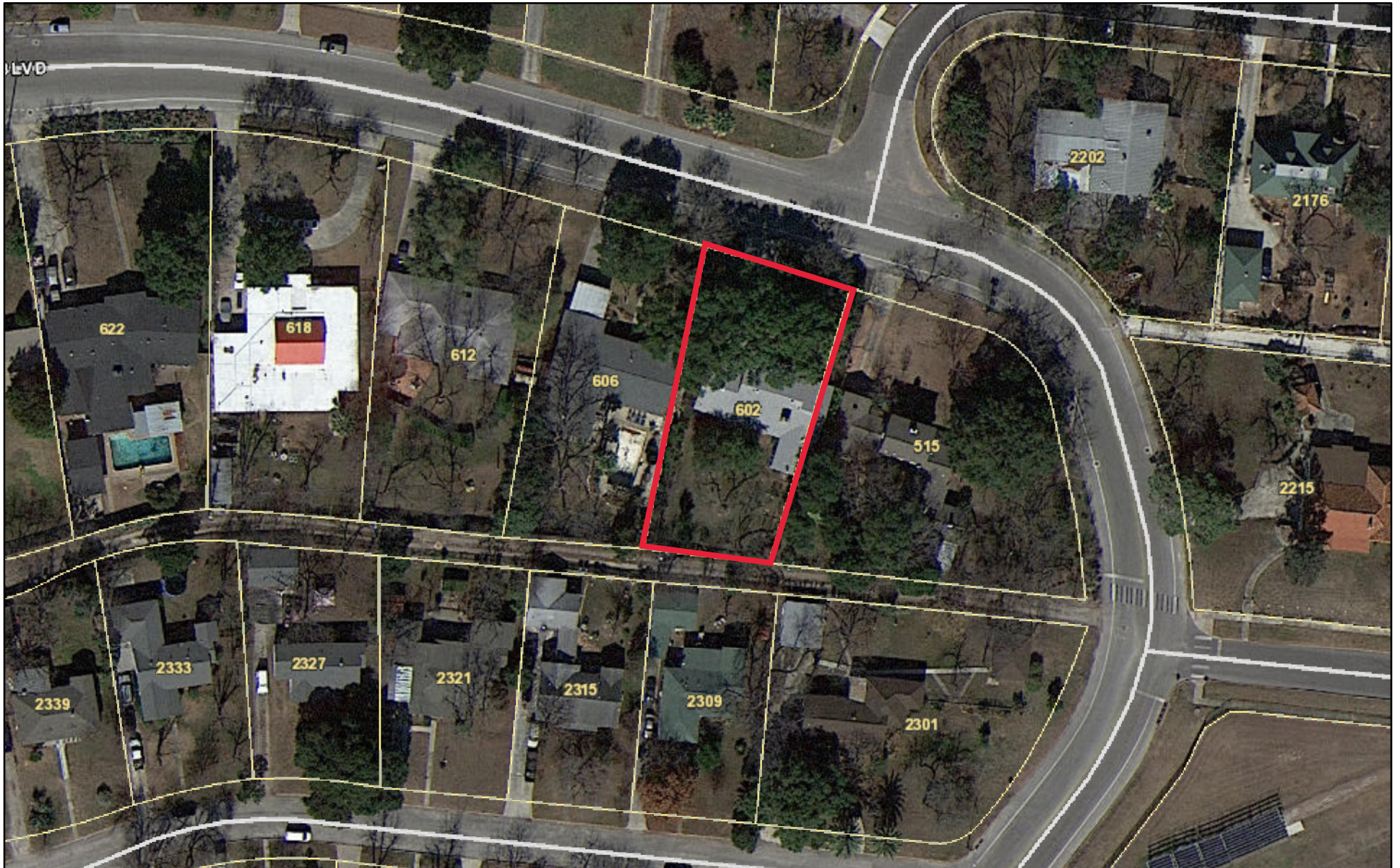
### FINDINGS:

- a. The primary historic structure at 602 Kampmann was constructed circa 1955 and contributes to the Monticello Park Historic District. The single-family, one-story Midcentury structure features a low-slope roof over a wide horizontal front elevation as Colonial Revival influence including the red brick masonry façade and classical columns in the covered front porch.
- b. **DOOR REPLACEMENT** – The applicant has proposed to replace the existing pair of simple 6-panel white wood doors and white wrought iron security bars with a pair of new black steel and glass door with a woven design. Per the Guideline for Exterior Modifications and Alterations 6.B.i., applicants should replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair; when in-kind replacement is not feasible, applicants should ensure features match the size, material, and profile of the historic element. Staff finds that the existing door is original to the structure and should be repaired. If the applicant provides additional supporting evidence that the doors are beyond repair, then a similar style door or one that is compatible to the style of the house is used.

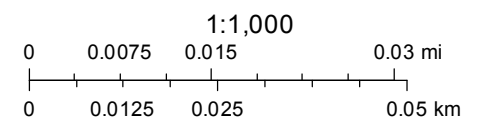
### RECOMMENDATION:

Staff recommends does not recommend approval based on finding b. The existing door is original to the structure and should be repaired. If the applicant provides additional supporting evidence that the doors are beyond repair, then a similar style door or one that is compatible to the style of the house is used.

# 602 Kampmann



March 8, 2020







Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

West Summit

Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

W Mulberry Ave

W Mulberry Ave

602 Kampmann  
Boulevard





602 Kampmann  
Boulevard

W Mulberry Ave

Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

West Summit

West Summit

Kampmann Blvd

Kampmann Blvd

Kampmann Blvd

W Mulberry Ave

Google







March 5<sup>th</sup> 2020



March 5<sup>th</sup> 2020



To whom it may concern,

My name is Noe Deras and I will be assisting Mr. Jeff Olivarri in replacing their front doors with a handmade wrought iron door system. Along with this letter, I have sent the following items:

- 1.- Existing Door Pictures.
- 2.- Specification sheet with drawing of future doors to be installed.
- 3.- List of materials to be used.
- 4.- Past work sample on Historical residence for referral.

Please feel free to contact me or Mr. Olivarri at any point should any additional information be required for approval. To let me know if there are any other items, I can submit to expedite the approval process. Refer to the contact information below.

Mr. Jeff Olivarri  
(210) 838-8704  
602 Kampnam Blvd.  
San Antonio, TX. 78201

Best Regards,

Noe Deras  
AMS Group/Magnolia Doors  
302 E Nakoma Dr.  
San Antonio, TX. 78216  
(210) 237-3125  
nderas@ams-gr.com



**Existing unit to be removed:**



































MAGNOLIA DOORS  
LUXURY IRONWORKS

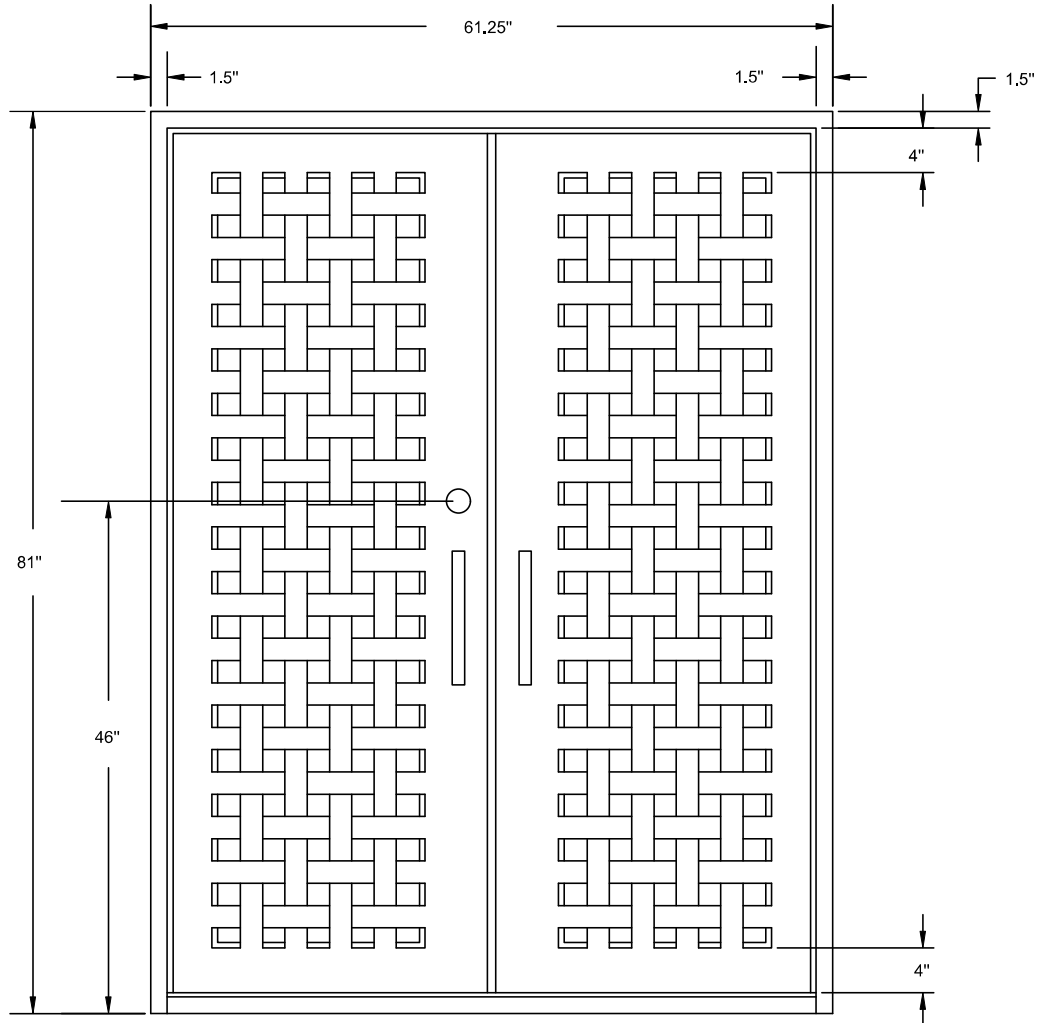




**MAGNOLIA DOORS**  
LUXURY IRON WORKS

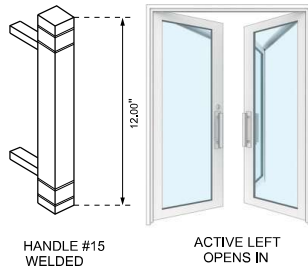
**INNOVATION**  
CONTEMPORARY IRON DOORS  
BY MAGNOLIA DOORS

**ALLS GROUP**  
• IRON INNOVATIONS •



Sales Order Num.: S03477      Date: 3/2/2020      Rough Opening: As per existing dimensions

GLASS QTY: 2 W:19.125" : H:70.00"



APPROVAL SIGN AND DATE

NOTES

Order: S03477		<b>OLIVARRI JEFF</b>		Description: <b>FRONT DOOR</b>	
Dimensions Height:	81"	Glass Type:	Clear	Glass Frame:	Yes, operable
Dimensions Width:	61 1/4"	Handle Type:	#15	Trim Needed:	Yes
Jamb:	6 1/2"	Handle L.F.O.	N/A	Type of Trim:	Metal
Open:	In	Metal Threshold:	Yes, ADA	Extra Deadbolt:	No
Active Door:	LEFT	Style:	4" and 6"	Deadbolt:	Yes, single cylinder
Color:	Black	Style Thickness:	2"	Line:	N/A
Glass Size:	5/8"	Scrollwork:	As per drawing	Construction:	N/A

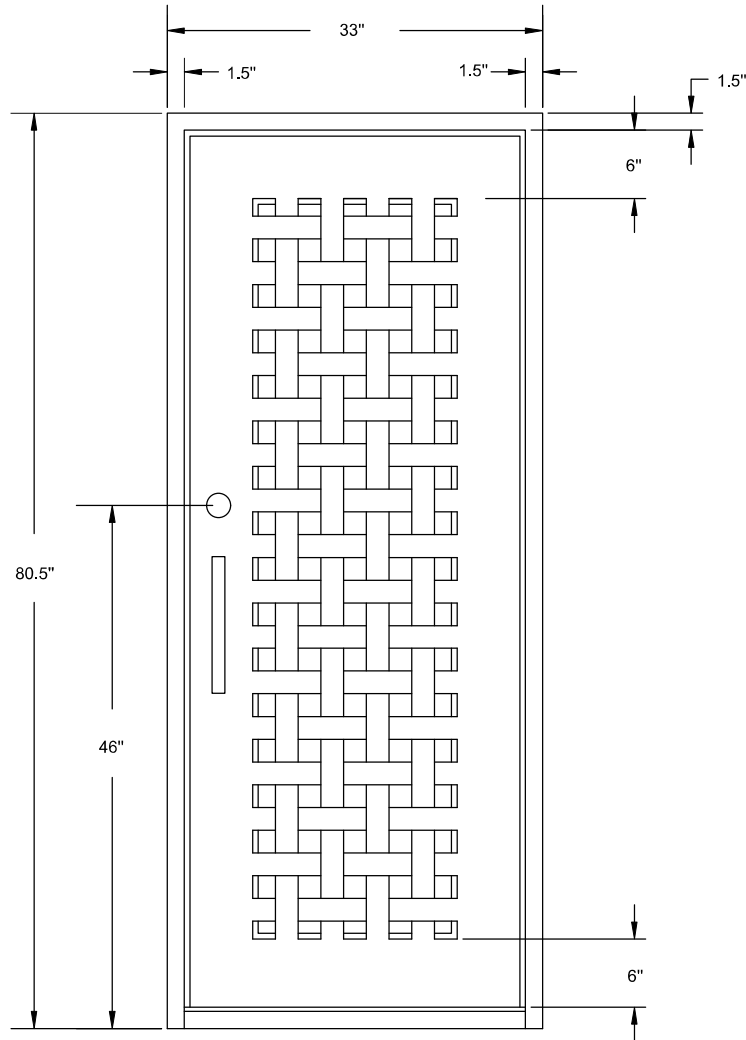




**MAGNOLIA DOORS**  
LUXURY IRON WORKS

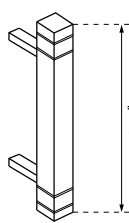
**INNOVATION**  
CONTEMPORARY IRON DOORS  
BY MAGNOLIA DOORS

**ALLS GROUP**  
• IRON INNOVATIONS •



Sales Order Num.: S03477      Date: 3/2/2020      Rough Opening: As per existing dimensions

GLASS QTY: 1 W:18.00" : H:65.5"



HANDLE #15  
WELDED



OPENS IN

APPROVAL SIGN AND DATE

NOTES

Order: S03477		<b>OLIVARRI JEFF</b>		Description: <b>PATIO DOOR</b>	
Dimensions Height:	80 1/2"	Glass Type:	Clear	Glass Frame:	Yes, operable
Dimensions Width:	33"	Handle Type:	#15	Trim Needed:	Yes
Jamb:	5"	Handle L.F.O.	Left	Type of Trim:	Metal
Open:	In	Metal Threshold:	Yes	Extra Deadbolt:	No
Active Door:	N/A	Style:	6"	Deadbolt:	Yes, single Cylinder
Color:	Black	Style Thickness:	2"	Line:	N/A
Glass Size:	5/8"	Scrollwork:	As per drawing	Construction:	N/A



## Material Samples:

**Color: Satin Black**

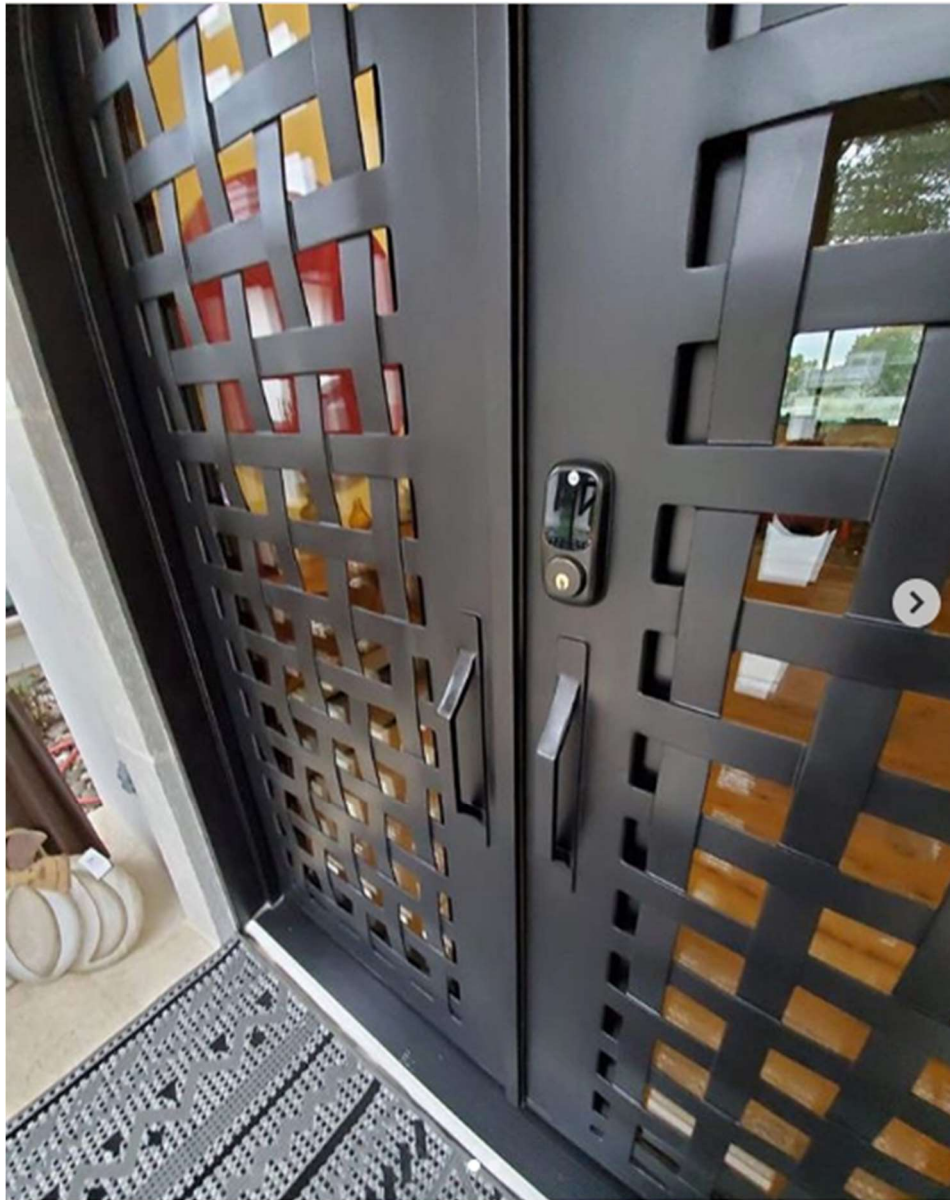


**Glass: CLEAR**





**Close up of door design built in the past:**





**Past work sample on Historical property for precedent referral: (131 E. Kings Hwy San Antonio, TX. 78212)**

**Previous Door:**



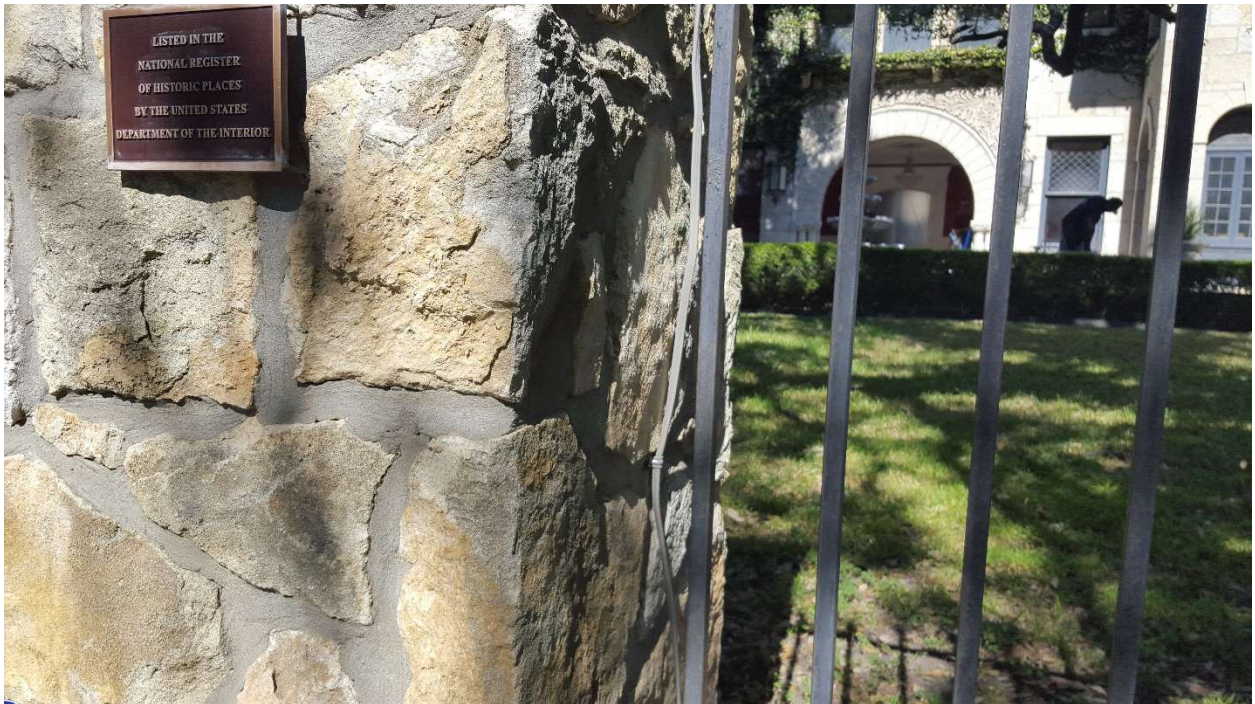


**Mid remodel image:**





## Finished project:



**National Register of Historical Places by The United States Department of Interior Placard.**

**(Additional images available upon request)**